TRADITIONS AT BEECHFIELD

SPECIAL EXCEPTION PLAN – SE-4785 & PRELIMINARY PLAN – PPS 4-17018

STATEMENT OF JUSTIFICATION FOR IMPACTS TO REGULATED ENVIRONMENTAL FEATURES

OCTOBER 18, 2017

I. DESCRIPTION AND LOCATION OF SUBJECT PROPERTY

Greenlife Property Group (the "Applicant") submits this Statement of Justification (the "Statement") in conjunction with an application for Special Exception Plan approval (the "Special Exception Plan" or "Application") for approximately 83.66 acres (in gross tract area) of property located in the northeast quadrant of the Enterprise Road and John Hanson Highway (U.S. Route 50) intersection in Bowie, Maryland (the "Property.")

The Property is currently identified as Parcel 3 on Tax Map 53, Grid F2 and is zoned R-E (Residential Estate.) The property is located within the Developing Tier of the archived 2002 General Plan and within Tier I of the Sustainable Growth Act of Plan Prince George's 2035.

Previous plan approvals include the approved Natural Resource Inventory Plan (NRI-041-08); Special Exception Plan (SE-4529) and Preliminary Plan of Subdivision (PPS 4-08043).

II. GENERAL DESCRIPTION OF PROPOSED USE AND REQUEST

The Property is an existing 83.66 acre parcel of land. The site is currently improved with two vacant homes and outbuildings and was previously associated with agricultural activities. The Applicant now submits this Special Exception to propose an increase in housing options and the relocation of previously approved dwelling unit types. The proposed uses include; 74 townhouses, 60 single family detached, 108 condominiums, 150 independent living rental apartments, an elderly care facility including; 100 independent living apartments, 60 assisted living units and 32 care home units; and 5,000 sf. community center. The Applicant will subsequently submit a Preliminary Plan of Subdivision for the Project at a later date.

The Applicant requests approval of eleven (11) impacts to regulated environmental features that are located on-site and equate to 2.07 acres of impacts. The permanent impacts include storm drain outfalls, site grading, slope stabilization, construction purposes for storm water management, water & sewer utility connections, environmental road and utility crossings along the collector road, and

implementation of the minimum standards of construction. The anticipated 2.07 acres of on-site impacts to the PMA represent approximately 6.89% of the on-site PMA area (30.04 acres total), or less than 2.47% of the gross tract. The PMA impacts are described in further detail in Section V below.

In addition to the regulated environmental features on-site, existing woodland areas on-site invasive plant species are known to occur. In those areas invasive species occur in 95% of the areas identified. There are significant demarcation lines of areas of invasive species, including the existing field, farm ponds, and hill sides of the north and eastern stream valley. Significant invasive plant species include: Bradford Pear, Japanese Honeysuckle, Japanese Stiltgrass, Multiflora Rose, and Mile-A-Minute as identified by a Licensed Forester during the Forest Stand Delineation and shown on the approved NRI – 041/08-01.

FOREST ENHANCEMENT

The applicant proposes an Invasive Species Management Plan to control and mitigate further growth of invasive species on-site. As a component of the Invasive Species Management Plan, forest enhancement is proposed as shown on the TCPII-014-17. The applicant request approval to provide Forest Enhancement within PMA areas and to increase the Forest Enhancement credit to 1.0 based on the extent and intensity of work.

BERM REMOVAL

There are existing old farm ponds located on-site. At the SDRC meeting, it was discussed that these ponds present a dam safety issue by staff because the existing berms had been previously breached, most likely during a larger rain event(s). In order to remove these concerns regarding dam safety, the applicant is proposing to remove the berms down to a level that would be consistent with the existing wetlands, and not draining the wetlands. This would allow for the existing wetland and stream valley to return to a more natural state, improving ecology and wildlife, while limiting erosion and scour, and removing any future storm water retention in this area. This area is not being utilized for storm water management so no storm water devices are proposed for storm water retention except necessary storm drainage outfalls shown on the exhibits contained in this submittal package. The berm removal is also provided to support the Forest Enhancement effort to improve the area back to a wooded and natural state.

III. DESCRIPTION OF EXISTING REGULATED ENVIRONMENTAL FEATURES ON-SITE

The Property contains 30.04 acres of land in the Primary Management Area ("PMA"). The on-site PMA includes regulated streams, an adjacent stream buffer, floodplain, wetlands, and wetland buffers.. The PMA is generally located on the western end of the Property along the stream that passes through the property. The property is bordered on the west by Enterprise Road (MD 193) and to the south by John Hanson Highway (U.S. Route 50.) The PMA begins near the northern property line and continues south towards John Hanson Highway.

The on-site PMA consists of the 100-year floodplain/easement, stream buffer, and steep slopes, as indicated by the approved NRI 041-08-01.

IV. DESCRIPTION OF APPLICABLE CODE

Section 27-296 (c)(1)(L) of the Prince George's County Code (the "County Code") requires that special exception plans include a statement of justification describing how the proposed design preserves and restores the regulated environmental features to the fullest extent possible.

As described in detail below, the special exception application preserves regulated environmental features in a natural state to the fullest extent possible, and thus, is in conformance with Section 27-296 (c)(1)(L) of the County Code.

V. SPECIFIC DESCRIPTION OF PROPOSED IMPACTS AND JUSTIFICATION OF AVOIDANCE AND MINIMIZATION

As noted in Section IV, the special exception plan application is required to preserve regulated environmental features in a natural state to the fullest extent possible. Part C, Section 2.0 of the Environmental Technical Manual contains guidance for determining whether "fullest extent possible" has been satisfied, as follows:

> The determination of "fullest extent possible" is a three-step process that starts with avoidance of impacts. Then, if the impacts are unavoidable and necessary to the overall development of the site (as defined below) and cannot be avoided, the impacts must be minimized. In the third step, if the cumulative, minimized impacts are above the designated threshold, then mitigation is required for the impacts proposed.

This section also notes that the property is located in the developing tier and impacts to regulated environmental features may be considered where needed to accommodate planned development on constrained sites, and that such impacts may include allowing impervious surfaces to remain within the buffer or the placement of structures within a currently non-vegetated buffer. The initial

site plan submitted included over 11 impacts to regulated features. The current proposal includes (11) impacts, whereby the applicant and the design team believe they have minimized and avoided impacts to the maximum extent practical.

The table below summarizes the proposed impacts to regulated environmental features on the Property, and these impacts are also reflected on the PMA Impacts Exhibit, attached.

Table 1: PMA Impact(s) Summary Table

Impact ID	**Impact type / and duration**	**PMA Impact (Total acreage or square footage of impact)**	**Stream Impact (Linear feet (LF))**	**Acreage or square footage of wetland and wetland buffer impact**
1	Storm Drain Outfall and Site Grading Permanent Impact	285 square feet or 0.01 acres	0	Permanent Wetland Buffer Impact 285 sf. or 0.01 acres
2	Storm Drain Outfall and Site Grading Permanent Impact	170 square feet or 0.004 acres	0	Permanent Wetland Buffer Impact 170 sf. or 0.004 acres
3	Storm Drain Outfall and Site Grading Permanent Impact	14 square feet or 0.0003 acres	0	Permanent Wetland Buffer Impact 14 sf. or 0.0003 acres
4	Storm Drain Outfall and Site Grading Permanent Impact	510 square feet or 0.01 acres	0	Permanent Wetland Buffer Impact 510 sf. or 0.01 acres
5	Storm Drain Outfall and Site Grading Permanent Impact	198 square feet Or 0.005 acres	0	Permanent Wetland Buffer Impact 198 sf. or 0.005 acres
6	Water Line Loop Connection Temporary Impact	2,692 square feet or 0.06 acres	0	Temporary Wetland Buffer Impact 1,520 sf. or 0.03 acres Temporary Wetland Impact 87 sf. or 0.002 acres

7	Storm Drain Outfall, Site Grading, and Sewer Connection Permanent Impact	5,248 square feet or 0.12 acres	0	Permanent Wetland Buffer Impact 781 sf. or 0.02 acres Permanent Wetland Impact 747 sf. or 0.02 acres
8	Road & Utility Crossing Permanent Impact	62,757 square feet or 1.44 acres	209 LF	Permanent Wetland Buffer Impact 11,293 sf. or 0.26 acres Permanent Wetland Impact 15,132 sf. or 0.35 acres
8	Construction Related access & staging Sewer Connection Temporary Impact	3,378 square feet or 0.08 acres	0	Temporary Wetland Buffer Impact 508 sf. or 0.01 acres Temporary Wetland Impact 1,845 sf. or 0.04 acres
8	Wetland Mitigation Site	Permanent 5,759 s.f. Temporary 3,097 s.f.	0	Permanent Wetland Buffer impact: 5,759 s.f. Temporary wetland Buffer impact: 3,097 s.f.
9	Stormwater Management (Storm drain) Permanent Impact	1,937 square feet or 0.04 acres	0	0
10	Stream Mitigation (As proposed for Impact 8) Permanent Impact	19,099 square feet or 0.44 acres	227 LF	Permanent Wetland Buffer Impact 859 sf. or 0.02 acres Permanent Wetland Impact 18,239 sf. or 0.42 acres
10	Construction Related Access & staging Temporary Impact	13,695 square feet or 0.31 acres	0	Temporary Wetland Buffer Impact 535 sf. or 0.01 acres

11	Forest Enhancement and berm removal Temporary Impact	206,550 square feet or 4.74 acres	0	Wetland Buffer Impact 70,474 sf. or 1.62 acres Wetland Impact 55,213 sf. or 1.27 acres
Total linear feet of stream bed impact			**209 LF**	
Total linear feet of stream mitigation			**227 LF**	
Total Permanent PMA/wetland buffer impacts		**95,977 square feet or 2.20 acres**		**Total Wetland Buffer Impact** **19,869 sf. or 0.45 acres** **Total Wetland Impact** **34,118 sf. or 0.78 acres**
Total Temporary PMA/wetland buffer impacts		**22,862 square feet or 0.52 acres**		**Total Wetland Buffer Impact** **5,660 sf. or 0.13 acres** **Total Wetland Impact** **1,932 sf. or 0.04 acres**
Total Forest Enhancement PMA/wetland buffer impacts		**206,550 square feet or 4.74 acres**		**Total Wetland Buffer Impact** **70,474 sf. or 1.62 acres** **Wetland Impact** **55,213 sf. or 1.27 acres**

The applicant's special exception plan application and design team have avoided and subsequently minimize the impacts listed above to the fullest extent possible, as follows:

Impact 1, 2, 3, 4, 5, 7, and 9: Storm Drain Outfall, Site Grading, Slope Stabilization, and Stormwater Management.

Due to the topography of the site, proposed development involves fine grading to allow for the future retirement community land uses that will meet minimum standards for construction and result in the creation of developable lots. The existing topography of the site slopes downward towards the PMA, which is located directly adjacent to the stream on-site. In order for the proposed uses to be built, the land should be developed based on minimum allowable grades and standards for construction. Application of the minimum allowable grades and construction standards ensures that the site will be graded to accommodate safe vehicular and pedestrian circulation, provide utility connections, and promote storm water management best practices that maintain existing storm water drainage divides.

Due to the particularly ridged and irregular nature of the PMA line, implementation of conventional grading and construction techniques would result in far greater impacts to the PMA. For the majority of the site, impacts to the PMA have been avoided; however, in instances where impacts have been unavoidable, any buildings and/or land uses in question have been reconfigured and/or redesigned to accommodate the environmentally sensitive areas. Retaining walls are also utilized at various points outside the PMA to avoid proposed impacts to the PMA.

The proposed grades will mitigate the steepness of the slopes and allow for the highest and best uses proposed for the site to be attained. The proposed grading methods afford the construction of retaining wall(s) and development practices that protect the PMA to a greater extent than conventional grading methods would allow.

In order to meet best practices of maintaining the existing drainage divides and discharging storm water into existing drainage channels the anticipated storm water outfall impacts are unavoidable. The proposed storm water outfalls provide distribution to the nearest points of the existing stream channel as quickly as possible, based on acceptable limits for volume and water quality standards.

Stormwater on-site was planned to outfall downstream, or on the northern side of the property. The proposed outfalls are designed to route discharge back to the stream, while limiting erosion at the discharge points. In order to discharge the storm water along steep slopes, necessary grading must occur at the outfall locations to limit storm water velocity. Limitation of storm water velocity in areas with steep slopes will also help to reduce erosion at the planned outfall locations. The following best management practices were utilized in creation of the special exception plan to reduce storm water erosion and velocity: decreasing the slope, installing rip-rap rock structures,

implementing geo-textile fabric and erosion control matting, and providing vegetative stabilization. Application of the best management practices are proposed within the limit of disturbance to allow the storm water discharge to leave the site without additional impacts.

Based on information in the preceding sections, the proposed best management practices and retaining walls ensure the avoidance of disturbances to the PMA to a greater extent than conventional grading of the site.

Impact 6: Water Line Loop Connection

Impact 6 is a temporary Impact for installation of a water line connection. The proposed connection provides consistent water pressure and movement throughout the development. The proposed location crosses at the narrowest sections of the stream, wetlands, and wetland buffer. The connection is necessary to maintain water movement in the line in a loop connection. If the connection is denied, the water line connection would end abruptly causing stagnant water to form in the water line which would cause a public health and safety concern.

Impact 8: Road Crossing, Utility Crossing, and Wetland Mitigation Area

The proposed temporary impacts result from utilizing the most feasible approach in providing road crossing to the property. Engineers have analyzed the existing crossing since 1965, which farmers crossed making the ditch wider and since then it has only been worse, unmanaged. In 2005, a sewer line along the upper northwest part of the site was placed to accommodate development north of the site. After analyzing all possible connections surrounding the property, based on topography, location, and reducing the road section, the proposed road crossing provides the necessary connection while minimizing and avoiding impacts to the PMA, wetlands, and stream.

The Applicant will continue to design the road crossing for the proposed development to limit the environmental impacts to the maximum extent practical working with the County agencies (DPIE, SCD, DPW&T). To date, on-site meetings with Environmental staff were held reviewing the site to address the crossing. Staff concurs that the crossing is placed at the most narrowest section of the stream for the crossing and is placed in accordance with previous historical crossings. Detailed design and analysis are provided in the detailed construction practice summaries, meeting notes, and design exhibits included with this re-submittal package. See attached exhibits E, F, G, H, I.

The minimization and avoidance of impacts to the PMA are shown through the various exhibits and an updated table below illustrates the reduction strategies taken to avoid impacts to the maximum extent practical.

Table 2. PMA Impacts Analysis based on Environmental crossing types proposed

Description	*Option 1 Standard Road Crossing*	*Option 2 Environmental Road Crossing w/ Culvert*	*Option 3 Environmental Road Crossing w/ Bridge*
PMA Impact	*88,772 sf. or 2.04 acres*	*66,135 or 1.52 acres*	*68,803 sf. or 1.58 acres*
Temporary Impact	*6,469 sf. or 0.15 acres*	*3,381 sf. or 0.08 acres*	*4,396 sf. or .10 acres*
Existing Stream Impact	*349 l.f.*	*209 l.f.*	*Temporary 90 l.f. (ROW + Util.)*
Proposed Stream	*335 l.f.*	*203 l.f.*	*0 l.f.*
Wetland Impact	*28,911 sf. or 0.66 acres*	*Total: 16,978 sf. or 0.39 acres* *Permanent: 7,330 sf. or 0.17 acres* *Temporary: 9,648 s.f. or 0.22 acres*	*Total: 13,128 sf. or 0.30 acres* *Permanent: 5,763 sf. or 0.013 acres* *Temporary: 7,365 sf. or 0.10 acres*

Note: This table has been updated to reflect the removal of the water line connection to the Marleigh Subdivision as a result of the Home Ownership Association Board's decision not to allow the connection.

Exhibits E. F. G. H. AND I provide an analysis of the overall steps taken to avoid and minimize disturbance to the stream valley crossing. In the end for all the aforementioned reasons provided in Exhibit H the Bridge Crossing memo a culvert was chosen to provide the least amount of PMA impact while providing the most consensus and support with the regulatory and operating agencies.

Impact 11: Forest Enhancement and Berm Removal

Forest enhancement entails the complete removal of all invasive plant species, including the roots, through the use of mechanized machinery. Upon removal, reforesting will take place with native woodland plant species. In accordance with Section 25-122 (c)(1)(I) of the Prince George's County Code, the proposed removal of invasive plant species and planting of native species in the existing woodlands on-site will result in improved woodland reforestation and ecology for wildlife. The proposed Forest Enhancement credit shown on the TCP2 includes a 1.0 Credit, to meet on-site reforestation credits. Invasive species removal is being provided in areas that are not proposed for clearing, but to improve and enhance the site to promote environmental stewardship, in areas that would not normally be cleared.

As part of the site analysis conducted, areas of the site have existed as a habitat for beavers and wildlife. Through the forest enhancement and reforestation improvements, the applicant proposes installation of split-rail fencing with a chain-link fence veneer to delineate and protect the natural habitat areas, forest enhancement areas, and reforestation efforts. The proposed protective fencing will help to define areas suitable for wildlife while preventing wildlife from encroaching into the newly reforested, preservation, and forest enhancement areas for some time.

VI. MITIGATION

The proposed road crossing and subsequent impacts on the existing stream will be mitigated through proposed on-site stream and wetland mitigation on-site as required by the USACOE and MDE. (Attachment J). In an effort to restore the impacted environmental areas to a natural and/or enhanced state on-site, the proposed stream mitigation plan may be provided on-site and will utilize methods and materials that will promote and ensure the long-term protection of natural hydrology patterns on-site and off-site as the portion of the stream on-site serves as a channel that connects to the larger, overall stream branch system. Methods will include reinstatement of the stream banks where erosion and man-induced alterations have occurred, and reestablishment of the connection to the floodplain. More information can be found in the attached memos Exhibit J, K, L. All mitigation is proposed on-site.

In order to mitigate permanent wetland impacts at the proposed road crossing, a wetland mitigation site is proposed in the area on-site that exists as an emergent wetland type; directly north and on-

site of where the impacts are expected to occur at the crossing. The wetland mitigation site will be ensured through the introduction of various native tree species and a mix of herbaceous plant species typical to wetlands located in the general vicinity of the site, changes in grading and hydrology. A detailed list of the proposed plantings for the wetland mitigation site is provided in Attachment K. The wetland will mimic existing environmental elements of the site, as well as those proposed to be enhanced, to reinforce a cohesive design aesthetic and advance natural hydrologic patterns, improve soil conditions, and aid in stormwater management. Most importantly provide ecosystem enhancement for aquatic and sub-aquatic animals. The location is shown on the PMA Impact exhibits (Sheet 1), the Special Exception Plan and TCP2 plan.

VII. CONCLUSION

The proposed 2.20 acres of on-site impacts to the PMA represent approximately 7.32% of the on-site PMA area (30.04 acres total), or less than 2.62% of the gross tract.

The Applicant and their consultants have endeavored to avoid and minimize environmental impacts on the site to the greatest extent possible by utilizing best practices and design techniques or adequate alternatives to the maximum extend practical. Throughout the design process, the design team worked with M-NCPPC and Prince George's County Staff (DPIE, SCD, DPW&T) and the many other division to address the community, infrastructure, and environmental concerns to minimize and avoid any explicit or implicit concerns. The applicant proposes environmental mitigation, as required and will be approved by MDE and USACOE. Respectfully, the applicant requests approval of the aforementioned impacts based on the applicants ability to avoid and minimize environmental impacts to the fullest extent possible and providing a mitigation plan based on best management practices.

Attachments:

A. Overall PMA Exhibit-30x42
B. PMA Exhibits-8.5x11 (14 sheets)
C. Aerial Timeline Images (18 Sheets)
D. FE and PMA Mitigation Memo
E. Standard Road Crossing Exhibit
F. Environmental Road Crossing Exhibit

G. Environmental Road Crossing- Bridge Exhibit
H. Bridge Feasibility and Environmental impact Study memo dated July 7, 2017
I. Environmental Road Crossing Cost Estimate
J. Stream Mitigation Narrative – July 28, 2017
K. Wetland Mitigation Memo – July 26, 2017
L. L. Stream Mitigation – Supplemental Memo – Dated September 19, 2017

TRADITIONS AT BEECHFIELD

ENTERPRISE ROAD
PMA IMPACT EXHIBIT
WITH ENVIRONMENTAL MITIGATION

LEGEND/SUMMARY:

TOTAL PERMANENT PMA IMPACT AREA(S)

PMA IMPACT NUMBER: 11

PERMANENT STREAM MITIGATION
227' L.F.

TOTAL PMA/FOREST ENHANCEMENT IMPACT AREA(S)
206,550 S.F. OR 4.74 ACRES

TOTAL TEMPORARY IMPACT AREA(S)

NOTES: IMPACTS EXHIBITS ARE PROVIDED FOR ENTITLEMENT PURPOSES ONLY AND ARE SUBJECT TO APPROVAL OF SPECIAL EXCEPTION PLAN (SE-4785).

WETLAND IMPACT/MITIGATION

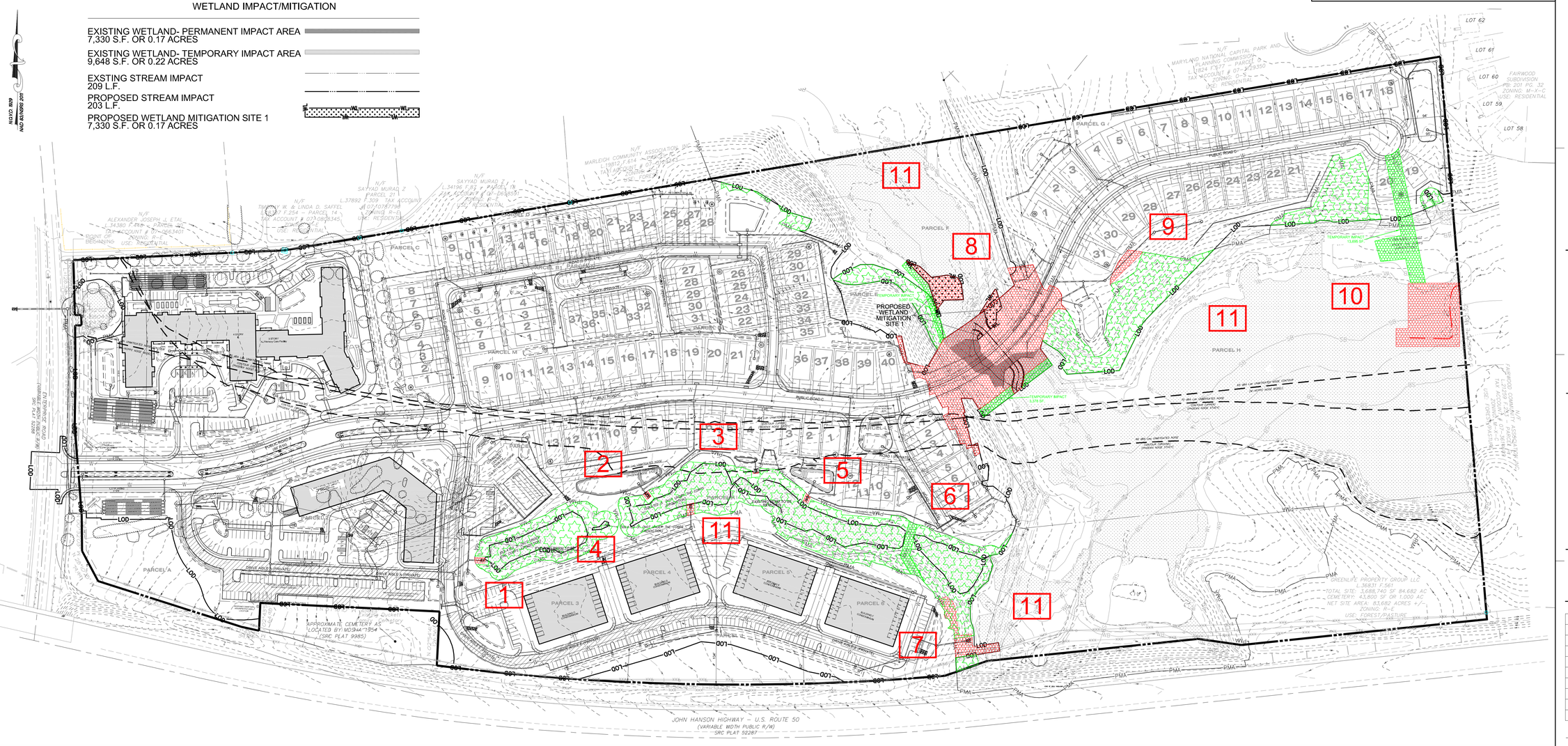
EXISTING WETLAND- PERMANENT IMPACT AREA
7,330 S.F. OR 0.17 ACRES

EXISTING WETLAND- TEMPORARY IMPACT AREA
9,648 S.F. OR 0.22 ACRES

EXSTING STREAM IMPACT
209 L.F.

PROPOSED STREAM IMPACT
203 L.F.

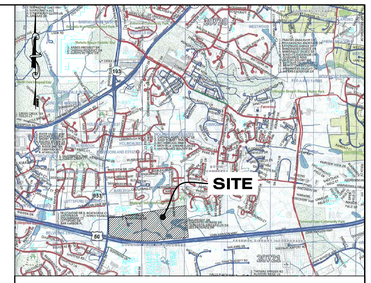
PROPOSED WETLAND MITIGATION SITE 1
7,330 S.F. OR 0.17 ACRES



1 / 1 **KEY MAP**
PLAN VIEW

SCALE 1" = 100'
0' 100' 200'

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.



VICINITY MAP
NOT TO SCALE

Vicinity Map © ADC - Kappa Map Group LLC/GIS Integrated Solutions LLC 2014

PRINCE GEORGE'S COUNTY
ROAD ATLAS
MAP 5412 GRID C9 & D9

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APPLICANT
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CONTACT:
JOHN DIXON

TRADITIONS AT BEECHFIELD
PMA IMPACT EXHIBIT
PRINCE GEORGE'S COUNTY, MD
7TH ELECTION DISTRICT
TAX MAP 53 GRIDES F2
200' MAP REFERENCE 206NE11

SEAL

KEY PLAN

SCALE
AS-SHOWN

No.	DATE	BY	Description
1.			

REVISIONS

DRAWN BY RM
APPROVED BY RM
CHECKED BY NB
DATE SEPT 2017

TITLE
PMA IMPACT EXHIBIT
COVER & PLAN SHEET

DEWBERRY JOB NO. 50075516

SHEET NO. 1 OF 1

LEGEND/SUMMARY:

TOTAL PERMANENT PMA IMPACT AREA(S)
95,977 S.F. OR 2.20 ACRES

PMA IMPACT NUMBER: 11

PERMANENT STREAM MITIGATION
227' L.F.

TOTAL PMA/FOREST ENHANCEMENT IMPACT AREA(S)
206,550 S.F. OR 4.74 ACRES

TOTAL TEMPORARY IMPACT AREA(S)
22,862 S.F. OR 0.52 ACRES

NOTES: IMPACTS EXHIBITS ARE PROVIDED FOR ENTITLEMENT PURPOSES ONLY AND ARE SUBJECT TO APPROVAL OF SPECIAL EXCEPTION PLAN (SE-4785).

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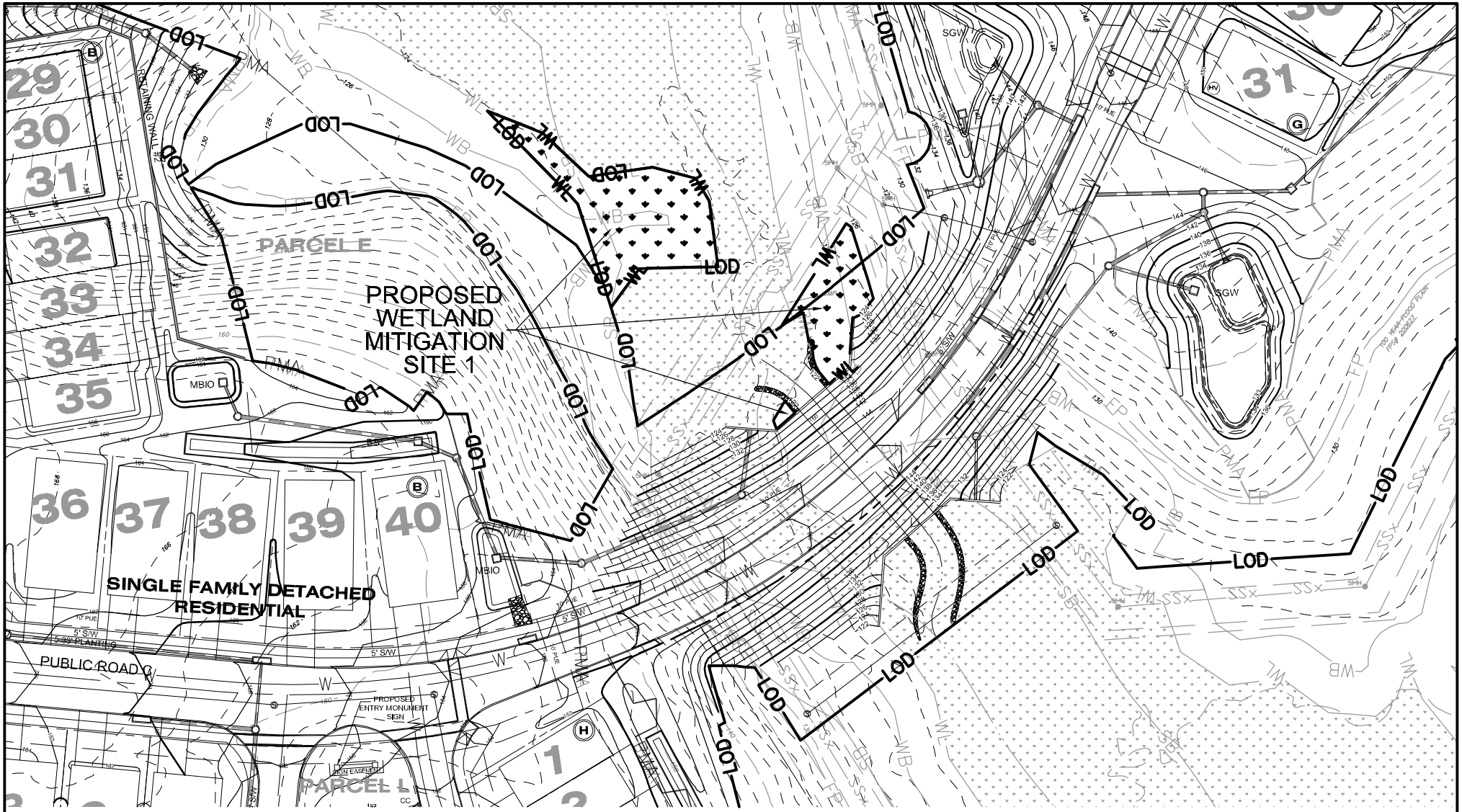
TITLE
PMA IMPACT EXHIBITS
COVER SHEET

PROJECT
TRADITIONS AT BEECHFIELD

DESIGN: -
DRAWN: RM
CHECKED: NB
DATE: SEPT 2017

SCALE: NOT TO SCALE
SHEET NO. 1 OF 13
PROJECT NO. 50075516



NORTH

LEGEND:

WETLAND MITIGATION AREA(S) WL TM

WETLAND MITIGATION: 7,330 S.F. OR 0.17 ACRES

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TITLE

PMA IMPACT EXHIBITS
DETAILED IMPACT EXHIBITS

PROJECT

TRADITIONS AT BEECHFIELD

DESIGN:	-
DRAWN:	RM
CHECKED:	NB
DATE:	SEPT 2017

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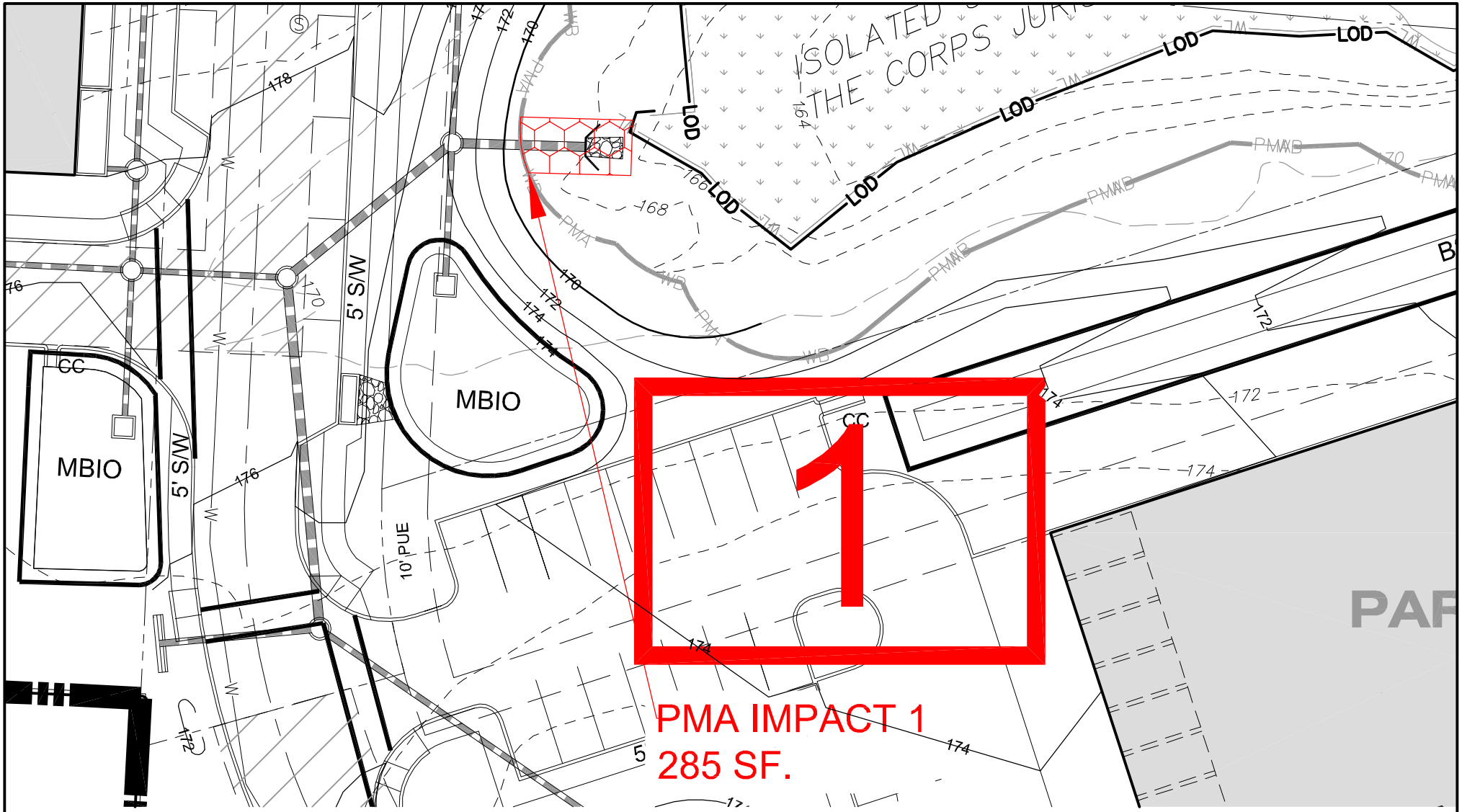
SHEET NO.	2 OF 13
PROJECT NO.	50075516



NORTH

LEGEND:

PERMANENT PMA IMPACT AREA(S)

PERMANENT PMA IMPACT 1: 285 S.F. OR 0.01 ACRES

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TITLE

PMA IMPACT EXHIBITS
DETAILED IMPACT EXHIBITS

PROJECT

TRADITIONS AT BEECHFIELD

DESIGN:	-
DRAWN:	RM
CHECKED:	NB
DATE:	SEPT 2017

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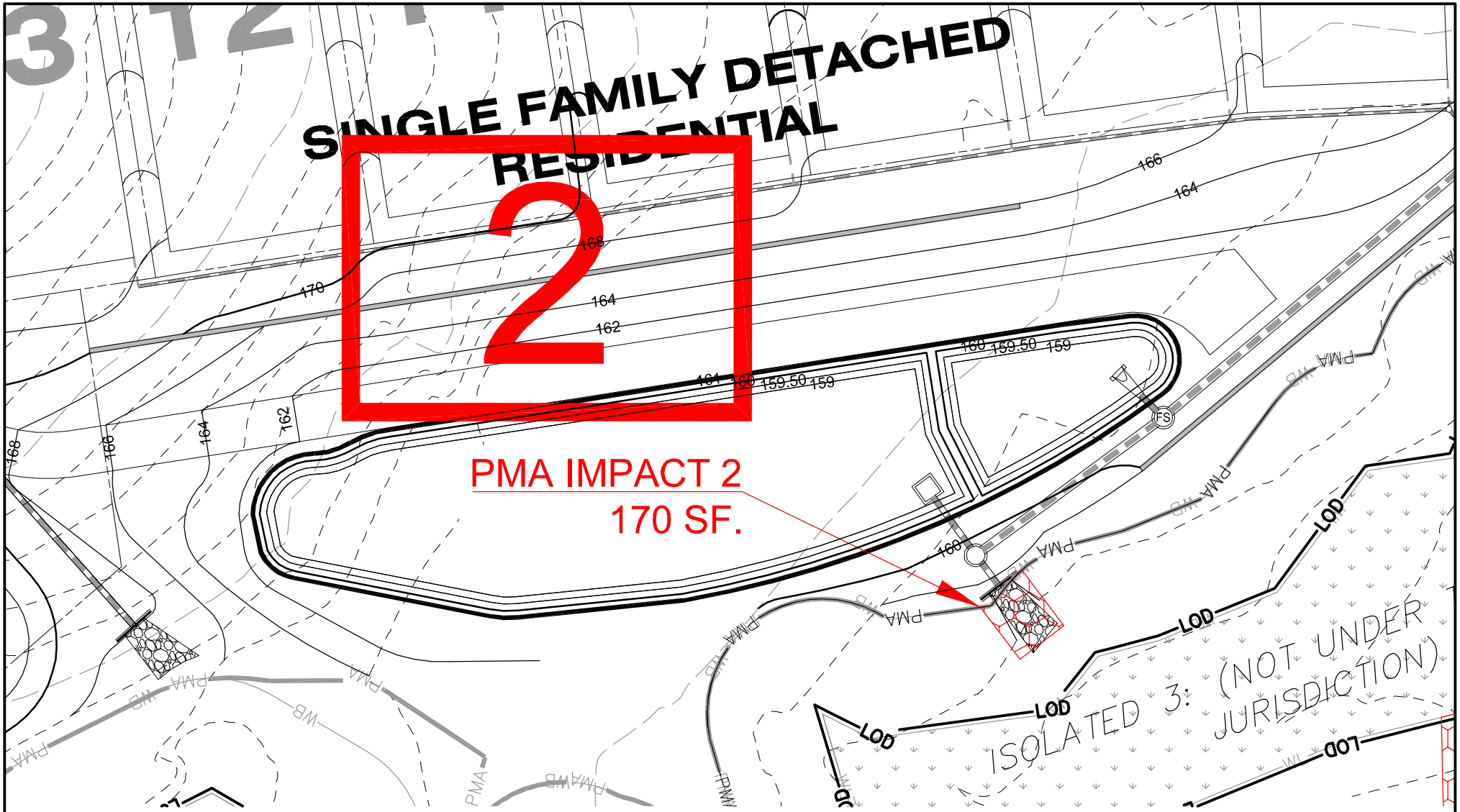
SHEET NO.	3 OF 13
PROJECT NO.	50075516



LEGEND:

PERMANENT PMA IMPACT AREA(S)

PERMANENT PMA IMPACT 2: 170 S.F. OR 0.004 ACRES

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TITLE

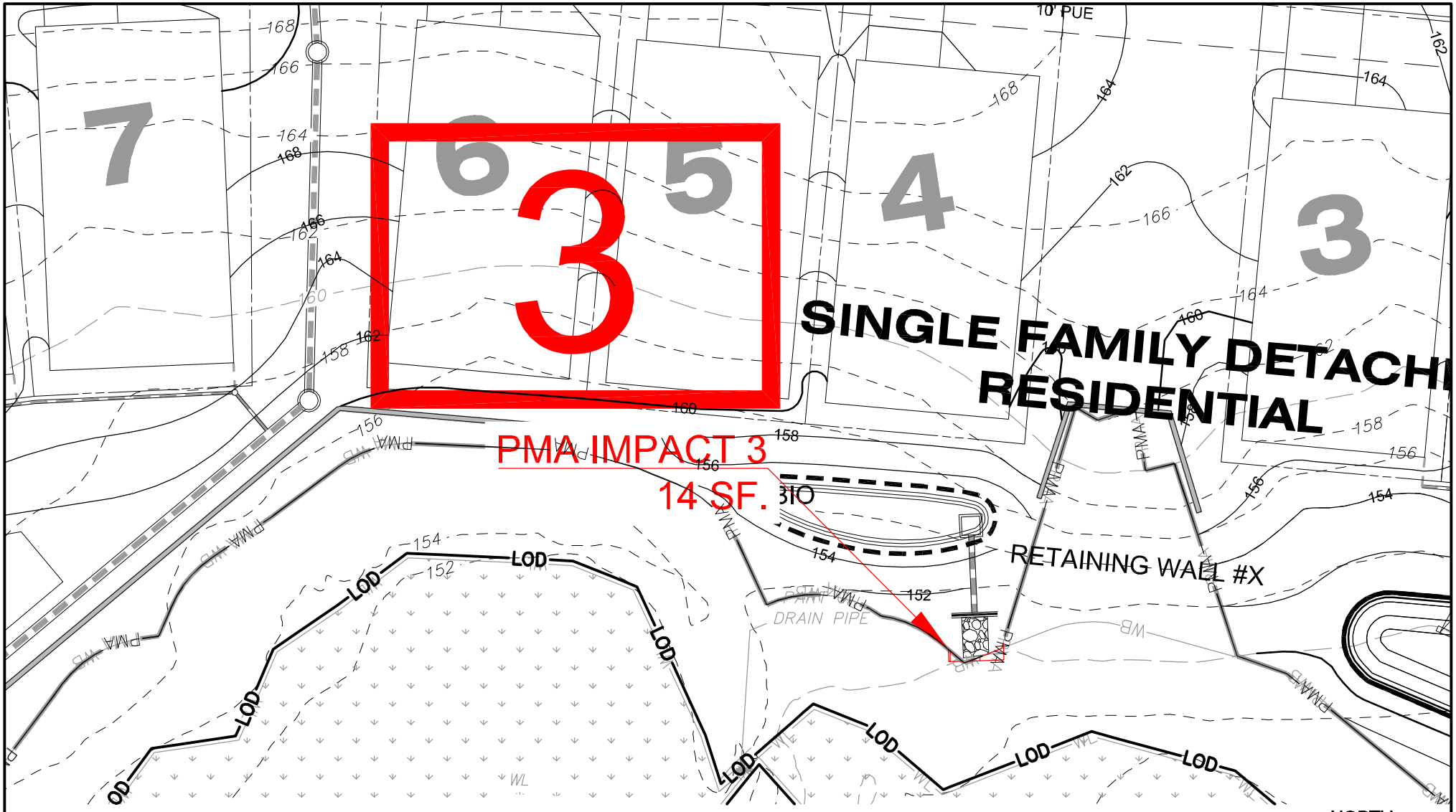
PMA IMPACT EXHIBITS
DETAILED IMPACT EXHIBITS

PROJECT

TRADITIONS AT BEECHFIELD

DESIGN:	-
DRAWN:	RM
CHECKED:	NB
DATE:	SEPT 2017

SCALE:	1"=30'
SHEET NO.	4 OF 13
PROJECT NO.	50075516



LEGEND:

PERMANENT PMA IMPACT AREA(S)

PERMANENT PMA IMPACT 3: 14 S.F. OR 0.0003 ACRES

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www.dewberry.com

TITLE

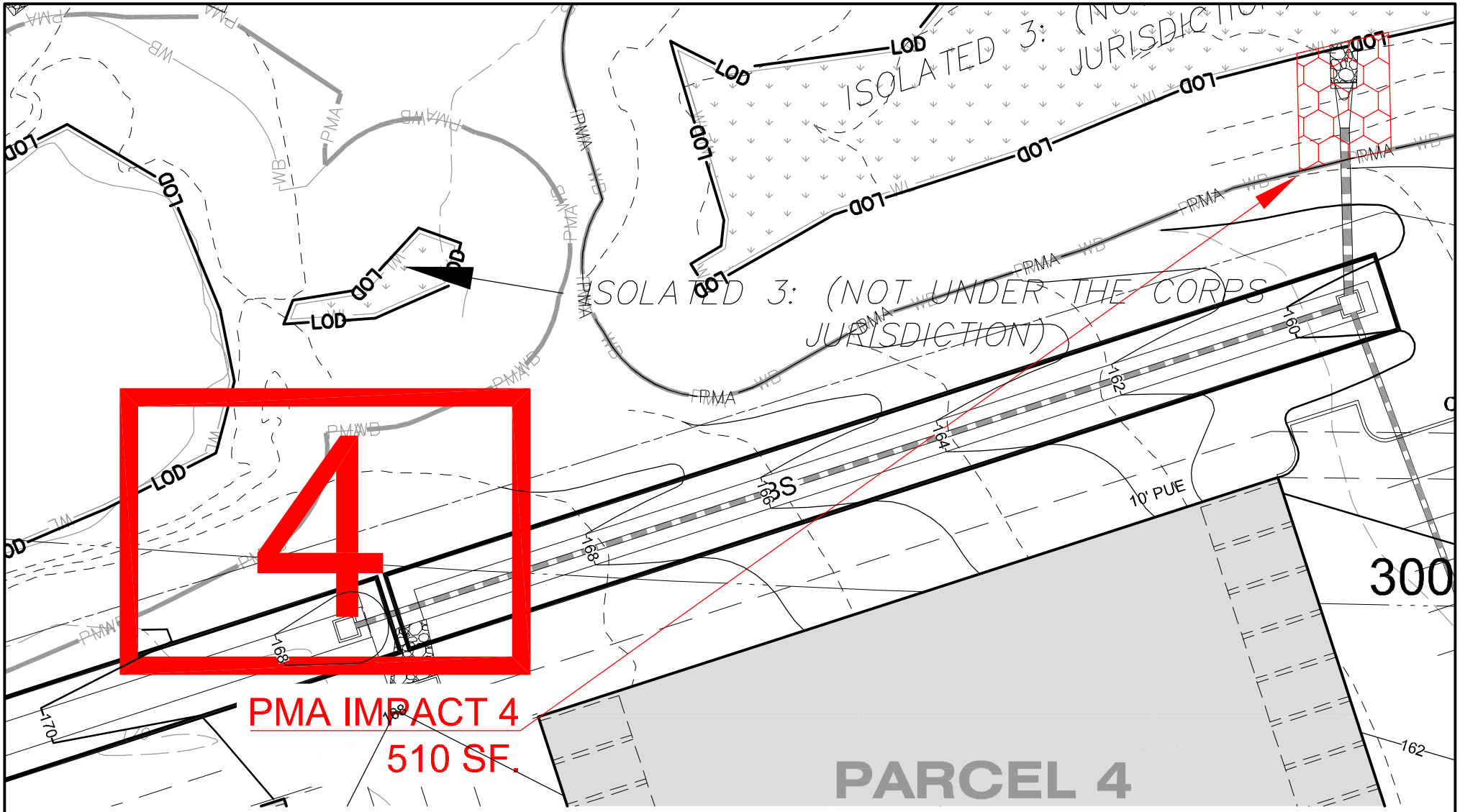
PMA IMPACT EXHIBITS
DETAILED IMPACT EXHIBITS

PROJECT

TRADITIONS AT BEECHFIELD

DESIGN:	-
DRAWN:	RM
CHECKED:	NB
DATE:	SEPT 2017

SCALE:	1"=30'
SHEET NO.	5 OF 13
PROJECT NO.	50075516



LEGEND:

PERMANENT PMA IMPACT AREA(S)

PERMANENT PMA IMPACT 4: 510 S.F. OR 0.01 ACRES

Dewberry

Dewberry Consultants LLC
Formerly known as
Dewberry & Davis LLC

10003 DEREKWOOD LANE
SUITE 204
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

TITLE

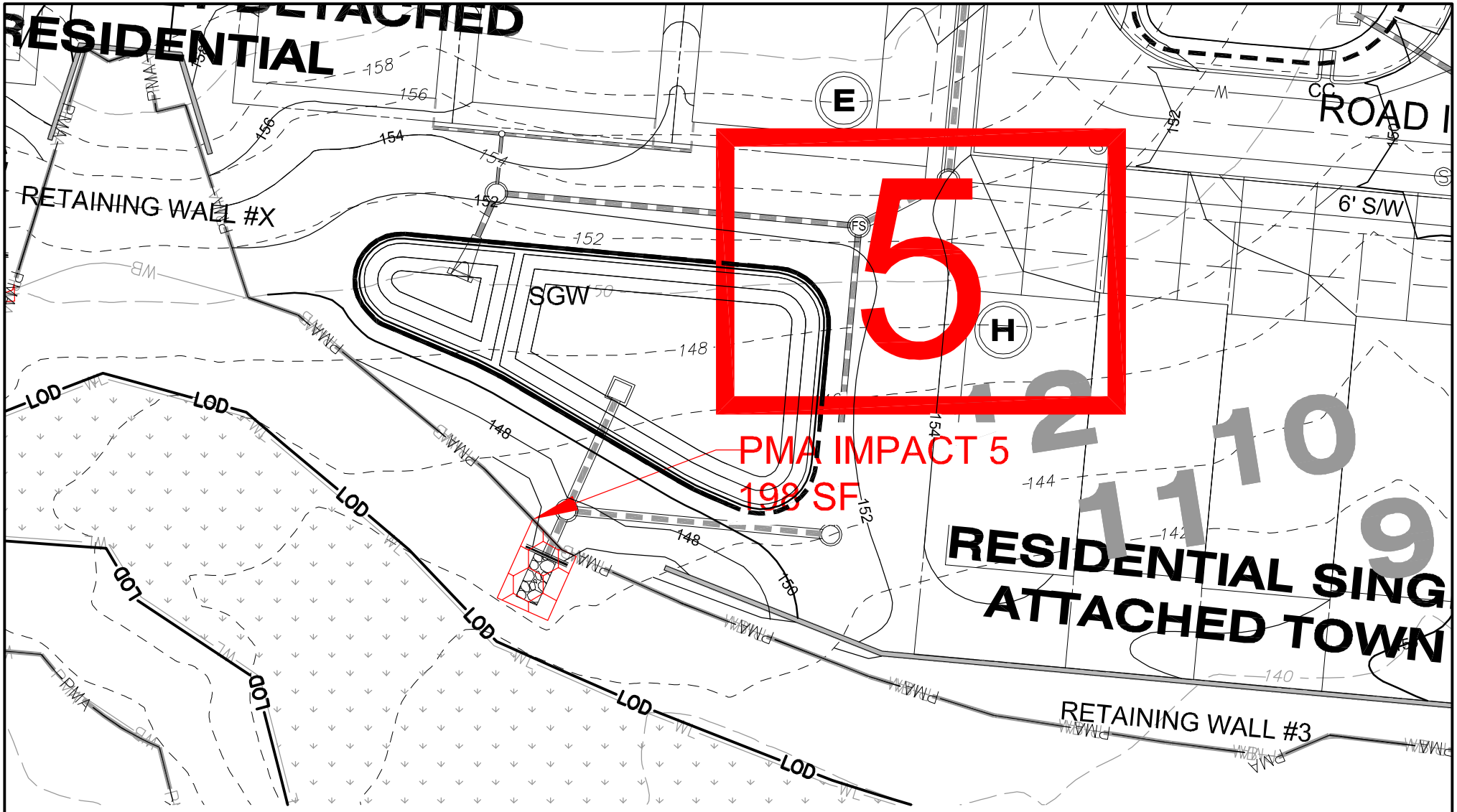
PMA IMPACT EXHIBITS
DETAILED IMPACT EXHIBITS

PROJECT

TRADITIONS AT BEECHFIELD

DESIGN:	-
DRAWN:	RM
CHECKED:	NB
DATE:	SEPT 2017

SCALE:	1"=30'
SHEET NO.	6 OF 13
PROJECT NO.	50075516



NORTH

LEGEND:

PERMANENT PMA IMPACT AREA(S)

PERMANENT PMA IMPACT 5: 198 S.F. OR 0.005 ACRES

Dewberry

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301.731.0188 (FAX)
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TITLE

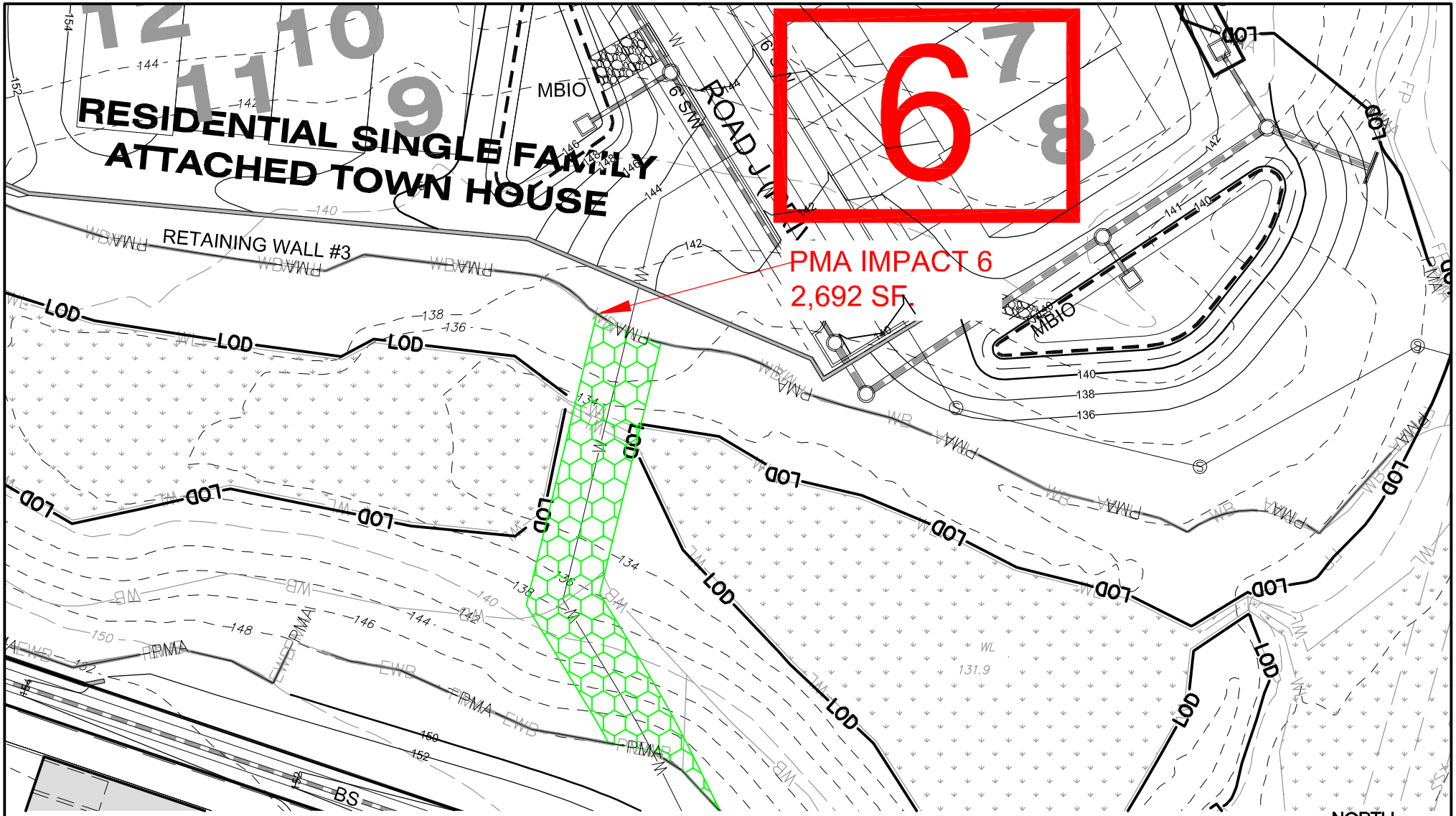
PMA IMPACT EXHIBITS
DETAILED IMPACT EXHIBITS

PROJECT

TRADITIONS AT BEECHFIELD

DESIGN:	-
DRAWN:	RM
CHECKED:	NB
DATE:	SEPT 2017

SCALE:	1"=30'
SHEET NO.	7 OF 13
PROJECT NO.	50075516



LEGEND:

TEMPORARY PMA IMPACT AREA(S)

TEMPORARY PMA IMPACT 6: 2,692 S.F. OR 0.06 ACRES

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TITLE

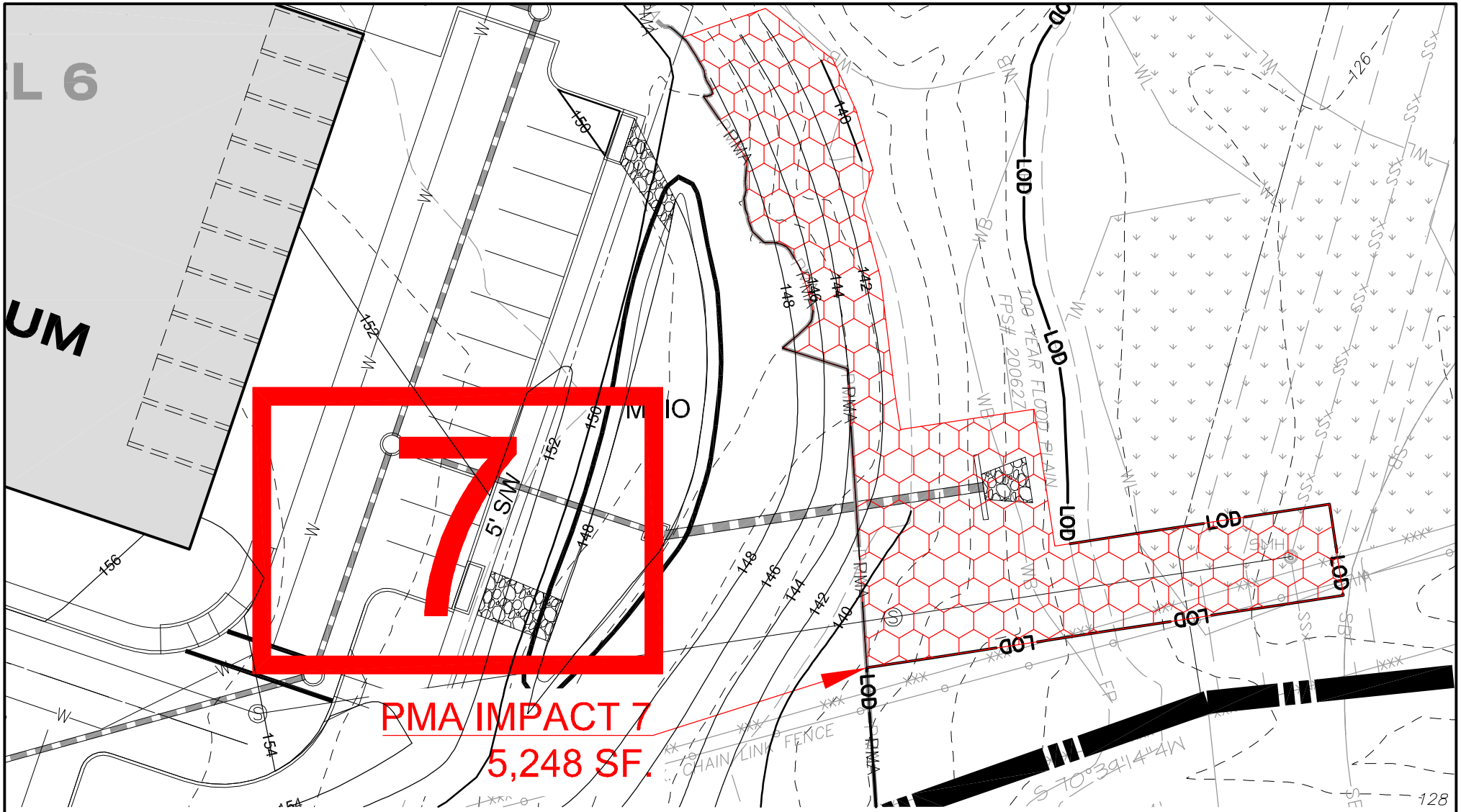
PMA IMPACT EXHIBITS
DETAILED IMPACT EXHIBITS

PROJECT

TRADITIONS AT BEECHFIELD

DESIGN:	-
DRAWN:	RM
CHECKED:	NB
DATE:	SEPT 2017

SCALE:	1"=40'
SHEET NO.	8 OF 13
PROJECT NO.	50075516



LEGEND:

PERMANENT PMA IMPACT AREA(S)

PERMANENT PMA IMPACT 7: 5,248 S.F. OR 0.12 ACRES

Dewberry

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www.dewberry.com

TITLE

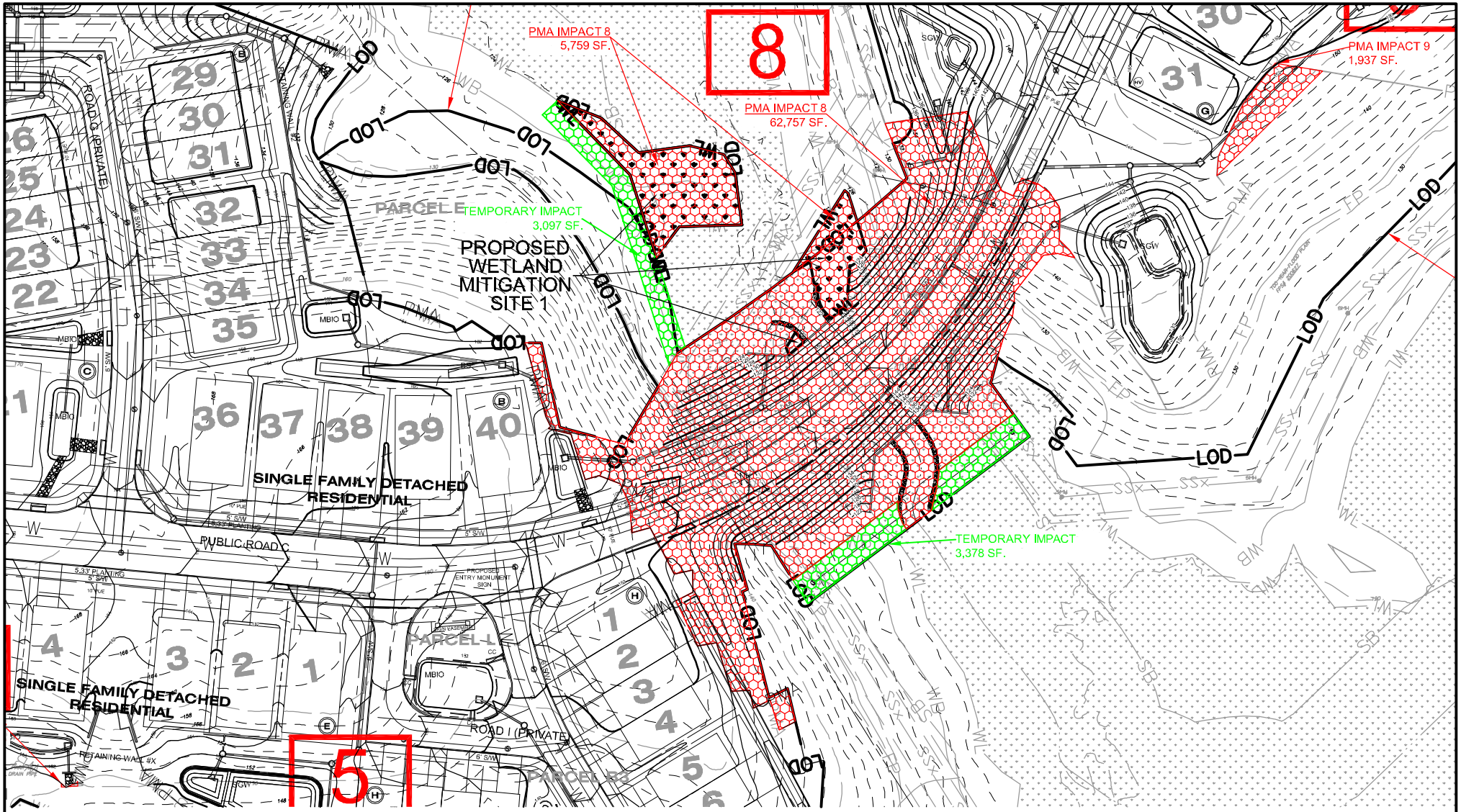
PMA IMPACT EXHIBITS
DETAILED IMPACT EXHIBITS

PROJECT

TRADITIONS AT BEECHFIELD

DESIGN:	-
DRAWN:	RM
CHECKED:	NB
DATE:	SEPT 2017

SCALE:	1"=30'
SHEET NO.	9 OF 13
PROJECT NO.	50075516



LEGEND:

PERMANENT PMA IMPACT AREA(S)

PERMANENT PMA IMPACT 8: 68,516 S.F. OR 1.57 ACRES

TEMPORARY PMA IMPACT AREA(S)

TEMPORARY PMA IMPACT 8: 6,475 S.F. OR 0.15 ACRES

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301.731.0188 (FAX)
www.dewberry.com

TITLE

PMA IMPACT EXHIBITS
DETAILED IMPACT EXHIBITS

PROJECT

TRADITIONS AT BEECHFIELD

DESIGN: -

DRAWN: RM

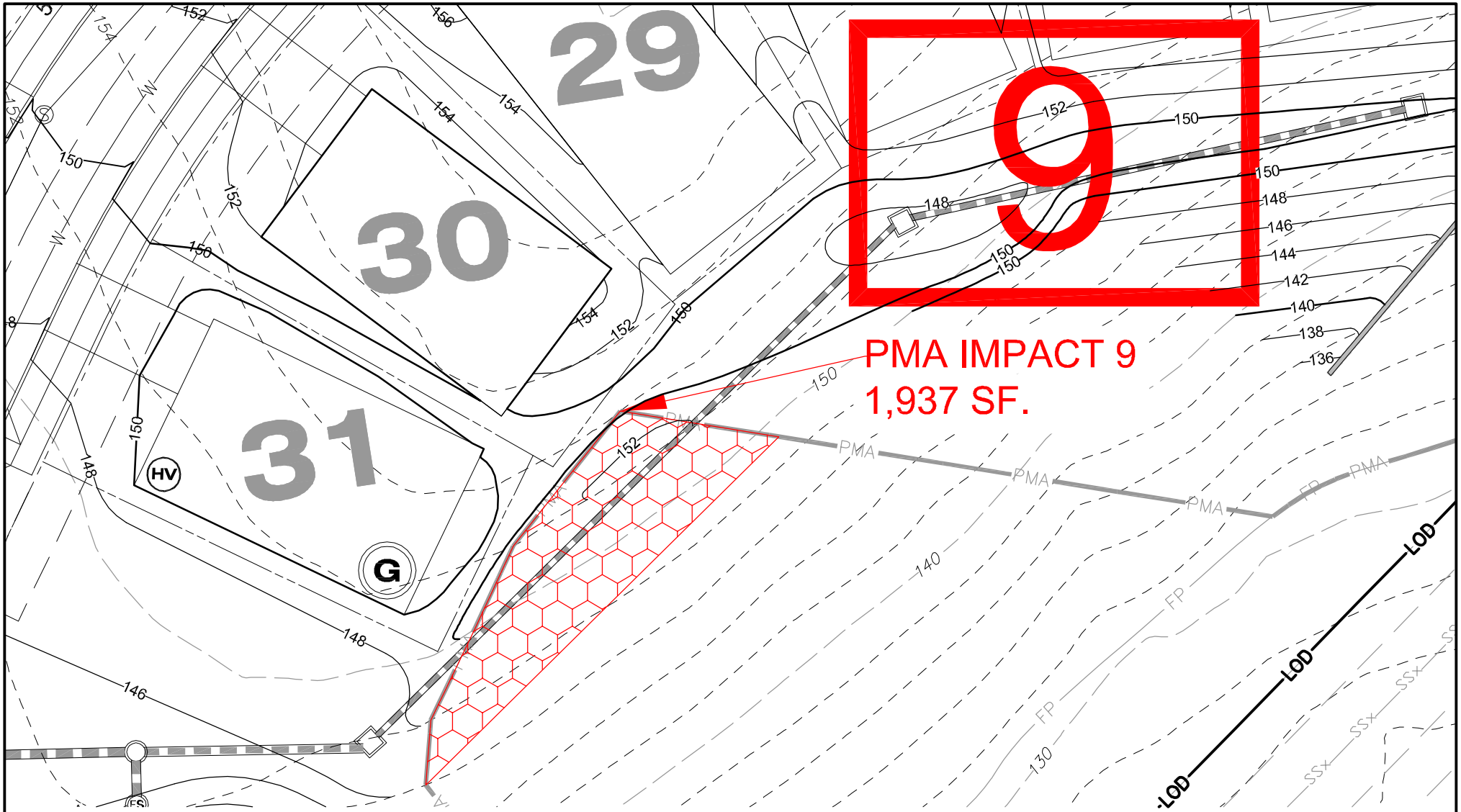
CHECKED: NB

DATE: SEPT 2017

SCALE: 1"=100'

SHEET NO. 10 OF 13

PROJECT NO. 50075516



LEGEND:

PERMANENT PMA IMPACT AREA(S)

PERMANENT PMA IMPACT 9: 1,937 S.F. OR 0.04 ACRES

Dewberry

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301.731.0188 (FAX)
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TITLE

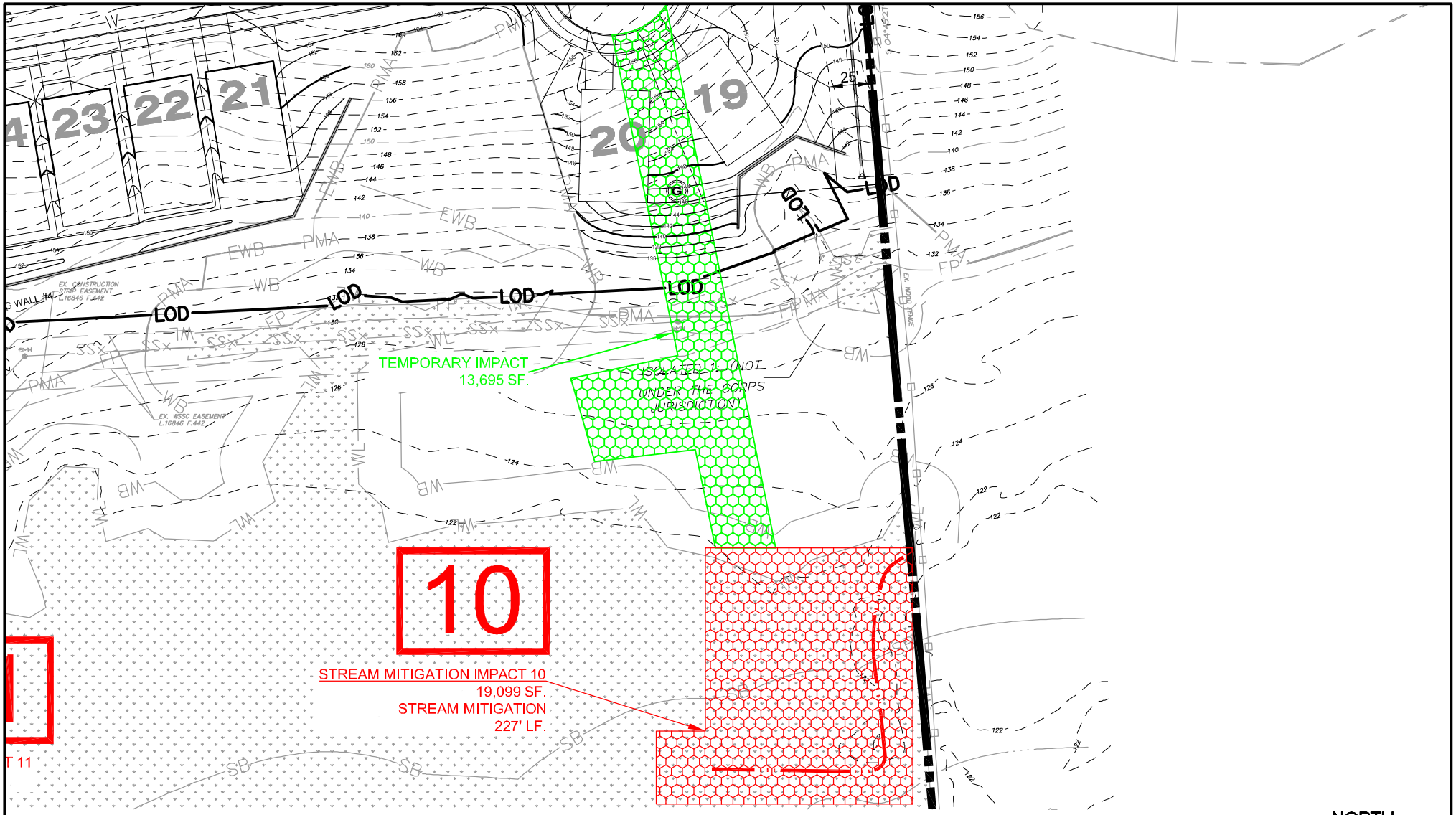
PMA IMPACT EXHIBITS
DETAILED IMPACT EXHIBITS

PROJECT

TRADITIONS AT BEECHFIELD

DESIGN:	-
DRAWN:	RM
CHECKED:	NB
DATE:	SEPT 2017

SCALE:	1"=30'
SHEET NO.	11 OF 13
PROJECT NO.	50075516



LEGEND:

STREAM MITIGATION IMPACT AREA(S)

STREAM MITIGATION IMPACT 10: 19,099 S.F. OR 0.44 ACRES

STREAM MITIGATION

STREAM MITIGATION: 227' L.F.

TEMPORARY CONSTRUCTION IMPACT AREA(S)

TEMPORARY CONSTRUCTION IMPACT 8: 13,695 S.F. OR 0.31 ACRES

NORTH

Dewberry

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LANHAM, MD 20706
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301.731.0188 (FAX)
www.dewberry.com

TITLE

PMA IMPACT EXHIBITS
DETAILED IMPACT EXHIBITS

PROJECT

TRADITIONS AT BEECHFIELD

DESIGN: -

DRAWN: RM

CHECKED: NB

DATE: SEPT 2017

SCALE: 1"=50'

SHEET NO. 12 OF 13

PROJECT NO. 50075516

LEGEND/SUMMARY:

PMA IMPACT NUMBER: 11

TEMPORARY PMA/FOREST ENHANCEMENT IMPACT AREA(S)
206,550 S.F. OR 4.74 ACRES

NOTES: IMPACTS EXHIBITS ARE PROVIDED FOR ENTITLEMENT PURPOSES ONLY AND ARE SUBJECT TO APPROVAL OF SPECIAL EXCEPTION PLAN (SE-4785).

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301.731.5551
301.731.0188 (FAX)
www.dewberry.com

TITLE

PMA IMPACT EXHIBITS
FOREST ENHANCEMENT SHEET

PROJECT

TRADITIONS AT BEECHFIELD

DESIGN: -
DRAWN: RM
CHECKED: NB
DATE: SEPT 2017

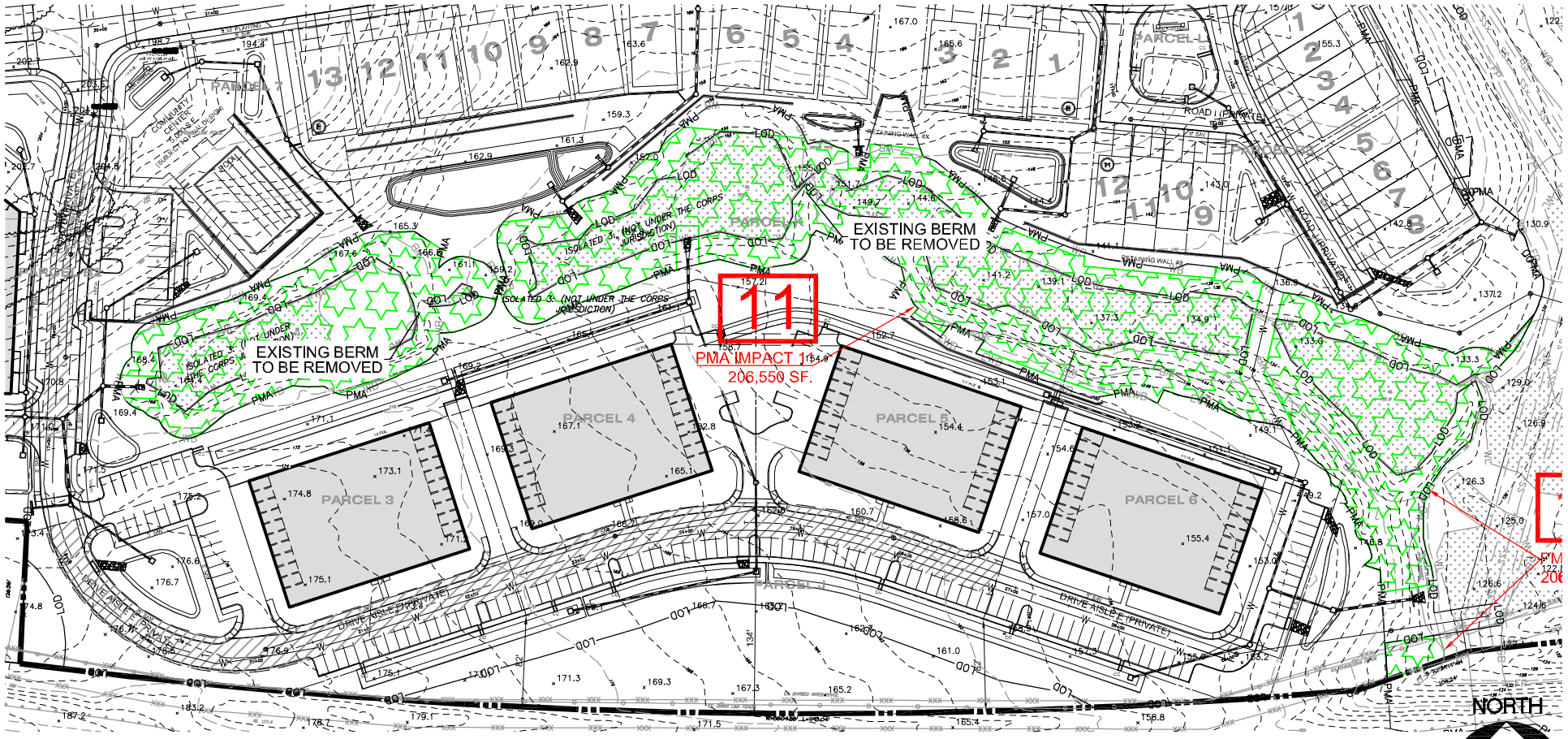
SCALE: NOT TO SCALE
SHEET NO. 13 OF 13
PROJECT NO. 50075516

LEGEND/SUMMARY:

PMA IMPACT NUMBER: 11

TEMPORARY PMA/FOREST ENHANCEMENT IMPACT AREA(S)
206,550 S.F. OR 4.74 ACRES

NOTES: IMPACTS EXHIBITS ARE PROVIDED FOR ENTITLEMENT PURPOSES ONLY AND ARE SUBJECT TO APPROVAL OF SPECIAL EXCEPTION PLAN (SE-4785).



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301.731.5551
301.731.0188 (FAX)
www.dewberry.com

TITLE
PMA IMPACT EXHIBITS
EXISTING BERM REMOVAL SHEET

PROJECT
TRADITIONS AT BEECHFIELD

DESIGN:	-
DRAWN:	RM
CHECKED:	NB
DATE:	SEPT 2017

SCALE:	NOT TO SCALE
SHEET NO.	13A OF 13
PROJECT NO.	50075516

PGAtlas

1965

Woodlands

Farmers Stream Crossing

Farmers Household

Location of Ditch

Farmers Driveway to House

Farmer Ponds

JOHN HANSON HIGHWAY U.S.

Getting Started

1977

Woodlands

Farmers Stream Crossing

Farmers Household

Farmers Driveway to House

Farmer Ponds

Location of Ditch

JOHN HANSON HIGHWAY U.S.

Getting Started

1980

Woodlands

Farmers Stream Crossing

Farmers Household

Farmers Driveway to House

Farmer Ponds

Location of Ditch

JOHN HANSON HIGHWAY U.S.

Getting Started

1984

Woodlands

Farmers Household

Farmers Stream Crossing

Farmers Driveway to House

Farmer Ponds

Location of Ditch

JOHN HANSON HIGHWAY U.S.

PGAtlas

1993

Woodlands

Wider Stream

Farmers Household

Another Pond

Wider Ditch

Farmers Driveway to House

Farmer Ponds

JOHN HANSON HIGHWAY U.S.

Getting Started

PGAtlas

1998 color

Woodlands

Wider Stream-
More Vegetation

Farmers
Household

Another Pond

Wider Ditch

Farmers Driveway
to House

Farmer Ponds

JOHN

HANSON

HIGHWAY

U.S.

Getting Started

1998

Woodlands

Wider Stream-
More Vegetation

Farmers
Household

Another Pond

Wider Ditch

Farmers Driveway
to House

Farmer Ponds

JOHN HANSON HIGHWAY U.S.

Getting Started

PGAtlas

2000 color

Woodlands

Wider Stream

Farmers Household

New Channel Created

Another Pond

Wider Ditch

Farmers Driveway to House

Farmer Ponds

JOHN HANSON HIGHWAY U.S.

Getting Started

PGAtlas

2000 grey

Woodlands

Farmers Household

Wider Stream

New Channel Created

Another Pond

Wider Ditch

Farmers Driveway to House

Farmer Ponds

JOHN HANSON HIGHWAY U.S.

Getting Started

PGAtlas

2005 color

Woodlands

New Development

New Path

Breaks in two

Farmers Household

Worser Condition

New Channel Created

Another Pond

Farmers Driveway to House

Farmer Ponds

JOHN HANSON HIGHWAY U.S.

Getting Started

PGAtlas

2005 grey

Woodlands

New Development

New Path

Breaks in two

Farmers Household

Worser Condition

New Channel Created

Another Pond

Farmers Driveway to House

Farmer Ponds

JOHN HANSON HIGHWAY U.S.

B

BB

Getting Started

PGAtlas

2006 color

Woodlands

New Development

Vegetation

Farmers Household

Worser Condition

New Channel Created

Another Pond

Farmers Driveway to House

Farmer Ponds

JOHN HANSON HIGHWAY U.S.

Getting Started

PGAtlas

2007 color

Woodlands

Vegetation

Farmers Household

Worser Condition

New Channel Created

Wider Pond

Farmers Driveway to House

Farmer Ponds

Another Pond

JOHN HANSON HIGHWAY U.S.

Getting Started

PGAtlas

2009 color

Stream into Woodlands

More Vegetation

Four Ponds Created

Farmers Household

Two ponds became one

New Channel Created

Wider Pond

Farmers Driveway to House

Farmer Ponds

Connection Between Ponds

JOHN HANSON HIGHWAY U.S.

Getting Started

PGAtlas

2009 infrared

Stream into Woodlands

More Vegetation

Four Ponds Created

Farmers Household

Two ponds became one

New Channel Created

Wider Pond

Farmers Driveway to House

Farmer Ponds

Connection Between Ponds

JOHN HANSON HIGHWAY

U.S.

Getting Started

PGAtlas

2011 color

Stream into Woodlands

More Vegetation

Four Ponds Created

Farmers Household

Larger Pond

Connection to Last Pond

Farmers Driveway to House

Farmer Ponds

Connection Between Two Ponds

JOHN HANSON HIGHWAY U.S.

Getting Started

PGAtlas

2014 color

Stream into Woodlands

More Vegetation

More Vegetation

Four Ponds Created

Farmers Household

Larger/Wider Pond

Connection to Last Pond

Farmers Driveway to House

Farmer Ponds

Narrow Pond Connection

JOHN HANSON HIGHWAY U.S.

Getting Started

www.pgatlas.com

PGAtlas

2016 color

Stream into Woodlands

Four Ponds Created

Dense Vegetation

Farmers Household

Bigger/Wider Pond

Connection to Last Pond

Farmers Driveway to House

Farmer Ponds

Narrow Pond Connection

JOHN HANSON HIGHWAY U.S.

Dewberry & Davis LLC
10003 Derekwood Lane, Suite 204
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301.731.5551
301.731.0188 fax
www.dewberry.com

June 23, 2017

To: Katina Schoulars, and Megan Reiser
Maryland-National Capital Park
and Planning Commission
14741 Governor Oden Bowie Drive, 4th floor
Upper Marlboro, Maryland 20772

From: Ryan McAlister, RLA / Project Manager
Dewberry Consultants, LLC.
10003 Derekwood Lane, Suite 204
Lanham, MD 20706
(P) 301.364.1801 (E) rmcalister@dewberry.com

Re: Forest Enhancement and Environmental Mitigation Plan for the Traditions at Beechfield (SE-4785)

This letter is provided at the request of M-NCPPC in order to provide an overview of the proposed environmental mitigation strategies for the Traditions at Beechfield (SE- 4785) project. The mitigation is proposed as mitigation to the environmental impacts required for the proposed development and invasive species management. The proposed plan accomplishes the following goals: (1) The removal of invasive species; (2) the planting of new native plantings (reforestation); (3) Wildlife Management; (4) Ecosystem Enhancement (5) Wetland and Stream Mitigation; The attached TCP2, Forest Enhancement Plan Exhibit, and PMA Impact Exhibit is attached for reference.

Forest Enhancement, Invasive Species Management, and Re-Planting

Invasive Species account for over 90% + of the forest cover in the areas outlined for Forest Enhancement on the TCP2. Due to the high frequency of invasive species, removal will be completed by clearing down to bare earth using mechanized machinery. Once cleared, re-planting will occur using native tree species identified during the Forest Stand Delineation. Native Hardwoods identified in the FSD will be used for re-planting on the site. Hardwood species include: Red Oak, White Oak, Beech, Hickory, and Yellow Poplar. These tree species were selected based on the existing Forest Stand Delineation and account for 80 percent of the trees tallied at the time of the FSD sampling within Stand A. Stand A also has a medium-high priority for overall retention potential because of the stand location in the vicinity of regulated features. The same is proposed for Stand B and C in the areas shown on the TCP2 and Forest Enhancement Exhibit.

Forest Enhancement is proposed at a rate of (area * 2.0 Acres). This proposal exceeds the existing standard based on the construction method (clearing and replanting of the entire area), construction costs (mechanized+labor vs. non mechanized), treatment, improvement area, site constraints, constraints, and the extent of Forest Enhancement Activities. Modified

Permanent Tree Protection fencing for low lying areas is also being installed that will ensure the survivability of the enhancement area.

A meeting was held with SHA on Wednesday May 31st. **SHA's first priority is to prohibit work on Hwy 50 ROW.** Second priority is for the applicant to obtain access from adjacent properties. The applicant is currently researching this feasibility. SHA ROW access should be considered where the guard rail is not currently present for access. After all other methods have been determined not feasible then a district permit may be requested with the following subject to the following conditions (1) Need a Traffic Control Plan– Plan should include the shoulder closure and right lane closure. (2) Work will include the removal and re-installation of the SHA owned fencing and guardrail at the end of every work day. (3) A Certified Guardrail contractor must be used for the guardrail installation. (4) Work hours will be limited from 9am – 3pm during the work week. Longer work hours may be permitted on weekends, during off-peak periods, non-game days, non-holidays.

The applicant will continue to research feasible for an access plan but at this time access is subject to SHA approval, with a low expectation for approval.

Ecosystem Enhancement

In addition to environmental mitigation and forest enhancement on the property, work is proposed to enhance the existing ecosystem located within the area along the south western stream branch. This area includes previously existing farm ponds and berms that are no longer continuous due to lack of maintenance and erosion over time. In order to alleviate concerns regarding dam safety and allow for an interconnected ecosystem area, removal of the existing berms is proposed. This improvement will provide necessary environmental mitigation, while return the area over time to a connected system with removal of the berms and pipes. The low lying wetland areas will remain because the existing topography will remain unchanged, the hydrologic connection will remain because existing and proposed surface water will flow in the relative same direction towards the stream. The removal of the berms in our initial discussions with the USACE and MDE is supported, for purposes improving the areas back to a natural ecosystem.

Wildlife Management and enhancement

The TCP2 includes permanent protection fencing (split rail fencing). The use of this type of fence will also include 4' height black vinyl coated chain link fence in addition to the split rail fence in order to minimize wildlife intrusions into the newly planted reforestation areas. The chain link fence will allow time for the newly planted tree saplings to establish while keeping the predominant wildlife activity (beavers) from moving into the low lying reforestation areas. The reforestation areas have been removed from low lying areas so as not to encroach into the wildlife areas.

Environmental Mitigation

Wetland and Stream Impacts are proposed to be mitigated at 1:1 onsite. I.E. for 1 Ac of wetland disturbance, 1 acre of wetland is proposed on site as shown on the PMA Impact Exhibit. The location and approval of wetland mitigation is subject to approval by Maryland Department of the Environment and the U.S. Army Corp. of Engineers.

Conclusion

We appreciate this opportunity to work with M-NCPPC staff. We are happy to propose this forest enhancement and environmental mitigation plans to address the environmental issues for the Traditions at Beech field project. Should you have any questions, please feel free to contact me directly.

TRADITIONS AT BEECHFIELD
STANDARD ROAD CROSSING EXHIBIT

NGVD 1929
NAD 1983 DATUM

STANDARD ROAD CROSSING SECTION

LEGEND- STANDARD ROAD CROSSING

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING STREAM
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING STREAM BUFFER
- 100-YEAR FLOODPLAIN
- EXISTING WETLANDS
- 25' WETLAND BUFFER
- PRIMARY MANAGEMENT AREA (PMA)
- EXISTING STORM EASEMENT
- EXISTING SANITARY SEWER EASEMENT
- EXISTING WATER EASEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED BUILDING RESTRICTION (BRL)
- PROPOSED DRIVEWAY
- PROPOSED CURB
- PROPOSED SWM EASEMENT
- PROPOSED WSSC RIGHT OF WAY
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED SIGN EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SIDEWALK
- PROPOSED LOT NUMBER AND AREA (1 / 4,797 SF)
- PROPOSED PARCEL (PARCEL C 4,797 SF)
- PROPOSED SUBDIVISION BLOCK (R)

ACRONYMS

MBO	MICRO BIORETENTION
SGW	SUBMERGED GRAVEL WETLAND
BS	BIO-SWALE

STANDARD ROAD CROSSING IMPACTS

EXISTING WETLAND IMPACT AREA	28,911 S.F.
EXSTING STREAM IMPACT AREA	349 L.F.
PROPOSED STREAM IMPACT AREA	335 L.F.
TOTAL PERMANENT PMA IMPACT	82,303 S.F. OR 1.88 ACRES
TOTAL TEMPORARY PMA IMPACT	6,469 S.F. OR 0.15 ACRES
TOTAL PMA IMPACT (PERMANENT + TEMPORARY)	88,772 S.F. OR 2.04 ACRES

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

DRAWN BY	AL
APPROVED BY	RM
CHECKED BY	NB
DATE	JULY 2017

DEVELOPER/APPLICANT
GREENLIFE PROPERTY GROUP, LLC
2661 RIVA ROAD, SUITE 300
ANNAPOLIS, MD 21201

CONTACT
JOHN DIXON
PHONE: 443.432.6380

7TH ELECTION DISTRICT
TAX MAP 53, GRID F2
WSSC GRID 206NE11

SCALE(S)
0' 20' 60'
1"=20'
Unless otherwise noted

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

SEAL

TRADITIONS AT BEECHFIELD

PRINCE GEORGE'S COUNTY
MARYLAND

STANDARD ROAD CROSSING
EXHIBIT

Dewberry
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Lanham, MD 20706
301.731.5551
301.731.0188 fax

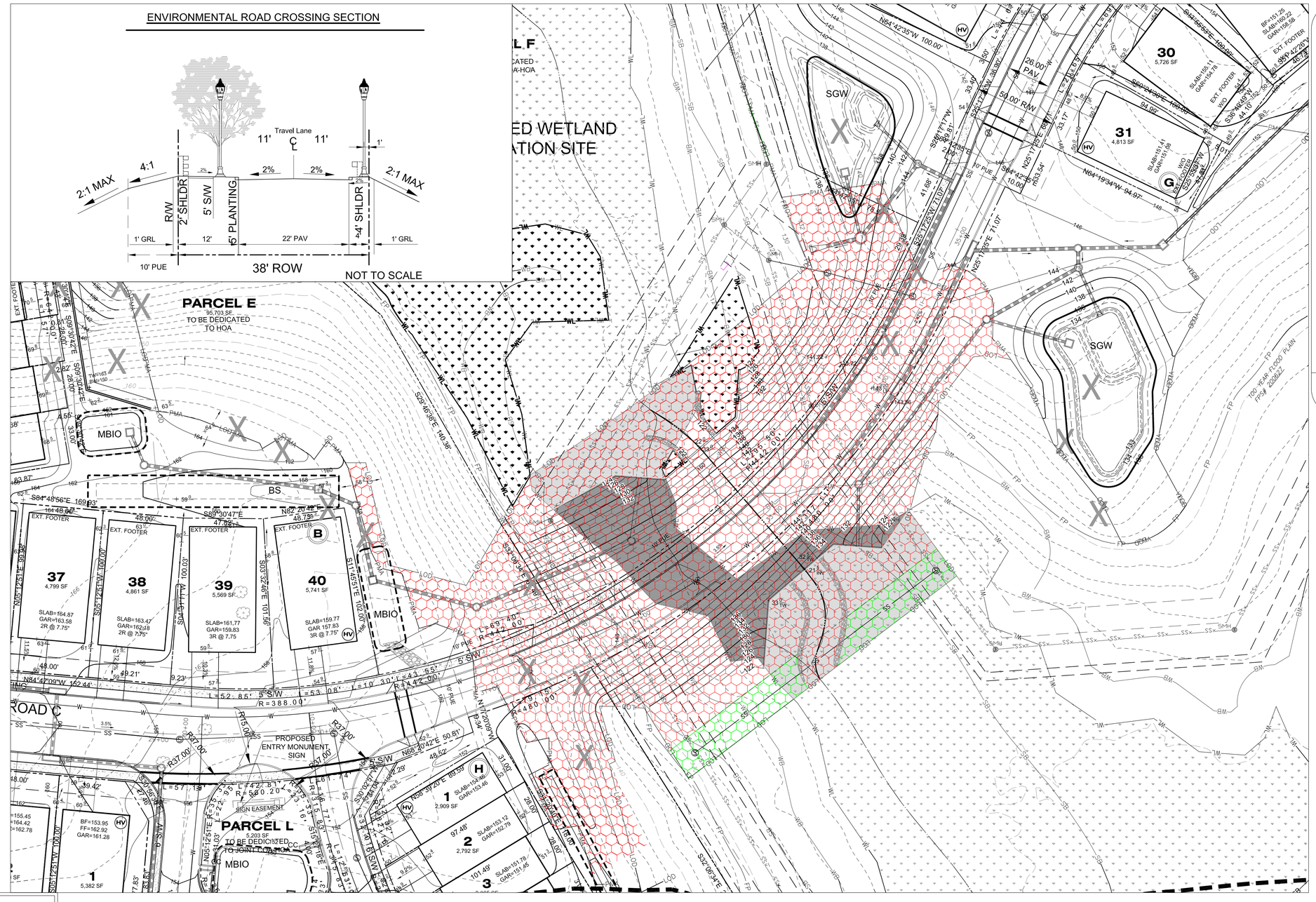
PROJECT NO. 50075516

1

SHEET NO. 1 OF 2

TRADITIONS AT BEECHFIELD
ENVIRONMENTAL ROAD CROSSING EXHIBIT

NGVD 1929
NAD 83/91 DATUM



LEGEND- STANDARD ROAD CROSSING

EXISTING MAJOR CONTOUR	210
EXISTING MINOR CONTOUR	212
EXISTING STREAM	
EXISTING WATER	W× W× W× W× W×
EXISTING SANITARY SEWER	SS× SS× SS× SS× SS×
EXISTING STREAM BUFFER	SB SB
100-YEAR FLOODPLAIN	FP FP
EXISTING WETLANDS	WL WL WL
25' WETLAND BUFFER	WB WB
PRIMARY MANAGEMENT AREA (PMA)	PMA PMA
EXISTING STORM EASEMENT	
EXISTING SANITARY SEWER EASEMENT	
EXISTING WATER EASEMENT	
PROPOSED MAJOR CONTOUR	210
PROPOSED MINOR CONTOUR	212
PROPOSED WATER	W W
PROPOSED SANITARY SEWER	SS
PROPOSED STORM DRAIN	
PROPOSED LIMIT OF DISTURBANCE	LOD LOD
PROPOSED PROPERTY LINE	
PROPOSED BUILDING	
PROPOSED BUILDING RESTRICTION (BRL)	
PROPOSED DRIVEWAY	
PROPOSED CURB	
PROPOSED SWM EASEMENT	
PROPOSED WSSC RIGHT OF WAY	
PROPOSED PUBLIC UTILITY EASEMENT	
PROPOSED SIGN EASEMENT	
PROPOSED ROAD CENTERLINE	
PROPOSED RIGHT-OF-WAY	
PROPOSED SIDEWALK	▨
PROPOSED LOT NUMBER AND AREA	1 4,797 SF
PROPOSED PARCEL	PARCEL C 4,797 SF
PROPOSED SUBDIVISION BLOCK	Ⓡ

ACRONYMS

MBO — MICRO BIORETENTION
SGW — SUBMERGED GRAVEL WETLAND
BS — BIO-SWALE

PROPOSED ENVIRONMENTAL CROSSING IMPACTS

EXISTING WETLAND - PERMANENT IMPACT AREA - 7330 S.F. OR 0.17 AC.	▨
EXISTING WETLAND - TEMPORARY IMPACT AREA - 9648 S.F. OR 0.22 AC. S.F.	■
EXSTING STREAM IMPACT AREA 204 L.F.	
PROPOSED STREAM IMPACT AREA 205 L.F.	
TOTAL PERMANENT PMA IMPACT 62,344 S.F. OR 1.43 ACRES	🟥
TOTAL TEMPORARY PMA IMPACT 3,381 S.F. OR 0.08 ACRES	🟩
TOTAL PROPOSED PMA IMPACT (PERMANENT + TEMPORARY) 65,725 S.F OR 1.51 AC.	PMA PMA
PROPOSED WETLAND MITIGATION SITE 7,330 S.F. OR 0.17 ACRES	WL WL

NOTE

FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK
IN THIS VICINITY

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

DRAWN BY	AL
APPROVED BY	RMC
CHECKED BY	NB
DATE	APRIL 2017

DEVELOPER/APPLICANT

GREENLIFE PROPERTY GROUP, LLC

2661 RIVA ROAD, SUITE 300
ANNAPOLIS, MD 21201

CONTACT

JOHN DIXON
PHONE: 443.432.6380

7TH ELECTION DISTRICT

TAX MAP 53, GRID F2
WSSC GRID 206NE11

SCALE(S)

0' 30' 60'

1"=30'

Unless otherwise noted

NO.	DESCRIPTION	DATE	BY

REVISIONS

SEAL

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3772 EXPIRATION DATE: MAY 13, 2018.

RYAN C. MCALISTER
No. 3772

TRADITIONS AT BEECHFIELD

PRINCE GEORGE'S COUNTY
MARYLAND

ENVIRONMENTAL ROAD CROSSING EXHIBIT

Dewberry

Dewberry Consultants, LLC
10003 Derekwood Lane
Lanham, MD 20706
301.731.5551
301.731.0188 fax

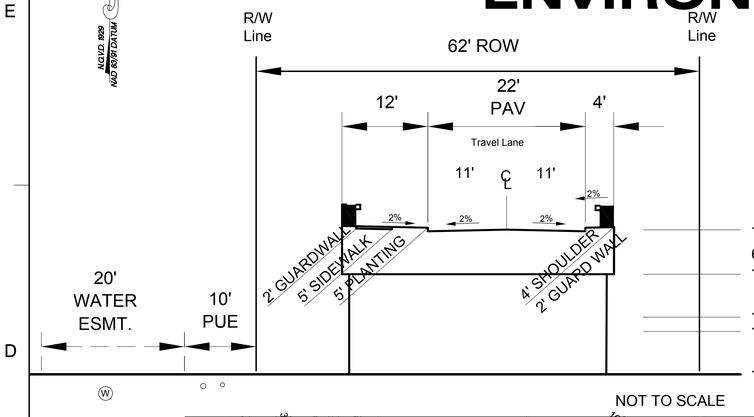
PROJECT NO. 50075516

2

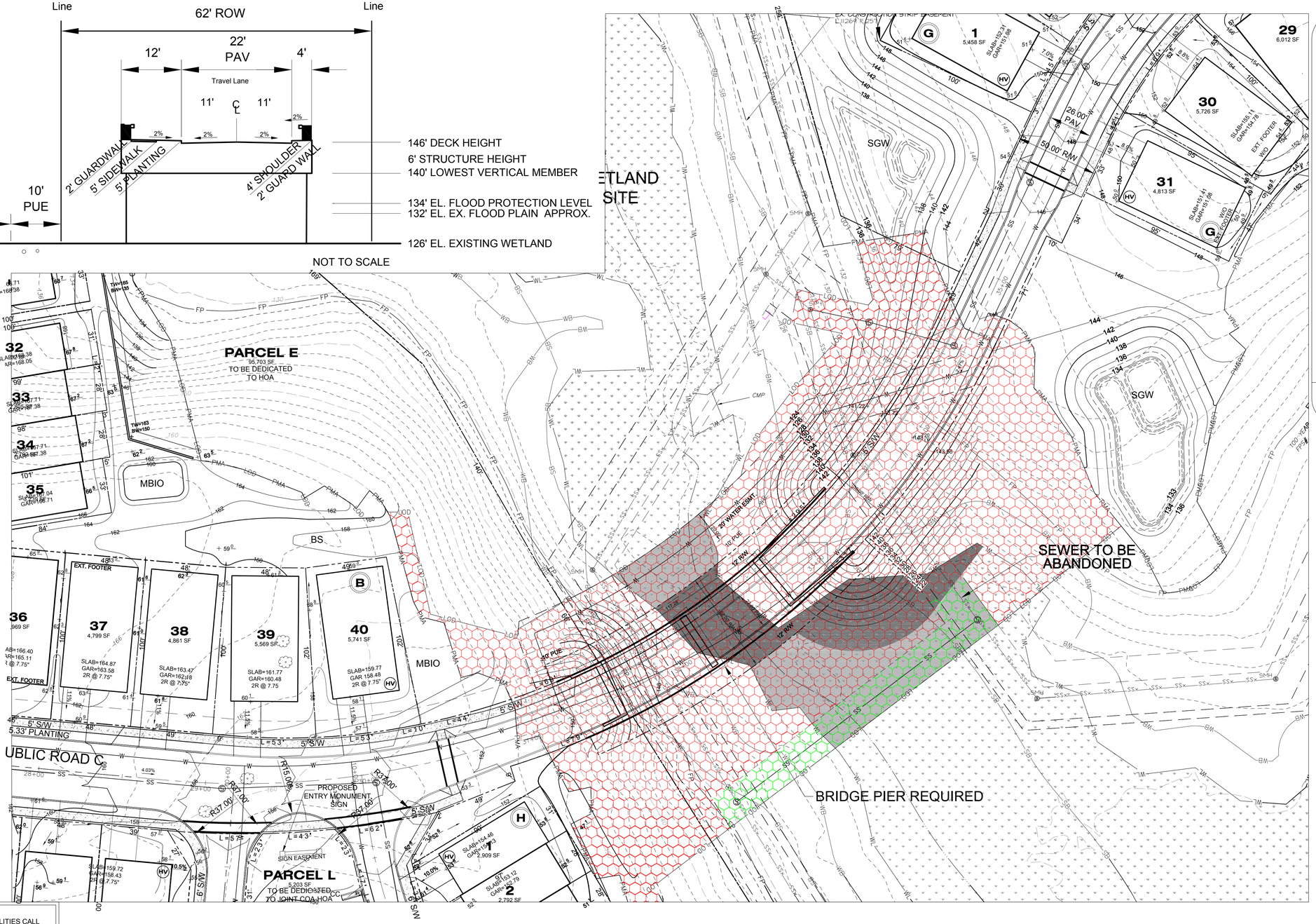
SHEET NO. 2 OF 2

TRADITIONS AT BEECHFIELD
ENVIRONMENTAL BRIDGE CROSSING EXHIBIT

NGVD 1929
NAD 83/91 DATUM



NOT TO SCALE



LEGEND- STANDARD ROAD CROSSING

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING STREAM
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING STREAM BUFFER
- 100-YEAR FLOODPLAIN
- EXISTING WETLANDS
- 25' WETLAND BUFFER
- PRIMARY MANAGEMENT AREA (PMA)
- EXISTING STORM EASEMENT
- EXISTING SANITARY SEWER EASEMENT
- EXISTING WATER EASEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED BUILDING RESTRICTION (BRL)
- PROPOSED DRIVEWAY
- PROPOSED CURB
- PROPOSED SWM EASEMENT
- PROPOSED WSSC RIGHT OF WAY
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED SIGN EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SIDEWALK
- PROPOSED LOT NUMBER AND AREA (1, 4,797 SF)
- PROPOSED PARCEL (PARCEL C, 4,797 SF)
- PROPOSED SUBDIVISION BLOCK (R)

ACRONYMS

MBO	MICRO BIORETENTION
SGW	SUBMERGED GRAVEL WETLAND
BS	BIO-SWALE

PROPOSED ENVIRONMENTAL CROSSING IMPACTS

PERMANENT WETLAND IMPACT AREA	5,763 S.F. OR 0.13 AC.
TEMPORARY WETLAND IMPACT AREA	7,365 S.F. OR 0.10 AC.
EXSTING STREAM IMPACT AREA	0 L.F.
PROPOSED STREAM IMPACT AREA	0 L.F.
PROPOSED PMA IMPACT AREA	68,803 S.F. OR 1.58 ACRES
TOTAL TEMPORARY IMPACTS	4,396 S.F. OR 0.10 ACRES

NOTE
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
http://www.missutility.net
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION.

DRAWN BY	AKL
APPROVED BY	RMC
CHECKED BY	NB
DATE	JUNE 2017

DEVELOPER/APPLICANT
GREENLIFE PROPERTY GROUP, LLC
2661 RIVA ROAD, SUITE 300
ANNAPOLIS, MD 21201

CONTACT
JOHN DIXON
PHONE: 443.432.6380

7TH ELECTION DISTRICT
TAX MAP 53, GRID F2
WSSC GRID 206NE11

SCALE(S)
0' 30' 60'
1"=30'
Unless otherwise noted

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

SEAL

TRADITIONS AT BEECHFIELD
PRINCE GEORGE'S COUNTY
MARYLAND
ENVIRONMENTAL ROAD CROSSING EXHIBIT

Dewberry
Dewberry Consultants, LLC
10003 Derekwood Lane
Lanham, MD 20706
301.731.5551
301.731.0188 fax

PROJECT NO. 50075516
1
SHEET NO. 1 OF 1

Dewberry

Dewberry & Davis LLC
10003 Derekwood Lane, Suite 204
Lanham, MD 20706-4804
301.731.5551
301.731.0188 fax
www.dewberry.com

July 7, 2017

To: Katina Schoulars, and Megan Reiser
Maryland-National Capital Park
and Planning Commission
14741 Governor Oden Bowie Drive, 4th floor
Upper Marlboro, Maryland 20772

From: Ryan McAlister, RLA / Project Manager
Dewberry Consultants, LLC.
10003 Derekwood Lane, Suite 204
Lanham, MD 20706
(P) 301.364.1801 (E) rmcalister@dewberry.com

Re: Traditions at Beechfield (SE-4785)
Bridge Feasibility and Environmental Impact Study

This letter provides an overview and analysis of environmental impacts from a proposed crossing with a bridge though an environmentally sensitive area requested by M-NCPPC for the Traditions at Beechfield project, SE- 4785.

A culvert provided at the environmental crossing with a reduced right-of-way section minimizes and avoids potential environmental impacts than previous options proposed. The culvert option provides less environmental disturbance during construction as well as foreseeable permanent impacts after being built. In addition to minimizing environmental impacts, the culvert option provides an effective road crossing conducive for maintaining water quality and a wildlife crossing.

Taking into consideration the necessary construction methods, bridge construction will require additional disturbance to environmental impacts than a culvert option. Greater disturbance for construction of a bridge result from increased access for construction and maintenance; while additional clearing and disturbance is required for increased clearance for a crane. For these reasons, larger areas of disturbance are provided than the alternative culvert design. Bridge construction for the purposes of this analysis should be viewed as a "bottom up" approach, building the structure from the ground up or sub-surface while disturbing the areas around it during construction.

Such construction requires heavy machinery to access wet environmental areas to create foundations, footings, and armoring for the bridge structure from the ground up. Throughout the entire construction process water quality is diminished due to sediment loss during excavation of foundation material for installation of the permanent bridge supports. The natural stream flow is interrupted while foundation and pier supports are installed. Once these abutments and foundations are installed. Permanent access for maintenance and repair will also be provided, resulting in increased environmental impacts. Utilities are dis allowed to be attached to the bridge structure so they must be installed alongside but through the environmental areas, thus resulting in further environmental disturbance. When it comes time to set the bridge sub-structure girders in place, first a crane set up will be installed then the girder sub-structure can be installed for deck construction. Additional impacts from shading and armoring will affect the environmental areas, as the bridge structure height is estimated at approximately a 20' structure height.

The alternative is an environmental road crossing with a culvert. This options reduces environmental impacts associated with construction methods based on a "top-down" construction approach. A top down approach allows for a culvert to be installed in an upland area on one side of the stream. The head walls and retaining walls can be built on the other side of the stream causing minimal disturbance to the stream. Then, when ready, the stream can be diverted through the culvert. This option allows the stream to flow continuously without interruption. Uninterrupted stream flow allows for minimal sedimentation and disturbance to the stream and water quality during construction. Additional maintenance access of the culvert surrounding the structure is not required, as the opposite side of the stream can be poured in place and the road deck can be installed without disturbing the stream as well.

The pictures below and attached provide an illustrative view of the construction related methods associated with the described environmental impacts for construction of a bridge crossing through the PMA, Floodplain, wetlands, and stream. Table 1. below, provides a comparison of the environmental impacts related to all three options.

Table 1. PMA Impacts

Description	*Option 1 Standard DPIE Road Crossing*	*Option 2 Environmental Road Crossing w/ Culvert*	*Option 3 Environmental Road Crossing w/ Bridge*
PMA Impact	*79,062 sf. or 1.82 acres*	*54,911 or 1.26 acres*	*75,086 sf. or 1.72 acres*
Temporary Impact	*12,983 sf. or 0.30 acres*	*13,124 sf. or 0.30 acres*	*10,680 sf. or .25 acres*
Existing Stream Impact	*349 l.f.*	*288 l.f.*	*90 l.f. (ROW + Util.)*
Proposed Stream	*327 l.f.*	*204 l.f.*	*0 l.f.*
Wetland Impact	*29,941 sf. or 0.69 Acres*	*20,326 sf. or 0.47 acres*	*Total: 16,239 sf.* *0.37 acres* *Permanent: 5,763 sf.* *0.013 acres* *Temporary: 10,680 sf.* *0.25 acres*

Environmental Mitigation

Wetland and Stream Impacts are proposed to be mitigated onsite at 1:1 per the USACE and MDE and subject permitting approval by the Maryland Department of the Environment and the U.S. Army Corp. of Engineers. Mitigation as shown on the PMA Impact Exhibit and Special Exception Plan.

Conclusion

The impacts shows on Table 1. Option 1 and 3 show increased PMA disturbance versus Option 2. Option 2 also minimizes PMA related impacts to within (+/- 0.10 Acre) with increased water quality and reduced sedimentation and disturbance. Options 3 impacts include decreased water quality and sedimentation based on construction. We appreciate this opportunity to work with M-NCPPC staff. We hope you will agree Option 2 provides the best environmental mitigation for a crossing at the Traditions at Beechfield project.

Above, Picture 1: Basic Bridge Structure, Source: various, Location: Harford County, MD

The proposed bridge will require a substructure pier, as the bridge length is over 100' long. Thus bridge girders will be brought in at max acceptable highway standards for transport. The pier armoring can been seen in the sub-structure, along with the disturbance from construction and cleared area for maintenance and access.

Below, Picture 2: Typical Construction in wet areas

Below, Picture 3: Typically, construction in wet areas requires clearing and installation of "Mud Mats" for construction machinery access. Source: Wagman Construction

Below, Picture 4: Clearing and mud mats required to allow construction in wet areas.

Below Picture 5: Safety clearance zones required for bridge installation. Various types of access roads provided for heavy equipment access, crane with clearance areas for substructure foundations, piers, and sub-structure girder installation. Additional clearance can be seen based on sediment control fencing.

Below, Picture 6: sub-structure footings and foundation pier installation. Ground must be excavated in wet areas to reach suitable ground surface for installation. In order to do so, the ground must be excavated to bare earth.

Below, Picture 7 and 8: sub-structure pier foundation and piers with ground disturbance.

Below, Picture 9: Sub-structure Piers foundation footing must be excavated, cane setup

Below, Picture 10: Foundation in wet areas, requires construction access road.

Below, Picture 11: Pier Installation requires heavy machinery and ground disturbance.

Below, Picture 12: Sub-structure pier installation and sub-structure girder abutments pending.

Below, Picture 13: Sub-structure pier installation and sub-structure girder.

Dewberry

MEMORANDUM

Date: July 24, 2017 (Rev. 7/27/2017)

To: Katina Shoulars

From: Nat Ballard

Subject: Traditions at Beechfield – Crossing Cost Estimate

Message:

As requested, Dewberry looked at the potential cost of both a Bridge Crossing and a Culvert Crossing for the Traditions at Beechfield project in order to access the development pod located east of the environmental area that bisects the site. For the Bridge Crossing, we had Dewberry's Transportation Engineering team in our Baltimore office prepare a conceptual bridge design and estimate. A Bridge Crossing consisting of the bridge, wing wall, concrete wall located in the Floodplain is estimated at $1.75 million. The project currently shows a Culvert Crossing with a reduced Public Right Of Way in this area in an effort to minimize the environmental impacts. A Culvert Crossing consisting of 97 linear feet of 10'x10' and 9'x10' box culvert is estimated at $450,000.00.

M E M O R A N D U M

TO: Ryan McAlister (via email: rmcalister@dewberry.com)

CC: Ken Wallis (via email: kwallis@wetlands.com)

FROM: Scott Petrey, P.E.

DATE: July 28, 2017

RE: Traditions at Beechfield – Stream Mitigation Narrative

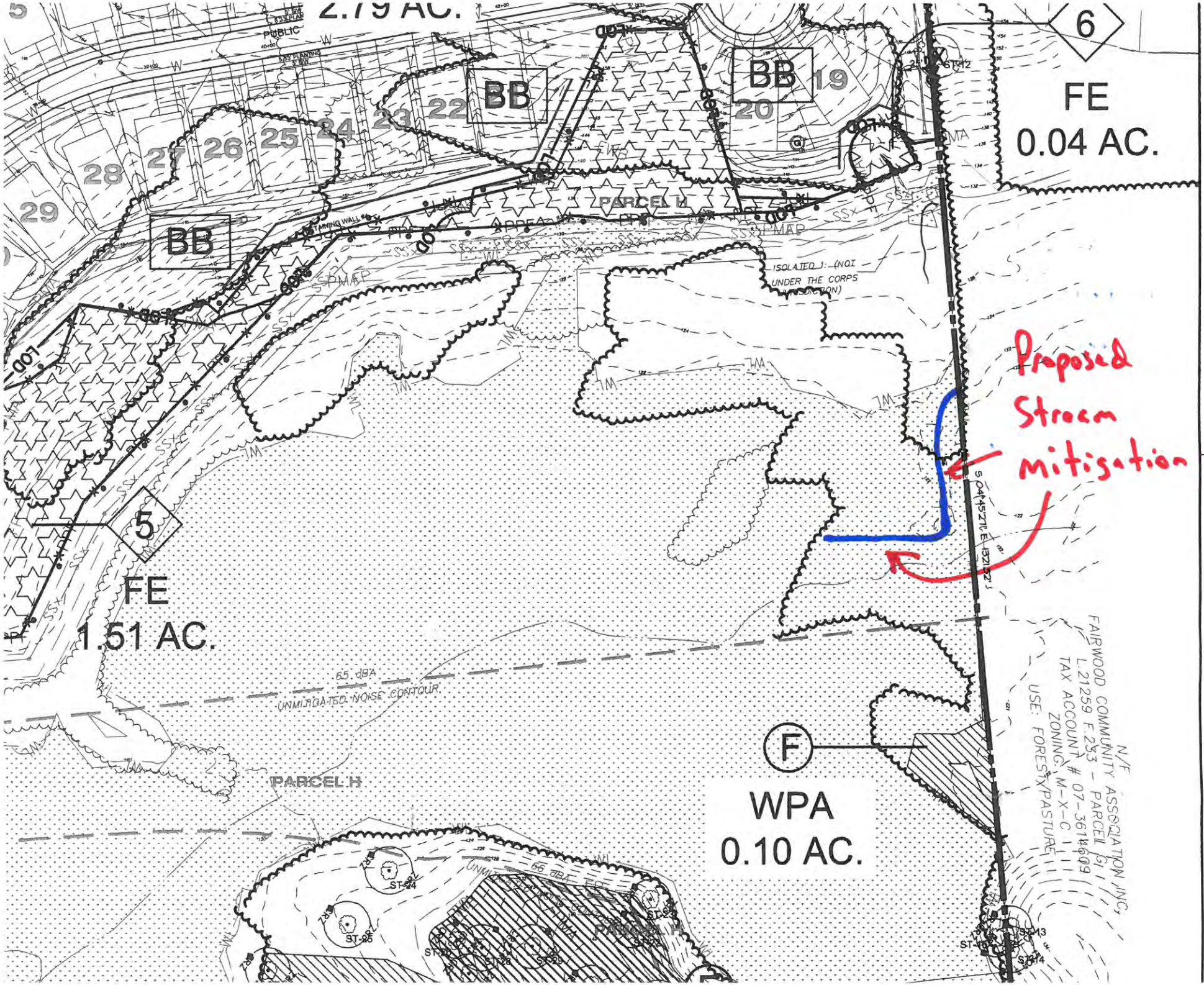
WSSI #: MD1007.02

On July 26, 2017, Wetland Studies and Solutions, Inc. staff, Ken Wallis and Scott Petrey, P.E., conducted a site visit to the Traditions at Beechfield property in Bowie, Maryland to identify potential on-site stream mitigation. The mitigation is being proposed to offset stream impacts associated with a proposed road crossing. The site investigation revealed a potential mitigation area, approximately 250 linear feet in length, along a reach of stream that flows on the site from the neighboring Fairwood Community Association Property. The existing stream in this area is currently incised and shows evidence of past alteration – straightened along the property line and then straightened to the downstream beaver area. In addition, the stream banks and floodplain area dominated by invasive species. Further, a review of historic aerial imagery indicates that the area was historically farmed to the top of the stream bank (farming operations have since ceased in recent history).

The proposed stream restoration will be based on Natural Channel Design (NCD) principles. As the name implies, the goal of NCD is to restore a degraded stream by mimicking, as much as possible, the characteristics of a stable, "natural" stream. The design will reestablish a stable cross section, stream pattern, profile, and floodplain connection. Structural design elements, designed to mimic natural hydraulic conditions, will be included at key locations along the restoration reach to provide grade control, energy dissipation, bank protection, and/or in-stream habitat. These may include constructed riffles, geomorphic structures (i.e. in-stream sills, cross vanes, etc.), and/or in-stream woody debris (i.e. log structures). Specific design elements will be selected following an existing conditions study of the restoration reach and contributing watershed conducted during the development of the stream restoration design.

Once you have had an opportunity to review this information, please contact Scott Petrey (spetrey@wetlands.com; 703-679-5653) if you have any questions or comments regarding the information presented above.

L:_Maryland\Projects\MD01000s\MD01000\MD1007.02\Admin\05-ENVR\2017-07-27_Stream Migitgation Narrative_Memo.docx


2.79 AC.
6
FE
0.04 AC.
BB
19
20
22
23
24
25
26
27
28
29
PARCEL H
ISOLATED I: (NOI UNDER THE CORPS JURISDICTION)
Proposed Stream mitigation
5
FE
1.51 AC.
65 dBA
UNMITIGATED NOISE CONTOUR
F
WPA
0.10 AC.
N/F FAIRWOOD COMMUNITY ASSOCIATION INC, L.21259 F.233 - PARCEL G, TAX ACCOUNT # 07-3614609 ZONING: M-X-C USE: FOREST/PASTURE
SEAL
KEY F

Wetland Studies and Solutions, Inc.®
a DAVEY company

M E M O R A N D U M

TO: Ryan McAlister (via email: rmcalister@dewberry.com)

CC: Scott Petrey (via email: spetrey@wetlands.com)

FROM: Ken Wallis

DATE: July 28, 2017

RE: Traditions at Beechfield – Stream Mitigation Narrative

WSSI #: MD1007.02

Below is a list of tree species that are typically planted in mitigation sites in order to establish forested nontidal wetlands and the recommended sizes to be used. In addition, many of these tree species are currently growing on the property.

Trees	Size
Red maple (*Acer rubrum*)	1" Caliper
River birch (*Betula nigra*)	1" Caliper
American sycamore (*Platanus occidentalis*)	1" Caliper
Sweetgum (*Liquidambar styraciflua*)	1" Caliper
Pin oak (*Quercus alba*)	1" Caliper
Swamp Chestnut oak (*Quercus michauxii*)	1" Caliper (if available)

The proposed wetlands to be impacted at the Enterprise Road Property are characterized as emergent wetlands. Planting the trees listed above will allow the existing wetlands to develop into a forested condition over time. Because the proposed mitigation area is adjacent to areas of active beaver activity, WSSI recommends that beaver protection devices be installed around each of the planted trees.

Once the trees are planted, WSSI also recommends that a wetland seed mix be spread throughout the mitigation area to promote soil stabilization and diversity. The wetland mix should contain a mixture of native herbaceous and woody plant species that are common in this area.

L:_Maryland\Projects\MD01000s\MD01000\MD1007.02\Admin\05-ENVR\2017-07-27_Wetland Migitgation Narrative_Memo.docx

M E M O R A N D U M

TO: Ryan McAlister (via email: rmcalister@dewberry.com)

CC: Ken Wallis (via email: kwallis@wetlands.com)

FROM: Scott Petrey, P.E.

DATE: September 19, 2017

RE: Traditions at Beechfield – Stream Restoration/Mitigation Summary

WSSI #: MD1007.02

The temporary impacts associated with the proposed stream restoration will consist of stream restoration construction access, the staging/stockpile area, and the actual stream restoration grading. Where stream restoration construction access and the staging/stockpile area is proposed, vegetation will be cleared (if necessary), and construction (wooden) mats will be utilized as necessary along the access corridor to minimize the amount of ground disturbance. Clearing and grading will be the minimum necessary to perform the stream restoration and stream buffer planting. Once final grade is achieve in the stream restoration area, coir fiber matting will be placed along the top of the restored stream bank to provide immediate stability. All disturbed areas will be seeded with an erosion cover crop and a native herbaceous and woody seed mix and strawed. The stream banks and stream buffer area will be planted with containerized plant material (trees and shrubs) during the specified planting window. All areas outside of the stream restoration area (construction access and staging and stockpile area) will be restored to the pre-construction condition.

Once you have had an opportunity to review this information, please contact Scott Petrey (spetrey@wetlands.com; 703-679-5653) if you have any questions or comments regarding the information presented above.

L:_Maryland\Projects\MD01000s\MD01000\MD1007.02\Admin\05-ENVR\2017-09-19_Stream Mitigation PMA Impact_Memo.pdf

GENERAL NOTES:

1. SUBDIVISION NAME: THE ENCLAVE AT BEECHFIELD
2. PROPERTY DESCRIPTION (LIBER/FOLIO): PARCEL 3. LIBER: 12763 FOLIO: 351 BY APPROVAL OF THIS PLAN, NOW KNOWN AS PARCEL A.
3. TOTAL ACREAGE: 83.92 ACRES
4. EXISTING ZONE: R-E
5. PROPOSED USE OF PROPERTY: PLANNED RETIREMENT COMMUNITY PER SE #4529
6. NUMBER OF PROPOSED PARCEL: PARCEL A
7. BREAKDOWN OF PROPOSED DWELLING TYPE: 250 CONDOMINIUMS and 150 TOWNHOUSE CONDOMINIUM UNITS = 400 TOTAL UNITS.
8. 200 FOOT MAP REFERENCE: 208NE11
9. TAX MAP/GRID: 53/F2
10. AVIATION POLICY AREA 6, for FREEWAY AIRPORT. ANY RESIDENTIAL STRUCTURES PROPOSED WITHIN THE APA OVERLAY ZONE (AS SHOWN ON INSET BELOW) WILL BE RESTRICTED TO A MAXIMUM BUILDING HEIGHT OF 50 FEET.
11. EXISTING WATER/SEWER CATEGORY DESIGNATION CATEGORY 4
12. STORMWATER MANAGEMENT CONCEPT NUMBER AND DATE: #4665-2005-01. JUNE 11, 2008
13. 10' PUBLIC UTILITY EASEMENTS ARE PROVIDED ALONG ALL PUBLIC RIGHTS-OF-WAY.
14. MANDATORY PARK DEDICATION: ON-SITE PRIVATE RECREATIONAL FACILITIES AND TRAIL SYSTEM (SPECIFIC DESIGN TO BE DETERMINED AT TIME OF DSP).
15. THERE IS ONE CEMETERY ON THE PROPERTY LOCATED IN THE SOUTHWEST CORNER. The following information is provided per Section 24-135.02(a):
    (1) Corners of the cemetery were staked in the field and survey located. These corners shall be maintained through preliminary plat approval. See memo from Historic Preservation Section dated 3-10-2009.
    (2) There are no elements remaining in the cemetery.
    (3) No lot lines are proposed.
    (4) A short metal fence shall be provided to delineate the cemetery boundaries.
    (5) The Homeowner's Association will maintain the cemetery in perpetuity.
16. THERE ARE NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
17. WETLANDS: AS SHOWN ON JURISDICTIONAL DETERMINATION SIGNED BY THE USACOE-BALTIMORE DISTRICT ON 10/6/05.
18. 100-YEAR FLOODPLAIN: AS SHOWN ON APPROVED FLOODPLAIN STUDY #2006127. 21.55 ACRES OF FP ON-SITE.
19. THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
20. THE PROPERTY DOES NOT CONTAIN AN EASEMENT HELD BY ANY LAND TRUST ORGANIZATION.
21. SOURCE OF TOPOGRAPHY: M-NCPPC, 2001.
22. SOURCE OF BOUNDARY: AB CONSULTANTS.
23. FOREST STAND DELINEATION: GREENHORNE & O'MARA, INC.
24. TRAFFIC STUDY: PREPARED BY WELLS AND ASSOCIATES.
25. EXISTING WATER AND SEWER LINES ARE SHOWN ON THIS PLAN PER WSSC AS-BUILT PLANS.
26. TOPOGRAPHY AND BOUNDARY ARE SUBJECT TO FIELD VERIFICATION.
27. PLANNING: GREENHORNE AND O'MARA, INC.
    6110 FROST PLACE
    LAUREL, MARYLAND 20707
28. APPLICANT: COSCAN ADLER, LP
    10480 LITTLE PATUXENT PARKWAY, SUITE 400
    COLUMBIA, MARYLAND 21044
29. OWNER: CHRISTIAN HOPE MINISTRIES, INC.
    4009 ENTERPRISE ROAD
    BOWIE, MARYLAND 20720
30. PROPOSED MASTER PLANNED TRAIL SHALL BE AN 8' WIDE HARD SURFACE TRAIL WITHIN THE ROUTE 193 R/W.
31. EXISTING STRUCTURES ON-SITE TO BE RAZED AND REMOVED, IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
32. THIS PLAN WAS PREPARED FROM THE BEST INFORMATION AVAILABLE TO US AND BASED UPON OUR BEST JUDGEMENT, HOWEVER, THIS FIRM SHALL NOT BE LIABLE FOR ANY DAMAGES OR LOSS INCURRED THROUGH THE USE OF THIS PLAN IN EXCESS OF THE CHARGES MADE FOR THIS PLAN. CONFIGURATION OF LOTS SHOWN IS SUBJECT TO THE ABOVE PARAMETERS AND TO INTERPREATION OF REGULATIONS.
33. ALL INTERIOR ROADS ARE PRIVATE DRIVES AND WILL HAVE A PUBLIC UTILITY EASEMENT ON BOTH SIDES.
34. A VARIATION WAS APPROVED BY THE PLANNING BOARD ON 12-18-08 FOR THIS PROPERTY FOR ONE DIRECT ACCESS POINT TO AN ARTERIAL CLASSIFIED ROAD IN ACCORDANCE WITH SECTION 24-121(a)(3).
35. PRIOR TO ISSUING GRADING PERMITS, ANY ABANDON WELLS OR SEPTIC SYSTEMS FOUND WITHIN THE PROPERTY WILL BE ABANDONNED ACCORDING TO HEALTH DEPARTMENT REQUIREMENTS. (PGCBP No.08-193 Condition 5)

LEGEND

EXISTING

- PROPERTY LINES
- 120 CONTOURS
- + 158.81 SPOT ELEVATION
- WATER WATER LINE
- SEWER SEWER LINE
- FIRE HYDRANT
- TREE LINE
- W WETLAND
- WB 25' WETLAND BUFFER
- FP EX. 100 YEAR FLOODPLAIN
- SB 50' STREAM BUFFER MIN.
- PMA PRIMARY MANAGEMENT AREA ESTABLISHED PER 4-02127
- CENTERLINE
- SLOPES 25% OR GREATER

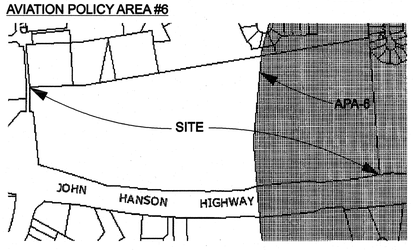
EX. EXISTING

NORTH

DRAINAGE AREA MAP
SCALE: 1" = 1000'

VICINITY MAP
SCALE: 1" = 2000'
302H EDITION MAP BOOK
MAP 14 GRID E5
200' SHEET 206 NE 11

AVIATION POLICY AREA #6



CEMETERY LOCATION NOTE
1) The cemetery location is approximated based on field conditions and 1938 aerial photography observation.
2) 1911 deed describes "one square acre of ground whereon is the family graveyard of the late Benjamin M. Duckett and his descendants, the said acre to be rectangular and the graveyard in the center thereof with the right of ingress, egress, and regress thereto on [over] the present road leading to the same"
3) 1912, 1951 deeds and 1954 SHA plat do not give metes & bounds.
4) Location, size, shape of cemetery and surrounding parcel are subject to change as a result of Historic Preservation request for further field study and ground penetrating radar (GPR) if necessary.

SCALE: 1"=100'

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISION
Preliminary Plan: 4-08043
TCP: TCPI/107/99-02
Planning Board Action: A.W.C.
Per PGCPB Resolution #: 08-193
Adoption Date: JANUARY 22, 2009
Authorized Signature

SURVEYOR'S CERTIFICATE
I hereby certify that to the best of my professional knowledge, information, and belief, the plan shown hereon is correct and the property lines shown are based on Deeds of Record and existing Plats of Survey.
Brian L. Wood 4/2/2009
Brian L. Wood
Professional Land Surveyor
Maryland Registration No. 10885

STATE OF MARYLAND · BRIAN L. WOOD · REGISTERED PROFESSIONAL LAND SURVEYOR

No.	REVISION	DATE	BY
1	Revisions per SRC comments	11/12/08	LET
2	Revisions per conditions of signature approval	3/2/09	LET
3	Revisions per signature comments	3/20/09	LET

G&O
GREENHORNE & O'MARA
CONSULTING ENGINEERS
6110 FROST PLACE LAUREL, MD 20707
PHONE: (301) 982-2800 FAX: (301) 220-2619
www.g-and-o.com
FLORIDA • GEORGIA • MARYLAND • NORTH CAROLINA • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

PRELIMINARY PLAN
4-08043
THE ENCLAVE at BEECHFIELD
FORMERLY KNOWN AS BEECHFIELD SPECIAL EXCEPTION #4529 & FORMERLY KNOWN AS CHRISTIAN HOPE MINISTRIES PROPERTY
PARCEL A
QUEEN ANNE, 7th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

DESIGN		SCALE	1" = 100'
DRAWN	JW/LES	SHEET	1 OF 1
CHECKED	LLR/BW		
DATE	11/13/08	PROJ No.	094445
		FILE No.	

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