

## GENERAL NOTES

1. SITE ADDRESS: 8999 WOODYARD ROAD CLINTON, MD 20735
2. PARCELS (EXISTING) AND AREAS
- 149, TAX ACCOUNT #0980540, 13.021 ACRES  
187, TAX ACCOUNT #0872044, 0.630 ACRES  
191, TAX ACCOUNT #3245958, 1.167 ACRES  
191, TAX ACCOUNT #0872051, 7.000 ACRES  
TOTAL PROPERTY AREA (ALL FOUR PARCELS): 21.818 AC. (950,414 SF)
3. W.S.S.C. 200 SHEET/200 FOOT MAP REFERENCE: 212 SE 06
4. EXISTING USE: VACANT
5. PROPOSED USES: TOWNHOUSES, COMMERCIAL SPACE, MULTIFAMILY, SENIOR MULTIFAMILY
6. STORMWATER MANAGEMENT CONCEPT NUMBER: #23226-2019-00, APPROVED MAY 27, 2020
7. EXISTING ZONING: M-X-T (MIXED USE-TRANSIT ORIENTED) MILITARY INSTALLATION OVERLAY (M-I-O) ZONE
8. M-I-O OVERLAY: SITE IS PARTIALLY LOCATED IN JOINT BASE ANDREWS RUNWAY E FOR HEIGHT CONICAL SURFACE (20:1 SLOPE RATIO) FROM ANDREWS AIR FORCE BASE 2007 ACUZ
9. ASSOCIATED PLANS: NRI-033-2019, APPROVED 9-6-2019  
OSP-10008, APPROVED 3-12-2020, ADOPTED WITH RESOLUTION 2020-34  
TOP1-001-2020  
PIS-4-10640, APPROVED 5-14-2020, ADOPTED WITH RESOLUTION 2020-83  
DSP-20022, PHASE 1: WOODYARD STATION INFRASTRUCTURE  
DSP-20026, PHASE 2: WOODYARD STATION MULTI-FAMILY HOUSING  
DSP-20027, PHASE 3: WOODYARD TOWNHOUSES
10. TAX MAP/GRID: 116/C2, 116/D2, 116/D3
11. COUNCIL DISTRICT: 9TH
12. PLANNING AREA: 81A, CLINTON AND VICINITY
13. GENERAL PLAN 2002 TIER: DEVELOPING TIER
14. SECTIONAL MAP AMENDMENT: SUBREGION 5 MASTER PLAN PROPOSED SECTIONAL MAP AMENDMENT
15. THE SITE IS LOCATED WITHIN THE PRIORITY FUNDING AREA.
16. EXISTING CONDITIONS
17. EXISTING WATER CATEGORY: W-3, COMMUNITY SYSTEM
18. EXISTING SEWER CATEGORY: S-3, COMMUNITY SYSTEM
19. NO HISTORIC SITES/PROPERTIES FOUND ON OR ADJACENT TO THE PROPERTY PER PGATLAS. THE CLOSEST HISTORIC PROPERTY IS CHRIST CHURCH & CEMETERY, ID:81A-027 LOCATED 900 FEET WEST OF THE PROPERTY.
20. WOODYARD ROAD, BETWEEN THE INTERSECTION OF OLD ALEXANDRIA FERRY ROAD TO THE INTERSECTION OF OLD BRANCH AVENUE, IS LISTED AS A PRINCE GEORGE'S COUNTY HISTORIC ROAD.
21. THERE ARE NO CEMETERIES LOCATED ON OR CONTIGUOUS TO THE PROPERTY.
22. THE SITE IS BOUND BY OTHER ADJACENT PARCELS EXCEPT FOR TWO PUBLIC ROADWAY CONNECTIONS. THE FIRST CONNECTION BEING THE EXISTING 60 FOOT MIMOSA AVENUE PUBLIC ROAD RIGHT-OF-WAY WHICH IS A LOCAL ROAD THAT DEAD ENDS AT THE PROPERTY. PARCEL 187 PROVIDES SECONDARY SITE ACCESS WITH 60' OF FRONTAGE ALONG WOODYARD ROAD, A MASTER PLAN ARTERIAL, RIGHT-OF-WAY.
23. THE BOUNDARIES SHOWN HEREON ARE BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC. (MRA) 4-25-2019.
24. THE TOPOGRAPHY SHOWN HEREON IS FROM A FIELD RUN SURVEY PREPARED BY MRA AND COMPLETED ON 4-24-2019. THE SITE TOPOGRAPHY AND FIELD SHOT DATA ARE BLUNDED WITH PRINCE GEORGE'S COUNTY GIS FOR DATA BEYOND THE SUBJECT PROPERTY.
25. THE PROPERTY IS LOCATED 1/2 MILE WEST OF THE INTERSECTION OF WOODYARD ROAD AND BRANCH AVE/MD ROUTE 5.
26. ENVIRONMENTAL NOTES
27. NO COUNTY REGULATED 100-YEAR FLOODPLAIN IS LOCATED ON-SITE BASED ON PGATLAS AND FEMA 2016 MAP.
28. NO MARLBORO CLAYS LOCATED ON SITE.
29. NO WETLANDS, ASSOCIATED WETLAND BUFFERS, AND STREAMS ARE LOCATED ON-SITE PER PGATLAS, BUT IS SUBJECT CHANGE DUE TO A FUTURE NRI/FOREST STAND DELINEATION STUDY.
30. THIS SITE DOES NOT CONTAIN WETLANDS OF SPECIAL STATE CONCERN DEFINED IN COMAR 28.23.06.01. SOURCE: PRINCE GEORGE'S COUNTY GIS-PG ATLAS.
31. THIS SITE IS NOT LISTED AS UNDER A SENSITIVE SPECIES REVIEW BY DNR.
32. THE SITE IS NOT A POTENTIAL FORESTED INTERIOR DWELLING SPECIES (FIDS) AREA OF CONCERN BASED ON PGATLAS.COM.
33. DRAINAGE FROM THIS PROPERTY CONTRIBUTES TO THE TINKERS CREEK WATERSHED AND IS LOCATED IN THE PISCATAWAY CREEK 2 TIER II WATERSHED, MD 8 Digit: 02140203.
34. THIS PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
35. THERE ARE EXISTING, MAN-MADE, SLOPES ON SITE ON PARCEL 187 IN THE RANGE OF 15% TO 25%.
36. THERE ARE 8 SPECIMEN TREES ON SITE WHICH ARE FURTHER DEFINED IN NRI-033-2019. TREES WERE FIELD LOCATED AND SURVEYED BY MORRIS & RITCHIE ASSOCIATES ON 4-25-2019. SPECIMEN TREES ARE SHOWN ON THIS PLAN AT THE SIZE OF THEIR CRITICAL ROOT SYSTEM. ONE OF THOSE SPECIMEN TREES ARE TO REMAIN WITHIN MAINTAINED WOODS AREAS. THE REST THAT ARE MORE CENTRALLY LOCATED AND IMPACTED BY DEVELOPMENT ARE TO BE REMOVED.
37. WOODLANDS PRESERVED, PLANTED, OR REGENERATED IN FULFILLMENT OF ON-SITE WOODLAND CONSERVATION REQUIREMENTS HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 45025, FOLIO 153. REVISIONS TO THIS TOP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

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39. PLANTING SPECIFICATION NOTES
1. QUANTITY AND TYPE, SEE PLANT SCHEDULE THIS PAGE.
2. PLANT QUALITY STANDARDS: THE PLANTS SELECTED SHALL BE HEALTHY AND STURDY REPRESENTATIVES SELECTED SHALL BE HEALTHY AND STUDY REPRESENTATIVES OF THEIR SPECIES. SEEDLINGS SHALL HAVE A MINIMUM TOP GROWTH OF 18". THE DIAMETER OF THE ROOT COLLAR (THE PART OF THE ROOT JUST BELOW GROUND LEVEL) SHALL BE AT LEAST 3/8". THE ROOTS SHALL BE WELL DEVELOPED AND AT LEAST 6" LONG, NO MORE THAN TWENTY-FIVE PERCENT (25%) OF THE ROOT SYSTEM (BOTH PRIMARY AND AUXILIARY/FIBROUS ROOTS) SHALL BE PRESENT.
3. PLANTS THAT DO NOT HAVE AN ABUNDANCE OF WELL DEVELOPED TERMINAL BUDS ON THE LEADERS AND BRANCHES SHALL BE REJECTED.
4. PLANTS SHALL BE SHIPPED BY THE NURSERY IMMEDIATELY AFTER LIFTING FROM THE FIELD OR REMOVAL FROM THE GREEN HOUSE, AND PLANTED IMMEDIATELY UPON RECEIPT BY THE LANDSCAPE CONTRACTOR.
5. IF THE PLANTS CANNOT BE PLANTED IMMEDIATELY AFTER DELIVER TO THE REFORESTATION SITE, THEY SHALL BE STORED IN THE SHADE WITH THEIR ROOT MASSES PROTECTED FROM DIRECT EXPOSURE TO SUN AND WIND BY THE USE OF STRAW, PEAT MOSS, COMPOST, OR OTHER SUITABLE MATERIAL AND SHALL BE MAINTAINED THROUGH PERIODIC WATER, UNTIL THE TIME OF PLANTING.
6. PLANT HANDLING: THE QUANTITY OF SEEDLINGS TAKEN TO THE FIELD SHALL NOT EXCEED THE QUANTITY THAT CAN BE PLANTED IN A DAY. SEEDLINGS, ONCE REMOVED FROM THE NURSERY OR TEMPORARY STORAGE AREA SHALL BE PLANTED IMMEDIATELY.
7. TIMING OF PLANTING: THE BEST TIME TO PLANT SEEDLINGS IS WHILE THEY ARE DORMANT, PRIOR TO SPRING BUDDING. THE MOST SUITABLE MONTHS FOR PLANTING ARE MARCH AND APRIL WHEN THE SOIL IS MOIST, BUT MAY BE PLANTED FROM MARCH THROUGH NOVEMBER. NO PLANTING SHALL BE DONE WHILE GROUND IS FROZEN. PLANTING SHALL OCCUR WITHIN ONE GROWING SEASON OF THE ISSUANCE OF GRADING/BUILDING PERMITS AND/OR REACHING THE FINAL GRADES AND STABILIZATION OF PLANTING AREAS.
8. SEEDLING PLANTING: TREE SEEDLINGS SHALL BE HAND PLANTED USING A DIGGLE BAR OR SHARP-SHOOTER SHOVEL. IT IS IMPORTANT THAT THE SEEDLING BE PLANTED IN THE HOLE SO THAT THE ROOTS CAN SPREAD OUT NATURALLY. THEY SHOULD NOT BE TWISTED, BULLED UP OR BENT. MOST SOIL SHOULD THEN BE PACKED FIRMLY AROUND THE ROOTS. SEEDLINGS SHOULD BE PLANTED AT A DEPTH WHERE THEIR ROOTS LIE JUST BELOW THE GROUND SURFACE. AIR POCKETS SHOULD NOT BE LEFT AFTER CLOSING THE HOLE WHICH WOULD ALLOW THE ROOTS TO DRY OUT. SEE PLANTING DETAILS FOR FURTHER EXPLANATION. IF THE CONTRACTOR WISHES TO PLANT BY ANOTHER METHOD, THE PREPARER OF THIS TREE CONSERVATION PLAN MUST BE CONTACTED AND GIVE HIS APPROVAL BEFORE PLANTING MAY BEGIN.
9. SPACING: SEE PLANT SCHEDULE AND/OR PLANTING PLAN FOR SPACING REQUIREMENTS. ALSO REFER TO THE PLANTING LAYOUT DETAIL FOR A DESCRIPTION OF THE GENERAL PLANTING THEORY.
10. SOIL: UPON THE COMPLETED OF ALL GRADING OPERATIONS, A SOIL TEST SHALL BE CONDUCTED TO DETERMINE WHAT SOIL PREPARATION AND SOIL AMENDMENTS, IF ANY, ARE NECESSARY TO CREATE GOOD TREE GROWING CONDITIONS. SOIL SAMPLES SHALL BE TAKEN AT A RATE THAT PROVIDES ONE SOIL SAMPLE FOR EACH AREA THAT APPEARS TO HAVE A DIFFERENT SOIL TYPE OF THE ENTIRE AREA APPEARS UNIFORM, THEN ONLY ONE SAMPLE IS NECESSARY, AND SUBMITTED FOR TESTING TO A PRIVATE COMPANY. THE COMPANY OF CHOICE SHALL MAKE RECOMMENDATIONS FOR IMPROVING THE EXISTING SOIL. THE SOIL WILL BE TESTED AND RECOMMENDED FOR CORRECTIONS OF SOIL TEXTURE, PH, MAGNESIUM, PHOSPHORUS, POTASSIUM, CALCIUM AND ORGANIC MATTER.
11. SOIL IMPROVEMENT MEASURES: THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE TESTING COMPANY.
12. FENCING AND SIGNAGE: FINAL PROTECTIVE FENCING SHALL BE PLACED ON THE VISIBLE AND/OR DEVELOPMENT SIDE OF THE PLANTING AREAS. THE FINAL PROTECTIVE FENCE SHALL BE INSTALLED UPON COMPLETION OF PLANTING OPERATIONS UNLESS IT WAS INSTALLED DURING THE INITIAL STAGES OF DEVELOPMENT. SIGNS SHALL BE POSTED PER THE SIGNAGE DETAIL IN THIS PLAN SET.
13. PLANTING METHOD: CONSULT THE PLANTING DETAIL(S) SHOWN ON THIS PLAN.
14. MULCHING: APPLY TWO-INCH THICK LAYER OF WOODCHIP OR SHREDED HARDWOOD MULCH (AS NOTED) TO EACH PLANTING SITE (SEE DETAILS SHOWN ON THIS PLAN).
15. GROUNDWATER ESTABLISHMENT: THE REMAINING DISTURBED AREA BETWEEN SEEDLING PLANTING SITES SHALL BE SEEDDED AND STABILIZED WITH WHITE CLOVER SEED AT THE RATE OF 5 LBS/ACRE.
16. MOWING: NO MOWING SHALL BE ALLOWED IN ANY PLANTING AREA.
17. SURVIVAL CHECK FOR BOND RELEASE: THE SEEDLING PLANTING IS TO BE CHECKED AT THE END OF EACH YEAR FOR FOUR YEARS TO ASSURE THAT NO LESS THAN 75% OF THE ORIGINAL PLANTED QUANTITY SURVIVES. IF THE MINIMUM NUMBER HAS NOT BEEN PROVIDED, THE AREA MUST BE SUPPLEMENTED WITH ADDITIONAL SEEDLINGS TO REACH THE REQUIRED NUMBER AT TIME OF PLANTING.
18. SOURCE OF SEEDLINGS: STATE NAME, ADDRESS, AND PHONE NUMBER OF NURSERY OR SUPPLIER: UNDETERMINED

19. REFORESTATION PLANT LIST
- REFORESTATION AREA 0.23 AC, PLANTED AT RATIO OF 700 SEEDLINGS PER ACRE PER SITE STOCKING TABLE ST-35
- | QUANTITY               | BOTANICAL NAME<br>COMMON NAME            | SIZE TYPE           | SPACING                          | NATIVE | % TOTAL |
|------------------------|--|---------------------|----------------------------------|--------|---------|
| <b>Shade Trees</b>     |  |                     |                                  |        |         |
| 33                     | Acer rubrum<br>Red Maple                 | Seedling, Bare root | Random pattern, per detail shown | Yes    | 20.5%   |
| 42                     | Betula nigra<br>River Birch              | Seedling, Bare root | Random pattern, per detail shown | Yes    | 17.4%   |
| 42                     | Nyssa sylvatica<br>Black Gum             | Seedling, Bare root | Random pattern, per detail shown | Yes    | 26.0%   |
| 28                     | Quercus rubra<br>Red Oak                 | Seedling, Bare root | Random pattern, per detail shown | Yes    | 17.4%   |
| <b>Evergreen Trees</b> |  |                     |                                  |        |         |
| 22                     | Ilex opaca<br>American Holly             | Seedling, Bare root | Random pattern, per detail shown | Yes    | 13.7%   |
| 8                      | Juniperus virginiana<br>Eastern Redcedar | Seedling, Bare root | Random pattern, per detail shown | Yes    | 5.0%    |
- TOTAL SEEDLINGS PROVIDED/REQUIRED FOR REFORESTATION AREA A: 161

20. REFORESTATION PLANT LIST
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22. REFORESTATION PLANT LIST
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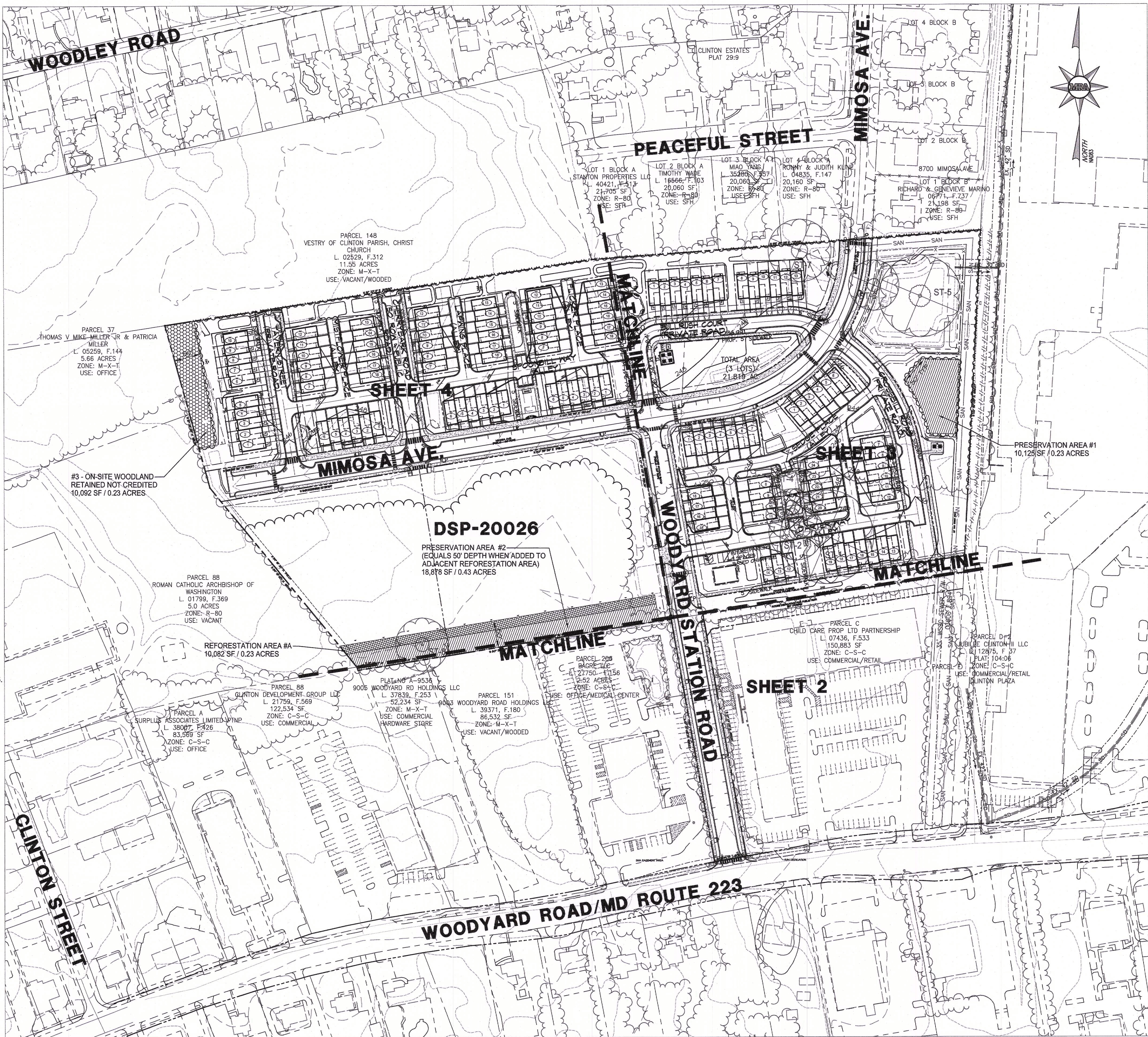
24. REFORESTATION PLANT LIST
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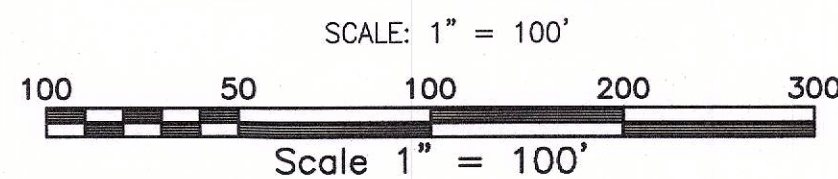
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# WOODYARD STATION

## PRINCE GEORGE'S COUNTY, MARYLAND TREE CONSERVATION PLAN - TYPE 2 TCP2-014-2020



### LOCATION MAP

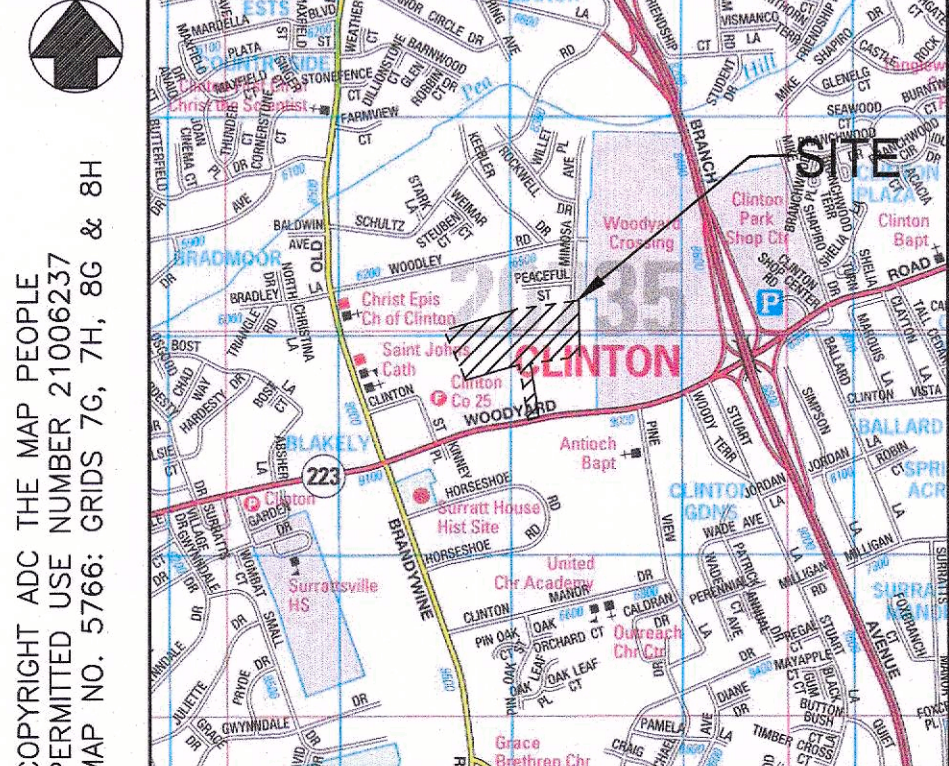


### LEGEND

- EX. PROPERTY LINE  
EX. RIGHT-OF-WAY  
EX. ADJACENT PROPERTY LINE  
EX. EASEMENT  
EX. BUILDING  
EX. CURB  
EX. PAVEMENT/EDGE OF GUTTER  
EX. WALK  
EX. CONCRETE  
EX. METAL FENCE  
EX. WOOD FENCE  
EX. QUADRANT  
EX. STREAM/POND  
EX. TREELINE  
EX. SPECIMEN TREE  
EX. SHRUB  
EX. STORM DRAIN  
EX. SANITARY LINE  
EX. WATERLINE  
EX. GAS LINE  
EX. UNDERGROUND ELECTRIC  
EX. UNDERGROUND TELEPHONE  
EX. OVERHEAD CABLE TELEVISION  
EX. FIRE HYDRANT  
EX. WATER VALVE  
EX. WATER METER  
EX. MONITORING WELL  
EX. POWER POLE  
EX. LIGHT POLE  
PR. RIGHT OF WAY  
PR. LOT LINE/PARCEL LINE  
PR. EASEMENT  
PR. BUILDING  
PR. CURB & GUTTER  
PR. RETAINING WALL  
PR. ROAD CENTER LINE  
TREE PRESERVATION AREA  
ON-SITE WOODLAND RETAINED NOT CREDITED  
REFORESTATION

### SITE DATA

GROSS TRACT AREA	21.82 AC.
EXISTING 100-YEAR FLOODPLAIN	0.00 AC.
NET TRACT AREA	21.82 AC.
EXISTING WOODLAND IN THE FLOODPLAIN	0.00 AC.
EXISTING WOODLAND NET TRACT	18.10 AC.
EXISTING PMA	0.00 AC.
REGULATED STREAMS (LINEAR FEET OR CENTERLINE)	NONE



### SHEET INDEX

1	COVER SHEET
2	TCP2 PLAN VIEW
3	TCP2 PLAN VIEW
4	TCP2 PLAN VIEW
5	DETAILS AND NOTES

Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I-Establishing Site Information- (Enter acres for each zone)				
1 Zone:	M-X-T			
2 Gross Tract:	21.82			
3 Floodplain:	0.00			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	21.82	0.00	0.00	
6 TCP Number:				
7 Property Description or Subdivision Name:	Woodyard Station TCP2-014-2020			
8 Is this site subject to the 1989 or 1991 Ordinance:	N			
9 Is this site subject to the 1991 Ordinance:	Y			
10 Subject to 2010 Ordinance and in PFA (Priority Funding Area):	N			
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 lot? (Y or N):	N			
14 Is any portion of the property in a WCBank? (Y or N):	N			
15 Break-even Point (preservation) =	6.28	acres		
16 Clearing permitted with reforestation =	11.94	acres		

SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
17 Existing Woodland		18.20	0.00	
18 Woodland Conservation Threshold (WCT) =	15.00%	3.27		
19 Smaller of 17 or 18		3.27		
20 Woodland above WCT		14.93		
21 Woodland cleared		17.29	0.00	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)		11.94		
23 Clearing above WCT (0.25 : 1) replacement requirement		3.73		
24 Woodland cleared below WCT		2.36		
25 Clearing below WCT (>1 replacement requirement)		4.72		
26 Reforestation Required Threshold (AFT) =	15.00%	0.02		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		9.36		

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
29 Woodland Preservation		0.00		
30 Reforestation / Reforestation		0.23		
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 (reforestation) being provided on this property		0.00		
40 Woodland Conservation Provided		9.36		
41 Area of woodland not cleared		0.66		
42 Net tract woodland retained not part of requirements:		0.23		
43 100-footland woodland retained		0.00		
44 On-site woodland conservation provided		0.66		
45 On-site woodland conservation alternatives provided		0.00		
46 On-site woodland retained not credited		0.23		

47 Prepared by:	M. J. J. J.	Date	3-30-2021
Last Revised: January 20, 2012			

TCP2 TOTALS		
TCP CATEGORY	AREA	
#1 - PRESERVATION AREA	0.23 AC.	
#2 - PRESERVATION AREA	0.43 AC.	
#3 - ON-SITE WOODLAND RETAINED NOT CREDITED	0.23 AC.	
#4 - REFORESTATION AREA	0.23 AC.	

### TYPE 2 TREE CONSERV



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  
TCP2-014-2020

	Approved by	Date	DRD #	Reason for Revision
00	C. Schneider	3-9-2021	DSP-20022	PHASE 1 DEVELOPMENT
01	C. Schneider	3/17/2021	DSP-20026	PHASE 2 DEVELOPMENT
02	<i>Blue Schneider</i>	4/5/2021	DSP-20027	PHASE 3 DEVELOPMENT
03				
04				
05				

SHEET:



**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
14280 PARK CENTER DRIVE  
LAUREL, MD 20707  
(410) 792-9792 / (301) 776-1690  
FAX: (410) 792-7395  
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**WOODYARD STATION**  
**TCP2-014-2020 - PLAN**

TCP2 PLAN VIEW

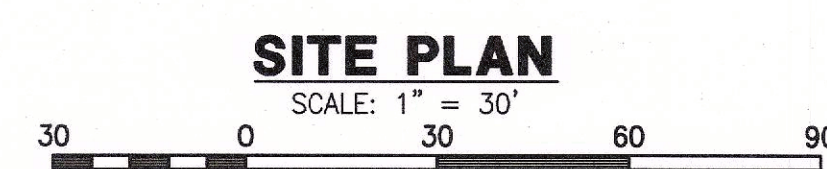
8999 WOODYARD ROAD CLINTON, MD 20735  
TAX MAP 116 ~ PARCELS: 191, 149, & 187  
DEED: 35346/576

9th COUNCILMANIC DISTRICT ~ PRINCE GEORGE'S COUNTY, MD

DATE	REVISIONS	JOB NO.: 20334
		SCALE: 1"=30'
		DATE: 3-16-2022
		DRAWN BY: MAM
		DESIGN BY: MAM
		REVIEW BY: TFM
		SHEET: 2 OF 5

BEFORE YOU DIG  
CALL UTILITY  
LOCATION SERVICE  
IT'S THE LAW!  
MISS UTILITY  
1-800-257-7777

**OWNER / APPLICANT:**  
TAC WOODYARD, LLC  
ADDRESS: 2100 POWERS FERRY ROAD  
SUITE 350  
ATLANTA, GA 30339  
CONTACT: RAY JACKSON  
MEMBER  
PHONE: 770-319-7408



## SITE PLAN

SCALE: 1" = 30'

30 0 30 60 90



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**WOODYARD STATION**  
**TCP2-014-2020 - PLAN**

TCP2 PLAN VIEW

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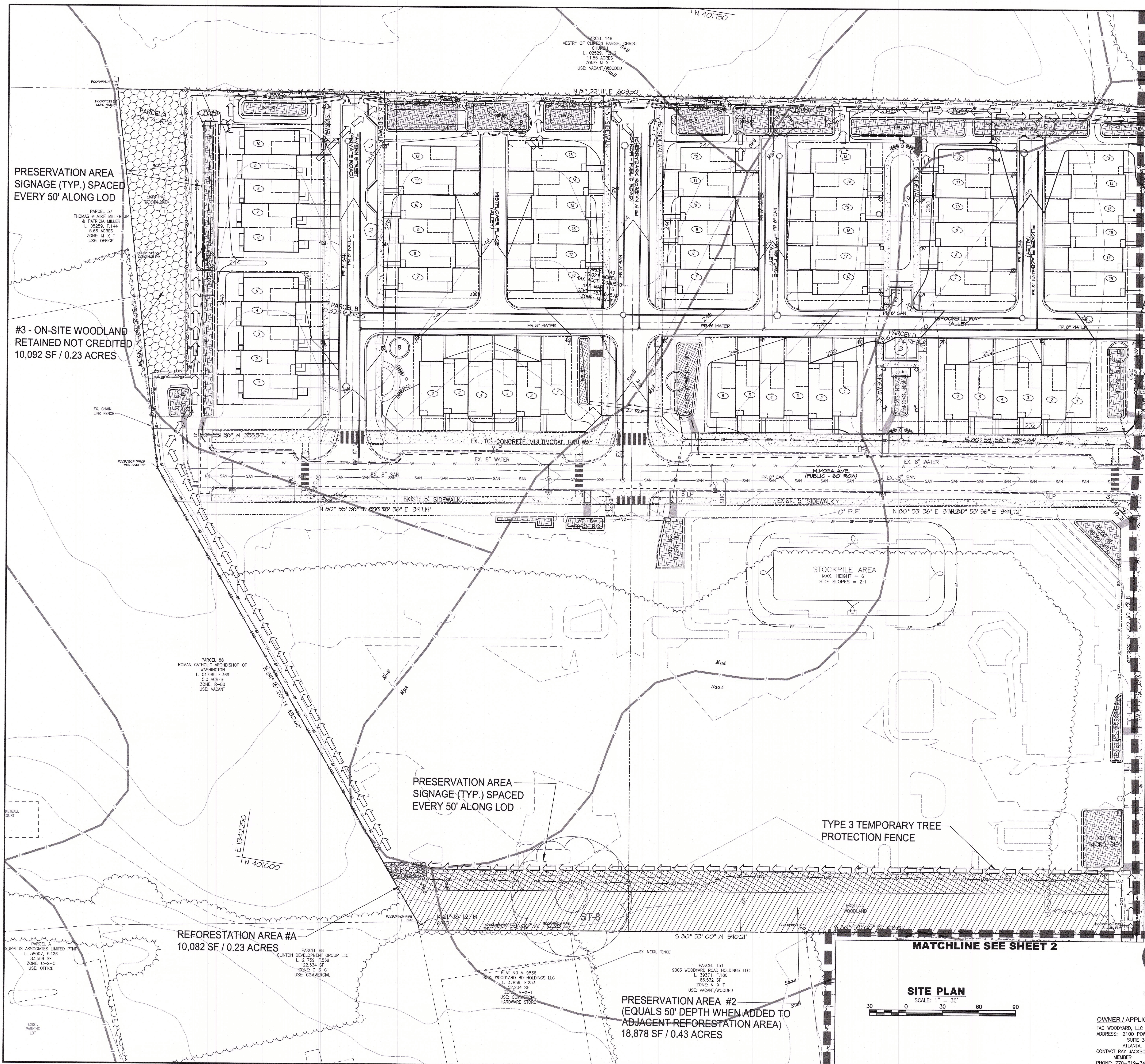
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# LEGEND

	EX. PROPERTY LINE
	EX. RIGHT-OF-WAY
	EX. ADJACENT PROPERTY LINE
	EX. EASEMENT
	EX. BUILDING
	EX. CURB
	EX. PAVEMENT/EDGE OF GUTTER
	EX. WALK
	EX. WALL
	EX. CONCRETE
	EX. METAL FENCE
	EX. WOOD FENCE
	EX. CHAINRAIL
	EX. STREAM/POND
	EX. TREELINE
	EX. SPECIMEN TREE
	EX. TREE
	EX. SHRUB
	EX. STORM DRAIN
	EX. SANITARY LINE
	EX. WATERLINE
	EX. GAS LINE
	EX. UNDERGROUND ELECTRIC
	EX. UNDERGROUND TELEPHONE
	EX. UNDERGROUND CABLE TELEVISION
	EX. OVERHEAD ELECTRICAL
	EX. FIRE HYDRANT
	EX. WATER VALVE
	EX. WATER METER
	EX. MONITORING WELL
	EX. POWER POLE
	EX. LIGHT POLE
	EX. 1' CONTOUR
	EX. 2' CONTOUR
	EX. 10' CONTOUR
	EX. STEEP SLOPES 15%-25%
	EX. STEEP SLOPES >25%
	PR. RIGHT OF WAY
	PR. LOT LINE/PARCEL LINE
	PR. EASEMENT
	PR. BUILDING
	PR. CURB & GUTTER
	PR. RETAINING WALL
	PR. ROAD CENTER LINE
	PR. HANDCAP RAMP
	DOW 1" TEMP PROTECTION
	PR. 2' CONTOUR
	PR. 10' CONTOUR
	PR. TREE PROTECTION FENCE
	SPOT ELEVATION
	PR. TREE LINE
	SIGHT TRIANGLE - PUBLIC USE
	MICRO-BIO RETENTION SIGN SEE APPROVED CONCEPT PLAN
	PR. STORM DRAIN
	PR. SANITARY LINE
	PR. WATER LINE
	PR. FIRE HYDRANT
	TREE PRESERVATION AREA
	ON-SITE WOODLAND RETAINED NOT CREDITED
	REFORESTATION
	EX. SPECIMEN TREE TO BE REMOVED
	TYPE 1 TEMPORARY TREE PROTECTION FENCE / BLAZE ORANGE FENCE
	PRESERVATION AREA SIGNAGE (TYP.) SPACED EVERY 50' ALONG LOD

**THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION**

FOR OFFICIAL USE ONLY

APPLICATION NAME: WOODYARD STATION,  
PHASE 3

APPLICATION NO.: DGP-20027

TOP NO.: TOP2-014-2020-02

SIGNATURE APPROVAL OF THIS PLAN IS IN  
ACCORDANCE WITH PGPB RESOLUTION  
NO. 2021-22 DATED MARCH 4, 2021.

SIGNATURE APPROVAL DATE:

Jill Kosack

Digitally signed by Jill Kosack  
DN: cn=Jill Kosack, o=DCP, ou=DCP, email=jill.kosack@dcpl.org

for JDC

#### FOUR-YEAR MANAGEMENT PLAN FOR REFORESTATION AREA

YEAR 1: SITE PREPARATION AND TREE PLANTING  
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER – SEE NOTE 1 BELOW)  
WATERING IS NEEDED (2 TIMES A MONTH)  
CONTROL OF UNDESIRABLE VEGETATION IF NEEDED (1 TIME IN JUNE AND 1 TIME IN SEPTEMBER MINIMUM)

YEAR 2-3: REINFORCEMENT PLANTING IS NEEDED (SEE NOTE 2 BELOW)  
SURVIVAL CHECK ONCE ANNUAL (SEPTEMBER-NOVEMBER)  
WATERING IS NEEDED (2 TIMES A MONTH)  
CONTROL OF UNDESIRABLE VEGETATION IF NEEDED (1 TIME IN MAY AND 1 TIME IN AUGUST MINIMUM)

YEAR 4: REINFORCEMENT PLANTING IF NEEDED (SEE NOTE 2 BELOW)  
SURVIVAL CHECK (SEPTEMBER – NOVEMBER)

1. SURVIVAL CHECK: CHECK PLANTED STOCK AGAINST PLANT LIST (OR AS-BUILT) BY WALKING THE SITE AND TAKING VITUALITY. PLANTS MUST SHOW VITUALITY. SUBMIT FIELD DATA FORMS (CONDITION CHECK SHEETS) TO OWNER AFTER EACH RECEPTION. REMOVE ALL DEAD PLANTS.

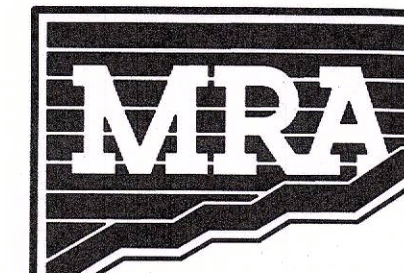
2. REINFORCEMENT PLANTING: REPLACE DEAD OR MISSING PLANTS IN SUFFICIENT QUANTITY TO BRING THE TOTAL TO THE LIVE PLANTS TO AT LEAST 75% OF THE NUMBER ORIGINALLY PLANTED. IF A PARTICULAR SPECIES SUFFERS UNUSUALLY HIGH MORTALITY REPLACE WITH AN ALTERNATIVE PLANT TYPE

3. MISCELLANEOUS: FERTILIZATION OR WATERING DURING YEARS 1 THROUGH 3 WILL BE DONE ON AN AS-NEEDED BASIS. SPECIAL RETURN OPERATIONS OR RECOMMENDATIONS WILL BE CONDUCTED ON AN AS-NEEDED BASIS.

**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 TCP2-014-2020				
	Approved by	Date	DRB #	Reason for Revision
00	C. Schneider	9-8-2021	DSP-20022	PHASE 1 DEVELOPMENT
01	C. Schneider	3/17/2021	DSP-20028	PHASE 2 DEVELOPMENT
02	<i>Paul J. Schneider</i>	4/5/2021	DSP-20027	PHASE 3 DEVELOPMENT
03				
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SHEET




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**WOODYARD STATION**  
**TCP2-014-2020 - PLAN**

## TCP2 PLAN VIEW

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PHONE: 770-319-7408

MD PROFESSIONAL CERTIFICATION  
MICHAEL A. MITCHELL, RLA  
LICENSE NO. 3111  
EXPIRATION DATE: 11/21/2021.



