

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

EXISTING UTILITY NOTES

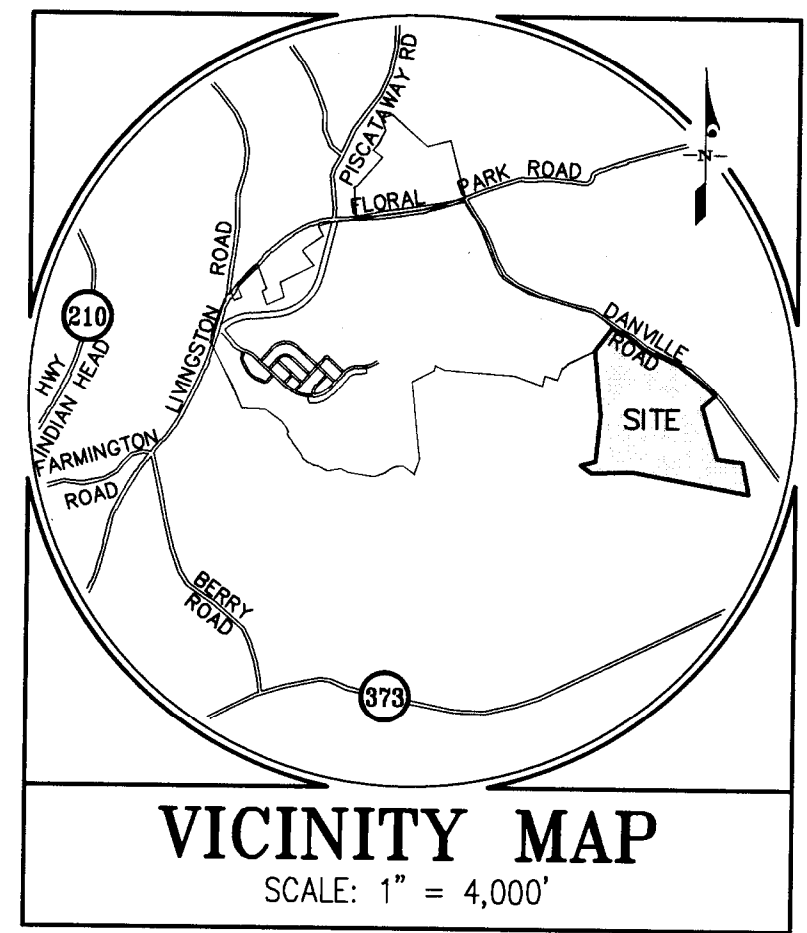
- 1) UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE AND HAS OBTAINED FROM AVAILABLE RECORDS. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- 2) THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.
- 3) FOR MARKING LOCATIONS OF EXISTING UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CITY OF ROCKVILLE UTILITIES DIVISION 240.94.8561 (48 HOURS BEFORE).
- 4) FOR FIELD LOCATION OF GAS LINE SERVICES, PLEASE NOTIFY WASHINGTON GAS LIGHT CO., 703-750-0000, 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
- 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

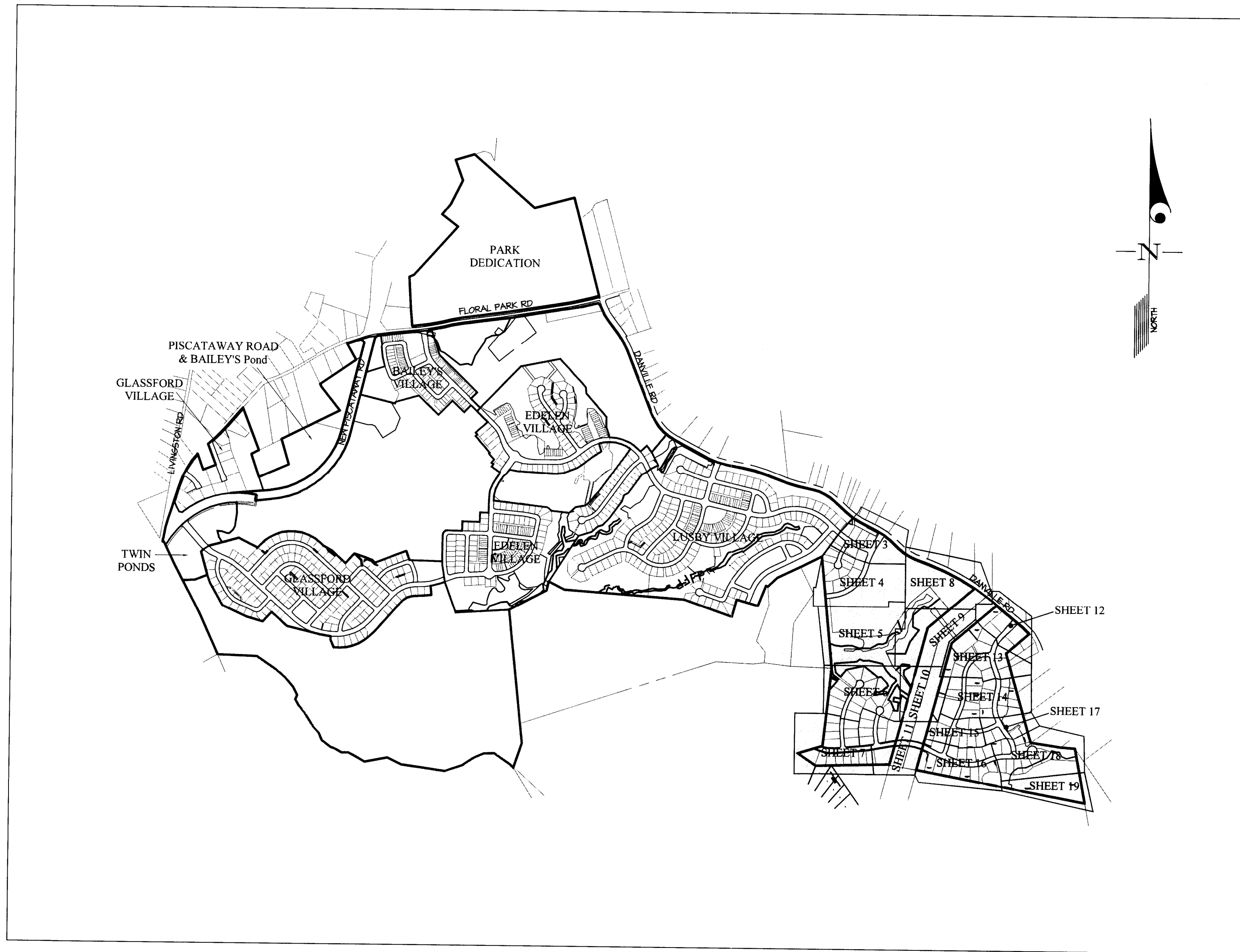
TCPII / 48 / 04

TYPE II TREE CONSERVATION PLAN



GENERAL NOTES / SITE DATA

1. OWNER / APPLICANT:
NVR MS CAVALIER PRESERVE LLC
8614 WESTWOOD CENTER DRIVE, SUITE 900
VIENNA, VIRGINIA 22182
2. 200 FOOT MAP REFERENCE: 210 SE 03, 210 SE 04
214 SE 03, 214 SE 04
3. TAX MAP / GRID: 143 B3, B4, C4 & 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: 8008470-11914-02
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 FLOOD PLAIN SHOWN ADJACENT TO THE SITE HAS BEEN DELINEATED FROM AN APPROVED FLOOD PLAIN STUDY FOR PISCATAWAY CREEK. SEE FLOOD HAZARD BOUNDARY MAP, PANEL 1046B. ONE FOOT WAS ADDED TO THE ELEVATIONS AT EACH CROSS SECTION AS RECOMMENDED BY D.E.R. ENGINEERING SERVICES SECTION. THIS DELINEATION AND THE REMAINING DELINEATION WAS APPROVED BY P.G.D.E.R. ON 07-25-06.
10. THIS PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
11. TOPOGRAPHY PROVIDED BY CLARK, FINEBROOK & SACKETT, INC., AS SHOWN ON THE PREVIOUSLY APPROVED SDP-0320.
12. PREVIOUSLY APPROVED TREE CONSERVATION PLANS: T.C.P. 01/04/14 - REVISED 06/11/03 T.C.P. II 48-04, 12/24/04.
13. DANVILLE ROAD IS A DESIGNATED HISTORIC ROAD.
14. THIS SITE IS LOCATED WITHIN THE MOUNT VERNON VINEYARD AREA.
15. PART OF THE PROPERTY SHOWN HEREON IS SUBJECT TO A WOODLAND AND WILDLIFE HABITAT CONSERVATION EASEMENT RECORDED IN LIBER 36782 AT FOLIO 122.



KEY MAP
SCALE: 1"=1000'

LEGEND

- PROPERTY BOUNDARY
SPLIT ZONING LINE
REGULATED STREAM
REGULATED STREAM BUFFER
100-YR FLOODPLAIN
100-YR FLOODPLAIN DRL
WETLAND
25' WETLAND BUFFER
EXPANDED WETLAND BUFFER
PRIMARY MANAGEMENT AREA (FORMERLY REFERRED TO AS EXPANDED STREAM BUFFER)
EXISTING TREE LINE
EXISTING NON-WOODLAND AREA
PROPOSED TREE LINE
LIMIT OF DISTURBANCE
TEMPORARY TREE PROTECTION FENCE
PERMANENT TREE PROTECTION FENCE
SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE SAVED
SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED
WOODLAND PRESERVATION AREA (NON-CREDIT) (NPA-C)
CLEARED FLOODPLAIN AREA (C-FF)
WOODLAND PRESERVATION AREA (NPA)
NATURAL REGENERATION AREA (NRA)
WOODLAND PRESERVATION SIGN
ABANDONED CONSERVATION EASEMENT
18" RCP
PROPOSED STORM DRAIN
PROPOSED STORM DRAIN EASEMENT
PROPOSED WATER MAIN
PROPOSED SEWER
PROPOSED SEWER EASEMENT

SHEET SCHEDULE

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

FOR OFFICIAL USE ONLY
OR 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: PRESERVE AT PISCATAWAY, DANVILLE ESTATES
PROJECT NUMBER: SDP-0320-02
For Conditions of Approval see Site Plan Cover Sheet or Approved Sheet



M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII-048-04	
APPROVED BY	DATE
01	12/29/04
02	3/17/05
03	
04	
05	

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

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

11/20/13	REVISED PER PLANNING BOARD RESOLUTION	BY	APPR.
DATE	REVISION		

PREPARED FOR:
WOODLAWN DEVELOPMENT GROUP
8614 WESTWOOD CENTER DRIVE, SUITE 900
VIENNA, VIRGINIA 22182

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', 1-16 BLOCK 'B', 1-28 BLOCK 'C', 1-9 BLOCK 'D', 1-12 BLOCK 'E', LOTS 1-15 BLOCK 'F', LOTS 1-6 & 10-15 BLOCK 'G', 1-13 BLOCK 'H', 1-15 BLOCK 'I'	
PISCATAWAY ELECTION DISTRICT No. 05	

G. L. W. FILE No.
10009
SHEET
1 OF 19

GENERAL NOTES

- 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.
- 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 \$400 per square foot mitigation fee.
- 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.
- 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.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within the Developing Tier and is zoned R-L.
- The site is adjacent to Floral Park Road designated as a scenic road.
- This site is not adjacent to a roadway classified as arterial or greater.

TREE PRESERVATION AND RETENTION NOTES

- This plan is not grandfathered under CB-21-2010, section 25-111(g).
- 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.
- Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
- The location of all temporary tree protection fencing (TPF) shown on this plan shall be tagged 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.
- 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.
- 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

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

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

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

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

If 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

- Quantity: (See Plant Schedule)
- Type: (See Plant Schedule)
- Plant Quality Standards: The plants selected shall be healthy and sturdy, representative 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.

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.

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.

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 to 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.

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.

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, nitrogen, phosphorus, potassium, calcium and organic matter on the site to ensure the future survival of the seedlings.

Soil Improvement Measures: the soil shall then be improved according to the recommendations made by the testing company.

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.

Planting method: Consult the Planting Details shown on this plan.

Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) to each planting site (see detail shown on this plan).

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.

Mowing: No mowing shall be allowed in any planting area.

Survival Check for Bond Release: The seedling planting 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:

- 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 handbook 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.

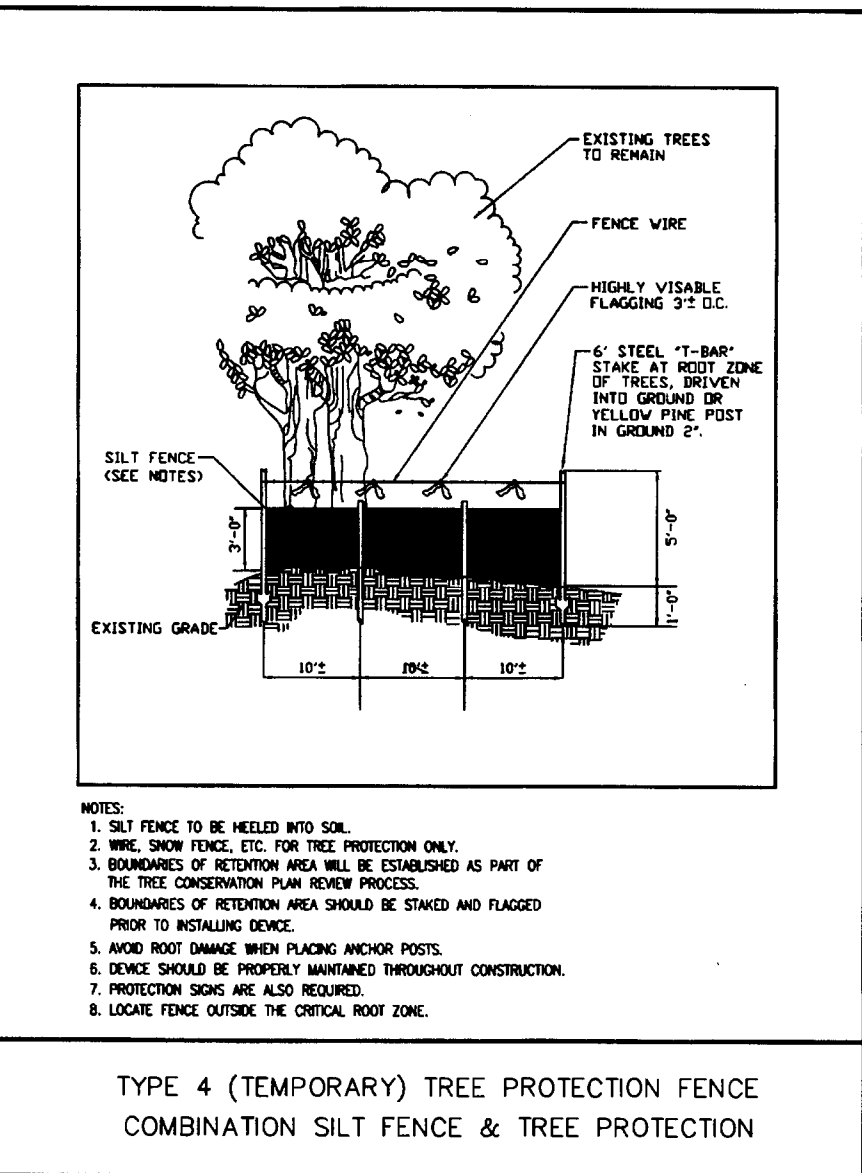
If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be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

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

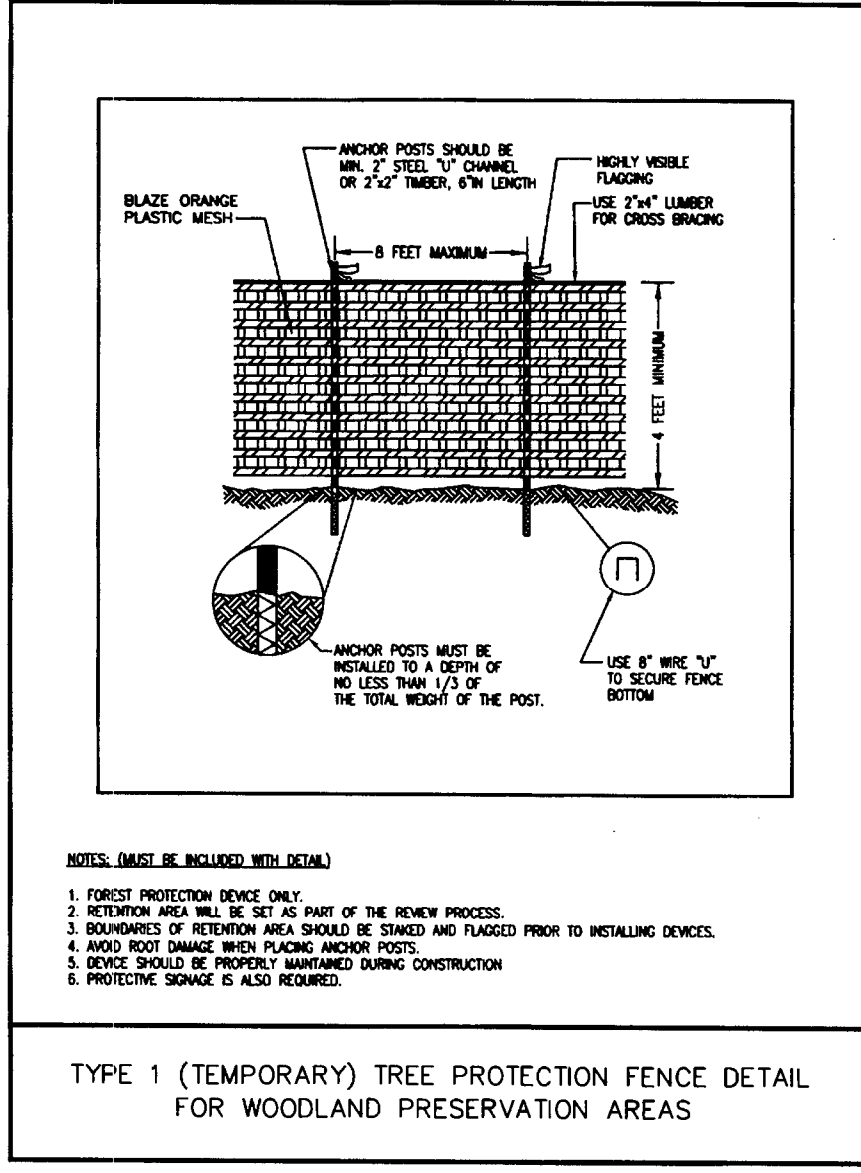
The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed 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.

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.

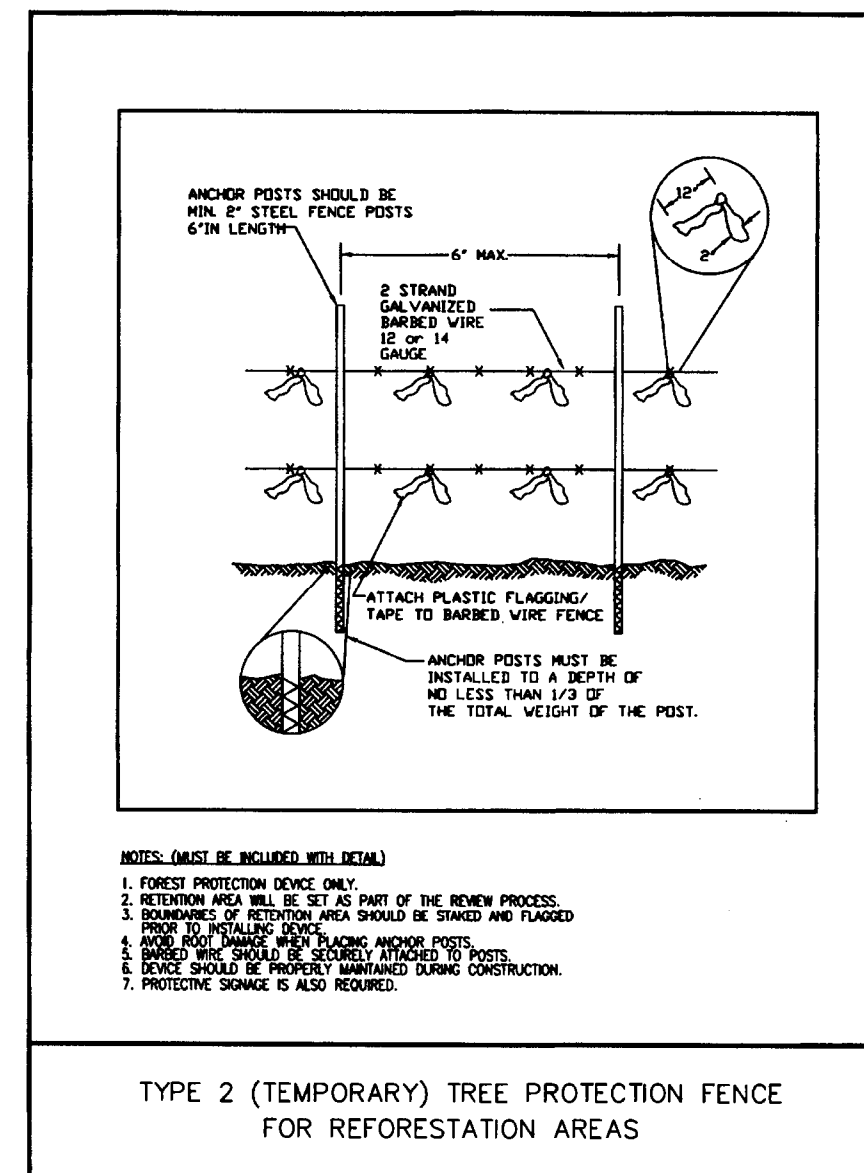
The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.



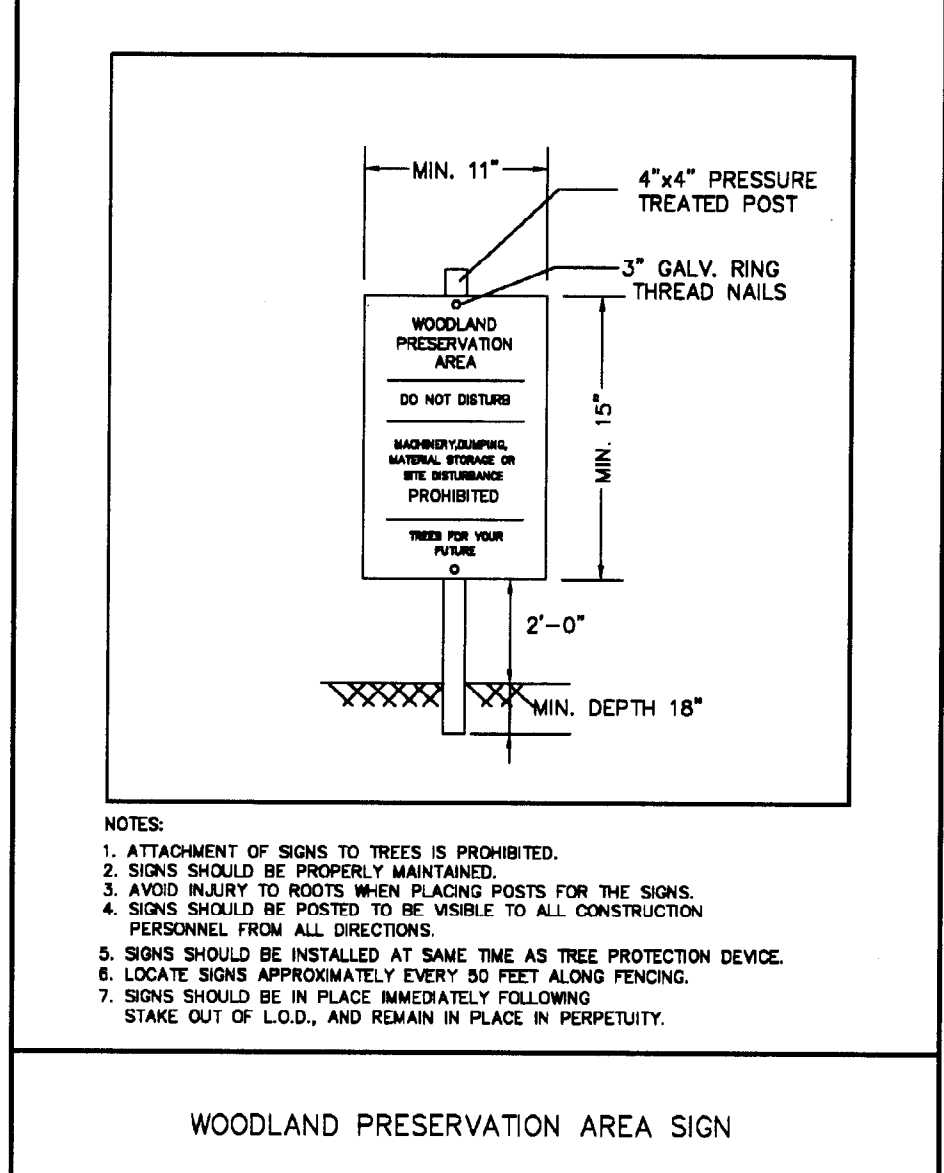
TYPE 4 (TEMPORARY) TREE PROTECTION FENCE
COMBINATION SILT FENCE & TREE PROTECTION



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



TYPE 2 (TEMPORARY) TREE PROTECTION FENCE
FOR REFORESTATION AREAS



TREE PROTECTION SIGNAGE

1

2

3

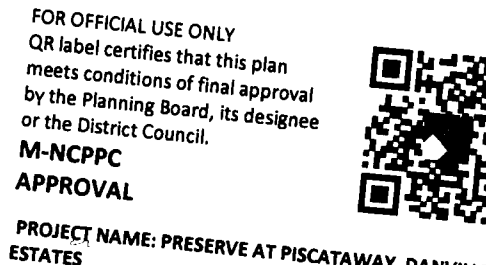
4

Individual TCP2 Worksheet for Phased Projects			
Woodland Conservation Worksheet for Prince George's County			
Zone:	R-L		
Gross Tract:	146.32		
Floodplain:	3.33		
Previously Dedicated Land:	0.00		
Net Tract (NTA):	141.99		
Property Description or Subdivision Name:	TCPII-48-04 Danville Estates		
TCP2 Number:	1-005-01	Rev:	2
Woodland Conservation Calculations:			
	Net Tract (acres)	Floodplain (acres)	Off-site (acres)
Acres of Existing Woodland	141.28	3.33	0.00
Woodland Conservation Required for this Phase	0.00		0.00%
Area of Woodland Cleared per overall TCP2	74.72	0.61	1.22
Area of Woodland Cleared per section TCP2	74.72	0.61	1.22
Additional Woodland Cleared by TCP2	0.00	0.00	0.00
Does the TCP2 show 2:1 replacement	N		
Clearing above WCT	0.00	Additional 1:4 Replacement required =	0.00
Clearing below WCT	0.00	Additional 2:1 Replacement required =	0.00
Total Woodland Conservation Required for this Section	0.00		
Woodland Conservation Provided:			
Woodland Preservation	30.26		
Reforestation / Replacement	0.00		
Reforestation	0.00		
Area approved for fee-in-lieu in a Priority Funding Area	0.00	=	0.00
Area approved for fee-in-lieu in a non-priority Funding Area	0.00		
Off-site Mitigation provided on another property	0.00		
Total Woodland Conservation Provided	30.26		
Area of net tract woodland not cleared	66.53	acres	
Woodland retained not part of requirements:	36.27	acres	
Prepared by:			
Address:			
Phone:			
License #:			

Woodland Conservation Worksheet for Prince George's County, Maryland											
Zone:	R-L	L-A-C	Totals	Include acreages only in columns for which there is a corresponding zone.							
Gross Tract:	868.74	19.98	888.72								
Floodplain:	85.67	0.00	85.67								
Previously Dedicated Land:	0.00	0.00	0.00								
Net Tract (NTA):	773.07	19.98	793.05								
Woodland Conservation Requirement Calculations:											
Existing Woodland on Net Tract (acres)	560.89										
Existing Woodland in Floodplain (acres)	74.72										
Woodland Conservation Required (NTA) =	198.04	24.72%									
Does the TCP2 show 2:1 replacement	198.04										
Woodland above WCT (d)	364.85										
Woodland Conservation Provided:											
Plan Number: (This must be completed for each phase)	Glasford	Twin Entry	Pisc. Rd	Edelen	Danville	Lusby	Bailey	Open Space			
TCP Revision Number:	1-005-01	1-005-01	1-005-01	1-005-01	1-005-01	1-005-01	1-005-01	1-005-01			
TCP Approval Date:	6/15/2005	6/15/2005	6/15/2005	6/15/2005	6/15/2005	6/15/2005	6/15/2005	6/15/2005			
SDP Revision Number:	SDP-9804	SDP-9805	SDP-9806	SDP-9807	SDP-9808	SDP-9809	SDP-9810	SDP-9811			
SDP Approval Date:	3/4/2004	3/4/2004	3/4/2004	3/4/2004	3/4/2004	3/4/2004	3/4/2004	3/4/2004			
SDP Approval Status:	Approved	Approved	Approved	Approved	Approved	Approved	Approved	Approved			
SDP Certification Date:	12/28/2004	12/28/2004	12/28/2004	12/28/2004	12/28/2004	12/28/2004	12/28/2004	12/28/2004			
SDP Certification Status:	Approved	Approved	Approved	Approved	Approved	Approved	Approved	Approved			
Total Area in the application (acres)	79.68	11.11	29.98	169.92	145.32	23.01	304.90		878.72		
Floodplain area in this application (acres)	0.00	0.00	0.00	0.00	0.00	0.00	0.00		85.67		
Net Tract area in the application (acres)	79.68	11.11	29.98	169.92	141.99	111.39	288.82		793.05		
Woodland on the Net Tract for this phase (acres)	17.86	0.96	9.32	76.45	141.26	110.15	204.54		560.89		
Woodland in the Floodplain for this phase (acres)	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		
Woodland Cleared on Net Tract for this phase (acres)	10.27	0.77	1.11	46.58	74.73	85.96	244.30		747.72		
Off-site Woodland Cleared (1:1)	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		
Off-site Woodland Preservation/Reforestation provided on this property	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		
Cumulative acres of Net Tract Woodland cleared (e)	10.27	11.04	12.15	58.73	133.46	219.42	219.72		244.30		
Cumulative acres of Floodplain Woodland cleared (f)	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		
Woodland Cleared 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	14.63	33.37	54.96	54.93		61.08		
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) =	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	234.94	256.84	257.16		345.18		
Woodland Conservation Provided:											
Preservation	7.00	0.19	8.21	29.87	30.26	20.96	0.05		179.79		
Reforestation/Replacement	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		0.00		
Area approved for fee-in-lieu	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		
Grass for Off-site Mitigation on another property	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		
Off-site Preservation provided on this property	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		
Off-site Afforestation/Reforestation provided on this property	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		
Total Woodland Conservation Provided	7.00	7.19	15.40	45.27	75.53	96.49	96.54		357.61		
Woodland saved on this phase but not counted	0.59	0.00	0.00	0.00	35.62	3.23	0.00		39.61		
Existing Net Tract Woodland in later phases	543.03	542.07	532.75	456.3	315.69	206.54	206.19		180.61		
Shortage Surplus									80.54		
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:	1/22/2014 By: KIF										

NOTE:
REMOVED ALL REFORESTATION FROM THE FOLLOWING PLANS
GLASSFORD VILLAGE - TCPII-048-04 0.14 ACRES
PISCATAWAY ROAD - TCPII-005-01 6.51 ACRES
DANVILLE ESTATES - TCPII-048-04 0.26 ACRES
LUSBY VILLAGE - TCPII-068-04 0.14 ACRES

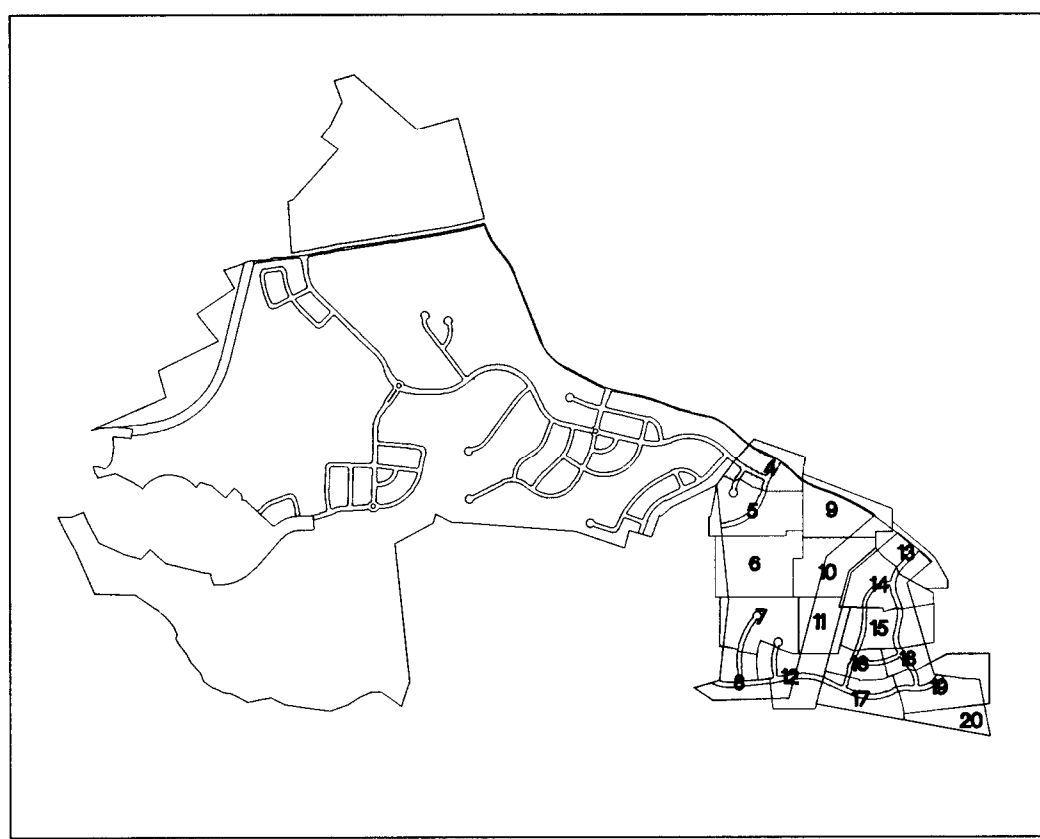
THE NEXT REVISION TO THE ABOVE TCP/PI WILL REFLECT THAT REFORESTATION / AFFORESTATION REQUIREMENTS HAVE BEEN SATISFIED ON TCPII-044-07 OPEN SPACE.



FOR OFFICIAL USE ONLY
SDP shall certify that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-N-CPPC
APPROVAL
PROJECT NAME: PRESERVE AT PISCATAWAY, DANVILLE ESTATES
PROJECT NUMBER: SDP-0320-02
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Sheet

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

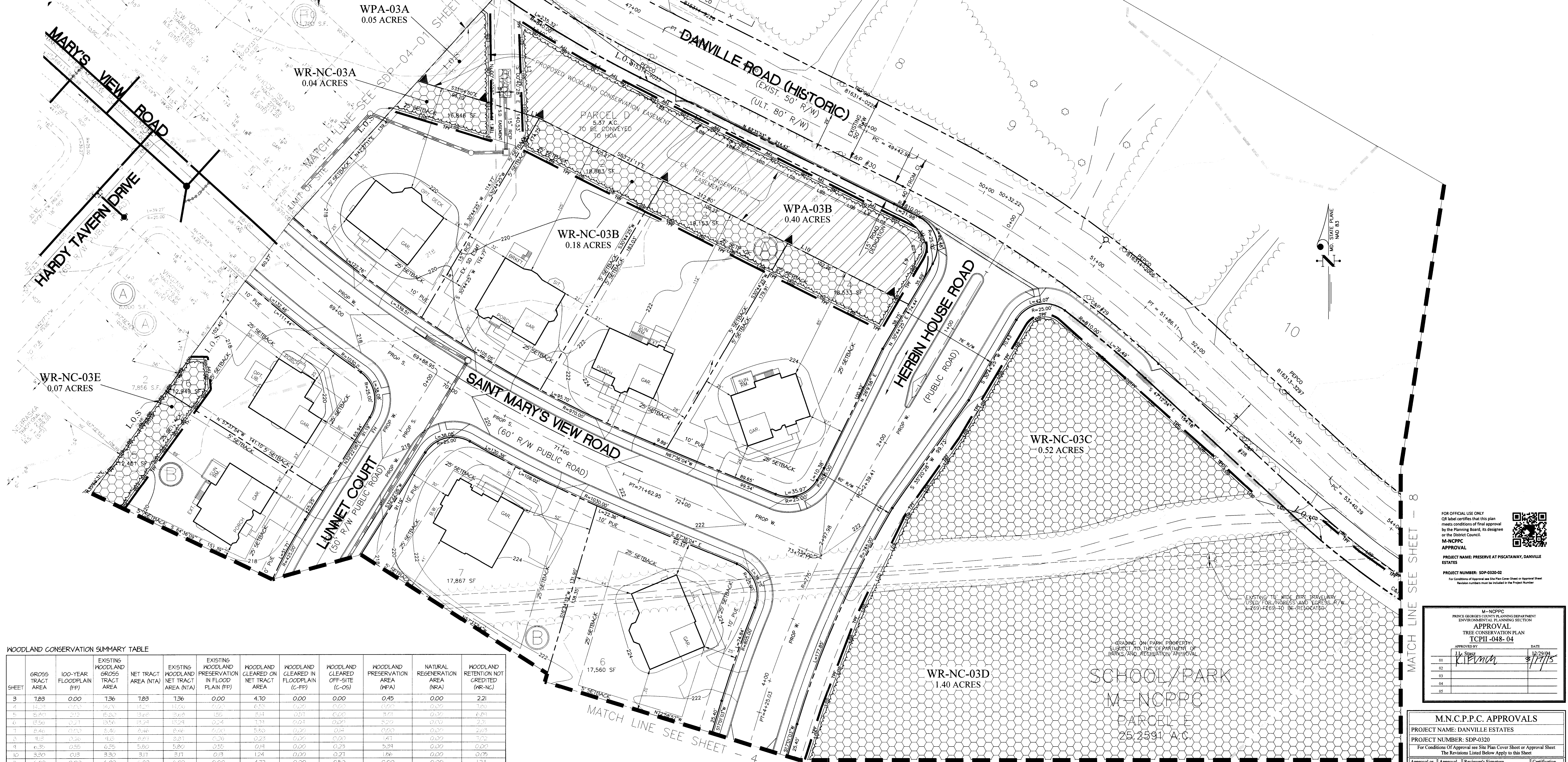
M.N.C.P.P.C. APPROVALS			
PROJECT NAME: DANVILLE ESTATES			
PROJECT NUMBER: SDP-0320			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet			
The Revisions Listed Below Apply to this Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	



SHEET INDEX

LEGEND

- PROPERTY BOUNDARY
L-AC
R-L
SB
SP
FB
FB
HETLAND
V1
V2
EB
EB
PMA
PMA
PMA
PMA
EXISTING TREE LINE
EXISTING NON-WOODLAND AREA
PROPOSED TREE LINE
LIMIT OF DISTURBANCE
TEMPORARY TREE PROTECTION FENCE
PERMANENT TREE PROTECTION FENCE
- SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE SAVED
SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED
WOODLAND RETENTION AREA (NON-CREDIT) NP-NC
CLEARED FLOODPLAIN AREA (C-FP)
WOODLAND PRESERVATION AREA (NFA)
NATURAL REGENERATION AREA (NRA)
WOODLAND PRESERVATION SIGN



WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EXISTING WOODLAND GROSS TRACT AREA	NET TRACT AREA (NTA)	EXISTING WOODLAND NET TRACT AREA (NTA)	EXISTING WOODLAND PRESERVATION IN FLOODPLAIN (FP)	WOODLAND CLEARED ON NET TRACT AREA	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (NFA)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETENTION NOT CREDITED (NR-NC)
3	1.83	0.00	1.36	1.83	1.36	0.00	4.10	0.00	0.00	0.45	0.00	2.21
4	12.18	0.00	12.18	12.18	12.18	0.00	0.00	0.00	0.00	0.00	0.00	1.26
5	19.87	0.00	19.87	19.87	19.87	0.00	0.00	0.00	0.00	0.00	0.00	6.24
6	12.56	0.00	12.56	12.56	12.56	0.00	0.00	0.00	0.00	0.00	0.00	7.78
7	15.46	0.00	15.46	15.46	15.46	0.00	0.00	0.00	0.00	0.00	0.00	2.63
8	1.15	0.00	1.15	1.15	1.15	0.00	0.00	0.00	0.00	0.00	0.00	1.02
9	6.35	0.00	6.35	6.35	6.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	3.20	0.00	3.20	3.20	3.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11	6.02	0.00	6.02	6.02	6.02	0.00	0.00	0.00	0.00	0.00	0.00	1.24
12	4.51	0.00	4.51	4.51	4.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13	2.90	0.00	2.90	2.90	2.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14	10.71	0.00	10.71	10.71	10.71	0.00	0.00	0.00	0.00	0.00	0.00	1.45
15	5.23	0.00	5.23	5.23	5.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16	4.85	0.00	4.85	4.85	4.85	0.00	0.00	0.00	0.00	0.00	0.00	1.75
17	3.78	0.00	3.78	3.78	3.78	0.00	0.00	0.00	0.00	0.00	0.00	0.14
18	10.60	0.00	10.60	10.60	10.60	0.00	0.00	0.00	0.00	0.00	0.00	0.24
19	5.50	0.00	5.50	5.50	5.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	145.32	3.33	144.99	144.99	144.99	2.73	14.13	0.61	1.22	30.26	0.00	35.62

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3809 NATIONAL DRIVE - SUITE 200 - BERTHOLES PARK
BARTONVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-989-2524

11/20/13 REVISED PER PLANNING BOARD RESOLUTION
KAB KAF
BT APPR

PREPARED FOR:
WOODLAWN DEVELOPMENT GROUP
8614 WESTWOOD CENTER DRIVE, SUITE 900
VIENNA, VIRGINIA 22182

SCALE
1"=30'

ZONING
R-L

DATE
NOV, 2012

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

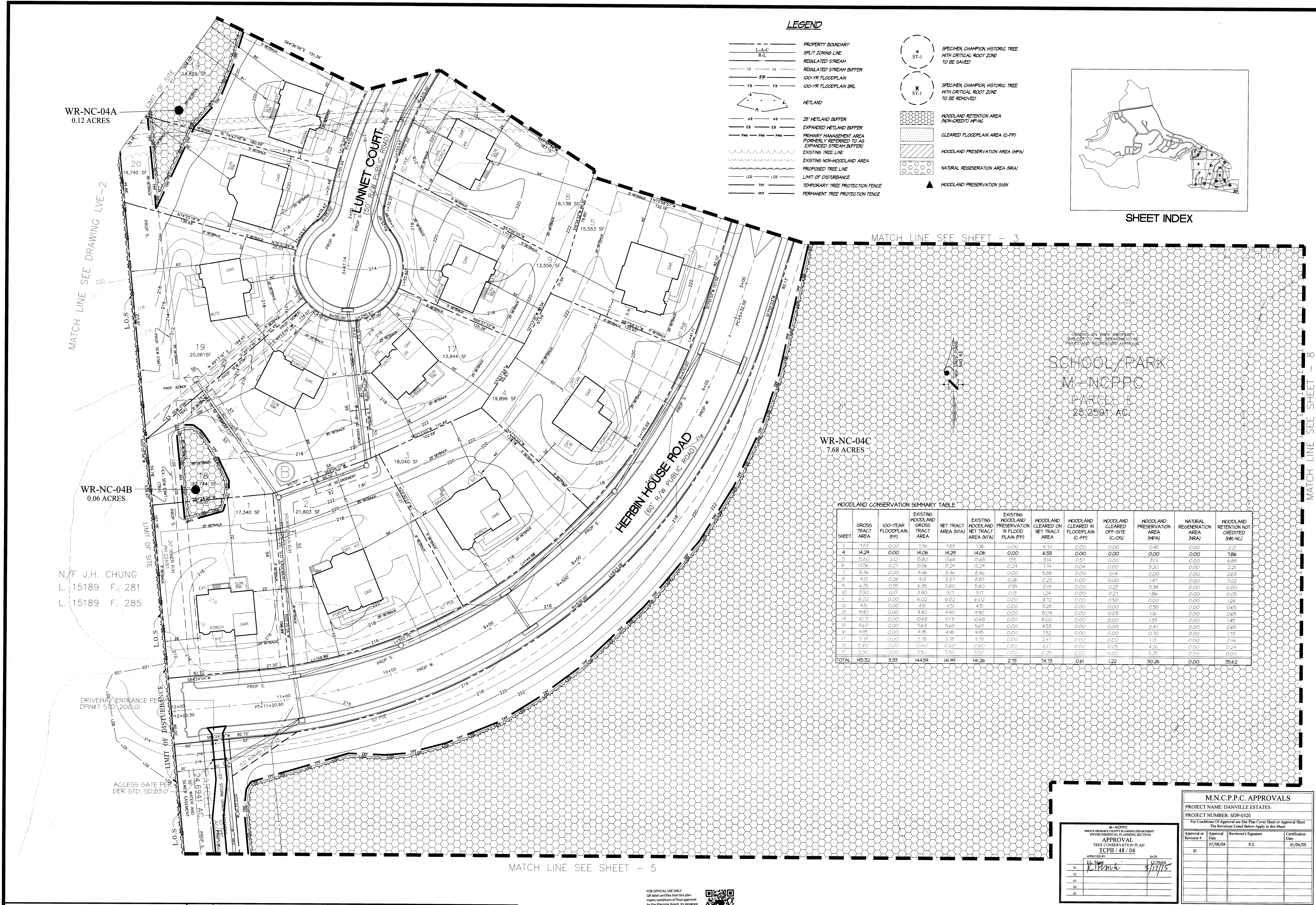
TYPE II TREE CONSERVATION PLAN
DANVILLE ESTATES
LOTS 1-4 BLOCK 'A', 1-16 BLOCK 'B', 1-28 BLOCK 'C', 1-9 BLOCK 'D', 1-12 BLOCK 'E',
LOTS 1-15 BLOCK 'F', 1-15 BLOCK 'G', 1-13 BLOCK 'H', 1-15 BLOCK 'I'

PISCATAWAY ELECTION DISTRICT No. 05

PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No.
10009

SHEET
3 OF 19



WOODLAND CONSERVATION SUMMARY TABLE											
SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EXISTING WOODLAND GROSS TRACT AREA	NET TRACT AREA (NTA)	EXISTING WOODLAND NET TRACT AREA (NTA)	EXISTING WOODLAND PRESERVATION IN FLOOD PLAIN (FP)	WOODLAND CLEARED ON NET TRACT AREA	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (NPA)	WOODLAND RETENTION NOT CREDITED (NR-NC)
3	1.83	0.00	1.36	1.83	1.36	0.00	4.10	0.00	0.00	0.45	2.21
4	14.24	0.00	14.06	14.24	14.06	0.00	6.53	0.00	0.00	0.00	1.86
5	15.60	0.12	15.60	15.60	15.60	0.00	3.14	0.00	0.00	3.04	0.84
6	15.56	0.21	15.56	15.24	15.24	0.24	7.34	0.04	0.00	3.20	0.21
7	8.46	0.00	8.46	8.46	8.46	0.00	5.88	0.00	0.14	0.00	2.63
8	4.15	0.26	4.15	4.07	4.07	0.26	0.25	0.00	0.00	1.47	1.02
9	6.35	0.55	6.35	5.80	5.80	0.55	0.14	0.00	0.23	5.34	0.00
10	3.30	0.15	3.30	3.17	3.17	0.15	1.24	0.00	0.21	1.86	0.05
11	6.02	0.00	6.02	6.02	6.02	0.00	4.72	0.00	0.50	0.00	1.24
12	4.51	0.00	4.51	4.51	4.51	0.00	3.38	0.00	0.58	0.00	0.65
13	4.40	0.00	4.40	4.40	4.40	0.00	8.04	0.00	0.03	1.16	0.65
14	10.71	0.00	10.68	10.71	10.68	0.00	8.00	0.00	0.00	1.33	1.45
15	5.63	0.00	5.63	5.63	5.63	0.00	4.55	0.00	0.00	0.47	0.65
16	4.85	0.00	4.85	4.45	4.45	0.00	1.52	0.00	0.00	0.10	1.73
17	3.18	0.00	3.18	3.18	3.18	0.00	2.41	0.00	0.00	1.13	0.14
18	10.60	0.00	10.60	10.60	10.60	0.00	6.17	0.00	0.05	4.26	0.24
19	5.50	0.00	5.50	5.50	5.50	0.00	0.25	0.00	0.00	5.25	0.00
TOTAL	145.32	3.33	144.54	141.94	141.26	2.73	74.73	0.61	1.22	30.26	0.00

MATCH LINE SEE SHEET - 04

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EXISTING WOODLAND GROSS TRACT AREA	NET TRACT AREA (NTA)	EXISTING WOODLAND NET TRACT AREA (NTA)	EXISTING WOODLAND PRESERVATION IN FLOOD PLAIN (FP)	WOODLAND CLEARED ON NET TRACT AREA	WOODLAND CLEARED IN FLOODPLAIN (G-FP)	WOODLAND CLEARED OFF-SITE (G-OS)	WOODLAND PRESERVATION AREA (WPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETENTION NOT CREDITED (WRC)
3	1.83	0.00	1.36	1.83	1.36	0.00	4.70	0.00	0.00	0.45	0.00	2.21
4	14.28	0.00	14.28	14.28	14.28	0.00	6.55	0.00	0.00	0.00	0.00	1.86
5	15.80	2.12	15.80	13.68	13.68	1.55	3.14	0.51	0.00	3.01	0.00	6.84
6	13.56	0.21	13.56	13.24	13.24	0.24	1.34	0.04	0.00	3.20	0.00	2.21
7	8.46	0.00	8.46	8.46	8.46	0.00	5.88	0.00	0.00	0.00	0.00	2.58
8	4.13	0.26	4.13	3.87	3.87	0.26	0.23	0.00	0.00	1.41	0.00	1.02
9	6.35	0.55	6.35	5.80	5.80	0.55	0.18	0.00	0.23	5.38	0.00	0.00
10	3.20	0.13	3.20	3.07	3.07	0.13	1.24	0.00	0.21	1.86	0.00	0.05
11	6.02	0.00	6.02	6.02	6.02	0.00	4.12	0.00	0.50	0.00	0.00	1.24
12	4.51	0.00	4.51	4.51	4.51	0.00	3.38	0.00	0.00	0.58	0.00	0.65
13	4.40	0.00	4.40	4.40	4.40	0.00	8.28	0.00	0.00	1.16	0.00	1.45
14	10.71	0.00	10.68	10.71	10.68	0.00	8.00	0.00	0.00	1.35	0.00	1.45
15	5.63	0.00	5.63	5.63	5.63	0.00	4.53	0.00	0.00	0.41	0.00	0.65
16	4.45	0.00	4.45	4.45	4.45	0.00	7.52	0.00	0.00	0.30	0.00	1.78
17	3.78	0.00	3.78	3.78	3.78	0.00	2.41	0.00	0.00	1.13	0.00	0.14
18	10.60	0.00	10.60	10.60	10.60	0.00	6.11	0.00	0.05	4.26	0.00	0.24
19	5.50	0.00	5.50	5.50	5.50	0.00	0.20	0.00	0.00	5.25	0.00	0.00
TOTAL	145.32	3.33	144.94	141.94	141.26	2.13	74.73	0.61	1.22	30.26	0.00	35.62

GRADING ON PARK PROPERTY
SUBJECT TO THE DEPARTMENT OF
PARKS AND RECREATION APPROVAL

SCHOOL/PARK
M-NCPPC
PARCEL E
25.251 A.C.

WR-NC-05A
6.89 ACRES

SWM POND #12

WPA-05A
1.97 ACRES

(HOA)
PARCEL F
24.89 A.C.

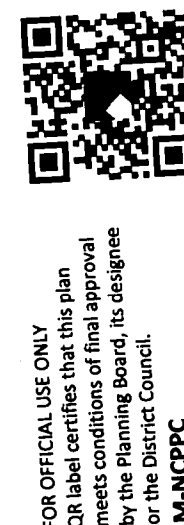
WPA-05C
0.40 ACRES

C-FP-05A
0.57 ACRES

WPA-05B
0.65 ACRES

LEGEND

- L-A-C --- PROPERTY BOUNDARY
- R-L --- SPLIT ZONING LINE
- SB --- REGULATED STREAM
- SB --- REGULATED STREAM BUFFER
- FP --- 100-YR FLOODPLAIN
- FB --- 100-YR FLOODPLAIN BRL
- V --- WETLAND
- V --- 25' WETLAND BUFFER
- EB --- EXPANDED WETLAND BUFFER
- PMA --- PRIMARY MANAGEMENT AREA (FORMERLY REFERRED TO AS EXPANDED STREAM BUFFER)
- --- EXISTING TREE LINE
- --- EXISTING NON-WOODLAND AREA
- --- PROPOSED TREE LINE
- LDD --- LIMIT OF DISTURBANCE
- TPF --- TEMPORARY TREE PROTECTION FENCE
- PPF --- PERMANENT TREE PROTECTION FENCE
- ST-1 --- SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE SAVED
- X ST-1 --- SPECIMEN, CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED
- --- WOODLAND RETENTION AREA (NON-CREDIT) WRC
- --- CLEARED FLOODPLAIN AREA (G-FP)
- --- WOODLAND PRESERVATION AREA (WPA)
- --- NATURAL REGENERATION AREA (NRA)
- --- WOODLAND PRESERVATION SIGN



APPROVAL
TREE CONSERVATION PLAN
TCPII-048-04

APPROVED BY: J. J. Stutz DATE: 12/29/04

01 12/29/04

02 12/29/04

03 12/29/04

04 12/29/04

05 12/29/04

M.N.C.P.C. APPROVALS

PROJECT NAME: DANVILLE ESTATES

PROJECT NUMBER: SDP-0320

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

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

SHEET INDEX

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3809 NATIONAL DRIVE - SUITE 250 - BURTENVILLE OFFICE PARK
BURTENVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4024

11/20/13	REVISED PER PLANNING BOARD RESOLUTION	KAB	KAF
DATE	REVISION	BY	APPR.

PREPARED FOR:
WOODLAWN DEVELOPMENT GROUP
8614 WESTWOOD CENTER DRIVE, SUITE 900
VIENNA, VIRGINIA 22182

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

TYPE II TREE CONSERVATION PLAN

DANVILLE ESTATES

LOTS 1-4 BLOCK 'A', 1-16 BLOCK 'B', 1-28 BLOCK 'C', 1-9 BLOCK 'D', 1-12 BLOCK 'E',
LOTS 1-15 BLOCK 'F', LOTS 1-6 & 10-15 BLOCK 'G', 1-13 BLOCK 'H', 1-15 BLOCK 'I'

PISCATAWAY ELECTION DISTRICT No. 05

G. L. W. File No. 10009

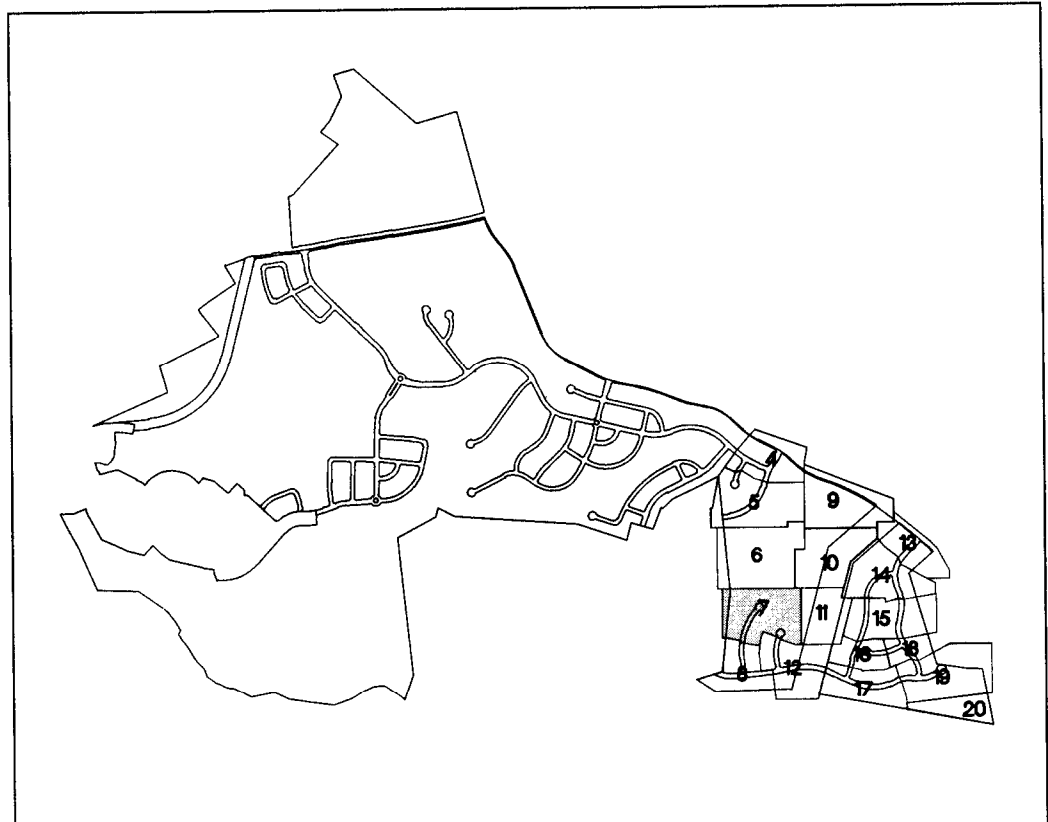
SHEET 5 OF 19

MATCH LINE SEE SHEET - 5

MATCH LINE SEE SHEET - 9

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

N/F JOHN P. & DENISE L. DENSON
M.N.C.P.C. PARCELS L-15579 F. 618
L-15579 F. 618



C-FP-06A
0.04 ACRES

SHEET INDEX

MATCH LINE SEE SHEET - 10

LEGEND

- PROPERTY BOUNDARY
- L-A-C
- R-L
- REGULATED STREAM
- REGULATED STREAM BUFFER
- FP
- 100-YR FLOODPLAIN
- 100-YR FLOODPLAIN BRL
- WETLAND
- 25' WETLAND BUFFER
- EXPANDED WETLAND BUFFER
- PRIMARY MANAGEMENT AREA (FORMERLY REFERRED TO AS EXPANDED STREAM BUFFER)
- EXISTING TREE LINE
- EXISTING NON-WOODLAND AREA
- PROPOSED TREE LINE
- LTD
- LTD
- TEMPORARY TREE PROTECTION FENCE
- PPF
- PERMANENT TREE PROTECTION FENCE
- ST-1
- ST-1
- WOODLAND RETENTION AREA (N/A-CREDIT) (N/A-C)
- CLEARED FLOODPLAIN AREA (C-FP)
- WOODLAND PRESERVATION AREA (N/A)
- NATURAL REGENERATION AREA (N/A)
- WOODLAND PRESERVATION SIGN

FOR OFFICIAL USE ONLY
OR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPIC
APPROVAL

PROJECT NAME: PRESERVE AT PISCATAWAY, DANVILLE ESTATES
PROJECT NUMBER: SDP-0320-02
For Conditions of Approval and Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number



M-NCPIC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII-048-004	
APPROVED BY:	DATE
<i>[Signature]</i>	12/29/14
01	
02	
03	
04	
05	

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

WOODLAND CONSERVATION SUMMARY TABLE											
SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EXISTING WOODLAND PRESERVATION TRACT AREA	NET TRACT AREA (NTA)	EXISTING WOODLAND PRESERVATION TRACT AREA (NTA)	EXISTING WOODLAND PRESERVATION IN FLOOD PLAIN (FP)	WOODLAND CLEARED ON NET TRACT AREA	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (N/A)	NATURAL REGENERATION AREA (N/A)
2	1.55	0.00	1.55	1.55	1.55	0.00	4.10	0.00	0.00	0.00	0.00
4	14.24	0.00	14.06	14.24	14.06	0.00	0.00	0.00	0.00	0.00	1.84
5	5.80	2.12	5.50	13.66	13.66	1.95	3.14	0.00	0.00	0.00	0.00
6	13.56	0.21	13.56	13.24	13.24	0.24	7.14	0.04	0.00	3.20	0.00
7	8.44	0.00	8.44	8.40	8.40	0.00	3.08	0.00	0.00	0.00	1.02
8	9.33	0.25	9.03	8.81	8.81	0.22	0.25	0.00	0.00	5.34	0.00
10	3.90	0.13	3.30	3.17	3.17	0.13	1.24	0.00	0.21	1.86	0.00
11	6.02	0.00	6.02	6.02	6.02	0.00	4.12	0.00	0.00	0.00	1.24
12	4.51	0.00	4.51	4.51	4.51	0.00	3.28	0.00	0.00	0.18	0.00
13	4.30	0.00	4.30	4.30	4.30	0.00	8.01	0.00	0.00	1.30	0.00
14	10.71	0.00	10.68	10.71	10.68	0.00	3.00	0.00	0.00	0.41	0.00
15	5.65	0.00	5.65	5.65	5.65	0.00	4.54	0.00	0.00	0.10	0.00
16	9.95	0.00	9.95	9.95	9.95	0.00	7.52	0.00	0.00	1.13	0.00
17	3.73	0.00	3.73	3.73	3.73	0.00	2.41	0.00	0.00	0.00	0.14
18	10.60	0.00	10.60	10.60	10.60	0.00	6.11	0.00	0.00	4.26	0.00
19	5.50	0.00	5.50	5.50	5.50	0.00	0.25	0.00	0.00	0.00	0.00
TOTAL	145.32	3.33	144.94	141.91	141.26	2.13	74.73	0.61	1.22	30.26	0.00

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3939 NATIONAL DRIVE - SUITE 250 - BURTOWNSVILLE OFFICE PARK
BURTOWNSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4186

11/20/13	REVISED PER PLANNING BOARD RESOLUTION	KAB	KAF
DATE	REVISION	BY	APP.

PREPARED FOR:
WOODLAWN DEVELOPMENT GROUP
8614 WESTWOOD CENTER DRIVE, SUITE 900
VIENNA, VIRGINIA 22182

SCALE
1"=30'
DATE
NOV, 2012

ZONING
R-L
TAX MAP - GRID
143 B3, B4, C4
153 B1, C1, 01

TYPE II TREE CONSERVATION PLAN
DANVILLE ESTATES
LOTS 1-4 BLOCK 'A', 1-16 BLOCK 'B', 1-28 BLOCK 'C', 1-9 BLOCK 'D', 1-12 BLOCK 'E',
LOTS 1-15 BLOCK 'F', 1-16 BLOCK 'G', 1-13 BLOCK 'H', 1-15 BLOCK 'I'

G. L. W. FILE No.
10009
SHEET
6 OF 19

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EXISTING WOODLAND GROSS TRACT AREA	NET TRACT AREA (NTA)	EXISTING WOODLAND NET TRACT AREA (NTA)	EXISTING WOODLAND PRESERVATION IN FLOOD PLAIN (FP)	WOODLAND CLEARED ON NET TRACT AREA	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (NPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETENTION NOT CREDITED (NR-NC)
2	1.84	0.00	1.84	1.84	1.84	0.00	0.00	0.00	0.00	0.00	0.00	2.21
4	14.21	0.00	14.21	14.21	14.21	0.00	0.00	0.00	0.00	0.00	0.00	1.88
5	15.00	0.00	15.00	15.00	15.00	0.00	0.00	0.00	0.00	0.00	0.00	1.88
6	15.50	0.00	15.50	15.50	15.50	0.00	0.00	0.00	0.00	0.00	0.00	2.31
7	8.46	0.00	8.46	8.46	8.46	0.00	5.88	0.00	0.14	0.00	0.00	2.63
8	9.12	0.00	9.12	9.12	9.12	0.00	0.00	0.00	0.00	0.00	0.00	1.03
9	6.25	0.00	6.25	6.25	6.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	3.30	0.00	3.30	3.30	3.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11	6.02	0.00	6.02	6.02	6.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12	4.51	0.00	4.51	4.51	4.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13	4.40	0.00	4.40	4.40	4.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14	12.11	0.00	12.11	12.11	12.11	0.00	0.00	0.00	0.00	0.00	0.00	1.45
15	5.62	0.00	5.62	5.62	5.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16	4.85	0.00	4.85	4.85	4.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17	5.18	0.00	5.18	5.18	5.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00
18	10.60	0.00	10.60	10.60	10.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19	1.50	0.00	1.50	1.50	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	145.32	3.33	144.94	141.44	141.26	2.73	14.73	0.61	1.22	30.26	0.00	35.62

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

C-OS-07A
0.14 ACRES

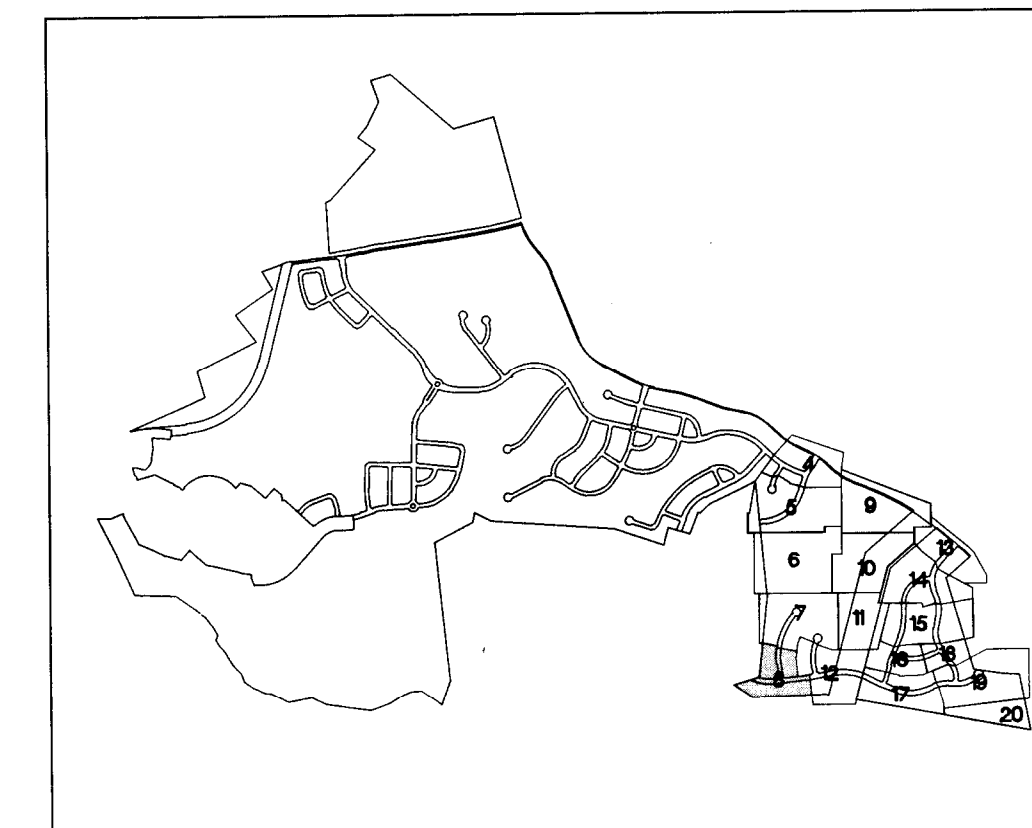
N/F JONES LOT

WHITEHALL TERRACE SUBDIVISION

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

8

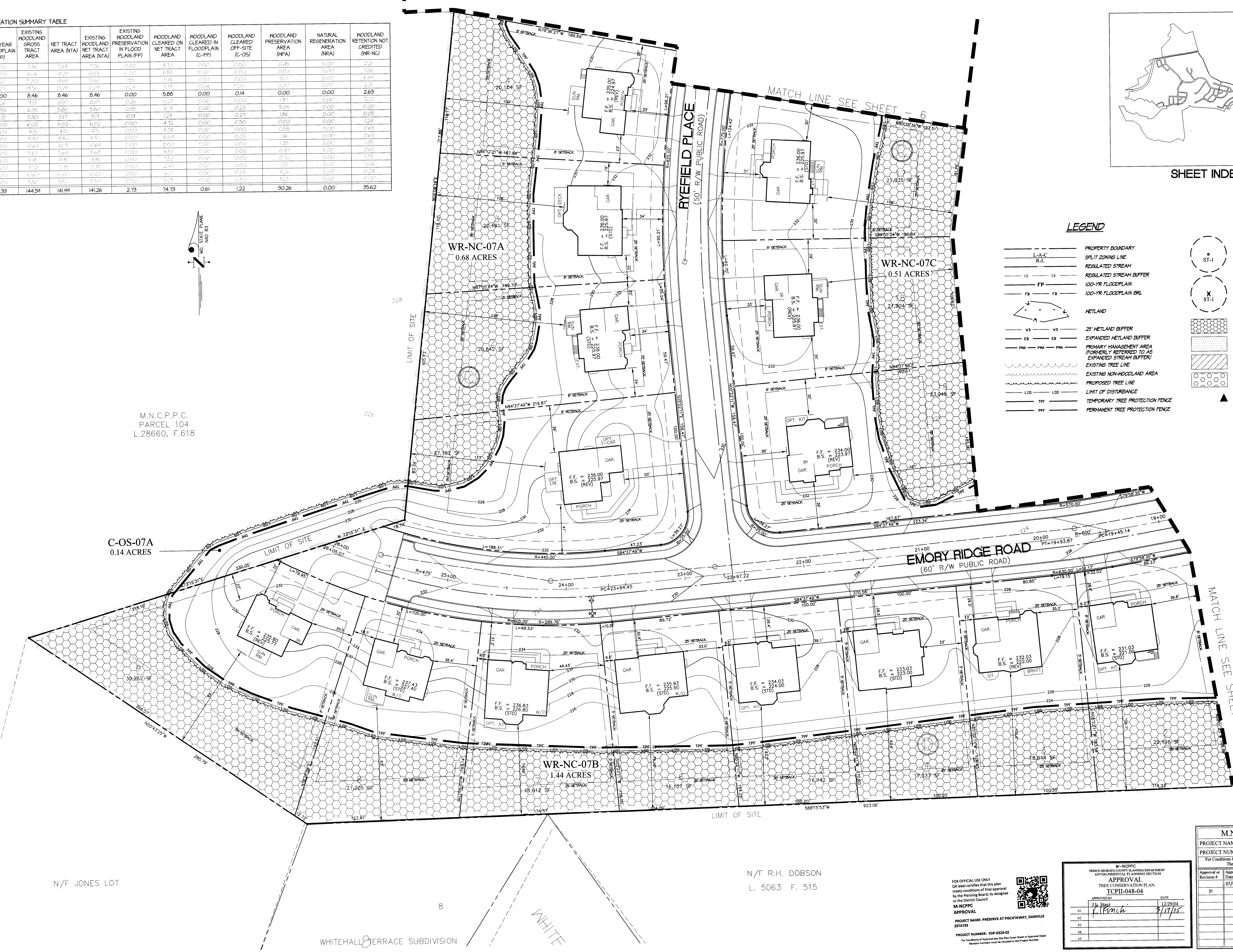
WHITE



SHEET INDEX

LEGEND

---	PROPERTY BOUNDARY
---	SPLIT ZONING LINE
---	REGULATED STREAM
---	REGULATED STREAM BUFFER
---	100-YR FLOODPLAIN
---	100-YR FLOODPLAIN BRL
---	HETLAND
---	25' HETLAND BUFFER
---	EXPANDED HETLAND BUFFER
---	PRIMARY MANAGEMENT AREA (FORMERLY REFERRED TO AS EXPANDED STREAM BUFFER)
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	LIMIT OF DISTURBANCE
---	TEMPORARY TREE PROTECTION FENCE
---	PERMANENT TREE PROTECTION FENCE
ST-1	SPECIMEN CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE SAVED
ST-1	SPECIMEN CHAMPION, HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED
---	WOODLAND RETENTION AREA (NON-CREDIT) (NPA)
---	CLEARED FLOODPLAIN AREA (C-FP)
---	WOODLAND PRESERVATION AREA (NPA)
---	NATURAL REGENERATION AREA (NRA)
▲	WOODLAND PRESERVATION SIGN



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

DATE	REVISION	BY	APP.
11/20/13	REVISED PER PLANNING BOARD RESOLUTION	KAB	KAF

PREPARED FOR:
WOODLAWN DEVELOPMENT GROUP
8614 WESTWOOD CENTER DRIVE, SUITE 900
VENNA, VIRGINIA 22182

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

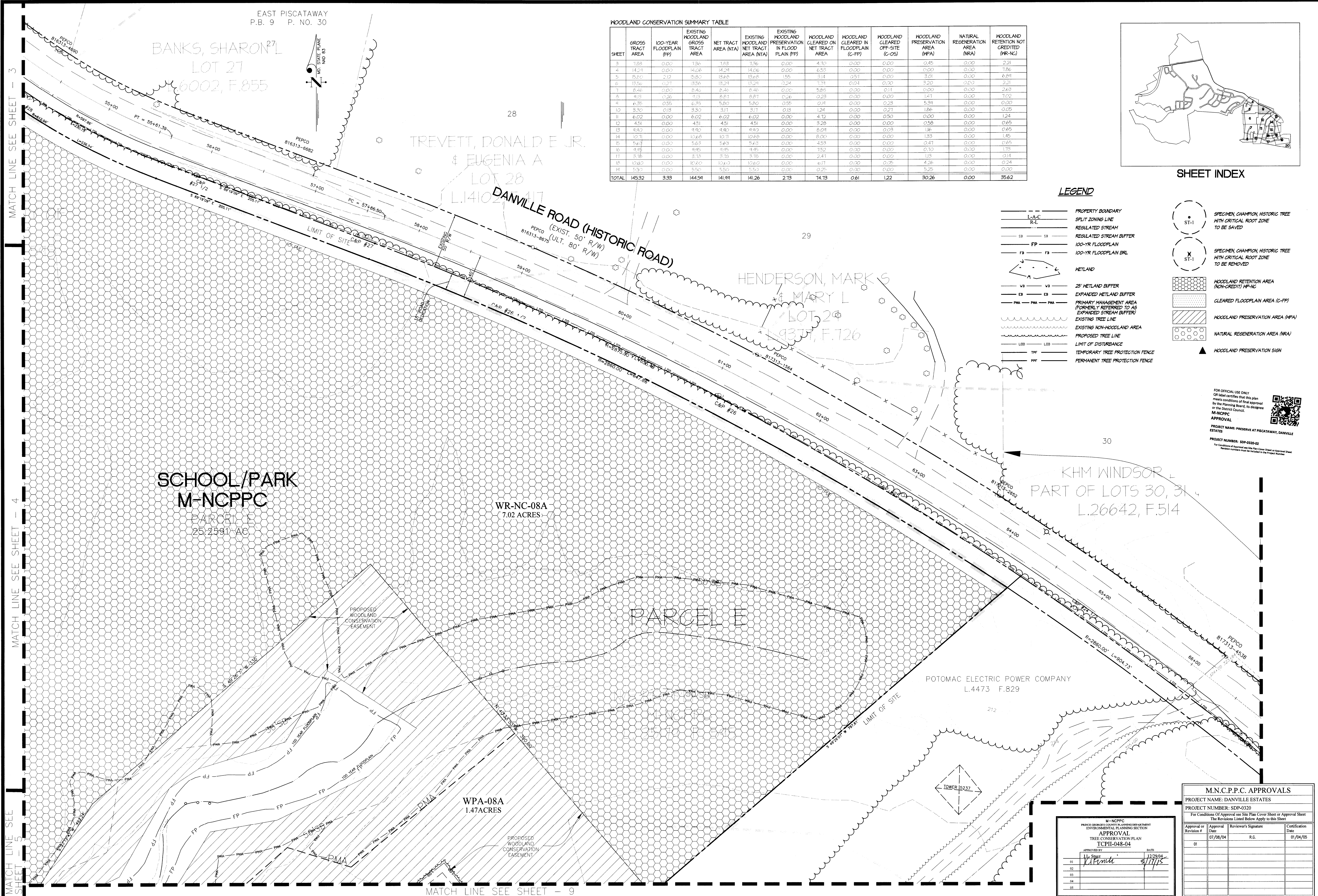
TYPE II TREE CONSERVATION PLAN
DANVILLE ESTATES
LOTS 1-4 BLOCK 'A', 1-16 BLOCK 'B', 1-28 BLOCK 'C', 1-9 BLOCK 'D', 1-12 BLOCK 'E',
LOTS 1-15 BLOCK 'F', LOTS 1-6 & 10-15 BLOCK 'G', 1-13 BLOCK 'H', 1-15 BLOCK 'I'

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

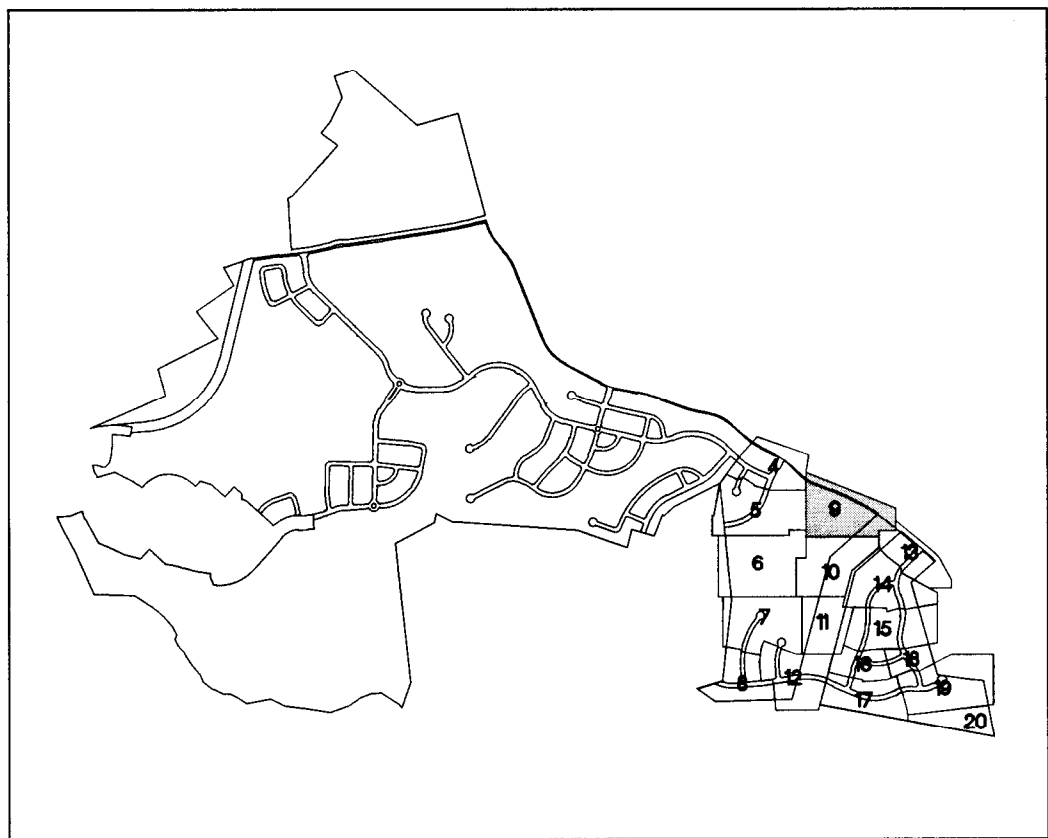
M.N.C.P.P.C. APPROVALS			
PROJECT NAME: DANVILLE ESTATES			
PROJECT NUMBER: SDP-0320			
For Conditions Of Approval see Site Plan Cover Sheet or Approval Sheet			
Approval of	Approval Date	Reviewer's Signature	Certification Date
01	07/08/04	R.G.	01/04/05
02			
03			
04			
05			

M-NCPPC	
PRINCE GEORGES COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION	
APPROVAL	
TREE CONSERVATION PLAN TCPII-048-04	
APPROVED BY	DATE
J. J. Stager	12/29/04
M-NCPPC APPROVAL	
PROJECT NAME: PRESERVE AT PISCATAWAY, DANVILLE ESTATES	
PROJECT NUMBER: SDP-0320-02	
For Conditions Of Approval see Site Plan Cover Sheet or Approval Sheet	

FOR OFFICIAL USE ONLY
City 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: PRESERVE AT PISCATAWAY, DANVILLE ESTATES
PROJECT NUMBER: SDP-0320-02
For Conditions Of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Narrative



WOODLAND CONSERVATION SUMMARY TABLE												
SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EXISTING WOODLAND GROSS TRACT AREA	NET TRACT AREA (NTA)	EXISTING WOODLAND NET TRACT AREA (NTA)	EXISTING WOODLAND PRESERVATION IN FLOOD PLAIN (FP)	WOODLAND CLEARED ON NET TRACT AREA	WOODLAND CLEARED IN FLOODPLAIN (C-FF)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (NPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETENTION NOT CREDITED (NR-NC)
3	1.88	0.00	1.88	1.88	1.88	0.00	4.10	0.00	0.00	0.45	0.00	2.21
4	14.01	0.00	14.01	14.01	14.01	0.00	6.55	0.00	0.00	0.00	0.00	1.06
5	15.80	0.00	15.80	15.80	15.80	0.00	3.14	0.00	0.00	3.01	0.00	6.65
6	15.56	0.00	15.56	15.56	15.56	0.00	1.11	0.00	0.00	3.20	0.00	2.21
7	8.46	0.00	8.46	8.46	8.46	0.00	5.86	0.00	0.11	0.00	0.00	2.63
8	9.15	0.00	9.15	9.15	9.15	0.00	0.23	0.00	0.00	1.41	0.00	1.02
9	6.35	0.00	6.35	6.35	6.35	0.00	0.19	0.00	0.23	5.34	0.00	0.00
10	3.30	0.00	3.30	3.30	3.30	0.00	1.24	0.00	0.21	1.86	0.00	0.05
11	6.02	0.00	6.02	6.02	6.02	0.00	4.12	0.00	0.50	0.00	0.00	1.24
12	4.51	0.00	4.51	4.51	4.51	0.00	3.28	0.00	0.00	0.58	0.00	0.65
13	4.80	0.00	4.80	4.80	4.80	0.00	6.01	0.00	0.00	1.16	0.00	0.65
14	10.71	0.00	10.71	10.71	10.71	0.00	8.00	0.00	0.00	1.33	0.00	1.45
15	5.63	0.00	5.63	5.63	5.63	0.00	4.53	0.00	0.00	0.41	0.00	0.65
16	9.44	0.00	9.44	9.44	9.44	0.00	1.52	0.00	0.00	0.10	0.00	1.75
17	8.76	0.00	8.76	8.76	8.76	0.00	2.41	0.00	0.00	1.13	0.00	0.14
18	10.40	0.00	10.40	10.40	10.40	0.00	6.11	0.00	0.00	4.26	0.00	0.24
19	5.97	0.00	5.97	5.97	5.97	0.00	0.25	0.00	0.00	0.00	0.00	0.00
TOTAL	149.32	3.33	144.94	141.91	141.26	2.13	74.13	0.61	1.22	30.26	0.00	35.62



SHEET INDEX

LEGEND

- PROPERTY BOUNDARY
- SPLIT ZONING LINE
- REGULATED STREAM
- REGULATED STREAM BUFFER
- 100-YR FLOODPLAIN
- 100-YR FLOODPLAIN BRL
- NETLAND
- 25' NETLAND BUFFER
- EXPANDED NETLAND BUFFER
- PRIMARY MANAGEMENT AREA (FORMERLY REFERRED TO AS EXPANDED STREAM BUFFER)
- EXISTING TREE LINE
- PROPOSED TREE LINE
- LIMIT OF DISTURBANCE
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE

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

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: PRESERVE AT PISCATAWAY, DANVILLE ESTATES
PROJECT NUMBER: SDP-0320-01
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.C. APPROVALS

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

M-NCPPC
PRINCE GEORGES COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII-048-04
DATE: 12/29/04
BY: [Signature]

GLWGUTSCHICK LITTLE & WEBER, PA.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3809 NATIONAL DRIVE - SUITE 250 - BURLINGTON OFFICE PARK
BURLINGTON, MARYLAND 20866
TEL: 301-421-0024 FAX: 410-880-1820 DC/PA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'D
11/20/13	REVISED PER PLANNING BOARD RESOLUTION	KAB	KAF

PREPARED FOR:

WOODLAWN DEVELOPMENT GROUP
8614 WESTWOOD CENTER DRIVE, SUITE 900
VIENNA, VIRGINIA 22182

SCALE

1" = 30'

ZONING

R-L

TAX MAP - GRID

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

TYPE II TREE CONSERVATION PLAN

DANVILLE ESTATES

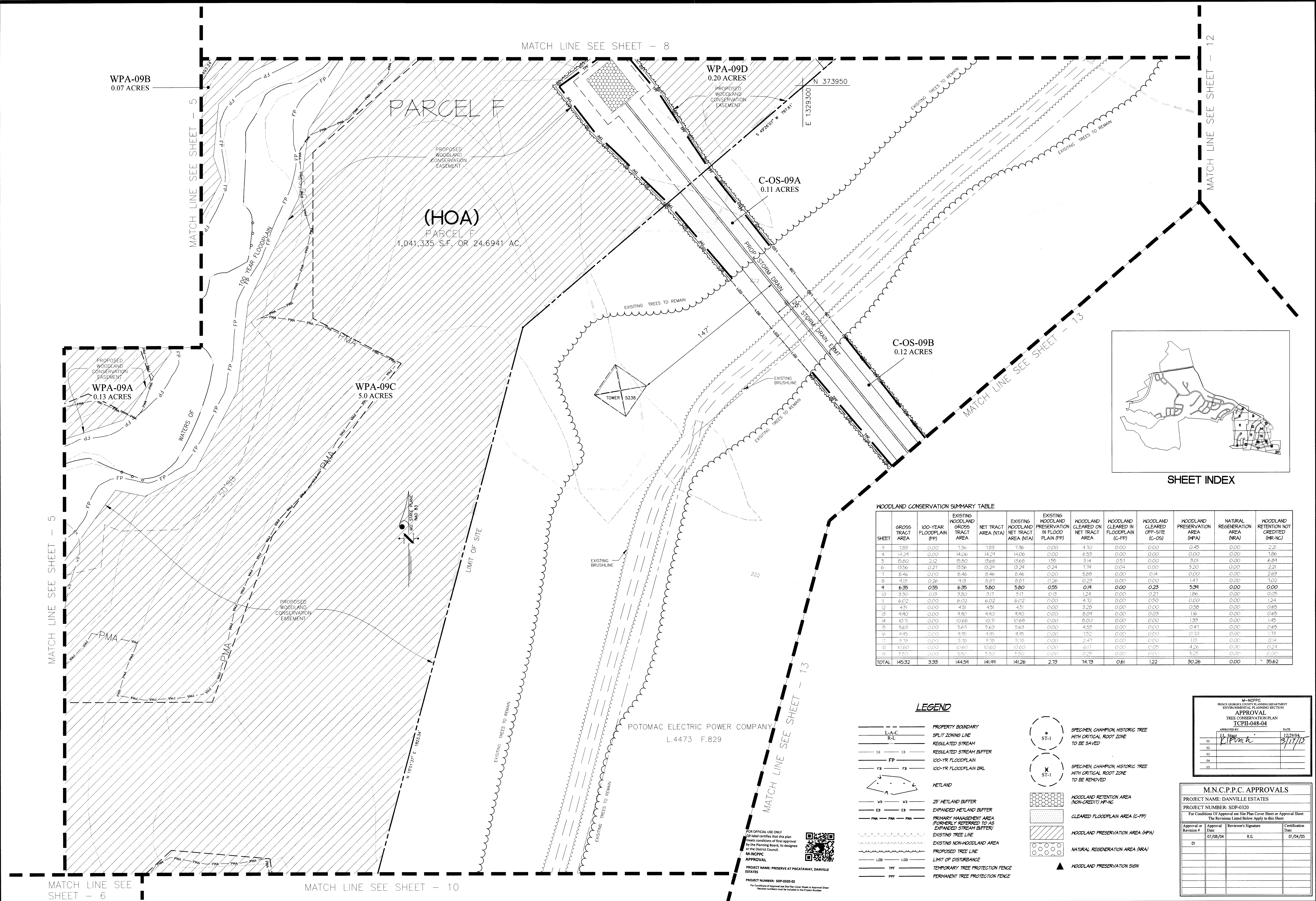
LOTS 1-4 BLOCK 'A', 1-16 BLOCK 'B', 1-28 BLOCK 'C', 1-9 BLOCK 'D', 1-12 BLOCK 'E'
LOTS 1-15 BLOCK 'F', 1-15 BLOCK 'G', 1-13 BLOCK 'H', 1-15 BLOCK 'I'

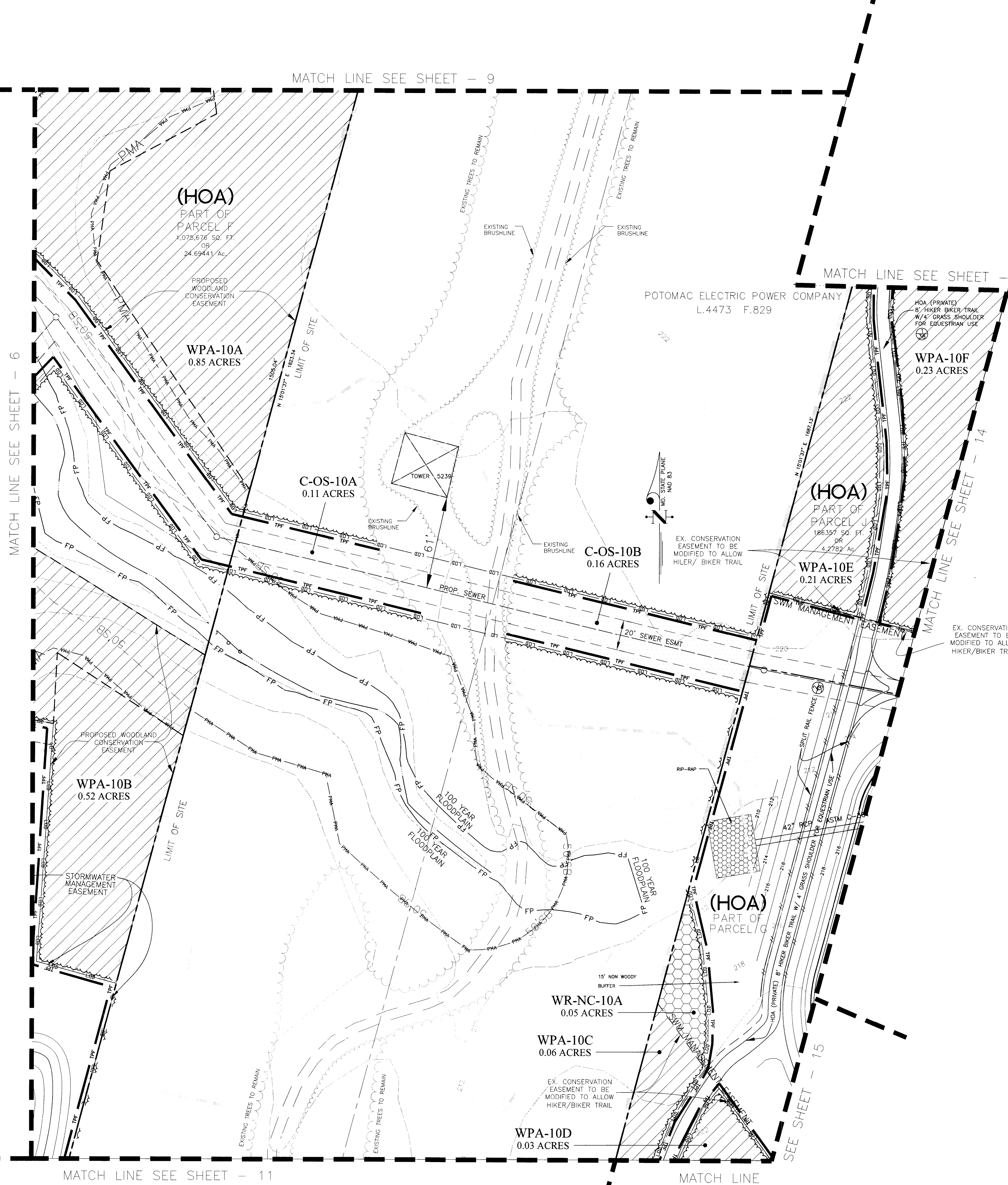
G. L. W. FILE NO.

10009

SHEET

8 OF 19





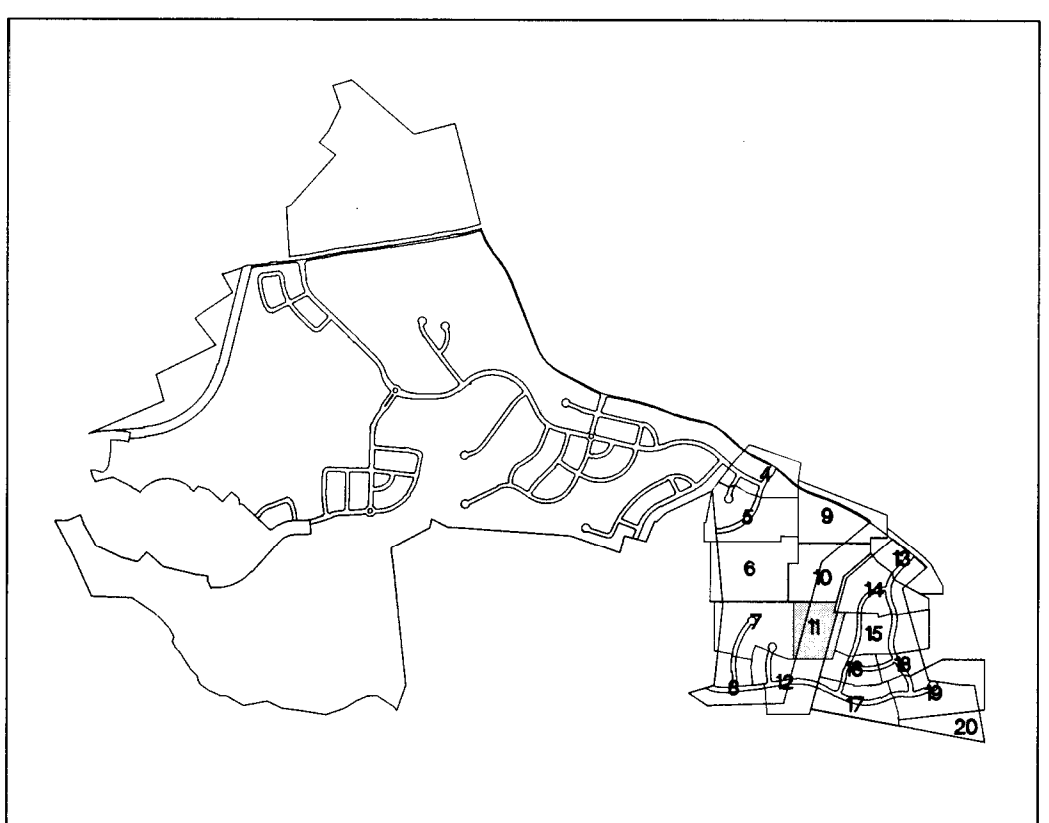
LEGEND

PROPERTY BOUNDARY
L-ACC
R-L
REGULATED STREAM
REGULATED STREAM BUFFER
100-YR FLOODPLAIN
100-YR FLOODPLAIN BRL
NETLAND
25' NETLAND BUFFER
EXPANDED NETLAND BUFFER
PRIMARY MANAGEMENT AREA (FORMERLY REFERRED TO AS EXPANDED STREAM BUFFER)
EXISTING TREE LINE
EXISTING NON-WOODLAND AREA
PROPOSED TREE LINE
LIMIT OF DISTURBANCE
TEMPORARY TREE PROTECTION FENCE
PERMANENT TREE PROTECTION FENCE

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

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EXISTING WOODLAND GROSS TRACT AREA	NET TRACT AREA (NTA)	EXISTING WOODLAND PRESERVATION IN FLOOD PLAIN (FP)	WOODLAND CLEARED ON NET TRACT AREA	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETENTION NOT CREDITED (WRA-NC)
3	7.83	0.00	1.36	7.83	7.86	0.00	4.10	0.00	0.45	0.00	2.21
4	14.24	0.00	14.06	14.24	14.26	0.00	6.53	0.00	0.00	0.00	7.86
5	15.80	2.12	15.80	13.68	13.68	1.55	3.14	0.51	0.00	0.00	6.89
6	15.56	0.21	13.50	13.24	13.24	0.24	1.14	0.04	0.00	3.20	2.21
7	8.46	0.00	8.46	8.46	8.46	0.00	5.08	0.00	0.14	0.00	2.63
8	4.13	0.26	4.13	8.81	8.81	0.26	0.23	0.00	0.00	1.41	1.02
9	6.25	0.25	6.25	5.80	5.80	0.55	0.14	0.00	0.23	5.34	0.00
10	3.30	0.18	3.30	3.11	3.11	0.18	1.24	0.00	0.21	1.86	0.00
11	6.02	0.00	6.02	6.02	6.02	0.00	4.12	0.00	0.50	0.00	1.24
12	4.51	0.00	4.51	4.51	4.51	0.00	3.28	0.00	0.00	0.58	0.65
13	4.40	0.00	4.40	4.40	4.40	0.00	8.04	0.00	0.03	1.16	0.65
14	10.71	0.00	10.68	10.71	10.68	0.00	8.00	0.00	0.00	1.33	1.45
15	5.63	0.00	5.63	5.63	5.63	0.00	4.53	0.00	0.00	0.41	0.65
16	4.45	0.00	4.45	4.45	4.45	0.00	7.52	0.00	0.00	0.10	1.73
17	3.78	0.00	3.78	3.78	3.78	0.00	2.41	0.00	0.00	1.18	0.14
18	10.60	0.00	10.60	10.60	10.60	0.00	6.11	0.00	0.25	4.26	0.24
19	5.50	0.00	5.50	5.50	5.50	0.00	0.25	0.00	0.00	5.25	0.00
TOTAL	145.32	3.33	144.54	141.94	141.26	2.73	14.73	0.61	1.22	30.26	0.00



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

APPROVED BY:	DATE:
11. Stage	12/29/04
01	3/17/15
02	
03	
04	
05	

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

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

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3809 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND, 20866
TEL: 301-421-4024 FAX: 410-360-1800 DC/PA: 301-488-2524 FAX: 301-421-4186

11/20/13	REVISED PER PLANNING BOARD RESOLUTION	KAB	KAF
DATE	REVISION	BY	APP'D

PREPARED FOR:
WOODLAWN DEVELOPMENT GROUP
8614 WESTWOOD CENTER DRIVE, SUITE 900
VIENNA, VIRGINIA 22182

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', 1-16 BLOCK 'B', 1-28 BLOCK 'C', 1-9 BLOCK 'D', 1-12 BLOCK 'E',
LOTS 1-15 BLOCK 'F', LOTS 1-6 & 10-15 BLOCK 'G', 1-13 BLOCK 'H', 1-15 BLOCK 'I'

PISCATAWAY ELECTION DISTRICT NO. 05

PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE NO. 10009

SHEET 10 OF 19

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EXISTING WOODLAND GROSS TRACT AREA	NET TRACT AREA (NTA)	EXISTING WOODLAND NET TRACT AREA (NTA)	EXISTING WOODLAND PRESERVATION IN FLOOD PLAIN (FP)	WOODLAND CLEARED ON NET TRACT AREA	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (NPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETENTION NOT CREDITED (NR-NC)
3	1.85	0.00	7.56	7.85	7.36	0.00	4.70	0.00	0.00	0.45	0.00	2.21
4	14.24	0.00	14.09	14.24	14.09	0.00	8.53	0.00	0.00	0.00	0.00	1.86
5	15.80	2.12	15.80	15.83	15.68	1.55	3.14	0.51	0.00	5.01	0.00	6.84
6	13.56	0.21	13.56	13.28	13.24	0.34	7.79	0.04	0.00	3.20	0.00	2.21
7	8.40	0.00	8.46	8.46	8.46	0.00	5.88	0.00	0.14	0.00	0.00	2.65
8	9.13	0.24	9.15	8.81	8.81	0.26	0.25	0.00	0.00	1.41	0.00	7.02
9	0.35	0.35	7.35	5.80	5.80	0.55	0.14	0.00	0.25	5.34	0.00	0.00
10	3.84	0.13	3.80	3.11	3.11	0.15	1.24	0.00	0.21	1.89	0.00	0.05
11	6.02	0.00	6.02	6.02	6.02	0.00	4.12	0.00	0.50	0.00	0.00	1.24
12	4.51	0.00	4.51	4.51	4.51	0.00	3.26	0.00	0.00	0.58	0.00	0.65
13	4.40	0.00	4.40	4.40	4.40	0.00	8.04	0.00	0.03	1.16	0.00	0.65
14	10.71	0.00	10.68	10.71	10.68	0.00	8.00	0.00	0.00	1.33	0.00	1.45
15	5.62	0.00	5.63	5.63	5.63	0.00	4.58	0.00	0.00	0.41	0.00	0.65
16	4.85	0.00	4.85	4.85	4.85	0.00	1.52	0.00	0.00	0.70	0.00	1.73
17	3.78	0.00	3.78	3.78	3.78	0.00	2.47	0.00	0.00	1.13	0.00	0.14
18	10.40	0.00	10.40	10.40	10.40	0.00	6.11	0.00	0.05	4.28	0.00	0.24
19	5.50	0.00	5.50	5.50	5.50	0.00	0.25	0.00	0.00	5.25	0.00	0.00
TOTAL	145.32	3.33	144.54	141.91	141.26	2.13	74.75	0.61	1.22	30.26	0.00	35.62

DANVILLE ESTATES
C-OS-11A
0.17 ACRES

EMORY RIDGE ROAD
(80' R/W PUBLIC ROAD)

C-OS-11B
0.33 ACRES

WR-NC-11B
0.74 ACRES

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

LEGEND

---	PROPERTY BOUNDARY
---	SPLIT ZONING LINE
---	REGULATED STREAM
---	REGULATED STREAM BUFFER
---	100-YR FLOODPLAIN
---	100-YR FLOODPLAIN ERL
---	NETLAND
---	25' NETLAND BUFFER
---	EXPANDED NETLAND BUFFER
---	PRIMARY MANAGEMENT AREA (FORMERLY REFERRED TO AS EXPANDED STREAM BUFFER)
---	EXISTING TREE LINE
---	EXISTING NON-WOODLAND AREA
---	PROPOSED TREE LINE
---	LIMIT OF DISTURANCE
---	TEMPORARY TREE PROTECTION FENCE
---	PERMANENT TREE PROTECTION FENCE

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
WR-NC	WOODLAND RETENTION AREA (NON-CREDITED) (WR-NC)
C-FP	CLEARED FLOODPLAIN AREA (C-FP)
NPA	WOODLAND PRESERVATION AREA (NPA)
NRA	NATURAL REGENERATION AREA (NRA)
▲	WOODLAND PRESERVATION SIGN

M.-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION	
APPROVAL TREE CONSERVATION PLAN TCPII-048-04	
APPROVED BY	DATE
11. ST-1	12/29/04
01	12/29/04
02	
03	
04	
05	

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

PROJECT NAME: DANVILLE ESTATES

PROJECT NUMBER: SDP-0320

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet

The Revisions Listed Below Apply to this Sheet

Approval or Revision #

Approval Date

Reviewer's Signature

Certification Date

01

07/08/04

R.G.

01/04/05

FOR OFFICIAL USE ONLY
OR 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: PRESERVE AT PISCATAWAY, DANVILLE ESTATES

PROJECT NUMBER: SDP-0320-02

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet

Revisions must be included in the Project Number



GLW GUTSCHICK LITTLE & WEBER, P.A.

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

11/20/13 REVISED PER PLANNING BOARD RESOLUTION

DATE

REVISION

GLW 2012

PREPARED FOR:

WOODLAWN DEVELOPMENT GROUP
8614 WESTWOOD CENTER DRIVE, SUITE 900
VIENNA, VIRGINIA 22182

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', 1-16 BLOCK 'B', 1-28 BLOCK 'C', 1-9 BLOCK 'D', 1-12 BLOCK 'E'

LOTS 1-15 BLOCK 'F', 1-6 & 10-15 BLOCK 'G', 1-13 BLOCK 'H', 1-15 BLOCK 'I'

PISCATAWAY ELECTION DISTRICT No. 05

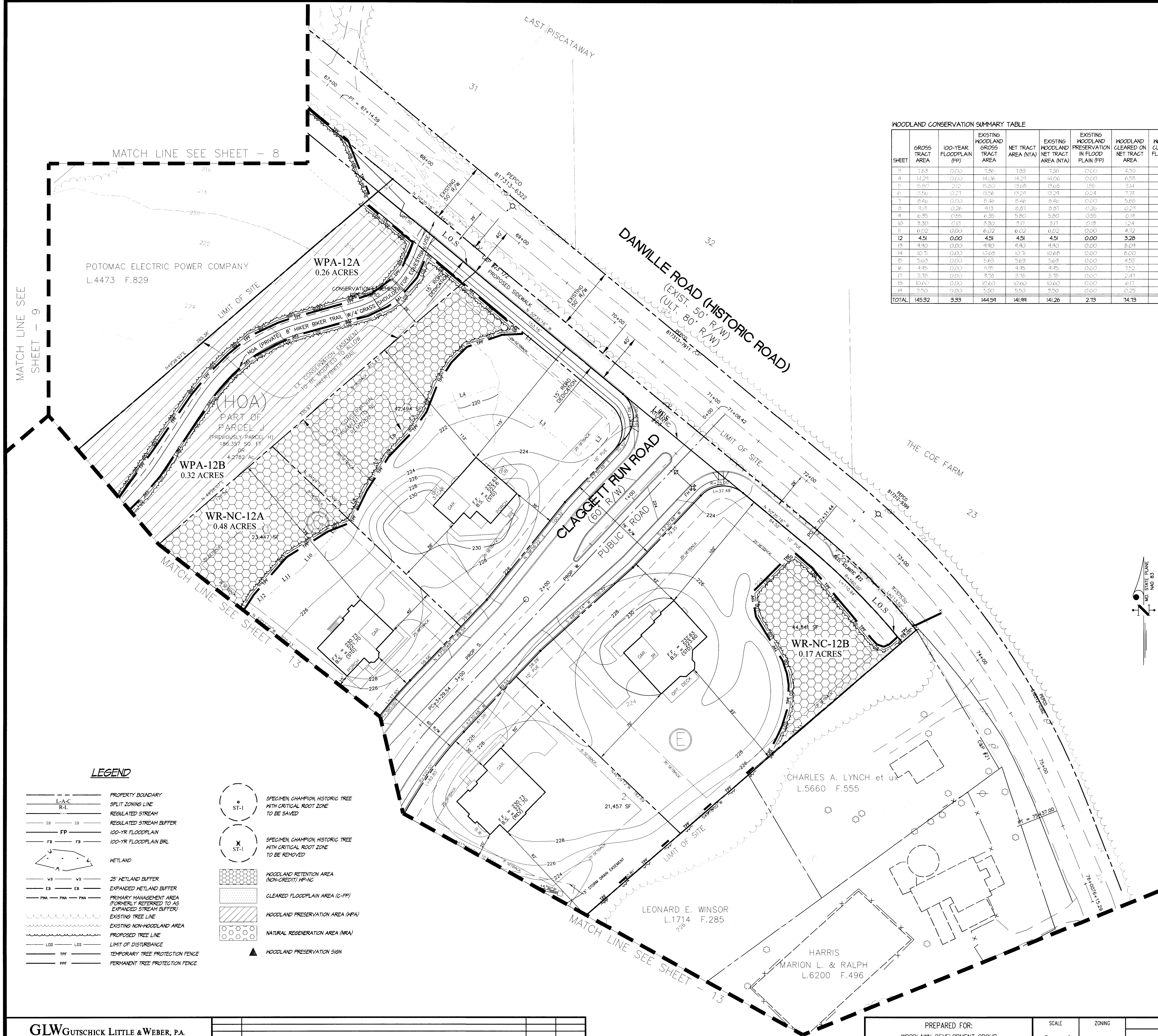
PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No.

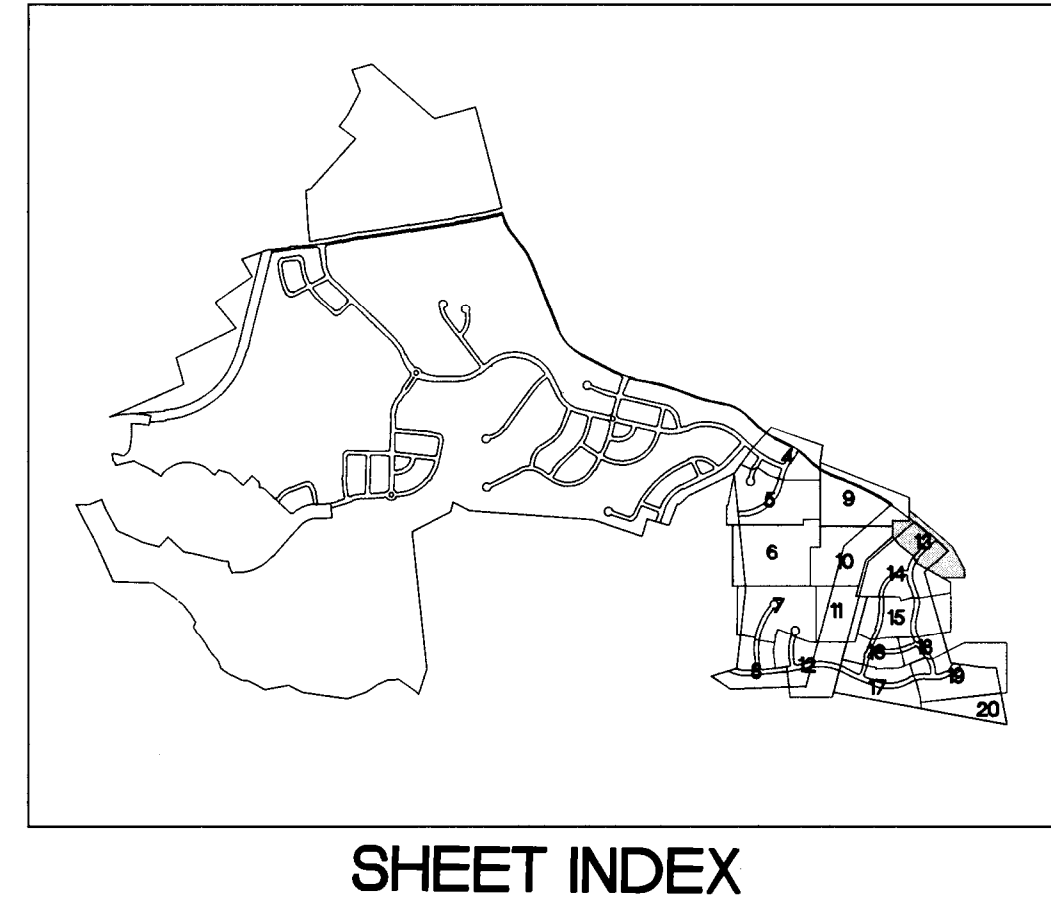
10009

SHEET

11 OF 19



WOODLAND CONSERVATION SUMMARY TABLE												
SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EXISTING WOODLAND GROSS TRACT AREA	NET TRACT AREA (NTA)	EXISTING WOODLAND NET TRACT AREA (NTA)	EXISTING WOODLAND PRESERVATION IN FLOODPLAIN (FP)	WOODLAND CLEARED ON NET TRACT AREA	WOODLAND CLEARED IN FLOODPLAIN (G-FP)	WOODLAND CLEARED OFF-SITE (G-OS)	WOODLAND PRESERVATION AREA (WPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETENTION NOT CREDITED (WR-NC)
3	7.68	0.00	7.56	7.56	7.56	0.00	4.70	0.00	0.00	0.00	0.00	2.21
4	14.21	0.00	14.06	14.06	14.06	0.00	6.55	0.00	0.00	0.00	0.00	1.26
5	6.90	0.00	6.80	6.80	6.80	0.00	3.14	0.00	0.00	0.00	0.00	6.84
6	13.56	0.00	13.56	13.24	13.24	0.24	7.14	0.64	0.00	3.20	0.00	2.21
7	8.46	0.00	8.46	8.46	8.46	0.00	5.86	0.00	0.14	0.00	0.00	2.68
8	13.13	0.26	13.13	8.87	8.87	0.26	0.28	0.00	0.00	1.41	0.00	7.02
9	6.95	0.55	6.56	5.80	5.80	0.55	0.18	0.00	0.23	5.31	0.00	0.00
10	3.30	0.13	3.30	3.17	3.17	0.13	1.24	0.00	0.21	1.86	0.00	0.00
11	6.02	0.60	6.02	6.02	6.02	0.00	4.12	0.00	0.50	0.00	0.00	1.24
12	4.51	0.00	4.51	4.51	4.51	0.00	3.28	0.00	0.00	0.58	0.00	0.65
13	4.80	0.00	4.80	4.80	4.80	0.00	8.04	0.00	0.03	1.16	0.00	0.65
14	10.71	0.00	10.68	10.71	10.68	0.00	8.00	0.00	0.00	1.33	0.00	1.45
15	5.63	0.00	5.63	5.63	5.63	0.00	4.53	0.00	0.00	0.47	0.00	0.65
16	4.45	0.00	4.45	4.45	4.45	0.00	7.52	0.00	0.00	0.70	0.00	1.13
17	3.78	0.00	3.78	3.78	3.78	0.00	2.41	0.00	0.00	1.13	0.00	0.14
18	10.60	0.00	10.60	10.60	10.60	0.00	6.11	0.00	0.05	4.26	0.00	0.24
19	4.50	0.00	4.50	4.50	4.50	0.00	0.25	0.00	0.00	5.25	0.00	0.00
TOTAL	145.32	3.33	144.94	141.94	141.26	2.13	74.73	0.61	1.22	30.26	0.00	35.62



- LEGEND**
- PROPERTY BOUNDARY
 - L-A-C
 - R-L
 - REGULATED STREAM
 - SB
 - FP
 - FB
 - 100-YR FLOODPLAIN
 - 100-YR FLOODPLAIN BRL
 - WETLAND
 - 25' WETLAND BUFFER
 - EXPANDED WETLAND BUFFER
 - PRIMARY MANAGEMENT AREA (FORMERLY REFERRED TO AS EXPANDED STREAM BUFFER)
 - EXISTING TREE LINE
 - EXISTING NON-WOODLAND AREA
 - PROPOSED TREE LINE
 - LTD
 - TPF
 - PPF
 - SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE SAVED
 - SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED
 - WOODLAND RETENTION AREA (NON-CREDIT) WR-NC
 - CLEARED FLOODPLAIN AREA (G-FP)
 - WOODLAND PRESERVATION AREA (WPA)
 - NATURAL REGENERATION AREA (NRA)
 - WOODLAND PRESERVATION SIGN

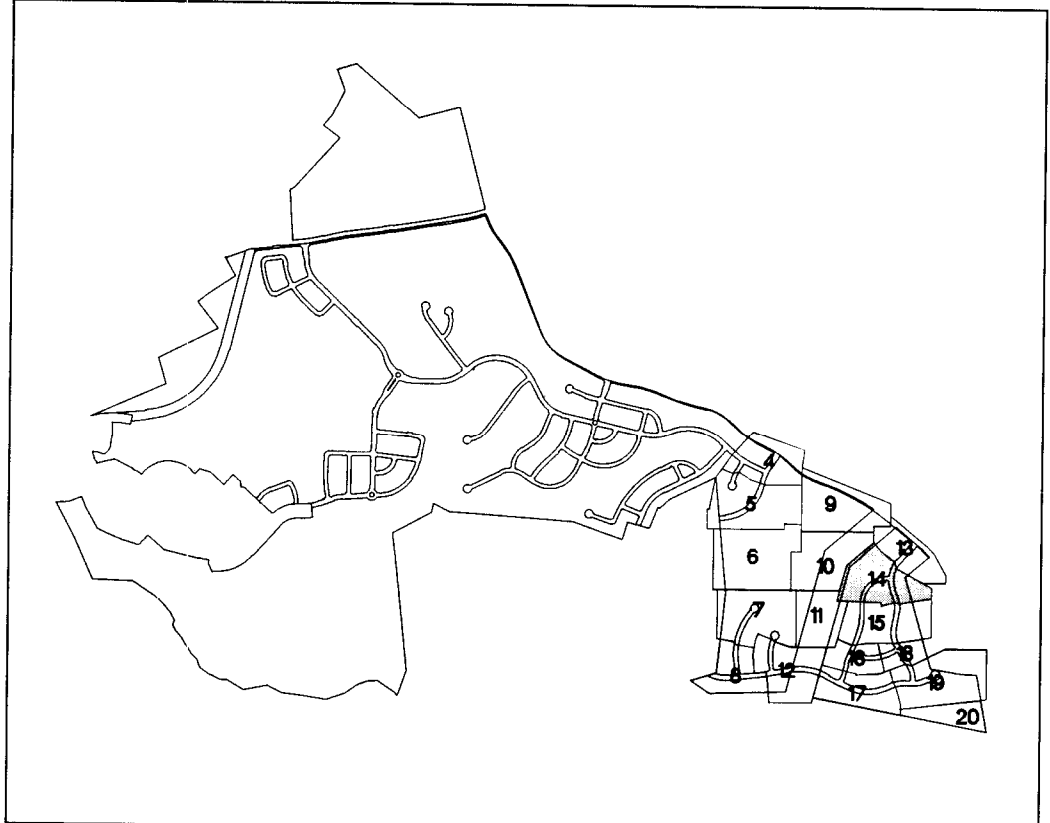
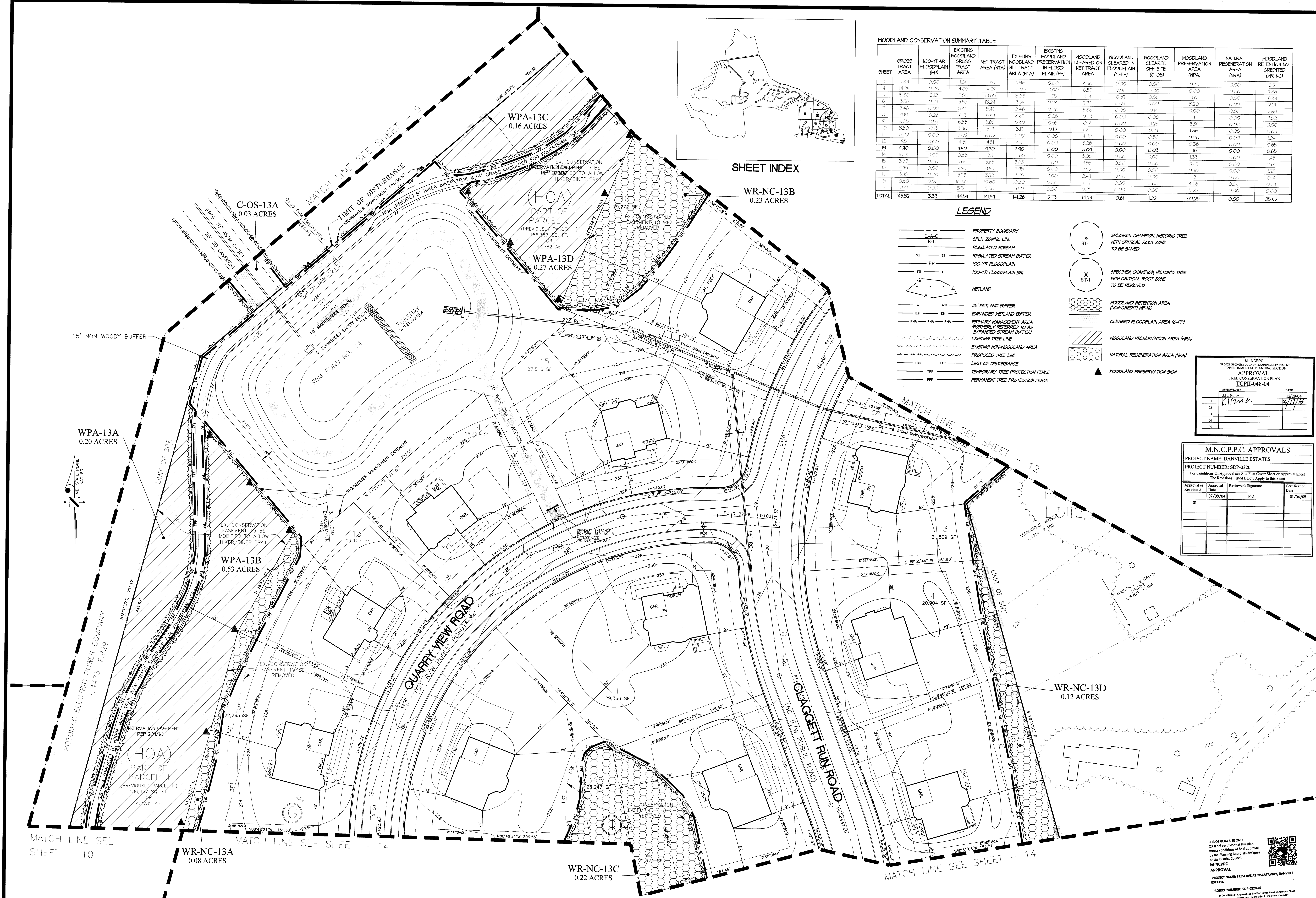


M-NCPPC	
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT	
ENVIRONMENTAL PLANNING SECTION	
APPROVAL	
TREE CONSERVATION PLAN	
TCHP-048-04	
APPROVED BY:	DATE:
J. Lynch	12/29/04
01	02
03	04
05	06

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

GLWGUTSCHICK LITTLE & WEBER, P.A.			
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS			
3009 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK			
BURTONSVILLE, MARYLAND 20866			
TEL: 301-421-4024 FAX: 301-421-4024			
11/2-13 REVISED PER PLANNING BOARD RESOLUTION			
KAB KAF			
DATE BY APPR			

PREPARED FOR: WOODLAWN DEVELOPMENT GROUP 8614 WESTWOOD CENTER DRIVE, SUITE 900 VIENNA, VIRGINIA 22182	SCALE	ZONING	TYPE II TREE CONSERVATION PLAN		G. L. W. FILE No.
	1" = 30'	R-L	DANVILLE ESTATES		10009
	DATE	TAX MAP - GRID	LOTS 1-4 BLOCK 'A', 1-16 BLOCK 'B', 1-28 BLOCK 'C', 1-9 BLOCK 'D', 1-12 BLOCK 'E', LOTS 1-15 BLOCK 'F', 1-13 BLOCK 'G', 1-15 BLOCK 'H', 1-15 BLOCK 'I'		SHEET
	NOV., 2012	143 B3, B4, C4 153 B1, C1, D1	PISCATAWAY ELECTION DISTRICT No. 05		12 OF 19
PRINCE GEORGE'S COUNTY, MARYLAND					



SHEET INDEX

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EXISTING WOODLAND GROSS TRACT AREA	NET TRACT AREA (NTA)	EXISTING WOODLAND NET TRACT AREA (NTA)	EXISTING WOODLAND PRESERVATION IN FLOOD PLAIN (FP)	WOODLAND CLEARED ON NET TRACT AREA	WOODLAND CLEARED IN FLOODPLAIN (G-FP)	WOODLAND CLEARED OFF-SITE (G-OS)	WOODLAND PRESERVATION AREA (WPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETENTION NOT CREDITED (WR-NC)
3	7.23	0.00	1.36	7.89	1.36	0.00	4.10	0.00	0.00	0.45	0.00	2.21
4	14.24	0.00	14.06	14.24	14.06	0.00	6.53	0.00	0.00	0.00	0.00	1.80
5	6.80	0.00	13.24	13.24	13.24	0.00	3.14	0.00	0.00	3.01	0.00	6.84
6	15.50	0.00	15.50	15.50	15.50	0.00	1.34	0.00	0.00	3.20	0.00	2.21
7	8.40	0.00	8.40	8.40	8.40	0.00	5.88	0.00	0.00	0.00	0.00	2.63
8	9.13	0.00	9.13	9.13	9.13	0.00	0.28	0.00	0.00	1.41	0.00	1.02
9	6.35	0.00	6.35	6.35	6.35	0.00	0.00	0.00	0.00	5.34	0.00	0.00
10	3.30	0.00	3.30	3.30	3.30	0.00	0.00	0.00	0.00	1.86	0.00	0.00
11	6.02	0.00	6.02	6.02	6.02	0.00	4.12	0.00	0.00	0.00	0.00	1.24
12	4.50	0.00	4.50	4.50	4.50	0.00	3.28	0.00	0.00	0.00	0.00	0.65
13	4.40	0.00	4.40	4.40	4.40	0.00	0.00	0.00	0.00	1.16	0.00	0.65
14	12.71	0.00	12.71	12.71	12.71	0.00	3.22	0.00	0.00	1.33	0.00	1.45
15	5.63	0.00	5.63	5.63	5.63	0.00	4.55	0.00	0.00	0.41	0.00	1.18
16	4.95	0.00	4.95	4.95	4.95	0.00	1.52	0.00	0.00	0.10	0.00	0.14
17	3.15	0.00	3.15	3.15	3.15	0.00	2.41	0.00	0.00	1.13	0.00	0.14
18	10.60	0.00	10.60	10.60	10.60	0.00	6.11	0.00	0.00	4.26	0.00	0.24
19	5.50	0.00	5.50	5.50	5.50	0.00	0.25	0.00	0.00	5.25	0.00	0.00
TOTAL	145.32	3.33	144.99	141.49	141.26	2.73	74.73	0.61	1.22	30.26	0.00	35.62

LEGEND

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

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL PLANNING SECTION
APPROVAL
TREE CONSERVATION PLAN
TCPII-148-04

APPROVED BY	DATE
J. J. Stasz	12/28/14
L. J. Stasz	3/17/15

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

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

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3509 NATIONAL DRIVE - SUITE 250 - BURTSMVILLE OFFICE PARK
BURTSMVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

11/20/13	REVISED PER PLANNING BOARD RESOLUTION	KAS	KAF
DATE	REVISION	BY	APPR.

PREPARED FOR:
WOODLAWN DEVELOPMENT GROUP
8614 WESTWOOD CENTER DRIVE, SUITE 900
VIENNA, VIRGINIA 22182

SCALE
1" = 30'

DATE
NOV, 2012

ZONING
R-L

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

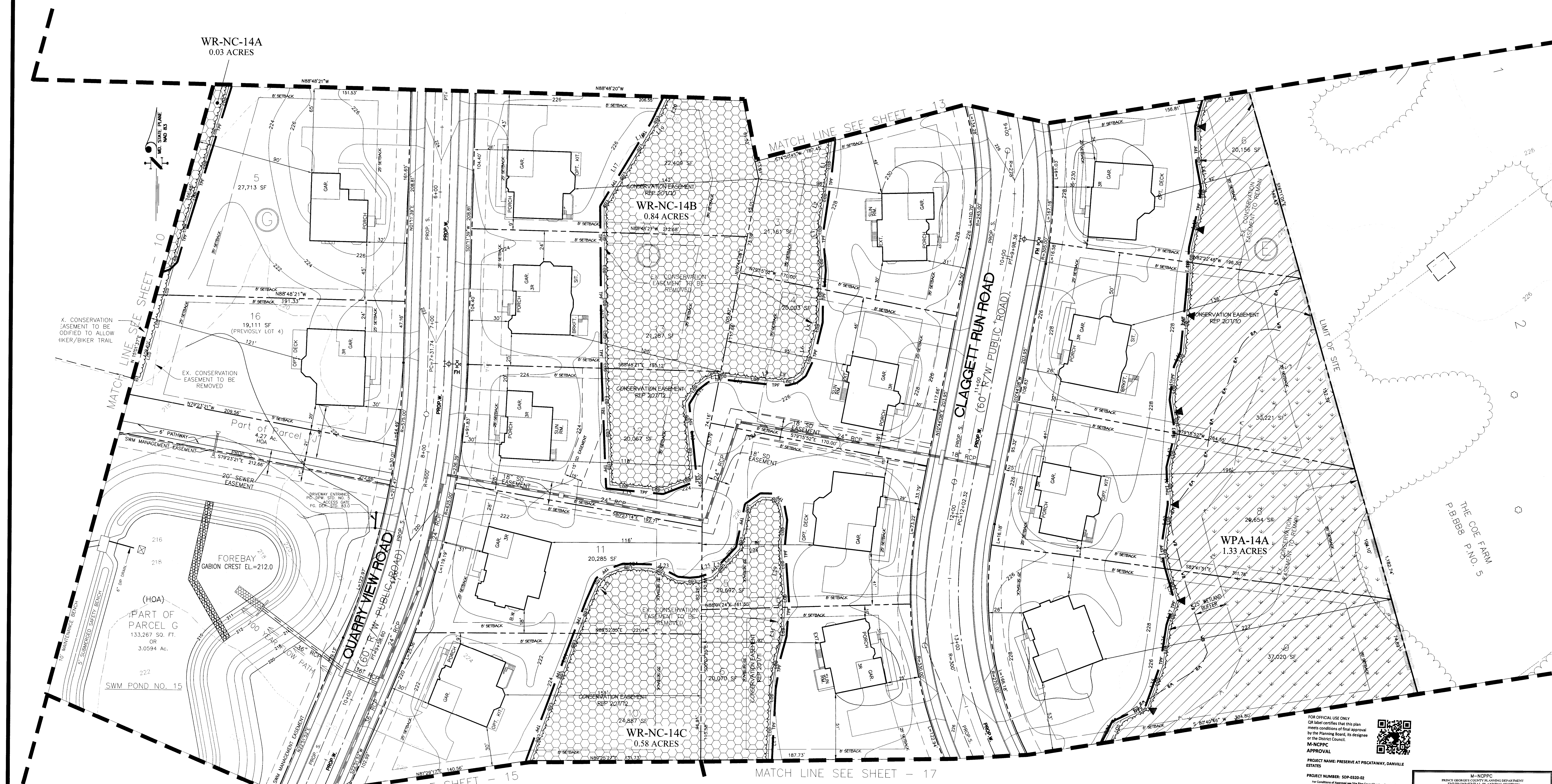
TYPE II TREE CONSERVATION PLAN
DANVILLE ESTATES
LOTS 1-4 BLOCK 'A', 1-16 BLOCK 'B', 1-28 BLOCK 'C', 1-9 BLOCK 'D', 1-12 BLOCK 'E',
LOTS 1-15 BLOCK 'F', LOTS 1-6 & 10-15 BLOCK 'G', 1-13 BLOCK 'H', 1-15 BLOCK 'I'

PISCATAWAY ELECTION DISTRICT No. 05

PRINCE GEORGE'S COUNTY, MARYLAND

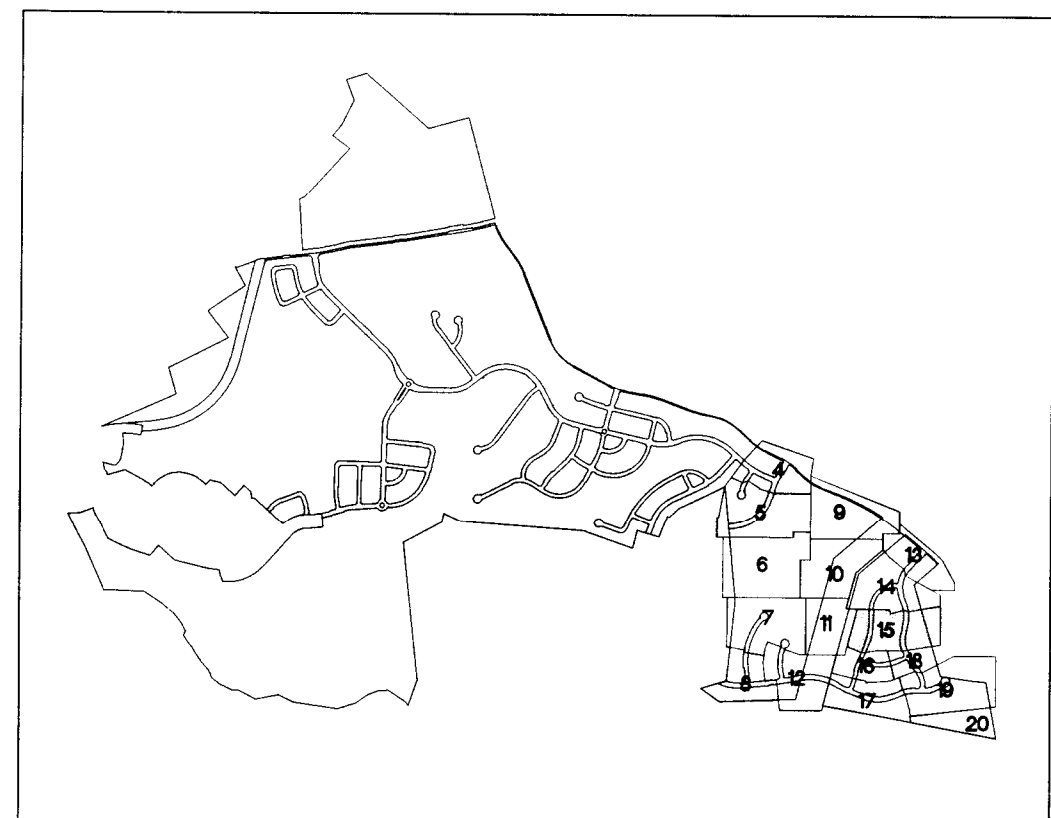
G. L. W. FILE No.
10009

SHEET
13 OF 19



LEGEND

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



SHEET INDEX

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EXISTING WOODLAND GROSS TRACT AREA	NET TRACT AREA (NTA)	EXISTING WOODLAND NET TRACT AREA (NTA)	EXISTING WOODLAND PRESERVATION IN FLOOD PLAIN (FP)	WOODLAND CLEARED ON NET TRACT AREA	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETENTION NOT CREDITED (W-NC)
3	1.33	0.00	7.56	7.56	7.56	0.00	4.10	0.00	0.00	0.45	0.00	0.21
4	4.41	0.00	14.06	14.06	14.06	0.00	6.53	0.00	0.00	0.00	0.00	1.56
5	15.80	0.00	8.92	8.92	8.92	0.00	3.14	0.00	0.00	3.01	0.00	6.89
6	15.56	0.00	13.25	13.25	13.25	0.00	7.19	0.00	0.00	3.20	0.00	2.21
7	5.41	0.00	5.46	5.46	5.46	0.00	5.89	0.00	0.00	0.00	0.00	2.63
8	8.13	0.00	4.13	4.13	4.13	0.00	0.23	0.00	0.00	1.41	0.00	1.02
9	6.35	0.00	6.35	6.35	6.35	0.00	0.19	0.00	0.23	5.39	0.00	0.00
10	3.30	0.00	3.30	3.17	3.17	0.00	1.24	0.00	0.21	1.86	0.00	0.00
11	6.02	0.00	6.02	6.02	6.02	0.00	4.12	0.00	0.50	0.00	0.00	1.24
12	4.51	0.00	4.51	4.51	4.51	0.00	3.26	0.00	0.00	0.50	0.00	0.65
13	19.40	0.00	0.00	3.40	3.40	0.00	0.00	0.00	0.00	1.16	0.00	0.65
14	10.71	0.00	10.69	10.71	10.69	0.00	8.00	0.00	0.00	1.33	0.00	1.45
15	5.63	0.00	5.63	5.63	5.63	0.00	4.53	0.00	0.00	0.21	0.00	0.63
16	4.48	0.00	4.48	4.48	4.48	0.00	1.52	0.00	0.00	0.70	0.00	1.13
17	3.16	0.00	3.16	3.16	3.16	0.00	2.47	0.00	0.00	1.13	0.00	0.14
18	10.60	0.00	10.60	10.60	10.60	0.00	6.17	0.00	0.00	4.26	0.00	0.24
19	5.50	0.00	5.50	5.50	5.50	0.00	0.25	0.00	0.00	5.25	0.00	0.00
TOTAL	145.32	3.33	144.59	141.84	141.26	2.73	74.73	0.61	1.22	30.26	0.00	35.62

FOR OFFICIAL USE ONLY
OR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-N-C-P-C
APPROVAL
PROJECT NAME: PRESERVE AT PISCATAWAY, DANVILLE ESTATES
PROJECT NUMBER: SDP-0320-02
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revisions Listed Below Apply to this Sheet



M-N-C-P-C PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII-048-04	
APPROVED BY	DATE
01 02 03 04 05	11/20/14 3/17/15

M.N.C.P.C. APPROVALS			
PROJECT NAME: DANVILLE ESTATES			
PROJECT NUMBER: SDP-0320			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet			
The Revisions Listed Below Apply to this Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	07/08/14	R.G.	01/04/15

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3509 NATIONAL DRIVE - SUITE 250 - BERTHLENNER OFFICE PARK
BETHLENNER, MARYLAND 20848
TEL: 301-421-4024 FAX: 410-885-1820 DC/VA: 301-889-2524 FAX: 301-421-4188

11/20/13	REVISED PER PLANNING BOARD RESOLUTION	KAB	KAF
DATE	REVISION	BY	APPR.

PREPARED FOR:
WOODLAWN DEVELOPMENT GROUP
8614 WESTWOOD CENTER DRIVE, SUITE 900
VIENNA, VIRGINIA 22182

SCALE
1" = 30'

ZONING
R-L

DATE
NOV., 2012

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

TYPE II TREE CONSERVATION PLAN
DANVILLE ESTATES
LOTS 1-4 BLOCK 'A', 1-16 BLOCK 'B', 1-28 BLOCK 'C', 1-9 BLOCK 'D', 1-12 BLOCK 'E',
LOTS 1-15 BLOCK 'F', LOTS 1-6 & 10-15 BLOCK 'G', 1-13 BLOCK 'H', 1-15 BLOCK 'I'

G. L. W. FILE NO.
10009

SHEET
14 OF 19

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

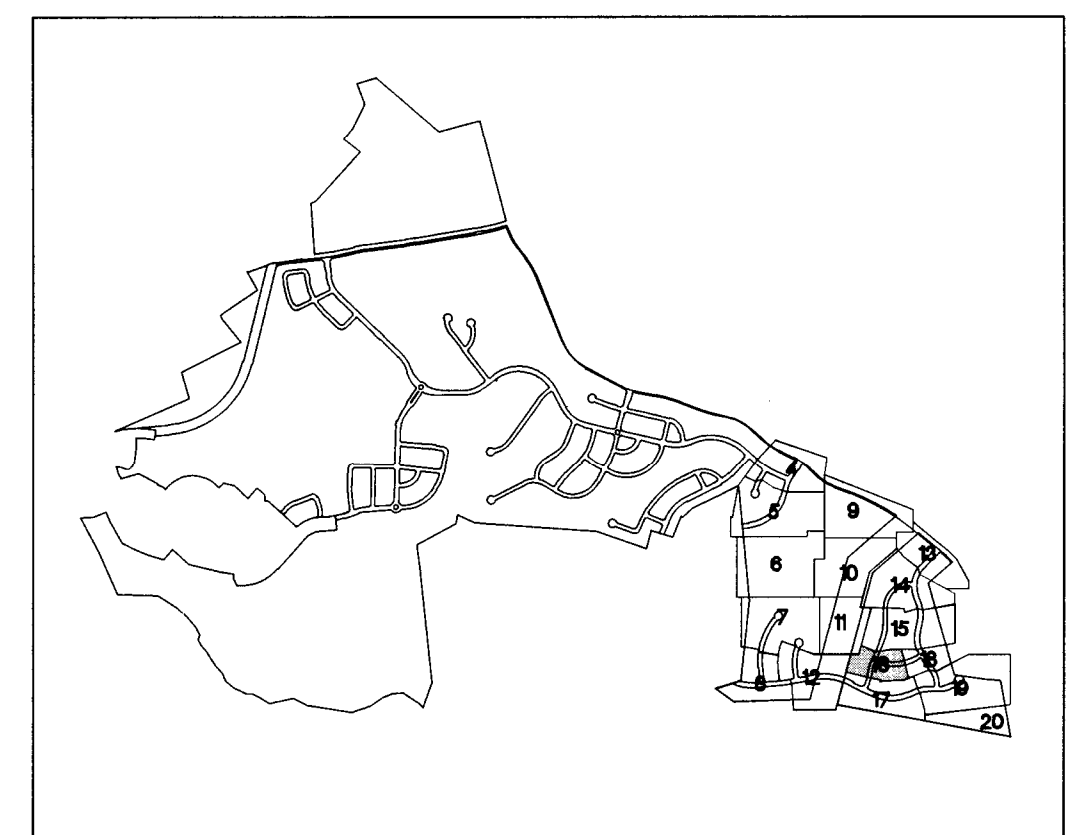
WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YR FLOODPLAIN (FP)	EXISTING WOODLAND GROSS TRACT AREA	NET TRACT AREA (NTA)	EXISTING WOODLAND NET TRACT AREA (NTA)	EXISTING WOODLAND PRESERVATION IN FLOOD PLAIN (FP)	WOODLAND CLEARED ON NET TRACT AREA	WOODLAND CLEARED IN FLOODPLAIN (C-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (WPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETENTION NOT CREDITED (NR-NC)
3	1.83	0.00	1.83	1.83	1.83	0.00	4.10	0.00	0.00	0.45	0.00	2.21
4	14.21	0.00	14.06	14.21	14.06	0.00	6.55	0.00	0.00	0.00	0.00	1.86
5	15.80	0.00	15.80	15.80	15.80	0.00	3.14	0.00	0.00	3.01	0.00	8.81
6	13.56	0.00	13.56	13.56	13.56	0.00	1.34	0.00	0.00	3.22	0.00	2.21
7	8.46	0.00	8.46	8.46	8.46	0.00	5.88	0.00	0.00	0.00	0.00	2.63
8	9.15	0.00	9.15	9.15	9.15	0.00	0.28	0.00	0.00	1.41	0.00	1.02
9	6.35	0.00	6.35	6.35	6.35	0.00	0.18	0.00	0.00	5.34	0.00	0.00
10	3.30	0.00	3.30	3.30	3.30	0.00	1.24	0.00	0.00	1.86	0.00	0.05
11	6.02	0.00	6.02	6.02	6.02	0.00	4.32	0.00	0.00	0.00	0.00	1.24
12	4.51	0.00	4.51	4.51	4.51	0.00	3.26	0.00	0.00	0.58	0.00	0.65
13	3.80	0.00	3.80	3.80	3.80	0.00	0.00	0.00	0.00	1.14	0.00	0.45
14	12.17	0.00	12.17	12.17	12.17	0.00	8.00	0.00	0.00	1.33	0.00	1.45
15	5.63	0.00	5.63	5.63	5.63	0.00	4.53	0.00	0.00	0.41	0.00	0.65
16	4.45	0.00	4.45	4.45	4.45	0.00	1.52	0.00	0.00	0.10	0.00	1.13
17	3.78	0.00	3.78	3.78	3.78	0.00	2.41	0.00	0.00	1.13	0.00	0.14
18	12.62	0.00	12.62	12.62	12.62	0.00	6.11	0.00	0.00	4.26	0.00	0.24
19	5.50	0.00	5.50	5.50	5.50	0.00	0.25	0.00	0.00	5.25	0.00	0.00
TOTAL	145.32	3.33	144.54	141.94	141.26	2.73	14.73	0.61	1.22	30.26	0.00	35.62

LEGEND

---	---	PROPERTY BOUNDARY
---	---	SPLIT ZONING LINE
---	---	REGULATED STREAM
---	---	REGULATED STREAM BUFFER
---	---	100-YR FLOODPLAIN
---	---	100-YR FLOODPLAIN BRL
---	---	WETLAND
---	---	25' WETLAND BUFFER
---	---	EXPANDED WETLAND BUFFER
---	---	PRIMARY MANAGEMENT AREA (FORMERLY REFERRED TO AS EXPANDED STREAM BUFFER)
---	---	EXISTING TREE LINE
---	---	EXISTING NON-WOODLAND AREA
---	---	PROPOSED TREE LINE
---	---	LIMIT OF DISTURBANCE
---	---	TEMPORARY TREE PROTECTION FENCE
---	---	PERMANENT TREE PROTECTION FENCE

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
WPA-NC	WOODLAND RETENTION AREA (NON-CREDIT) WPA-NC
C-FP	CLEARED FLOODPLAIN AREA (C-FP)
WPA	WOODLAND PRESERVATION AREA (WPA)
NRA	NATURAL REGENERATION AREA (NRA)
▲	WOODLAND PRESERVATION SIGN



SHEET INDEX

M-NCPPC	
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION	
APPROVAL	
TREE CONSERVATION PLAN TCPII-048-04	
APPROVED BY	DATE
J. L. Steg	12/29/04
01	
02	
03	
04	
05	

M.N.C.P.C. APPROVALS

PROJECT NAME: DANVILLE ESTATES

PROJECT NUMBER: SDP-0320

For Conditions Of Approval see Site Plan Cover Sheet or Approval Sheet

The Revisions Listed Below Apply to this Sheet

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

FOR OFFICIAL USE ONLY
OR 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: PRESERVE AT PISCATAWAY, DANVILLE
ESTATESPROJECT NUMBER: SDP-0320-01
For Conditions Of Approval see Site Plan Cover Sheet or Approval Sheet

Revisions Numbered Below Apply to this Sheet

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3809 NATIONAL DRIVE - SUITE 250 - BURTCHVILLE OFFICE PARK
BURTCHVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 410-880-1820 DC/VX: 301-989-2524 FAX: 301-421-4186

11/20/13	REVISED PER PLANNING BOARD RESOLUTION	KAB	KAF
DATE	REVISION	BY	APP'R.

PREPARED FOR:

WOODLAWN DEVELOPMENT GROUP
8614 WESTWOOD CENTER DRIVE, SUITE 900
VIENNA, VIRGINIA 22182

SCALE

1" = 30'

ZONING

R-L

DATE

NOV, 2012

TAX MAP - GRID

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

TYPE II TREE CONSERVATION PLAN

DANVILLE ESTATES

LOTS 1-4 BLOCK 'A', 1-16 BLOCK 'B', 1-28 BLOCK 'C', 1-9 BLOCK 'D', 1-12 BLOCK 'E',
LOTS 1-15 BLOCK 'F', 1-15 BLOCK 'G', 1-13 BLOCK 'H', 1-15 BLOCK 'I'

PISCATAWAY ELECTION DISTRICT No. 05

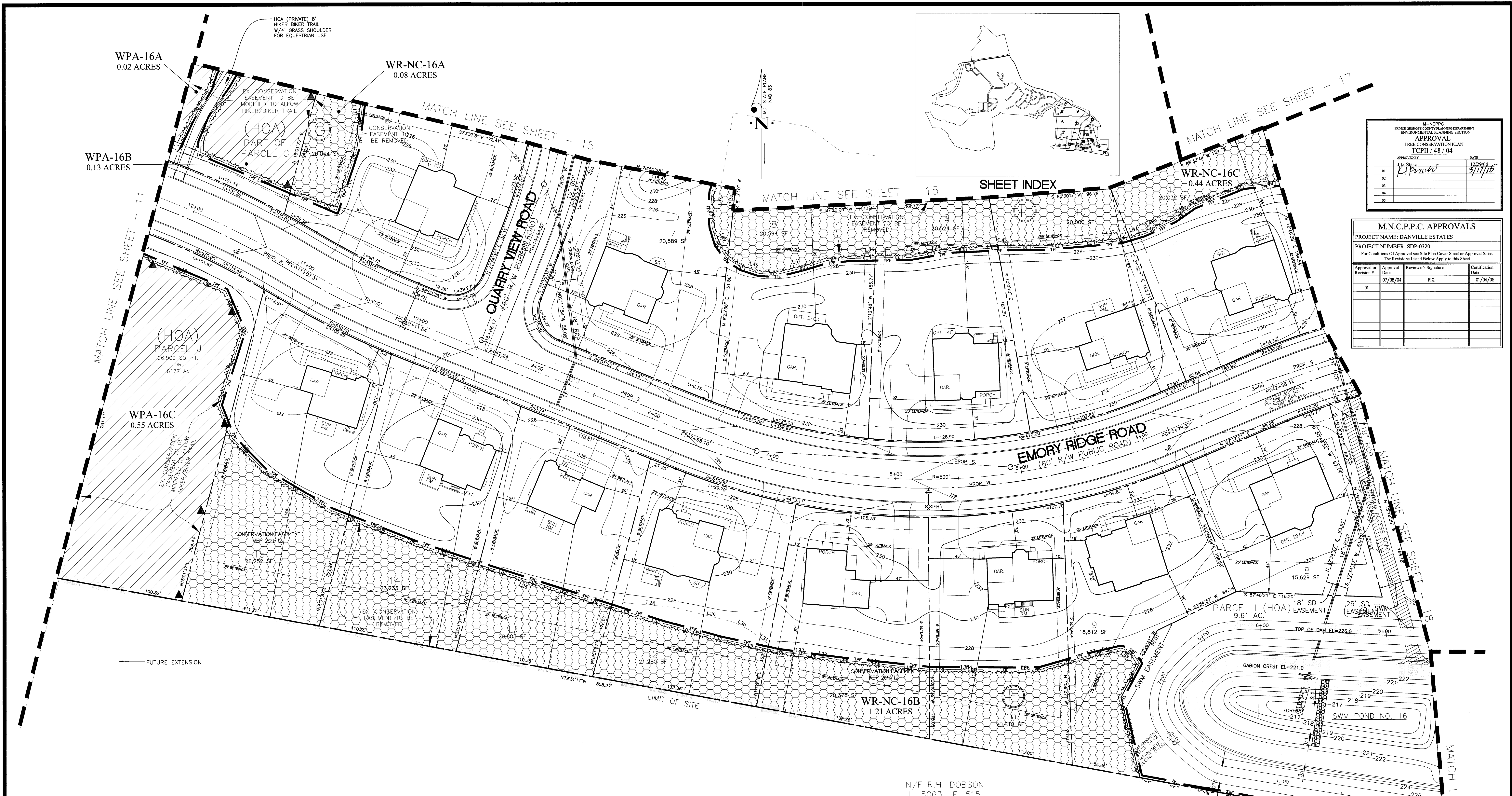
PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No.

10009

SHEET

15 OF 19



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

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EXISTING WOODLAND GROSS TRACT AREA	NET TRACT AREA (NTA)	EXISTING WOODLAND PRESERVATION IN FLOOD PLAIN (FP)	WOODLAND CLEARED ON NET TRACT AREA	WOODLAND CLEARED IN FLOODPLAIN (G-FP)	WOODLAND CLEARED OFF-SITE (G-OS)	WOODLAND PRESERVATION AREA (NPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETENTION NOT CREDITED (NR-NC)	
1	0.88	0.00	0.88	0.88	0.00	0.00	0.00	0.00	0.88	0.00	0.00	
2	0.88	0.00	0.88	0.88	0.00	0.00	0.00	0.00	0.88	0.00	0.00	
3	0.88	0.00	0.88	0.88	0.00	0.00	0.00	0.00	0.88	0.00	0.00	
4	0.88	0.00	0.88	0.88	0.00	0.00	0.00	0.00	0.88	0.00	0.00	
5	0.88	0.00	0.88	0.88	0.00	0.00	0.00	0.00	0.88	0.00	0.00	
6	0.88	0.00	0.88	0.88	0.00	0.00	0.00	0.00	0.88	0.00	0.00	
7	0.88	0.00	0.88	0.88	0.00	0.00	0.00	0.00	0.88	0.00	0.00	
8	0.88	0.00	0.88	0.88	0.00	0.00	0.00	0.00	0.88	0.00	0.00	
9	0.88	0.00	0.88	0.88	0.00	0.00	0.00	0.00	0.88	0.00	0.00	
10	0.88	0.00	0.88	0.88	0.00	0.00	0.00	0.00	0.88	0.00	0.00	
11	0.88	0.00	0.88	0.88	0.00	0.00	0.00	0.00	0.88	0.00	0.00	
12	0.88	0.00	0.88	0.88	0.00	0.00	0.00	0.00	0.88	0.00	0.00	
13	0.88	0.00	0.88	0.88	0.00	0.00	0.00	0.00	0.88	0.00	0.00	
14	0.88	0.00	0.88	0.88	0.00	0.00	0.00	0.00	0.88	0.00	0.00	
15	0.88	0.00	0.88	0.88	0.00	0.00	0.00	0.00	0.88	0.00	0.00	
16	0.88	0.00	0.88	0.88	0.00	0.00	0.00	0.00	0.88	0.00	0.00	
17	0.88	0.00	0.88	0.88	0.00	0.00	0.00	0.00	0.88	0.00	0.00	
18	0.88	0.00	0.88	0.88	0.00	0.00	0.00	0.00	0.88	0.00	0.00	
19	0.88	0.00	0.88	0.88	0.00	0.00	0.00	0.00	0.88	0.00	0.00	
20	0.88	0.00	0.88	0.88	0.00	0.00	0.00	0.00	0.88	0.00	0.00	
TOTAL	145.32	3.33	144.54	141.94	141.26	2.13	14.13	0.61	1.22	30.26	0.00	35.62

LEGEND

- PROPERTY BOUNDARY
- SPLIT ZONING LINE
- REGULATED STREAM
- REGULATED STREAM BUFFER
- 100-YR FLOODPLAIN
- 100-YR FLOODPLAIN ERL
- NETLAND
- 25' NETLAND BUFFER
- EXPANDED NETLAND BUFFER
- PRIMARY MANAGEMENT AREA (FORMERLY REFERRED TO AS EXPANDED STREAM BUFFER)
- EXISTING TREE LINE
- EXISTING NON-WOODLAND AREA
- PROPOSED TREE LINE
- LIMIT OF DISTURBANCE
- TEMPORARY TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION FENCE

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

FOR OFFICIAL USE ONLY
QA 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: PRESERVE AT PISCATAWAY, DANVILLE ESTATES
PROJECT NUMBER: SDP-0320-02
For Conditions of Approval and Site Plan Cover Sheet or Approval Sheet, Section numbers must be included in the Project Number.

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 200 - BARTONVILLE OFFICE PARK
BARTONVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2324 FAX: 301-421-4186

DATE	11/20/13	REVISION	REVISED PER PLANNING BOARD RESOLUTION
DATE		REVISION	

DRN. RL.G. DRK. KAF

KAB BY

KAF APPR.

PREPARED FOR:
WOODLAWN DEVELOPMENT GROUP
8614 WESTWOOD CENTER DRIVE, SUITE 900
VIENNA, VIRGINIA 22182

SCALE
1" = 30'

ZONING
R-L

DATE
NOV., 2012

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

TYPE II TREE CONSERVATION PLAN
DANVILLE ESTATES
LOTS 1-4 BLOCK 'A', 1-16 BLOCK 'B', 1-28 BLOCK 'C', 1-9 BLOCK 'D', 1-12 BLOCK 'E',
LOTS 1-15 BLOCK 'F', 1-15 BLOCK 'G', 1-13 BLOCK 'H', 1-15 BLOCK 'I'

PISCATAWAY ELECTION DISTRICT No. 05

PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No.
10009

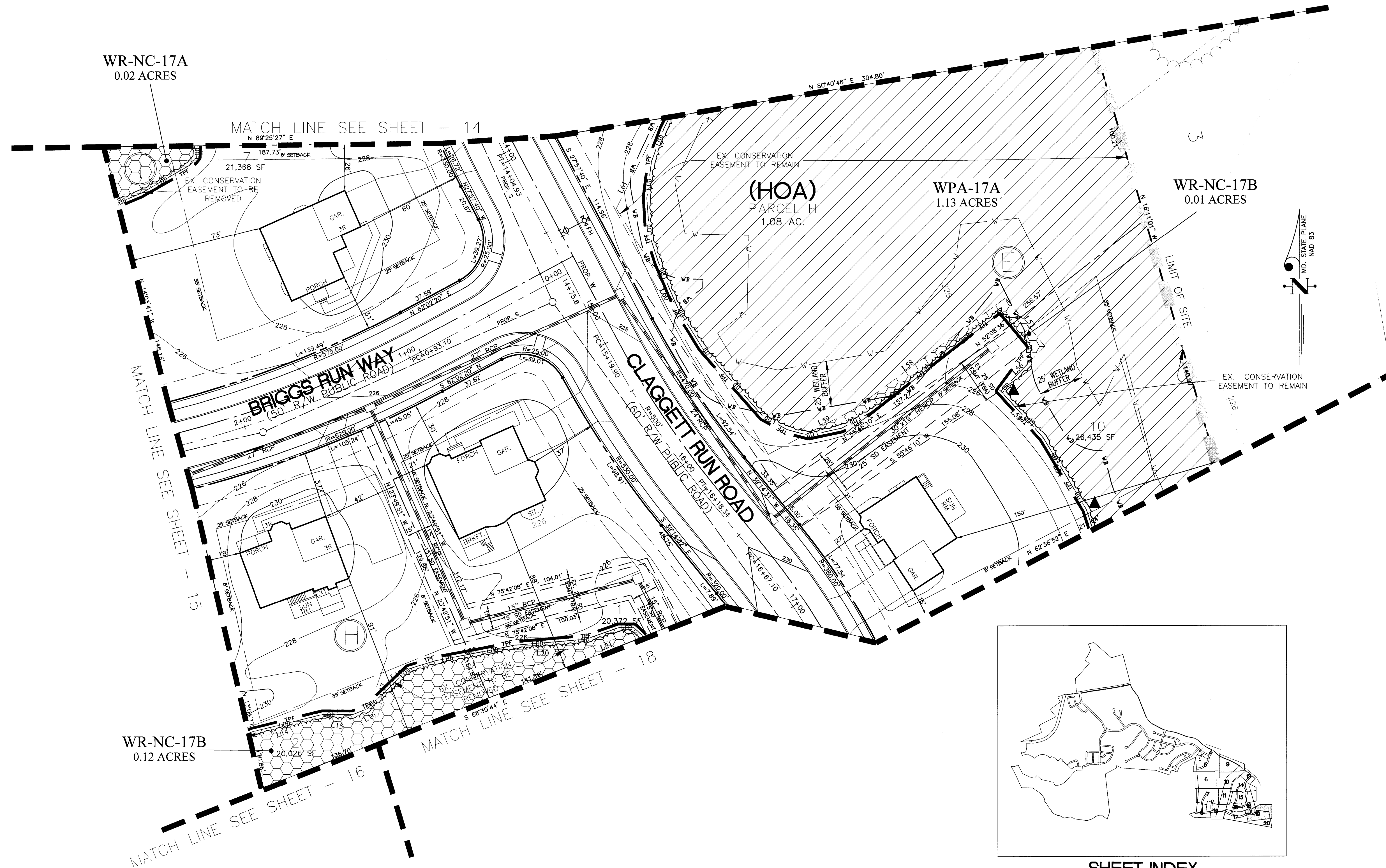
SHEET
16 OF 19

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EXISTING WOODLAND (GROSS TRACT AREA)	NET TRACT AREA (NTA)	EXISTING WOODLAND NET TRACT AREA (NTA)	EXISTING WOODLAND PRESERVATION IN FLOOD PLAIN (FP)	WOODLAND CLEARED ON NET TRACT AREA	WOODLAND CLEARED IN FLOODPLAIN (G-FP)	WOODLAND CLEARED OFF-SITE (G-OS)	WOODLAND PRESERVATION AREA (WPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETENTION NOT CREDITED (W-R-NC)
3	7.28	0.00	1.50	1.83	1.36	0.00	4.70	0.00	0.00	0.45	0.00	2.21
4	14.24	0.00	14.06	14.24	14.06	0.00	6.59	0.00	0.00	0.00	0.00	7.66
5	15.80	2.12	5.60	13.68	13.68	1.50	3.14	0.51	0.00	3.01	0.00	6.84
6	15.56	0.00	15.56	15.56	15.56	0.00	1.71	0.04	0.00	3.30	0.00	2.21
7	8.46	0.00	8.46	8.46	8.46	0.00	5.88	0.00	0.00	0.41	0.00	2.45
8	9.39	0.00	9.39	9.39	9.39	0.00	0.29	0.00	0.00	1.47	0.00	7.02
9	6.35	0.00	6.35	6.35	6.35	0.00	0.18	0.00	0.00	5.31	0.00	0.00
10	3.30	0.13	3.30	3.17	3.17	0.13	1.24	0.00	0.21	1.86	0.00	0.00
11	6.02	0.00	6.02	6.02	6.02	0.00	4.72	0.00	0.00	0.00	0.00	1.24
12	4.51	0.00	4.51	4.51	4.51	0.00	3.26	0.00	0.00	0.56	0.00	0.65
13	4.50	0.00	4.50	4.50	4.50	0.00	4.04	0.00	0.00	1.6	0.00	0.65
14	10.71	0.00	10.71	10.71	10.71	0.00	8.00	0.00	0.00	1.53	0.00	1.45
15	5.45	0.00	5.45	5.45	5.45	0.00	4.59	0.00	0.00	0.41	0.00	0.65
16	8.95	0.00	8.95	8.95	8.95	0.00	7.52	0.00	0.00	0.70	0.00	1.13
17	3.70	0.00	3.70	3.70	3.70	0.00	2.41	0.00	0.00	1.13	0.00	0.14
18	10.60	0.00	10.60	10.60	10.60	0.00	6.17	0.00	0.00	4.36	0.00	0.24
19	5.30	0.00	5.30	5.30	5.30	0.00	0.25	0.00	0.00	5.35	0.00	0.00
TOTAL	145.32	3.33	144.54	141.89	141.26	2.73	74.73	0.61	1.22	30.26	0.00	35.62

LEGEND

---	PROPERTY BOUNDARY
---	SPLIT ZONING LINE
---	REGULATED STREAM
---	REGULATED STREAM BUFFER
---	FP
---	100-YR FLOODPLAIN
---	100-YR FLOODPLAIN ERL
---	NETLAND
---	25' NETLAND BUFFER
---	EXPANDED NETLAND BUFFER
---	PRIMARY MANAGEMENT AREA (FORMERLY REFERRED TO AS EXPANDED STREAM BUFFER)
---	EXISTING TREE LINE
---	EXISTING NON-WOODLAND AREA
---	PROPOSED TREE LINE
---	LDD
---	TEMPORARY TREE PROTECTION FENCE
---	PERMANENT TREE PROTECTION FENCE
ST-1	SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE SAVED
ST-1	SPECIMEN CHAMPION HISTORIC TREE WITH CRITICAL ROOT ZONE TO BE REMOVED
---	WOODLAND RETENTION AREA (NON-CREDIT) W-R-NC
---	CLEARED FLOODPLAIN AREA (G-FP)
---	WOODLAND PRESERVATION AREA (WPA)
---	NATURAL REGENERATION AREA (NRA)
▲	WOODLAND PRESERVATION SIGN



SHEET INDEX

M-NOPPC	
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT	
ENVIRONMENTAL PLANNING SECTION	
APPROVAL	
TREE CONSERVATION PLAN	
TCPH-048-04	
APPROVED BY	DATE
11. State	12/29/04
01	
02	
03	
04	
05	

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-NOPPC

APPROVAL

PROJECT NAME: PRESERVE AT PISCATAWAY, DANVILLE

ESTATES

PROJECT NUMBER: SDP-0320-02

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

GLWGUTSCHICK LITTLE & WEBER, P.A.

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

D.R.N.

R.L.O.

C.H.K.

K.A.F.

11/20/13

DATE

REVISED PER PLANNING BOARD RESOLUTION

KAB

KAF

BY

DATE

REVISION

APPR.

PREPARED FOR:

WOODLAWN DEVELOPMENT GROUP
8614 WESTWOOD CENTER DRIVE, SUITE 900
VIENNA, VIRGINIA 22182

SCALE

1" = 30'

ZONING

R-L

DATE

NOV., 2012

TAX MAP - GRID

143 B3, B4, C4

153 B1, C1, D1

TYPE II TREE CONSERVATION PLAN

DANVILLE ESTATES

LOTS 1-4 BLOCK 'A', 1-16 BLOCK 'B', 1-28 BLOCK 'C', 1-9 BLOCK 'D', 1-12 BLOCK 'E',
LOTS 1-15 BLOCK 'F', 1-13 BLOCK 'G', 1-15 BLOCK 'H', 1-15 BLOCK 'I'

PISCATAWAY ELECTION DISTRICT No. 05

PRINCE GEORGE'S COUNTY, MARYLAND

G. L. W. FILE No.

10009

SHEET

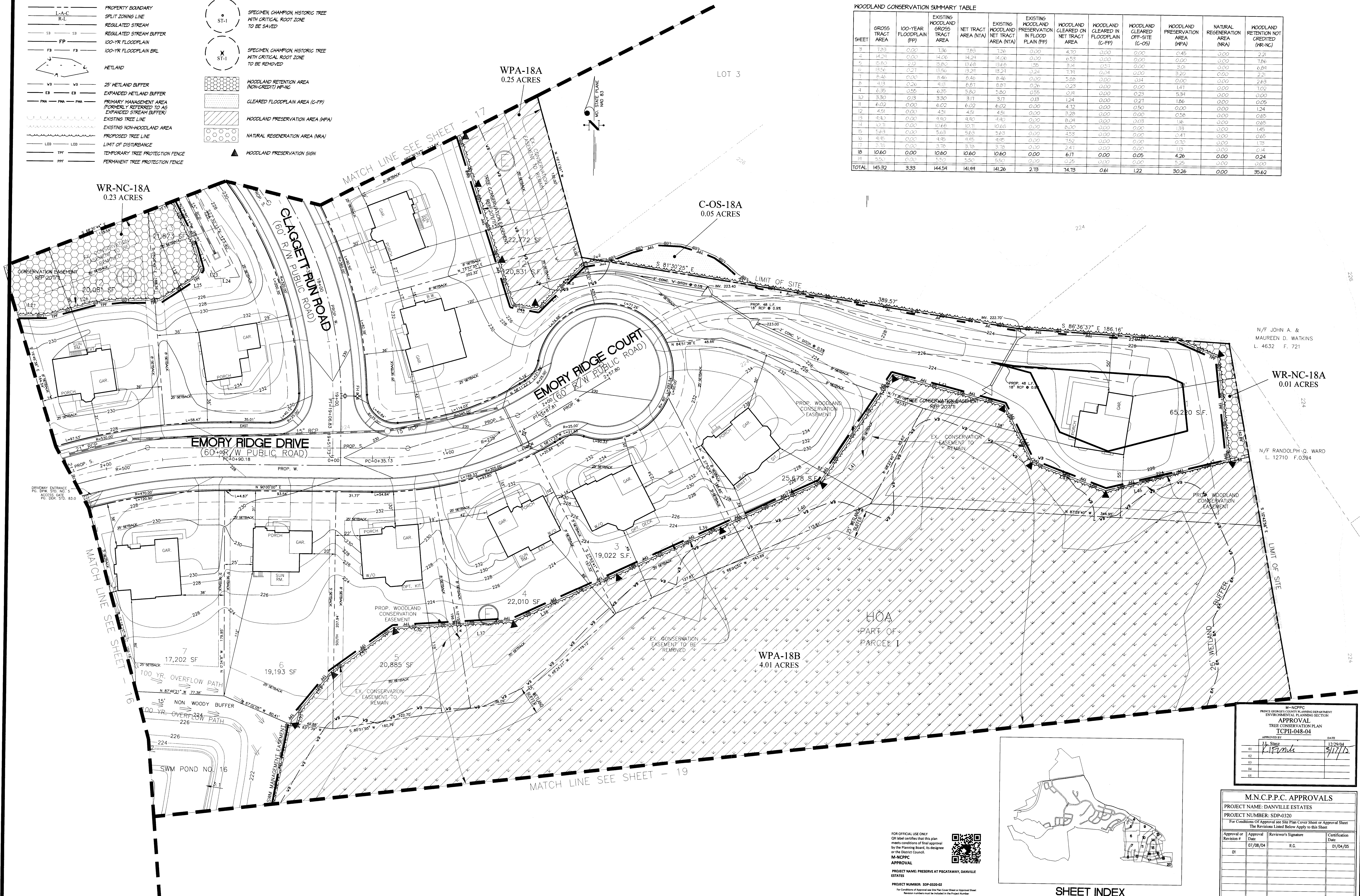
17 OF 19

LEGEND

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

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EXISTING WOODLAND GROSS TRACT AREA	NET TRACT AREA (NTA)	EXISTING WOODLAND NET TRACT AREA (NTA)	EXISTING WOODLAND PRESERVATION IN FLOOD PLAIN (FP)	WOODLAND CLEARED ON NET TRACT AREA	WOODLAND CLEARED IN FLOODPLAIN (G-FP)	WOODLAND CLEARED OFF-SITE (C-OS)	WOODLAND PRESERVATION AREA (NPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETENTION NOT CREDITED (MR-NC)
3	1.83	0.00	1.83	1.83	1.83	0.00	4.10	0.00	0.00	0.45	0.00	2.21
4	14.29	0.00	14.06	14.24	14.26	0.00	6.58	0.00	0.00	0.00	0.00	1.66
5	15.80	2.12	15.80	15.68	15.68	1.59	3.14	0.00	0.00	3.01	0.00	6.84
6	13.54	0.21	13.54	13.24	13.24	0.24	1.19	0.04	0.00	3.20	0.00	2.3
7	6.46	0.00	6.46	6.46	6.46	0.00	5.88	0.00	0.04	0.00	0.00	2.63
8	4.13	0.26	4.13	4.81	4.81	0.26	0.23	0.00	0.00	1.41	0.00	1.02
9	4.35	0.15	4.35	5.80	5.80	0.15	0.18	0.00	0.23	5.94	0.00	0.00
10	3.30	0.13	3.30	3.11	3.11	0.13	1.24	0.00	0.21	1.86	0.00	0.05
11	6.02	0.00	6.02	6.02	6.02	0.00	4.12	0.00	0.50	0.00	0.00	1.24
12	4.51	0.00	4.51	4.51	4.51	0.00	3.28	0.00	0.58	0.00	0.00	0.65
13	4.42	0.00	4.42	4.42	4.42	0.00	8.08	0.00	0.03	1.16	0.00	0.65
14	10.11	0.00	10.68	10.11	10.68	0.00	8.00	0.00	0.00	1.33	0.00	1.45
15	5.63	0.00	5.63	5.63	5.63	0.00	4.58	0.00	0.00	0.47	0.00	0.65
16	4.15	0.00	4.15	4.15	4.15	0.00	7.52	0.00	0.00	0.10	0.00	1.15
17	3.15	0.00	3.15	3.15	3.15	0.00	2.41	0.00	0.00	1.13	0.00	0.14
18	10.60	0.00	10.60	10.60	10.60	0.00	6.11	0.00	0.05	4.26	0.00	0.24
19	5.51	0.00	5.51	5.51	5.51	0.00	0.25	0.00	0.00	5.25	0.00	0.00
TOTAL	145.32	3.33	144.54	141.94	141.26	2.13	74.13	0.61	1.22	30.26	0.00	35.62

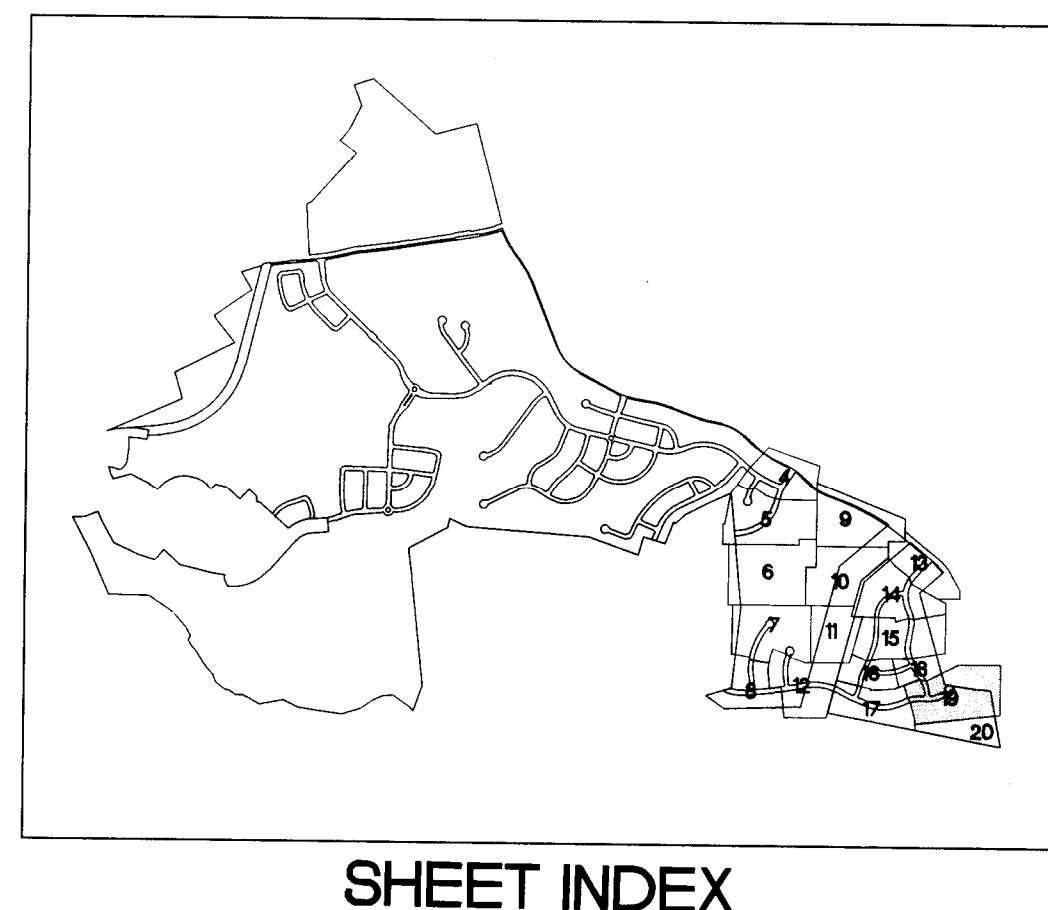


N/F JOHN A. & MAUREEN D. WATKINS
L. 4632 F. 721

WR-NC-18A
0.01 ACRES

N/F RANDOLPH Q. WARD
L. 12710 F. 0394

FOR OFFICIAL USE ONLY
OR listed certifies that this plan meets conditions of final approval by the Planning Board, as designed or the District Council.
M-NCPPC
APPROVAL
PROJECT NAME: PRESERVE AT PISCATAWAY, DANVILLE ESTATES
PROJECT NUMBER: SDP-0320-02
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revisions listed below apply to this sheet



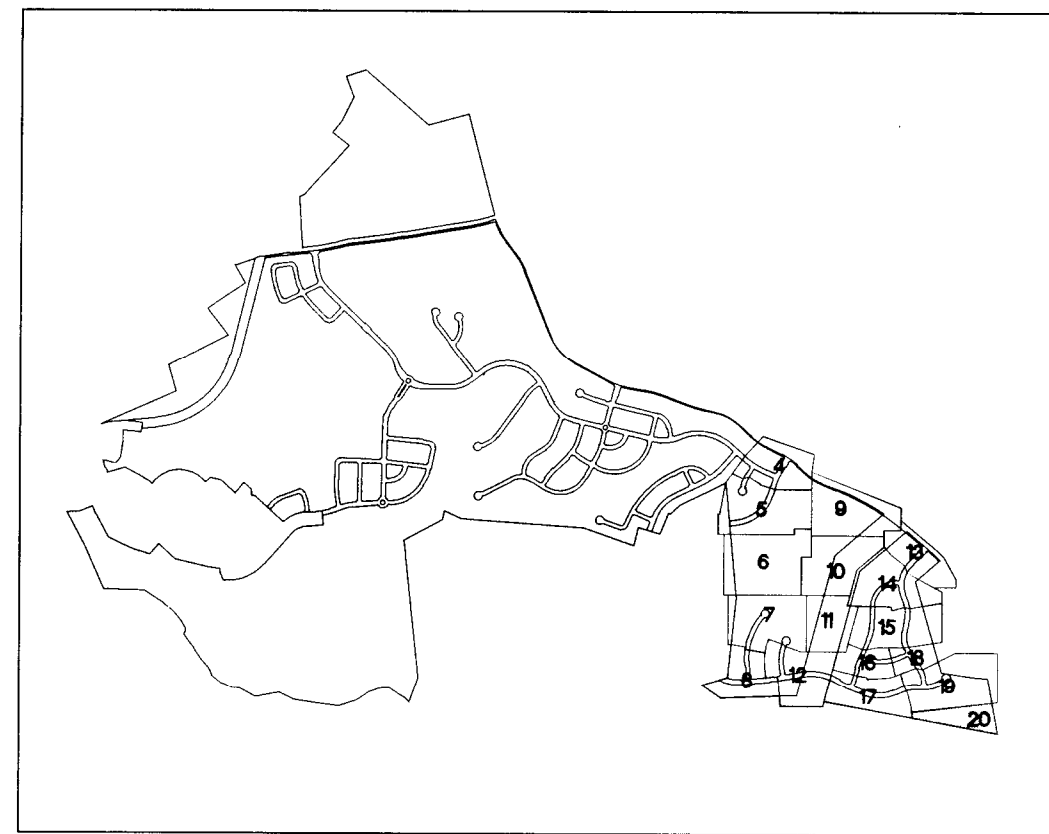
M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII-048-04		
APPROVED BY	DATE	
01 J. Stier	12/29/04	
02		
03		
04		
05		

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

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3809 NATIONAL DRIVE - SUITE 200 - BURTONTOWN, MARYLAND 20866
TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

11/20/13	REVISED PER PLANNING BOARD RESOLUTION	KAB	KAF
DATE	REVISION	BY	APPR.

PREPARED FOR: WOODLAWN DEVELOPMENT GROUP 6614 WESTWOOD CENTER DRIVE, SUITE 900 VIENNA, VIRGINIA 22182	SCALE 1" = 30'	ZONING R-L	TYPE II TREE CONSERVATION PLAN DANVILLE ESTATES LOTS 1-4 BLOCK 'A', 1-16 BLOCK 'B', 1-28 BLOCK 'C', 1-9 BLOCK 'D', 1-12 BLOCK 'E', LOTS 1-15 BLOCK 'F', LOTS 1-6 & 10-15 BLOCK 'G', 1-13 BLOCK 'H', 1-15 BLOCK 'I' PISCATAWAY ELECTION DISTRICT No. 05 PRINCE GEORGE'S COUNTY, MARYLAND	G. L. W. FILE NO. 10009 SHEET 18 OF 19
DATE NOV., 2012	TAX MAP - GRID 143 B3, B4, C4 153 B1, C1, D1			



SHEET INDEX

WOODLAND CONSERVATION SUMMARY TABLE

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN (FP)	EXISTING WOODLAND GROSS TRACT AREA	NET TRACT AREA (NTA)	EXISTING WOODLAND NET TRACT AREA (NTA)	EXISTING WOODLAND PRESERVATION IN FLOOD PLAIN (FP)	WOODLAND CLEARED ON NET TRACT AREA	WOODLAND CLEARED IN FLOODPLAIN (G-FP)	WOODLAND CLEARED OFF-SITE (G-OS)	WOODLAND PRESERVATION AREA (WPA)	NATURAL REGENERATION AREA (NRA)	WOODLAND RETENTION NOT CREDITED (NR-NC)
1	1.63	0.00	1.36	1.36	1.36	0.00	4.10	0.00	0.00	0.35	0.00	2.21
4	14.24	0.00	14.06	14.06	14.06	0.00	6.55	0.00	0.00	0.00	0.00	1.96
5	5.82	2.12	15.50	13.68	13.69	1.59	3.14	0.57	0.00	3.01	0.00	6.81
6	13.50	0.27	13.56	13.24	13.24	0.24	1.14	0.04	0.00	3.20	0.00	2.21
7	8.46	0.00	8.46	8.46	8.46	0.00	5.88	0.00	0.14	0.00	0.00	2.63
8	9.15	0.26	9.15	8.97	8.97	0.26	0.23	0.00	0.00	1.47	0.00	7.02
9	6.35	0.55	6.35	5.80	5.80	0.55	0.19	0.00	0.23	5.90	0.00	0.20
10	3.50	0.15	3.50	3.13	3.13	0.15	1.24	0.00	0.27	1.86	0.00	0.76
11	6.02	0.00	6.02	6.02	6.02	0.00	4.12	0.00	0.50	0.00	0.00	1.24
12	4.51	0.00	4.51	4.51	4.51	0.00	3.26	0.00	0.00	0.58	0.00	0.65
13	8.50	0.00	8.50	8.50	8.50	0.00	8.09	0.00	0.25	1.16	0.00	0.65
14	10.71	0.00	10.69	10.11	10.11	0.00	5.00	0.00	0.00	1.39	0.00	1.65
15	5.65	0.00	5.65	5.65	5.65	0.00	4.25	0.00	0.00	0.41	0.00	0.65
16	4.85	0.00	4.85	4.85	4.85	0.00	1.52	0.00	0.00	3.13	0.00	1.15
17	3.78	0.00	3.78	3.78	3.78	0.00	2.47	0.00	0.00	1.15	0.00	0.94
18	10.60	0.00	10.60	10.60	10.60	0.00	6.17	0.00	0.05	4.26	0.00	0.34
19	5.50	0.00	5.50	5.50	5.50	0.00	0.25	0.00	0.00	5.25	0.00	0.00
TOTAL	145.32	3.33	144.54	141.99	141.26	2.13	74.13	0.61	1.22	30.26	0.00	35.62

LEGEND

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

MATCH LINE SEE SHEET - 18

HOA
PART OF
PARCEL I
418,455 SF

WPA-19A
5.25 ACRES

25' WETLAND BUFFER

TREE CONSERVATION EASEMENT
REF 212/41

EXISTING VEGETATION TO REMAIN

TREE CONSERVATION EASEMENT
REF 212/41 (TO REMAIN)

LIMIT OF SITE

R.H. DOBSON
L. 5063 F.515

N/F RANDOLPH O. WARD
L.12710 F. 394

LIMIT OF SITE

FOR OFFICIAL USE ONLY
CR 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: PRESERVE AT PISCATAWAY, DANVILLE ESTATES
PROJECT NUMBER: SDP-0320-02
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision Number 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
01	07/08/04	R.G.
02		
03		
04		
05		

M-NCPPC PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT ENVIRONMENTAL PLANNING SECTION APPROVAL TREE CONSERVATION PLAN TCPII-048-04	
APPROVED BY	DATE
11/1/04	12/29/04
01	
02	
03	
04	
05	

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1800 DC/PA: 301-880-2524 FAX: 301-421-4186

DATE	REVISION	BY	CHK.	KAF
11/20/13	REVISED PER PLANNING BOARD RESOLUTION	KAB	KAF	
		BY	APPR.	

PREPARED FOR:
WOODLAWN DEVELOPMENT GROUP
8614 WESTWOOD CENTER DRIVE, SUITE 900
VIENNA, VIRGINIA 22182

SCALE
1" = 30'

ZONING
R-L

TYPE II TREE CONSERVATION PLAN
DANVILLE ESTATES
LOTS 1-4 BLOCK 'A', 1-16 BLOCK 'B', 1-28 BLOCK 'C', 1-9 BLOCK 'D', 1-12 BLOCK 'E',
LOTS 1-15 BLOCK 'F', LOTS 1-6 & 10-15 BLOCK 'G', 1-13 BLOCK 'H', 1-15 BLOCK 'I'

G. L. W. FILE NO.
10009

SHEET
19 OF 19