

48 Hours  
Before You Dig  
Call  
"MISS UTILITY"  
Service Protection Center

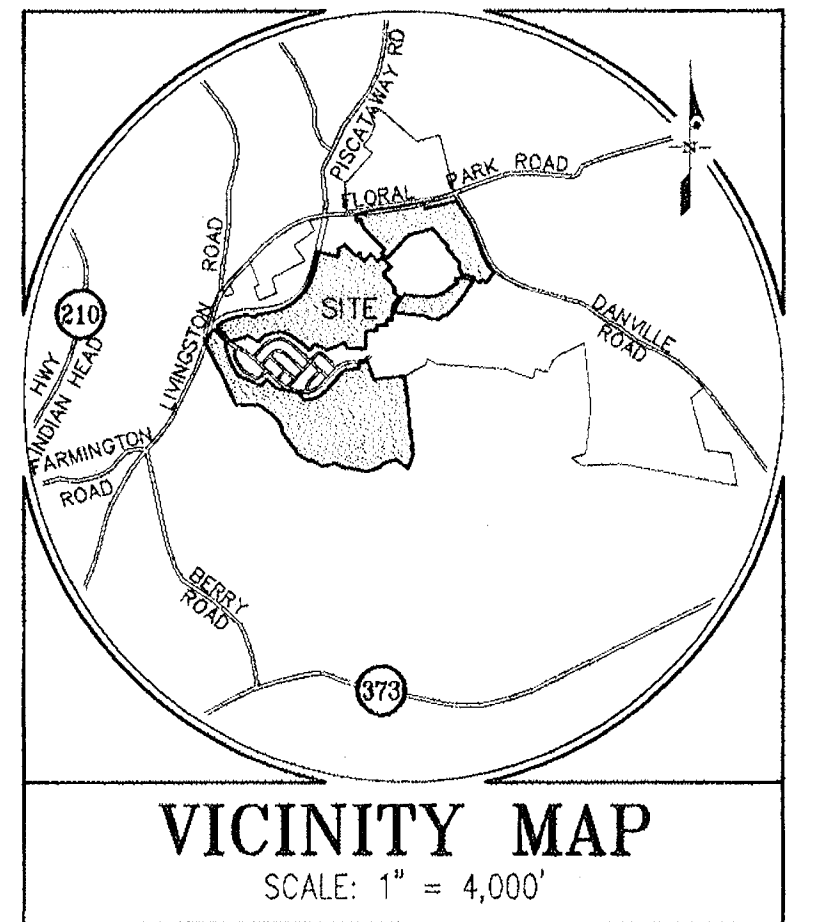
MEMBER  
THE OIL SYSTEMS INTERNATIONAL

CALL TOLL FREE  
1-800-257-7777

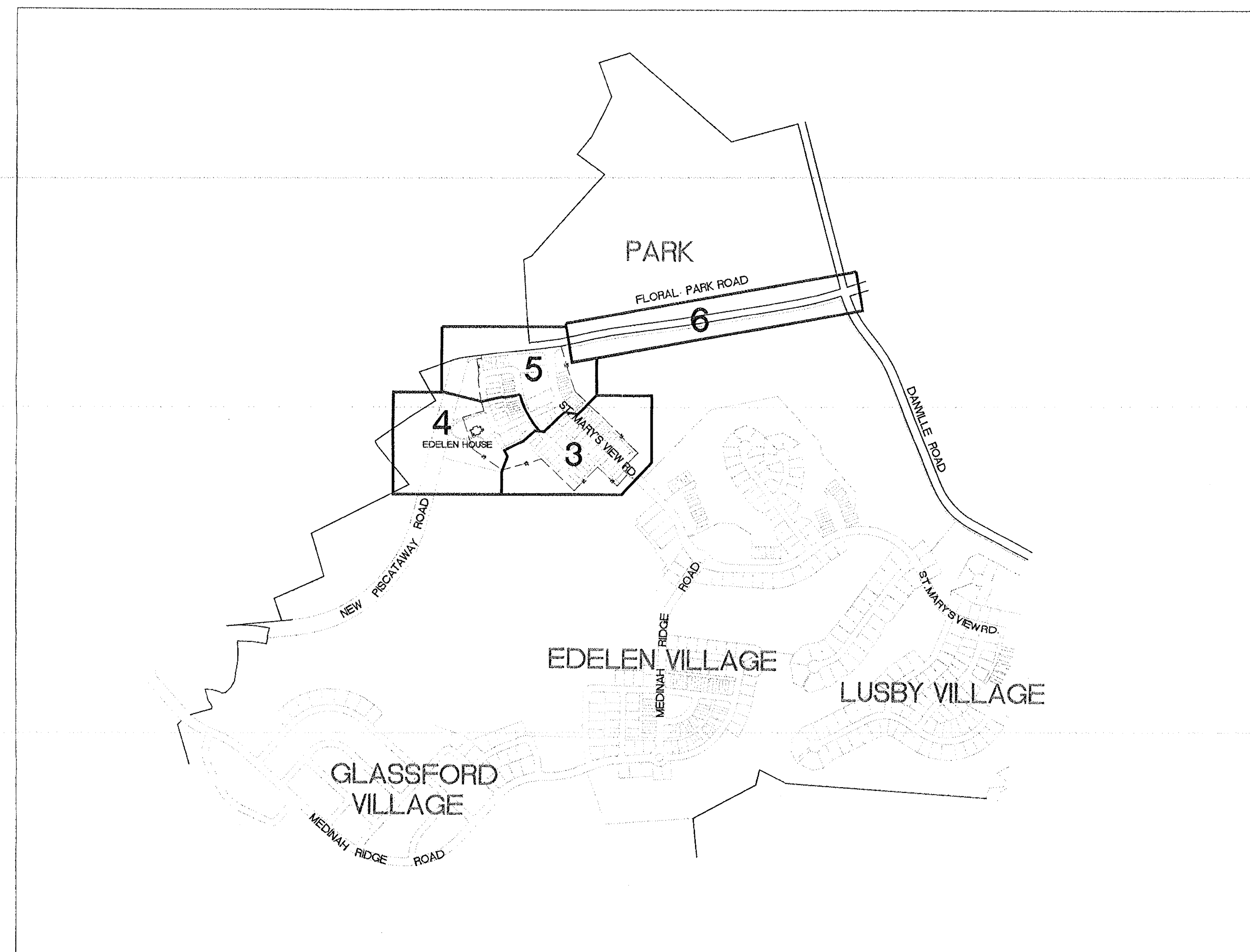
#### EXISTING UTILITY NOTES

- 1) UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE AND WAS OBTAINED FROM AVAILABLE RECORDS. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- 2) THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH REL. IN ADVANCE OF CONSTRUCTION.
- 3) FOR MARKING LOCATIONS OF EXISTING UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CITY OF ROCKVILLE UTILITIES DIVISION 240314.2561 (48 HOURS BEFORE).
- 4) FOR FIELD LOCATION OF GAS LINE SERVICES, PLEASE NOTIFY WASHINGTON GAS LIGHT CO. 703-750-1000, 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
- 5) OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. GUTSCHICK, LITTLE & WEBER, P.A., SHALL BE NOTIFIED IMMEDIATELY OF ANY AND ALL UTILITY INFORMATION, OMISSIONS AND ADDITIONS FOUND BY ANY CONTRACTOR.
- 6) DUE TO THE PROXIMITY OF LIVE UNDERGROUND AND OVERHEAD UTILITIES, WE ARE NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSONS, TRUCKS, TRAILERS, OR EQUIPMENT USED ON OR ADJACENT TO THE SITE.

# THE PRESERVE at PISCATAWAY BAILEYS VILLAGE TCPII / 1 / 05 TYPE II TREE CONSERVATION PLAN



No.	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION	FUTURE
2205	RED MAPLE	<i>Acer rubrum</i>	3 1/4	EXCELLENT	TO BE REMOVED
2207	PIN OAK	<i>Quercus palustris</i>	3 1/4	EXCELLENT	TO BE REMOVED



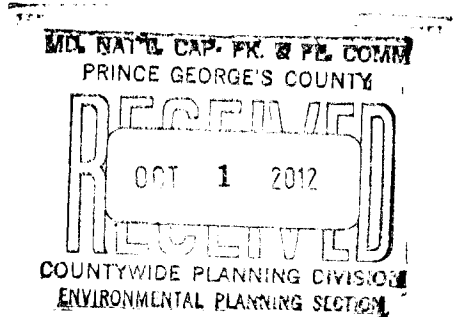
KEY MAP  
SCALE: 1"=600'

#### GENERAL NOTES / SITE DATA

- OWNER / APPLICANT:  
NVR MS CAVALIER PRESERVE LLC  
11700 PLAZA AMERICA DRIVE, SUITE 310  
RESTON, VIRGINIA 20190
- 200 FOOT MAP REFERENCE: 210 SE 03
- TAX MAP / GRID: 142 F2 & F3
- THIS SITE IS NOT LOCATED WITHIN THE AVIATION POLICY AREA.
- EXISTING WATER AND SEWER CATEGORY: H-3 S-3  
PROPOSED WATER AND SEWER CATEGORY: H-3 S-3
- STORMWATER MANAGEMENT CONCEPT NUMBER: 8008470-11914-02
- THERE ARE NO KNOWN CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
- HISTORIC SITES AND/OR RESOURCES LOCATED ON THIS SITE:  
THE "EDELLEN HOUSE", DESIGNATION NO. 04-23-06, LOCATED ON LOT 15, BLOCK G, BAILEY'S VILLAGE.
- THE LIMIT OF THE 100 YEAR FLOOD PLAIN SHOWN ADJACENT TO THE SITE HAS BEEN DELINEATED FROM AN APPROVED FLOOD PLAIN STUDY FOR PISCATAWAY CREEK. SEE FLOOD HAZARD BOUNDARY MAP, PANEL 1046B. ONE FOOT WAS ADDED TO THE ELEVATIONS AT EACH CROSS SECTION AS RECOMMENDED BY D.E.R. ENGINEERING SERVICES SECTION. THIS DELINEATION AND THE REMAINING DELINEATION WAS APPROVED BY P.D.S.D. ON 07-25-16.
- U.S. ARMY C.O.E. PERMIT #8-63445-1 ISSUED ON JUNE 4, 2001. MODIFICATIONS TO THIS PERMIT ARE PROPOSED.
- THIS PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- TOPOGRAPHY PROVIDED BY CLARK, FINEPROCK & SACKETT, INC. AS SHOWN ON THE PREVIOUSLY APPROVED TCP II.
- PREVIOUSLY APPROVED TREE CONSERVATION PLANS: TCP 0104M4 - REVISED 06/11/03 TCP II / 01 / 03
- NO PERMIT, WHICH INCLUDES THE AREAS OF THE ARCHEOLOGICAL SITE KNOWN AS THE CULTURAL RESOURCE AREAS (04R410B & 04R521), SHALL BE ISSUED PRIOR TO COE AND M-NCPPC ARCHEOLOGICAL STAFF REVIEW AND APPROVAL. PRIOR TO ANY GRADING WITHIN 100 FEET OF EITHER ARCHEOLOGICAL SITE COE AND M-NCPPC HISTORIC PRESERVATION STAFF SHALL BE PRESENT FOR A PRE-CONSTRUCTION MEETING AND APPROVE ALL PROPOSED PLANS.
- PREVIOUSLY APPROVED PLANS:  
SPECIAL DESIGN PLANS  
GLASSFORD VILLAGE SGP 9004/02 APR. 21, 2004  
THIN ENTRY PONDS SGP 9005 NOV. 13, 1998  
PISCATAWAY ROAD SGP 9006/01 MAR. 16, 2004  
EDELLEN VILLAGE SGP 0308/04 NOV. 18, 2003  
BAILEY'S VILLAGE SGP 0310/02 MAR. 23, 2010  
DANVILLE ESTATES SGP 0320 JAN. 24, 2004  
LUSBY VILLAGE SGP 0401/03 JAN. 28, 2011  
GOLF COURSE SGP 0608 JUL. 19, 2001  
TREE CONSERVATION PLANS  
GLASSFORD VILLAGE TCPII / 49 / 98  
THIN ENTRY PONDS TCPII / 41 / 98  
PISCATAWAY ROAD TCPII / 01 / 05  
BAILEY'S VILLAGE TCPII / 01 / 05  
GOLF COURSE TCPII / 44 / 01  
EDELLEN VILLAGE TCPII / 46 / 04  
DANVILLE ESTATES TCPII / 48 / 04  
LUSBY VILLAGE TCPII / 60 / 04
- SITE DATA  
TOTAL SITE AREA: 23.01 ACRES  
L-A-C ZONE: 1918 ACRES  
R-L ZONE: 303 ACRES

#### LEGEND

- PROPERTY BOUNDARY  
L-A-C  
R-L  
REGULATED STREAM  
REGULATED STREAM BUFFER  
100-YR FLOODPLAIN  
100-YR FLOODPLAIN BRL
- NETLAND  
25' NETLAND BUFFER  
EXPANDED NETLAND BUFFER  
PRIMARY MANAGEMENT AREA  
EXISTING TREE LINE  
EXISTING NON-WOODLAND AREA  
PROPOSED TREE LINE  
LIMIT OF DISTURBANCE  
TREE PROTECTION FENCE (TEMPORARY)
- SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE  
TO BE SAVED  
X TO BE REMOVED
- WOODLAND PRESERVATION AREA (NON-CREDIT) (NPA-NC)  
CLEARED FLOODPLAIN AREA (C-FP)  
WOODLAND PRESERVATION AREA (NPA)  
WOODLAND REFORESTATION AREA (NRA)
- WOODLAND PRESERVATION SIGN  
REFORESTATION SIGN  
SPECIMEN TREE SIGN



APPROVED PLAN  
SDP-0319-4

#### SHEET SCHEDULE

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	NOTES & DETAILS
3-6	TREE CONSERVATION PLANS

APPROVED BY	DATE
K. P. M. C.	9/21/12
01	
02	
03	
04	
05	

M.N.C.P.C. APPROVALS			
PROJECT NAME: BAILEY'S VILLAGE			
PROJECT NUMBER: SDP-0319			
For Conditions Of Approval see Site Plan, Cover Sheet or Approval Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	07/14/05	S.L.	04/10/06
04	9/21/12	EPS	9/25/12

GLWGUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 200 - BARTONVILLE OFFICE PARK  
BARTONVILLE, MARYLAND 20866  
TEL: 301-421-4024 FAX: 301-421-4024

DESIGNED BY: KAF DRAWN BY: RLG CHECKED BY: KAF DATE: 9/21/12

REVISION: 1. DATE: 9/21/12 BY: KAF

APPROVED BY: KAF DATE: 9/21/12

PREPARED FOR:  
NVR MS CAVALIER PRESERVE, LLC  
c/o WOODLAWN DEVELOPMENT GROUP  
11700 PLAZA AMERICA DRIVE, SUITE 310  
RESTON, VIRGINIA 20190  
MICHAEL GERMAN  
(703) 442-8992

SCALE: AS SHOWN  
ZONING: R-L & L-A-C  
DATE: JUNE, 2012  
TAX MAP: 142 F2 & F3  
GRID: F-2 & F-3

COVER SHEET  
The PRESERVE at PISCATAWAY  
BAILEY'S VILLAGE

G.L.W. FILE NO.  
10009  
SHEET  
1 OF 6

PISCATAWAY ELECTION DISTRICT NO. 05

PRINCE GEORGE'S COUNTY, MARYLAND



## GENERAL TYPE II TCP NOTES

## NARRATIVE

This Type II Tree Conservation Plan has been prepared for the 306.83 acre Open Space Property (Formerly the Golf Course) which is part of the Preserve at Piscataway development located in Prince George's County, Maryland. The plan identifies 24.43 acres of existing forest to be cleared for the placement of infrastructure and a pathway. The remaining 183.31 acres of non-wooded forest and 14.18 acres of the 100-year floodplain forest will be preserved. There is a total of 16.75 acres of excess Woodland Conservation under this Type II TCP for the clearing of existing forest. Please note that this Type II TCP is the final of eight total Type II TCPs for the 819.12 acre Preserve at Piscataway Parcel. The cumulative Woodland Conservation required for the entire 819.12 acre Parcel is 334.03 acres. The cumulative Woodland Conservation provided on-site is 284.14 acres.

The goals of forest preservation at the Preserve at Piscataway property include:

- to provide a blighting buffer for the adjacent residential communities.
- to provide a visual screen for the adjacent residential communities.
- to preserve wildlife habitat.
- to protect steep slopes.

Piscataway Parcel: The cumulative Woodland Conservation required for the entire

## GENERAL NOTES

1. This preservation plan is provided in accordance with the requirements of the Prince George's County Woodland Conservation and Tree Preservation Acts (CP-106-1992 and CP-107-1992).
2. These Type II plans are to be used for Tree Conservation purposes only.
3. No tree cutting or clearing shall take place on this site without the expressed written consent of the Prince George's County Planning Board, its designee, or the approval of this Type II Tree Conservation Plan (TCP).
4. The Prince George's County Department of Environmental Resources (DER) is in charge of enforcement of the Tree Conservation Plan. Any violation of the approved Type II TCP may result in the issuance of a stop work order and/or a mitigation fee of \$150 per square foot of woodland area destroyed unless otherwise agreed to by both DER and the Maryland-National Capital Park & Planning Commission (MNCPPC).

## TREE PROTECTION

1. Following approval of the Type II TCP and prior to construction, the Limits of Disturbance (LOD) will be marked in the field.
2. The Owner's representative will hold a pre-construction meeting before any grading or clearing activities. This meeting will include the construction manager, the chief equipment manager and operator, a representative of the Department of Environmental Resources Permits and Review Division / Inspection & Code Compliance Section (301-791-2140), and any other personnel involved in the construction activities within 100 feet of the Limits of Disturbance (LOD). During this meeting, the LOD will be inspected and the location of all tree protection devices will be finalized. Adjustments to the LOD may be made at this time. In addition, the following items will be covered by the owner's representative:
  - the importance and overall goal of the Tree Conservation Program.
  - the critical role of construction personnel in the success of the Tree Conservation Program.
  - the reasons for tree protection devices.
  - construction methods to ensure the protection of Woodland Conservation Areas.
3. Tree Protection Devices for this will consist of orange safety fence with temporary tree protection signs. These devices will be installed along the LOD boundary prior to any disturbance or clearing activity. Typical details and installation methods for these devices appear on this sheet. Tree protection signs shall be free standing and not attached in any fashion to existing trees. The installation of tree protection signs and tree protection devices is the responsibility of the general contractor.
4. No equipment, vehicles, machinery, waste, or construction materials shall be stored or dumped within the Woodland Preservation Areas. Moreover, no disturbance to these areas shall be allowed. In the event of a violation of this approved Type II TCP, fines may be levied and/or enforcement action taken by Prince George's County Department of Environmental Resources as specified above.
5. The general contractor shall provide a "WASH-OUT" area for concrete trucks on site. This area shall be selected so that no run-off from this area may enter the Woodland Conservation Areas. The location of this "WASH-OUT" area shall be identified by the contractor during the pre-construction meeting.
6. The owner's representative shall monitor the general contractor's construction from time to time to ensure proper protection of the Woodland Conservation Areas and adherence to these plans and specifications. The owner may issue a "Stop Work Order" if in the opinion of his representative, the general contractor is exercising procedures that are detrimental to the vitality of the trees within the Woodland Conservation Areas. At that time, the County Inspector shall determine if any trees have been damaged beyond repair. If the contractor has damaged trees beyond repair, then the general contractor shall be responsible for all forest mitigation required by the Prince George's County Department of Environmental Resources.
7. All trees to be removed within 50 feet of designated Woodland Conservation Areas shall be felled away from Woodland Conservation Areas to avoid any damage to preserved trees. The stumps of trees removed within this 50 foot zone shall be ground out with a stump grinder or other method to minimize damage to root systems of trees to be preserved. This work shall be completed by a Maryland Licensed Tree Expert.
8. Unless otherwise approved by Prince George's, Tree Protection Devices shall be maintained in place until construction completion and final inspection by the Department of Environmental Resources Permits & Review Division.
9. If damage to Woodland Preservation Areas is found during final inspection, the owner may be required to perform the following:
  - stress reduction measures (e.g., root pruning)
  - tree or limb removal
  - replacement planting

## SPECIMEN TREES

Specimen Tree 2205 will be removed because of its proximity to the proposed LOD. The critical root zones have been calculated using a formula applicable to trees existing either in a forested and an isolated environment. The formula used for calculating the critical root zone for specimen trees located in a forested area is: one inch of trunk diameter at breast height equals a one foot radius of the critical root zone. The formula used for calculating the critical root zone for isolated specimen trees is: one inch of trunk diameter at breast height equals one and one-half foot radius of the critical root zone.

## SEQUENCE OF STRESS REDUCTION MEASURES

1. These protection measures apply to specimen trees 2223 and 2185.
2. During the flagging of the Limits of Disturbance, every possible step shall be taken in the field to avoid disturbance to the CRZ of the above listed specimen trees. If avoidance of specimen trees 2223 and 2185 is determined to be impossible, then a licensed arborist shall evaluate the benefit of root pruning considering the condition of the tree. Root pruning shall be conducted for specimen 2223 and 2185 only if recommended by the arborist.
3. Root pruning and any other stress reduction measures recommended during the pre-construction meeting shall be conducted by a Maryland Licensed Tree Expert.
4. Root pruning:
  - A. Trench 1' beyond the LOD and excavate approximately 24 inches deep with a 4-6 inch trencher. Refer to this sheet for the root pruning detail and notes.
  - B. Immediately after trenching and cutting through all roots in the trench area, prune the root so as to provide good clean cuts. Backfill the trench with the excavated material or other high organic soil.
  - C. Water the backfilled trench immediately until trench overflows. Settled areas should be filled with backfill until level with the existing ground.
  - D. Apply a 3' deep, 3' wide band of mulch to the tree's critical root zone at the
5. Install tree protection devices per these plans.

## REFORESTATION &amp; NATURAL REGENERATION

There is a total of 216.41 acres of excess Woodland Conservation under this Type II Tree Conservation Plan for the clearing of existing forest. However, this Type II TCP is the final of eight total Type II TCPs for the 819.12 acre Preserve at Piscataway Parcel. The cumulative Woodland Conservation Required is 334.03 acres. The applicant will provide a total of 284.14 acres in Woodland Conservation. 11.03 acres of natural regeneration are provided on this plan.

## LONG TERM MANAGEMENT PLAN FOR WOODLAND PRESERVATION AREAS

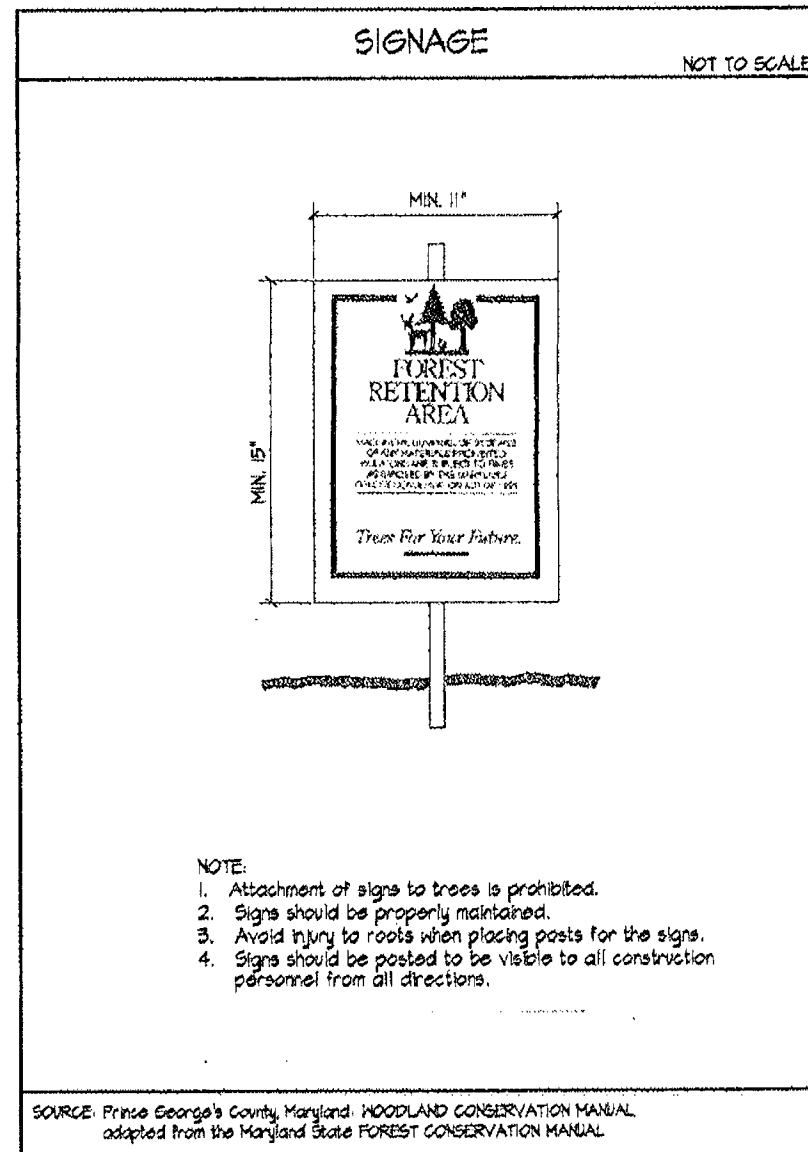
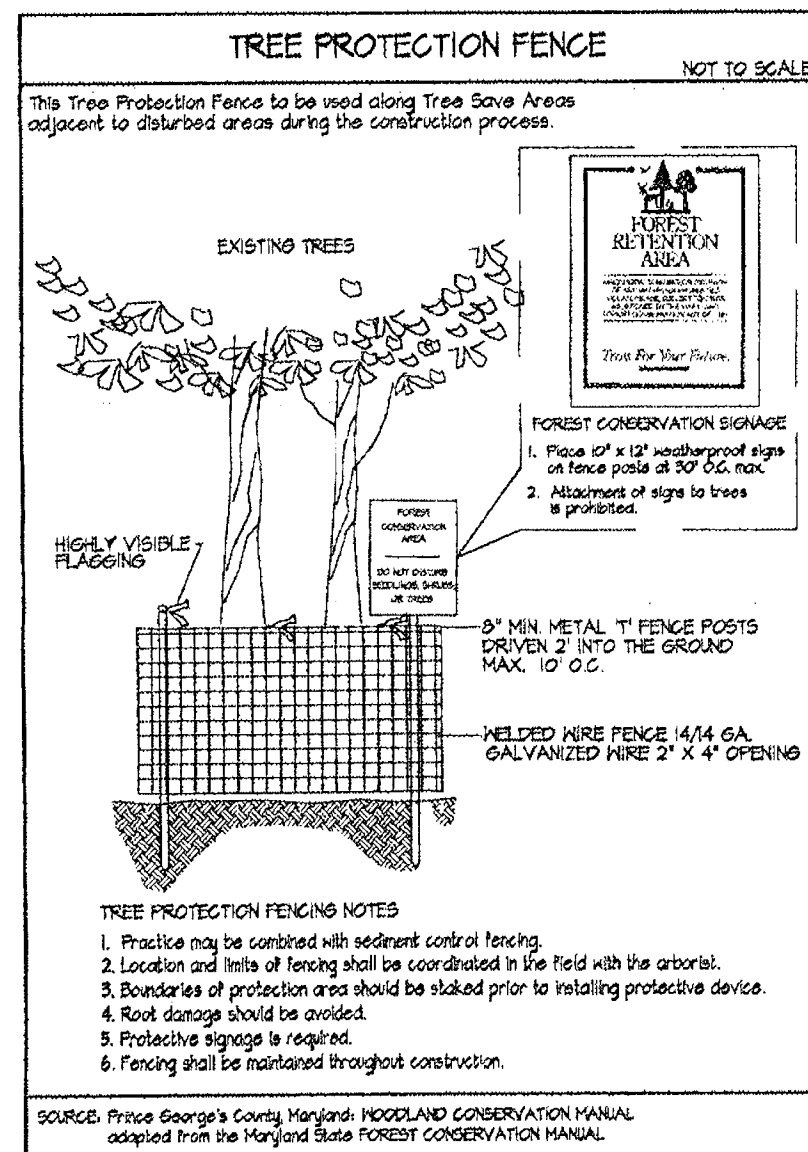
1. The objective of woodland preservation is to allow the forest community to develop naturally with little or no interference by man. Activities within these areas shall be limited to passive recreation.
2. Any disturbance to these areas following construction must first be approved by the Prince George's County Planning Director. Cutting or clearing of these areas without approval shall be subject to a \$150 per square foot mitigation fee.
3. Upon the sale of each lot, the owner/developer or the owner's representative shall be responsible for notifying the purchaser of any Woodland Conservation Areas and the associated fines for unauthorized disturbances to these areas.

## STANDARD TYPE II TCP NOTES

1. Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$150 per square foot mitigation fee.
2. The Department of Environmental Resources (DER) must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this plan.
3. Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner/developer or owner's representative shall notify the purchaser of the property of any Woodland Conservation Areas.
4. All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.

Individual TCP2 Worksheet for Phased Projects  
Woodland Conservation Worksheet for Prince George's County

Zone:	R-L, L-A-C
Gross Tract:	23.01
Floodplain:	0.25
Previously Dedicated Land:	0.00
Net Tract (NTA):	22.76
Property Description or Subdivision Name:	TCPII-001-05-01 Bailey's Village
TCP2 Number:	1-009-04 Rev# 2
Woodland Conservation Calculations:	
Net Tract (acres)	22.76
Floodplain (acres)	0.25
Off-site (acres)	0.00
Acreage of Existing Woodland	0.35
Woodland Conservation Required for this Phase	0.05
Area of Woodland Cleared per overall TCP2	0.30
Area of Woodland Cleared per section TCP2	0.30
Area of Woodland above WCT that was not cleared by overall TCP2	0.00
Additional Woodland Cleared by TCP2	0.00
Does the TCP2 show 2:1 replacement	N
Clearing above WCT	0.00
Additional 1/4:1 Replacement required =	0.00
Clearing below WCT	0.00
Additional 2:1 Replacement required =	0.00
Total Woodland Conservation Required for this Section:	0.05
Woodland Conservation Provided:	
Woodland Preservation	0.05
Reforestation / Replacement	0.00
Afforestation	0.00
Area approved for fee-in-lieu in a Priority Funding Area	0.00
Area approved for fee-in-lieu in a non-Priority Funding Area	0.00
Credits Received for Off-site Mitigation on another property	0.00
Off-site Mitigation provided on this property	0.00
Total Woodland Conservation Provided	0.05
Area of net tract woodland not cleared	0.05 acres
Woodland retained not part of requirements:	0.00 acres
Prepared by:	
Address:	
Phone:	
License #:	



## 1 TEMPORARY TREE PROTECTION FENCE &amp; SIGNAGE

N.T.S.

## Woodland Conservation Worksheet for Prince George's County, Maryland

Zone:	R-L	L-A-C	Totals
Gross Tract:	858.74	19.98	878.72
Floodplain:	85.67	0.00	85.67
Previously Dedicated Land:	0.00	0.00	0.00
Net Tract (NTA):	773.07	19.98	793.05

Include acreages only in columns for which there is a corresponding zone.

Property Description or Subdivision Name: The Preserve at Piscataway -- Overall Worksheet

Break-even Point (preservation acres) = 269.01  
Acres of Net Tract clearing permitted w/o reforest = 291.88

## Woodland Conservation Requirement Calculations:

Existing Woodland on Net Tract (acres)	560.89
Existing Woodland in Floodplain (acres)	74.72
Woodland Conservation Threshold (NTA) =	24.72%
Smaller of a or c	196.04
Woodland above WCT	364.85

Plan Number: (This must be completed for each phase)

TCP Revision Number:

TCP Approval Date:

Plan Phase or Name:

SDP Revision Number:

SDP Approval Date:

SDP Approval Status:

SDP Certification Date:

SDP Certification Status:

Total Area in the application (acres)

Floodplain area in this application (acres)

Net Tract area in the application (acres)

Woodland on the Net Tract for this phase (acres)

Woodland in the Floodplain for this phase

Woodland Cleared on Net Tract for this phase

Woodland Cleared in Floodplain for this phase

Off-site Mitigation provided on this property

Cumulative acres of Floodplain woodland cleared

Cumulative acres of Floodplain woodland cleared

Smaller of a or c

Woodland Cleared below WCT

Replacement for clearing above the WCT (0.25 : 1)

Replacement for clearing below the WCT (2 : 1)

Afforestation Threshold (AFT) =

Cumulative Woodland Conservation Required

Glassford	Twin Entry	Pisc. Rd	Edelen	Danville	Lusby	Bailey	Open Space	
II-098-98	II-099-98	II-005-01	II-046-04	II-048-04	II-068-04	II-001-05	II-044-07	
2	0	0	2	0	0	1	1	
4/29/2004	2/16/1999	6/16/2000	4/4/2012	12/28/2004	12/28/2004	4/10/2006	3/5/2008	
SDP-9804	SDP-9805	SDP-9806	SDP-0318	SDP-0320	SDP-0401	SDP-0319	SDP-0608	Total
3	1	1	6	1	3	4	1	
4/29/2004	8/21/2003	3/4/2004	4/4/2012	8/31/2005	1/28/2011	5/10/2012	Pending	
Approved	Approved	Approved	Approved	Approved	Approved	Approved	Pending	
7/27/2004	9/2/2003	2/28/2005	8/31/2005	1/28/2011	5/10/2012	5/10/2012	Pending	
Certified	Certified	Pending	Certified	Certified	Pending	Pending	Pending	
79.68	11.11	29.98	169.92	145.32	114.92	23.01	304.90	878.72
0.03	0.00	0.00	82.25	3.33	3.43	0.25	16.38	85.67
79.63	11.11	29.98	107.67	141.99	111.39	22.76	288.52	793.05
17.86	0.96	9.32	76.48	141.26	110.15	0.35	204.54	560.89
0.03	0.00	0.00	51.46	3.33	3.43	0.25	16.22	74.72
10.27	0.00	1.11	45.92	74.47	85.96	0.30	27.52	246.32
0.00	0.00	0.00	0.11	0.61	0.41	0.25	1.78	3.16
0.08	0.00	0.00	3.51	1.22	0.00	0.00	0.00	4.81
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.27	11.04	12.15	58.07	132.54	218.50	218.80	246.32	
0.00	0.00	0.00	0.11	1.24	1.13	1.38	3.16	
10.27	11.04	12.15	58.07	132.54	218.50	218.80	246.32	
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
2.57	2.76	3.04	14.52	33.14	54.63	54.70	61.58	
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
198.69	198.88	199.16	214.26	235.23	256.61	256.93	265.59	

Latest phase indicates cumulative requirement through that phase of work

Woodland Conservation Provided:								Total
Preservation	7.00	0.19	8.21	30.53	65.48	20.96	0.05	309.15
Reforestation	0.19	0.00	6.57	0.00	0.26	0.74	0.00	91.78
Area approved for fee-in-lieu	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Credit for Off-site Mitigation on another property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-site Mitigation provided on this property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Woodland Conservation Provided	7.19	7.38	22.16	52.69	118.43	140.13	400.91	400.91

Woodland saved on this phase but not counted

Existing Net Tract Woodland in later phases

Shortage / Surplus:

Minimum Woodland Conservation Required (acres) 35% of Net Tract

0.59	0.00	0.00	0.00	1.31	3.23	0.00	0.29	5.42
543.03	542.07	532.75	456.3	315.04	204.89	204.54	177.02	
							135.32	

NOTES: 1. With the -01 revision to Edelyn Village, TCP2-046-04, 2.25 acres of afforestation prevo proposed to be provided has been removed on the Individual and Overall Worksheets.

2. With the -01 revision to Edelyn Village, TCP2-046-04, the Overall Worksheet has been revised to show that 23.0 additional acres of afforestation required to meet the minimum woodland conservation requirements for the site shall be provided on the Open Space, TCP2-044-07. The next revision to TCP2-044-07 shall demonstrate how this requirement is being satisfied.

GLWGUTSCHICK LITTLE &amp; WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 200 - BARTONVILLE OFFICE PARK  
BARTONVILLE, MARYLAND 20836  
TEL 301-421-4024 FAX 301-421-4024

REVISION

BY

APPR.

PREPARED FOR:

NVR MS CAVALIER PRESERVE, LLC  
c/o WOODLAWN DEVELOPMENT GROUP  
11700 PLAZA AMERICA DRIVE, SUITE 310  
RESTON, VIRGINIA 20190  
MICHAEL GERMAN  
(703) 442-8992

SCALE

AS SHOWN

DATE

JUNE, 2012

ZONING

R-L

&amp; L-A-C

TAX MAP

142

F-2 &amp; F-3

## TREE CONSERVATION NOTES &amp; DETAILS

The PRESERVE at PISCATAWAY  
BAILEY'S VILLAGE

G. L. W. FILE NO.

10009

SHEET

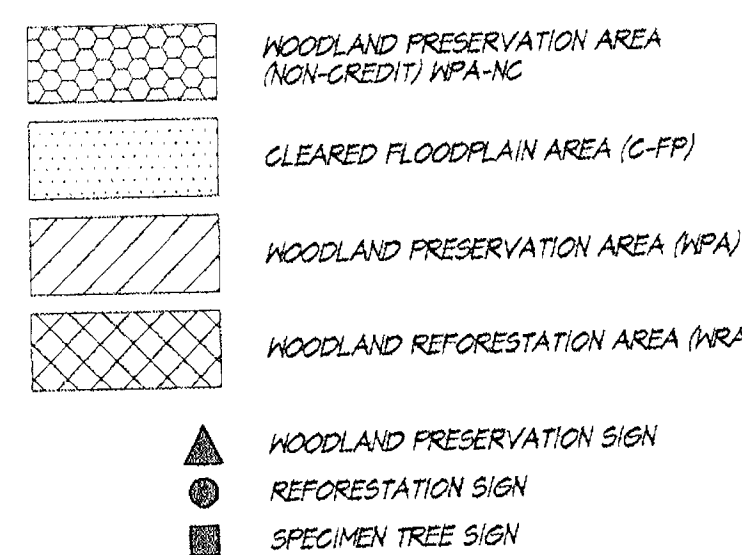
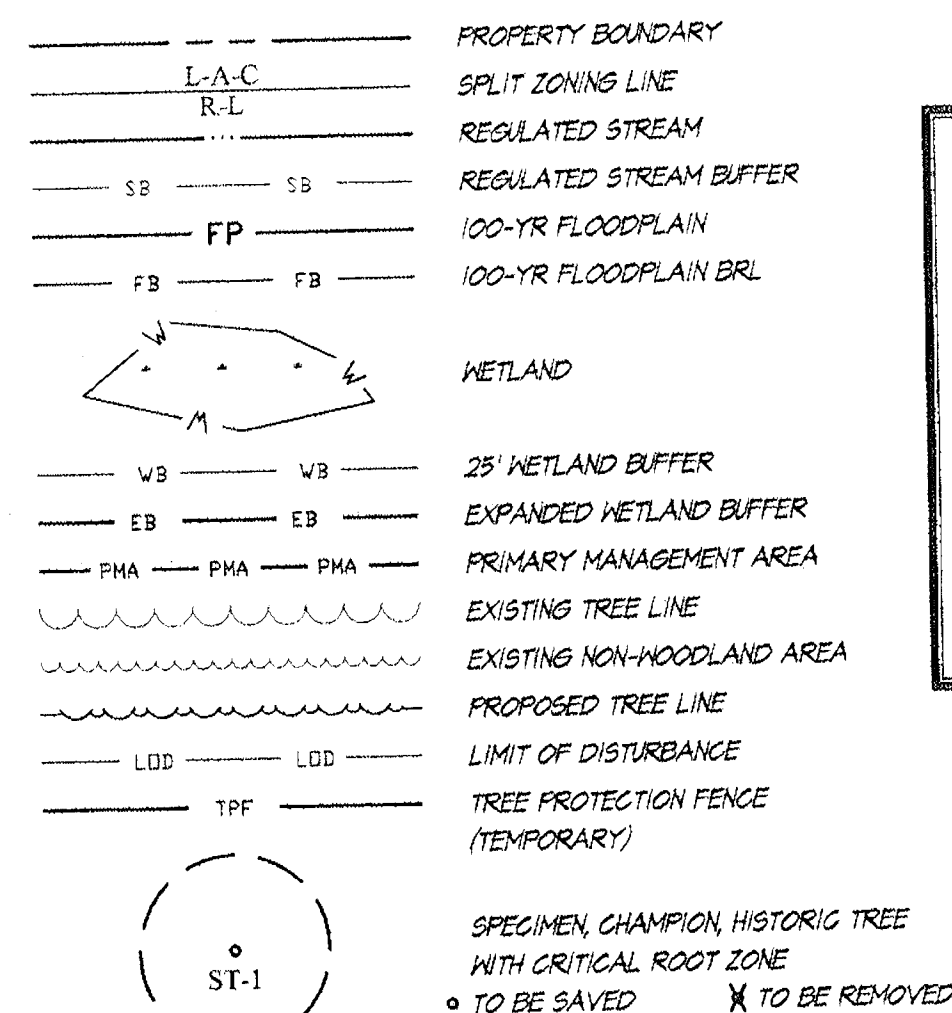
2 OF 6

PISCATAWAY ELECTION DISTRICT No. 05

PRINCE GEORGE'S COUNTY, MARYLAND



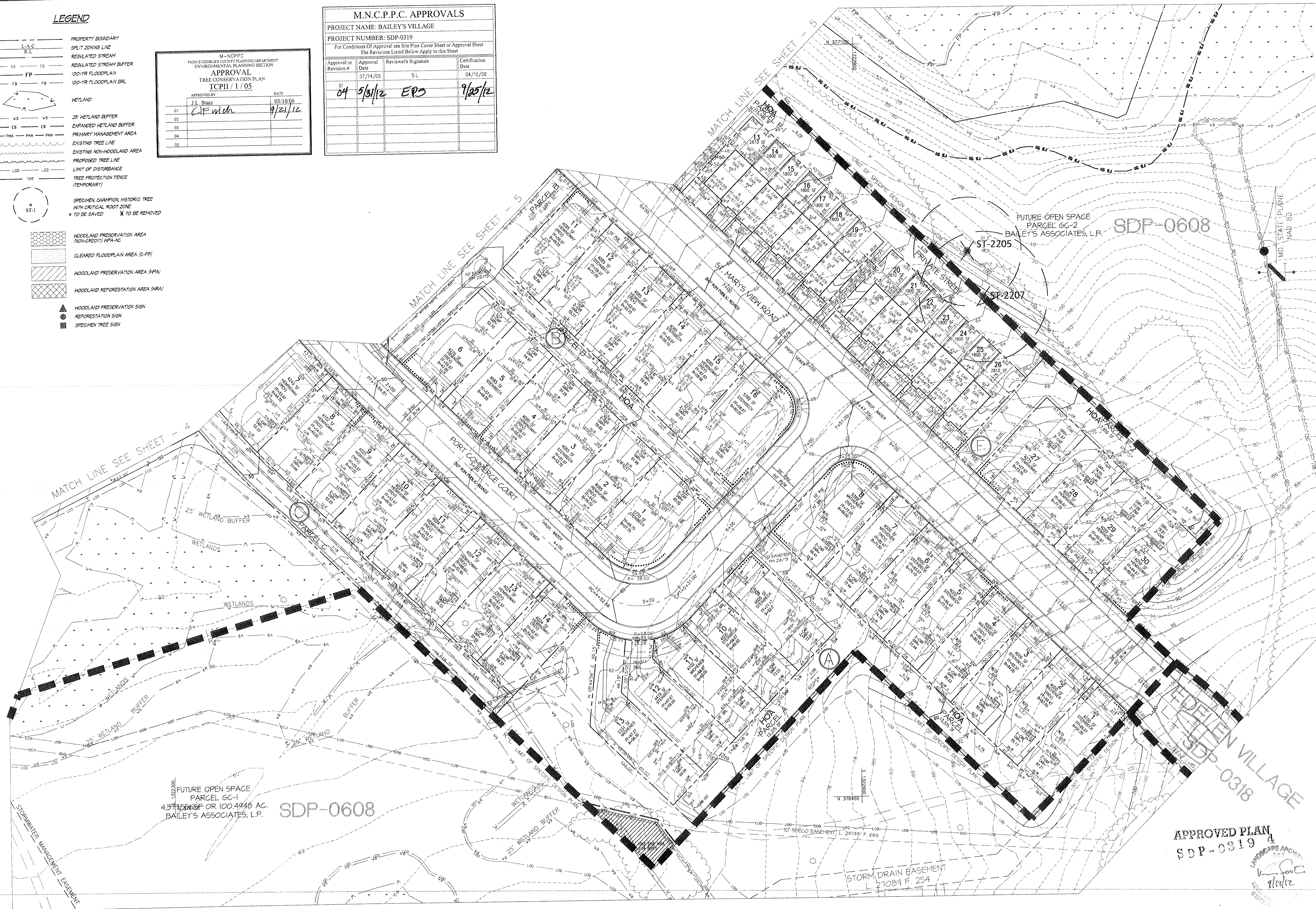
# LEGEND



## M.N.C.P.P.C. APPROVALS

PROJECT NAME: BAILEY'S VILLAGE			
PROJECT NUMBER: SDP-0319			
For Conditions Of Approval see Site Plan Cover Sheet or Approval Sheet			
The Revisions Listed Below Apply to this Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	07/14/05	S.L.	04/10/06
04	5/31/12	ERS	9/25/12

M-NCPDC	
PRINCE GEORGES COUNTY PLANNING DEPARTMENT	
ENVIRONMENTAL PLANNING SECTION	
APPROVAL	
TREE CONSERVATION PLAN	
TCPII / 1 / 05	
APPROVED BY:	DATE
J.L. Stutz	03/10/06
C.F. Mich	9/21/12



**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURLINGAME OFFICE PARK  
 BURLINGAME, MARYLAND 20866  
 TEL: 301-421-4024 FAX: 410-880-1100 301-421-4024 FAX: 301-421-4188

DATE	REVISION	BY	APPR.

PREPARED FOR:  NVR MS CAVALIER PRESERVE, LLC c/o WOODLAWN DEVELOPMENT GROUP 11700 PLAZA AMERICA DRIVE, SUITE 310 RESTON, VIRGINIA 20190 MICHAEL GERMAN (703) 442-8992	SCALE	ZONING	TYPE II TREE CONSERVATION PLAN		G. L. W. FILE No.
	AS SHOWN	& L-A-C	The PRESERVE at PISCATAWAY BAILEY'S VILLAGE		10009
	DATE	TAX MAP & GRID	PISCATAWAY ELECTION DISTRICT No. 03		SHEET
JUNE, 2012	F-2 & F-3	PRINCE GEORGE'S COUNTY, MARYLAND		3 OF 6	







L.3470 L. D. 10002, 1.70

SDP-0608

### LEGEND

PROPERTY BOUNDARY  
SPLIT ZONING LINE  
REGULATED STREAM  
REGULATED STREAM BUFFER  
100'-YR FLOODPLAIN  
100'-YR FLOODPLAIN DBL

MAINT

WETLAND

25' WETLAND BUFFER  
EXPANDED WETLAND BUFFER  
PRIMARY MANAGEMENT AREA  
EXISTING TREE LINE  
EXISTING NON-WOODLAND AREA  
PROPOSED TREE LINE  
LIMIT OF DISTURBANCE  
TREE PROTECTION FENCE  
(TEMPORARY)

SPECIMEN CHAMPION HISTORIC TREE  
WITH CRITICAL ROOT ZONE  
• TO BE SAVED X TO BE REMOVED

WOODLAND PRESERVATION AREA  
(NON-CREDTD) NPA-NC

CLEARED FLOODPLAIN AREA (C-FF)

WOODLAND PRESERVATION AREA (NPA)

WOODLAND REVEGETATION AREA (NRA)

WOODLAND PRESERVATION SIGN  
REVEGETATION SIGN  
SPECIMEN TREE SIGN

M - NCPPD		
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT		
ENVIRONMENTAL PLANNING SECTION		
APPROVAL		
TREE CONSERVATION PLAN		
TCP11 / 1 / 05		
APPROVED BY	DATE	
1. J. Slasz	03/10/06	
01	K. Funch	
02		
03		
04		
05		

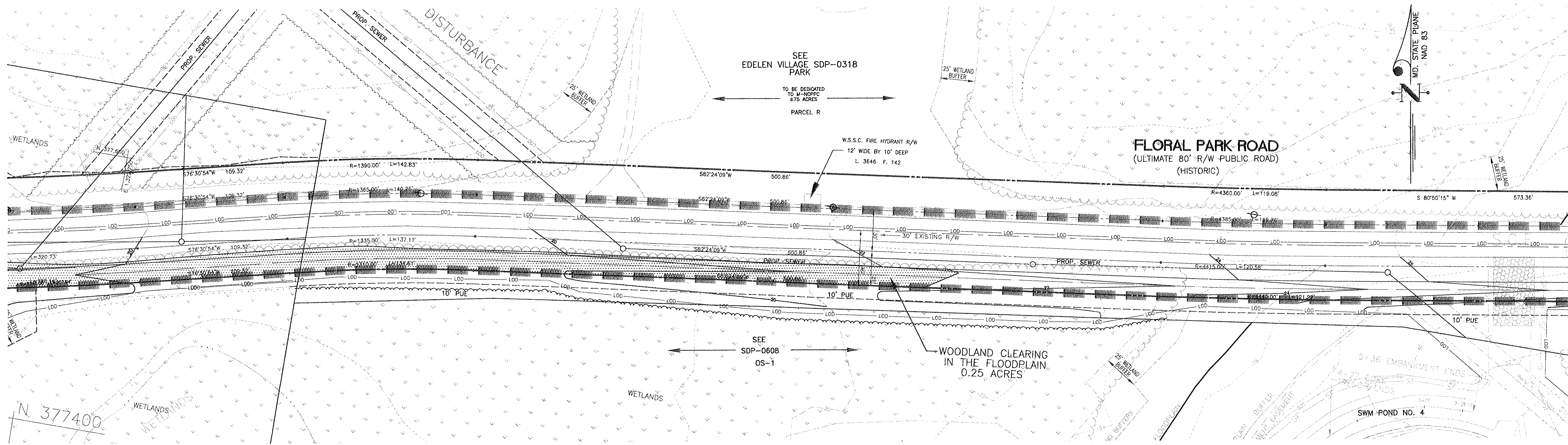
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PROJECT NUMBER: SDP-0319			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet The Revisions Listed Below Apply to this Sheet			
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04	9/25/12	EPS	9/25/12
APPROVED PLAN			
SDP-0319 4			

SCALE AS SHOWN	ZONING R-L & L-A-C
DATE JUNE, 2012	TAX MAP GRID 142 E-2 & F-3

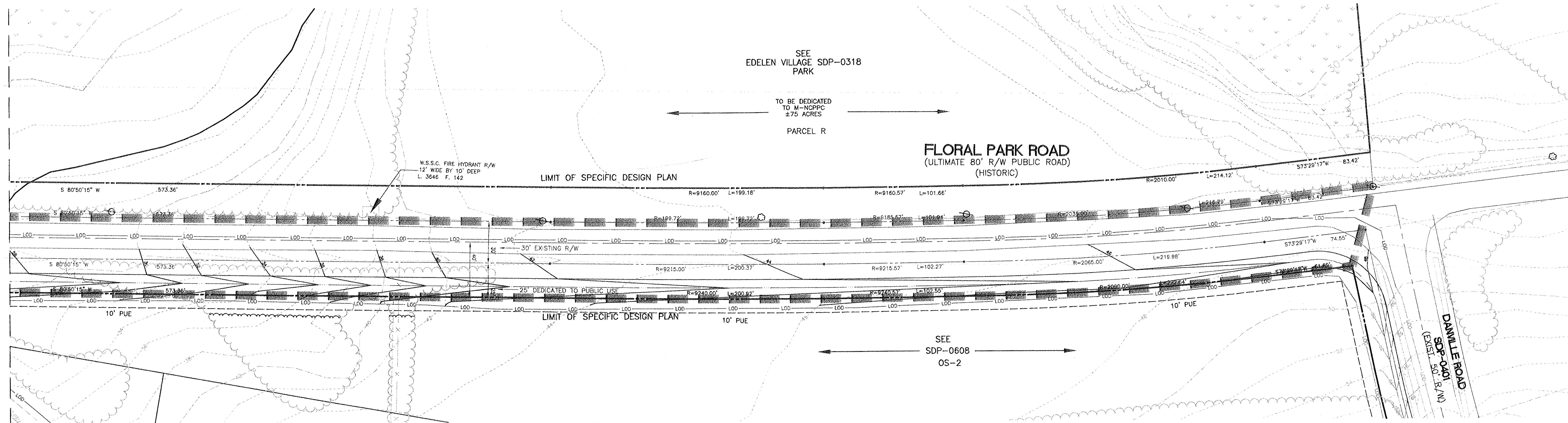
G. L. W. FILE No.	10009
SHEET	5 OF 6



MATCHLINE SEE PART-2

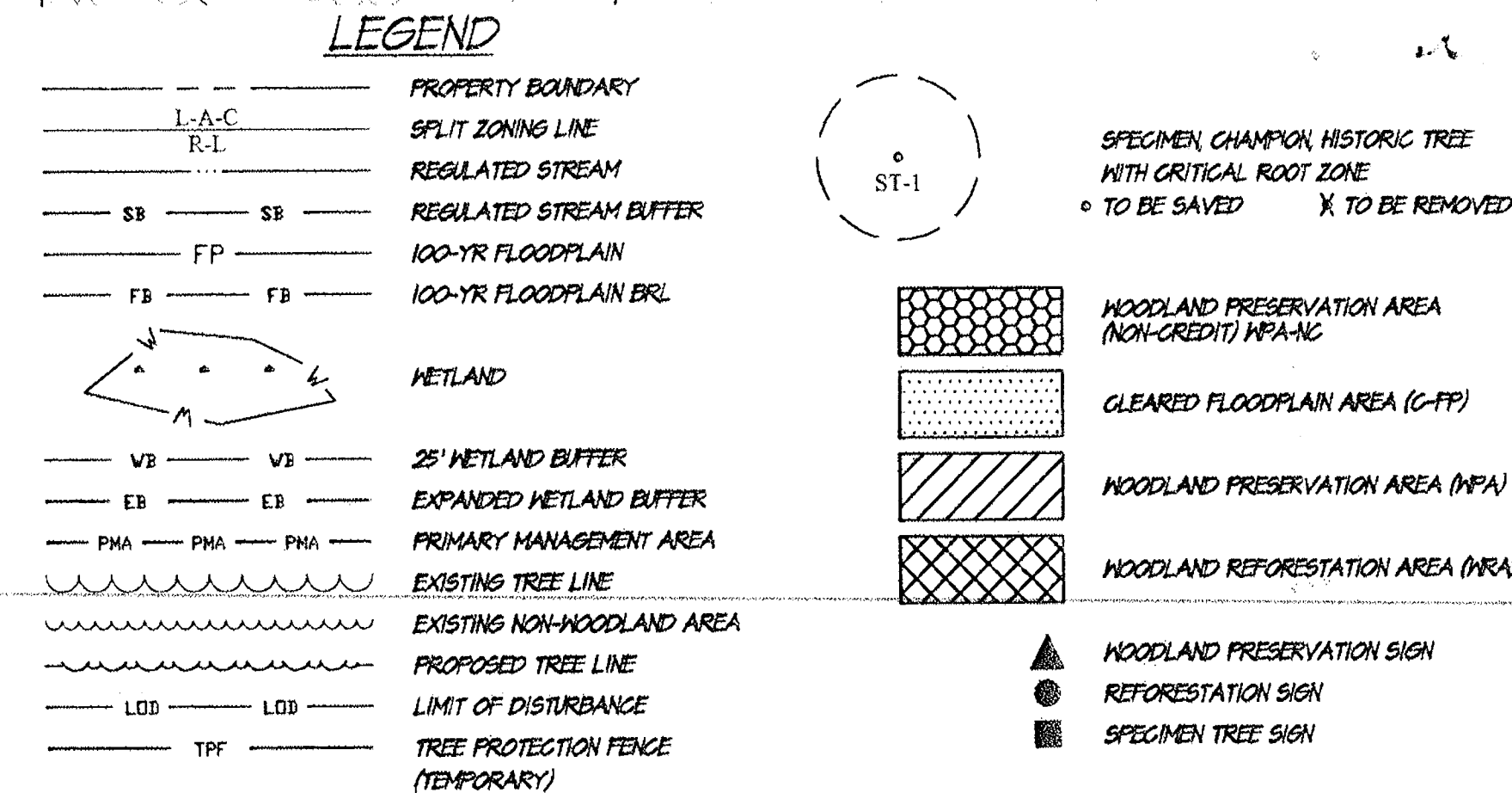


FLORAL PARK ROAD  
PART-1



FLORAL PARK ROAD  
PART-2

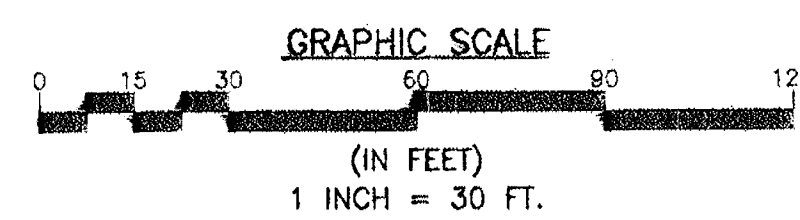
MATCHLINE SEE PART-1



M.N.C.P.P.C. APPROVALS			
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PROJECT NUMBER: SDP-0319			
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02	09/12/12	EPS	9/12/12
APPROVED PLAN			
SDP-0319-4			

APPROVED BY		DATE	
J.L. SHER		03/10/06	
01	9/21/12		
02			
03			
04			
05			

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
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BETHLETT, MARYLAND 20866  
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RESTON, VIRGINIA 20190  
MICHAEL GERMAN  
(703) 442-8992

SCALE  
AS SHOWN

DATE  
JUNE, 2012

ZONING  
R-L  
& L-A-C

TAX MAP  
42  
F-2 & F-3

**TYPE II TREE CONSERVATION PLAN**  
The PRESERVE at PISCATAWAY  
BAILEY'S VILLAGE

G. L. W. FILE NO.  
10009

SHEET  
6 OF 6