

# TRADITIONS AT BEECHFIELD

## TYPE 2 TREE CONSERVATION PLAN & FOREST ENHANCEMENT PLAN

### GENERAL NOTES

SUBDIVISION NAME: TRADITIONS AT BEECHFIELD- ENTERPRISE ROAD

- TOTAL ACREAGE  
GROSS ACREAGE: 83.66 ACRES  
FLOOD PLAIN ACREAGE: 22.57 ACRES  
NET ACREAGE: 61.09 ACRES
- EXISTING ZONING: R-E
- PROPOSED USE: PLANNED RETIREMENT COMMUNITY/ASSISTED LIVING FACILITY
- NUMBER OF LOTS & PARCELS  
PROPOSED  
a. LOTS 118 (67 SFD and 51 STH T/H)  
b. PARCELS 17
- 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
- THE AVERAGE NUMBER OF DWELLING UNITS PER ACRE SHALL NOT EXCEED 8 DWELLING UNITS PER ACRE FOR THE GROSS TRACT.
- 200 FOOT MAP REFERENCE NUMBER (WSSC): 206NE11
- TAX MAP NUMBER AND GRID: 53 GRID F2.
- AVIATION POLICY AREA: APA 6 OF FREEWAY AIRPORT AND IS SUBJECT TO COMPLIANCE WITH APA REGULATIONS UNDER CB-51-2002.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 2008 AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ) STUDY FOR ANDREWS AIR FORCE BASE
- STORMWATER MANAGEMENT CONCEPT NUMBER: 21432-2016, SUBMITTED JUNE 15, 2016
- WATER/SEWER CATEGORY DESIGNATION: W-4 AND S-4
- PROPOSED WATER AND SEWER CATEGORY: W-3 AND S-3
- 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL PUBLIC RIGHT OF WAY UNLESS OTHERWISE MODIFIED.
- CEMETERIES ON OR CONTIGUOUS TO THE SITE: YES - EXISTING CEMETERY LOCATED BY MSHA 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.
- THE SITE IS ADJACENT TO ENTERPRISE ROAD (MD 193), A DESIGNATED HISTORIC ROAD IN THE VICINITY OF THE PROPERTY.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A REGISTERED HISTORIC DISTRICT.

- 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 DPHE ON 9/4/2015.
- 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.
- THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
- THE TOPOGRAPHY SHOWN ON THIS PLAN HERON FLOWN TOPOGRAPHY FROM MCKENZIE SNYDER, INC., MARCH 22, 2015.
  - MAJOR CONTOUR INTERVAL - 10'
  - MINOR CONTOUR - 2'
- OWNER/APPLICANT: GREENLIFE PROPERTY GROUP  
C/O JOHN DIXON  
2661 RIVA ROAD, SUITE 300  
ANNAPOLIS, MD 21201
- CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE CONSTRUCTION DUST CONTROL REQUIREMENTS SPECIFIED IN THE 2011 MD STANDARDS & SPECS FOR SOIL EROSION & SEDIMENT CONTROL.
- CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE CONSTRUCTION ACTIVITY NOISE CONTROL REQUIREMENTS SPECIFIED IN SUBTITLE 19 OF THE PRINCE GEORGE COUNTY CODE.
- ALL APPLICABLE CONDITIONS OF DEVELOPMENT IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
- THIS PLAN IS FOR ENTITLEMENT PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

### TCP LEGEND

WOODLAND CLEARED (WC)	REForestation/AFForestation SIGN SHEET
WOODLAND CLEARED IN FLOODPLAIN (C-FP)	FOREST ENHANCEMENT SIGN SHEET
WOODLAND PRESERVATION AREA (WPA)	EXISTING HYDRANT
WOODLAND REFORESTATION/AFForestation AREA (WRA)	WOODLAND CLEARED (WC)
LANDSCAPE CREDIT (LC)	CLEARED FLOODPLAIN AREA (C-FP)
FOREST ENHANCEMENT (FE)	WOODLAND PRESERVATION AREA (WPA)
TREE PROTECTION FENCE (TEMPORARY)	WOODLAND AFForestation AREA (WRA)
TREE PROTECTION FENCE (PERMANENT)	LANDSCAPE CREDIT (LC)
TREE PROTECTION FENCE - LOW LYING (PERMANENT)	FOREST ENHANCEMENT (FE)
SPECIMEN TREE SIGN - SHEET 1	SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE
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### REFERENCE DATA

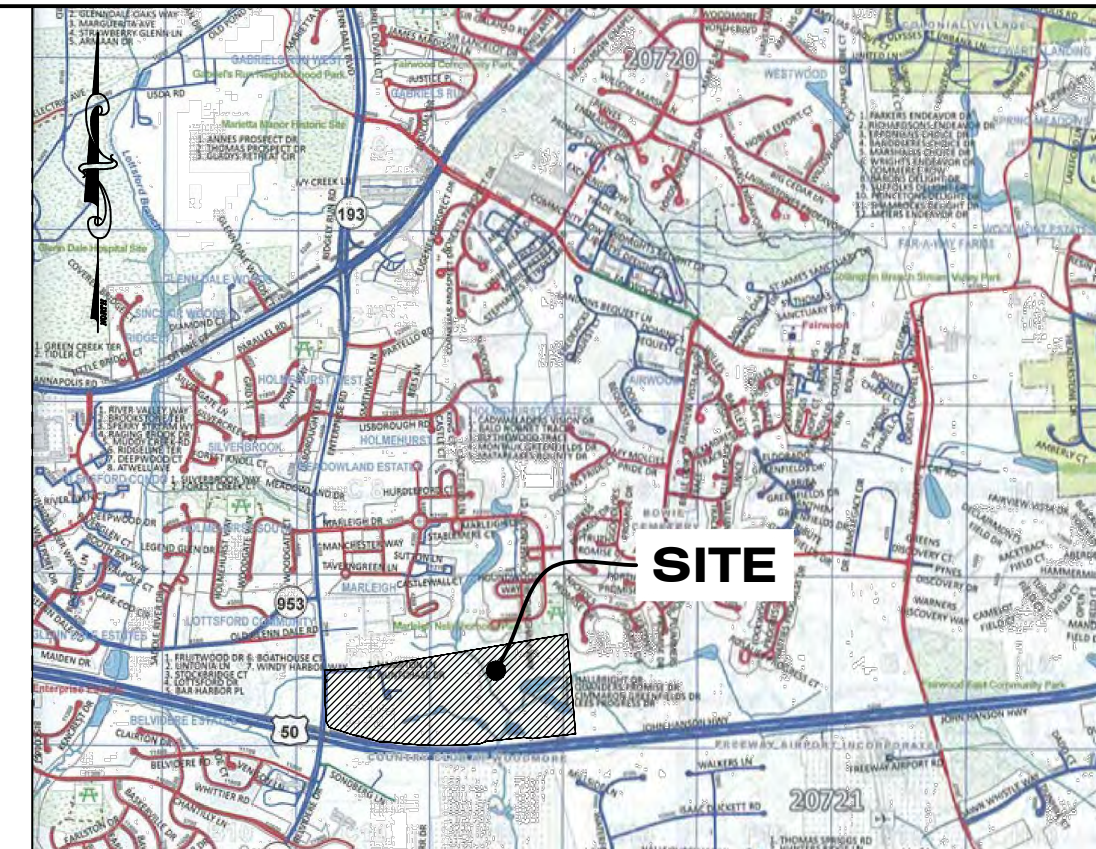
CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5604.58'	1212.95'	608.65'	12°24'00"	N 88°45'07" W	1210.58'
C2	3769.72'	245.63'	122.86'	3°44'00"	N 74°12'30" W	245.59'
C3	5769.58'	231.09'	116.59'	2°14'24"	N 81°19'38" E	233.07'
C4	5804.58'	24.31'	12.16'	0°14'24"	N 91°00'48" W	24.31'
C5	5769.58'	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 0.04 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

- COVER SHEET
- DETAIL SHEET
- PLAN SHEETS
- DETAIL SHEETS



### SITE

### VICINITY MAP

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

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



Dewberry  
Engineers Inc.

4001 FORBES BOULEVARD  
SUITE 300  
LAUREL, MD 20796  
301.751.5551  
301.751.0188 FAX  
www.dewberry.com

### 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: 410.266.5100

### CONTACT:

C/O JOHN DIXON

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TYPE 2 TREE CONSERVATION PLAN

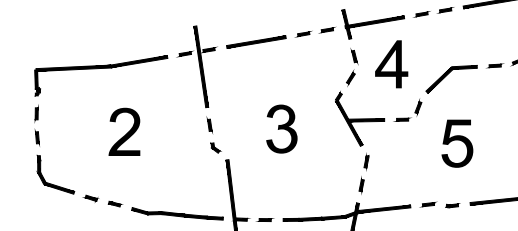
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7TH ELECTION DISTRICT  
TAX MAP 53 GRIDES F2  
200 MAP REFERENCE 206NE11

SEAL



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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 DATED MAY 13, 2022

KEY PLAN



SCALE

AS SHOWN

No.	DATE	BY	Description
01	5/15/2020	RM	BURIAL AREA LAYOUT REV.
02			
03			
04			
05			

REVISIONS

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

TITLE

TYPE 2 TREE  
CONSERVATION  
COVER &  
PLAN SHEET

DEWBERRY JOB NO. 50075516

1 OF 8

### LOCATION MAP

PLAN VIEW

NOTE  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
www.call11.com  
http://www.mississillity.net  
48 HOURS IN ADVANCE OF ANY WORK  
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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.

### PLAN LEGEND

SHEET MATCH LINES	PROJECT BOUNDARY PROPERTY LINE
EXISTING ADJACENT PROPERTY	EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR	EXISTING STREAM
EXISTING STRUCTURE	EXISTING STREAM BUFFER
EXISTING STREAM BUFFER	100-YEAR FLOODPLAIN
EXISTING WETLANDS	25' WETLAND BUFFER
EXPANDED WETLAND BUFFER	PRIMARY MANAGEMENT AREA (PMA)
EXISTING STORM DRAIN	EXISTING SIDEWALK
EXISTING GAS LINE	EXISTING OVERHEAD UTILITY
EXISTING POWER POLE	EXISTING UNDERGROUND TELEPHONE

EXISTING CONSERVATION EASEMENT	EXISTING BRUSHLINE (NOT FENCE)
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 SIDEWALK
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 WSSC RIGHT OF WAY	PROPOSED STORMWATER EASEMENT
NOISE CONTOUR	AREA NOT INCLUDED IN SCOPE OF REVISION

### 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



### NOISE STUDY NOTES:

1) NOISE STUDY INFORMATION PROVIDED BY PHOENIX NOISE AND VIBRATION IN A REPORT PREPARED JANUARY 20, 2021.

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		



REVISION 01 FOR LAYOUT  
ADJUSTMENT FOR AVOIDANCE OF  
BURIAL AREA AT HISTORIC SITE.

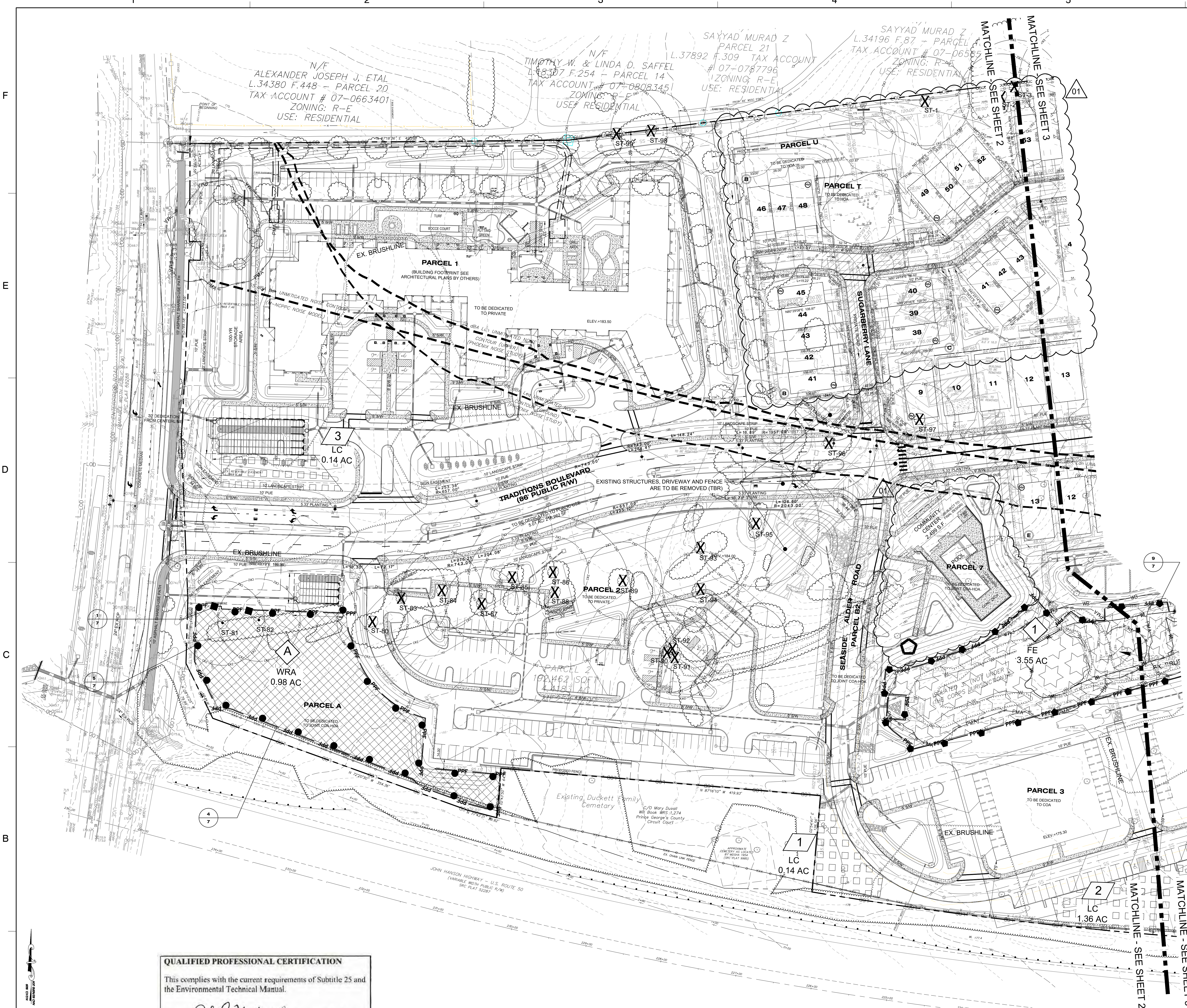
STORMWATER, GRADING, STORM DRAIN AND PAVING  
PLANS SUBJECT TO CHANGE/ APPROVAL BY PRINCE  
GEORGE'S COUNTY DPHE. REFER TO APPROVED  
PERMIT PLANS FOR CONSTRUCTION.

SCALE 1" = 100'









PLAN LEGEND

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PROPOSED PARCEL LINE	---
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PROPOSED RETAINING WALL	---
NOISE CONTOUR	---
PROPOSED WETLANDS	---

ACRONYMS

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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 DPW. REFER TO APPROVED PERMIT PLANS FOR CONSTRUCTION.



Dewberry  
Engineers Inc.

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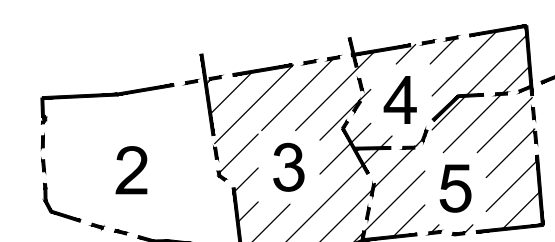
PRINCE GEORGE'S COUNTY, MD  
7TH ELECTION DISTRICT  
TAX MAP 55 GRIDES F2  
200' MAP REFERENCE 2006E11

SEAL



DATE: 12-23-2021  
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 DATED MAY 13, 2022.

KEY PLAN



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

No.	DATE	BY	REVISIONS
01	5/15/2020	RM	BURIAL AREA LAYOUT REV.
02			
03			
04			
05			

DRAWN BY: RM  
APPROVED BY: RM  
CHECKED BY: NB  
DATE: MAY 2017  
TITLE:

TYPE 2 TREE  
CONSERVATION

DEWBERRY JOB NO. 50075516

2 01

SHEET NO. 2 OF 8

QUALIFIED PROFESSIONAL CERTIFICATION

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

John P. Markovich  
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NOTE  
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Waldorf, MD 20601  
Phone: 301-645-4977  
E-mail: jpmarkovich@comcast.net

STATE OF MARYLAND  
BOARD OF FORESTERS

**NOTE**

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

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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		
00			
01			
02			
03			
04			
05			

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**Dewberry**

4601 FORBES BOULEVARD  
SUITE 300  
LANHAM, MD 20708  
301.731.5551  
www.dewberry.com

**Dewberry Engineers Inc.**

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**CONTACT:**  
C/O JOHN DIXON

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TYPE 2 TREE CONSERVATION PLAN**

PRINCE GEORGES COUNTY, MD  
7TH ELECTION DISTRICT  
TAX MAP 53 GRIDES F2  
200 MAP REFERENCE 200NE11

**PROFESSIONAL CERTIFICATION:**  
DATE: 12/23/2021  
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 DATED MAY 13, 2022.

**KEY PLAN**

SCALE: 1"=50'

SCALE: 0 50' 100'

SCALE: 1"=50'

**REVISIONS**

No.	DATE	BY	Description
01	5/15/2020	RM	BURIAL AREA LAYOUT REV.

**DRAWN BY** RM  
**APPROVED BY** RM  
**CHECKED BY** NB  
**DATE** MAY 2017

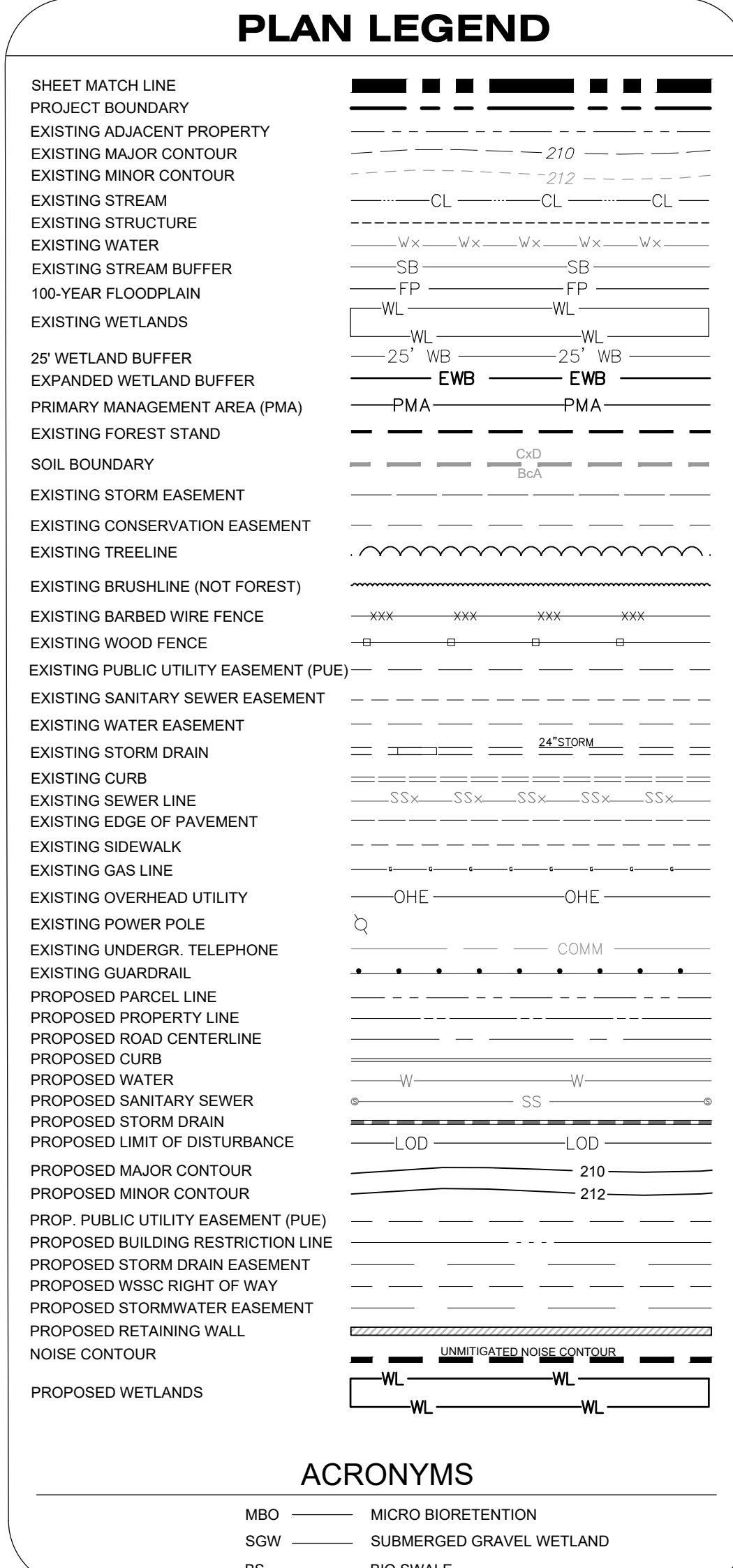
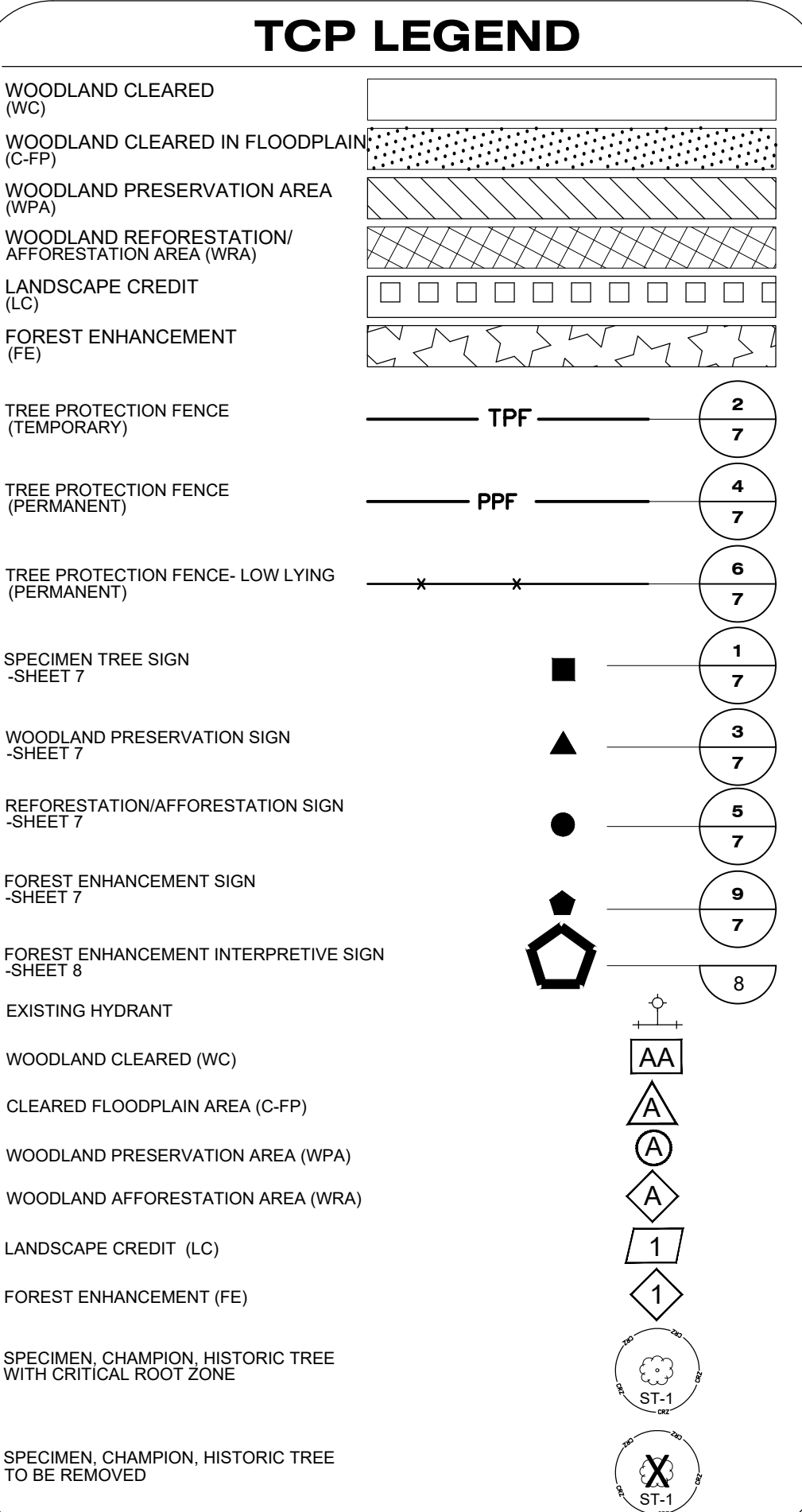
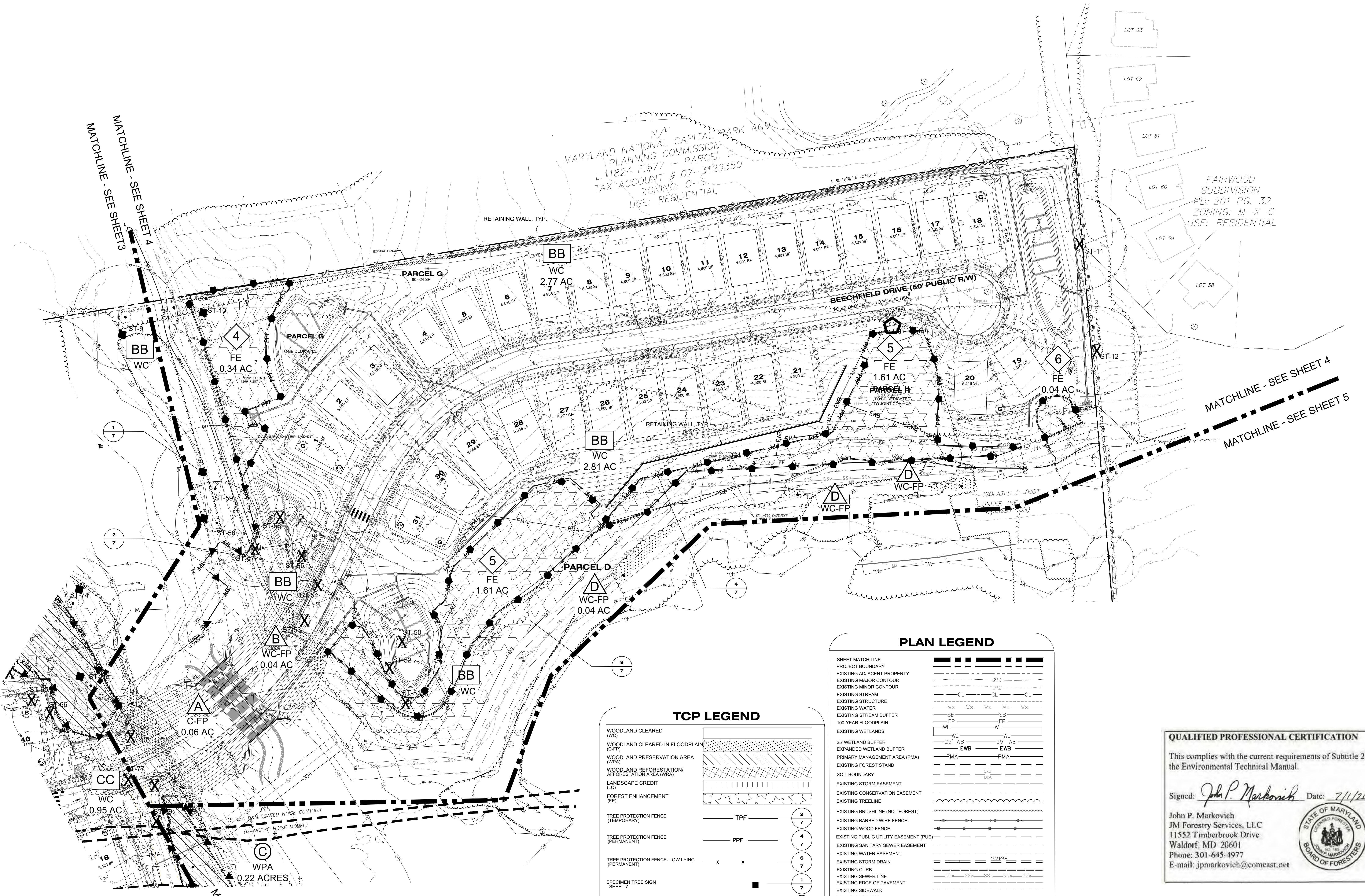
**TITLE**  
**TYPE 2 TREE CONSERVATION**

DEWBERRY JOB NO. 50075516

**3** 01

SHEET NO. 3 OF 8





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

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.

Approved by	Date	DRD#	Reason for Revision
Megan Reiser	9/18/20		
00			
01			
02			
03			
04			
05			

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.



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)	---
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 UNDERGR. TELEPHONE	---
EXISTING GUARDRAIL	---
PROPOSED PARCEL LINE	---
PROPOSED PROPERTY LINE	---
PROPOSED ROAD CENTERLINE	---
PROPOSED CURB	---
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	---

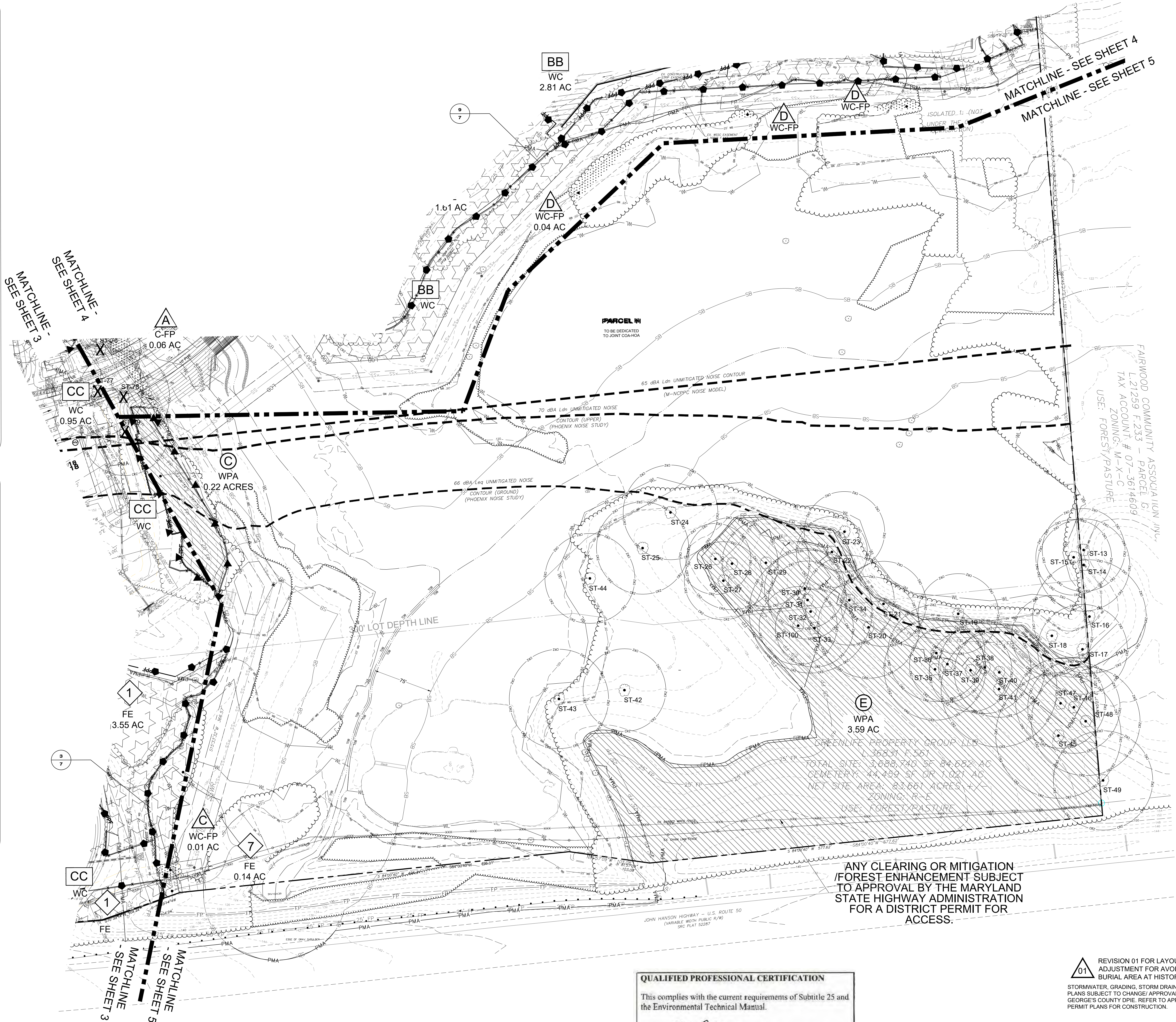
ACRONYMS

MBD	MICRO BIODETERIORATION
SOW	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)	---
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	---
FOREST ENHANCEMENT INTERPRETIVE SIGN -SHEET 8	---
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	---

NOTE  
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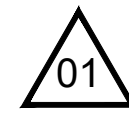
QUALIFIED PROFESSIONAL CERTIFICATION

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

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



Approved by	Date	DRD#	Reason for Revision
Megan Reiser	9/18/20		
00			
01			
02			
03			
04			
05			



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  
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PERMIT PLANS FOR CONSTRUCTION.



Dewberry  
Engineers Inc.

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: 410.266.5100

CONTACT:  
C/O JOHN DIXON

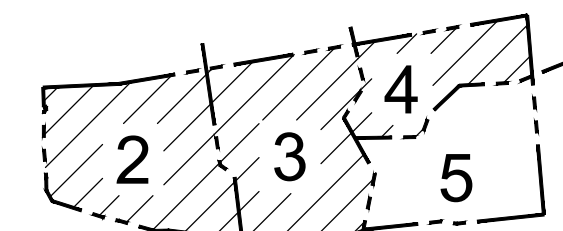
TRADITIONS AT BEECHFIELD  
TYPE 2 TREE CONSERVATION PLAN  
PRINCE GEORGE'S COUNTY, MD  
7TH ELECTION DISTRICT  
TAX MAP 55 GRIDES F2  
200' MAP REFERENCE 208NE11

SEAL



DATE: 7/1/2020  
PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS  
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ARCHITECT UNDER THE LAWS OF THE STATE  
OF MARYLAND, LICENSE NO. 3772  
EXPIRATION DATED MAY 13, 2022

KEY PLAN



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

No.	DATE	BY	Description
01	5/15/2020	RM	BURIAL AREA LAYOUT REV.

DRAWN BY: RM  
APPROVED BY: RM  
CHECKED BY: NB  
DATE: MAY 2017

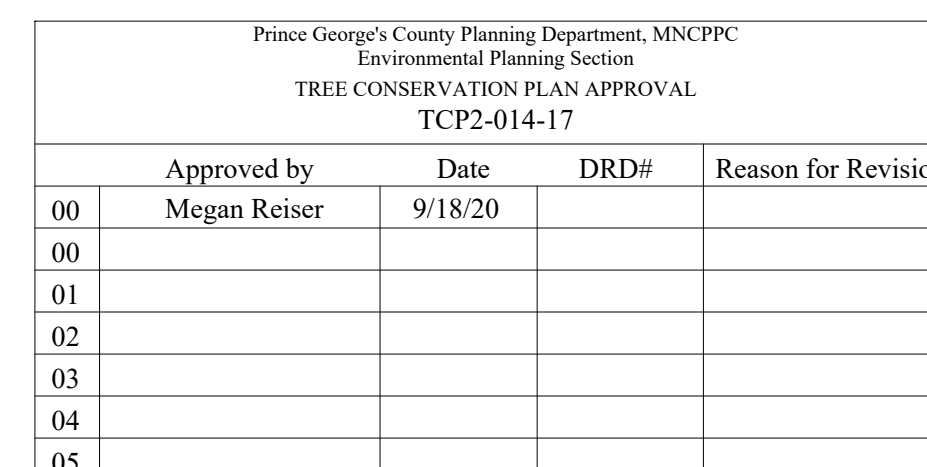
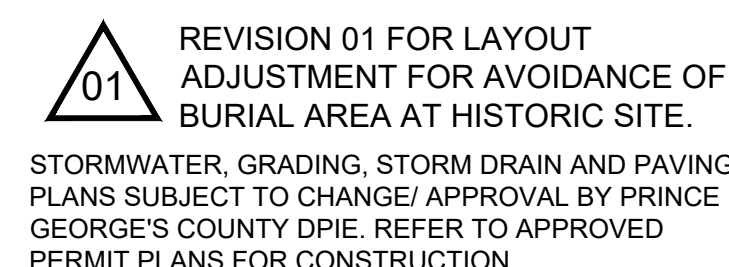
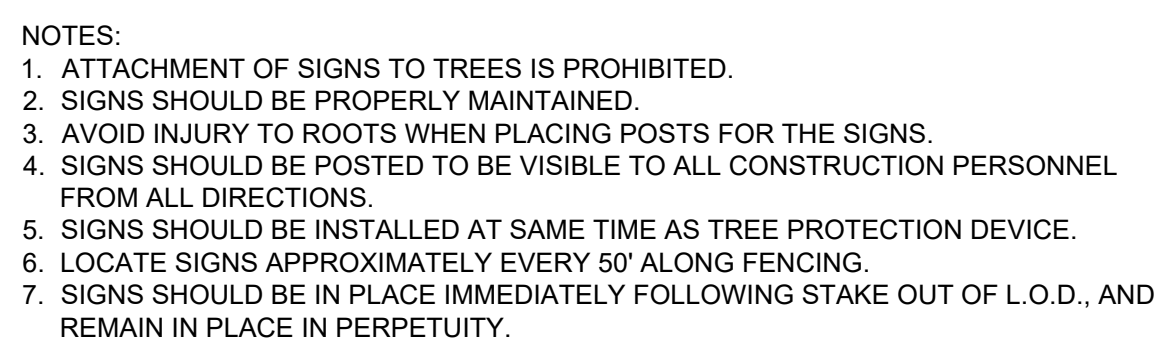
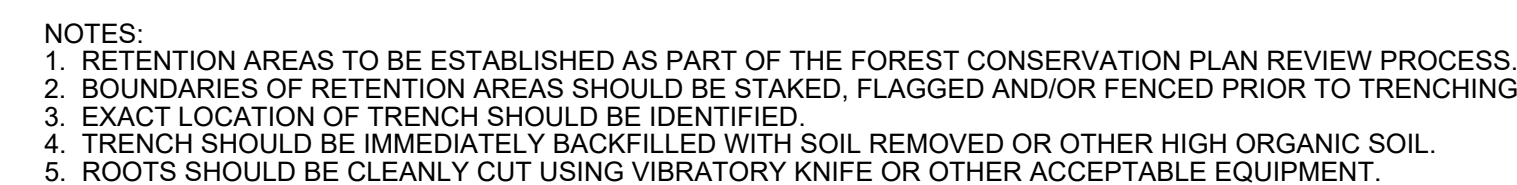
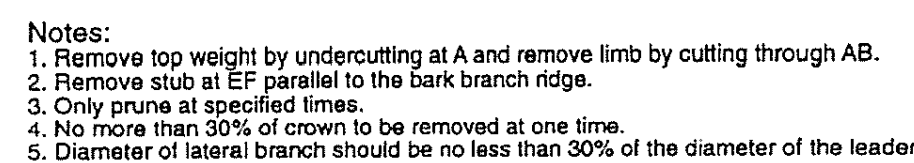
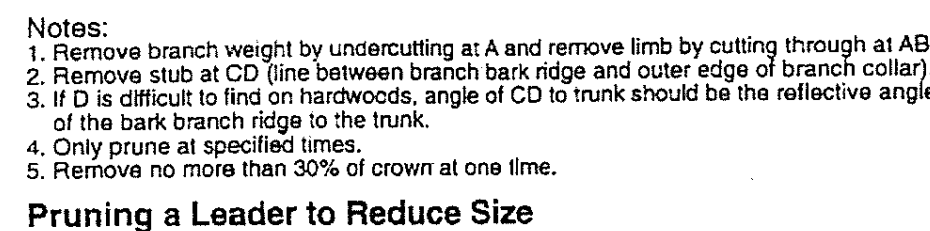
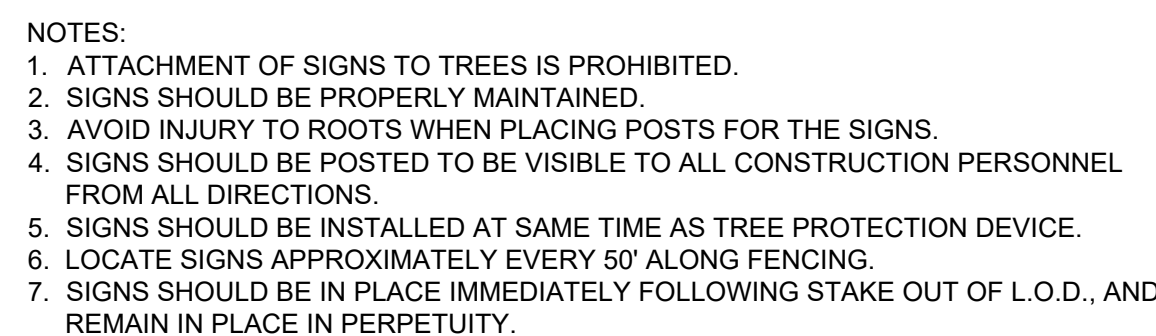
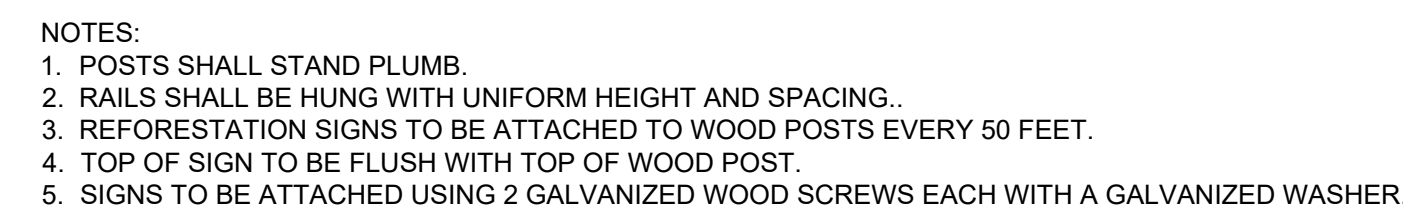
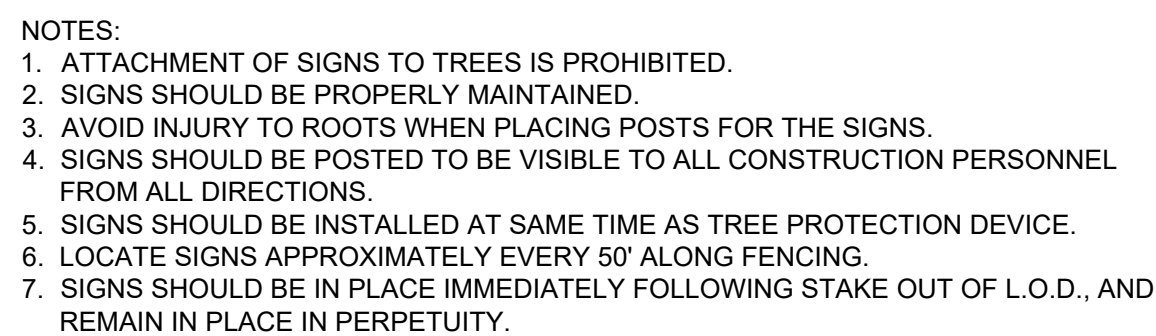
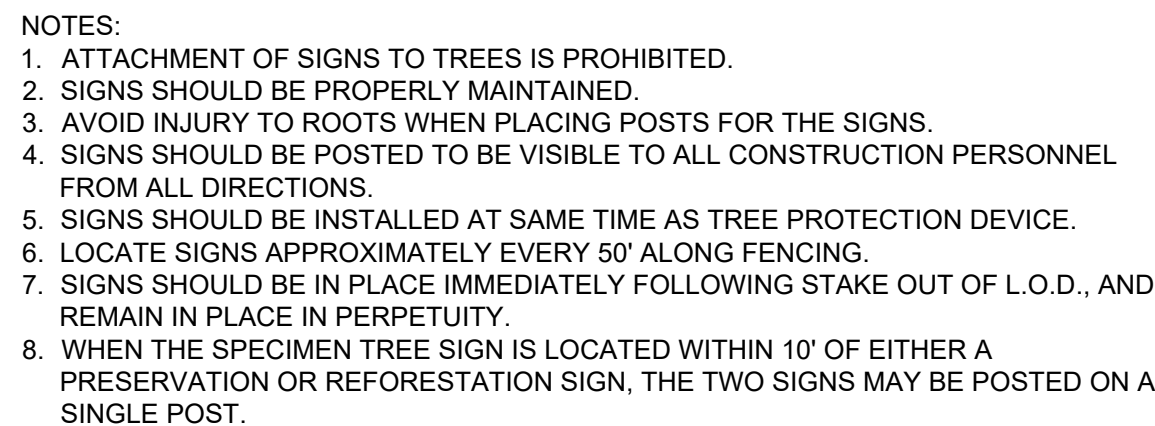
TITLE  
TYPE 2 TREE  
CONSERVATION

DEWBERRY JOB NO. 50075516











FOREST ENHANCEMENT AND REFORESTATION PLANTING SCHEDULES:

1. THE PLANTING SCHEDULES PROVIDED BELOW ARE USED FOR FOREST ENHANCEMENT AREAS TOTALING 6.08 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. LOWLAND, FOR SCHEDULE PURPOSES, FALLS WITHIN FLOODPLAIN AND WETLAND AREAS.
3. REFER TO SHEET 7 FOR SIGNAGE DESIGN. THE SIGN PLACEMENTS ARE LOCATED ON THE PLAN SHEETS.

LANDSCAPE CREDIT PLANTING SCHEDULE:

1. THE PLANTING SCHEDULE PROVIDED BELOW IS FOR LANDSCAPE CREDITS TOTALING 1.64 ACRES.
2. PLANTING WILL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN. SEE LANDSCAPE PLAN FOR THE SPECIES, QUANTITY AND LOCATION. THE SCHEDULES BELOW ARE A REFLECTION OF THE FINAL PLANTINGS IN THE LANDSCAPE PLAN, AND ARE NOT IN ADDITION TO THE FINAL LANDSCAPE PLAN.

FOREST ENHANCEMENT PLANT SCHEDULE- Area 1									
Species		Large Caliper Planting Stock		Reforestation Credits		Percent of Stocking		Min. Req. Per Acre	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Quantity				
Sloped Areas- 2.55 Ac.									
Celtis occidentalis	Hackberry	1"		1	B&B 191	191	17.9%	300/Ac	
Liriodendron tulipifera	Yellow Poplar	1"		1	B&B 191	191	17.9%	300/Ac	
Quercus palustris	Pin Oak	1"		1	B&B 191	191	17.9%	300/Ac	
Tilia americana	American Linden	1"		1	B&B 192	192	18.0%	300/Ac	
Low Land Areas- 1.00 Ac.									
Betula nigra	River Birch	1"		1	B&B 75	75	7.0%	300/Ac	
Quercus bicolor	Swamp White Oak	1"		1	B&B 75	75	7.0%	300/Ac	
Salix nigra	Black Willow	1"		1	B&B 75	75	7.0%	300/Ac	
Taxodium distichum	Bald Cypress	1"		1	B&B 75	75	7.0%	300/Ac	
Reforestation Units						1,065			
Total Reforestation Units Required						1,065			
Excess						0			

FOREST ENHANCEMENT PLANT SCHEDULE- Area 2									
Species		Large Caliper Planting Stock		Reforestation Credits		Percent of Stocking		Min. Req. Per Acre	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Quantity				
Sloped Areas- 0.15 Ac.									
Celtis occidentalis	Hackberry	1"		1	B&B 11	11	24.4%	300/Ac	
Liriodendron tulipifera	Yellow Poplar	1"		1	B&B 11	11	24.4%	300/Ac	
Quercus palustris	Pin Oak	1"		1	B&B 11	11	24.4%	300/Ac	
Tilia americana	American Linden	1"		1	B&B 12	12	26.7%	300/Ac	
Reforestation Units						45			
Total Reforestation Units Required						45			
Excess						0			

FOREST ENHANCEMENT PLANT SCHEDULE- Area 3**									
Species		Large Caliper Planting Stock		Reforestation Credits		Percent of Stocking		Min. Req. Per Acre	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Quantity				
Low Land Areas- 0.25 Ac.									
Betula nigra	River Birch	1"		1	B&B 18	18	24.0%	300/Ac	
Quercus bicolor	Swamp White Oak	1"		1	B&B 19	19	25.3%	300/Ac	
Salix nigra	Black Willow	1"		1	B&B 19	19	25.3%	300/Ac	
Taxodium distichum	Bald Cypress	1"		1	B&B 19	19	25.3%	300/Ac	
Reforestation Units						75			
Total Reforestation Units Required						75			
Excess						0			

FOREST ENHANCEMENT PLANT SCHEDULE- Area 4									
Species		Large Caliper Planting Stock		Reforestation Credits		Percent of Stocking		Min. Req. Per Acre	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Quantity				
Sloped Areas- 0.34 Ac.									
Celtis occidentalis	Hackberry	1"		1	B&B 25	25	24.5%	300/Ac	
Liriodendron tulipifera	Yellow Poplar	1"		1	B&B 25	25	24.5%	300/Ac	
Quercus palustris	Pin Oak	1"		1	B&B 26	26	25.5%	300/Ac	
Tilia americana	American Linden	1"		1	B&B 26	26	25.5%	300/Ac	
Reforestation Units						102			
Total Reforestation Units Required						102			
Excess						0			

FOREST ENHANCEMENT PLANT SCHEDULE- Area 5									
Species		Large Caliper Planting Stock		Reforestation Credits		Percent of Stocking		Min. Req. Per Acre	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Quantity				
Sloped Areas- 1.15 Ac.									
Celtis occidentalis	Hackberry	1"		1	B&B 86	86	17.8%	300/Ac	
Liriodendron tulipifera	Yellow Poplar	1"		1	B&B 86	86	17.8%	300/Ac	
Quercus palustris	Pin Oak	1"		1	B&B 86	86	17.8%	300/Ac	
Tilia americana	American Linden	1"		1	B&B 87	87	18.0%	300/Ac	
Low Land Areas- 0.46 Ac.									
Betula nigra	River Birch	1"		1	B&B 34	34	7.0%	300/Ac	
Quercus bicolor	Swamp White Oak	1"		1	B&B 34	34	7.0%	300/Ac	
Salix nigra	Black Willow	1"		1	B&B 35	35	7.2%	300/Ac	
Taxodium distichum	Bald Cypress	1"		1	B&B 35	35	7.2%	300/Ac	
Reforestation Units						483			
Total Reforestation Units Required						483			
Excess						0			

FOREST ENHANCEMENT PLANT SCHEDULE- Area 6									
Species		Large Caliper Planting Stock		Reforestation Credits		Percent of Stocking		Min. Req. Per Acre	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Quantity				
Sloped Areas- 0.04 Ac.									
Celtis occidentalis	Hackberry	1"		1	B&B 3	3	25.0%	300/Ac	
Liriodendron tulipifera	Yellow Poplar	1"		1	B&B 3	3	25.0%	300/Ac	
Quercus palustris	Pin Oak	1"		1	B&B 3	3	25.0%	300/Ac	
Tilia americana	American Linden	1"		1	B&B 3	3	25.0%	300/Ac	
Reforestation Units						12			
Total Reforestation Units Required						12			
Excess						0			

FOREST ENHANCEMENT PLANT SCHEDULE- Area 7**									
Species		Large Caliper Planting Stock		Reforestation Credits		Percent of Stocking		Min. Req. Per Acre	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Quantity				
Low Land Areas- 0.13 Ac.									
Betula nigra	River Birch	1"		1	B&B 11	11	26.2%	300/Ac	
Quercus bicolor	Swamp White Oak	1"		1	B&B 11	11	26.2%	300/Ac	
Salix nigra	Black Willow	1"		1	B&B 10	10	23.8%	300/Ac	
Taxodium distichum	Bald Cypress	1"		1	B&B 10	10	23.8%	300/Ac	
Reforestation Units						42			
Total Reforestation Units Required						42			
Excess						0			

REFORESTATION PLANT SCHEDULE- Area A									
Species		Large Caliper Planting Stock		Reforestation Credits		Percent of Stocking		Min. Req. Per Acre	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Quantity				
Sloped Areas- 0.28 Ac.									
Celtis occidentalis	Hackberry	1"		1	B&B 73	73	24.8%	300/Ac	
Liriodendron tulipifera	Yellow Poplar	1"		1	B&B 73	73	24.8%	300/Ac	
Quercus palustris	Pin Oak	1"		1	B&B 74	74	25.2%	300/Ac	
Tilia americana	American Linden	1"		1	B&B 74	74	25.2%	300/Ac	
Reforestation Units						294			
Total Reforestation Units Required						294			
Excess						0			

\*Substitutions Species:  
Forest Enhancement (Lowland)=Ulmus Americana  
Forest Enhancement (Sloped/Upland)=Liquidambar styraciflua  
Reforestation=Cercis canadensis

\*\*Areas 3 and 7:  
Individual trees shall be protected post planting to ensure longevity if active beaver activity is observed in field prior to planting.

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: 301-645-4997  
E-mail: jpmarkovich@comcast.net



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LANDSCAPE AREA #1									
Species		Large Caliper Planting Stock		Reforestation Credits		Percent of Stocking		Min. Req. Per Acre	
Botanical Name	Common Name	Caliper	Height	Credits/Unit	Quantity				
Sloped Areas- 0.14 Ac.									
Betula nigra	River Birch	2.5-3"		1	B&B 9	9	3.8%	150/Ac	
Celtis occidentalis	Common Hackberry	2.5-3"		1	B&B 4	4	7.7%	150/Ac	
Fagus grandifolia	American Beech	2.5-3"		1	B&B 2	2	9.3%	150/Ac	
Ilexopaca	American Holly	6-8"		1	B&B 6	6	11.5%	150/Ac	
Pinus virginiana	Virginia Pine	6-8"		1	B&B 3	3	5.7%	150/Ac	
Itea virginica	Virginia Sweetspire	3 Gal		1	Cont 7	7	4.5%	400/Ac	
Clethra alnifolia	Hummingbird	3 Gal		1	Cont 9	9	6.5%	400/Ac	
Ilexopaca	Compact Hackberry	3 Gal		1	Cont 13	13	12.2%	400/Ac	
Ilexverticillata	Winterberry	3 Gal		1	Cont 9	9	5.7%	400/Ac	
Lindera benzoin	Spicebush	3 Gal		1	Cont 7	7	12.5%	400/Ac	
Viburnum dentatum	Arrowwood Viburnum	3 Gal		1	Cont 43	43	32.3%	400/Ac	
Reforestation Units Provided						244			
Total Reforestation Units Required						98			
Excess						146			

LANDSCAPE AREA #2											
Species		Common Name	Caliper	Large Caliper Planting Stock	Height	Credits/Unit	Type	Quantity	Reforestation Credits	Percent of Stocking	Min. Req. Per Acre
Acer rubrum	Botanical Name	Red Maple	2.5-3"	1	4.667	B&B	5	23	1.4%	150/Acre	
Betula nigra		River Birch	2.5-3"	1	4.667	B&B	3	14	0.8%	150/Acre	
Celtis occidentalis		Common Hackberry	2.5-3"	1	4.667	B&B	8	37	2.3%	150/Acre	
Fagus grandifolia		American Beech	2.5-3"	1	4.667	B&B	9	42	2.5%	150/Acre	
Liquidambar styraciflua	Rotundifolia	Sweetgum (Fruitless)	1.5-2.5"	1	4.667	B&B	10	47	2.8%	150/Acre	
Quercus sylvatica		Black Gum	2.5-3"	1	4.667	B&B	10	47	2.8%	150/Acre	
Pinus occidentalis		Sycamore	2.5-3"	1	4.667	B&B	98	588	3.6%	150/Acre	
Pinus palustris		Pin Oak	2.5-3"	1	4.667	B&B	21	61	3.6%	150/Acre	
Quercus rubra		Red Oak	2.5-3"	1	4.667	B&B	42	42	2.5%	150/Acre	
Hamamelis virginica		American Helly	6-8"	1	4.667	B&B	37	173	10.2%	150/Acre	
Pinus strobus		White Pine	6-8"	1	4.667	B&B	30	168	9.9%	150/Acre	
Pinus virginiana		Virginia Pine	6-8"	1	4.667	B&B	44	205	12.1%	150/Acre	
Juniperus virginiana		Eastern Red Cedar	6-8"	1	4.667	B&B	41	191	11.3%	150/Acre	
Pinus resinosa		Virginia Sweetgum	3 Gal	1	1.75	Cont	163	778	40%	400/Acre	
Clethra alnifolia	Hummingbird	Hummingbird Summersweet	3 Gal	1	1.75	Cont	16	28	1.7%	400/Acre	
Hesperaloe parviflora	'Compacta'	Compact Inkberry Holly	3 Gal	1	1.75	Cont	87	152	9.0%	400/Acre	
Vib. acerifolium		Wineberry	3 Gal	1	1.75	Cont	25	44	2.1%	400/Acre	
Salix laevifolia		Species 1	3 Gal	1	1.75	Cont	42	74	4.0%	400/Acre	
Viburnum dentatum		Arows wood Viburnum	3 Gal	1	1.75	Cont	45	79	4.6%	400/Acre	
Reforestation Units Provided									1,696		
Total Reforestation Units Required									952		
Excess									744		