

LEGEND

EXISTING WETLANDS	
EXISTING WOODS	
LIMIT OF DISTURBANCE	
SPECIMEN TREE	
EXISTING 2 FOOT CONTOUR	2
EXISTING 10 FOOT CONTOUR	10
PROPOSED CONTOUR	10
PROPOSED CONTOUR BELOW W.S EL. 51.5	10
PROPOSED SEWER	8" SEWER
PROPOSED WATER MAIN	8" WATER
PROPOSED STORM DRAIN	12" RCP
PROPOSED TREE PRESERVATION	
EXISTING FOREST T.B.R.	
PROPOSED REFORESTATION	
TREE PROTECTION SIGNAGE	
TREE PROTECTION FENCE	
STEEP SLOPES (15-25%)	
STEEP SLOPES (25% & GREATER)	

SPECIMEN TREE LIST

- There are no specimen trees located in Lusby Village West or Lusby Village East.

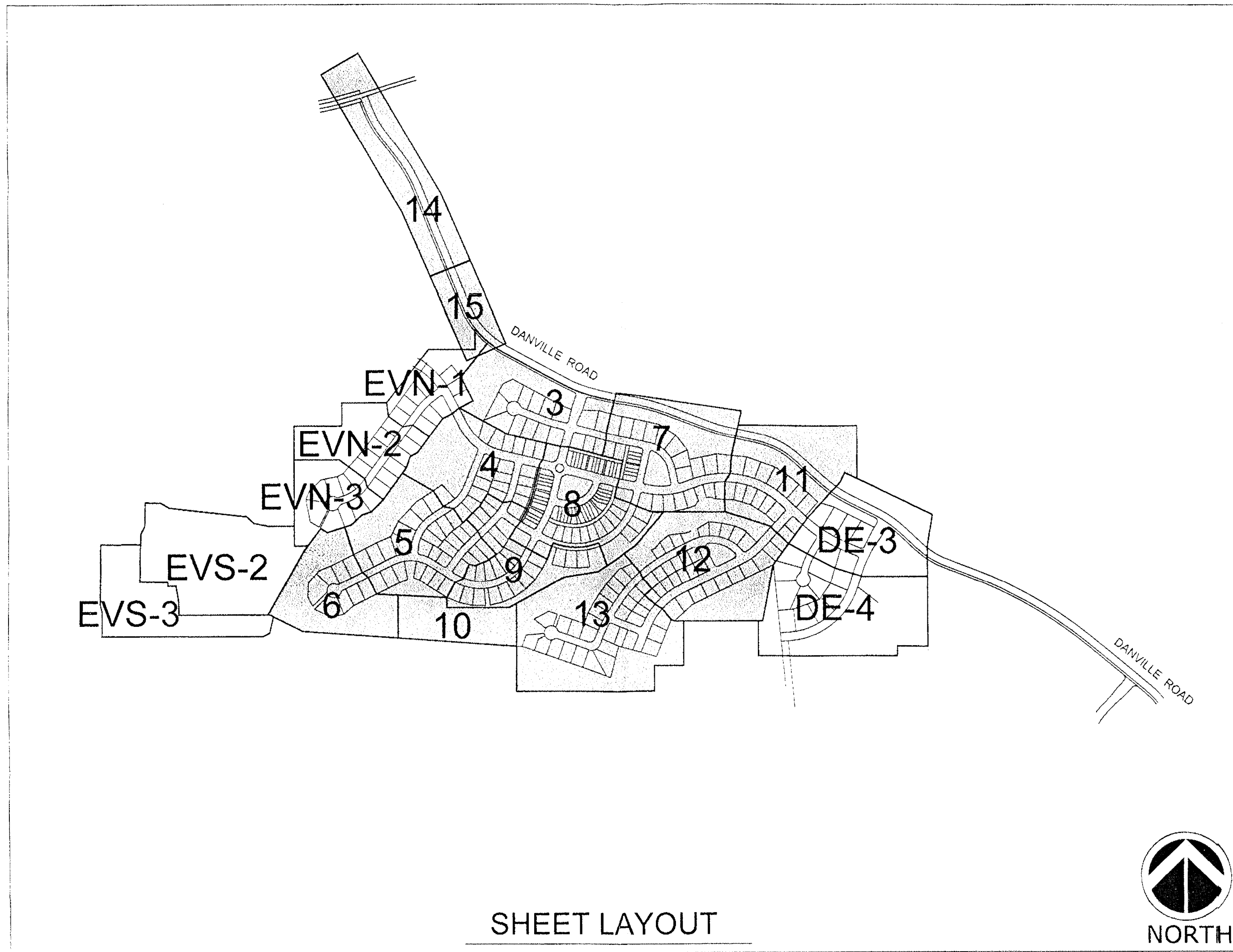
Property Owners Awareness Certificate

I/We **NVR MS Cavalier Preserve, LLC** hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Date 12/16/14

I/We _____ hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser _____ Date _____



TYPE II TREE CONSERVATION PLAN
THE PRESERVE AT
PISCATAWAY
LUSBY VILLAGE WEST & LUSBY
VILLAGE EAST

Fifth (5th) Election District
Prince George's County, Maryland

April 5, 2004
Revised September 30, 2004
Revised May 10, 2007
Revised August 12, 2014
Revised October 27, 2014
Revised December 16, 2014

M-NCPPC
Prince George's County Planning Department
Natural Resources Division
APPROVAL
TREE CONSERVATION PLAN
TCP =

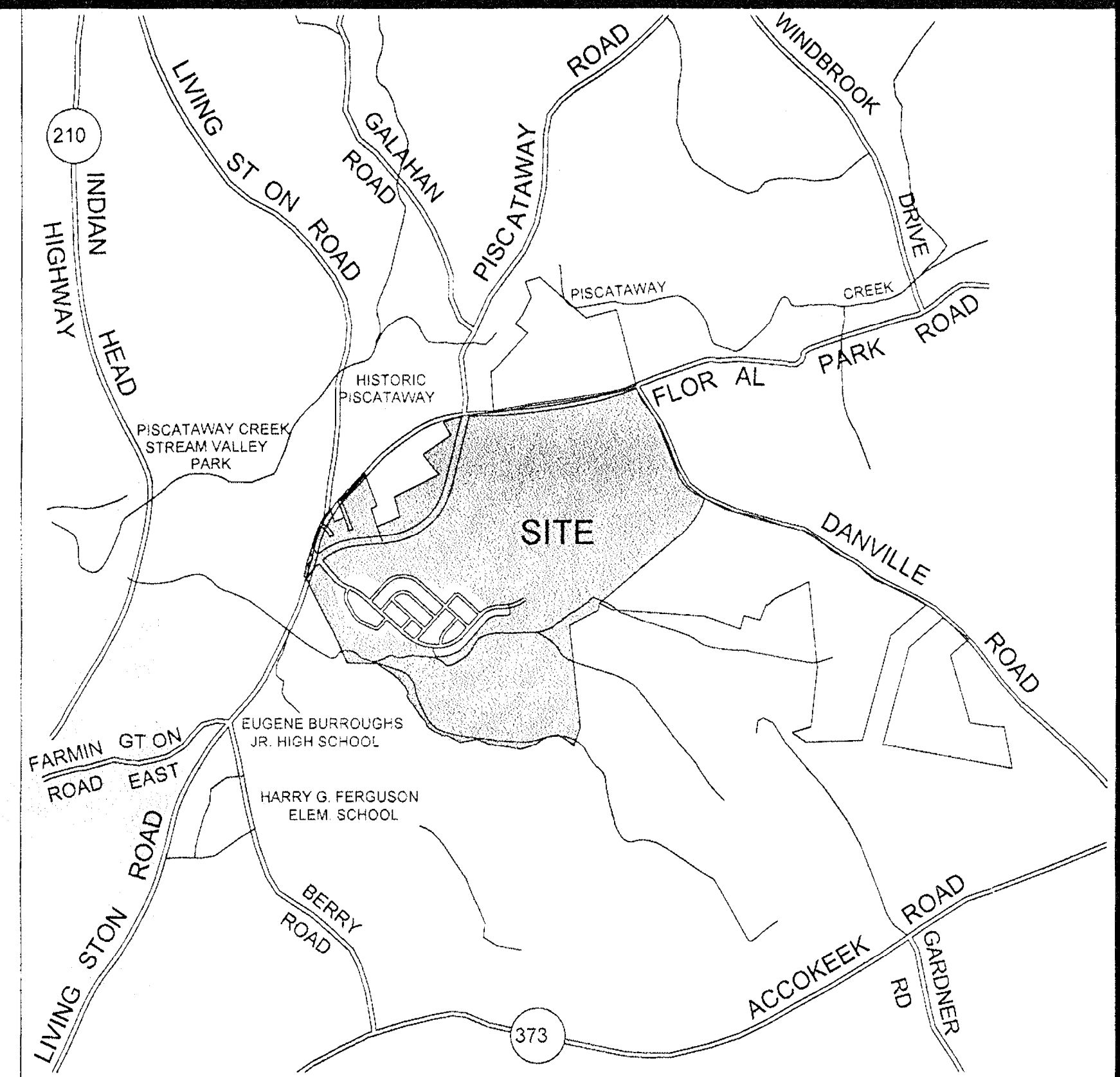
M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPIT - 058-04
JL STASZ
Approved by
Date 1/23/15

PREPARED BY:

Environmental
Systems
Analysis, Inc.
48 Maryland Avenue
Annapolis Maryland 21401
410.267.0495
www.esatoday.com

PREPARED FOR:
BAILEY'S ASSOCIATES, L.P.
C/O GREENVEST L.C.
8614 WESTWOOD CENTER DRIVE
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VIENNA, VIRGINIA 22182

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



VICINITY MAP

SCALE: 1" = 2000'

ADC 27TH EDITION
PRINCE GEORGE'S COUNTY
MAP NO. 30
GRIDS: J & K 12

GENERAL NOTES

- Existing Zoning: R-L
- This plan has been prepared in accordance with:
 - Villages at Piscataway Basic Plan
 - Villages at Piscataway Comprehensive Design Plan
 - Comprehensive Design Plan Resolution
 - Preliminary Plan
 - Preliminary Plan Resolution
 - TCP 1/05/94
 - Conceptual Stormwater Management Plan
- Other plan references:
 - Specific Design Plan for Glassford Village
 - Specific Design Plan for Twin Entry Ponds
 - Specific Design Plan for Piscataway Road & Bailey's Pond
- The site is located on Tax Map 143, Grid B-3.
- Site area:
 - Lusby Village West
 - Lusby Village East
 - Open Space/HOA
 - Total Area
- Number of Dwelling Units:

	SFD	TH	TOTAL
Lusby Village West	133	51	184
Lusby Village East	81	-	81
Total Dwelling Units	214	51	265
- Requirements of the Zone:

	SFD Lot Size Over 22,000 SF	SFD Lot Size 8,800 SF to 22,000 SF	SFD Lot Size 6,000 SF to 8,800 SF	SFD Lot Size 1,500 SF
Net Lot Area	-	-	-	-
Lusby Village West (Lots)	-	105	33	51
Lusby Village East (Lots)	-	42	7	-
Lot Width	-	-	-	-
At Street Line	-	70'	-	-
At Building Line	-	80'	-	-
Maximum	-	100'	-	-
Maximum Building Height	36'	36'	36'	36'
Building Coverage: (Maximum Permitted)	-	50	60	-
Lot Depth (Minimum)	-	100'	75'	-
- Minimum Yard Requirements (Established By CDP 9306):

	SFD over 20,000 SF	SFD below 20,000 SF	TH 1,500 SF
Front	25'	15'	15'
Rear	35'	25'	20'
Side (One/Both)	8/17	0/8	-
Corner (One/Both)	8/17	0/8	-
- Lot Width Proposed (at building line):

	100'	85'	75'	65'	24'
Lusby Village West	7	46	54	-	-
Lusby Village East	15	18	29	31	51
- Parking:

	SFD @ 2 space/unit*	Proposed	SFD @ 2.04 space/unit**	Proposed
Lusby Village West	248	248	102	102
Lusby Village East	162	162	-	-
- Homeowners open space:

	Acres	Acres
Lusby Village West	-	-
Lusby Village East	-	-
- All structures shall be fully equipped with and automatic fire suppression system in accordance with National Fire Protection Association (NFPA) Standard 13 and 13D.



Standard Type II T.C.P. Notes

Notes to include with all Plans

- Cutting or clearing of woodland not in conformance with this Plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$1.50 per square foot mitigation fee.
- The Department of Environmental Resources (DER) must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this Plan.
- Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner / developer or owners representative shall notify the purchaser of any Woodland Conservation Areas.**
- All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.

Notes to include on Plans when appropriate:

- The location of all Tree Protective Devices (TPDs) shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the Inspector, installation of the TPD's may begin. TPD installation shall be completed prior to installation of initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.
- Since work on this project will be initiated in several phases all TPD's required for a given phase shall be installed prior to any disturbance within that phase of work.
- Woodland Conservation - Tree Save Areas and/or Reforestation Areas shall be posted as shown at the same time as Tree Protective Device installation and/or start of reforestation activities. These signs shall remain in place for a period of two (2) years.

General Type II T.C.P. Notes

NARRATIVE

This Type II Tree Conservation Plan has been prepared for the 119.45 acre Lusby Village East & West Property which is part of the Preserve at Piscataway development located in Prince George's County, Maryland. The plan identifies 81.93 acres of existing forest to be cleared for the placement of infrastructure and proposed single family residential housing. The remaining forested areas (21.40 acres) will be preserved. 2.29 acres of reforestation has been provided. The goals of forest preservation at the Preserve at Piscataway property include:

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

GENERAL NOTES

- This reforestation plan is provided in accordance with the requirements of the Prince George's County Woodland Conservation and Tree Preservation Acts (CB-106-1992 and CB-107-1992).
- These Type II plans are to be used for Tree Conservation purposes only.
- No tree cutting or clearing shall take place on this site without the expressed written consent of the Prince George's County Planning Board, its designee, or the approval of this Type II Tree Conservation Plan (TCP).
- The Prince George's County Department of Environmental Resources (DER) is in charge of enforcement of the Tree Conservation Plan. Any violation of the approved Type II TCP may result in the issuance of a stop work order and/or a mitigation fee of \$1.50 per square foot of woodland area destroyed unless otherwise agreed to by both DER and the Maryland-National Capital Park & Planning Commission (M-NCPPC).

TREE PROTECTION

- Following approval of the Type II TCP and prior to construction, the Limits of Disturbance (LOD) will be marked in the field.
- The Owner's representative will hold a pre-construction meeting before any grading or clearing activities. This meeting will include the construction manager, the chief equipment manager and operator, a representative of the Department of Environmental Resources Permits and Review Division/Inspection & Code Compliance Section (301-731-8790), and any other personnel involved in construction activities within 100 feet of the Limits of Disturbance (LOD). During this meeting, the LOD will be inspected and the location of all tree protection devices will be finalized. Adjustments to the LOD may be made at this time. In addition, the following items will be covered by the owner's representative:
 - the importance and overall goal of the Tree Conservation Program
 - the critical role of construction personnel in the success of the Tree Conservation Program
 - the reasons for tree protection devices
- construction methods to ensure the protection of Woodland Conservation Areas

- Tree Protection Devices for this site will consist of orange safety fence with temporary tree protection signs. These devices will be installed along the LOD boundary prior to any disturbance or clearing activity. Typical details and installation methods for these devices appear on this sheet. Tree protection signs shall be freestanding and not attached in any fashion to existing trees. **The installation of tree protection signs and tree protection devices is the responsibility of the general contractor.**

- No equipment, vehicles, machinery, waste, or construction materials shall be stored or dumped within the Woodland Preservation Areas. Moreover, no disturbance to these areas shall be allowed. In the event of a violation of this approved Type II TCP, fines may be levied and/or enforcement action taken by the Prince George's County Department of Environmental Resources as specified above.

- The general contractor shall provide a "WASH-OUT" area for concrete trucks on site. This area shall be selected so that no run-off from this area may enter the Woodland Conservation Areas. The location of this "WASH-OUT" area shall be identified by the contractor during the pre-construction meeting.

- The owner's representative shall monitor the general contractor's construction from time to time to ensure the proper protection of the Woodland Conservation Areas and adherence to these plans and specifications. The owner may issue a "Stop Work Order" if, in the opinion of his representative, the general contractor is exercising procedures that are detrimental to the vitality of the trees within the Woodland Conservation Areas. At that time, the County Inspector shall determine if any trees have been damaged beyond repair. If the contractor has damaged trees beyond repair, then the general contractor shall be responsible for all forest mitigation required by the Prince George's County Department of Environmental Resources.

- All trees to be removed within 50 feet of designated Woodland Conservation Areas shall be felled away from Woodland Conservation Areas to avoid any damage to preserved trees. The stumps of trees removed within this 50 foot zone shall be ground out with a stump grinder or other method in order to minimize damage to root systems of trees to be preserved. This work shall be completed by a Maryland Licensed Tree Expert.

- Unless otherwise approved by Prince George's County, Tree Protection Devices shall be maintained in place until construction completion and final inspection by the Department of Environmental Resources Permits & Review Division.

- If damage to woodland preservation areas is found during final inspection, the owner may be required to perform the following:

- stress reduction measures (e.g., root pruning)
- tree or limb removal
- replacement planting

SPECIMEN TREES

There are no specimen trees located in Lusby Village West or Lusby Village East.

REFORESTATION

A total of 49.25 acres of Woodland Conservation is required under this Type II Tree Conservation Plan for the clearing of existing forest at Lusby Village East and West. Woodland Conservation will be provided by conserving 21.40 acres on-site and providing 2.29 acres of reforestation. The remaining 25.56-acres of required conservation will be addressed on future TCP/Is for the Preserve at Piscataway project.

LONG TERM MANAGEMENT PLAN FOR WOODLAND PRESERVATION AREAS

- The objective of woodland preservation is to allow the forest community to develop naturally with little or no interference by man. Activities within these areas shall be limited to passive recreation.
- Any disturbance to these areas following construction must first be approved by Prince George's County Planning Director. Cutting or clearing of these areas without approval shall be subject to a \$1.50 per square foot mitigation fee.
- Upon the sale of each lot, the owner/developer or the owner's representative shall be responsible for notifying the purchaser of any Woodland Conservation Areas and the associated fines for unauthorized disturbances to these areas.

Woodland Conservation Worksheet

Zoning Categories:

Gross Tract Area:

Floodplain:

Previously Dedicated Land

Net Tract Area (NTA):

R-L		
119.45	0.00	0.00
4.42	0.00	0.00
0.00	0.00	0.00
115.03	0.00	0.00

Is this one(1) Single family lot? (y/n)

N

Break-even Point:

44.80

Are there prior TCP approvals which include this lot? (y/n)

Y

Clearing permitted w/o Reforestation:

65.46

Subdivision Name:

**The Preserve at Piscataway
Lusby Village East & West**

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)	Off-Site Impacts (acres)
Existing Woodland	114.00	4.42	
WCT = (N 24.72%)	28.43		
Smaller of "a" or "b"	28.43		
Woodland above WCT	85.56		
Woodland Cleared	81.93	0.33	0.00
Smaller of "d" or "e"	81.93		
Woodland Clearing above WCT (0.25:1)	20.48		
Woodland Clearing below WCT (2:1)	0.00		
Afforestation Requirement=(NTA)x(19.86%)	0.00		
Total Woodland Conservation Required	49.25		

Woodland Conservation Provided:	(acres)	If multiple zones fill in this table for each zone
Woodland Preservation	21.26	
Reforestation/Replacement	2.29	
Afforestation	0.00	
Area approved for fee-in-lieu	0.00	= \$0.00
Off-site Credits	0.00	
Off-site Mitigation Provided	0.00	
Woodland Conservation Provided (must be >= to "m" above)	23.55	
Area of woodland on net tract not cleared:	32.07	
Woodland retained not part of requirements:	9.58	
NOTE: The remaining 25.56-acre of required forest retention will be addressed on future TCP/Is for the Preserve at Piscataway project.		

Tree Preservation Areas

Label	Acreage (±)	Label	Acreage (±)
A	2.24	G	1.86
B	1.66	H	0.57
C	3.61	I	1.06
D	0.29	J	3.96
E	0.38	K	2.44
F	1.06	L	2.13

Total: **21.26 acres (±)**

Reforestation Areas

Label	Acreage (±)	Label	Acreage (±)
1	0.76	Reforestation Enhancement	1.53
Sub-Total:	2.29 acres (±)		

Cumulative Woodland Conservation Worksheet

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:	658.74	19.98	878.72						
Floodplain:	85.87	0.00	85.87						
Previously Dedicated Land:	0.00	0.00	0.00						
Net Tract (NTA):	773.07	19.98	793.05						
Property Description or Subdivision Name: The Preserve at Piscataway - Overall Worksheet									
Break-even Point (presented on acres) =	289.01								
Acres of Net Tract clearing permitted w/o reforestation =	251.88								
Woodland Conservation Requirement Calculations:									
Existing Woodland on Net Tract (acres):	560.80								
Existing Woodland - Floodplain (acres):	74.72								
Woodland Conservation Threshold (NTA) =	24.72%								
Smaller of a or b	166.04								
Woodland above WCT (c)	394.85								
Plant Number: (This must be completed for each phase)									
TCP Revision Number:	2	0	0	2	0	1			
TCP Approval Date:	4/29/2004	2/18/1999	8/19/2005	4/4/2012	12/28/2004	12/28/2004	4/10/2006	3/9/2008	
Plan Phase or Name:	SDP-6854	SDP-6855	SDP-6856	SDP-3315	SDP-0320	SDP-0401	SDP-0319	SDP-0868	
SDP Revision Number:	4	1	1	2	3	4			
SDP Approval Date:			3/4/2004		In Review	7/28/2011	5/10/2012		
SDP Approval Status:	Pending	Pending	Approved	Pending	In Review	Approved	Approved	Pending	
SDP Certification Date:			2/28/2005		In Review	7/28/2011	8/25/2012		
SDP Certification Status:	Pending	Pending	Certified	Pending	In Review	Certified	Certified	Pending	
Total Area in the application (acres)	79.66	11.11	29.89	139.92	140.32	112.82	23.01	304.80	876.72
Floodplain area in this application (acres)	0.03	0.00	0.00	62.25	3.33	3.43	0.25	16.38	85.87
Net Tract area in the application (acres)	79.63	11.11	29.89	107.67	141.99	111.39	22.76	288.52	793.05
Woodland on the Net Tract for this phase (acres)	11.66	0.66	6.12	16.45	141.26	110.15	0.32	224.54	550.69
Woodland in the Floodplain for this phase	0.03	0.00	0.00	51.46	3.33	3.43	0.25	15.22	74.72
Woodland Cleared on Net Tract for this phase	10.27	0.77	1.11	46.58	74.73	85.96	0.30	24.68	244.30
Woodland Cleared in Floodplain for this phase	0.00	0.00	0.00	3.11	0.61	0.41	0.25	1.79	3.17
Offsite Woodland Clearing (1:1)	0.00	0.00	0.00	3.51	1.22	0.00	0.00	0.00	4.81
Offsite Woodland Preservation/Regeneration provided on this property	0.00	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	59.73	133.46	219.42	219.72	244.30	
Cumulative acres of Floodplain woodland cleared	0.00	0.00	0.00	0.11	0.72	1.13	1.38	3.17	
Smaller of d or e	10.27	11.04	12.15	59.73	133.46	219.42	219.72	244.30	
Woodland Clearing below WCT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Replacement for clearing above the WCT (0.25 : 1)	2.57	2.76	3.04	14.68	33.37	64.86	64.93	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 (AFF) =	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Cumulative Woodland Conservation Required	198.89	198.88	199.16	214.42	234.94	255.84	257.16	255.10	
Latest phase indicates cumulative requirement through this phase of work									
Woodland Conservation Provided:									
Preservation:	7.00	0.19	8.21	29.41	30.26	21.26	0.05	179.79	276.17
Afforestation/Reforestation:	0.00	0.00	0.00	0.00	0.00	2.29	0.00	0.00	2.29
Natural Regeneration:	0.00	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	0.00
Credit for Off-site Mitigation on another property:	0.00	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	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	0.00
Total Woodland Conservation Provided	7.00	7.19	15.40	44.81	75.07	98.62	98.67	359.78	359.78
Woodland saved on this phase but not counted	0.59	0.00	0.00	0.46	36.27	2.93	0.00	0.17	40.42
Existing Net Tract Woodland in later phases	543.03	542.07	532.75	458.3	315.04	204.89	204.54	179.96	
Shortage (Surplus):								82.21	
Minimum Woodland Conservation Required (acres): 35% of Net Tract								277.57	
Woodland Conservation Provided								277.57	
Surplus Natural Regeneration for Woodland Bank								80.08	

Reforestation Planting Schedule

0.76 acres of reforestation = 33,105 sq.ft.
10 o.c. plant spacing = 331 total plants

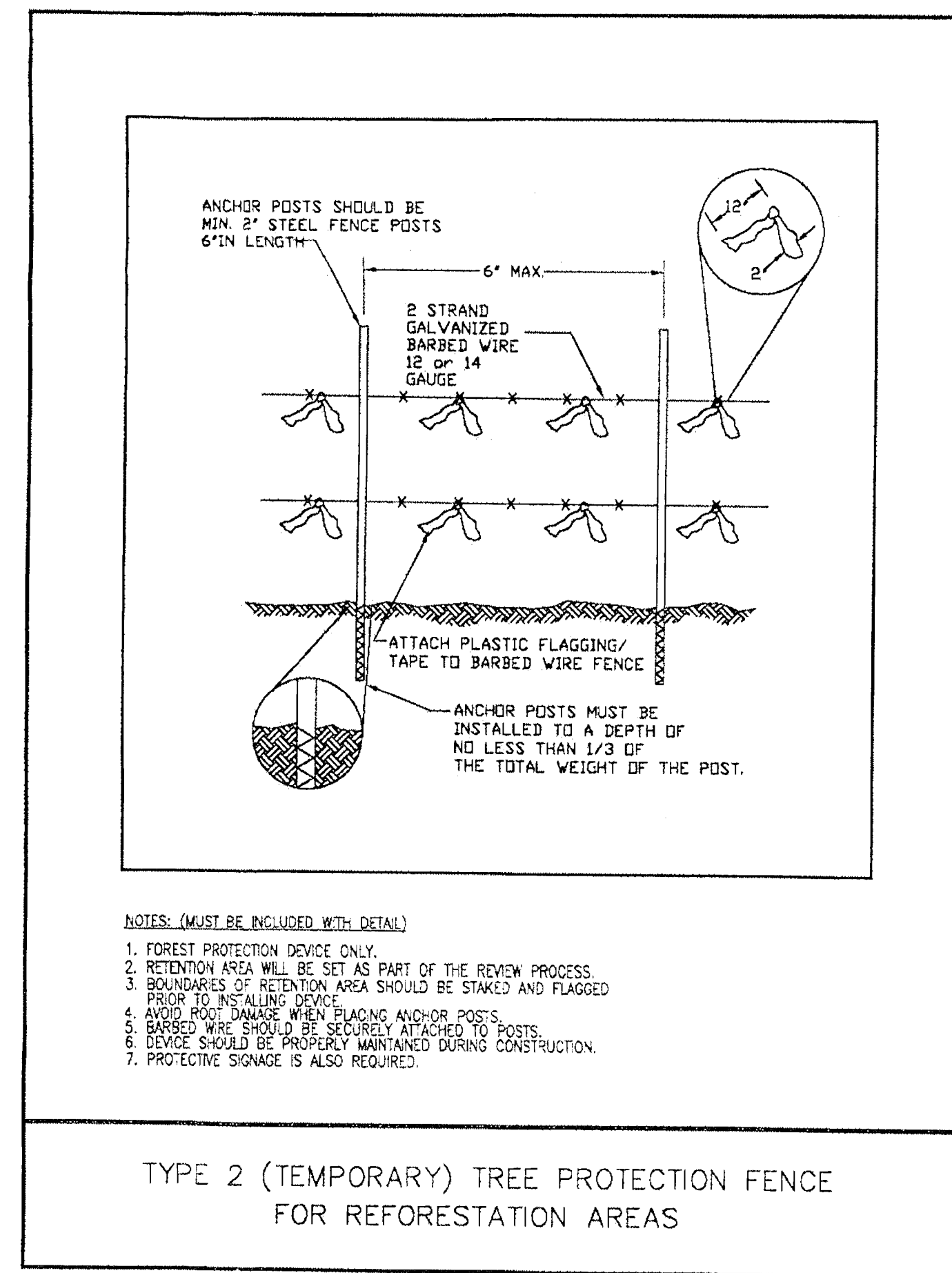
Quantity	Common Name	Botanical Name	Size	Container
26	Red Maple	<i>Acer rubrum</i>	24-36"	1 gal.
26	White Oak	<i>Quercus alba</i>	24-36"	1 gal.
26	Sweetgum	<i>Liquidambar styraciflua</i>	24-36"	1 gal.
26	Sycamore	<i>Platanus occidentalis</i>	24-36"	1 gal.
26	Pin Oak	<i>Quercus palustris</i>	24-36"	1 gal.
26	Serviceberry	<i>Amelanchier arborea</i>	24-36"	1 gal.
25	Eastern Redbud	<i>Cercis canadensis</i>	24-36"	1 gal.
25	Flowering Dogwood	<i>Cornus florida</i>	24-36"	1 gal.
25	Eastern Red Cedar	<i>Juniperus virginiana</i>	24-36"	1 gal.
25	Blackhaw Viburnum	<i>Viburnum prunifolium</i>	24-36"	1 gal.
25	Winterberry	<i>Ilex verticillata</i>	24-36"	1 gal.
25	Elderberry	<i>Sambucus canadensis</i>	24-36"	1 gal.
25	Arrowwood	<i>Viburnum dentatum</i>	24-36"	1 gal.

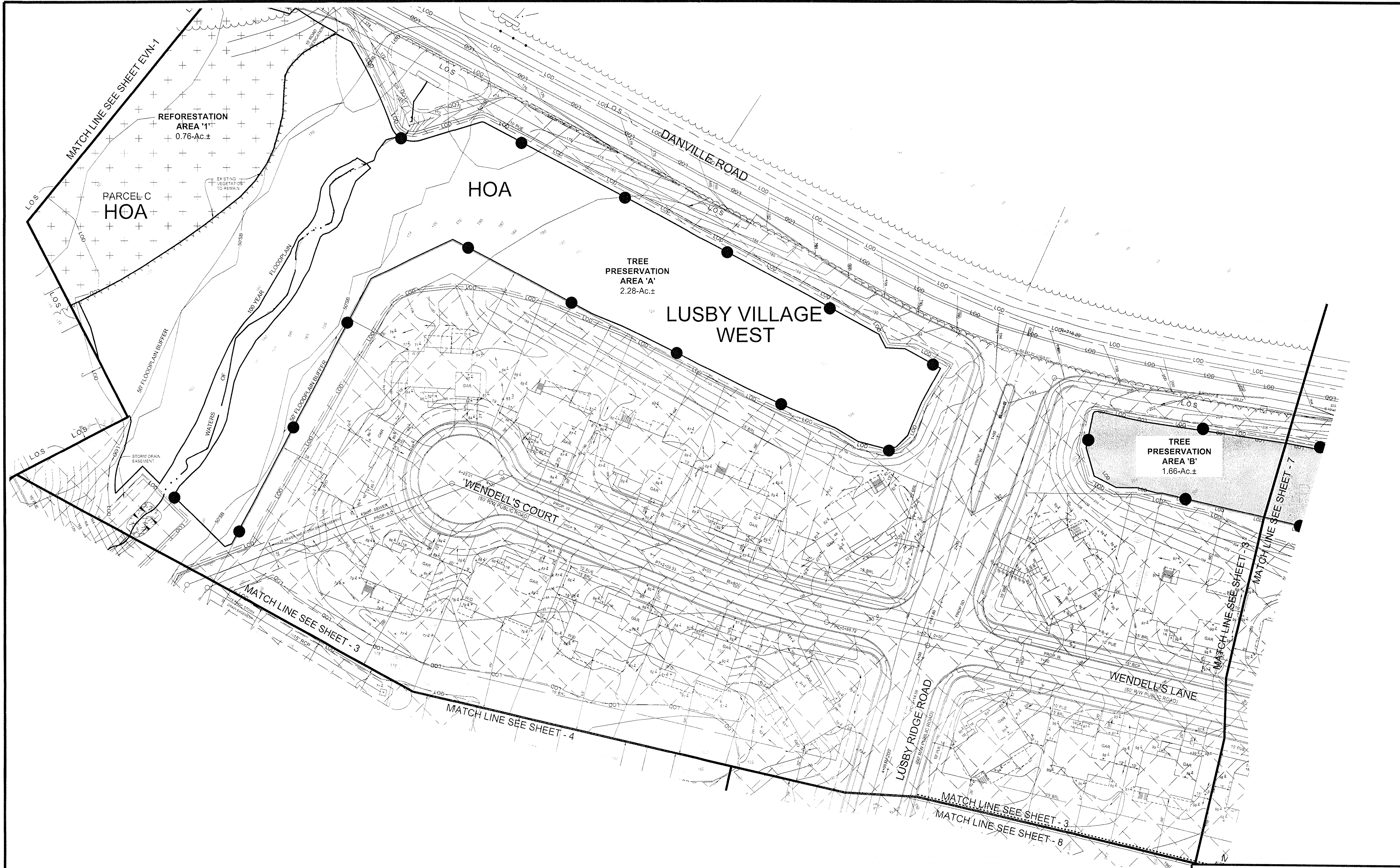
REFORESTATION ENHANCEMENT

1.53 acres of reforestation = 66,493 sq.ft.
12' o.c. plant spacing = 461 total plants

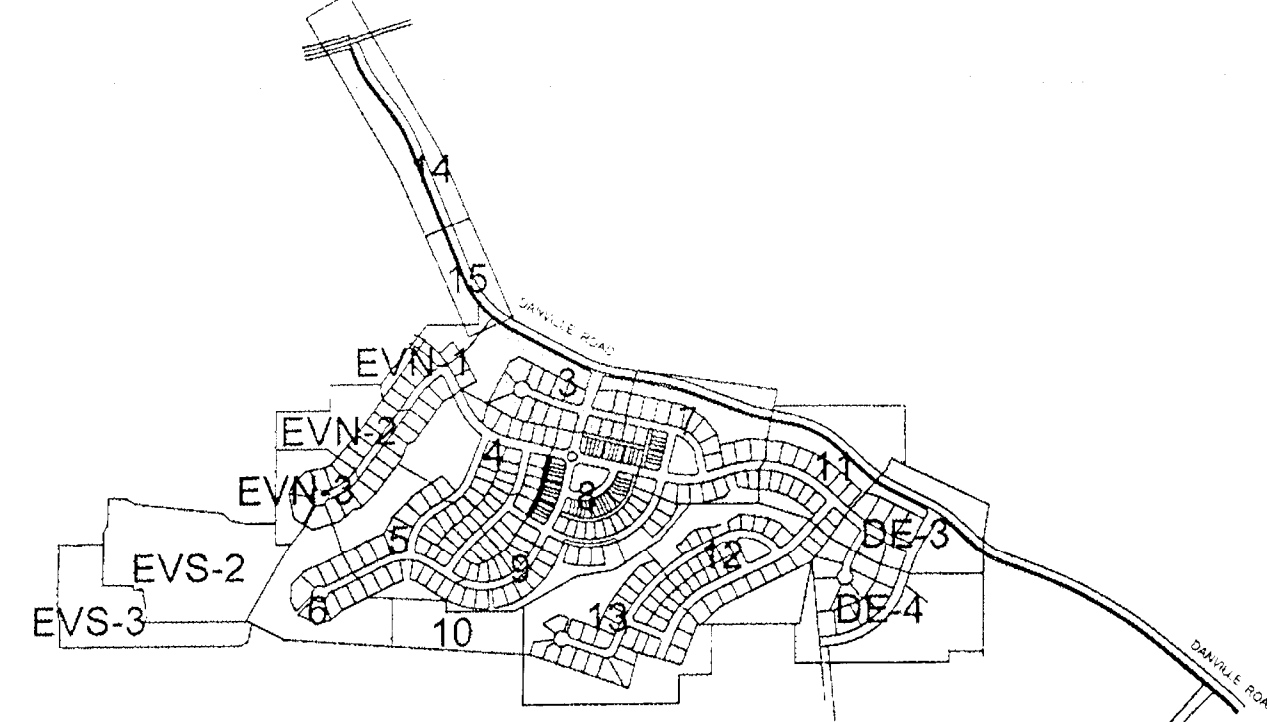
Quantity	Common Name	Botanical Name	Size	Container
52	Willow Oak	<i>Quercus phellos</i>	4-5'	5 gal.
52	White Oak	<i>Quercus alba</i>	4-5'	5 gal.
51	Flowering Dogwood	<i>Cornus florida</i>	3-4'	3 gal.
51	White Fringetree	<i>Chionanthus virginicus</i>	3-4'	3 gal.
51	Eastern Redbud	<i>Cercis canadensis</i>	3-4'	3 gal.
51	Sweet Pepperbush	<i>Clethra alnifolia</i>	24-36"	3 gal.
51	Southern Arrowwood	<i>Viburnum dentatum</i>	24-36"	3 gal.
51	Winterberry	<i>Ilex laevigata</i>	24-36"	3 gal.
51	Red Chokeberry	<i>Aronia arbutifolia</i>	24-36"	3 gal.

Type 2 (Temporary) Tree Protection Fence

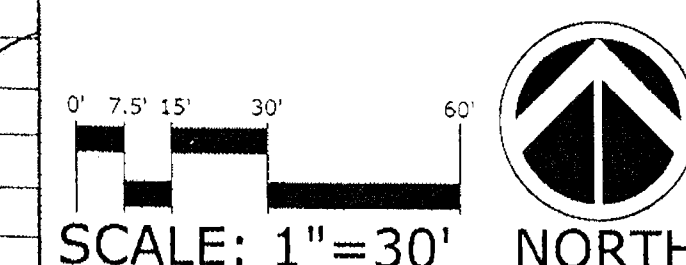
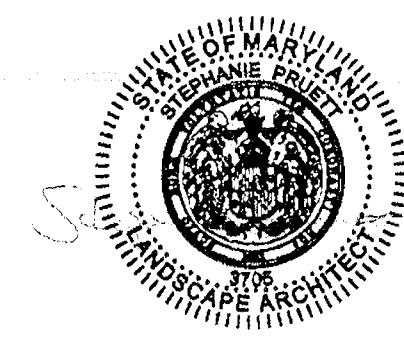




Sheet Index:
Scale: 1"=120'



M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII - 068-04		
	JL STASZ	12/12/04
	Approved by	Date
01	<i>[Signature]</i>	1/28/05
02		
03		
04		
05		



TYPE II TREE CONSERVATION PLAN

THE PRESERVE AT PISCATAWAY

Lusby Village West & Lusby Village East
Fifth (5th) Election District
Prince George's County, Maryland

Environmental Systems Analysis, Inc.
48 Maryland Avenue
Annapolis, Maryland 21401
410.267.0495
www.esatoday.com

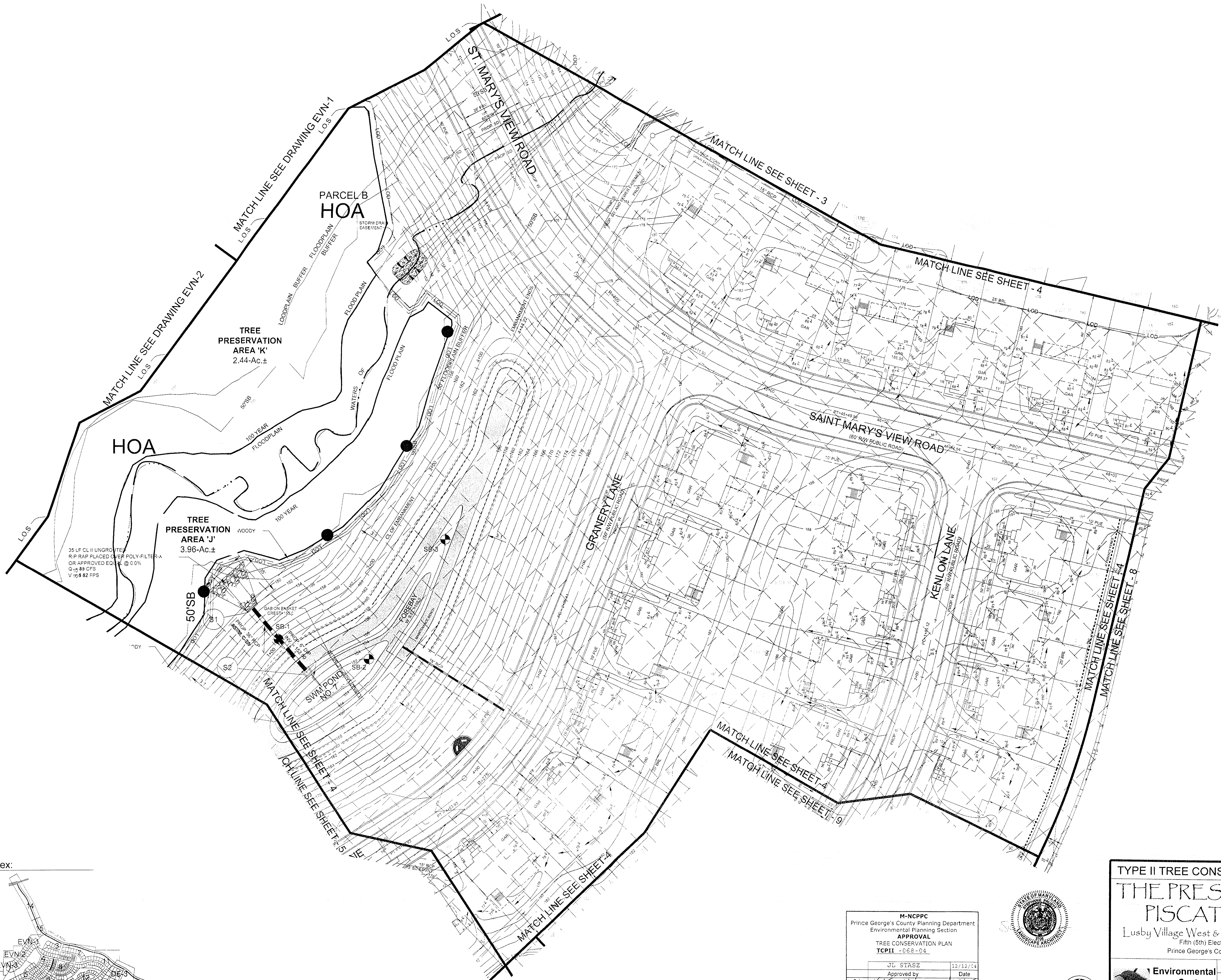
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DATE: 4/5/04 REV. 9/30/04 REV. 05/10/07 REV. 10/27/14, REV. 12/15/14

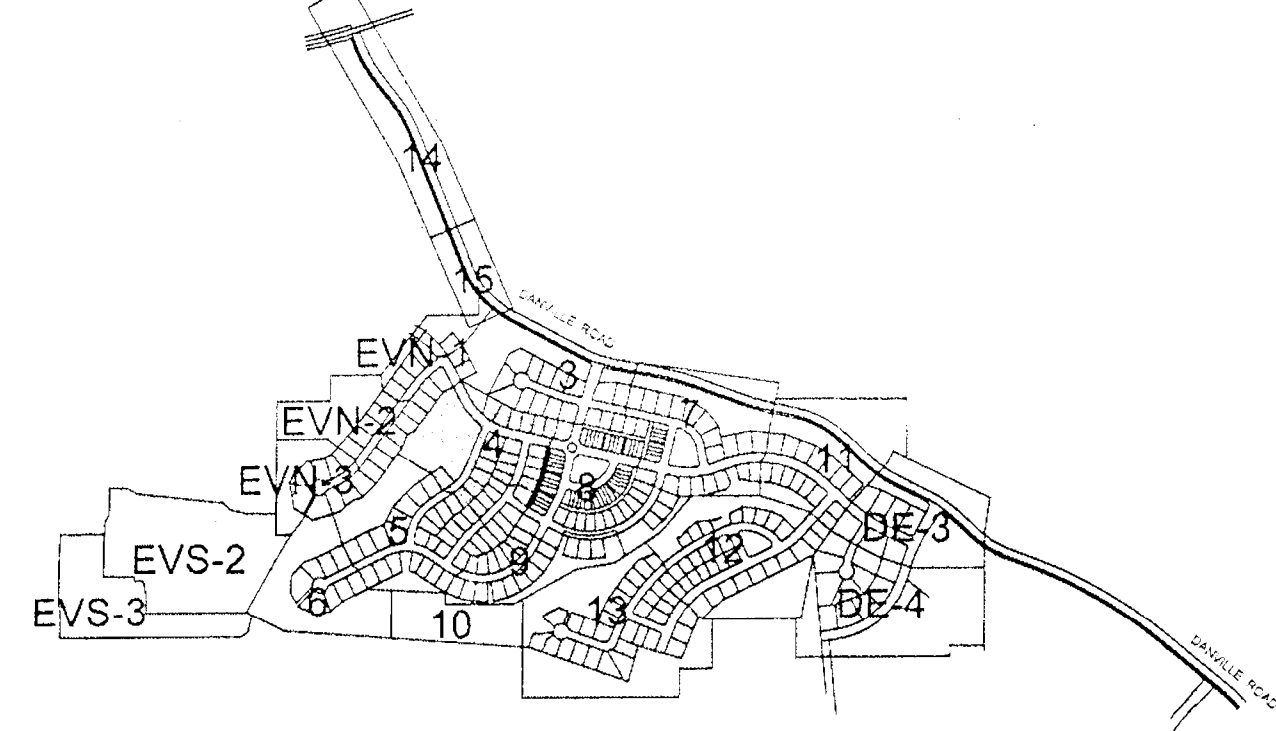
ESA JOB # 02-45

DRAWING: PISCATAWAY-Lusby Village-TCPII.05 10.07

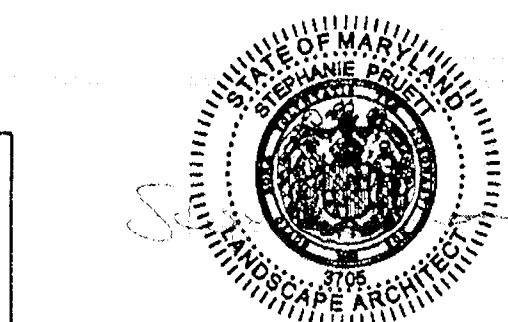
SHEET: 3 of 15



Sheet Index:
Scale 1"=1,200'



M-NCPPC Prince George's County Planning Department Environmental Planning Section		
APPROVAL TREE CONSERVATION PLAN TCPII - 068-04		
JL STASZ	12/12/14	Date
01 K. Finck	1/28/15	
02		
03		
04		
05		



SCALE: 1"=30'
NORTH

TYPE II TREE CONSERVATION PLAN

THE PRESERVE AT PISCATAWAY

Lusby Village West & Lusby Village East
Fifth (5th) Election District
Prince George's County, Maryland

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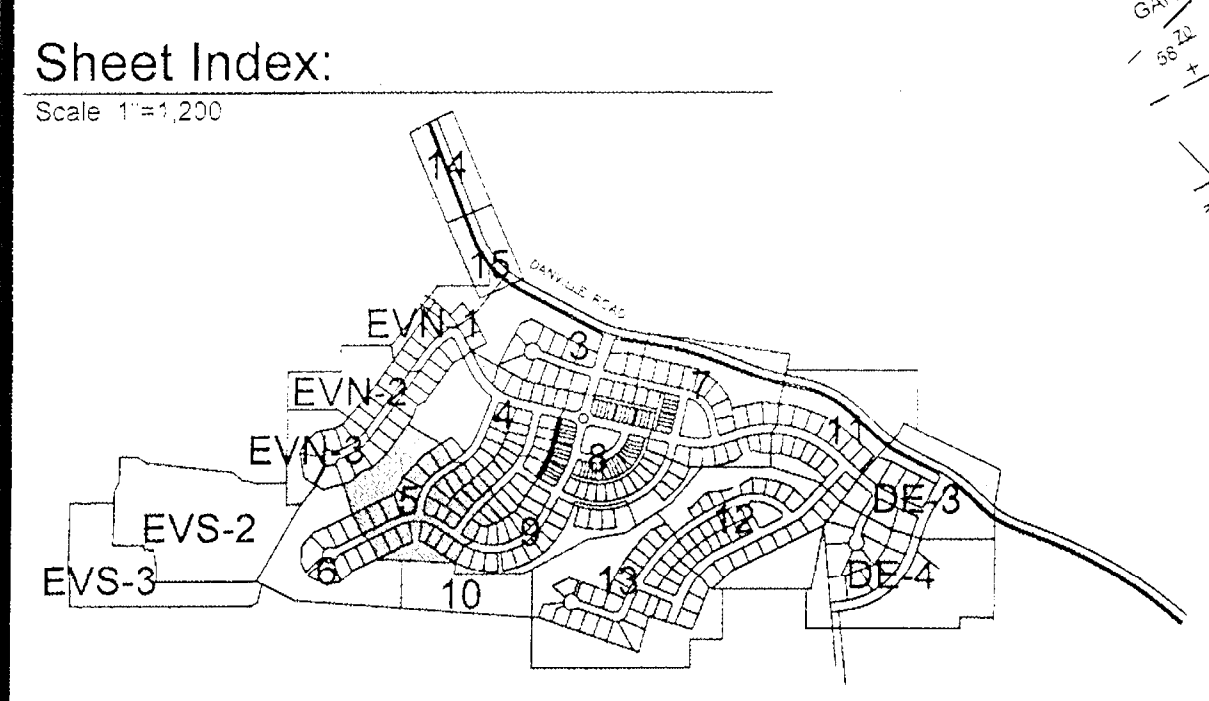
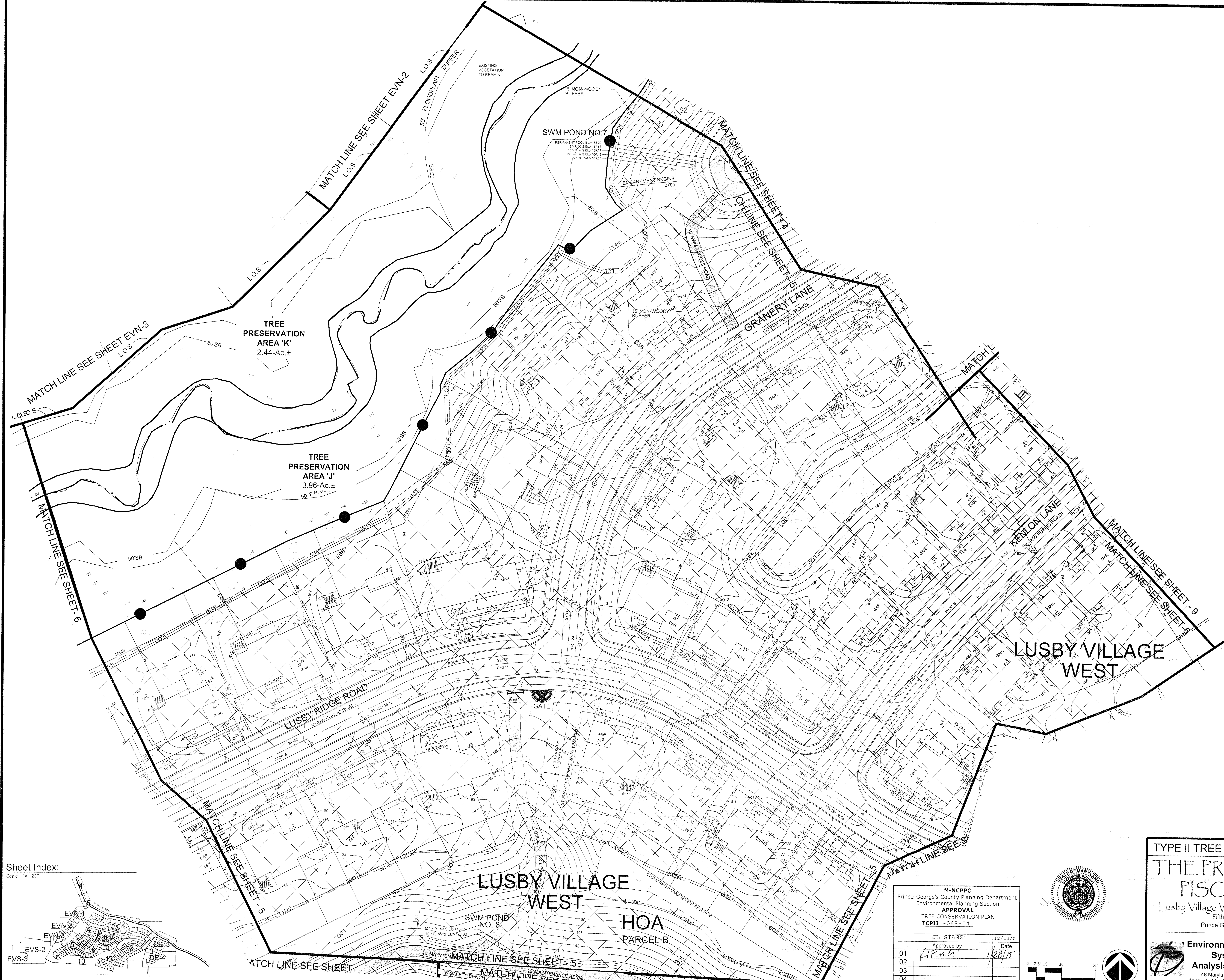
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REV. 10.27.14, REV. 12.16.14

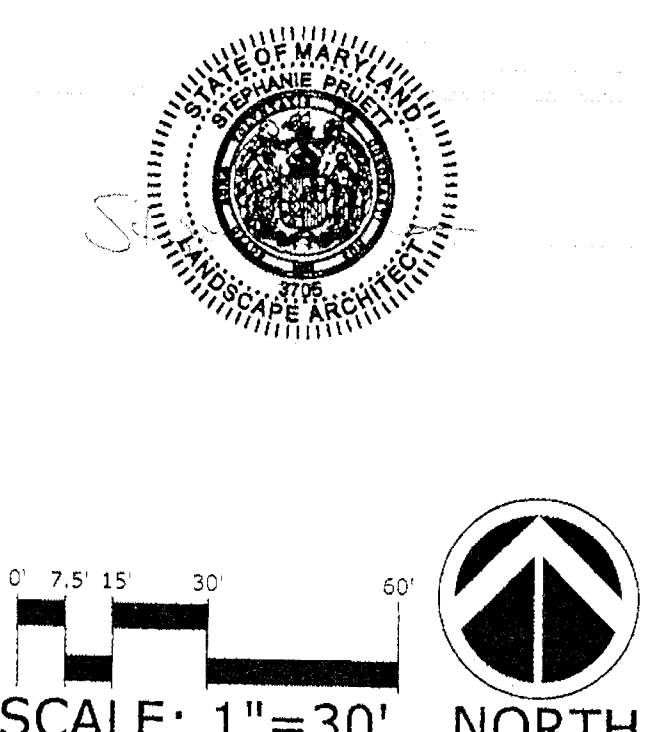
ESA JOB # 02-45

DRAWING: PISCATAWAY-lusby village tcpi.05.10.07

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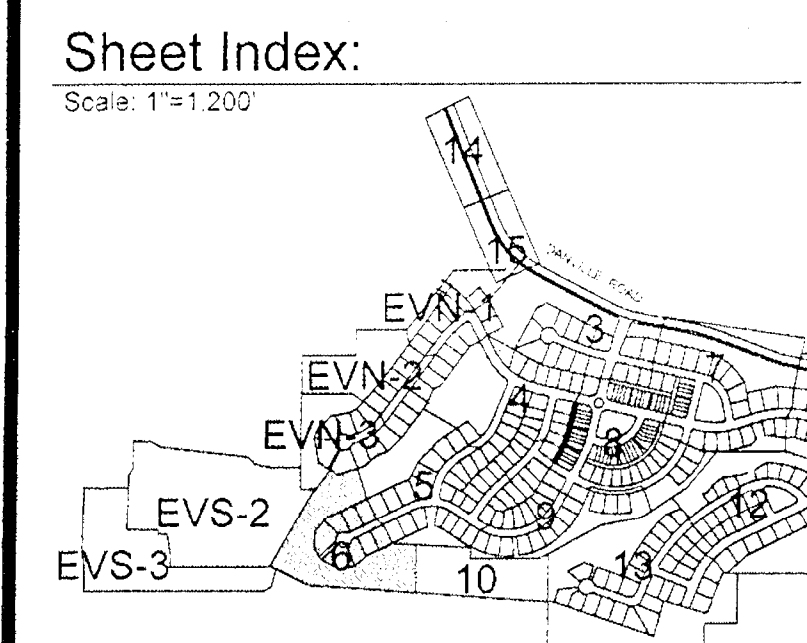
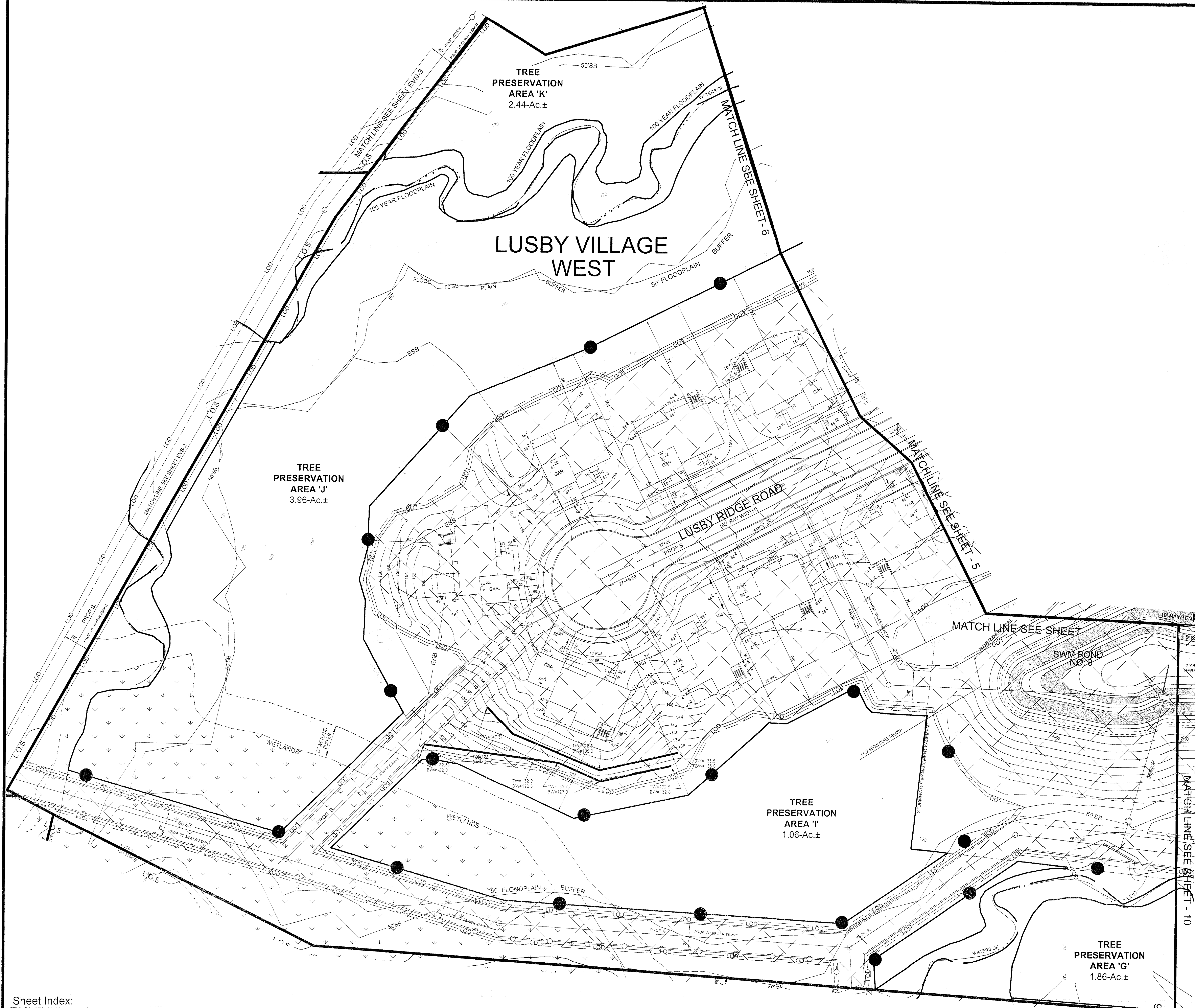
M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL TREE CONSERVATION PLAN TCPII -068-04	
JL STASZ	12/12/04
Approved by	Date
01 <i>K. Finch</i>	12/15
02	
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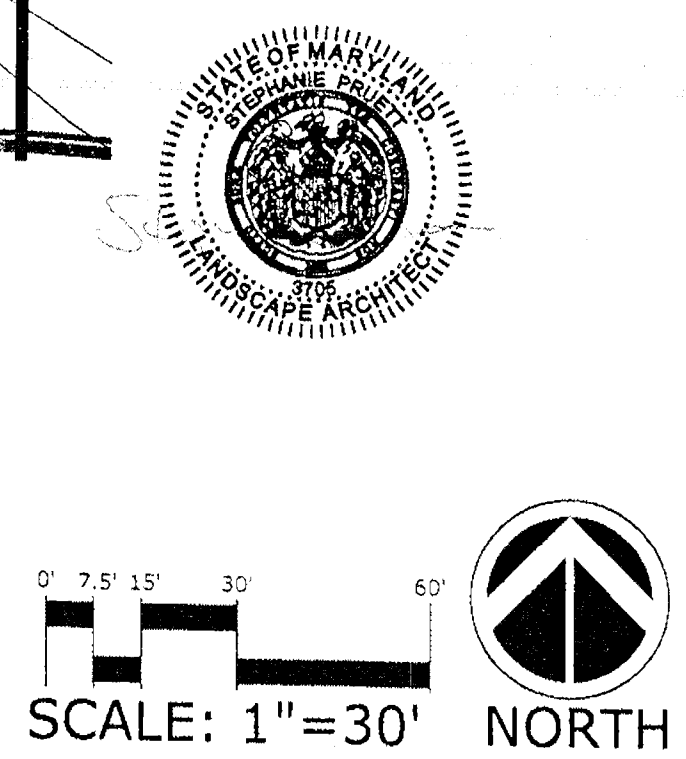
TYPE II TREE CONSERVATION PLAN
THE PRESERVE AT PISCATAWAY
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Fifth (5th) Election District
Prince George's County, Maryland

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DATE: 4.5.04 REV. 9.30.04 REV. 05.10.07
REV. 10.27.14, REV. 12.16.14
ESA JOB #: 02-45
DRAWING: PISCATAWAY/Lusby Village.tps21 06.10.07
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M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL TREE CONSERVATION PLAN TCPII - 068-04	
JL STASZ	12/12/24
Approved by	Date
01 <i>[Signature]</i>	1/28/25
02	
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TYPE II TREE CONSERVATION PLAN

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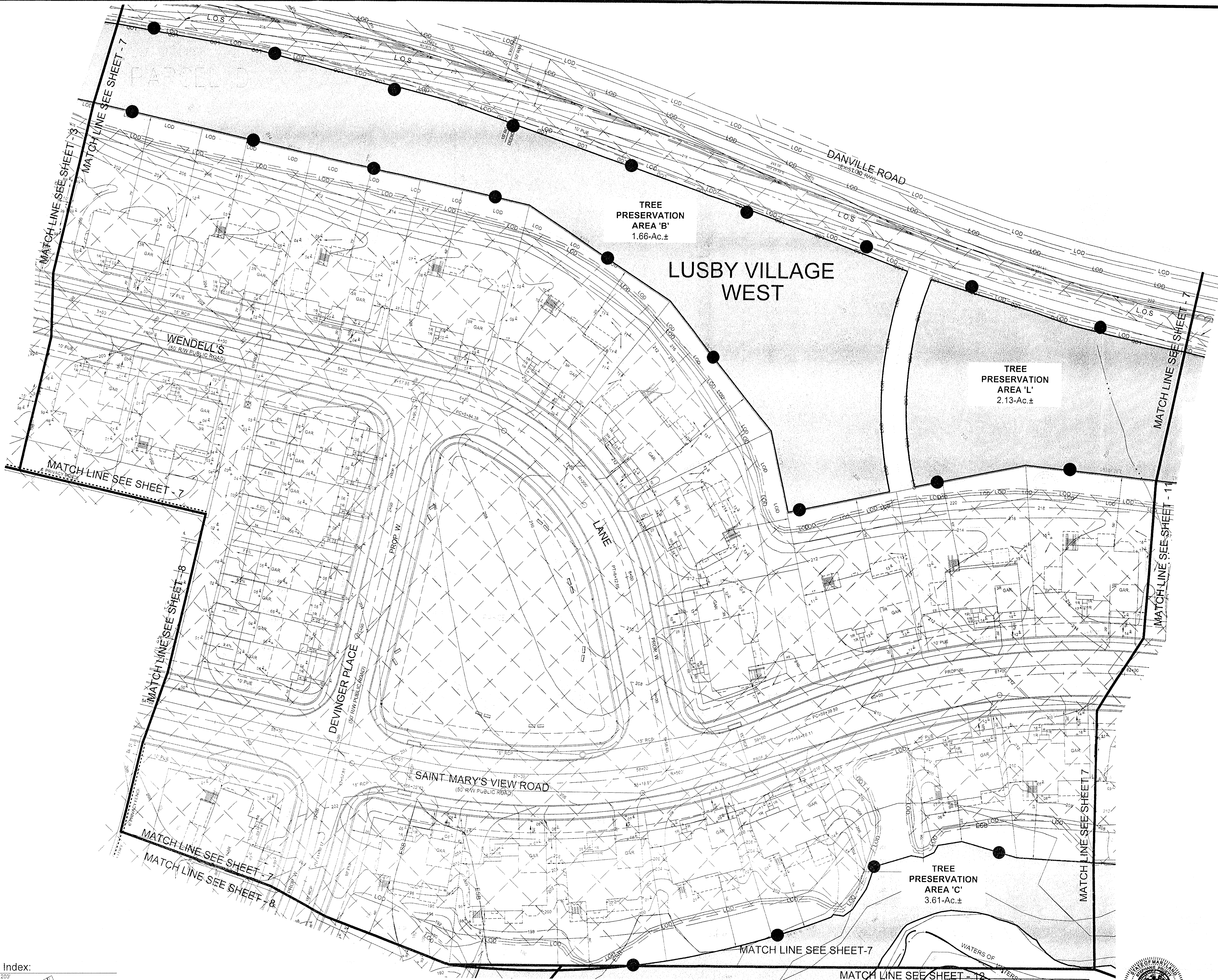
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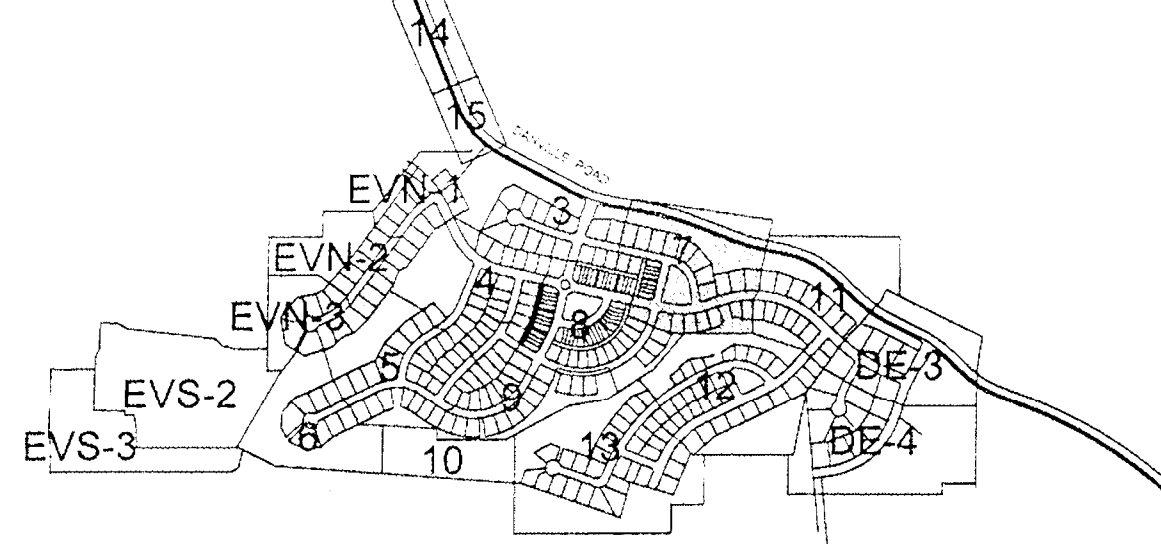
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DRAWING: PISCATAWAY-Lusby Village East.TCPII.05.10.07

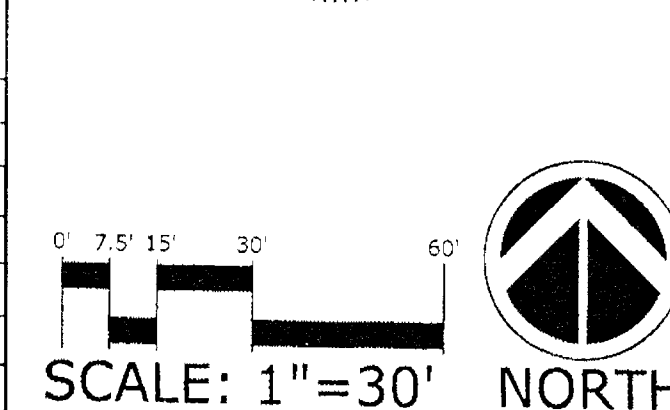
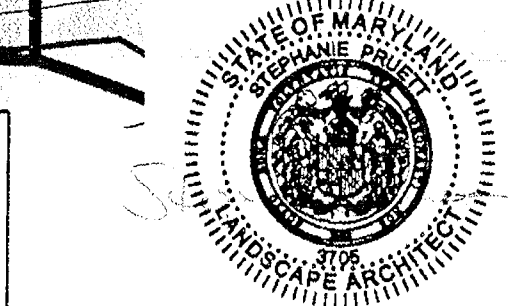
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Scale: 1"=1,200'



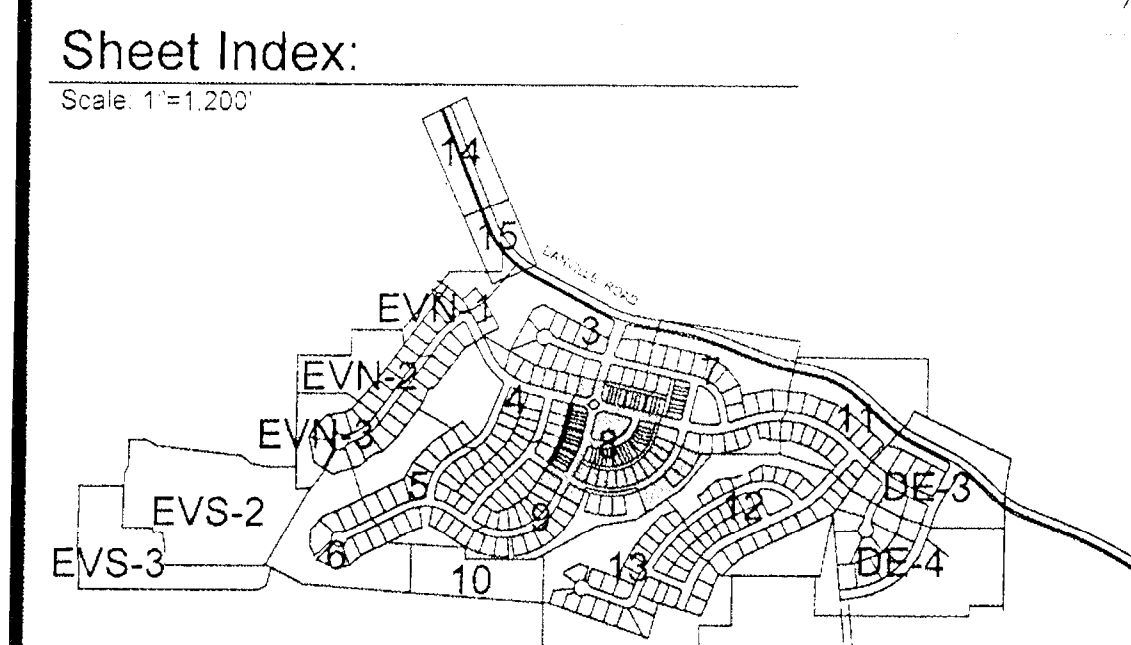
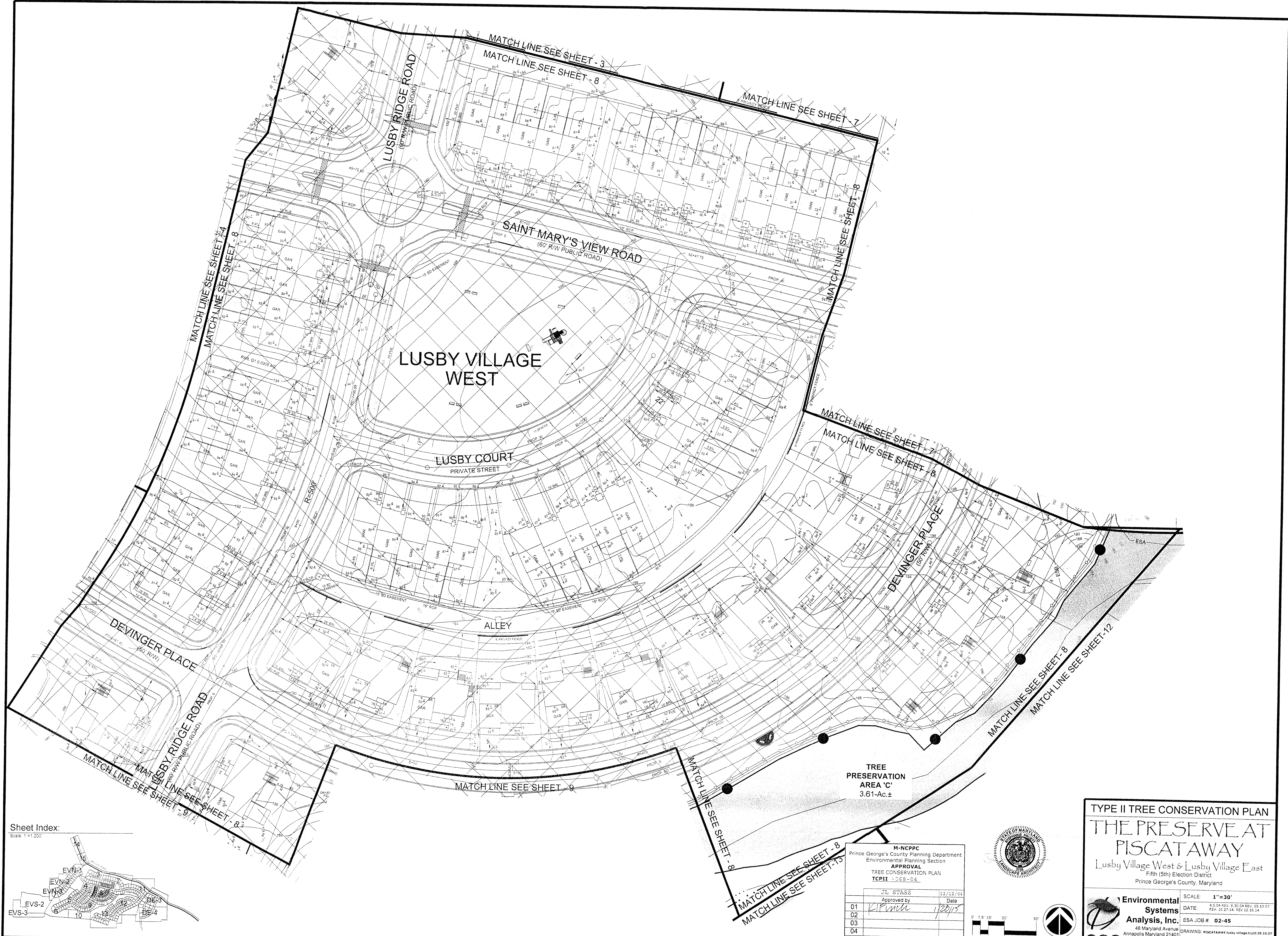
M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL TREE CONSERVATION PLAN TCPII - 068-04	
JL STASZ	12/12/04
Approved by	Date
01 KIPmch	1/28/15
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TYPE II TREE CONSERVATION PLAN
THE PRESERVE AT PISCATAWAY
Lusby Village West & Lusby Village East
Fifth (5th) Election District
Prince George's County, Maryland

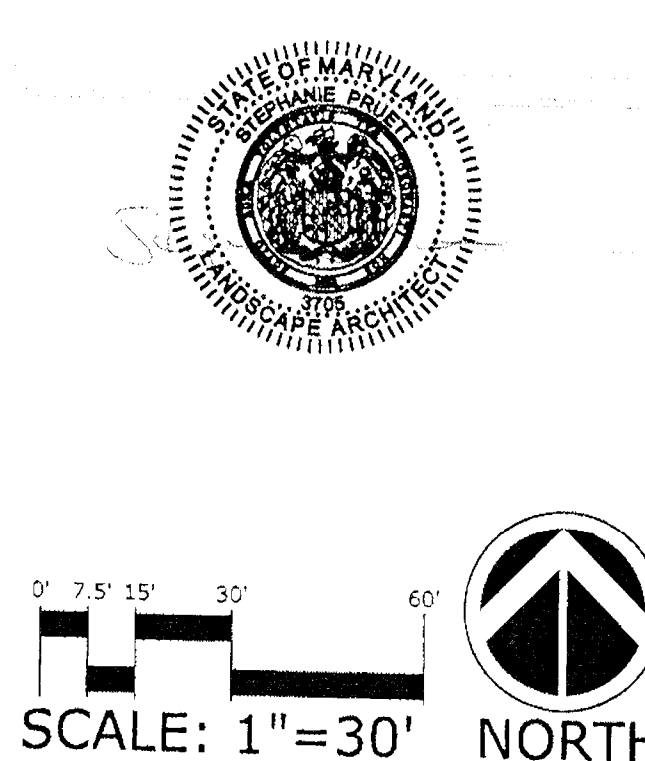
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REV. 10.27.14, REV. 12.16.14
ESA JOB #: 02-45
DRAWING: PISCATAWAY-Lusby Village TCPII-05.10.07
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M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII - 068-04

	JL STASZ	12/22/04
	Approved by	Date
01	<i>[Signature]</i>	1/29/05
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TYPE II TREE CONSERVATION PLAN
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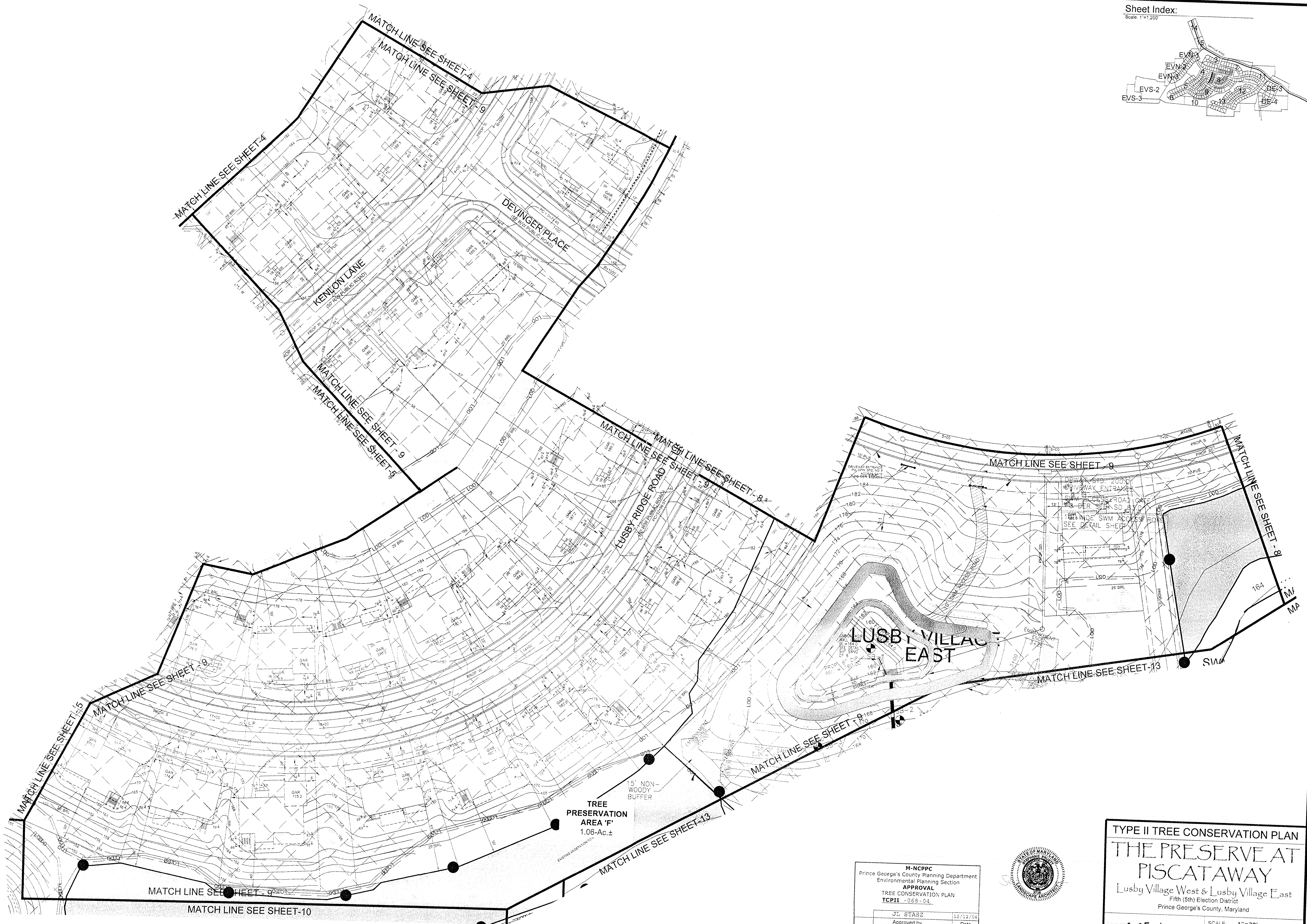
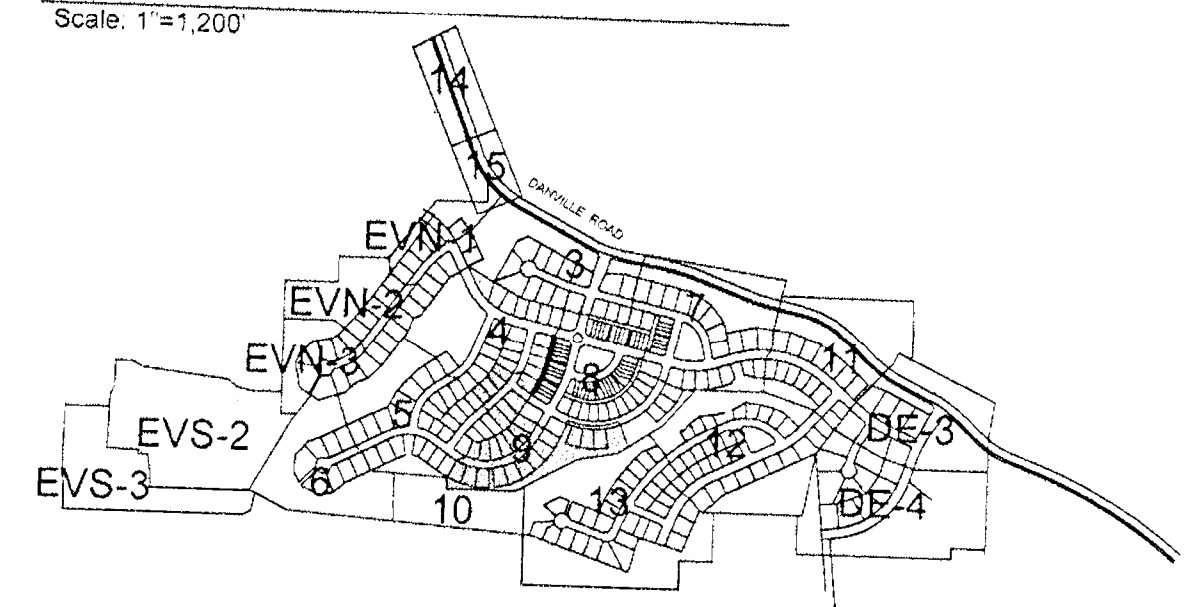
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REV. 10.27.04, REV. 10.28.04
ESA JOB #: 02-45
DRAWING: PISCATAWAY.lusby.village.tcpi1.05.10.07

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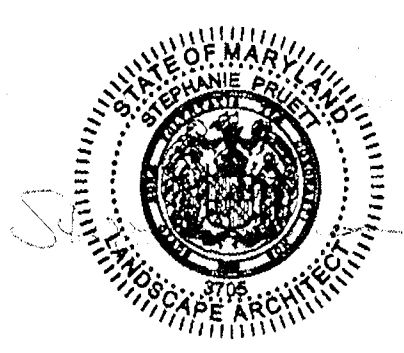
Sheet Index:

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M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCPII - 068-04

	JL STASZ	12/12/04
01	Approved by	Date
02	<i>[Signature]</i>	1/28/05
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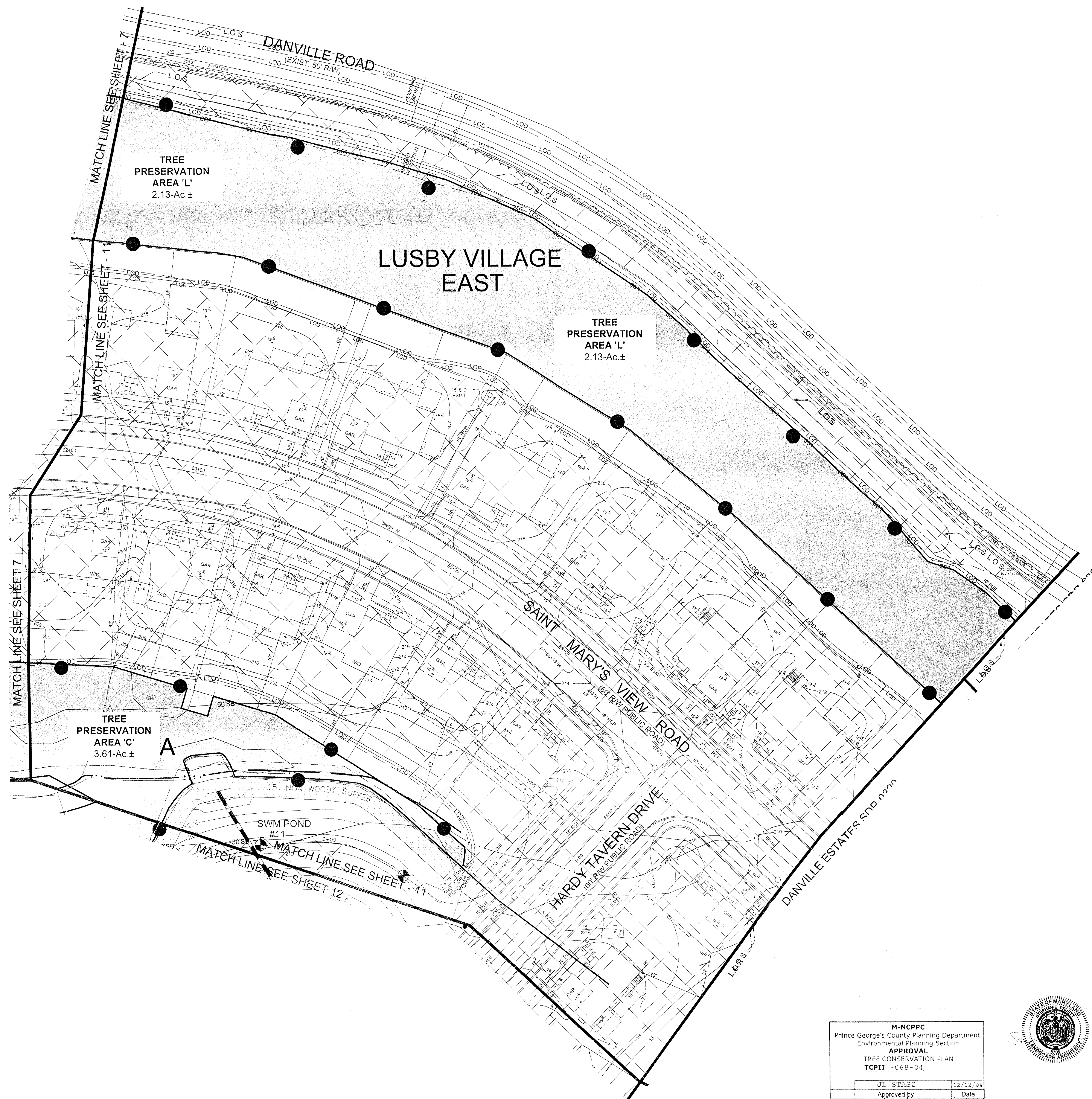
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TYPE II TREE CONSERVATION PLAN
THE PRESERVE AT PISCATAWAY
Lusby Village West & Lusby Village East
Fifth (5th) Election District
Prince George's County, Maryland

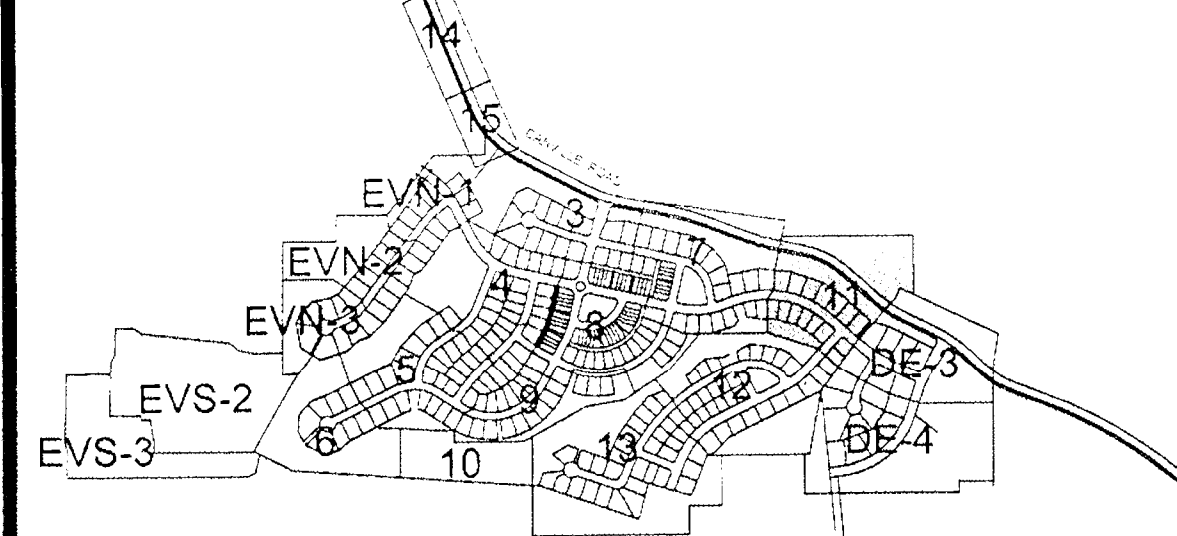
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DATE: 4.5.04 REV. 9.30.04 REV. 05.10.07
REV. 10.27.14, REV. 12.16.14
ESA JOB # 02-45
DRAWING: PISCATAWAY/lusby village tcpi2.05.10.07

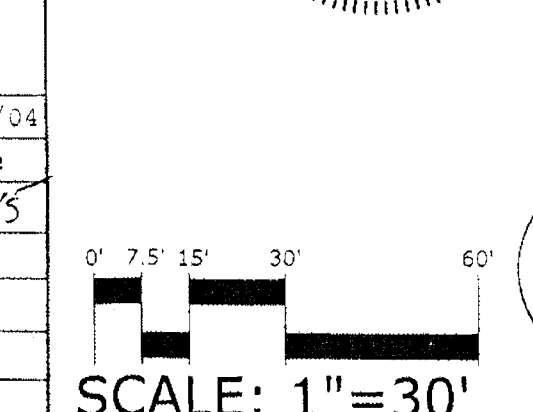
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Scale: 1"=1,200'



M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL TREE CONSERVATION PLAN TCPII - 068-04	
Approved by JL STASE	Date 12/12/04
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TYPE II TREE CONSERVATION PLAN

THE PRESERVE AT PISCATAWAY

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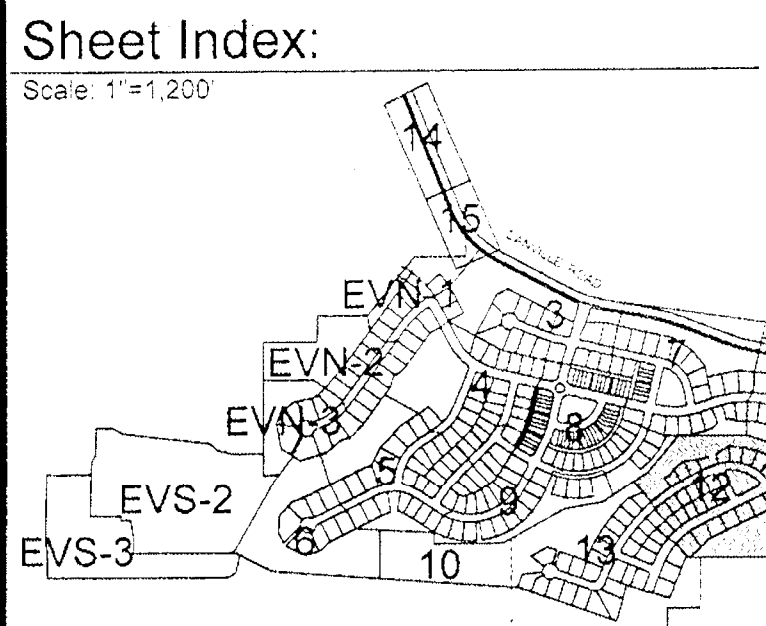
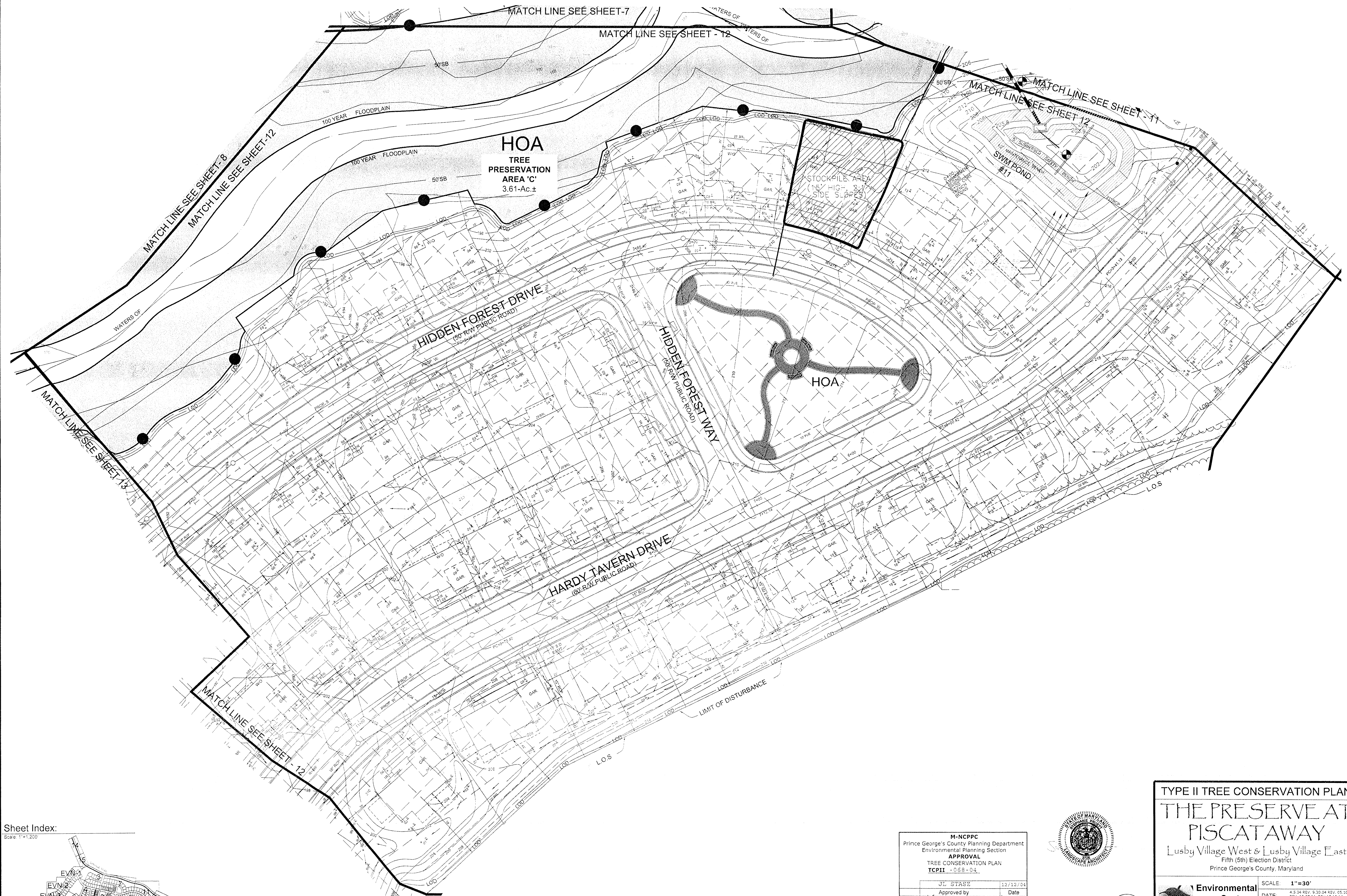
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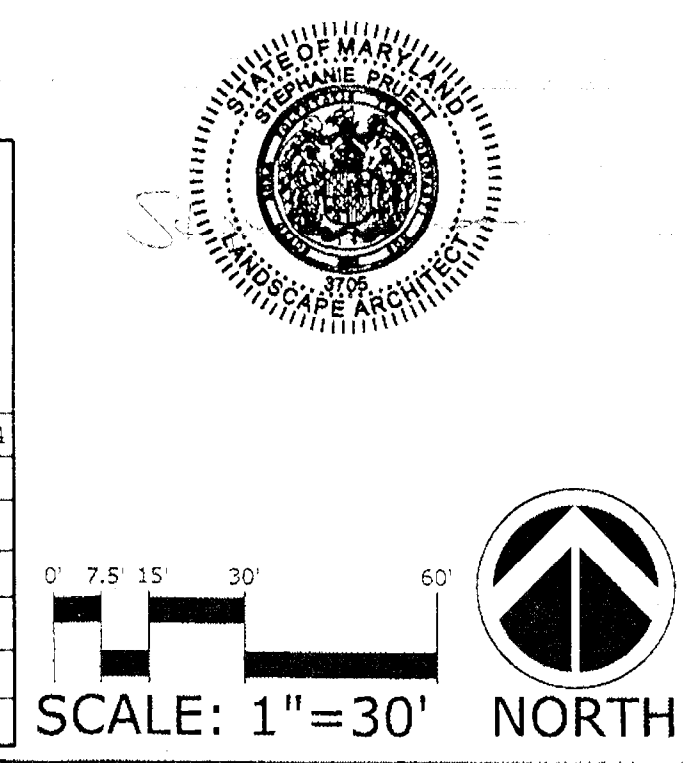
ESA JOB #: 02-45

DRAWING: PISCATAWAY-lusby village tcpiI 05-10-07

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M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCPII - 068-04	
JL STASZ	12/12/04
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01 KFM	1/22/15
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TYPE II TREE CONSERVATION PLAN

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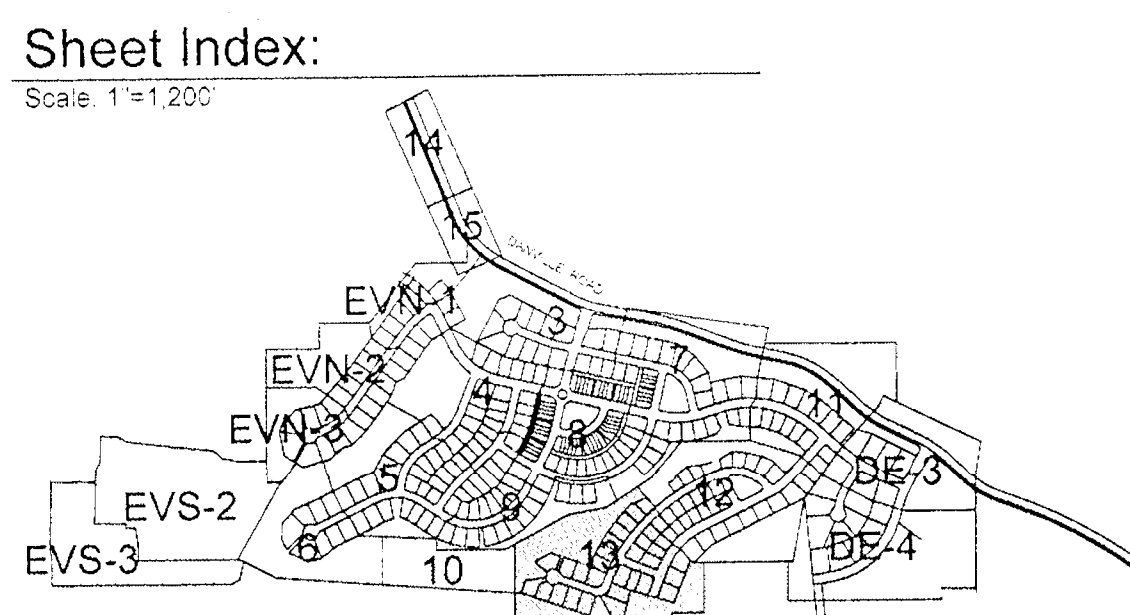
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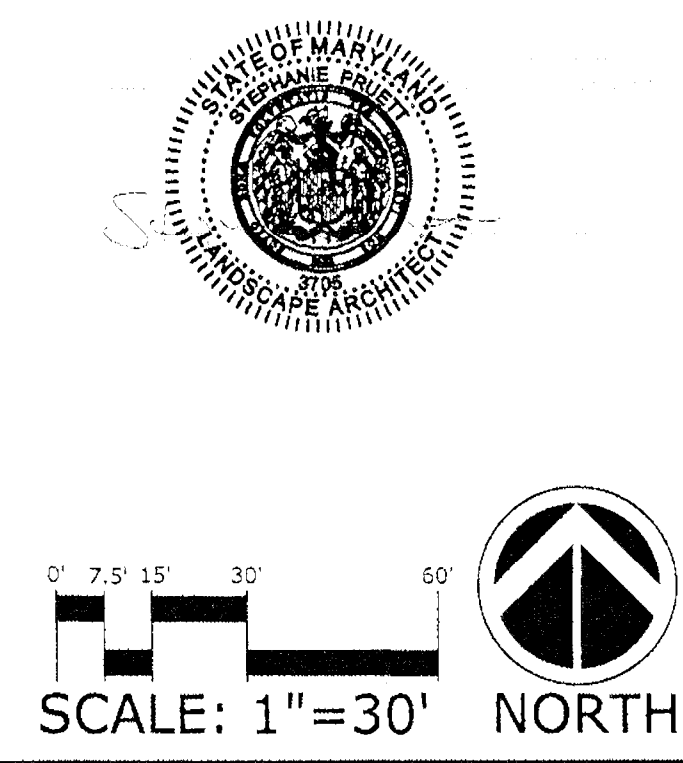
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DRAWING: PISCATAWAY/lusby village tcpi1 05.10.07

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M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCPII - 068-04	
JL STASZ	12/12/04
Approved by	Date
01 <i>[Signature]</i>	1/20/05
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TYPE II TREE CONSERVATION PLAN

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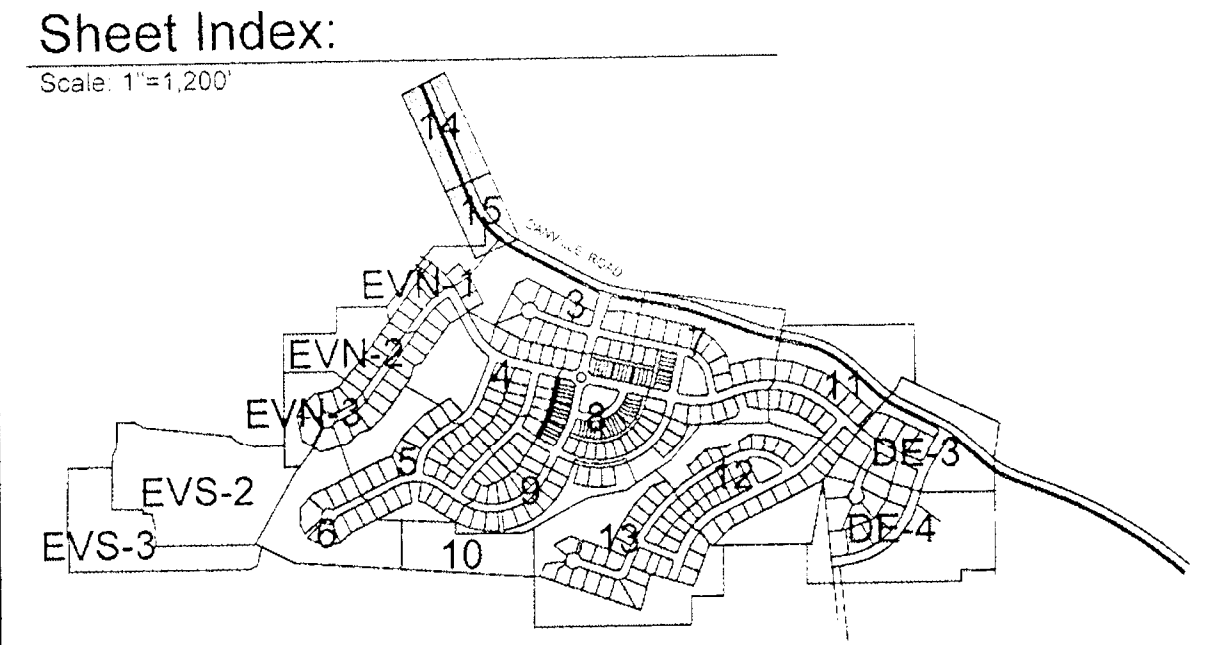
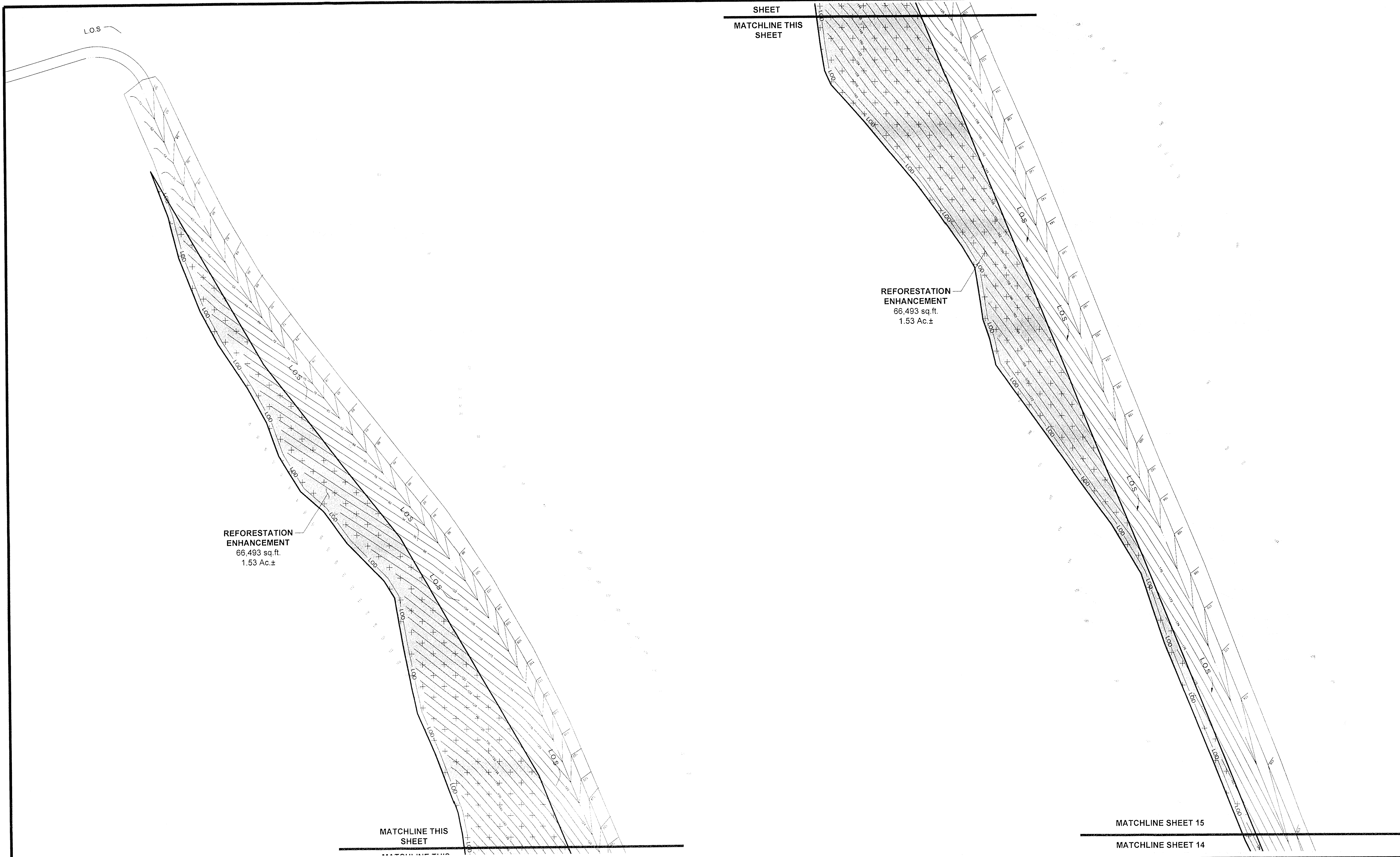
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ESA JOB #: 02-45

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M-NCPPC Prince George's County Planning Department Environmental Planning Section		
APPROVAL		
TREE CONSERVATION PLAN		
TCPII - 0658-04		
01	JL STASZ	12/12/04
02	Approved by	Date
03	<i>[Signature]</i>	1/22/15
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TYPE II TREE CONSERVATION PLAN
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 REV. 10.27.14, REV. 12.16.14
 ESA JOB # 02-45
 DRAWING: PISCATAWAY.lusby.village.tcpi1.05.10.07
 SHEET: 14 of 15

MATCHLINE SHEET 15

MATCHLINE SHEET 14

REFORESTATION
ENHANCEMENT
66,493 sq.ft.
1.53 Ac.±

MATCH LINE SEE SHEET EVN-1

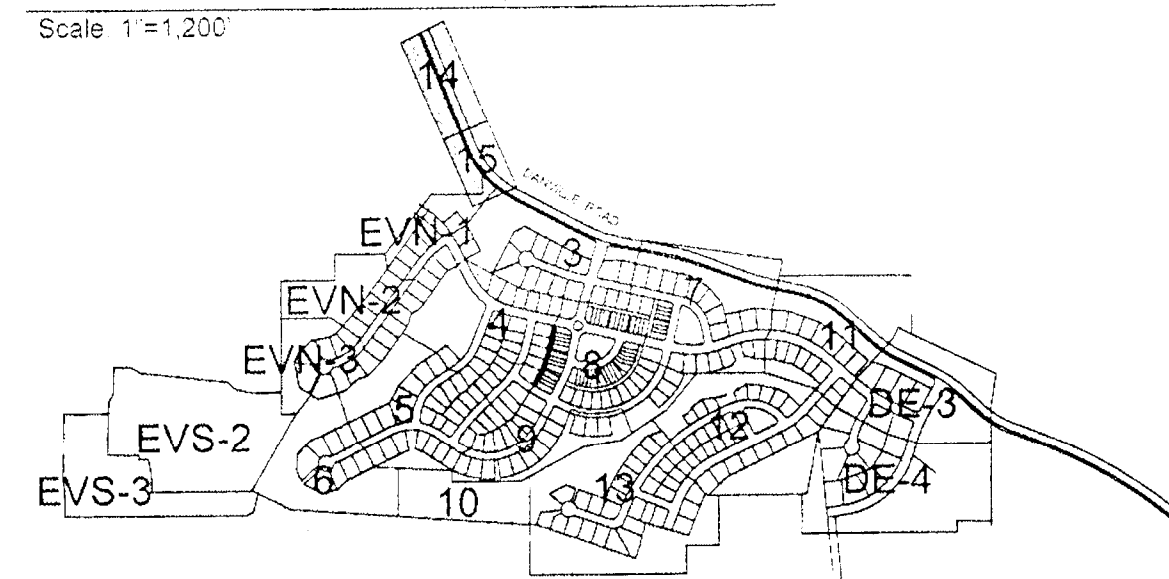
REFORESTATION
AREA '1'
0.76-Ac.±

PARCEL C
HOA

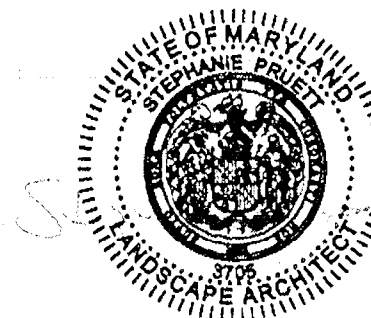
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Sheet Index:

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M-NCPPC Prince George's County Planning Department Environmental Planning Section	
APPROVAL TREE CONSERVATION PLAN TCP11 - 068-04	
JL STASZ	12/12/04
Approved by	Date
01	1/28/15
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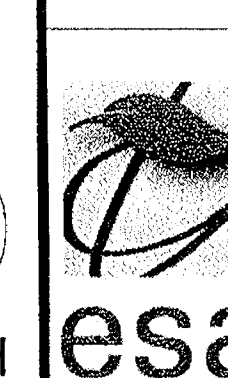
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TYPE II TREE CONSERVATION PLAN

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ESA JOB #: 02-45	
DRAWING: PISCATAWAY/Lusby Village/TCP11.05.10.07	

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