LARGO PARCELO TREE CONSERVATION PLAN TYPE 2 DSP-21049 / TCP2-014-2022

VICINITY MAP SCALE: 1" = 2000'

SITE DESCRIPTION AND FOREST STAND NARRATIVE

THE NATURAL RESOURCES INVENTORY/FOREST STAND DELINEATION PLAN (NRI/FSD) WAS PREPARED AS PART OF

100-YEAR FLOODPLAIN IS INDICATED FOR THE SITE.

FOREST STAND DELINEATION METHODOLOGY AND FOREST STAND NARRATIVE

NO SPECIMEN TREES WERE IDENTIFIED ON AND IN THE IMMEDIATE VICINITY OF THE SITE. NO STATE OR COUNTY

CHAMPION TREES, OR TREES 75% OF THE DIAMETER OF THE STATE CHAMPION FOR ITS SPECIES WERE FOUND.

TREE DIAMETERS WERE MEASURED USING A DIAMETER TAPE AND THE FOREST STAND DELINEATION AND

THE SITE IS LOCATED WITHIN THE SOUTHWEST BRANCH SUBWATERSHED OF THE ANACOSTIA RIVER WATERSHED. NO MAPPED WETLANDS OR STREAMS ARE SHOWN FOR THE SITE. ONE MAPPED STREAM IN PGATLAS IS SHOWN ON THE OPPOSITE SIDE OF LARGO DRIVE WEST TO THE SOUTH OF THE SITE; HOWEVER, THE AREA WAS INVESTIGATED AND NO STREAM WAS FOUND IN THE AREA SHOWN. THE ONSITE STORMWATER STRUCTURE OUTFALL IS PIPED UNDER LARGO DRIVE WEST AND OUTFALLS MORE THAN 400 FEET TO THE SOUTH OF SITE. THIS

THE REQUIREMENTS OF M-NCPPC PRINCE GEORGE'S COUNTY FOR PROPOSED CONSTRUCTION ON THIS

APPROXIMATELY 0.35 ACRES WAS IDENTIFIED AS ONSITE FOREST. THE PROPERTY IS CURRENTLY A VACANT LOT WITH AN OPEN CENTRAL AREA CONSISTING OF MOWED TURF, A STORMWATER STRUCTURE NEAR THE SOUTHERN END, AND WOODLANDS ALONG THE WESTERN AND NORTHERN PERIMETER OF THE SITE, SOME OF WHICH IS OF SUFFICIENT SIZE AND WIDTH TO QUALIFY AS FOREST. NO BUILDING STRUCTURES ARE ON SITE. THE FOREST STAND A OCCURS AT THE WESTERN END OF THE SITE AS SHOWN ON THE PLAN AND DESCRIBED IN THE FOREST STAND SUMMARY TABLE. NO WETLANDS, STREAMS, OR THEIR ASSOCIATED BUFFURS OCCUR ONSITE. NO

A FULL FOREST STAND DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE MARYLAND STATE FOREST CONSERVATION MANUAL AND THE M-NCPPC PRINCE GEORGE'S COUNTY ENVIRONMENTAL TECHNICAL MANUAL ONLY ONE 1/10TH-ACRE SAMPLE PLOT WAS RECORDED TO OBTAIN FOREST DATA DUE TO THE SMALL SIZE OF THE FORESTED AREA. THE SAMPLE POINT LOCATION WAS MARKED WITH A LABELED PINK FLAGGING TAPE IN THE FIELD AND THE LOCATION WAS ESTIMATED AS SHOWN ON THIS PLAN.

ONE FOREST STAND (FOREST STAND 'A') COMPRISING APPROXIMATELY 0.35 ACRES OF WOODLAND WAS IDENTIFIED ONSITE AS CHARACTERIZED ON THE FOREST DATA TABLES SHOWN ON THIS PLAN AND DESCRIBED IN THE FOREST STAND SUMMARY COMMENTS.

NO OBSERVATIONS OF RARE, THREATENED OR ENDANGERED (RTE) SPECIES WERE MADE DURING THE SITE VISIT.

VEGETATION CHARACTERIZATIONS WERE COMPLETED BY MARYLAND DNR QUALIFIED PROFESSIONAL, MARION E. BUNDENS, AS OBSERVED DURING A SITE VISIT ON OCTOBER 11, 2021.

STREAM, WETLAND, AND 100-YEAR FLOODPLAIN SUMMARY

FEMA FLOODPLAIN MAPS DO NOT INDICATE A 100-YEAR FLOODPLAIN FOR THIS AREA. A REQUEST FOR DPIE REVIEW FOR FLOODPLAIN INFORMATION WAS SUBMITTED ON NOVEMBER 18, 2021. THE RESPONSE FROM DPIE WILL BE FORWARDED TO M-NCPPC.

FLOW EVENTUALLY REACHES THE SOUTHWEST BRANCH TO THE SOUTH.

WOODLAND CONSERVATION WORKSHEET

WCT/AFT % Net Tract Floodplain

0.23 acres

0.04 acres

0.00 acres

0.69 acres

Forest Stand Summary

Stand A

Dominant Species: Sweetgum, American Beech, Red Maple

Codominant Species: White Ash, Tuliptree, White Oak

Sweetgum/Red Maple Mid-Successional Forest Type

12"-19.9" and 20"-29.9" 75.0%

American Beech, Sweetgum, Musclewood, Black Gum, Red Maple, Southern Red

Oak, Black Locust (at forest edge)

40%

Saplings and seedlings of beech, white ash, redmaple; Smilax sp., few

grapevines, grape ferns

10%

None observed in sample plot. 1 small Japanese honeysucklye vine observed

6 in sample plot - 60 per acre

This is a good quality forest with good structure, relatively high tree species

diversity, and moderate stratification. The forest is in the mid-successional stage

with incoming late successional species. Overall tree sizes are relatively small

with some topped/damaged trees possibly from previous adjacent clearing.

Herbaceous cover is relatively sparse in some areas. This stand is assigned a

Moderate Priority Retention rating for good forest structure and health, and good

species diversity with very little invasive plant cover in the interior of the forest stand. The forest is not rated as High Priority Retention due to the absence of environmentally sensitive features such as streams, wetland, and steep slopes

Date: 10/11/20

A PORTION OF THE OFF-SITE WOODLAND PLANTING REQUIREMENT WAS PREVIOUSLY PROVIDED UNDER

TCP II 067/97/02. OFFSITE MITIGATION BANKING WAS PURCHASED ON "PARCEL B & C" - LARGO CENTRE WEST, UNDER PLAT NLP-135-69 WITH 3.00 AC + CONSISTING OF AFFORESTATION / REFORESTATION 100-YEAR FLOODPLAIN THAT WAS TO REMAIN AS NATURAL REGENERATION. SEE DECLARATION OF

CONSERVATION EASEMENT AND COVENANTS L.11840 F.226. THIS CURRENT TCP II WILL PURCHASE

ON PARCEL N UNDER TCPII-51-97-01, AND 3.0 ACRES OF OFF-SITE MITIGATION WAS PROVIDED ON

PARCEL B&C - LARGO CENTRE WEST UNDER TCPII-67-97. THE REMAINING 1.36 ACRES OF REQUIRED

OF THE REQUIRED 5.05 ACRES OF REQUIRED WOODLAND CONSERVATION, 0.69 ACRE WAS COMPLETED

ADDITIONAL OFF-SITE BANKING CREDIT FOR THE REMAINING 1.36 AC+.

WOODLAND CONSERVATION WILL BE PROVIDED OFF-SITE.

Stand Variable

. Dominant Species/Co-dominant species

FOREST STAND SUMMARY TABLE

Property Location: 3900 Largo Drive West, Upper Marlboro, Maryland

SECTION I-Establishing Site Information- (Enter acres for each zone) TCP1-010-202

Previously Dedicated Land: (10' PUE Surrounding site)

Property Description or Subdivision Name:

Is this one (1) single family lot? (y,n)

combination of this lot/s? (y,n)

Break-even Point (preservation) =

Existing Woodland

Smaller of 13 or 14

Woodland above WCT Woodland cleared

Woodland cleared below WCT

Afforestation Threshold (AFT) =

Afforestation / Reforestation

Area approved for fee-in-lieu/PFA

Area of woodland not cleared

Prepared By: M. Bundens

. Forest Association

. Successional Stage 4. Basal Area in s.f. per acre

Size class of dominant species

Percent of canopy coverage Number of tree species

3. Common understory species

11. Common Herbaceous species

indicates invasive species)

0' to 3' tall

percent of cover

15. Comments

. Percent of understory cover 3' to 20' tall

10. Number of understory species 3' to 20' tall

12. Percent of herbaceous & woody plant cover

13. List of major invasive plant species and

14. Number of standing dead trees 6" dbh or

100-floodplain woodland retained

Area approved for fee-in-lieu/non-PFA

Total Woodland Conservation Provided

On-site woodland conservation provided

On-site woodland retained not credited

Natural Regeneration

Woodland Conservation Required

SECTION III-Meeting the Requirements

Clearing permitted w/o reforestion=

Is this site subject to the 1989 Ordinance?(v/n)

Are there prior TCP approvals which include a

Is any portion of the property in a WC Bank?

Woodland Conservation Threshold (WCT) =

Off-site WCA being provided on this property

Specimen/Historic Tree Credit (CRZ area * 2.0)

Credits for Off-site Conservation on another property

Net tract woodland retained not part of requirements:

Off-site WCA (preservation) being provided on this property

Off-site WCA (afforestation) being provided on this property

Woodland cleared above WCT (smaller of 16 or 17)

Clearing below WCT (2:1 replacement requirement)

Clearing above WCT (0.25:1) replacement requirement

Net Tract (NTA):

	IN NOVEMBER 2021.
2.	THE SOURCE OF THE SOILS INFORMATION ON THIS PLAN IS
	FROM THE USDA NRCS WEB SOIL SURVEY (WSS) IN A CUSTOM
	SOIL RESOLURCE REPORT FOR AN AREA OF INTEREST (AOI)

ON THIS PLAN WAS FIELD SURVEYED BY VIKA MARYLAND, LLC

1. THE TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN

GENERAL NOTES:

- ESTABLISHED FOR THE SUBJECT SITE ONLY AND GENERATED ON NOVEMBER 2021. 3. NO MAPPED FEMA 100-YEAR FLOODPLAIN WAS INDICATED
- FOR THE SITE. A LETTER REQUESTING REVIEW OF THE REGULATED 1-PERCENT ANNUAL CHANCE (100-YEAR) FLOODPLAIN WAS SENT TO THE PRINCE GEORGE'S COUNTY DEPARTMENT OF PERMITTING (DPIE), INSPECTIONS AND ENFORCMENT ON

NOVEMBER 18, 2021. THE RESPONSE FROM DPIE WILL BE

SUBMITTED IN A SEPARATE DOCUMENT.

- 4. NO WETLANDS OR STREAMS WERE IDENTIFIED ONSITE OR WITHIN THE 100-FT. NRI/FSD STUDY AREA AS VERIFIED BY MARYLAND DNR QUALIFIED PROFESSIONAL MARION BUNDENS DURING SITE VISIT ON OCTOBER 11, 2021. ONE STORMWATER STRUCTURE OCCURS ON THE SOUTHERN END OF THE SITE AS SHOWN ON THE PLAN.
- 5. THIS SITE DOES NOT CONTAIN WETLANDS OF SPECIAL STATE CONCERN AS DEFINED IN COMAR 26.23.06.01. (SOURCE: PGATLAS)
- 6. THIS SITE DOES NOT CONTAIN A TIER II WATERBODY AS DEFINED IN COMAR 26.08.02.04. (SOURCE: PGATLAS)
- 7. THIS SITE IS NOT LOCATED WITHIN A STRONGHOLD WATERSHED AS ESTABLISHED BY THE MD DNR.
- 8. IN A LETTER DATED NOVEMBER 11, 2021 THE MARYLAND DEPARTMENT OF NATURAL RESOURCE NATURAL HERITAGE PROGRAM HAS DETERMINED THAT THIS SITE IS NOT WITHIN A SENSITIVE SPECIES PROTECTION REVIEW AREA.
- 9. THE SITE DOES NOT INCLUDE FOREST INTERIOR DWELLING SPECIES HABITAT.
- 10. THERE ARE NO SPECIMEN, CHAMPION OR HISTORIC TREES LOCATED ON THE PROPERTY.
- 11. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A REGISTERED HISTORIC DISTRICT.
- 12. THERE ARE NO KNOWN ARCHEOLOGICAL SITES LOCATED ON THE SUBJECT PROPERTY; HOWEVER, THE SUBJECT PROPERTY HAS NOT BEEN SURVEYED FOR ARCHEOLOGICAL RESOURCES AND A PHASE I ARCHEOLOGY REPORT MAY BE REQUIRED DURING SUBSEQUENT DEVELOPMENT REVIEW PROCESSES.
- 13. CHRISTIANA CLAY IS NOT FOUND TO OCCUR ON OR WITHIN THE VICINITY OF THIS PROPERTY. AS SUCH, THE PROPERTY MAY BE SUBJECT TO REGULATION BY SECTION 24-131 OF THE SUBDIVISION REGULATIONS.
- 14. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 2009 JOINT BASE ANDREWS NOISE CONTOURS.

15. THE SITE IS NOT LOCATED WITHIN AN AVIATION POLICY AREA

- 16. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
- 17. THIS TCP INCLUDE THE PREVIOUS PARCEL 'N', AS APPROVED ON TCP II 51/97. NO CHANGE IS PROPOSED ON PARCEL 'N' AND ANY REFORESTATION AREA WILL BE PRO-RATED PER THE PROPOSED DEVELOPMENT ON PARCEL 'O'.
- 18. OFF-SITE AFFORESTATION CREDIT WAS PREVIOUSLY ACCOUNTED FOR UNDER TCP II 067/97/02 FOR 3.00 AC+, AND IS UNDER EASEMENT ON PLAT NLP-135-69. THE REMAINING CREDIT NEEDED WILL BE PURCHASED THROUGH OFF-SITE TREE BANKING.

Site Statistics	Total
Gross Tract Area (GTA) 10.66 ac. tract + 0.87 ac. offsite L.O.E	11.53 AC
Existing 100 Year Flood Plain	0.00 AC
Net Tract Area (GTA less 0.25 ac. PUE)	11.28 AC
Existing Woodland in the Floodplain	0.00 AC
Existing Woodland in Net Tract	9.29 AC
Existing Woodland Total	9.29 AC
Existing PMA	0.00 AC
Regulated Streams	0.00 AC
Riparian (wooded) buffer up to 300 feet wide	0.00 AC

GENERAL INFORMATION TABLE

Zoning (Zone)

Tax Grid (TMG)

Police District

WSSC Grid (Sheet 20)

Election District (ED)

Planning Area (Plan Area)

Councilmanic District (CD)

General Plan 2002 Tier (Tier

General Plan Growth Policy (2035)

Joint Base Andrews Land Use Control

 1 If the site is within an APA, enter the name of the airport. If the site is not within an APA, enter "N/A"

Aviation Policy Area (APA)

Table B-1. General Information Table



201NE08

No LUC exists on this property

FOREST ANALYSIS WORKSHEET:

	Part A	Part B	Part C			
Stand	Structure (Out of 20)	Condition (Out of 20)	Location (Out of 20)	Total (out of 60)	Priority for Preservation (H, M or L)	Priority for Restoration (H, M or L)
Α	14	17	10	41	M	L

FOREST STAND DATA SUMMARY

	FOI	REST STA	ND DATA	SUMMAI	RY		
FOREST STAND:	Α			B/	ASAL AREA:	231.0	SF/Acre
FOREST TYPE:				# OF SAMP			
FUREST TYPE:				(S.P. 1)	1		
Tree Species	# of Trees 2-5.9" dbh	# of Trees 6-11.9" dbh	# of Trees 12-19.9" dbh	# of Trees 20-29.9" dbh	# of Trees >30" dbh	Total	Trees per acre
Acer rubrum	4	1		1		6	60
Carpinus caroliniana	8					8	80
Carya sp.			1			1	10
Fagus grandifolia	8	7	1	1		17	170
Fraxinus sp.		1	1			2	20
llex opaca	6					6	60
Liriodendron tulipifera		2				2	20
Liquidambar styraciflua	2		2			4	40
Nyssa sylvatica	3	2				5	50
Quercus alba	1		1			2	20
Quercus rubra	1					1	10
Robinia pseudoacacia	2					2	20
Total trees tallied per Size Class	35	13	6	2	0	56	
Total # of trees per acre in Size Class	350.0	130.0	60.0	20.0	0	560	560
Basal area per acre in size class	30.5	51.2	83.7	65.5	0	231.0	
Number/Size of Standing Dead Trees >6"	6					60	

EXISTING SOILS

Map Unit Symbol	Map Unit Name	Hydric Rating		Hydrologic Soil Group	Drainage Class	
СоВ	Collington-Wist-Urban land complex, 0 to 5 percent slopes	Not provided	Not Hydric	D/B/A	Well drained/Very High Runoff class	
UrdB	Urban land-Collington-Wist complex, 0 to 5 percent slopes	Not provided	Not Hydric	D/B/A	Very High Runoff class/Well drained	

SOILS INFORMATION FROM USDA NATURAL RESOURCES CONSERVATION SERVICE'S WEB SOIL SURVEY 2.0 NATIONAL COOPERATIVE SOIL SURVEY.

FOREST CONSERVATION ACT REPORTING CHANGE TABLE

Forest Conservation Act Reporting Information (Change Table)					
	Original Approval	Revision Number (-01)	Revision Number (-02)	Change Since Last Appro	
Gross Tract (Acres)	11.53				
Existing Woodland (Acres)	9.29				
Woodland Cleared (Acres)	9.06				
Woodland Retained On-Site (Acres)	0.19				
Woodland Planted On-Site (Acres)	0.50				
On-Site Woodland Easement/ Preservation and Planting (Acres)	0.69				
On-Site Wooded Floodplain in Easement (Acres)	0.00				
Bond Amount	\$0.00				
Fee-In-Lieu Amount	\$0.00				
50' Stream Buffers Conserved (Preservation) - Linear Length	0.00				
50' Stream Buffers Conserved (Preservation) - Acreage	0.00				
50' Stream Buffers Newly Established (Afforestation) - Linear Length	0.00				
50' Stream Buffers Newly Established (Afforestation) - Acreage	0.00				
Off-Site Woodland Conservation Credits Required (Acres)	4.36				
Off-Site Woodland Conservation Credits Provided (Acres)	4.36				

Forest Conservation Act Reporting Information (Change Table

SHEET INDEX

TCP2-100 COVER SHEET

TCP2-200 COMPOSITE SHEET TCP2-300 NOTES AND DETAILS

I/ We BE LArgu Parce & LLc hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2. I/ We Gateway Properties LLC hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2. Colores ? Contract Purchaser

Prince George's County Planning Department, MNCPPC **Environmental Planning Section** TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-014-2022

		Approved by	Date	DRD#	Reason for Revision
	00	Mary Rea	10/5/2022	DSP-21049	N/A
_	01	J			
	02				

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Germantown, MD 20874

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LARGO **PARCEL O**

REVISIONS

PRINCE GEORGE'S COUNTY, MARYLAND WSSC GRID: 201NE08 TAX MAP:067 D3

13TH ELECTION DISTRICT

M-NCPPC DSP-21049

TREE CONSERVATION PLAN - TYPE 2 **COVER SHEET**

PROFESSIONAL SEAL

HEREBY CERTIFY THAT THESE DOCUMENTS WERE THE LAWS OF THE STATE OF MARYLAND NAME: JOSHUA SLOAN, RLA, ASLA LICENSE NUMBER: 3776

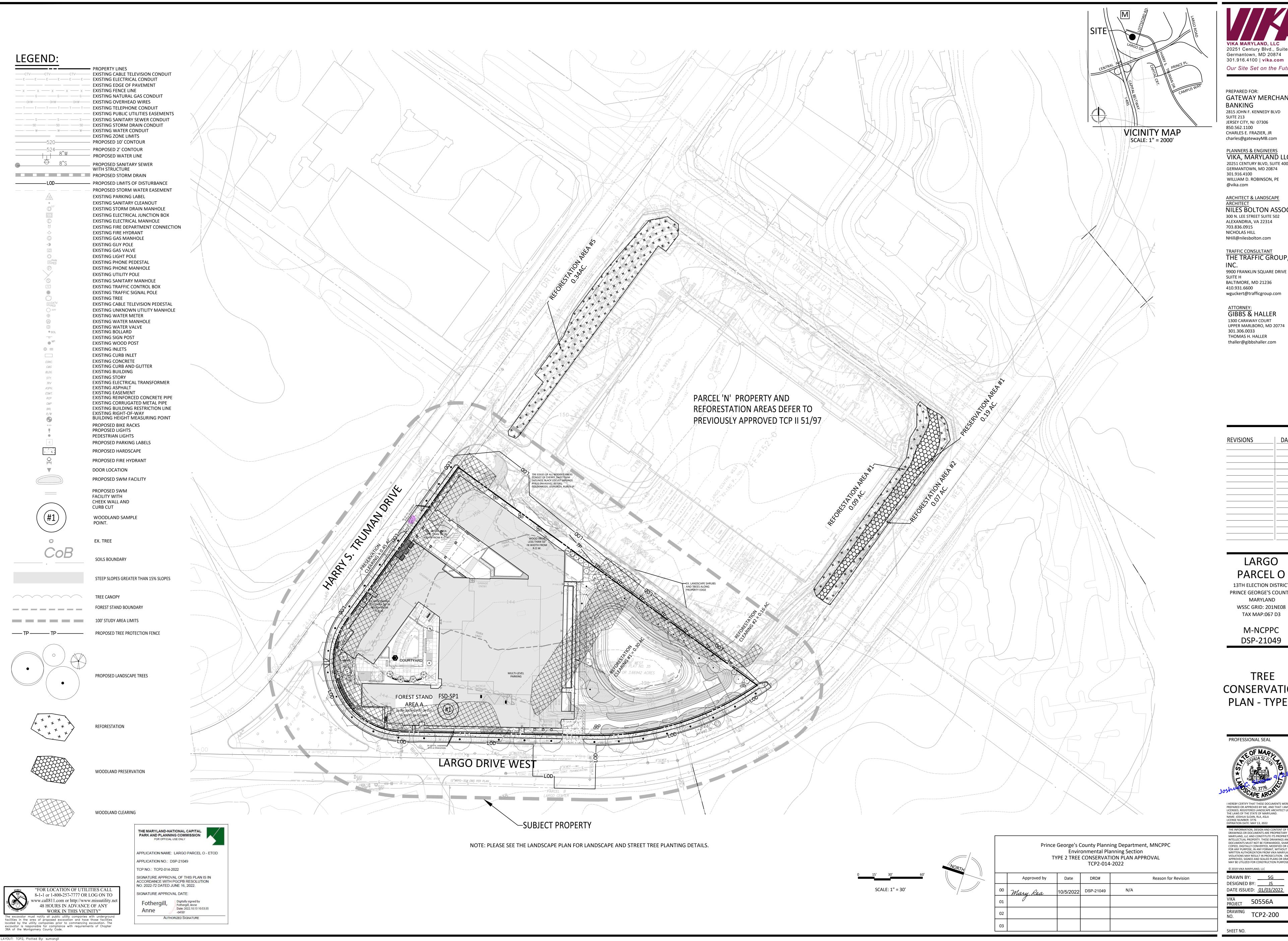
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DRAWN BY: <u>SG</u> DESIGNED BY: _____JS____ DATE ISSUED: <u>01/03/2022</u>

50556A TCP2-100



OUT: TCP COVER, Plotted By: sumangil



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LARGO

13TH ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND WSSC GRID: 201NE08 TAX MAP:067 D3

> M-NCPPC DSP-21049

TREE CONSERVATION PLAN - TYPE 2

PROFESSIONAL SEAL

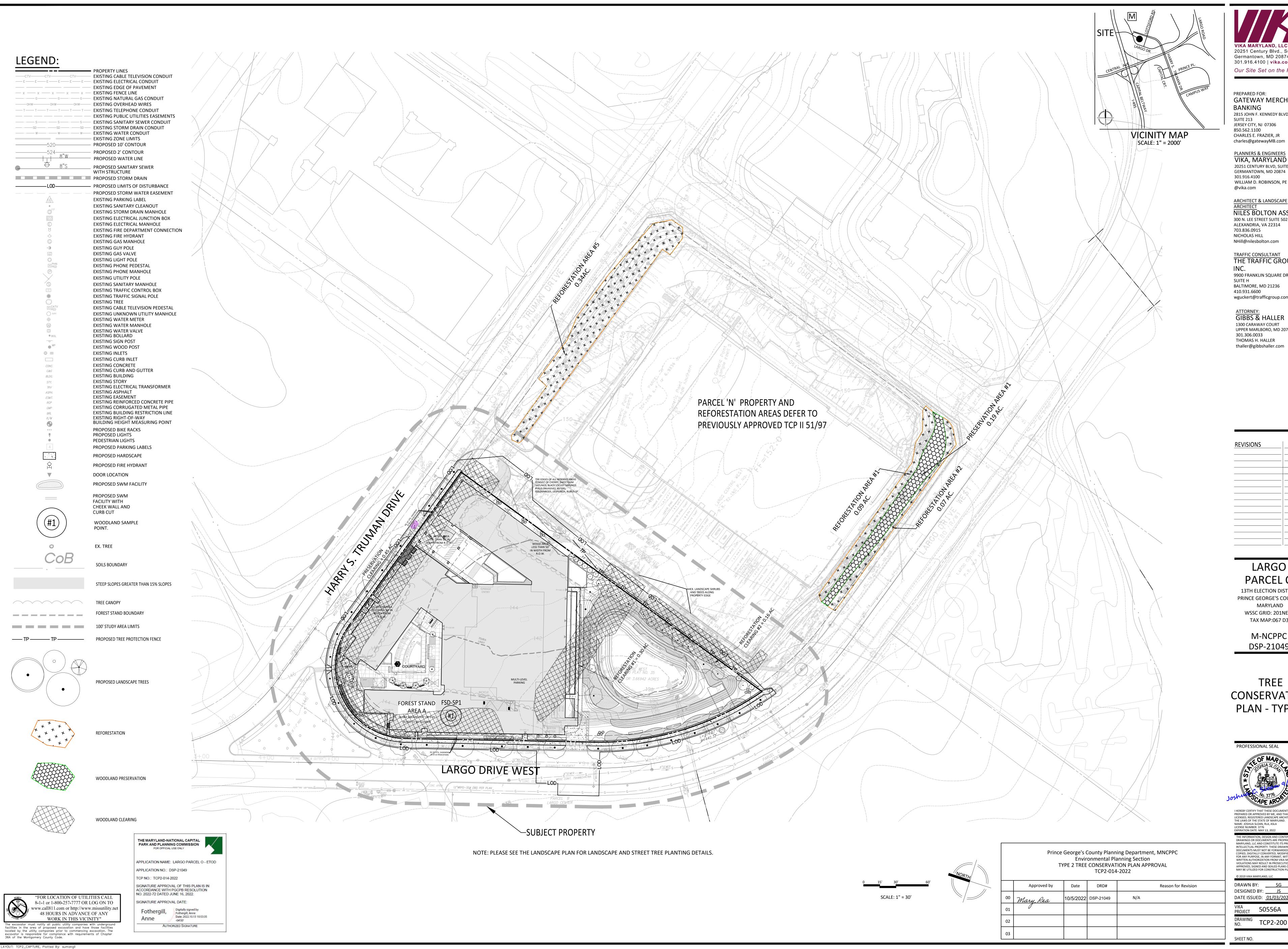
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

NAME: JOSHUA SLOAN, RLA, ASLA LICENSE NUMBER: 3776 EXPIRATION DATE: MAY 13, 2022

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LARGO PARCEL O

13TH ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND WSSC GRID: 201NE08 TAX MAP:067 D3

> M-NCPPC DSP-21049

TREE CONSERVATION PLAN - TYPE 2

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

NAME: JOSHUA SLOAN, RLA, ASLA LICENSE NUMBER: 3776 EXPIRATION DATE: MAY 13, 2022

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DESIGNED BY: _____JS DATE ISSUED: <u>01/03/2022</u> 50556A TCP2-200