

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

EXISTING UTILITY NOTES

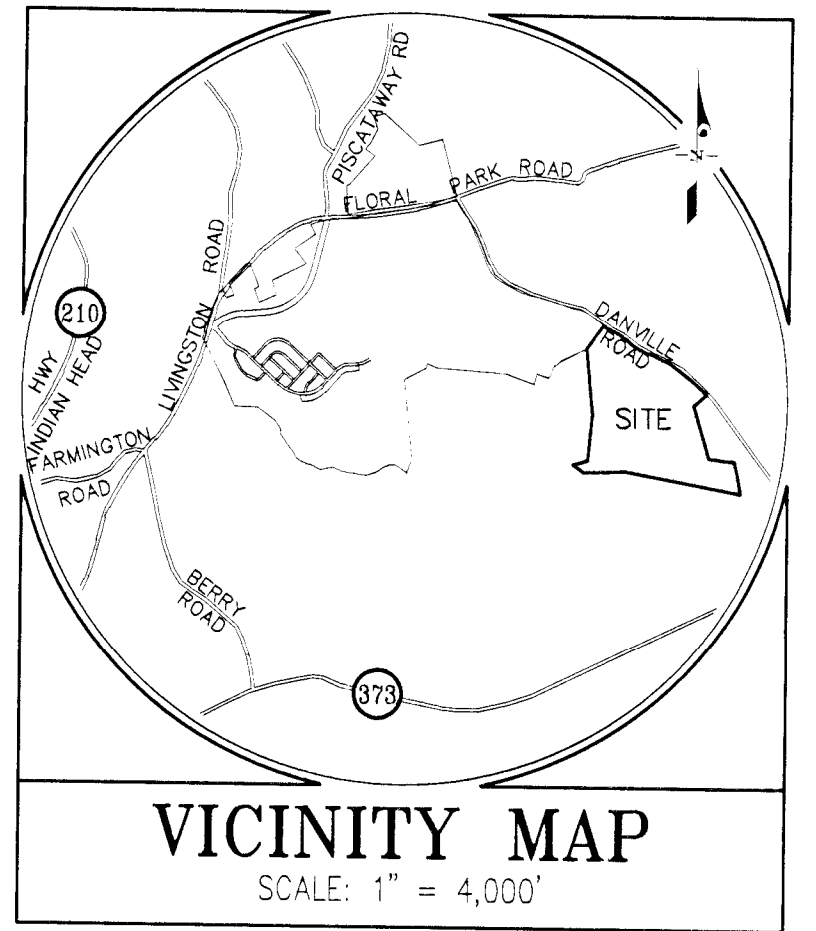
- 1) UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE AND HAS OBTAINED FROM AVAILABLE RECORDS. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- 2) THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.
- 3) FOR MARKING LOCATIONS OF EXISTING UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CITY OF ROCKVILLE UTILITIES DIVISION 240.314.8561 (48 HOURS BEFORE).
- 4) FOR FIELD LOCATION OF GAS LINE SERVICES, PLEASE NOTIFY WASHINGTON GAS LIGHT CO., 703-750-1000, 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
- 5) OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. GUTSCHICK, LITTLE & WEBER, P.A., SHALL BE NOTIFIED IMMEDIATELY OF ANY AND ALL UTILITY INFORMATION, OMISSIONS AND ADDITIONS FOUND BY ANY CONTRACTOR.
- 6) DUE TO THE PROXIMITY OF LIVE UNDERGROUND AND OVERHEAD UTILITIES, WE ARE NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSONS, TRUCKS, TRAILERS, OR EQUIPMENT USED ON OR ADJACENT TO THE SITE.

THE PRESERVE at PISCATAWAY

DANVILLE ESTATES

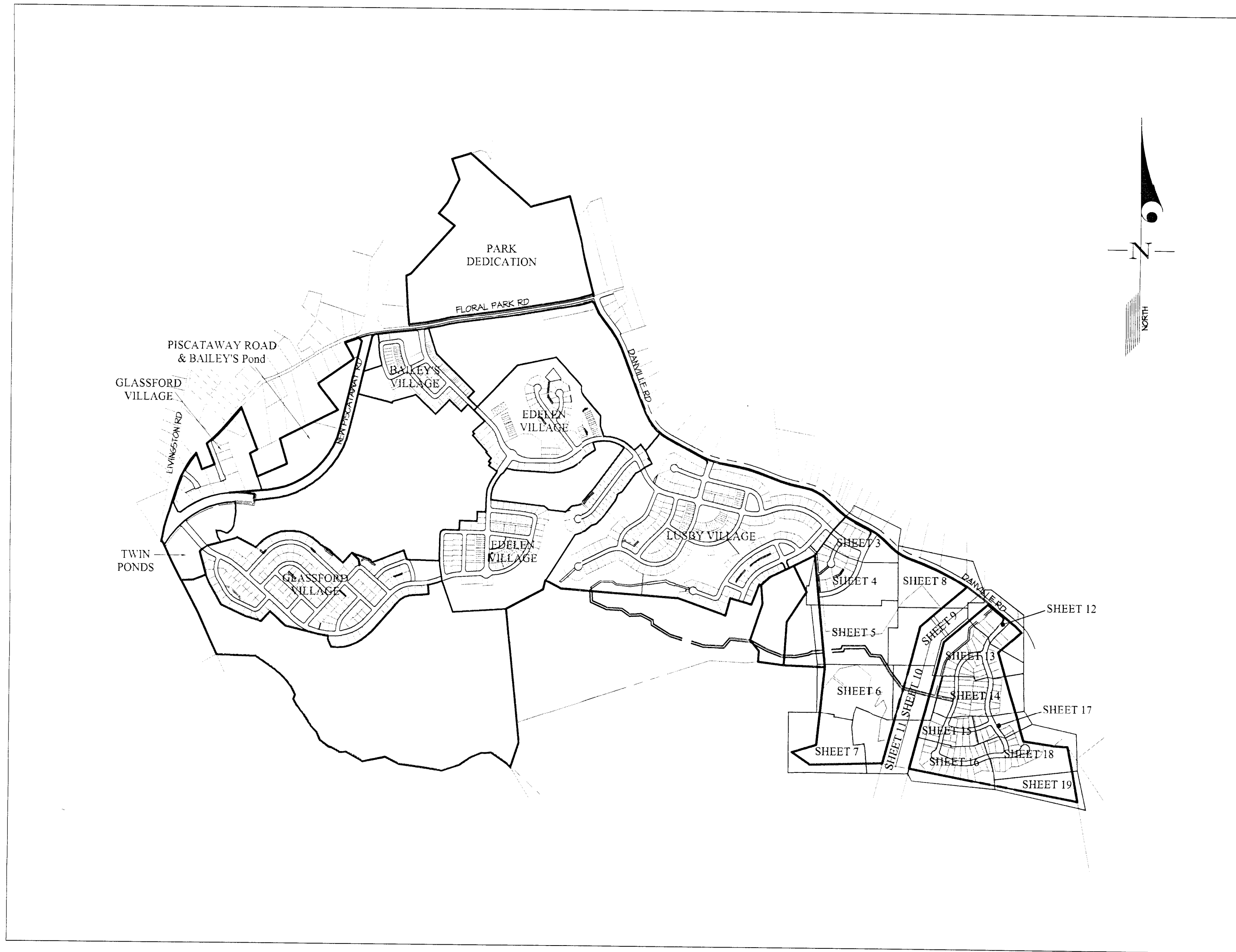
TCPII / 048 / 04

TYPE II TREE CONSERVATION PLAN



GENERAL NOTES / SITE DATA

1. OWNER / APPLICANT:
NVR MS CAVALIER PRESERVE LLC
c/o WOODLAWN DEVELOPMENT GROUP
11700 PLAZA AMERICA DRIVE, SUITE 310
RESTON, VIRGINIA 20190
2. 200 FOOT MAP REFERENCE: 218 SE 03, 218 SE 04, 218 SE 05, 218 SE 06
3. TAX MAP / GRID: 143 B3, B4, C4 & 153 B1, C1, D1
4. THIS SITE IS NOT LOCATED WITHIN THE AVIATION POLICY AREA.
5. WATER AND SEWER CATEGORY 3
6. STORMWATER MANAGEMENT CONCEPT NUMBER: 0008410-1444-02
7. THERE ARE NO KNOWN CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
8. THERE ARE NO KNOWN HISTORIC SITES AND/OR RESOURCES ADJACENT TO THIS SITE.
9. THE LIMIT OF THE 100 YEAR FLOODPLAIN SHOWN ON THESE PLANS HAS BEEN DELINEATED FROM AN APPROVED FLOODPLAIN STUDY (960024) FOR PISCATAWAY CREEK. THE APPROVED FLOODPLAIN STUDY 960024 WAS APPROVED ON 1/25/96 AND UPDATED ON 1/13/16.
10. THIS PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
11. TOPOGRAPHY PROVIDED BY CLARK, FINEFROCK & SACKETT, INC. AS SHOWN ON THE PREVIOUSLY APPROVED SDP-0320.
12. PREVIOUSLY APPROVED TREE CONSERVATION PLANS: TCP 01/04/14 - REVISED 06/11/03 TCP 11-48-04, 12/24/04.
13. DANVILLE ROAD IS A DESIGNATED HISTORIC ROAD IN CONFORMANCE WITH THE APPROVAL OF THE FUNCTIONAL MASTER PLAN OF TRANSPORTATION (2009).
14. THE ENTIRETY OF THE CURRENT APPLICATION IS LOCATED WITHIN THE MOUNT VERNON VIEWED AREA OF PRIMARY CONCERN.
15. PART OF THE PROPERTY SHOWN HEREON IS SUBJECT TO A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN LIBER 36102 AT FOLIO 128. AMENDED AND RE-STATED CONSERVATION EASEMENT FOR WOODLAND AND WILD LIFE HABITAT RECORDED IN LIBER 36389 AT FOLIO 289.
16. PART OF THE PROPERTY SHOWN HEREON IS SUBJECT TO A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN LIBER 36389 AT FOLIO 259.
17. PART OF THE PROPERTY SHOWN HEREON IS SUBJECT TO A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN LIBER 36389 AT FOLIO 215.



KEY MAP
SCALE: 1"=1000'

LEGEND

- PROPERTY BOUNDARY
REGULATED STREAM
100-YR FLOODPLAIN
100-YR FLOODPLAIN EASEMENT
PRIMARY MANAGEMENT AREA (PMA)
CONSERVATION EASEMENT
WETLAND
25' WETLAND BUFFER
EXISTING TREE LINE
EXISTING NON-WOODLAND AREA
PROPOSED TREE LINE
LIMIT OF DISTURBANCE
TEMPORARY TREE PROTECTION FENCE
PERMANENT TREE PROTECTION FENCE
WOODLAND PRESERVATION SIGN
- SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE SAVED
SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED
CLEARED FLOODPLAIN AREA (C-FP)
CLEARED OFF-SITE AREA (C-OS)
WOODLAND PRESERVATION AREA (WPA)
WOODLAND RETAINED-NOT CREDITED (WR-NC)
NATURAL REGENERATION AREA (NRA)

THIS BLOCK IS FOR
OFFICIAL USE ONLY
OR shall remain the day plan
meets conditions of final approval
by the Planning Board, it is a design
or the District Council



M-NCPPC
APPROVAL
PROJECT NAME: DANVILLE ESTATES
PROJECT NUMBER: SDP-0320-03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

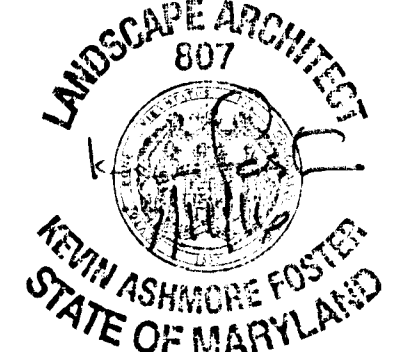
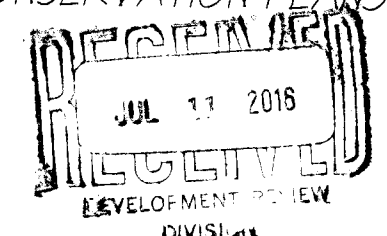
M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII-048-04		
APPROVED BY	DATE	
J.L. Stasz	12/29/04	
Kim Finch	03/07/15	
Kim Finch	7/14/18	

M.N.C.P.C. APPROVALS		
PROJECT NAME: DANVILLE ESTATES		
PROJECT NUMBER: SDP-0320		
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
01	07/08/04	R.G.
02		
03		
04		
05		

SHEET SCHEDULE

SHEET NO. SHEET TITLE

- 1 COVER SHEET
2 DETAIL SHEET
3-19 TREE CONSERVATION PLANS



GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3509 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-882-1820 DC/VA: 301-889-2524 FAX: 301-421-4156

DATE	REVISION	BY	APPR.
01/24/2016	REVISED TO ELIMINATE LOTS SOUTHWEST OF PERCO RIGHT-OF-WAY AND CHANGE SEWER ALIGNMENT	RLG	MFC
11/20/13	REVISED PER PLANNING BOARD RESOLUTION		

PREPARED FOR:		SCALE	ZONING	COVER SHEET	
NVR MS CAVALIER PRESERVE, LLC c/o WOODLAWN DEVELOPMENT GROUP 11700 PLAZA AMERICA DRIVE, SUITE 310 RESTON, VIRGINIA 20190		AS SHOWN	R-L	DANVILLE ESTATES LOTS 1-4 BLOCK 'A', 7-9 & 14-28, BLOCK 'B', 13-31 BLOCK 'E', 16-39 BLOCK 'F' LOTS 16-31 BLOCK 'G', 14-31 BLOCK 'H', 16-40 BLOCK 'I'	
		DATE	TAX MAP - GRID	PISCATAWAY ELECTION DISTRICT No. 05	
		NOV., 2012	143 B3, B4, C4 153 B1, C1, D1	PRINCE GEORGE'S COUNTY, MARYLAND	

1. This plan is submitted to fulfill the woodland conservation requirements for SDP-0320. If SDP-0320 expires, then this TCP2 also expires and is no longer valid.

4. Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber _____ folio _____. Revisions to this TCP2 may require a revision to the recorded easement. See pg 15, 16 and 17
- TREE PRESERVATION AND RETENTION NOTES Sheet 1.

10. This plan is not grandfathered under CB-27-2010, section 25-117(g).

15. Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.
- REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS**

REMOVAL OF HAZARDOUS TREES OR LIMBS BY DEVELOPERS OR BUILDERS

- If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permittee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. If the tree or area may be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A-300 Pruning Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the Inspector for documentation of the damage.

Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.

Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

20. Work on this project will be initiated in several phases. All temporary TFFs required for a given phase shall be installed prior to any disturbance within that phase of work.

1. Quantity: (See Plant Schedule)

- If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material and shall be maintained through periodic watering, until the time of planting.

4. Plant handling: The quantity of seedlings taken to the field should not exceed the quantity that can be planted in a day. Seedlings, once removed from the nursery or temporary storage area, shall be planted immediately.
5. Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring bud break. The most suitable months for planting are March and April, when the soil is warm and moist and the seedlings are dormant. Planting should be delayed until the soil has thawed and the ground is not frozen. Planting should occur when a growing season of the issuance of grading building permits and/or reaching the final grades and stabilization of planting is expected.
6. Seeding/Planting: Three seedlings shall be hand planted using a dibble bar or other similar tool. It is important that the seedling be placed in the hole so that the roots can spread out naturally; they should not be twisted, balled up or bent. Moist soil should be packed firmly around the roots. Seedlings should be planted at a depth such that the top of the root collar is just below the soil surface. After backfilling and closing the hole which would allow the roots to dry out. See planting details for further explanation. If the contractor wishes to plant by another method, the preparer of this plan conservation plan must be contacted and give his approval before planting may begin.

7. **Spacing:** See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting theory.
8. **Soil:** Upon the completion of each phase of the mining operations and after the topsoil has been replaced on that phase, a soil test shall be conducted to determine what soil preparation and soil amendments, if any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that provides one soil sample per acre. The samples shall have a different soil test frequency. If the soil is fairly uniform, then only one sample is necessary, and submitted for testing to a private company. The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, organic matter, phosphorus, potassium, calcium and organic matter on the site to ensure the future survival of the seedlings.
9. **Soil Improvements:** Measures, the soil shall not be improved according to the recommendations made by the testing company.

10. Fencing and Signage: Final protective fencing shall be placed on the inside and/or development side of planting areas. The final protective fence shall be installed upon completion of planting operations unless it is installed during the initial stages of development. Signs shall be posted per the signage detail on this sheet.
11. Planting method: Consult the Planting Detail(s) shown on this plan.
12. Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).
13. Groundcover Establishment: the remaining disturbed area between seedling planting sites shall be seeded and stabilized with white clover seed at the rate of 5 lbs./acre.
14. Mowing: No mowing shall be allowed in any planting area.

POST DEVELOPMENT NOTES

When woodlands and/or specimen, historic or champion trees are to remain

- a. If the developer or landowner no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the hardcut removal protocol, the landowner shall contact the local jurisdiction's Natural Resources Conservation Area(s), the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.

If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.

Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

- b. The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposal of appropriate. All material removed from the area shall be noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
- c. The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.
- d. The use of chainsaws is extremely dangerous and should not be conducted with poorly trained or inexperienced safety equipment. Only individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

OFF-SITE WOODLAND CONSERVATION BANK SUMMARY TABLE

[illegible][illegible]

TYPE 4 (TEMPORARY) TREE PROTECTION FENCE
COMBINATION SILT FENCE & TREE PROTECTION

② (TYPE 1) TEMPORARY TREE PROTECTION FENCE

[illegible]

3 (TYPE 2) TEMPORARY TREE PROTECTION FENCE

The diagram illustrates a rectangular wooden sign for a "WOODLAND PRESERVATION AREA". The sign has a top section with a diagonal split design: the upper-left portion is labeled "4\" x 4\" PRESSURE TREATED POST" and the lower-right portion is labeled "3\" GALV. RING NEEDED NAILS". Below this split section is a solid dark rectangle containing the white text "DO NOT DESTROY WOODLAND PRESERVATION AREA". Underneath the dark rectangle is another solid dark rectangle with the white text "NEED LOG SKID POLE". To the right of the sign, dimension lines indicate a height of "7'-0\" and a width of "MIN. 11\". At the base of the sign, a cross-hatched area represents the ground, with a dimension line indicating a "MIN. DEPTH 18\".

- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROMINENTLY MAINTAINED.
3. AVOID INJURY TO TREES WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
6. SIGNS SHOULD BE PROMINENTLY SET TO FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE UNTIL ALL CONSTRUCTION TAKE OUT OF LOT, AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN

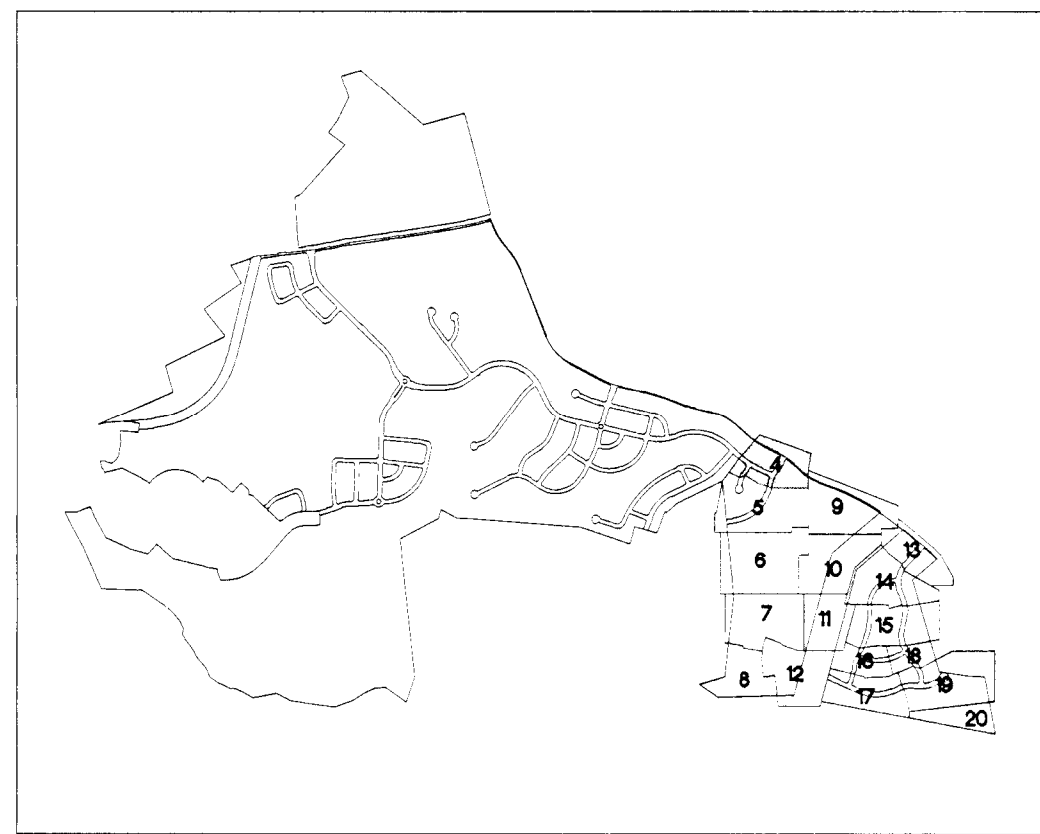
4 TREE PROTECTION SIGNAGE

Woodland Conservation Worksheet for Prince George's County, Maryland										
Zone	RL	L-A-C	Totals							
Gross Tract:	558.74	19.98	578.72							
Floodplain:	85.87	0.00	85.87							
Previously Dedicated Land:	0.00	0.00	0.00							
Net Tract (NTA):	733.07	19.98	753.05							
for which there is a corresponding zone										
Property Description or Subdivision Name			The Presence at Piscataway – Overall Worksheet							
Break-even Point (presentation acres) =			289.01							
Acres of Net Tract Clearing permitted via reforestation =			291.58							
Woodland Conservation Requirement Calculations:										
Existing Woodland on Net Tract (acres)	560.89									
Existing Woodland in Floodplain (acres)	74.72									
Woodland Conservation Threshold (NTA) = Smaller of a or b	24.72%									
Woodland above WCT (a)	198.04									
Woodland above WCT (b)	384.85									
Woodland Conservation Requirement Calculations:			Grassland	Twain Entry	Piscat. Rd	Edelen	Danville	Lusby	Bailey	Open Space
Plan Number (This must be completed for each phase)	11-098-09	11-098-09	11-001-05	11-048-04	11-048-04	11-068-04	11-001-05	11-044-07		
TRC Revision Number	3	4	4	4	4	4	4	4		
TRC Approval Date	2/20/2014	2/6/2014	8/15/2005	10/1/2014	3/17/2010	1/28/2015	9/21/2012	7/30/2014		
Plan Phase or Name	SDP-4904	SDP-8605	SDP-8606	SDP-0318	SDP-0320	SDP-0401	SDP-0319	SDP-0608		
TRC Revision Number	5	2	8	3	3	3	3	3		
TRC Approval Date	3/19/2014	3/19/2014	3/4/2004	10/31/2014	4/30/2016	1/28/2015	3/31/2012	7/19/2013		
TRC Approval Status:	Approved	Approved	Approved	Approved	Approved	Approved	Approved	Approved		
TRC Certification Date	3/19/2014	3/20/2014	2/28/2005	10/31/2014	1/28/2015	1/28/2015	9/25/2012	8/6/2014		
TRC Certification Status:	Certified	Certified	Certified	Certified	Pending	Certified	Certified	Certified		
Total Area in the application (acres)	19.06	11.11	29.98	169.92	145.32	114.82	23.01	304.90	578.72	
Floodplain area in this application (acres)	0.53	0.00	0.00	82.25	3.35	3.43	0.25	19.38	85.87	
Net Tract area in the application (acres)	19.63	11.11	29.98	107.67	141.99	111.39	22.76	285.52	733.07	
Woodland on the Net Tract for this phase (acres)	17.88	0.96	9.32	74.45	141.58	110.15	0.35	204.54	560.89	
Woodland in the Floodplain for this phase	0.03	0.00	0.00	51.46	0.33	3.43	0.25	16.22	74.72	
Woodland Cleared on Net Tract for this phase	0.21	0.17	0.11	45.58	59.63	65.96	0.30	24.58	229.50	
Woodland Cleared in Floodplain for this phase	0.00	0.00	0.00	0.11	0.17	0.41	0.25	1.19	2.13	
Offset Woodland Cleared (1:1)	0.18	0.00	0.00	3.51	0.52	0.00	0.00	0.00	4.11	
Offset Woodland Preservation/Reforestation provided on this property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Offset Woodland Cleared on Net Tract (Woodland cleared) or Cumulative acres of Floodplain and Woodland cleared	0.00	0.00	0.00	0.00	0.11	0.28	0.69	2.34	2.73	
Smaller of a or b	19.27	11.04	12.15	59.73	118.66	204.62	204.92	229.59	198.69	
Woodland Cleared below WCT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Replacement: for clearing above the WCT (0.25 : 1)	2.57	2.78	3.34	14.68	29.67	51.18	51.23	57.38	198.88%	
Replacement: for clearing below the WCT (2 : 1)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Replacement Threshold (RT) =	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Cumulative Woodland Conservation Required	198.69	198.88	199.16	214.42	220.10	252.00	252.12	140.14	198.69	
Latest phase indicates cumulative requirement through that phase of a plan										
Woodland Conservation Provided										
Presentation	0.00	0.19	8.21	29.87	29.92	20.57	0.05	179.19	274.60	
Afforestation/Reforestation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Natural Regeneration	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.20	1.20	
Area approved for Re-view	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Offset for Offsets Mitigation on another property	0.19	0.00	6.87	2.98	2.98	2.29	0.00	6.00	9.31	
Offset Presentation provided on this property	0.00	0.00	0.00	0.00	25.69	0.00	0.00	0.00	25.69	
Offset Afforestation/Reforestation provided on this property	0.00	0.00	0.00	0.00	1.04	0.00	0.00	60.08	61.12	
Total Woodland Conservation Provided	0.19	7.38	22.16	52.93	107.94	130.80	130.86	391.92	591.92	
Woodland saved on this phase but not counted										
Existing Net Tract Woodland in later phases	543.03	542.07	532.75	458.3	315.04	204.89	204.54	179.58	55.75	
Shortage (Surplus)									114.35	
Minimum Woodland Conservation Required (acres) - 35% of Net Tract	277.57									
Woodland Conservation Provided	277.57									
Surplus Presentation for Woodland Bank	25.69									
Surplus Natural Regeneration for Woodland Bank	61.12									

M-NCPG TRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION		
APPROVAL TREE CONSERVATION PLAN TCP11-048-04		
	APPROVED BY	DATE
	J.L. Stasz	12-29-04
01	Kim Finch	03/07/15
	<i>K. Finch</i>	<i>7/17/16</i>
02		
03		
04		
05		

[illegible][illegible]

PREPARED FOR: NVR MS CAVALIER PRESERVE, LLC c/o WOODLAWN DEVELOPMENT GROUP 11700 PLAZA AMERICA DRIVE, SUITE 310 RESTON, VIRGINIA 20190	SCALE	ZONING	DETAIL SHEET		G. L. W. FILE NO.
	AS SHOWN	R-L	DANVILLE ESTATES LOTS 1-4 BLOCK 'A', 7-9 & 14-28, BLOCK 'B', 13-31 BLOCK 'E', 16-39 BLOCK 'F' LOTS 16-31 BLOCK 'G', 14-31 BLOCK 'H', 16-40 BLOCK 'I'		10009
	DATE	TAX MAP - GRD	PISCATAWAY ELECTION DISTRICT No. 05 PRINCE GEORGE'S COUNTY, MARYLAND		SHEET 2 OF 19
	NOV., 2012	143 B3, B4, C4 153 B1, C1, D1			

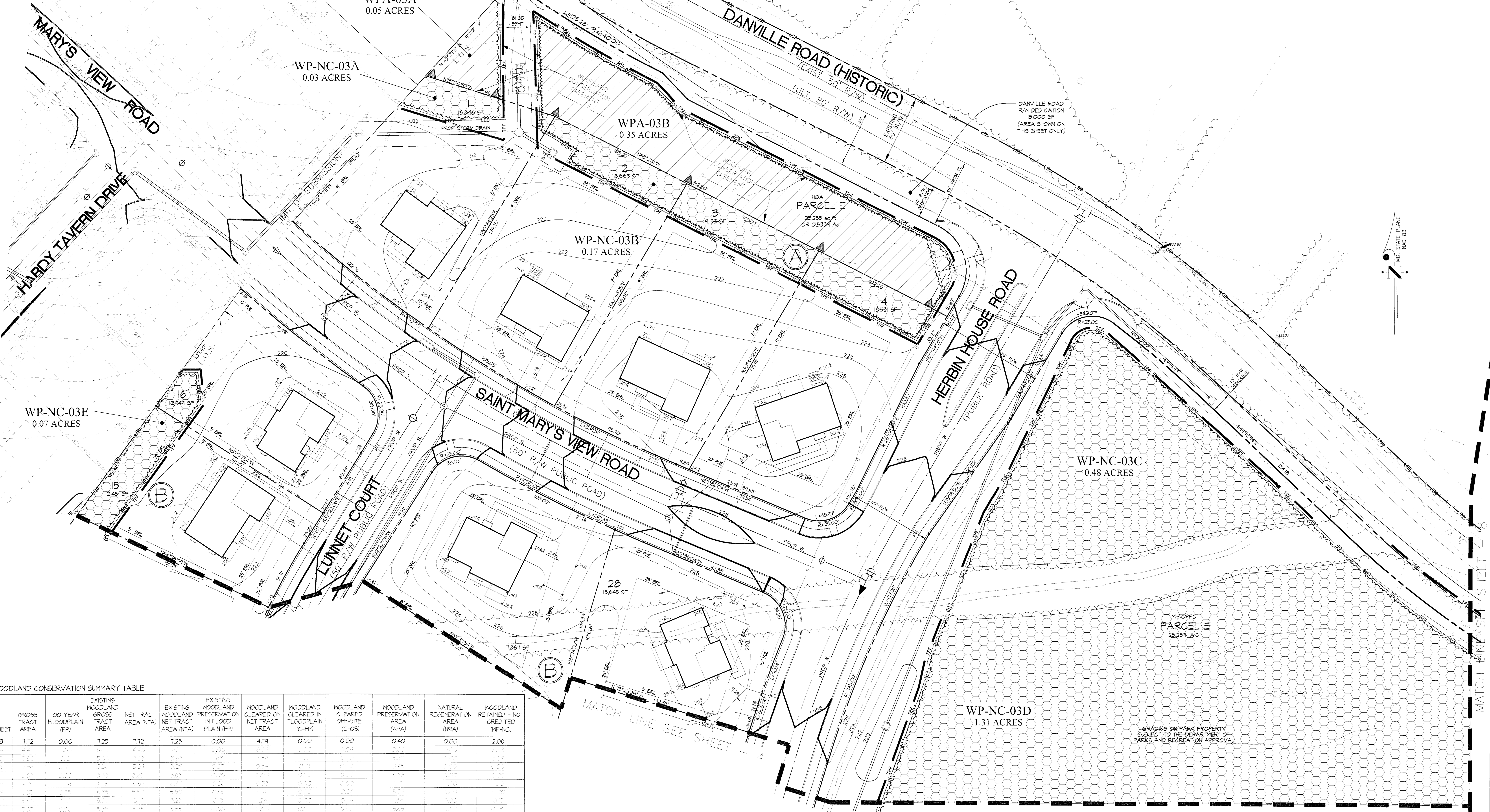


SHEET INDEX

LEGEND

- PROPERTY BOUNDARY
- REGULATED STREAM
- 100-YR FLOODPLAIN
- 100-YR FLOODPLAIN EASEMENT
- PRIMARY MANAGEMENT AREA (PMA)
- CONSERVATION EASEMENT
- NETLAND
- 25' NETLAND BUFFER
- EXISTING TREE LINE
- EXISTING NON-HOODLAND AREA
- PROPOSED TREE LINE
- LIMIT OF DISTURBANCE
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE
- HOODLAND PRESERVATION SIGN

- SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE SAVED
- SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED
- CLEARED FLOODPLAIN AREA (C-FP)
- CLEARED OFF-SITE AREA (C-OS)
- HOODLAND PRESERVATION AREA (HPA)
- HOODLAND RETAINED-NOT CREDITED (HP-NC)
- NATURAL REGENERATION AREA (NRA)



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 CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (HPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETAINED - NOT CREDITED (HP-NC)
3	1.12	0.00	1.25	1.12	1.25	0.00	4.19	0.00	0.00	0.40	0.00	2.06
4	1.12	0.00	1.25	1.12	1.25	0.00	4.19	0.00	0.00	0.40	0.00	2.06
5	1.12	0.00	1.25	1.12	1.25	0.00	4.19	0.00	0.00	0.40	0.00	2.06
6	1.12	0.00	1.25	1.12	1.25	0.00	4.19	0.00	0.00	0.40	0.00	2.06
7	1.12	0.00	1.25	1.12	1.25	0.00	4.19	0.00	0.00	0.40	0.00	2.06
8	1.12	0.00	1.25	1.12	1.25	0.00	4.19	0.00	0.00	0.40	0.00	2.06
9	1.12	0.00	1.25	1.12	1.25	0.00	4.19	0.00	0.00	0.40	0.00	2.06
10	1.12	0.00	1.25	1.12	1.25	0.00	4.19	0.00	0.00	0.40	0.00	2.06
11	1.12	0.00	1.25	1.12	1.25	0.00	4.19	0.00	0.00	0.40	0.00	2.06
12	1.12	0.00	1.25	1.12	1.25	0.00	4.19	0.00	0.00	0.40	0.00	2.06
13	1.12	0.00	1.25	1.12	1.25	0.00	4.19	0.00	0.00	0.40	0.00	2.06
14	1.12	0.00	1.25	1.12	1.25	0.00	4.19	0.00	0.00	0.40	0.00	2.06
15	1.12	0.00	1.25	1.12	1.25	0.00	4.19	0.00	0.00	0.40	0.00	2.06
16	1.12	0.00	1.25	1.12	1.25	0.00	4.19	0.00	0.00	0.40	0.00	2.06
17	1.12	0.00	1.25	1.12	1.25	0.00	4.19	0.00	0.00	0.40	0.00	2.06
18	1.12	0.00	1.25	1.12	1.25	0.00	4.19	0.00	0.00	0.40	0.00	2.06
19	1.12	0.00	1.25	1.12	1.25	0.00	4.19	0.00	0.00	0.40	0.00	2.06
20	1.12	0.00	1.25	1.12	1.25	0.00	4.19	0.00	0.00	0.40	0.00	2.06
TOTAL	145.32	3.33	144.54	141.94	141.26	2.84	54.43	0.17	0.52	54.61	1.04	26.12

GLWGUTSCHICK LITTLE & WEBER, PA
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3829 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MD 20866
TEL: 301-421-4024 FAX: 301-421-4186

DATE	01/24/2013	REVISION	REVISED TO ELIMINATE LOTS SOUTH OF PERGO RIGHT-OF-WAY AND CHANGE SEWER ALIGNMENT
DATE	11/20/13	REVISION	REVISED PER PLANNING BOARD RESOLUTION

RLG	MFC
KAB	KAF
BT	APP

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

SCALE
1" = 30'

ZONING
R-L

DATE
NOV., 2012

TAX MAP - ORD
143 B3, B4, C4
153 B1, C1, D1

TYPE II TREE CONSERVATION PLAN
DANVILLE ESTATES
LOTS 1-4 BLOCK 'A', 7-9 & 14-28, BLOCK 'B', 13-31 BLOCK 'E', 16-39 BLOCK 'F'
LOTS 16-31 BLOCK 'G', 14-31 BLOCK 'H', 16-40 BLOCK 'I'

G. L. W. FILE No.
10009

SHEET
3 OF 19

WP-NC-04A
0.12 ACRES

WP-NC-04B
0.03 ACRES

C-OS-04A
0.04 ACRES

THIS BLOCK IS FOR
OFFICIAL USE ONLY
OR land certificate and plan
meets conditions of final approval
by the Planning Board, its designee
or the Board of Council.

M-NCPPC
APPROVAL

PROJECT NAME: DANVILLE ESTATES

PROJECT NUMBER: SDP-0320-03

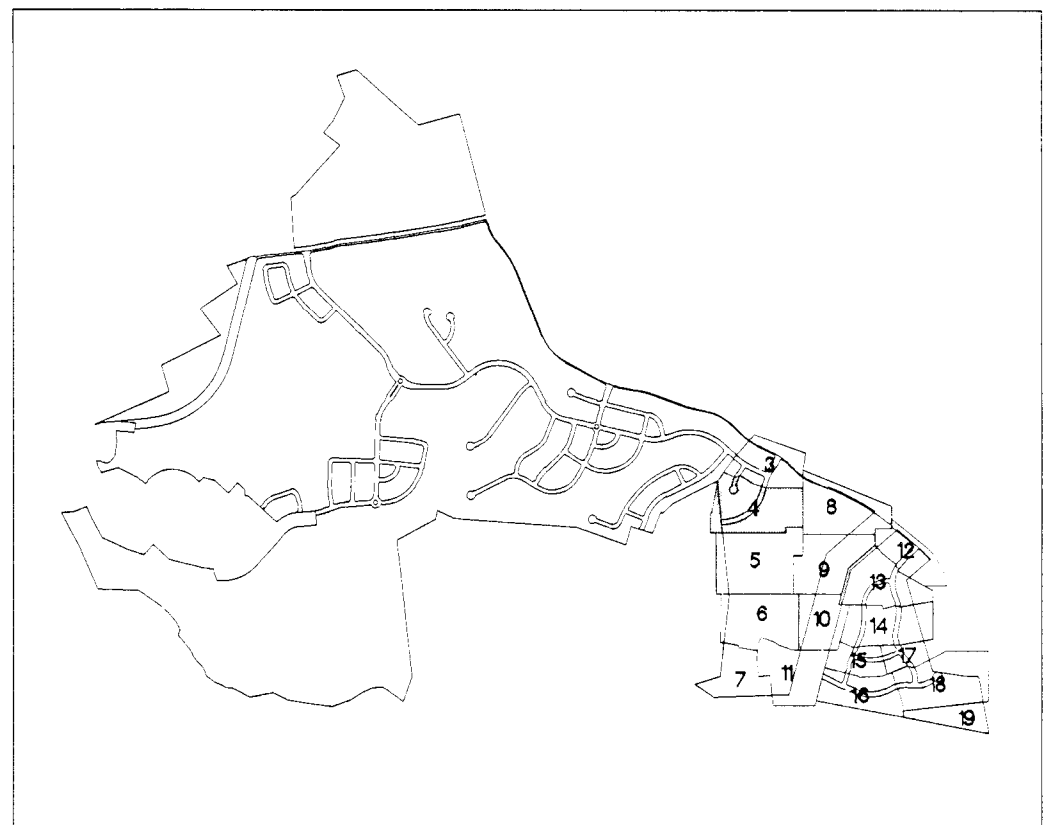
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number



LEGEND

- PROPERTY BOUNDARY
- REGULATED STREAM
- 100-YR FLOODPLAIN
- 100-YR FLOODPLAIN EASEMENT
- PRIMARY MANAGEMENT AREA (PMA)
- CONSERVATION EASEMENT
- WETLAND
- 25' WETLAND BUFFER
- EXISTING TREE LINE
- EXISTING NON-WOODLAND AREA
- PROPOSED TREE LINE
- LIMIT OF DISTURBANCE
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE
- WOODLAND PRESERVATION SIGN

- SPECIMEN CHAMPION HISTORIC TREE
WITH CRITICAL ROOT ZONE
TO BE SAVED
- SPECIMEN CHAMPION HISTORIC TREE
WITH CRITICAL ROOT ZONE
TO BE REMOVED
- CLEARED FLOODPLAIN AREA (C-FP)
- CLEARED OFF-SITE AREA (C-OS)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND RETAINED-NOT CREDITED (WP-NC)
- NATURAL REGENERATION AREA (NRA)



SHEET INDEX

WATCH LINE SEE SHEET - 3

WP-NC-04C
7.93 ACRES

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 (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETAINED - NOT CREDITED (WP-NC)
4	14.40	0.00	14.11	14.11	14.11	0.00	6.04	0.00	0.04	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
18	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	145.32	3.33	144.99	141.99	141.26	2.24	54.93	0.17	0.52	54.61	1.04	26.12

WATCH LINE SEE SHEET - 5

GLWGUTSCHICK LITTLE & WEBER, PA.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3509 NATIONAL DRIVE, SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4025

DATE	BY	APP'R	REVISION
01/29/2016	RLG	YFC	REVISED TO ELIMINATE LOTS SOUTHWEST OF PERGO RIGHT-OF-WAY AND CHANGE SEWER ALIGNMENT
07/20/2013	RLG	YFC	REVISED PER PLANNING BOARD RESOLUTION

PREPARED FOR:

NVR MS CAVALIER PRESERVE, LLC
C/O WOODLAWN DEVELOPMENT GROUP
11700 PLAZA AMERICA DRIVE, SUITE 310
RESTON, VIRGINIA 20190

SCALE

1"=30'

DATE

NOV, 2012

ZONING

R-L

TAX MAP - GRID

143 B3, B4, C4
153 B1, C1, D1

TYPE II TREE CONSERVATION PLAN

DANVILLE ESTATES

LOTS 1-4 BLOCK 'A', 7-9 & 14-28, BLOCK 'B', 13-31 BLOCK 'E', 16-39 BLOCK 'F',
LOTS 16-31 BLOCK 'G', 14-31 BLOCK 'H', 16-40 BLOCK 'I'

G. L. W. FILE NO.

10009

SHEET

4 OF 19

N/F J.H. CHUNG
L 15189 F 281
L 15189 F 285

HOA
PARCEL F
24,894 AC

HOA
PARCEL G
22,822 AC

HOA
PARCEL F
24,894 AC

WPA-06B
0.10 ACRES

C-FP-06A
0.01 ACRES

SHEET INDEX

LEGEND

- PROPERTY BOUNDARY
- REGULATED STREAM
- 100-YR FLOODPLAIN
- 100-YR FLOODPLAIN EASEMENT
- PRIMARY MANAGEMENT AREA (PMA)
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- 25' WETLAND BUFFER
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- EXISTING NON-WOODLAND AREA
- PROPOSED TREE LINE
- LIMIT OF DISTURBANCE
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE
- WOODLAND PRESERVATION SIGN

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

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

- CLEARED FLOODPLAIN AREA (C-FP)
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- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND RETAINED-NOT CREDITED (WP-NC)
- NATURAL REGENERATION AREA (NRA)

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
APPROVAL

PROJECT NAME: DANVILLE ESTATES

PROJECT NUMBER: SDP-0320-03

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

APPROVAL	
DATE	DATE
01/24/2016	12/29/04
01	Kim Finch
02	Kim Finch
03	
04	
05	

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

PROJECT NAME: DANVILLE ESTATES

PROJECT NUMBER: SDP-0320

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revision List Below Applies to this Sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	07/08/04	R.G.	01/04/05
02			
03			
04			
05			



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 CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETAINED - NOT CREDITED (WP-NC)
1	145.32	9.33	144.54	141.94	141.26	2.84	54.43	0.17	0.52	54.61	1.04	26.12

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTENVILLE OFFICE PARK
BURTENVILLE, MARYLAND 20869

TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

01/24/2016 REVISED TO ELIMINATE LOTS SOUTHWEST OF PERGO RIGHT-OF-WAY AND CHANGE SEWER ALIGNMENT

11/20/13 REVISED PER PLANNING BOARD RESOLUTION

REVISION

RLG MFC
KAB KAF
BY APPR

PREPARED FOR:

NVR MS CAVALIER PRESERVE, LLC
C/O WOODLAWN DEVELOPMENT GROUP
11700 PLAZA AMERICA DRIVE, SUITE 310
RESTON, VIRGINIA 20190

SCALE

1"=30'

DATE

NOV., 2012

ZONING

R-L

TAX MAP

143 B3, B4, C4
153 B1, C1, D1

TYPE II TREE CONSERVATION PLAN

DANVILLE ESTATES
LOTS 1-4 BLOCK 'A', 7-9 & 14-28, BLOCK 'B', 13-31 BLOCK 'E', 16-39 BLOCK 'F'
LOTS 16-31 BLOCK 'G', 14-31 BLOCK 'H', 16-40 BLOCK 'I'

PISCATAWAY ELECTION DISTRICT No. 05

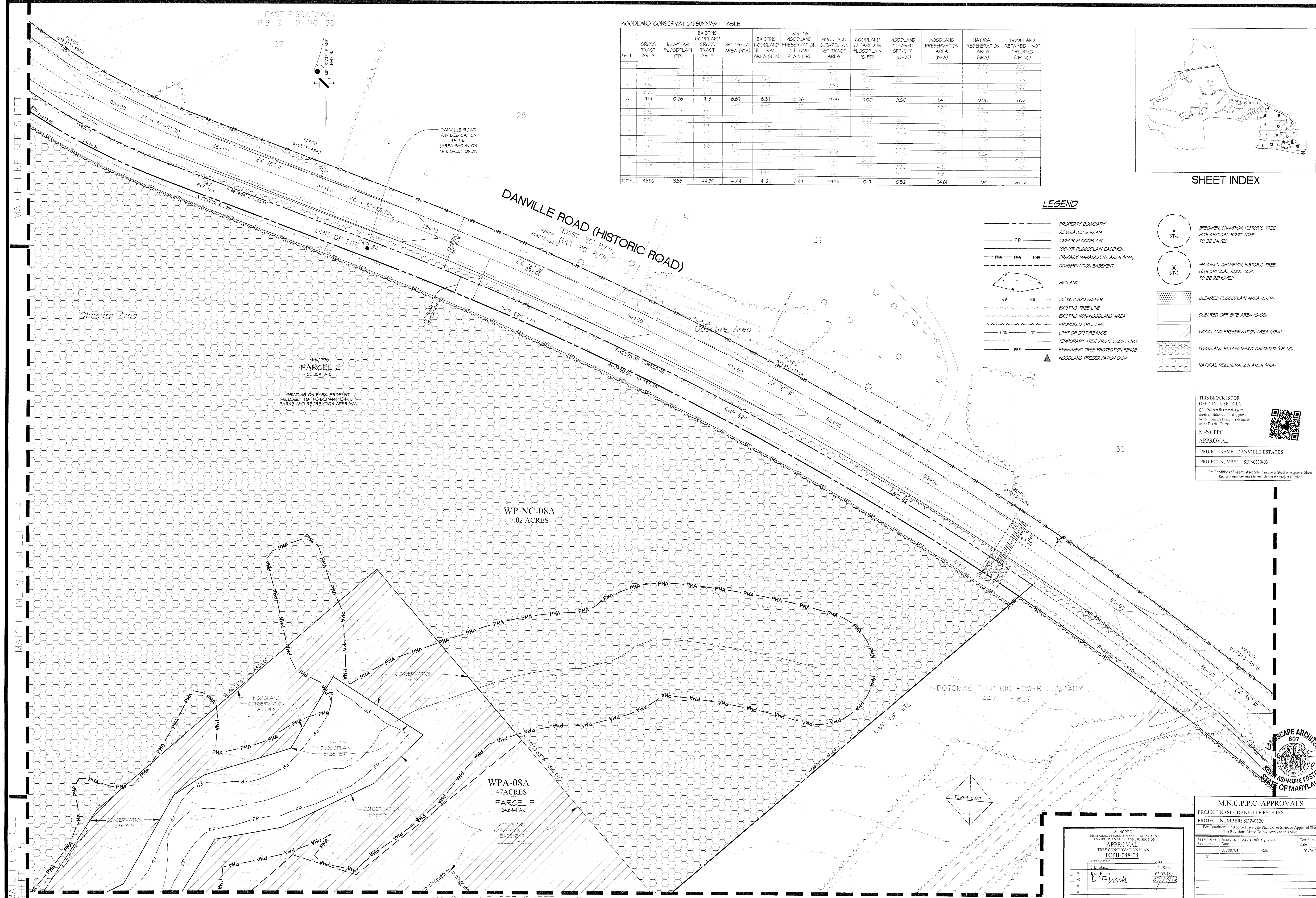
PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE NO.

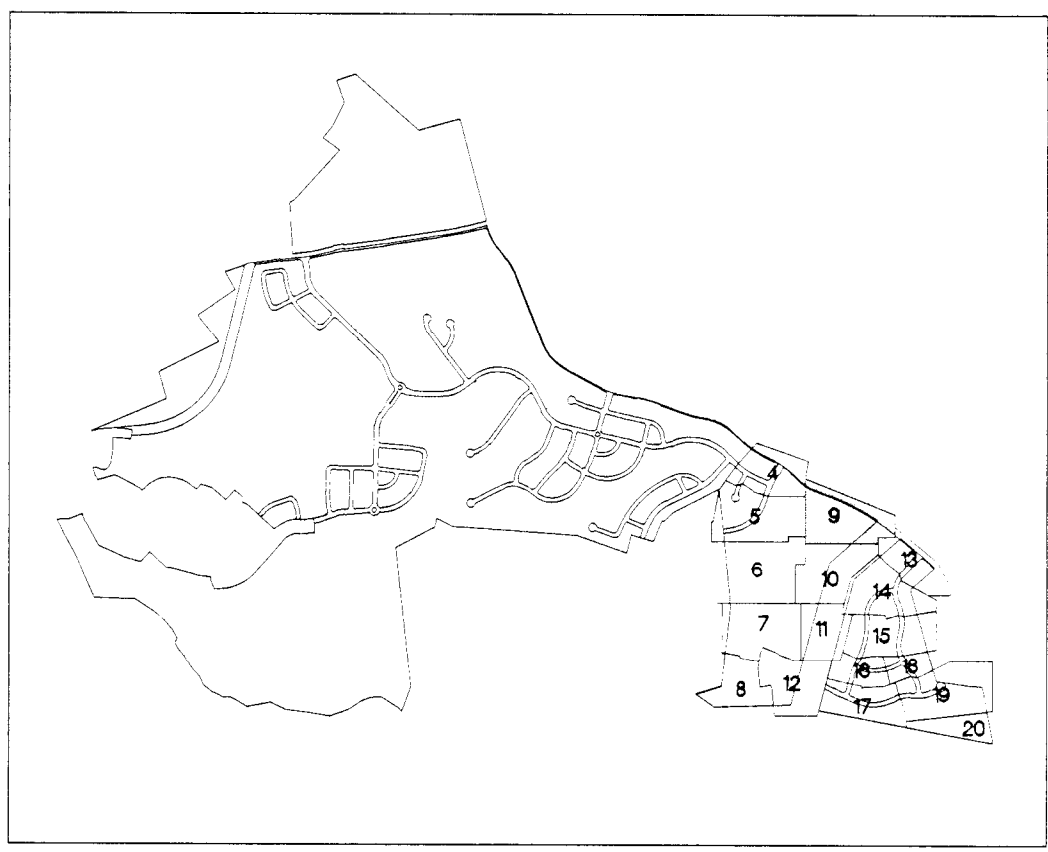
10009

SHEET

6 OF 19



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 CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (NPA)
1	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	1.13	0.26	0.13	0.01	0.01	0.26	0.00	0.00	0.00	1.41
9	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
18	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
21	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
22	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
23	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
24	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
25	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
27	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
28	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
29	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	145.32	3.39	144.54	141.84	141.26	2.84	54.43	0.11	0.52	54.61



SHEET INDEX

LEGEND

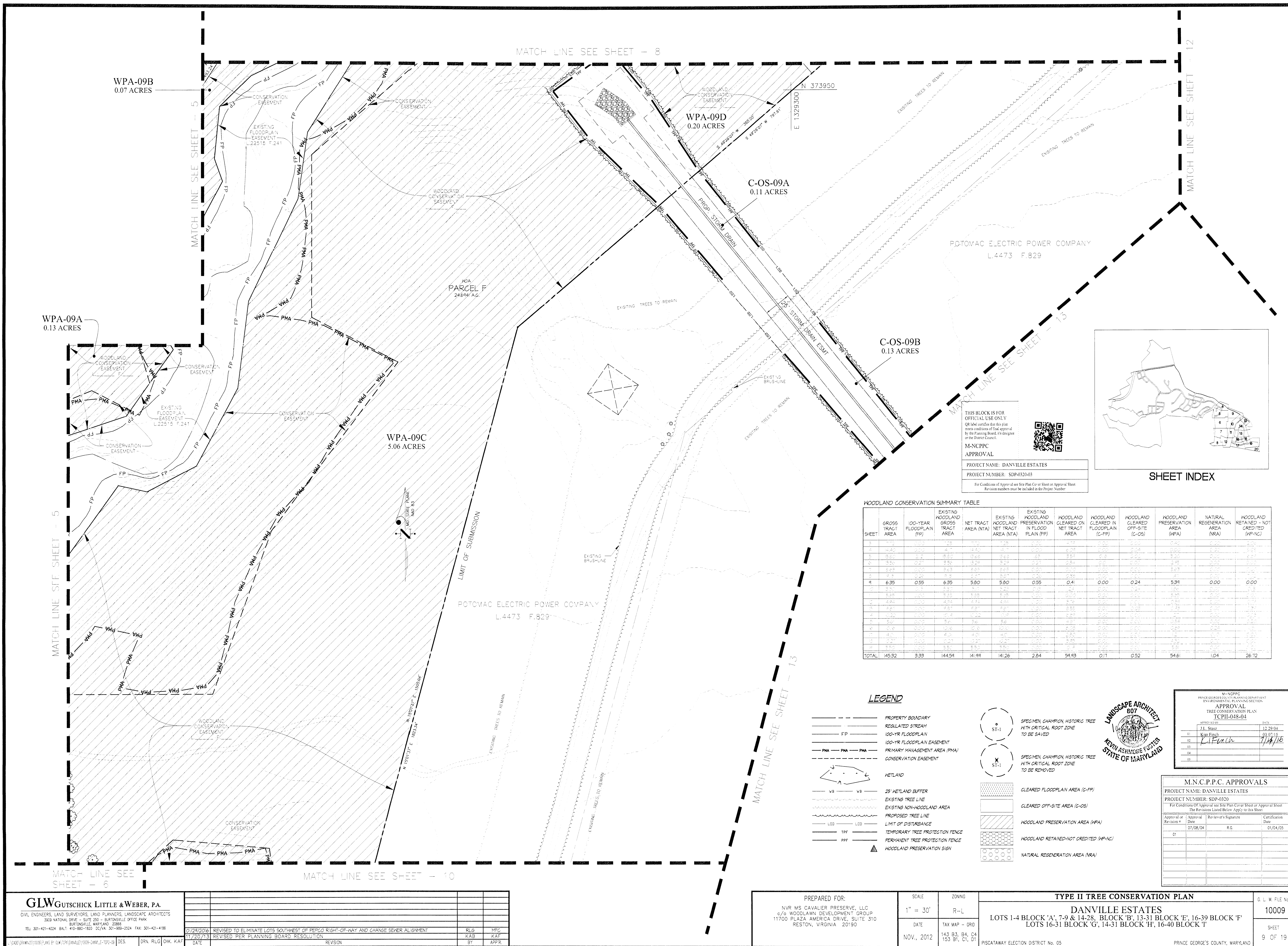
- PROPERTY BOUNDARY
- REGULATED STREAM
- 100-YR FLOODPLAIN
- 100-YR FLOODPLAIN EASEMENT
- PRIMARY MANAGEMENT AREA (PMA)
- CONSERVATION EASEMENT
- NETLAND
- 25' NETLAND BUFFER
- EXISTING TREE LINE
- EXISTING NON-WOODLAND AREA
- PROPOSED TREE LINE
- LIMIT OF DISTURBANCE
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE
- WOODLAND PRESERVATION SIGN
- SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE SAVED
- SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED
- CLEARED FLOODPLAIN AREA (C-FP)
- CLEARED OFF-SITE AREA (C-OS)
- WOODLAND PRESERVATION AREA (NPA)
- WOODLAND RETAINED-NOT CREDITED (NP-NC)
- NATURAL REGENERATION AREA (NRA)

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PROJECT NAME: DANVILLE ESTATES
PROJECT NUMBER: SDP-0320-03

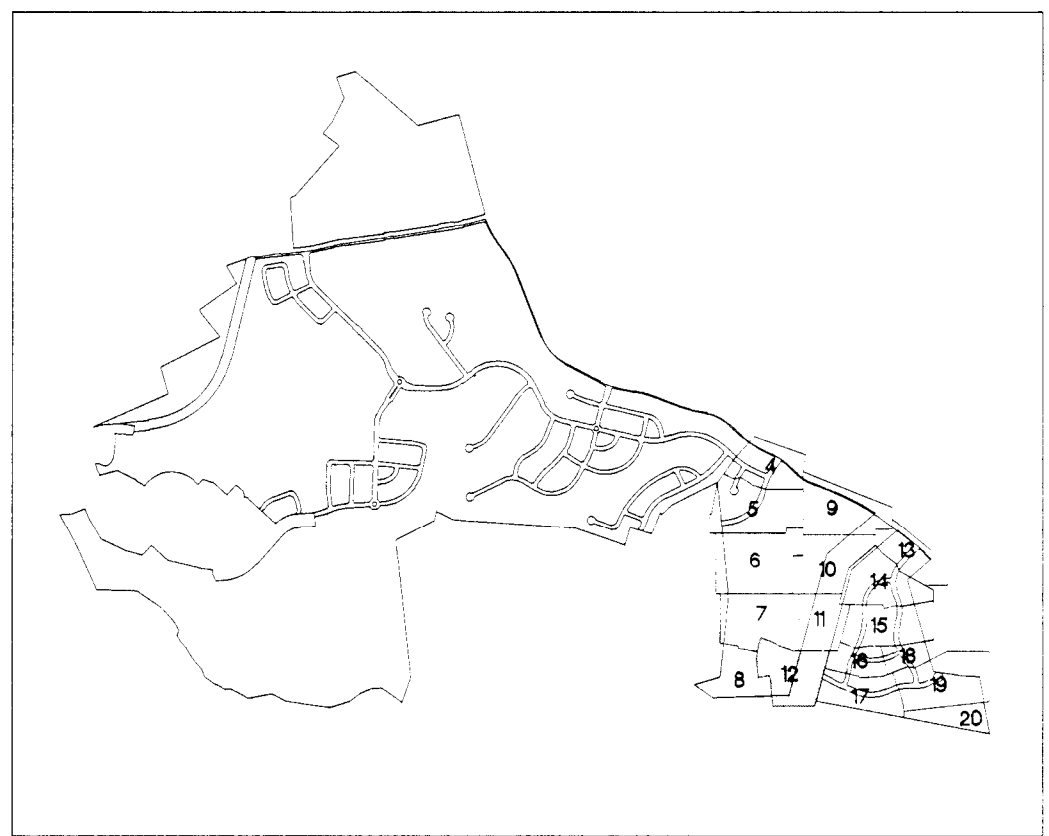
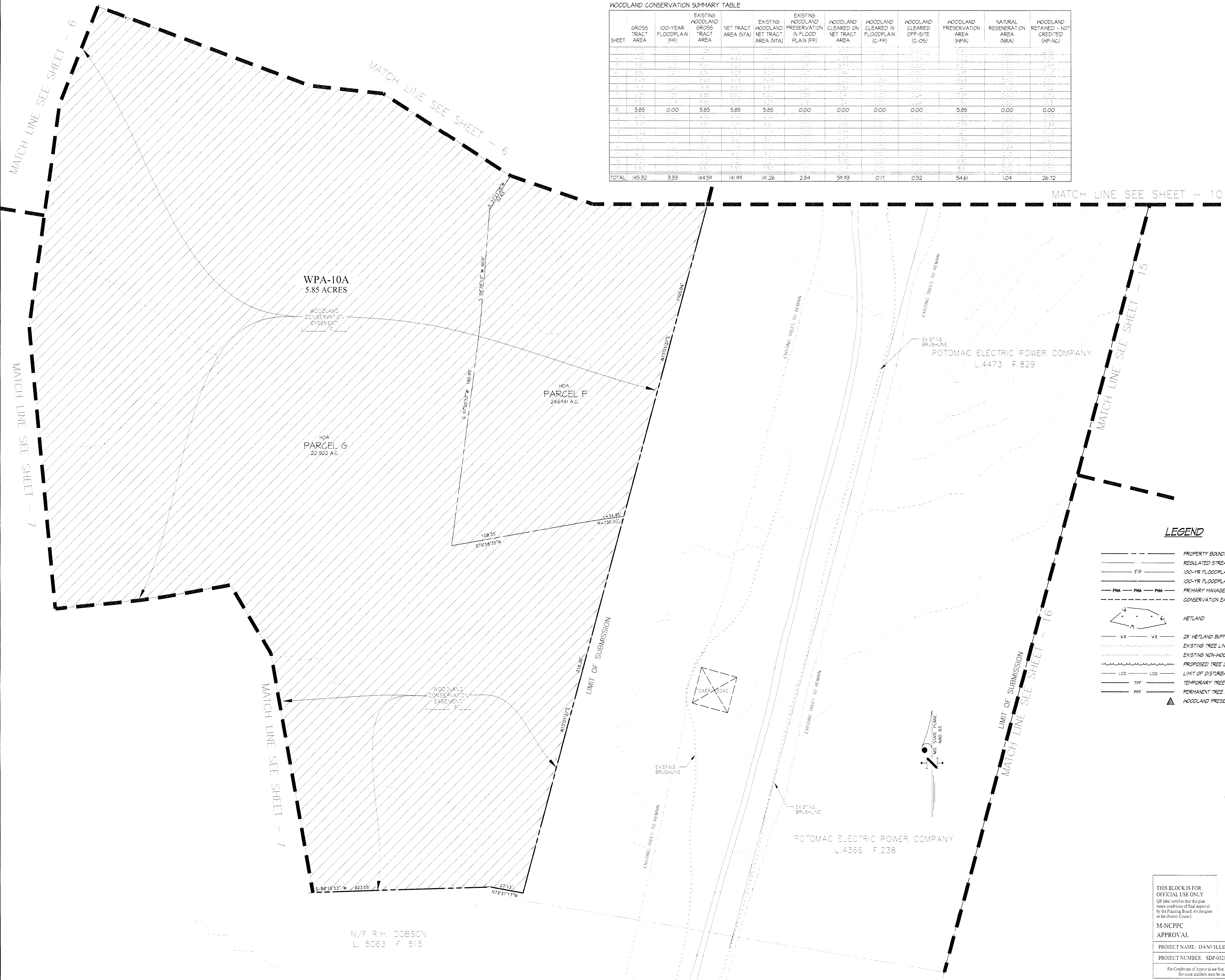
M.N.C.P.P.C. APPROVAL

APPROVED BY	DATE
J.L. Stank	12/29/04
K.A.S.	08/27/14
K.A.P.	07/14/15



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 PLAN (FP)	WOODLAND CLEARED ON NET TRACT AREA	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETAINED - NOT CREDITED (WPA-NC)
I	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	5.85	0.00	0.00
II	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	5.85	0.00	0.00
III	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	5.85	0.00	0.00
IV	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	5.85	0.00	0.00
V	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	5.85	0.00	0.00
VI	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	5.85	0.00	0.00
VII	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	5.85	0.00	0.00
VIII	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	5.85	0.00	0.00
IX	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	5.85	0.00	0.00
X	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	5.85	0.00	0.00
XI	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	5.85	0.00	0.00
12	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	5.85	0.00	0.00
13	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	5.85	0.00	0.00
14	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	5.85	0.00	0.00
15	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	5.85	0.00	0.00
16	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	5.85	0.00	0.00
17	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	5.85	0.00	0.00
18	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	5.85	0.00	0.00
19	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	5.85	0.00	0.00
20	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	5.85	0.00	0.00
TOTAL	145.52	3.33	144.59	141.99	141.26	2.84	59.93	0.17	0.52	54.61	1.04	26.12



SHEET INDEX

LEGEND

---	PROPERTY BOUNDARY
---	REGULATED STREAM
---	100-YR FLOODPLAIN
---	100-YR FLOODPLAIN EASEMENT
---	PRIMARY MANAGEMENT AREA (PMA)
---	CONSERVATION EASEMENT
---	WETLAND
---	25' WETLAND BUFFER
---	EXISTING TREE LINE
---	EXISTING NON-WOODLAND AREA
---	PROPOSED TREE LINE
---	LIMIT OF DISTURBANCE
---	TEMPORARY TREE PROTECTION FENCE
---	PERMANENT TREE PROTECTION FENCE
---	WOODLAND PRESERVATION SIGN

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
C-FP	CLEARED FLOODPLAIN AREA (C-FP)
C-OS	CLEARED OFF-SITE AREA (C-OS)
WPA	WOODLAND PRESERVATION AREA (WPA)
WPA-NC	WOODLAND RETAINED-NOT CREDITED (WPA-NC)
NRA	NATURAL REGENERATION AREA (NRA)



M-NCPPC PRINCE GEORGES COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION	
APPROVAL TREE CONSERVATION PLAN ICPH-048-04	
APPROVED BY	DATE
J.L. Stasz	12/29/04
Kim Finch	03/07/10
01	
02	
03	
04	
05	

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 APPROVAL			
PROJECT NAME: DANVILLE ESTATES			
PROJECT NUMBER: SDP-0320-03			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revisions must be included in the Project Number.			

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: DANVILLE ESTATES			
PROJECT NUMBER: SDP-0320			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revisions Listed Below Apply to this Sheet.			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	07/08/04	R.G.	07/04/05

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3020 NATIONAL DRIVE, SUITE 250 - BURTOWNVILLE OFFICE PARK
BURTOWNVILLE, MARYLAND, 20865
TEL: 301-421-4024 FAX: 301-421-4186

01/24/2016	REVISED TO ELIMINATE LOTS SOUTHWEST OF PERGO RIGHT-OF-WAY AND CHANGE SEWER ALIGNMENT	RLG	MFG
11/20/13	REVISED PER PLANNING BOARD RESOLUTION	KAB	KAF
		BY	APP'R

PREPARED FOR:

NVR MS CAVALIER PRESERVE, LLC
C/O WOODLAWN DEVELOPMENT GROUP
11700 PLAZA AMERICA DRIVE, SUITE 310
RESTON, VIRGINIA 20190

SCALE

1" = 30'

ZONING

R-L

DATE

NOV., 2012

TAX MAP - GRID

143 B3, B4, C4
153 B1, C1, D1

TYPE II TREE CONSERVATION PLAN

DANVILLE ESTATES
LOTS 1-4 BLOCK 'A', 7-9 & 14-28, BLOCK 'B', 13-31 BLOCK 'E', 16-39 BLOCK 'F'
LOTS 16-31 BLOCK 'G', 14-31 BLOCK 'H', 16-40 BLOCK 'I'

PISCATAWAY ELECTION DISTRICT No. 05

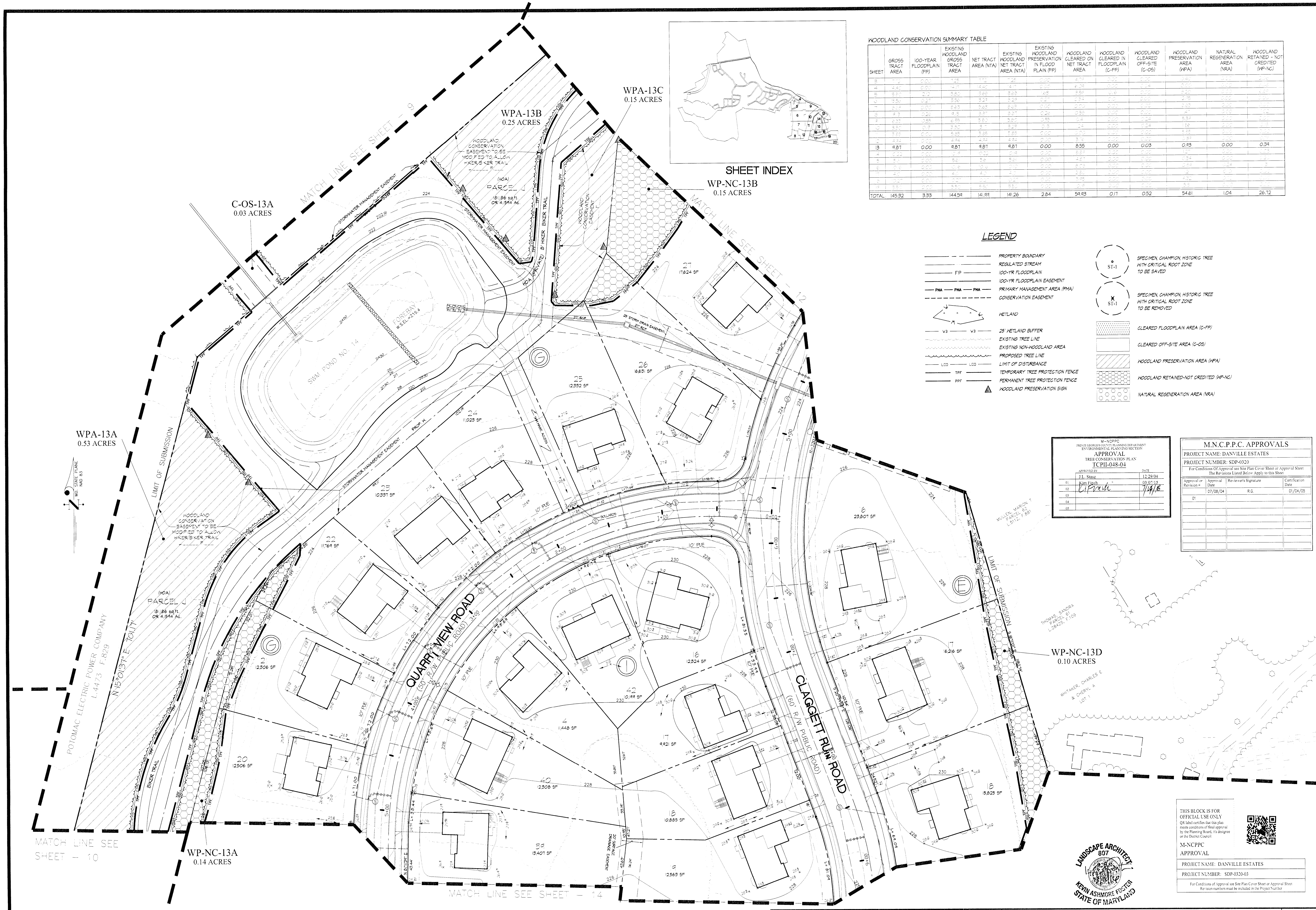
G. L. W. FILE No.

10009

SHEET

11 OF 19

PRINCE GEORGES COUNTY, MARYLAND



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 FLOOD PLAIN (FP)	EXISTING WOODLAND PRESERVATION IN FLOOD PLAIN (FP)	WOODLAND CLEARED ON NET TRACT AREA	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETAINED - NOT CREDITED (WP-NC)
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
18	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	145.32	3.33	144.59	141.88	141.26	2.84	54.43	0.11	0.52	54.61	1.04	26.12

LEGEND

- PROPERTY BOUNDARY
- REGULATED STREAM
- FP 100-YR FLOODPLAIN
- 100-YR FLOODPLAIN EASEMENT
- PMA PRIMARY MANAGEMENT AREA (PMA)
- CONSERVATION EASEMENT
- WETLAND
- 25' WETLAND BUFFER
- EXISTING TREE LINE
- EXISTING NON-WOODLAND AREA
- PROPOSED TREE LINE
- LDD LIMIT OF DISTURBANCE
- TPF TEMPORARY TREE PROTECTION FENCE
- PPF PERMANENT TREE PROTECTION FENCE
- WOODLAND PRESERVATION SIGN
- SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE SAVED
- SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED
- CLEARED FLOODPLAIN AREA (C-FP)
- CLEARED OFF-SITE AREA (C-OS)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND RETAINED-NOT CREDITED (WP-NC)
- NATURAL REGENERATION AREA (NRA)

M-NCPDC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII-048-04

APPROVED BY:	DATE:
J.L. Stasz	12/29/04
01. Kim Fleck	03/07/13
02. [Signature]	7/14/16
03.	
04.	
05.	

M.N.C.P.C. APPROVALS

PROJECT NAME: DANVILLE ESTATES
PROJECT NUMBER: SDP-0320

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

Approval/Revision #	Approval Date	Reviewer's Signature	Certification Date
01	07/08/04	R.G.	01/04/05
02			
03			
04			
05			

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M-NCPDC
APPROVAL

PROJECT NAME: DANVILLE ESTATES
PROJECT NUMBER: SDP-0320-03

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

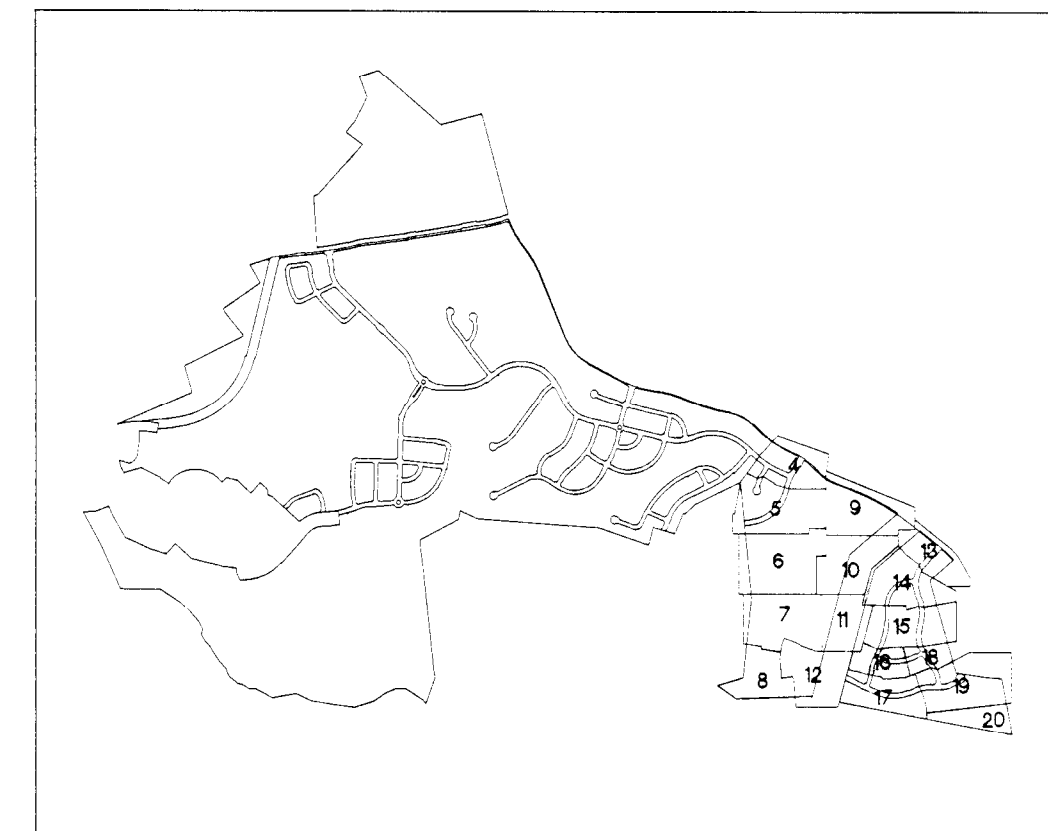
LANDSCAPE ARCHITECT
807
KVIN ASHMORE FOSTER
STATE OF MARYLAND

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 (G-FP)	WOODLAND CLEARED OFF-SITE (G-OS)	WOODLAND PRESERVATION AREA (WPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETAINED - NOT CREDITED (WP-NC)
3	1.12	0.00	1.25	1.12	1.25	0.00	4.79	0.00	0.00	0.40	0.00	2.08
4	14.40	0.00	4.17	4.40	4.17	0.00	6.09	0.00	0.04	0.00	0.00	8.08
5	15.80	2.2	15.80	3.63	15.63	1.63	3.54	0.6	0.00	3.20	0.00	6.84
6	3.56	0.21	13.56	3.24	3.24	0.21	0.34	0.01	0.00	12.45	0.00	0.00
7	3.83	0.00	3.83	3.83	3.83	0.00	0.00	0.00	0.00	3.83	0.00	0.00
8	1.5	0.25	3.13	2.37	2.37	0.25	0.38	0.00	0.00	1.47	0.00	1.02
9	6.35	0.55	6.35	5.80	5.80	0.55	0.41	0.00	0.24	5.33	0.00	0.00
10	3.30	0.3	3.30	3.1	3.23	0.13	2.4	0.00	0.24	8.6	0.00	0.3
11	5.25	0.00	5.25	5.25	5.25	0.00	0.00	0.00	0.00	5.25	0.00	0.00
12	4.34	0.00	4.34	4.34	4.34	0.00	3.16	0.00	0.00	0.33	0.00	0.19
13	3.81	0.00	3.81	3.81	3.81	0.00	8.55	0.00	0.00	0.33	0.00	0.34
14	10.22	0.00	10.22	10.22	10.22	0.00	8.81	0.00	0.00	0.00	0.00	0.00
15	5.61	0.00	5.61	5.61	5.61	0.00	4.81	0.00	0.00	0.54	0.00	0.20
16	10.6	0.00	10.6	10.6	10.6	0.00	8.08	0.00	0.00	0.34	0.00	1.18
17	4.01	0.00	4.01	4.01	4.01	0.00	2.80	0.00	0.00	1.21	0.10	0.00
18	10.21	0.00	10.21	10.21	10.21	0.00	5.45	0.00	0.00	4.32	0.10	0.00
19	3.50	0.00	3.50	3.50	3.50	0.00	0.1	0.00	0.00	5.31	0.00	0.00
TOTAL	145.32	3.33	144.54	141.89	141.26	2.84	54.93	0.17	0.52	54.61	1.04	26.12

LEGEND

—	PROPERTY BOUNDARY
—	REGULATED STREAM
—	FP
—	100-YR FLOODPLAIN
—	100-YR FLOODPLAIN EASEMENT
— PHA — PHA — PHA —	PRIMARY MANAGEMENT AREA (PHA)
—	CONSERVATION EASEMENT
—	WETLAND
— W.B. — W.B. —	25' WETLAND BUFFER
—	EXISTING TREE LINE
—	EXISTING NON-WOODLAND AREA
—	PROPOSED TREE LINE
— LOD — LOD —	LIMIT OF DISTURBANCE
— TPF —	TEMPORARY TREE PROTECTION FENCE
— PPF —	PERMANENT TREE PROTECTION FENCE
▲	WOODLAND PRESERVATION SIGN
○ 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
[Pattern]	CLEARED FLOODPLAIN AREA (G-FP)
[Pattern]	CLEARED OFF-SITE AREA (G-OS)
[Pattern]	WOODLAND PRESERVATION AREA (WPA)
[Pattern]	WOODLAND RETAINED-NOT CREDITED (WP-NC)
[Pattern]	NATURAL REGENERATION AREA (NRA)



SHEET INDEX

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M-NCPPC APPROVAL

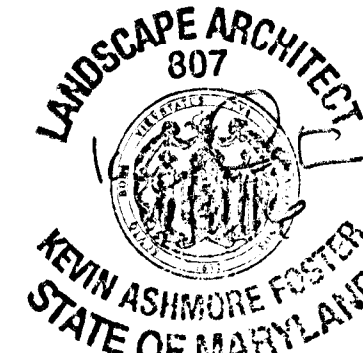
PROJECT NAME: DANVILLE ESTATES
PROJECT NUMBER: SDP-0320-03For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number.

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCP11-048-04		
APPROVED BY	DATE	
01 J.L. Stutz	12/29/04	
02 Kim Eigh	03/07/15	
03 [Signature]	07/14/16	
04		
05		

M.N.C.P.C. APPROVALS

PROJECT NAME: DANVILLE ESTATES
PROJECT NUMBER: SDP-0320For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this Sheet:

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	07/08/04	R.G.	01/24/05



GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE • SUITE 250 • BURTNSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL 301-421-4024 FAX 410-880-1920 DC/VA 301-999-2524 FAX 301-421-4166

01/29/2016	REVISED TO ELIMINATE LOTS SOUTHWEST OF PERCO RIGHT-OF-WAY AND CHANGE SEWER ALIGNMENT	RLG	MEG
11/20/13	REVISED PER PLANNING BOARD RESOLUTION	KAB	KAP
DATE	REVISION	BY	APPR

PREPARED FOR:

NVR MS CAVALIER PRESERVE, LLC
C/O WOODLAWN DEVELOPMENT GROUP
11700 PLAZA AMERICA DRIVE, SUITE 310
RESTON, VIRGINIA 20190

SCALE

1" = 30'

ZONING

R-L

DATE

NOV, 2012

TAX MAP - GRID

143 B3, B4, C4
153 B1, C1, D1

TYPE II TREE CONSERVATION PLAN

DANVILLE ESTATES
LOTS 1-4 BLOCK 'A', 7-9 & 14-28, BLOCK 'B', 13-31 BLOCK 'E', 16-39 BLOCK 'F',
LOTS 16-31 BLOCK 'G', 14-31 BLOCK 'H', 16-40 BLOCK 'I'

G. L. W. FILE NO.

10009

SHEET

15 OF 19

PISCATAWAY ELECTION DISTRICT No. 05

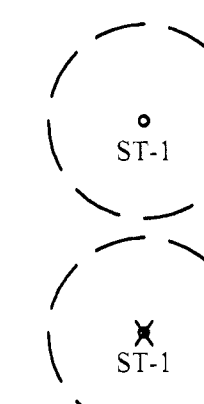
PRINCE GEORGE'S COUNTY, MARYLAND

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 CLEARED OFF-SITE (G-OS)	WOODLAND PRESERVATION AREA (WPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETAINED - NOT CREDITED (WP-NC)
3	1.72	0.00	1.72	1.72	1.72	0.00	4.78	0.00	0.00	0.40	0.00	2.06
4	14.42	0.00	4.71	14.42	14.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	5.80	2.12	5.80	15.60	15.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	3.56	0.21	3.56	3.29	3.29	0.00	0.34	0.00	0.00	2.45	0.00	0.00
7	6.63	0.00	6.63	6.63	6.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	3.13	0.26	3.13	2.81	2.81	0.26	0.36	0.00	0.00	1.41	0.00	1.02
9	6.35	0.33	6.35	5.80	5.80	0.33	0.4	0.00	0.24	5.39	0.00	0.00
10	3.30	0.15	3.30	3.1	3.23	0.15	1.24	0.00	0.24	1.6	0.00	0.13
11	5.95	0.00	5.95	5.95	5.95	0.00	0.00	0.00	0.00	5.95	0.00	0.00
12	4.94	0.00	4.94	4.94	4.94	0.00	0.00	0.00	0.00	0.00	0.00	0.14
13	9.81	0.00	9.81	9.81	9.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14	0.22	0.00	0.22	0.22	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15	5.81	0.00	5.81	5.81	5.81	0.00	4.81	0.00	0.00	0.00	0.00	0.00
16	10.6	0.00	10.6	10.6	10.6	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17	4.01	0.00	4.01	4.01	4.01	0.00	2.80	0.00	0.00	1.21	0.10	0.00
18	0.21	0.00	0.21	0.21	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19	5.50	0.00	5.50	5.50	5.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	145.32	9.33	144.54	141.44	141.26	2.84	59.43	0.17	0.52	54.61	1.04	26.12

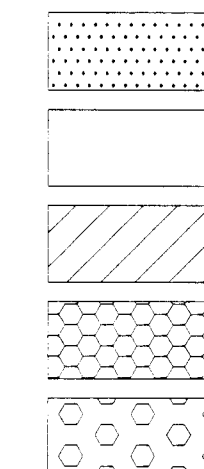
LEGEND

---	PROPERTY BOUNDARY
---	REGULATED STREAM
---	FP
---	100-YR FLOODPLAIN
---	100-YR FLOODPLAIN EASEMENT
---	PRIMARY MANAGEMENT AREA (PMA)
---	CONSERVATION EASEMENT
---	WETLAND
---	25' WETLAND BUFFER
---	EXISTING TREE LINE
---	EXISTING NON-WOODLAND AREA
---	PROPOSED TREE LINE
---	LIMIT OF DISTURBANCE
---	TEMPORARY TREE PROTECTION FENCE
---	PERMANENT TREE PROTECTION FENCE
---	WOODLAND PRESERVATION SIGN



SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE SAVED

SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED



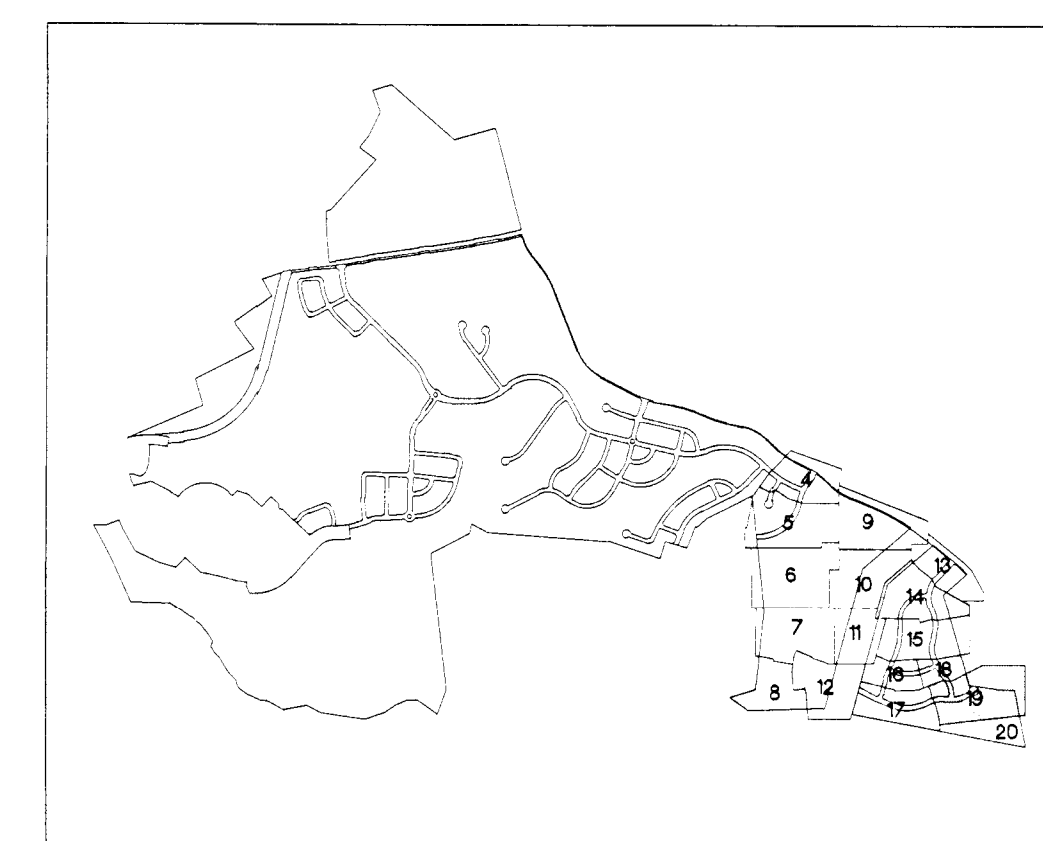
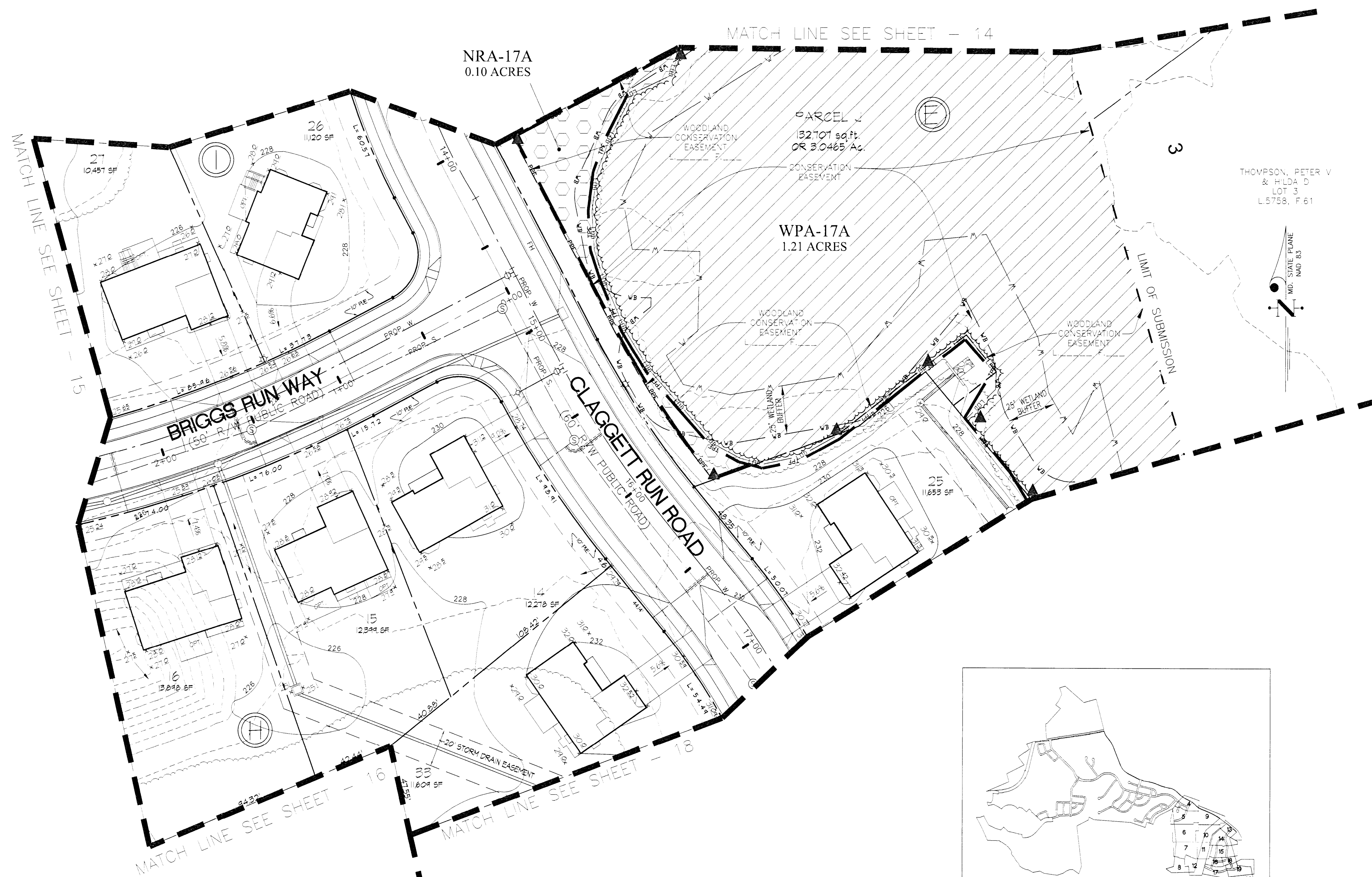
CLEARED FLOODPLAIN AREA (G-FP)

CLEARED OFF-SITE AREA (G-OS)

WOODLAND PRESERVATION AREA (WPA)

WOODLAND RETAINED-NOT CREDITED (WP-NC)

NATURAL REGENERATION AREA (NRA)



SHEET INDEX

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 APPROVAL

PROJECT NAME: DANVILLE ESTATES

PROJECT NUMBER: SDP-0320-03

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

M-NCPPC APPROVAL		
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION		
APPROVAL		
TREE CONSERVATION PLAN		
TCPII-048-04		
APPROVED BY	DATE	
01 J.L. Sizemore	12/29/04	
02 Kim English	03/07/19	
03 [Signature]	7/17/16	
04		
05		

M.N.C.P.P.C. APPROVALS		
PROJECT NAME: DANVILLE ESTATES		
PROJECT NUMBER: SDP-0320		
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
01	07/08/04	R.G.



GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3609 NATIONAL DRIVE - SUITE 200 - BARTONSVILLE OFFICE PARK
BARTONSVILLE, MARYLAND 20855
TEL: 301-421-4024 FAX: 301-421-4186

GLW 2012

DATE	REVISION	BY	APP'D
01/29/2016	REVISED TO ELIMINATE LOTS SOUTHWEST OF PERGO RIGHT-OF-WAY AND CHANGE SEWER ALIGNMENT	RLG	MEG
07/20/13	REVISED PER PLANNING BOARD RESOLUTION	KAB	KAR
		BT	APP'D

PREPARED FOR:

NVR MS CAVALIER PRESERVE, LLC
c/o WOODLAWN DEVELOPMENT GROUP
11700 PLAZA AMERICA DRIVE, SUITE 310
RESTON, VIRGINIA 20190

SCALE

1" = 30'

DATE

NOV, 2012

ZONING

R-L

TAX MAP - GRID

143 B3, B4, C4
153 B1, C1, D1

TYPE II TREE CONSERVATION PLAN

DANVILLE ESTATES
LOTS 1-4 BLOCK 'A', 7-9 & 14-28, BLOCK 'B', 13-31 BLOCK 'E', 16-39 BLOCK 'F'
LOTS 16-31 BLOCK 'G', 14-31 BLOCK 'H', 16-40 BLOCK 'I'

G. L. W. FILE No.

10009

SHEET

17 OF 19

PISCATAWAY ELECTION DISTRICT No. 05

PRINCE GEORGE'S COUNTY, MARYLAND

LEGEND

	PROPERTY BOUNDARY		SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE SAVED
	REGULATED STREAM		SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED
	100-YR FLOODPLAIN		
	100-YR FLOODPLAIN EASEMENT		
	PRIMARY MANAGEMENT AREA (PMA)		
	CONSERVATION EASEMENT		
	WETLAND		
	25' WETLAND BUFFER		
	EXISTING TREE LINE		
	EXISTING NON-WOODLAND AREA		
	PROPOSED TREE LINE		
	LIMIT OF DISTURBANCE		
	TEMPORARY TREE PROTECTION FENCE		
	PERMANENT TREE PROTECTION FENCE		
	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 (G-FP)	WOODLAND CLEARED OFF-SITE (G-OS)	WOODLAND PRESERVATION AREA (WPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETAINED - NOT CREDITED (WPA-NC)
3	1.12	0.00	1.25	1.12	1.25	0.00	4.19	0.00	0.00	0.40	0.00	2.06
4	14.40	0.00	14.17	14.40	14.17	0.00	6.09	0.00	0.00	0.00	0.00	8.08
5	5.80	0.21	5.80	5.63	5.63	0.21	3.59	0.00	0.00	0.00	0.00	2.09
6	15.56	0.21	15.56	15.39	15.39	0.21	0.94	0.00	0.00	12.35	0.00	0.00
7	5.63	0.00	5.63	5.63	5.63	0.00	0.00	0.00	0.00	5.63	0.00	0.00
8	3.3	0.00	3.3	3.3	3.3	0.00	0.00	0.00	0.00	3.3	0.00	0.00
9	4.85	0.00	4.85	4.85	4.85	0.00	0.41	0.00	0.00	4.44	0.00	0.00
10	4.85	0.00	4.85	4.85	4.85	0.00	0.00	0.00	0.00	4.85	0.00	0.00
11	4.85	0.00	4.85	4.85	4.85	0.00	0.00	0.00	0.00	4.85	0.00	0.00
12	4.84	0.00	4.84	4.84	4.84	0.00	0.00	0.00	0.00	4.84	0.00	0.00
13	4.81	0.00	4.81	4.81	4.81	0.00	0.00	0.00	0.00	4.81	0.00	0.00
14	0.22	0.00	0.18	0.22	0.18	0.00	0.00	0.00	0.00	0.22	0.00	0.00
15	5.6	0.00	5.6	5.6	5.6	0.00	4.81	0.00	0.00	0.79	0.00	0.00
16	10.26	0.00	10.16	10.16	10.16	0.00	8.09	0.00	0.00	2.17	0.00	0.00
17	4.0	0.00	4.0	4.0	4.0	0.00	2.80	0.00	0.00	1.20	0.00	0.00
18	10.21	0.00	10.21	10.21	10.21	0.00	5.95	0.00	0.00	4.26	0.00	0.00
19	5.50	0.00	5.50	5.50	5.50	0.00	0.00	0.00	0.00	5.50	0.00	0.00
TOTAL	145.32	3.33	144.59	141.99	141.26	2.84	54.93	0.11	0.52	54.61	1.04	26.12

TWO FOURS INVESTMENTS LLC
LOT 4

NRA-18A
0.70 ACRES

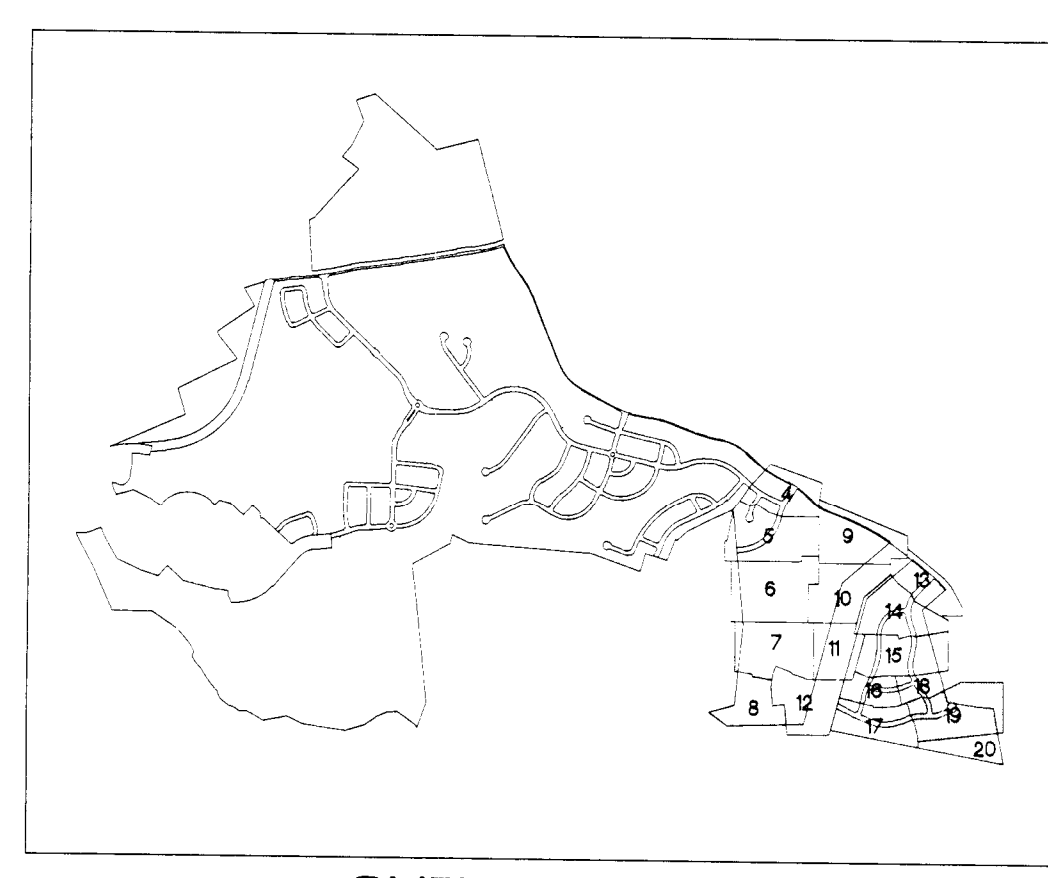
NF JOHN A. &
MAUREEN D. WATKINS
L. 4632 F. 721

WARD, RANDOLPH Q.
PARCEL 63
L. 12710, F. 394

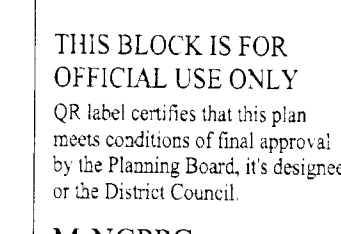


PRINCE GEORGES COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION			
APPROVAL			
TREE CONSERVATION PLAN			
TCPII-048-04			
APPROVED BY	DATE		
J.L. Stasz	12/29/04		
K. E. Smith	03/07/05		

M.N.C.P.C. APPROVALS			
PROJECT NAME: DANVILLE ESTATES			
PROJECT NUMBER: SDP-0320			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet			
The Revisions Listed Below Apply to this Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	07/08/04	R.G.	01/04/05
02			
03			
04			
05			



SHEET INDEX

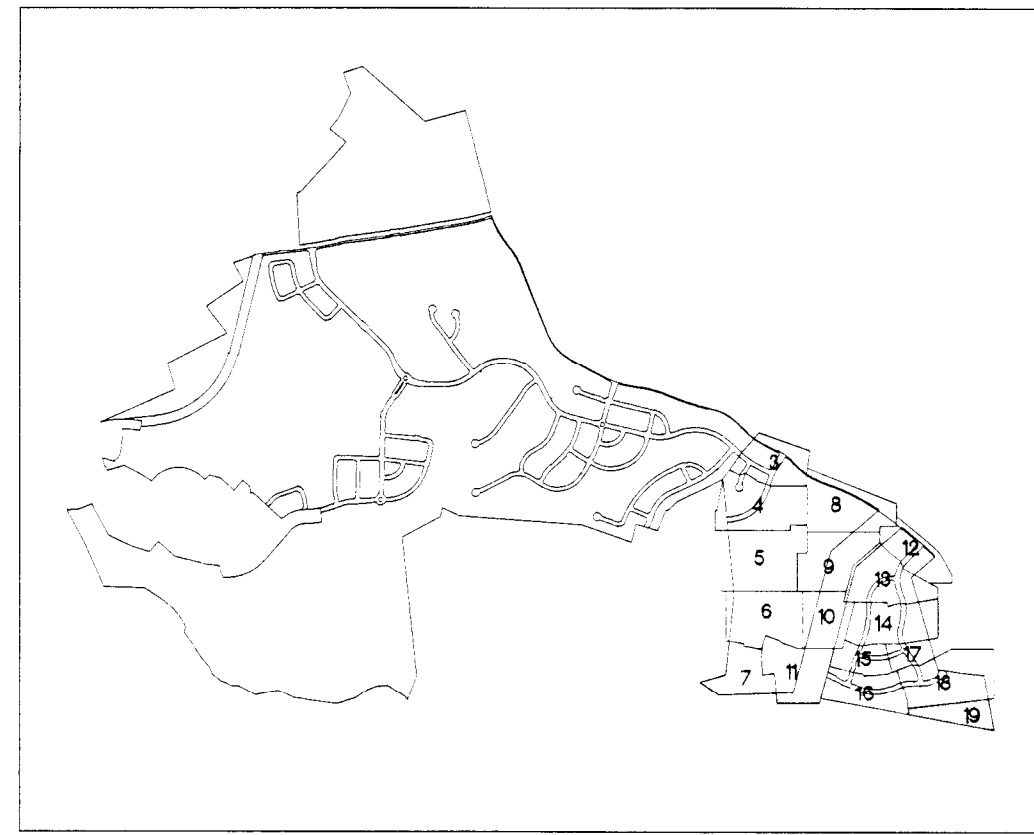


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OFFICIAL USE ONLY
GPR will verify that this plan
meets conditions of final approval
by the Planning Board, it's design
or the District Council

M.N.C.P.C. APPROVAL	
PROJECT NAME: DANVILLE ESTATES	
PROJECT NUMBER: SDP-0320-03	
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet	
Revision numbers must be included in the Project Number	

PREPARED FOR:		SCALE	ZONING	TYPE II TREE CONSERVATION PLAN		G. L. W. FILE NO.
NVR MS CAVALIER PRESERVE, LLC c/o WOODLAWN DEVELOPMENT GROUP 11700 PLAZA AMERICA DRIVE, SUITE 310 RESTON, VIRGINIA 20190		1" = 30'	R-L	DANVILLE ESTATES LOTS 1-4 BLOCK 'A', 7-9 & 14-28, BLOCK 'B', 13-31 BLOCK 'E', 16-39 BLOCK 'F' LOTS 16-31 BLOCK 'G', 14-31 BLOCK 'H', 16-40 BLOCK 'I'		10009
DATE	TAX MAP - GRID					SHEET
NOV., 2012	143 B3, B4, C4 153 B1, C1, D1	PISCATAWAY ELECTION DISTRICT NO. 05				18 OF 19

GLWGUTSCHICK LITTLE & WEBER, P.A.			
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS			
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK			
BURTNSVILLE, MARYLAND, 20866			
TEL: 301-421-4024 FAX: 301-421-1523 MOBILE: 301-421-1524 FAX: 301-421-1586			
DATE	REVISION	BY	APP'R
07/24/2016	REVISED TO ELIMINATE LOTS SOUTHWEST OF PERCO RIGHT-OF-WAY AND CHANGE SEWER ALIGNMENT	RLG	MFC
11/20/13	REVISED PER PLANNING BOARD RESOLUTION	KAB	KAF
		BY	APP'R

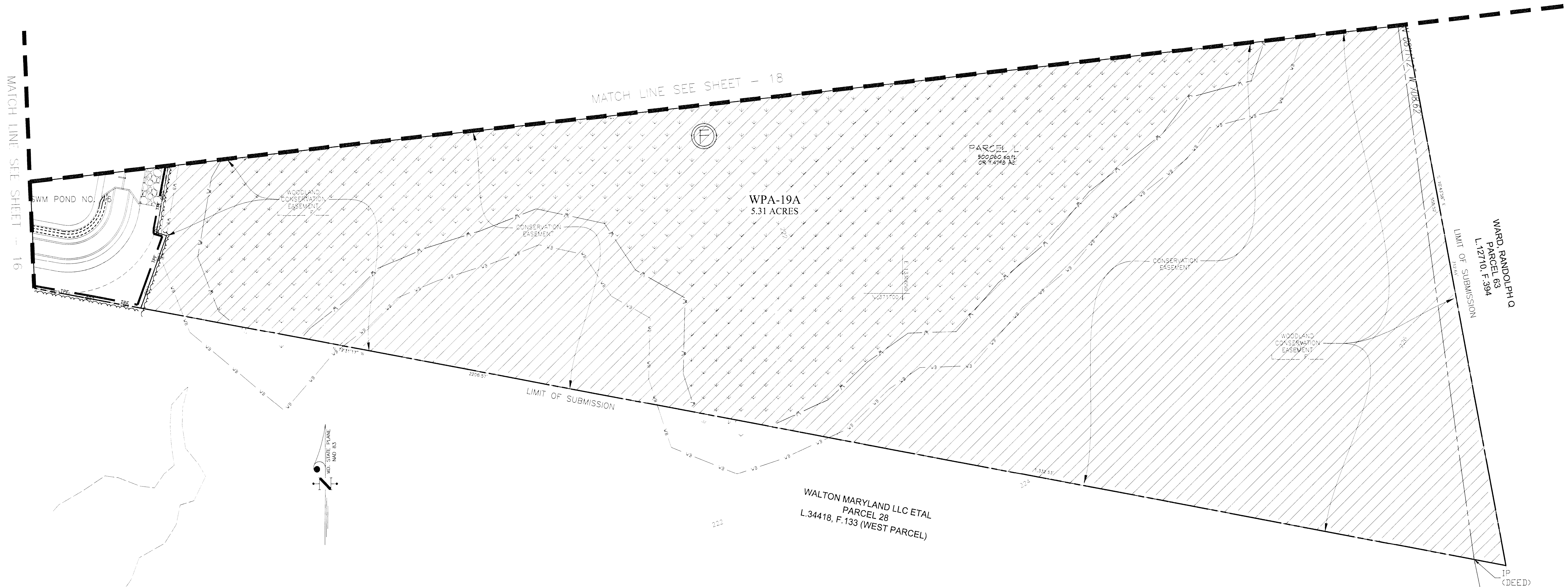
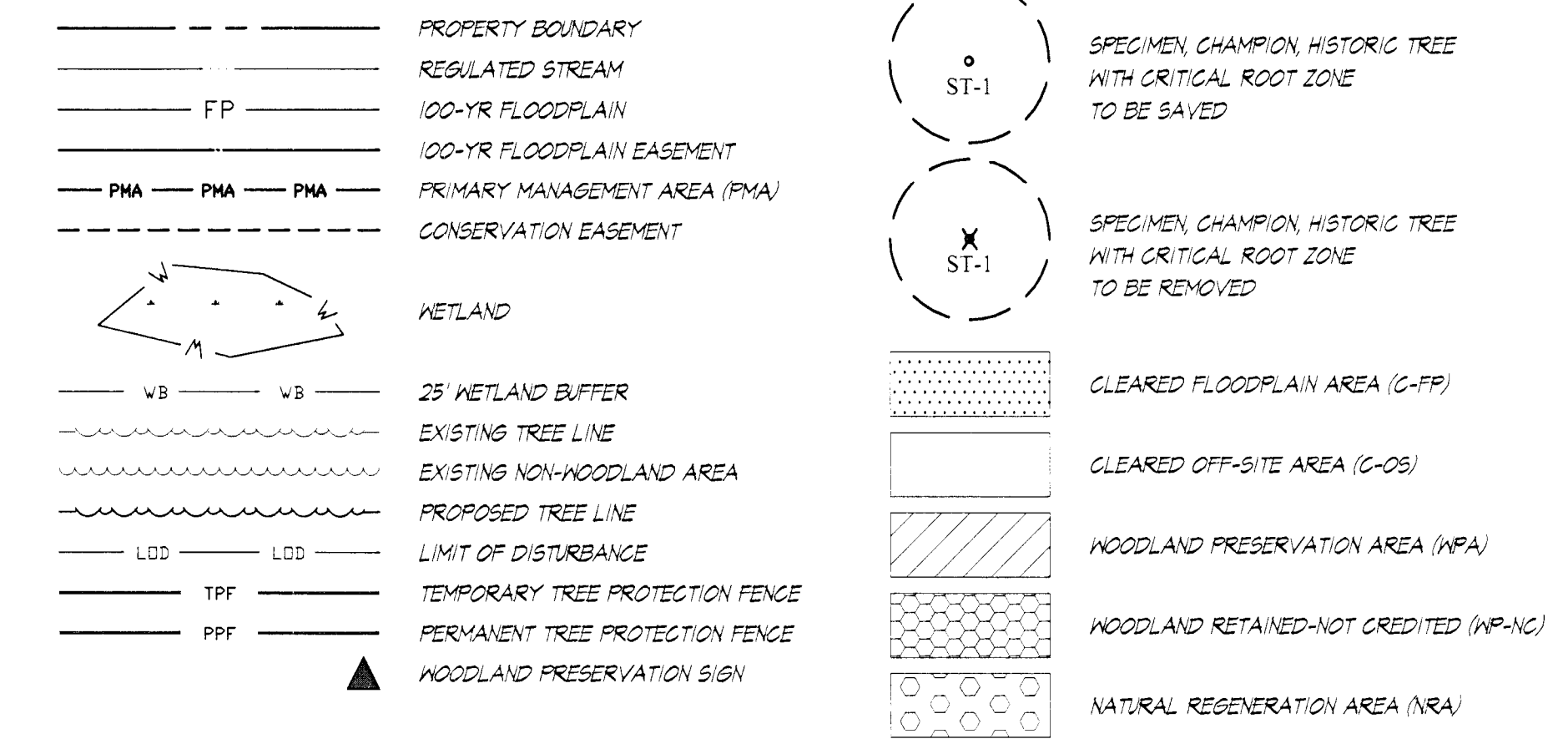


SHEET INDEX

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 (G-FP)	WOODLAND CLEARED OFF-SITE (G-OS)	WOODLAND PRESERVATION AREA (WPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETAINED - NOT CREDITED (WP-NC)
3	1.12	0.00	1.25	1.12	1.25	0.00	4.78	0.00	0.00	0.40	0.00	2.06
4	4.40	0.00	4.11	4.40	4.11	0.00	6.09	0.00	0.04	0.00	0.00	8.08
5	8.50	2.22	8.50	8.65	8.65	1.65	3.59	0.00	0.00	3.20	0.00	6.89
6	8.55	0.21	8.55	8.24	8.24	0.21	0.84	0.00	0.00	12.95	0.00	0.00
7	8.65	0.00	8.65	8.65	8.65	0.00	0.00	0.00	0.00	8.65	0.00	0.00
8	1.19	0.00	1.19	8.81	8.81	0.00	0.00	0.00	0.00	1.41	0.00	1.00
9	6.35	0.55	6.35	5.80	5.80	0.55	0.41	0.00	0.24	5.39	0.00	0.00
10	3.50	0.3	3.50	3.11	3.11	0.3	2.4	0.00	0.24	1.86	0.00	0.18
11	5.55	0.00	5.55	5.55	5.55	0.00	0.00	0.00	0.00	5.55	0.00	0.00
12	4.94	0.00	4.94	4.94	4.94	0.00	3.16	0.00	0.00	0.89	0.00	0.19
13	8.81	0.00	8.81	8.81	8.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14	10.22	0.00	10.22	10.22	10.22	0.00	8.88	0.00	0.00	1.21	0.00	0.00
15	5.8	0.00	5.81	5.81	5.81	0.00	4.81	0.00	0.00	0.84	0.00	0.00
16	10.16	0.00	10.16	10.16	10.16	0.00	8.08	0.00	0.00	0.89	0.00	1.19
17	4.0	0.00	4.0	4.01	4.01	0.00	2.80	0.00	0.00	1.21	0.00	0.00
18	10.21	0.00	10.21	10.21	10.21	0.00	5.85	0.00	0.00	4.32	0.00	0.00
19	3.50	0.00	3.50	3.50	3.50	0.00	0.19	0.00	0.00	3.31	0.00	0.00
TOTAL	145.32	3.33	144.94	141.84	141.26	2.84	54.43	0.11	0.52	54.61	1.04	26.12

LEGEND



WARD, RANDOLPH O
PARCEL 83
L.12710, F.394

IP (DEED)



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QR label certifies that this plan meets conditions of final approval by the Planning Board, it's design or the District Council.



M-NCPPC APPROVAL
PROJECT NAME: DANVILLE ESTATES
PROJECT NUMBER: SDP-0320-03
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
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M.N.C.P.P.C. APPROVALS
PROJECT NAME: DANVILLE ESTATES
PROJECT NUMBER: SDP-0320-03
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The Revisions Listed Below Apply to this Sheet

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 200 - BURTONTOWN, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-882-1820 DC/VA: 301-999-2524 FAX: 301-421-4186

DATE	REVISION	BY	CHK	APP
01/24/2016	REVISED TO ELIMINATE LOTS SOUTHWEST OF PERGO RIGHT-OF-WAY AND CHANGE SEWER ALIGNMENT	RLG	KAF	MFC
11/20/13	REVISED PER PLANNING BOARD RESOLUTION	KAB	KAF	BT

PREPARED FOR:
NVR MS CAVALIER PRESERVE, LLC
c/o WOODLAWN DEVELOPMENT GROUP
11700 PLAZA AMERICA DRIVE, SUITE 310
RESTON, VIRGINIA 20190

SCALE	ZONING
1" = 30'	R-L
DATE	TAX MAP - GRID
NOV., 2012	143 B3, B4, C4 153 B1, C1, D1

TYPE II TREE CONSERVATION PLAN
DANVILLE ESTATES
LOTS 1-4 BLOCK 'A', 7-9 & 14-28, BLOCK 'B', 13-31 BLOCK 'E', 16-39 BLOCK 'F'
LOTS 16-31 BLOCK 'G', 14-31 BLOCK 'H', 16-40 BLOCK 'I'

G.L.W. FILE NO
10009
SHEET
19 OF 19