

TCP II NOTES:

1. CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A \$1.50 PER SQUARE FOOT MITIGATION FEE.

2. THE DEPARTMENT OF ENVIRONMENTAL RESOURCES (DER) INSPECTION AND CODE COMPLIANCE SECTION (301-883-8033) MUST BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO ADDRESS IMPLEMENTATION OF TREE CONSERVATION MEASURES SHOWN ON THIS PLAN.

3. PROPERTY OWNERS SHALL BE NOTIFIED BY THE DEVELOPER OR CONTRACTOR OF ANY WOODLAND CONSERVATION AREAS (TREE SAVE AREAS, REFORESTATION AREAS, AFFORESTATION AREAS, OR SELECTIVE CLEARING AREAS) LOCATED ON THEIR LOT OR PARCEL OF LAND AND THE ASSOCIATED FINES FOR UNAUTHORIZED DISTURBANCES TO THESE AREAS. UPON THE SALE OF THE PROPERTY THE OWNER/DEVELOPER OR OWNERS REPRESENTATIVE SHALL NOTIFY THE PURCHASER OF THE PROPERTY OF ANY WOODLAND CONSERVATION AREAS.

4. ALL APPROPRIATE BONDS WILL BE POSTED WITH THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF ANY PERMITS. THESE BONDS WILL BE RETAINED AS SURETY BY THE BUILDING OFFICIAL UNTIL ALL REQUIRED ACTIVITIES HAVE BEEN SATISFIED.

5. THE LOCATION OF ALL TREE PROTECTIVE DEVICES (TPD'S) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING WITH THE SEDIMENT AND EROSION CONTROL INSPECTOR FROM DER. UPON APPROVAL OF THE FLAGGED OR STAKED TPD LOCATIONS BY THE INSPECTOR, INSTALLATION OF THE TPD'S MAY BEGIN. TPD INSTALLATION SHALL BE COMPLETED PRIOR TO INSTALLATION OF INITIAL SEDIMENT CONTROLS. NO CUTTING OR CLEARING OF TREES MAY BEGIN BEFORE FINAL APPROVAL OF TPD INSTALLATION.

6. ALL ON-SITE TREE PROTECTION DEVICES AND SIGNAGE SHALL BE REMOVED WITH REMOVAL OF SEDIMENT & EROSION CONTROL MEASURES. ALL ON-SITE TREE COVER PLANTINGS WILL BE COMPLETED PRIOR TO SITE OCCUPANCY.

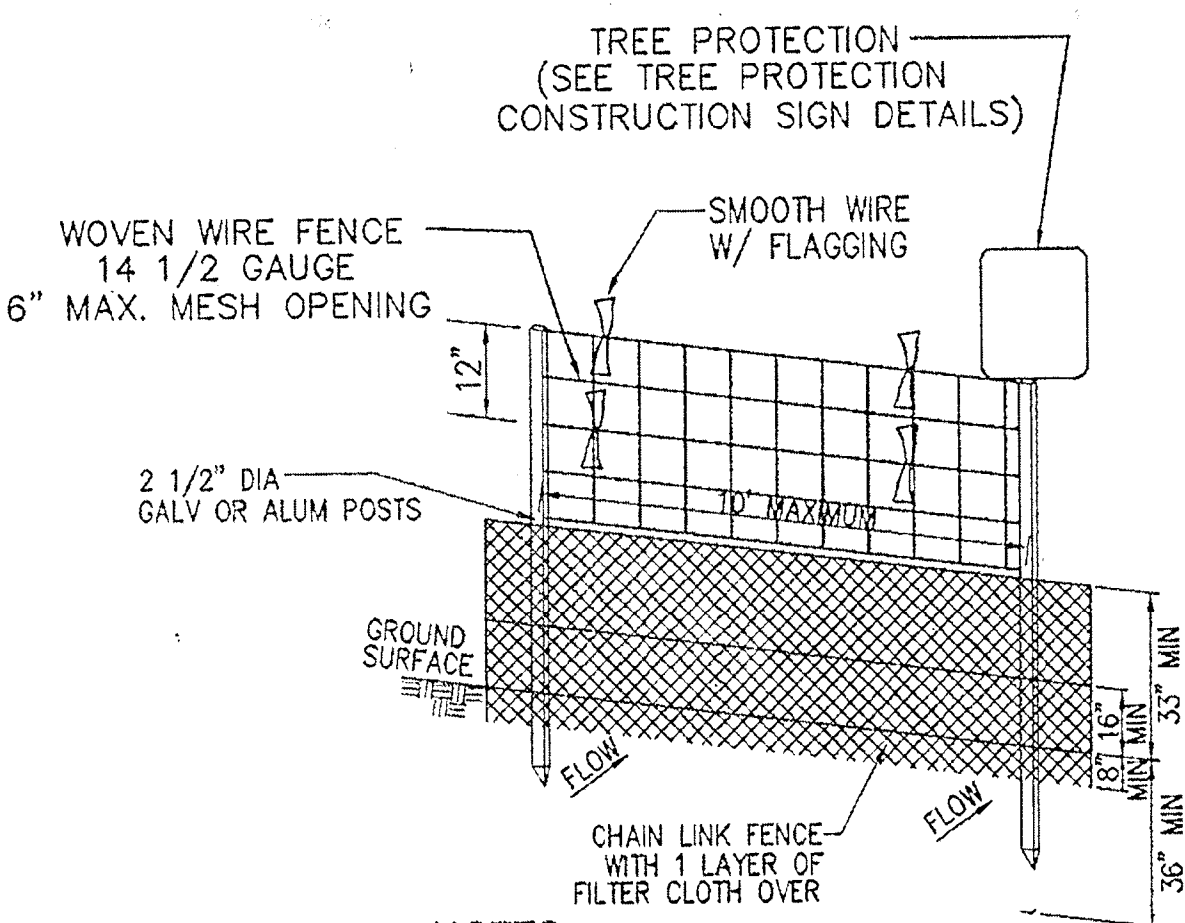
7. THE FIRST PRIORITY FOR OFF-SITE TREE MITIGATION SHALL BE WITHIN THE CITY OF COLLEGE PARK, AT LOCATIONS DESIGNATED BY THE CITY AND APPROVED BY THE DISTRICT COUNCIL; HOWEVER, NO OFF-SITE TREE MITIGATION REQUIREMENT MAY BE SATISFIED ON LAND SUBJECT TO ANY TYPE OF CONSERVATION EASEMENT OR IS CURRENTLY PRESERVED FROM DEVELOPMENT DUE TO OWNERSHIP BY A GOVERNMENTAL AGENCY, QUASI-GOVERNMENT AGENCY OR NON-PROFIT ORGANIZATION. IF THE CITY OF COLLEGE PARK AGENCY DOES NOT DESIGNATE AN APPROPRIATE SITE FOR MITIGATION WITHIN THE CITY WITHIN (9) NINE MONTHS FROM THE DATE OF THIS ORDER, THEN THE APPLICANT MAY SATISFY MITIGATION REQUIREMENTS BY PURCHASING TREE CONSERVATION EASEMENTS OR TRANSFERABLE DEVELOPMENT RIGHTS IN SATISFACTION OF THIS CONDITION, SUBJECT TO THE SAME RESTRICTIONS, ON LAND IN THE RURAL TIER, SUBJECT TO APPROVAL BY THE DISTRICT COUNCIL.

8. PRIOR TO PERMIT ISSUANCE THE LOCATION OF OFF-SITE MITIGATION SHALL BE DETERMINED AND SECURED. THIS TOP SHALL ALSO BE REVISED TO REFLECT HOW THE OFFSITE MITIGATION IS BEING PROVIDED.

CONSTRUCTION SPECIFICATIONS

FENCING SHALL BE (42") HIGH CHAIN LINK FENCE CONSTRUCTED IN ACCORDANCE WITH THE LATEST MSHA STANDARD DETAILS FOR CHAIN LINK FENCING. THE SPECIFICATIONS FOR A (6"-0") FENCE SHALL BE USED, SUBSTITUTING (42") FABRIC AND (6"-0") LENGTH POSTS.

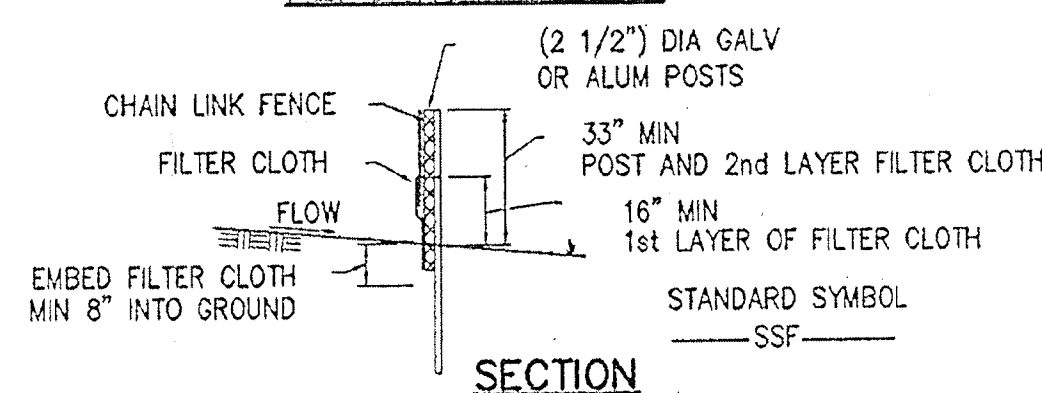
1. THE POLES DO NOT NEED TO SET IN CONCRETE.
2. CHAIN LINK FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
3. FILTER CLOTH TO BE FASTENED SECURELY TO CHAIN LINK FENCE WITH TIES SPACED EVERY (24") AT TOP AND MID SECTION.
4. FILTER CLOTH SHALL BE EMBEDDED A MINIMUM (8") INTO THE GROUND.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY (6") AND FOLDED.
6. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SILT BUILDUPS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
7. FENCE POST SPACING SHALL NOT EXCEED 10' CENTER TO CENTER.
8. BOTTOM OF SIGNS TO BE HIGHER THAN TIP OF TREE PROTECTION FENCE SIGNS TO BE PLACED A MIN. OF 50' APART AND AT FENCE CORNERS. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.



NOTES:

1. LIMITS OF DISTURBANCE WILL BE SET AS PART OF THE REVIEW PROCESS FOR AN APPROVED TOP.
2. THE BOUNDARIES OF THE LIMITS OF DISTURBANCE SHOULD BE STAKED AND FLAGGED PRIOR TO ERECTING THE PROTECTIVE DEVICE.
3. ANCHOR POSTS SHOULD BE PLACED TO AVOID SEVERING OR DAMAGING LARGE TREE ROOTS.
4. FENCING MATERIAL SHOULD BE FASTENED SECURELY TO THE ANCHOR POSTS.

PERSPECTIVE VIEW



SUPER SILT FENCE / TREE PROTECTION FENCING DETAIL

NOT TO SCALE

STANDARD WOODLAND CONSERVATION WORKSHEET FOR PRINCE GEORGE'S COUNTY

Woodland Conservation Worksheet for Prince George's County

Zone: M-UH
Gross Tract: 4.55
Floodplain: 0.00
Previously Dedicated Land: 0.00
Net Tract (NTA): 4.55

Property Description or Subdivision Name: Jefferson Square

Reforestation Requirement Reduction Questions

Is this one (1) single family lot? (y/n) N
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y/n) N
Is this a Mitigation Bank? N
Break-even Point (preservation) = 1.2712 acres
Clearing permitted w/o reforestation = 2.3488 acres

Woodland Conservation Calculations:

	Net Tract (acres)	Floodplain Impacts (acres)	Off-site (acres)
Existing Woodland	3.62	0.00	
Woodland Conservation Threshold (NTA) =	15.00%	0.684	
Smaller of a or b		0.684	
Woodland above WCT	2.666		
Woodland cleared	3.62	0.00	0.06
Smaller of c or e		2.94	
Clearing above WCT (0.25 : 1) replacement requirement		0.73	
Clearing below WCT (2:1 replacement requirement)		0.68	
Afforestation Threshold (AFT) =	15.00%	0.00	
Woodland Conservation Required per worksheet		2.18	
Woodland Conservation Provided per Environmental Conditions of PGCPB No. 06-227 = 2.5 Acres			
Woodland Conservation Provided:	0.00		
Reforestation / Replacement**	0.45		
Afforestation	0.00		
Area approved for fee-in-lieu	0.00		\$0.00
Credits for Off-site Mitigation on another property	0.00		
Off-site Mitigation provided on this property	0.00		
Total Woodland Conservation Provided	2.50		

Area of woodland not cleared: 0 acres
Woodland retained not part of requirements: 0 acres

Prepared by: Kathleen Kulagowski, PLA
VKA, Inc., 20251 Century Blvd., Suite #
Germantown, MD 20874
MD #957

Signed: _____ Date: _____

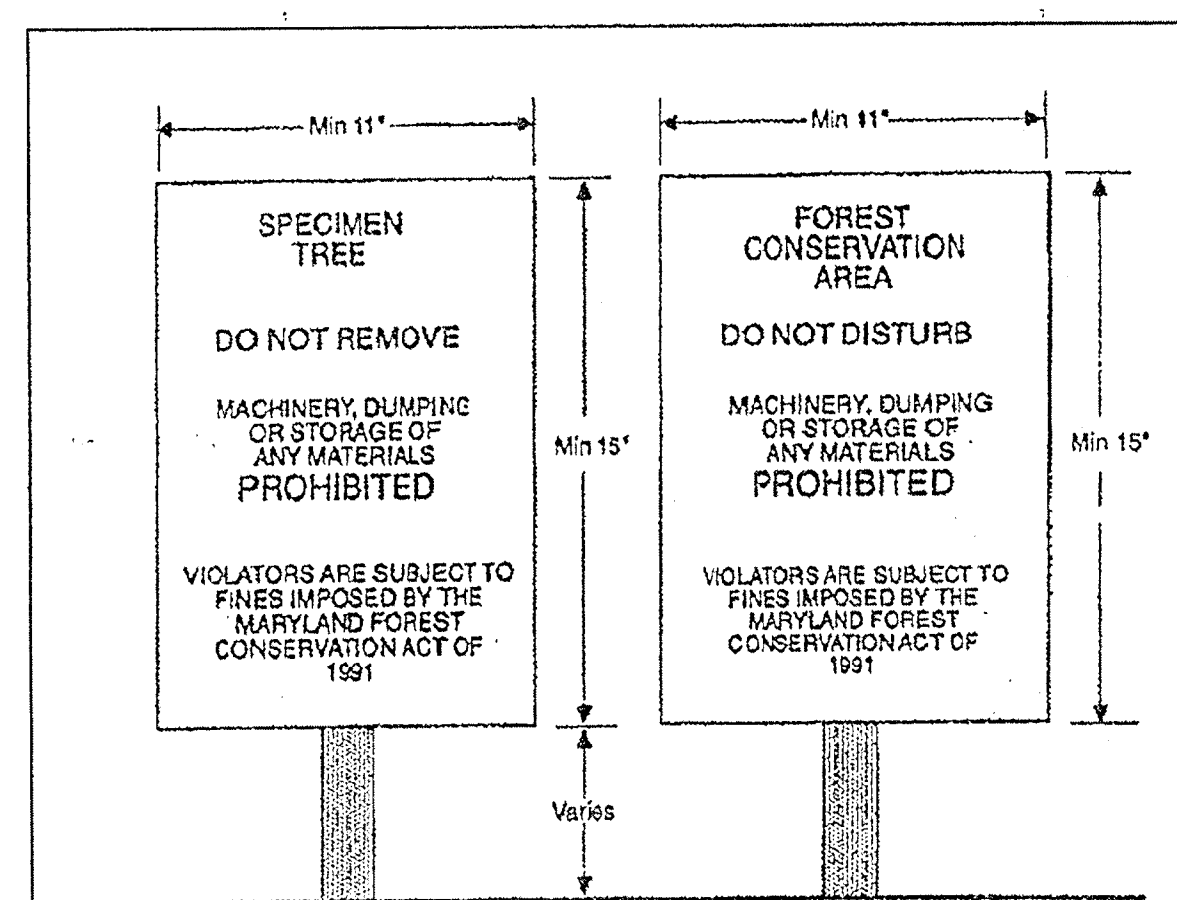
Revised 7/05/07

* ENVIRONMENTAL CONDITIONS OF PRINCE GEORGE'S CPB NO. 06-227:

... 11. THIS APPLICANT SHALL PROVIDE TWO AND ONE-HALF (2 1/2 ACRES) OF TREE MITIGATION INCLUDING THE CREDIT RECEIVED FOR ON-SITE STREET COVERAGE. THE APPLICANT SHALL PROVIDE AT LEAST TWO (2) ACRES OF OFF-SITE TREE MITIGATION. THE FIRST PRIORITY FOR OFF-SITE TREE MITIGATION SHALL BE WITHIN THE CITY OF COLLEGE PARK, AT LOCATIONS DESIGNATED BY THE CITY AND APPROVED BY THE DISTRICT COUNCIL; HOWEVER, NO OFF-SITE TREE MITIGATION REQUIREMENT MAY BE SATISFIED ON LAND SUBJECT TO ANY TYPE OF CONSERVATION EASEMENT OR IS CURRENTLY PRESERVED FROM DEVELOPMENT DUE TO OWNERSHIP BY A GOVERNMENTAL AGENCY, QUASI-GOVERNMENT AGENCY, OR NON-PROFIT ORGANIZATION. IF THE CITY OF COLLEGE PARK AGENCY DOES NOT DESIGNATE AN APPROPRIATE SITE FOR MITIGATION WITHIN THE CITY WITHIN (9) MONTHS FROM THE DATE OF THIS ORDER, THEN THE APPLICANT MAY SATISFY MITIGATION REQUIREMENTS BY PURCHASING TREE CONSERVATION EASEMENTS OR TRANSFERABLE DEVELOPMENT RIGHTS IN SATISFACTION OF THIS CONDITION, SUBJECT TO THE SAME RESTRICTIONS, ON LAND IN THE RURAL TIER, SUBJECT TO APPROVAL BY THE DISTRICT COUNCIL.

** PER THE COLLEGE PARK/US 1 CORRIDOR SECTOR PLAN :

1. THE PLANTING OF TREES ON SITES PROPOSED FOR NEW DEVELOPMENT AND/OR REDEVELOPMENT SHALL BE COUNTED TOWARD MEETING THE WOODLAND CONSERVATION ORDINANCE REQUIREMENTS.
2. TREE COVER SHALL BE PROVIDED FOR A MINIMUM OF 10 PERCENT OF THE GROSS SITE AREA AND SHALL BE MEASURED BY THE AMOUNT OF COVER PROVIDED BY A TREE SPECIES IN 10 YEARS. PLEASE SEE THE LANDSCAPE "PLAN SHEET - "PLANT NOTES, DETAILS AND LIST" * AFFORESTATION PER SECTOR PLAN" DOCUMENTING 10% OF GROSS SITE AREA OR 0.45 ACRES OF ON-SITE TREE COVER.



Notes:

1. Bottom of signs to be higher than tip of tree protection fence.
2. Signs to be placed approximately 50' feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart.
3. Attachment of signs to trees is prohibited.

Source: Adopted from Forest Conservation Manual, 1991

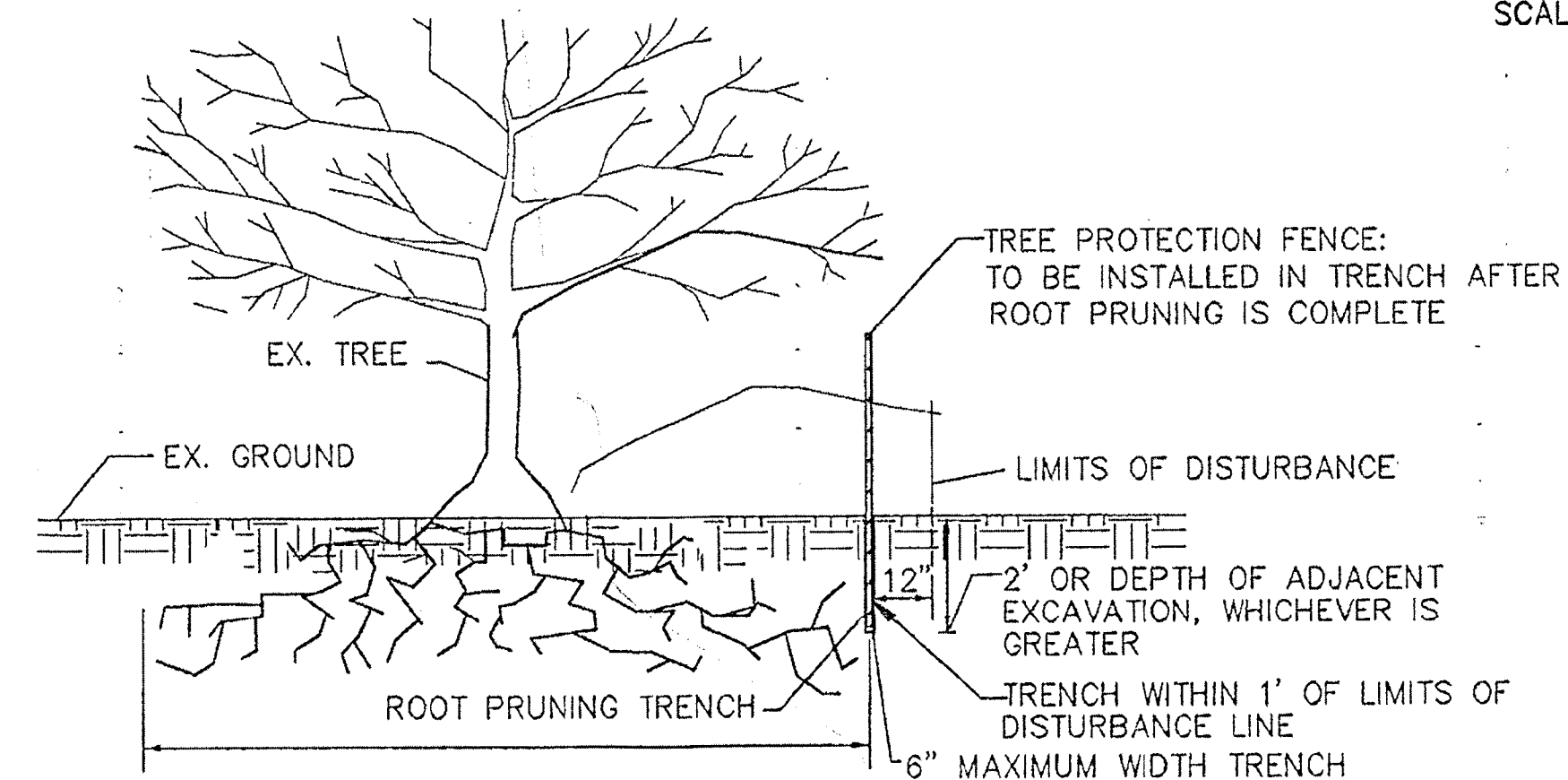
Construction Signs

Figure D-4

SOURCE: STATE FOREST CONSERVATION TECHNICAL MANUAL

TREE PROTECTION CONSTRUCTION SIGNS

NOT TO SCALE

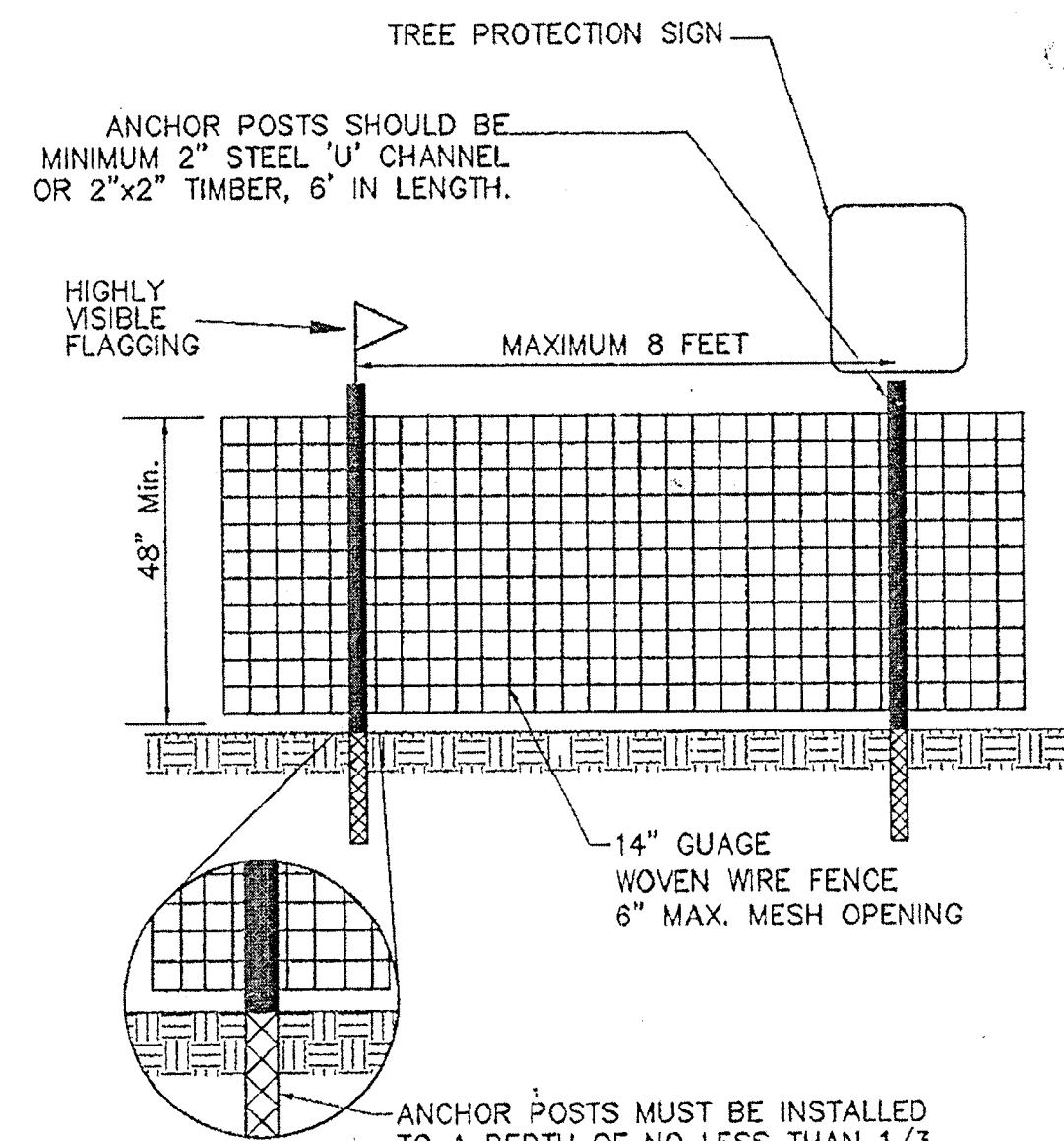


NOTES:

1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
2. BOUNDARIES OF RETENTION AREAS TO BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCING.
3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR ORGANIC SOIL.
5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.
6. ALL ROOT PRUNING MUST BE PERFORMED BY A MARYLAND LICENSED ARBORIST.

ROOT PRUNING DETAIL

NOT TO SCALE

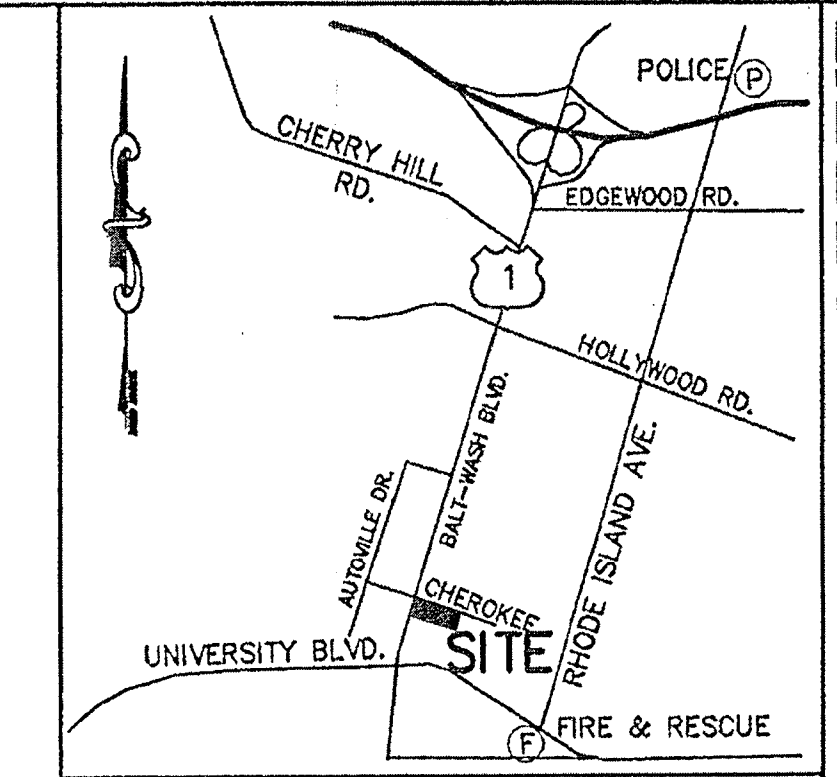


NOTES:

1. LIMITS OF DISTURBANCE WILL BE SET AS PART OF THE REVIEW PROCESS FOR AN APPROVED TOP.
2. THE BOUNDARIES OF THE LIMITS OF DISTURBANCE SHOULD BE STAKED AND FLAGGED PRIOR TO ERECTING THE PROTECTIVE DEVICE.
3. AVOID DAMAGE TO CRITICAL ROOT ZONES OF TREES. ANCHOR POSTS SHOULD BE PLACED TO AVOID SEVERING OR DAMAGING LARGE TREE ROOTS.
4. FENCING MATERIAL SHOULD BE FASTENED SECURELY TO THE ANCHOR POSTS.
5. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

WOVEN WIRE TREE PROTECTION FENCE

NOT TO SCALE



VICINITY MAP

SCALE: 1" = 2000'

PROPERTY OF
JEFFERSON SQUARE
AT
COLLEGE PARK
LIBER 5722 FOLIO 613
21ST ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

TCP II NOTES & DETAILS

VKA REVISIONS

07-19-07 REVISED PER REVIEWER'S COMMENTS
4-12-07 (MLB)
SIGNATURE SET REVIEW
DATE: JULY, 2007.
DES. DWN.
BCS NRP
SCALE:
1"=30'
PROJECT/FILE NO.
1203
SHEET NO.
C-6

DEVELOPER/ CONTRACT PURCHASER

JPI DEVELOPMENT SERVICES, LP
A DELAWARE LIMITED
PARTNERSHIP 8300 GREENSBORO
DRIVE, STE. 800 McLEANS, VA
22102 703-761-0455



M-NCPPC APPROVALS

PROJECT NAME: JEFFERSON SQUARE @ COLLEGE PARK
PROJECT NUMBER: DSP-03098/03

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this sheet

Approval #	Approval Date	Reviewer's Signature	Certification Date
01	5-8-07	H2	11-8-07
02			
03			
04			
05			

M-NCPPC	
Prince George's County Planning Department	
Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCP II / 27 / 04	
Approved by	Date
K. Shoulars	10/29/07
01	9/10/14
02	
03	
04	
05	

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board. Its designee or the District Council.

M-NCPPC APPROVAL

PROJECT NAME: Metropolitan at College Park
PROJECT NUMBER: DSP-03098-03

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

