

TREE CONSERVATION TYPE 2/027/2021 FOR METRO CITY PHASE 1 - KEY MAP

SEAT PLEASANT ELECTION DISTRICT NO.18
PRINCE GEORGE'S COUNTY, MARYLAND

Property Owners Awareness Certificate

I/We METRO CITY 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.

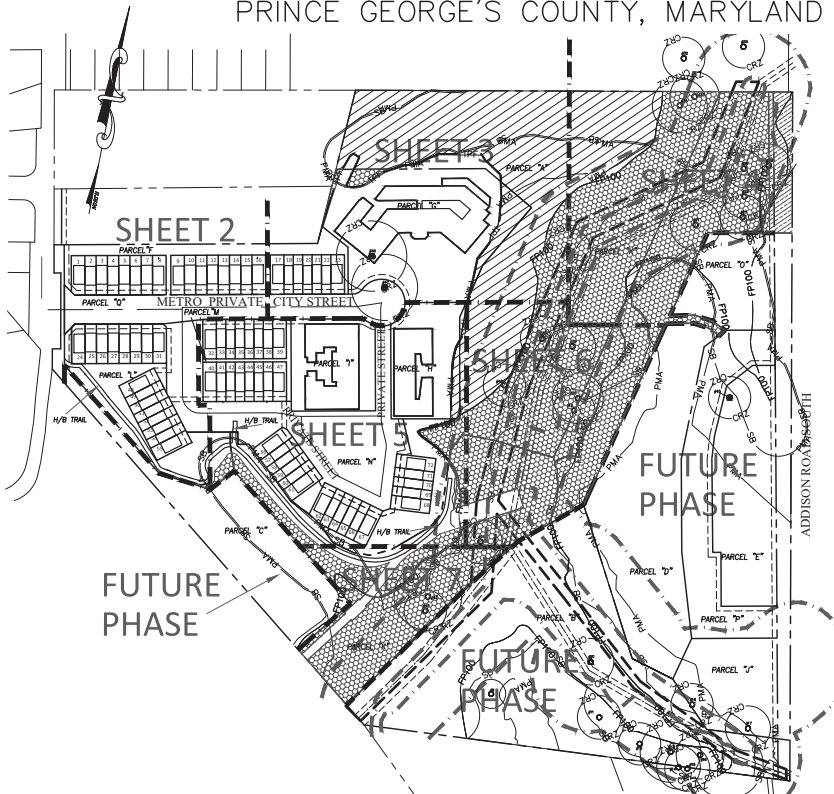
By: Chris M. Perez, 10/19/2021
Owner or Owners Representative Date

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.

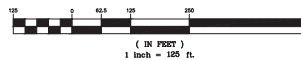
Contract Purchase Date

METRO CITY SITE NOTES

- PROJECT NAME: "METRO CITY"
- TOTAL ACREAGE AND OWNERSHIP:
PARCELS:
PARCEL A: HOME OWNER ASSOCIATION - AREA: 329,096 S.F.
PARCEL F: HOME OWNER ASSOCIATION - AREA: 18,687 S.F.
PARCEL G: METRO CITY LLC - AREA: 93,078 S.F.
PARCEL H: METRO CITY LLC - AREA: 35,479 S.F.
PARCEL I: METRO CITY LLC - AREA: 34,892 S.F.
PARCEL K: MNCPPC - AREA: 259,041 S.F.
PARCEL L: HOME OWNER ASSOCIATION - AREA: 30,410 S.F.
PARCEL M: HOME OWNER ASSOCIATION - AREA: 2,986 S.F.
PARCEL N: HOME OWNER ASSOCIATION - AREA: 75,203 S.F.
PARCEL Q: HOME OWNER ASSOCIATION - AREA: 44,020 S.F.
LOTS 1 THROUGH 72: METRO CITY LLC - AREA: 141,898 S.F.
RIGHT OF WAY DEDICATION: 16,017 S.F.
TOTAL: 1,080,817 S.F.
- ZONING: MIXED USE TRANSPORTATION ORIENTED M-X-T
- EXISTING USE: VACANT
- NUMBER OF LOTS: 10 PARCELS AND 72 LOTS.
- GROSS FLOOR AREA: 486,977 S.F.
- 200 (WSSC) FOOT MAP REFERENCE: 202506
- TAX MAP NUMBER AND GRID: ADC-073/C3
- AVIATION POLICY AREA: N/A
- WATER/SEWER EXISTING: S-3W-3
- WATER/SEWER EXISTING: S-3W-3
- STORM WATER MANAGEMENT APPROVAL: #48903-2016 APPROVAL DATE: 11/15/2020
- 10-FOOT PUBLIC UTILITY ALONG ALL RIGHT-OF-WAYS
- MANDATORY PARK DEDICATION: EXEMPT PER SECTION 24-134(A)(3)
- THERE ARE NOT CEMETERIES CONTIGUOUS TO THE PROPERTY.
- THERE ARE NOT HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
- THERE ARE WATER OF THE USA AND WETLANDS ON SITE.
- THIS PROPERTY IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA OVERLAY.
- SOURCE OF TOPOGRAPHY: CAPITOL DEVELOPMENT DESIGN INC.
- APPLICANT/OWNER:
METRO CITY LLC
10701 LADY SLIPPER TERRACE
ROCKVILLE, MD 20852
PHONE # 301-467-5536
E-MAIL: AGIDEVCO@VERIZON.NET
- THERE ARE STEEP SLOPES ON SITE.
- HORIZONTAL DATUM IS THE MARYLAND PLANE COORDINATE SYSTEM (NAD83) AND THE VERTICAL DATUM IS THE NAVD 88.
- DURING THE CONSTRUCTION OF THIS PROJECT, NO DUST SHOULD BE ALLOWED TO CROSS OVER PROPERTY LINES AND IMPACT ADJACENT PROPERTIES. INDICATE INTENT TO CONFORM TO CONSTRUCTION ACTIVITY DUST CONTROL REQUIREMENTS AS SPECIFIED IN THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- NO CONSTRUCTION NOISE SHOULD BE ALLOWED TO ADVERSELY IMPACT ACTIVITIES ON THE ADJACENT PROPERTIES. INDICATE INTENT TO CONFORM TO CONSTRUCTION ACTIVITY NOISE CONTROL REQUIREMENTS AS SPECIFIED IN SUBTITLE 19 OF THE PRINCE GEORGE'S COUNTY CODE.



PLAN VIEW
1"=125'
GRAPHIC SCALE



QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOOD LAND WILDLIFE.

SIGNED: [Signature] 09-23-2022
MILTON M. PEREZ DATE
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

APPLICANT

METRO CITY LLC
10701 LADY SLIPPER TERRACE
ROCKVILLE, MD 20852
PHONE # 301-467-5536
E-MAIL: AGIDEVCO@VERIZON.NET

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION FOR OFFICIAL USE ONLY

APPLICATION NAME: METRO CITY
APPLICATION NO.: DSP-20012
TCP NO.: TCP2-027-2021

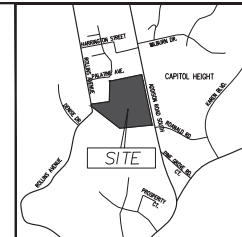
SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PGCPB RESOLUTION
NO. 2022-11 DATED FEBRUARY 10, 2022.

SIGNATURE APPROVAL DATE:

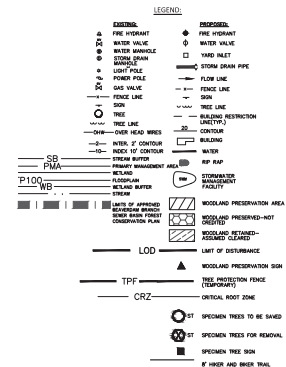
Fothergill,
Anne

Digitally signed by
Fothergill, Anne
Date: 2022.10.19
13:15:16 -0400

AUTHORIZED SIGNATURE



VICINITY MAP
SCALE: 1" = 2000'



**METRO CITY
IS A PRIORITY
ONE PROJECT**

SHEET INDEX

SHEET NO.	PLAN TYPE
1.	COVER SHEET
2.	TREE CONSERVATION PLAN SHEET
3.	TREE CONSERVATION PLAN SHEET
4.	TREE CONSERVATION PLAN SHEET
5.	TREE CONSERVATION PLAN SHEET
6.	TREE CONSERVATION PLAN SHEET
7.	TREE CONSERVATION PLAN SHEET
8.	DETAIL SHEET 1
9.	DETAIL SHEET 2

Prince George's County Planning Department, MNCPPC Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP2-027-2021			
Approved by	Date	DSD #	Reason for Revision
01 <u>Abraham, K.</u>	9-23-2022	DSP-20012	
02			
03			
04			
05			
06			
Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber 47976, Folio 384. Revisions to this TCP2 may require a revision to the recorded easement.			

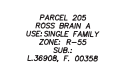
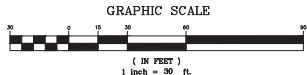
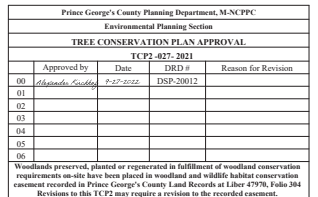
REVISIONS	
10/11/2021 REV.	MNCPPC COMMENTS
DATE: OCT., 2020	
DWN.	CHECKED MT
SCALE: AS SHOWN	
PROJECT/FILE NO. 15-026	
SHEET NO. 1 OF 9	

METRO CITY
1,000 ROLLINS AVE.
SEAT PLEASANT (18TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

COVER SHEET
KEY MAP
TCP2/027/2021

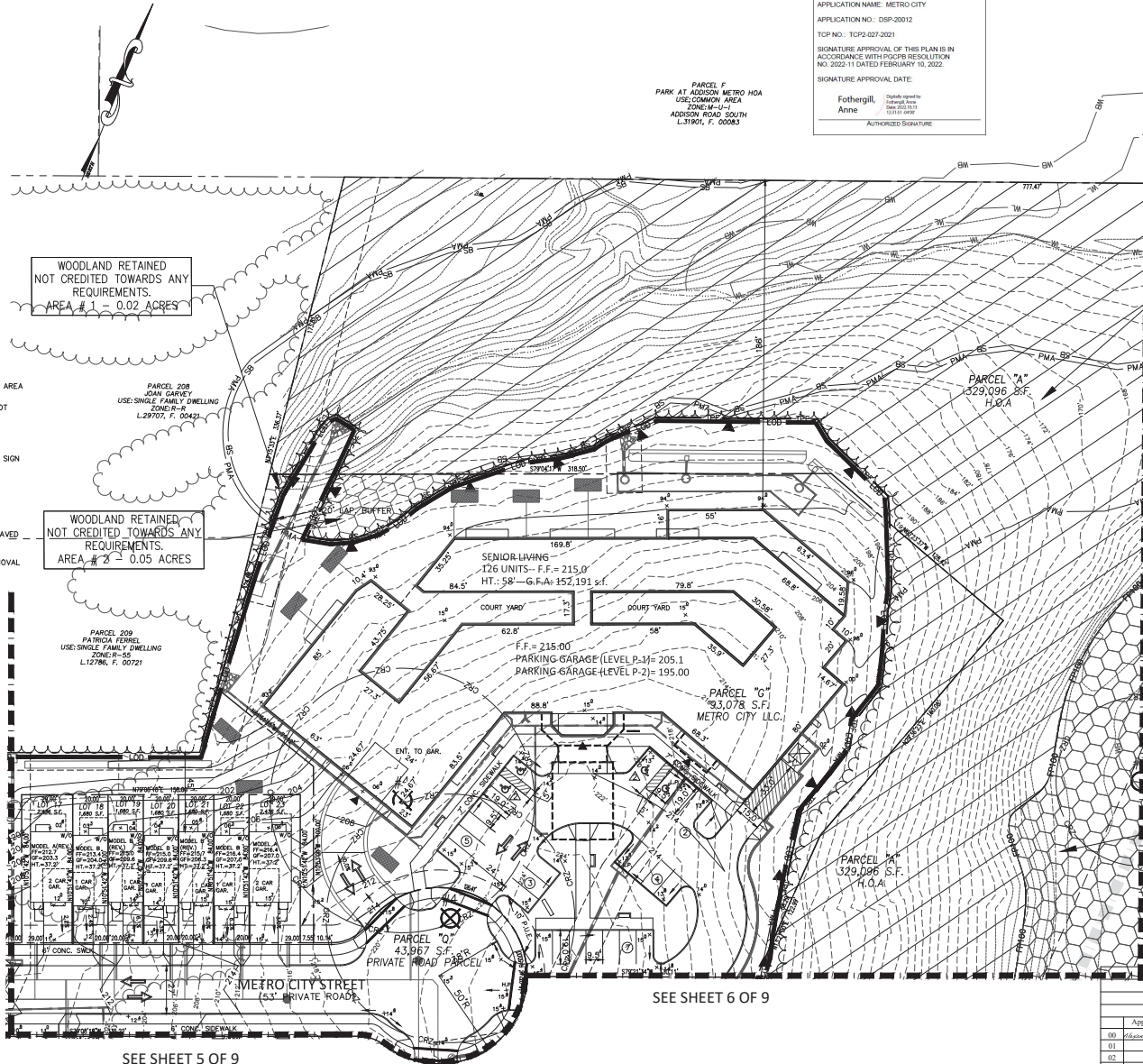


CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4650 POWERS MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3501



MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

- LEGEND:**
- EXISTING:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - LIGHT POLE
 - POWER POLE
 - GAS VALVE
 - FENCE LINE
 - SIGN
 - TREE
 - TREE LINE
 - OHW - OVER HEAD WIRES
 - INTER. 2" CONTOUR
 - INDEX 10' CONTOUR
 - SB - STREAM BUFFER
 - PMA - PRIMARY MANAGEMENT AREA
 - WL - WETLAND
 - FP100 - FLOODPLAIN
 - WLB - WETLAND BUFFER
 - WB - WETLAND
 - LOD - LIMIT OF DISTURBANCE
- PROPOSED:**
- FIRE HYDRANT
 - WATER VALVE
 - YARD INLET
 - STORM DRAIN PIPE
 - FLOW LINE
 - FENCE LINE
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 - WOODLAND PRESERVATION AREA
 - WOODLAND PRESERVED-NOT CREDITED
 - WOODLAND RETAINED-ASSUMED CLEARED
 - WOODLAND PRESERVATION SIGN
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 - CRZ - CRITICAL ROOT ZONE
 - ST - SPECIMEN TREES TO BE SAVED
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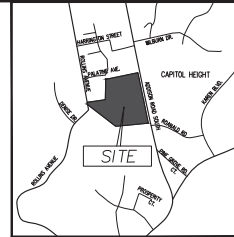


THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: METRO CITY
APPLICATION NO.: DSP-20012
TCP NO.: TCP2-027-2021

SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PROPR RESOLUTION
NO. 2022-11 DATED FEBRUARY 10, 2022.

SIGNATURE APPROVAL DATE:
Fothergill, Anne
DATE: 02/10/2022
AUTHORIZED SIGNATURE



VICINITY MAP
SCALE: 1" = 2000'

WOODLAND PRESERVATION
AREA #1
3.98 ACRES

WOODLAND RETAINED
NOT CREDITED TOWARDS ANY
REQUIREMENTS.
AREA #1 - 0.02 ACRES

WOODLAND RETAINED
NOT CREDITED TOWARDS ANY
REQUIREMENTS.
AREA #2 - 0.05 ACRES

WOODLAND RETAINED
NOT CREDITED TOWARDS ANY
REQUIREMENTS.
AREA #4 - 8.00 ACRES

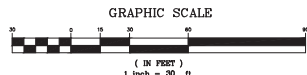
QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOOD LAND WILDLIFE

SIGNED: 09-23-2022
MILTON M. PEREZ DATE

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

APPLICANT
METRO CITY LLC
10701 LADY SLIPPER TERRACE
ROCKVILLE, MD 20857
PHONE # 301-467-5536
E-MAIL: AGIDEV@VERIZON.NET

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48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY



SEE SHEET 6 OF 9

SEE SHEET 5 OF 9

SEE SHEET 2 OF 9

SEE SHEET 4 OF 9

Prince George's County Planning Department, MNC PPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-027-2021

Approved by	Date	DIED #	Reason for Revision
01 Alexander Riedinger	9-27-2022	DSP-20012	
02			
03			
04			
05			
06			

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber 4776, Folio 344. Revisions to this TCP2 may require a revision to the recorded easement.

CDDI

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4650 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

METRO CITY
1,000 ROLLINS AVE.
SEAT PLEASANT (18TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION PLAN
TYPE 2

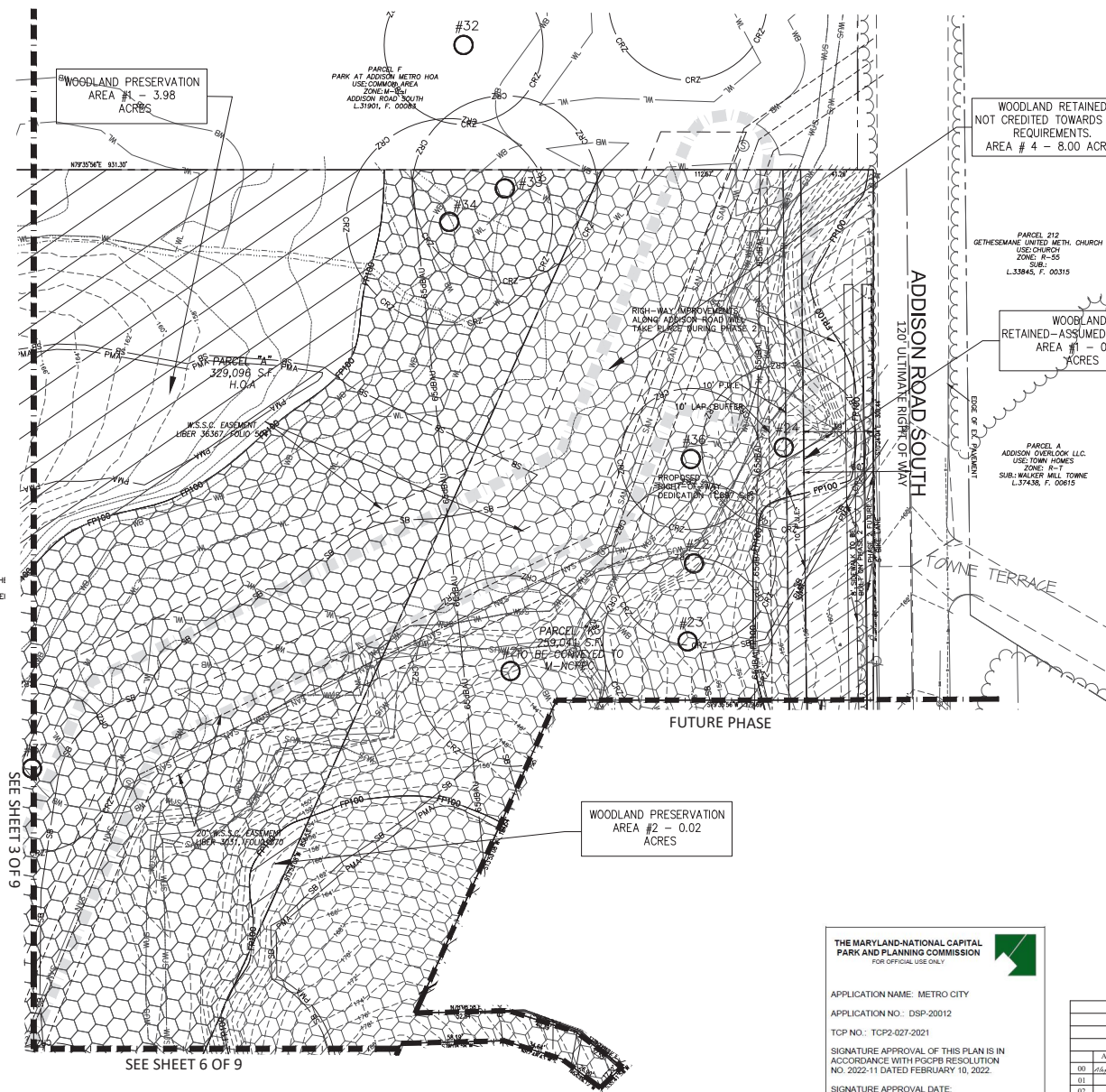
REVISIONS

DATE	DWN.	CHECKED
FEB. 2022		
	AK	MT

SCALE: AS SHOWN

PROJECT/FILE NO. 15-026

SHEET NO. 3 OF 9




Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber 47970, Folio 304. Revisions to this TCP2 may require a revision to the recorded easement.



PARCEL 212
GETHESEMANE UNITED METH. CHURCH
USE: CHURCH
ZONE: R-55
SUB.:
L.33845, F. 00315

PARCEL A
ADDISON OVERLOOK LLC.
USE: TOWN HOMES
ZONE: R-T
SUB.: WALKER MILL TOWNE
L.37438, F. 00615



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705

METRO CITY
1,000 ROLLINS AVE.
SEAT PLEASANT (18TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION PLAN
TYPE 2

REVISIONS

[illegible]

DATE: OCT., 2020

DWN.	CHECKED
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JK	MT
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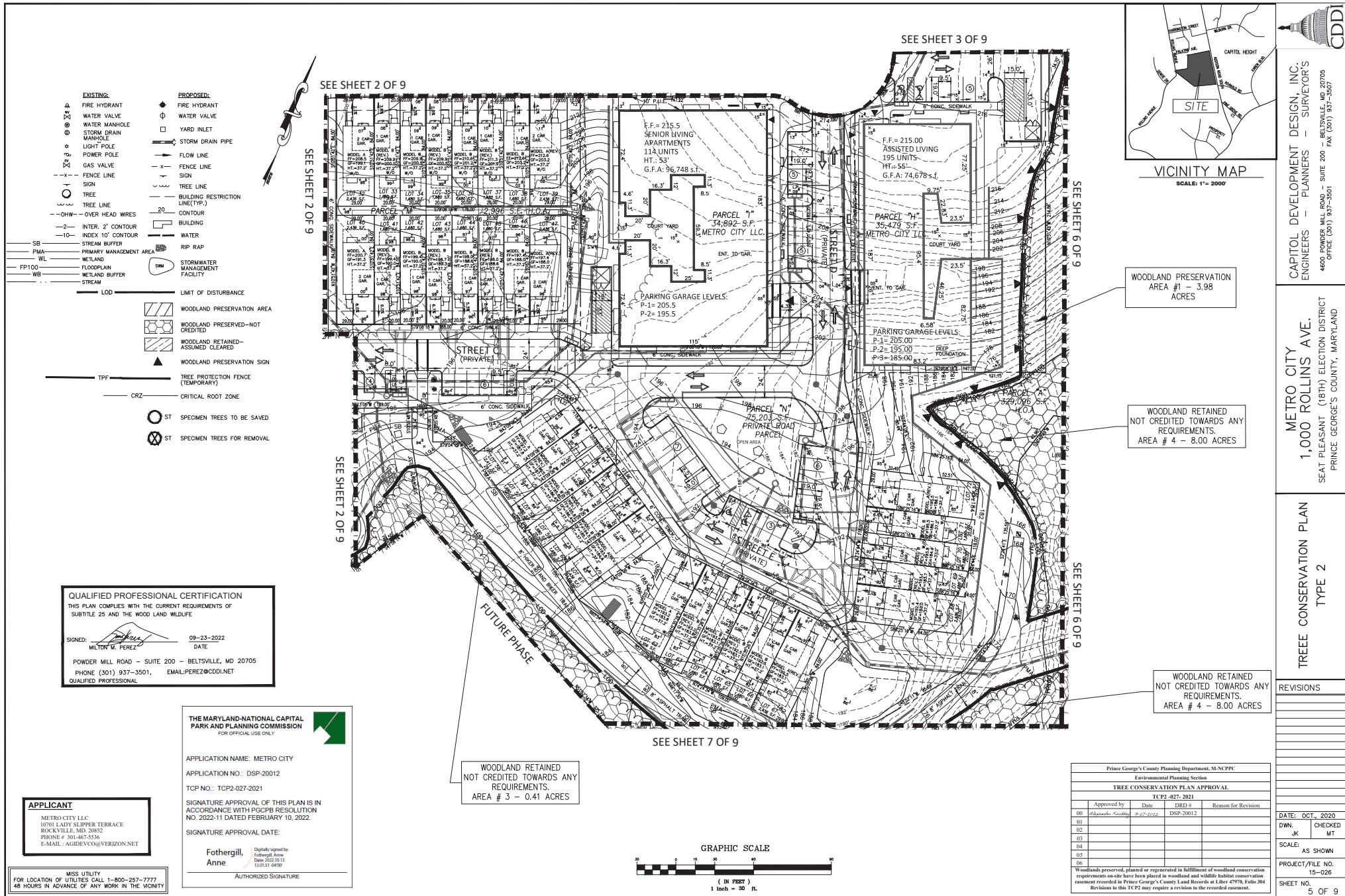
SCALE: AS SHOWN

PROJECT/FILE NO.

15-026

SHEET NO. 1 OF 2

4 OF 9





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ENGINEERS - PLANNERS - SURVEYORS
4650 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

METRO CITY
1,000 ROLLINS AVE.
SEAT PLEASANT (18TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION PLAN
TYPE 2

REVISIONS

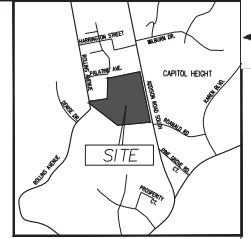
DATE: DEC, 2020

DWN. CHECKED
JK MT

SCALE: AS SHOWN

PROJECT/FILE NO.
15-026

SHEET NO.
6 OF 9



VICINITY MAP
SCALE: 1" = 2000'

WOODLAND RETAINED
NOT CREDITED TOWARDS ANY
REQUIREMENTS.
AREA # 4 - 8.00 ACRES

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY

APPLICATION NAME: METRO CITY
APPLICATION NO.: DSP-20012
TCP NO.: TCP2-027-2021

SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PGCPB RESOLUTION
NO. 2022-11 DATED FEBRUARY 10, 2022.

SIGNATURE APPROVAL DATE:

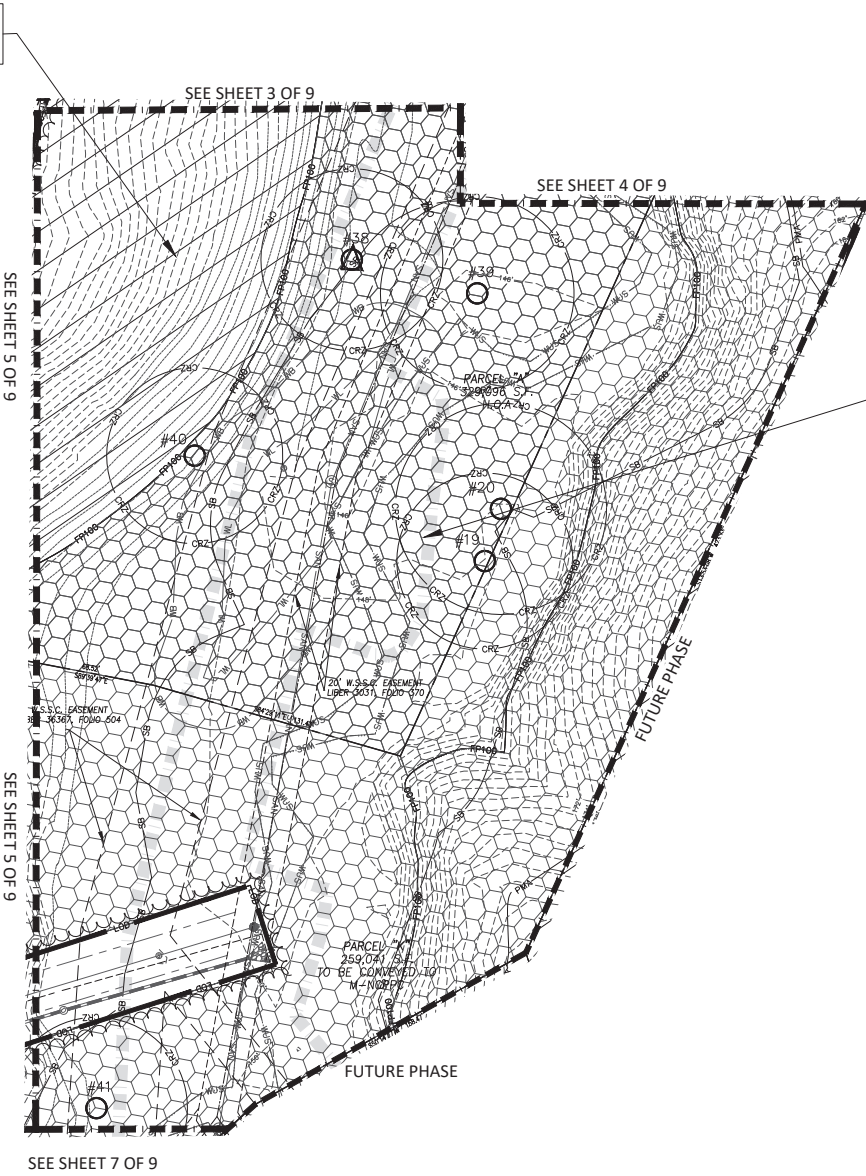
Fothergill,
Anne

Digitally signed by
Fothergill, Anne
Date: 2022.10.15
12:31:51 -0400

AUTHORIZED SIGNATURE

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL			
TCP2-027-2021			
Approved by	Date	DIED #	Reason for Revision
01	Michaela Scully	P-27-2012	DSP-20012
02			
03			
04			
05			
06			

Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber 47976, Folio 384. Revisions to this TCP2 may require a revision to the recorded easement.



WOODLAND PRESERVATION
AREA #1 - 3.98
ACRES

- LEGEND:
- EXISTING:
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - LIGHT POLE
 - POWER POLE
 - GAS VALVE
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 - TPF - TREE PROTECTION FENCE (TEMPORARY)
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QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF
SUBTITLE 25 AND THE WOODLAND WILDLIFE

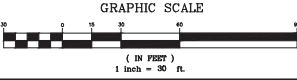
SIGNED: 09-23-2022
MILTON M. PEREZ DATE

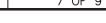
POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET
QUALIFIED PROFESSIONAL

APPLICANT
METRO CITY LLC
10701 LADY SLIPPER TERRACE
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PHONE # 301-467-5536
E-MAIL: AGIDEVCO@VERIZON.NET

MISS UTILITY
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48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

DPIE PERMIT NUMBER: 00000-0000-00





STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES:

- This plan is submitted to fulfill the woodland conservation requirements for a Detailed Site Plan 20012.
- Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or Designer shall be subject to a \$50.00 per acre foot mitigation fee.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, as appropriate, shall be contacted prior to the start of any work on site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
- The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation through the provision of a copy of this plan at the time of contract signing. Future property owners are also subject to this requirement.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within the Developer Tree and is zoned M-X-T.
- The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
- The site is not adjacent to a roadway designated as arterial or greater.

TREE PRESERVATION AND RETENTION NOTES:

- All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A wooded tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TC2P.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- The location of all temporary tree protection fencing (TPFs) shown on this plan shall be signed or staked prior to the pre-construction meeting. Upon approval of the locations by the county inspector, installation of the TPFs may begin.
- All temporary tree protection fencing required by this plan shall be installed prior to commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TC2P.

- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.
- Removal of Hazardous Trees or Limbs by Developers or Builders

- The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the county as dead, dying, or otherwise must be removed.
- A tree is considered hazardous if a condition is present which leads to a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree is potential to fall and either a structure, parking area, or other high use area and result in personal injury or property damage.

- During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the road, the permittee shall remove said trees using a chain saw. Concrete measures require the removal of the hazardous tree or portions thereof that require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chain saw to the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.

- If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permittee, prior to the release, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and either a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area or may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

- If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A300 Pruning Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

- Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge shall be removed and properly disposed of by hauling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground. This encourages decomposition. The smaller materials shall be placed into bins or bags that will serve as wildlife habitat.

- Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TC2P. The work is required to be conducted by a Licensed Tree Expert.

- If development is proposed to be completed in phases:

- Work on this project will be initiated in several phases. All temporary TPFs required for a given phase shall be installed prior to any disturbance within that phase of work.

- Existing trees are proposed for use as protection for preservation areas:

- Tree protection fencing (TPFs) is not required for all or portions of this plan because an undisturbed 100-foot buffer of open land or a 50-foot forested buffer is maintained between the line of disturbance (LOD) and the woodland preservation areas. If the LOD changes and the change impacts these buffers, the county inspector shall be contacted to evaluate the change to determine if a revision to the tree conservation plan is necessary or if installation of TPFs will be required.

- Debris piles shown on the PSD and located in preservation areas:

- Debris piles shown in woodland preservation areas shall be removed by hand without the use of mechanical equipment within the preservation area. Chains may be used to pull debris out of the preservation areas. Caution must be used not to damage remaining vegetation.

- Area approved for fee-in-lieu
- Off-site Woodland Conservation Credits Required
- Off-site VCA (preservation) being provided on this property
- Cumulative Woodland Conservation Credits

- Woodland saved on this phase but not counted
- Existing Net Tract Woodland in later phases
- Requirement Status per Phase

- U/We, METRO CITY LLC, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TC2P) and we understand the requirements as set forth in this TC2P.

- U/We, METRO CITY LLC, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TC2P) and we understand the requirements as set forth in this TC2P.

- Contract Purchaser

- Date

- MISS UTILITY

- FOR LOCATION OF UTILITIES CALL 1-800-257-7777

- 48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

- APPLICANT

- METRO CITY LLC
- H/PL LADY SLEPPER TERRACE
- ROCKVILLE, MD 20857
- PHONE # 301-467-5536
- E-MAIL - ADOVE@VERIZON.NET

- POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705

- PHONE (301) 937-3501, E-MAIL PEREZ@CDDI.NET

- QUALIFIED PROFESSIONAL

- GRAPHIC SCALE

- (IN FEET)

- 1 inch = 30 ft.

POST DEVELOPMENT NOTES

When woodlands or other specimen, historic or champion trees are to remain:

- If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the handbook "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arboreal or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or pruning of the stump in the woodland conservation area is not permitted.

- If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

- Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TC2P. The work is required to be conducted by a Licensed Tree Expert.

- The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (grubbers or a chain saw). These plants may be cut near the ground and isolated less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.

- The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plants. The use of any herbicide shall be done in accordance with the label instructions.

- The use of chain saws is actively discouraged and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

- All temporary tree protection fencing required by this plan shall be installed prior to commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TC2P.

- Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.

- Removal of Hazardous Trees or Limbs by Developers or Builders

- The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the county as dead, dying, or otherwise must be removed.

- A tree is considered hazardous if a condition is present which leads to a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree is potential to fall and either a structure, parking area, or other high use area and result in personal injury or property damage.

- During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the road, the permittee shall remove said trees using a chain saw. Concrete measures require the removal of the hazardous tree or portions thereof that require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chain saw to the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.

- If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permittee, prior to the release, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and either a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area or may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

- If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A300 Pruning Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

- Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge shall be removed and properly disposed of by hauling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground. This encourages decomposition. The smaller materials shall be placed into bins or bags that will serve as wildlife habitat.

- Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TC2P. The work is required to be conducted by a Licensed Tree Expert.

- If development is proposed to be completed in phases:

- Work on this project will be initiated in several phases. All temporary TPFs required for a given phase shall be installed prior to any disturbance within that phase of work.

- Existing trees are proposed for use as protection for preservation areas:

- Tree protection fencing (TPFs) is not required for all or portions of this plan because an undisturbed 100-foot buffer of open land or a 50-foot forested buffer is maintained between the line of disturbance (LOD) and the woodland preservation areas. If the LOD changes and the change impacts these buffers, the county inspector shall be contacted to evaluate the change to determine if a revision to the tree conservation plan is necessary or if installation of TPFs will be required.

- Debris piles shown on the PSD and located in preservation areas:

- Debris piles shown in woodland preservation areas shall be removed by hand without the use of mechanical equipment within the preservation area. Chains may be used to pull debris out of the preservation areas. Caution must be used not to damage remaining vegetation.

- Area approved for fee-in-lieu
- Off-site Woodland Conservation Credits Required
- Off-site VCA (preservation) being provided on this property
- Cumulative Woodland Conservation Credits

- Woodland saved on this phase but not counted
- Existing Net Tract Woodland in later phases
- Requirement Status per Phase

- U/We, METRO CITY LLC, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TC2P) and we understand the requirements as set forth in this TC2P.

- U/We, METRO CITY LLC, hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TC2P) and we understand the requirements as set forth in this TC2P.

- Contract Purchaser

- Date

- MISS UTILITY

- FOR LOCATION OF UTILITIES CALL 1-800-257-7777

- 48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

- APPLICANT

- METRO CITY LLC
- H/PL LADY SLEPPER TERRACE
- ROCKVILLE, MD 20857
- PHONE # 301-467-5536
- E-MAIL - ADOVE@VERIZON.NET

- POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705

- PHONE (301) 937-3501, E-MAIL PEREZ@CDDI.NET

- QUALIFIED PROFESSIONAL

- GRAPHIC SCALE

- (IN FEET)

- 1 inch = 30 ft.

WOODLAND CONSERVATION SUMMARY TABLE - PHASE 1

PRESERVATION AREAS:	
AREA #1	3.98
AREA #2	0.02
SUB-TOTAL	4.00

WOODLAND RETAINED NOT CREDITED TOWARD ANY REQUIREMENTS:

AREA #1	0.02
AREA #2	0.05
AREA #3	8.00
AREA #4	0.41
SUB-TOTAL	8.48

WOODLAND RETAINED COUNTED AS CLEAR:

AREA #1	0.07
SUB-TOTAL	0.07
TOTAL	12.55

GROSS STATISTICS

Site tract area	39.67 Ac
Existing 100-year floodplain	10.36 Ac
Net tract area	29.30 Ac
Existing woodland in the floodplain	10.36 Ac
Existing woodland and net tract	26.24 Ac
Existing woodland	36.60 Ac
Existing PMA	20.56 Ac
Regulated streams (linear feet of centerline)	3,256 LF

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

FOR OFFICIAL USE ONLY

APPLICATION NAME: METRO CITY

APPLICATION NO.: DSP-20012

TCF NO.: TC2P-0227

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH POBPR REGULATION NO. 2002-1 DATED FEBRUARY 15, 2002

SIGNATURE APPROVAL DATE:

Fothergill, Anne

AUTHORIZED SIGNATURE:

PHASE 1 - DETERMINING WOODLAND CONSERVATION REQUIREMENTS

EXISTING WOODLAND (on Net Tract (acres))	2010 Ordinance* (Y/N)	WHY PFA (Y/N)	Y
12 Existing Woodland (on Net Tract (acres))	17.47		
13 Existing Woodland in Floodplain (acres)	10.36		
14 Woodland Conservation Threshold (NTA) *	15.00%		
15 Greater of 10 or 15	15.00%		
16 Woodland above WCT	21.84		
17 Plan Number: This must be completed for each phase	DSP-20012	DSP	
18 Revision Number	027-0221	0-000-00-00	
19 Plan Phase or Name	PHASE 1	FUTURE PHASE	
20 TCF Number for this Phase or Section	027-0221	0-000-00-00	
21 Revision Number	0		
22 Status	PENDING	PENDING	
23 Approval Date	24.81	14.86	0.00
24 Total area in this application (acres)	7.06	3.30	0.00
25 Floodplain area in this application (acres)	17.75	11.36	0.00
26 Net Tract area in this application (acres)	14.53	11.31	0.00
27 Woodland on the Net Tract for this phase (acres)	7.06	3.30	0.00
28 Woodland in the Floodplain for this phase	8.76	6.52	0.00
29 Woodland Cleared on Net Tract for this phase	0.00	0.19	0.00
30 Woodland Cleared in Floodplain for this phase	0.00	0.00	0.00
31 Off-site Woodland Cleared (1:1)	0.00	0.00	0.00
32 Off-site VCA being provided on this property (preservation)	0.00	0.00	0.00
33 Off-site VCA being provided on this property (afforestation)	0.00	0.00	0.00
34 Cumulative acres of Net Tract Woodland cleared	6.76	15.25	0.00
35 Cumulative acres of Floodplain woodland cleared	0.00	0.27	0.00
36 Smaller of 14 or 26	6.76	15.25	0.00
37 Woodland Cleared below WCT	0.00	0.00	0.00
38 Clearing below WCT (1:1 replacement requirement)	0.00	0.00	0.00
39 Replacement for clearing above the WCT (0.25 : 1)	2.19	3.62	0.00
40 Replacement for clearing below the WCT (2 : 1)	0.00	0.00	0.00
41 Afforestation Required	0.00	0.00	0.00
42 Cumulative Woodland Conservation Required	6.87	8.49	0.00

Latest phase indicates cumulative requirement through that phase of work

SECTION II - Meeting the Requirements

14 Woodland Preservation	4.00	3.54	0.00	0.00	0.00	7.54
15 Afforestation/Reforestation	0.00	0.00	0.00	0.00	0.00	0.00
16 Natural Regeneration	0.00	0.00	0.00	0.00	0.00	0.00
17 Landscaping Credits	0.00	0.00	0.00	0.00	0.00	0.00
18 Specimen & Historic Tree (CR2 area)	0.00	0.00	0.00	0.00	0.00	0.00
19 Specimen & Historic Tree Credit	0.00	0.00	0.00	0.00	0.00	0.00
20 Forest Enhancement Credits (25% of enhancement area)	0.00	0.00	0.00	0.00	0.00	0.00
21 Off-site Tree Credit (Existing or 10-year canopy)	0.00	0.00	0.00	0.00	0.00	0.00
22 Area approved for fee-in-lieu	0.00	0.00	0.00	0.00	0.00	0.00
23 Off-site Woodland Conservation Credits Required	0.00	0.00	0.00	0.00	0.00	0.00
24 Off-site VCA (preservation) being provided on this property	0.00	0.00	0.00	0.00	0.00	0.00
25 Off-site VCA (afforestation) being provided on this property	0.00	0.00	0.00	0.00	0.00	0.00
26 Cumulative Woodland Conservation Credits	4.00	4.49	0.00	0.00	0.00	8.49

Fee amount: \$0.00

Woodland saved on this phase but not counted

Existing Net Tract Woodland in later phases

Requirement Status per Phase

Prepared by: [Signature] Date: 09-23-2022

License Number: [Signature]

* NOTE: * THIS PLAN IS IN ACCORDANCE WITH THE FOLLOWING VARIANCE FROM THE STRICT REQUIREMENTS OF SUBTITLE 25-122(b)(1)(C), APPROVED BY THE PLANNING BOARD ON FEBRUARY 28, 2018 FOR THE REMOVAL OF THE FOLLOWING SPECIMEN TREES: ST-45, A 30-INCH TULIP POPLAR, ST-46, A 32-INCH TULIP POPLAR AND ST-47, A 50 INCH TULIP POPLAR, SPECIMEN TREES ST-10, A 33-INCH TULIP POPLAR AND ST-38 A31-INCH TULIP POPLAR WERE REMOVED PRIOR TO THIS APPLICATION WITH THE BEAVERDAM BASIN SANITARY SEWER SYSTEM REHABILITATION PROJECT

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOOD LAND WILDLIFE

SIGNED: [Signature] DATE: 09-23-2022

MILTON M. PEREZ DATE

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705

PHONE (301) 937-3501, E-MAIL PEREZ@CDDI.NET

QUALIFIED PROFESSIONAL

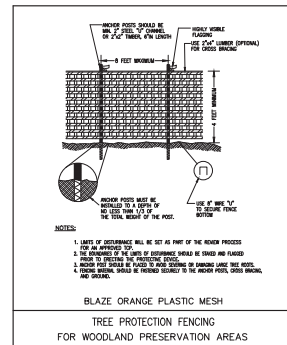
GRAPHIC SCALE

(IN FEET)

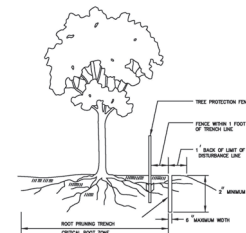
1 inch = 30 ft.

SPECIMEN TREE SUMMARY TABLE

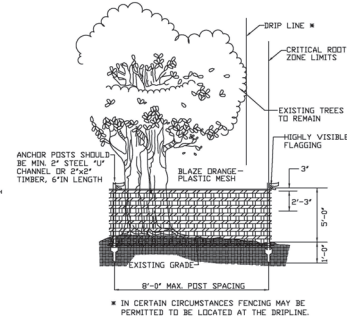
Tree #	Common Name	Latin Name	Diameter (DBH)	Condition	Comments	Disposition	Inside PMA	Outside PMA	PHASE 1	FUTURE PHASE
9	American beech	Fagus grandifolia	30"	Fair	Fair, large cavity in trunk, some dead limbs	To be saved	YES	NO	YES	YES
10	Tulip tree	Liriodendron tulipifera	17"	Good	Good, cavity in trunk	Remove*	YES	NO	NO	YES
11	American beech	Fagus grandifolia	31"	Good	Good, early in trunk	To be saved	YES	NO	NO	YES
12	American beech	Fagus grandifolia	30"	Good	Good, early in trunk	To be saved	YES	NO	NO	YES
13	American beech	Fagus grandifolia	42"	Good	Good, early in trunk	To be saved	YES	NO	NO	YES
14	Tulip tree	Liriodendron tulipifera	44"	Good	Good, early in trunk	To be saved	YES	NO	NO	YES
17	Tulip tree	Liriodendron tulipifera	32"	Good	Good, cavity in trunk	To be saved	YES	NO	NO	YES
18	Tulip tree	Liriodendron tulipifera	30"	Good	Good, cavity in trunk	To be saved	YES	NO	NO	YES
19	Tulip tree	Liriodendron tulipifera	30"	Good	To be saved	To be saved	YES	NO	YES	YES
20	Tulip tree	Liriodendron tulipifera	36"	Good	To be saved	To be saved	YES	NO	YES	YES
21	American beech	Fagus grandifolia	38"	Good	To be saved	To be saved	YES	NO	YES	NO
22	Northern Red Oak	Quercus rubra	31"	Good	Good, on streambank	To be saved	YES	NO	YES	NO
23	Tulip tree	Liriodendron tulipifera	32"	Good	To be saved	To be saved	YES	NO	YES	NO
24	Tulip tree	Liriodendron tulipifera	30"	Good	To be saved	To be saved	YES	NO	YES	NO
33	American sycamore	Platanus occidentalis	39"	Good	Good, moderate vines	To be saved	YES	NO	YES	NO
34	American sycamore	Platanus occidentalis	39"	Good	Good, some vines	To be saved	YES	NO	YES	NO
36	Tulip tree	Liriodendron tulipifera	30, 12, 30"	Good	Triple trunk	To be saved	YES	NO	YES	NO
37	Tulip tree	Liriodendron tulipifera	32"	Good	To be saved	To be saved	YES	NO	YES	NO
38	Liriodendron tulipifera	Liriodendron tulipifera	32"	Good	Good, on streambank	To be saved	YES	NO	YES	NO
39	Tulip tree	Liriodendron tulipifera	33, 26"	Good	Double trunk	To be saved	YES	NO	YES	NO
41	Tulip tree	Liriodendron tulipifera	30"	Good	To be saved	To be saved	YES	NO	YES	NO
42	Northern Red Oak	Quercus rubra	34"	Good	Isore damaged	To be saved	YES	NO	YES	NO
43	Tulip tree	Liriodendron tulipifera	48"	Good	To be saved	To be saved	YES	NO	YES	NO
44	American sycamore	Platanus occidentalis	30"	Good	Fair, damaged vines	To be saved	YES	NO	YES	NO
45	Tulip tree	Liriodendron tulipifera	30"	Good	Some dead limbs	To be removed	NO	YES	NO	YES
46	Tulip tree	Liriodendron tulipifera	32"	Good	To be saved	To be removed	NO	YES	YES	NO
47	Tulip tree	Liriodendron tulipifera	50"	Good	To be saved	To be removed	NO	YES	YES	NO



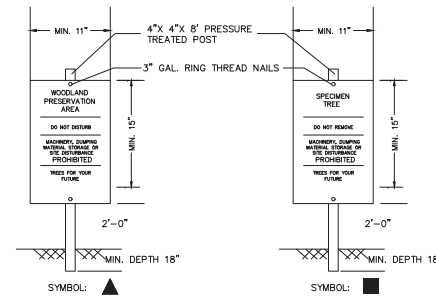
TEMPORARY TREE PROTECTION DEVICE (TPD)



- NOTES:
1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
 2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCHING.
 3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
 4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
 5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.



- NOTES:
1. FOREST PROTECTION DEVICE ONLY.
 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
 4. AVOID ROOT DAMAGE WHEN PALING ANCHOR POSTS.
 5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
 6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.



GENERAL NOTE:
SIGNS FOR PRESERVATION AREAS MAY BE REMOVED AFTER USE & OCCUPANCY PERMIT HAS BEEN ISSUED.

SIGNAGE

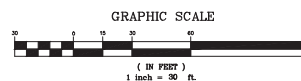
- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 5. SIGNS SHOULD BE INSTALLED AT THE SAME TIME AS TREE PROTECTION DEVICE.
 6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
 7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.
 8. SIGNS MAY ALSO BE MOUNTED ON TEMPORARY OR PERMANENT TREE PROTECTION FENCING.

QUALIFIED PROFESSIONAL CERTIFICATION

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOOD LAND WILDLIFE

[Signature] 09-23-2022
DATE

POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
PHONE (301) 937-3501, EMAIL: PEREZ@CDDI.NET



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
FOR OFFICIAL USE ONLY



APPLICATION NAME: METRO CITY

APPLICATION NO.: DSP-20012

TCP NO.: TCP2-027-2021

SIGNATURE APPROVAL OF THIS PLAN IS IN
ACCORDANCE WITH PGCPB RESOLUTION
NO. 2022-11 DATED FEBRUARY 10, 2022.

SIGNATURE APPROVAL DATE:

Fothergill,
Anne

Digitally signed by
Fothergill, Anne
Date: 2022.10.13
12:31:51 -0400

AUTHORIZED SIGNATURE

APPLICANT

METRO CITY LLC
10701 LADY SLEPPER TERRACE
ROCKVILLE, MD 20857
PHONE # 301-467-5536
E-MAIL: AGIDEVCO@VERIZON.NET

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4650 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

METRO CITY
1,000 ROLLS AVENUE
SEAT PLEASANT (18TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TREE CONSERVATION PLAN TYPE 2

REVISIONS

DATE: DEC, 2020

DWN. CHECKED
JK MT

SCALE: AS SHOWN

PROJECT/FILE NO. 15-026

SHEET NO. 9 OF 9

Prince George's County Planning Department, M-NCPPC			
Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL			
TCP2-027-2021			
Approved by	Date	DRD #	Reason for Revision
00 <i>Alfonso Guedes</i>	9-27-2022	DSP-20012	
01			
02			
03			
04			
05			
06			
Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in woodland and wildlife habitat conservation easement recorded in Prince George's County Land Records at Liber 47978, Folio 364. Revisions to this TCP2 may require a revision to the recorded easement.			