

1) UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE AND HAS OBTAINED FROM AVAILABLE RECORDS. THE EXACT LOCATION OF ANY UTILITIES SHALL BE DETERMINED BY FIELD VERIFICATION 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/LEVEL IN ADVANCE OF CONSTRUCTION.

3) FOR MARKING LOCATIONS OF EXISTING UTILITIES, NOTIFY THE CITY OF ROCKVILLE UTILITIES DEPARTMENT AT 703-234-8567 (48 HOURS IN ADVANCE OF ANY EXCAVATION OR CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CITY OF ROCKVILLE UTILITIES DEPARTMENT AT 703-234-8567 (48 HOURS IN ADVANCE OF ANY EXCAVATION OR CONSTRUCTION).

4) FOR FIELD LOCATION OF GAS LINE SERVICES, PLEASE CALL THE CITY OF ROCKVILLE GAS LIGHT CO. 703-230-0200, 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.

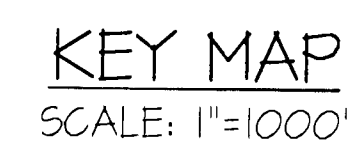
5) OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF ANY CONTRACTOR. ANY ADDITIONS OR OMISSIONS OF UTILITIES, SUCH AS GUTS/CHUCK, LITTLE E, KEEPER, PA, SHALL BE NOTED IMMEDIATELY. CONTRACTOR SHALL HAVE ALL UTILITY INFORMATION, INCLUDING ANY ADDITIONS FOUND BY ANY CONTRACTOR, RECORDED.

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 CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE SITE.

VICINITY MAP

SCALE: 1" = 4,000'

1. OWNER / APPLICANT:
NVR MS CAVALIER PRESERVE LLC
c/o WOODLAWN DEVELOPMENT GROUP
1700 PLAZA AMERICA DRIVE, SUITE 310
RESTON, VIRGINIA 20192
2. 200 FOOT MAP REFERENCE: 210 SE 03, 210 SE 04
214 SE 03, 214 SE 04
3. TAX MAP / GRID: 143 B3, B4, C4 & B3 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: 8008410-11944-02
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
DELIMITED FROM AN APPROVED FLOODPLAIN STUDY (460024) FOR PISCATAWAY
CREEK. THE APPROVED FLOODPLAIN STUDY (460024) HAS APPROVED ON 1/25/96 AND
UPDATED ON 1/31/16.
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 01/04/94 - 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 (2004).
14. THE ENTIRETY OF THE CURRENT APPLICATION IS LOCATED WITHIN THE MOUNT VERNON
VINEYARD AREA OF PRIMARY CONCERN.
15. PART OF THE PROPERTY SHOWN HEREON IS SUBJECT TO A WOODLAND AND WILDLIFE
HABITAT CONSERVATION EASEMENT RECORDED IN LIBER 26102 AT FOLIO 128.



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

<u>SHEET NO.</u>	<u>SHEET TITLE</u>
1	COVER SHEET
2	DETAIL SHEET
3-19	TREE CONSERVATION PLANS

THIS BLOCK IS FOR OFFICIAL USE ONLY QR Code verifies that this plan meets conditions of final approval by the Planning Board, it's designee or the District Council. M-NCPPC APPROVAL	
PROJECT NAME: DANVILLE ESTATES PROJECT NUMBER: DPV-0320-04 <i>For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet</i> <i>Revision numbers must be included in the Project Number</i>	

M-NCPCC				
PRINCE GEORGE COUNTY PLANNING DEPARTMENT				
ENVIRONMENTAL PLANNING SECTION				
APPROVAL				
TREE CONSERVATION PLAN				
TCPII-048-04				
	APPROVED BY	DATE	DEPT #	REASON FOR REVISION
01	J.L. Staez	12.29/04		
01	Kim Finch	03/07/15		
02	Kim Finch	07/14/16		
03	<i>Kim Finch</i>	3/15/17	SNP 0225-63	NO SIGNATURES FOR 64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-9

GLWGUSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BARTONVILLE OFFICE PARK BARTONVILLE, MARYLAND 20846 TEL: 301-421-4024 B/L: 410-580-1820 D/L: 301-989-2324 FAX: 301-421-4186											
08/19/2016 REVISED WOODLAND CLEARING ON PARCEL E, SHEET 3 & OFF-SITE CLEARING FOR FUTURE CUL-DE-SAC SHEET 4 01/22/2016 REVISED TO ELIMINATE LOT3 BOWTHIES) OF PEPCO RIGHT-OF-WAY AND CHANGE SEWER ALIGNMENT 11/20/13 REVISED PER PLANNING BOARD RESOLUTION											
DATE REVISION BY APP											

PREPARED FOR: NVR MS CAVALIER PRESERVE, LLC c/o WOODLAWN DEVELOPMENT GROUP 11700 PLAZA AMERICA DRIVE, SUITE 310 RESTON, VIRGINIA 20190	SCALE	ZONING	COVER 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 1 OF 19
	NOV., 2012	143 B3, B4, C4 153 B1, C1, D1			

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.

9. 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.

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

16. The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the county as dead, dying, or hazardous may be removed.
17. A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.

As a safety precaution that will not hazard users but are loading into the disturbed area, the permittee shall remove said trees using a chain saw. Connective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chainsaw to near the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.

19. 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. 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.

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 TPFs required for a given phase shall be installed prior to any disturbance within that phase of work.

1. Quantity: (See Plant Schedule)

2. **Plant Quality Standards:** The plants selected shall be healthy and sturdy representatives of their species. Seedlings shall have a minimum top growth of 18". The diameter of the root collar (the part of the root just below ground level) shall be at least 3/8". The roots shall be well developed and at least 8" long. No more than twenty-five percent (25%) of the root system (both primary and auxiliary/fibrous roots) shall be present.
3. **Plant Care:** Plants that do not have an abundance of well developed terminal buds on the leaders and branches shall be rejected.
4. **Plant Shipping:** Plants shall be shipped by the nursery immediately after lifting from the field or removal from the green house, and planted immediately upon receipt by the landscape contractor.
5. **Plant Installation:** If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their roots protected from direct exposure to sun. The plants shall be planted in a day. Seedlings, once removed from the nursery, shall be maintained through periodic watering, until the time of planting.
6. **Plant Handling:** The quantity of seedlings taken to the field shall 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 budding. The most suitable months for planting are March and April, when the soil is moist, but may be planted from May and September through November. No planting shall be done while ground is frozen. Planting shall occur within one growing season of the issuance of grading/building permits and/or reaching the final grades and stabilization of planting areas.

6. **Seeding/Planting:** Tree seedlings shall be hand planted using a dibble bar or sharp-pointed shovel. It is important that the seedling be placed in the hole so that the roots are spread out. If they are not, the seedling will be killed, packed up or bent. Most soil in the hole should be removed. If the hole is not deep enough, the seedling should then be packed firmly into the ground. Surface soil pockets should not be left after where their roots lie just below the ground surface. Air pockets should not be left after closing the hole which would allow the roots to dry out. See planting details for further information. The contractor is to provide a price for the planting of the seedlings in the tree conservation plan must be contacted and give its 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 the soil's pH, phosphorus, potassium, calcium, and magnesium levels. Based on the growing conditions, Soil samples shall be taken at a rate that provides one soil sample for each area that appears to have a different soil type (if the entire area appears to have the same soil type, a single sample is necessary). The results of the soil test. 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, phosphorus, potassium, calcium and organic matter on the site to ensure the future survival of the seedlings.
9. **Soil Improvement Measures:** the soil shall then be improved according to the recommendations made by the testing company.

10. Fencing and Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The final protective fence shall be installed upon completion of planting operations unless it was 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 seeding 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.

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

a. If the developer or owner 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 handbook of the City of San Francisco, County of San Francisco, Department of Public Works, Conservation Areas, the arborist or tree expert must 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.

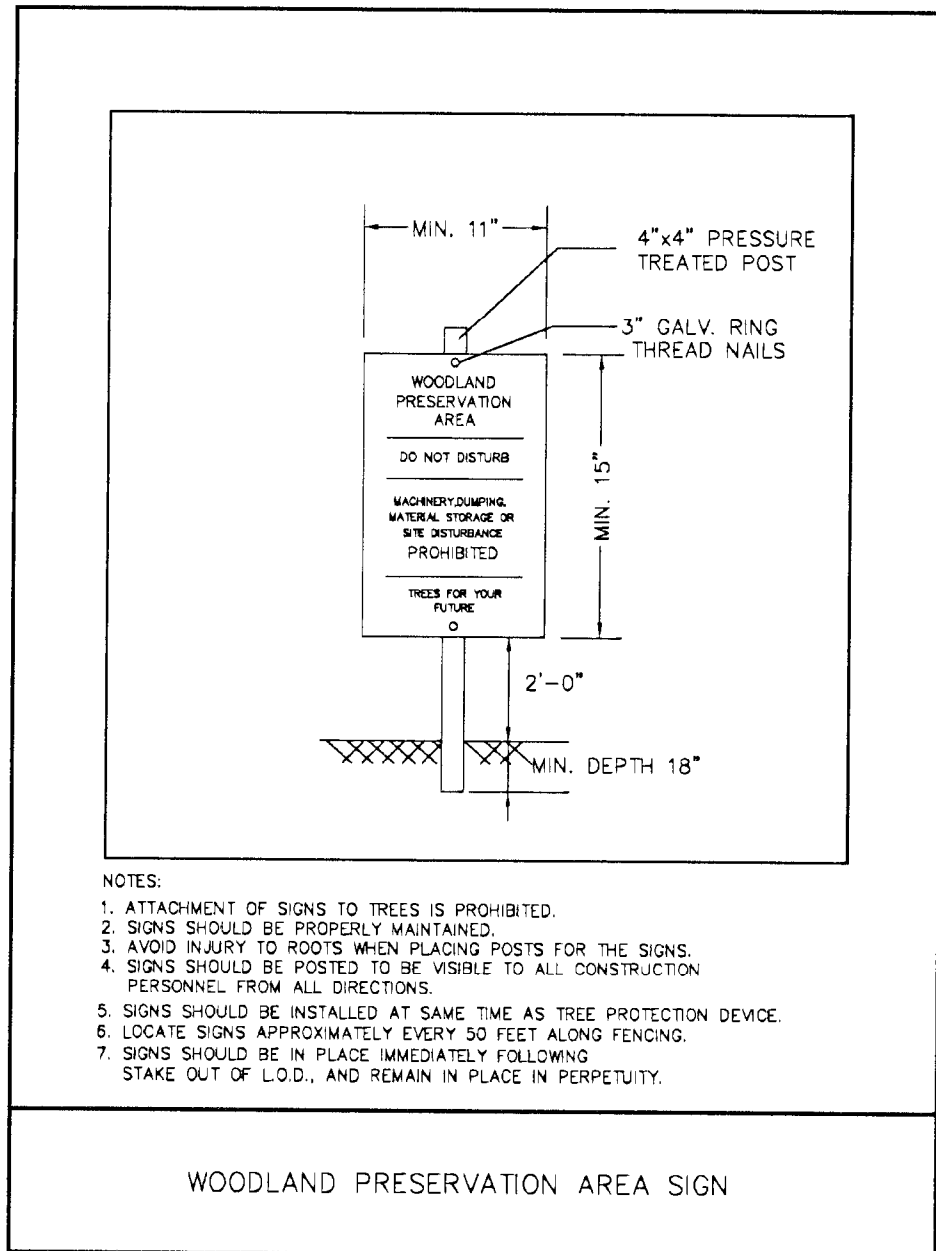
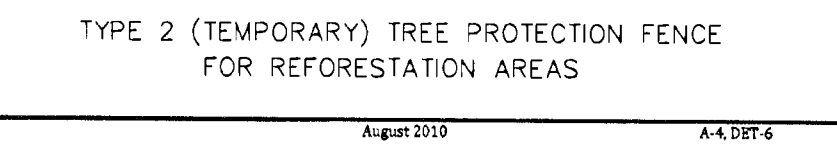
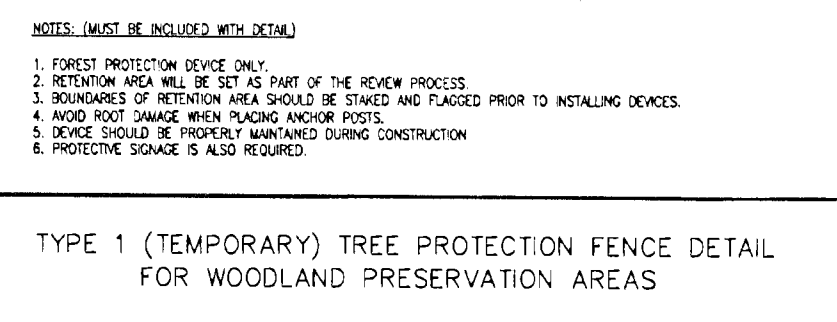
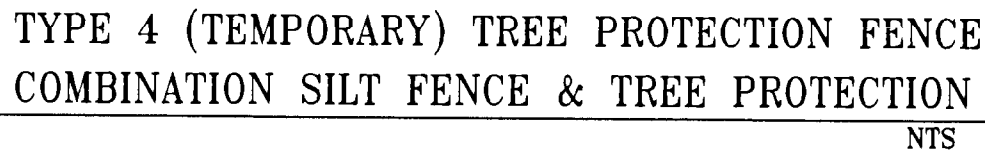
Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

3. The removal of noxious, invasive, and non-native plant species from any noxious preservation area shall be done with the use of hand-held equipment only (pruners or a chainsaw). These plants may be cut near the ground and material less than two inches in diameter may be removed from the area and disposed of appropriately. All material removed from these areas shall be invasive plant species greater than 2 inches in diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
4. 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.
5. The use of chainsaws is extremely dangerous and individuals not trained with poorly maintained equipment should not be used. Chainsaws should not be conducted in the use of this equipment for the pruning and/or cutting of trees.

[illegible]

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTVILLE OFFICE PARK
BURTONTVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

10/17/2016	REVISED OFF-SITE WOODLAND BANK SUMMARY TABLE	RLG	MFC
08/19/2016	REVISED WOODLAND CLEARING AREA ON PARCEL "E" SHEET 3 & ADDED CLEARING FOR FUTURE CUL-DE-SAC SHEET 4	RLG	MFC
01/24/2016	REVISED TO ELIMINATE LOT# SOUTHWEST OF PEPCO RIGHT-OF-WAY AND CHANGE SEWER ALIGNMENT	RLG	MFC
11/20/13	REVISED PER PLANNING BOARD RESOLUTION	KAB	KAF
DATE	REVISION	BY	APP'R

Woodland Conservation Worksheet for Prince George's County, Maryland

R-L	L-A-C	Totals
858.74	19.98	878.72
85.67	0.00	85.67
0.00	0.00	0.00
773.07	19.98	793.05

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

d Land:	85.67	0.00	85.67	for which there
	0.00	0.00	0.00	
	773.07	19.98	793.05	

1 or Subdivision Name: The Preserve at Piscataway -- Overall Worksheet

[illegible]

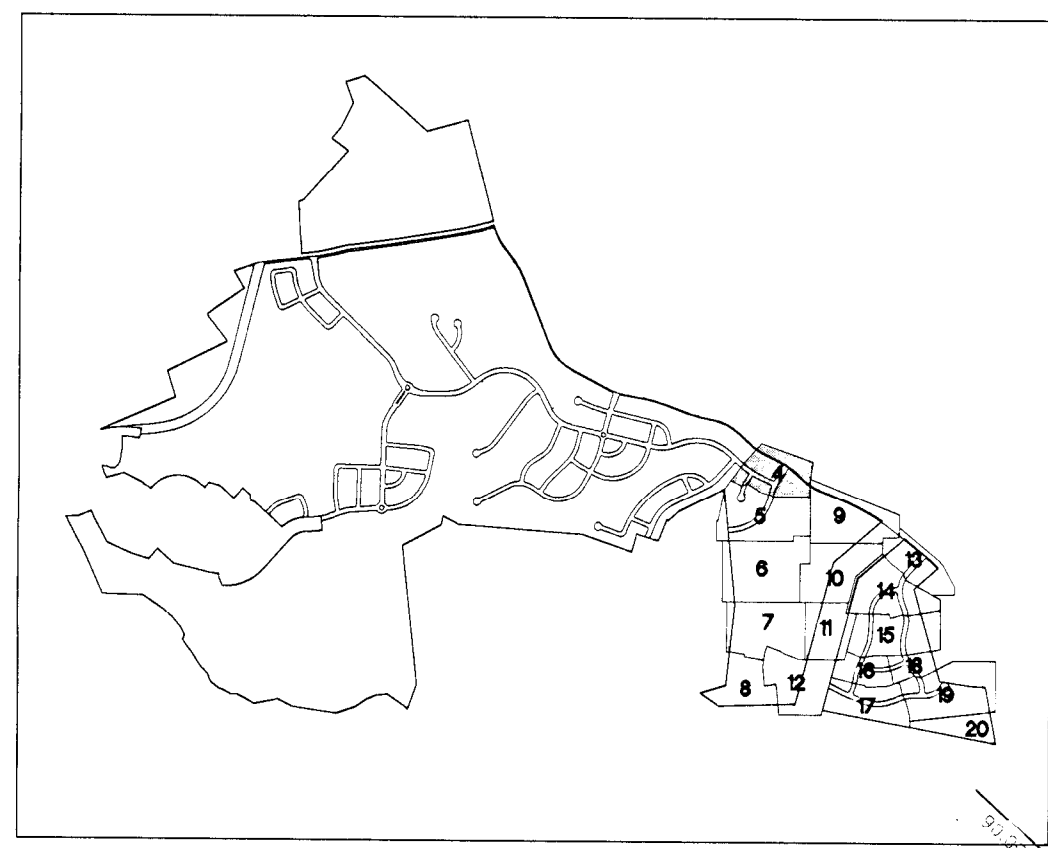
7.00	0.19	8.21	29.87	28.92	20.57	0.05	179.79	Total
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	274.60
0.00	0.00	0.00	0.00	0.00	1.20	0.00	1.20	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.15	0.00	6.57	0.00	0.26	2.28	0.00	0.00	9.31
0.00	0.00	0.00	0.00	25.68	0.09	0.00	0.00	25.68
0.00	0.00	0.00	0.00	1.04	0.00	0.00	80.08	81.12
7.19	7.38	22.18	52.03	107.93	130.79	130.84	391.91	391.91
0.59	0.00	0.00	0.00	51.36	3.62	0.00	0.17	55.74
543.03	542.07	532.75	456.3	315.04	204.9	204.54	179.38	
							114.34	
								277.57
								277.57
								25.68
								51.12

THIS BLOCK IS FOR OFFICIAL USE ONLY QR label certifies that this plan meets conditions of final approval by the Planning Board, it's designed by the District Council. M-NCPPC APPROVAL	
PROJECT NAME: DANVILLE ESTATES	
PROJECT NUMBER: SDP-010-04	
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers are included in the Project Number	

M-NOPPC FRONT GEORGE COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION					
APPROVAL					
TREE CONSERVATION PLAN					
TCPII-048-04					
APPROVED BY	DATE	DRAWN	REASON FOR REVISION		
01 J.L. Saez	12/29/04				
01 Kim Finch	03/14/15				
02 Kim Finch	07/14/16				
03 <i>Kim Finch</i>	<i>3/15/17</i>	RDP 1120-04	NO RECORD OF A TREE IN THE AREA OF THE PROPOSED LOT.		NO RECORD OF A TREE IN THE ADJACENT LOT.
05					

[illegible]

SCALE	ZONING	DETAIL SHEET		G. L. W. FILE NO.
AS SHOWN	R-L	DANVILLE ESTATES		10009
DATE	TAX MAP - GRID	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'		SHEET
NOV., 2012	143 B3, B4, C4 153 B1, C1, D1	PISCATAWAY ELECTION DISTRICT No. 05	PRINCE GEORGE'S COUNTY, MARYLAND	2 OF 19



SHEET INDEX

LUSBY
VILLAGE
EAST

WPA-03A
0.03 ACRES

WP-NC-03A
0.03 ACRES

WPA-03B
0.34 ACRES

WP-NC-03B
0.17 ACRES

WP-NC-03E
0.07 ACRES

WP-NC-03C
0.48 ACRES

WP-NC-03D
1.31 ACRES

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)	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	1.72	0.00	1.25	1.12	0.00	4.80	0.00	0.00	0.34	0.00	2.06
4	14.40	0.00	14.11	14.40	14.11	0.00	0.00	0.00	0.00	0.00	2.03
5	15.80	2.12	15.80	13.68	15.80	1.63	3.94	0.00	3.20	0.00	6.84
6	15.26	0.01	15.56	13.24	15.56	0.21	0.34	0.00	1.25	0.00	0.00
7	2.63	0.00	2.63	2.63	2.63	0.00	0.00	0.00	0.63	0.00	0.00
8	4.13	0.00	4.13	4.13	4.13	0.26	0.41	0.00	1.41	0.00	1.02
9	6.35	0.00	6.35	6.35	6.35	0.24	0.24	0.00	5.81	0.00	0.00
10	3.30	0.13	3.30	3.17	3.23	0.13	0.24	0.00	0.86	0.00	0.00
11	5.25	0.00	5.25	5.25	5.25	0.00	0.00	0.00	5.25	0.00	0.00
12	4.14	0.00	4.14	4.14	4.14	0.00	3.16	0.00	0.84	0.00	0.14
13	4.81	0.00	4.81	4.81	4.81	0.00	6.55	0.00	0.83	0.00	0.34
14	0.22	0.00	0.22	0.22	0.22	0.00	0.83	0.00	0.21	0.00	0.08
15	5.4	0.00	5.4	5.4	5.4	0.00	4.81	0.00	0.54	0.00	0.00
16	10.10	0.00	10.46	10.10	10.10	0.00	0.00	0.00	0.81	0.00	1.13
17	4.01	0.00	4.01	4.01	4.01	0.00	2.82	0.00	1.21	0.13	0.00
18	10.21	0.00	10.21	10.21	10.21	0.00	5.95	0.00	4.32	0.13	0.00
19	5.50	0.00	5.50	5.50	5.50	0.00	0.14	0.00	5.36	0.00	0.00
TOTAL	145.32	3.33	144.54	141.84	141.84	2.84	54.44	0.11	54.60	1.04	26.12

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4024

08/19/2016 REVISED WOODLAND CLEARING ON PARCEL 'E' & ADDED GAS ESMIT ADJACENT TO LUSBY VILLAGE
07/24/2016 REVISED TO ELIMINATE LOTS SOUTHWEST OF PERC RIGHT-OF-WAY AND CHANGE SEWER ALIGNMENT
11/20/13 REVISED PER PLANNING BOARD RESOLUTION

RI G MFC
RL G MFC
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'
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
3 OF 19

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)

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



M-NCPPC
APPROVAL

PROJECT NAME: DANVILLE ESTATES

PROJECT NUMBER: SDP-0320-04

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	REASON FOR REVISION
J.L. Stanz	12/29/04	
Kim Finch	03/07/15	
Kim Finch	07/14/16	
Kim Finch	9/15/17	SDP 1120-03
		11/20/13

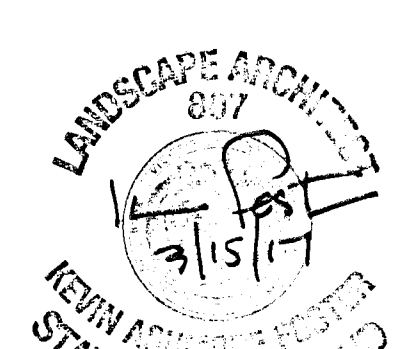
M.N.C.P.C. APPROVALS

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.	01/24/05



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

M-NCPPC APPROVAL

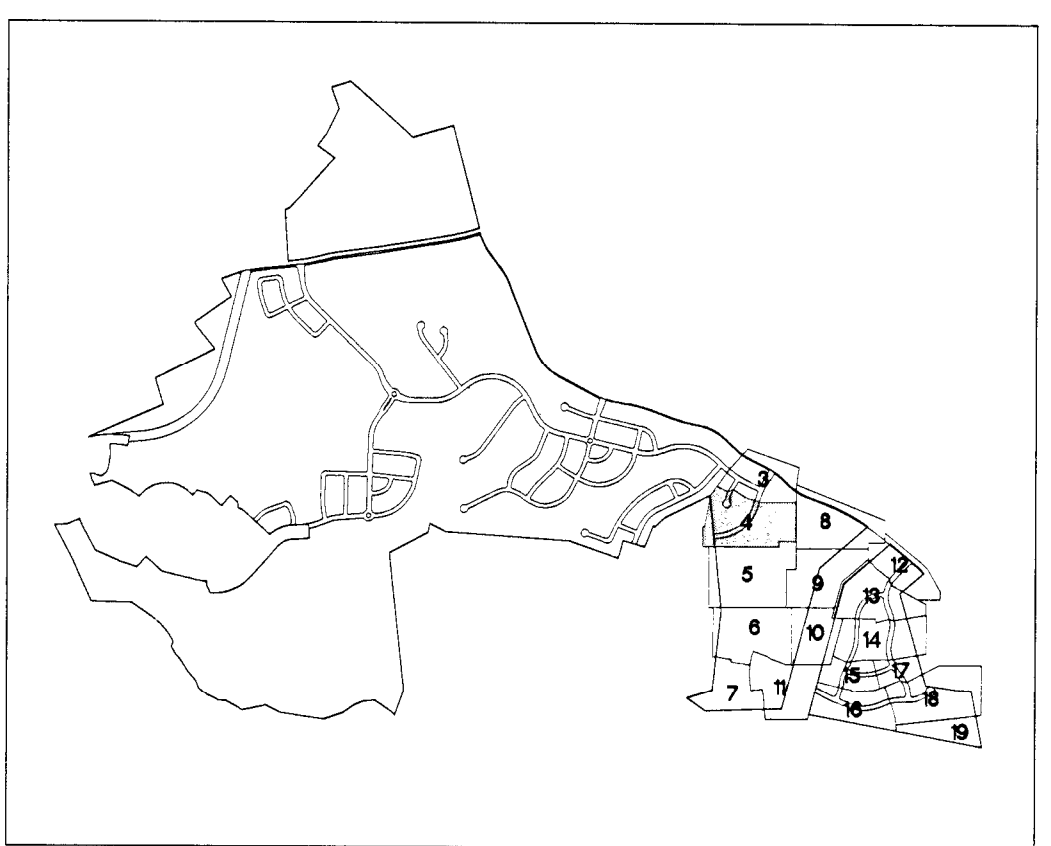
PROJECT NAME: DANVILLE ESTATES
PROJECT NUMBER: SDP-0320-04

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

WP-NC-04A
0.12 ACRES

WP-NC-04B
0.03 ACRES

ANGELA G. CHUNG
PARCEL 36
11.51 AC.
R-A ZONE

C-OS-04A
0.20 ACRES

MNCPPC
PARCEL E
25.25 AC
R-L ZONE

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 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	1.12	0.00	1.25	1.12	1.25	0.00	4.20	0.00	0.00	0.34	0.00	0.00
4	14.40	0.00	14.17	14.17	14.17	0.00	6.04	0.00	0.00	0.00	0.00	0.00
5	5.80	2.27	5.56	5.56	5.56	1.63	5.91	0.16	0.00	3.20	0.00	6.84
6	13.50	0.00	13.50	13.50	13.50	0.00	0.00	0.00	0.00	12.95	0.00	0.00
7	3.63	0.00	3.63	3.63	3.63	0.00	0.00	0.00	0.00	3.63	0.00	0.00
8	4.15	0.00	4.15	4.15	4.15	0.00	0.00	0.00	0.00	4.15	0.00	0.00
9	6.35	0.00	6.35	6.35	6.35	0.00	0.00	0.00	0.00	6.35	0.00	0.00
10	3.50	0.00	3.50	3.50	3.50	0.00	0.00	0.00	0.00	3.50	0.00	0.00
11	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	4.30	0.00	4.30	4.30	4.30	0.00	0.00	0.00	0.00	4.30	0.00	0.00
13	4.37	0.00	4.37	4.37	4.37	0.00	0.00	0.00	0.00	4.37	0.00	0.00
14	10.22	0.00	10.19	10.22	10.19	0.00	0.00	0.00	0.00	10.19	0.00	0.00
15	5.61	0.00	5.61	5.61	5.61	0.00	0.00	0.00	0.00	5.61	0.00	0.00
16	0.16	0.00	0.16	0.16	0.16	0.00	0.00	0.00	0.00	0.16	0.00	0.00
17	4.01	0.00	4.01	4.01	4.01	0.00	0.00	0.00	0.00	4.01	0.00	0.00
18	0.21	0.00	0.21	0.21	0.21	0.00	0.00	0.00	0.00	0.21	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	144.54	141.41	141.26	2.84	54.44	0.11	0.00	54.60	1.04	26.12

MATCH LINE SEE SHEET - 5

MATCH LINE SEE SHEET - 3

MATCH LINE SEE SHEET - 8

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 FAX: 301-421-4186

DATE	REVISION	BY	APP'R
08/19/2018	REVISED TO SHOW CLEARING FOR FUTURE HERBIN HOUSE ROAD CUL-DE-SAC	RLG	MFC
01/24/2019	REVISED TO ELIMINATE LOTS SOUTHWEST OF PERCO RIGHT-OF-WAY AND CHANGE SEWER ALIGNMENT	RLG	MFC
11/20/2019	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	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'

PISCATAWAY ELECTION DISTRICT No. 05
PRINCE GEORGE'S COUNTY, MARYLAND

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

MATCH LINE SEE SHEET - 04

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 (W-RNC)
3	1.12	0.00	1.25	1.12	1.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	4.40	0.00	14.11	14.20	14.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	15.80	2.12	15.80	13.68	13.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	15.56	0.21	15.56	13.24	13.24	0.21	0.21	0.21	0.00	0.00	0.00	0.00
7	8.63	0.00	8.63	8.63	8.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	4.13	0.26	4.13	3.87	3.87	0.26	0.26	0.26	0.00	0.00	0.00	0.00
9	6.35	0.55	6.35	5.80	5.80	0.55	0.55	0.55	0.00	0.00	0.00	0.00
10	3.50	0.18	3.50	3.32	3.32	0.18	0.18	0.18	0.00	0.00	0.00	0.00
11	5.25	0.00	5.25	5.25	5.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12	4.14	0.00	4.14	4.14	4.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	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	5.61	0.00	5.61	5.61	5.61	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	0.00
18	12.21	0.00	12.21	12.21	12.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19	5.90	0.00	5.90	5.90	5.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	145.32	3.33	144.54	141.94	141.26	2.84	59.94	0.17	0.17	54.60	1.04	26.12

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-0320-04

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

M-NCPPC PARCEL E 25.29 AC
GRADING ON PARK PROPERTY SUBJECT TO THE DEPARTMENT OF PARKS AND RECREATION APPROVAL

WP-NC-05A
6.89 ACRES

HOA PARCEL F 24.644 AC

SWM POND #12

WPA-05A
1.82 ACRES

HOA PARCEL F 24.644 AC

WPA-05C
0.21 ACRES

WPA-05B
0.05 ACRES

C-FP-05A
0.09 ACRES

C-FP-05A
0.07 ACRES

WPA-05D
0.67 ACRES

WPA-05E
0.45 ACRES

LEGEND

- PROPERTY BOUNDARY
- REGULATED STREAM
- FP 100-YR FLOODPLAIN
- 100-YR FLOODPLAIN EASEMENT
- PMA 100-YR FLOODPLAIN EASEMENT
- WOODLAND CONSERVATION EASEMENT
- CONSERVATION EASEMENT
- HETLAND
- 25' HETLAND BUFFER
- EXISTING TREE LINE
- EXISTING NON-WOODLAND AREA
- PROPOSED TREE LINE
- LDD LIMIT OF DISTURBANCE
- TPFF TEMPORARY TREE PROTECTION FENCE
- PPFF PERMANENT TREE PROTECTION FENCE
- WOODLAND PRESERVATION SIGN
- ST-1 SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE SAVED
- ST-2 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 (W-RNC)
- NATURAL REGENERATION AREA (NRA)

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION			
APPROVAL TREE CONSERVATION PLAN			
TCPII-048-04			
APPROVED BY	DATE	REVISED	REASON FOR REVISION
J.L. Stutz	12/29/04		
Kim Finch	03/07/15		
Kim Finch	07/14/16		
Kim Finch	3/18/17	SDP-1320-03	REVISIONS TO TREE CONSERVATION PLAN

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



SHEET INDEX

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4186

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

PREPARED FOR:
NVR MS CAVALIER PRESERVE, LLC
c/o WOODLAWN DEVELOPMENT GROUP
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SCALE
1"=30'
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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
5 OF 19

WPA-06B
0.10 ACRES

WPA-06A
12.85 ACRES

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	60555 TRACT AREA	100-YEAR FLOODPLAIN (FF)	EXISTING WOODLAND		EXISTING WOODLAND NET TRACT AREA (NTA)	EXISTING WOODLAND NET TRACT AREA (NTA)	EXISTING WOODLAND PRESERVATION NET TRACT PLAN (FF)	WOODLAND CLEARED ON NET TRACT AREA	WOODLAND CLEARED IN FLOODPLAIN (6-FF)	WOODLAND CLEARED OFF-SITE (6-OS)	WOODLAND PRESERVATION AREA (NPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETAINED - N CREDITED (NP-NC)
			60555 TRACT AREA	100-YEAR FLOODPLAIN (FF)									
3	1.72	0.00	1.25	7.12	7.12	0.00	4.83	0.00	0.00	0.00	0.00	0.00	0.00
4	14.40	0.00	14.11	4.40	14.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.26
5	15.20	0.00	15.20	13.68	13.68	0.00	3.52	0.00	0.00	0.00	0.00	0.00	8.08
6	13.56	0.21	13.56	13.24	13.24	0.21	0.34	0.01	0.00	0.00	12.45	0.00	0.00
7	1.65	0.00	1.65	1.63	1.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	4.3	0.00	4.18	0.27	0.27	0.00	0.00	0.00	0.00	0.00	4.1	0.00	1.02
9	6.35	0.00	6.35	5.97	5.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	8.30	0.3	3.80	3.17	3.23	0.15	0.24	0.00	0.24	0.00	3.53	0.00	0.00
11	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00
13	6.81	0.00	6.81	6.81	6.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14	10.22	0.00	10.18	0.22	0.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15	5.61	0.00	5.61	5.61	5.61	0.00	0.00	0.00	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	0.00
17	4.01	0.00	4.01	4.01	4.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.13
18	10.21	0.00	10.21	10.21	10.21	0.00	2.95	0.00	0.00	0.00	4.52	0.00	0.00
19	5.87	0.00	5.80	5.80	5.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	453.32	3.33	144.54	141.49	141.26	2.84	54.44	0.17	0.71	0.00	54.60	1.04	26.72

01/29/2016	REVISED TO ELIMINATE LOT5 SOUTHWEST OF PEPCO RIGHT-OF-WAY AND CHANGE SEWER ALIGNMENT	RL6	MFC
11/20/13	REVISED PER PLANNING BOARD RESOLUTION	KAB	KAF
	REVISION	BY	APP'D

SCALE	ZONING
1"=30'	R-L
DATE	TAX MAP - GR
NOV., 2012	143 B3, B4, C 153 B1, C1, D

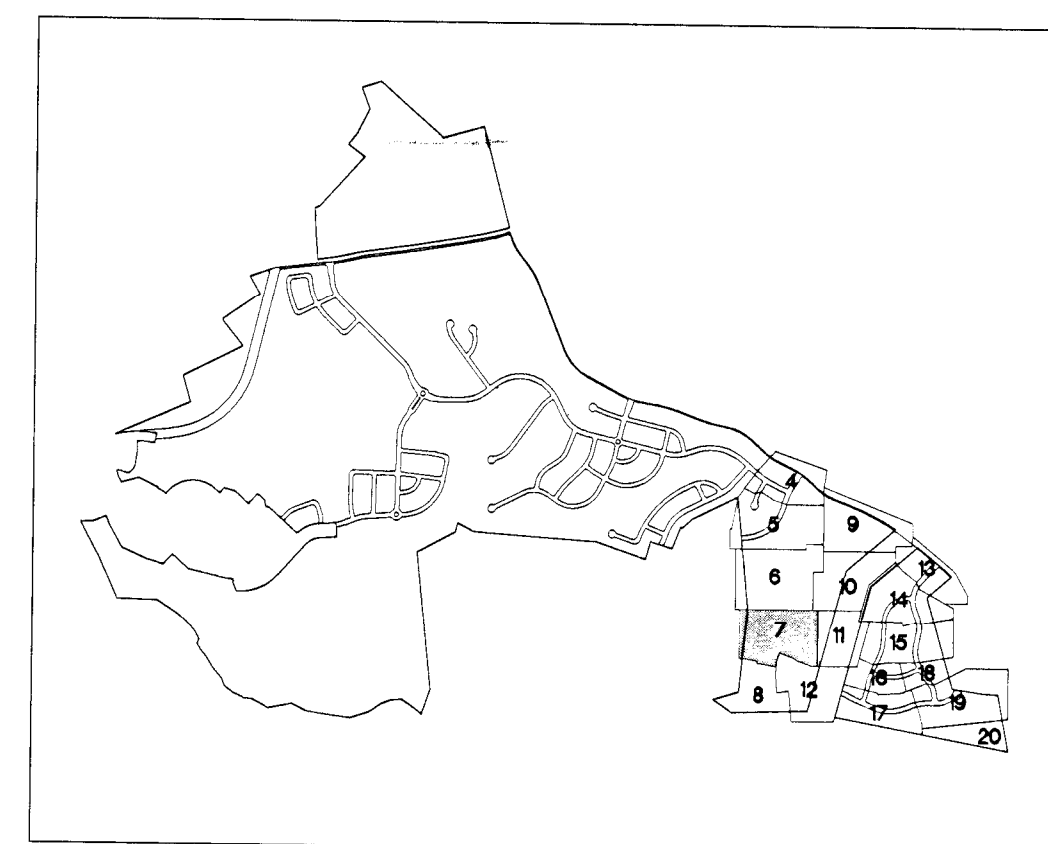
ZONING

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.

SHEET
6 OF 19



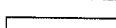
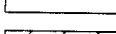
C-FP-06A
0.01 ACRES

SHEET INDEX

LEGEND

-
- The diagram illustrates a wetland buffer area with the following components:
- PROPERTY BOUNDARY:** Indicated by a dashed line at the top.
 - REGULATED STREAM:** A horizontal line with a wavy pattern below it.
 - 100-YR FLOODPLAIN:** Indicated by a horizontal line with a wavy pattern below it.
 - 100-YR FLOODPLAIN EASEMENT:** Indicated by a horizontal line with a wavy pattern below it.
 - PRIMARY MANAGEMENT AREA (PMA):** Indicated by a horizontal line with a wavy pattern below it.
 - CONSERVATION EASEMENT:** Indicated by a horizontal line with a wavy pattern below it.
 - WETLAND:** A central area containing a small pond and several trees.
 - 25' WETLAND BUFFER:** Indicated by a horizontal line with a wavy pattern below it.
 - EXISTING TREE LINE:** Indicated by a horizontal line with a wavy pattern below it.
 - EXISTING NON-WETLAND AREA:** Indicated by a horizontal line with a wavy pattern below it.
 - PROPOSED TREE LINE:** Indicated by a horizontal line with a wavy pattern below it.
 - LIMIT OF DISTURBANCE:** Indicated by a horizontal line with a wavy pattern below it.
 - PERMANENT TREE PROTECTION FENCE:** Indicated by a horizontal line with a wavy pattern below it.
 - PERMANENT TREE PROTECTION FENCE:** Indicated by a horizontal line with a wavy pattern below it.
 - WETLAND PRESERVATION SIGN:** Indicated by a triangle symbol at the bottom.

-
- Diagram illustrating two circular tree footprints, each labeled ST-1. The top footprint is marked with a central dot and is associated with the text: SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE SAVED. The bottom footprint is marked with a central 'X' and is associated with the text: 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 (NPA)
- 
 WOODLAND RETAINED-NOT CREDITED (NP-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, it's designee
or the District Council



M-NCPPC
APPROVAL

PROJECT NAME: DANVILLE ESTATES
PROJECT NUMBER: SDP-0320-04

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

M-10002				
PRICE/GEOGRAPHY PLANNING DEPARTMENT				
ENVIRONMENTAL PLANNING SECTION				
APPROVAL				
TREE CONSERVATION PLAN				
CDPI-048-04				
	APPROVED BY	DATE	DIR *	REASON FOR REVISION
01	J.L. Stasz	12/29/04		
02	Kim Finch	03/07/15		
02	Kim Finch	07/14/16		
03	<i>K. Finch</i>	8/18/17	NDP 102403	REMOVED FROM THE LIST OF APPROVED TREE CONSERVATION PLANS
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	Approval	Reviewer's Signature	Certification
-------------	----------	----------------------	---------------

Revision #	Date		Date
	07/08/04	8 C	01/04/05

01			
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ON PLAN	C. L. W. FILE
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	U. L. W. FEE P
	10000

LOCK 'E' 16 30 BLOCK 'E'	10009
--------------------------	-------

LOCK L, 10-39 BLOCK F
16-40 BLOCK T

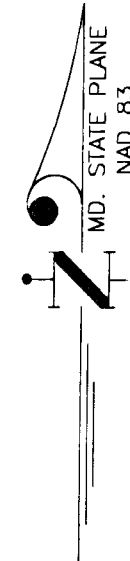
SHEET

PRINCE GEORGE'S COUNTY MARYLAND 6 OF 19

100-443887-1000

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 (NP-NG)
3	1.12	0.00	1.12	1.12	1.12	0.00	4.80	0.00	0.00	0.34	0.00	2.06
4	14.40	0.00	14.40	14.40	14.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	15.00	0.00	15.00	15.00	14.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	15.50	0.00	15.50	15.50	15.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7	8.63	0.00	8.63	8.63	8.63	0.00	0.00	0.00	0.00	8.63	0.00	0.00
8	4.00	0.00	4.00	4.00	4.00	0.00	0.00	0.00	0.00	4.00	0.00	0.00
9	4.00	0.00	4.00	4.00	4.00	0.00	0.00	0.00	0.00	4.00	0.00	0.00
10	3.30	0.00	3.30	3.30	3.30	0.00	0.00	0.00	0.00	3.30	0.00	0.00
11	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	4.44	0.00	4.44	4.44	4.44	0.00	0.00	0.00	0.00	4.44	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	10.22	0.00	10.22	10.22	10.22	0.00	0.00	0.00	0.00	10.22	0.00	0.00
15	5.61	0.00	5.61	5.61	5.61	0.00	0.00	0.00	0.00	5.61	0.00	0.00
16	10.16	0.00	10.16	10.16	10.16	0.00	0.00	0.00	0.00	10.16	0.00	0.00
17	4.00	0.00	4.00	4.00	4.00	0.00	0.00	0.00	0.00	4.00	0.00	0.00
18	10.21	0.00	10.21	10.21	10.21	0.00	0.00	0.00	0.00	10.21	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	144.94	141.84	141.26	2.84	54.44	0.11	0.11	54.60	1.04	26.12



M.N.C.P.P.C.
PARCEL 104
L.28660, F.618

104
PARCEL 104
22.1922 A.C.

WPA-07A
8.63 ACRES

WOODLAND
CONSERVATION
EASEMENT

LIMIT OF SITE

N/F R.H. DOBSON
L. 5063 F. 515

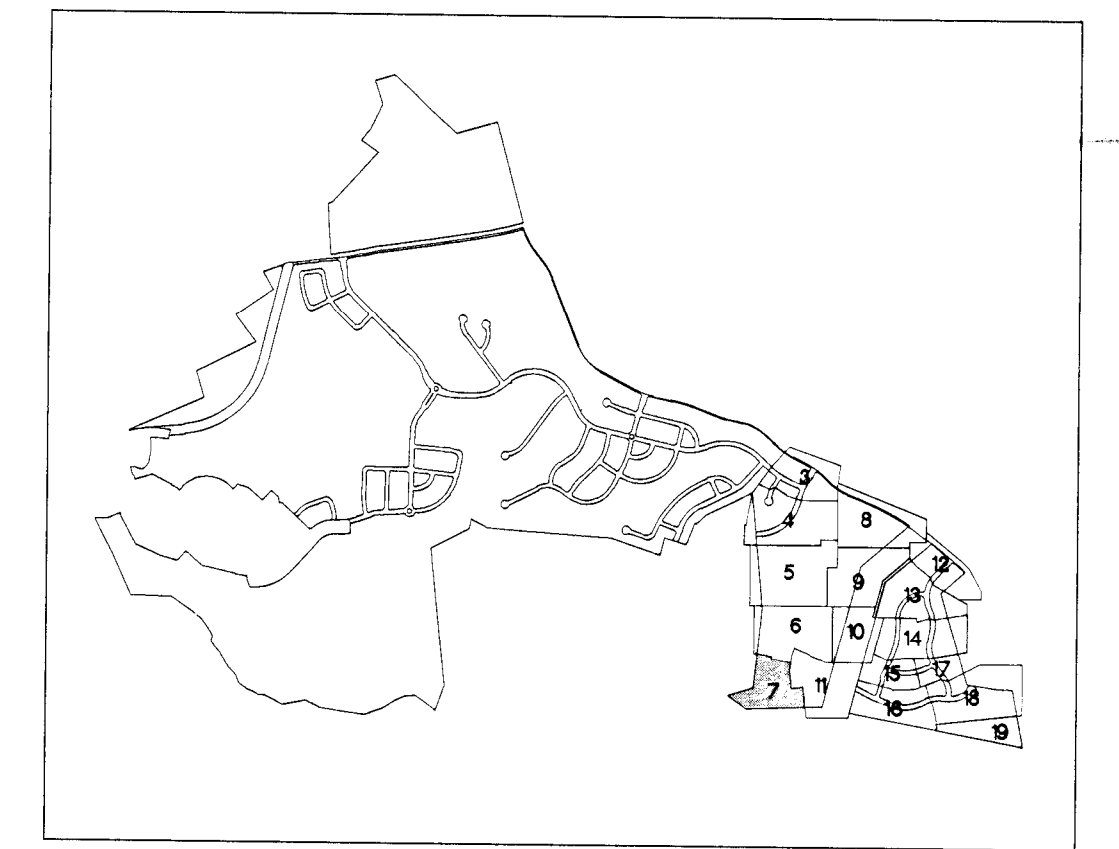
N/F JONES LOT

WHITEHALL TERRACE SUBDIVISION

Debris

8

MATCH LINE SEE SHEET - 6



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

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by the Planning Board, it's designee
or the District Council.

M-NCPPC
APPROVAL

PROJECT NAME: DANVILLE ESTATES
PROJECT NUMBER: SDP-0320-04

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	DRD #	REASON FOR REVISION
01 J.L. Stone	12/29/04		
02 Kim Finch	03/07/15		
03 Kim Finch	07/14/16		
04 [Signature]	3/15/17	SDP-0320-04	REVISION TO SITE PLAN TO ADD WETLAND BUFFER
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	Certification Date
01	07/08/04	R.G.	01/04/05



GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BARTONVILLE OFFICE PARK
BARTONVILLE, MARYLAND 20866

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

DATE	REVISION	BY	CHK	APP
01/29/2016	REVISED TO ELIMINATE LOTS SOUTHWEST OF PERGO RIGHT-OF-WAY AND CHANGE SEWER ALIGNMENT	RLG	CHK	MFC
11/20/13	REVISED PER PLANNING BOARD RESOLUTION	KAB	CHK	KAF
		BT		APP

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

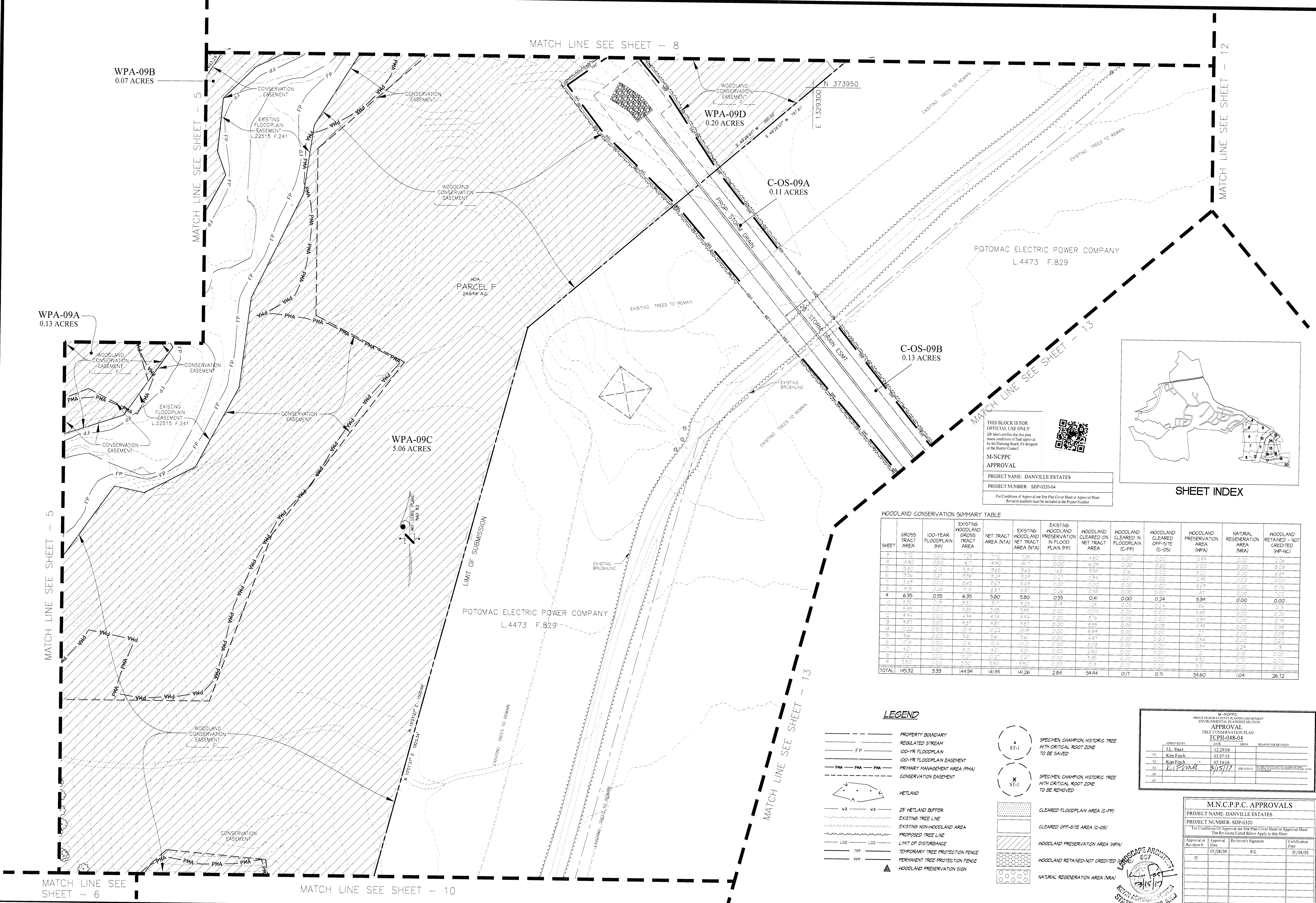
SCALE
1" = 30'
DATE
NOV., 2012

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
7 OF 19

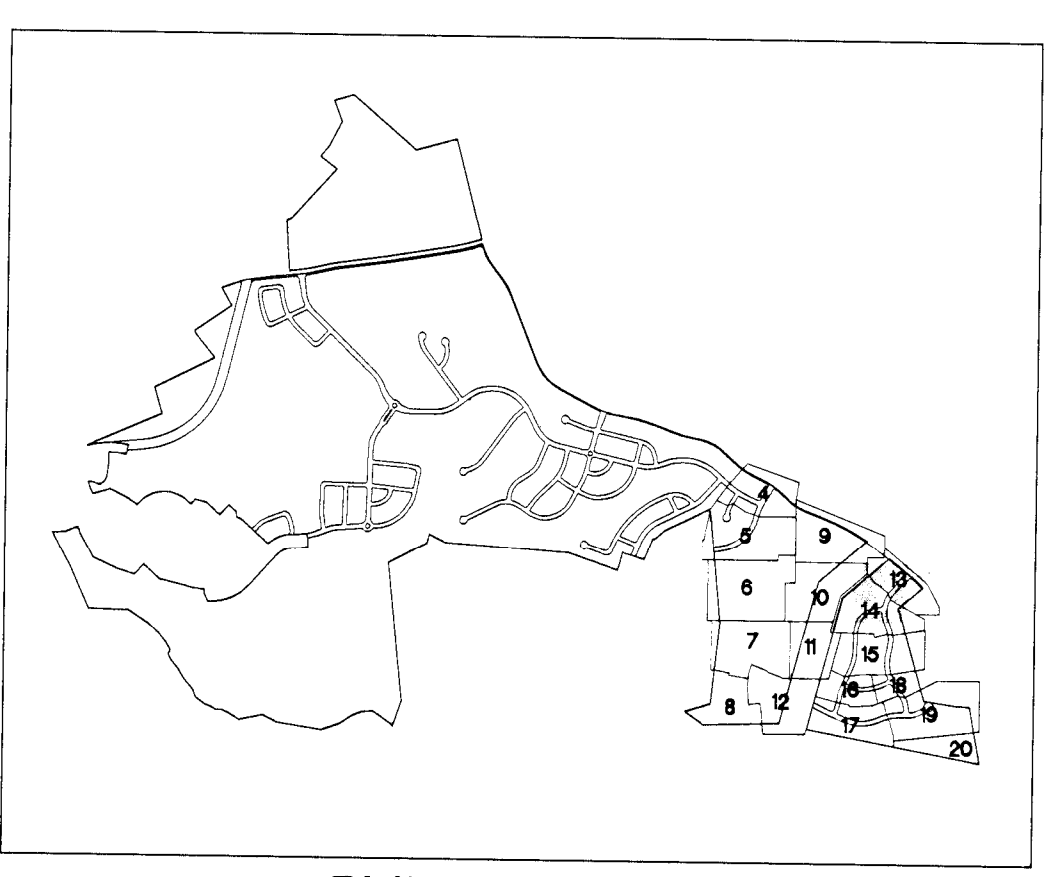


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M-NCPPC APPROVAL

PROJECT NAME: DANVILLE ESTATES
PROJECT NUMBER: SDP-0320-04

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



WOODLAND CONSERVATION SUMMARY TABLE												
SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EXISTING WOODLAND GROSS TRACT AREA	NET TRACT AREA (NTA)	EXISTING WOODLAND 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)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETAINED - NOT CREDITED (NP-NC)
3	1.12	0.00	1.12	1.12	1.12	0.00	4.80	0.00	0.00	0.00	0.00	0.00
4	4.40	0.00	4.40	4.40	4.40	0.00	6.00	0.00	0.00	0.00	0.00	2.00
5	15.00	2.12	12.88	12.88	12.88	1.63	3.50	0.00	0.00	0.00	0.00	6.80
6	15.56	0.21	15.35	15.35	15.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7	2.63	0.00	2.63	2.63	2.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	2.13	0.00	2.13	2.13	2.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9	6.35	0.55	5.80	5.80	5.80	0.55	0.41	0.00	0.24	5.39	0.00	0.00
10	2.50	0.00	2.50	2.50	2.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	0.00	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	0.00
13	9.81	0.00	9.81	9.81	9.81	0.00	3.16	0.00	0.00	0.00	0.00	0.00
14	12.22	0.00	12.22	12.22	12.22	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	0.16	0.00	0.16	0.16	0.16	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	0.00	0.00	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	0.50	0.00	0.50	0.50	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	145.32	3.33	144.54	141.99	141.26	2.84	54.94	0.00	0.21	54.60	1.04	26.12

LEGEND

- PROPERTY BOUNDARY
- REGULATED STREAM
- 100-YR FLOODPLAIN
- 100-YR FLOODPLAIN EASEMENT
- PRIMARY MANAGEMENT AREA (PMA)
- CONSERVATION EASEMENT
- WETLAND
- 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
- SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE SAVED
- SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED
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- WOODLAND RETAINED-NOT CREDITED
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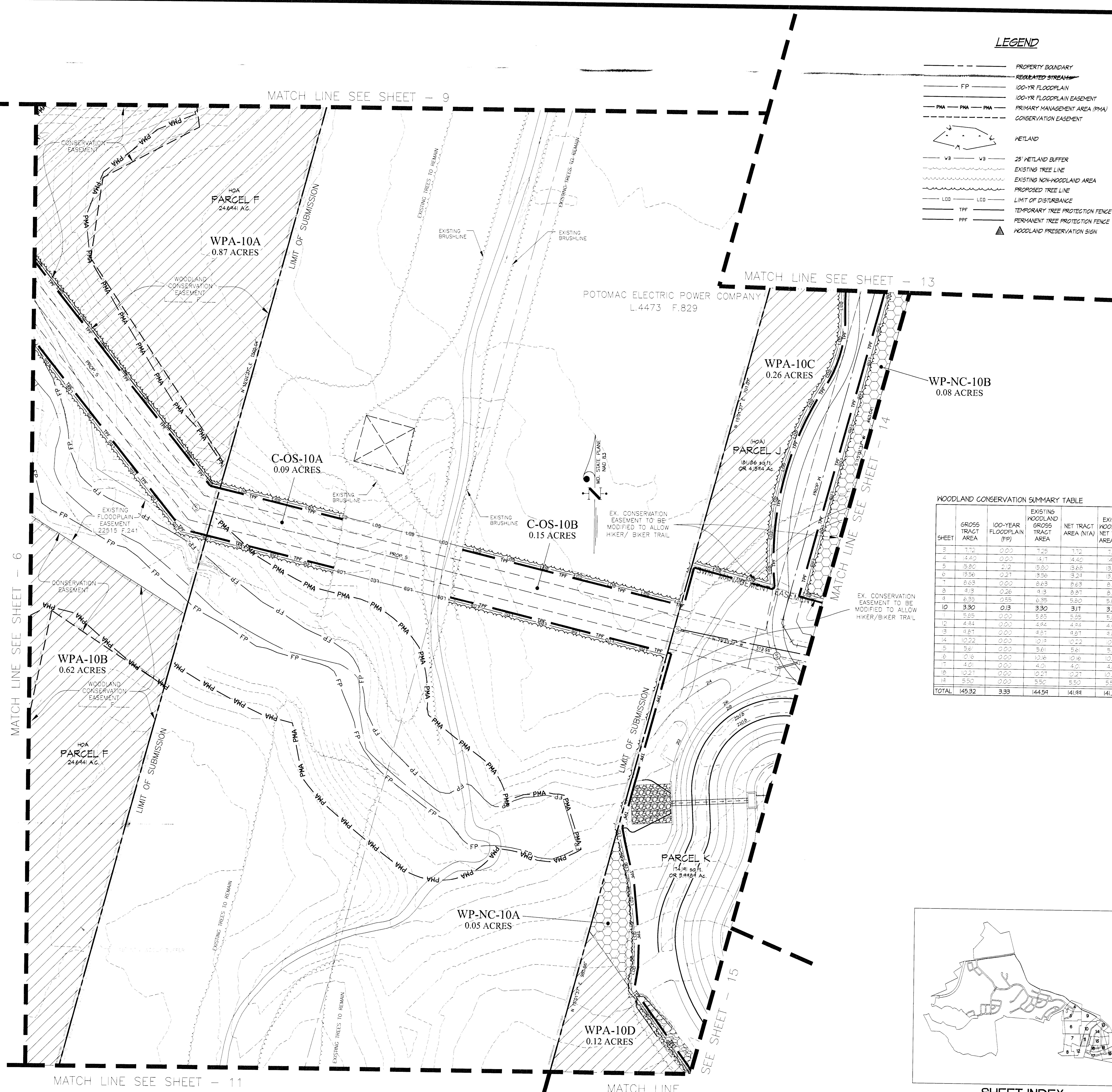
M-NCPPC APPROVAL			
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION			
APPROVAL			
TREE CONSERVATION PLAN			
ICPII-048-04			
APPROVED BY	DATE	DRD #	REASON FOR REVISION
J.L. Stree	12/29/04		
01 Kim Finch	03/07/15		
02 Kim Finch	07/14/16		
03 L.P.M.M.	3/15/17	SDP-0320-04	FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET
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 of Revision #	Approval Date	Reviewer's Signature	Certification Date
01	07/08/04	R.G.	01/04/05
02			
03			
04			
05			

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20869
TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	CHK	APP
01/29/2016	REVISED TO ELIMINATE LOTS SOUTHWEST OF PEPCO RIGHT-OF-WAY AND CHANGE SEWER ALIGNMENT	RLG	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 1" = 30'	ZONING R-L	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'	
NOV, 2012		TAX MAP - GRID 143 B3, B4, C4 153 B1, C1, D1	PISCATAWAY ELECTION DISTRICT No. 05		
		PRINCE GEORGE'S COUNTY, MARYLAND			G. L. W. FILE No. 10009 SHEET 9 OF 19

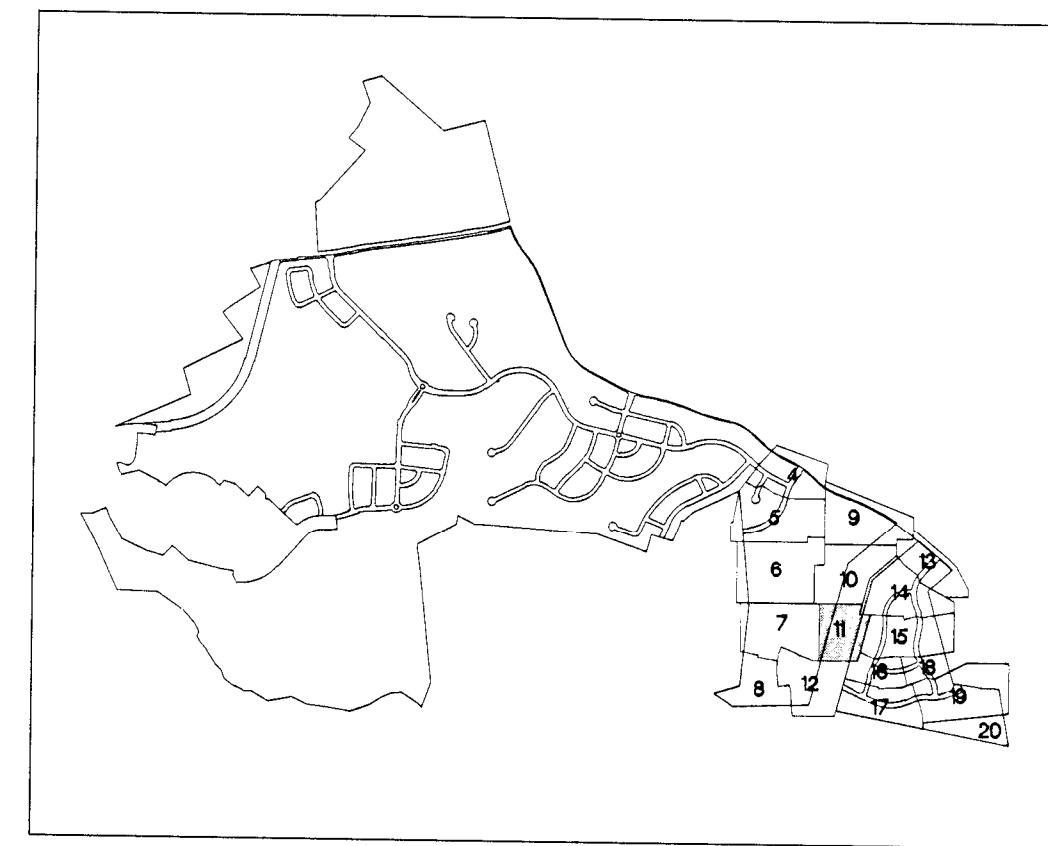


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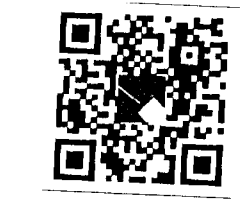
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- 100-YR FLOODPLAIN
- 100-YR FLOODPLAIN EASEMENT
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WOODLAND CONSERVATION SUMMARY TABLE

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)
3	1.12	0.00	1.12	1.12	1.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	14.42	0.00	14.11	14.42	14.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	15.80	2.12	13.68	13.68	13.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	15.96	0.21	15.75	15.75	15.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7	0.63	0.00	0.63	0.63	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	4.13	0.06	4.07	4.07	4.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9	6.35	0.00	6.35	6.35	6.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	3.30	0.13	3.17	3.17	3.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11	5.55	0.00	5.55	5.55	5.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12	4.44	0.00	4.44	4.44	4.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13	4.81	0.00	4.81	4.81	4.81	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	0.00	0.00	0.00	0.00	0.00	0.00
15	5.61	0.00	5.61	5.61	5.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16	0.16	0.00	0.16	0.16	0.16	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	0.00	0.00	0.00	0.00	0.00	0.00
18	10.21	0.00	10.21	10.21	10.21	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	3.33	144.54	144.54	144.26	2.84	54.44	0.11	0.11	54.60	1.04	26.12



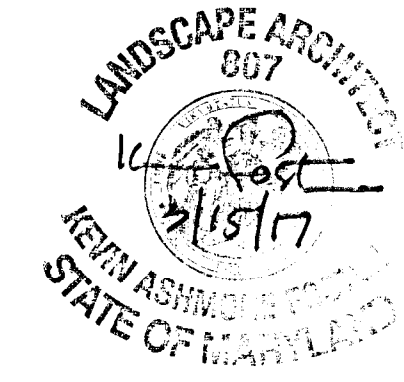
THIS BLOCK IS FOR OFFICIAL USE ONLY
OR label certifies that this plan meets conditions of final approval by the Planning Board, it is a design or the Director's Council.



M-NCPPC APPROVAL
PROJECT NAME: DANVILLE ESTATES
PROJECT NUMBER: SDP-0320-04
For Conditions of Approval use Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

APPROVED BY	DATE	REASON FOR REVISION
J.L. Stutz	12/29/04	
Kim Finch	03/07/15	
Kim Finch	07/14/16	
Kim Finch	07/15/17	SDP 0320-04

M.N.C.P.C. APPROVALS			
PROJECT NAME: DANVILLE ESTATES			
PROJECT NUMBER: SDP-0320			
For Conditions of Approval use 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



GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20884
TEL: 301-421-4024 FAX: 301-421-4185

01/24/2018	REVISED TO ELIMINATE LOT 15 SOUTHWEST OF PERGO RIGHT-OF-WAY AND CHANGE SEWER ALIGNMENT	RLG	MFC
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'

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'

PISCATAWAY ELECTION DISTRICT No. 05

PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No. 10009

SHEET 10 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 (G-FP)	WOODLAND CLEARED OFF-SITE (G-OS)	WOODLAND PRESERVATION AREA (WPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETAINED - NOT CREDITED (NP-NC)
3	7.12	0.00	7.12	7.12	7.12	0.00	4.80	0.00	0.00	0.34	0.00	2.06
4	14.40	0.00	14.11	14.11	14.11	0.00	6.04	0.00	0.00	0.00	0.00	8.08
5	15.80	2.00	15.80	15.80	15.80	1.65	5.51	0.16	0.00	8.25	0.00	6.84
6	8.50	0.00	8.50	8.29	8.29	0.21	0.84	0.00	0.00	2.65	0.00	2.50
7	8.63	0.00	8.63	8.63	8.63	0.00	0.00	0.00	0.00	8.63	0.00	0.00
8	4.13	0.26	4.13	4.01	4.01	0.26	0.38	0.00	0.00	1.41	0.00	1.02
9	6.55	0.55	6.55	6.50	6.50	0.55	0.4	0.00	0.24	3.39	0.00	0.00
10	3.80	0.3	3.80	3.7	3.7	0.3	1.2	0.00	0.24	1.86	0.00	0.13
11	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	4.94	0.00	4.94	4.94	4.94	0.00	5.10	0.00	0.00	0.43	0.00	0.11
13	4.81	0.00	4.81	4.81	4.81	0.00	8.55	0.00	0.00	0.43	0.00	0.94
14	10.22	0.00	10.14	10.14	10.14	0.00	8.84	0.00	0.00	1.21	0.00	0.08
15	5.81	0.00	5.81	5.81	5.81	0.00	4.87	0.00	0.00	0.54	0.00	0.20
16	10.16	0.00	10.16	10.16	10.16	0.00	8.28	0.00	0.00	0.84	0.24	1.15
17	4.01	0.00	4.01	4.01	4.01	0.00	2.80	0.00	0.00	1.2	0.10	0.00
18	10.24	0.00	10.24	10.24	10.24	0.00	5.15	0.00	0.00	4.52	0.10	0.00
19	5.50	0.00	5.50	5.50	5.50	0.00	0.1	0.00	0.00	5.31	0.00	0.00
TOTAL	145.32	3.33	144.94	141.91	141.26	2.84	54.44	0.11	0.11	54.60	1.04	26.12

MATCH LINE SEE SHEET - 6

MATCH LINE SEE SHEET - 6

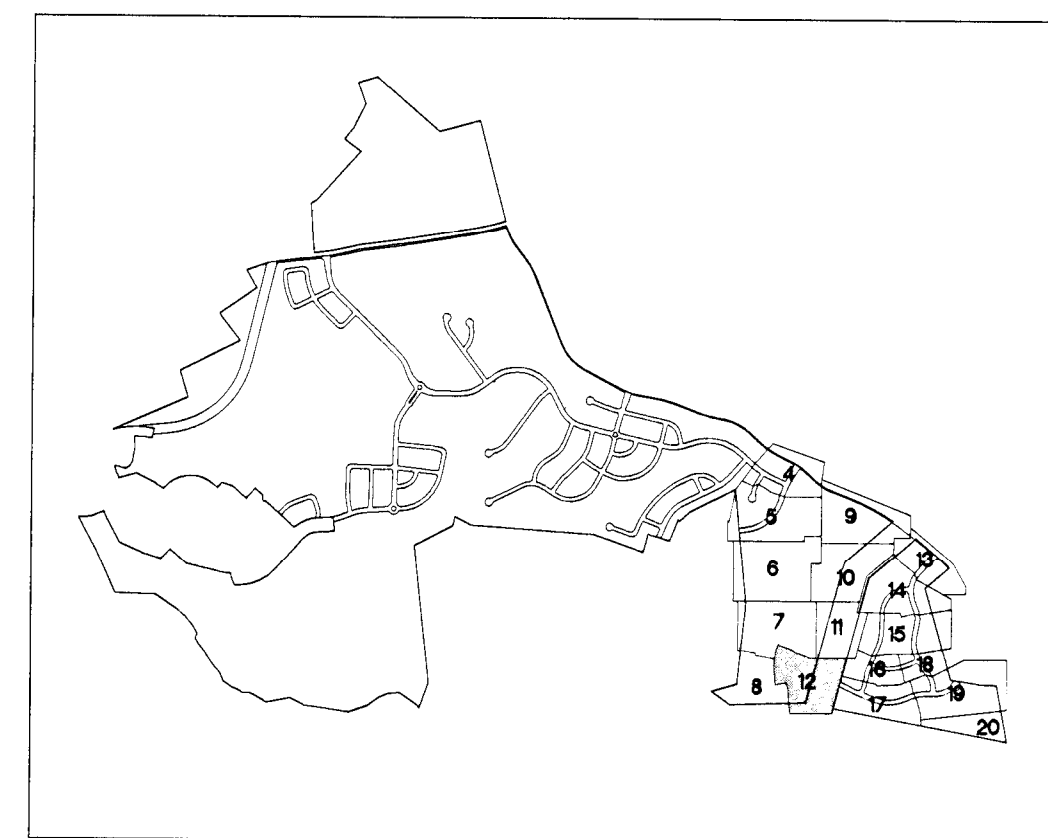
MATCH LINE SEE SHEET - 10

MATCH LINE SEE SHEET - 15

MATCH LINE SEE SHEET - 16

MATCH LINE SEE SHEET - 7

MATCH LINE SEE SHEET - 7



SHEET INDEX

LEGEND

- PROPERTY BOUNDARY
- REGULATED STREAM
- FP 100-YR FLOODPLAIN
- 100-YR FLOODPLAIN EASEMENT
- PMA — PMA — PMA PRIMARY MANAGEMENT AREA (PMA) CONSERVATION EASEMENT
- WETLAND
- 25' WETLAND BUFFER
- EXISTING TREE LINE
- EXISTING NON-WOODLAND AREA
- PROPOSED TREE LINE
- 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
- CLEARED FLOODPLAIN AREA (C-FP)
- CLEARED OFF-SITE AREA (C-OS)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND RETAINED-NOT CREDITED (NP-NC)
- NATURAL REGENERATION AREA (NRA)

M-NCPPC			
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT			
ENVIRONMENTAL PLANNING SECTION			
APPROVAL			
TREE CONSERVATION PLAN			
TCPII-08-04			
APPROVED BY	DATE	DESIGNED BY	REASON FOR REVISION
J.L. Stasz	12/20/04		
Kim Finch	03/07/15		
Kim Finch	07/14/16		
Kim Finch	07/15/17	SDP-0320-04	REVISION FOR PLANNING BOARD REVIEW

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

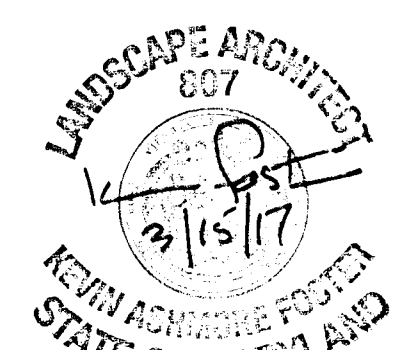
THIS BLOCK IS FOR OFFICIAL USE ONLY. QR labels certify that this plan meets conditions of final approval by the Planning Board, it's designee or the District Council.

M-NCPPC APPROVAL

PROJECT NAME: DANVILLE ESTATES

PROJECT NUMBER: SDP-0320-04

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



GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4186

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

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 - GRD
NOV., 2012	143 B3, B4, C4 153 B1, C1, D1

TYPE II TREE CONSERVATION PLAN

DANVILLE ESTATES

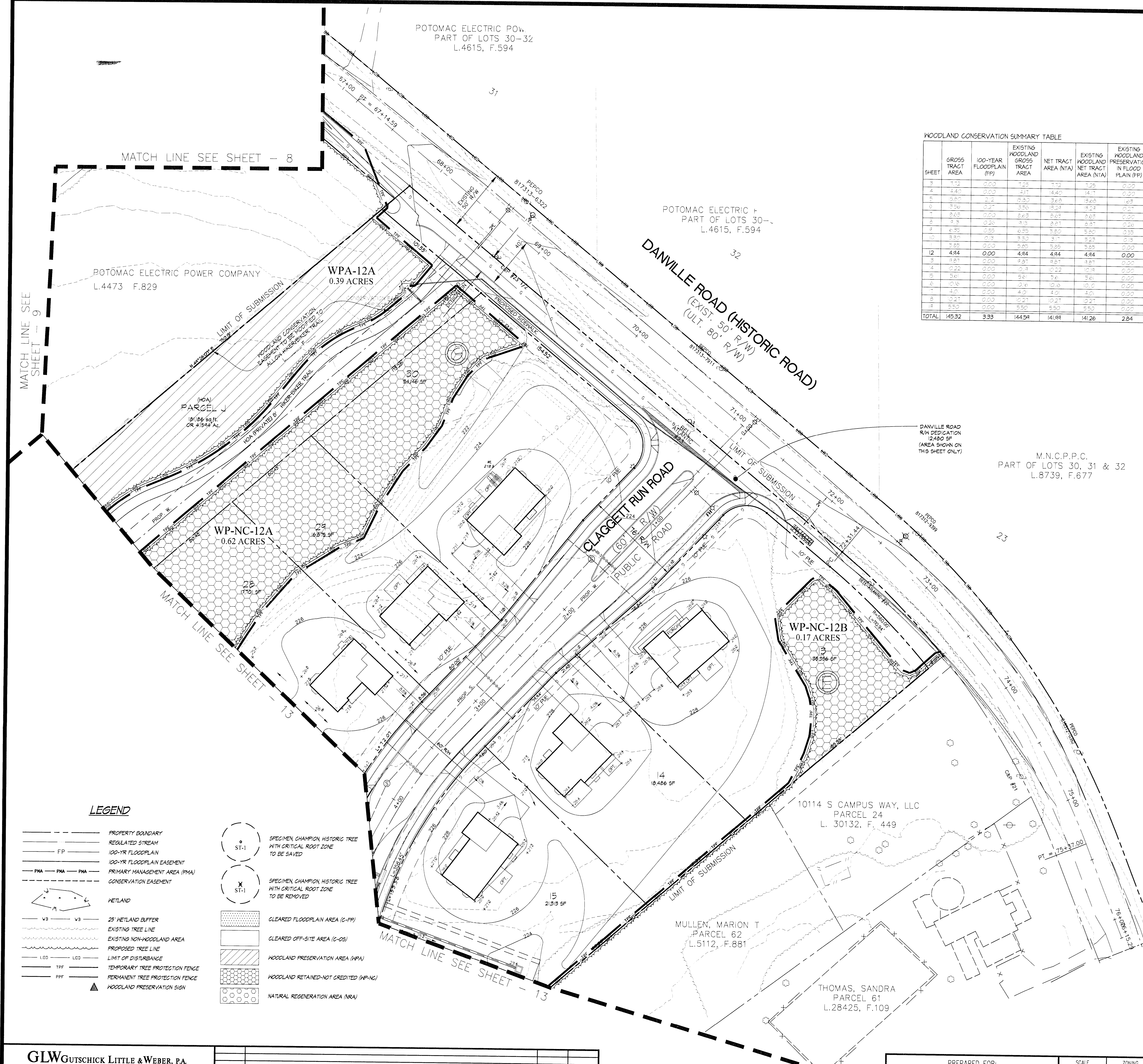
LOTS 1-4 BLOCK 'A', 7-9 & 14-28, BLOCK 'B', 13-31 BLOCK 'E', 16-39 BLOCK 'F', 16-31 BLOCK 'G', 14-31 BLOCK 'H', 16-40 BLOCK 'I'

PISCATAWAY ELECTION DISTRICT No. 05

PRINCE GEORGE'S COUNTY, MARYLAND

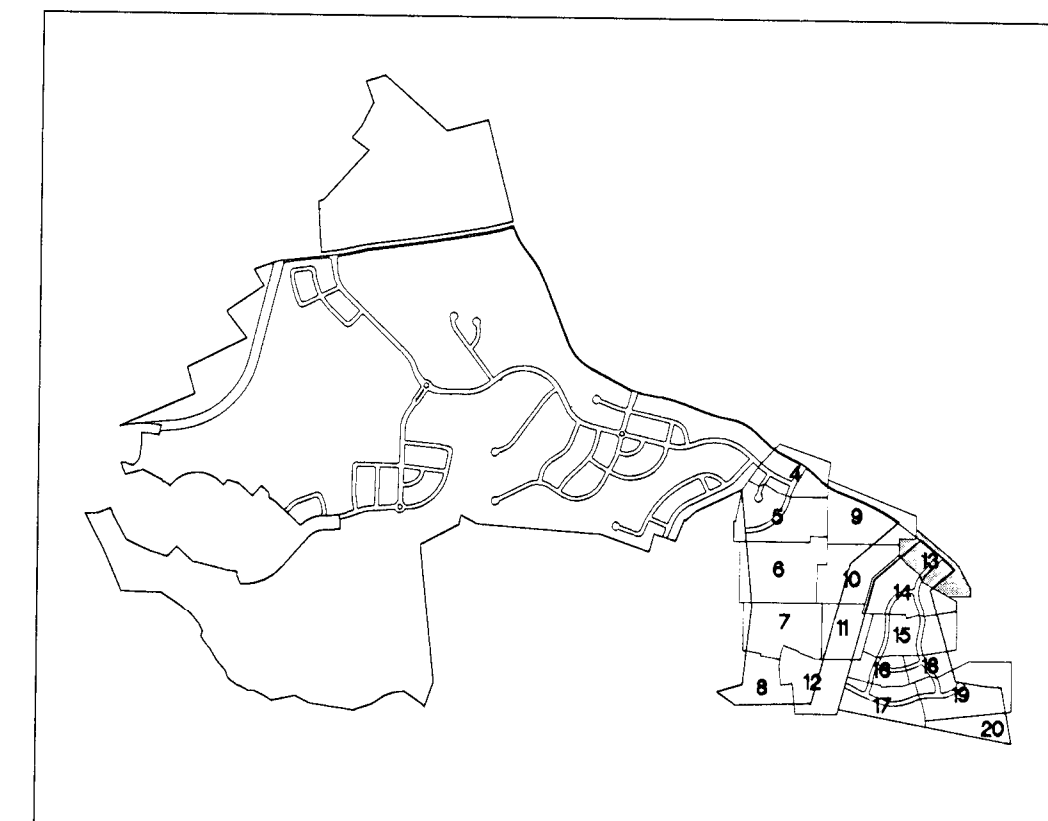
G. L. W. FILE No.
10009

SHEET
11 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)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETAINED - NOT CREDITED (WP-NC)
3	1.12	0.00	1.25	1.12	1.25	0.00	4.80	0.00	0.00	0.84	0.00	2.26
4	4.40	0.00	4.17	4.40	4.17	0.00	6.08	0.00	0.00	0.20	0.00	2.28
5	3.20	0.00	3.50	3.20	3.50	0.00	5.58	0.00	0.00	3.20	0.00	6.88
6	5.50	0.00	5.50	5.50	5.50	0.00	0.84	0.00	0.00	2.95	0.00	0.00
7	0.65	0.00	0.65	0.65	0.65	0.00	0.00	0.00	0.00	0.83	0.00	0.00
8	2.3	0.00	1.15	2.3	2.3	0.00	0.00	0.00	0.00	0.83	0.00	0.00
9	6.35	0.00	6.35	6.35	6.35	0.00	0.00	0.00	0.00	4.1	0.00	1.02
10	3.80	0.00	3.80	3.80	3.80	0.00	0.00	0.00	0.00	5.34	0.00	0.00
11	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	4.84	0.00	4.84	4.84	4.84	0.00	3.16	0.00	0.00	0.34	0.00	0.19
13	1.87	0.00	1.87	1.87	1.87	0.00	8.55	0.00	0.00	0.43	0.00	0.34
14	0.22	0.00	0.2	0.22	0.2	0.00	5.84	0.00	0.00	1.21	0.00	0.03
15	0.00	0.00	0.00	0.00	0.00	0.00	4.57	0.00	0.00	0.54	0.00	0.20
16	0.16	0.00	0.16	0.16	0.16	0.00	8.08	0.00	0.00	0.84	0.00	1.19
17	4.0	0.00	4.0	4.0	4.0	0.00	2.90	0.00	0.00	1.4	0.00	0.00
18	0.21	0.00	0.21	0.21	0.21	0.00	5.95	0.00	0.00	4.93	0.00	0.00
19	5.50	0.00	5.50	5.50	5.50	0.00	0.11	0.00	0.00	5.3	0.00	0.00
TOTAL	145.32	3.33	144.54	141.88	141.26	2.84	54.44	0.11	0.11	54.60	1.04	26.12



SHEET INDEX

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M-NCPPC APPROVAL

PROJECT NAME: DANVILLE ESTATES
PROJECT NUMBER: SDP-0320-04

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

APPROVED BY	DATE	REASON FOR REVISION
J.L. Stasz	12/29/04	SDP-04
Kim Finch	03/07/15	
Kim Finch	07/14/16	
Kim Finch	8/15/17	SDP-102403
		FOR CONDITION OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET

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



GLWG**GUTSCHICK LITTLE & WEBER, P.A.**
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURLINGTON OFFICE PARK
BURLINGTON, MARYLAND 20866
TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-389-2524 FAX: 301-421-4186

07/29/2016	REVISED TO ELIMINATE LOTS SOUTHWEST OF PEPCO RIGHT-OF-WAY AND CHANGE SEWER ALIGNMENT	RLG	MFG
11/2/13	REVISED PER PLANNING BOARD RESOLUTION	KAB	KAF
		BT	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'

DATE:
NOV., 2012

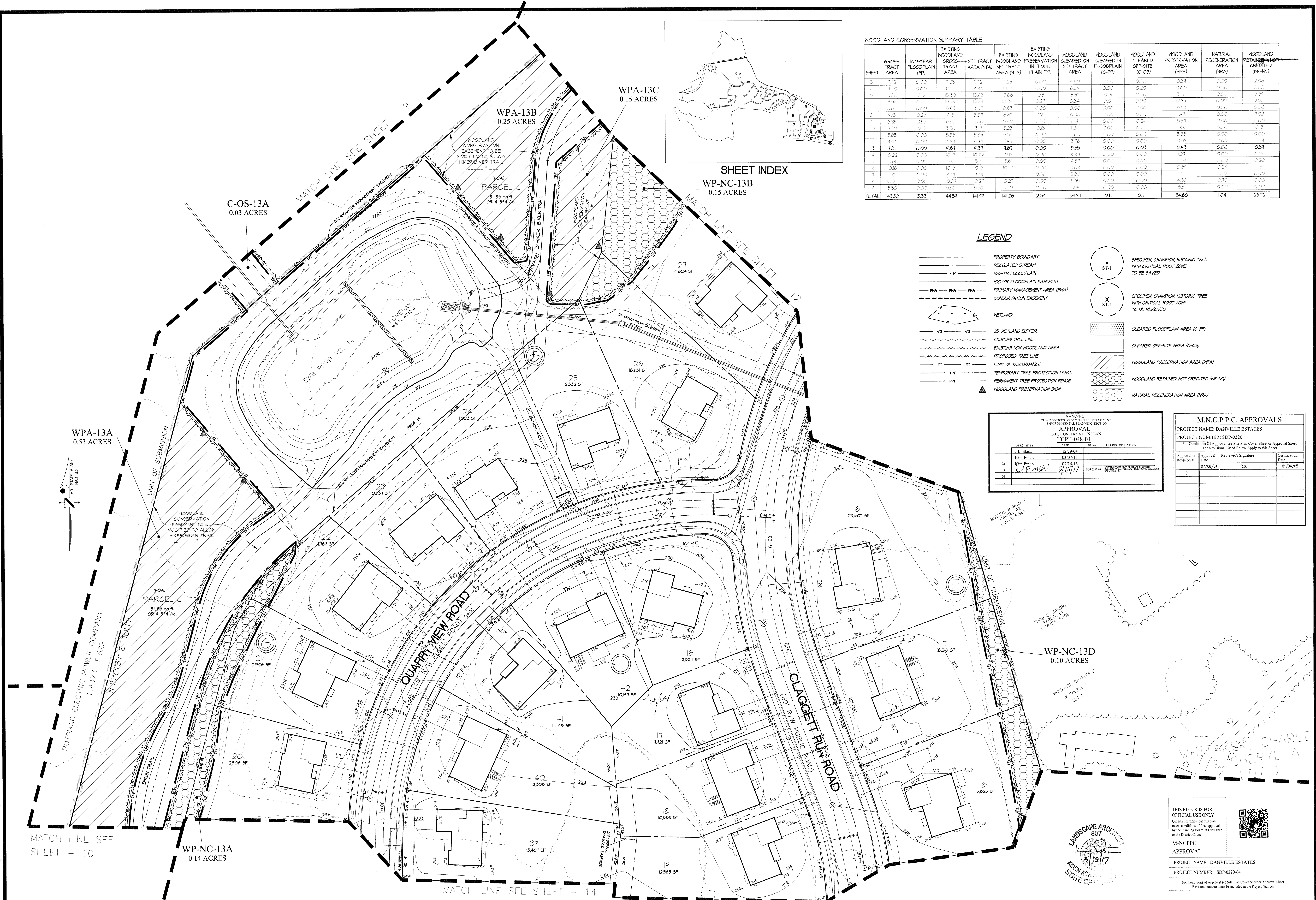
ZONING:
R-L

TAX MAP - CRD
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
12 OF 19

PISCATAWAY ELECTION DISTRICT No. 05
PRINCE GEORGE'S COUNTY, MARYLAND



WOODLAND CONSERVATION SUMMARY TABLE											
SHEET	GROSS TRACT AREA	100-YR 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)	NATURAL REGENERATION AREA (NRA)
3	1.12	0.00	1.08	1.12	1.08	0.00	0.00	0.00	0.00	0.00	0.00
4	14.40	0.00	14.11	14.40	14.11	0.00	0.00	0.00	0.00	0.00	0.00
5	15.50	0.21	15.29	15.50	15.29	0.21	0.00	0.00	0.00	0.00	0.00
6	2.56	0.27	2.29	2.56	2.29	0.27	0.00	0.00	0.00	0.00	0.00
7	2.63	0.00	2.63	2.63	2.63	0.00	0.00	0.00	0.00	0.00	0.00
8	4.19	0.26	3.93	4.19	3.93	0.26	0.00	0.00	0.00	0.00	0.00
9	6.95	0.55	6.40	6.95	6.40	0.55	0.00	0.00	0.00	0.00	0.00
10	3.90	0.3	3.60	3.90	3.60	0.3	0.00	0.00	0.00	0.00	0.00
11	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	0.00	0.00
12	4.34	0.00	4.34	4.34	4.34	0.00	0.00	0.00	0.00	0.00	0.00
13	4.81	0.00	4.81	4.81	4.81	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
15	5.61	0.00	5.61	5.61	5.61	0.00	0.00	0.00	0.00	0.00	0.00
16	10.16	0.00	10.16	10.16	10.16	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	0.00	0.00	0.00	0.00	0.00
18	10.21	0.00	10.21	10.21	10.21	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
TOTAL	145.32	3.33	144.99	145.32	144.99	2.84	54.94	0.11	0.11	54.60	1.04

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
S-1
S-1
SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED
C-1
C-1
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)

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

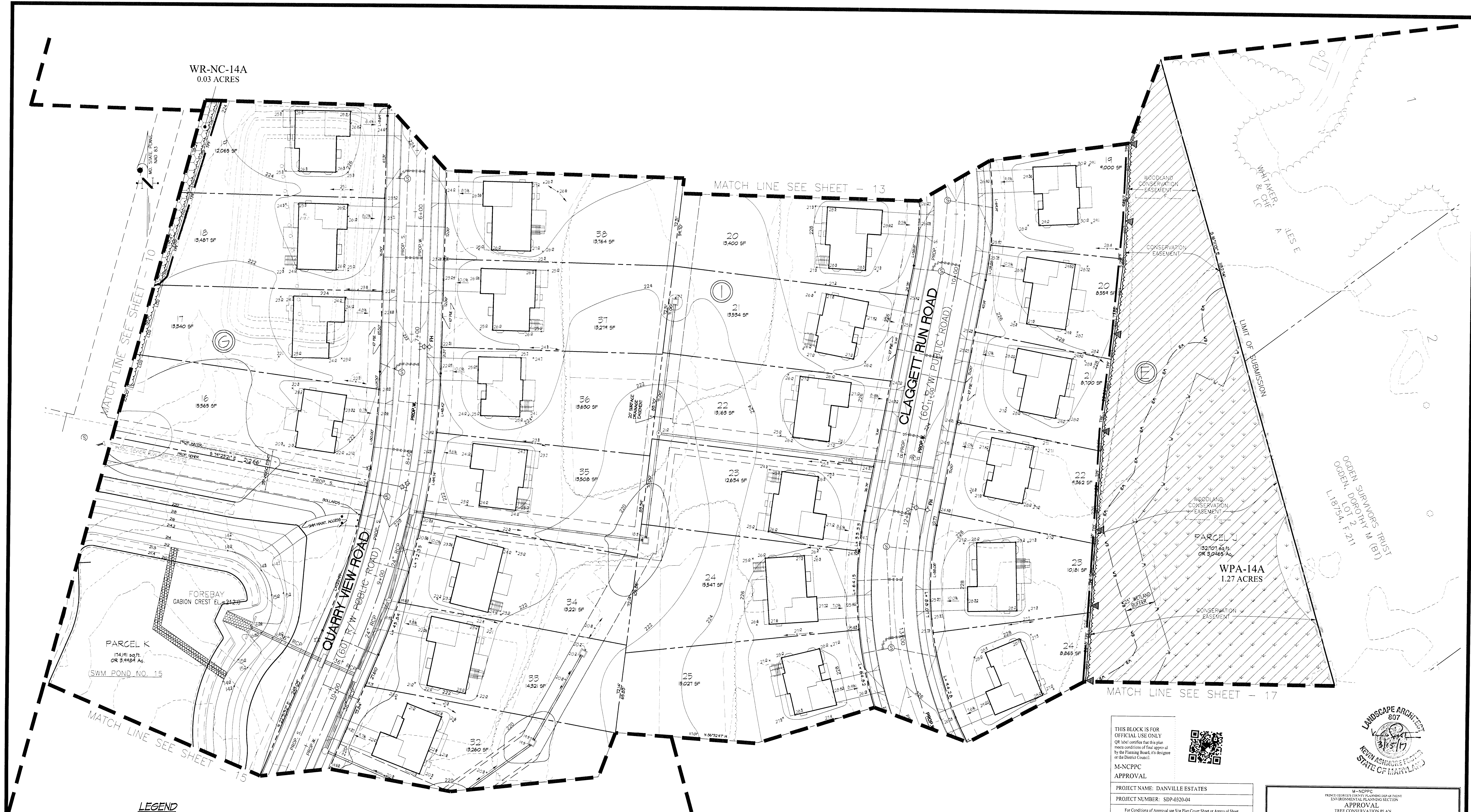
APPROVED BY	DATE	REASON FOR REVIEW
J.L. Stanz	12/29/04	
Kim Finch	03/07/15	
Kim Finch	07/15/16	
Kim Finch	07/15/17	

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

PROJECT NAME: DANVILLE ESTATES
PROJECT NUMBER: SDP-0320

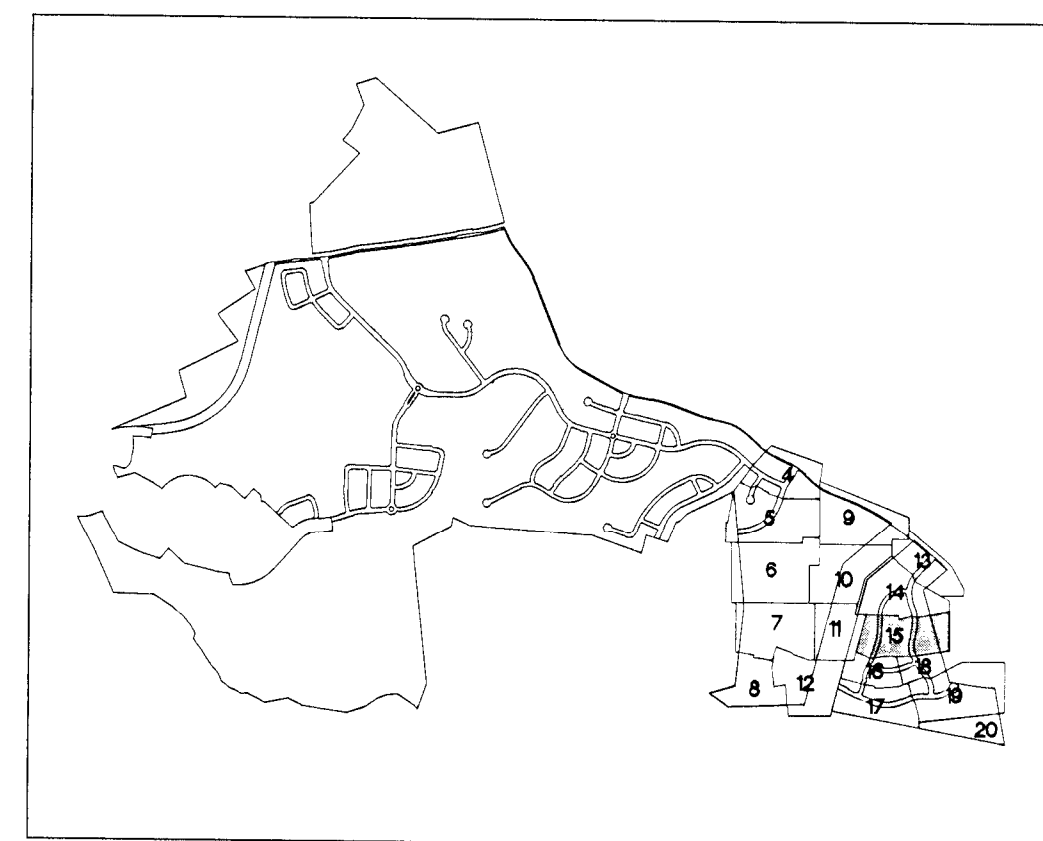
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this Sheet

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



LEGEND

- PROPERTY BOUNDARY
- REGULATED STREAM
- FP
- 100-YR FLOODPLAIN
- 100-YR FLOODPLAIN EASEMENT
- PMA - PMA - PMA
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- ST-1
- 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 (WPA-NC)
- NATURAL REGENERATION AREA (NRA)



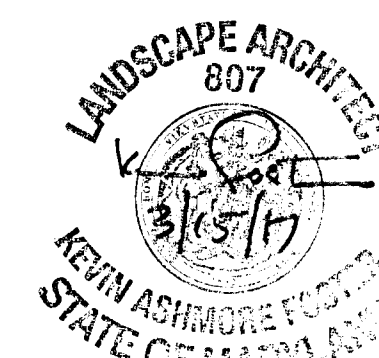
SHEET INDEX

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

M-NCPPC
APPROVAL

PROJECT NAME: DANVILLE ESTATES
PROJECT NUMBER: SDP-0320-04

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



WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EXISTING WOODLAND GROSS TRACT AREA	NET TRACT AREA (NTA)	EXISTING WOODLAND PRESERVATION IN FLOOD PLAIN (FP)	EXISTING WOODLAND PRESERVATION IN FLOOD PLAIN (FP)	WOODLAND CLEARED ON NET TRACT AREA	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETAINED - NOT CREDITED (WPA-NC)
3	1.12	0.00	1.12	1.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	4.40	0.00	4.40	4.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	15.80	2.12	15.80	13.68	1.63	3.54	0.16	0.00	3.20	0.00	6.84
6	15.56	0.21	15.56	15.24	0.21	0.34	0.01	0.00	12.45	0.00	0.00
7	3.63	0.00	3.63	3.63	0.00	0.00	0.00	0.00	3.63	0.00	0.00
8	4.13	0.26	4.13	3.87	0.26	0.38	0.00	0.00	3.49	0.00	0.64
9	6.95	0.55	6.95	6.40	0.55	0.41	0.00	0.00	5.89	0.00	1.06
10	3.30	0.18	3.30	3.12	0.18	0.24	0.00	0.00	2.88	0.00	0.42
11	5.85	0.00	5.85	5.85	0.00	0.00	0.00	0.00	5.85	0.00	0.00
12	4.34	0.00	4.34	4.34	0.00	0.00	0.00	0.00	4.34	0.00	0.00
13	9.57	0.00	9.57	9.57	0.00	0.00	0.00	0.00	9.57	0.00	0.00
14	10.22	0.00	10.14	10.22	0.00	0.00	0.00	0.00	10.14	0.00	0.08
15	5.00	0.00	5.00	5.00	0.00	0.00	0.00	0.00	5.00	0.00	0.00
16	10.00	0.00	10.00	10.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00
17	4.00	0.00	4.00	4.00	0.00	0.00	0.00	0.00	4.00	0.00	0.00
18	10.21	0.00	10.21	10.21	0.00	0.00	0.00	0.00	10.21	0.00	0.00
19	5.50	0.00	5.50	5.50	0.00	0.00	0.00	0.00	5.50	0.00	0.00
TOTAL	143.32	3.33	144.54	141.93	141.26	2.84	54.44	0.11	54.60	1.04	26.72

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 200 - BURTONTOWN, MD 21044
TEL: 301-421-4024 FAX: 301-421-4188

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

PISCATAWAY ELECTION DISTRICT No. 05

PRINCE GEORGE'S COUNTY, MARYLAND

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

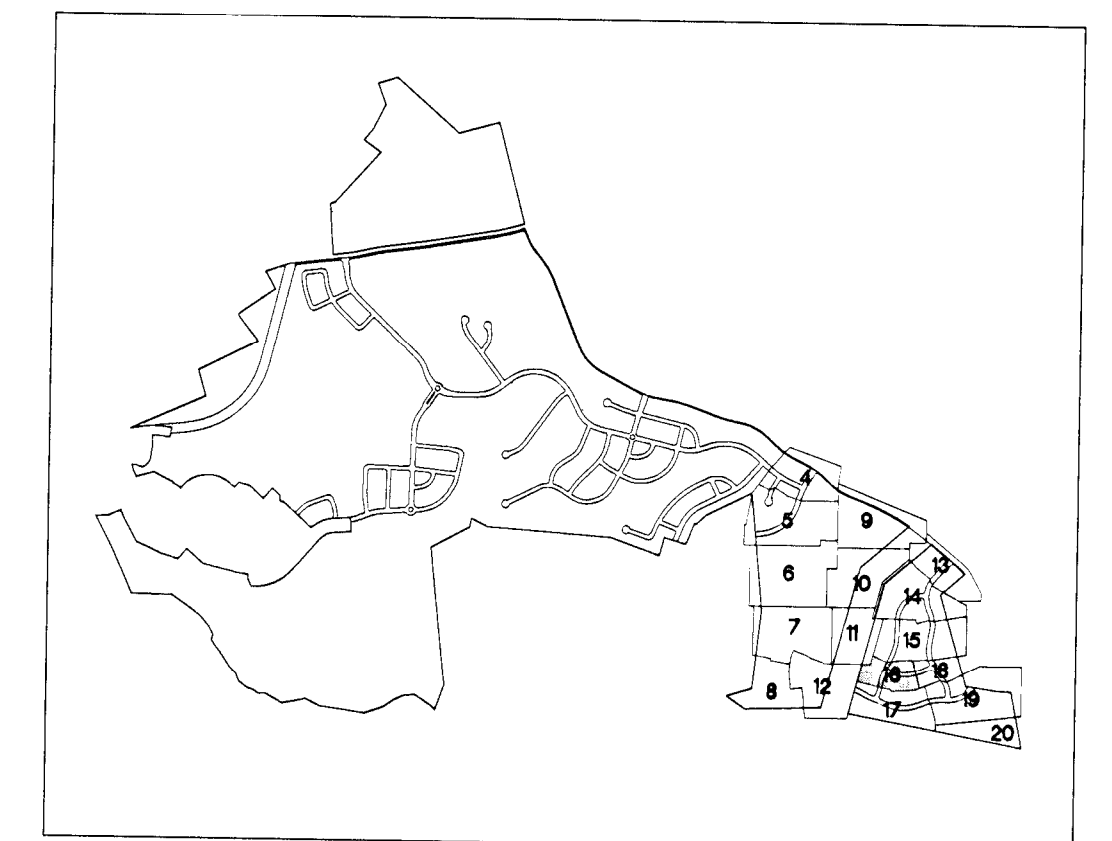
WOODLAND CONSERVATION SUMMARY TABLE

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 (WPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETAINED - NOT CREDITED (NP-NC)
3	1.12	0.00	1.12	1.12	1.12	0.00	4.30	0.00	0.00	0.81	0.00	2.56
4	14.40	0.00	14.40	14.40	14.40	0.00	6.04	0.00	0.00	0.00	0.00	8.00
5	15.80	0.12	15.80	15.80	15.80	0.00	3.59	0.00	0.00	0.00	0.00	6.80
6	3.56	0.00	3.56	3.56	3.56	0.00	0.34	0.00	0.00	0.00	0.00	0.00
7	2.63	0.00	2.63	2.63	2.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	4.3	0.00	4.3	4.3	4.3	0.00	0.38	0.00	0.00	0.00	0.00	0.00
9	6.35	0.00	6.35	6.35	6.35	0.00	0.41	0.00	0.00	0.00	0.00	0.00
10	3.32	0.00	3.32	3.32	3.32	0.00	0.24	0.00	0.00	0.00	0.00	0.00
11	5.25	0.00	5.25	5.25	5.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12	4.21	0.00	4.21	4.21	4.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13	3.81	0.00	3.81	3.81	3.81	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	5.61	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	0.00	0.00	0.00
17	4.0	0.00	4.0	4.0	4.0	0.00	2.50	0.00	0.00	0.00	0.00	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	5.55	0.00	5.55	5.55	5.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	145.32	3.33	144.94	141.99	141.26	2.84	54.84	0.11	0.11	54.60	1.04	26.12

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



SHEET INDEX

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M-NCPPC APPROVAL

PROJECT NAME: DANVILLE ESTATES
PROJECT NUMBER: SDP-0320-04

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	REASON FOR REVISION	
J.L. Stasz	12/29/04		
Kim Finch	03/07/15		
Kim Finch	07/14/16		
Kim Finch	3/15/17	SDP 0320-04	

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



GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
TEL: 301-421-4024 FAX: 301-421-4186

11/20/13 DESIGNED BY: RLG, CHK: KAF, DATE: 11/20/13, REVISION: REVISED PER PLANNING BOARD RESOLUTION

11/20/13 DESIGNED BY: RLG, CHK: KAF, DATE: 11/20/13, REVISION: REVISED PER PLANNING BOARD RESOLUTION

11/20/13 DESIGNED BY: RLG, CHK: KAF, DATE: 11/20/13, REVISION: REVISED PER PLANNING BOARD RESOLUTION

11/20/13 DESIGNED BY: RLG, CHK: KAF, DATE: 11/20/13, REVISION: REVISED PER PLANNING BOARD RESOLUTION

PREPARED FOR:

NVR MS CAVALIER PRESERVE, LLC
670 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'

PISCATAWAY ELECTION DISTRICT No. 05

PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE NO.

10009

SHEET

15 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 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 (NPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETAINED - NOT CREDITED (NP-NG)
3	7.12	0.00	7.25	7.25	0.00	4.80	0.00	0.00	0.84	0.00	2.06
4	14.40	0.00	14.11	14.11	0.00	6.04	0.00	0.00	0.00	0.00	8.08
5	15.60	2.12	15.80	13.68	1.63	3.54	0.16	0.00	3.20	0.00	6.84
6	19.66	0.21	19.56	19.24	0.21	0.34	0.01	0.00	12.46	0.00	0.00
7	8.63	0.00	8.63	8.63	0.00	0.00	0.00	0.00	8.63	0.00	0.00
8	4.13	0.26	4.13	3.87	0.26	0.36	0.36	0.00	1.41	0.00	1.00
9	6.35	0.55	6.35	5.80	0.55	0.41	0.00	0.00	5.34	0.00	0.00
10	3.30	0.18	3.30	3.12	0.18	1.24	0.00	0.24	1.86	0.00	0.18
11	5.85	0.00	5.85	5.85	0.00	0.00	0.00	0.00	5.85	0.00	0.00
12	4.44	0.00	4.44	4.44	0.00	3.16	0.00	0.00	0.34	0.00	0.14
13	4.61	0.00	4.61	4.61	0.00	8.55	0.00	0.03	0.85	0.00	0.34
14	10.22	0.00	10.22	10.22	0.00	8.84	0.00	0.00	1.21	0.00	0.00
15	5.01	0.00	5.01	5.01	0.00	4.81	0.00	0.00	0.54	0.00	0.23
16	10.16	0.00	10.16	10.10	0.00	8.08	0.00	0.00	0.84	0.24	1.19
17	4.01	0.00	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	0.00	5.45	0.00	0.00	4.33	0.10	0.00
19	5.50	0.00	5.50	5.50	0.00	0.14	0.00	0.00	5.36	0.00	0.00
TOTAL	145.32	3.33	144.54	141.94	2.84	54.44	0.11	0.11	54.60	1.04	26.12

LEGEND

- PROPERTY BOUNDARY
- REGULATED STREAM
- 100-YR FLOODPLAIN
- 100-YR FLOODPLAIN EASEMENT
- PRIMARY MANAGEMENT AREA (PMA) CONSERVATION EASEMENT
- WETLAND
- 25' WETLAND BUFFER
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- 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
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M-NCPPC APPROVAL

PROJECT NAME: DANVILLE ESTATES
PROJECT NUMBER: SDP-0320-04

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



APPROVED BY	DATE	REASON FOR REVISION
01 J.A. Stasz	12/29/04	
02 Kim Finch	03/07/15	
03 Kim Finch	07/14/16	
04 [Signature]	3/15/17	
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 of	Approval	Reviewer's Signature	Certification
Revision #	Date		Date
01	07/08/04	R.D.	07/04/05

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 200 - BURTONTOWN, MARYLAND 20834
TEL: 301-421-4024 FAX: 410-880-1825 DC/VA: 301-999-2324 FAX: 301-421-4196

01/29/2016	REVISED TO ELIMINATE LOTS SOUTHWEST OF PERGO RIGHT-OF-WAY AND CHANGE SEWER ALIGNMENT	RLG	MFC
11/20/13	REVISED PER PLANNING BOARD RESOLUTION	KAB	KAF
		BY	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'

DATE: NOV., 2012

ZONING: R-L

TAX MAP - GRD: 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 16 OF 19

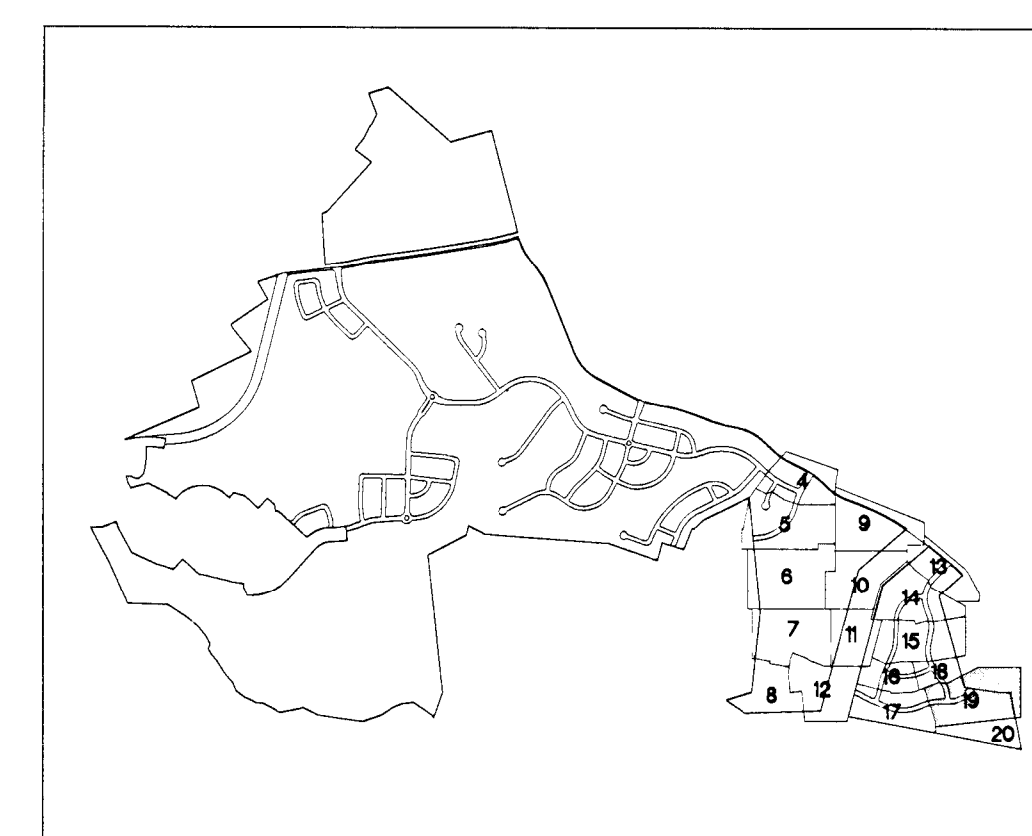
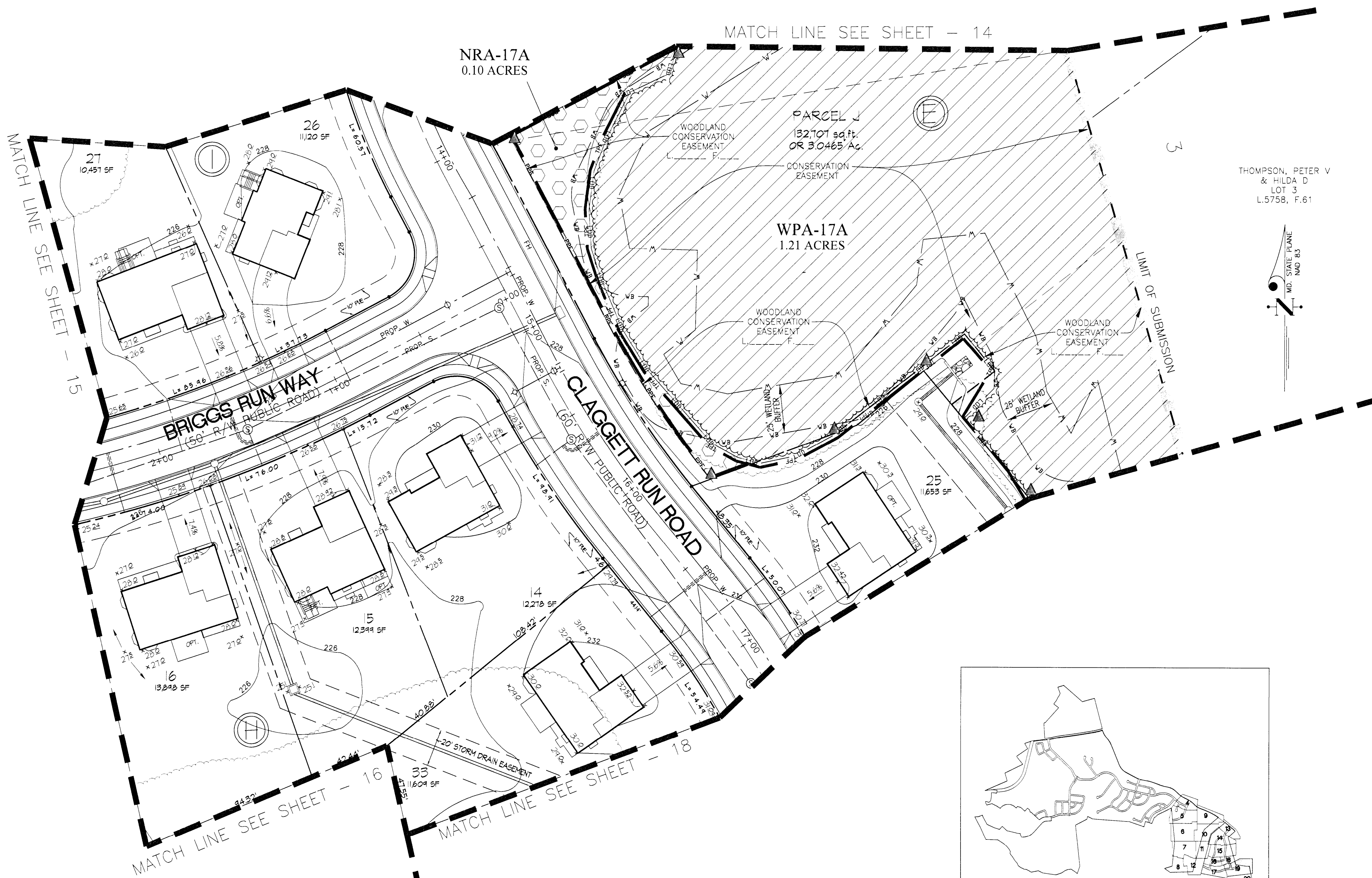
WOODLAND CONSERVATION SUMMARY TABLE

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 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)
1	1.12	0.00	1.12	1.12	1.12	0.00	4.80	0.00	0.00	0.84	0.00	2.06
2	4.40	0.00	4.41	4.40	4.41	0.00	6.63	0.00	0.00	0.00	0.00	8.03
3	5.00	2.12	5.00	15.63	15.63	1.68	3.54	0.00	0.00	2.20	0.00	6.81
4	3.56	0.21	3.56	5.28	5.28	0.21	0.84	0.00	0.00	2.48	0.00	0.20
5	9.69	0.00	9.69	9.69	9.69	0.00	0.00	0.00	0.00	5.63	0.00	0.00
6	9.19	0.00	9.19	9.19	9.19	0.00	0.00	0.00	0.00	1.47	0.00	1.22
7	6.55	0.55	6.55	5.20	5.20	0.55	0.41	0.00	0.24	5.98	0.00	0.00
8	3.30	0.05	3.30	8.71	8.25	0.05	1.24	0.00	0.24	2.61	0.00	0.13
9	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	5.85	0.00	0.00
10	4.94	0.00	4.94	4.94	4.94	0.00	8.16	0.00	0.00	0.34	0.00	0.14
11	3.81	0.00	3.81	3.81	3.81	0.00	8.55	0.00	0.00	0.43	0.00	0.34
12	0.22	0.00	0.22	0.22	0.22	0.00	8.84	0.00	0.00	1.21	0.00	0.05
13	5.01	0.00	5.01	5.01	5.01	0.00	8.21	0.00	0.00	0.54	0.00	0.20
14	0.18	0.00	0.18	0.18	0.18	0.00	8.25	0.00	0.00	0.84	0.00	0.24
15	4.01	0.00	4.01	4.01	4.01	0.00	2.80	0.00	0.00	1.21	0.00	0.00
16	10.21	0.00	10.21	10.21	10.21	0.00	5.95	0.00	0.00	4.52	0.00	0.00
17	5.50	0.00	5.50	5.50	5.50	0.00	0.14	0.00	0.00	5.5	0.00	0.00
TOTAL	145.32	3.33	144.54	141.84	141.26	2.84	54.94	0.17	0.11	54.60	1.04	26.12

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 (G-FP)
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SHEET INDEX

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M-NCPPC APPROVAL

PROJECT NAME: DANVILLE ESTATES
PROJECT NUMBER: SDP-0320-04

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 BOARD ACTING ENVIRONMENTAL PLANNING SECTION			
APPROVAL			
TREE CONSERVATION PLAN			
TCPII-048-04			
APPROVED BY	DATE	CRD	REASON FOR REVISION
J.L. Stutz	12-29-04		
Kim Finch	03-07-15		
Kim Finch	03-14-16		
Kim Finch	07-19-17	SDP-0320-04	REVISIONS TO TREE CONSERVATION PLAN

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.	01/04/05



GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20868
TEL: 301-421-4024 FAX: 410-880-1820 DC/PA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	CHK	APP
01/24/2016	REVISED TO ELIMINATE LOTS SOUTHWEST OF PERCO RIGHT-OF-WAY AND CHANGE SEWER ALIGNMENT	R.L.G.	MFC	
11/20/13	REVISED PER PLANNING BOARD RESOLUTION	KAB	KAF	
		BY		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'

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

17 OF 19

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)

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 (WR-NC)
3	1.12	0.00	1.12	1.12	1.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	4.40	0.00	4.40	4.40	4.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	5.80	2.10	5.80	5.80	5.80	1.65	3.50	0.00	0.00	5.20	0.00	0.00
6	13.50	0.00	13.50	13.50	13.50	0.00	0.00	0.00	0.00	13.50	0.00	0.00
7	6.60	0.00	6.60	6.60	6.60	0.00	0.00	0.00	0.00	6.60	0.00	0.00
8	4.10	0.00	4.10	4.10	4.10	0.00	0.00	0.00	0.00	4.10	0.00	0.00
9	6.50	0.00	6.50	6.50	6.50	0.00	0.00	0.00	0.00	6.50	0.00	0.00
10	3.30	0.00	3.30	3.30	3.30	0.00	0.00	0.00	0.00	3.30	0.00	0.00
11	5.00	0.00	5.00	5.00	5.00	0.00	0.00	0.00	0.00	5.00	0.00	0.00
12	4.94	0.00	4.94	4.94	4.94	0.00	0.00	0.00	0.00	4.94	0.00	0.00
13	4.87	0.00	4.87	4.87	4.87	0.00	0.00	0.00	0.00	4.87	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	5.61	0.00	5.61	5.61	5.61	0.00	0.00	0.00	0.00	5.61	0.00	0.00
16	12.21	0.00	12.21	12.21	12.21	0.00	0.00	0.00	0.00	12.21	0.00	0.00
17	4.00	0.00	4.00	4.00	4.00	0.00	0.00	0.00	0.00	4.00	0.00	0.00
18	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	144.94	141.94	141.26	2.84	54.44	0.00	0.00	54.60	0.00	26.12

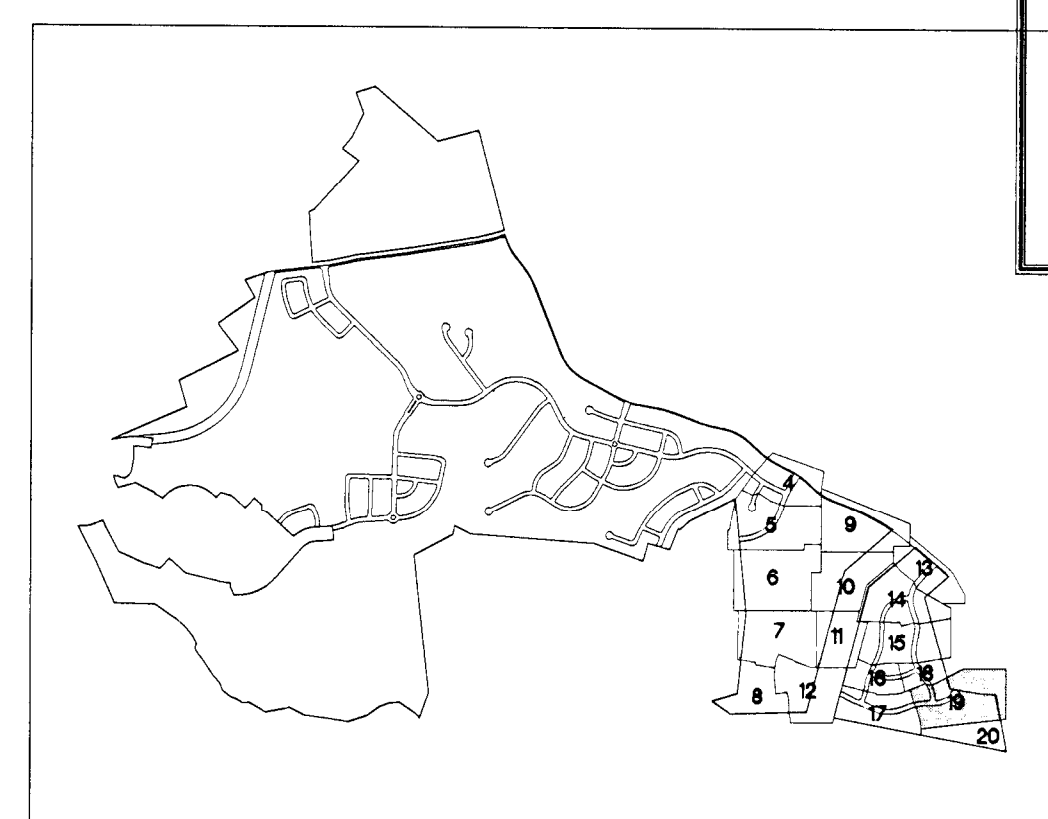
TWO FOURS INVESTMENTS LLC
LOT 4

N/F JOHN A. &
MAUREEN D. WATKINS
L. 4632 F. 721

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

APPROVAL			
APPROVED BY	DATE	REASON FOR REVISION	
J.L. Stasz	12/29/04		
Kim Finch	03/07/15		
Kim Finch	07/14/16		
Kim Finch	03/05/17		

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.	01/04/05



SHEET INDEX

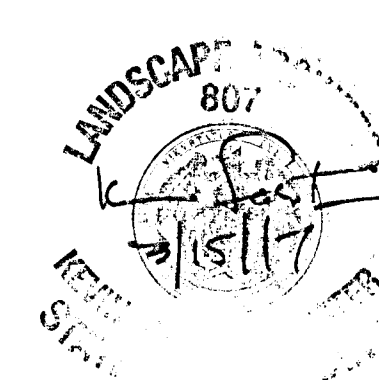
THIS BLOCK IS FOR
OFFICIAL USE ONLY
OR label certifies that this plan
meets conditions of final approval
by the Planning Board. It is designed
for the District Council.



M-NCPPC
APPROVAL

PROJECT NAME: DANVILLE ESTATES
PROJECT NUMBER: SDP-0320-04

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



GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 200 - BURLINGTON OFFICE PARK
BURLINGTON, MARYLAND 20866
TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-889-1524 FAX: 301-421-4186

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

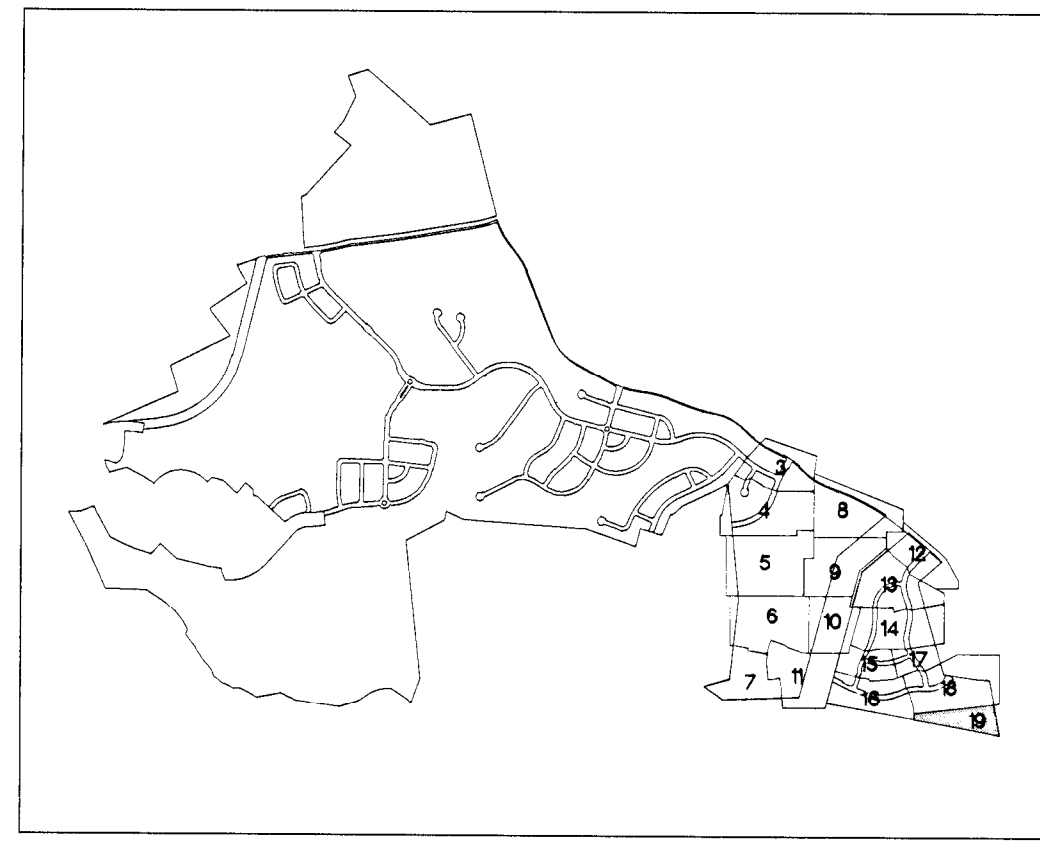
PREPARED FOR:
NVR MS CAVALIER PRESERVE, LLC
c/o WOODLAWN DEVELOPMENT GROUP
11700 PLAZA AMERICA DRIVE, SUITE 310
RESTON, VIRGINIA 20190

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'
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SHEET
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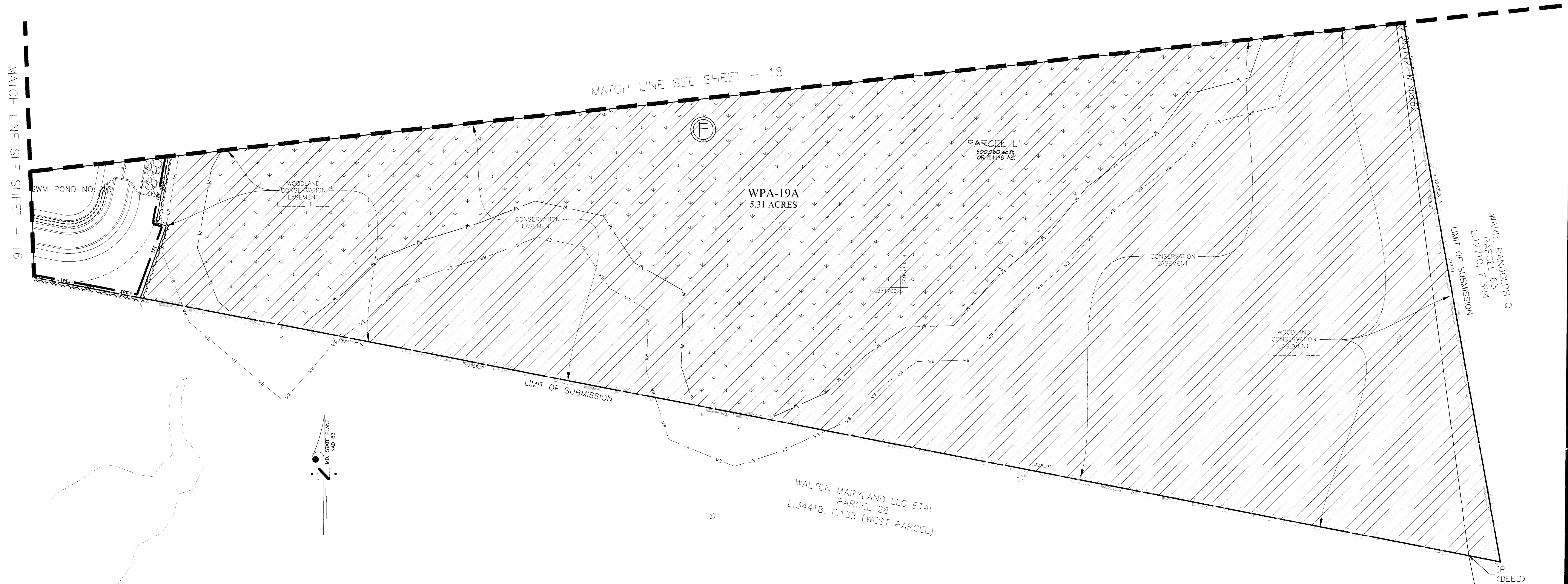
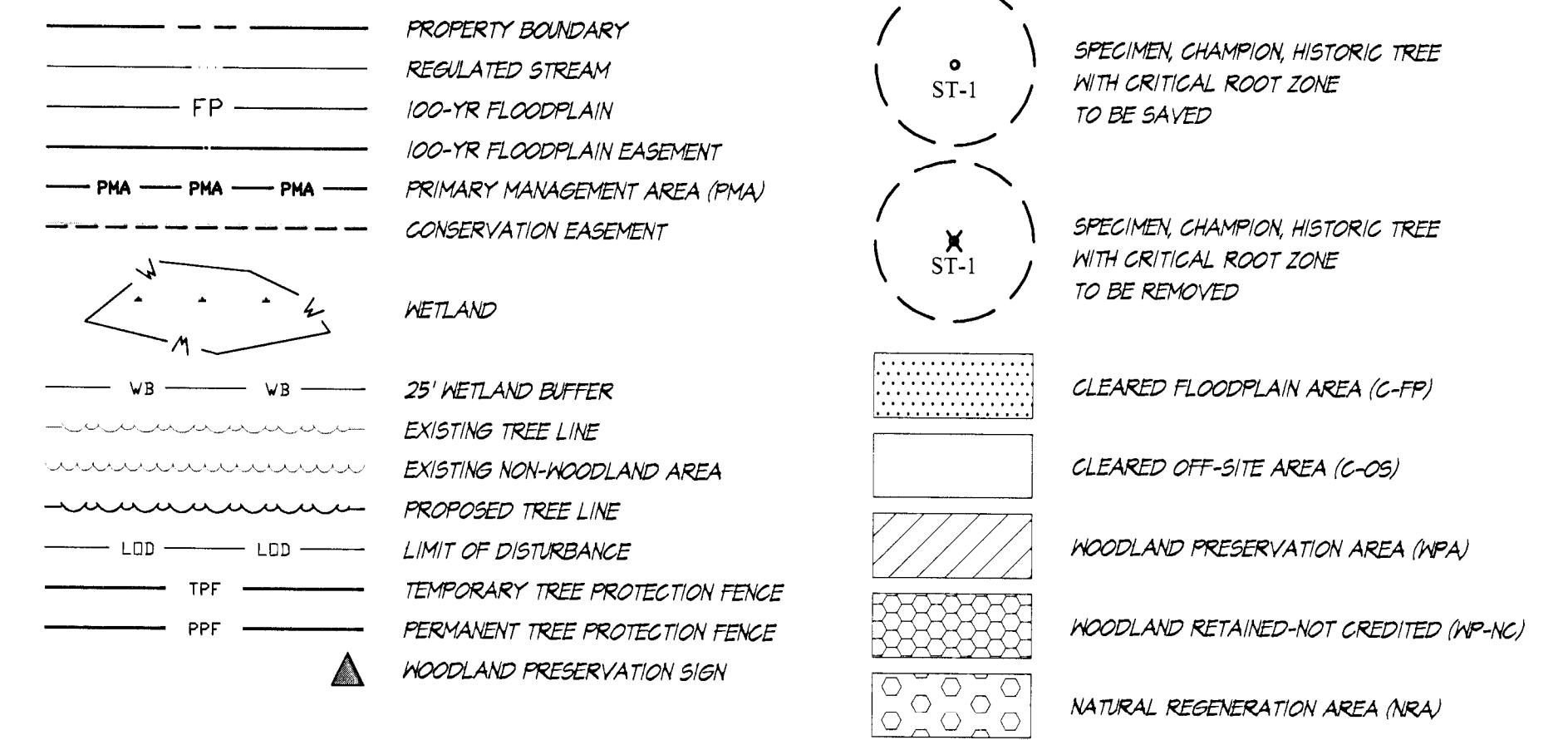


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3	1.12	0.00	1.25	1.12	1.25	0.00	4.80	0.00	0.00	0.99	0.00	3.00
4	4.40	0.00	4.11	4.40	4.11	0.00	6.01	0.00	0.00	0.00	0.00	8.08
5	6.80	2.2	5.80	5.80	5.80	1.68	5.51	0.6	0.00	3.20	0.00	6.81
6	5.50	0.21	5.50	5.50	5.50	0.21	0.00	0.00	0.00	1.41	0.00	1.22
7	8.63	0.00	8.63	8.63	8.63	0.00	0.00	0.00	0.00	2.83	0.00	0.00
8	4.13	0.26	4.13	4.13	4.13	0.26	0.93	0.00	0.00	1.41	0.00	0.00
9	6.35	0.55	6.35	6.35	6.35	0.55	0.41	0.00	0.24	5.84	0.00	0.00
10	3.30	0.3	3.30	3.11	3.28	0.18	1.24	0.00	0.24	1.86	0.00	0.3
11	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	4.34	0.00	4.34	4.34	4.34	0.00	3.76	0.00	0.00	0.31	0.00	0.31
13	3.81	0.00	3.81	3.81	3.81	0.00	8.59	0.00	0.03	0.15	0.00	0.34
14	10.22	0.00	10.22	10.22	10.22	0.00	8.88	0.00	0.00	0.54	0.00	0.00
15	5.6	0.00	5.6	5.6	5.6	0.00	4.51	0.00	0.00	1.21	0.00	0.03
16	10.16	0.00	10.16	10.16	10.16	0.00	8.08	0.00	0.00	0.99	0.00	0.00
17	4.01	0.00	4.01	4.01	4.01	0.00	2.80	0.00	0.00	0.1	0.00	0.00
18	10.21	0.00	10.21	10.21	10.21	0.00	5.95	0.00	0.00	4.92	0.00	0.00
19	5.50	0.00	5.50	5.50	5.50	0.00	0.14	0.00	0.00	5.31	0.00	0.00
TOTAL	145.32	3.33	144.59	141.91	141.26	2.84	54.44	0.11	0.11	54.60	1.04	26.12

LEGEND



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

M-NCPPC
APPROVAL

PROJECT NAME: DANVILLE ESTATES
PROJECT NUMBER: SDP-0320-04

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M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII-048-04			
APPROVED BY	DATE	DATE	REASON FOR REVISION
01 J.L. Stasz	12/29/04		
02 Kim Finch	03/07/15		
03 Kim Finch	07/14/16		
04 [Signature]	5/13/17	SDP-0320-04	FOR CONDITIONAL APPROVAL, SEE SITE PLAN COVER SHEET AND APPROVAL SHEET FOR CONDITIONS OF APPROVAL.
05			

M.N.C.P.P.C. APPROVALS			
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3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20886
TEL: 301-421-4024 FAX: 301-421-4198

11/20/2016 REVISED PER PLANNING BOARD RESOLUTION
DATE: 11/20/2016 BY: RLG CHK: KAF APPR: MFC

PREPARED FOR:
NVR MS CAVALIER PRESERVE, LLC
c/o WOODLAWN DEVELOPMENT GROUP
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