

STANDARD DRAWING LEGEND FOR ENTIRE PLAN SET			STANDARD ABBREVIATIONS FOR ENTIRE PLAN SET		
LIMIT OF WORK			LIMIT OF DISTURBANCE		
EXISTING NOTE			PROPOSED NOTE		
ON-SITE PROPERTY LINE / INTERIOR PARCEL LINE			EASEMENT LINE		
SETBACK LINE			CONCRETE CURB & GUTTER		
UTILITY POLE WITH LIGHT			TRAFFIC LIGHT		
UTILITY POLE			TYPICAL LIGHT		
ACORN LIGHT			TYPICAL SIGN		
PARKING COUNTS			CONTOUR LINE		
SPOT ELEVATIONS			SANITARY LABEL		
SANITARY SEWER LATERAL			UNDERGROUND WATER LINE		
UNDERGROUND ELECTRIC LINE			UNDERGROUND GAS LINE		
OVERHEAD WIRE			UNDERGROUND TELEPHONE LINE		
UNDERGROUND CABLE LINE			STORM SEWER		
SANITARY SEWER MAIN			HYDRANT		
SANITARY MANHOLE			STORM MANHOLE		
WATER METER			WATER VALVE		
GAS VALVE			GAS METER		
TYPICAL AND SECTION			HEADWALL OR ENDWALL		
GRATE INLET			CURB INLET		
CLEAN OUT			ELECTRIC MANHOLE		
TELEPHONE MANHOLE			ELECTRIC BOX		
ELECTRIC PEDESTAL			MONITORING WELL		
TEST PIT			BENCHMARK		
BORING			VARIABLE WIDTHS		

PROPOSED EASEMENT LEGEND	
	SIGHT DISTANCE
	STORM DRAIN
	SANITARY SEWER
	WATER
	PUBLIC ACCESS
	COMMON SHARED
	INGRESS-EGRESS
	PUBLIC UTILITY EASEMENT
	VARIABLE WIDTHS

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHALL BE DONE IN ACCORDANCE WITH THE MARYLAND DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AND ANY AMENDMENTS THERE TO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION OF ANY VIOLATION OF THE SPECIFICATIONS OR FAILURE TO FOLLOW THE INSTRUCTIONS OF THE PROJECT ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION OF ANY VIOLATION OF THE SPECIFICATIONS OR FAILURE TO FOLLOW THE INSTRUCTIONS OF THE PROJECT ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION OF ANY VIOLATION OF THE SPECIFICATIONS OR FAILURE TO FOLLOW THE INSTRUCTIONS OF THE PROJECT ENGINEER.

Site Statistics	Total
Gross Tract Area	53.21 ac.
Existing 100-year Floodplain	11.86 ac.
Net Tract Area	41.35 ac.
Existing Woodland Total	32.70 ac.
Existing Woodland in Floodplain	8.67 ac.
Existing Woodland Net Tract	24.03 ac.
Existing PMA	17.37 ac.
Regulated Stream (Linear feet of Centerline)	3,289 lf.
Riparian Wooded Buffer up to 300-ft wide	22.60 ac.

Property Owners Awareness Certificate

I, We, **FV Flowers Road 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.

Owner or Owners Representative *[Signature]* Date **06/01/2023**

I, We, _____ 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.

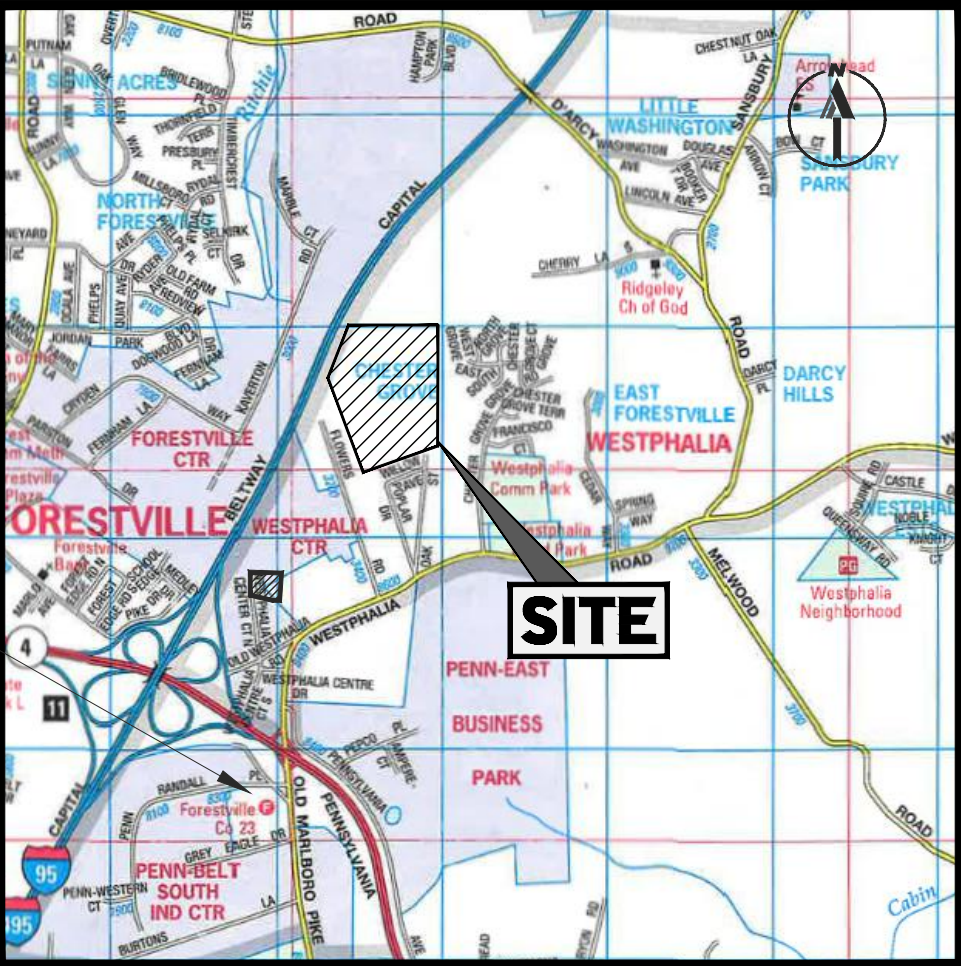
Contract Purchaser _____ Date _____

TREE CONSERVATION PLAN TYPE II (TCP2 - 026 - 2022)

FOR VISTA 95 LOGISTICS CENTER

STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

LOCATION OF SITE
3200 FLOWERS ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO, MD 20774
ELECTION DISTRICT 6
TAX ACCOUNT NO.: 0486332



LOCATION MAP
COPYRIGHT ADG, THE MAP PEOPLE
PERMIT USE NO. 200203-5
SCALE: 1" = 2,000'

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
TCP2 OVERALL	C-300
TCP II DETAILS	C-301 TO C-309
	C-310

PLAN REFERENCES

REFERENCES

- BOUNDARY SURVEY: "ALYANPS LAND TITLE SURVEY, 8800 WESTPHALIA RD UPPER MARLBORO MD 20772 VISTA 95 BUSINESS PARK FOR FV FLOWERS ROAD LLC" DRAWING NO. 98101-1 REV. F DATE: 01/17/2022, REVISION: 03/30/22
- TOPOGRAPHIC SURVEY: BOHLER ENGINEERING "WESTPHALIA - FLOWERS ROAD - WESTPHALIA ROAD AND FLOWERS ROAD - SPRAWLING ELECTION DISTRICT - PRINCE GEORGE'S COUNTY MARYLAND" FILE NO. 98100-001 DATE: 03/05/21 FIELD DATE: 02/27/21
- UTILITIES: THE FOLLOWING COMPANIES WERE NOTIFIED BY MARYLAND MISS UTILITY SYSTEM (1-800-257-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREIN IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 21082902, 21082903, 21082904

UTILITY COMPANY	PHONE NUMBER
PEPCO-UTLITQUEST	(301) 210-0355
VERICON	(301) 210-0355
WASHINGTON GAS-UTLITQUEST	(301) 210-0355
WSSC - PINKPONT US	(301) 869-0003

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS BY OTHERS.

PREPARED BY

BOHLER

16701 MOLFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
Crizzi@BohlerEng.com
Contact: Christopher Rizzi, PLA

GENERAL NOTES:

- PROPERTY INFORMATION: THE SUBJECT PARCELS ARE THE LANDS OF FV FLOWERS ROAD, LLC AS RECORDED IN LIBER 10872 FOLIO 190, LIBER 13504 FOLIO 624, LIBER 13426 FOLIO 1 AND PRINCE GEORGE'S COUNTY AS RECORDED IN LIBER 11161 FOLIO 369, ALL AMONG THE LANDS RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND AND SHOWN ON TAX MAPS 82 & 90 AS PARCELS 84, 132, 133, 134, 300 AND 349 PER THE DEPARTMENT OF ASSESSMENTS.
PARCEL 84 AREA = 143,619 SQUARE FEET OR 3,297.0 ACRES
PARCEL 132 AREA = 160,268 SQUARE FEET OR 3,676.2 ACRES
PARCEL 133 AREA = 607,165 SQUARE FEET OR 13,936.6 ACRES
PARCEL 134 AREA = 909,585 SQUARE FEET OR 20,881.2 ACRES
PARCEL SOUTH 1 OF LOT 1 AREA = 27,062 SQUARE FEET OR 0.6213 ACRES
PARCEL 349 AREA = 469,890 SQUARE FEET OR 10,786.6 ACRES
TOTAL AREA = 2,317,690 SQUARE FEET OR 53,206.8 AC
PARCELS 84, 132, 133, 134, 349 & South 1 of Lot 1 DEED REFERENCES: 1350400624, 0811600349, 1087200190, 1342600001
- TAX MAPS: 82 & 90
GRID: 84, C1 & C4
- WSSC 2007 MAP REFERENCE NUMBER: 204SE08, 205SE08, 203SE08, 205SE07, 204SE07
- THE PURPOSE OF THIS DEVELOPMENT IS TO CREATE AN INDUSTRIAL CENTER FOR PRIMARILY DISTRIBUTION CENTERS.
- THERE ARE NO PRIOR APPROVALS FOR THIS SITE AT THIS TIME.
- SITE AREA TABULATIONS:
GROSS TRACT AREA: 53.2068 AC
100-YEAR FLOODPLAIN AREA: 11.86 AC
NET TRACT AREA: 41.35 AC
NET DEVELOPABLE AREA OUTSIDE OF PMA: 35.84 AC
ACREAGE OF ROAD DEDICATION: 8.60 AC
- EXISTING/PROPOSED ZONING: I-1 (LIGHT INDUSTRIAL)
- EXISTING USE: VACANT
PROPOSED USE: INDUSTRIAL WAREHOUSE
- THE SUBJECT PROPERTY IS LOCATED WITHIN SUSTAINABLE GROWTH TIER: GENERAL PLAN 2020 TIER DEVELOPING AND GENERAL PLAN GROWTH POLICY 2035 ESTABLISHED COMMUNITIES
- THE SUBJECT PROPERTY IS LOCATED WITHIN A MILITARY INSTALLATION ZONE OVERLAY FOR HEIGHT, NOISE, AND SAFETY.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE 2007 APPROVED WESTPHALIA SECTOR PLAN.
- GROSS FLOOR AREA (NON-RESIDENTIAL):
EXISTING: 0 SF
PROPOSED: 373,835 SF±
- STORMWATER MANAGEMENT CONCEPT SDCPH18078-2021-0 FILED ON 06/1/2021; PENDING APPROVAL
- THIS AREA IS SERVICED BY PUBLIC WATER AND SEWER. EXISTING WATER AND SEWER CATEGORIES: W-4/S-4. PROPOSED WATER AND SEWER CATEGORIES: W-3/S-3.
- THIS SITE IS LOCATED WITHIN AN AVIATION POLICY AREA.
- THIS SITE DOES NOT REQUIRE A MANDATORY PARK DEDICATION.
- NO CEMETERIES ARE ON OR CONTIGUOUS TO THIS SITE.
- THERE ARE NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
- THE PROPERTY IS WITHIN THE DEVELOPING TIER AND IS ZONED I-1.
- THE PROPERTY IS ADJACENT TO WESTPHALIA ROAD WHICH IS A DESIGNATED HISTORIC ROADWAY.
- THE PROPERTY IS ADJACENT TO I-95/495 (CAPITAL BELTWAY) WHICH IS CLASSIFIED AS A FREEWAY.
- THIS PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25-117 (G).
- WOODLANDS PRESERVED, PLANTED, OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE WERE ORIGINALLY PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 48804 FOLIO 478. WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT ON-SITE WERE PARTIALLY VACATED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 48804 FOLIO 478. ADDITIONAL WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT ON-SITE WERE THEN RECORDED AND SIGNED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 48854 FOLIO 483.

WOODLAND CONSERVATION SUMMARY OVERALL WORKSHEET

Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I-Establishing Site Information- (Enter acres for each zone)				
1 Zone:	I-1			
2 Gross Tract:	53.21			
3 Floodplain:	11.86			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	41.35	0.00	0.00	

6	TCP Number	TCP2-026-2022	Revision #	0
7	Property Description or Subdivision Name	Vista 95 Logistics Center		
8	Is this site subject to the 1889 or 1991 Ordinance	N		
9	Is this site subject to the 1991 Ordinance	N		
10	Subject to 2010 Ordinance and in PFA (Priority Funding Area)	Y		
11	Is this one (1) single family lot? (Y or N)	N		
12	Are there prior TCP approvals which include a			
13	combination of this lots? (Y or N)	N		
14	Is any portion of the property in a WC Bank? (Y or N)	N		
15	Break-even Point (preservation) =	9.77	acres	
16	Clearing permitted w/o reforestation =	14.26	acres	

SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A WCT/FT %	Column B Net Tract	Column C Floodplain (1.1)	Column D Off-Site Impacts (1.1)
17 Existing Woodland	24.03	8.67		
18 Woodland Conservation Threshold (WCT) =	15.00%	6.20		
19 Smaller of 17 or 18	11.86	6.20		
20 Woodland above WCT	Y	17.83		
21 Woodland cleared	17.76	0.54	0.00	
22 Woodland cleared above WCT (smaller of 18 or 17)	17.76			
23 Clearing above WCT (0.25 - 1) replacement requirement	4.44			
24 Woodland cleared below WCT	0.00			
25 Clearing below WCT (2.1 replacement requirement)	0.00			
26 Reforestation Required Threshold (FT) =	15.00%	0.00		
27 Off-site WCA being provided on this property	0.00			
28 Woodland Conservation Required	11.18	acres		

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
	Column A WCT/FT %	Column B Net Tract	Column C Floodplain (1.1)	Column D Off-Site Impacts (1.1)
29 Woodland Preservation	6.27			
30 Afforestation / Reforestation	4.24	Bond amount: \$	64,294.56	
31 Natural Regeneration	0.00			
32 Landscape Credits	0.00			
33 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00			
34 Forest Enhancement Credit (Area * .25)	0.00			
35 Street Tree Credit (Existing or 10-year canopy coverage)	0.00			
36 Area approved for fee-in-lieu	0.00			
37 Off-site Woodland Conservation Credits Required	0.00			
38 Off-site WCA (preservation) being provided on this property	0.00			
39 Off-site WCA (afforestation) being provided on this property	0.00			
40 Woodland Conservation Provided	11.18	acres		

41 Area of woodland not cleared	6.27	acres
42 Net tract woodland retained not part of requirements:	0.00	acres
43 100-Floodplain woodland retained	8.13	acres
44 On-site woodland conservation provided	10.51	acres
45 On-site woodland conservation alternatives provided	0.68	acres
46 On-site woodland retained not credited	8.13	acres

47 Prepared by	Signed _____	Date _____
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FOREST CONSERVATION SEQUENCE OF CONSTRUCTION

- PRE-CONSTRUCTION MEETING SHALL BE HELD BETWEEN DEVELOPER, CONTRACTOR, AND COUNTY INSPECTOR.
- SEEDMENT CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH GENERAL CONDITIONS OF FINAL APPROVAL. PROTECTIVE FENCING AND CONSERVATION SIGNAGE SHALL BE INSTALLED PRIOR TO FOREST CONSERVATION PLAN.
- SITE SHALL BE GRADED, INFRASTRUCTURE INSTALLED, AND HOUSES CONSTRUCTED. DISTURBED AREAS SHALL BE STABILIZED. PERMANENT SIGNAGE IN POOR CONDITION SHALL BE REPLACED.
- POST-CONSTRUCTION MEETING SHALL BE HELD WITH COUNTY INSPECTOR TO ENSURE COMPLIANCE WITH FOREST CONSERVATION PLAN. SEDIMENT CONTROL AND TEMPORARY PROTECTIVE FENCING UPON STABILIZATION OF SITE AND COMPLETION OF CONSTRUCTION ACTIVITIES.

TCP-36.Property Owners Awareness Certificate

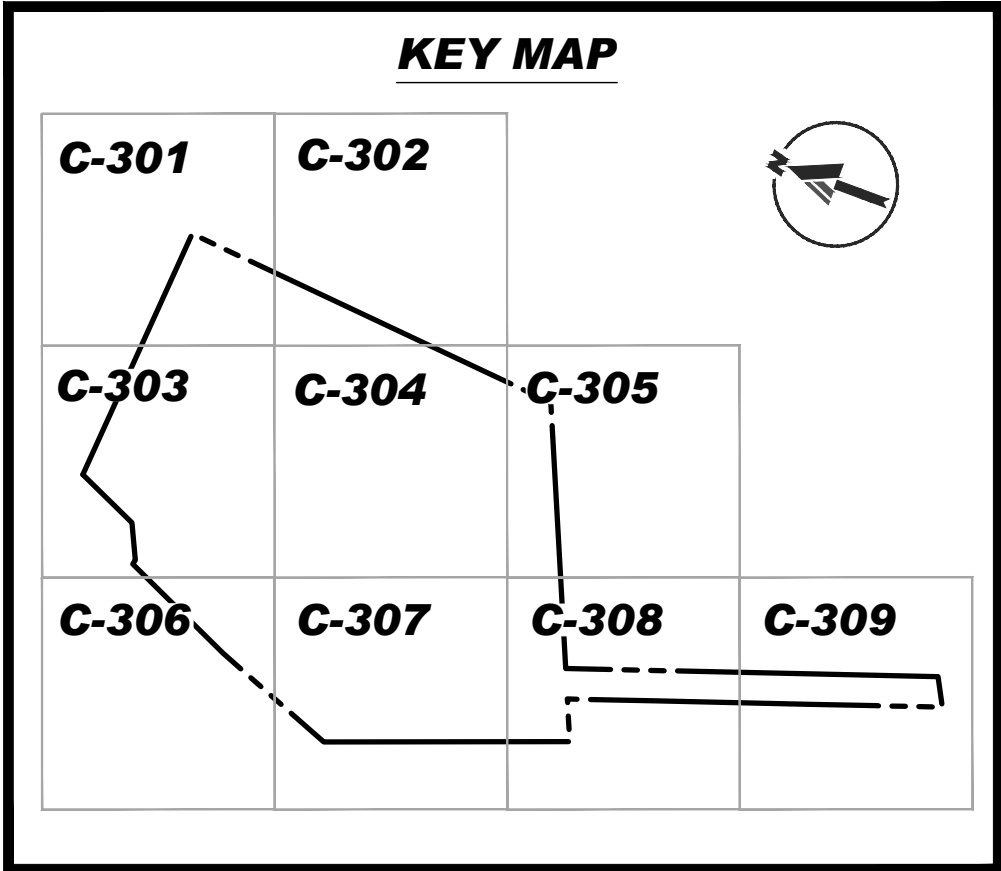
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Owner or Owners Representative *[Signature]* Date _____

I, We, _____ 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.

Contract Purchaser _____ Date _____



TREES MARKED WITH A "*" TO BE SAVED

No.	Common Name	Scientific Name	DBH (inches)	Condition Score	Condition Rating	Comments
801	White oak	Liquidambar styraciflua	38	66	Good	Trunk decay at low, small dead wood, large dead wood, broken branches.
802	American hickory	Juglans pseudocarya	36	84	Good	Broken branches, minor decay.
803	Striped maple	Acer pennsylvanicum	44	69	Good	Slight decay, girdling, light bark, broken branches.
804	Sandbarred oak	Quercus bicolor	34	71	Fair	
805	Striped maple	Liquidambar styraciflua	31	66	Fair	Narrow crown, broken branches.
806	Striped maple	Liquidambar styraciflua	47	66	Fair	Two leaders, one dead.
807	Striped maple	Liquidambar styraciflua	37	69	Fair	One dead, sparse foliage, broken branches, one leader.
808	Red maple	Acer rubrum	32	75	Fair	Trunk decay.
809	Striped maple	Liquidambar styraciflua	48	66	Fair	Small dead wood, large dead wood.
810	Striped maple	Liquidambar styraciflua	38	72	Fair	Girdling, bark decay, one dead wood, one addition.
811	White oak	Quercus alba	31	84	Good	Girdling, broken crown at trunk, dissection, large dead wood, small decay, one leader.
812	Striped maple	Liquidambar styraciflua	32	63	Fair	Large dead wood.
813	White oak	Quercus alba	33	81	Good	Girdling.
814	Striped maple	Liquidambar styraciflua	32	81	Good	Girdling, upstanding, small dead wood.
815	Striped maple	Liquidambar styraciflua	31	81	Good	Girdling, upstanding, small dead wood.
816	Striped maple	Liquidambar styraciflua	31	84	Good	Girdling, one leader, large dead wood.
817	American hickory	Juglans pseudocarya	31	88	Good	Concussion leader, poor crown condition.
818	Striped maple	Liquidambar styraciflua	32	59	Very Fair	Root decay, multiple vertical, narrow crown.
819	Red maple	Acer rubrum	31	66	Fair	Poor crown structure, concussion, trunk cavity.
820	Striped maple	Liquidambar styraciflua	39	78	Fair	Concussion leader, poor crown condition, one leader.
821	Striped maple	Liquidambar styraciflua	41	75	Fair	Concussion leader, poor crown condition, one leader.

Vista 95 Business Park - National Resource Inventory

March 23, 2023

No.	Common Name	Scientific Name	DBH (inches)	Condition Score	Condition Rating	Comments
822	White oak	Quercus alba	33	81	Good	One leader.
823	White oak	Quercus alba	32	81	Good	Decay, crown, broken branches, narrow crown.
824	White oak	Quercus alba	34	81	Good	Trunk decay, one small dead wood, broken branches.

Forest Conservation Act Reporting Information (Change Table)		Original Approval
Net Tract (Acres)		41.35
Existing Woodland (Acres)		24.03
Woodland Cleared (Acres)		17.76
Woodland Retained On-Site (Acres)		6.27
Woodland Planted On-Site (Acres)		4.92
On-Site Woodland Easement (Preservation and Planting) (Acres)		11.19
On-Site Woodland Floodplain in Easement (Acres)		8.67
Bond Amount		\$64,294.56
Fee-In-Lieu Amount		0
50' Stream Buffers Conserved (Preservation) - Linear Length		5,403
50' Stream Buffers Conserved (Preservation) - Acreage		7.73
50' Stream Buffers Newly Established (Afforestation) - Linear Length		815
50' Stream Buffers Newly Established (Afforestation) - Acreage		0.9
Off-Site Woodland Conservation Credits Required (Acres)		0
Off-Site Woodland Conservation Credits Provided (Acres)		0

SHEET	301	302	303	304	305	306	307	308	309	Total
GROSS TRACT AREA (A.C.)	3.40	1.23	12.04	14.63	2.04	3.00	10.65	3.84	2.38	53.21
FLOODPLAIN (FP) (A.C.)	1.88	0.00	8.22	1.18	0.10	0.48	0.00	0.00	0.00	11.86
EX. WOODLAND (GROSS) (A.C.)	3.39	1.20	8.17	10.70	1.89	1.10	1.65	2.90	1.75	32.75
Ex. WOODLAND (FP) (A.C.)	1.88	0.00	5.40	1.18	0.10	0.11	0.00	0.00	0.00	8.67
EX. WOODLAND (NTA) (A.C.)	1.51	1.22	2.78	9.38	1.76	1.11	1.61	2.90	1.76	24.03
WOODLAND CLEARED NET-TRACT (C-NTA) (A.C.)	1.24	1.22	0.57	7.29	0.23	0.31	0.17	2.51	1.70	15.24
WOODLAND CLEARED FLOODPLAIN (A.C.)	0.25	0.00	0.02	0.27	0.00	0.00	0.00	0.00	0.00	0.54
WOODLAND PRESERVED AREA (WPA) (A.C.)	0.24	0.00	0.71	2.09	1.53	0.00	1.24	0.40	0.06	6.27
WOODLAND REFORESTED AREA (WRA) (A.C.)	0.57	0.00	1.79	0.33	0.07	0.02	1.05	0.23	1.18	4.24
WOODLAND RETAINED / NOT CREDITED (A.C.)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
WOODLAND RETAINED - ASSUMED CLEARED(A.C.)	0.03	0.00	1.51	0.00	0.00	0.80	0.39	0.00	0.00	2.73

C-302

C-304

C-307¹⁸⁶

C-309

SHEET	301	302	303	304	305	306	307	308	309	Total
GROSS TRACT AREA (A.C.)	3.40	1.23	12.04	14.63	2.04	3.00	10.65	3.84	2.38	53.21
FLOODPLAIN (FP) (A.C.)	1.88	0.00	8.22	1.18	0.10	0.48	0.00	0.00	0.00	11.86
EX. WOODLAND (GROSS) (A.C.)	3.39	1.20	8.17	10.70	1.89	1.10	1.65	2.90	1.75	32.75
Ex. WOODLAND (FP) (A.C.)	1.88	0.00	5.40	1.18	0.10	0.11	0.00	0.00	0.00	8.67
EX. WOODLAND (NTA) (A.C.)	1.51	1.22	2.78	3.98	1.76	1.11	1.61	2.90	1.76	24.03
WOODLAND CLEARED NET-TRACT (C-NTA) (A.C.)	1.15	1.22	1.71	7.27	0.29	0.18	0.01	2.53	1.28	15.64
WOODLAND CLEARED FLOODPLAIN (A.C.)	0.25	0.00	0.02	0.27	0.00	0.00	0.00	0.00	0.00	0.54
WOODLAND PRESERVED AREA (WPA) (A.C.)	0.24	0.00	0.71	2.01	1.47	0.00	1.24	0.39	0.06	6.12
WOODLAND REFORESTED AREA (WRA) (A.C.)	0.57	0.00	1.84	0.47	0.07	0.05	1.05	0.23	0.28	4.56
WOODLAND RETAINED / NOT CREDITED (A.C.)	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.04
WOODLAND RETAINED - ASSUMED CLEARED(A.C.)	0.03	0.00	1.50	0.00	0.00	0.80	0.39	0.00	0.00	2.72

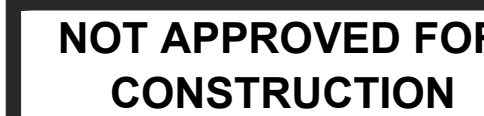
TCP II LEGEND (NOT TO SCALE)	
	TREE PROTECTION FENCE (TEMPORARY)
	TREE PROTECTION FENCE (PERMANENT)
	ROOT PRUNING TRENCH
	SPECIMEN CHAMPION HISTORIC TREE PROPOSED FOR REMOVAL
	SPECIMEN CHAMPION HISTORIC TREE TO BE SAVED
	PRIMARY MANAGEMENT AREA
	STREAM BUFFER
	WETLAND BUFFER
	STREAM
	FLOODPLAIN BOUNDARY
	PLANT BUFFER
	LIMIT OF DISTURBANCE
	ONSITE PROPERTY LINE / R.O.W. LINE
	FOREST CONSERVATION SIGNAGE
	REFORESTATION / AFFORESTATION SIGN

HATCH LEGEND (NOT TO SCALE)	
	WETLAND
	WOODLAND PRESERVATION AREA
	WOODLAND REFORESTATION/ AFFORESTATION AREA
	SWM
	CLEARING IN THE FMA
	CLEARING IN THE FLOODPLAIN
	RETAINED NOT COUNTED
	RETAINED ASSURED CLEARED

LANDSCAPE CREDIT AREAS TOTAL TREE CALIPER INCHES

SHADE	= 180.0
ORNAMENTAL	= 157.5
<u>EVERGREEN</u>	<u>= 201.0</u>
TOTAL	= 538.5

538.5 CALIPER INCHES /
LANDSCAPE CREDIT AREA IN ACRES 0.67AC. = 803.7 TREE
CALIPER INCHES PER ACRE

[illegible]

**VISTA 95
LOGISTICS
CENTER
TCP2 -026-2022**


BOHLER//

C. A. RIZZI
 LANDSCAPE ARCHITECT
 9400
 PROFESSIONAL LANDSCAPE ARCHITECT 6/12/2012
 I, CHRISTOPHER RIZZI, LANDSCAPE ARCHITECT, CERTIFY THAT
 THE FOLLOWING PROJECTS WERE COMPLETED OR
 APPROXIMATELY COMPLETED BY ME OR UNDER MY
 LICENSED AS A LANDSCAPE ARCHITECT
 UNDER THE LAWS OF THE STATE OF MARYLAND
 LICENSE NO. 3066 EXPIRATION DATE: 10/18/2012

SHEET NUMBER:
C-300

SHEET NUMBER:
C-300

ORG. DATE - 03/14/2023

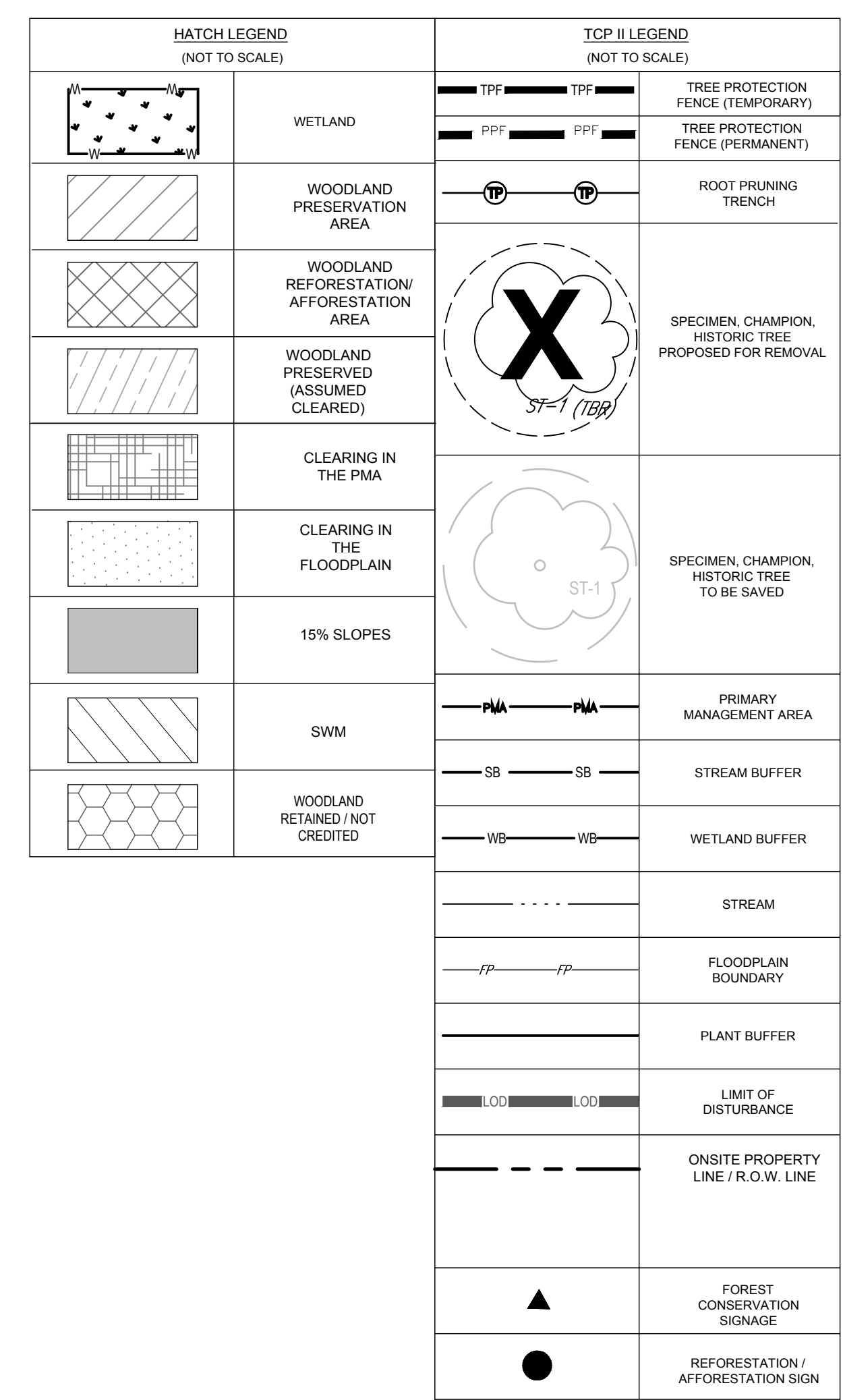
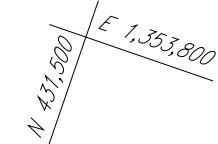
	<p>THIS BLOCK IS FOR OFFICIAL USE ONLY</p> <p>OR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS RESOLUTION OR THE DISTRICT COUNCIL</p> <p>M-NCPPC APPROVAL</p>
	<p>PROJECT NAME: VISTA 95 LOGISTICS CENTER</p>
	<p>PROJECT NUMBER: 22009</p>
	<p>FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER</p>

**TYPE 2 TREE CONSERVATION (TCP2) PLAN
APPROVAL BLOCK**

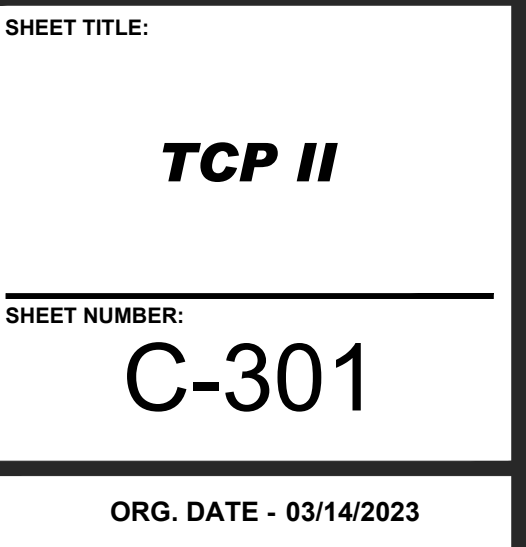
Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 – 026 - 2022

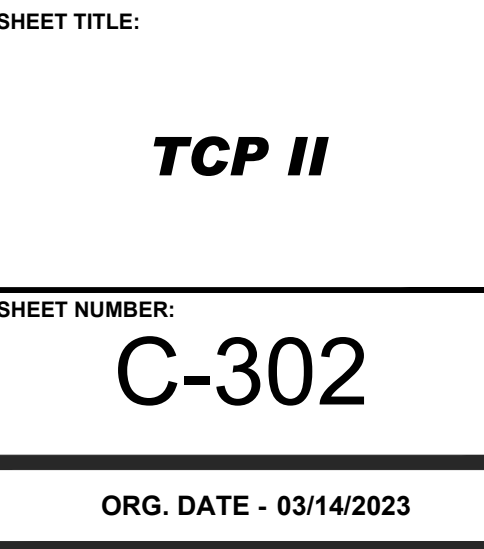
Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCP2 – 026 - 2022

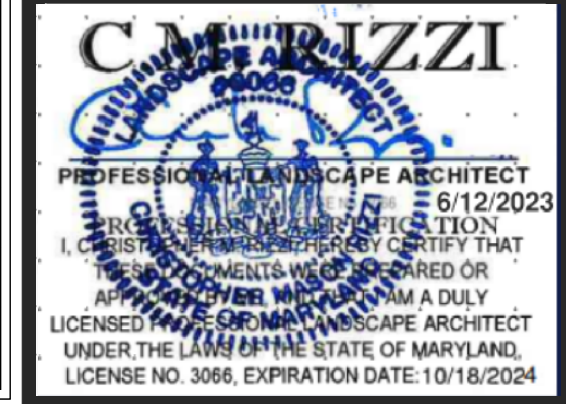
	Approved by	Date	DRD #	Reason for Revision
00	<i>Alexander Kirchhof</i>	<i>6/14/2023</i>	DSP-22009	N/A
01				
02				
03				
04				
05				

[illegible]


<p align="center">TYPE 2 TREE CONSERVATION (TCP2) PLAN APPROVAL BLOCK</p> <p align="center">Prince George's County Planning Department, M-NCPPC Environmental Planning Section</p> <p align="center">TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 – 026 - 2022</p>				
	Approved by	Date	DRD # DSP-22009	Reason for Revision
00	<i>Alexander Forsdell</i>	6/7/2023		N/A
01				
02				
03				
04				
05				



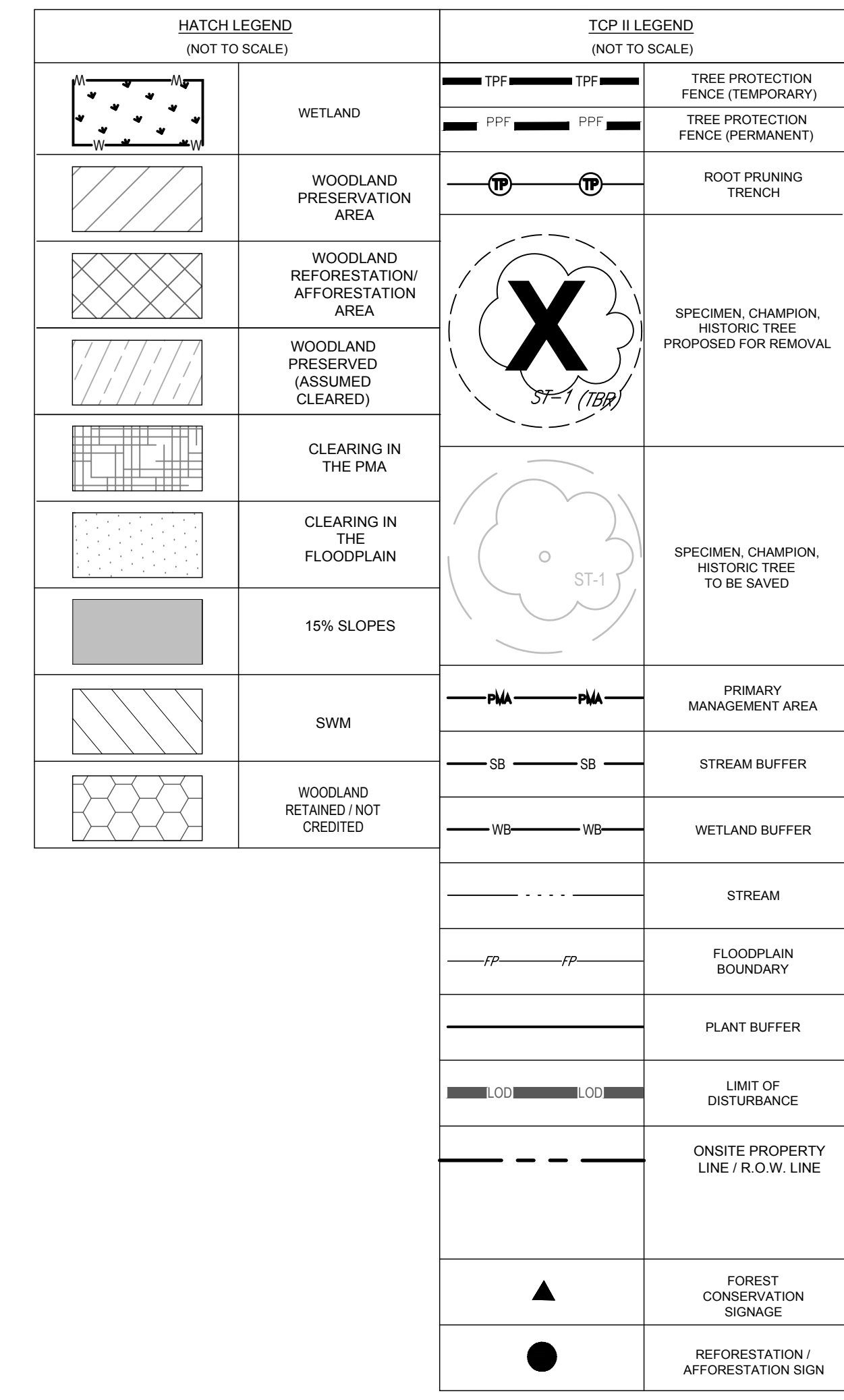


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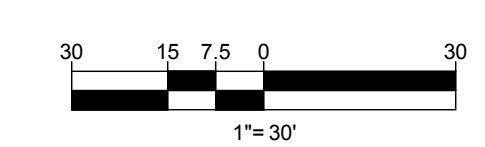
	DATE	TIME

	<p>THIS BLOCK IS FOR OFFICIAL USE ONLY</p> <p>ON LABEL CERTIFIES THAT THE PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.</p> <p>M-NCPPC APPROVAL</p>
<p>PROJECT NAME: VISTA 95 LOGISTICS CENTER</p>	
<p>PROJECT NUMBER: 22009</p>	
<p>FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER.</p>	

TYPE 2 TREE CONSERVATION (TCP2) PLAN APPROVAL BLOCK				
Prince George's County Planning Department, M-NCPPC Environmental Planning Section				
TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 – 026 - 2022				
	Approved by	Date	DRD #	Reason for Revision
00	<i>Abhishek Pandey</i>	6/14/2023	DSP-22009	N/A
01				
02				
03				
04				
05				



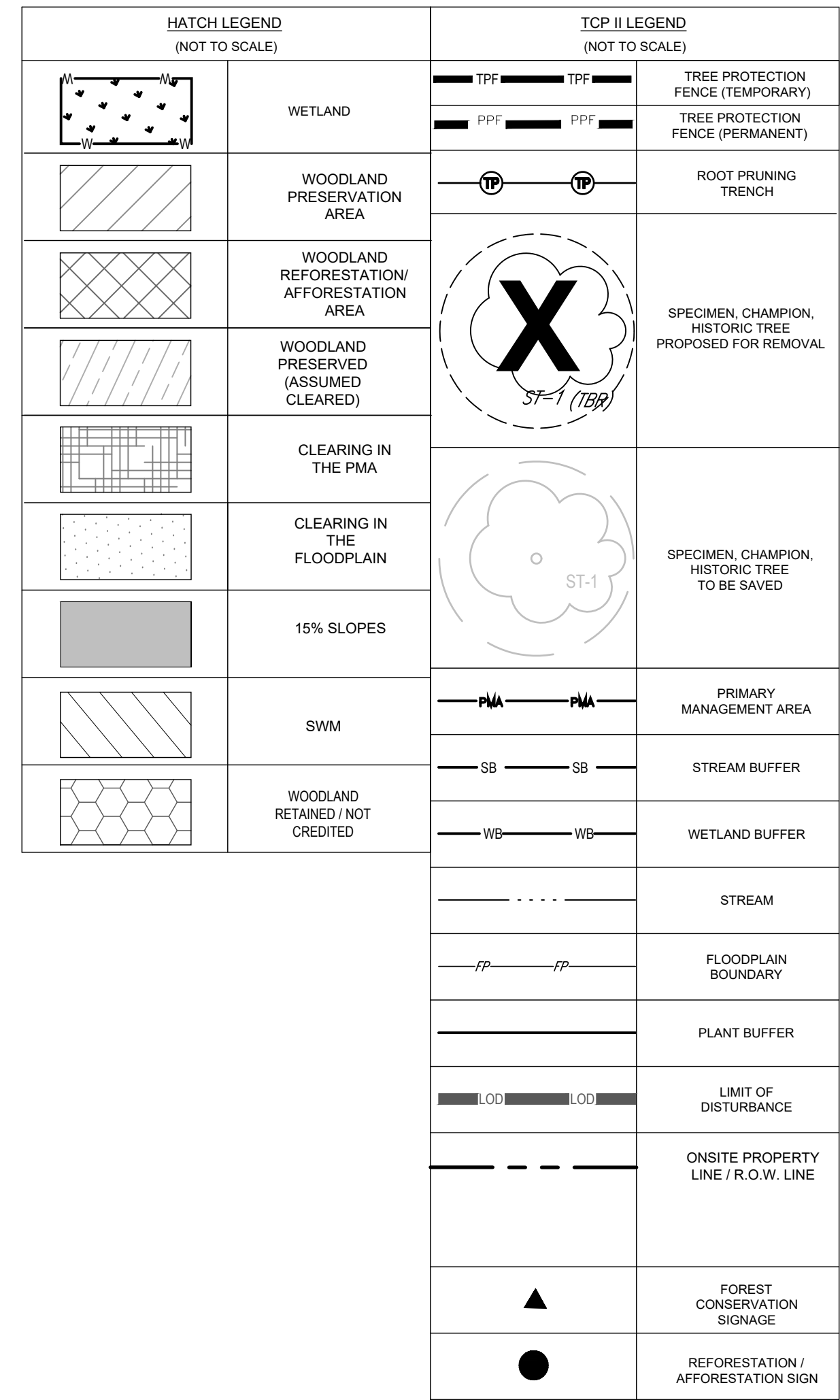
SHEET	301	302	303	304	305	306	307	308	309	Total
GROSS TRACT AREA (AC.)	3.40	1.23	12.04	14.63	2.04	3.00	10.65	3.84	2.38	53.17
FLOODPLAIN (FPI) (AC.)	1.88	0.00	8.22	1.18	1.10	0.48	0.00	0.00	0.00	11.86
EX. WOODLAND (GROSS) (AC.)	3.39	1.20	8.17	10.70	1.89	1.10	1.65	2.90	1.75	32.75
EX. WOODLAND (FPI) (AC.)	1.88	0.00	5.40	1.18	1.10	0.11	0.00	0.00	0.00	8.67
EX. WOODLAND (NTA) (AC.)	1.51	1.22	7.28	9.38	1.76	1.11	1.61	2.90	1.76	24.55
WOODLAND CLEARED NET-TRACT (C-NTA) (AC.)	1.15	1.22	1.71	7.27	0.29	0.18	0.01	2.53	1.28	15.67
WOODLAND CLEARED FLOODPLAIN (AC.)	0.25	0.00	0.02	0.27	0.00	0.00	0.00	0.00	0.00	0.55
WOODLAND PRESERVED AREA (WPA) (AC.)	0.24	0.00	0.71	2.01	1.47	0.00	1.24	0.39	0.06	6.82
WOODLAND REFORESTED AREA (WRA) (AC.)	0.57	0.00	1.84	0.47	0.07	0.05	1.25	0.23	0.28	4.50
WOODLAND RETAINED / NOT CLEARED (AC.)	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.08
WOODLAND RETAINED - ASSUMED CREDITED (AC.)	0.03	0.00	1.50	0.00	0.00	0.80	0.39	0.00	0.00	2.72



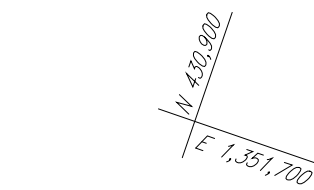
<p>THIS BLOCK IS FOR OFFICIAL USE ONLY</p> <p>OR LARLE CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.</p> <p>M-NCPPC APPROVAL</p>	
<p>PROJECT NAME: VISTA 95 LOGISTICS CENTER</p>	
<p>PROJECT NUMBER: 22009</p>	
<p>FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER.</p>	

TYPE 2 TREE CONSERVATION (TCP2) PLAN APPROVAL BLOCK			
Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 – 026 - 2022			
	Approved by	Date	Reason for Revision
00	<i>Alexander Kowledge</i>	6/14/2023	DSP-22009
01			N/A
02			
03			
04			
05			

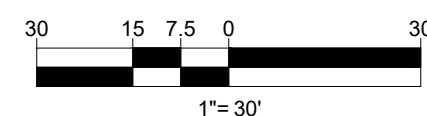
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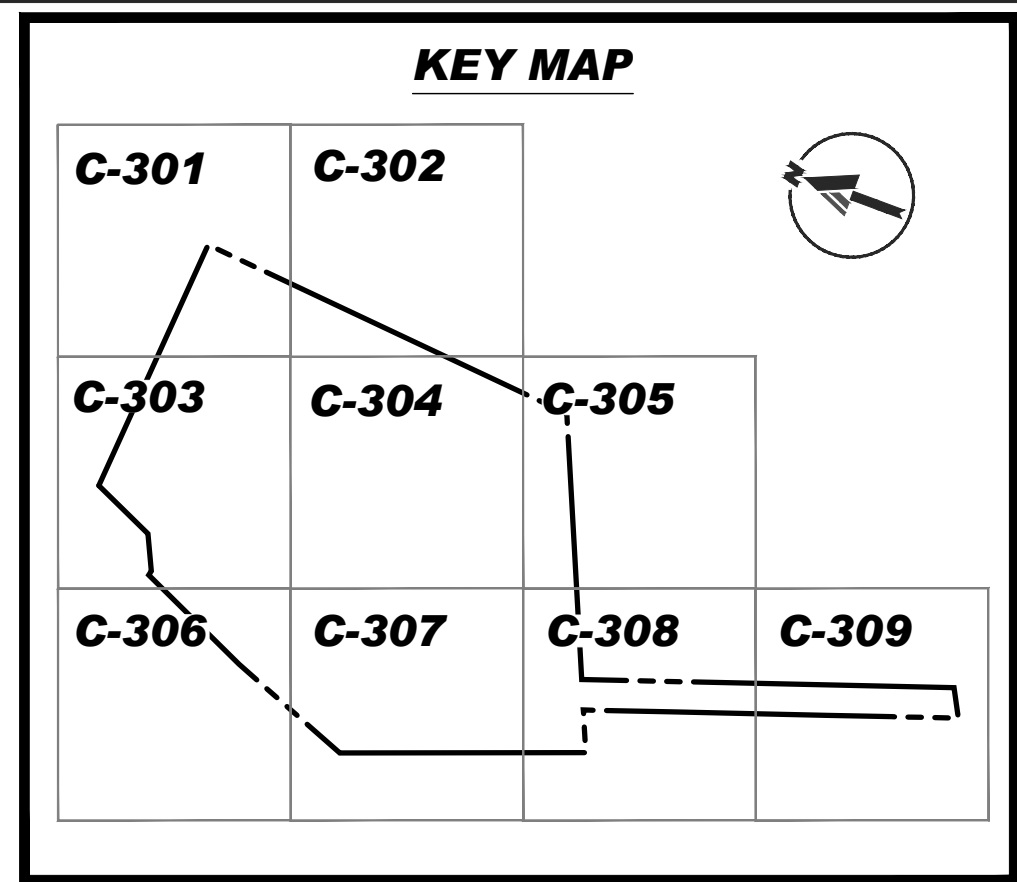
Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 – 026 - 2022				
	Approved by	Date	DRD #	Reason for Revision
00	<i>Alexander Fuschke</i>	6/14/2023	DSP-22009	N/A
01				
02				
03				
04				
05				



SHEET	301	302	303	304	305	306	307	308	309	Total
GROSS TRACT AREA (A.C.)	3.40	1.23	12.04	14.63	2.04	3.00	10.65	3.84	2.38	53.21
FLOODPLAIN (FP) (A.C.)	1.88	0.00	8.22	1.18	0.10	0.48	0.00	0.00	0.00	11.86
EX. WOODLAND (GROSS) (A.C.)	3.39	1.20	8.17	10.70	1.89	1.10	1.65	2.90	1.75	32.75
EX. WOODLAND (FP) (A.C.)	1.88	0.00	5.40	1.18	0.10	0.11	0.00	0.00	0.00	8.67
EX. WOODLAND (NTA) (A.C.)	1.51	1.22	2.78	3.98	1.76	1.11	1.61	2.90	1.76	24.03
WOODLAND CLEARED NET-TRACT (C-NTA) (A.C.)	1.15	1.22	1.71	7.27	0.29	0.18	0.01	2.53	1.28	15.64
WOODLAND CLEARED FLOODPLAIN (A.C.)	0.25	0.00	0.02	0.27	0.00	0.00	0.00	0.00	0.00	0.54
WOODLAND PRESERVED AREA (WPA) (A.C.)	0.24	0.00	0.71	2.01	1.47	0.00	1.24	0.39	0.06	6.12
WOODLAND REFORESTED AREA (WRA) (A.C.)	0.57	0.00	1.84	0.47	0.07	0.05	1.05	0.23	0.28	4.56
WOODLAND RETAINED / NOT CREDITED (A.C.)	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.04
WOODLAND RETAINED - ASSUMED CREDITED (A.C.)	0.03	0.00	1.50	0.00	0.00	0.80	0.39	0.00	0.00	2.72



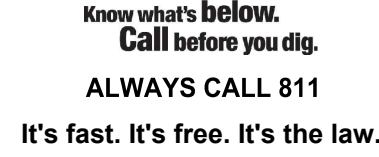
Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL ICP2 – 026 - 2022				
	Approved by	Date	DRD #	Reason for Revision
00	<i>Alexander Kuschel</i>	6/14/2023	DSP-22009	N/A
01				
02				
03				
04				
05				



BOHLER 

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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[illegible]

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REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	MB192042
DRAWN BY:	JDM
CHECKED BY:	CR
DATE:	03/14/2023
CAD I.D.:	TCP2 - 2

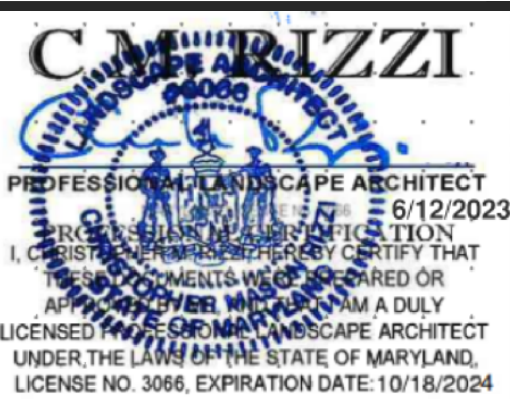
**VISTA 95
LOGISTICS
CENTER
TCP2 -026-2022**

**FV FLOWERS
ROAD, LLC**

PROPOSED
INDUSTRIAL PARK
3200 FLOWERS ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO,
MARYLAND 20774
TM:82, G:C4 P:134

BOHLER//

16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
 Phone: (301) 809-4500
 Fax: (301) 809-4501
MD@BohlerEng.com



SHEET TITLE:

TCP II

SHEET NUMBER:
C-306

ORG. DATE - 03/14/2023

[illegible]

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT:

**VISTA 95
LOGISTICS
CENTER
TCP2 -026-2022**

PROPOSED
INDUSTRIAL PARK
3200 FLOWERS ROAD
PRINCE GEORGE'S COUNTY
UPPER MARLBORO,
MARYLAND 20774
TM:82, G:C4 P:134

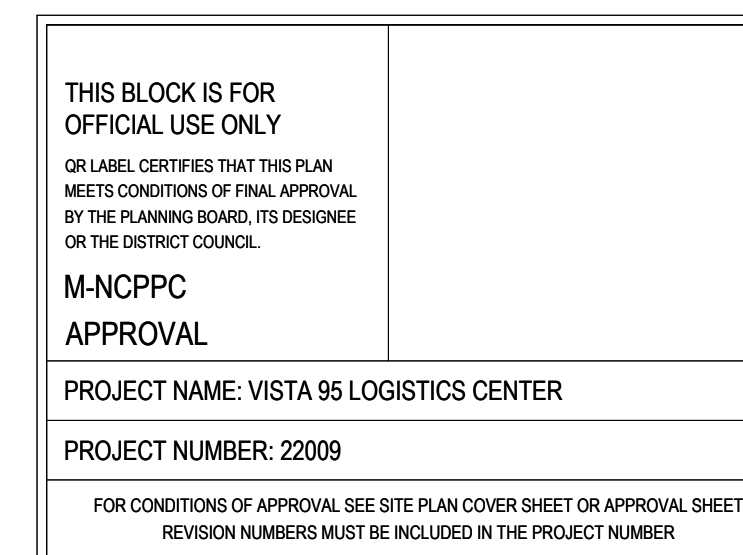
16701 MELFORD BLVD, SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com



SHEET NUMBER: _____

ORG. DATE - 03/14/2023

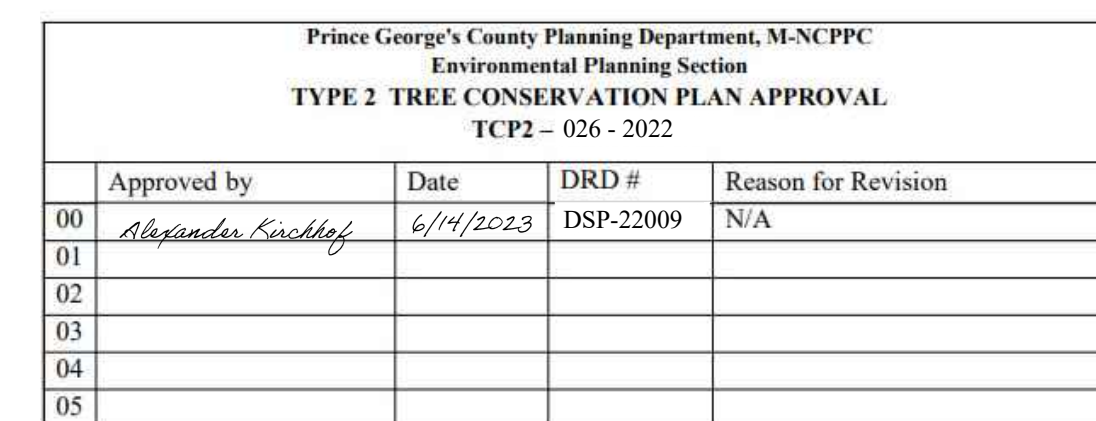
SHEET	301	302	303	304	305	306	307	308	309	Total
GROSS TRACT AREA (AC.)	3.40	1.23	12.04	14.63	2.04	3.00	10.65	3.84	2.38	53.17
FLOODPLAIN (FP) (AC.)	1.89	0.00	8.22	1.18	0.10	0.48	0.00	0.00	0.00	11.77
EX. WOODLAND (GROSS) (AC.)	3.38	1.20	8.17	10.70	1.89	1.10	1.65	2.90	1.75	32.79
Ex. WOODLAND (FP) (AC.)	1.88	0.00	5.40	1.18	0.10	0.11	0.00	0.00	0.00	8.67
WOODLAND (WNTA) (AC.)	1.51	1.22	7.28	9.38	1.76	1.11	1.61	2.90	1.76	24.35
WOODLAND CLEARED NET-TRACT (C-NTA) (AC.)	1.15	1.22	1.71	7.27	0.29	0.18	0.01	2.53	1.28	15.35
WOODLAND CLEARED FLOODPLAIN (AC.)	0.25	0.00	0.02	0.27	0.00	0.00	0.00	0.00	0.00	0.54
WOODLAND PRESERVED AREA (WPA) (AC.)	0.24	0.00	0.71	2.01	1.47	0.00	1.24	0.39	0.06	6.82
WOODLAND REFORESTED AREA (WRA) (AC.)	0.57	0.00	1.84	0.47	0.07	0.05	1.05	0.23	0.28	4.34
WOODLAND RETAINED / NOT CREDITED (AC.)	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.08
WOODLAND RETAINED - ASSUMED CLEARED(AC.)	0.03	0.00	1.50	0.00	0.00	0.80	0.39	0.00	0.00	2.72

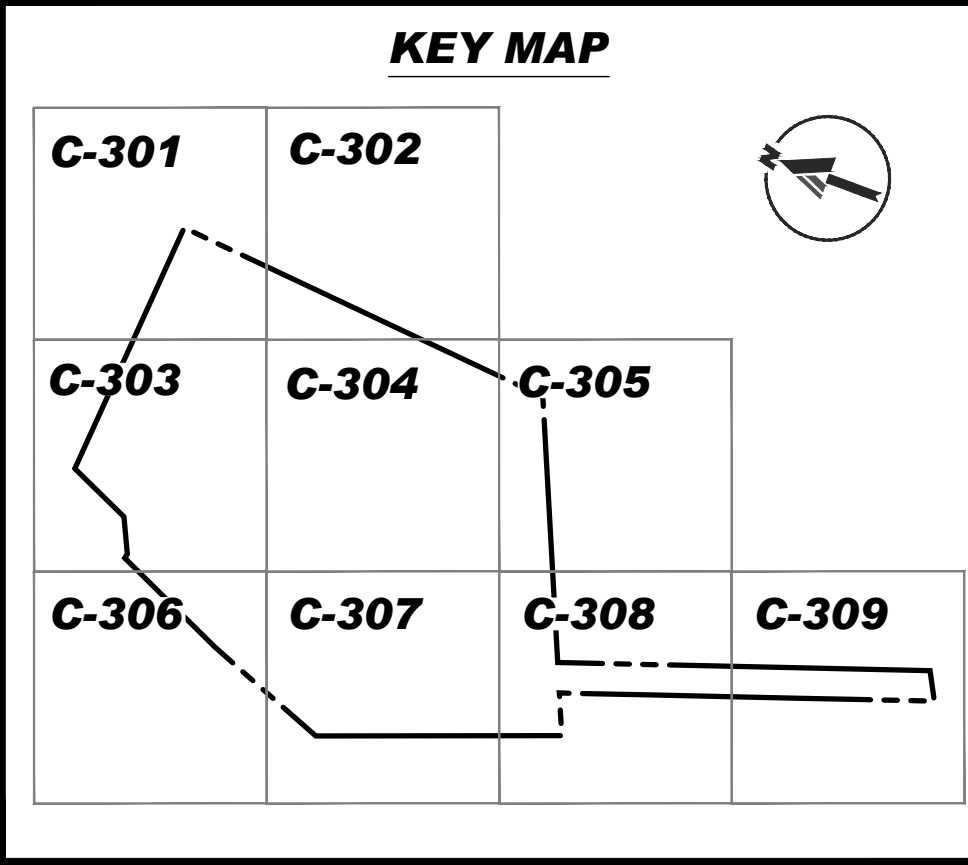
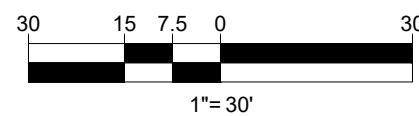
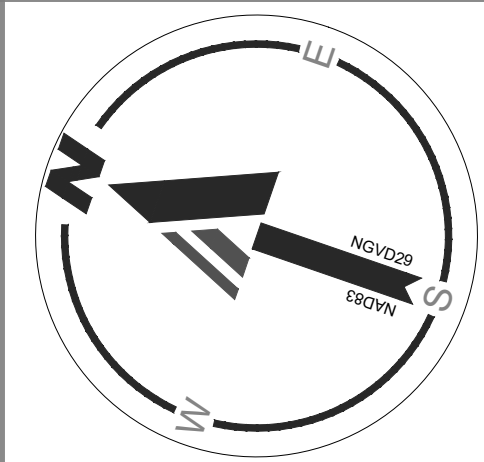


Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 – 026 - 2022				
	Approved by	Date	DRD #	Reason for Revision
00	<i>Alexander Kuchel</i>	<i>6/14/2023</i>	DSP-22009	N/A
01				
02				
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04				
05				

[illegible]

SHEET	301	302	303	304	305	306	307	308	309	Total
GROSS TRACT AREA (AC.)	3.40	1.73	12.04	14.63	2.04	3.00	10.65	3.84	2.38	53.21
FLOODPLAIN (FP) (AC.)	1.88	0.00	8.22	1.18	0.10	0.48	0.00	0.00	0.00	11.88
EX. WOODLAND (GROSS) (AC.)	3.39	1.20	8.17	10.70	1.89	1.10	1.65	2.90	1.75	32.77
Ex. WOODLAND (FP) (AC.)	1.88	0.00	5.40	1.18	0.10	0.11	0.00	0.00	0.00	8.67
EX. WOODLAND (NTA) (AC.)	1.51	1.22	7.78	9.38	1.76	1.11	1.61	2.90	1.76	24.03
WOODLAND CLEARED NET-TRACT (C-NTA) (AC.)	1.15	1.22	1.71	7.27	0.29	0.18	0.01	2.53	1.28	15.56
WOODLAND CLEARED FLOODPLAIN (AC.)	0.25	0.00	0.02	0.27	0.00	0.00	0.00	0.00	0.00	0.54
WOODLAND PRESERVED AREA (WPA) (AC.)	0.24	0.00	0.71	2.01	1.47	0.00	1.24	0.39	0.06	6.11
WOODLAND REFORESTED AREA (WRA) (AC.)	0.57	0.00	1.84	4.07	0.07	0.05	1.05	0.23	0.28	4.50
WOODLAND RETAINED / NOT CREDITED (AC.)	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.04
WOODLAND RETAINED - ASSUMED CLEARED (AC.)	0.03	0.00	1.50	0.00	0.00	0.80	0.39	0.00	0.00	2.72





HATCH LEGEND (NOT TO SCALE)		TOP II LEGEND (NOT TO SCALE)	
	WETLAND		TREE PROTECTION FENCE (TEMPORARY)
	WOODLAND PRESERVATION AREA		TREE PROTECTION FENCE (PERMANENT)
	WOODLAND REFORESTATION/ AFFORESTATION AREA		ROOT PRUNING TRENCH
	WOODLAND PRESERVED (ASSUMED CLEARED)		SPECIMEN CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL
	CLEARING IN THE PMA		SPECIMEN CHAMPION, HISTORIC TREE TO BE SAVED
	CLEARING IN THE FLOODPLAIN		
	15% SLOPES		
	SWM		PRIMARY MANAGEMENT AREA
	WOODLAND RETAINED (NOT CREDITED)		STREAM BUFFER
			WETLAND BUFFER
			STREAM
			FLOODPLAIN BOUNDARY
			PLANT BUFFER
			LIMIT OF DISTURBANCE
			ONSITE PROPERTY LINE / R.O.W. LINE
			FOREST CONSERVATION SIGNAGE
			REFORESTATION / AFFORESTATION SIGN

SHEET	301	302	303	304	305	306	307	308	309	Total
GROSS TRACT AREA (AC.)	3.40	1.23	12.04	14.63	2.04	3.00	10.65	3.84	2.38	53.21
FLOODPLAIN (FP) (AC.)	1.88	0.00	8.22	1.18	0.10	0.48	0.00	0.00	0.00	11.86
EX. WOODLAND (GROSS) (AC.)	3.39	1.20	8.17	10.70	1.89	1.10	1.65	2.90	1.75	32.75
EX. WOODLAND (FP) (AC.)	1.88	0.00	5.40	1.18	0.10	0.11	0.00	0.00	0.00	8.67
EX. WOODLAND (NTA) (AC.)	1.51	1.22	2.78	9.38	1.76	1.11	1.61	2.90	1.76	24.03
WOODLAND CLEARED NET-TRACT (C-NTA) (AC.)	1.15	1.22	1.71	7.27	0.29	0.18	0.01	2.53	1.28	15.64
WOODLAND CLEARED FLOODPLAIN (AC.)	0.25	0.00	0.02	0.27	0.00	0.00	0.00	0.00	0.00	0.54
WOODLAND PRESERVED AREA (WPA) (AC.)	0.24	0.00	0.71	2.01	1.47	0.00	1.24	0.39	0.06	6.12
WOODLAND REFORESTED AREA (WRA) (AC.)	0.57	0.00	1.84	0.47	0.07	0.05	1.05	0.23	0.28	4.56
WOODLAND RETAINED / NOT CREDITED (AC.)	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.04
WOODLAND RETAINED - ASSUMED CLEARED (AC.)	0.03	0.00	1.50	0.00	0.00	0.80	0.39	0.00	0.00	2.72

<p>THIS BLOCK IS FOR OFFICIAL USE ONLY</p> <p>OR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.</p> <p>M-NCPPC APPROVAL</p>	
<p>PROJECT NAME: VISTA 95 LOGISTICS CENTER</p> <p>PROJECT NUMBER: 22009</p> <p>FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER</p>	

TYPE 2 TREE CONSERVATION (TCP2) PLAN APPROVAL BLOCK				
Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2 – 026 - 2022				
	Approved by	Date	DRD #	Reason for Revision
00	<i>Alayandra Kuchelof</i>	6/14/2023	DSP-2009	N/A
01				
02				
03				
04				
05				

