

TRADITIONS AT BEECHFIELD

TYPE 2 TREE CONSERVATION PLAN & FOREST ENHANCEMENT PLAN

GENERAL NOTES

- SUBDIVISION NAME: TRADITIONS AT BEECHFIELD- ENTERPRISE ROAD
1. TOTAL ACREAGE
GROSS ACREAGE: 83.66 ACRES
FLOOD PLAIN ACREAGE: 22.57 ACRES
NET ACREAGE: 61.11 ACRES
2. EXISTING ZONING: R-E
3. PROPOSED USE: PLANNED RETIREMENT COMMUNITY/ASSISTED LIVING FACILITY
4. NUMBER OF LOTS & PARCELS
PROPOSED
a. LOTS 118 (67 SFD and 51 SFA T/H)
b. PARCELS 17
5. BREAKDOWN OF PROPOSED DWELLING UNITS BY TYPE:
a. TOWNHOUSES: 51 (28' WIDE UNITS)
b. SINGLE FAMILY DETACHED: 67
c. CONDOMINIUMS: 123
d. APARTMENTS: 150 INDEPENDENT LIVING RENTAL APARTMENTS
e. ELDERLY CARE FACILITY: 100 INDEPENDENT LIVING APARTMENTS
60 ASSISTED LIVING UNITS (NOT INCL. IN D.U. COUNT)
32 CARE HOME UNITS (NOT INCL. IN D.U. COUNT)
491 TOTAL DWELLING UNITS (D.U.) PROPOSED
6. THE AVERAGE NUMBER OF DWELLING UNITS PER ACRE SHALL NOT EXCEED 8 DWELLING UNITS PER ACRE FOR THE GROSS TRACT.
7. 200 FOOT MAP REFERENCE NUMBER: 206NE11
8. TAX MAP NUMBER AND GRID: 53 GRID F2.
9. AVIATION POLICY AREA: APA 6 OF FREEWAY AIRPORT AND IS SUBJECT TO COMPLIANCE WITH APA REGULATIONS UNDER CB-51-2002.
10. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 2008 AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ) STUDY FOR ANDREWS AIR FORCE BASE
11. STORMWATER MANAGEMENT CONCEPT NUMBER: 21432-2016, SUBMITTED JUNE 15, 2016
12. WATER/SEWER CATEGORY DESIGNATION: W-3 AND S-3
13. PROPOSED WATER AND SEWER CATEGORY: W-3 AND S-3
14. 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL PUBLIC RIGHT OF WAY UNLESS OTHERWISE MODIFIED.
15. CEMETERIES ON OR CONTIGUOUS TO THE SITE: YES - EXISTING CEMETERY LOCATED BY MDSA 1954 (SRC PLAT 9985) AS SHOWN ON THE ALTA SURVEY PROVIDED BY DEWBERRY CONSULTANTS AND SHOWN ON THIS PLAN. DEED DATED MAY 25, 1953 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 1612, FOLIO 403.
16. THE SITE IS ADJACENT TO ENTERPRISE ROAD (MD 193), A DESIGNATED HISTORIC ROAD IN THE VICINITY OF THE PROPERTY.
17. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A REGISTERED HISTORIC DISTRICT.

18. THE COUNTY REGULATED 100-YEAR FLOODPLAIN INFORMATION ON THIS PLAN IS FROM DPW&T FLOODPLAIN STUDY NUMBER 2006127 AND APPROVED AUGUST 17, 2006, BY PRINCE GEORGE'S COUNTY DEPARTMENT FOR THE ENVIRONMENT. AN UPDATED EXISTING FLOODPLAIN DELINEATION PLAN WAS PREPARED BY DEWBERRY AND APPROVED BY DPPE ON 9/4/2015.
19. THE WETLAND AND STREAM INFORMATION ON THIS PLAN IS FROM A STUDY PREPARED BY WETLAND STUDIES AND SOLUTIONS INC., DATED AUGUST 2015. THE WETLANDS WERE FLAGGED BY WETLAND STUDIES AND SOLUTIONS AND FIELD SURVEYED BY DEWBERRY CONSULTANTS, APRIL/MAY 2015.
20. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
21. THE TOPOGRAPHY SHOWN ON THIS PLAN HERON FLOWN TOPOGRAPHY FROM MCKENZIE SNYDER, INC., MARCH 22, 2015.
- 1.1. MAJOR CONTOUR INTERVAL - 10'
1.2. MINOR CONTOUR - 2'
22. OWNER/APPLICANT: GREENLIFE PROPERTY GROUP APPLICANT: KCG SSP BOWIE SENIOR GP LLC
C/O JOHN DIXON P.410.266.5100 C/O STACY KAPLOWITZ KCG COMPANIES, LLC P.317.708.0943
2410 EVERGREEN ROAD, SUITE 104 9311 N MERIDIAN ST, SUITE 230
GAMBRILLS, MD 21054 INDIANAPOLIS, IN 46260
23. CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE CONSTRUCTION DUST CONTROL REQUIREMENTS SPECIFIED IN THE 2011 MD STANDARDS & SPECS FOR SOIL EROSION & SEDIMENT CONTROL.
24. CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE CONSTRUCTION ACTIVITY NOISE CONTROL REQUIREMENTS SPECIFIED IN SUBTITLE 19 OF THE PRINCE GEORGE COUNTY CODE.
25. ALL APPLICABLE CONDITIONS OF DEVELOPMENT IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
26. THIS PLAN IS FOR ENTITLEMENT PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

TCP LEGEND

WOODLAND CLEARED (WC)		
WOODLAND CLEARED IN FLOODPLAIN (WSSC)		
WOODLAND PRESERVATION AREA (WPA)		
WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)		
LANDSCAPE CREDIT (LC)		
FOREST ENHANCEMENT (FE)		
TREE PROTECTION FENCE (TEMPORARY)	TPF	2
TREE PROTECTION FENCE (PERMANENT)	PPF	4
TREE PROTECTION FENCE - LOW LYING (PERMANENT)		6
TREE PROTECTION FENCE - LOW LYING (PERMANENT)		7
SPECIMEN TREE SIGN - SHEET 1		1
SPECIMEN TREE SIGN - SHEET 7		7
WOODLAND PRESERVATION SIGN - SHEET 1		3
WOODLAND PRESERVATION SIGN - SHEET 7		7

REFORESTATION/AFFORESTATION SIGN - SHEET 1		6
REFORESTATION/AFFORESTATION SIGN - SHEET 7		7
FOREST ENHANCEMENT SIGN - SHEET 1		9
FOREST ENHANCEMENT SIGN - SHEET 7		7
EXISTING HYDRANT		AA
WOODLAND CLEARED (WC)		A
CLEARED FLOODPLAIN AREA (C-FP)		1
WOODLAND PRESERVATION AREA (WPA)		1
WOODLAND AFFORESTATION AREA (WRA)		1
LANDSCAPE CREDIT (LC)		1
FOREST ENHANCEMENT (FE)		1
SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE		1
SPECIMEN, CHAMPION, HISTORIC TREE TO BE REMOVED		1

REFERENCE DATA

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5604.58'	1212.95'	608.65'	12°24'00"	N 88°45'07" W	1210.58'
C2	3769.72'	245.63'	122.86'	3°44'00"	N 74°12'30" W	245.59'
C3	5718.58'	233.09'	116.59'	2°14'24"	N 80°15'38" E	233.07'
C4	5804.58'	24.31'	12.16'	0°14'24"	N 91°00'48" W	24.31'
C5	5718.58'	129.34'	64.17'	1°16'12"	N 01°46'04" W	129.34'

WOODLAND SUMMARY TABLE

WOODLAND CLEARED (WC)	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND PRESERVED (WPA)	WOODLAND REFORESTATION/AFFORESTATION (WRA)	LANDSCAPE CREDIT (LC)	FOREST ENHANCEMENT (FE)
AA 0.88 ACRES BB 2.77 ACRES CC 0.95 ACRES	AA 0.06 ACRES BB 0.04 ACRES CC 0.01 ACRES	AA 0.49 ACRES BB 0.53 ACRES CC 0.22 ACRES DD 3.59 ACRES	AA 0.98 ACRES	1 0.14 ACRES 2 1.36 ACRES 3 0.14 ACRES	1 3.55 ACRES 2 0.15 ACRES 3 0.25 ACRES 4 0.34 ACRES 5 1.61 ACRES 6 0.04 ACRES 7 0.14 ACRES
TOTAL: 4.60 ACRES	TOTAL: 0.15 ACRES	TOTAL: 4.83 ACRES	TOTAL: 0.98 ACRES	TOTAL: 1.64 ACRES	TOTAL: 6.08 ACRES

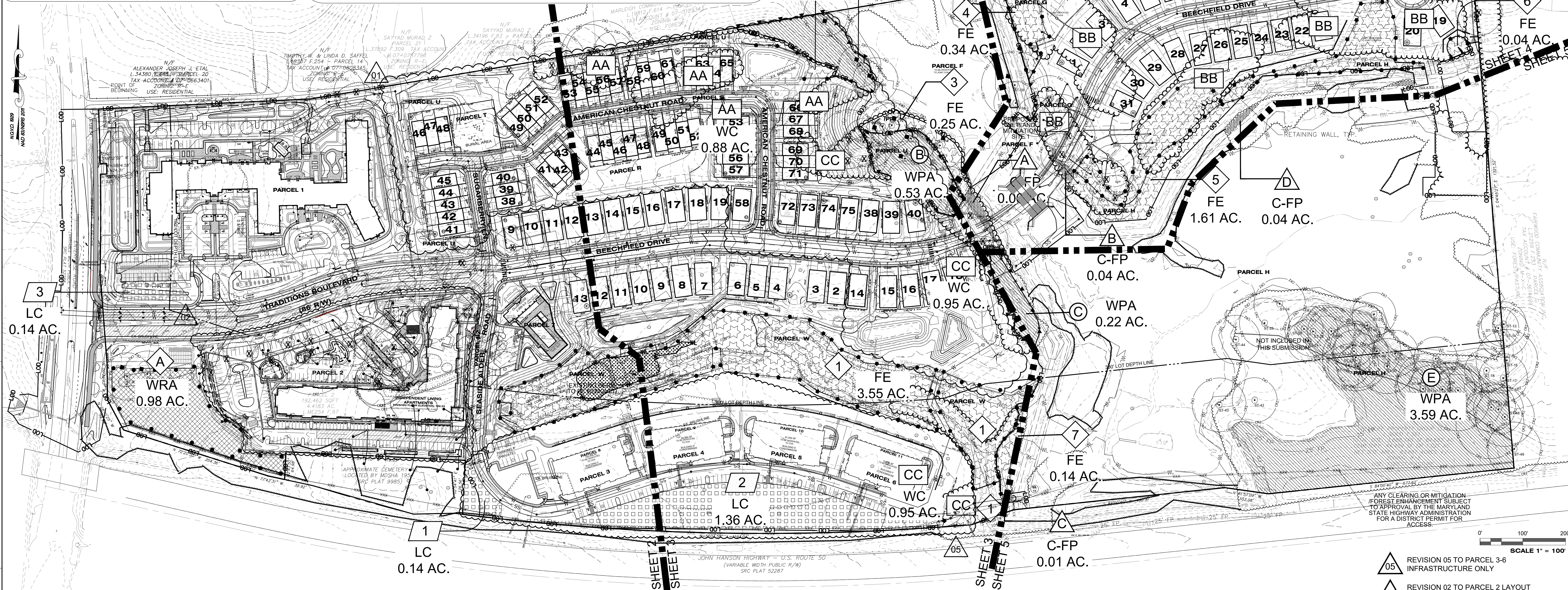
SHEET INDEX

1. COVER SHEET
1A. DETAIL SHEET
2-5. PLAN SHEETS
6-8. DETAIL SHEETS

PROPERTY OWNERS AWARENESS CERTIFICATE

I/WE, GREENLIFE PROPERTY GROUP, HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE II TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP2.

SIGNATURE: *John P. Dixon* DATE: 11/1/21
PRINTED NAME: John P. Dixon
TITLE: Manager



LOCATION MAP

PLAN VIEW

SHEET MATCH LINES
PROJECT BOUNDARY: PROPERTY LINE
EXISTING ADJACENT PROPERTY
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING STREAM
EXISTING STRUCTURE
EXISTING WATER
EXISTING STREAM BUFFER
100-YEAR FLOODPLAIN
EXISTING WETLANDS
25' WETLAND BUFFER
EXPANDED WETLAND BUFFER
PRIMARY MANAGEMENT AREA (PMA)
EXISTING FOREST STAND
SOIL BOUNDARY
EXISTING STORM EASEMENT

EXISTING TREELINE
EXISTING BRUSHLINE (NOT FOREST)
EXISTING BARBED WIRE FENCE
EXISTING WOOD FENCE
EXISTING PUBLIC UTILITY EASEMENT (PUE)
EXISTING SANITARY SEWER EASEMENT
EXISTING WATER EASEMENT
EXISTING STORM DRAIN
EXISTING CURB
EXISTING SEWER LINE
EXISTING EDGE OF PAVEMENT
EXISTING SIDEWALK
EXISTING GAS LINE
EXISTING OVERHEAD UTILITY
EXISTING POWER POLE
EXISTING UNDERGROUND TELEPHONE
PROPOSED PARCEL LINE

PROPOSED ROAD CENTERLINE
PROPOSED CURB
PROPOSED WATER
PROPOSED SANITARY SEWER
PROPOSED STORM DRAIN
PROPOSED LIMIT OF DISTURBANCE
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
PROPOSED PUBLIC UTILITY EASEMENT
PROPOSED BUILDING RESTRICTION LINE
PROPOSED STORM DRAIN EASEMENT
PROPOSED WSC RIGHT OF WAY
PROPOSED STORMWATER EASEMENT
NOISE CONTOUR

UNWETTED HOSE CONTOUR

ACRONYMS
MBO MICRO BIORETENTION
SGW SUBMERGED GRAVEL WETLAND
BS BIO SWALE

QUALIFIED PROFESSIONAL CERTIFICATION

This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual.

Signed: *John P. Markovich* Date: 7/1/2020
John P. Markovich
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone: 301-645-4977
E-mail: jpmarkovich@comcast.net



WOODLANDS PRESERVED, PLANTED, OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 14254 FOLIO 97. REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

NOISE STUDY NOTES:

1) NOISE STUDY INFORMATION PROVIDED BY PHOENIX NOISE AND VIBRATION IN A REPORT PREPARED AUGUST 28, 2017.

2) NOISE STUDY INFORMATION ALSO PROVIDED BASED UPON M-NCPPC NOISE MODEL AS INDICATED.

Approved by	Date	DRD#	Reason for Revision
MEGAN REISER	9/18/20	SE-4785	
MARY REA	1/5/2022	ROSP-4785-02	REVISED TO PARCEL 2 LAYOUT
MARY REA	1/31/2023	ROSP-4785-03	REVISED TO PARCEL 2 LAYOUT
PENDING FOR DRD		ROSP-4785-04	REVISED TO PARCEL 2 LAYOUT
Mary Rea	6/15/2023	ROSP-4785-05	REVISED TO PARCEL 2 LAYOUT

- REVISION 05 TO PARCEL 3-6 INFRASTRUCTURE ONLY
- REVISION 02 TO PARCEL 2 LAYOUT AND ARCHITECTURE.
- REVISION 01 FOR LAYOUT ADJUSTMENT FOR AVOIDANCE OF BURIAL AREA AT HISTORIC SITE.

STORMWATER, GRADING, STORM DRAIN AND PAVING PLANS SUBJECT TO CHANGE/ APPROVAL BY PRINCE GEORGE'S COUNTY DPPE. REFER TO APPROVED PERMIT PLANS FOR CONSTRUCTION.



Dewberry
Engineers Inc.

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SUITE 300
LAUREL, MD 20796
301.751.5551
301.751.0188 FAX
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OWNER

GREENLIFE PROPERTY GROUP, LLC
2410 EVERGREEN ROAD, SUITE 104
GAMBRILLS, MD 21054

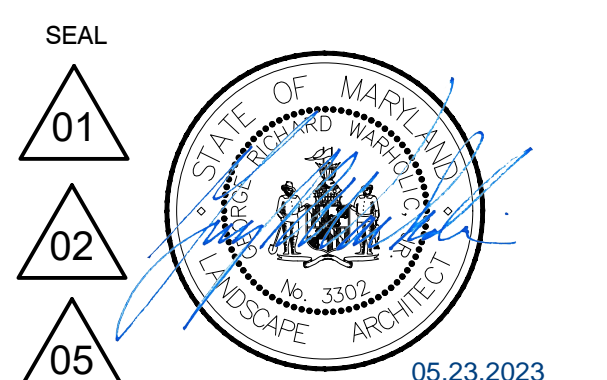
APPLICANT

GREENLIFE PROPERTY GROUP, LLC
2410 EVERGREEN ROAD, SUITE 104
GAMBRILLS, MD 21054
P: 443.332.6380

CONTACT:
JOHN DIXON
P: 443.332.6380

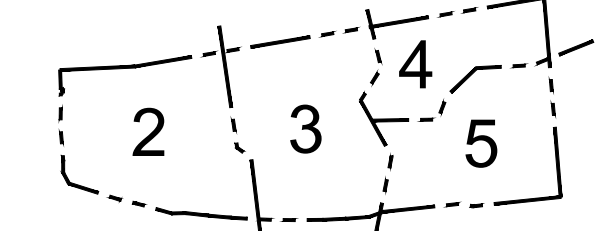
TRADITIONS AT BEECHFIELD
TYPE 2 TREE CONSERVATION PLAN

PRINCE GEORGE'S COUNTY, MD
7TH ELECTION DISTRICT
TAX MAP 53 GRIDES F2
200 MAP REFERENCE 206NE11



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. 3302, EXPIRATION DATE JUNE 6, 2023.

KEY PLAN



SCALE

AS SHOWN

No.	DATE	BY	Description
05		BM	REV TO PARCEL 3-6 INFRASTRUCTURE ONLY
02		CB	REV TO PARCEL 2 LAYOUT AND ARCH.
01	5/15/2020	RM	BURIAL AREA LAYOUT REV.

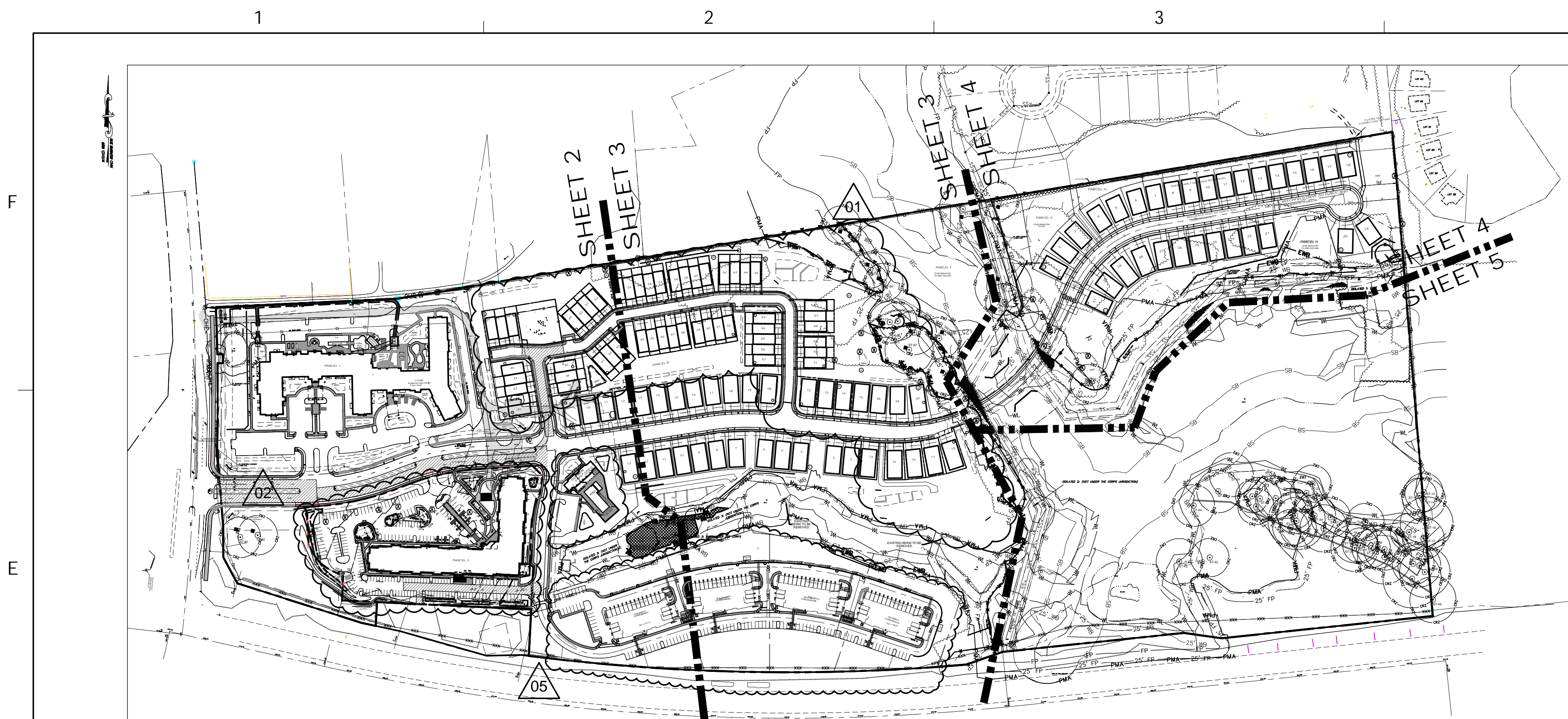
REVISIONS

DRAWN BY
APPROVED BY
CHECKED BY RM
DATE JULY 2022
TITLE

TYPE 2 TREE
CONSERVATION
COVER &
PLAN SHEET

DEWBERRY JOB NO. 50134453

1 OF 9



Sheet Map - Detail
PLAN VIEW

SPECIMEN TREE TABLE

Tree #	Common Name	Latin Name	Diameter at Breast Height (DBH)	Condition Rating	Condition	Comments	Disposition	Preservation Comments
1	Black Walnut	Juglans nigra	39	66	Poor	Root, trunk & top damage, cavity, dieback	Remove	Remove
2	Blackgum	Nyssa sylvatica	37	69	Poor	Root, trunk & top damage, decay, dieback, branching	Remove	Remove
3	Yellow Poplar	Liriodendron tulipifera	41	72	Fair	Trunk & top damage, decay, branching	Remove	Remove
4	Yellow Poplar	Liriodendron tulipifera	44	75	Fair	Trunk & top damage, decay, branching	Remove	Remove
5	Yellow Poplar	Liriodendron tulipifera	56	84	Good	Trunk & top damage, decay	Remove	Remove
6	Yellow Poplar	Liriodendron tulipifera	30	63	Poor	Root, trunk & top damage, decay, dieback	Remove	Remove
7	Hickory	Carya sp.	33	63	Poor	Root, trunk & top damage, decay, dieback. Tree outside LOD. Due to Root Impact, Tree health to be evaluated post construction.	Save	No Work Needed
8	Beech	Fagus grandifolia	35	72	Fair	Root, trunk & top damage, decay, dieback, cavity	Save	No Work Needed
9	Yellow Poplar	Liriodendron tulipifera	43	75	Fair	Root, trunk & top damage, decay, dieback	Save	No Work Needed
10	Beech	Fagus grandifolia	34	66	Poor	Root, trunk & top damage, decay, dieback	Save	No Work Needed
11	Blackgum	Nyssa sylvatica	38	59	Poor	Root, trunk & top damage, decay, dieback, needs pruning, dieback, decay, cavity	Remove	Remove
12	Ash	Fraxinus sp.	36	69	Poor	Root, trunk & top damage, decay, dieback, needs pruning, dieback, decay, cavity	Remove	Remove
13	Yellow Poplar	Liriodendron tulipifera	35	91	Excellent	Branching issues, decay, needs pruning, dieback	Save	No Work Needed
14	Yellow Poplar	Liriodendron tulipifera	39	63	Poor	Trunk & top damage, decay, branching, dieback	Save	No Work Needed
15	Yellow Poplar	Liriodendron tulipifera	32	72	Fair	Top damage, branching, decay, dieback, stunted foliage	Save	No Work Needed
16	Northern Red Oak	Quercus rubra	48	78	Fair	Root, trunk & top damage, decay, dieback, v-fork	Save	No Work Needed
17	Beech	Fagus grandifolia	38	78	Fair	Trunk & top damage, decay, branching, dieback	Save	No Work Needed
18	Beech	Fagus grandifolia	34	78	Fair	Trunk & top damage, decay, branching, dieback	Save	No Work Needed
19	Southern Red Oak	Quercus rubra	34	72	Fair	Root, trunk & top damage, decay, dieback	Save	No Work Needed
20	Southern Red Oak	Quercus rubra	43	84	Good	Top damage, needs pruning, dieback	Save	No Work Needed
21	Beech	Fagus grandifolia	36	66	Poor	Root, trunk & top damage, decay, dieback	Save	No Work Needed
22	Southern Red Oak	Quercus rubra	30	75	Fair	Root, trunk & top damage, decay	Save	No Work Needed
23	Beech	Fagus grandifolia	34	72	Fair	Root, trunk & top damage, decay, beaver damage	Save	No Work Needed
24	White Oak	Quercus alba	40	69	Poor	Root, trunk & top damage, decay, V-fork, swollen areas	Save	No Work Needed
25	White Oak	Quercus alba	39	75	Fair	Root, trunk & top damage, decay	Save	No Work Needed
26	Beech	Fagus grandifolia	39	84	Good	Root, trunk & top damage, decay	Save	No Work Needed
27	Southern Red Oak	Quercus rubra	33	66	Poor	Root, trunk & top damage, decay, dieback, cavity	Save	No Work Needed
28	White Oak	Quercus alba	39	91	Excellent	Top damage, dieback	Save	No Work Needed
29	White Oak	Quercus alba	37	84	Good	Trunk & top damage, needs pruning, dieback, v-fork	Save	No Work Needed
30	White Oak	Quercus alba	34	81	Good	Root & top damage, dieback	Save	No Work Needed
31	Yellow Poplar	Liriodendron tulipifera	33	59	Poor	Root, trunk & top damage, decay, dieback, cavity	Save	No Work Needed
32	Southern Red Oak	Quercus rubra	52	69	Poor	Root, trunk & top damage, decay, dieback, cavity	Save	No Work Needed
33	White Oak	Quercus alba	33	81	Good	Top damage & dieback	Save	No Work Needed
34	Yellow Poplar	Liriodendron tulipifera	37 & 39	47	Poor	Root, trunk & top damage, decay, dieback, cavity, v-fork	Save	No Work Needed
35	Yellow Poplar	Liriodendron tulipifera	43	69	Poor	Root, trunk & top damage, decay	Save	No Work Needed
36	Southern Red Oak	Quercus rubra	41	63	Poor	Trunk & top damage, decay, cavity, branching, dieback	Save	No Work Needed
37	Yellow Poplar	Liriodendron tulipifera	32	75	Fair	Trunk & top damage, decay, needs pruning, dieback	Save	No Work Needed
38	White Oak	Quercus alba	39	84	Good	Trunk & top damage, decay, dieback	Save	No Work Needed
39	Yellow Poplar	Liriodendron tulipifera	35	91	Excellent	Top damage & dieback	Save	No Work Needed
40	Yellow Poplar	Liriodendron tulipifera	38	72	Fair	Trunk & top damage, decay, dieback	Save	No Work Needed
41	Southern Red Oak	Quercus rubra	49	78	Fair	Root, trunk & top damage, decay, dieback	Save	No Work Needed
42	Hickory	Carya sp.	35	72	Fair	Root, trunk & top damage, decay, dieback, cavity	Save	No Work Needed
43	White Oak	Quercus alba	42	56	Poor	Root, trunk & top damage, decay, dieback	Save	No Work Needed
44	Sweetgum	Liquidambar styraciflua	38	88	Good	Top damage & dieback	Save	No Work Needed
45	White Oak	Quercus alba	53	84	Good	Trunk & top damage	Save	No Work Needed
46	Yellow Poplar	Liriodendron tulipifera	39	91	Excellent	Top damage & dieback	Save	No Work Needed
47	Yellow Poplar	Liriodendron tulipifera	38	78	Fair	Root, trunk & top damage, decay, dieback, cavity	Save	No Work Needed
48	Southern Red Oak	Quercus rubra	46	72	Fair	Root, trunk & top damage, decay, dieback, decay	Save	No Work Needed
49	White Oak	Quercus alba	42	91	Excellent	Top damage & dieback	Save	No Work Needed
50	Beech	Fagus grandifolia	33	69	Poor	Root, trunk & top damage	Remove	Remove

This plan is in accordance with the following variances from the strict requirement of Subtitle 25 approved by the Planning Board on September 28, 2017, for the removal of the following specified trees (Section 25-122(b)(1)(G), 1-6, 11, 12, 50-56, 61-66, 68-70, 76-80, 83-88, and 101, and the variance approved by the Planning Board on March 8, 2018, for the removal of specimen tree 57.

Tree #	Common Name	Latin Name	Diameter at Breast Height (DBH)	Condition Rating	Condition	Comments	Disposition	Preservation Comments
51	Southern Red Oak	Quercus rubra	35	72	Fair	Root, trunk & top damage, decay, dieback	Remove	Remove
52	Beech	Fagus grandifolia	33	78	Fair	Root, trunk & top damage, decay, dieback	Remove	Remove
53	Beech	Fagus grandifolia	33	75	Fair	Root, trunk & top damage, decay, dieback	Remove	Remove
54	White Oak	Quercus alba	41	72	Fair	Root, trunk & top damage, decay, dieback, major branches fall	Remove	Remove
55	White Oak	Quercus alba	41	75	Fair	Trunk & top damage, decay, dieback, girdling roots	Remove	Remove
56	Hickory	Carya sp.	38	78	Fair	Root & top damage, dieback	Remove	Remove
57	White Oak	Quercus alba	31	78	Fair	Trunk & top damage, decay, dieback	Remove	Remove
58	White Oak	Quercus alba	34	78	Fair	Root, trunk & top damage, decay, dieback. Tree outside LOD. Due to Root Impact, Tree health to be evaluated post construction.	Save	Root prune, prune deadwood, and fertilize
59	Hickory	Carya sp.	52	78	Fair	Root, trunk & top damage, decay, dieback, v-fork. Tree outside LOD. Due to Root Impact, Tree health to be evaluated post construction.	Save	Root prune, prune deadwood, and fertilize
60	Beech	Fagus grandifolia	35	75	Fair	Root, trunk & top damage, decay, dieback. Tree outside LOD. Due to Root Impact, Tree health to be evaluated post construction.	Save	Root prune, prune deadwood, and fertilize
61	Beech	Fagus grandifolia	35	72	Fair	Root, trunk & top damage, decay, dieback	Remove	Remove
62	White Oak	Quercus alba	34	78	Fair	Root, trunk & top damage, decay, dieback	Remove	Remove
63	Yellow Poplar	Liriodendron tulipifera	40	78	Fair	Trunk & top damage, decay, dieback	Remove	Remove
64	Hickory	Carya sp.	32	72	Fair	Root, trunk & top damage, decay, dieback	Remove	Remove
65	Yellow Poplar	Liriodendron tulipifera	36	66	Poor	Root, trunk & top damage, decay, dieback	Remove	Remove
66	Hickory	Carya sp.	31	78	Fair	Trunk & top damage, decay, dieback	Remove	Remove
67	Beech	Fagus grandifolia	40	75	Fair	Root, trunk & top damage, decay, dieback. Tree outside LOD. Due to Root Impact, Tree health to be evaluated post construction.	Save	Root prune, prune deadwood, and fertilize
68	Beech	Fagus grandifolia	35	72	Fair	Root, trunk & top damage, decay, dieback	Remove	Remove
69	Yellow Poplar	Liriodendron tulipifera	46	66	Poor	Root, trunk & top damage, decay, dieback	Remove	Remove
70	Yellow Poplar	Liriodendron tulipifera	33	78	Fair	Root, trunk & top damage, decay, dieback	Remove	Remove
71	Hickory	Carya sp.	38	69	Poor	Trunk & top damage, decay, dieback	Save	Root prune, prune deadwood, and fertilize
72	Yellow Poplar	Liriodendron tulipifera	35	84	Good	Top damage, decay, branching	Save	No Work Needed
73	Beech	Fagus grandifolia	40	84	Good	Root, trunk & top damage, decay, dieback. Tree outside LOD. Due to Root Impact, Tree health to be evaluated post construction.	Save	No Work Needed
74	Southern Red Oak	Quercus rubra	38	63	Poor	Root, trunk & top damage, decay, dieback	Save	No Work Needed
75	Beech	Fagus grandifolia	35	84	Good	Top damage, decay, dieback. Tree outside LOD. Due to Root Impact, Tree health to be evaluated post construction.	Save	Root prune, prune deadwood, and fertilize
76	Beech	Fagus grandifolia	34	69	Poor	Trunk & top damage, decay, dieback, beaver damage	Remove	Remove
77	Beech	Fagus grandifolia	38	66	Poor	Root, trunk & top damage, decay, dieback	Remove	Remove
78	White Oak	Quercus alba	39	66	Poor	Root, trunk & top damage, decay, dieback	Remove	Remove
79	Yellow Poplar	Liriodendron tulipifera	37	66	Poor	Root, trunk & top damage, decay, dieback	Remove	Remove
80	Red Maple	Acer rubrum	31	75	Fair	Root, trunk & top damage, decay, dieback	Remove	Remove
81	Sugar Maple	Acer saccharum	37	66	Poor	Root, trunk & top damage, decay, dieback	Save	Root prune, prune deadwood, and fertilize
82	Sugar Maple	Acer saccharum	36	53	Poor	Root, trunk & top damage, decay, dieback	Save	Root prune, prune deadwood, and fertilize
83	Sugar Maple	Acer saccharum	41	69	Poor	Root, trunk & top damage, decay, dieback	Remove	Remove
84	Sugar Maple	Acer saccharum	35	34	Poor	Root, trunk & top damage, decay, dieback	Remove	Remove
85	Sugar Maple	Acer saccharum	38	31	Poor	Root, trunk & top damage, decay, dieback	Remove	Remove
86	Sugar Maple	Acer saccharum	31	53	Poor	Root, trunk & top damage, decay, dieback	Remove	Remove
87	Sugar Maple	Acer saccharum	32	50	Poor	Root, trunk & top damage, decay, dieback	Remove	Remove
88	Silver Maple	Acer saccharinum	66	59	Poor	Root, trunk & top damage, decay, dieback	Remove	Remove
89	Sugar Maple	Acer saccharum	34	56	Poor	Root, trunk & top damage, decay, dieback	Remove	Remove
90	Tree of Heaven	Ailanthus altissima	35	59	Poor	Invasive, root, trunk & top damage, decay, dieback	Remove	Remove
91	Tree of Heaven	Ailanthus altissima	37	53	Poor	Invasive, root, trunk & top damage, decay, dieback	Remove	Remove
92	Tree of Heaven	Ailanthus altissima	38	59	Poor	Invasive, root, trunk & top damage, decay, dieback	Remove	Remove
93	Red Maple	Acer rubrum	48	56	Poor	Root, trunk & top damage, decay, dieback	Remove	Remove
94	Red Maple	Acer rubrum	33	44	Poor	Root, trunk & top damage, decay, dieback	Remove	Remove
95	Beech	Fagus grandifolia	55	50	Poor	Root, trunk & top damage, decay, dieback	Remove	Remove
96	Silver Maple	Acer saccharinum	42	84	Good	Trunk & top damage, decay, dieback	Remove	Remove
97	White Pine	Pinus strobus	31	75	Fair	Root, trunk & top damage, decay, dieback	Remove	Remove
98	Sycamore	Platanus occidentalis	35	81	Good	Trunk & top damage, decay, dieback	Remove	Remove
99	Black Walnut	Juglans nigra	44	59	Poor	Root, trunk & top damage, decay, dieback	Remove	Remove
100	White Oak	Quercus alba	33	81	Good	Top damage & dieback	Save	No Work Needed
101	Beech	Fagus grandifolia	38	69	Poor	Root, trunk & top damage, decay, dieback, cavity decay	Remove	Remove

NOTE: AN APPROVED FOREST STAND DELINEATION REPORT BY JM FORESTRY SERVICES, PREPARED AUGUST 7, 2015 AND UPDATED OCTOBER 15, 2015. SPECIMEN TREES WERE LOCATED ON-SITE USING A MOBILE MAPPER 6 GPS, JULY 2015 AND CONDITION RATING SHEETS UPDATED APRIL 19, 2017.

WEB SOILS SURVEY TABLE

Web Soils Survey Table Prince George's County, Maryland					
Map Unit	Map Unit Name	K-Factor (Whole Soils)	Hydrologic Group	Hydric (Rating)	Drainage Class
Cc-C	Christiana-Downer complex 5-10% slopes	0.49	D	Partial (5)	Moderately well drained
Cc-D	Christiana-Downer complex 10-15% slopes	0.49	D	Partial (5)	Moderately well drained
Cc-E	Christiana-Downer complex 15-25% slopes	0.49	D	Partial (5)	Moderately well drained
Cd-D	Christiana-Downer-Urban land complex 5-15% slopes	0.49	D	No (0)	Moderately well drained
En-A	Elkton-Urban land complex, 0-2% slopes	0.43	C/D	Yes (70)	Poorly drained
Fa-A	Fallington sandy loam, 0-2% slopes	0.2	B/D	Yes (85)	Poorly drained
Is	Issue silt loam, occasionally flooded	0.37	B/D	Partial (10)	Somewhat poorly drained
Iu	Issue-Urban land complex, occasionally flooded	0.37	B/D	Partial (10)	Somewhat poorly drained
Rc-B	Russett-Christiana complex, 2-5% slopes	0.28	C	Partial (5)	Moderately well drained
Ru-B	Russett-Christiana-Urban land complex, 0-5% slopes	0.49	D	No (0)	Moderately well drained
Sn-B	Sassafras-Urban land complex, 0-5% slopes	0.24	B	No (0)	Well Drained
Uda-F	Udorthens, highway, 0-65% slopes			No (0)	Well Drained
Urb-B	Urban land-Beltsville complex, 0-5% slopes		D	No (0)	
Urk-B	Urban land-Issue complex, 0-5% slopes, occasionally flooded		D	No (0)	
Urb-B	Urban land-Russett-Christiana complex, 0-5% slopes		D	No (0)	
Urs-B	Urban land-Sassafras complex, 0-5% slopes		D	No (0)	
Wo-A	Woodstown sandy loam, 0-2% slopes	0.28	C	Partial (5)	Moderately well drained

Note 1. Taken from: USDA, NRCS, Web Soil Survey (WSS) available online at <http://websoilsurvey.nrcs.usda.gov>

Note 2. * Soils designated with an asterisk are found within 100-foot of the property boundary but not within the limits of the property.

Note 3. Items with no information are reflected in accordance with the information available on the Web Soil Survey Report.

SITE STATISTICS

GROSS TRACT AREA	83.66 AC
EXISTING 100-YEAR FLOODPLAIN	22.57 AC
NET TRACT AREA	61.09 AC
EXISTING WOODLAND IN THE FLOODPLAIN	4.99 AC
EXISTING WOODLAND NET TRACT	10.46 AC
EXISTING WOODLAND TOTAL	15.45 AC
EXISTING PMA	30.04 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	2,854 LF

STAND CHARACTERISTICS

STAND A		STAND B		STAND C	
1	Dominant species	1	Dominant species	1	Dominant species
2	Co-dominant species	2	Co-dominant species	2	Co-dominant species
3	Successional Stage	3	Successional Stage	3	Successional Stage
4	Basal area in 1 ft. per acre	4	Basal area in 1 ft. per acre	4	Basal area in 1 ft. per acre
5	Size class of dominant species	5	Size class of dominant species	5	Size class of dominant species
6	Percent canopy coverage	6	Percent canopy coverage	6	Percent canopy coverage
7	Number of Tree Species	7	Number of Tree Species	7	Number of Tree Species
8	Common understory species	8	Common understory species	8	Common understory species
9	Percent of understory cover - 3 to 20 ft tall	9	Percent of understory cover - 3 to 20 ft tall	9	Percent of understory cover - 3 to 20 ft tall
10	Number of woody plant species - 3 to 20 ft tall	10	Number of woody plant species - 3 to 20 ft tall	10	Number of woody plant species - 3 to 20 ft tall
11	Common herbaceous species	11	Common herbaceous species	11	Common herbaceous species
12	Percent herbaceous plant coverage - 0 to 3 ft tall	12	Percent herbaceous plant coverage - 0 to 3 ft tall	12	Percent herbaceous plant coverage - 0 to 3 ft tall
13	List of major invasive plant species and percent coverage	13	List of major invasive plant species and percent coverage	13	List of major invasive plant species and percent coverage
14	Number of standing dead trees 0.86 or greater	14	Number of standing dead trees 0.86 or greater	14	Number of standing dead trees 0.86 or greater
15	Comments	15	Comments	15	Comments
16	Number of trees per acre	16	Number of trees per acre	16	Number of trees per acre
17	Average Diameter at Breast Height (DBH)	17	Average Diameter at Breast Height (DBH)	17	Average Diameter at Breast Height (DBH)

GENERAL INFORMATION TABLE

LAYER CATEGORY	LAYER NAME	VALUE
ZONE	ZONING (ZONE)	R-E
ZONE	AVIATION POLICY AREA (APA)	NO LUC
ADMINISTRATIVE	TAX GRID (TMG)	53-F2
ADMINISTRATIVE	WSSC GRID (SHEET 20)	20NE11
ADMINISTRATIVE	PLANNING AREA (PLAN AREA)	71A
ADMINISTRATIVE	ELECTION DISTRICT (ED)	7
ADMINISTRATIVE	COUNCILMANIC DISTRICT (CD)	6
ADMINISTRATIVE	GENERAL PLAN 2002 TIER	DEVELOPING
ADMINISTRATIVE	TRAFFIC ANALYSIS ZONE (COG)	1139
ADMINISTRATIVE	TRAFFIC ANALYSIS ZONE (PG)	2395

TYPE 2 TREE CONSERVATION WORKSHEET:

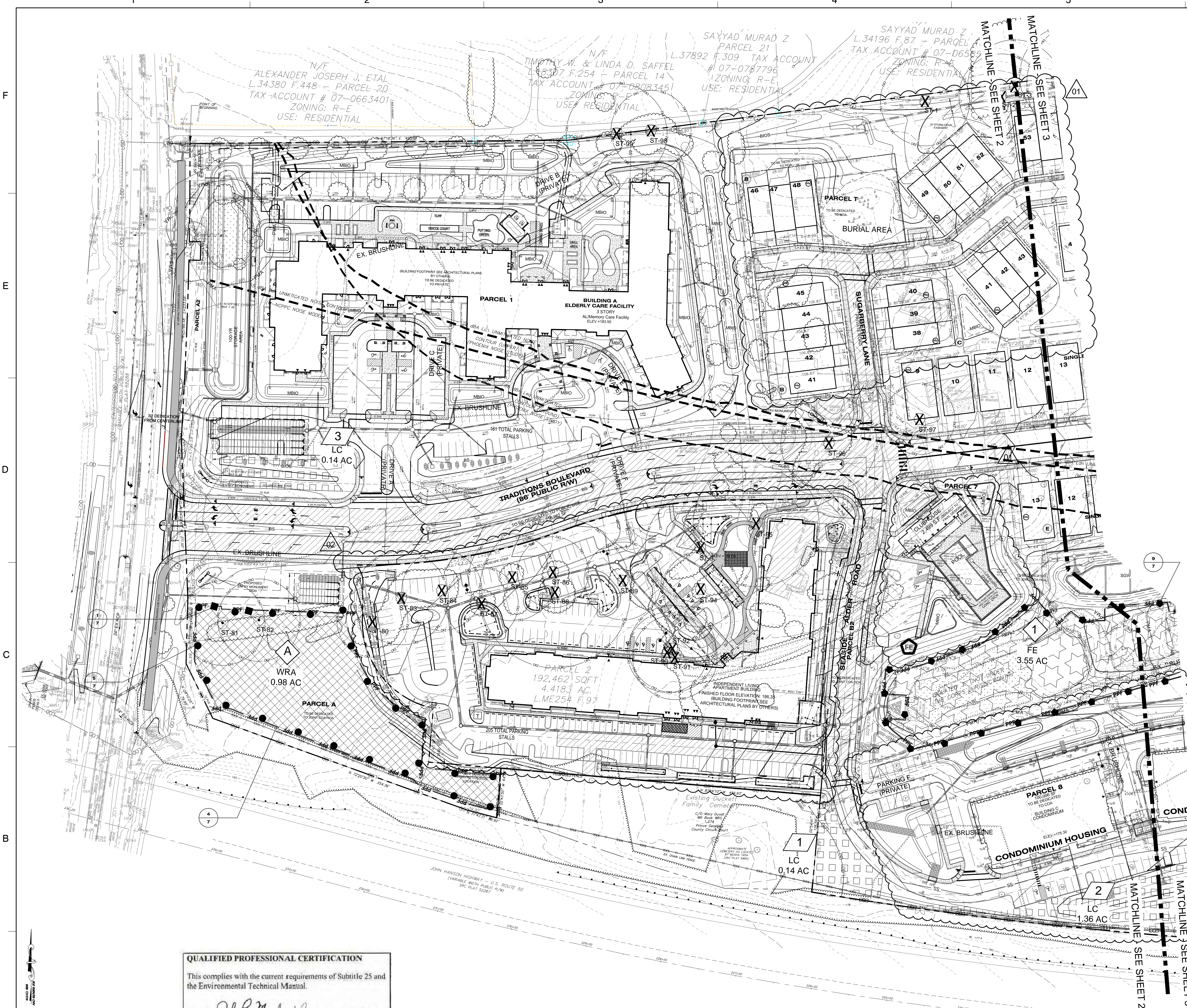
NOTE: FOR PURPOSES OF THIS PLAN, FOREST ENHANCEMENT IS DEFINED AS THE CLEARING OF INVASIVE TREES AND VEGETATION WITHIN THE AREAS SHOWN AS FOREST ENHANCEMENT DOWN TO TO BARE EARTH AND THEN THE REPLANTING OF NATIVE TREES & VEGETATION.

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I-Establishing Site Information- (Enter acres for each zone)

Gross Tract: 83.66
Floodplain: 22.57
Previously Dedicated Land: 0.00
Net Tract (NTA): 61.09

TCP Number: 1
Property Description or Subdivision Name: TRADITIONS AT BEECHFIELD
Is this site subject to the 1989 Ordinance? (Y/N): N
Is this one (1) single family lot? (Y/N): N
Are there prior TCP approvals which include a combination of this lot's? (Y/N): Y
Is any portion of the property in a VAC Bank? N
Break-even Point (preservation) = 15.31 acres
Clearing permitted w/o reforestation = 0.14 acres



PLAN LEGEND

SHEET MATCH LINE	---
PROJECT BOUNDARY	---
EXISTING ADJACENT PROPERTY	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
EXISTING STREAM	---
EXISTING WATER	---
EXISTING STREAM BUFFER	---
100-YEAR FLOODPLAIN	---
EXISTING WETLANDS	---
25' WETLAND BUFFER	---
EXPANDED WETLAND BUFFER	---
PRIMARY MANAGEMENT AREA (PMA)	---
EXISTING FOREST STAND	---
SOIL BOUNDARY	---
EXISTING STORM EASEMENT	---
EXISTING CONSERVATION EASEMENT	---
EXISTING TREELINE	---
EXISTING BRUSHLINE (NOT FOREST)	---
EXISTING BARBED WIRE FENCE	---
EXISTING WOOD FENCE	---
EXISTING PUBLIC UTILITY EASEMENT (PUE)	---
EXISTING SANITARY SEWER EASEMENT	---
EXISTING WATER EASEMENT	---
EXISTING STORM DRAIN	---
EXISTING CURB	---
EXISTING SEWER LINE	---
EXISTING EDGE OF PAVEMENT	---
EXISTING SIDEWALK	---
EXISTING GAS LINE	---
EXISTING OVERHEAD UTILITY	---
EXISTING POWER POLE	---
EXISTING UNDERGROUND TELEPHONE	---
EXISTING GUARDRAIL	---
PROPOSED PARCEL LINE	---
PROPOSED ROAD CENTERLINE	---
PROPOSED CURB	---
PROPOSED WATER	---
PROPOSED SANITARY SEWER	---
PROPOSED STORM DRAIN	---
PROPOSED LIMIT OF DISTURBANCE	---
PROPOSED MAJOR CONTOUR	---
PROPOSED MINOR CONTOUR	---
PROPOSED PUBLIC UTILITY EASEMENT (PUE)	---
PROPOSED BUILDING RESTRICTION LINE	---
PROPOSED STORM DRAIN EASEMENT	---
PROPOSED WSSC RIGHT OF WAY	---
PROPOSED STORMWATER EASEMENT	---
PROPOSED RETAINING WALL	---
NOISE CONTOUR	---
PROPOSED WETLANDS	---

ACRONYMS

MBIO	MICRO BIOTRETION
SGW	SUBMERGED GRAVEL WETLAND
BS	BIO SWALE

TCP LEGEND

WOODLAND CLEARED (WC)	---
WOODLAND CLEARED IN FLOODPLAIN (C-FP)	---
WOODLAND PRESERVATION AREA (WPA)	---
WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)	---
LANDSCAPE CREDIT (LC)	---
FOREST ENHANCEMENT (FE)	---
TREE PROTECTION FENCE (TEMPORARY)	TPF
TREE PROTECTION FENCE (PERMANENT)	PPF
TREE PROTECTION FENCE - LOW LYING (PERMANENT)	---
SPECIMEN TREE SIGN - SHEET 7	---
WOODLAND PRESERVATION SIGN - SHEET 7	---
REFORESTATION/AFFORESTATION SIGN - SHEET 7	---
FOREST ENHANCEMENT SIGN - SHEET 7	---
EXISTING HYDRANT	---
WOODLAND CLEARED (WC)	---
CLEARED FLOODPLAIN AREA (C-FP)	---
WOODLAND PRESERVATION AREA (WPA)	---
WOODLAND AFFORESTATION AREA (WRA)	---
LANDSCAPE CREDIT (LC)	---
FOREST ENHANCEMENT (FE)	---
SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE	---
SPECIMEN, CHAMPION, HISTORIC TREE TO BE REMOVED	---

Dewberry
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TRADITIONS AT BEECHFIELD
TYPE 2 TREE CONSERVATION PLAN

PRINCE GEORGE'S COUNTY, MD
7TH ELECTION DISTRICT
TAX MAP 55 GRIDES F2
200' MAP REFERENCE 208N1E11

SEAL

01
02
05

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. 3302, EXPIRATION DATE: JUNE 6, 2023.

KEY PLAN

2 3 4 5

SCALE
0 50' 100'
SCALE: 1"=50'

REVISIONS

05	REV TO PARCEL 3-6 INFRASTRUCTURE ONLY
02	REV TO PARCEL 2 LAYOUT AND ARCHITECTURE
01	REV TO PARCEL 1 LAYOUT AND ARCHITECTURE

DRAWN BY
APPROVED BY
CHECKED BY
DATE
TITLE

TYPE 2 TREE CONSERVATION

DEWBERRY JOB NO. 50134453

01 02 05

2

SHEET NO. 2 OF 9

NOTE
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OR LOG ON TO
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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.

QUALIFIED PROFESSIONAL CERTIFICATION

This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual.

Signed: *John P. Markovich* Date: 7/1/2020

John P. Markovich
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone: 301-645-4977
E-mail: jpmarkovich@comcast.net

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-014-17				
Approved by	Date	DRD#	Reason for Revision	
MEGAN REISER	9/18/20	SE-4785		
MARY REA	1/5/2022	ROSP-4785-01	BURIAL AREA LAYOUT REV	
MARY REA	1/31/2023	ROSP-4785-02	REV TO PARCEL 2 LAYOUT AND ARCHITECTURE	
PENDING FOR DRD		ROSP-4785-03	REV TO PARCEL 1 LAYOUT AND ARCHITECTURE	
Mary Rea	6/15/2023	ROSP-4785-04	REV TO PARCEL 1 INFRASTRUCTURE ONLY	



PLAN LEGEND

SHEET MATCH LINE
PROJECT BOUNDARY
EXISTING ADJACENT PROPERTY
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING STREAM
EXISTING STRUCTURE
EXISTING WATER
EXISTING STREAM BUFFER
100-YEAR FLOODPLAIN
EXISTING WETLANDS
25' WETLAND BUFFER
EXPANDED WETLAND BUFFER
PRIMARY MANAGEMENT AREA (PMA)
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SOIL BOUNDARY
EXISTING STORM EASEMENT
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EXISTING BRUSHLINE (NOT FOREST)
EXISTING BARBED WIRE FENCE
EXISTING WOOD FENCE
EXISTING PUBLIC UTILITY EASEMENT (PUE)
EXISTING SANITARY SEWER EASEMENT
EXISTING WATER EASEMENT
EXISTING STORM DRAIN
EXISTING CURB
EXISTING SEWER LINE
EXISTING EDGE OF PAVEMENT
EXISTING SIDEWALK
EXISTING GAS LINE
EXISTING OVERHEAD UTILITY
EXISTING POWER POLE
EXISTING UNDERGR. TELEPHONE
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PROPOSED WATER
PROPOSED SANITARY SEWER
PROPOSED STORM DRAIN
PROPOSED LIMIT OF DISTURBANCE
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
PROP. PUBLIC UTILITY EASEMENT (PUE)
PROPOSED BUILDING RESTRICTION LINE
PROPOSED STORM DRAIN EASEMENT
PROPOSED WSSC RIGHT OF WAY
PROPOSED STORMWATER EASEMENT
PROPOSED RETAINING WALL
NOISE CONTOUR
PROPOSED WETLANDS

ACRONYMS

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

TCP LEGEND

WOODLAND CLEARED (WC)
WOODLAND CLEARED IN FLOODPLAIN (C-FP)
WOODLAND PRESERVATION AREA (WPA)
WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)
LANDSCAPE CREDIT (LC)
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FOREST ENHANCEMENT (FE)
SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE
SPECIMEN, CHAMPION, HISTORIC TREE TO BE REMOVED

- REVISION 05 TO PARCEL 3-6 INFRASTRUCTURE ONLY
 - REVISION 02 TO PARCEL 2 LAYOUT AND ARCHITECTURE.
 - REVISION 01 FOR LAYOUT ADJUSTMENT FOR AVOIDANCE OF BURIAL AREA AT HISTORIC SITE.
- STORMWATER, GRADING, STORM DRAIN AND PAVING PLANS SUBJECT TO CHANGE/ APPROVAL BY PRINCE GEORGE'S COUNTY DPE. REFER TO APPROVED PERMIT PLANS FOR CONSTRUCTION.

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-014-17			
Approved by	Date	DRD#	Reason for Revision
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STATE OF MARYLAND
BOARD OF FORESTERS

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TYPE 2 TREE CONSERVATION PLAN**

PRINCE GEORGE'S COUNTY, MD
7TH ELECTION DISTRICT
TAX MAP 55 GRIDES F2
200' MAP REFERENCE 208NE11

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KEY PLAN

SCALE
0 50' 100'
SCALE: 1"=50'

REVISIONS

DRAWN BY
APPROVED BY
CHECKED BY RM
DATE JULY 2022
TITLE

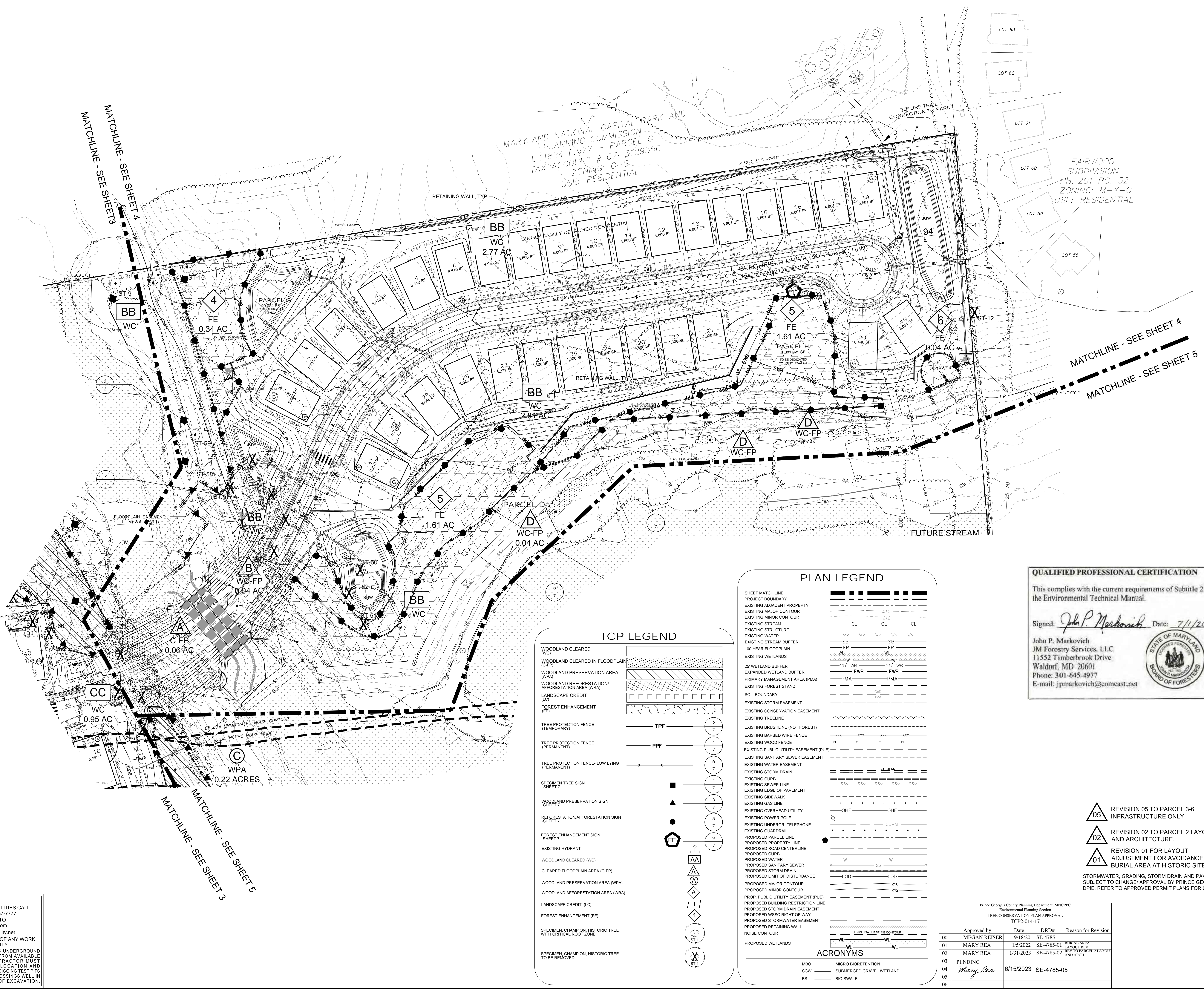
TYPE 2 TREE CONSERVATION

DEWBERRY JOB NO. 50134453

01 02 05

3

SHEET NO. 3 OF 9



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ADVANCE OF THE START OF EXCAVATION.

F
E
D
C
B
A

PLAN LEGEND

SHEET MATCH LINE

PROJECT BOUNDARY

EXISTING ADJACENT PROPERTY

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

EXISTING STREAM

EXISTING STRUCTURE

EXISTING WATER

EXISTING STREAM BUFFER

100-YEAR FLOODPLAIN

EXISTING WETLANDS

25' WETLAND BUFFER

EXPANDED WETLAND BUFFER

PRIMARY MANAGEMENT AREA (PMA)

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PROPOSED PARCEL LINE

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PROPOSED STORM DRAIN

PROPOSED LIMIT OF DISTURBANCE

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

PROP. PUBLIC UTILITY EASEMENT (PUE)

PROPOSED BUILDING RESTRICTION LINE

PROPOSED STORM DRAIN EASEMENT

PROPOSED WSSC RIGHT OF WAY

PROPOSED STORMWATER EASEMENT

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NOISE CONTOUR

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WOODLAND CLEARED IN FLOODPLAIN (C-FP)

WOODLAND PRESERVATION AREA (WPA)

WOODLAND REFORESTATION/AFFORESTATION AREA (WRA)

LANDSCAPE CREDIT (LC)

FOREST ENHANCEMENT (FE)

TREE PROTECTION FENCE (TEMPORARY)

TREE PROTECTION FENCE (PERMANENT)

TREE PROTECTION FENCE- LOW LYING (PERMANENT)

SPECIMEN TREE SIGN -SHEET 7

WOODLAND PRESERVATION SIGN -SHEET 7

REFORESTATION/AFFORESTATION SIGN -SHEET 7

FOREST ENHANCEMENT SIGN -SHEET 7

EXISTING HYDRANT

WOODLAND CLEARED (WC)

CLEARED FLOODPLAIN AREA (C-FP)

WOODLAND PRESERVATION AREA (WPA)

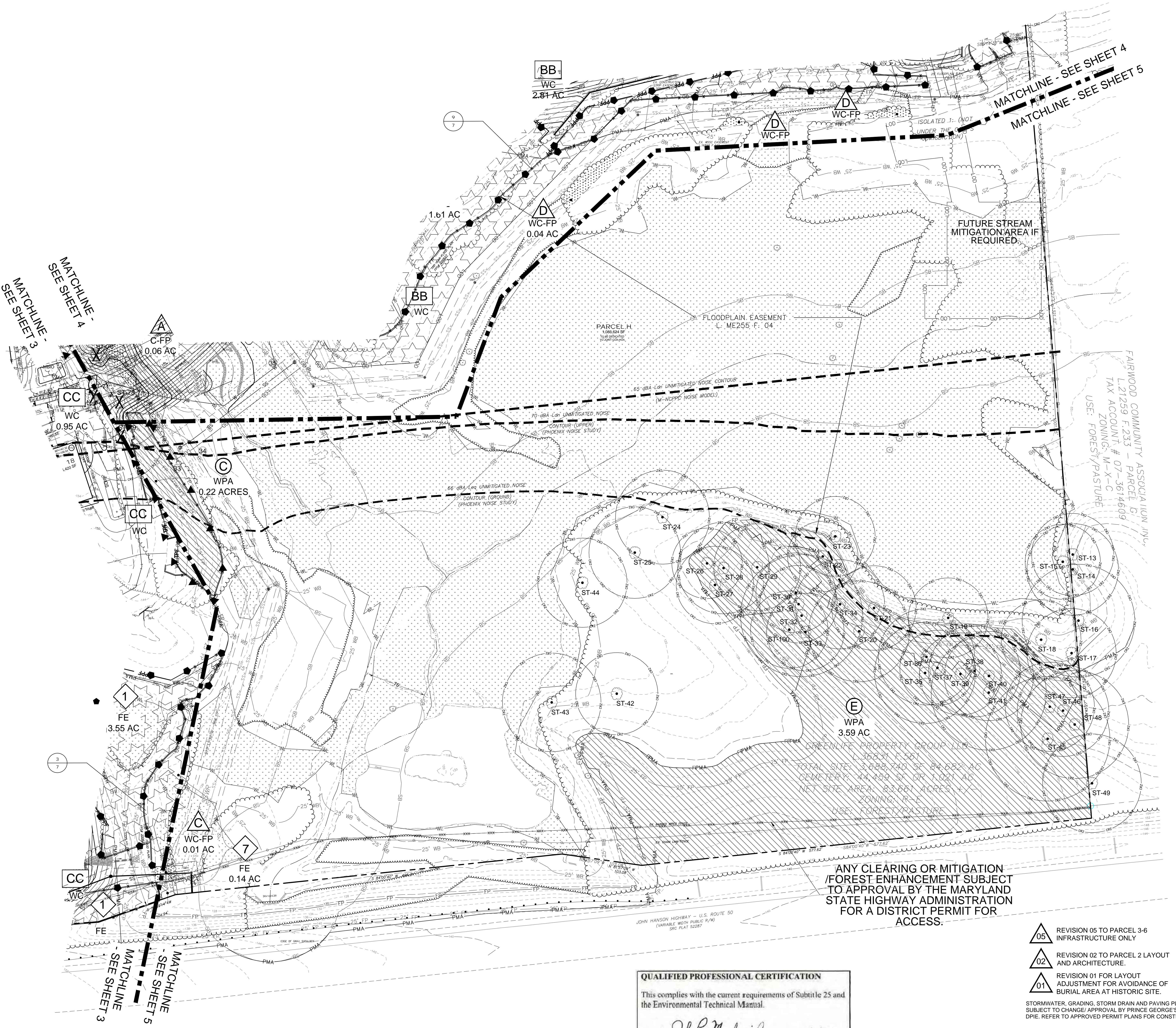
WOODLAND AFFORESTATION AREA (WRA)

LANDSCAPE CREDIT (LC)

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SPECIMEN CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE

SPECIMEN CHAMPION, HISTORIC TREE TO BE REMOVED



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ELEVATION OF THE MAINS BY DIGGING TEST PITS
BY HAND AT ALL UTILITY CROSSINGS WELL IN
ADVANCE OF THE START OF EXCAVATION.

QUALIFIED PROFESSIONAL CERTIFICATION

This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual.

Signed: *John P. Markovich* Date: *7/1/2020*

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Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-014-17			
Approved by	Date	DRD#	Reason for Revision
MEGAN REISER	9/18/20	SE-4785	
MARY REA	1/5/2022	SE-4785-01	BURIAL AREA LAYOUT REV
MARY REA	1/31/2023	SE-4785-02	REV TO PARCEL 2 LAYOUT AND ARCH
PENDING			
<i>Mary Rea</i>	6/15/2023	SE-4785-05	

- REVISION 05 TO PARCEL 3-6 INFRASTRUCTURE ONLY
- REVISION 02 TO PARCEL 2 LAYOUT AND ARCHITECTURE.
- REVISION 01 FOR LAYOUT ADJUSTMENT FOR AVOIDANCE OF BURIAL AREA AT HISTORIC SITE.
- STORMWATER, GRADING, STORM DRAIN AND PAVING PLANS SUBJECT TO CHANGE/ APPROVAL BY PRINCE GEORGE'S COUNTY DPE. REFER TO APPROVED PERMIT PLANS FOR CONSTRUCTION.

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TRADITIONS AT BEECHFIELD
TYPE 2 TREE CONSERVATION PLAN
PRINCE GEORGE'S COUNTY, MD
7TH ELECTION DISTRICT
TAX MAP 55 GRIDES F2
200' MAP REFERENCE 200NE11

SEAL
01
02
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. 3302,
EXPIRATION DATE: JUNE 6, 2023.

KEY PLAN

SCALE
0 50' 100'
SCALE: 1"=50'

05	CW	REV TO PARCEL 3-6 INFRASTRUCTURE ONLY	
02	CB	REV TO PARCEL 2 LAYOUT AND ARCH	
01	5/15/2020	RM	BURIAL AREA LAYOUT REV.
No.	DATE	BY	Description

REVISIONS

DRAWN BY

APPROVED BY

CHECKED BY RM

DATE JULY 2022

TITLE

TYPE 2 TREE CONSERVATION

DEWBERRY JOB NO. 50134453

5 01 02

SHEET NO. 5 OF 9

F

STANDARD TYPE 2 TREE CONSERVATION PLAN NOTES

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR TRADITIONS AT BEECHFIELD SE-4785. IF TRADITIONS AT BEECHFIELD SE-4785 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
2. CUTTING OR CLEARING WOODLANDS NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNER SHALL BE SUBJECT TO A \$500 PER SQUARE FOOT MITIGATION FEE.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK ON THE SITE TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODLAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
4. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODLAND CONSERVATION AREAS THROUGH THE PROVISION OF A COPY OF THIS PLAN AT TIME OF CONTRACT SIGNING. FUTURE PROPERTY OWNERS ARE ALSO SUBJECT TO THIS REQUIREMENT.
5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN, WHICH IS CLASSIFIED AS A FREEWAY.
6. THE PROPERTY IS WITHIN THE ENVIRONMENTAL STRATEGY AREA (ESA 2) OF PLAN PRINCE GEORGE'S 2035 (FORMERLY THE DEVELOPING TIER) AND IS ZONED R-E.
7. THE PROPERTY IS ADJACENT TO ENTERPRISE ROAD (MD-193) WHICH IS A DESIGNATED HISTORIC ROADWAY.
8. THE PROPERTY IS ADJACENT TO ENTERPRISE ROAD (MD-193) WHICH IS CLASSIFIED AS A MASTER PLANNED ARTERIAL ROADWAY AND U.S. 50 (JOHN HANSON HIGHWAY) WHICH IS CLASSIFIED AS A FREEWAY.
9. PLAN IS NOT GRANDFATHERED UNDER CB-27-2010, SECTION 25.117(G).
10. WOODLANDS PRESERVED, PLANTED, OR REGENERATED IN FULFILLMENT OF WOODLAND CONSERVATION REQUIREMENTS ON-SITE HAVE BEEN PLACED IN A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN THE PRINCE GEORGE'S COUNTY LAND RECORDS AT LIBER 43926 FOLIO 481. REVISIONS TO THIS TCP2 MAY REQUIRE A REVISION TO THE RECORDED EASEMENT.

TREE PRESERVATION AND RETENTION NOTES

11. ALL WOODLANDS DESIGNATED ON THIS PLAN FOR PRESERVATION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE WOODLAND AREAS SHALL REMAIN IN A NATURAL STATE. THIS INCLUDES THE CANOPY TREES AND UNDERSTORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TCP2.
12. TREE AND WOODLAND CONSERVATION METHODS SUCH AS ROOT PRUNING SHALL BE CONDUCTED AS NOTED ON THIS PLAN.
13. THE LOCATION OF ALL TEMPORARY TREE PROTECTION FENCING (TPF) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS BY THE COUNTY INSPECTOR, INSTALLATION OF THE TPFs MAY BEGIN.
14. ALL TEMPORARY TREE PROTECTION FENCING REQUIRED BY THIS PLAN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE BOND IS RELEASED FOR THE PROJECT. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE DEVICES IS A VIOLATION OF THIS TCP2.
15. WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TCP INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

16. THE DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR THE COMPLETE PRESERVATION OF ALL FORESTED AREAS SHOWN ON THE APPROVED PLAN TO REMAIN UNDISTURBED. ONLY TREES OR PARTS THEREOF DESIGNATED BY THE COUNTY AS DEAD, DYING OR HAZARDOUS MAY BE REMOVED.
17. A TREE IS CONSIDERED HAZARDOUS IF A CONDITION IS PRESENT WHICH LEADS A CERTIFIED ARBORIST OR LICENSED TREE EXPERT TO BELIEVE THAT THE TREE OR A PORTION OF THE TREES HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE.
18. DURING THE INITIAL STAGES OF CLEARING AND GRADING, IF HAZARDOUS TREES ARE PRESENT, OR TREES ARE PRESENT THAT ARE NOT HAZARDOUS BUT ARE LEANING INTO THE DISTURBED AREA, THE PERMITTEE SHALL REMOVE SAID TREES USING A CHAIN SAW. CORRECTIVE MEASURES REQUIRING THE REMOVAL OF THE HAZARDOUS TREE OR PORTIONS THEREOF SHALL REQUIRE AUTHORIZATION BY THE COUNTY INSPECTOR. ONLY AFTER APPROVAL BY THE INSPECTOR MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND LEVEL. THE STUMP SHALL NOT BE REMOVED OR COVERED WITH SOIL, MULCH OR OTHER MATERIALS THAT WOULD INHIBIT SPROUTING.
19. IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITTEE, PRIOR TO REMOVAL, A CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MUST CERTIFY THAT THE TREE OR THE PORTION OF THE TREE IN QUESTION HAS A POTENTIAL TO FALL AND STRIKE A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE. IF A TREE OR PORTIONS THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREA AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITTEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

IF CORRECTIVE PRUNING MAY ALLEVIATE A HAZARDOUS CONDITION, THE CERTIFIED ARBORIST OR A LICENSED TREE EXPERT MAY PROCEED WITHOUT FURTHER AUTHORIZATION. THE PRUNING MUST BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE APPROPRIATE ANSI A-300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOGRAPHS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE.

DEBRIS FROM THE TREE REMOVAL OR PRUNING THAT OCCURS WITHIN 35 FEET OF THE WOODLAND EDGE MAY BE REMOVED AND PROPERLY DISPOSED OF BY RECYCLING, CHIPPING OR OTHER ACCEPTABLE METHODS. ALL DEBRIS THAT IS MORE THAN 35 FEET FROM THE WOODLAND EDGE SHALL BE CUT UP TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION. THE SMALLER MATERIALS SHALL BE PLACED INTO BRUSH PILES THAT WILL SERVE AS WILDLIFE HABITAT.

TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

20. DEBRIS PILES SHOWN IN WOODLAND PRESERVATION AREAS SHALL BE REMOVED BY HAND WITHOUT THE USE OF MECHANICAL EQUIPMENT WITHIN THE PRESERVATION AREA. CHAINS MAY BE USED TO PULL DEBRIS OUT OF THE PRESERVATION AREAS. CAUTION MUST BE USED NOT TO DAMAGE REMAINING VEGETATION.

INVASIVE SPECIES MANAGEMENT PLAN

SCOPE OF PLAN:

THE REMOVAL OF ONE INVASIVE SPECIES IDENTIFIED IN STAND B, IN THE HEDGEROWS THAT WILL BE EXPANDED TO BECOME WOODLANDS AND OTHER INVASIVE SPECIES THAT MAY BE FOUND, TO REDUCE THE AMOUNT OF INVASIVE SPECIES TO LESS THAN TWENTY PERCENT OF THE CANOPY LAYER PER THE REQUIREMENTS OF THE ENVIRONMENTAL TECHNICAL MANUAL.

THE MAJORITY OF THE INVASIVE SPECIES ARE BRADFORD PEAR IN THE CANOPY AND UNDERSTORY WHILE JAPANESE HONEYSUCKLE, JAPANESE STILTGRASS, MULTIFLORA ROSE AND MILE-A-MINUTE ARE FOUND IN THE HERBACEOUS LAYERS.

FURTHER REDUCTION OF INVASIVE SPECIES IN THE HERBACEOUS LAYER TO 5 PERCENT OR LESS MAY QUALIFY FOR ADDITIONAL WOODLAND CONSERVATION CREDIT WITH THE APPROVAL OF THE ENVIRONMENTAL PLANNING SECTION.

SITE EVALUATION PRIOR TO CONTROL MEASURE INITIATION

1. AFTER THE LIMIT OF DISTURBANCE HAS BEEN ESTABLISHED IN THE FIELD, ALL AREAS OF THE PROJECT SITE WHERE INVASIVE VEGETATIVE SPECIES CONTROL WILL BE IMPLEMENTED SHALL BE EVALUATED BY, OR UNDER THE SUPERVISION OF, A CERTIFIED ARBORIST OR OTHER APPROPRIATELY QUALIFIED PROFESSIONAL TO DETERMINE QUANTITIES AND EXTENT OF SPECIFIC PLANT SPECIES TO BE CONTROLLED AND TO ASSIGN APPROPRIATE CONTROL MEASURES TO SITE SPECIFIC AREAS.

2. PLANT SPECIES ARE MOST EASILY IDENTIFIED ONCE LEAF OUT HAS OCCURRED AND PRIOR TO LEAF DROP IN THE FALL. THE INITIAL SITE EVALUATION MAY TAKE PLACE AT ANY TIME DURING THE GROWING SEASON, IN CONJUNCTION WITH DETERMINATION AND MARKING OF THE LIMIT OF DISTURBANCE IN THE FIELD.

BEST MANAGEMENT PRACTICES

3. THE RECOMMENDED GUIDANCE FOR BMPs FOR INVASIVE SPECIES REMOVAL ARE THOSE FOUND IN BEST MANAGEMENT PRACTICES FOR CONTROL OF NON-NATIVE INVASIVES (2009 OR MOST RECENT REVISION) PREPARED BY THE NATURAL RESOURCES STEWARDSHIP SECTION, PARK PLANNING AND RESOURCE STEWARDSHIP DIVISION, MONTGOMERY COUNTY DEPARTMENT OF PARKS, M-NCPPC AND CAN BE FOUND AT: http://www.montgomeryparks.org/PSD/Natural_Resources_Stewardship/Veg_Management/documents/rm-bestmanagementpractices-jan2015.pdf

INITIATION OF CONTROL MEASURES

4. PRIOR TO BEGINNING INVASIVE CONTROL, IDENTIFY AREAS OF EACH PLANT TO BE ERADICATED. UTILIZE A LICENSED HERBICIDE APPLICATOR AND OBTAIN APPROVAL FOR USE OF HERBICIDES.
5. PER THE SPECIFIC CONTROL METHODS FOR EACH SPECIES, THERE ARE SEASONAL REQUIREMENTS FOR APPLICATION OF CONTROLS THAT WILL MAXIMIZE SUCCESSFUL IMPLEMENTATION OF CONTROL MEASURES WHICH SHOULD BE TAKEN INTO ACCOUNT WHEN THE SITE EVALUATION IS PERFORMED. THESE REQUIREMENTS SHALL BE DETERMINED BY THE QUALIFIED PROFESSIONAL AND IMPLEMENTED BY A MARYLAND LICENSED HERBICIDE APPLICATOR.

6. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS OR TO THE HERBACEOUS PLANT. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS AND BE APPLIED BY A MARYLAND CERTIFIED PESTICIDE APPLICATOR.

7. CARE SHALL BE TAKEN NOT TO DAMAGE TRUNKS OF TREES AND NATIVE VEGETATION. ONLY HAND TOOLS SHOULD BE USED TO AVOID UNNECESSARY DISTURBANCE TO NATIVE VEGETATION AND SOIL.

8. MOTORIZED WHEELED EQUIPMENT USED FOR HAULING SHALL NOT BE DRIVEN INTO THE FOREST AREA; IT SHOULD BE PARKED IN THE OPEN AREAS ADJACENT TO THE AREAS WHERE INVASIVE SPECIES ARE BEING CONTROLLED.

9. ALL INVASIVE SPECIES CONTROL WORK SHALL BE DONE BY OR UNDER THE SUPERVISION OF A CERTIFIED ARBORIST OR APPROPRIATE LICENSED/QUALIFIED PROFESSIONAL.

10. ALL CUT VEGETATIVE MATERIAL LESS THAN 2" DIAMETER SHALL BE BAGGED AND DISPOSED OF IN THE LANDFILL; ALL MATERIAL GREATER THAN 2" DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION; MULCHING OF MATERIALS IS NOT PERMITTED ON-SITE AND NOT RECOMMENDED OFF-SITE.

SUBSEQUENT SITE EVALUATIONS

11. THE SITE SHOULD BE EVALUATED ONCE MONTHLY ONCE CONTROL MEASURES HAVE BEEN INITIATED EACH GROWING SEASON, BETWEEN APRIL AND NOVEMBER OF EACH YEAR, TO MONITOR SUCCESS OF CONTROL MEASURES AND DETERMINE RECOMMENDATIONS FOR FURTHER ACTION BASED ON FIELD CONDITIONS.

12. ALL SITE EVALUATIONS SHOULD BE PERFORMED BY, OR UNDER THE SUPERVISION OF, A CERTIFIED ARBORIST OR OTHER APPROPRIATELY QUALIFIED PROFESSIONAL. WRITTEN REPORTS OF SITE CONDITIONS FOUND DURING EACH SITE EVALUATION ALONG WITH RECOMMENDATIONS FOR FURTHER ACTION, SHOULD BE PREPARED BY THE SITE EVALUATOR WHICH SHOULD THEN BE SUBMITTED TO, REVIEWED, AND APPROVED BY THE SITE INSPECTOR.

NOTE
FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.csi811.com
<http://www.misutility.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.

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INVASIVE SPECIES MANAGEMENT PLAN CONTINUED

PROPOSED MAINTENANCE PLAN

13. MAINTENANCE SHOULD OCCUR BETWEEN MARCH - NOVEMBER FOR A MINIMUM OF 4 YEARS. AFTER 2 YEARS THE SITE SHOULD BE EVALUATED FOR SUCCESS OF INVASIVES CONTROL, AND MONITORED ANNUALLY UNTIL ALL INVASIVES HAVE BEEN SUCCESSFULLY ERADICATED TO A LEVEL OF LESS THAN 20 PERCENT. SINCE INVASIVES LIKELY OCCUR ON ADJACENT PROPERTIES, IT IS LIKELY THAT THE SITE WILL REQUIRE CONTINUOUS MONITORING TO ENSURE ADEQUATE INVASIVES CONTROL.

14. INVASIVE PLANT REMOVAL SHALL BE COMPLETED PRIOR TO COMPLETION OF THE 4 YEAR MAINTENANCE AND MANAGEMENT PLAN AND CONFORM TO THE RECOMMENDATIONS OF THIS INVASIVE PLANT REMOVAL PLAN.

CONTROL OF THE JAPANESE STILTGRASS IS NOT FEASIBLE WITHOUT WATEREDGED WIDE CONTROL OF ALL UPSTREAMS AREAS SINCE THIS IS AN ANNUAL THAT GROWS FROM SEEDS CARRIED BY ANIMALS AND FLOOD WATERS AND THIS SPECIES IS PRIMARILY LOCATED WITH THE FLOODPLAIN ON THIS PROPERTY.

INVASIVE SPECIES NOTES

- a. INVASIVE PLANT REMOVAL SHALL BE COMPLETED PRIOR TO COMPLETION OF 2 YEAR MAINTENANCE AND MANAGEMENT PLANS AND CONFORM TO THE RECOMMENDATIONS OF THE INVASIVE PLANT REMOVAL PLAN SHOWN ON THE PLAN.
- b. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS AND BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR.

AFFORESTATION AND REFORESTATION NOTES:

1. ALL AFFORESTATION AND REFORESTATION BONDS, BASED ON SQUARE FOOTAGE, SHALL BE POSTED WITH THE COUNTY PRIOR TO THE ISSUANCE OF ANY PERMITS. THESE BONDS WILL BE RETAINED AS SURETY UNTIL ALL REQUIRED ACTIVITIES HAVE BEEN SATISFIED OR THE REQUIRED TIMEFRAME FOR MAINTENANCE HAS PASSED, WHICHEVER IS LONGER.
2. THE PLANTING OF AFFORESTATION OR REFORESTATION AREAS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT. (THIS STANDARD NOTE MAY BE MODIFIED AS NECESSARY TO ADDRESS WHICH BUILDING PERMITS ARE ADJACENT TO THE PROPOSED PLANTING AREA). SEEDLING PLANTING IS TO OCCUR FROM NOVEMBER THROUGH MAY ONLY. NO PLANTING SHALL BE DONE WHILE THE GROUND IS FROZEN. PLANTING WITH LARGER CALIBER STOCK OR CONTAINERIZED STOCK MAY BE DONE AT ANY TIME PROVIDED A DETAILED MAINTENANCE SCHEDULE IS PROVIDED.
3. IF PLANTING CANNOT OCCUR DUE TO PLANTING CONDITIONS, THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL THE FENCING AND SIGNAGE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN. PLANTING SHALL THEN BE ACCOMPLISHED DURING THE NEXT PLANTING SEASON. IF PLANTING IS DELAYED BEYOND THE TRANSFER OF THE PROPERTY TITLE TO THE HOMEOWNER, THE DEVELOPER OR BUILDER SHALL OBTAIN A SIGNED STATEMENT FROM THE PURCHASER INDICATING THAT THEY UNDERSTAND THAT THE REFORESTATION AREA IS LOCATED ON THEIR PROPERTY AND THAT REFORESTATION WILL OCCUR DURING THE NEXT PLANTING SEASON. A COPY OF THAT DOCUMENT SHALL BE PRESENTED TO THE COUNTY INSPECTOR.
4. REFORESTATION AREAS SHALL NOT BE MOVED. THE MANAGEMENT OF COMPETING VEGETATION AROUND INDIVIDUAL TREES AND THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION WITHIN THE REFORESTATION AREAS IS ACCEPTABLE.
5. ALL REQUIRED TEMPORARY TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE CLEARING AND GRADING OF THE SITE AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT TREE PROTECTION FENCING IS INSTALLED WITH THE REQUIRED PLANTING. THE TEMPORARY FENCING IS NOT REQUIRED TO BE INSTALLED IF THE PERMANENT FENCING IS INSTALLED PRIOR TO THE CLEARING AND GRADING OF THE SITE. FAILURE TO INSTALL AND MAINTAIN TEMPORARY OR PERMANENT TREE PROTECTIVE FENCING IS A VIOLATION OF THIS TCP2.
6. AFFORESTATION / REFORESTATION AREAS SHALL BE POSTED WITH NOTIFICATION SIGNAGE, AS SHOWN ON THE PLANS, AT THE SAME TIME AS THE PERMANENT PROTECTION FENCING INSTALLATION. THESE SIGNS SHALL REMAIN IN PERPETUITY.
7. THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO SITE PREPARATION OR INITIATION OF ANY TREE PLANTING ON THIS SITE.
8. THE COUNTY INSPECTOR SHALL BE NOTIFIED PRIOR TO ANY PLANTING INFORMATION THAT IS SUBMITTED TO THE M-NCPPC PLANNING DEPARTMENT REGARDING THE CONTRACTOR RESPONSIBLE FOR IMPLEMENTATION OF THIS PLAN: CONTRACTOR NAME, BUSINESS NAME (IF DIFFERENT), ADDRESS, AND PHONE NUMBER.
9. RESULT OF ANNUAL SURVIVAL CHECK FOR EACH OF THE REQUIRED FOUR YEARS AFTER TREE PLANTING SHALL BE REPORTED TO THE M-NCPPC PLANNING DEPARTMENT.
10. FAILURE TO ESTABLISH THE AFFORESTATION OR REFORESTATION WITHIN THE PRESCRIBED TIME FRAME WILL RESULT IN THE FORFEITURE OF THE REFORESTATION BOND AND/OR A VIOLATION OF THIS PLAN INCLUDING THE ASSOCIATED \$9.00 PER SQUARE FOOT PENALTY UNLESS THE COUNTY INSPECTOR APPROVES A WRITTEN EXTENSION.

PLANTING SPECIFICATION NOTES

1. QUANTITY: (SEE PLANT SCHEDULE)
2. TYPE: (SEE PLANT SCHEDULE)
3. PLANT QUALITY STANDARDS: THE PLANTS SELECTED SHALL BE HEALTHY AND STURDY REPRESENTATIVE OF THEIR SPECIES. SEEDLINGS SHALL HAVE A MINIMUM TOP GROWTH OF 18". THE DIAMETER OF THE ROOT COLLAR (THE POINT OF THE ROOT JUST BELOW GROUND LEVEL) SHALL BE AT LEAST 3/8". THE ROOTS SHALL BE WELL DEVELOPED AND AT LEAST 8" LONG. NO MORE THAN TWENTY-FIVE PERCENT (25%) OF THE ROOT SYSTEM (BOTH PRIMARY AND AUXILIARY/FIBROUS ROOTS) SHALL BE PRESENT.

PLANTS THAT DO NOT HAVE AN ABUNDANCE OF WELL DEVELOPED TERMINAL BUDS ON THE LEADERS AND BRANCHES SHALL BE REJECTED.

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.

IF THE PLANTS CANNOT BE PLANTED IMMEDIATELY AFTER DELIVERY 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 WATERING, UNTIL THE TIME OF PLANTING.

4. 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.
5. 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 SOILS IS MOIST, BUT MAY BE PLANTED FROM MARCH THROUGH NOVEMBER. NO PLANTING SHALL BE DONE WHILE THE GROUND IS FROZEN. PLANTING SHALL OCCUR WITHIN ONE GROWING SEASON OF THE ISSUANCE OF GRADING/BUILDING PERMITS AND REACHING THE FINAL GRADES AND STABILIZATION OF PLANTING AREAS.
6. SEEDLING PLANTING: TREE SEEDLINGS SHALL BE HAND PLANTED USING A DIBBLE BAR OR SHARP-SHOOTER SHOVEL. IT IS IMPORTANT THAT THE SEEDLING BE PLACED IN THE HOLE SO THAT THE ROOTS CAN SPREAD OUT NATURALLY; THEY SHALL NOT BE TWISTED, BALLED UP OR BENT. MOIST 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 PREPARE OF THIS TREE CONSERVATION PLAN MUST BE CONTRACTED AND GIVEN HIS APPROVAL BEFORE PLANTING MAY BEGIN.
7. 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.
8. SOIL: UPON THE COMPLETION 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 ON SOIL SAMPLE FOR EACH AREA THAT APPEARS TO HAVE A DIFFERENT SOIL TYPE (IF 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.
9. SOIL IMPROVEMENT MEASURES: THE SOIL SHALL THEN BE IMPROVED ACCORDING TO THE RECOMMENDATIONS MADE BY THE TESTING COMPANY.
10. FENCING AND SIGNAGE: FINAL PROTECTIVE FENCING SHALL BE PLACED ON THE VISIBLE AND/OR DEVELOPMENT SIDE OF 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 ON THIS SHEET.
11. PLANTING METHOD: CONSULT THE PLANTING DETAIL(S) SHOWN ON THIS PLAN.
12. MULCHING: APPLY TWO-INCH THICK LAYER OF WOODCHIP OR SHREDDED HARDWOOD MULCH (AS NOTED) TO EACH PLANTING SITE (SEE DETAIL SHOWN ON THIS PLAN).
13. GROUND COVER ESTABLISHMENT: THE REMAINING DISTURBED AREA BETWEEN SEEDLING PLANTING SITES SHALL BE SEEDED AND STABILIZED WITH WHITE CLOVER SEED AT THE RATE OF 5 LBS/ACRE.
14. MOVING: NO MOVING SHALL BE ALLOWED IN ANY PLANTING AREA.
15. 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.
16. SOURCE OF SEEDLINGS: TBD
- 17.1. SPECIMEN TREES 7, 57-60, 67 AND 71-75 SHALL BE EVALUATED FOR LONG-TERM SURVIVAL AS A RESULT OF CONSTRUCTION. IF DETERMINED TO BE HAZARDOUS, THE TREES SHALL BE REMOVED.
- 17.2. THE WETLAND MITIGATION WORK REQUIRED FOR THE STREAM CROSSING SHALL BE COMPLETED. PHOTOS OF THE MITIGATION AREAS SHALL BE PROVIDED TO THE ENVIRONMENTAL PLANNING SECTION.

LANDSCAPE CREDIT PLANTING SCHEDULE:

1. THE PLANTING SCHEDULE PROVIDED BELOW IS FOR LANDSCAPE CREDITS TOTALING 2.11 ACRES.
2. PLANTING WILL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN.

LANDSCAPE CREDIT PLANT SCHEDULE		Acreage		2.11	
		Large Caliber Planting Stock		Reforestation Credits	Percent of Stocking
Vegetation	Caliber	Height	Credits/Unit	Type	Quantity
Shade Trees	N/A	2'-3"	6	B&B	3%
Evergreen Trees	N/A	0'-8"	6	B&B	162
Ornamental Trees	N/A	1.5'-4.75'	4.66	B&B	4
Total				262	1566.64
					100.00%

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QUALIFIED PROFESSIONAL CERTIFICATION

This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual.

Signed: *John P. Markovich* Date: *7/11/2020*
John P. Markovich
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, MD 20601
Phone: 301-645-4977
E-mail: jpmarkovich@comcast.net



FOREST ENHANCEMENT PLANTING SCHEDULES:

1. THE PLANTING SCHEDULES PROVIDED BELOW ARE USED FOR FOREST ENHANCEMENT AREAS TOTALING 5.95 ACRES AND REFORESTATION AREAS TOTAL 0.98 ACRES.
2. IDENTIFICATION OF LOWLAND/UPLAND AREAS IS SUBJECT TO FIELD CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH DEWBERRY PRIOR TO CONSTRUCTION.
3. REFER TO DETAIL 9, SHEET 7 FOR FOREST ENHANCEMENT SIGNAGE DESIGN. THE SIGN PLACEMENTS ARE LOCATED ON THE PLAN SHEETS.

FOREST ENHANCEMENT REFORESTATION PLANT SCHEDULE-LOW LAND AREA		Reforestation Area Acreage		2.11	
		Low land plantings		Percent of Stocking	Approx. 21%
Botanical Name	Species	Common Name	Caliber	Height	Credits/Unit
Low Land Areas	River Birch		1"		1
Betula nigra			1"		1
Quercus bicolor			1"		1
Salix nigra			1"		1
Taxodium distichum			1"		1
		Total Reforestation Units Required		636	636
		Excess		0	0

*Substitution Species: Ulmus americana

FOREST ENHANCEMENT REFORESTATION PLANT SCHEDULE- SLOPED AREA		Reforestation Area Acreage		4.83	
		Sloped plantings		Percent of Stocking	Approx. 21%
Botanical Name	Species	Common Name	Caliber	Height	Credits/Unit
Sloped Areas	Hackberry		1"		1
Celtis occidentalis			1"		1
Liriodendron tulipifera			1"		1
Quercus palustris			1"		1
Tilia americana			1"		1
		Total Trees		1,480	1,480
		Reforestation Units		1,480	1,480
		Excess		1	1

*Substitution Species: Liquidambar styraciflua

FOUR-YEAR MANAGEMENT PLAN FOR RE/AFFORESTATION AREAS

FIELD CHECK THE RE-AFFORESTATION AREA ACCORDING TO THE FOLLOWING SCHEDULE:

- YEAR 1: SITE PREPARATION AND TREE PLANTING
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER) SEE NOTE 1
WATERING IS NEEDED (2 X MONTH)
CONTROL OF UNDESIRABLE VEGETATION AS NEEDED (1 X IN JUNE AND 1 X IN SEPTEMBER MIN.)
- YEAR 2-3: REINFORCEMENT PLANTING IS NEEDED (SEE NOTE 2)
SURVIVAL CHECK ONCE ANNUALLY (SEPTEMBER-NOVEMBER)
CONTROL OF UNDESIRABLE VEGETATION IF NEEDED (1 X IN MAY AND 1 X IN AUGUST MIN.)
- YEAR 4: REINFORCEMENT PLANTING IF NEEDED. (SEE NOTE 2)
SURVIVAL CHECK (SEPTEMBER-NOVEMBER)

1. SURVIVAL CHECK: CHECK PLANTED STOCK AGAINST PLANT LIST (OR AS-BUILT) BY WALKING THE SITE AND TAKING INVENTORY. PLANTS MUST SHOW VITALITY. SUBMIT FIELD DATA FORMS (CONDITION CHECK SHEETS) TO OWNER AFTER EACH INSPECTION. REMOVE ALL DEAD PLANTS.
2. REINFORCEMENT PLANTING: REPLACE DEAD OR MISSING PLANTS IN SUFFICIENT QUANTITY TO BRING THE TOTAL NUMBER OF 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.

POST DEVELOPMENT NOTES

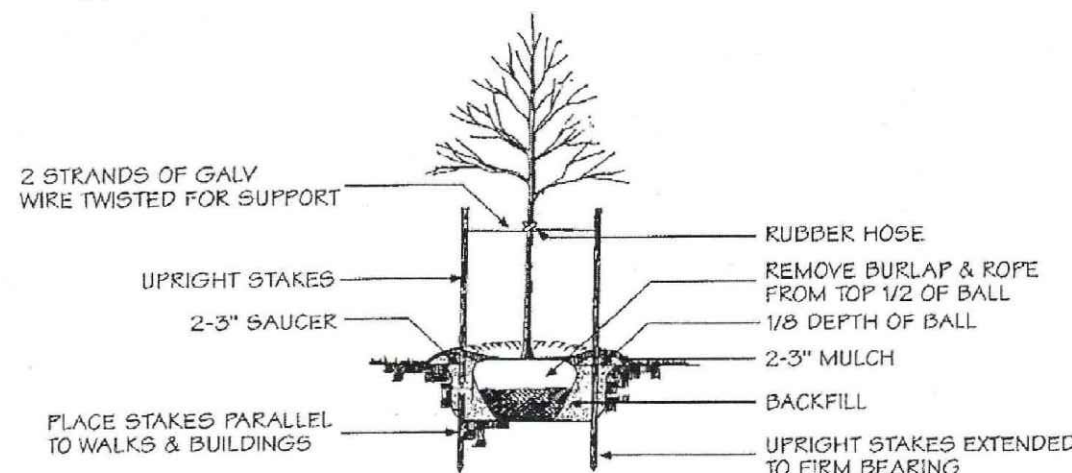
WHEN WOODLANDS AND/OR SPECIMEN, HISTORIC OR CHAMPION TREES ARE TO REMAIN:

- a. IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW OWNER SHALL OBTAIN A WRITTEN STATEMENT FROM A CERTIFIED ARBORIST OR LICENSED TREE EXPERT IDENTIFYING THE HAZARDOUS CONDITION AND THE PROPOSED CORRECTIVE MEASURES PRIOR TO HAVING THE WORK CONDUCTED. AFTER PROPER DOCUMENTATION HAS BEEN COMPLETED PER THE HANDOUT GUIDANCE FOR PRINCE GEORGE'S COUNTY PROPERTY OWNERS, PRESERVATION OF WOODLAND CONSERVATION AREAS, THE ARBORIST OR TREE EXPERT MAY THEN REMOVE THE TREE. THE STUMP SHALL BE CUT AS CLOSE TO THE GROUND AS POSSIBLE AND LEFT IN PLACE. THE REMOVAL OR GRINDING OF THE STUMPS IN THE WOODLAND CONSERVATION AREA IS NOT PERMITTED.
IF A TREE OR PORTION THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREAS AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITTEE SHALL TAKE CORRECTIVE ACTION IMMEDIATELY. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOS SHALL BE SUBMITTED TO THE INSPECTOR FOR DOCUMENTATION OF THE DAMAGE. TREE WORK TO BE COMPLETED WITHIN A ROAD RIGHT-OF-WAY REQUIRES A PERMIT FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES UNLESS THE TREE REMOVAL IS SHOWN WITHIN THE APPROVED LIMITS OF DISTURBANCE ON A TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.
- b. THE REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE PLANT SPECIES FROM ANY WOODLAND PRESERVATION AREA SHALL BE DONE WITH THE USE OF HAND-HELD EQUIPMENT ONLY (PRUNERS OR A CHAIN SAW). THESE PLANTS MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NON-NATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT TO ALLOW CONTACT WITH THE GROUND, THUS ENCOURAGING DECOMPOSITION.
- c. THE USE OF BROADCAST SPRAYING OF HERBICIDES IS NOT PERMITTED. HOWEVER, THE USE OF HERBICIDES TO DISCOURAGE RE-SPROUTING OF INVASIVE, NOXIOUS, OR NON-NATIVE PLANTS IS PERMITTED IF DONE AS AN APPLICATION OF THE CHEMICAL DIRECTLY TO THE CUT STUMP IMMEDIATELY FOLLOWING CUTTING OF PLANT TOPS. THE USE OF ANY HERBICIDE SHALL BE DONE IN ACCORDANCE WITH THE LABEL INSTRUCTIONS.
- d. THE USE OF CHAINSAWS IS EXTREMELY DANGEROUS AND SHOULD NOT BE CONDUCTED WITH POORLY MAINTAINED EQUIPMENT, WITHOUT SAFETY EQUIPMENT, OR BY INDIVIDUALS NOT TRAINED IN THE USE OF THIS EQUIPMENT FOR THE PRUNING AND/OR CUTTING OF TREES.

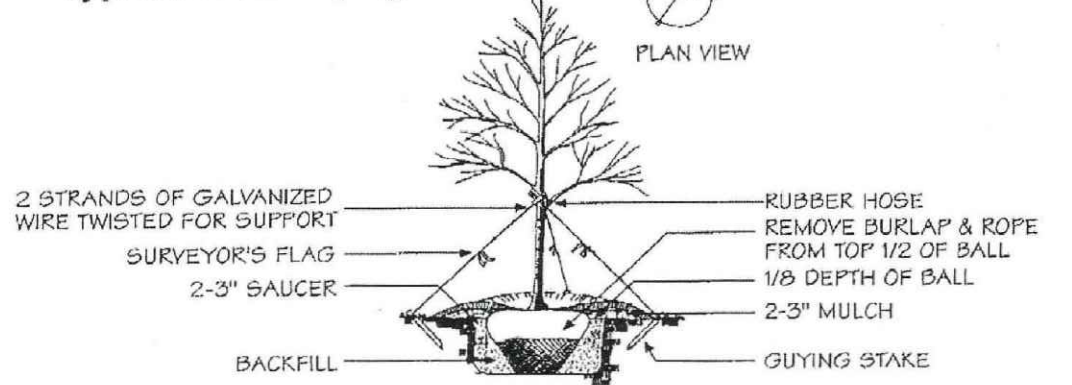
PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS

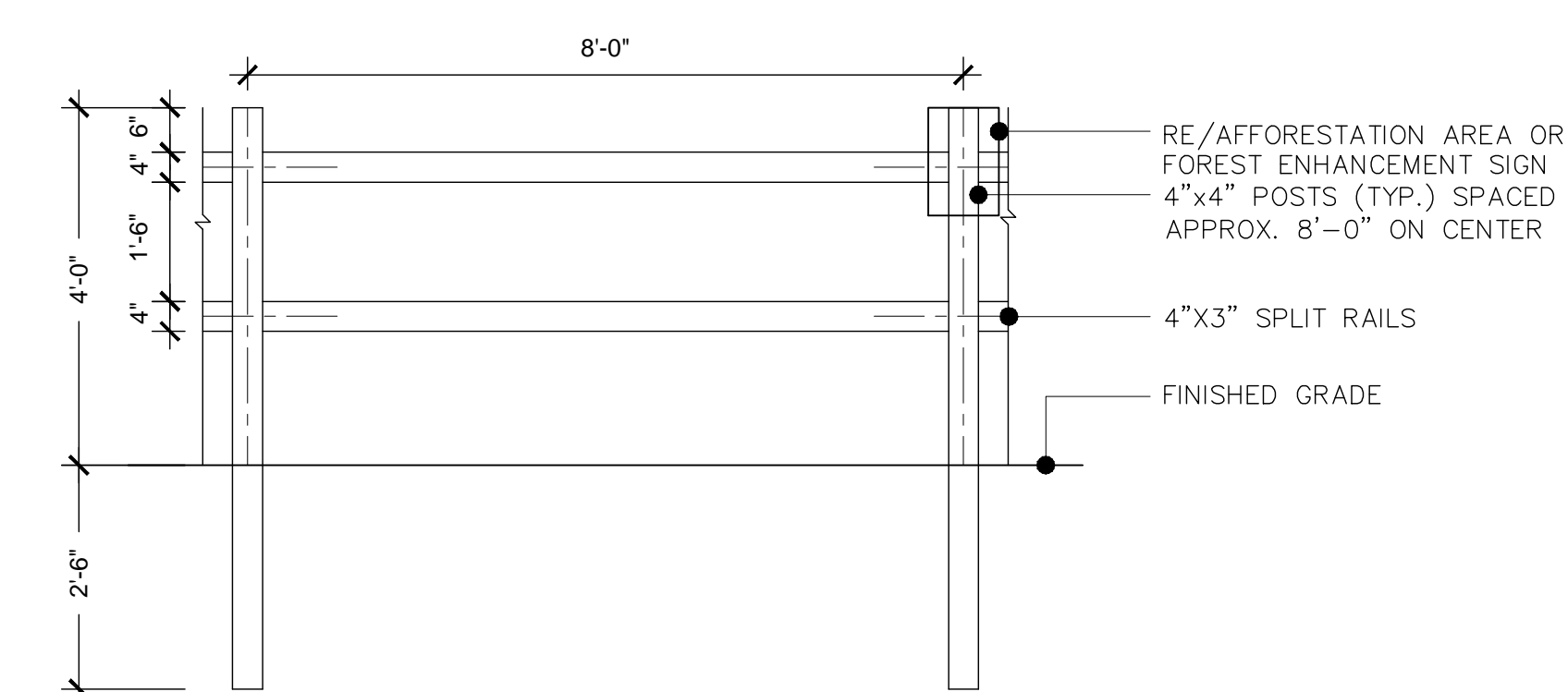
- a. REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN.
- b. REFORESTATION AREAS SHALL NOT BE MOVED; HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

Typical Upright Staking Detail

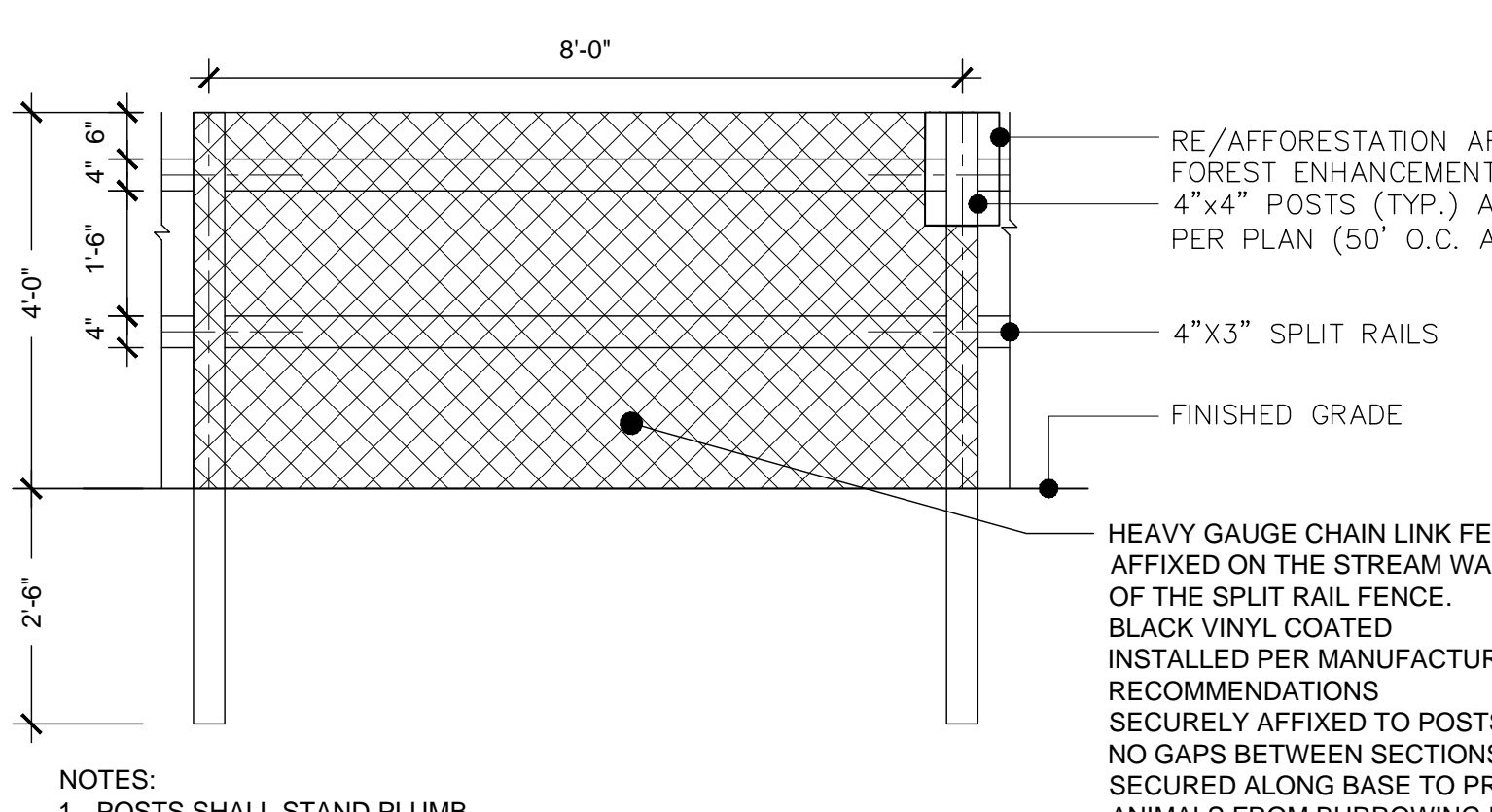


Typical Tree Guying Detail

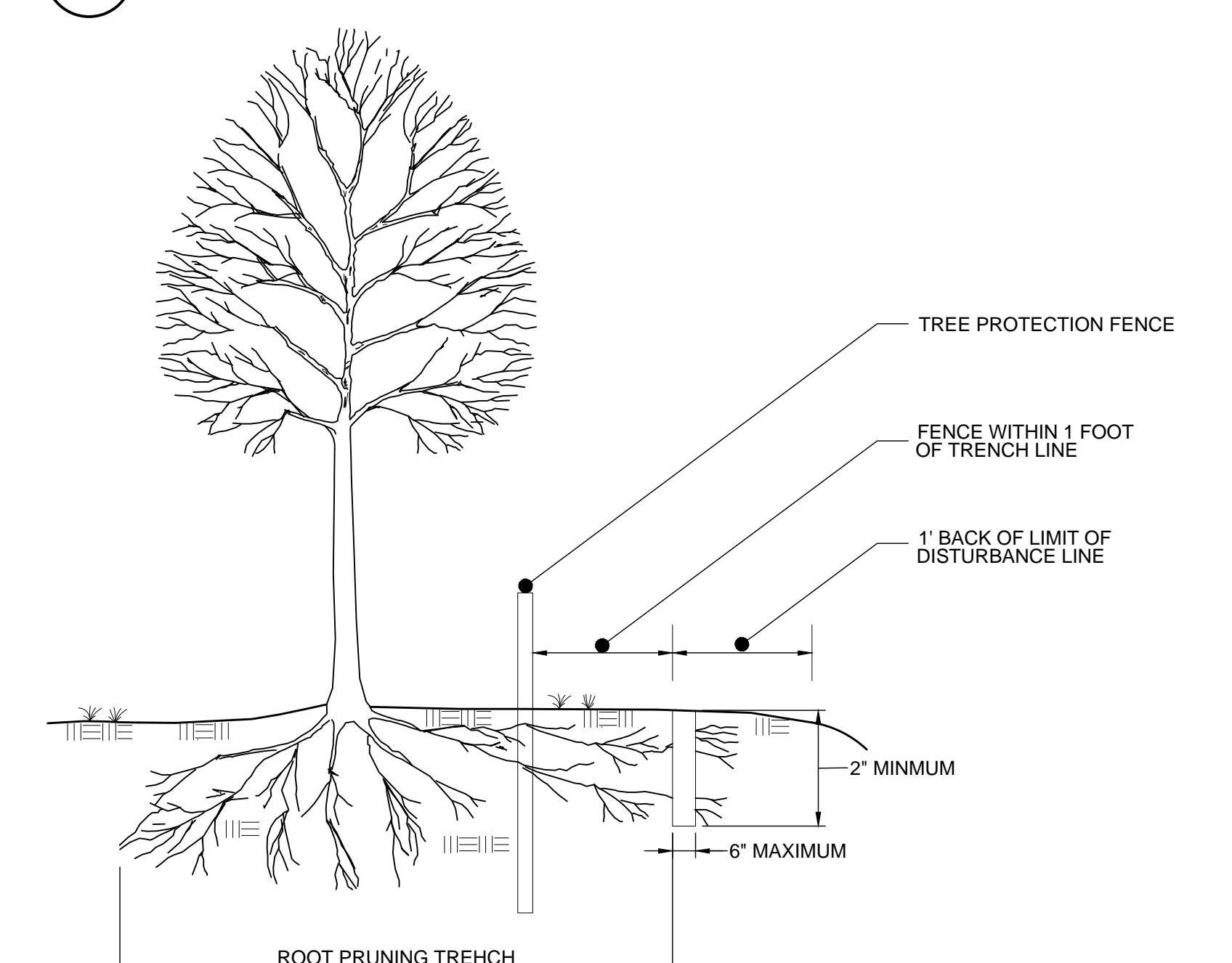




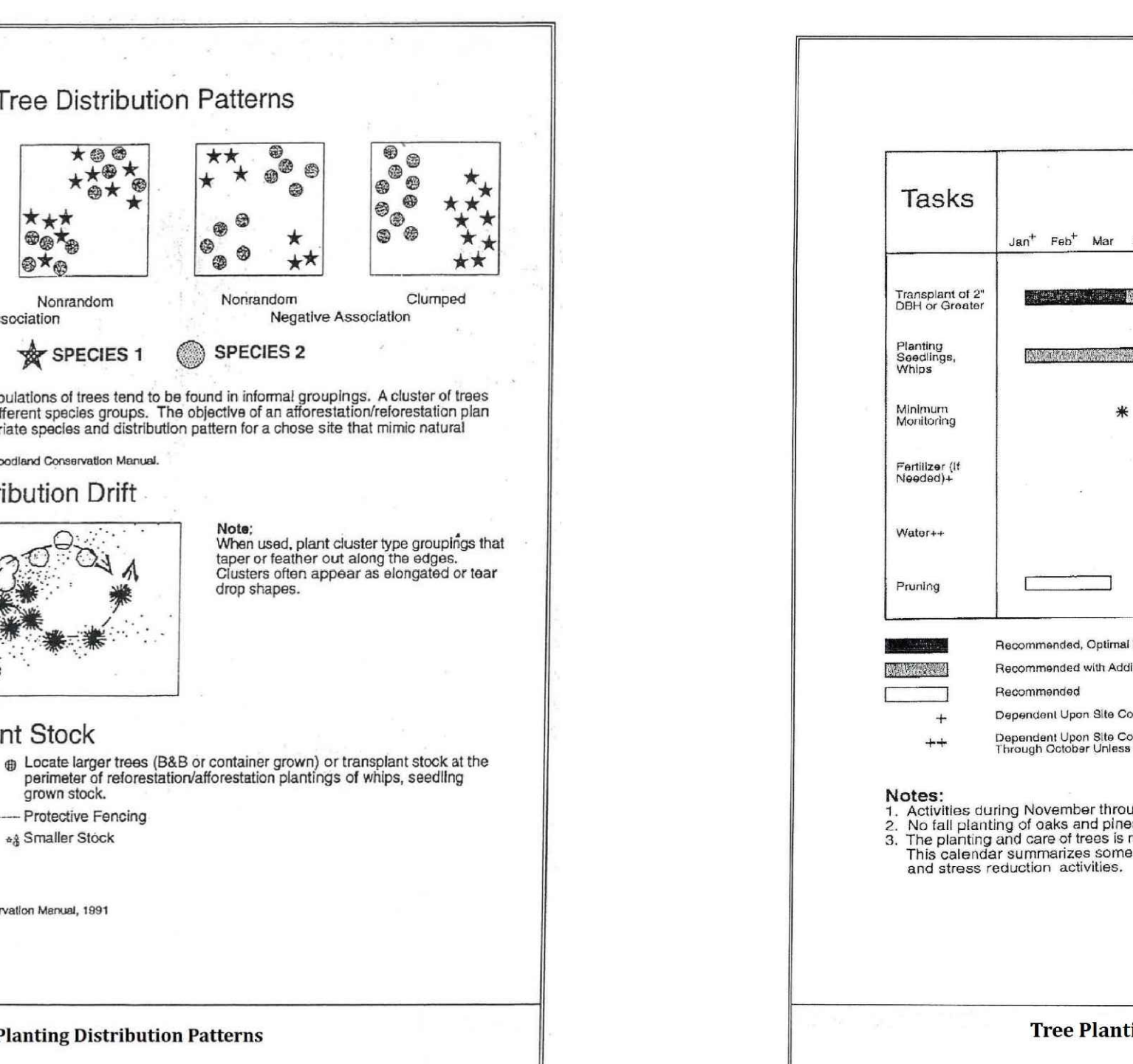
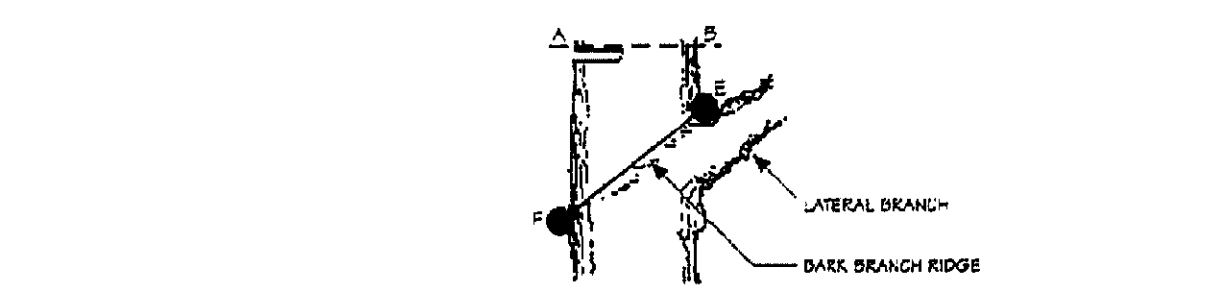
- NOTES:
1. POSTS SHALL STAND PLUMB.
 2. RAILS SHALL BE HUNG WITH UNIFORM HEIGHT AND SPACING..
 3. REFORESTATION SIGNS TO BE ATTACHED TO WOOD POSTS EVERY 50 FEET.
 4. TOP OF SIGN TO BE FLUSH WITH TOP OF WOOD POST.
 5. SIGNS TO BE ATTACHED USING 2 GALVANIZED WOOD SCREWS EACH WITH A GALVANIZED WASHER.



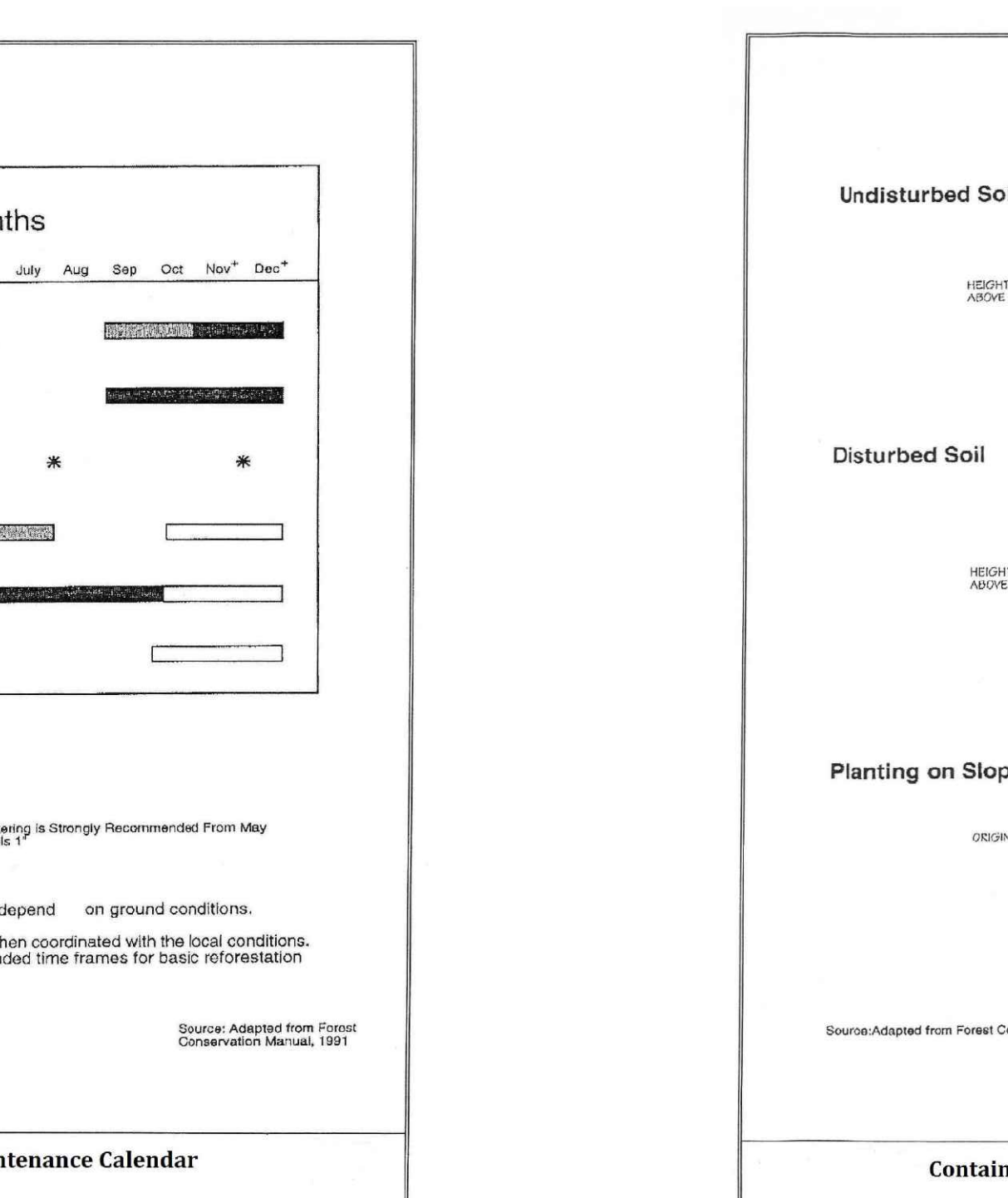
- NOTES:
1. POSTS SHALL STAND PLUMB.
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 3. REFORESTATION SIGNS TO BE ATTACHED TO WOOD POSTS EVERY 50 FEET.
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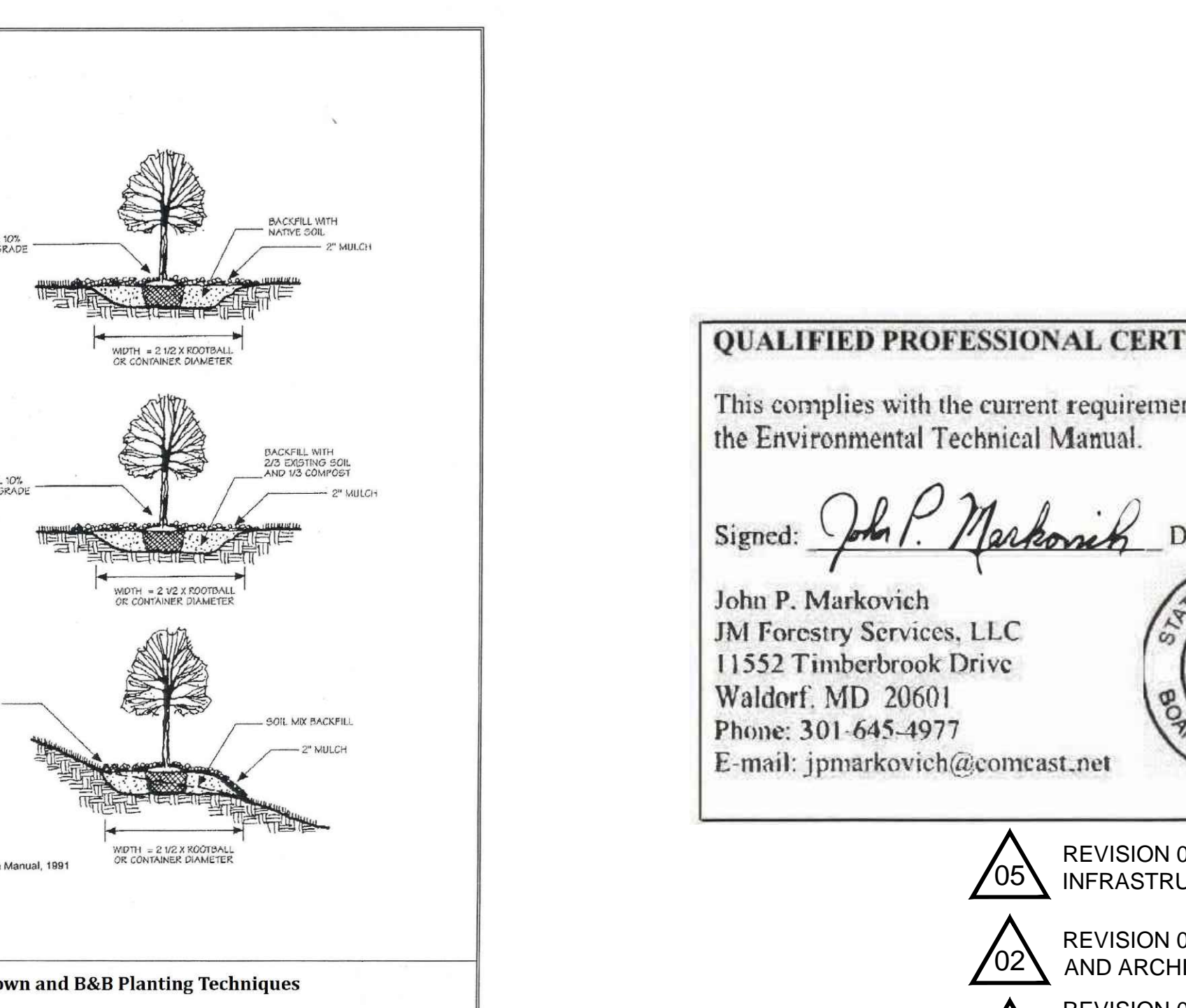
- NOTES:
1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
 2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TRENCHING.
 3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
 4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.



- ## SEEDLING DISTRIBUTION PATTERNS






- 10 MAINTENANCE CALENDAR 12 CONTA



- R GROWN & B&B PLANTING**



- | | |
|---|--|
|  | REVISION 05 TO PARCEL 3-6
INFRASTRUCTURE ONLY |
|  | REVISION 02 TO PARCEL 2 LAYOUT
AND ARCHITECTURE. |
|  | REVISION 01 FOR LAYOUT
ADJUSTMENT FOR AVOIDANCE OF
BURIAL AREA AT HISTORIC SITE. |
- STORMWATER, GRADING, STORM DRAIN AND PAVING PLANS
SUBJECT TO CHANGE/ APPROVAL BY PRINCE GEORGE'S COUNTY
DPJE. REFER TO APPROVED PERMIT PLANS FOR CONSTRUCTION



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