

48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center
MEMBER
CALL TOLL FREE
1-800-257-7777

EXISTING UTILITY NOTES

- UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE AND HAS OBTAINED FROM AVAILABLE RECORDS. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.
- 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 240.314.8561 (48 HOURS BEFORE).
- FOR FIELD LOCATION OF GAS LINE SERVICES, PLEASE NOTIFY WASHINGTON GAS LIGHT CO. 703-750-0000 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
- 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.
- 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.

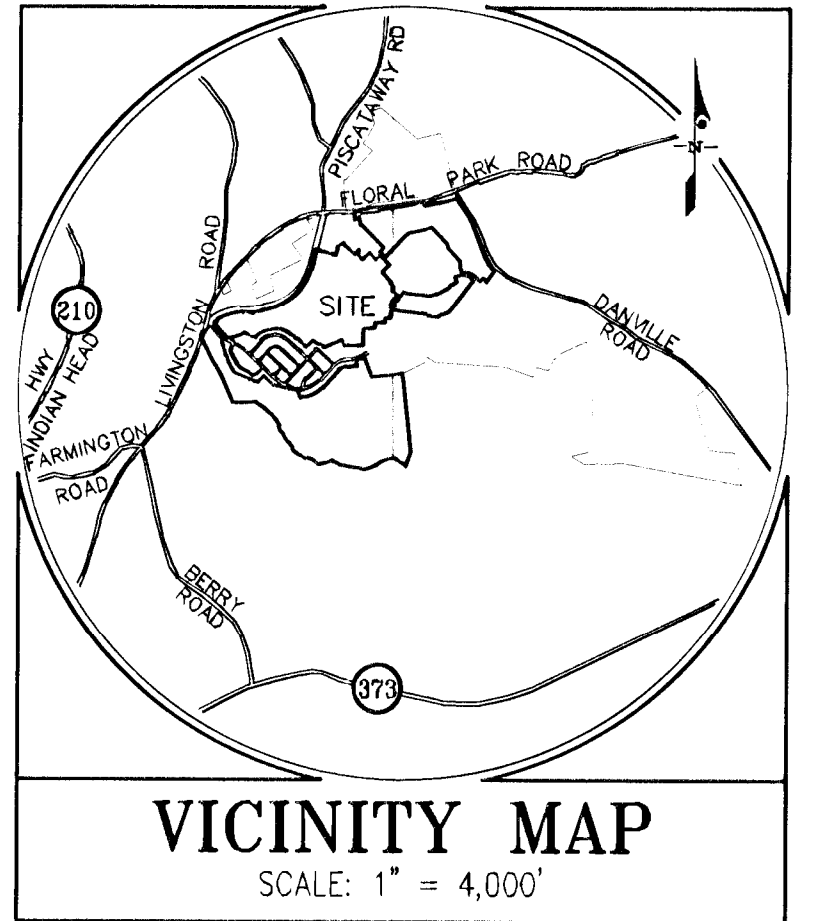
THE PRESERVE at PISCATAWAY

OPEN SPACE

(FORMERLY THE GOLF COURSE)

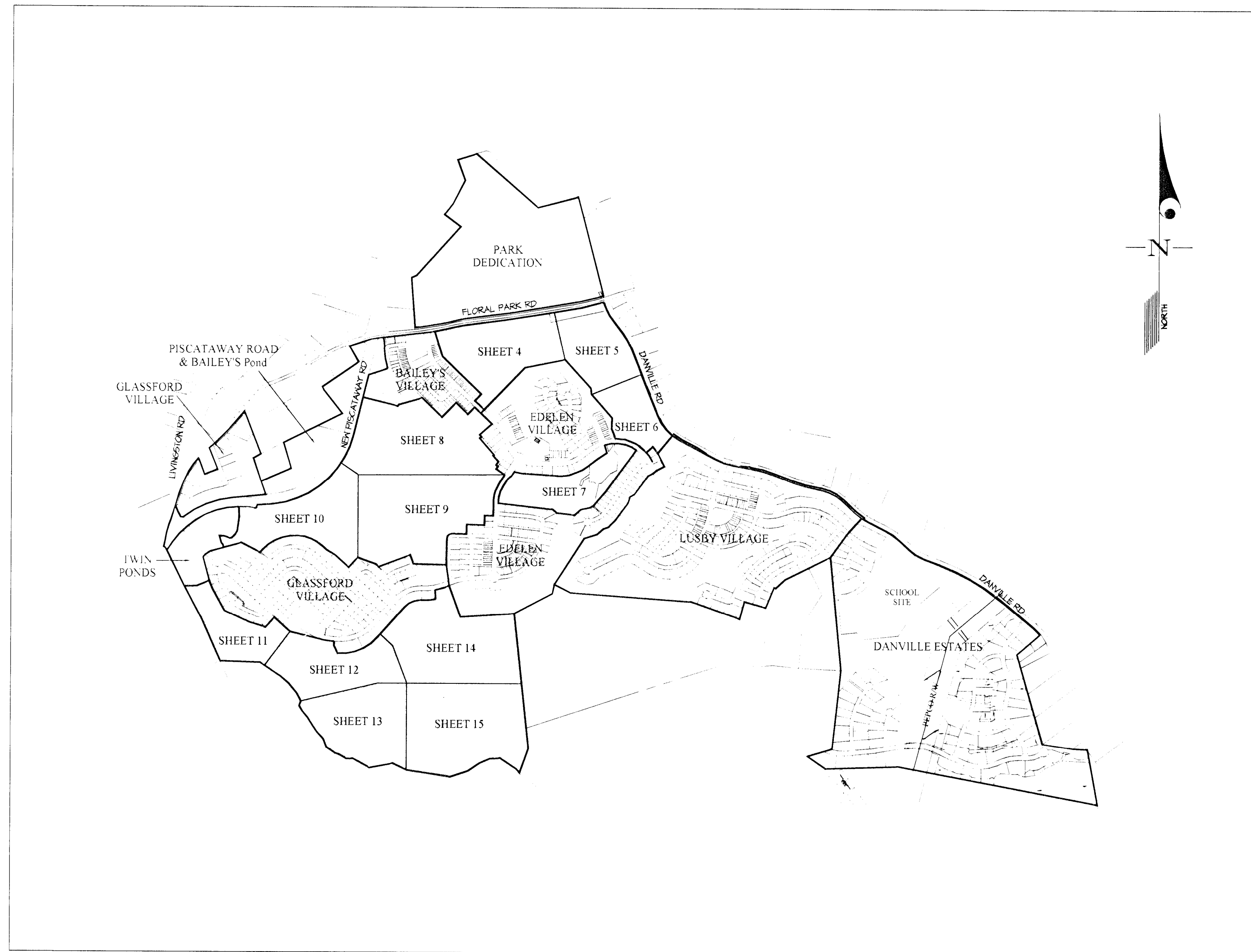
TCPII-044-07-01

TYPE II TREE CONSERVATION PLAN



No.	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION	FUTURE
220	PN OAK	Quercus palustris	34-1/2	EXCELLENT	TO BE SAVED
221	PN OAK	Quercus palustris	30	EXCELLENT	TO BE SAVED
222	PN OAK	Quercus palustris	31	EXCELLENT	TO BE SAVED
223	RED MAPLE	Acer rubrum	44	EXCELLENT	TO BE SAVED
224	RED MAPLE	Acer rubrum	36-1/2	EXCELLENT	TO BE SAVED
225	RED MAPLE	Acer rubrum	34	EXCELLENT	TO BE SAVED
227	RED MAPLE	Acer rubrum	38	EXCELLENT	TO BE SAVED
230	TULIP POPLAR	Liriodendron tulipifera	35-1/2	EXCELLENT	TO BE SAVED
231	HILLTOP OAK	Quercus phellos	30	EXCELLENT	TO BE SAVED
232	AMERICAN BEECH	Fagus grandifolia	32	EXCELLENT	TO BE SAVED
233	HILLTOP OAK	Quercus phellos	41	EXCELLENT	TO BE SAVED
234	HILLTOP OAK	Quercus phellos	52-1/2	EXCELLENT	TO BE SAVED
235	AMERICAN BEECH	Fagus grandifolia	32	EXCELLENT	TO BE SAVED
236	AMERICAN BEECH	Fagus grandifolia	34	EXCELLENT	TO BE SAVED
237	HILLTOP OAK	Quercus phellos	36	EXCELLENT	TO BE SAVED
238	TULIP POPLAR	Liriodendron tulipifera	47	EXCELLENT	TO BE SAVED
239	HILLTOP OAK	Quercus phellos	30-1/2	EXCELLENT	TO BE SAVED
240	PN OAK	Quercus palustris	35-1/2	GOOD	TO BE SAVED
241	TULIP POPLAR	Liriodendron tulipifera	35-1/2	EXCELLENT	TO BE SAVED
242	HILLTOP OAK	Quercus phellos	31	EXCELLENT	TO BE SAVED
243	HILLTOP OAK	Quercus phellos	35-1/2	EXCELLENT	TO BE SAVED
244	HILLTOP OAK	Quercus phellos	34-1/2	GOOD	TO BE SAVED
246	HILLTOP OAK	Quercus phellos	30-1/2	EXCELLENT	TO BE SAVED
247	SOUTHERN RED OAK	Quercus falcata	25	GOOD	TO BE SAVED
248	HILLTOP OAK	Quercus phellos	43	GOOD	TO BE SAVED
249	RED MAPLE	Acer rubrum	25	GOOD	TO BE SAVED
251	AMERICAN BEECH	Fagus grandifolia	40	EXCELLENT	TO BE SAVED
252	SOUTHERN RED OAK	Quercus falcata	32	GOOD	TO BE SAVED
253	SOUTHERN RED OAK	Quercus falcata	32	GOOD	TO BE SAVED
254	SHEET OAK	Liquidambar styraciflua	32	GOOD	TO BE SAVED
255	RED MAPLE	Acer rubrum	32	GOOD	TO BE SAVED
256	AMERICAN BEECH	Fagus grandifolia	30-1/2	EXCELLENT (TWIN)	TO BE SAVED
257	HILLTOP OAK	Quercus phellos	35-1/2	EXCELLENT	TO BE SAVED
258	AMERICAN BEECH	Fagus grandifolia	30	EXCELLENT	TO BE SAVED
259	RED MAPLE	Acer rubrum	40	GOOD	TO BE SAVED
260	AMERICAN BEECH	Fagus grandifolia	30	EXCELLENT	TO BE SAVED
261	SOUTHERN RED OAK	Quercus falcata	66	EXCELLENT	TO BE REMOVED
262	TULIP POPLAR	Liriodendron tulipifera	42	GOOD	TO BE REMOVED
263	WHITE ASH	Fraxinus americana	30	EXCELLENT	TO BE REMOVED
264	SOUTHERN RED OAK	Quercus falcata	50	EXCELLENT	TO BE SAVED
266	AMERICAN BEECH	Fagus grandifolia	41-1/2	EXCELLENT	TO BE REMOVED
267	HILLTOP OAK	Quercus phellos	32	EXCELLENT	TO BE SAVED
268	HILLTOP OAK	Quercus phellos	30-1/2	EXCELLENT	TO BE SAVED
269	HILLTOP OAK	Quercus phellos	36	EXCELLENT	TO BE SAVED
270	HILLTOP OAK	Quercus phellos	30-1/2	FAIR	TO BE REMOVED
271	WHITE OAK	Quercus alba	32	EXCELLENT	TO BE SAVED
272	TULIP POPLAR	Liriodendron tulipifera	36-1/2	EXCELLENT	TO BE SAVED
273	TULIP POPLAR	Liriodendron tulipifera	31	GOOD	TO BE REMOVED
274	OAK SPECIES	Quercus sp.	31	GOOD	TO BE REMOVED
275	TULIP POPLAR	Liriodendron tulipifera	36	GOOD	TO BE REMOVED
276	TULIP POPLAR	Liriodendron tulipifera	34	GOOD	TO BE REMOVED
277	HILLTOP OAK	Quercus phellos	36-1/2	EXCELLENT	TO BE REMOVED
278	SOUTHERN RED OAK	Quercus falcata	38	EXCELLENT	TO BE SAVED
279	SOUTHERN RED OAK	Quercus falcata	50	GOOD	TO BE REMOVED
280	SOUTHERN RED OAK	Quercus falcata	42	GOOD	TO BE SAVED
281	AMERICAN BEECH	Fagus grandifolia	35-1/2	EXCELLENT	TO BE SAVED
282	AMERICAN BEECH	Fagus grandifolia	34	EXCELLENT	TO BE SAVED
283	AMERICAN BEECH	Fagus grandifolia	31	EXCELLENT	TO BE SAVED
284	SYCAMORE	Platanus occidentalis	31	GOOD	TO BE SAVED
285	TULIP POPLAR	Liriodendron tulipifera	34	GOOD	TO BE SAVED
286	TULIP POPLAR	Liriodendron tulipifera	36	GOOD	TO BE REMOVED
287	TULIP POPLAR	Liriodendron tulipifera	32	GOOD	TO BE REMOVED
288	AMERICAN BEECH	Fagus grandifolia	32	EXCELLENT	TO BE REMOVED
289	AMERICAN BEECH	Fagus grandifolia	35-1/2	EXCELLENT	TO BE REMOVED
290	AMERICAN BEECH	Fagus grandifolia	30-1/2	GOOD	TO BE REMOVED
291	HILLTOP OAK	Quercus phellos	40-1/2	EXCELLENT	TO BE SAVED
292	SOUTHERN RED OAK	Quercus falcata	34-1/2	EXCELLENT	TO BE REMOVED
293	HILLTOP OAK	Quercus phellos	35-1/2	EXCELLENT	TO BE REMOVED
294	SYCAMORE	Platanus occidentalis	44	GOOD	TO BE REMOVED
2209	RED MAPLE	Acer rubrum	31-1/2	EXCELLENT	TO BE REMOVED
2206	PN OAK	Quercus palustris	60-1/2	GOOD/FAIR	TO BE REMOVED
2207	PN OAK	Quercus palustris	31-1/2	EXCELLENT	TO BE REMOVED
2208	AMERICAN BEECH	Fagus grandifolia	30-1/2	EXCELLENT	TO BE SAVED
2209	PN OAK	Quercus palustris	46-1/2	EXCELLENT	TO BE REMOVED
221	AMERICAN BEECH	Fagus grandifolia	45-1/2	GOOD	TO BE SAVED
222	AMERICAN BEECH	Fagus grandifolia	36	GOOD	TO BE SAVED
223	AMERICAN BEECH	Fagus grandifolia	38	GOOD	TO BE SAVED
224	RED MAPLE	Acer rubrum	36	GOOD	TO BE SAVED
2222	HILLTOP OAK	Quercus phellos	35-1/2	FAIR (TWIN)	TO BE SAVED
2223	OAK SPECIES	Quercus sp.	34	EXCELLENT	TO BE SAVED
2226	PN OAK	Quercus palustris	32	EXCELLENT	TO BE SAVED
2227	RIVER BIRCH	Betula nigra	33	EXCELLENT	TO BE SAVED
2228	HILLTOP OAK	Quercus phellos	34-1/2	EXCELLENT	TO BE SAVED
2229	PN OAK	Quercus palustris	31-1/2	EXCELLENT	TO BE SAVED
2411	WHITE OAK	Quercus alba	35	EXCELLENT	TO BE REMOVED
2416	PN OAK	Quercus palustris	36-1/2	EXCELLENT	TO BE SAVED
2417	RED MAPLE	Acer rubrum	43	EXCELLENT	TO BE SAVED
2418	SCARLET OAK	Quercus coccinea	32	GOOD	TO BE SAVED
2421	AMERICAN BEECH	Fagus grandifolia	48	EXCELLENT	TO BE REMOVED
2422	AMERICAN BEECH	Fagus grandifolia	35-1/2	FAIR	TO BE SAVED
2423	AMERICAN BEECH	Fagus grandifolia	35-1/2	FAIR	TO BE SAVED
2424	SYCAMORE	Platanus occidentalis	30-1/2	GOOD	TO BE REMOVED
2425	RIVER BIRCH	Betula nigra	21	GOOD	TO BE SAVED
2440	TULIP POPLAR	Liriodendron tulipifera	36	EXCELLENT	TO BE REMOVED
2441	WHITE OAK	Quercus alba	32	EXCELLENT	TO BE SAVED

ALL SPECIMEN TREES IDENTIFIED ABOVE ARE FIELD LOCATED



KEY MAP
SCALE: 1"=1000'

GENERAL NOTES / SITE DATA

- OWNER / APPLICANT:
NVR MS CAVALIER PRESERVE LLC
2614 WESTWOOD CENTER DRIVE, SUITE 400
VIENNA, VIRGINIA 22182
- 200 FOOT MAP REFERENCE: 211 SE 03
218 SE 02, 218 SE 03
214 SE 02, 214 SE 03
- TAX MAP / GRID: 142 D3, D4, E3, E4, F2, F3 & F4
143 E2 & E3
152 E1 & F1
- THIS SITE IS NOT LOCATED WITHIN THE AVIATION POLICY AREA.
- WATER AND SEWER CATEGORY 3
- STORMWATER MANAGEMENT CONCEPT NUMBER: 8008410-11944-02
- THERE ARE NO KNOWN CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
- HISTORIC SITES AND/OR RESOURCES ADJACENT TO THIS SITE:
THE "EDELLEN HOUSE" DESIGNATION NO. 84-23-06, LOCATED ON LOT 15, BLOCK C, 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 HAS BEEN ADDED TO THE ELEVATIONS AT EACH CROSS SECTION AS RECOMMENDED BY DIER ENGINEERING SERVICES SECTION. THIS DELINEATION AND THE REMAINING DELINEATION HAS APPROVED BY P.O.D.E.R. ON 07-25-06.
- U.S. ARMY C.O.E. PERMIT #MS-43445-1 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, FINELOCK & SACKETT, INC. AS SHOWN ON THE PREVIOUSLY APPROVED SDP-0608.
- PREVIOUSLY APPROVED TREE CONSERVATION PLANS:
TCPI-04-14 - REVISED 06/17/03 & TCPII-044-01, 03/05/08.
- NO PERMIT WHICH INCLUDES THE AREAS OF THE ARCHEOLOGICAL SITE KNOWN AS THE CULTURAL RESOURCE AREAS (BPA10B & BPA22) 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.
- THE B' PEDESTRIAN PATHWAY'S FINAL ALIGNMENT LOCATION IS SUBJECT TO FINAL FIELD STAKING WHICH SHALL TAKE INTO ACCOUNT EXISTING TREES AND VEGETATION SUITABILITY FOR PATHWAY CONSTRUCTION, AS WELL AS FEATURES OF INTEREST, SUCH AS SCENIC VIEWS, VISTAS, INTERESTING LAND FORMS, ROCK OUTCROPPINGS, AND SO FORTH.
- PREVIOUSLY APPROVED PLANS:
SEER/EC DESIGN PLANS
GLASSFORD VILLAGE SDP 4804
TWIN ENTRY PONDS SDP 4805
PISCATAWAY ROAD SDP 4806
EDELLEN VILLAGE SDP 0318
BAILEY'S VILLAGE SDP 0314
DANVILLE ESTATES SDP 0320
LUSBY VILLAGE SDP 0401
GOLF COURSE SDP 0608
- TREE CONSERVATION PLANS:
GLASSFORD VILLAGE TCPII / 98 / 48
TWIN ENTRY PONDS TCPII / 94 / 48
PISCATAWAY ROAD TCPII / 01 / 05
BAILEY'S VILLAGE TCPII / 01 / 05
TULIP VILLAGE TCPII / 46 / 04
EDELLEN VILLAGE TCPII / 46 / 04
DANVILLE ESTATES TCPII / 48 / 04
LUSBY VILLAGE TCPII / 68 / 04
- SITE DATA
EXISTING ZONE: R-L
SITE AREA: 304.85 ACRES
- DANVILLE ROAD, FLORAL PARK ROAD AND NEW PISCATAWAY ROAD ARE DESIGNATED HISTORIC ROADS.

LEGEND

- PROPERTY BOUNDARY
- SPLIT ZONING LINE
- REGULATED STREAM
- REGULATED STREAM BUFFER
- 100-YR FLOODPLAIN
- 100-YR FLOODPLAIN BRL
- WETLAND
- 25' WETLAND BUFFER
- EXPANDED WETLAND BUFFER
- PRIMARY MANAGEMENT AREA
- EXISTING TREE LINE
- EXISTING NON-WOODLAND AREA
- PROPOSED TREE LINE
- LIMIT OF DISTURBANCE
- SEMI PERMANENT TREE PROTECTION DEVICE
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE
- WOODLAND CONSERVATION BANK BOUNDARY
- SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE SAVED
- SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED
- WOODLAND PRESERVATION AREA (NON-CREDIT) (NPA)
- CLEARED FLOODPLAIN AREA (C-FP)
- WOODLAND PRESERVATION AREA (NPA)
- NATURAL REGENERATION AREA (NRA)
- WOODLAND PRESERVATION SIGN

SHEET SCHEDULE

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	DETAIL SHEET
3	COMPOSITE PLAN
4-15	TREE CONSERVATION PLANS

Property Owners Awareness Certificate

I/We **NVR MS CAVALIER PRESERVE LLC** hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

John K. Trapp Date **June 16, 2011**

I/We _____ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser _____ Date _____

M-NCPPC
ENVIRONMENTAL PLANNING DEPARTMENT
APPROVAL
TREE CONSERVATION PLAN
TCPII-044-07

APPROVAL DATE: 03/05/08

APPROVAL SIGNATURE: **John K. Trapp**

M.N.C.P.C. APPROVALS

PROJECT NAME: OPEN SPACE (FORMERLY GOLF COURSE)

PROJECT NUMBER: SDP-0608

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revisions Listed Below Apply to this Sheet.

Approval of Revision #	Approval Date	Reviewer's Signature	Certification Date
1	07/19/07	SL	03/05/08

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 200 - BURLINGTON OFFICE PARK
BURLINGTON, MARYLAND 20814
TEL: 301-421-4024 FAX: 301-421-4024

DATE	REVISION	BY	APPR.
12/05/2012	ADDED WOODLAND CONSERVATION BANK	RLG	
09/17/2012	REVISED PER DRG COMMENTS	RLG	

COVER SHEET

The PRESERVE at PISCATAWAY
OPEN SPACE (FORMERLY THE GOLF COURSE)
PARCELS G-1, G-2, G-3 AND G-4
PART OF PARCEL 202, PARCEL GC-3, BLOCK "E"
L 10457 F 752 P.B. REP 216 P.0-16

PREPARED FOR:
NVR MS CAVALIER PRESERVE LLC
C/O WOODLAWN DEVELOPMENT GROUP LLC
11700 PLAZA AMERICA DRIVE, SUITE 310
RESTON, VIRGINIA 20190
CHRISTOPHER RUDY
703-649-5100

SCALE: AS SHOWN

ZONING: R-L

DATE: JUNE, 2011

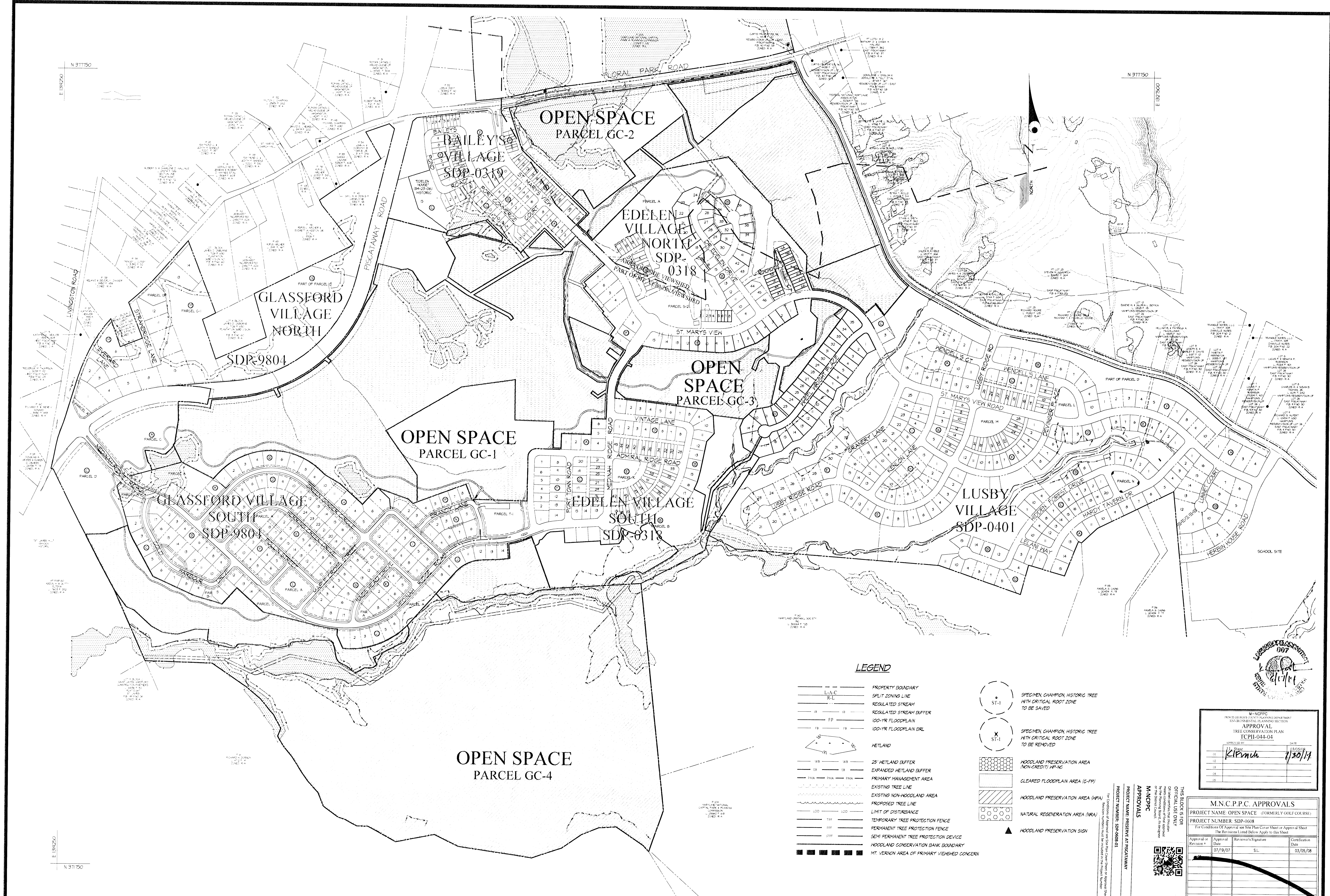
TAX MAP - GRID
142 D3-D4-E3-E4,
151 F1-F4
143 E2-E3
152 E1 & F1

PISCATAWAY ELECTION DISTRICT No. 05

PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No. 10009

SHEET 1 OF 15



LEGEND

	PROPERTY BOUNDARY
	SPLIT ZONING LINE
	REGULATED STREAM
	REGULATED STREAM BUFFER
	100-TR FLOODPLAIN
	100-TR FLOODPLAIN ERL
	WETLAND
	25' WETLAND BUFFER
	EXPANDED WETLAND BUFFER
	PRIMARY MANAGEMENT AREA
	EXISTING TREE LINE
	EXISTING NON-WOODLAND AREA
	PROPOSED TREE LINE
	LIMIT OF DISTURBANCE
	TEMPORARY TREE PROTECTION FENCE
	PERMANENT TREE PROTECTION FENCE
	SEMI-PERMANENT TREE PROTECTION DEVICE
	WOODLAND CONSERVATION BANK BOUNDARY
	MT. VERNON AREA OF PRIMARY VIEWSHED CONCERN
	SPECIMEN CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE SAVED
	SPECIMEN CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED
	WOODLAND PRESERVATION AREA (NON-CREDIT) NP-NG
	CLEARED FLOODPLAIN AREA (G-FP)
	WOODLAND PRESERVATION AREA (NPA)
	NATURAL REGENERATION AREA (NRA)
	WOODLAND PRESERVATION SIGN

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
SUNNYSIDE PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
ICPII-044-04

DATE	1/30/11
BY	K. K. K.

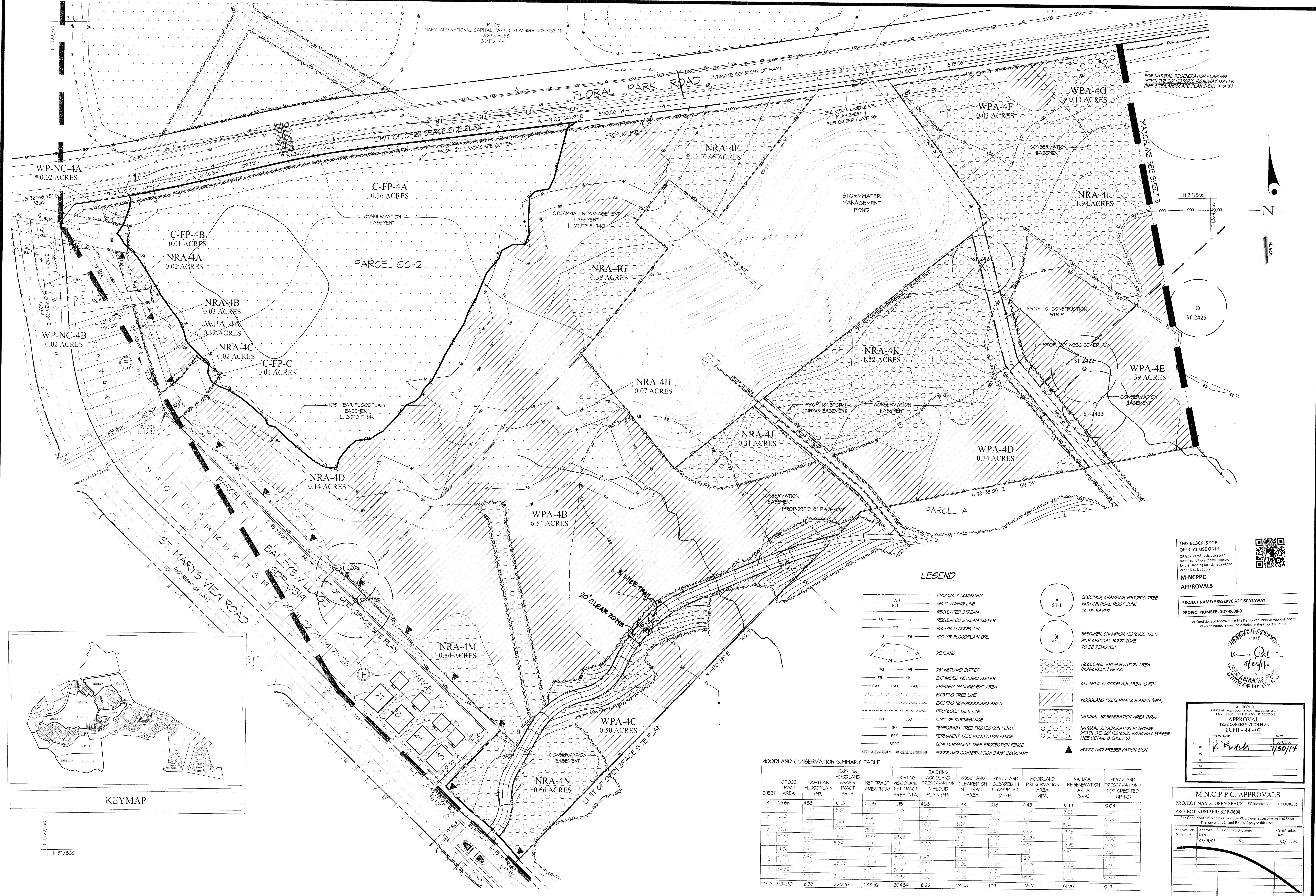
M.N.C.P.C. APPROVALS
PROJECT NAME: OPEN SPACE (FORMERLY GOLF COURSE)
PROJECT NUMBER: SDR-0608

Approval of	Approval Date	Reviewer's Signature	Certification Date
11/19/07	07/19/07	S.L.	03/05/08

GLWGUTSCHICK LITTLE & WEBER, PA.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4196

DATE	REVISION	BY	APPR.
12/05/2012	ADDED WOODLAND CONSERVATION BANK	RLG	
04/17/2012	REVISED PER DRC COMMENTS	RLG	

PREPARED FOR: NVR MS CAVALIER PRESERVE LLC C/O WOODLAWN DEVELOPMENT GROUP LLC 11700 PLAZA AMERICA DRIVE, SUITE 310 RESTON, VIRGINIA 20190 CHRISTOPHER RUDY 703-649-5100	SCALE: 1" = 250'	ZONING: R-L	COMPOSITE PLAN The PRESERVE at PISCATAWAY OPEN SPACE (FORMERLY THE GOLF COURSE) PARCELS G-1, G-2, G-3 AND G-4 PART OF PARCEL 202, PARCEL GC-3, BLOCK "E" L 10457 F 752 P 6, REP 216 P NO 16 PISCATAWAY ELECTION DISTRICT No. 05	G. L. W. FILE No. 10009
	DATE: JUNE, 2011	TAX MAP - GRID 142.03-144.53-E4 143.42-A3 152.61-F1		SHEET 3 OF 15



LEGEND

- Property Boundary
- Split Zoning Line
- Regulated Stream
- Regulated Stream Buffer
- 100-Yr Floodplain
- 100-Yr Floodplain BRL
- Wetland
- 25' Wetland Buffer
- Expanded Wetland Buffer
- Primary Management Area
- Existing Tree Line
- Existing Non-Woodland Area
- Proposed Tree Line
- Limit of Disturbance
- Temporary Tree Protection Fence
- Permanent Tree Protection Fence
- Semipermanent Tree Protection Fence
- Woodland Conservation Bank Boundary
- Specimen Champion Historic Tree with Critical Root Zone to be Saved
- Specimen Champion Historic Tree with Critical Root Zone to be Removed
- Woodland Preservation Area (Non-Credit) (NP-NC)
- Cleared Floodplain Area (C-FP)
- Woodland Preservation Area (NPA)
- Natural Regeneration Area (NRA)
- Natural Regeneration Planting within the 20' Historic Roadway Buffer (See Detail B Sheet 2)
- Woodland Preservation Sign

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EXISTING WOODLAND GROSS TRACT AREA (FP)	NET TRACT AREA (NPA)	EXISTING WOODLAND PRESERVATION NET TRACT AREA (NPA)	EXISTING WOODLAND PRESERVATION IN FLOODPLAIN (FP)	WOODLAND CLEARED IN FLOODPLAIN (FP)	WOODLAND CLEARED IN FLOODPLAIN (G-FP)	WOODLAND PRESERVATION AREA (NPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND PRESERVATION / NOT CREDITED (NP-NC)
4	25.66	4.58	6.53	21.08	11.95	4.58	2.48	0.16	4.43	6.43	0.04
5	1.22	0.00	5.91	11.98	5.91	0.00	0.00	0.00	4.2	4.2	0.00
6	2.2	0.00	0.1	2.2	1.9	0.00	0.00	0.00	0.50	0.5	0.00
7	6.44	0.00	0.59	6.94	2.94	0.00	0.00	0.00	1.14	5.4	0.00
8	51.4	0.00	2.44	51.4	24.4	0.00	0.00	0.00	6.62	2.8	0.00
9	11.42	0.00	51.64	51.64	24.4	0.00	0.00	0.00	22.84	13.52	0.00
10	0.45	0.00	0.45	0.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11	4.36	0.46	4.46	4.0	4.0	0.00	0.00	0.00	0.00	0.00	0.00
12	0.69	0.49	4.41	5.05	5.05	0.49	0.00	0.00	0.00	0.00	0.00
13	25.22	0.00	26.19	26.19	26.19	0.00	0.00	0.00	26.19	0.00	0.00
14	34.82	0.0	33.81	33.81	33.81	0.0	0.0	0.0	26.19	1.43	0.0
15	5.92	0.00	51.92	51.92	51.92	0.00	0.00	0.00	31.92	0.00	0.00
TOTAL	304.40	6.39	220.16	288.52	204.54	6.22	24.58	1.14	114.14	81.28	0.11

THIS BLOCK IS FOR OFFICIAL USE ONLY
G.L.W. certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC APPROVALS
PROJECT NAME: PRESERVE AT PISCATAWAY
PROJECT NUMBER: SDP-0608-01
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

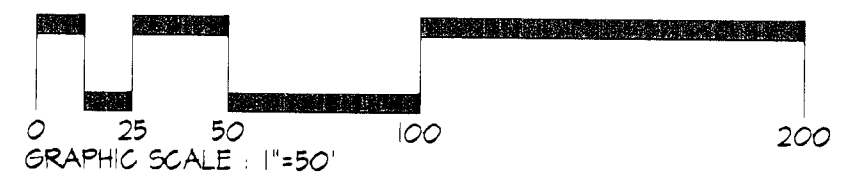
APPROVAL
APPROVED BY: [Signature]
DATE: 03/05/08
APPROVED BY: [Signature]
DATE: 03/05/08

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPH - 44 - 07
APPROVED BY: [Signature]
DATE: 03/05/08
APPROVED BY: [Signature]
DATE: 03/05/08

M.N.C.P.P.C. APPROVALS
PROJECT NAME: OPEN SPACE (FORMERLY GOLF COURSE)
PROJECT NUMBER: SDP-0608
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this Sheet
Approval of [Signature] Date: 07/19/07
Approval of [Signature] Date: 03/05/08
Certification Date: 03/05/08

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-1300 301-421-1300 301-421-1300 301-421-1300

DATE	REVISION	BY	APP'D
03/05/08	ADDED WOODLAND CONSERVATION BANK	RLG	
08/12/02	REVISED PER DRG COMMENTS	RLG	

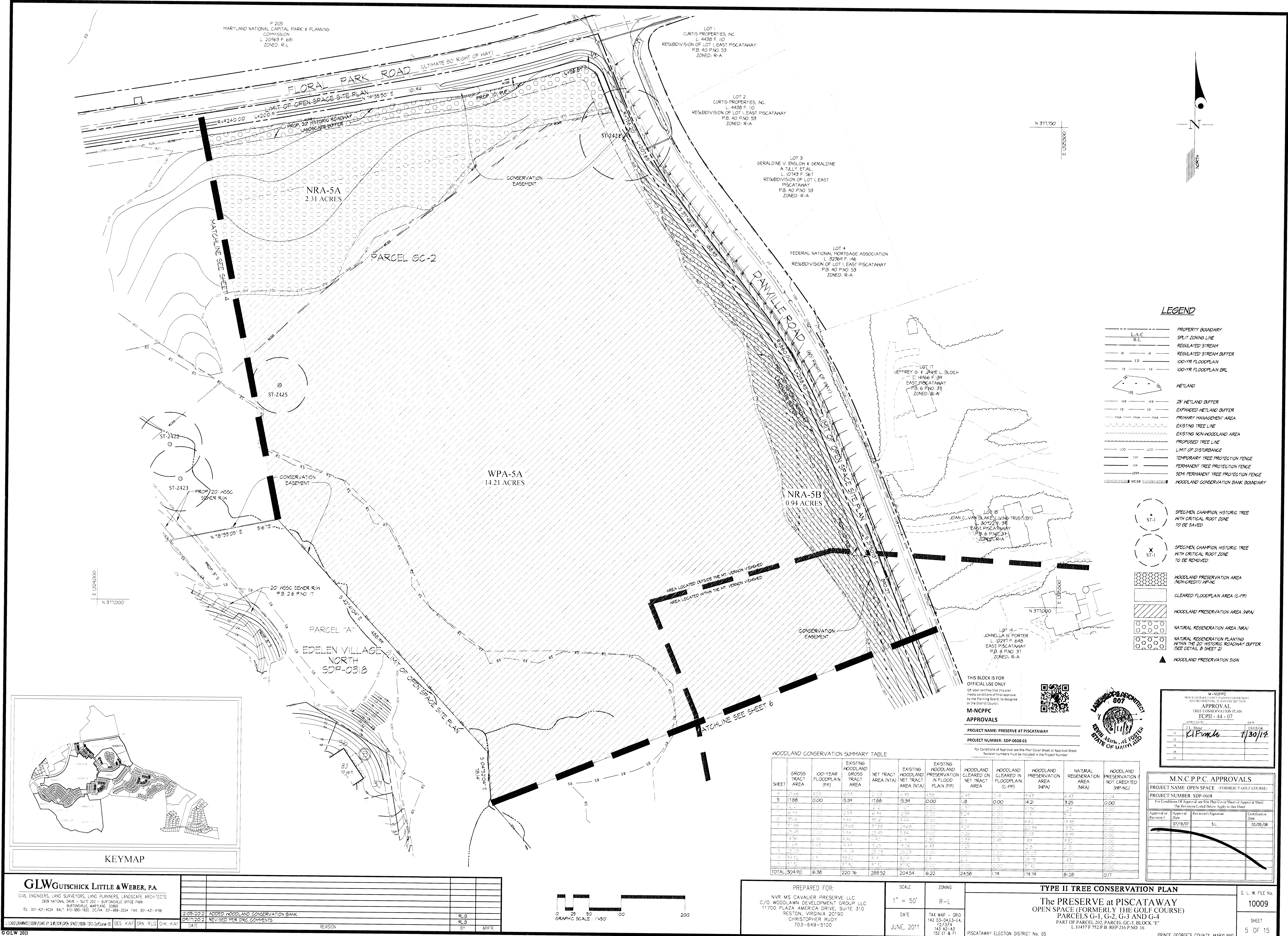


PREPARED FOR:
NVR M.S. CAVALIER PRESERVE LLC
C/O WOODLAWN DEVELOPMENT GROUP LLC
11700 PLAZA AMERICA DRIVE, SUITE 310
RESTON, VIRGINIA 20190
CHRISTOPHER RUDY
703-649-5100

SCALE
1" = 50'
DATE
JUNE, 2011
TAX MAP - GRID
142 03-04E3-E4,
143 02-A3,
150 01 & 71

TYPE II TREE CONSERVATION PLAN
The PRESERVE at PISCATAWAY
OPEN SPACE (FORMERLY THE GOLF COURSE)
PARCELS G-1, G-2, G-3 AND G-4
PART OF PARCEL 202, PARCEL GC-3, BLOCK "E"
L 10457 F 752 P.B. REP 216 P.N. 16
PISCATAWAY ELECTION DISTRICT No. 05
PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE NO.
10009
SHEET
4 OF 15



LEGEND

- PROPERTY BOUNDARY
- SPLIT ZONING LINE
- REGULATED STREAM
- REGULATED STREAM BUFFER
- 100-YR FLOODPLAIN
- 100-YR FLOODPLAIN BRL
- WETLAND
- 25' WETLAND BUFFER
- EXPANDED WETLAND BUFFER
- PRIMARY MANAGEMENT AREA
- EXISTING TREE LINE
- EXISTING NON-WOODLAND AREA
- PROPOSED TREE LINE
- LIMIT OF DISTURBANCE
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE
- SEMI-PERMANENT TREE PROTECTION FENCE
- WOODLAND CONSERVATION BANK BOUNDARY
- SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE SAVED
- SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED
- WOODLAND PRESERVATION AREA (NON-CREDIT) (NP-NC)
- CLEARED FLOODPLAIN AREA (C-FP)
- WOODLAND PRESERVATION AREA (NPA)
- NATURAL REGENERATION AREA (NRA)
- NATURAL REGENERATION PLANTING WITHIN THE 20' HISTORIC ROADWAY BUFFER (SEE DETAIL B SHEET 2)
- WOODLAND PRESERVATION SIGN

THIS BLOCK IS FOR OFFICIAL USE ONLY

OR user certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVALS

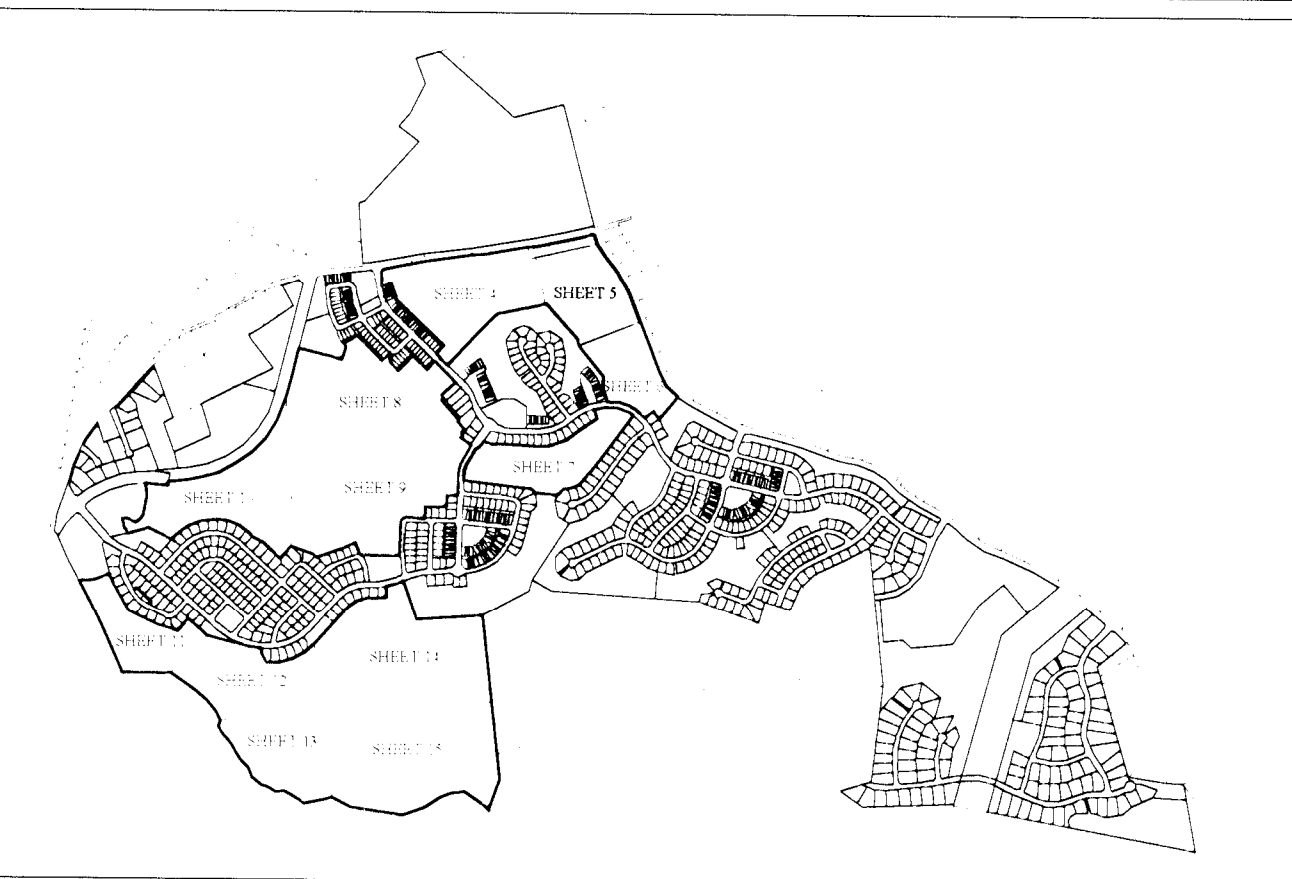
PROJECT NAME: PRESERVE AT PISCATAWAY

PROJECT NUMBER: SDP-000801

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EXISTING WOODLAND GROSS TRACT AREA	NET TRACT AREA (NTA)	EXISTING WOODLAND PRESERVATION AREA (NPA)	EXISTING WOODLAND PRESERVATION IN FLOODPLAIN (FP)	WOODLAND CLEARED ON NET TRACT AREA	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND PRESERVATION AREA (NPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND PRESERVATION NOT CREDITED (NP-NC)
4	21.00	0.00	6.34	2.25	1.85	2.25	2.25	2.25	4.21	6.43	0.00
5	17.00	0.00	5.34	17.88	15.34	0.00	1.18	0.00	14.21	3.25	0.00
6	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7	6.34	0.00	2.58	6.42	2.54	0.00	0.00	0.00	1.33	2.58	0.00
8	35.6	0.00	4.41	35.6	3.44	0.00	0.00	0.00	6.62	19.38	0.00
9	37.86	0.00	29.68	37.88	24.68	0.00	2.25	0.00	20.34	3.32	0.00
10	25.45	0.00	5.34	25.45	5.34	0.00	0.00	0.00	5.28	8.95	0.00
11	4.36	2.46	4.46	1.40	2.16	2.30	0.00	0.45	0.33	4.32	0.00
12	2.25	0.45	4.38	5.25	3.06	0.45	0.00	0.00	2.8	0.00	0.00
13	25.29	0.00	16.16	25.29	19.28	0.00	0.00	0.00	25.27	0.00	0.00
14	34.83	0.0	33.00	34.83	32.9	0.0	0.0	0.0	28.19	2.8	0.0
15	31.32	0.00	31.32	31.32	31.32	0.00	0.00	0.00	31.32	0.00	0.00
TOTAL	304.90	16.38	220.16	288.52	204.54	6.22	24.58	1.14	114.14	81.28	0.11



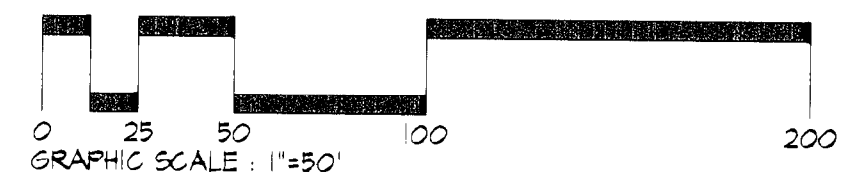
GLWGUTSCHICK LITTLE & WEBER, PA.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 200 - BURTONTOWN, MD 20866

TEL: 301-421-4024 FAX: 301-421-4196

DATE	REVISION	BY	APPR.
2/09/2012	ADDED WOODLAND CONSERVATION BANK	R.G.	
04/17/2012	REVISED PER DRG COMMENTS	R.G.	



PREPARED FOR:
NVR MS CAVALIER PRESERVE LLC
C/O WOODLAWN DEVELOPMENT GROUP LLC
11700 PLAZA AMERICA DRIVE, SUITE 310
RESTON, VIRGINIA 20190
CHRISTOPHER RUDY
703-649-5100

SCALE
1" = 50'

ZONING
R-L

DATE
JUNE, 2011

TAX MAP - GRID
142 03-04-13-14,
12-13-14,
143 A2-A3
152 B1 & B2

TYPE II TREE CONSERVATION PLAN

The PRESERVE AT PISCATAWAY
OPEN SPACE (FORMERLY THE GOLF COURSE)
PARCELS G-1, G-2, G-3 AND G-4
PART OF PARCEL 202, PARCEL GC-3, BLOCK "E"
L 10457 F 752 P B 216 P NO 16

C. L. W. FILE NO.
10009

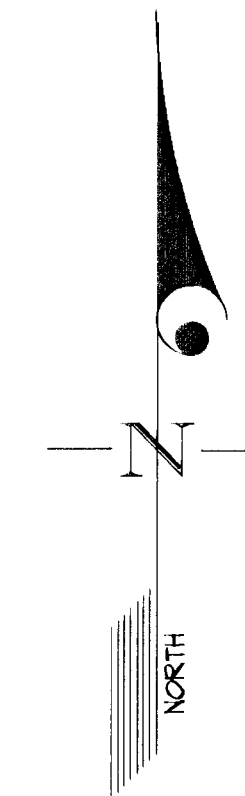
SHEET
5 OF 15

M-NCPPC
PRINCE GEORGE'S COUNTY DEPARTMENT OF
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCP11 - 44 - 07
APPROVED BY: [Signature] DATE: 7/30/12

M.N.C.P.C. APPROVALS
PROJECT NAME: OPEN SPACE (FORMERLY GOLF COURSE)
PROJECT NUMBER: SDP-0608
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revision Listed Below Applies to this Sheet
Approval or Revision # | Approval Date | Reviewer's Signature | Certification Date
1 | 7/19/07 | S.L. | 03/05/08

N 31100
E 1324500

N 311000
E 1325750



WPA-6A
10.50 ACRES
PARCEL GC-2

NRA-6A
0.35 ACRES

NRA-6B
0.93 ACRES

LUSBY VILLAGE
SDP-0401

LEGEND

- LAC --- PROPERTY BOUNDARY
- R-L --- SPLIT ZONING LINE
- 10 --- 10 --- REGULATED STREAM
- 10 --- 10 --- REGULATED STREAM BUFFER
- FP --- 100-YR FLOODPLAIN
- 10 --- 10 --- 100-YR FLOODPLAIN BRL
- W --- W --- WETLAND
- 10 --- 10 --- 25' WETLAND BUFFER
- 10 --- 10 --- EXPANDED WETLAND BUFFER
- PMA --- PMA --- PRIMARY MANAGEMENT AREA
- --- --- EXISTING TREE LINE
- --- --- EXISTING NON-WOODLAND AREA
- --- --- PROPOSED TREE LINE
- LOD --- LOD --- LIMIT OF DISTURBANCE
- TFF --- TFF --- TEMPORARY TREE PROTECTION FENCE
- TFF --- TFF --- PERMANENT TREE PROTECTION FENCE
- TFF --- TFF --- SEMI-PERMANENT TREE PROTECTION FENCE
- WCB --- WCB --- WOODLAND CONSERVATION BANK BOUNDARY

ST-1
SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE SAVED

ST-1
SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED

WOODLAND PRESERVATION AREA (NON-CREDIT) (NP-NC)

CLEARED FLOODPLAIN AREA (C-FP)

WOODLAND PRESERVATION AREA (NPA)

NATURAL REGENERATION AREA (NRA)

NATURAL REGENERATION PLANTING WITHIN THE 20' HISTORIC ROADWAY BUFFER (SEE DETAIL & SHEET 2)

WOODLAND PRESERVATION SIGN

THIS BLOCK IS FOR OFFICIAL USE ONLY
or seal certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC
APPROVALS

PROJECT NAME: PRESERVE AT PISCATAWAY

PROJECT NUMBER: SDP-0608-01

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.



M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION	
APPROVAL TREE CONSERVATION PLAN TCPII - 44 - 07	
APPROVED BY:	DATE:
11 Stage	03/05/08
K. P. P. P.	7/30/17
12	
13	
14	
15	

WOODLAND CONSERVATION SUMMARY TABLE

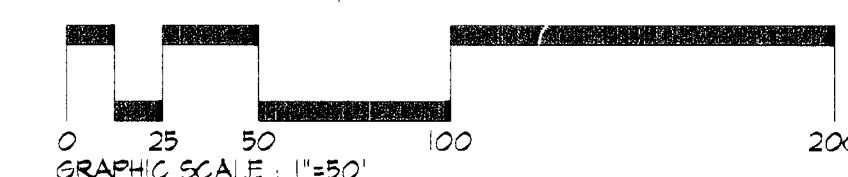
SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EXISTING WOODLAND GROSS TRACT AREA	NET TRACT AREA (NTA)	EXISTING WOODLAND NET TRACT AREA (NTA)	EXISTING WOODLAND PRESERVATION IN FLOOD PLAIN (FP)	WOODLAND CLEARED ON NET TRACT AREA	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND PRESERVATION AREA (NPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND PRESERVATION / NOT CREDITED (NP-NC)
4	25.66	4.58	2.22	2.22	5.34	4.58	2.48	0.18	4.43	6.43	0.24
5	1.69	0.25	5.98	7.99	10.27	0.00	0.00	0.00	4.2	5.25	0.00
6	2.12	0.27	6.4	6.4	10.27	0.00	0.00	0.00	4.52	4.25	0.00
7	6.94	0.00	5.94	6.94	2.58	0.00	5.25	0.00	7.19	5.4	0.00
8	15.6	0.00	2.44	35.6	6.44	0.00	2.8	0.00	6.62	14.48	0.00
9	11.25	0.00	2.62	31.86	29.68	0.00	3.24	0.00	20.34	3.32	0.00
10	25.45	0.00	5.84	25.45	5.84	0.00	2.26	0.00	5.08	8.45	0.00
11	4.91	0.46	4.46	5.25	2.6	2.35	2.35	0.45	3.5	4.5	0.00
12	6.49	0.49	5.25	5.25	5.25	6.49	2.25	2	2.8	2.8	0.00
13	125.14	0.00	26.59	26.59	26.59	0.00	0.00	0.00	26.59	0.00	0.00
14	24.25	0.0	14.52	8	30.8	2.8	2.12	0.15	28.75	4.8	0.00
15	11.31	0.00	11.31	11.31	11.31	0.00	0.00	0.00	11.31	0.00	0.00
TOTAL	304.40	6.38	220.76	288.52	204.54	16.22	24.58	11.19	114.14	81.28	0.27

KEYMAP

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONGVILLE OFFICE PARK
BURTONGVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 410-880-1800 DC/VA: 301-999-2524 FAX: 301-421-4156

2/05/2012	ADDED WOODLAND CONSERVATION BANK	RLS
2/17/2012	REVISED PER DRG COMMENTS	RLS
DATE	REVISION	BY
		APPR.

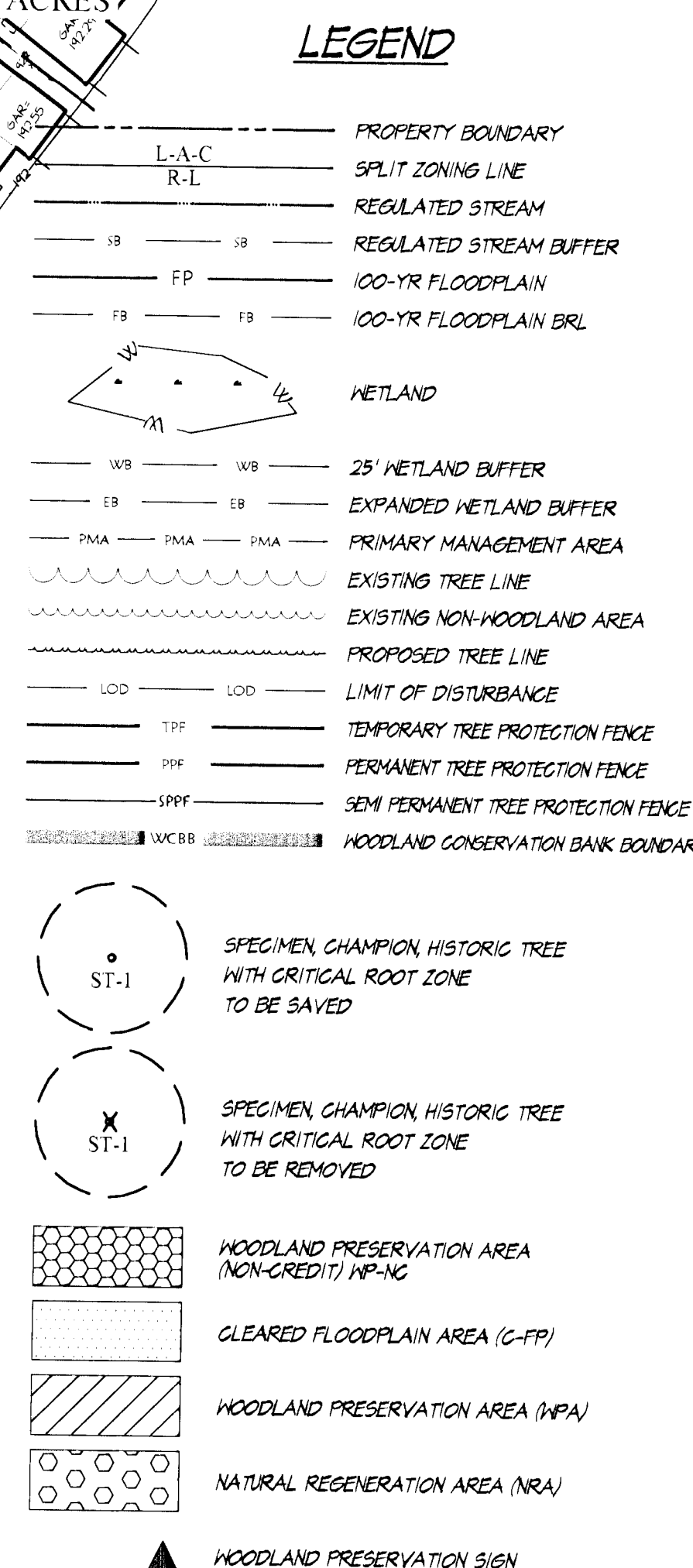
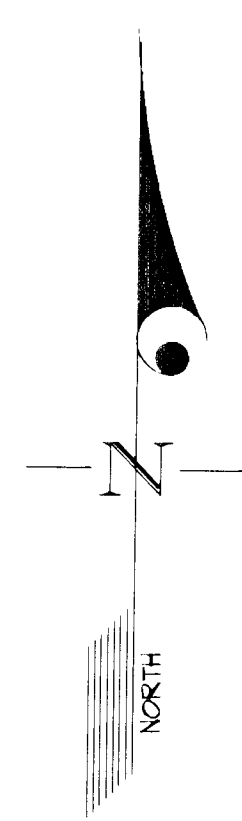


PREPARED FOR:
NVR MS CAVALIER PRESERVE LLC
C/O WOODLAWN DEVELOPMENT GROUP LLC
17700 PLAZA AMERICA DRIVE, SUITE 310
RESTON, VIRGINIA 20190
CHRISTOPHER RUDY
703-649-5100

SCALE
1" = 50'
DATE
JUNE, 2011

TYPE II TREE CONSERVATION PLAN
The PRESERVE at PISCATAWAY
OPEN SPACE (FORMERLY THE GOLF COURSE)
PARCELS G-1, G-2, G-3 AND G-4
PART OF PARCEL 202, PARCEL GC-3, BLOCK "E"
L 10457 F 752 P B REP 316 P NO 16
PISCATAWAY ELECTION DISTRICT No. 05
PRINCE GEORGE'S COUNTY, MARYLAND

C. L. W. FILE No.
10009
SHEET
6 OF 15



WOODLAND CONSERVATION SUMMARY TABLE						THE MOON VERNON VIEWSHED					
SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EXISTING WOODLAND AND GROSS TRACT AREA	NET TRACT AREA (NTA)	EXISTING WOODLAND AND NET TRACT AREA (NTA)	EXISTING WOODLAND PRESERVATION IN FLOOD PLAIN (FP)	WOODLAND CLEARED ON NET TRACT AREA	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND PRESERVATION AREA (NPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND PRESERVATION NOT CREDITED (NP-NC)
2	2.66	2.58	6.33	2.28	.25	4.58	2.45	0.6	2.43	0.43	0.24
3	1.85	2.00	5.34	2.20	5.34	0.00	.8	4.21	3.25	0.00	0.00
4	2.2	2.00	4.6	1.6	1.01	0.00	5.5*	0.00	1.50	0.00	0.00
5	6.44	0.00	2.54	6.44	12.54	0.00	5.24	0.00	1.14	5.14	0.11
6	2.36	0.00	4.04	35.6	4.44	0.00	2.8	0.00	0.62	4.32	0.00
7	3.59	0.00	2.66	31.55	29.66	0.00	1.19	0.00	20.34	3.32	0.00
8	2.65	0.00	5.24	25.45	5.34	0.00	0.20	0.00	5.04	0.45	0.00
9	1.36	2.45	4.46	4.0	0.00	2.36	0.33	0.45	0.3	1.32	0.00
10	2.65	0.00	4.33	3.25	3.25	0.48	0.25	0.00	2.08	0.00	0.00
11	2.36	0.00	20.78	20.78	20.78	0.00	0.00	0.00	20.78	0.00	0.00
12	24.05	0.0	55.52	5.8	5.8	0.00	2.4	0.00	2.4	4.9	0.01
13	9.32	0.00	3.12	3.12	3.12	0.00	0.00	0.00	2.12	0.00	0.00
TOTAL	30.40	6.30	220.16	280.52	304.54	6.77	14.58	1.1	100.3	20.3	0.24

M - NCPPC
FRANCIS GEORGE SMITH PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION

APPROVAL
TRIEE CONSERVATION PLAN
ICPH - 44 - 07

APPROVED BY	DATE
1. <i>Stacy</i>	03/05/08
01 <i>K. Pender</i>	<i>1/30/14</i>
02	
03	
04	
05	

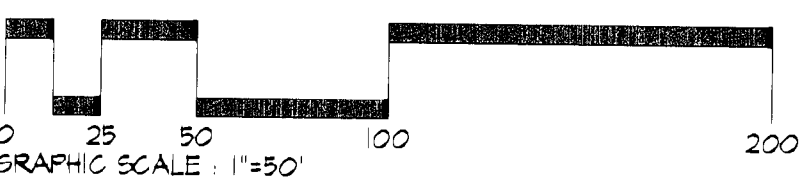
M.N.C.P.P.C. APPROVALS		
PROJECT NAME: OPEN SPACE (FORMERLY Y GOLF COURSE)		
PROJECT NUMBER: SDP-0608		
For Conditions Of Approval see Site Plan Cover Sheet or Approval Sheet		
The Revisions Listed Below Apply to this Sheet		
Approval or Revision #	Approval Date	Reviewer's Signature Signature Certification Date
01	07/13/07	SL 03/05/08

NOTE: THE ENTIRETY OF PARCEL GC-3 IS LOCATED
WITHIN THE AREA OF PRIMARY CONCERN OF
THE MOUNT VERNON VIEWSHED.

TYPE II TREE CONSERVATION PLAN

The PRESERVE at PISCATAWAY
OPEN SPACE (FORMERLY THE GOLF COURSE)
PARCELS G-1, G-2, G-3 AND G-4
 PART OF PARCEL 202, PARCEL GC-3, BLOCK "E"
 L 10457 F 752/P.B. REP 216 P.N.O. 16

G. L. W. FILE No.
10009
SHEET
7 OF 15

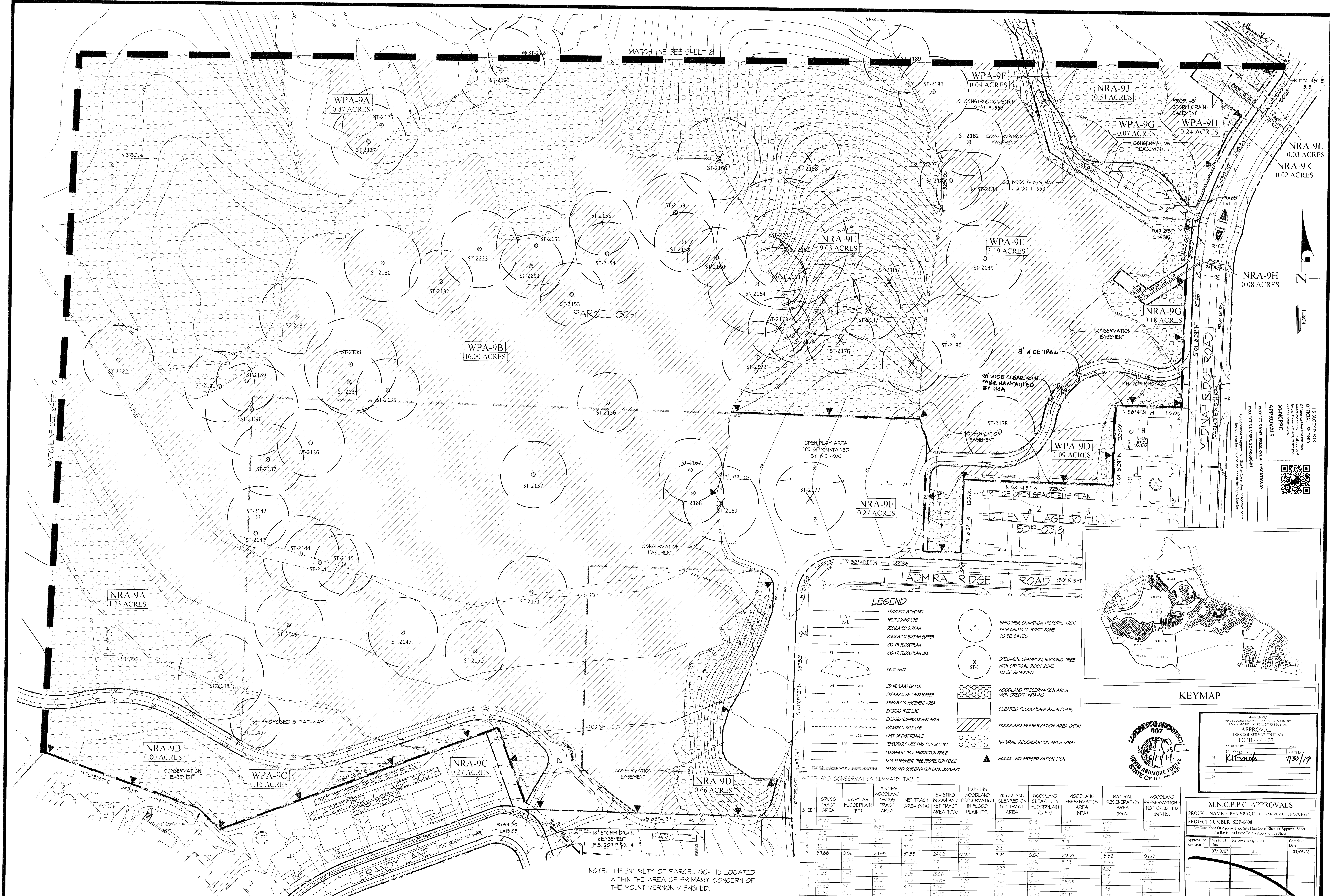


PREPARED FOR:
NVR MS CAVALIER PRESERVE LLC
C/O WOODLAWN DEVELOPMENT GROUP LLC
11700 PLAZA AMERICA DRIVE, SUITE 310
RESTON, VIRGINIA 20190
CHRISTOPHER RUDY
703-649-5100

SCALE 1" = 50'	ZONING R-L
DATE JUNE, 2011	TAX MAP - GRID 142 D3-D4, E3-E4 F2,F3,F4 143 A2-A3 152 F1 & F1

	TY
	TH OPEN
PISCATAWAY ELECTION DISTRICT No. 05	

TYPE II TREE CONSERVATION PLAN
The PRESERVE at PISCATAWAY
OPEN SPACE (FORMERLY THE GOLF COURSE)
PARCELS G-1, G-2, G-3 AND G-4
PART OF PARCEL 202, PARCEL GC-3, BLOCK "E"
L 10457 F 752/P B. REP 216 P NO. 16



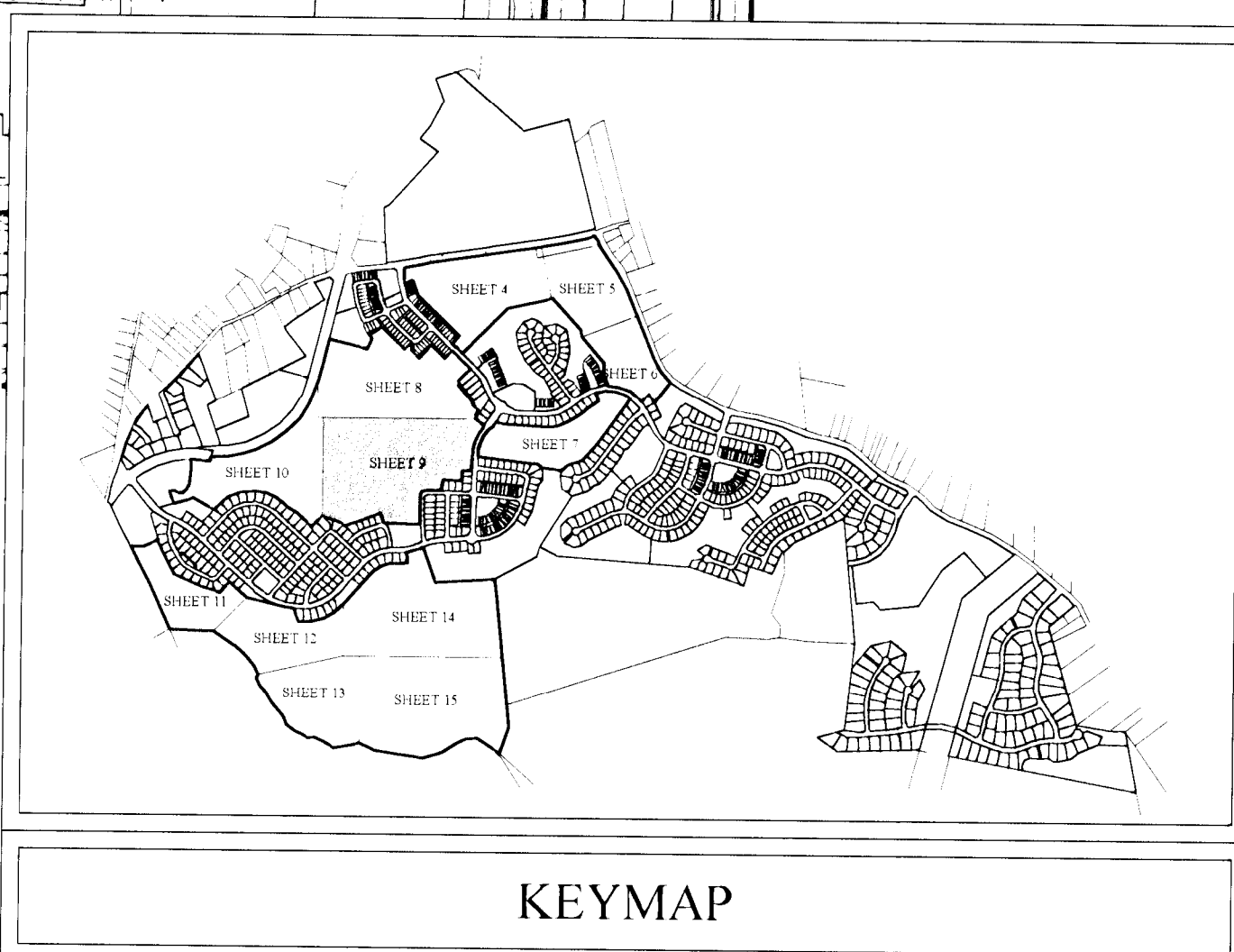
NOTE: THE ENTIRETY OF PARCEL GC-1 IS LOCATED WITHIN THE AREA OF PRIMARY CONCERN OF THE MOUNT VERNON VIEWSHED.

LEGEND

---	PROPERTY BOUNDARY	○ ST-1	SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE SAVED
---	SPLIT ZONING LINE	○ ST-1	SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED
---	REGULATED STREAM	■	WOODLAND PRESERVATION AREA (NON-CREDIT) (WPA-NC)
---	REGULATED STREAM BUFFER	■	CLEARED FLOODPLAIN AREA (C-FP)
---	100-YR FLOODPLAIN	■	WOODLAND PRESERVATION AREA (WPA)
---	100-YR FLOODPLAIN DRL	■	NATURAL REGENERATION AREA (NRA)
---	NETLAND	▲	WOODLAND PRESERVATION SIGN
---	25' NETLAND BUFFER		
---	EXPANDED NETLAND BUFFER		
---	PRIMARY MANAGEMENT AREA		
---	EXISTING TREE LINE		
---	EXISTING NON-WOODLAND AREA		
---	PROPOSED TREE LINE		
---	LIMIT OF DISTURBANCE		
---	TEMPORARY TREE PROTECTION FENCE		
---	PERMANENT TREE PROTECTION FENCE		
---	50' PERMANENT TREE PROTECTION FENCE		
---	WOODLAND CONSERVATION BANK BOUNDARY		

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EXISTING WOODLAND GROSS TRACT AREA	NET TRACT AREA (NTA)	EXISTING WOODLAND PRESERVATION IN FLOODPLAIN (FP)	WOODLAND ON NET TRACT AREA	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND PRESERVATION AREA (WPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND PRESERVATION / NOT CREDITED (WPA-NC)
2	25.00	4.30	0.50	2.20	0.50	2.40	0.20	4.43	0.43	0.00
3	12.10	0.00	0.50	7.20	0.00	0.00	0.00	4.2	0.00	0.00
4	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9	31.00	0.00	24.60	31.00	24.60	0.00	4.24	0.00	20.34	13.32
10	25.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11	4.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
18	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
21	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
22	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
23	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
24	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
25	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
27	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
28	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
29	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
32	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
33	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
34	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
35	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
36	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
37	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
38	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
39	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
40	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
41	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
43	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
44	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
45	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
46	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
47	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
48	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
49	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
50	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
51	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
52	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
53	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
54	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
55	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
56	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
57	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
58	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
59	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
61	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
62	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
63	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
64	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
65	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
66	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
67	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
68	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
69	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
70	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
71	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
72	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
73	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
74	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
75	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
76	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
77	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
78	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
80	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
81	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
82	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
83	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
84	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
85	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
86	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
87	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
88	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
89	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
90	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
91	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
92	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
93	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
94	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
95	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
96	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
97	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
98	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
99	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100	12.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00



APPROVAL
PROJECT NAME: PRESERVE AT PISCATAWAY
PROJECT NUMBER: SDP-0608
DATE: 7/30/14
APPROVED BY: [Signature]
DATE: 7/30/14

M.N.C.P.C. APPROVALS

Approval of	Approval Date	Reviewer's Signature	Certification Date
Resonance	07/19/07	S.L.	03/05/08

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4156
E-MAIL: GUTSCHICK@GLW.COM

DATE	REVISION	BY	APPR.
05/05/2012	ADDED WOODLAND CONSERVATION BANK	RLG	
07/10/2012	REVISED PER DRG COMMENTS	RLG	
07/10/2012		BT	APPR.



PREPARED FOR:
NVR MS CAVALIER PRESERVE LLC
C/O WOODLAWN DEVELOPMENT GROUP LLC
11700 PLAZA AMERICA DRIVE, SUITE 310
RESTON, VIRGINIA 20190
CHRISTOPHER RUDY
703-643-5100

SCALE: 1" = 50'
DATE: JUNE, 2011

ZONING: R-L
TAX MAP - GRID 142-03-04-03-E4, 121314, 143-A2-A3, 152-E1 & F1

TYPE II TREE CONSERVATION PLAN
The PRESERVE at PISCATAWAY
OPEN SPACE (FORMERLY THE GOLF COURSE)
PARCELS G-1, G-2, G-3 AND G-4
PART OF PARCEL 202, PARCEL GC

LEGEND

- PROPERTY BOUNDARY
- SPILT ZONING LINE
- 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
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE
- SEMI-PERMANENT TREE PROTECTION FENCE
- WOODLAND CONSERVATION BANK BOUNDARY

- SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED
- WOODLAND PRESERVATION AREA (NON-CREDIT) (WPA-NG)
- CLEARED FLOODPLAIN AREA (C-FP)
- WOODLAND PRESERVATION AREA (WPA)
- NATURAL REGENERATION AREA (NRA)
- WOODLAND PRESERVATION SIGN

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EXISTING WOODLAND GROSS TRACT AREA	NET TRACT AREA (NTA)	EXISTING WOODLAND NET TRACT AREA (NTA)	EXISTING WOODLAND PRESERVATION IN FLOOD PLAIN (FP)	WOODLAND CLEARED ON NET TRACT AREA	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND PRESERVATION AREA (WPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND PRESERVATION NOT CREDITED (WPA-NG)
1	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
2	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
3	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
4	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
5	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
6	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
7	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
8	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
9	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
10	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
11	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
12	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
13	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
14	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
15	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
16	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
17	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
18	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
19	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
20	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
21	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
22	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
23	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
24	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
25	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
26	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
27	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
28	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
29	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
30	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
31	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
32	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
33	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
34	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
35	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
36	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
37	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
38	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
39	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
40	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
41	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
42	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
43	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
44	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
45	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
46	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
47	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
48	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
49	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
50	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
51	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
52	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
53	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
54	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
55	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
56	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
57	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
58	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
59	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
60	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
61	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
62	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
63	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
64	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
65	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
66	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
67	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
68	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
69	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
70	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
71	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
72	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
73	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
74	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
75	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
76	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
77	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
78	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
79	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
80	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
81	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
82	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
83	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
84	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
85	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
86	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
87	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
88	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
89	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
90	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
91	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
92	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
93	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
94	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
95	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
96	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
97	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
98	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
99	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00
100	25.45	0.00	534	25.45	534	0.00	0.26	0.00	5.08	18.45	0.00

GLASSFORD VILLAGE NORTH
SDP-9804

PART OF
PARCEL "P"

NRA-10F
3.03 ACRES

WPA-10E
1.09 ACRES

NRA-10E
13.97 ACRES

WPA-10D
0.54 ACRES

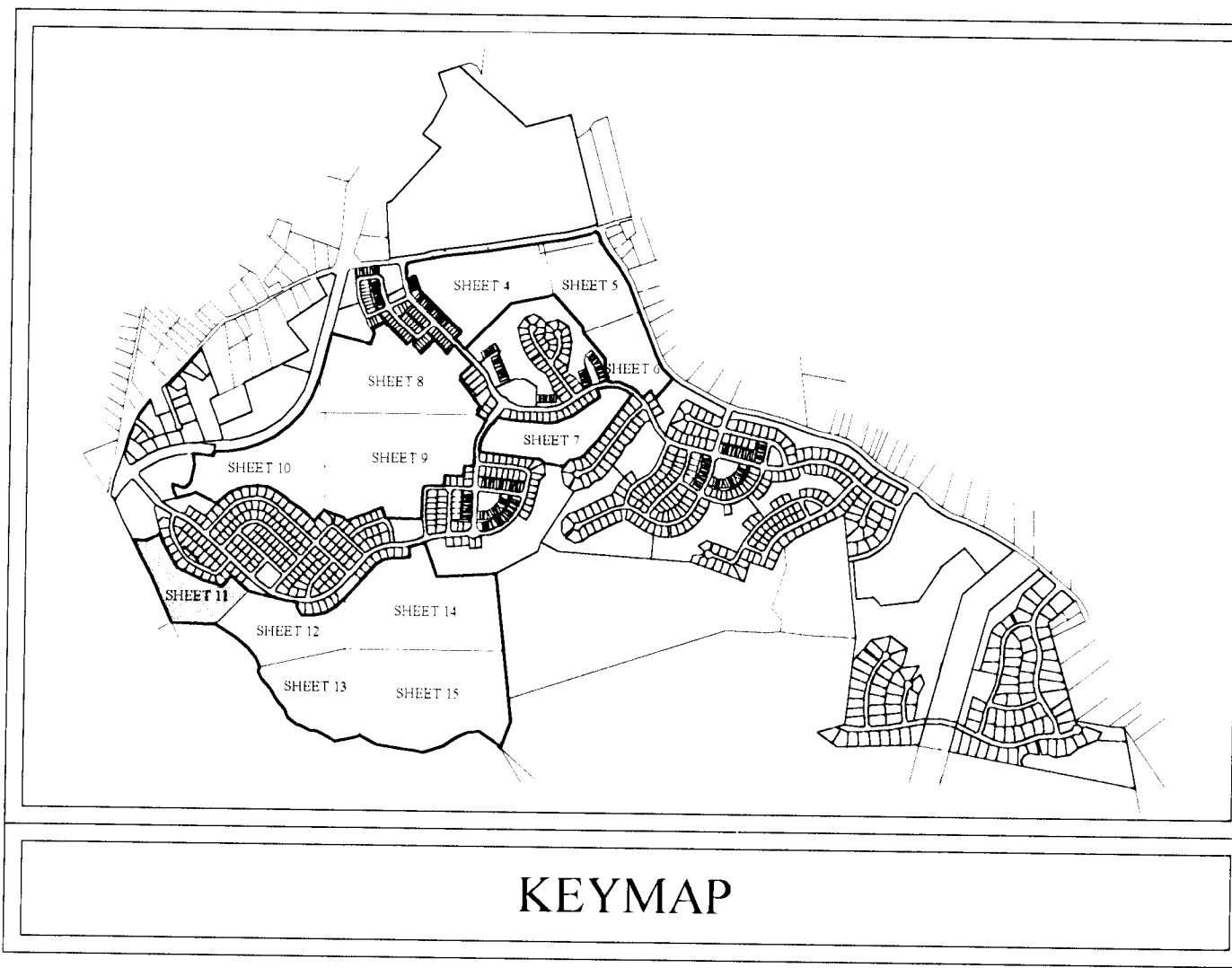
NRA-10A
0.36 ACRES

PARCEL 'D'

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EXISTING WOODLAND GROSS TRACT AREA	NET TRACT AREA (NTA)	EXISTING WOODLAND NET TRACT AREA (NTA)	EXISTING WOODLAND PRESERVATION IN FLOODPLAIN (FP)	WOODLAND CLEARED ON NET TRACT AREA	WOODLAND CLEARED IN FLOODPLAIN (G-FP)	WOODLAND PRESERVATION AREA (WPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND PRESERVATION NOT CREDITED (WPA-NC)
1	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
2	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
3	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
4	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
5	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
6	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
7	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
8	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
9	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
10	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
11	4.36	2.46	4.46	11.50	2.16	2.30	0.93	0.45	0.93	4.32	0.00
12	4.36	2.46	4.46	11.50	2.16	2.30	0.93	0.45	0.93	4.32	0.00
13	4.36	2.46	4.46	11.50	2.16	2.30	0.93	0.45	0.93	4.32	0.00
14	4.36	2.46	4.46	11.50	2.16	2.30	0.93	0.45	0.93	4.32	0.00
15	4.36	2.46	4.46	11.50	2.16	2.30	0.93	0.45	0.93	4.32	0.00
16	4.36	2.46	4.46	11.50	2.16	2.30	0.93	0.45	0.93	4.32	0.00
17	4.36	2.46	4.46	11.50	2.16	2.30	0.93	0.45	0.93	4.32	0.00
18	4.36	2.46	4.46	11.50	2.16	2.30	0.93	0.45	0.93	4.32	0.00
19	4.36	2.46	4.46	11.50	2.16	2.30	0.93	0.45	0.93	4.32	0.00
20	4.36	2.46	4.46	11.50	2.16	2.30	0.93	0.45	0.93	4.32	0.00
TOTAL	304.40	16.30	220.16	209.52	204.54	16.22	24.58	1.14	114.14	81.28	0.11

N 314.250
E 1320.150



LEGEND

- PROPERTY BOUNDARY
- SPLIT ZONING LINE
- REGULATED STREAM
- REGULATED STREAM BUFFER
- 100-YR FLOODPLAIN
- 100-YR FLOODPLAIN BRL
- WETLAND
- 25' WETLAND BUFFER
- EXPANDED WETLAND BUFFER
- PRIMARY MANAGEMENT AREA
- EXISTING TREE LINE
- EXISTING NON-WOODLAND AREA
- PROPOSED TREE LINE
- LIMIT OF DISTURBANCE
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE
- SEMI-PERMANENT TREE PROTECTION FENCE
- WOODLAND CONSERVATION BANK BOUNDARY
- SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE SAVED
- SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED
- WOODLAND PRESERVATION AREA (NON-CREDIT) (WPA-NC)
- CLEARED FLOODPLAIN AREA (G-FP)
- WOODLAND PRESERVATION AREA (WPA)
- NATURAL REGENERATION AREA (NRA)
- WOODLAND PRESERVATION SIGN

THIS BLOCK IS FOR OFFICIAL USE ONLY. QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.



M-NCPPC APPROVALS

PROJECT NAME: PRESERVE AT PISCATAWAY
PROJECT NUMBER: SDP-0608-01
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

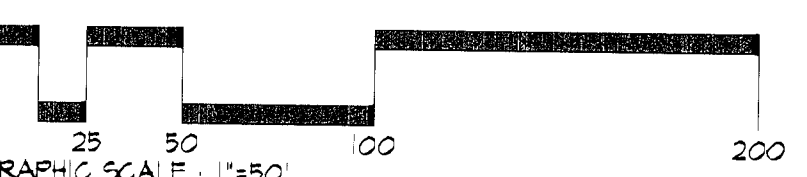


M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION	
APPROVAL TREE CONSERVATION PLAN TCPII - 44 - 07	
APPROVED BY:	DATE:
1. Stage	03/05/08
2. Review	11/30/14
3. Approval	
4. Approval	
5. Approval	

M.N.C.P.C. APPROVALS			
PROJECT NAME: OPEN SPACE (FORMERLY GOLF COURSE)			
PROJECT NUMBER: SDP-0608			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet The Revisions Listed Below Apply to this Sheet			
Approval Date	Approval Date	Reviewer's Signature	Certification Date
07/19/07		SL	03/05/08

NOTE:
PRIOR TO ANY PLANTING OF NATURAL REGENERATION AREAS LOCATED ON PARCEL GC-4, ANY PORTIONS OF THE CULTURAL RESOURCES AREA WHICH HAVE NOT BEGUN THE PROCESS OF NATURAL REGENERATION SHALL BE DELINEATED IN THE FIELD WITH A TEMPORARY PROTECTION DEVICE FOR PROTECTION FROM GRADING, HEAVY EQUIPMENT, AND SEEDING OPERATIONS. NATURAL SUCCESSION FROM NATURAL SEED SOURCES SHALL BE THE ACCEPTABLE METHOD OF AFFORESTATION / REFORESTATION WITHIN THIS AREA.

NOTE: THE ENTIRETY OF PARCEL GC-4 IS LOCATED WITHIN THE AREA OF PRIMARY CONCERN OF THE MOUNT VERNON VIEWSHED.



GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20884
TEL: 301-421-4024 FAX: 301-421-4024

DATE	REVISION	BY	APP'D
04/11/2012	ADDED WOODLAND CONSERVATION BANK	REL	
04/11/2012	REVISED PER DRG COMMENTS	REL	
		BY	APP'D

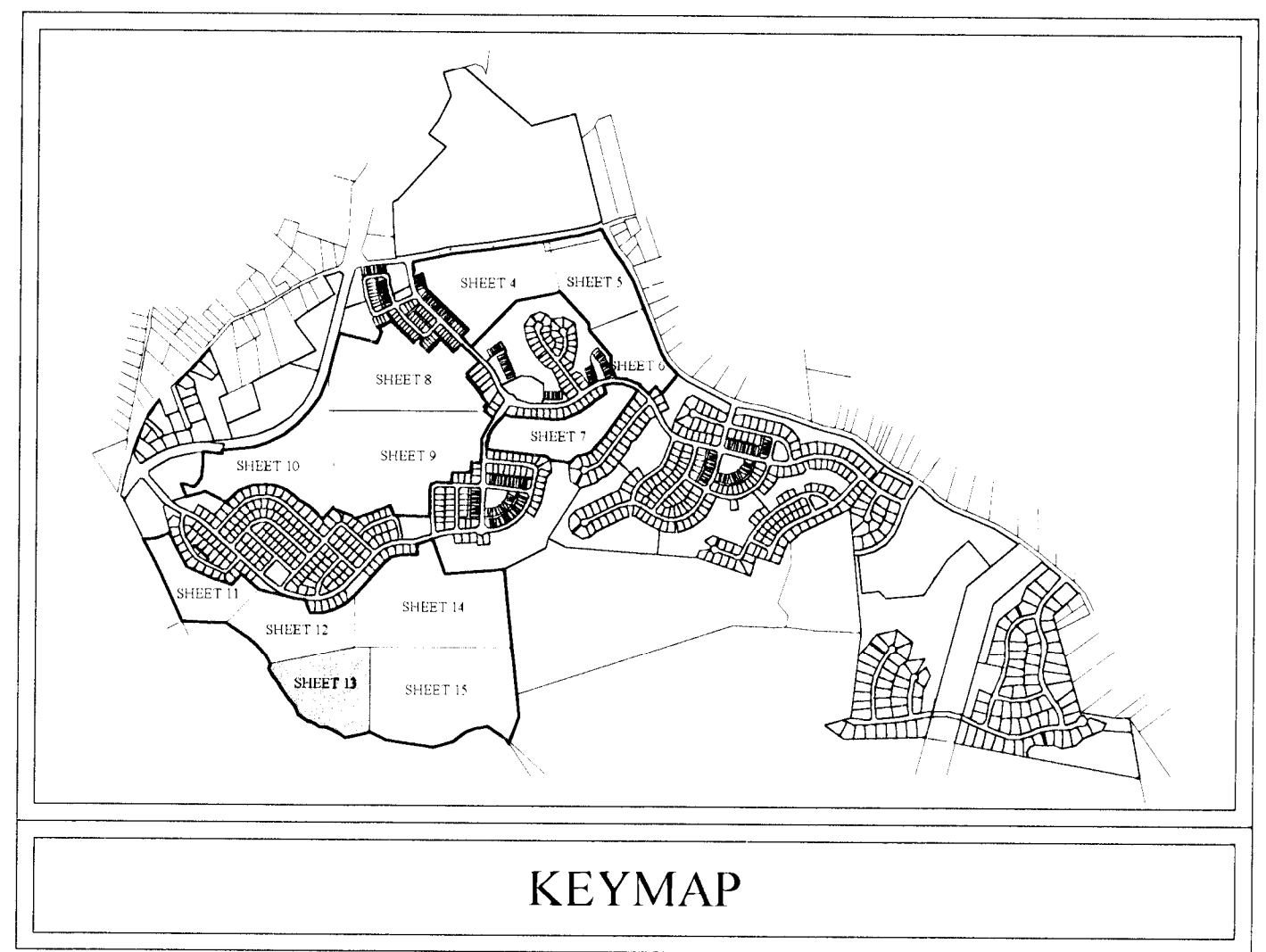
PREPARED FOR:
NVR MS CAVALIER PRESERVE LLC
C/O WOODLAWN DEVELOPMENT GROUP LLC
11700 PLAZA AMERICA DRIVE, SUITE 310
RESTON, VIRGINIA 20190
CHRISTOPHER RUDY
703-649-5100

SCALE
1" = 50'
DATE
JUNE, 2011

ZONING
R-L
TAX MAP - GRD
142 03-04-E3-E4
142 03-04
143 02-A3
152 E1 & F1

TYPE II TREE CONSERVATION PLAN
The PRESERVE at PISCATAWAY
OPEN SPACE (FORMERLY THE GOLF COURSE)
PARCELS G-1, G-2, G-3 AND G-4
PART OF PARCEL 203, PARCEL GC-3, BLOCK "E"
L 10457 F 752/P.B. REP 216 P. 16

D. L. W. FILE No.
10009
SHEET
11 OF 15



LEGEND

- PROPERTY BOUNDARY
- SPLIT ZONING LINE
- 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
- PROPOSED TREE LINE
- LIMIT OF DISTURBANCE
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE
- SEMI PERMANENT TREE PROTECTION FENCE
- WOODLAND CONSERVATION BANK BOUNDARY

- SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE SAVED
- SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED
- WOODLAND PRESERVATION AREA (NON-CREDIT) NP-NC
- CLEARED FLOODPLAIN AREA (C-FP)
- WOODLAND PRESERVATION AREA (NPA)
- NATURAL REGENERATION AREA (NRA)
- WOODLAND PRESERVATION SIGN

THIS BLOCK IS FOR OFFICIAL USE ONLY. QR label certifies that this plan meets conditions of final approval by the Planning Board, is designed by the District Council.

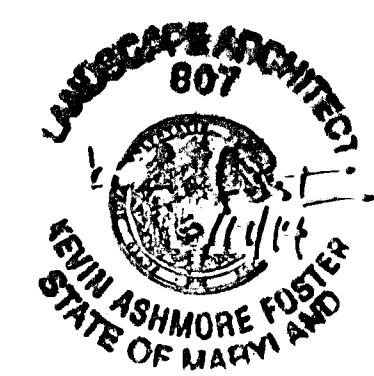


M-NCPPC APPROVALS

PROJECT NAME: PRESERVE AT PISCATAWAY

PROJECT NUMBER: SDP-0608-01

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.



M-NCPPC APPROVALS	
PROJECT NAME: PRESERVE AT PISCATAWAY	
PROJECT NUMBER: SDP-0608-01	
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
1	07/19/07
2	
3	
4	
5	

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EXISTING WOODLAND GROSS TRACT AREA	NET TRACT AREA (NTA)	EXISTING WOODLAND PRESERVATION AREA (NPA)	WOODLAND PRESERVATION AREA (NPA)	WOODLAND PRESERVATION AREA (NPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND PRESERVATION AREA (NPA)
1	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
2	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
3	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
4	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
5	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
6	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
7	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
8	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
9	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
10	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
11	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
12	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
13	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
14	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
15	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
16	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
17	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
18	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
19	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
20	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
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27	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
28	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
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54	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
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81	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
82	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
83	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
84	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
85	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
86	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
87	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
88	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
89	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
90	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
91	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
92	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
93	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
94	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
95	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
96	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
97	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
98	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
99	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
100	25.03	0.00	25.03	25.03	25.03	0.00	0.00	25.03	0.00
TOTAL	304.90	16.36	220.76	208.52	204.54	16.22	24.58	11.14	119.14

NOTE: THE ENTIRETY OF PARCEL GC-4 IS LOCATED WITHIN THE AREA OF PRIMARY CONCERN OF THE MOUNT VERNON VIEWSHED.

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BARTONVILLE OFFICE PARK
BARTONVILLE, MARYLAND 20836
TEL 301-421-4024 FAX 301-421-4024 FAX 301-421-4196

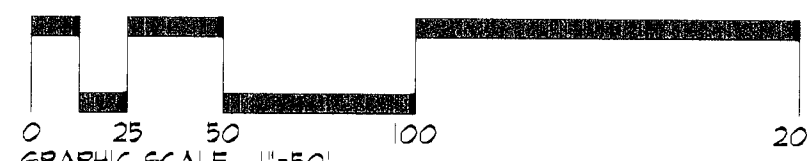
DES. KAT DRN. ROLAN CHK. KAT

DATE

REVISION

BY

APPR.



PREPARED FOR:
NVR MS CAVALIER PRESERVE LLC
C/O WOODLAWN DEVELOPMENT GROUP LLC
11700 PLAZA AMERICA DRIVE, SUITE 310
RESTON, VIRGINIA 20190
CHRISTOPHER RUDY
703-649-5100

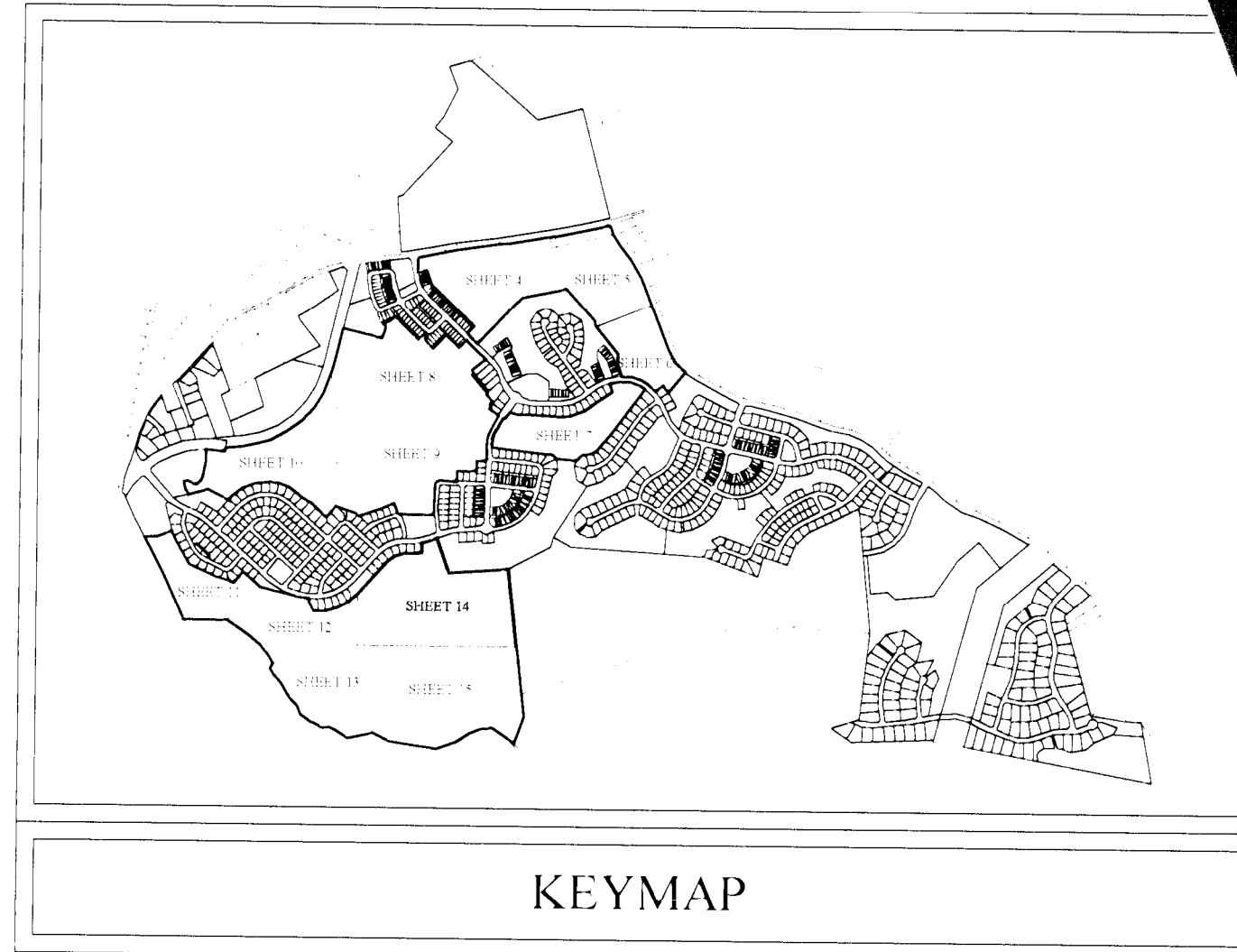
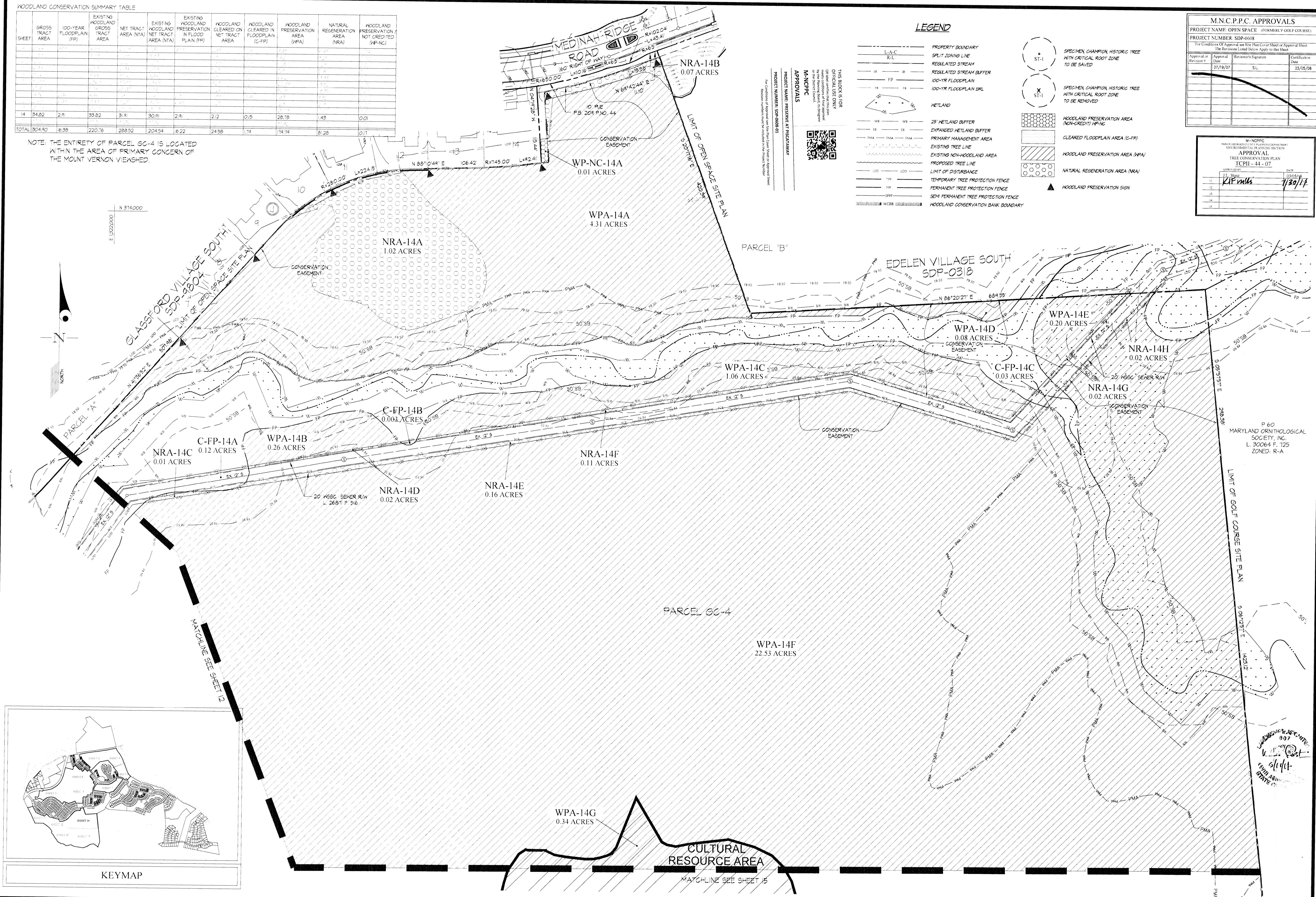
SCALE

1" = 50'

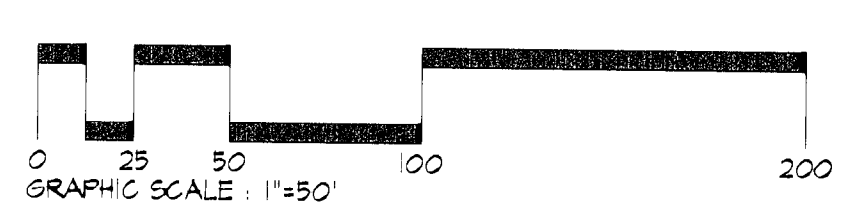
DATE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EXISTING WOODLAND GROSS TRACT AREA	NET TRACT AREA (NTA)	EXISTING WOODLAND NET TRACT AREA (NTA)	EXISTING WOODLAND PRESERVATION IN FLOOD PLAIN (FP)	WOODLAND CLEARED ON NET TRACT AREA	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND PRESERVATION AREA (WPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND PRESERVATION NOT CREDITED (NP-NC)
14	34.82	2.41	33.82	31.91	30.41	2.81	2.12	0.15	28.79	.43	0.01
TOTAL	304.90	6.38	220.16	288.52	204.54	6.22	24.58	.14	14.14	81.28	0.17

E 1322,000	N 314,000
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[illegible]

M-NCPPC MONTGOMERY COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION	
GEORGETOWN TREE CONSERVATION PLAN TCPII - 44 - 07	
APPROVED BY	DATE
1. J. Stasz	03/05/08
02. <i>KIP Mills</i>	<i>7/30/13</i>
03.	
04.	
05.	

[illegible]

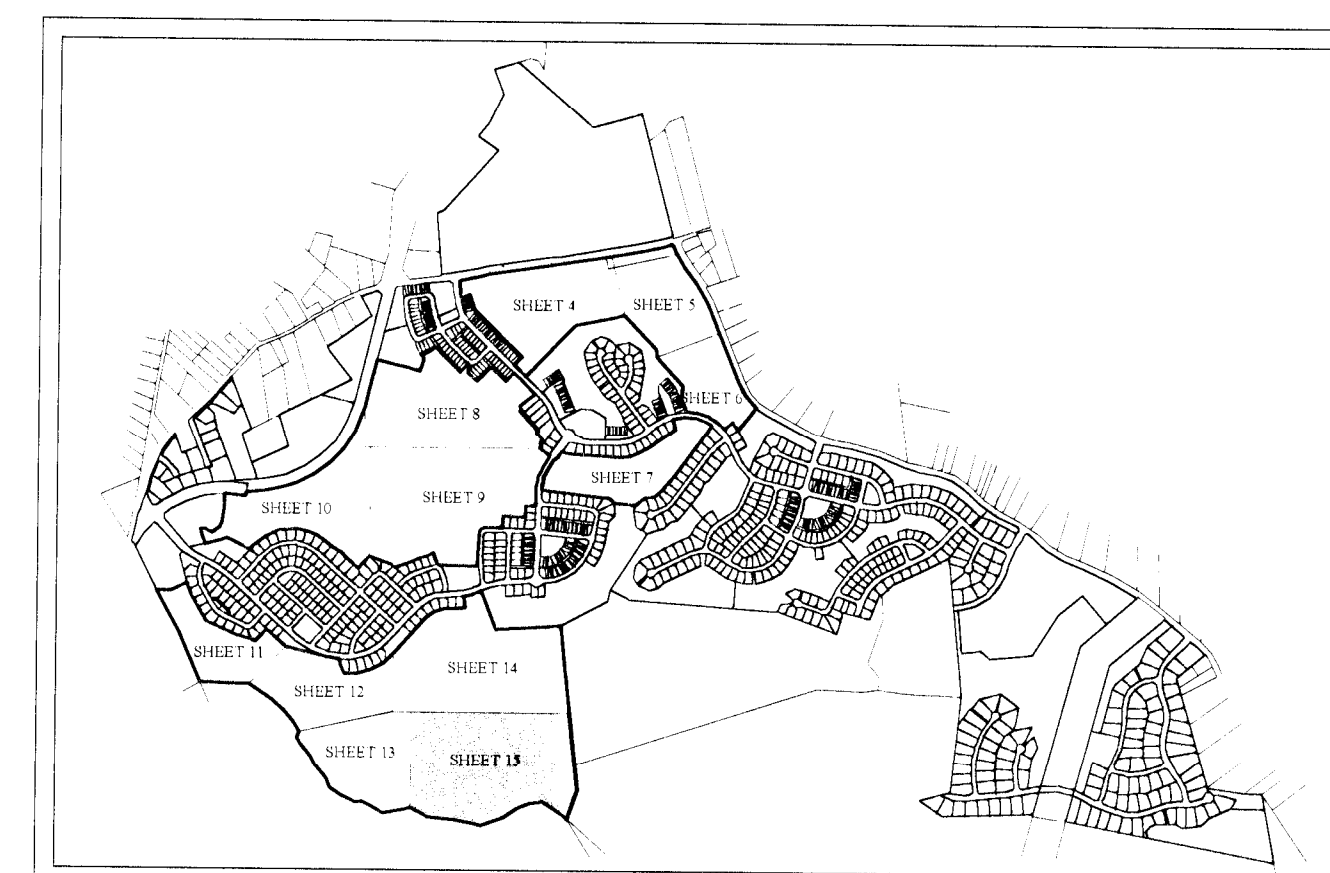
PREPARED FOR:
NVR MS CAVALIER PRESERVE LLC
C/O WOODLAWN DEVELOPMENT GROUP LLC
11700 PLAZA AMERICA DRIVE, SUITE 310
RESTON, VIRGINIA 20190
CHRISTOPHER RUDY
703-649-5100

SCALE	ZONING
1" = 50'	R-L
DATE	TAX MAP - GRID
JUNE, 2011	142 D3-D4,E3-E4 F2,F3,F4 143 A2-A3 152 E1 & F1

TYPE II TREE CONSERVATION PLAN

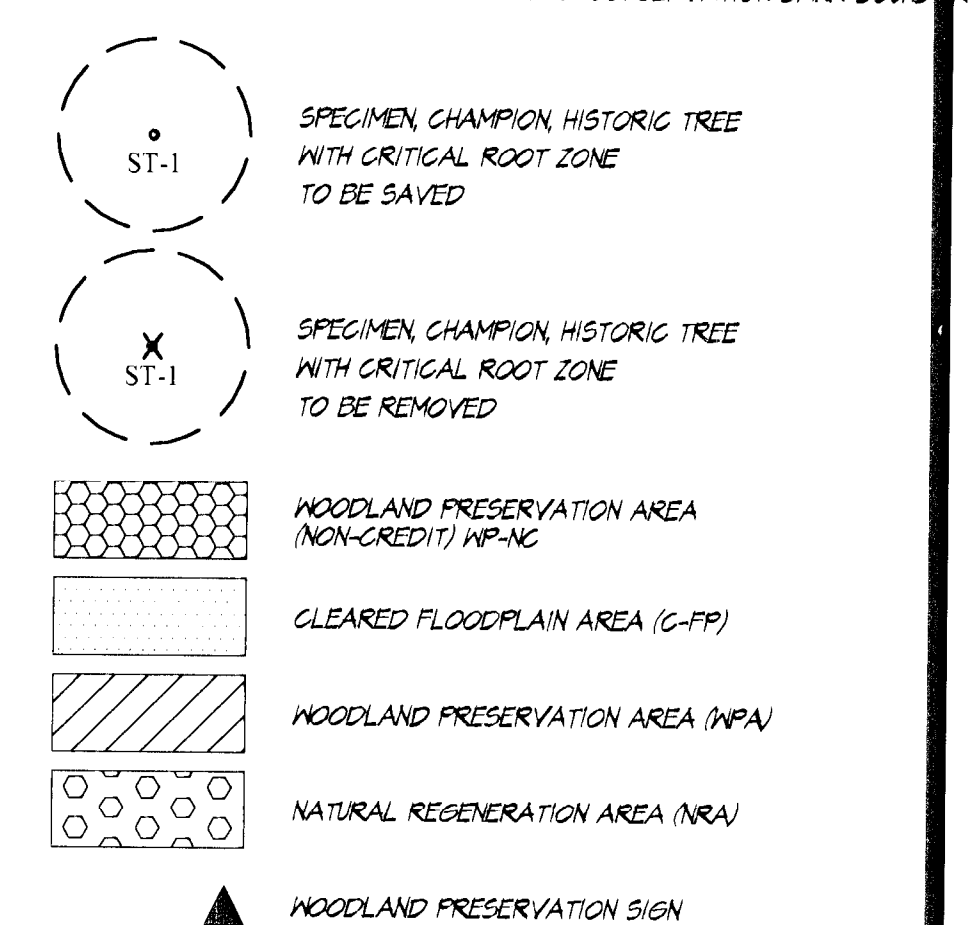
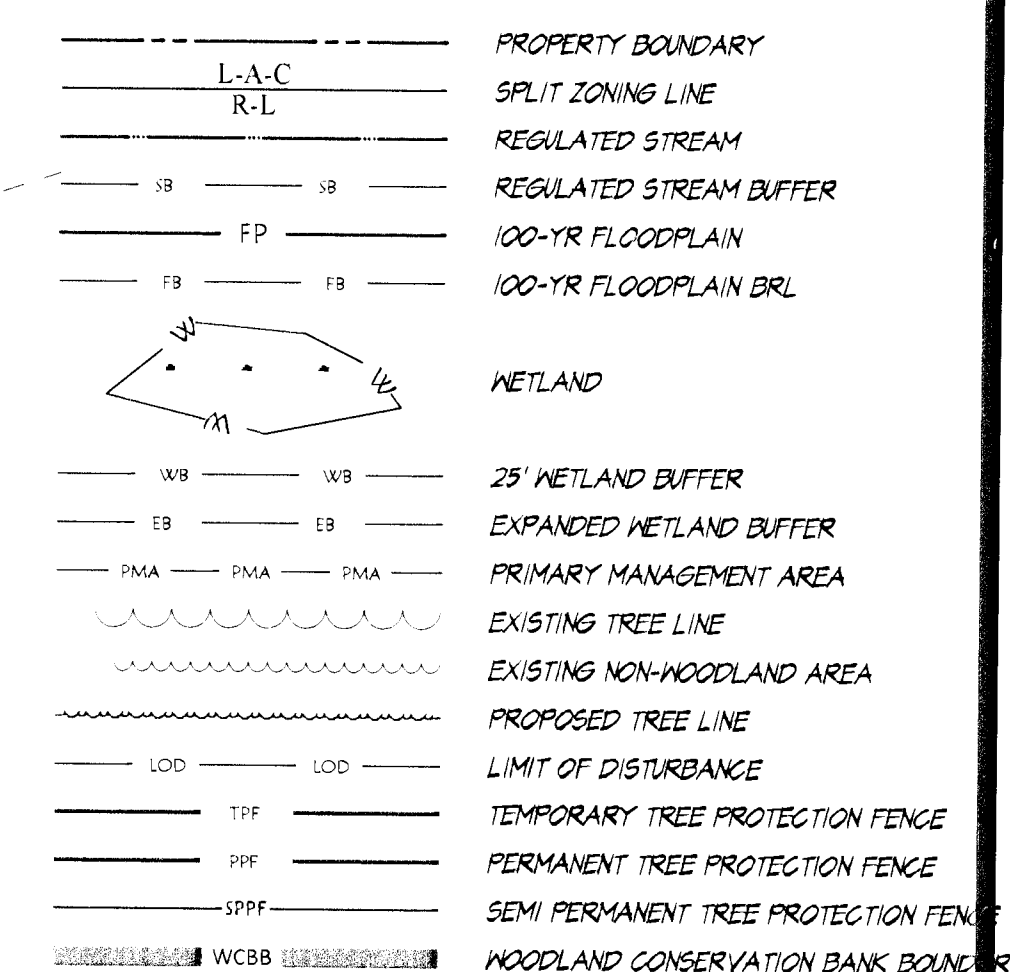
The PRESERVE at PISCATAWAY
OPEN SPACE (FORMERLY THE GOLF COURSE)
PARCELS G-1, G-2, G-3 AND G-4
PART OF PARCEL 202, PARCEL GC-3, BLOCK "E"
L 10457 F 752 P.B REP 216 P NO. 16

G. L. W. FILE No.
10009
SHEET
14 OF 15



P 60
MARYLAND ORNITHOLOGICAL
SOCIETY, INC.
L. 30064 F. 125
ZONED: R-A

LEGEND

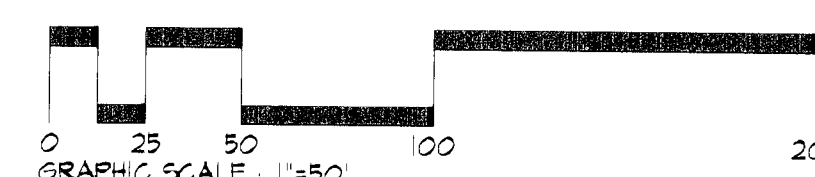


M-NCPPO
 PRINCIPAL RESOURCES PLANNING DEPARTMENT
 ENVIRONMENTAL PLANNING SECTION
 APPROVAL
 TREE CONSERVATION PLAN
 TCPII - 44 - 07

	APPROVED BY	DATE
01	J.L. Stasz	03/05/08
02	<i>R. Emick</i>	<i>11/30/14</i>
03		
04		
05		

[illegible][illegible]

NOTE: THE ENTIRETY OF PARCEL 66-4 IS LOCATED
WITHIN THE AREA OF PRIMARY CONCERN OF
THE MOUNT VERNON VIEWSHED.



GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS; LAND SURVEYORS; LAND PLANNERS; LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTINSVILLE OFFICE PARK
BURTINSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA 301-989-2524 FAX: 301-421-4198

[illegible]

PREPARED FOR:
NVR MS CAVALIER PRESERVE LLC
C/O WOODLAWN DEVELOPMENT GROUP LLC
11700 PLAZA AMERICA DRIVE, SUITE 310
RESTON, VIRGINIA 20190
CHRISTOPHER RUDY
703-649-5100

SCALE	ZONING
1" = 50'	R-L
DATE	TAX MAP -
JUNE, 2011	142 D3-D4, E F2, F3, F4 143, 142

TYPE II TREE CONSERVATION PLAN
The PRESERVE at PISCATAWAY
OPEN SPACE (FORMERLY THE GOLF COURSE)
PARCELS G-1, G-2, G-3 AND G-4
PART OF PARCEL 202, PARCEL GC-3, BLOCK "E"
L 10457 F 752/P B, REP 216 P NO. 16

G. L. W. FILE No.
10009
SHEET
15 OF 15