

SPECIMEN TREE LIST

TREE #	PLAN #	FIELD #	COMMON NAME	SCIENTIFIC NAME	D.B.H. ² (Inches)	VIGOR ³	TDI ⁴	FATE ⁵
97	2413	B77	White oak	Quercus alba	33.0	Excellent	Good	TBR
98	2414	B78	White oak	Quercus alba	35.0	Excellent	Moderate	TBR
99	2415	B79	Pin oak	Quercus palustris	35.3	Excellent	Good	TBR
103	2419	B71	Southern red oak	Quercus falcata	32.7	Good	Moderate/Poor	TBR
30	2427	4	Scarlet oak	Quercus coccinea	34.2	Good	Fair	TBR
32	2428	2	Scarlet oak	Quercus coccinea	38.0	Good	Good	TBR
135	2431	120	Tulip poplar	Liriodendron tulipifera	43.4	Poor	Poor	TBR
134	2432	118	American beech	Fagus grandifolia	32.0	Good	Fair	TBR
133	2433	119	American beech	Fagus grandifolia	45.0	Fair	Fair	TBR
132	2434	117	Southern red oak	Quercus falcata	38.8	Good	Fair	TBR
107	2435	B85	Sycamore	Platanus occidentalis	33.3	Excellent	Good	TBR
108	2436	125	Pin oak hybrid	Quercus palustris	30.8	Excellent	Good	TBR
106	2438	B168	Black walnut	Juglans nigra	31.4	Moderate	Moderate	TBR
104	2440	B72	Tulip poplar	Liriodendron tulipifera	38.0	Excellent	Moderate/Poor	TBR
33	2442	1	Scarlet oak	Quercus coccinea	42.0	Excellent	Good	TBR
ST 1	ST 1		Sycamore	Platanus occidentalis	32	Fair	TBR	
ST 2	ST 2		River birch	Betula nigra	32	Good	TBR	
ST 3	ST 3		Sycamore	Platanus occidentalis	32	Fair/Good	TBR	
ST 4	ST 4		Red Maple	Acer rubrum	31	Poor	TBR	
ST 5	ST 5		River birch	Betula nigra	30	Fair/Good	TBR	
ST 6	ST 6		River birch	Betula nigra	34	Poor	TBR	
ST 7	ST 7		River birch	Betula nigra	42	Fair	TBR	

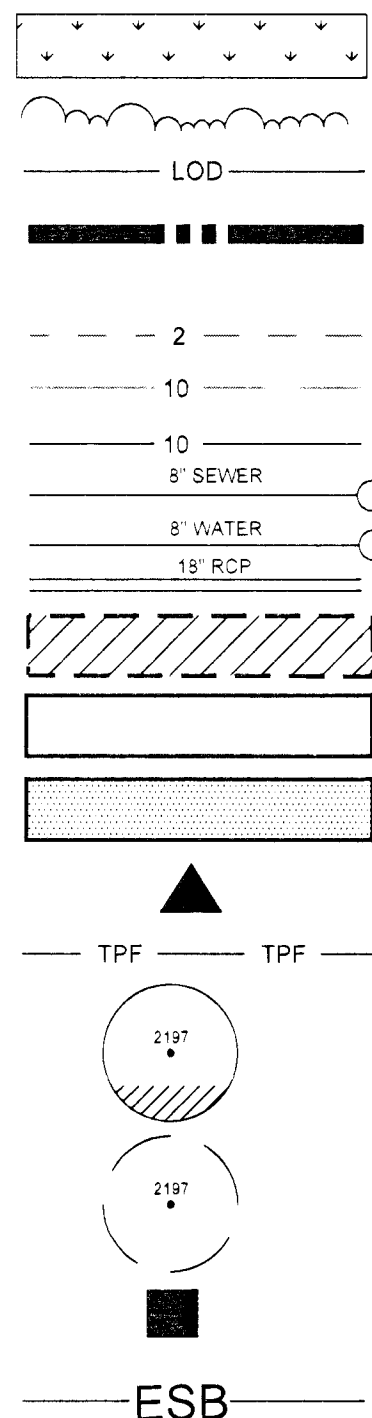
A Trees that do not have a plan # are either in poor health or are saved based on development layout.
B Several different numbering systems were used to insure that different field crews did not duplicate numbers.
C Diameter at Breast Height
D Estimate of health of tree
E Tolerance to Disturbance
F TRS: To Be Saved
TBR: To Be Removed

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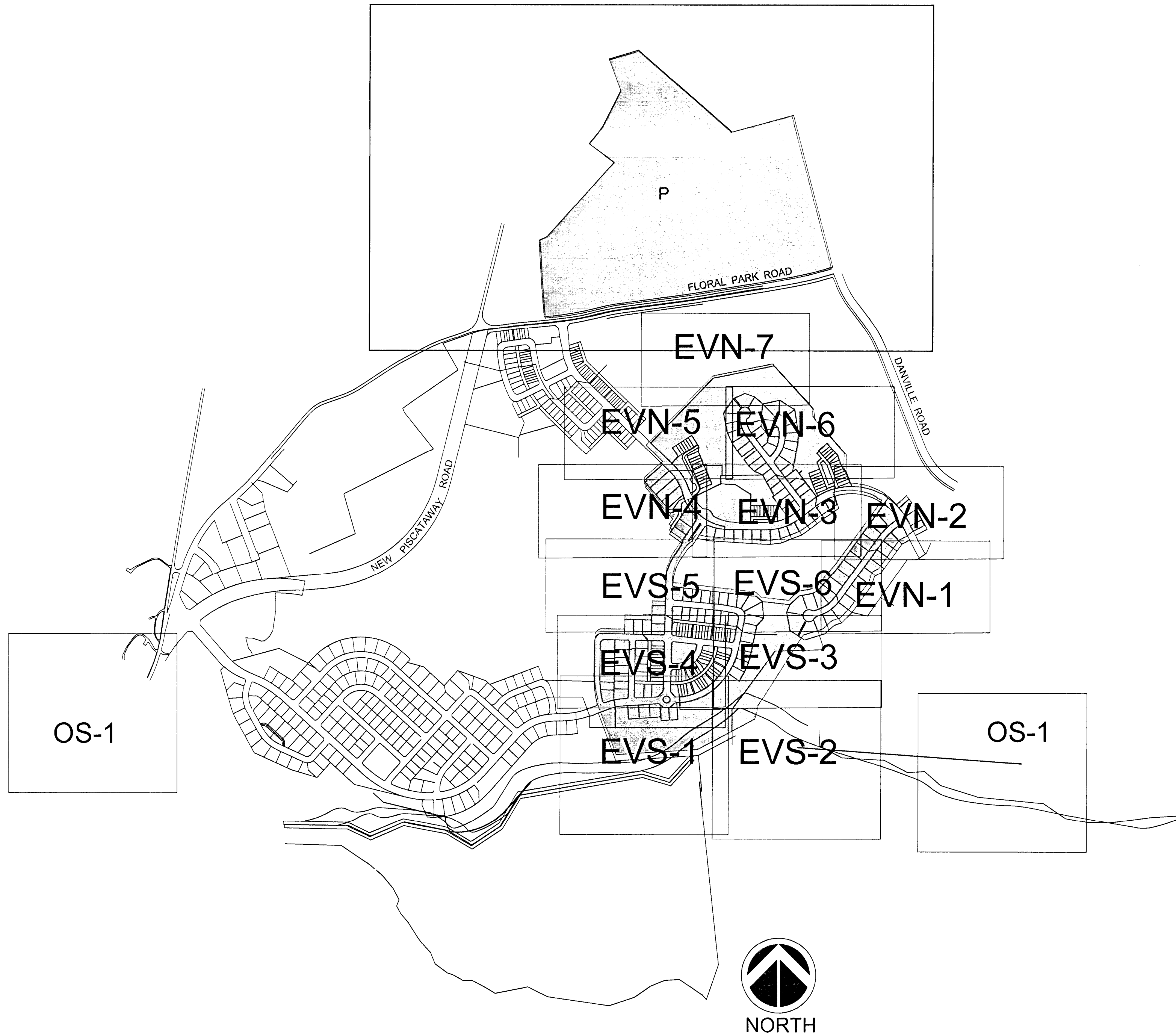
LEGEND

EXISTING WETLANDS
EXISTING TREELINE
LIMIT OF DISTURBANCE
VILLAGE BOUNDARY
100-YEAR FLOOD PLAIN
EXISTING 2 FOOT CONTOUR
EXISTING 10 FOOT CONTOUR
PROPOSED CONTOUR
PROPOSED SEWER
PROPOSED WATER MAIN
PROPOSED STORM DRAIN
PROPOSED TREE PRESERVATION
EXISTING FOREST T.B.R.
CLEARED FLOODPLAIN AREA
TREE PROTECTION SIGNAGE
TREE PROTECTION FENCE
PROPOSED ROOT PRUNING
SPECIMEN TREE
SPECIMEN TREE SIGNAGE
EXPANDED STREAM BUFFER



SHEET LAYOUT

SCALE: 1" = 600'



VICINITY MAP

SCALE: 1" = 2000'

GENERAL NOTES

- Existing Zoning.
- This plan has been prepared in accordance with:
Villages at Piscataway Basic Plan
Villages at Piscataway Comprehensive Design Plan
Comprehensive Design Plan Resolution
Preliminary Plan
Preliminary Plan Resolution
Conceptual Stormwater Management Plan
- Other plan references:
Specific Design Plan for Glassford Village
Specific Design Plan for Twin Entry Ponds
Specific Design Plan for Piscataway Road and Bailey's Pond
- The site is located on Tax Map 142, Grid F-3.

R-L
SMA CD-160-1993
CDP-9206
PGCPB 94-98
4-03027
PGCPB 03-122
TCP 1109-94 Rev. 8-17-03
98-8003830
SDP-8804-01
SDP-8805
SDP-8806-01
Bailey's Pond

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.

[Signature] August 13, 2014 Date

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 Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP2 - 046 - 04		
JLS	Approved by	Date
01	KIF	08/25/10
02	KIF	10/12/12
03	KIF	11/23/14
04	KS	10/19/15
05		

ENGINEER:
GLW GUTSCHICK, LITTLE, & WEBER P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 National Drive, Suite 250, Burtonsville, Maryland 20866

PREPARED BY:
Environmental Systems Analysis, Inc.
Annapolis, Maryland 21401
(410) 267-5465
www.esaenv.com
esa

COVER SHEET

TYPE II TREE CONSERVATION PLAN
THE PRESERVE AT PISCATAWAY
Edelen Village North & Edelen Village South
Fifth (5th) Election District
Prince George's County, Maryland

REVISIONS

January 10, 2004	
October 4, 2004	
November 16, 2004	
June 25, 2010	
August 9, 2010	
March 6, 2012	
September 26, 2012	
June 10, 2013	
December 12, 2013	
January 16, 2014	
August 11, 2014	

Date: _____

Date: _____	Checked: _____
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Scale: _____

Project/File No. _____

Sheet No. **1 of 17**

PREPARED FOR:
NVR MS Cavalier Preserve, LLC.
8614 WESTWOOD CENTER DRIVE
SUITE 900
VIENNA, VIRGINIA 22182

<i>[Signature]</i>	08/11/14
Leslie Wood	Date
Qualified Professional as per the 1991 Maryland Forest Conservation Act Issued July 1, 2004	

Standard Type II T.C.P. 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 \$1.50 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 owners 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.
5. The location of all Tree Protective Devices (TPD's) shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the Inspector, installation of the TPD's may begin. TPD installation shall be completed prior to installation of initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.
7. Since work on this project will be initiated in several phases all TPD's required for a given phase shall be installed prior to any disturbance within that phase of work.
8. Woodland Conservation - Tree Save Areas shall be posted as shown at the same time as Tree Protective Device installation.. These signs shall remain in place for a period of two (2) years.

General Type II T.C.P. Notes

NARRATIVE

This Type II Tree Conservation Plan has been prepared for the 169.92 acre Edelen Village North and South and Park Property which is part of the Preserve at Piscataway development located in Prince George's County, Maryland. The plan identifies 46.77 acres of existing forest to be cleared for the placement of infrastructure and proposed single family residential housing. 29.68 acres of forest will be preserved. The remaining Woodland Conservation that is required will be addressed on future TCPs for the Preserve project. The goals of forest preservation at the Preserve at Piscataway property include:

- provide a biofiltering buffer for the existing wetlands
- provide a visual screen for the adjacent residential communities
- preserve wildlife habitat
- protect steep slopes

GENERAL NOTES

1. This reforestation plan is provided in accordance with the requirements of the Prince George's County Woodland Conservation and Tree Preservation Acts (CB-106-1992 and CB-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 \$1.50 per square foot of woodland area destroyed unless otherwise agreed to by both DER and the Maryland-National Capital Park & Planning Commission (M-NCPPC).

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 (301-731-8790), and any other personnel involved in 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 site 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 freestanding 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 the 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 the 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 in order 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 County, 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 2430 requires root pruning because of its proximity to the proposed LOD. The critical root zone has 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 a one and one-half foot radius of the critical root zone.

SEQUENCE OF STRESS REDUCTION MEASURES

1. These protection measures apply to specimen tree 2430.
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 tree. If avoidance of specimen tree 2430 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 2428, 2442, & 2427 only if recommended by the arborist.
3. Root pruning and any other stress reduction measures recommended during the pre- or post-construction meetings shall be conducted by a Maryland Licensed Tree Expert.

General Type II T.C.P. Notes Con't

4. Root pruning:
 - A. Trench the area 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 limit of forest clearing (adjacent to the LOD).
5. Install tree protection devices per these plans.

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 Prince George's County Planning Director. Cutting or clearing of these areas without approval shall be subject to a \$1.50 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.

Tree Preservation Areas

Label	Acreage (±)	Label	Acreage (±)
A	8.41	E	4.31
B	0.88	F	7.65
C	0.00	G	0.85
D	3.66	H	3.65
Total:		29.41 acres (±)	

Individual TCPs for Phased Projects
Woodland Conservation Worksheet

Prince George's County

Zone: R-L
Gross Tract: 169.92
Floodplain: 62.25
Previously Dedicated Land: 0.00
Net Tract (NTA): 107.67
Property Description or Subdivision Name: TCP2-045-04-01 Edelen Village (The Preserve at Piscataway)
Owner: Bailey Associates, LP c/o GreenWest LLC
Address: 8614 Westwood Center Drive, Suite 900, Vienna, VA 22182
Phone: 703-442-8992
TCP Number: TCP1-009-94-02

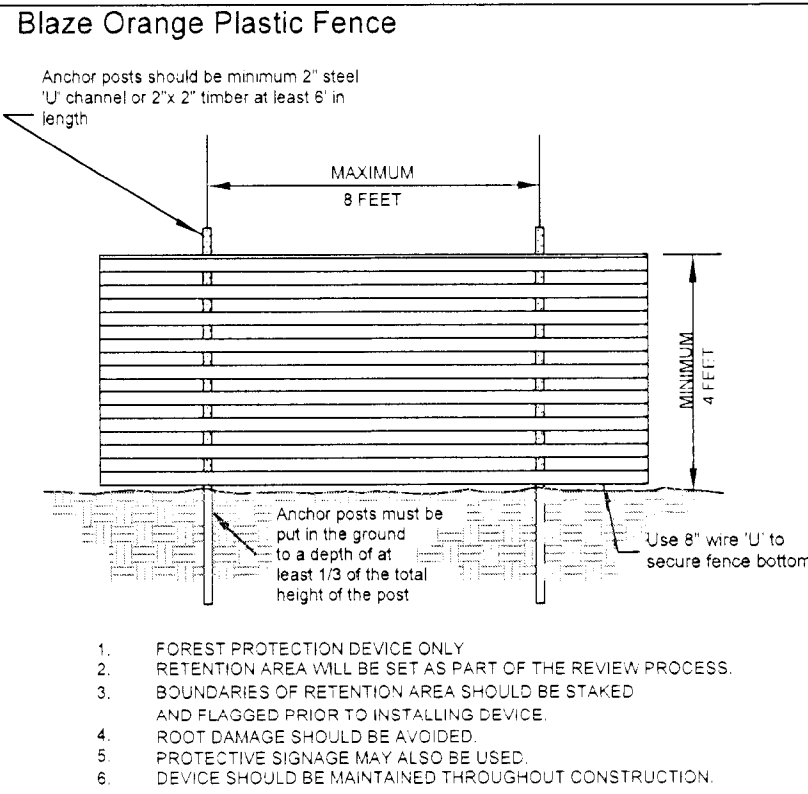
Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)	Off-site (acres)
Acreage of Existing Woodland		76.45		0.00
Woodland Conservation Required for Phase	27.31%	29.41		
Area of Woodland Cleared per Overall		46.97	0.11	3.51
Area of Woodland Cleared per TCP2		47.00	0.11	3.51
Area of Woodland above WCT that was not cleared by TCP2		1.97		
Additional Woodland Cleared by TCP1	0.03		0.00	0.00
Does the TCP show 2:1 replacement?	n			
Cleaning above WCT	0.03	Additional 1:1 Replacement required =	0.01	
Cleaning below WCT	0.00	Additional 2:1 Replacement required =	0.00	
Total Woodland Conservation Required for this TCP2		29.42		

Woodland Conservation Provided		(acres)
Woodland Preservation		29.41
Reforestation / Replacement		0.00
Afforestation		0.00
Area approved for fee-in-lieu		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		29.41

Area of net tract woodland not cleared: 29.45 acres

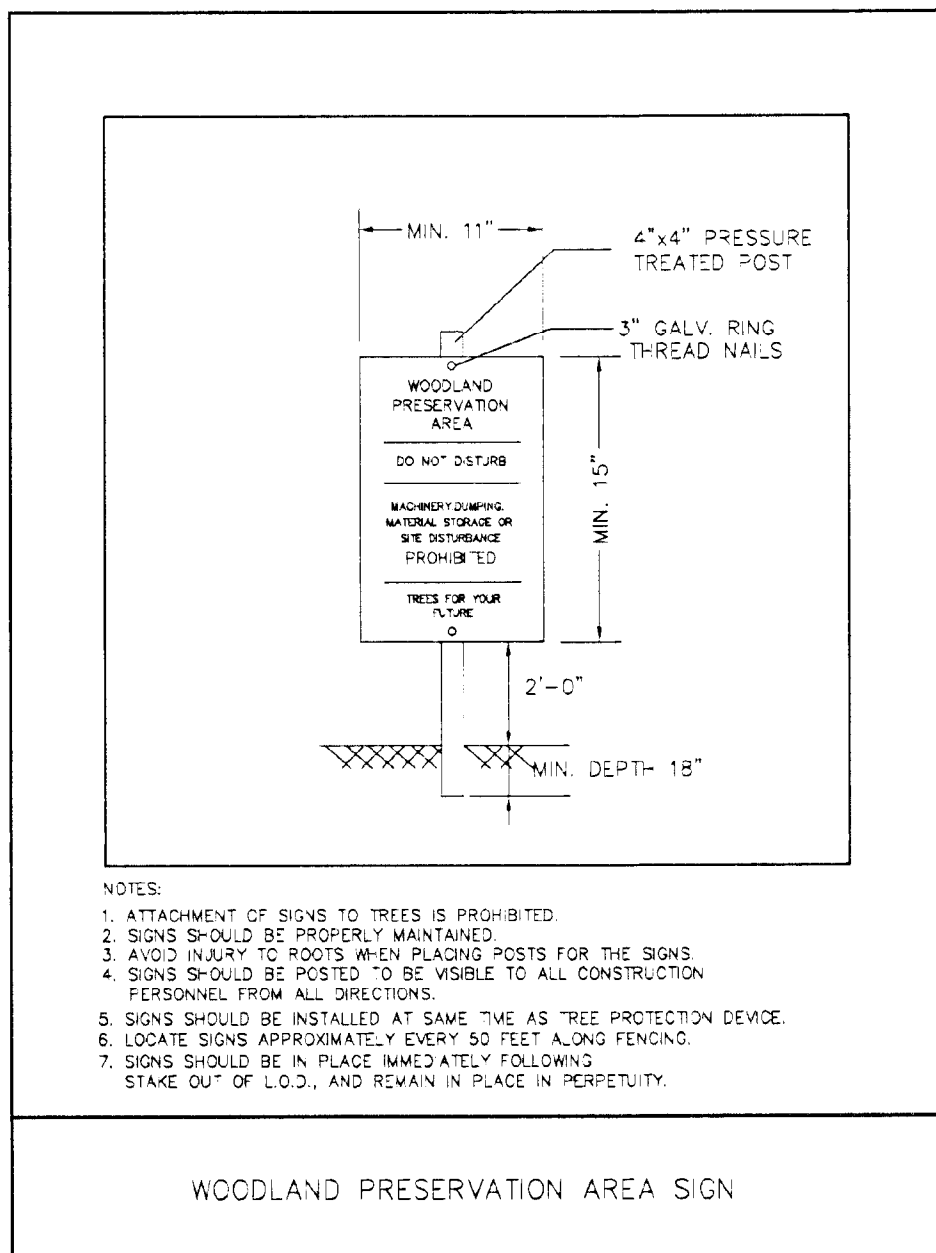
Prepared by: Leslie Wood
Address: Environmental Systems Analysis, Inc.
162 West Street, Annapolis, MD 21401
410-287-0466
Phone: Qualified Professional from DNR
License:

Tree Protection Fence

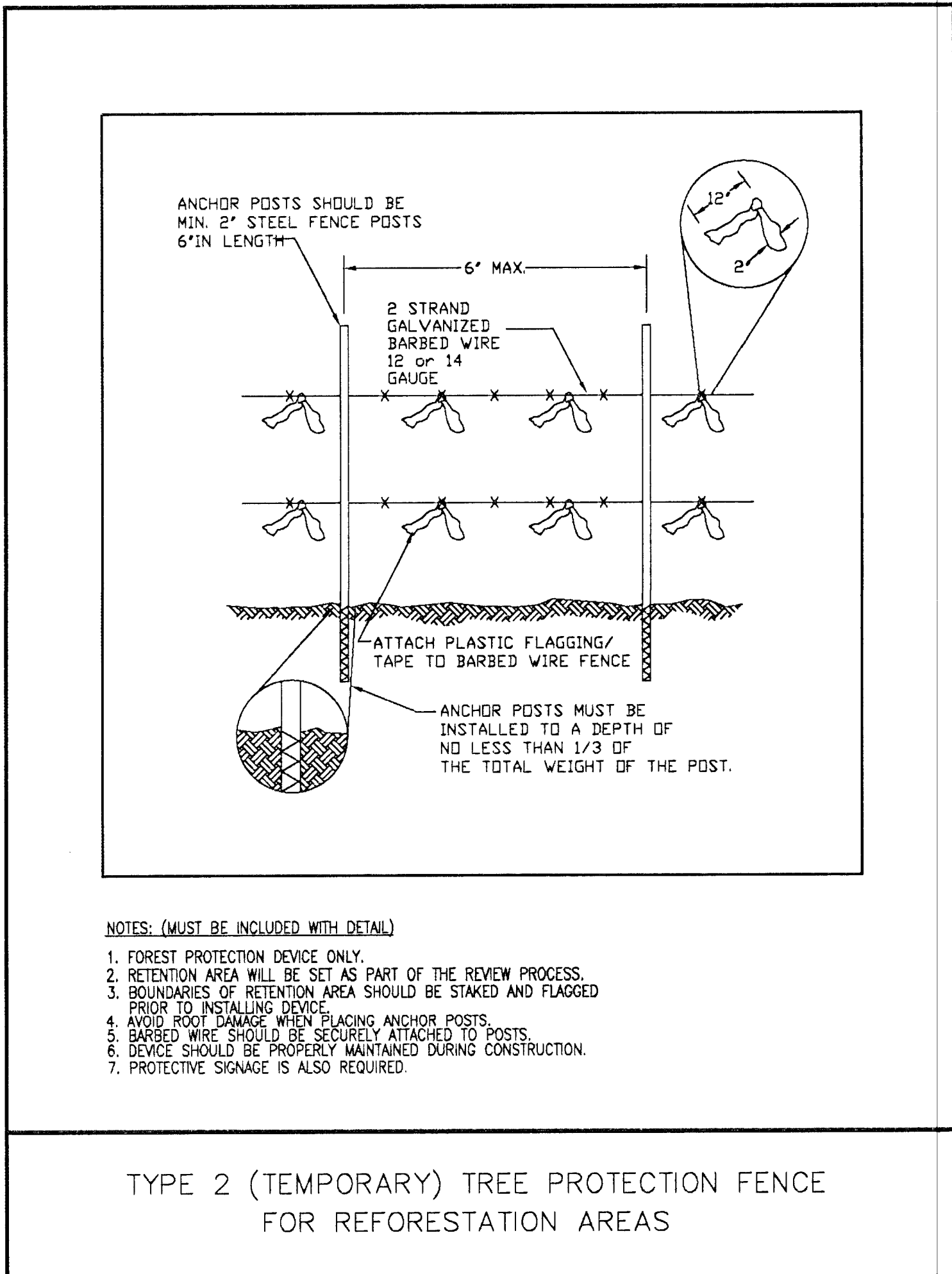


SIGNAGE

Forest Protection Signage



Type 2 (Temporary) Tree Protection Fence



Zone	R-L	L-A-C	Total	
Gross Tract	858.74	19.98	878.72	Include acreages only in columns
Floodplain	85.87	0.00	85.87	for which there is a corresponding zone
Previously Dedicated Land	0.00	0.00	0.00	
Net Tract (NTA)	773.07	19.98	793.05	

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

Break-even Point (presentation acres) = 269.01
Acres of Net Tract clearing permitted w/o reforestation = 297.88

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 (d): 364.85

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

TCP Revision Number: 2

TCP Approval Date: 4/29/2004

Plan Phase or Name: SDP-9804

SDP Revision Number: 2

SDP Approval Date: 3/4/2004

SDP Approval Status: Pending

SDP Certification Date: 2/28/2005

SDP Certification Status: Pending

Total Area in the application (acres): 79.66

Floodplain area in this application (acres): 0.03

Net Tract area in the application (acres): 79.63

Woodland on the Net Tract for this phase (acres): 17.66

Woodland in the Floodplain for this phase (acres): 0.03

Woodland Cleared on Net Tract for this phase (acres): 10.27

Woodland Cleared in Floodplain for this phase (acres): 0.00

Off-site Woodland Clearing (1:1): 0.06

Off-site Woodland Preservation/Regeneration provided on this property (acres): 0.00

Cumulative acres of Net Tract Woodland cleared (e): 10.27

Cumulative acres of Floodplain woodland cleared (f): 0.00

Smaller of d or e: 10.27

Woodland Clearing below WCT: 0.00

Replacement for clearing below the WCT (0.25: 1): 2.97

Replacement for clearing below the WCT (2: 1): 0.00

Afforestation Threshold (AFT): 19.88%

Cumulative Woodland Conservation Required: 198.69

Latest phase indicates cumulative requirement through that phase of work

Woodland Conservation Provided: 7.00

Reforestation: 0.00

Afforestation/Reforestation: 0.00

Natural Regeneration: 0.00

Area approved for fee-in-lieu: 0.00

Credits for Off-site Mitigation on another property: 0.00

Off-site Preservation provided on this property: 0.00

Off-site Afforestation/Reforestation provided on this property: 0.00

Total Woodland Conservation Provided: 7.00

Woodland saved on this phase but not counted: 0.59

Existing Net Tract Woodland in later phases: 543.03

Shortage / Surplus: 543.03

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

Woodland Conservation Provided: 277.57

Surplus Natural Regeneration for Woodland Bank: 80.08

	Glassford	Twin Entry	Pisc. Rd	Edelen	Danville	Lusby	Bailey	Open Space	
II-009-98	II-005-01	II-045-04	II-043-04	II-068-04	II-001-05	II-044-07			
2	0	2	0	0	1	1			
4/29/2004	2/16/1999	6/15/2005	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
4	2	1	6	2	3	4	1		
Pending	Pending	Approved	Pending	In Review	Approved	Approved	Pending		
2/28/2005	1/28/2011	1/28/2011	9/25/2012						
Pending	Pending	Certified	Pending	In Review	Certified	Certified	Pending		
79.66	11.11	29.98	169.92	145.32	114.92	23.01	304.90		878.72
0.03	0.00	0.00	62.25	3.33	3.43	0.25	16.38		85.87
79.63	11.11	29.98	107.67	141.99	111.39	22.76	288.52		793.05
17.66	0.96	9.32	76.45	141.28	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	0.71	1.11	46.68	74.73	89.66	0.30	24.68		244.30
0.00	0.00	0.00	0.11	0.61	0.41	0.25	1.79		3.17
0.06	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	58.73	133.46	219.42	219.72	244.30		3.17
0.00	0.00	0.00	0.11	0.72	1.13	1.38	244.30		3.17
10.27	11.04	12.15	58.73	133.46	219.42	219.72	244.30		3.17
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00
2.97	2.76	3.04	14.68	33.37	64.86	54.93	61.08		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	0.00	0.00		0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00
19.88%									
198.69	198.88	199.16	214.42	234.94	256.84	257.16	265.10		
Total									276.83
7.00	0.19	8.21	29.41	30.26	21.92	0.05	179.79		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	0.00	81.32		81.32
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	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	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	0.00	0.00	0.00	0.00	0.00		0.00
7.00	7.19	15.40	44.81	75.07	96.99	97.04	358.15		358.15
0.59	0.00	0.00	0.46	36.27	2.27	0.00	0.17		39.76
543.03	542.07	532.75	456.3	315.04	204.89	204.54	179.96		277.57
Minimum Woodland Conservation Required (acres): 35% of Net Tract									277.57
Woodland Conservation Provided									277.57
Surplus Natural Regeneration for Woodland Bank									80.08

PREPARED FOR:
NVR MS Cavalier Preserve, LLC.
8614 WESTWOOD CENTER DRIVE
SUITE 900
VIENNA, VIRGINIA 22182

08/11/14
Date
Leslie Wood
Qualified Professional as per the
1991 Maryland Forest Conservation Act
Issued July 1, 2004

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP11 - 046 - 04

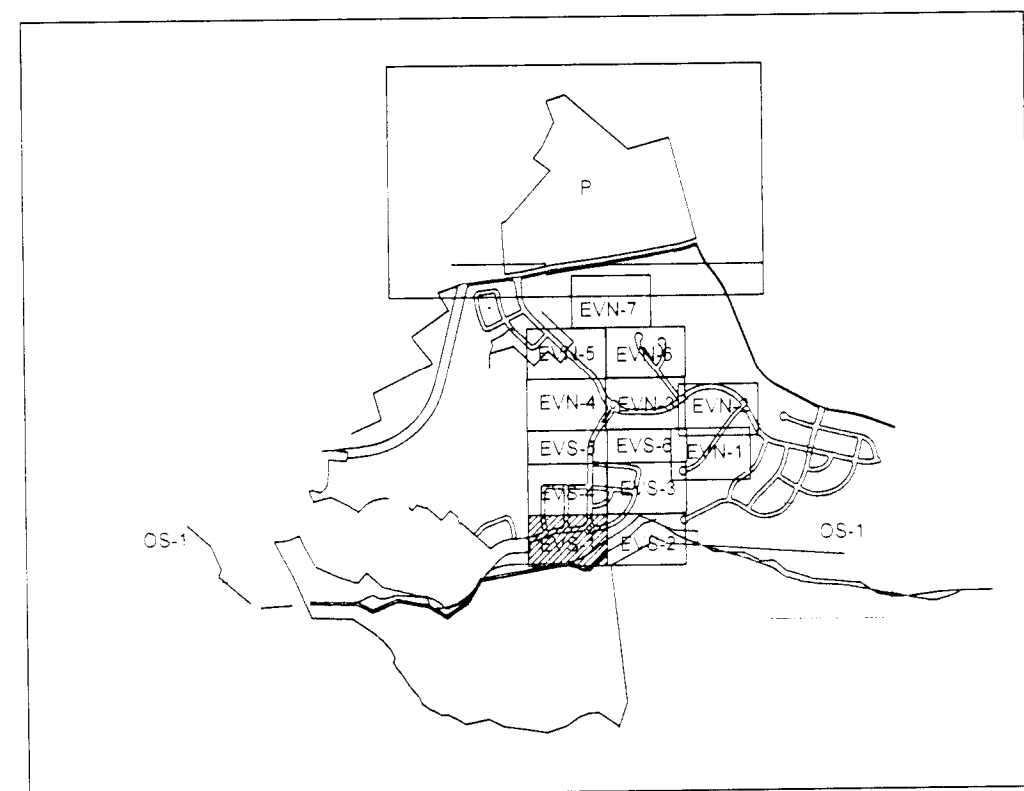
	JLS	12/29/04
01	KIF	08/25/10
02	KIF	10/12/12
03	KIF	10/23/14
04	KIF	10/10/14

ENGINEER:
GLW
GUTSCHICK, LITTLE, & WEBER P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 National Drive, Suite 250, Baltimore, Maryland 21066
PREPARED BY:
Environmental Systems Analysis, Inc.
Annapolis, Maryland 21401
(410)837-0465 f. (410)207-0466
www.esaonline.com
esa
NOTES AND DETAILS

TYPE II TREE CONSERVATION PLAN
THE PRESERVE AT PISCATAWAY
Edelen Village North & Edelen Village South
Fifth (5th) Election District
Prince George's County, Maryland

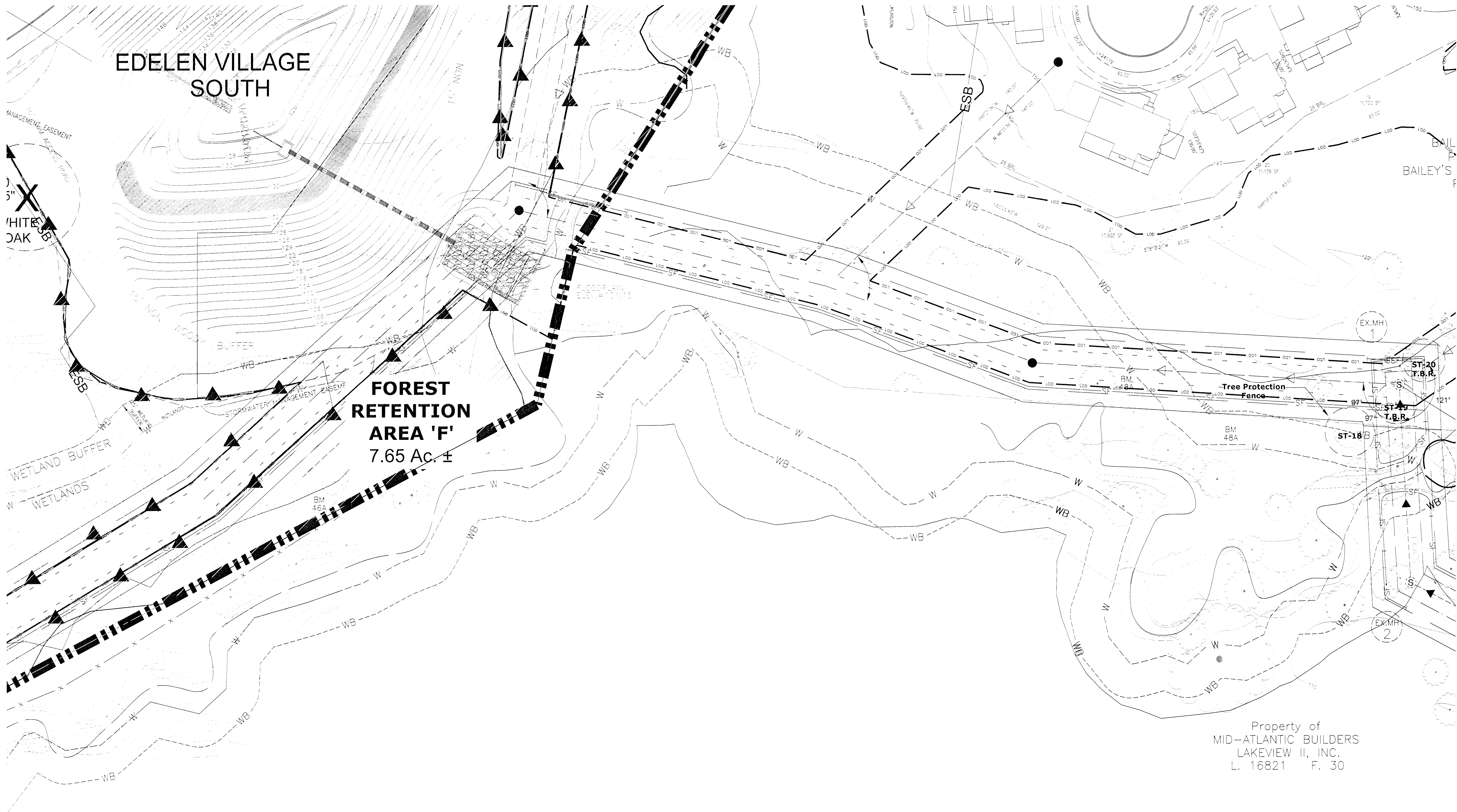
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October 4, 2004

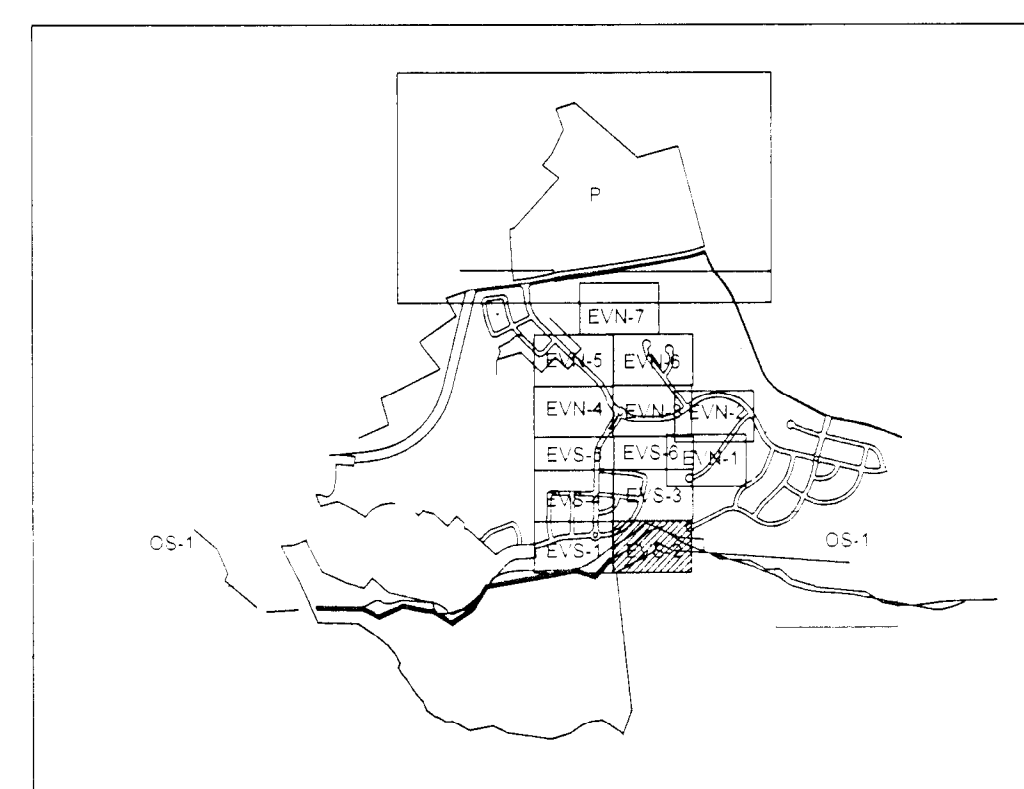


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3 of 17

TYPE II TREE CONSERVATION PLAN
THE PRESERVE AT PISCATAWAY
E. Eden Village North & E. Eden Village South
Fifth (5th) Election District
Prince George's County, Maryland



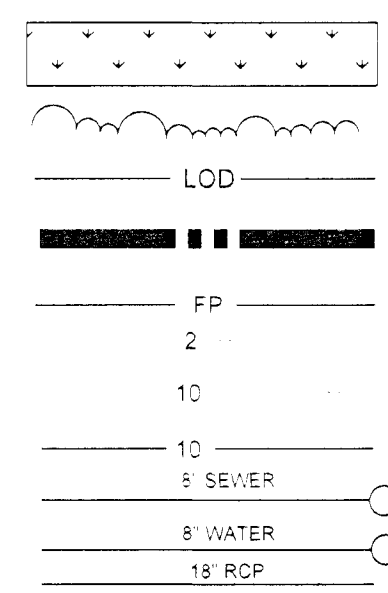
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MID-ATLANTIC BUILDERS
LAKEVIEW II, INC.
L. 16821 F. 30



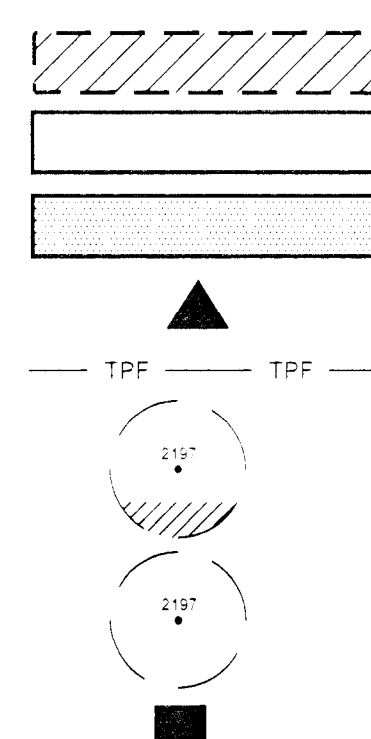
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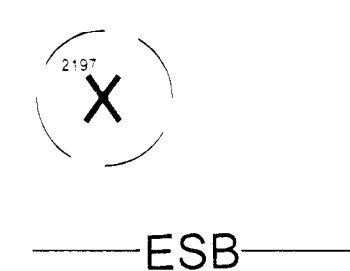
EXISTING WETLANDS
EXISTING TREELINE
LIMIT OF DISTURBANCE
VILLAGE BOUNDARY
100-YEAR FLOOD PLAIN
EXISTING 2 FOOT CONTOUR
EXISTING 10 FOOT CONTOUR
PROPOSED CONTOUR
PROPOSED SEWER
PROPOSED WATER MAIN
PROPOSED STORM DRAIN



PROPOSED TREE PRESERVATION
EXISTING FOREST T.B.R.
CLEARED FLOODPLAIN AREA
TREE PROTECTION SIGNAGE
TREE PROTECTION FENCE
PROPOSED ROOT PRUNING
SPECIMEN TREE
SPECIMEN TREE SIGNAGE



SPECIMEN TREE TO BE REMOVED
EXPANDED STREAM BUFFER



PREPARED FOR:
NVR MS Cavalier Preserve, LLC.
8614 WESTWOOD CENTER DRIVE
SUITE 900
VIENNA, VIRGINIA 22182

08/11/14
Date
Leslie Wood
Date
12/23/17
12/16/17

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII - 046 - 04		
JLS	12/29/04	Date
01	KIF	08/25/10
02	KIF	10/12/12
03	KIF	12/23/17
04	PS	12/16/17
05		

TYPE II TREE CONSERVATION PLAN
THE PRESERVE AT PISCATAWAY

Edele Village North & Edele Village South
Fifth (6th) Election District
Prince George's County, Maryland

PLAN VIEW
EVS-2

PREPARED BY:
Environmental
Systems, Inc.
Analysis, Inc.
Aurora, Maryland 21401
(410) 297-0495 F. (410) 297-0496
www.esasystems.com
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ENGINEER:
GLW
GUTSCHICK, LITTLE, & WEBER P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 National Drive, Suite 250, Baltimore, Maryland 21206

REVISIONS

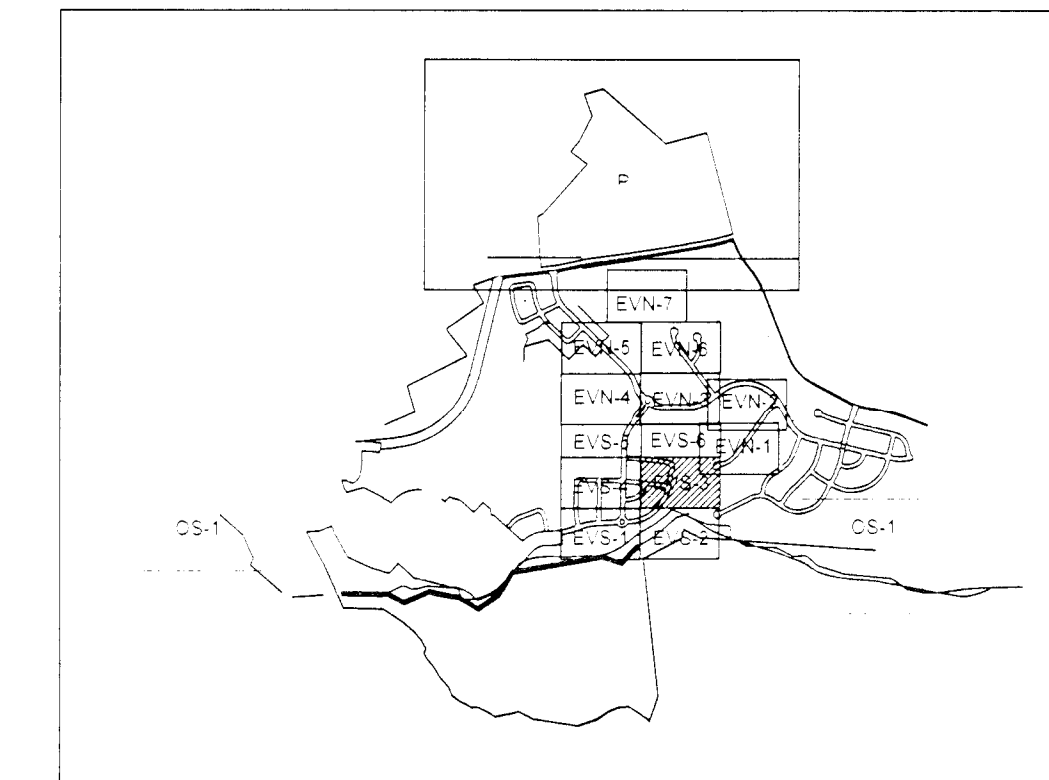
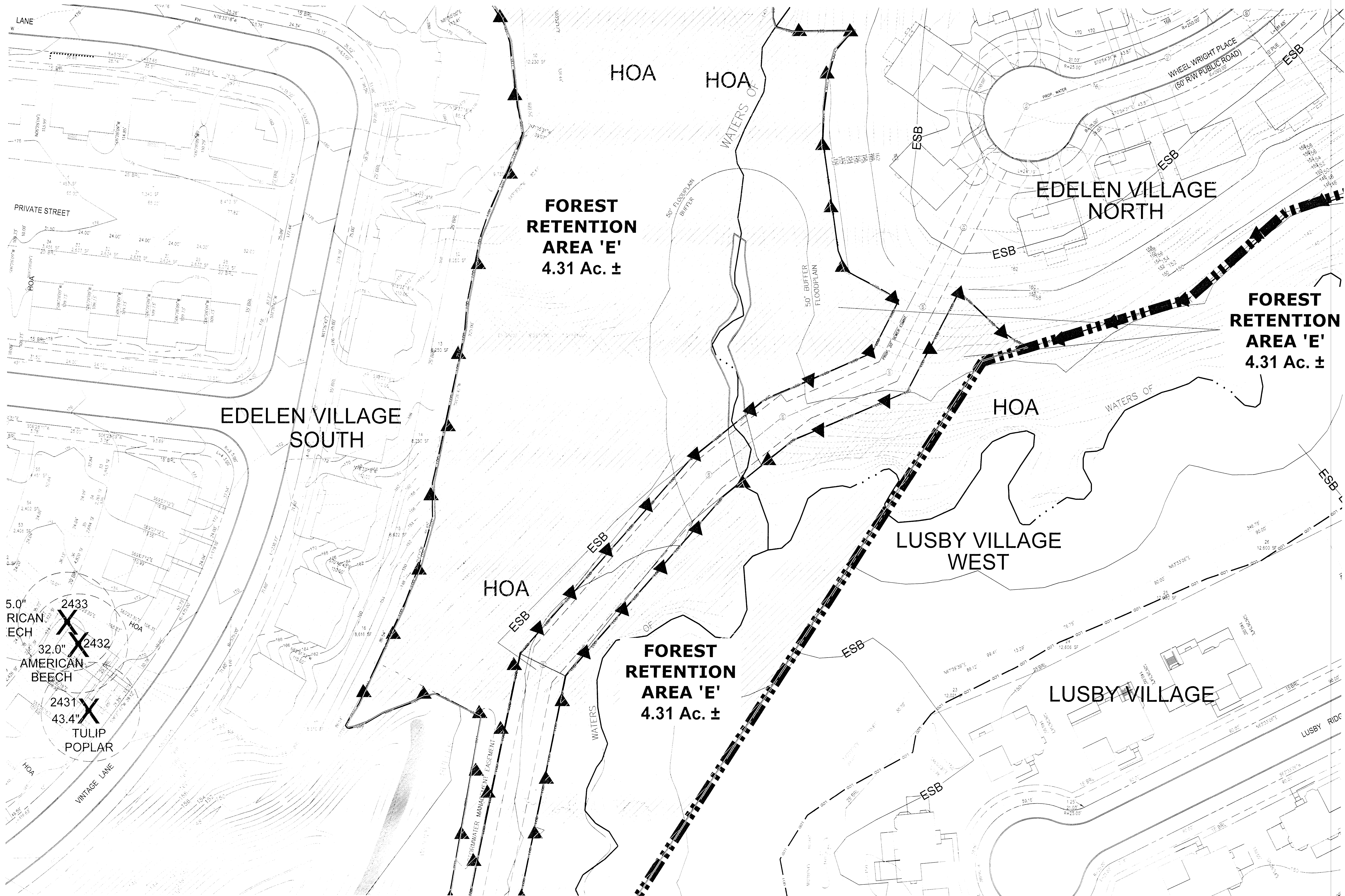
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October 4, 2004
November 16, 2004
June 25, 2010
August 9, 2010
March 6, 2012
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August 11, 2014

Date:
Date: Checked:

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Project/File No.

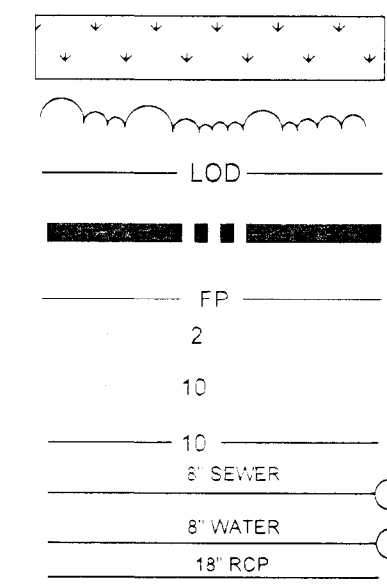
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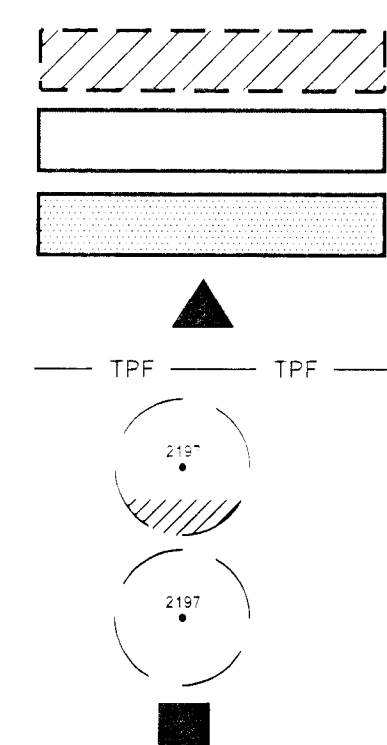
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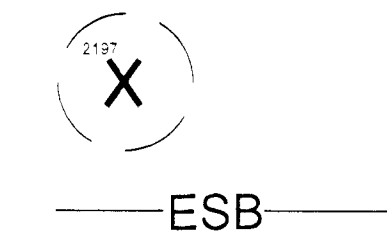
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- EXISTING TREELINE
- LIMIT OF DISTURBANCE
- VILLAGE BOUNDARY
- 100-YEAR FLOOD PLAIN
- EXISTING 2 FOOT CONTOUR
- EXISTING 10 FOOT CONTOUR
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- PROPOSED WATER MAIN
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- PROPOSED TREE PRESERVATION
- EXISTING FOREST T.B.R.
- CLEARED FLOODPLAIN AREA
- TREE PROTECTION SIGNAGE
- TREE PROTECTION FENCE
- PROPOSED ROOT PRUNING
- SPECIMEN TREE
- SPECIMEN TREE SIGNAGE



- SPECIMEN TREE TO BE REMOVED
- EXPANDED STREAM BUFFER



PREPARED FOR:
NVR MS Cavalier Preserve, LLC.
8614 WESTWOOD CENTER DRIVE
SUITE 900
VIENNA, VIRGINIA 22182

08/11/14
Date
Leslie Wood
Qualified Professional as per the
1991 Maryland Forest Conservation Act
Issued July 1, 2004

M-NCPPC	
Prince George's County Planning Department Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCPII - 046 - 04	
JLS	12/29/04
Approved by	Date
01 KIF	08/25/10
02 KIF	10/12/12
03 LIF	12/21/17
04 KS	11/11/17
05	

TYPE II TREE CONSERVATION PLAN
THE PRESERVE AT PISCATAWAY
Edelen Village North & Edelen Village South
Fifth (5th) Election District
Prince George's County, Maryland

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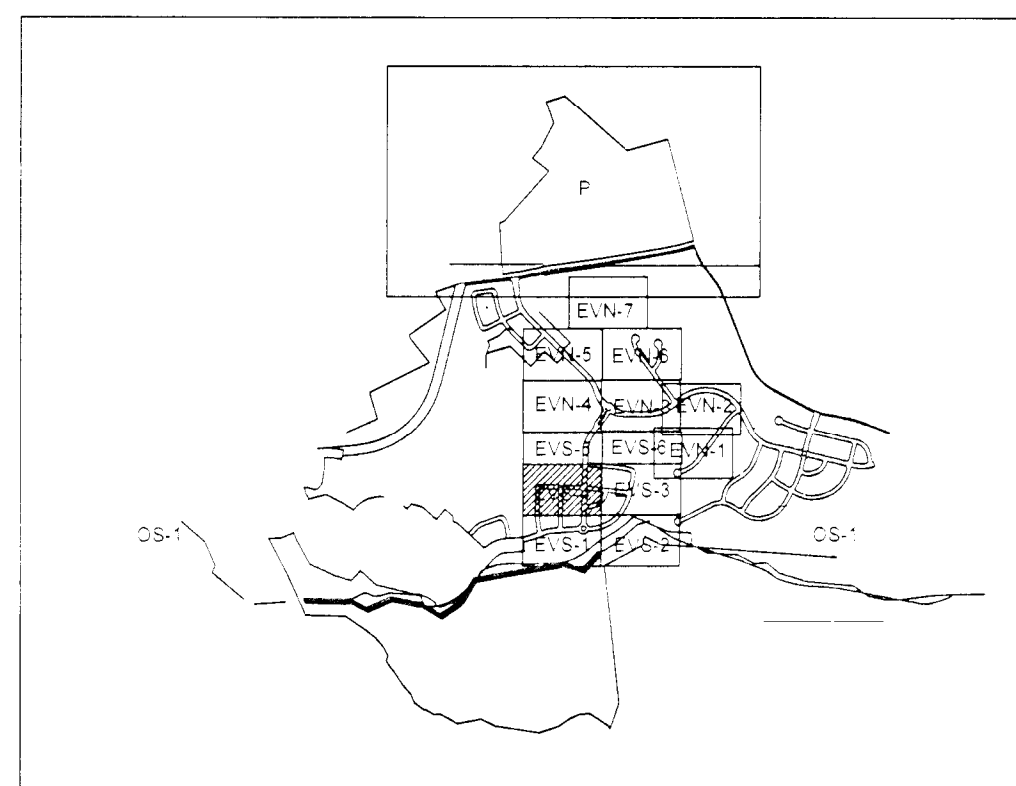
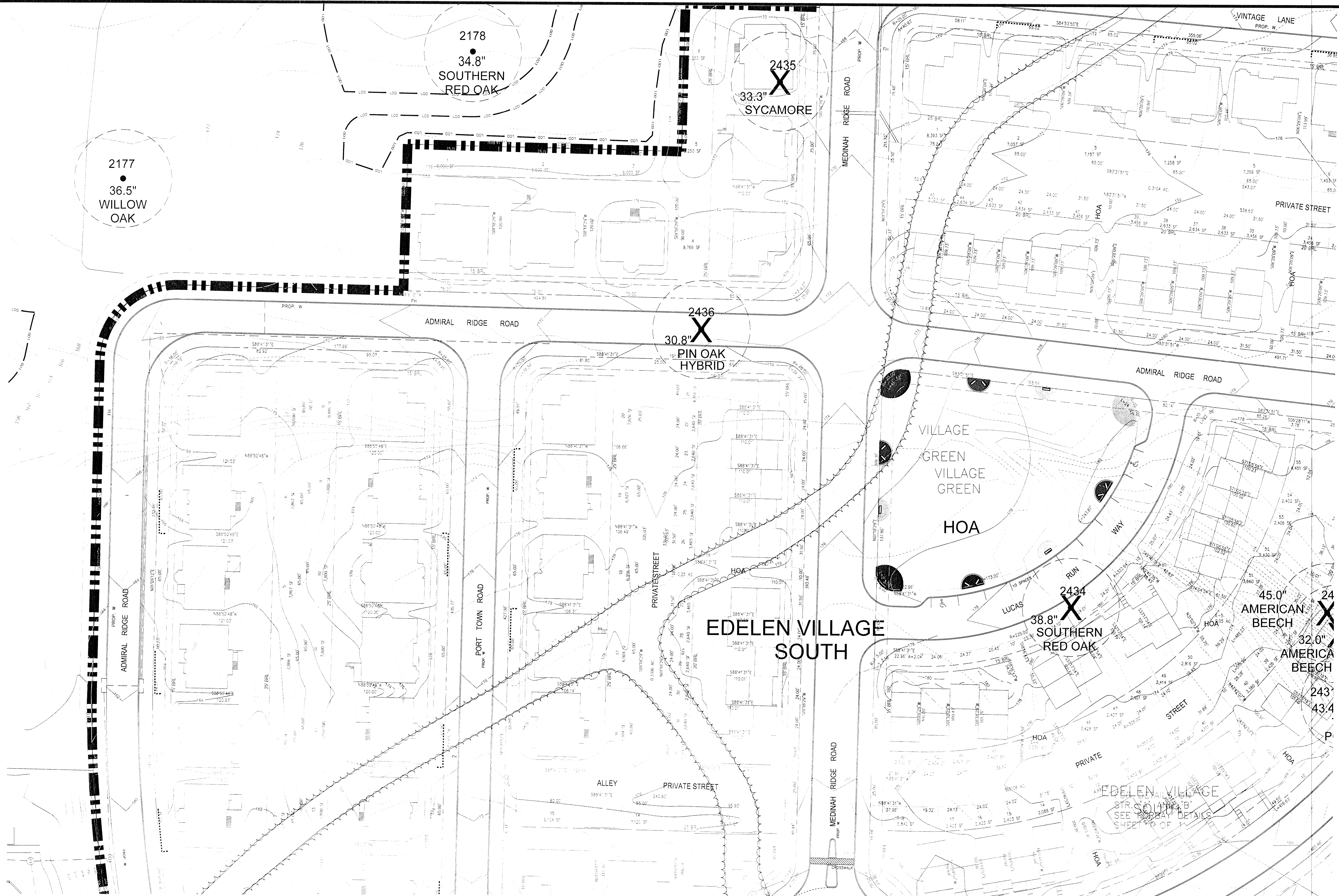
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PREPARED BY:
Environmental Systems Analysis, Inc.
4400 National Ave.
Arlington, Maryland 21415
(410) 277-0658 T. (410) 277-0659 F.
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PLAN VIEW
EVS-3

ENGINEER:

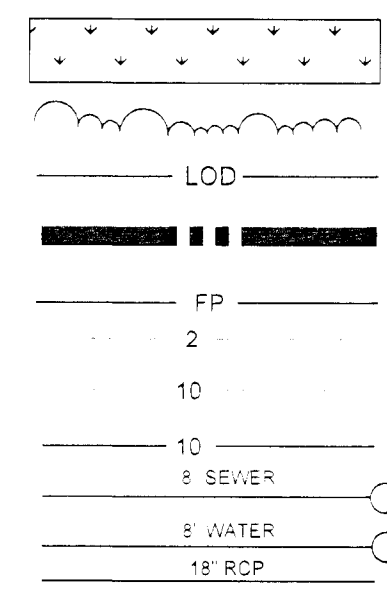
GLW GUTSCHICK, LITTLE, & WEBER P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 National Drive, Suite 250, Baltimore, Maryland 21086



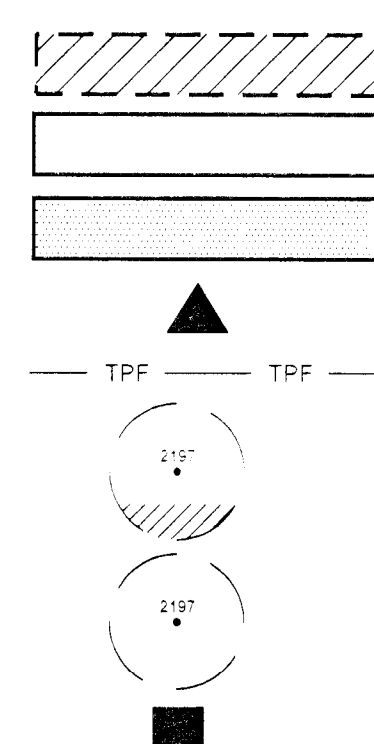
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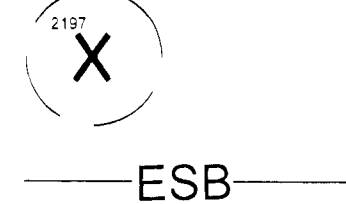
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EXISTING TREELINE
LIMIT OF DISTURBANCE
VILLAGE BOUNDARY
100-YEAR FLOOD PLAIN
EXISTING 2 FOOT CONTOUR
EXISTING 10 FOOT CONTOUR
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TREE PROTECTION FENCE
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SPECIMEN TREE
SPECIMEN TREE SIGNAGE



SPECIMEN TREE TO BE REMOVED
EXPANDED STREAM BUFFER



PREPARED FOR:
NVR MS Cavalier Preserve, LLC.
8614 WESTWOOD CENTER DRIVE
SUITE 900
VIENNA, VIRGINIA 22182

08/11/14
Date
Leslie Wood
Date
10/12/12
11/23/12
12/01/12

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII - 046 - 04		
JLS	12/29/04	
01	Approved by	Date
02	KIF	08/25/10
03	KIF	10/12/12
04	KIF	11/23/12
05	KIF	12/01/12

TYPE II TREE CONSERVATION PLAN
THE PRESERVE AT PISCATAWAY

Edelen Village North & Edelen Village South
Fifth (5th) Election District
Prince George's County, Maryland

REVISIONS

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August 11, 2014	

Date:

Date: Checked

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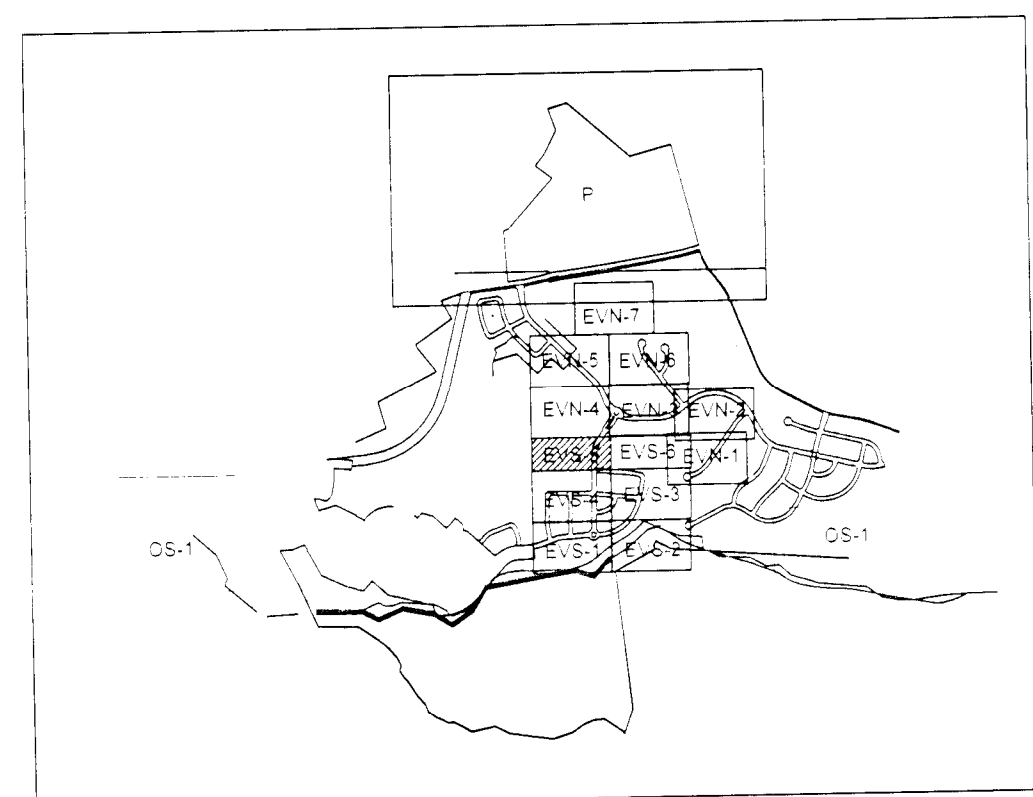
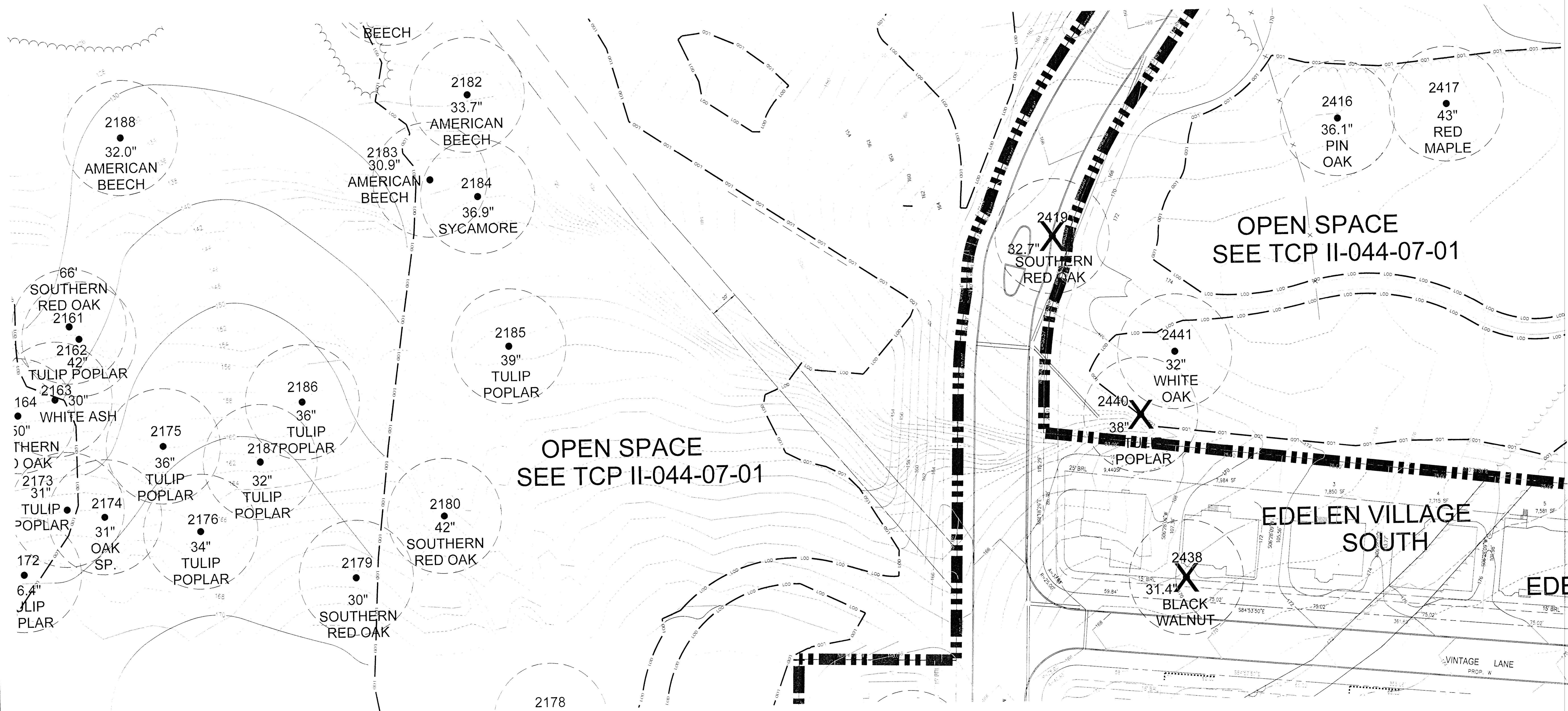
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Sheet No.
6 of 17

ENGINEER:
GLW GUTSCHICK, LITTLE, & WEBER P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3900 National Drive, Suite 200, Baltimore, Maryland 21206

PREPARED BY:
Environmental Systems, Inc.
Analysis, Inc.
Avenue of the Americas, Suite 200
Arlington, Virginia 22201
(410) 267-0465
www.esai.com

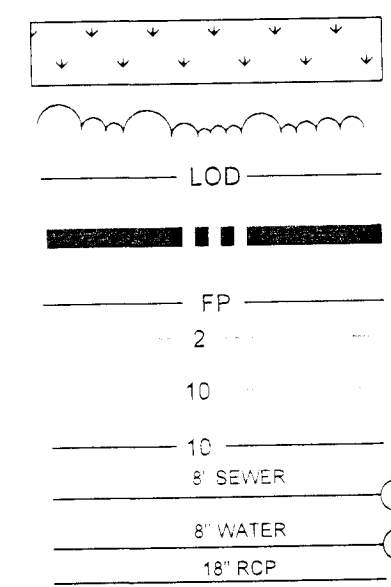
PLAN VIEW
EVS-4



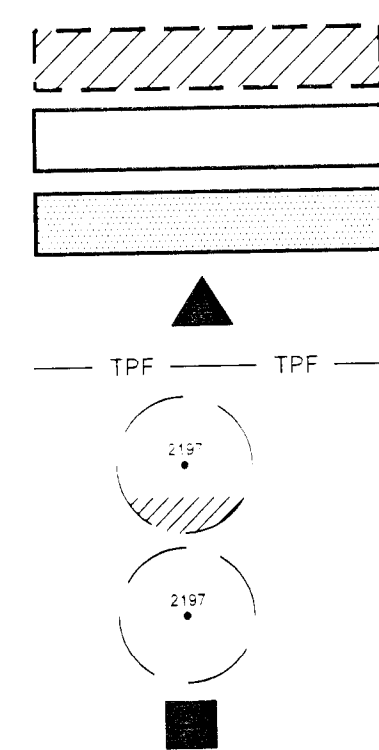
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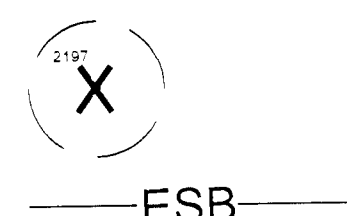
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EXISTING TREELINE
LIMIT OF DISTURBANCE
VILLAGE BOUNDARY
100-YEAR FLOOD PLAIN
EXISTING 2 FOOT CONTOUR
EXISTING 10 FOOT CONTOUR
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PROPOSED STORM DRAIN



PROPOSED TREE PRESERVATION
EXISTING FOREST T.B.R.
CLEARED FLOODPLAIN AREA
TREE PROTECTION SIGNAGE
TREE PROTECTION FENCE
PROPOSED ROOT PRUNING
SPECIMEN TREE
SPECIMEN TREE SIGNAGE



SPECIMEN TREE TO BE REMOVED
EXPANDED STREAM BUFFER



PREPARED FOR:
NVR MS Cavalier Preserve, LLC.
8614 WESTWOOD CENTER DRIVE
SUITE 900
VIENNA, VIRGINIA 22182

Leslie Wood	08/11/14
Date	
Qualified Professional as per the	
1991 Maryland Forest Conservation Act	
Issued July 1, 2004	

M-NCPPC	
Prince George's County Planning Department	
Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCP11 - 046 - 04	
JLS	12/29/04
Approved by	Date
01 KIF	08/25/10
02 KIF	10/12/12
03 LJS	11/23/14
04 LS	12/01/14
05	

REVISIONS

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January 16, 2014
August 11, 2014

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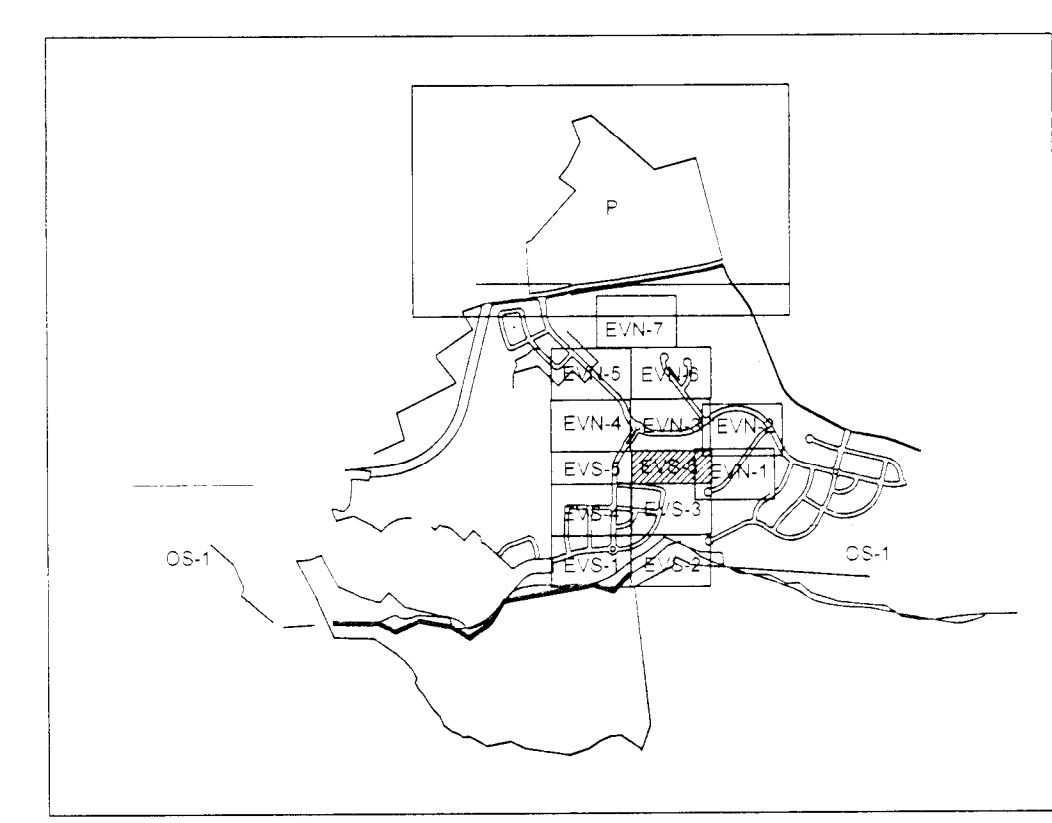
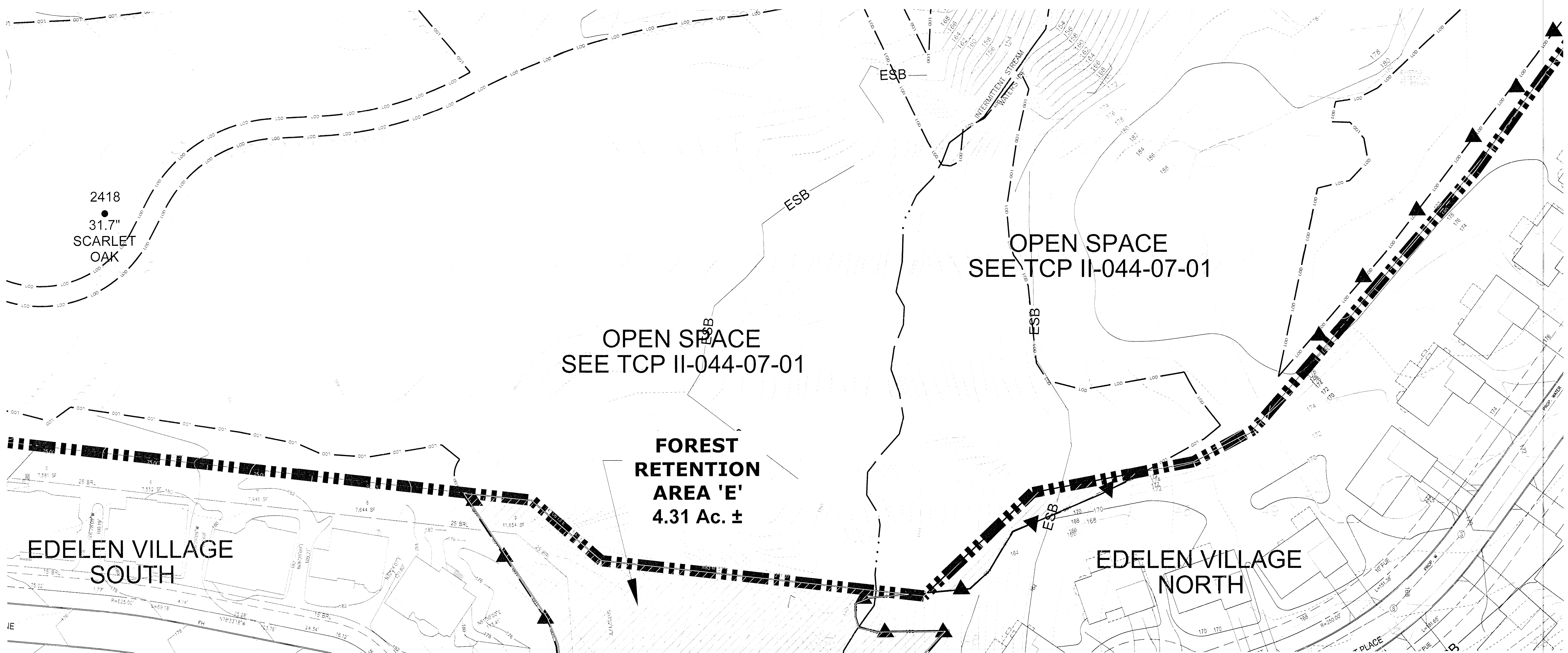
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7 of 17

ENGINEER:
GLW
GUTSCHICK, LITTLE, & WEBER P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3900 National Drive, Suite 250, Hanover, Maryland 21066

PREPARED BY:
Environmental
Systems, Inc.
4815 Maryland Drive
Annapolis, Maryland 21401
(410) 267-0465 F (410) 267-0466
www.esasystems.com
esa

PLAN VIEW
EVS-5

TYPE II TREE CONSERVATION PLAN
THE PRESERVE AT PISCATAWAY
Edelen Village North & Edelen Village South
Fifth (5th) Election District
Prince George's County, Maryland

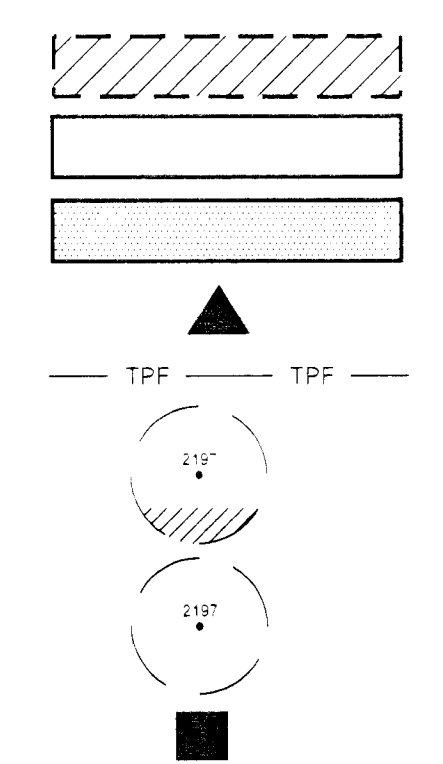


SHEET INDEX

LEGEND

- EXISTING WETLANDS
- EXISTING TREELINE
- LIMIT OF DISTURBANCE
- VILLAGE BOUNDARY
- 100-YEAR FLOOD PLAIN
- EXISTING 2 FOOT CONTOUR
- EXISTING 10 FOOT CONTOUR
- PROPOSED CONTOUR
- PROPOSED SEWER
- PROPOSED WATER MAIN
- PROPOSED STORM DRAIN

- PROPOSED TREE PRESERVATION
- EXISTING FOREST T.B.R.
- CLEARED FLOODPLAIN AREA
- TREE PROTECTION SIGNAGE
- TREE PROTECTION FENCE
- PROPOSED ROOT PRUNING
- SPECIMEN TREE
- SPECIMEN TREE SIGNAGE



- SPECIMEN TREE TO BE REMOVED
- EXPANDED STREAM BUFFER
- ESB

PREPARED FOR:
NVR MS Cavalier Preserve, LLC.
8614 WESTWOOD CENTER DRIVE
SUITE 900
VIENNA, VIRGINIA 22182

08/11/14	Date
Leslie Wood	Date
Qualified Professional as per the 1991 Maryland Forest Conservation Act Issued July 1, 2004	

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII - 046 - 04	
JLS	12/29/04
Approved by	Date
01 KIF	08/25/10
02 KIF	10/12/12
03 KIF	11/23/14
04 KIF	12/01/14
05	

PLAN VIEW
EVS-6

TYPE II TREE CONSERVATION PLAN
THE PRESERVE AT PISCATAWAY
Edelen Village North & Edelen Village South
Fifth 6th Election District
Prince George's County, Maryland

REVISIONS

January 10, 2004
October 4, 2004
November 16, 2004
June 25, 2010
August 9, 2010
March 6, 2012
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June 10, 2013
December 12, 2013
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August 11, 2014

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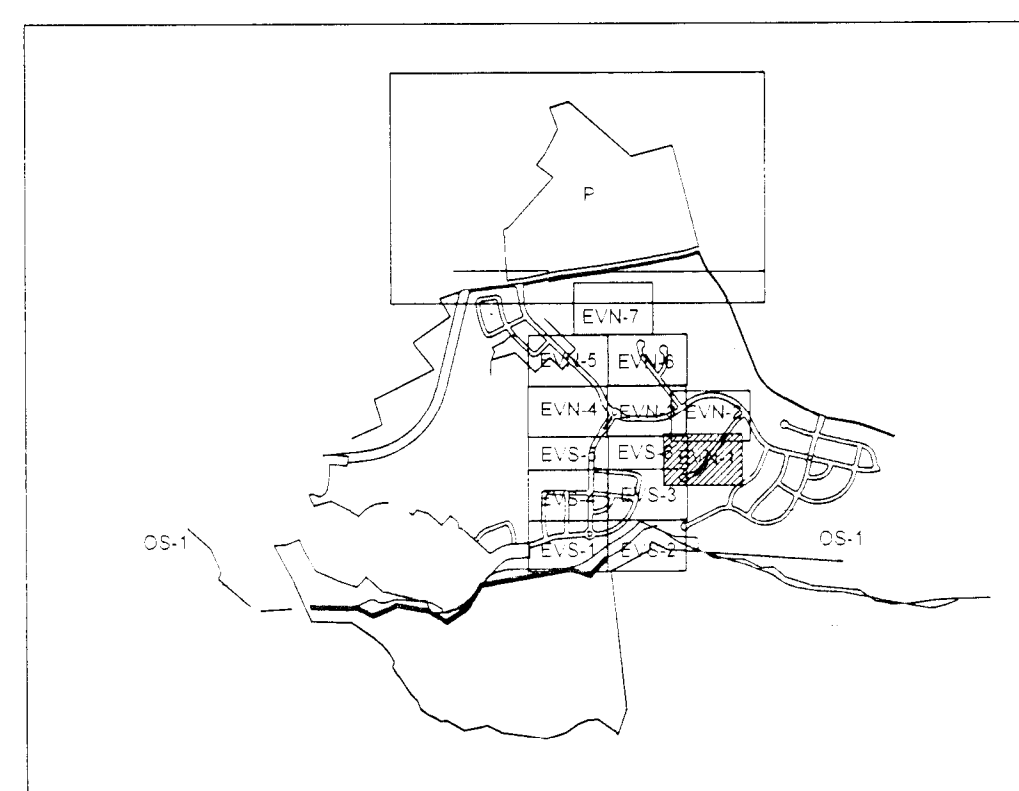
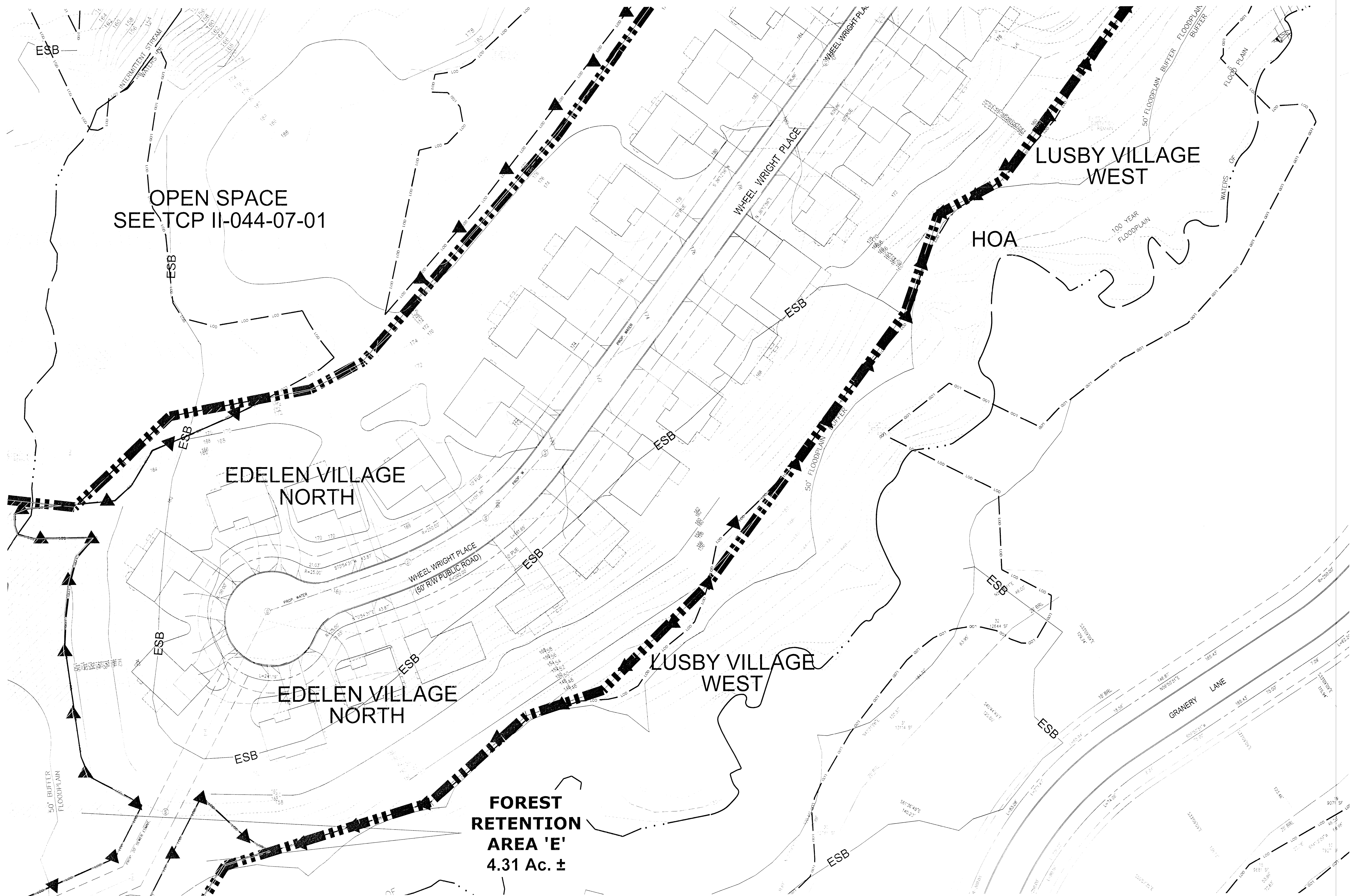
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Sheet No.
8 of 17

ENGINEER:
GLW GUTSCHICK, LITTLE, & WEBER P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 National Drive, Suite 250, Baltimore, Maryland 21086

PREPARED BY:
Environmental Systems Analysis, Inc.
Annapolis, Maryland 21401
(410) 277-7500
www.esanalysis.com

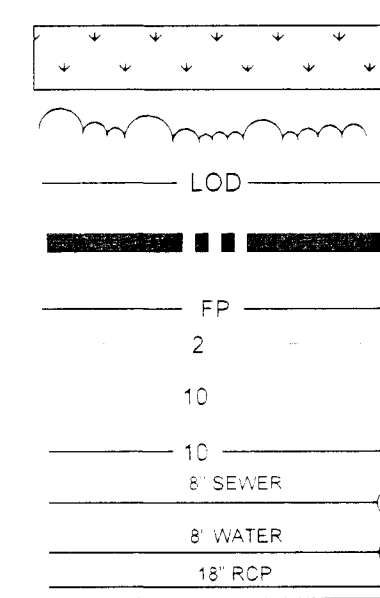
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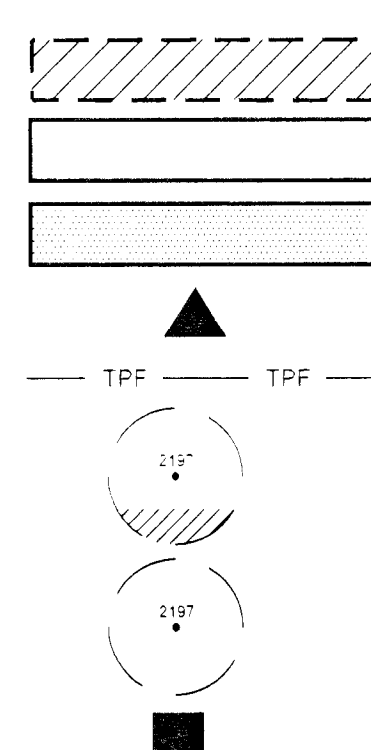
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LEGEND

EXISTING WETLANDS
EXISTING TREELINE
LIMIT OF DISTURBANCE
VILLAGE BOUNDARY
100-YEAR FLOOD PLAIN
EXISTING 2 FOOT CONTOUR
EXISTING 10 FOOT CONTOUR
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PROPOSED TREE PRESERVATION
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CLEARED FLOODPLAIN AREA
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TREE PROTECTION FENCE
PROPOSED ROOT PRUNING
SPECIMEN TREE
SPECIMEN TREE SIGNAGE



SPECIMEN TREE TO BE REMOVED
EXPANDED STREAM BUFFER
ESB

PREPARED FOR:
NVR MS Cavalier Preserve, LLC.
8614 WESTWOOD CENTER DRIVE
SUITE 900
VIENNA, VIRGINIA 22182

08/11/14
Date
Leslie Wood
Date
Qualified Professional as per the
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M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP II - 046 - 04		
JLS	12/29/04	Date
01 KIF	08/25/10	Date
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04 LIF	10/01/16	Date
05		

TYPE II TREE CONSERVATION PLAN
THE PRESERVE AT PISCATAWAY

Edelen Village North & Edelen Village South
Fifth (5th) Election District
Prince George's County, Maryland

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Date:	Checked
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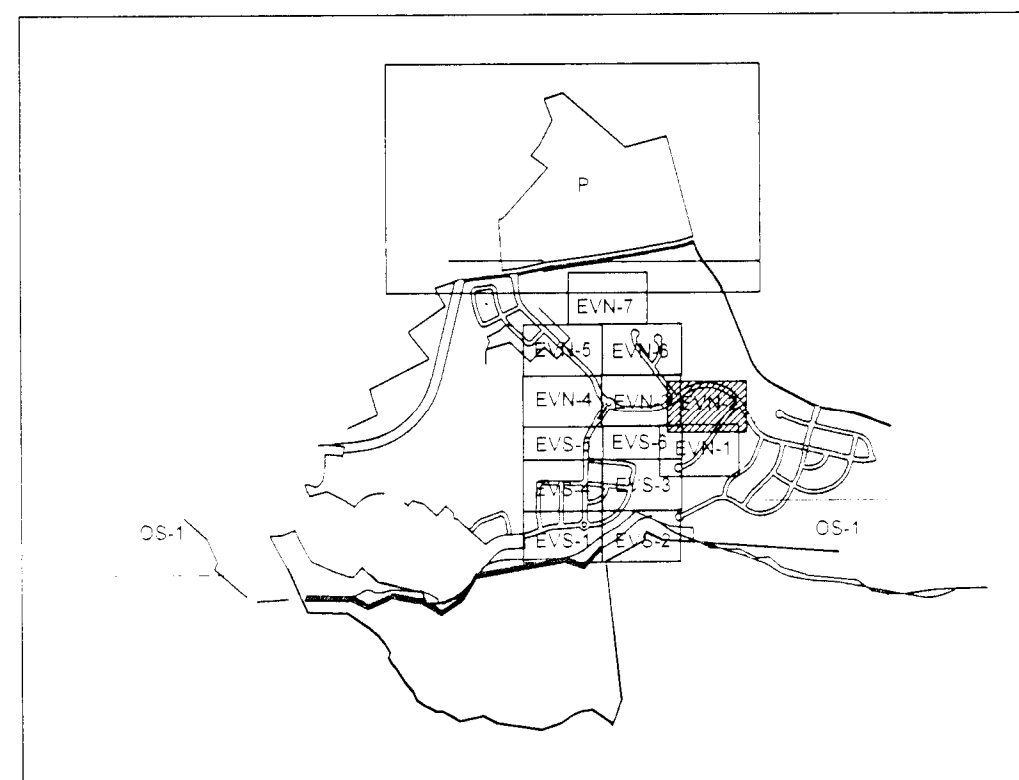
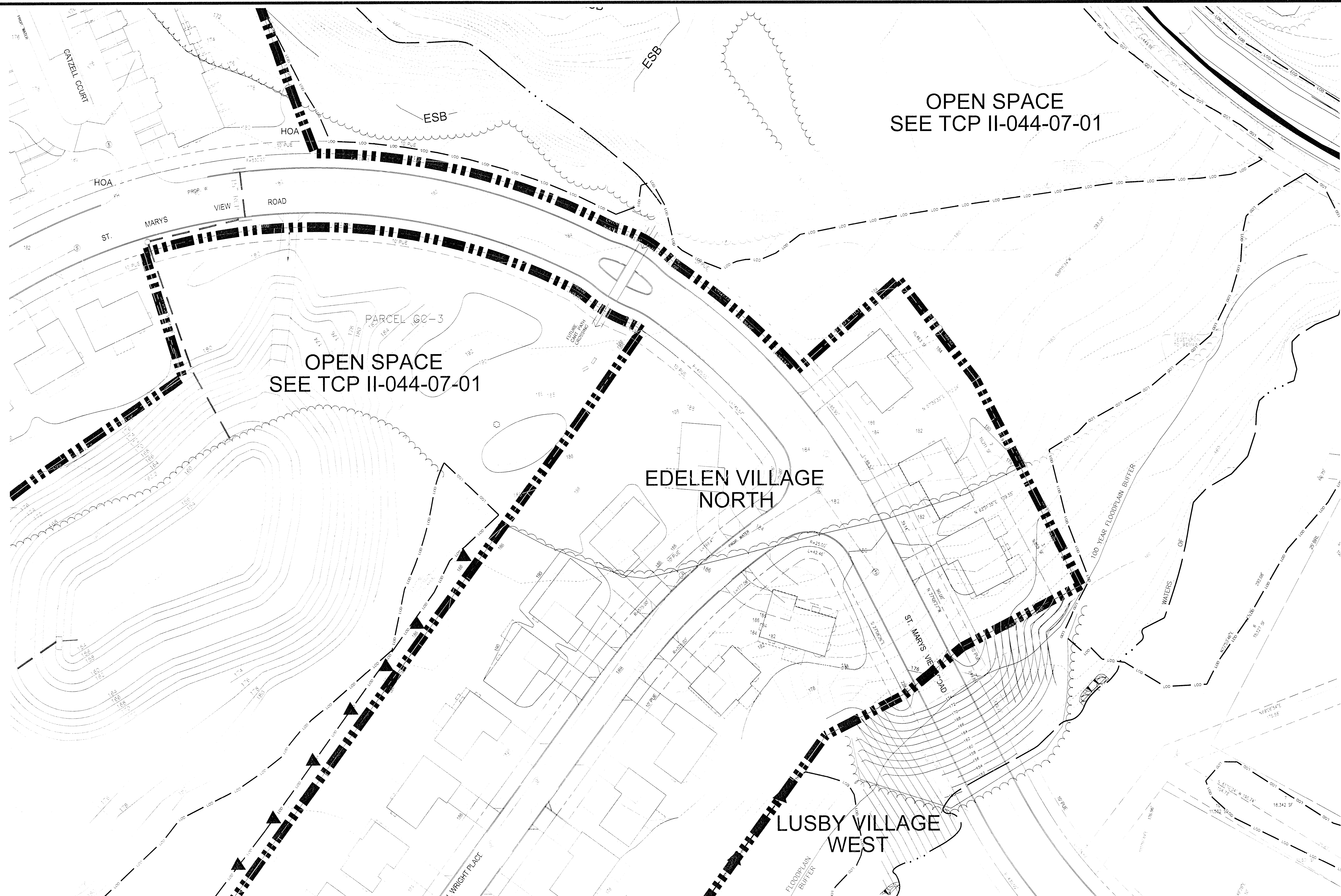
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Sheet No.
9 of 17

ENGINEER:
GLW
GUTSCHICK, LITTLE, & WEBER P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3809 National Drive, Suite 250, Baltimore, Maryland 21286

PREPARED BY:
Environmental Systems, Inc.
Analysis, Inc.
Arlington, Maryland 21401
(410) 297-0465 F (410) 297-0466
www.esysystems.com
esa

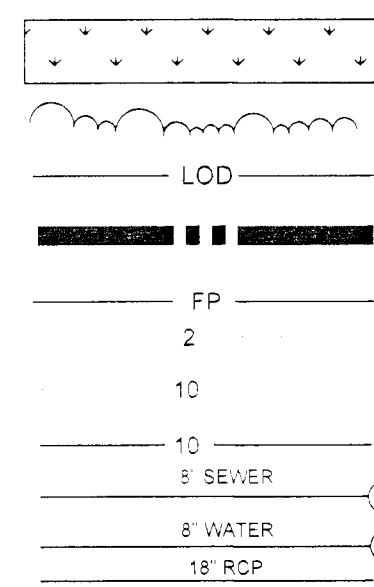
PLAN VIEW
EVN-1



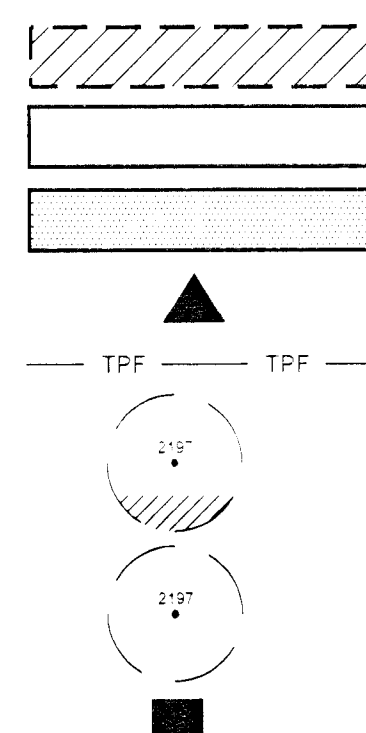
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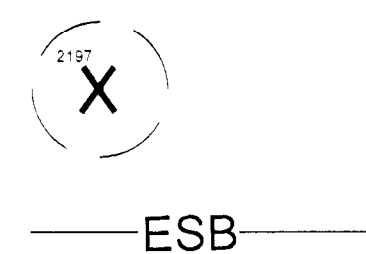
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EXISTING TREELINE
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VILLAGE BOUNDARY
100-YEAR FLOOD PLAIN
EXISTING 2 FOOT CONTOUR
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PROPOSED TREE PRESERVATION
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TREE PROTECTION FENCE
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SPECIMEN TREE
SPECIMEN TREE SIGNAGE



SPECIMEN TREE TO BE REMOVED
EXPANDED STREAM BUFFER



PREPARED FOR:
NVR MS Cavalier Preserve, LLC.
8614 WESTWOOD CENTER DRIVE
SUITE 900
VIENNA, VIRGINIA 22182

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Leslie Wood
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Qualified Professional as per the
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M-NCPPC	
Prince George's County Planning Department	
Environmental Planning Section	
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TCP II - 046 - 04	
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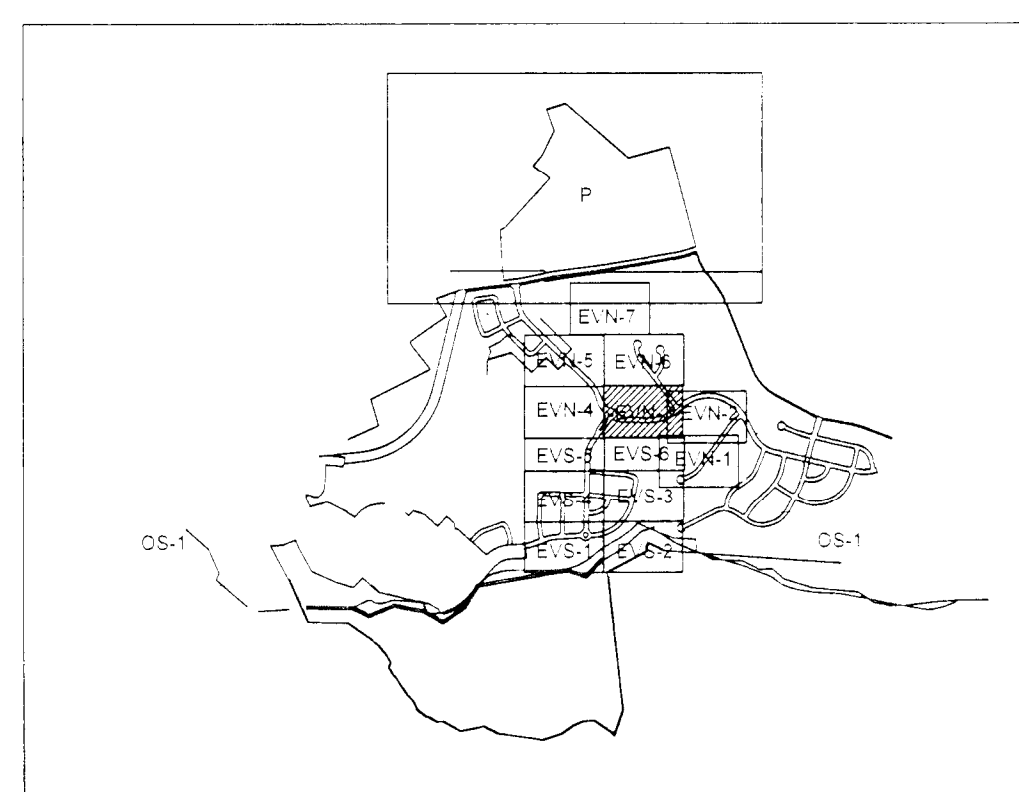
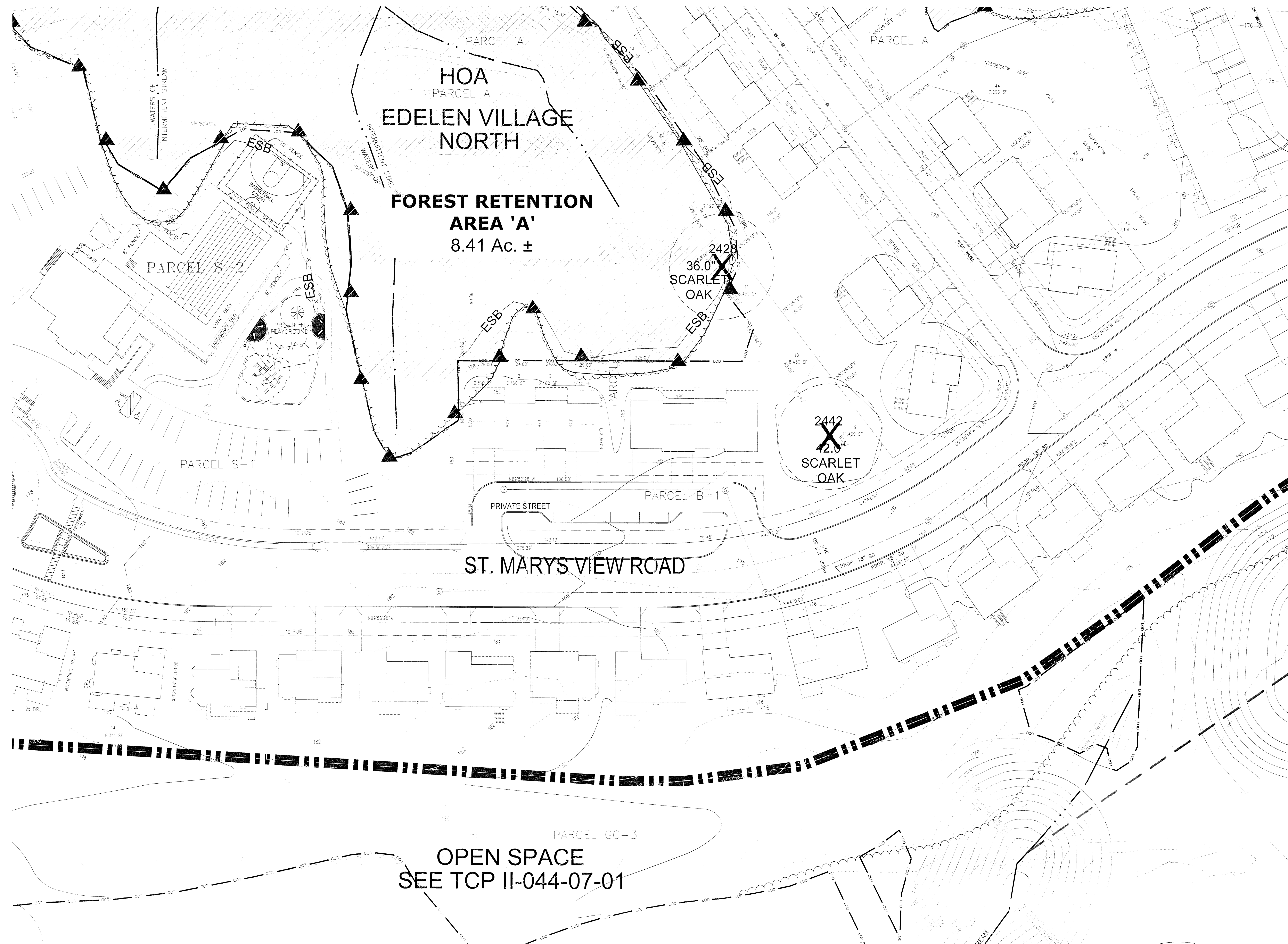
Sheet No.
10 of 17

ENGINEER:
GLW
GUTSCHICK, LITTLE, & WEBBER P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 National Drive, Suite 250, Baltimore, Maryland 21206

PREPARED BY:
Environmental
Systems
Analysis, Inc.
48 Maryland Avenue
Arlington, Virginia 22202
(410) 277-0400
www.esaonline.com
esa

PLAN VIEW
ENV-2

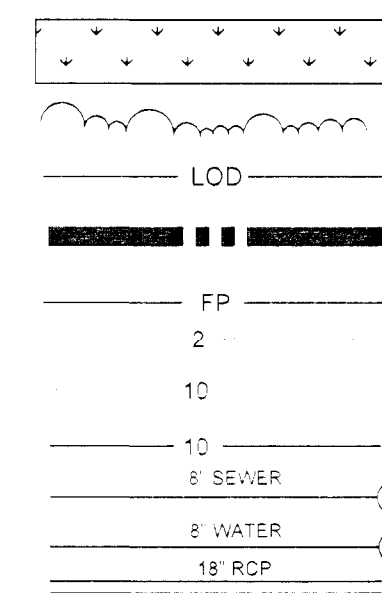
TYPE II TREE CONSERVATION PLAN
THE PRESERVE AT PISCATAWAY
Edelen Village North & Edelen Village South
Fifth (5th) Election District
Prince George's County, Maryland



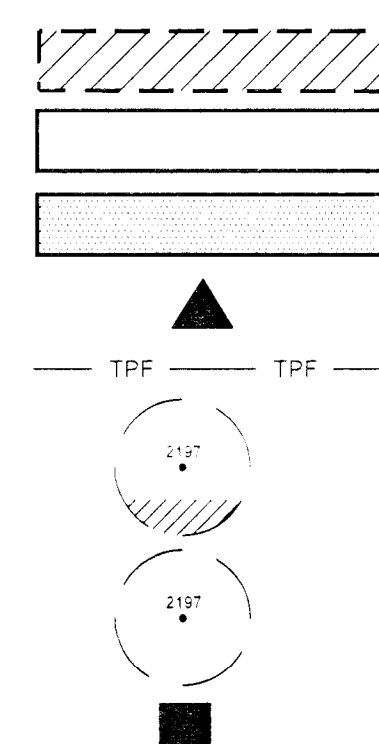
SHEET INDEX

LEGEND

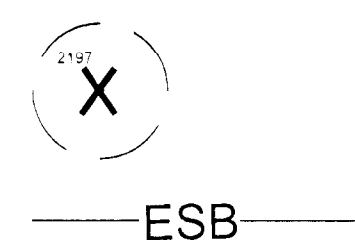
EXISTING WETLANDS
EXISTING TREELINE
LIMIT OF DISTURBANCE
VILLAGE BOUNDARY
100-YEAR FLOOD PLAIN
EXISTING 2 FOOT CONTOUR
EXISTING 10 FOOT CONTOUR
PROPOSED CONTOUR
PROPOSED SEWER
PROPOSED WATER MAIN
PROPOSED STORM DRAIN



PROPOSED TREE PRESERVATION
EXISTING FOREST T.B.R.
CLEARED FLOODPLAIN AREA
TREE PROTECTION SIGNAGE
TREE PROTECTION FENCE
PROPOSED ROOT PRUNING
SPECIMEN TREE
SPECIMEN TREE SIGNAGE



SPECIMEN TREE TO BE REMOVED
EXPANDED STREAM BUFFER



PREPARED FOR:
NVR MS Cavalier Preserve, LLC.
8614 WESTWOOD CENTER DRIVE
SUITE 900
VIENNA, VIRGINIA 22182

08/11/14
Date
Leslie Wood
Qualified Professional as per the
1991 Maryland Forest Conservation Act
Issued July 1, 2004

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP11-046-04	
JLS	12/29/04
Approved by	Date
01 KIF	08/25/10
02 KIF	10/12/12
03 KIF	1/23/14
04 KIF	1/10/19
05	

ENGINEER:
GLW
GUTSCHICK, LITTLE, & WEBER P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 National Drive, Suite 250, Baltimore, Maryland 21066

PREPARED BY:
Environmental Systems Analysis, Inc.
Analysts: Maryland 24601
(410) 267-0055 F. (410) 267-0466
www.esaonline.com
esa

PLAN VIEW
EVN-3

TYPE II TREE CONSERVATION PLAN
THE PRESERVE AT PISCATAWAY
Fifth (5th) Election District
Edelen Village North & Edelen Village South
Prince George's County, Maryland

REVISIONS

January 10, 2004
October 4, 2004
November 16, 2004
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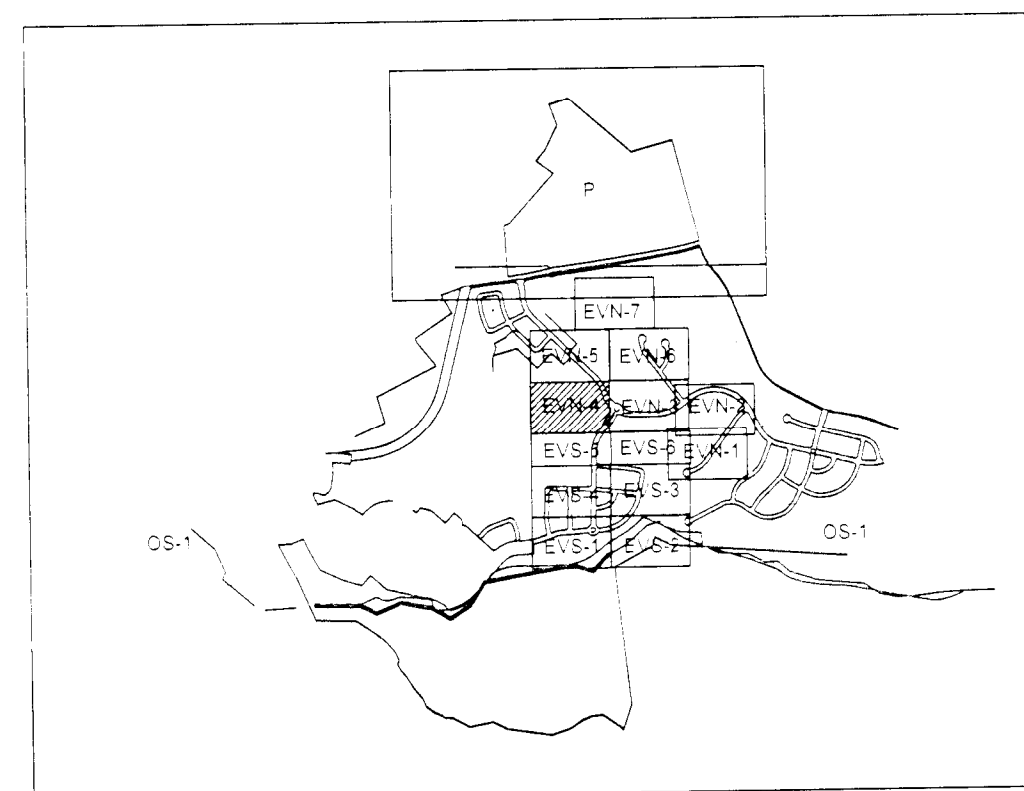
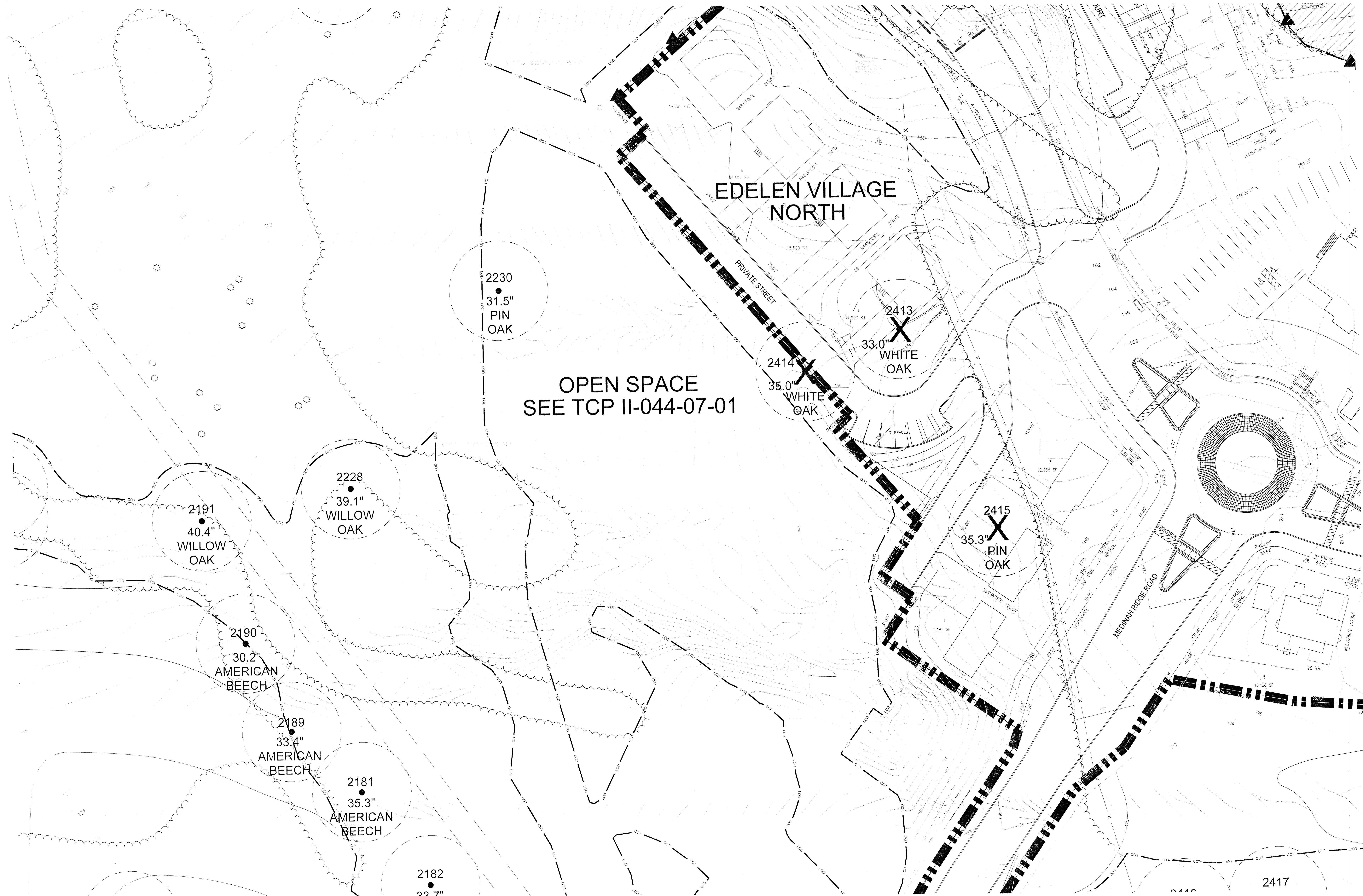
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Scale:

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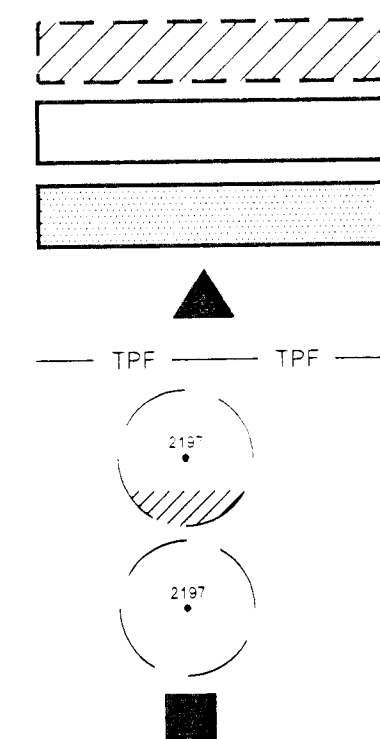


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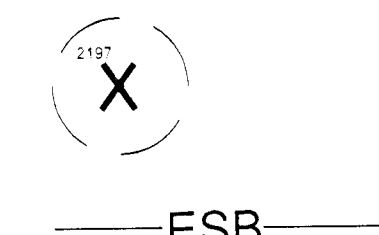
LEGEND

- EXISTING WETLANDS
- EXISTING TREELINE
- LIMIT OF DISTURBANCE
- VILLAGE BOUNDARY
- 100-YEAR FLOOD PLAIN
- EXISTING 2 FOOT CONTOUR
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- PROPOSED SEWER
- PROPOSED WATER MAIN
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- PROPOSED TREE PRESERVATION
- EXISTING FOREST T.B.R.
- CLEARED FLOODPLAIN AREA
- TREE PROTECTION SIGNAGE
- TREE PROTECTION FENCE
- PROPOSED ROOT PRUNING
- SPECIMEN TREE
- SPECIMEN TREE SIGNAGE



- SPECIMEN TREE TO BE REMOVED
- EXPANDED STREAM BUFFER



PREPARED FOR:
NVR MS Cavalier Preserve, LLC.
8614 WESTWOOD CENTER DRIVE
SUITE 900
VIENNA, VIRGINIA 22182

08/11/14
Leslie Wood Date
Qualified Professional as per the
1991 Maryland Forest Conservation Act
Issued July 1, 2004

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP II - 046 - 04			
JLS	12/29/04	Date	
01	KIF	08/25/10	Date
02	KIF	10/12/12	Date
03	KIF	10/31/14	Date
04	KIF	10/31/14	Date
05	KIF	10/31/14	Date

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- June 10, 2013
- December 12, 2013
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- August 11, 2014

Date:

Date: Checked:

Scale:

Project/File No.

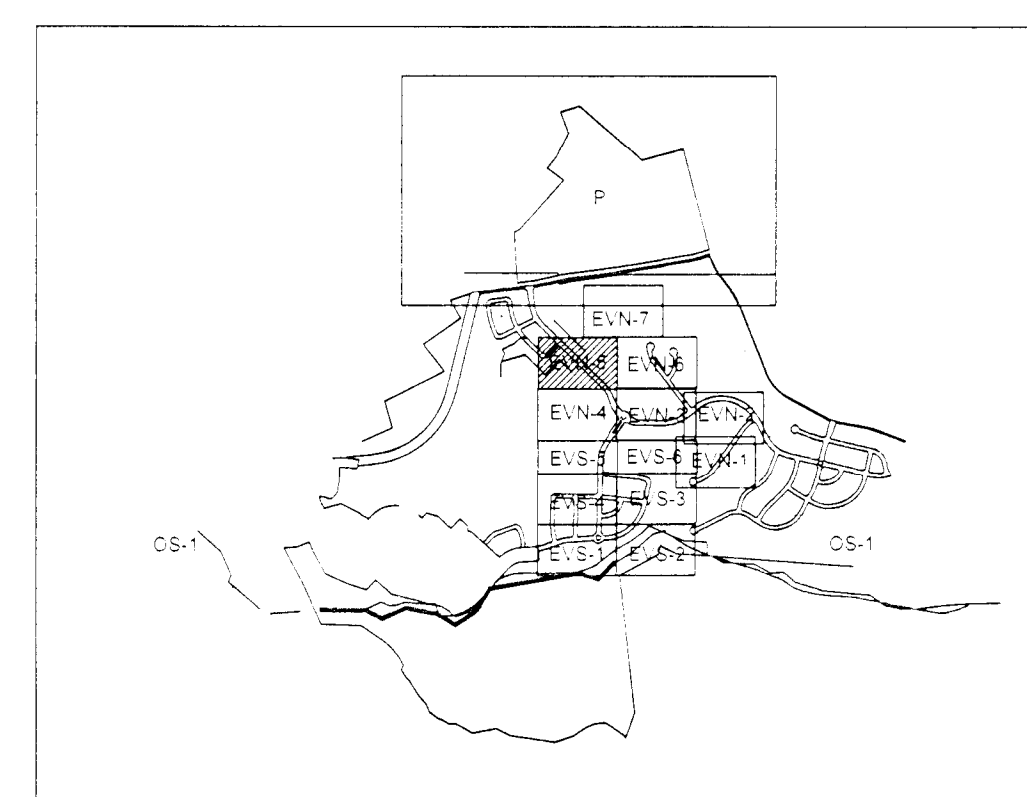
Sheet No.
12 of 17

ENGINEER:
GLW
GUTSCHICK, LITTLE, & WEBER P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 National Drive, Suite 250, Baltimore, Maryland 21066

PREPARED BY:
Environmental Systems, Inc.
Analysis, Inc.
Awarawake, Maryland 21401
(410) 267-0466 F (410) 267-0466
www.esaonline.com
esa

PLAN VIEW
EVN-4

TYPE II TREE CONSERVATION PLAN
THE PRESERVE AT PISCATAWAY
Edelen Village North & Edelen Village South
Fifth (5th) Election District
Prince George's County, Maryland

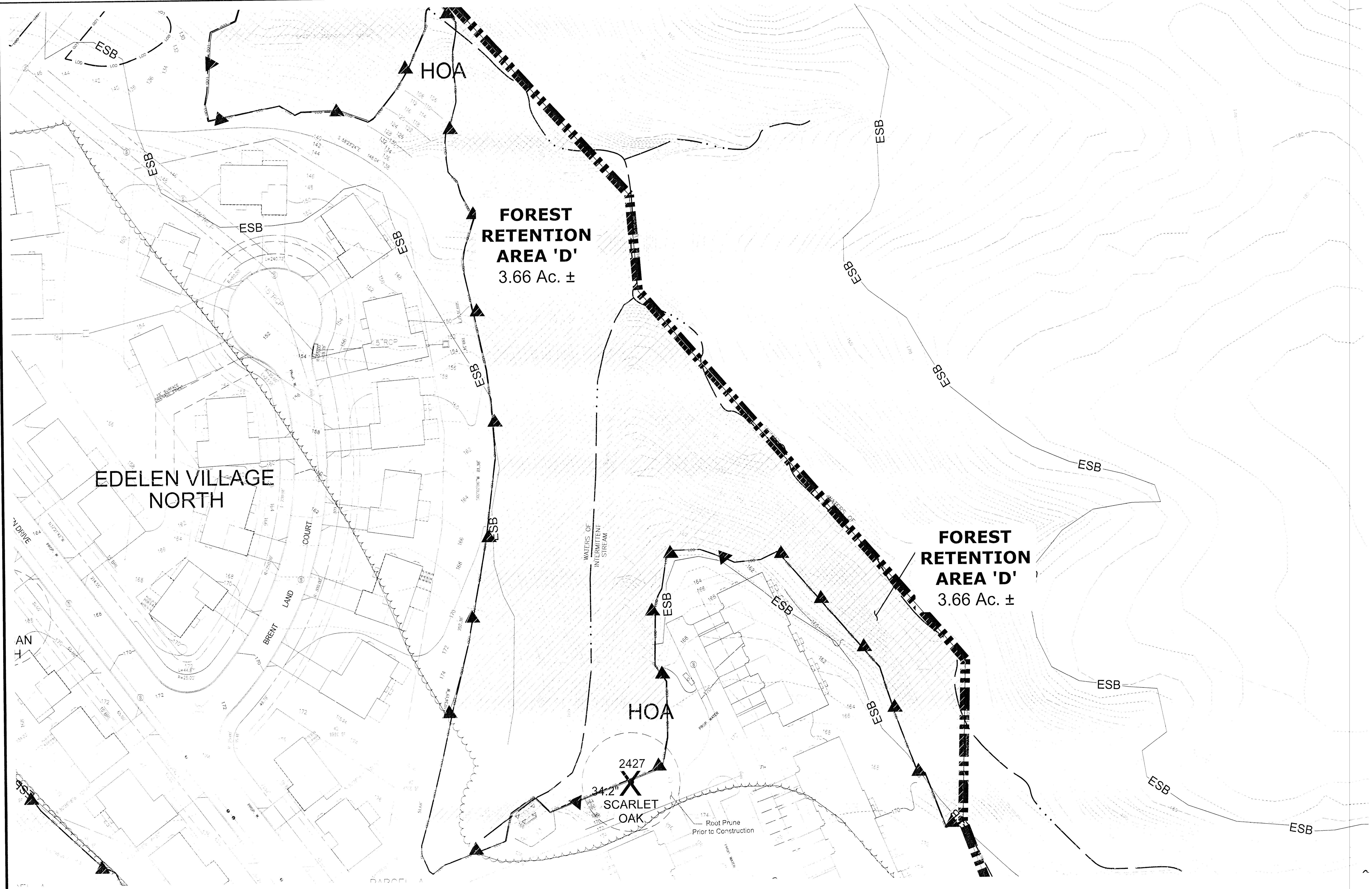


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13 of 17



**Environmental
Systems
Analysis, Inc.**
48 Maryland Avenue
Annapolis, Maryland 21401
(410)267-0495 • (410)267-0496
www.esatoday.com

PLAN VIEW
EVN-5



EDELEN VILLAGE NORTH

FOREST RETENTION AREA 'D' 3.66 Ac. ±

FOREST RETENTION AREA 'D' 3.66 Ac. ±

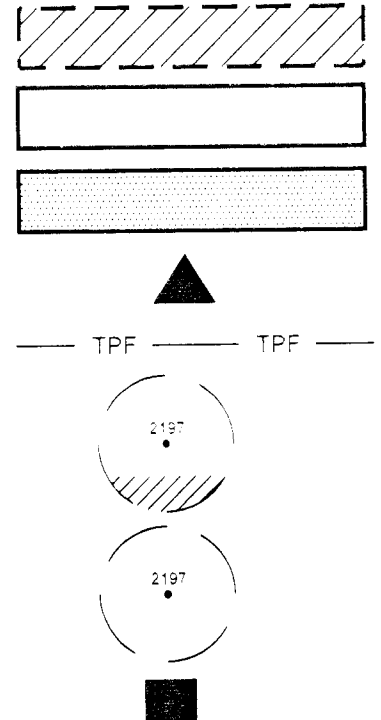
HOA
2427
34.2"
SCARLET OAK

Root Prune Prior to Construction

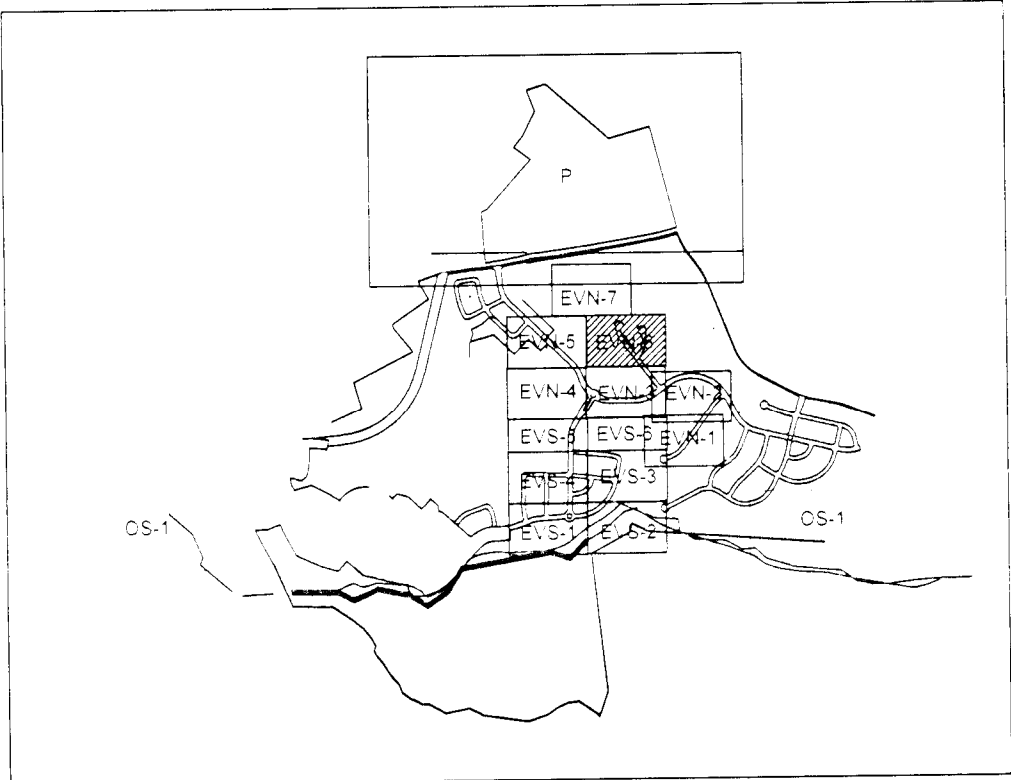
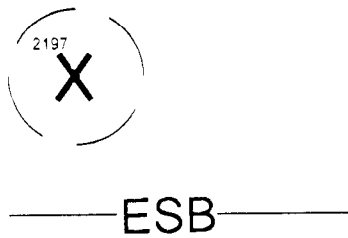
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- LIMIT OF DISTURBANCE
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SPECIMEN TREE TO BE REMOVED
EXPANDED STREAM BUFFER



SHEET INDEX

PREPARED FOR:
NVR MS Cavalier Preserve, LLC.
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03	JLS	11/23/14
04	JLS	10/01/14
05		

ENGINEER:
GLW GUTSCHICK, LITTLE, & WEBER P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3999 National Drive, Suite 250, Baltimore, Maryland 21066

PREPARED BY:
Environmental Systems, Inc.
Annapolis, Maryland 21401
410.267.0000
www.esiinc.com
esa

PLAN VIEW
EVN-6

TYPE II TREE CONSERVATION PLAN
THE PRESERVE AT PISCATAWAY
Edelen Village North & Edelen Village South
Fifth (5th) Election District
Prince George's County, Maryland

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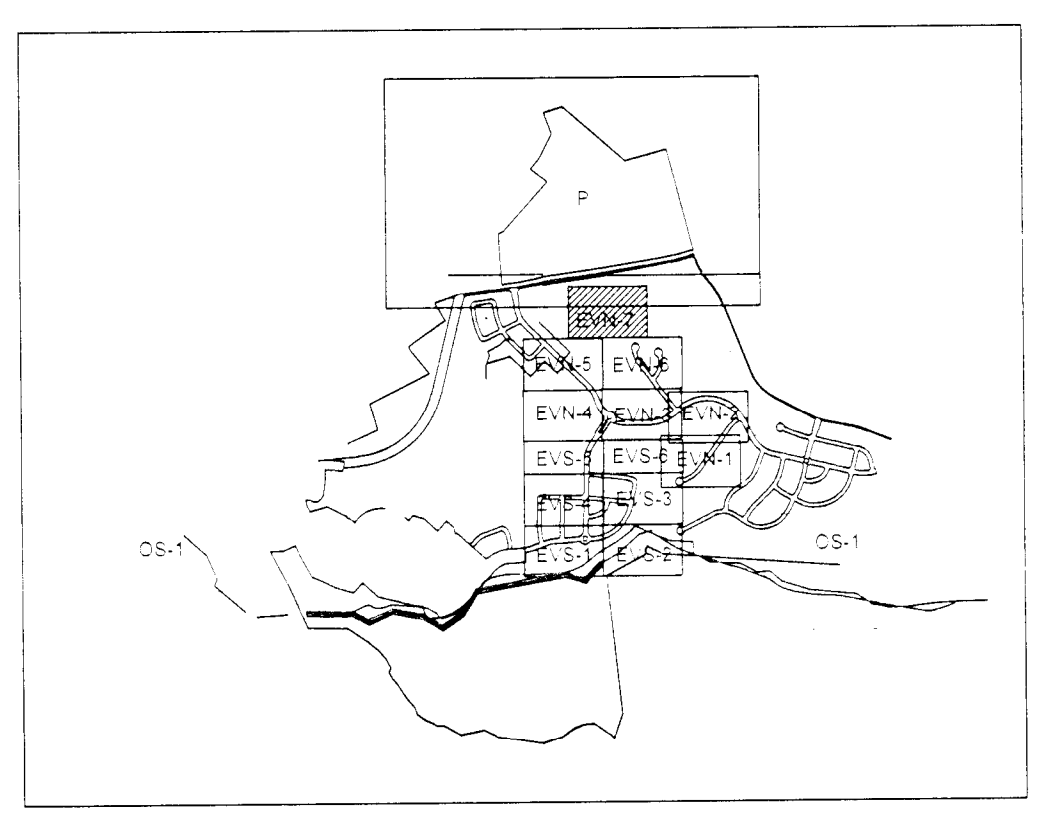
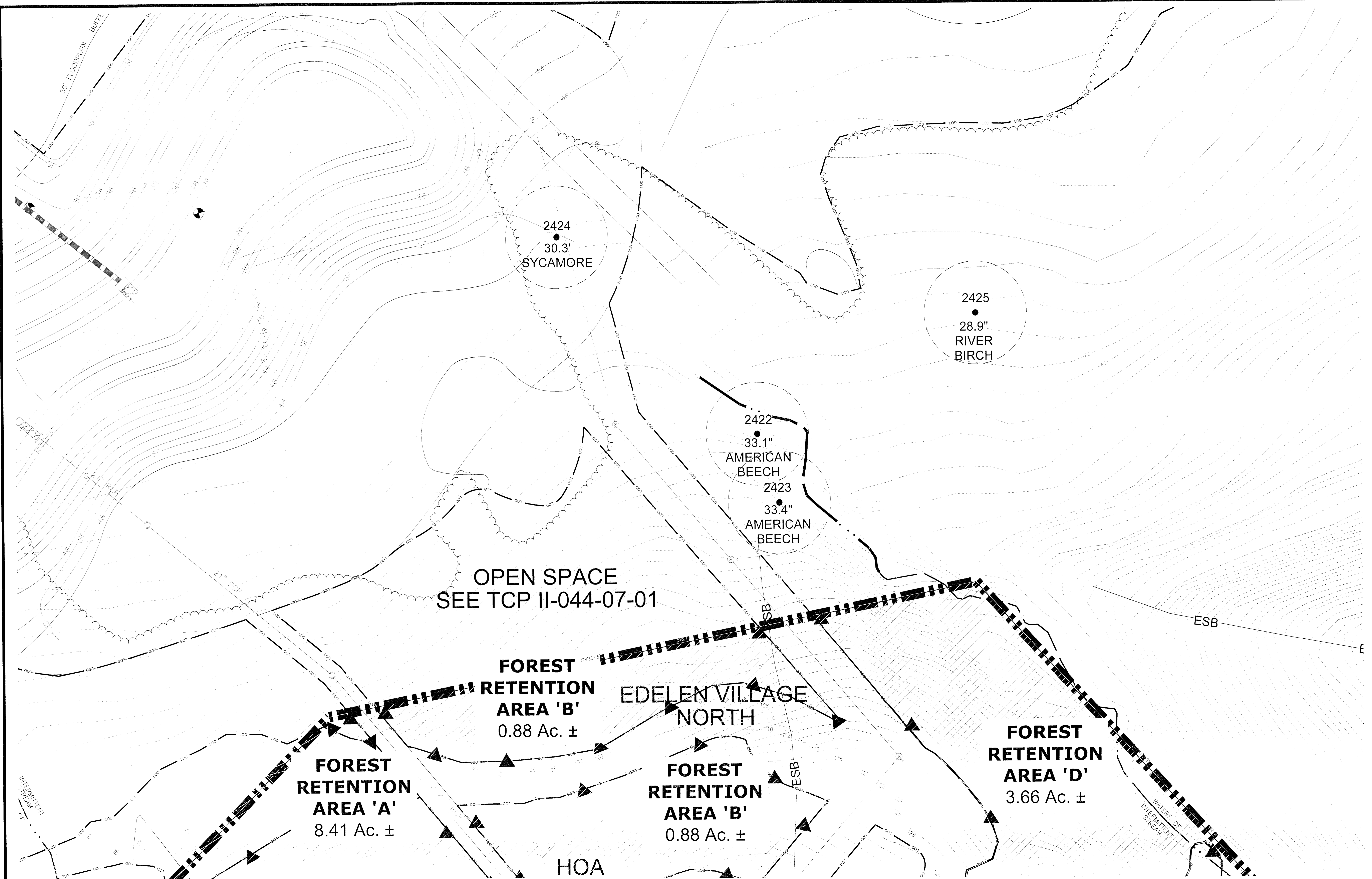
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Project/File No.

Sheet No.

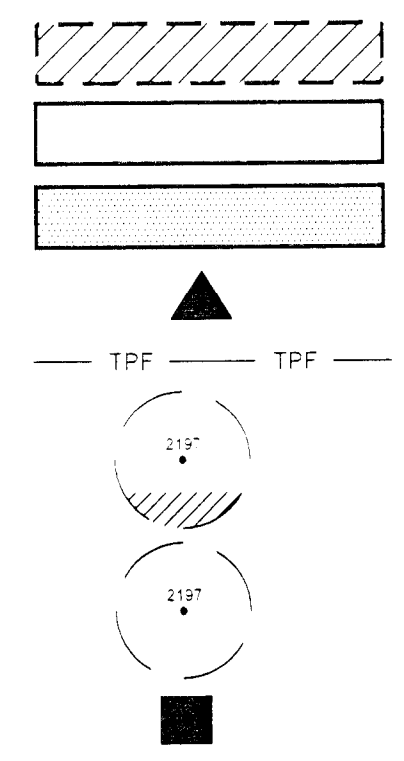


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PREPARED FOR:
NVR MS Cavalier Preserve, LLC.
8614 WESTWOOD CENTER DRIVE
SUITE 900
VIENNA, VIRGINIA 22182

DATE: 08/11/14
APPROVED BY: Leslie Wood
Qualified Professional as per the
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M-NCPPC		
Prince George's County Planning Department		
Environmental Planning Section		
APPROVAL		
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Date: _____	Checked: _____
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Sheet No. **15 of 17**

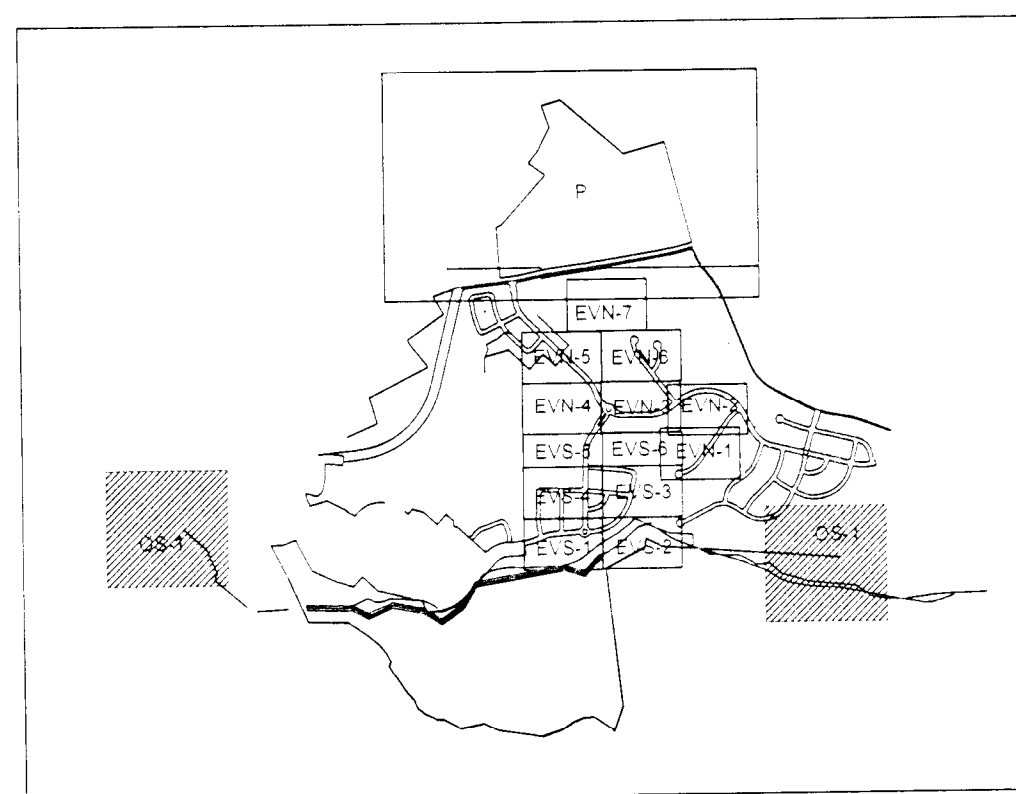
TYPE II TREE CONSERVATION PLAN
THE PRESERVE AT FISCATAWAY
Edelen Village North & Edelen Village South
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Prince George's County, Maryland

PREPARED BY: **Environmental Systems Analysis, Inc.**
4400 Westwood Center Drive
Arlington, Maryland 21001
(410) 267-0466
www.esaonline.com

esa

ENGINEER: **GLW**
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3909 National Drive, Suite 250, Burtonsville, Maryland 20866

PLAN VIEW
EVN-7



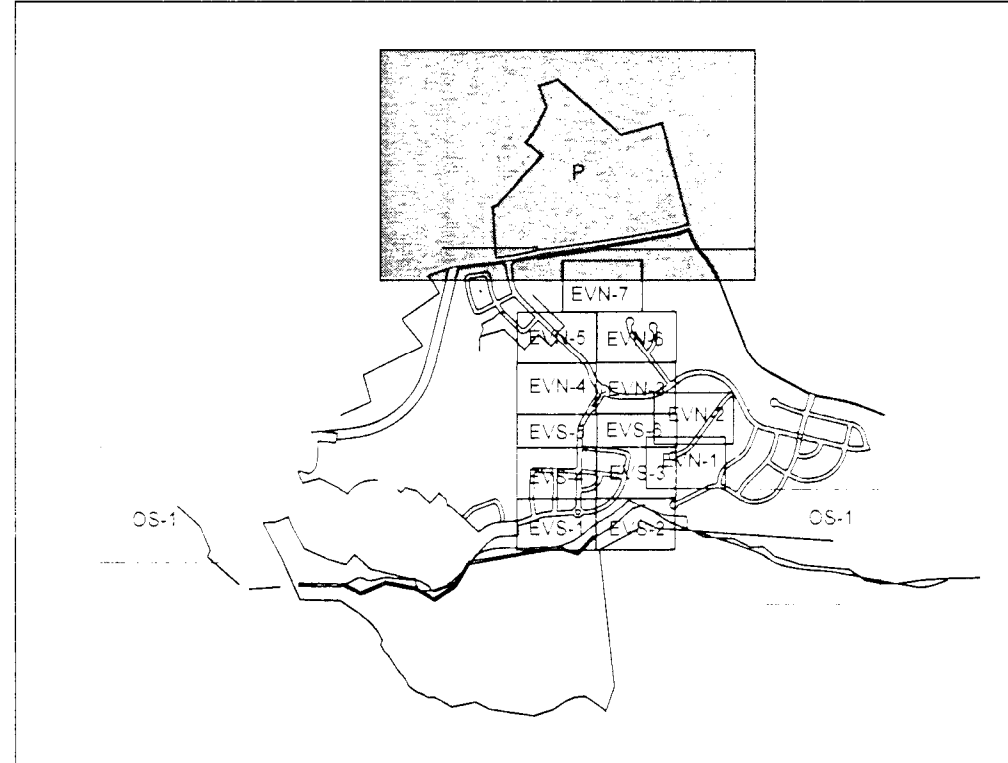
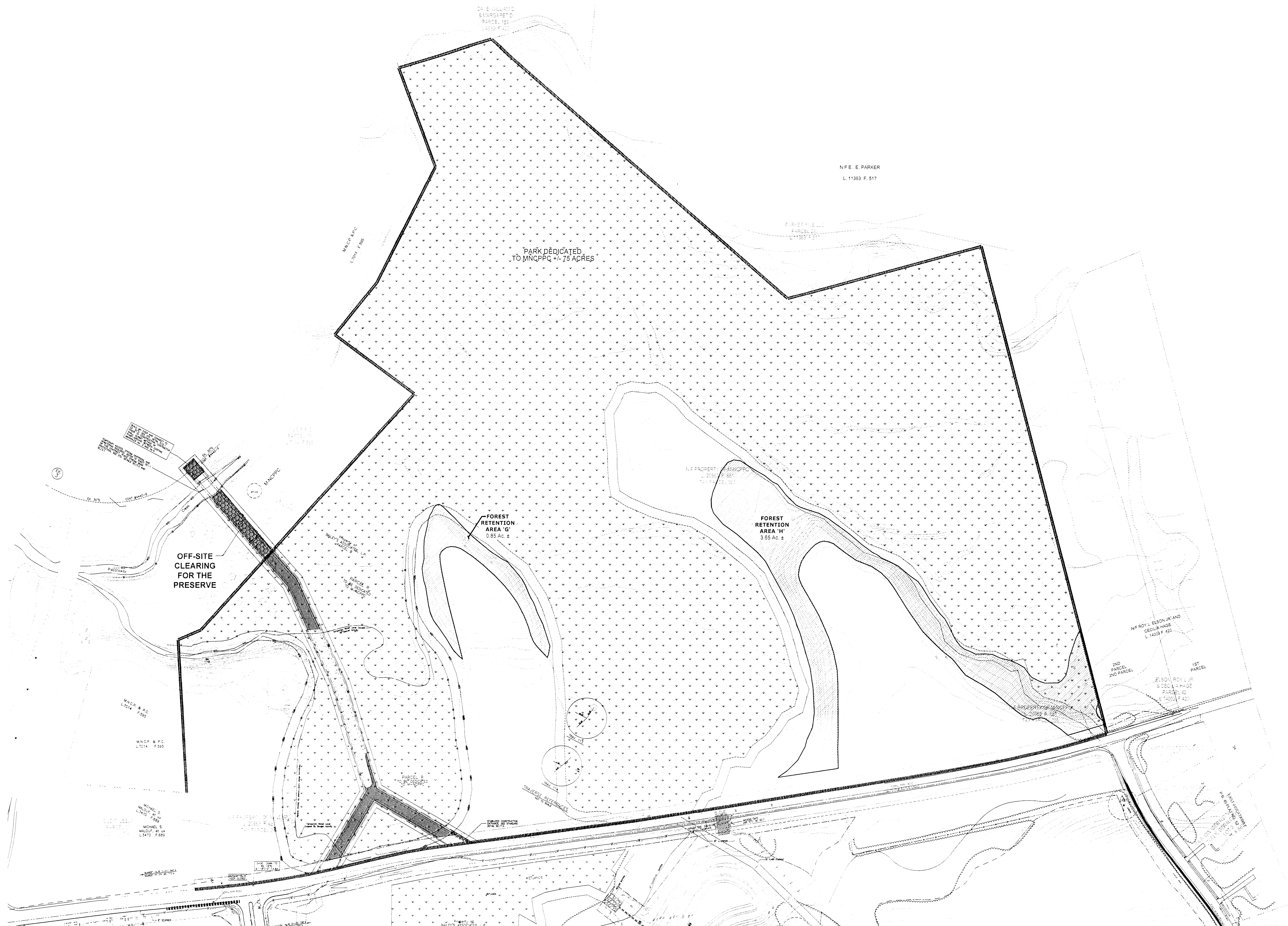
TYPE II TREE CONSERVATION PLAN
THE PRESERVE AT PISCATAWAY
Fidelen Village North & E. delen Village South
Fifth (5th) Election District
Prince George's County, Maryland

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 **esa**

**Environmental
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48 Maryland Avenue
Annapolis, Maryland 21401
(410)267-0495; f. (410)267-0496
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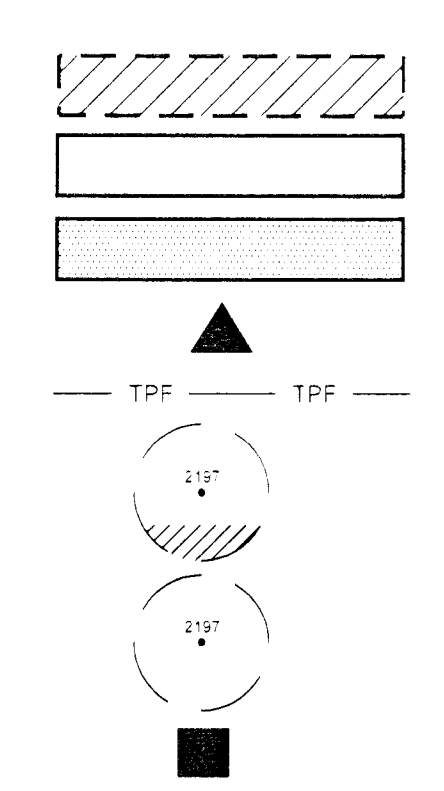
GLW *ENGINEER:* GUTSCHICK, LITTLE, & WEBER P.A.
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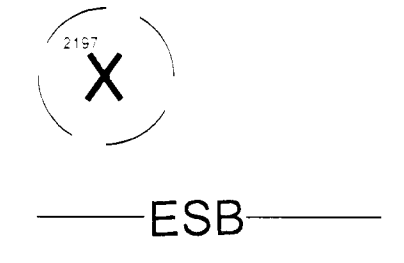
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Prince George's County Planning Department	
Environmental Planning Section	
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