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 WAS OBTAINED FROM AVAILABLE RECORDS . THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

2.) THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH 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 240.314.8567 (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.

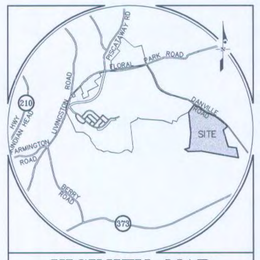
6.) DUE TO THE PROXIMITY OF LIVE UNDERGROUND AND OVERHEAD UTILITIES, WE ARE NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSONS, TRUCKS, TRAILERS, OR EQUIPMENT USED ON OR ADJACENT TO THE SITE.

THE PRESERVE at PISCATAWAY

DANVILLE ESTATES

TCPII / 048 / 04

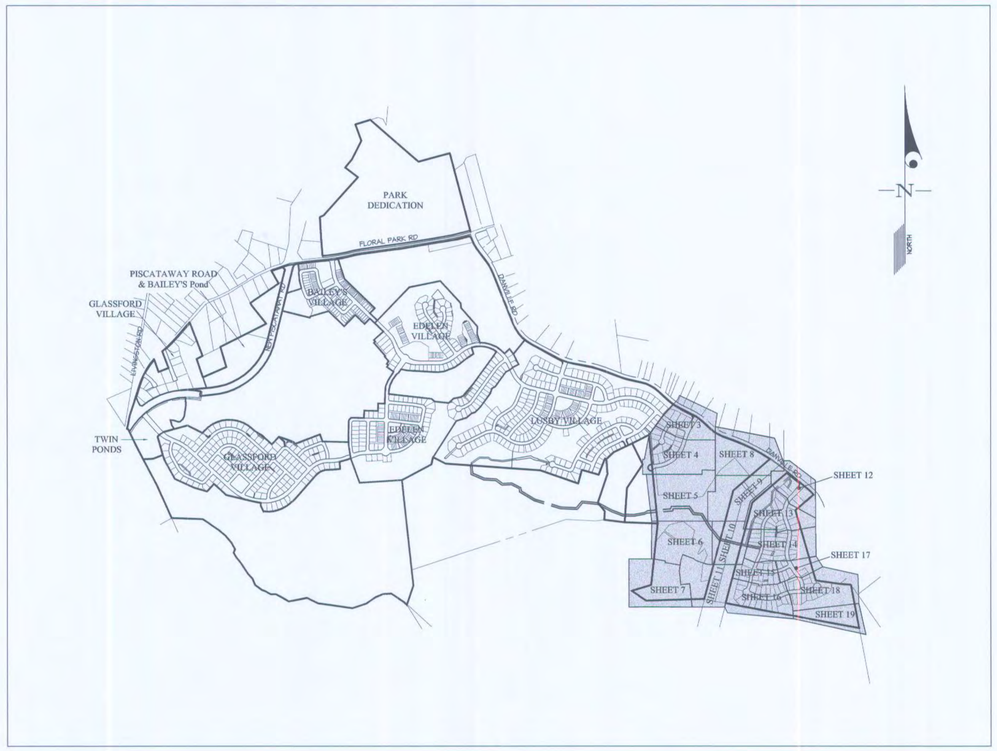
TYPE II TREE CONSERVATION PLAN



VICINITY MAP
SCALE: 1" = 4,000'

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
   219 SE 03, 219 SE 04
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: 8008470-11994-02
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 (#60024) FOR PISCATAWAY CREEK. THE APPROVED FLOODPLAIN STUDY #60024 WAS APPROVED ON 7/25/86 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 01/04/94 - REVISED 06/17/03
    TCP II 48-04, 12/29/04.
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 VIEWSHED AREA OF PRIMARY CONCERN.
15. PART OF THE PROPERTY SHOWN HEREON IS SUBJECT TO A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN LIBER 36702 AT FOLIO 128.



KEY MAP
SCALE: 1"=1000'

LEGEND

- PROPERTY BOUNDARY
- REGULATED STREAM
- FP — 100-YR FLOODPLAIN
- 100-YR FLOODPLAIN EASEMENT
- PMA — PMA — PMA — PRIMARY MANAGEMENT AREA (PMA)
- CONSERVATION EASEMENT
- WETLAND
- WB — WB — 25' WETLAND BUFFER
- EXISTING TREE LINE
- EXISTING NON-WOODLAND AREA
- PROPOSED TREE LINE
- LDD — LDD — 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 (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, it's designee or the District Council.
M-NCPPC
APPROVAL

PROJECT NAME: DANVILLE ESTATES
PROJECT NUMBER: SDP-0320-06
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

SHEET SCHEDULE

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	DETAIL SHEET
3-19	TREE CONSERVATION PLANS

LANDSCAPE ARCHITECT 667
KEVIN ASHMORE FOSTER
STATE OF MARYLAND
7/14/17

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
	J.L. Sisaz	12/29/04		
01	Kim Finch	03/07/15		
02	Kim Finch	07/14/16		
03	Kim Finch	03/01/17	SDP-0320-03	APPROVED AND REGRADE OF BIO-RETENTION POND #2 TO ACCOMMODATE FUTURE SEWER, GOOD FAITH ELIMINATE
04	KFinch	7/17/17	SDP-0320-06	APPROVED FOR ADDITIONAL LANDSCAPE REPRESENTATION AND GARAGE OF BLK 100 'A'/'G'
05				

GLW GUTSCHICK 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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
08/19/2016	REVISED WOODLAND CLEARING ON PARCEL 'E' SHEET 3 & OFF-SITE CLEARING FOR FUTURE CUL-DE-SAC SHEET 4	RLG	MFC
01/24/2016	REVISED TO ELIMINATE LOTS SOUTHWEST OF PEPCO RIGHT-OF-WAY AND CHANGE SEWER ALIGNMENT	RLG	MFC
11/20/13	REVISED PER PLANNING BOARD RESOLUTION		

L:\CADD\DRAWINGS\10009\PLANS BY GLW\TCPII\DANVILLE\10009-DANVILLE-TCP2-01 | DES. | DRN. RLG | CHK. KAF

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

SCALE	ZONING
AS SHOWN	R-L
DATE	TAX MAP - GRID
NOV., 2012	143 B3, B4, C4 153 B1, C1, D1

COVER SHEET
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 1 OF 19

© GLW 2012

GENERAL NOTES

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.

2. Cutting or clearing of woodland not in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a $9.00 per square foot mitigation fee.

3. A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, as appropriate, shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.

4. The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.

5. The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.

6. The property is within the Developing Tier and is zoned R-L.

7. The site is adjacent to Danville Road designated as a scenic road.

8. This site is not adjacent to a roadway classified as arterial or greater.

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.

TREE PRESERVATION AND RETENTION NOTES

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

11. All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCP2.

12. Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.

13. The location of all temporary tree protection fencing (TPFs) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the locations by the county inspector, installation of the TPFs may begin.

14. All temporary tree protection fencing required by this plan shall be installed prior to commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.

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

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.

18. During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permitee shall remove said trees using a chain saw. Corrective 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 permitee, 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 permitee 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.

PLANTING SPECIFICATION NOTES

1. Quantity: (See Plant Schedule)

2. Type: (See Plant Schedule)

3. 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.

Plants that do not have an abundance of well developed terminal buds on the leaders and branches shall be rejected.

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.

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 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. Seedling Planting: Tree seedlings shall be hand planted using a dibble bar or sharp-shooter shovel. 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 then be packed firmly around the roots. Seedlings should be planted at a depth 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 explanation. If the contractor wishes to plant by another method, the preparer of this tree 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 for each area that appears to have a different soil type (if the entire area appears 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, magnesium, 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 plating 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.

15. Survival Check for Bond Release: The seedling planting is to be checked at the end of each year for four years to assure that no less than 75% of the original planted quantity survives. If the minimum number has not been provided the area must be supplemented with additional seedlings to reach the required number at time of planting.

POST DEVELOPMENT NOTES

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

a. If the developer or builder 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 handout ©Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas^, 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.

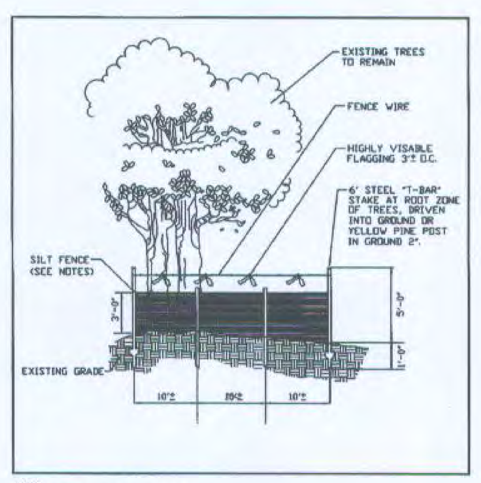
If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permitee shall take corrective action immediately. The condition of the area shall be 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 disposed of appropriately. All material from these 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 maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.



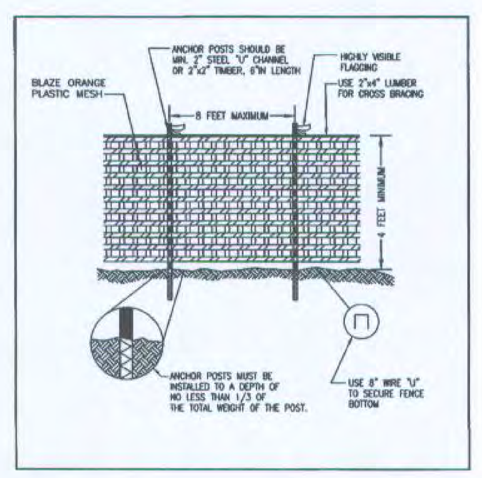
NOTES:
1. SILT FENCE TO BE HEELED INTO SOIL.
2. WIRE, SNOW FENCE, ETC. FOR TREE PROTECTION ONLY.
3. BOUNDARIES OF RETENTION AREA WILL BE ESTABLISHED AS PART OF THE TREE CONSERVATION PLAN REVIEW PROCESS.
4. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
5. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
6. DEVICE SHOULD BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
7. PROTECTION SIGNS ARE ALSO REQUIRED.
8. LOCATE FENCE OUTSIDE THE CRITICAL ROOT ZONE.

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

August 2010 A-4, DET-8

① TYPE 4 (TEMPORARY) TREE PROTECTION FENCE COMBINATION SILT FENCE & TREE PROTECTION

NTS



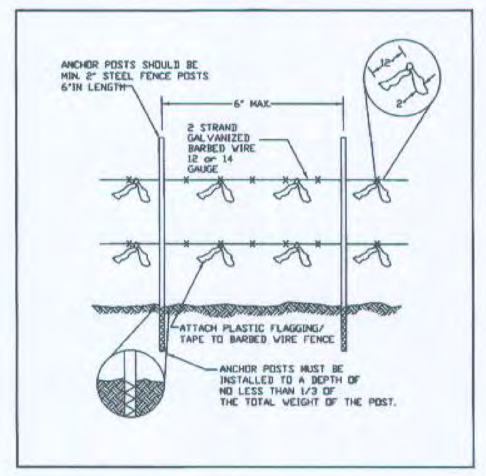
NOTES: (MUST BE INCLUDED WITH DETAIL)
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TYPE 1 (TEMPORARY) TREE PROTECTION FENCE DETAIL
FOR WOODLAND PRESERVATION AREAS

August 2010 A-4, DET-4

② (TYPE 1) TEMPORARY TREE PROTECTION FENCE

NTS



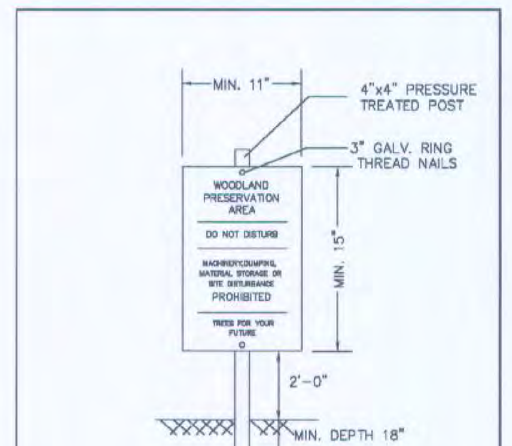
NOTES: (MUST BE INCLUDED WITH DETAIL)
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. BARBED WIRE SHOULD BE SECURELY ATTACHED TO POSTS.
6. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
7. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TYPE 2 (TEMPORARY) TREE PROTECTION FENCE
FOR REFORESTATION AREAS

August 2010 A-4, DET-6

③ (TYPE 2) TEMPORARY TREE PROTECTION FENCE

NTS



NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS 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. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN

August 2010 A-4, DET-1

④ TREE PROTECTION SIGNAGE

NTS

OFF-SITE WOODLAND CONSERVATION BANK SUMMARY TABLE

WOODLAND CONSERVATION BANK IDENTIFIER	WOODLAND CONSERVATION CREDITS TOTAL (ACRES)	OFF-SITE PRESERVATION (ACRES) 2:1	OFF-SITE REGENERATION (ACRES) 1:1	PRESERVATION AREA AVAILABLE (ACRES) 2:1	REGENERATION AREA AVAILABLE (ACRES) 1:1	RECORDATION INFORMATION (LIBER/FOLIO)	BENEFITING TCP2	BENEFITING PROPERTY	REVIEWER	APPROVAL DATE
TOTAL	13.84	0.00	0.00	12.34 (25.68)	1.04					

Individual TCP2 with Previously Approved TCP1 or TCP2 Woodland Conservation Worksheet for Prince George's County

#	SECTION I – Establishing Site Information (Enter acres for each zone)			
1	Zone:	R-L		
2	Gross Tract:	145.32		
3	Floodplain:	3.33		
4	Previously Dedicated Land:	0.00		
5	Net Tract (NTA):	141.99	0.00	0.00
6	Property Description or Subdivision Name:	Danville Estates (Preserve at Piscataway)		
7	Current TCP Number:	2-048-04	Rev #	4
8	Previous TCP Number:	1-009-94	Rev #	2

#	SECTION II - Determining Woodland Conservation Requirements (Enter acres in corresponding column)		Net tract	Floodplain	Off-site
9	Woodland Conservation Calculations:		Net tract	Floodplain	Off-site
11	Acreage of Existing Woodland		141.26	3.33	
12	Woodland Conservation Required for per TCPI or TCP2	20.00%	28.40		
13	Area of Woodland Cleared per previous TCP1 or TCP2		61.58	0.17	0.71
14	Area of Woodland Cleared per current TCP2		61.58	0.17	0.71
15	Area of Woodland above WCT not cleared by TCP1 or TCP2		0.00		
16	Additional Woodland Cleared by current TCP2	0.00		0.00	
17	Does the TCPI show 2:1 replacement?	N			
18	Clearing above WCT (1/4:1 Replacement)	0.00	Additional Replacement required =	0.00	
19	Clearing below WCT (2:1 Replacement)	0.00	Additional Replacement required =	0.00	
20	Off-site Woodland Conservation Provided		26.72		
21	Total Woodland Conservation Required :		55.83		

#	SECTION III-Meeting the Requirement (Enter acres in corresponding column)	(acres)		
22	Woodland Conservation Provided:	(acres)		
23	Woodland Preservation	28.92		
24	Reforestation / Afforestation	0.00	Bond amount	$0.00
25	Natural Regeneration	0.00		
26	Landscape Credits	0.00		
27	Area approved for fee-in-lieu	0.00	Fee amount:	$0.00
28	Credits Received for Off-site Woodland Conservation on another property	0.00		
29	Off-site WC (aff/reforestation) provided on this property	1.04		
30	Off-site WC (preservation) provided on this property	25.68		
31	Total Woodland Conservation Provided	55.64		

32 Area of net tract woodland not cleared 79.68 acres
33 Woodland retained not part of requirements: 25.08 acres

34 Prepared by: Date:

35 Qualifications:

Woodland Conservation Worksheet for Prince George's County, Maryland

	R-L	L-A-C	Totals	
Zone:	R-L	L-A-C	Totals	
Gross Tract:	858.74	19.98	878.72	Include acreages only in columns
Floodplain:	85.67	0.00	85.67	for which there is a corresponding zone.
Previously Dedicated Land:	0.00	0.00	0.00	
Net Tract (NTA):	773.07	19.98	793.05	

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

Break-even Point (preservation acres) =		269.01
Acres of Net Tract clearing permitted w/o reforestion=		291.88
Woodland Conservation Requirement Calculations:		
Existing Woodland on Net Tract (acres)		560.89
Existing Woodland in Floodplain (acres)		74.72
Woodland Conservation Threshold (NTA) =	24.72%	196.04
Smaller of a or c		196.04
Woodland above WCT (d)		364.85

		Glassford	2-099-96	Pisc. Rd	Edelen	Danville	Lusby	Bailey	Open Space		Total
Plan Number: (This must be completed for each phase)		II-098-98	II-099-98	II-005-01	II-046-04	II-048-04	II-068-04	II-001-05	II-044-07		
TCP Revision Number:		3	2	1	4	4	2	1	1		
TCP Approval Date:		2/20/2014	Pending	6/15/2005	10/1/2014	Pending	7/14/2016	4/10/2006	3/5/2008		
Plan Phase or Name:		SDP-9804	SDP-9805	SDP-9806	SDP-0318	SDP-0320	SDP-0401	SDP-0319	SDP-0608		Total
SDP Revision Number:		5	1	1	8	6	4	4	1		
SDP Approval Date:		3/18/2014	3/18/2014	3/4/2004	10/31/2014	Pending	8/11/2015	5/10/2012	11/4/2013		
SDP Approval Status:		Approved	Approved	Approved	Approved	Pending	Approved	Approved	Approved		
SDP Certification Date:		3/19/2014	3/20/2014	2/28/2005	10/31/2014	Pending	8/23/2016	9/25/2012			
SDP Certification Status:		Certified	Certified	Certified	Certified	Pending	Certified	Certified	Pending		
Total Area in the application (acres)		79.66	11.11	29.98	169.92	145.32	114.82	23.01	304.90		878.72
Floodplain area in this application (acres)		0.03	0.00	0.00	62.25	3.33	3.43	0.25	16.38		85.67
Net Tract area in the application (acres)		79.63	11.11	29.98	107.67	141.99	111.39	22.76	288.52		793.05
Woodland on the Net Tract for this phase (acres)		17.86	0.96	9.32	76.45	141.26	110.15	0.35	204.54		560.89
Woodland in the Floodplain for this phase		0.03	0.00	0.00	51.46	3.33	3.43	0.25	16.22		74.72
Woodland Cleared on Net Tract for this phase		10.27	0.77	1.11	46.58	61.58	85.96	0.30	24.58		231.15
Woodland Cleared in Floodplain for this phase		0.00	0.00	0.00	0.11	0.17	0.41	0.25	1.79		2.73
Off-site Woodland Clearing (1:1)		0.08	0.00	0.00	3.51	0.71	0.00	0.00	0.00		4.30
Off-site Woodland Preservation/Regeneration provided on this property		0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.08		80.08
Cummulative acres of Net Tract Woodland cleared (e)		10.27	11.04	12.15	58.73	120.31	206.27	206.57	231.15		
Cummulative acres of Floodplain woodland cleared		0.00	0.00	0.00	0.11	0.28	0.69	0.94	2.73		
Smaller of d or e		10.27	11.04	12.15	58.73	120.31	206.27	206.57	231.15		
Woodland Clearing below WCT		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	2.76	3.04	14.68	30.08	51.57	51.64	57.79		
Replacement for clearing below the WCT (2 : 1)		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Afforestation Threshold (AFT) =	19.86%	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	230.70	252.60	252.92	340.94		

Latest phase indicates cumulative requirement through that phase of work

Woodland Conservation Provided:	Glassford	2-099-96	Pisc. Rd	Edelen	Danville	Lusby	Bailey	Open Space		Total
Preservation	7.00	0.19	8.21	29.87	28.92	20.57	0.05	179.79		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 fee-in-lieu	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00
Credit for Off-site Mitigation on another property	0.19	0.00	6.57	0.00	0.00	2.29	0.00	0.00		9.05
Off-site Preservation provided on this property	0.00	0.00	0.00	0.00	25.68	0.00	0.00	0.00		25.68
Off-site Afforestation/Reforestation provided on this property	0.00	0.00	0.00	0.00	1.04	0.00	0.00	80.08		81.12
Total Woodland Conservation Provided	7.19	7.38	22.16	52.03	107.67	130.53	130.58	391.65		391.65
Woodland saved on this phase but not counted	0.59	0.00	0.00	0.00	49.72	3.62	0.00	0.17		54.10
Existing Net Tract Woodland in later phases	543.03	542.07	532.75	456.3	315.04	204.89	204.54	179.96		
Shortage /Surplus:								114.08		
Minimum Woodland Conservation Required (acres) 35% of Net Tract										277.57
Woodland Conservation Provided										277.57
Surplus Natural Regeneration for Woodland Bank										80.08

Worksheet Last Revised on: 2/12/2015 By: KIF

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-0320-06

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
	J.L. Stasz	12/29/04		
01	Kim Finch	03/07/15		
02	Kim Finch	07/14/16		
03	Kim Finch	03/01/17	SDP 0320-03	REVISED OFF-SITE LIMIT OF CLEARING, REVISED CLEARING AT DANVILLE AND HIBBIN HOUSE RDS, ADDED O-S EASEMENT
04	K Finch	7/17/17	SDP 0320-06	ADDED BERMS TO BALANCE EARTHWORK, REVISED LOD, AND AMOUNT OF NRA AND WPNC.
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
	07/08/04	R.G.	01/04/05
01			

LANDSCAPE ARCHITECT 807
KEVIN ASHMORE FOSTER
STATE OF MARYLAND
7/14/17

GLW GUTSCHICK 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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\10009\PLANS BY GLW\TCPII\DANVILLE\10009-DANVILLE-TCP2-02 DES. DRN. RLG CHK. KAF

DATE	REVISION	BY	APP'R.
7/7/2017	REVISED WORKSHEET PER KIM FINCH	LME	MFC
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
01/29/2016	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

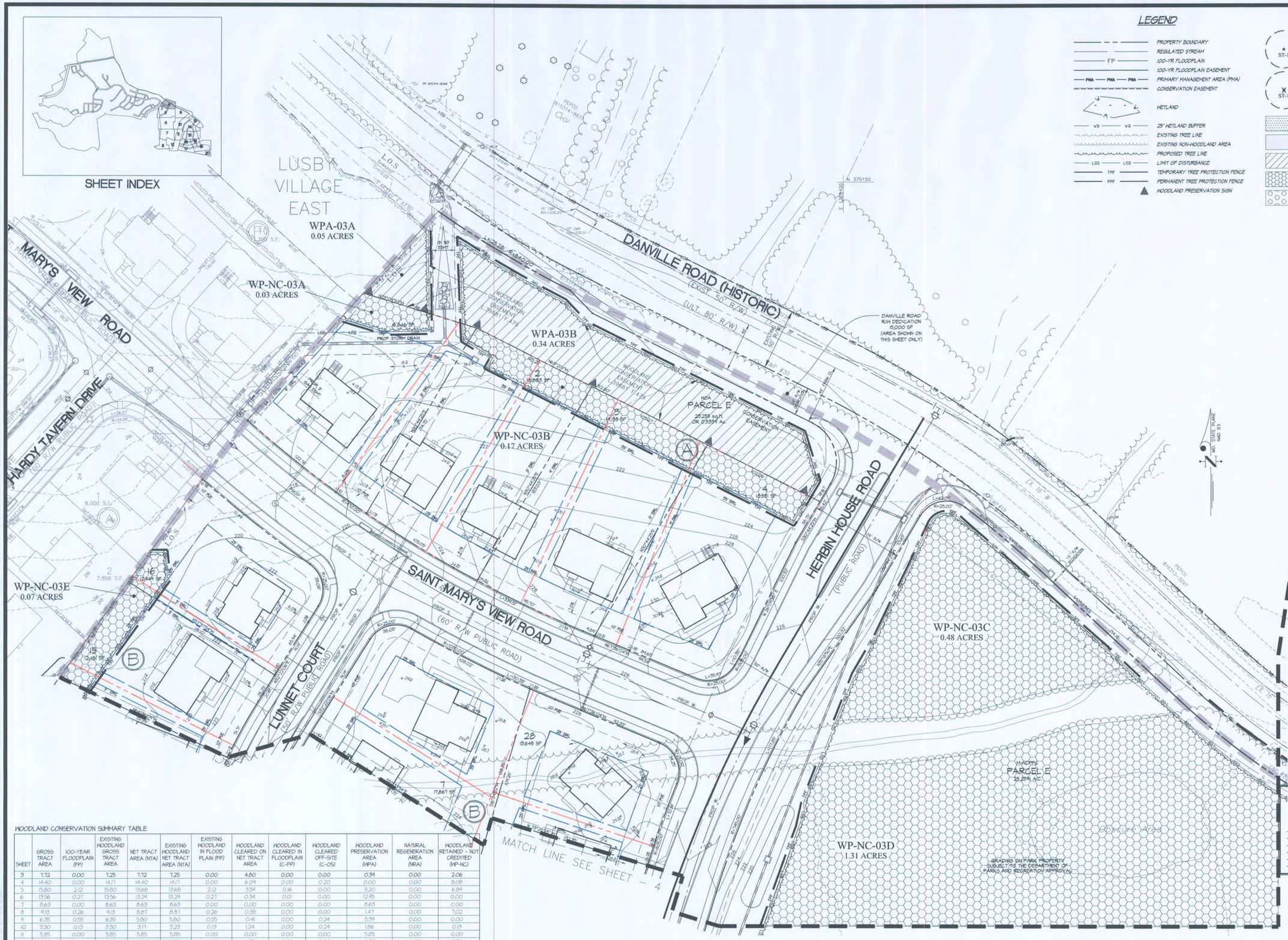
©GLW 2012

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

SCALE: AS SHOWN
ZONING: R-L
DATE: NOV., 2012
TAX MAP – GRID: 143 B3, B4, C4 153 B1, C1, D1

DETAIL SHEET
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



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-0320-06

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
	J.L. Stasz	12/29/04		
01	Kim Finch	03/07/15		
02	Kim Finch	07/14/16		
03	Kim Finch	03/01/17	SDP-0320-03	REVISED ON SITE PLAN TO ADD A GAZEBO, REGRADE A PORTION OF THE BIO-RETENTION POND, AND ADD ADDITIONAL PLANTINGS
04	[illegible]	7/7/17	SDP-0320-04	REVISED ON SITE PLAN TO ADD A RECREATIONAL INFORMATIONAL KIOSK AND REGRADE OF THE A-2 SITE DETAIL
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
	07/08/04	R.G.	01/04/05
01			

LANDSCAPE ARCHITECT 807 KEVIN ASHMORE FOSTER STATE OF MARYLAND 7/14/17

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 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	7.12	0.00	7.25	7.12	7.25	0.00	4.80	0.00	0.00	0.34	0.00	2.06
4	14.40	0.00	14.71	14.40	14.71	0.00	6.04	0.00	0.20	0.00	0.00	8.08
5	15.80	2.12	15.80	13.68	13.68	2.12	3.94	0.16	0.00	3.20	0.00	6.84
6	13.56	0.21	13.56	13.24	13.24	0.21	0.34	0.01	0.00	12.45	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	9.13	0.26	9.13	8.87	8.87	0.26	0.38	0.00	0.00	1.47	0.00	7.02
9	6.35	0.55	6.35	5.80	5.80	0.55	0.41	0.00	0.24	5.34	0.00	0.00
10	3.30	0.13	3.30	3.17	3.23	0.13	1.24	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	4.31	0.00	0.00	0.34	0.00	0.24
13	9.81	0.00	9.81	9.81	9.81	0.00	8.64	0.00	0.03	0.93	0.00	0.25
14	10.22	0.00	10.19	10.22	10.19	0.00	8.89	0.00	0.00	1.27	0.00	0.03
15	5.61	0.00	5.61	5.61	5.61	0.00	4.87	0.00	0.00	0.54	0.00	0.20
16	10.16	0.00	10.16	10.16	10.10	0.00	9.03	0.00	0.00	0.89	0.24	0.18
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	10.27	0.00	10.27	10.27	10.27	0.00	5.45	0.00	0.00	4.32	0.70	0.00
19	5.50	0.00	5.50	5.50	5.50	0.00	0.18	0.00	0.00	5.31	0.00	0.00
TOTAL	145.32	3.33	144.59	141.99	141.26	3.33	61.58	0.17	0.71	54.60	1.04	25.08

GLW GUTSCHICK 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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\10009\PLANS BY GLW\TCP1\DANVILLE\10009-DANVILLE-TCP2-03 | DES. | DRN. RLG | CHK. KAF

DATE	REVISION	BY	APP'R.
7/7/2017	ADDED WCE LIBER/FOLIOS AND REVISED WORKSHEETS PER KIM FINCH	LME	MFC
08/19/2016	REVISED WOODLAND CLEARING ON PARCEL 'E' & ADDED GAS ESMT ADJACENT TO LUSBY VILLAGE	RLG	MFC
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

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 3 OF 19

© GLW 2012

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

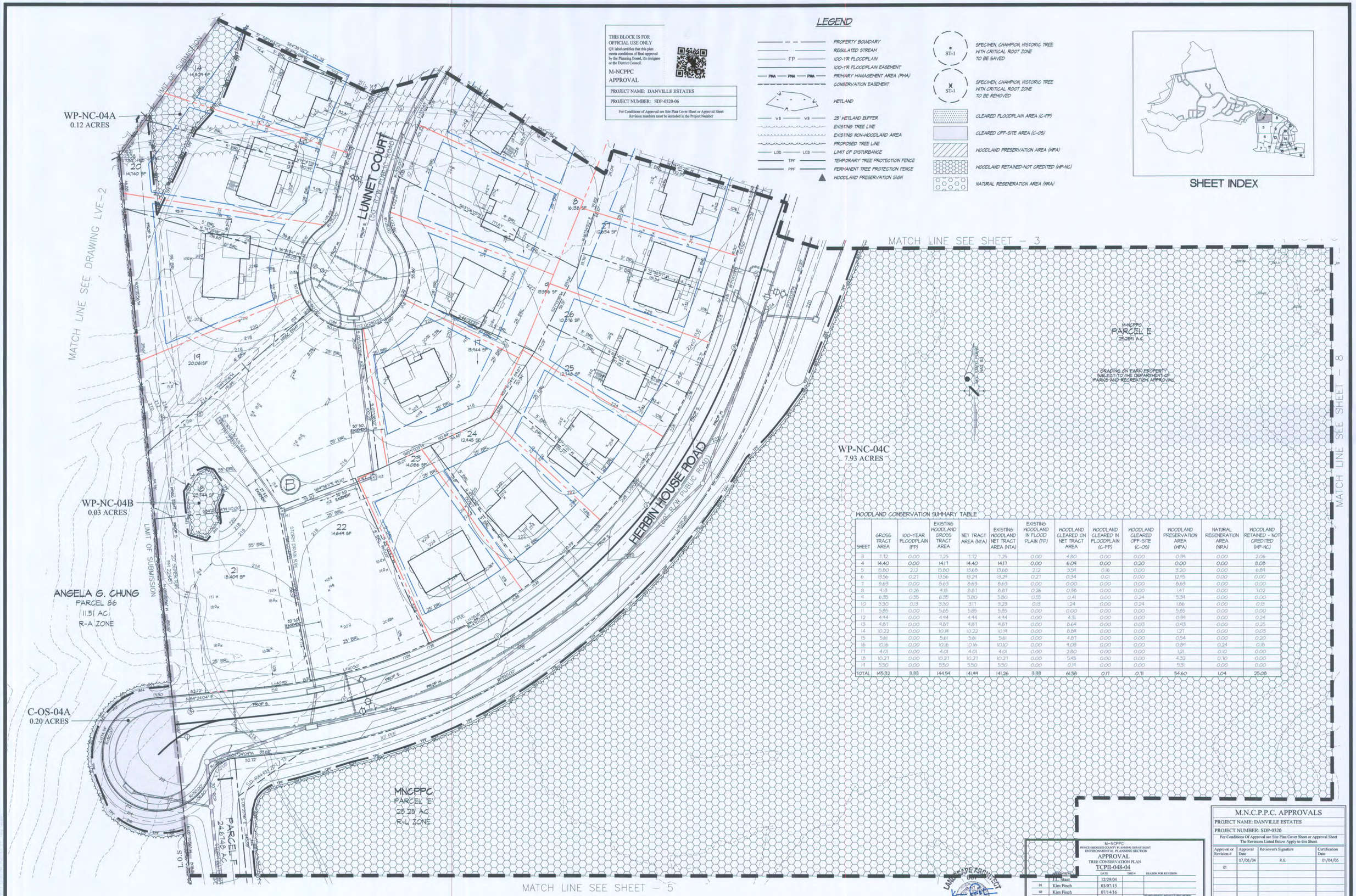
PROJECT NUMBER: SDP-0320-06

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
- FP — 100-YR FLOODPLAIN
- 100-YR FLOODPLAIN EASEMENT
- PMA — PRIMARY MANAGEMENT AREA (PMA)
- CONSERVATION EASEMENT
- WETLAND
- VB — 25' WETLAND BUFFER
- EXISTING TREE LINE
- EXISTING NON-WOODLAND AREA
- PROPOSED TREE LINE
- 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
- 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



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 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	4.80	0.00	0.00	0.39	0.00	2.06
4	14.40	0.00	14.17	14.40	14.17	0.00	6.04	0.00	0.20	0.00	0.00	8.08
5	15.80	2.12	15.80	13.68	13.68	2.12	3.54	0.16	0.00	3.20	0.00	6.84
6	13.56	0.27	13.56	13.29	13.29	0.27	0.34	0.01	0.00	12.95	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	4.13	0.26	4.13	8.87	8.87	0.26	0.38	0.00	0.00	1.41	0.00	7.02
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	3.30	0.13	3.30	3.17	3.23	0.13	1.24	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	4.31	0.00	0.00	0.39	0.00	0.24
13	9.87	0.00	9.87	9.87	9.87	0.00	8.64	0.00	0.03	0.93	0.00	0.25
14	10.22	0.00	10.18	10.22	10.18	0.00	8.84	0.00	0.00	1.21	0.00	0.03
15	5.61	0.00	5.61	5.61	5.61	0.00	4.87	0.00	0.00	0.54	0.00	0.20
16	10.16	0.00	10.16	10.16	10.10	0.00	9.03	0.00	0.00	0.84	0.24	0.18
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	10.27	0.00	10.27	10.27	10.27	0.00	5.95	0.00	0.00	4.32	0.10	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	144.54	141.99	141.26	3.33	61.58	0.17	0.71	54.60	1.04	25.08

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
	07/08/04	R.G.	01/04/05
01			

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

	DATE	DRD #	REASON FOR REVISION
J.L. Staes	12/29/04		
01 Kim Finch	03/07/15		
02 Kim Finch	07/14/16		
03 Kim Finch	03/01/17	SDP 0320-05	ADD NEW UPDATED LIMITS OF CLEARING BEHIND LOTS 12-15 & 16-19 ON CLEARED OFF-SITE AREA, ADDED NEW GRADING
04	7/7/17	SDP 0320-06	ADDED WCE LIBER/FOLIOS AND REVISED WORKSHEETS PER KIM FINCH, ADDED NEW GRADING IN ACCORDANCE WITH REVISED CWP, AMENDED WCT TO MAX CLEARING
05			

LANDSCAPE ARCHITECT
KEVIN ASHMORE FOSTER
STATE OF MARYLAND

GLW GUTSCHICK 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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\10009\PLANS BY GLW\TCPII\DANVILLE\10009-DANVILLE-TCP2-04 | DES: | DRN. RLG | CHK. KAF

DATE	REVISION	BY	APP'R.
7/7/2017	ADDED WCE LIBER/FOLIOS AND REVISED WORKSHEETS PER KIM FINCH	LME	MFC
08/19/2016	REVISED TO SHOW CLEARING FOR FUTURE HERBIN HOUSE ROAD CUL-DE-SAC	RLG	MFC
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		

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

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-0320-06

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

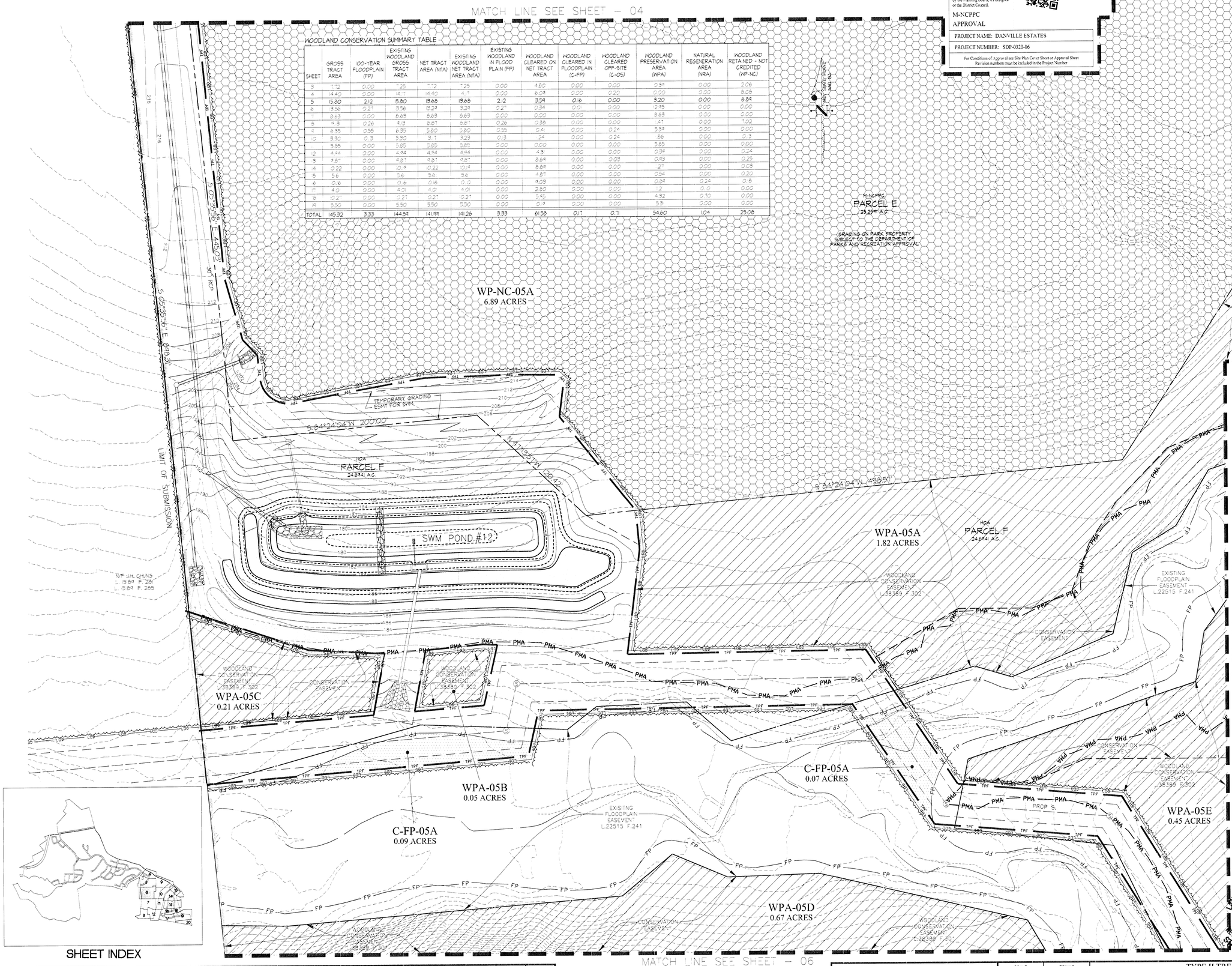
MATCH LINE SEE SHEET – 04

MATCH LINE SEE SHEET – 09

MATCH LINE SEE SHEET – 06

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 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	7.72	0.00	7.25	7.72	7.25	0.00	4.80	0.00	0.00	0.34	0.00	2.06
4	14.40	0.00	14.1	14.40	14.1	0.00	8.29	0.00	0.00	0.20	0.00	8.28
5	15.80	2.12	15.80	13.68	13.68	2.12	3.54	0.6	0.00	3.20	0.00	6.84
6	3.56	0.27	3.56	3.29	3.29	0.27	0.34	0.0	0.00	2.95	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	9.3	0.26	9.13	8.87	8.87	0.26	0.38	0.00	0.00	.47	0.00	7.02
9	6.35	0.55	6.35	5.80	5.80	0.55	0.4	0.00	0.24	5.39	0.00	0.00
10	3.30	0.3	3.30	3.1	3.29	0.3	.24	0.00	0.24	.86	0.00	0.3
	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	4.3	0.00	0.00	0.32	0.00	0.24
3	9.87	0.00	9.87	9.87	9.87	0.00	8.69	0.00	0.03	0.93	0.00	0.25
4	0.22	0.00	0.18	0.22	0.18	0.00	0.09	0.00	0.00	.27	0.00	0.03
5	5.6	0.00	5.6	5.6	5.6	0.00	4.87	0.00	0.00	0.54	0.00	0.20
6	0.6	0.00	0.6	0.16	0.0	0.00	4.03	0.00	0.00	0.84	0.24	0.8
17	4.0	0.00	4.01	4.0	4.01	0.00	2.80	0.00	0.00	.12	0.0	0.00
8	10.27	0.00	10.27	10.27	10.27	0.00	5.95	0.00	0.00	4.32	0.70	0.00
19	5.50	0.00	5.50	5.50	5.50	0.00	0.9	0.00	0.00	5.3	0.00	0.00
TOTAL	145.32	3.33	144.54	141.99	141.26	3.33	61.58	0.17	0.71	54.60	1.04	25.08



SHEET INDEX

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

	APPROVED BY	DATE	SHEET	REASON FOR REVISION
	J.L. Staez	12.29.04		
01	Kim Finch	03.07.15		
02	Kim Finch	07.14.16		
03	Kim Finch	03.01.17	SDP-0320-03	[illegible]
04	[illegible]	7/11/17	SDP-0320-06	[illegible]
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
	07/08/04	R.G.	01/04/05
01			

LANDSCAPE ARCHITECT 807 HENRY ASKMORE FOSTER STATE OF MARYLAND 7/11/17

GLW GUTSCHICK 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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\10009\PLANS BY GLW\TCPII\DANVILLE\10009-DANVILLE-TCP2-05 | DES. | DRN. RLG | CHK. KAF

DATE	REVISION	BY	APPR.
01/07/2017	ADDED INCE LIBER/FOLIOS AND REVISED WORKSHEETS PER KIM FINCH	LMB	MFC
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

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

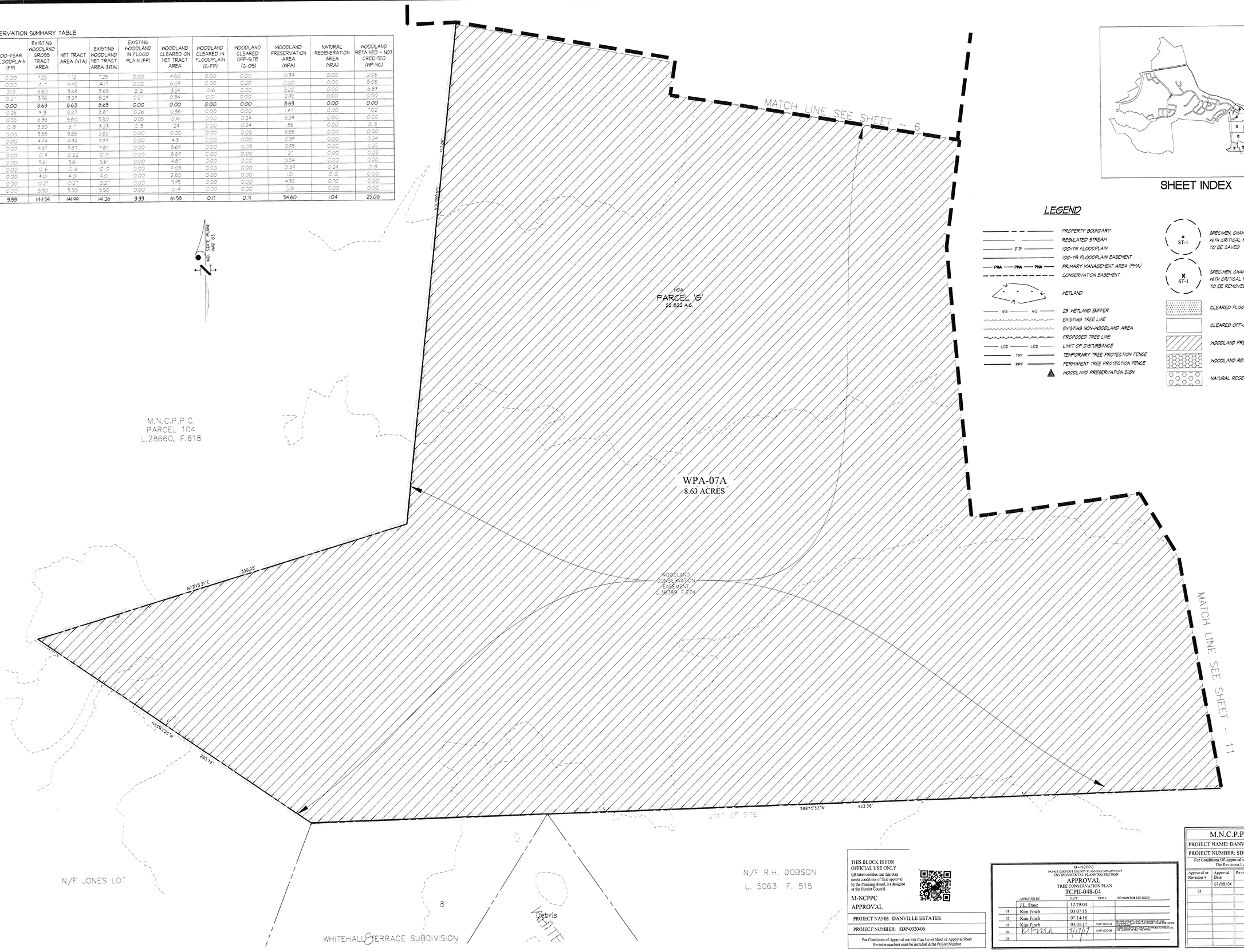
G. L. W. FILE No. 10009

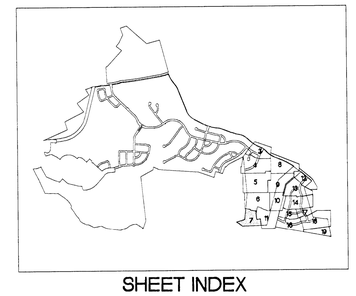
SHEET 5 OF 19

MATCH LINE SEE SHEET - 5
MATCH LINE SEE SHEET - 9
MATCH LINE SEE SHEET - 10
MATCH LINE SEE SHEET - 11
MATCH LINE SEE SHEET - 7
N/F J.H. CHUNG
L. 15789 F. 28
L. 18189 F. 285
HOA
PARCEL F
24.894 AC.
WOODLAND CONSERVATION EASEMENT L.38389 F.301
CONSERVATION EASEMENT
WOODLAND CONSERVATION EASEMENT L.38389 F.307
WOODLAND CONSERVATION EASEMENT L.38389 F.274
WOODLAND CONSERVATION EASEMENT L.38389 F.302
EXISTING FLOODPLAIN EASEMENT L.22515 F.241
WPA-06B
0.10 ACRES
C-FP-06A
0.01 ACRES
HOA
PARCEL G
22.522 AC.
HOA
PARCEL F
24.894 AC.
WPA-06A
12.85 ACRES
LIMIT OF SUBMISSION
M.N.C.P.P.C.
PARCEL 104
L.28660, F.618
WOODLAND CONSERVATION EASEMENT L.38389 F.274
WOODLAND CONSERVATION EASEMENT L.38389 F.32
N 43°22'18" W 197.51'
N 46°37'42" E 150.00'
S 43°22'18" E 197.51'
S 46°37'42" W 150.00'
N 43°22'18" W 124.72'
N 43°22'18" W 214.45'
S 43°22'18" E 214.45'
S 43°22'18" E 124.72'
N 46°37'42" E 30.00'
S 46°37'42" W 30.00'
N 46°37'42" E 20.00'
S 46°37'42" W 20

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 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	7.72	0.00	7.25	7.72	7.25	0.00	4.80	0.00	0.00	0.34	0.00	2.06
4	14.40	0.00	4.7	4.40	4.7	0.00	6.04	0.00	0.20	0.00	0.00	8.08
5	5.80	2.12	5.80	3.68	3.68	2.12	3.54	0.16	0.00	3.20	0.00	6.83
6	3.56	0.27	3.56	13.29	13.29	0.27	0.34	0.01	0.00	2.95	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	9.13	0.26	9.3	8.87	8.87	0.26	0.38	0.00	0.00	1.47	0.00	7.02
9	6.35	0.55	6.35	5.80	5.80	0.55	0.41	0.00	0.24	5.34	0.00	0.00
10	3.30	0.13	3.30	3.17	3.23	0.13	.24	0.00	0.24	.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	4.3	0.00	0.00	0.38	0.00	0.24
13	9.87	0.00	9.87	9.87	9.87	0.00	8.69	0.00	0.03	0.93	0.00	0.25
14	10.22	0.00	10.3	0.22	10.14	0.00	8.69	0.00	0.00	1.27	0.00	0.03
15	5.8	0.00	5.61	5.61	5.6	0.00	4.87	0.00	0.00	0.54	0.00	0.20
16	10.8	0.00	0.8	0.8	0.0	0.00	9.03	0.00	0.00	0.89	0.24	0.18
17	4.01	0.00	4.01	4.01	4.01	0.00	2.80	0.00	0.00	1.21	0.0	0.00
18	10.27	0.00	0.27	0.27	0.27	0.00	5.95	0.00	0.00	4.32	0.70	0.00
19	5.50	0.00	5.50	5.50	5.50	0.00	0.18	0.00	0.00	5.31	0.00	0.00
TOTAL	145.32	3.33	144.59	141.99	141.26	3.33	61.50	0.17	0.71	54.60	1.04	25.08





SHEET INDEX

LEGEND

- PROPERTY BOUNDARY
- REGULATED STREAM
- FP — 100-YR FLOODPLAIN
- 100-YR FLOODPLAIN EASEMENT
- PMA — PRIMARY MANAGEMENT AREA (PMA)
- CONSERVATION EASEMENT
- WETLAND
- WB — 25' WETLAND BUFFER
- EXISTING TREE LINE
- EXISTING NON-WOODLAND AREA
- PROPOSED TREE LINE
- 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
- 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)

LANDSCAPE ARCHITECT 807 KEVIN ASHMORE FOSTER STATE OF MARYLAND

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-0320-06

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
	J.L. Staat	12/29/04		
01	Kim Finch	03/07/15		
02	Kim Finch	07/14/16		
03	Kim Finch	03/01/17	SDP-0320-03	RE-PRIORITIZED WOODLAND PRESERVATION AREAS AND ADDED WOODLAND PRESERVATION SIGNS
04	[illegible]	7/17/17	SDP-0320-06	ADDED WOODLAND PRESERVATION AREA TO REMOVE CRITICAL ROOT ZONE OF TREE ON LOT 8
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
	07/08/04	R.G.	01/04/05
01			

GLW GUTSCHICK 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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\2000\DRAWINGS\10009\PLANS BY GLW\SDP\DANVILLE\10009-DANVILLE-TCP2-07 DES. DRN. RLG CHK. KAF

DATE	REVISION	BY	APP'R.
01/01/2017	ADDED WQE LIBER/FOLIOS AND REVISED WORKSHEETS PER KIM FINCH	LMB	MFG
01/29/2016	REVISED TO ELIMINATE LOTS SOUTHWEST OF PEPCO RIGHT-OF-WAY AND CHANGE SEWER ALIGNMENT	RLG	MFG
11/20/13	REVISED PER PLANNING BOARD RESOLUTION	KAB	KAF

© GLW 2012

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

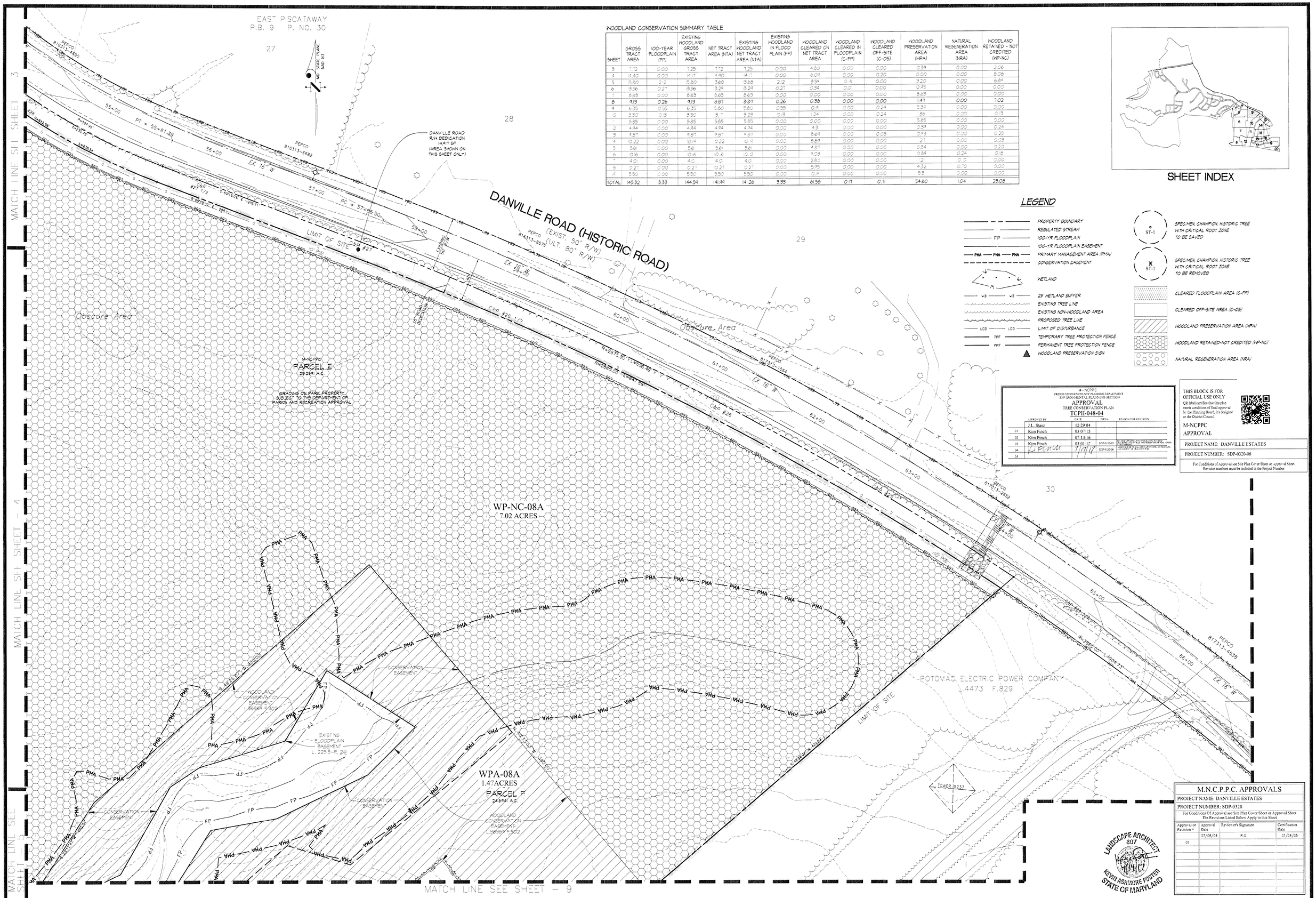
DANVILLE ESTATES

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 7 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 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	7.72	0.00	7.25	7.72	7.25	0.00	4.80	0.00	0.00	0.39	0.00	2.06
4	14.40	0.00	14.17	4.40	14.17	0.00	6.04	0.00	0.20	0.00	0.00	8.06
5	15.80	2.12	15.80	3.68	13.68	2.12	3.59	0.16	0.00	3.20	0.00	6.89
6	3.56	0.27	13.56	13.29	13.29	0.27	0.34	0.00	0.00	2.85	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	4.13	0.26	4.13	8.87	8.87	0.26	0.39	0.00	0.00	1.47	0.00	1.02
9	6.95	0.55	6.95	5.80	5.80	0.55	0.41	0.00	0.24	5.34	0.00	0.00
10	3.30	0.13	3.30	3.17	3.28	0.13	1.24	0.00	0.24	.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	4.3	0.00	0.00	0.39	0.00	0.24
13	9.87	0.00	9.87	9.87	9.87	0.00	8.69	0.00	0.03	0.93	0.00	0.25
14	10.22	0.00	10.19	10.22	10.19	0.00	8.89	0.00	0.00	.21	0.00	0.03
15	5.61	0.00	5.61	5.61	5.61	0.00	4.87	0.00	0.00	0.54	0.00	0.20
16	0.16	0.00	0.16	0.16	10.20	0.00	3.03	0.00	0.00	0.88	0.24	0.8
17	4.20	0.00	4.20	4.20	4.20	0.00	2.85	0.00	0.00	.21	0.0	0.00
18	10.27	0.00	10.27	10.27	10.27	0.00	5.95	0.00	0.00	4.32	0.70	0.00
19	5.50	0.00	5.50	5.50	5.50	0.00	0.19	0.00	0.00	5.3	0.00	0.00
TOTAL	145.32	3.33	144.59	141.99	141.26	3.33	61.58	0.17	0.71	54.60	1.04	25.08

SHEET INDEX

LEGEND

- PROPERTY BOUNDARY
- REGULATED STREAM
- 100-YR FLOODPLAIN
- 100-YR FLOODPLAIN EASEMENT
- PMA — PRIMARY MANAGEMENT AREA (PMA)
- CONSERVATION EASEMENT
- WETLAND
- WB — 25' WETLAND BUFFER
- EXISTING TREE LINE
- EXISTING NON-WOODLAND AREA
- PROPOSED TREE LINE
- 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
- 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-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII-048-04

	APPROVED BY:	DATE	DRD +	REASON FOR REVISION
	J.L. Staez	12 29 04		
01	Kim Finch	03 07 15		
02	Kim Finch	07 14 16		
03	Kim Finch	03 01 17	SDP 0320-03	PER SDP-0320-03 AND SDP-0320-04 SHEETS 1-4 AND 9 ADDED 'WOODLAND RETAINED NOT CREDITED' (WP-NC) AREAS AND REVISED WOODLAND CONSERVATION EASEMENT AREAS TO BE CONSISTENT WITH SDP-0320-03
04	KEPINCH	7/17/17	SDP 0320-06	LOCATE AND DELINEATE NATURAL REGENERATION AREAS (NRA) PER SDP-0320-06
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-0320-06

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers 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
	07/08/04	R.G.	01/04/05
01			

LANDSCAPE ARCHITECT 807 KEVIN ASHMORE FOSTER STATE OF MARYLAND

GLW GUTSCHICK 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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
07/07/2017	ADDED NCE LIBER/FOLIOS AND REVISED WORKSHEETS PER KIM FINCH	LME	MFC
01/24/2016	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

I:\CADD\DRAWINGS\10009\PLANS 2# DLW\TCP II\DANVILLE\10009-DANVILLE-10721-08 DES. DRN. RLG CHK. 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

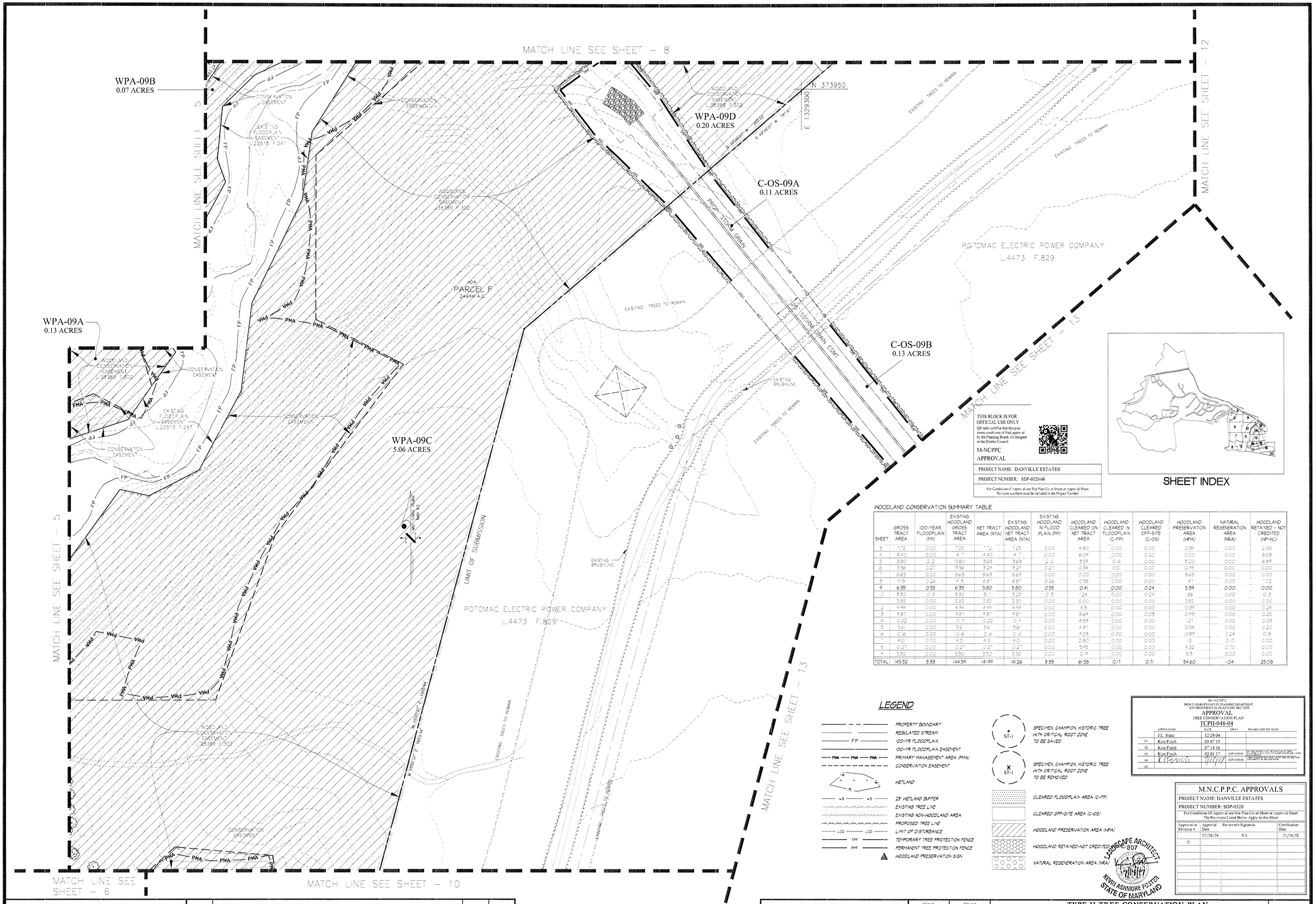
LOTS 1-4 BLOCK 'A', 7-9 & 14-28, BLOCK 'B', 13-31 BLOCK 'E', 16-39 BLOCK 'F'
LOTS 16-31 BLOCK 'G', 14-31 BLOCK 'H', 16-40 BLOCK 'I'

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

G. L. W. FILE No. 10009

SHEET 8 OF 19

© GLW 2012



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-0320-06
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

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 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	7.72	0.00	7.25	7.72	7.25	0.00	4.80	0.00	0.00	0.84	0.00	2.06
4	14.40	0.00	4.7	4.40	4.7	0.00	6.09	0.00	0.20	0.00	0.00	8.08
5	5.80	2.2	5.80	3.68	3.68	2.2	3.59	0.6	0.00	3.20	0.00	6.88
6	3.56	0.21	3.56	3.29	3.27	0.21	0.34	0.0	0.00	12.95	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	9.3	0.28	9.3	8.87	8.87	0.28	0.38	0.00	0.00	4.1	0.00	1.02
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
0	3.30	0.3	3.30	3.7	3.23	0.13	1.24	0.00	0.24	1.86	0.00	0.3
	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	5.85	0.00	0.00
2	4.84	0.00	4.94	4.94	4.94	0.00	4.31	0.00	0.00	0.34	0.00	0.24
3	9.87	0.00	9.87	9.87	9.87	0.00	8.69	0.00	0.03	0.93	0.00	0.25
4	0.22	0.00	0.9	0.22	0.9	0.00	8.89	0.00	0.00	1.21	0.00	0.03
5	5.61	0.00	5.6	5.6	5.61	0.00	4.81	0.00	0.00	0.54	0.00	0.20
6	0.18	0.00	0.18	0.6	0.0	0.00	9.03	0.00	0.00	0.84	0.24	0.18
7	4.0	0.00	4.0	4.0	4.0	0.00	2.80	0.00	0.00	1.2	0.0	0.00
8	0.21	0.00	10.27	0.27	0.27	0.00	5.95	0.00	0.00	4.32	0.10	0.00
9	5.50	0.00	5.50	5.50	5.50	0.00	0.9	0.00	0.00	5.31	0.00	0.00
TOTAL	145.32	3.33	144.59	141.88	141.26	3.33	61.58	0.17	0.71	54.60	1.04	25.08

LEGEND

- PROPERTY BOUNDARY
- REGULATED STREAM
- FP — 100-YR FLOODPLAIN
- 100-YR FLOODPLAIN EASEMENT
- PMA — PRIMARY MANAGEMENT AREA (PMA)
- CONSERVATION EASEMENT
- WETLAND
- WB — 25' WETLAND BUFFER
- EXISTING TREE LINE
- EXISTING NON-WOODLAND AREA
- PROPOSED TREE LINE
- 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
- CLEARED FLOODPLAIN AREA (C-FP)
- CLEARED OFF-SITE AREA (C-OS)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND RETAINED-NOT CREDITED
- 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	DRO#	REASON FOR REVISION
	J.L. Staszˇ	12/29/04		
01	Kim Finch	03/07/15		
02	Kim Finch	07/14/16		
03	Kim Finch	03/01/17	SDP-0320-03	REVISED PER PLANNING BOARD RESOLUTION
04	[illegible]	7/11/17	SDP-0320-06	REVISED TO ELIMINATE LOTS SOUTHWEST OF PEPCO RIGHT-OF-WAY AND CHANGE SEWER ALIGNMENT
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
	07/08/04	R.G.	01/04/05
01			

LANDSCAPE ARCHITECT 807 KEVIN ASHMORE FOSTER STATE OF MARYLAND

GLW GUTSCHICK 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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\10009\PLANS BY GLW\TCP\DANVILLE\10009-DANVILLE-TCP2-09 | DES. | DRN. RLG | CHK. KAF

DATE	REVISION	BY	APPR.
01/07/2011	ADDED HCE LIBER/FOLIOS AND REVISED WORKSHEETS PER KIM FINCH	LME	MFC
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

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

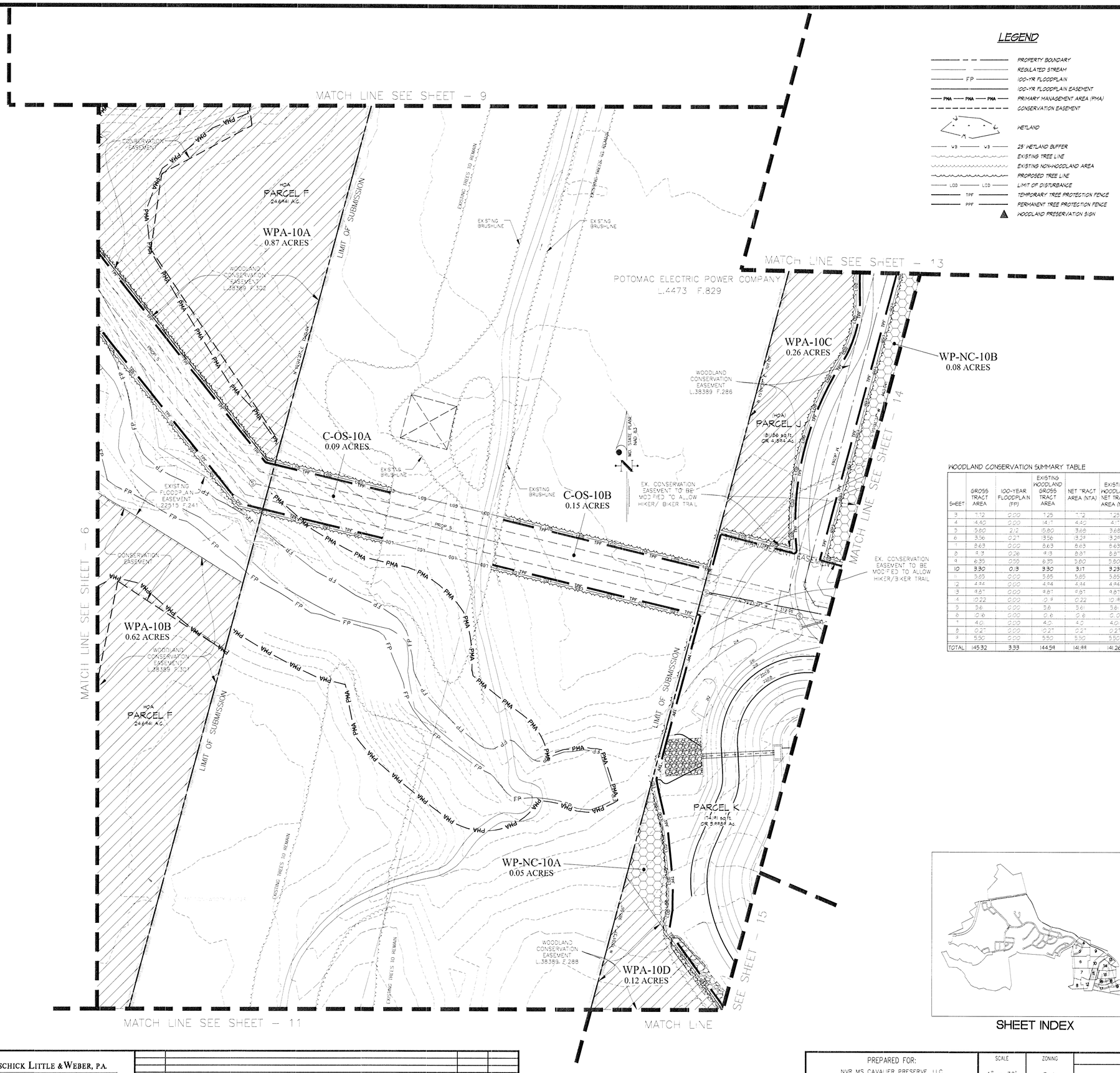
LOTS 1-4 BLOCK 'A', 7-9 & 14-28, BLOCK 'B', 13-31 BLOCK 'E', 16-39 BLOCK 'F'
LOTS 16-31 BLOCK 'G', 14-31 BLOCK 'H', 16-40 BLOCK 'I'

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

G. L. W. FILE No. 10009

SHEET 9 OF 19

© GLW 2012



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 (WP-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 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	7.72	0.00	7.25	7.72	7.25	0.00	4.80	0.00	0.00	0.39	0.00	2.06
4	4.40	0.00	4.1"	4.40	4.1"	0.00	6.04	0.00	0.20	0.00	0.00	8.08
5	5.60	2.2	15.80	3.68	3.68	2.2	3.59	0.16	0.00	3.20	0.00	6.59
6	3.56	0.2"	13.56	13.29	3.24	0.2"	0.34	0.0	0.00	2.95	0.00	0.00
7	8.63	0.00	8.63	8.63	5.63	0.00	0.00	0.00	0.00	8.63	0.00	0.00
8	4.3	0.26	4.13	8.87	8.87	0.26	0.33	0.00	0.00	1.47	0.00	7.02
9	6.35	0.55	6.35	5.80	5.80	0.55	0.41	0.00	0.24	5.34	0.00	0.00
10	3.30	0.13	3.30	3.17	3.23	0.13	1.24	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	4.3	0.00	0.00	0.39	0.00	0.24
13	4.87	0.00	4.87	4.87	4.87	0.00	3.64	0.00	0.03	0.33	0.00	0.25
14	10.22	0.00	10.4	10.22	10.4	0.00	8.84	0.00	0.00	1.21	0.00	0.28
15	5.6	0.00	5.6	5.61	5.61	0.00	4.87	0.00	0.00	0.54	0.00	0.20
16	0.6	0.00	0.6	0.6	0.0	0.00	4.03	0.00	0.00	0.84	0.24	0.18
17	4.0	0.00	4.0	4.0	4.0	0.00	2.80	0.00	0.00	.2	0.0	0.02
18	0.27	0.00	0.27	0.27	0.27	0.00	5.85	0.00	0.00	4.32	0.10	0.00
19	5.50	0.00	5.50	5.50	5.50	0.00	0.14	0.00	0.00	5.3	0.00	0.00
TOTAL	145.32	3.33	144.59	141.99	141.26	3.33	61.58	0.17	0.71	54.60	1.04	25.08

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

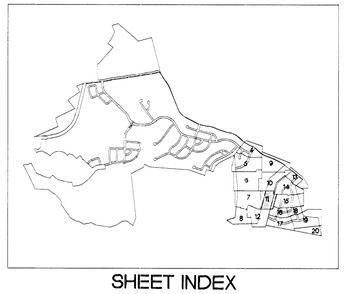
PROJECT NAME: DANVILLE ESTATES

PROJECT NUMBER: SDP-0320-06

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	SDP #	REASON FOR REVISION
	J.L. Stasz	12 29 04		
01	Kim Finch	03 07 15		
02	Kim Finch	07 14 16		
03	Kim Finch	03 01 17	SDP-0320-03	REVISION TO TCPII TO ADD A NEW SFD LOT, REVISE LOT 27 TO BE A NON-RESIDENTIAL LOT, REVISE LOT 28 TO BE A NON-RESIDENTIAL LOT
04	[illegible]	[illegible]	SDP-0320-06	REVISION TO TCPII TO ADD A NEW SFD LOT, REVISE LOT 28 TO BE A RESIDENTIAL LOT
05				



SHEET INDEX

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
	07/08/04	R.G.	01/04/05
01			

LANDSCAPE ARCHITECT 807 KEVIN ASHMORE FOSTER STATE OF MARYLAND

GLW GUTSCHICK 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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\10009\PLANS BY GLW\TCP\DANVILLE\10009-DANVILLE-TCP2-10 | DES. | DRN. RLG | CHK. KAF

DATE	REVISION	BY	APP'R.
01/07/2017	ADDED INCE LIBERIFOLIOS AND REVISED WORKSHEETS PER KIM FINCH	LME	MFC
01/24/2016	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

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

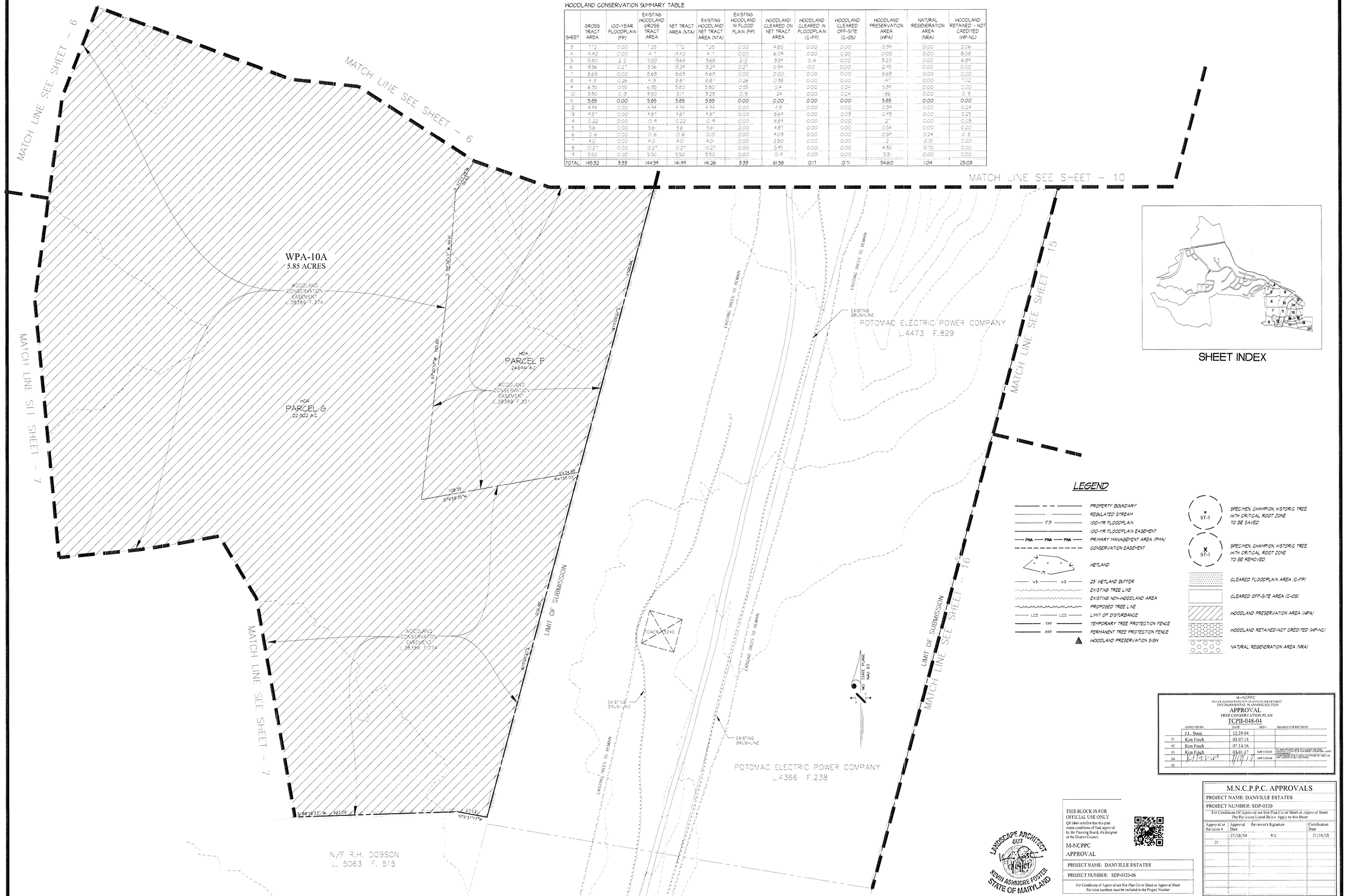
G. L. W. FILE No. 10009

SHEET 10 OF 19

© GLW 2012

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 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	7.72	0.00	7.25	7.72	7.25	0.00	4.80	0.00	0.00	0.39	0.00	2.06
4	4.40	0.00	4.7	4.40	4.7	0.00	6.09	0.00	0.20	0.00	0.00	8.08
5	5.80	2.2	5.80	3.68	3.68	2.12	3.59	0.6	0.00	3.20	0.00	6.89
6	13.56	0.21	3.56	13.34	3.34	0.21	0.34	0.0	0.00	2.45	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	9.3	0.26	9.13	8.87	8.87	0.26	0.38	0.00	0.00	.47	0.00	1.02
9	6.35	0.55	6.35	5.80	5.80	0.55	0.4	0.00	0.24	5.38	0.00	0.00
10	3.90	0.3	3.90	3.7	3.28	0.13	.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
2	4.94	0.00	4.94	4.94	4.94	0.00	4.31	0.00	0.00	0.39	0.00	0.24
3	9.87	0.00	9.87	9.87	9.87	0.00	8.69	0.00	0.03	0.43	0.00	0.25
4	0.22	0.00	0.19	0.22	0.19	0.00	8.89	0.00	0.00	.27	0.00	0.03
5	5.6	0.00	5.6	5.6	5.61	0.00	4.87	0.00	0.00	0.54	0.00	0.20
6	0.6	0.00	0.6	0.6	0.10	0.00	9.03	0.00	0.00	0.88	0.24	0.6
7	4.0	0.00	4.0	4.0	4.0	0.00	2.80	0.00	0.00	.2	0.10	0.00
8	10.21	0.00	0.21	0.21	10.21	0.00	5.95	0.00	0.00	4.92	0.10	0.00
9	5.50	0.00	5.50	5.50	5.50	0.00	0.19	0.00	0.00	5.31	0.00	0.00
TOTAL	145.32	3.33	144.59	141.99	141.26	3.33	61.58	0.17	0.71	54.60	1.04	25.08



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

	APPROVED BY	DATE	SDP #	REASON FOR REVISION
	J.L. Staez	12.29.04		
01	Kim Finch	03.07.15		
02	Kim Finch	07.14.16		
03	Kim Finch	03.01.17	SDP-0320-03	TCP2 CONFORMS TO APPROVED SDP-0320-03 AND ADDS THE REQUIRED TCP2 NOTES AND GENERAL NOTES
04			SDP-0320-06	ADD PROPERTY LINE, ADJUST LIMITS OF DISTURBANCE, ADD ADDITIONAL WOODLAND CLEARING
05				

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-0320-06

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

LANDSCAPE ARCHITECT 807 KEVIN ASHMORE FOSTER STATE OF MARYLAND

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
	07/08/04	R.G.	01/04/05
01			

GLW GUTSCHICK 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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\10009\PLANS BY GLW\TCP1\DANVILLE\10009-DANVILLE-TCP2-11 | DES. | DRN. RLG | CHK. KAF

DATE	REVISION	BY	APPR.
01/07/2011	ADDED WCE LIBER/FOLIOS AND REVISED WORKSHEETS PER KIM FINCH	LME	MFC
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

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

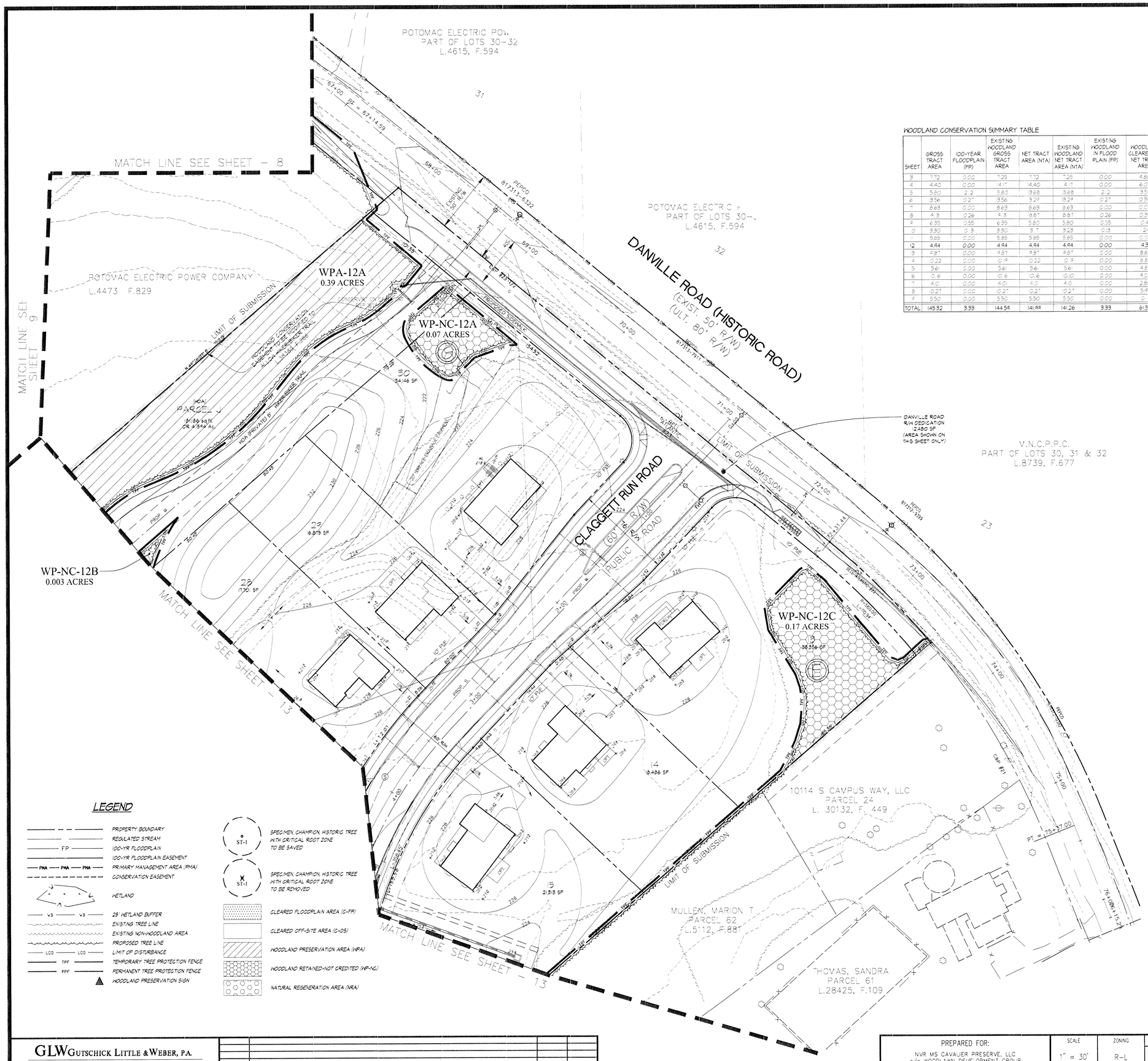
LOTS 1-4 BLOCK 'A', 7-9 & 14-28, BLOCK 'B', 13-31 BLOCK 'E', 16-39 BLOCK 'F'
LOTS 16-31 BLOCK 'G', 14-31 BLOCK 'H', 16-40 BLOCK 'I'

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

G. L. W. FILE No. 10009

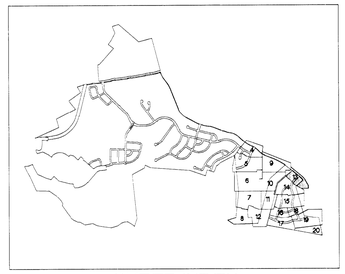
SHEET 11 OF 19

© GLW 2012



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 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	7.72	0.00	7.25	7.72	7.25	0.00	4.80	0.00	0.00	0.38	0.00	2.06
4	4.40	0.00	4.17	4.40	4.17	0.00	6.09	0.00	0.20	0.00	0.00	8.08
5	5.80	2.2	5.80	3.68	3.68	2.2	3.55	0.6	0.00	3.20	0.00	6.83
6	3.56	0.21	3.56	3.29	3.29	0.21	0.34	0.01	0.00	2.95	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	9.3	0.26	9.3	8.87	8.87	0.26	0.98	0.00	0.00	1.47	0.00	3.02
9	6.35	0.55	6.35	5.80	5.80	0.55	0.41	0.00	0.24	5.38	0.00	0.00
10	3.90	0.3	3.90	3.7	3.23	0.13	1.24	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	4.84	0.00	4.84	4.84	4.84	0.00	4.31	0.00	0.00	0.34	0.00	0.24
13	9.87	0.00	9.87	9.87	9.87	0.00	8.69	0.00	0.03	0.93	0.00	0.23
14	10.22	0.00	10.19	10.22	10.19	0.00	8.89	0.00	0.00	1.21	0.00	0.23
15	5.61	0.00	5.61	5.61	5.61	0.00	4.87	0.00	0.00	0.54	0.00	0.20
16	10.6	0.00	10.6	10.6	10.10	0.00	9.03	0.00	0.00	0.88	0.24	0.19
17	4.0	0.00	4.01	4.0	4.0	0.00	2.80	0.00	0.00	0	0.0	0.00
18	10.21	0.00	10.21	10.21	10.21	0.00	5.95	0.00	0.00	4.32	0.70	0.00
19	5.50	0.00	5.50	5.50	5.50	0.00	0.3	0.00	0.00	5.3	0.00	0.00
TOTAL	145.32	3.33	144.54	141.99	141.26	3.33	61.58	0.17	0.71	54.60	1.04	25.08



SHEET INDEX

LEGEND

- PROPERTY BOUNDARY
- REGULATED STREAM
- FP — 100-YR FLOODPLAIN
- 100-YR FLOODPLAIN EASEMENT
- PMA — PRIMARY MANAGEMENT AREA (PMA)
- CONSERVATION EASEMENT
- NETLAND
- WB — 25' WETLAND BUFFER
- EXISTING TREE LINE
- EXISTING NON-WOODLAND AREA
- PROPOSED TREE LINE
- LCD — 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 (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, it's designee or the District Council.

M-NCPPC
APPROVAL

PROJECT NAME: DANVILLE ESTATES

PROJECT NUMBER: SDP-0320-06

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
	J.L. Stasz	12/29/04		
01	Kim Finch	03/07/15		
02	Kim Finch	07/14/16		
03	Kim Finch	03/01/17	SDP-0320-03	TO ADD A 2,480 SF AREA OF DEDICATION TO THE DANVILLE ROAD RIGHT-OF-WAY
04	[illegible]	7/11/17	SDP-0320-06	TO ADD A 2,480 SF AREA OF DEDICATION TO THE DANVILLE ROAD RIGHT-OF-WAY, TO ADD A 2,480 SF AREA OF CLEARING
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
	07/08/04	R.G.	01/04/05
01			

LANDSCAPE ARCHITECT 807 KEVIN ASHMORE FOSTER STATE OF MARYLAND

GLW GUTSCHICK 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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\2001\2048\MWS\10009\PLANS 8* GLW\TCPII\DANVILLE\10009-DANVILLE-TCP2-13 | DES. | DRN. RLG | CHK. KAF

DATE	REVISION	BY	APP'R
07/07/2011	ADDED WCE LIBER/FOLIOS AND REVISED WORKSHEETS PER KIM FINCH	LME	MFC
01/21/2016	REVISED TO ELIMINATE LOTS SOUTHWEST OF PEPCO RIGHT-OF-WAY AND CHANGE SEWER ALIGNMENT	RLG	MFC
11/12/13	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

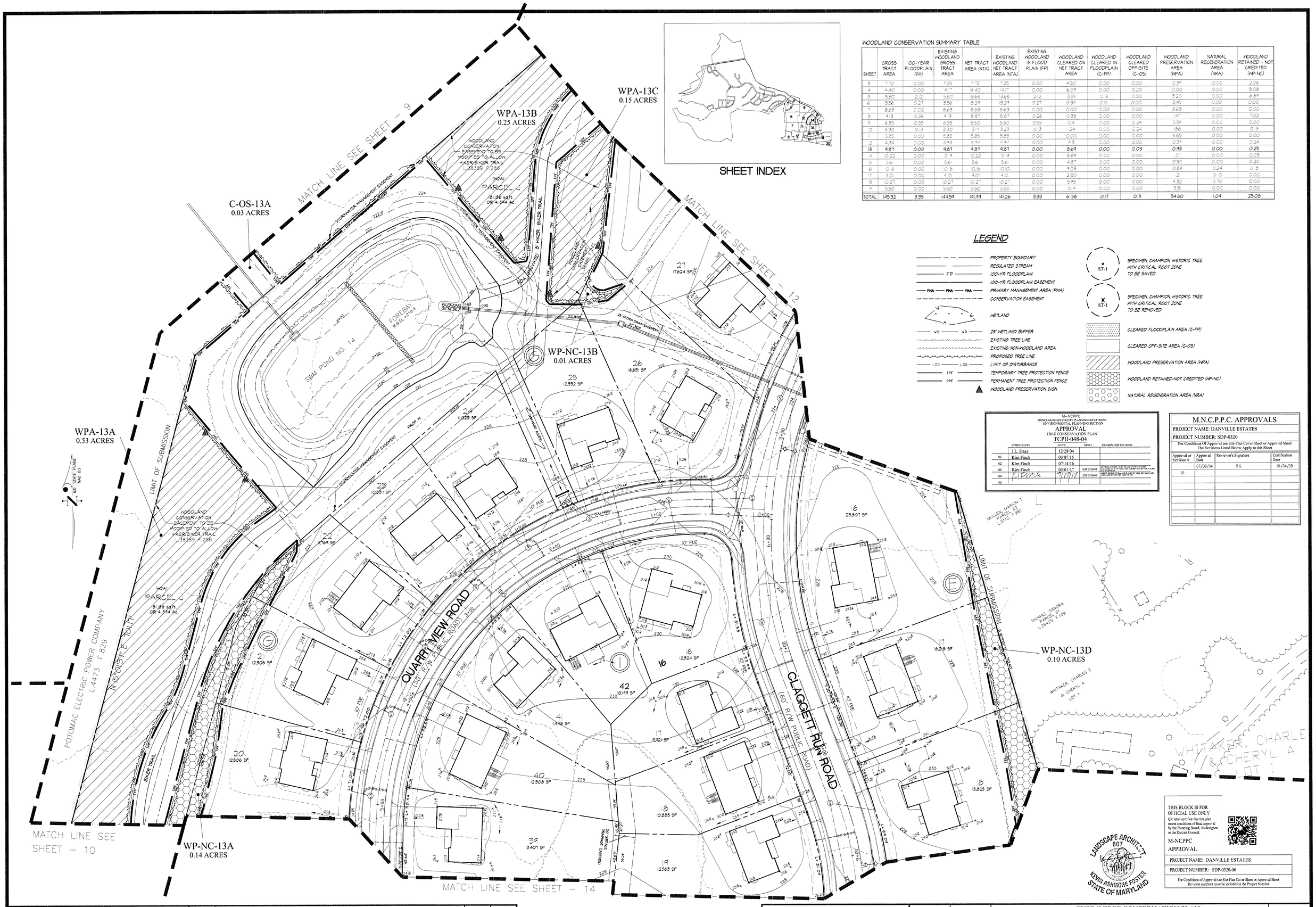
LOTS 1-4 BLOCK 'A', 7-9 & 14-28, BLOCK 'B', 13-31 BLOCK 'E', 16-39 BLOCK 'F'
LOTS 16-31 BLOCK 'G', 14-31 BLOCK 'H', 16-40 BLOCK 'I'

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

G. L. W. FILE No. 10009

SHEET 12 OF 19

© GLW 2012



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 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	7.72	0.00	7.25	7.72	7.25	0.00	4.80	0.00	0.00	0.39	0.00	2.06
4	14.40	0.00	4.17	14.40	14.17	0.00	6.09	0.00	0.20	0.00	0.00	8.08
5	5.80	2.12	5.80	13.68	13.68	2.12	3.54	0.6	0.00	3.20	0.00	6.84
6	3.56	0.21	3.56	13.29	13.29	0.21	0.34	0.0	0.00	12.95	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	9.13	0.26	9.13	8.87	8.87	0.26	0.38	0.00	0.00	1.67	0.00	7.02
9	6.35	0.55	6.35	5.80	5.80	0.55	0.4	0.00	0.24	5.38	0.00	0.00
10	3.30	0.13	3.30	3.17	3.23	0.13	.24	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
2	4.94	0.00	4.94	4.94	4.94	0.00	4.3	0.00	0.00	0.39	0.00	0.24
13	9.87	0.00	9.87	9.87	9.87	0.00	8.69	0.00	0.03	0.93	0.00	0.25
4	10.22	0.00	0.19	0.22	0.19	0.00	8.89	0.00	0.00	.27	0.00	0.03
5	5.61	0.00	5.61	5.61	5.61	0.00	4.87	0.00	0.00	0.54	0.00	0.20
6	10.8	0.00	10.6	10.6	10.10	0.00	9.03	0.00	0.00	0.84	0.24	0.18
17	4.01	0.00	4.01	4.01	4.0	0.00	2.80	0.00	0.00	.2	0.0	0.00
8	10.27	0.00	0.27	0.27	10.27	0.00	5.95	0.00	0.00	4.32	0.70	0.00
9	5.50	0.00	5.50	5.50	5.50	0.00	0.9	0.00	0.00	5.31	0.00	0.00
TOTAL	145.32	3.33	144.59	141.88	141.26	3.33	61.58	0.17	0.71	54.60	1.04	25.08

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
	J.L. Stasz	12-29-04		
01	Kim Finch	03-07-15		
02	Kim Finch	07-14-16		
03	Kim Finch	03-01-17	SDP-0320-03	TO REVISE NOTES AND ADD A NOTE TO THE WOODLAND CONSERVATION WORKSHEET TO REFLECT A REDUCTION IN WOODLAND CLEARING AS REQUIRED BY DPIE AS PART OF A FUTURE SE REVISION. APPLICANT IS NOT CLEARING
04			SDP-0320-06	
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
	07/08/04	R.G.	01/04/05
01			

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board, t/a designee or the District Council.
M-NCPPC
APPROVAL

PROJECT NAME: DANVILLE ESTATES

PROJECT NUMBER: SDP-0320-06

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

LANDSCAPE ARCHITECT 607 KEVIN ASHMORE FOSTER STATE OF MARYLAND

GLW GUTSCHICK 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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\10009\PLANS BY GLW\TCP2\DANVILLE\10009-DANVILLE-TCP2-13 | DES. | DRN. RLG | CHK. KAF

DATE	REVISION	BY	APP'R.
01/07/2017	ADDED WCE LIBER/FOLIOS AND REVISED WORKSHEETS PER KIM FINCH	LME	MFC
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

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

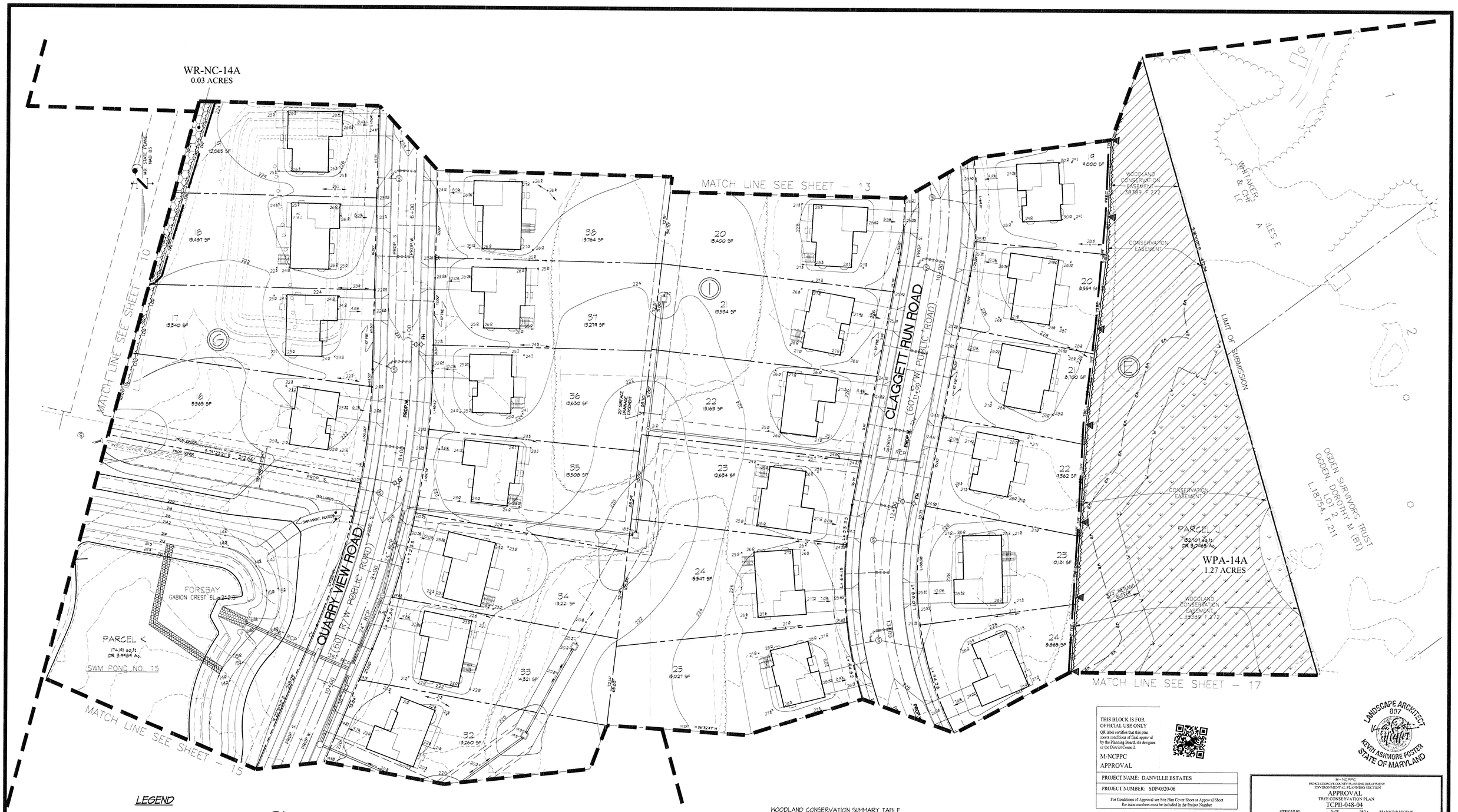
LOTS 1-4 BLOCK 'A', 7-9 & 14-28, BLOCK 'B', 13-31 BLOCK 'E', 16-39 BLOCK 'F'
LOTS 16-31 BLOCK 'G', 14-31 BLOCK 'H', 16-40 BLOCK 'I'

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

G. L. W. FILE No. 10009

SHEET 13 OF 19

© GLW 2012



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-0320-06
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

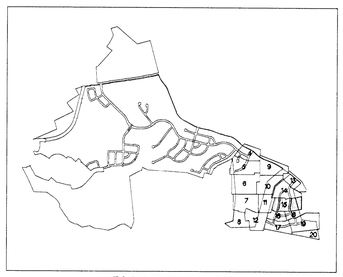
LANDSCAPE ARCHITECT 807 KEVIN ASHMORE FOSTER STATE OF MARYLAND

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
	J.L. Staaz	12/29/04		
01	Kim Finch	03/07/15		
02	Kim Finch	07/14/16		
03	Kim Finch	03/01/17	SDP 0320-03	REVISED AREA AND ADDED A WOODLAND REPORT TABLE AND A TREE CONSERVATION SUMMARY TABLE
04	[illegible]	7/17/17	SDP 0320-06	REVISED AREA AND ADDED A WOODLAND REPORT TABLE AND A TREE CONSERVATION SUMMARY TABLE
05				

LEGEND

- PROPERTY BOUNDARY
- REGULATED STREAM
- FP — 100-YR FLOODPLAIN
- 100-YR FLOODPLAIN EASEMENT
- PMA — PMA — PMA — PRIMARY MANAGEMENT AREA (PMA)
- CONSERVATION EASEMENT
- WETLAND
- WB — WB — 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
- 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

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 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	7.72	0.00	7.25	7.72	7.25	0.00	4.80	0.00	0.00	0.39	0.00	2.06
4	4.40	0.00	14.17	4.40	4.7	0.00	6.04	0.00	0.20	0.00	0.00	3.08
5	15.80	2.2	5.80	13.68	3.68	2.2	3.53	0.6	0.00	3.20	0.00	6.84
6	13.56	0.21	3.56	13.29	3.29	0.27	0.34	0.0	0.00	12.95	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	8.3	0.26	8.13	8.87	8.87	0.26	0.38	0.00	0.00	4.7	0.00	7.02
9	6.35	0.55	6.35	5.80	5.80	0.55	0.41	0.00	0.24	5.34	0.00	0.00
10	3.30	0.13	3.30	3.17	3.23	0.13	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	4.94	0.00	4.94	4.94	4.94	0.00	4.31	0.00	0.00	0.39	0.00	0.24
13	9.87	0.00	9.87	9.87	9.87	0.00	8.64	0.00	0.03	0.93	0.00	0.25
14	10.22	0.00	10.19	10.22	10.19	0.00	8.84	0.00	0.00	1.27	0.00	0.03
15	5.61	0.00	5.61	5.61	5.61	0.00	4.87	0.00	0.00	0.54	0.00	0.20
16	10.16	0.00	0.16	0.16	0.10	0.00	4.03	0.00	0.00	0.84	0.24	0.18
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	10.27	0.00	10.27	10.27	10.27	0.00	5.45	0.00	0.00	4.32	0.10	0.00
19	5.50	0.00	5.50	5.50	5.50	0.00	0.19	0.00	0.00	5.31	0.00	0.00
TOTAL	145.32	3.33	144.54	141.99	141.26	3.33	61.58	0.17	0.71	54.60	1.04	25.08

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
	07/08/04	R.G.	01/04/05
01			

GLW GUTSCHICK 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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\ADD\DRAWINGS\10009\PLANS BY OLW\TCP1\DANVILLE\10009-DANVILLE-TCP2-14 DES. DRN. RLG CHK. KAF

DATE	REVISION	BY	APP'R.
07/07/2017	ADDED WOE LIBER/FOLIOS AND REVISED WORKSHEETS PER KIM FINCH	LMB	MFG
01/29/2016	REVISED TO ELIMINATE LOTS SOUTHWEST OF PEPCO RIGHT-OF-WAY AND CHANGE SEWER ALIGNMENT	RLG	MFG
11/20/13	REVISED PER PLANNING BOARD RESOLUTION	KAB	KAF

© GLW 2012

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

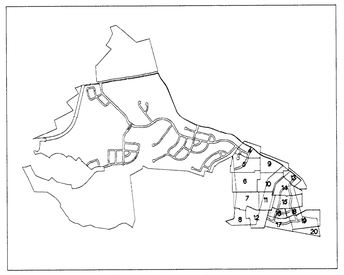
SHEET 14 OF 19

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 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	7.72	0.00	7.25	7.72	7.25	0.00	4.80	0.00	0.00	0.39	0.00	2.06
4	14.40	0.00	14.17	14.40	14.17	0.00	6.09	0.00	0.20	0.00	0.00	8.08
5	5.80	2.2	5.80	3.68	3.68	2.12	3.59	0.16	0.00	3.20	0.00	0.29
6	3.56	0.27	3.56	3.29	3.29	0.27	0.34	0.0	0.00	2.95	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	9.3	0.26	9.13	8.87	8.87	0.26	0.38	0.00	0.00	1.47	0.00	7.02
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	3.30	0.13	3.30	3.17	3.23	0.13	1.24	0.00	0.24	1.86	0.00	0.13
1	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	5.85	0.00	0.00
2	4.94	0.00	4.94	4.94	4.94	0.00	4.3	0.00	0.00	0.39	0.00	0.24
3	9.87	0.00	9.87	9.87	9.87	0.00	8.69	0.00	0.03	0.39	0.00	1.25
4	10.22	0.00	10.19	10.22	10.19	0.00	8.89	0.00	0.00	1.27	0.00	0.03
15	5.61	0.00	5.61	5.61	5.61	0.00	4.87	0.00	0.00	0.54	0.00	0.20
6	10.6	0.00	10.6	10.6	10.0	0.00	9.03	0.00	0.00	0.89	0.24	0.8
17	4.01	0.00	4.0	4.01	4.01	0.00	2.80	0.00	0.00	1.21	0.10	0.00
18	10.27	0.00	10.27	10.27	10.27	0.00	5.95	0.00	0.00	4.32	0.70	0.00
19	5.50	0.00	5.50	5.50	5.50	0.00	0.19	0.00	0.00	5.31	0.00	0.00
TOTAL	145.32	3.33	144.59	141.99	141.26	3.33	61.58	0.17	0.71	54.60	1.04	25.08

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

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-0320-06

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	DED #	REASON FOR REVISION
	J.L. Staaz	12/29/04		
01	Kim Finch	03/07/15		
02	Kim Finch	07/14/16		
03	Kim Finch	03/01/17	SDP-0320-03	TO REFLECT PLATS 5 AND 6 AND ADJUST LOD AND REMOVE TREES ALONG PROPERTY LINE ADJACENT TO PMA, ADJUST LOD TO REFLECT CHANGES TO PLATS 5 AND 6 AND REMOVE SEVERAL TREES ALONG PROPERTY LINE
04	[illegible]	7/14/17	SDP-0320-06	
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
	07/08/04	R.G.	01/04/05
01			

LANDSCAPE ARCHITECT
807
7/14/17
KEVIN ASHMORE FOSTER
STATE OF MARYLAND

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
13909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

J:\DADD\DRAWINGS\10009\PLANS BY GLW\TCPII\DANVILLE\10009-DANVILLE-TCP2-15 | DES. | DRN. RLG | CHK. KAF

DATE	REVISION	BY	APP'R.
01/07/2017	ADDED WLE LIBER/FOLIOS AND REVISED WORKSHEETS PER KIM FINCH	LME	MFC
01/24/2016	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

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

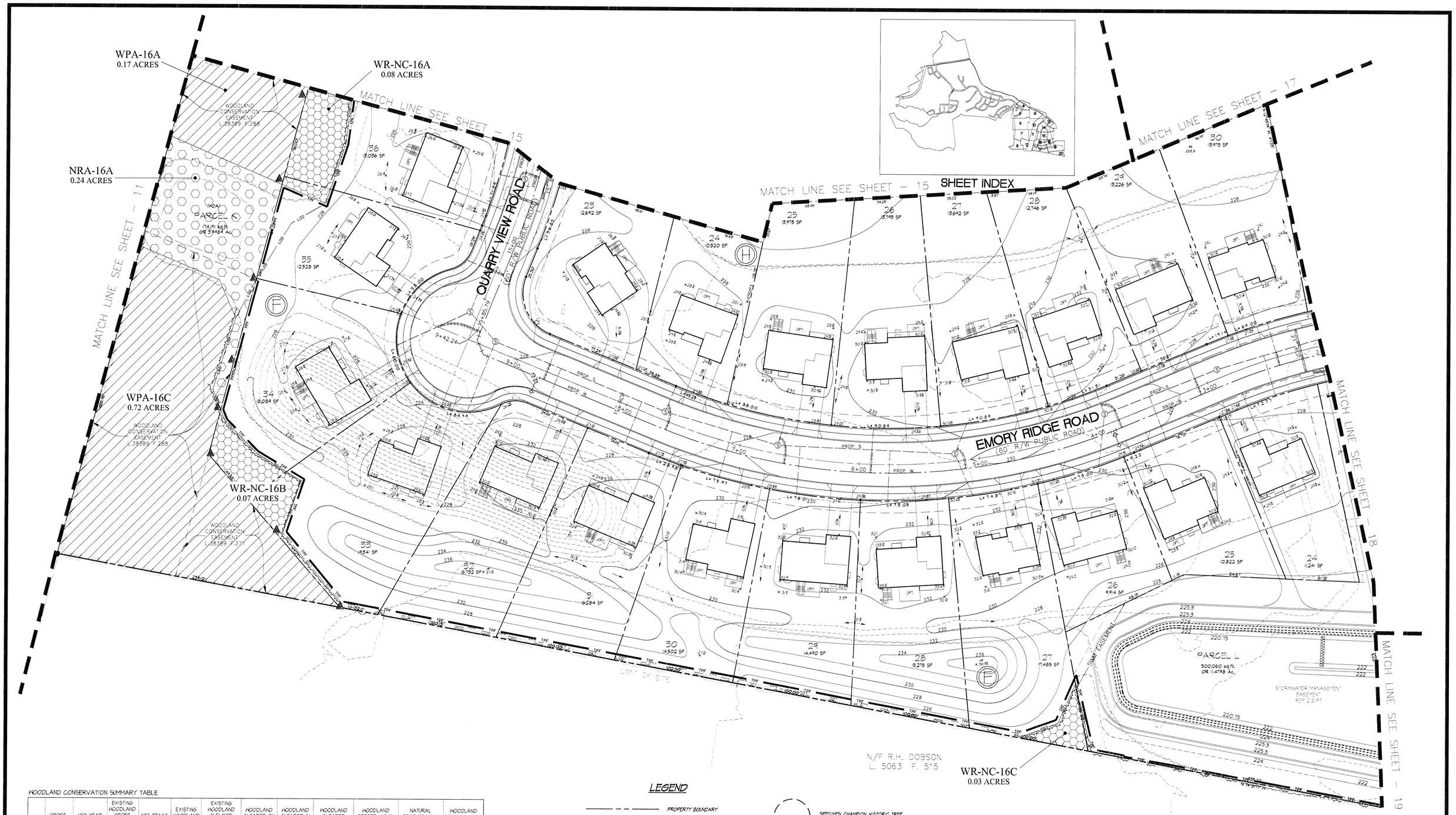
DANVILLE ESTATES
LOTS 1-4 BLOCK 'A', 7-9 & 14-28, BLOCK 'B', 13-31 BLOCK 'E', 16-39 BLOCK 'F'
LOTS 16-31 BLOCK 'G', 14-31 BLOCK 'H', 16-40 BLOCK 'I'

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

G. L. W. FILE No. 10009

SHEET 15 OF 19

© GLW 2012



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 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	7.72	0.00	7.25	7.72	7.25	0.00	4.80	0.00	0.00	0.39	0.00	2.06
4	4.40	0.00	4.17	4.40	4.17	0.00	6.08	0.00	0.20	0.00	0.00	8.08
5	5.80	2.12	9.80	3.68	3.68	2.12	3.59	0.18	0.00	3.20	0.00	6.89
6	3.56	0.21	3.56	3.29	3.29	0.21	0.34	0.01	0.00	12.95	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	9.3	0.26	9.3	8.87	8.87	0.26	0.38	0.00	0.00	1.47	0.00	7.02
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
0	3.30	0.13	3.30	3.17	3.23	0.13	.24	0.00	0.24	1.86	0.00	0.13
1	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	5.85	0.00	0.00
2	4.94	0.00	4.94	4.94	4.94	0.00	4.31	0.00	0.00	0.39	0.00	0.24
3	9.87	0.00	9.87	9.87	9.87	0.00	8.69	0.00	0.03	0.93	0.00	0.25
4	0.22	0.00	0.19	0.22	0.19	0.00	0.19	0.00	0.00	1.27	0.00	0.03
5	5.61	0.00	5.61	5.61	5.61	0.00	4.87	0.00	0.00	0.54	0.00	0.20
16	10.16	0.00	10.16	10.16	10.10	0.00	9.03	0.00	0.00	0.89	0.24	0.18
17	4.01	0.00	4.01	4.01	4.01	0.00	2.80	0.00	0.00	.2	0.0	0.00
8	0.27	0.00	0.27	0.21	0.27	0.00	5.45	0.00	0.00	4.32	0.70	0.00
19	5.50	0.00	5.50	5.50	5.50	0.00	0.19	0.00	0.00	5.31	0.00	0.00
TOTAL	145.32	3.33	144.59	141.99	141.26	3.33	61.58	0.17	0.71	54.60	1.04	25.08

LEGEND

- PROPERTY BOUNDARY
- REGULATED STREAM
- FP — 100-YR FLOODPLAIN
- 100-YR FLOODPLAIN EASEMENT
- PMA — PRIMARY MANAGEMENT AREA (PMA)
- CONSERVATION EASEMENT
- W — WETLAND
- WB — 25' WETLAND BUFFER
- EXISTING TREE LINE
- EXISTING NON-WOODLAND AREA
- PROPOSED TREE LINE
- 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
- 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)

LANDSCAPE ARCHITECT 807 KENNY ASHMORE FOSTER STATE OF MARYLAND

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-0320-06
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	ORD #	REASON FOR REVISION
01	J.L. Staszz	12/29/04		
02	Kim Finch	03/07/15		
03	Kim Finch	07/14/16		
03	Kim Finch	03/01/17	SDP-0320-03	TO: REMOVE LOT 5 BLOCK 'A' AND ADDED BICYCLE/HIKER TRAILS, ADDED 2.5' SIDEWALK
04	KFinch	7/17/17	SDP-0320-06	ADDED BUILDING 3 BLOCK 'L' LEAPFROG, 36' RESTOTAL, ADD PARKING AT THE END OF THE LANE
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
	07/08/04	R.G.	01/04/05
01			

GLW GUTSCHICK 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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

J:\CADD\DRAWINGS\10009\PLANS BY GLW\TCPI\DANVILLE\10009-DANVILLE-TCP2-16 DES. DRN. RLG CHK. KAF

DATE	REVISION	BY	APP'R.
07/07/2017	ADDED WCE LIBER/FOLIOS AND REVISED WORKSHEETS PER KIM FINCH	LME	MFG
01/29/2016	REVISED TO ELIMINATE LOTS SOUTHWEST OF PEPCO RIGHT-OF-WAY AND CHANGE SEWER ALIGNMENT	RLG	MFG
11/20/13	REVISED PER PLANNING BOARD RESOLUTION	KAB	KAF

© GLW 2012

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

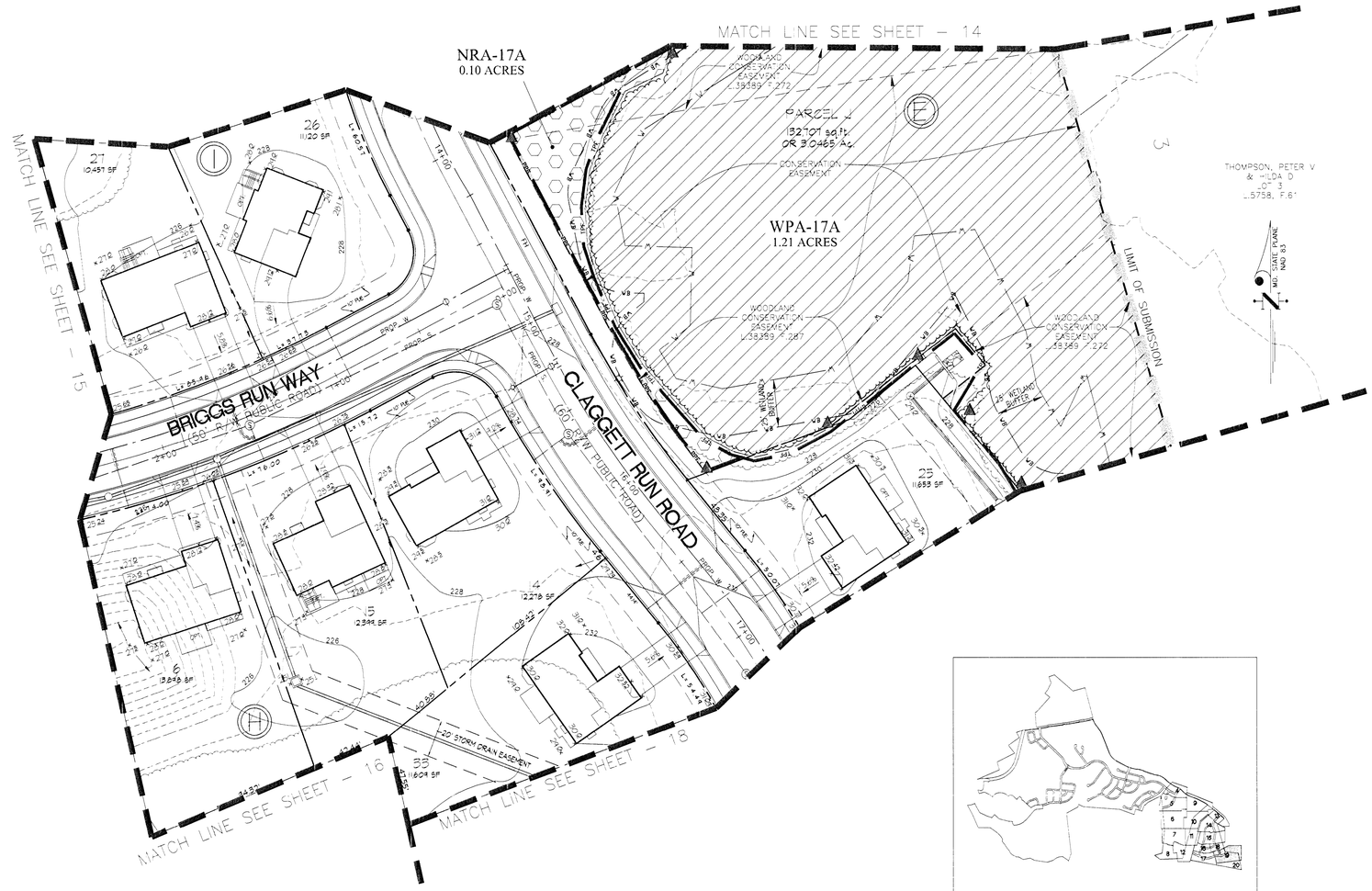
SHEET 16 OF 19

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 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	7.72	0.00	7.25	7.72	7.25	0.00	4.80	0.00	0.00	0.34	0.00	2.06
4	14.40	0.00	14.17	14.40	14.17	0.00	6.09	0.00	0.20	0.00	0.00	8.08
5	15.80	2.12	5.80	13.68	3.68	2.12	3.59	0.16	0.00	3.20	0.00	6.84
6	3.56	0.21	3.56	3.23	3.23	0.21	0.34	0.01	0.00	2.85	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	9.3	0.26	9.3	8.87	8.87	0.26	0.38	0.00	0.00	.41	0.00	7.02
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
0	3.30	0.13	3.30	3.17	3.23	0.13	.24	0.00	0.24	.86	0.00	0.13
	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	5.85	0.00	0.00
2	4.94	0.00	4.94	4.94	4.94	0.00	4.31	0.00	0.00	0.39	0.00	0.24
3	9.87	0.00	9.87	9.87	9.87	0.00	8.69	0.00	0.03	0.93	0.00	0.25
4	10.22	0.00	10.14	10.22	10.14	0.00	8.84	0.00	0.00	1.21	0.00	0.03
5	5.6	0.00	5.61	5.61	5.61	0.00	4.87	0.00	0.00	0.54	0.00	0.20
6	10.6	0.00	10.6	10.16	10.10	0.00	9.23	0.00	0.00	0.88	0.24	0.18
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
8	10.27	0.00	10.27	10.27	10.27	0.00	5.95	0.00	0.00	4.32	0.10	0.00
9	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	141.99	141.26	3.33	61.58	0.17	0.71	54.60	1.04	25.08

LEGEND

- PROPERTY BOUNDARY
- REGULATED STREAM
- FP — 100-YR FLOODPLAIN
- 100-YR FLOODPLAIN EASEMENT
- PMA — PRIMARY MANAGEMENT AREA (PMA)
- CONSERVATION EASEMENT
- W — WETLAND
- WB — 25' WETLAND BUFFER
- EXISTING TREE LINE
- EXISTING NON-WOODLAND AREA
- PROPOSED TREE LINE
- 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
- 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

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-0320-06
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
	J.L. Staszr	12.29.04		
01	Kim Finch	03.07.15		
02	Kim Finch	07.14.16		
03	Kim Finch	03.01.17	SDP-0320-03	TO ADD WETLAND BUFFER AT 25 FEET OF LOD ALONG WETLANDS ON PARCEL J AND REVISE NOTE FOR WOODLAND CLEARING
04	[illegible]	7/11/17	SDP-0320-06	TO ADD WETLAND BUFFER AT 25 FEET OF LOD ALONG WETLANDS ON PARCEL J, REVISE NOTE FOR WOODLAND CLEARING
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
	07/08/04	R.G.	01/04/05
01			

LANDSCAPE ARCHITECT
307
KENNETH ASKMORE FOSTER
STATE OF MARYLAND

GLW GUTSCHICK 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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R
07/07/2017	ADDED WCE LIBER/FOLIOS AND REVISED WORKSHEETS PER KIM FINCH	LME	MFG
01/29/2016	REVISED TO ELIMINATE LOTS SOUTHWEST OF PEPCO RIGHT-OF-WAY AND CHANGE SEWER ALIGNMENT	RLG	MFG
11/20/13	REVISED PER PLANNING BOARD RESOLUTION	KAB	KAF

L:\CADD\DRAWINGS\10009\PLANS BY DLW\TCP2\DANVILLE\10009-DANVILLE-TCP2-11 DES. DRN. RLG CHK. 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'
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

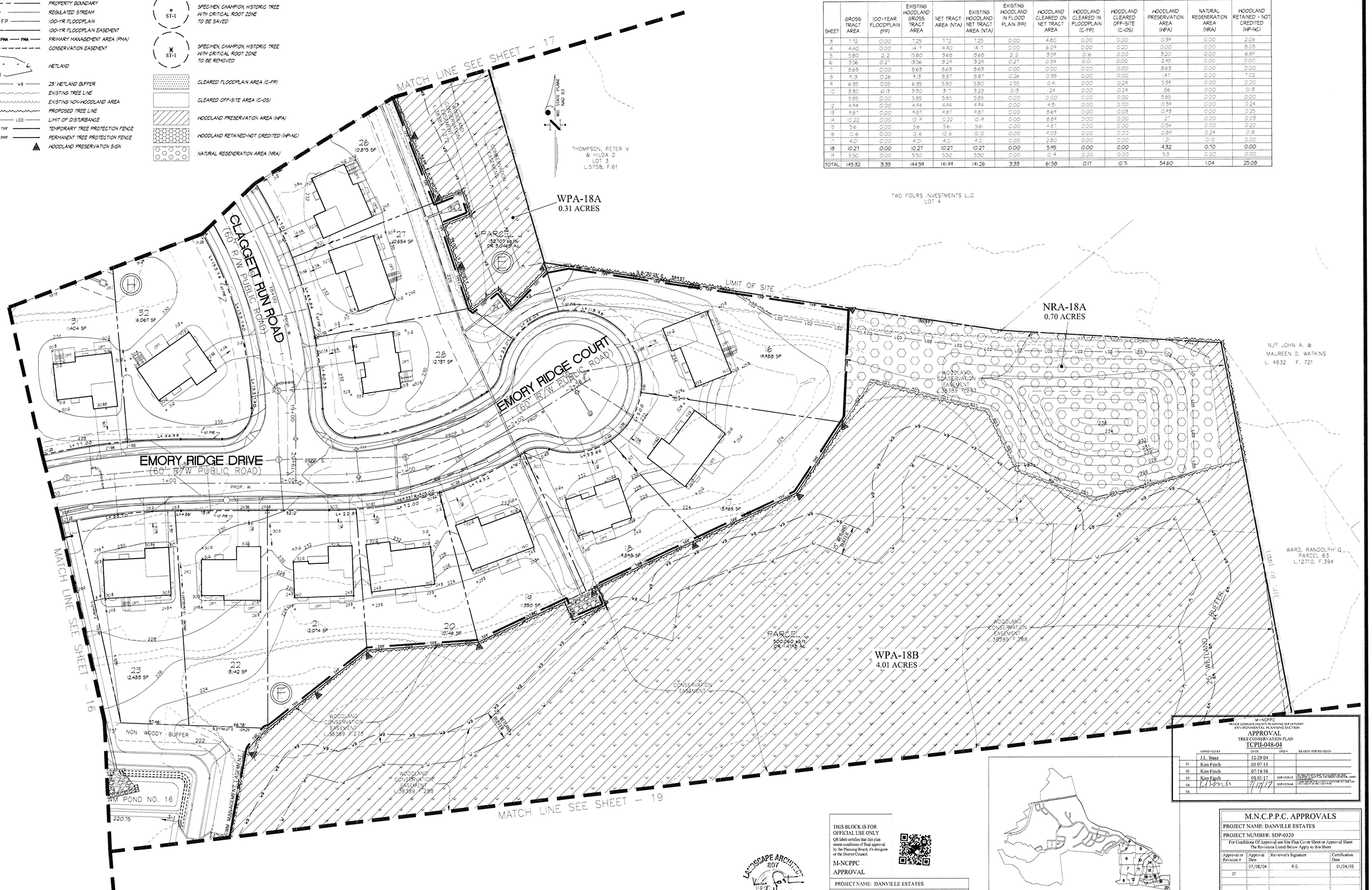
© GLW 2012

LEGEND

- PROPERTY BOUNDARY
- REGULATED STREAM
- FP — 100-YR FLOODPLAIN
- 100-YR FLOODPLAIN EASEMENT
- PMA — PRIMARY MANAGEMENT AREA (PMA)
- CONSERVATION EASEMENT
- WETLAND
- WB — 25' WETLAND BUFFER
- EXISTING TREE LINE
- EXISTING NON-WOODLAND AREA
- PROPOSED TREE LINE
- 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
- 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)

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 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	7.72	0.00	7.25	7.72	7.25	0.00	4.80	0.00	0.00	0.34	0.00	2.06
4	14.40	0.00	14.7	14.40	14.7	0.00	6.09	0.00	0.20	0.00	0.00	8.03
5	15.80	2.2	15.80	13.68	13.68	2.2	3.59	0.16	0.00	3.20	0.00	6.84
6	3.56	0.21	3.56	3.24	3.24	0.21	0.34	0.01	0.00	2.95	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	9.3	0.26	9.3	8.87	8.87	0.26	0.38	0.00	0.00	1.47	0.00	7.02
9	6.35	0.55	6.35	5.80	5.80	0.55	0.41	0.00	0.24	5.34	0.00	0.00
10	3.30	0.13	3.30	3.17	3.23	0.13	.24	0.00	0.24	.86	0.00	0.13
	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	5.85	0.00	0.00
12	4.94	0.00	4.94	4.94	4.94	0.00	4.31	0.00	0.00	0.34	0.00	0.24
13	9.87	0.00	9.87	9.87	9.87	0.00	8.69	0.00	0.03	0.93	0.00	0.25
14	10.22	0.00	10.9	0.22	10.9	0.00	8.84	0.00	0.00	.21	0.00	0.03
15	5.6	0.00	5.6	5.6	5.61	0.00	4.87	0.00	0.00	0.54	0.00	0.20
16	0.6	0.00	0.6	0.6	0.0	0.00	9.03	0.00	0.00	0.84	0.24	0.18
17	4.01	0.00	4.01	4.01	4.0	0.00	2.80	0.00	0.00	1.21	0.10	0.00
18	10.21	0.00	10.21	10.21	10.27	0.00	5.95	0.00	0.00	4.32	0.70	0.00
19	5.50	0.00	5.50	5.50	5.50	0.00	0.19	0.00	0.00	5.3	0.00	0.00
TOTAL	145.32	3.33	144.59	141.99	141.26	3.33	61.58	0.17	0.71	54.60	1.04	25.08



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

	APPROVED BY	DATE	SDP #	REASON FOR REVISION
	J.L. Stasz	12/29/04		
01	Kim Finch	03/07/15		
02	Kim Finch	07/14/16		
03	Kim Finch	03/01/17	SDP-0320-03	TO REVISE LOTS 8 AND 9 BLOCK 'H' TO REMOVE ST-1 AND ADD 1 SPECIMEN TREE TO BE SAVED
04	[illegible]	[illegible]	SDP-0320-06	TO REVISE 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'
05				

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-0320-06
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number

LANDSCAPE ARCHITECT 807 KEVIN ASHMORE FOSTER STATE OF MARYLAND

SHEET INDEX

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
	07/08/04	R.G.	01/04/05
01			

GLW GUTSCHICK 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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\2000\DRAWINGS\10009\PLANS BY GLW\TCP\DANVILLE\10009-DANVILLE-TCP2-18 | DES. | DRN. RLG | CHK. KAF

DATE	REVISION	BY	APP'R
07/07/2017	ADDED WCE LIBER/FOLIOS AND REVISED WORKSHEETS PER KIM FINCH	LME	MFC
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

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

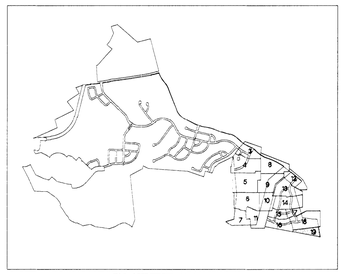
LOTS 1-4 BLOCK 'A', 7-9 & 14-28, BLOCK 'B', 13-31 BLOCK 'E', 16-39 BLOCK 'F'
LOTS 16-31 BLOCK 'G', 14-31 BLOCK 'H', 16-40 BLOCK 'I'

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

G. L. W. FILE No. 10009

SHEET 18 OF 19

© GLW 2012



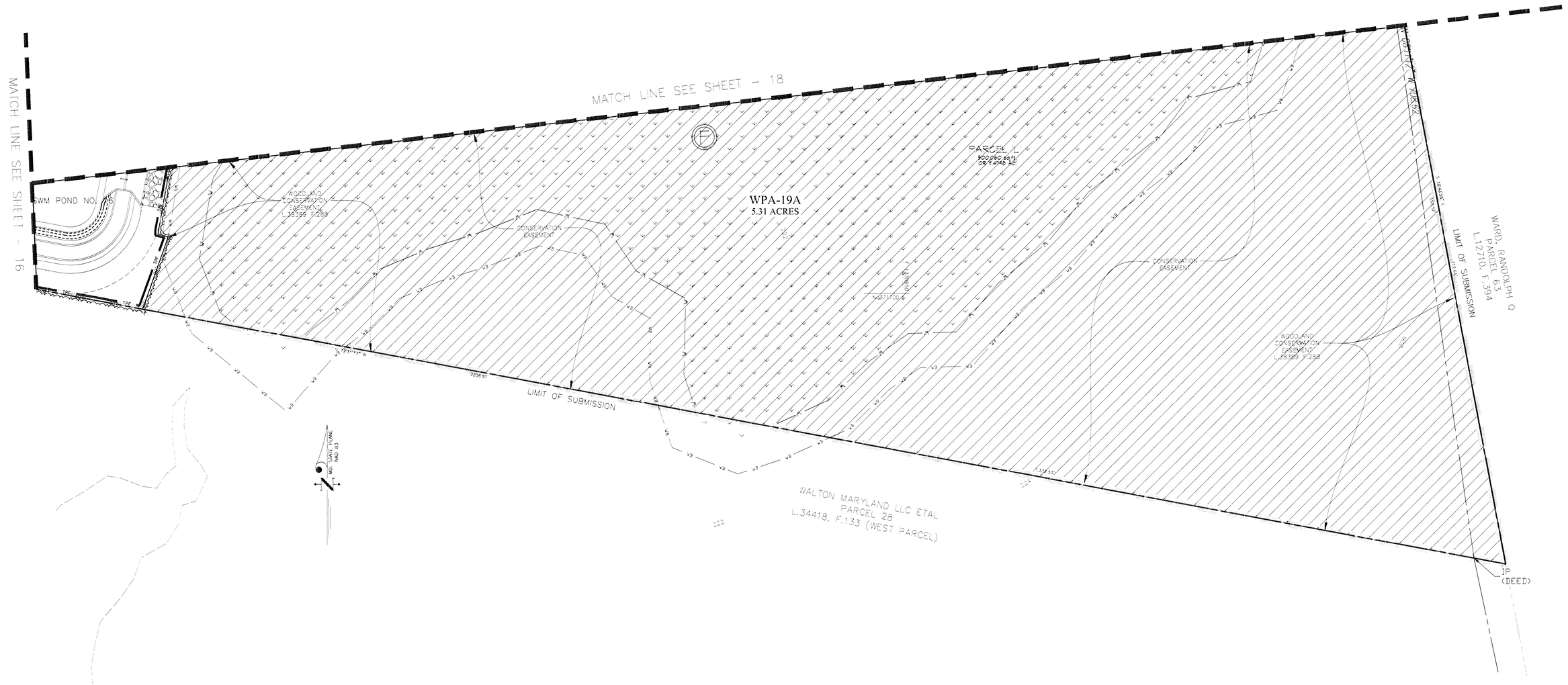
SHEET INDEX

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 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	7.72	0.00	7.25	7.72	7.25	0.00	4.80	0.00	0.00	0.39	0.00	2.06
4	4.40	0.00	4.17	4.40	4.17	0.00	6.09	0.00	0.20	0.00	0.00	8.08
5	5.80	2.2	5.80	13.68	3.68	2.12	3.54	0.6	0.00	3.20	0.00	6.84
6	3.56	0.27	13.56	3.29	3.29	0.27	0.34	0.0	0.00	12.95	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	8.3	0.26	4.3	8.37	8.37	0.26	0.38	0.00	0.00	4.7	0.00	3.02
9	6.35	0.55	6.35	5.80	5.80	0.55	0.4	0.00	0.24	5.38	0.00	0.00
10	3.30	0.13	3.30	3.17	3.23	0.13	2.4	0.00	0.24	.86	0.00	0.3
	5.85	0.00	5.85	5.85	5.85	0.00	0.00	0.00	0.00	5.85	0.00	0.00
2	4.94	0.00	4.84	4.74	4.74	0.00	4.3	0.00	0.00	0.39	0.00	0.24
3	9.87	0.00	9.87	9.87	9.87	0.00	9.69	0.00	0.03	0.43	0.00	0.25
4	0.22	0.00	0.4	0.22	0.19	0.00	8.89	0.00	0.00	.27	0.00	0.03
5	5.61	0.00	5.61	5.61	5.61	0.00	4.87	0.00	0.00	0.54	0.00	0.20
6	0.16	0.00	0.6	0.16	0.10	0.00	3.28	0.00	0.00	0.89	0.24	0.8
7	4.21	0.00	4.0	4.21	4.21	0.00	2.80	0.00	0.00	2	0.0	0.00
8	10.27	0.00	0.27	10.27	10.27	0.00	5.45	0.00	0.00	4.82	0.70	0.00
19	5.50	0.00	5.50	5.50	5.50	0.00	0.19	0.00	0.00	5.31	0.00	0.00
TOTAL	145.32	3.33	144.54	141.99	141.26	3.33	61.58	0.17	0.71	54.60	1.04	25.08

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
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-0320-06

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

LANDSCAPE ARCHITECT 807 KEVIN ASHMORE FOSTER STATE OF MARYLAND

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
	J.L. Staez	12/29/04		
01	Kim Finch	03/07/15		
02	Kim Finch	07/14/16		
03	Kim Finch	03/01/17	SDP-0320-03	
04	[illegible]	4/17/17	SDP-0320-06	
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
	07/08/04	R.G.	01/04/05
01			

GLW GUTSCHICK 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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
07/07/2017	ADDED NCE LIBER/FOLIOS AND REVISED WORKSHEETS PER KIM FINCH	LME	MPC
01/29/2016	REVISED TO ELIMINATE LOTS SOUTHWEST OF PEPCO RIGHT-OF-WAY AND CHANGE SEWER ALIGNMENT	RLG	MPC
11/20/13	REVISED PER PLANNING BOARD RESOLUTION	KAB	KAF

J:\CADD\DRAWINGS\10009\PLANS BY GLW\TCPII\DANVILLE\10009-DANVILLE-TCP2-19 | DES. | DRN. RLG | CHK. 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'
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 19 OF 19

© GLW 2012