

LEGEND


EXISTING WETLANDS	
EXISTING WOODS	
LIMIT OF DISTURBANCE	
SPECIMEN TREE	
EXISTING 2 FOOT CONTOUR	
EXISTING 10 FOOT CONTOUR	
PROPOSED CONTOUR	
PROPOSED CONTOUR BELOW W.S. EL. 51.5	
PROPOSED SEWER	

SPECIMEN TREE LIST

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

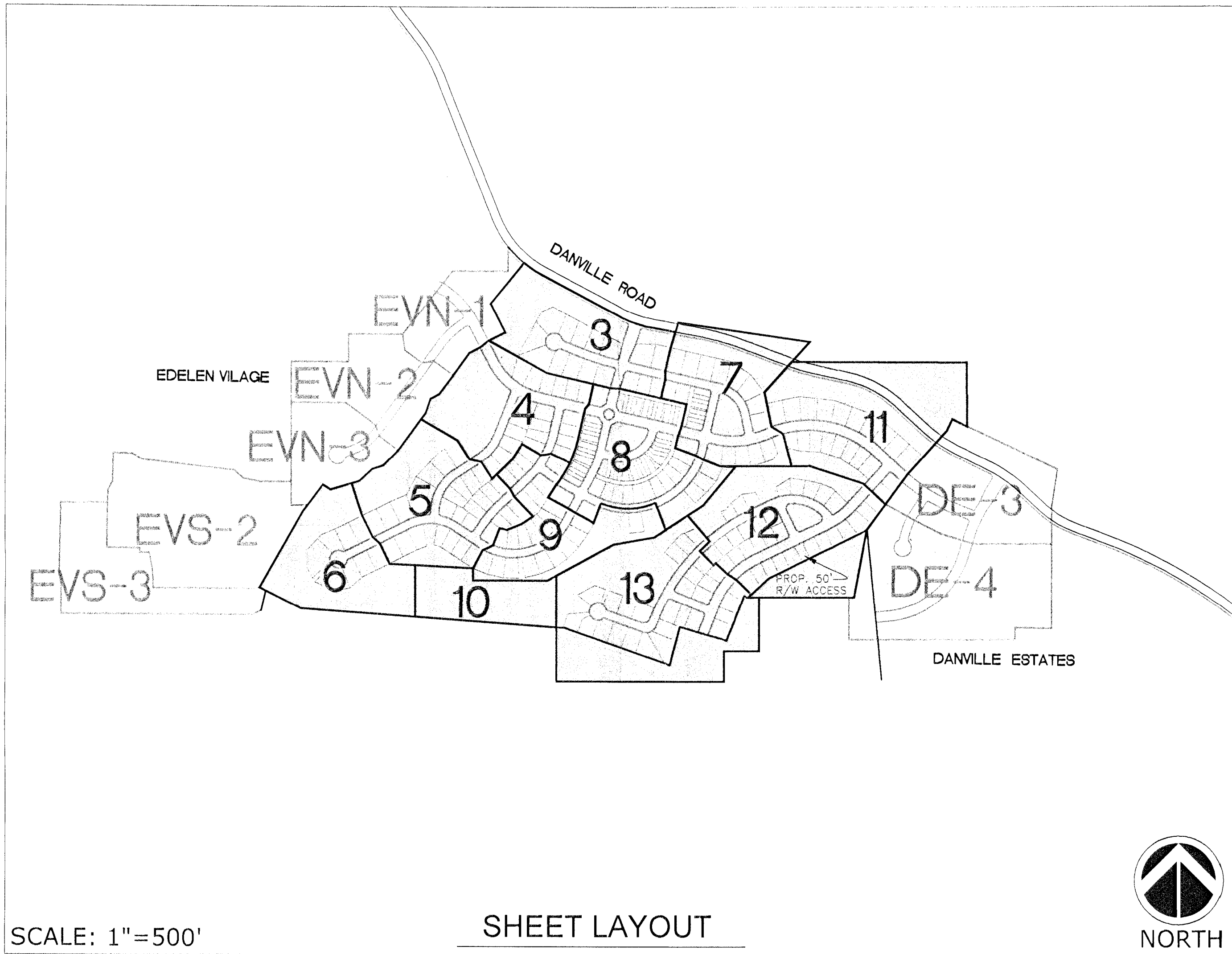
Property Owners Awareness Certificate

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 05/18/16

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 \_\_\_\_\_

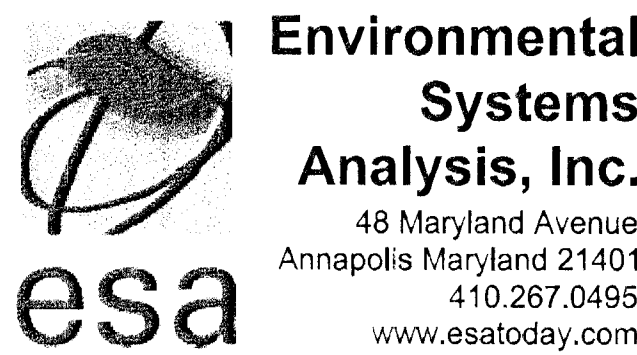


TYPE II TREE CONSERVATION PLAN  
THE PRESERVE AT  
PISCATAWAY  
LUSBY VILLAGE WEST & LUSBY  
VILLAGE EAST

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  
Revised December 19, 2014  
Revised March 19, 2015  
Revised August 18, 2015  
Revised May 18, 2016

PREPARED BY:



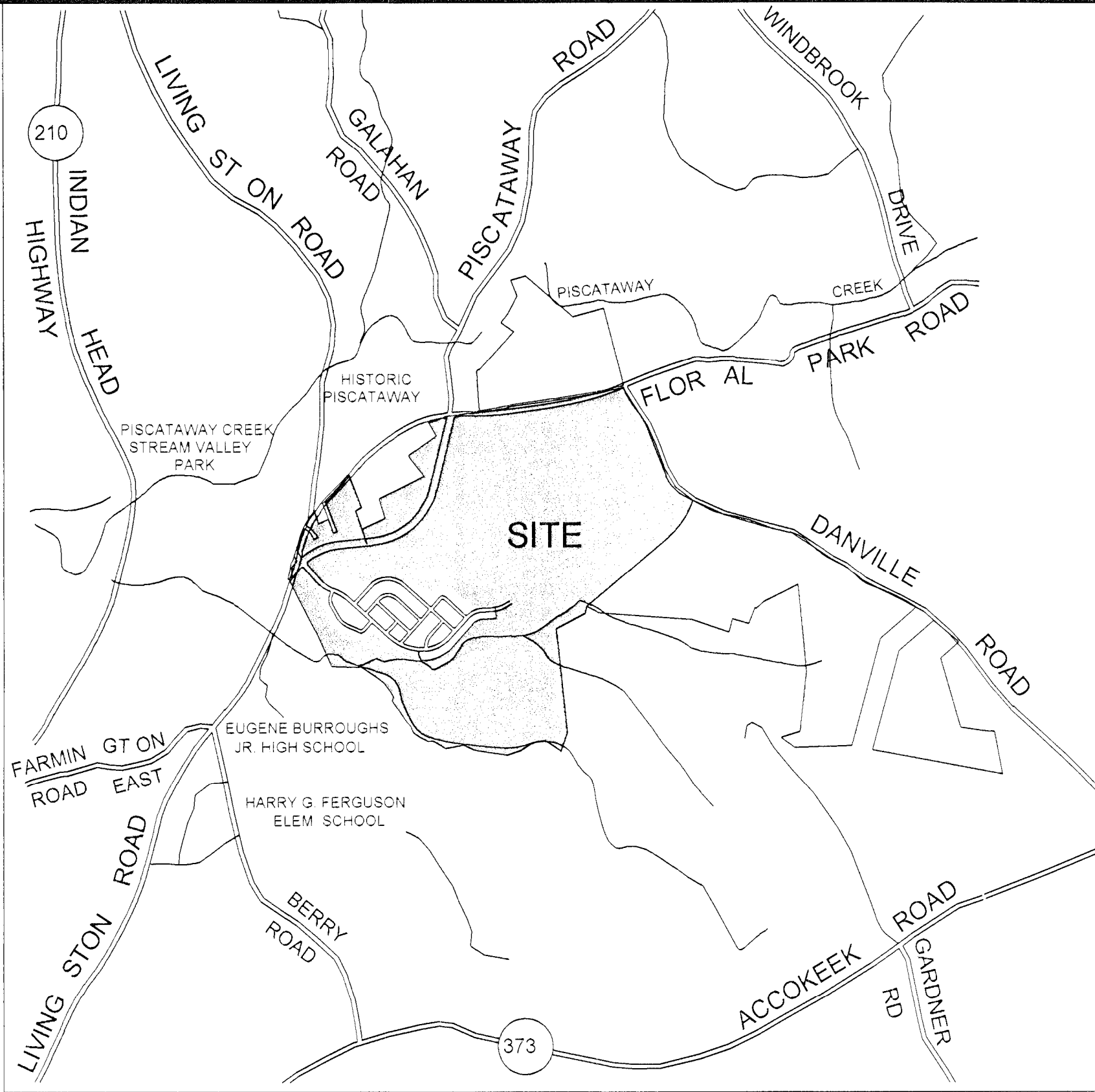
**Environmental  
Systems  
Analysis, Inc.**  
48 Maryland Avenue  
Annapolis Maryland 21401  
410.267.0495  
www.esatoday.com

PREPARED FOR:

**BAILEY'S ASSOCIATES, L.P.**  
C/O GREENVEST L.C.  
8614 WESTWOOD CENTER DRIVE  
SUITE 900  
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 1/09/04
  - 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

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

	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 20,00 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
				14	-

- Parking:
  - SFD @ 2 space/unit\*
  - SFD @ 2.04 space/unit\*\*

	Required	Proposed	Required	Proposed
Lusby Village West	246	246	51	102
Lusby Village East	162	162	-	-

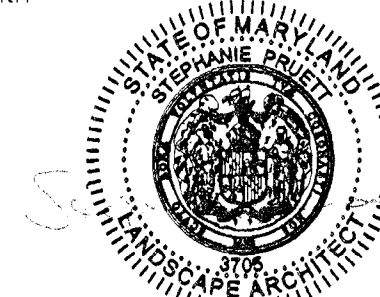
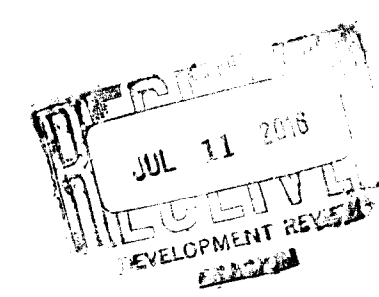
\* Not including on-street parking.

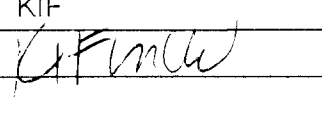
\*\* 0.04 required spaces (total 5 spaces) provided on street

- Homeowners open space:

	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.



M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP2II-068-04	
JLS	12/12/04
Approved by	Date
01 KJF	01/28/15
02 	7/19/16
03	
04	
05	

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

M-NCPPC  
APPROVAL

PROJECT NAME: THE PRESERVE AT PISCATAWAY - LUSBY VILLAGE  
PROJECT NUMBER: SDP-0401-04

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



## 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 the property 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 (TPD's) 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.
- Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber \_\_\_\_\_, folio \_\_\_\_\_. Revisions to this TCP2 may require a revision to the recorded easement.

## 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. 0.76 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 20.57 acres on-site. The remaining 28.68-acres of required conservation has been satisfied on TCP11-044-07 open space.

### 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

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

**SECTION I - Establishing Site Information (Enter acres for each zone)**

1 Zone	R-L		
2 Gross Tract	114.92		
3 Floodplain	3.43		
4 Previously Dedicated Land	0.00		
5 Net Tract (NTA)	111.39	0.00	0.00

6 Property Description or Subdivision Name  
Lusby Village (Preserve at Piscataway)

7 Current TCP Number  
0-009-04

8 Previous TCP Number  
Rev # 2

**SECTION II - Determining Woodland Conservation Requirements (Enter acres in corresponding column)**

9 Woodland Conservation Calculators:	Net Tract	Floodplain Off-site
11 Acreage of Existing Woodland	110.15	3.43
12 Woodland Conservation Required for per TCP1 or TCP2	20.57	
13 Area of Woodland Cleared per previous TCP1 or TCP2	85.06	0.41
14 Area of Woodland Cleared per current TCP2	85.06	0.41
15 Area of Woodland above WCT not cleared by TCP1 or TCP2	0.00	0.00
16 Additional Woodland Cleared by current TCP2	0.00	0.00
17 Does the TCP1 show 2:1 replacement?	N	0.00
18 Clearing above WCT (2:1 Replacement)	0.00	Additional Replacement required = 0.00
19 Clearing below WCT (2:1 Replacement)	0.00	Additional Replacement required = 0.00
20 Off-site Woodland Conservation Provided	2.29	
21 Total Woodland Conservation Required	22.86	

**SECTION III - Meeting the Requirement (Enter acres in corresponding column)**

22 Woodland Conservation Provided:	(acres)	
23 Woodland Preservation	20.57	
24 Reforestation / Afforestation	0.00	Bond amount: \$0.00
25 Natural Regeneration	0.00	
26 Landscape Credits	0.00	
27 Area approved for fee-in-lieu	0.00	Fee amount: \$0.00
28 Credits Received for Off-site Woodland Conservation on another property	2.29	
29 Off-site WCT (afforestation) provided on this property	0.00	
30 Off-site WCT (preservation) provided on this property	0.00	
31 Total Woodland Conservation Provided	22.86	

32 Area of net tract woodland not cleared: 24.19 acres

33 Woodland retained not part of requirements: 3.62 acres

34 Prepared by: \_\_\_\_\_ Date: \_\_\_\_\_

35 Qualifications: \_\_\_\_\_

## Tree Preservation Areas

Label	Acreage (±)	Label	Acreage (±)
A	2.15	G	1.82
B	1.66	H	0.37
C	3.35	I	1.06
D	0.29	J	3.96
E	0.37	K	2.44
F	0.97	L	2.13

Total: **20.57 acres (±)**

## Cumulative Woodland Conservation Worksheet

Woodland Conservation Worksheet for Prince George's County, Maryland

Zone: R-L, L-A-C, Totals

Gross Tract:	858.74	19.38	878.12	Include acreages only in columns for which there is a corresponding zone.
Floodplain:	65.57	0.00	65.57	
Previously Dedicated Land:	0.00	0.00	0.00	
Net Tract (NTA):	773.07	19.38	792.45	

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

Break-even Point (preservation acres): 265.01

Acres of Net Tract clearing permitted w/o reforestation: 297.93

**Woodland Conservation Requirement Calculations**

Existing Woodland on Net Tract (acres):	560.89
Existing Woodland in Floodplain (acres):	74.72
Woodland Conservation Threshold (NTA):	24.72%
Smaller of a or c:	95.04
Woodland above WCT (d):	364.85

Plan Number (the last be contained for each phase):

Plan Number	Plan Date	Plan Description	Plan Status	Plan Date	Plan Description	Plan Status
11-000-06	11/09/06	11-001-05	1-040-04	11-005-04	1-008-04	1-001-05
2/20/2014	2/6/2014	6/15/2005	10/1/2014	3/17/2015	1/28/2016	6/21/2012
SDP-0301	SDP-0635	SDP-0603	SDP-0318	SDP-0320	SDP-0401	SDP-0319
5	2	1	8	3	4	1
3/18/2014	3/19/2014	3/4/2004	10/31/2014	4/5/2016	5/3/2012	7/18/2013
SDP Approval Date:	Approved	Approved	Approved	Approved	Approved	Approved
SDP Certification Date:	3/18/2014	3/23/2014	2/28/2005	10/31/2014	9/25/2012	8/3/2014
SDP Certification Status:	Certified	Certified	Certified	Certified	Certified	Certified
Total Area in the application (acres):	78.05	169.92	45.52	114.82	23.01	304.60
Floodplain area in this application (acres):	0.00	0.00	0.00	0.00	0.00	0.00
Net Tract area in the application (acres):	78.05	169.92	45.52	114.82	23.01	304.60
Woodland on the Net Tract for this phase (acres):	17.85	0.00	0.32	76.45	110.15	0.35
Woodland in the Floodplain for this phase (acres):	0.00	0.00	0.00	0.00	0.00	0.00
Woodland Cleared on Net Tract for this phase (acres):	10.27	0.00	1.11	45.48	49.93	35.96
Woodland Cleared in Floodplain for this phase (acres):	0.00	0.00	0.00	0.11	0.17	0.41
Off-site Woodland Cleared (1:1):	0.08	0.00	0.00	2.51	0.52	0.00
Off-site Woodland Preservation/Regeneration provided on this property (acres):	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative acres of Net Tract Woodland cleared (e):	10.27	11.34	12.15	58.73	118.55	204.52
Cumulative acres of Floodplain woodland cleared (f):	0.00	0.00	0.00	0.11	0.28	0.69
Smaller of e or f:	10.27	11.34	12.15	58.73	118.55	204.52
Woodland Cleared below WCT (g):	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	22.67	51.15
Replacement for clearing below the WCT (2:1):	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
Cumulative Woodland Conservation Required:	198.69	198.88	199.18	214.42	230.10	252.02

Woodland Conservation Provided:

Preservation:	7.00	0.19	8.21	28.67	29.82	20.57	0.35	179.79	274.60
Afforestation/Regeneration:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Natural Regeneration:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.20	1.20
Area approved for fee-in-lieu:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Credit for Off-site Mitigation on another property:	0.00	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	25.69	0.00	0.00	0.00	25.69
Off-site Afforestation/Regeneration provided on this property:	0.00	0.00	0.00	0.00	1.04	0.00	0.00	80.00	81.12
Total Woodland Conservation Provided:	7.19	7.38	22.16	52.03	107.94	130.80	130.85	391.92	391.92

Woodland saved on this phase but not counted  
Existing Net Tract Woodland in later phases

0.59	0.00	0.00	0.00	51.37	3.62	0.00	0.17	55.75
543.03	542.07	532.75	468.3	315.04	204.69	204.54	179.98	

Storage/Supplies

Minimum Woodland Conservation Required (acres): 35% of Net Tract:	277.57
Woodland Conservation Provided:	25.69
Storage/Supplies:	81.12

Woodland and Conservation Provided:

277.57	25.69	81.12
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## Type 2 (Temporary) Tree Protection Fence

Diagram illustrating the Type 2 (Temporary) Tree Protection Fence for Reforestation Areas. The fence is constructed using 2 strands of galvanized barbed wire, 12 or 14 gauge, attached to plastic flagging/tape. Anchor posts are installed to a depth of no less than 1/3 of the total weight of the post. The fence is 6' high and 6' wide. The diagram shows the fence layout around a tree, with the anchor posts and wire clearly labeled.

NOTES: (MUST BE INCLUDED WITH DETAIL)

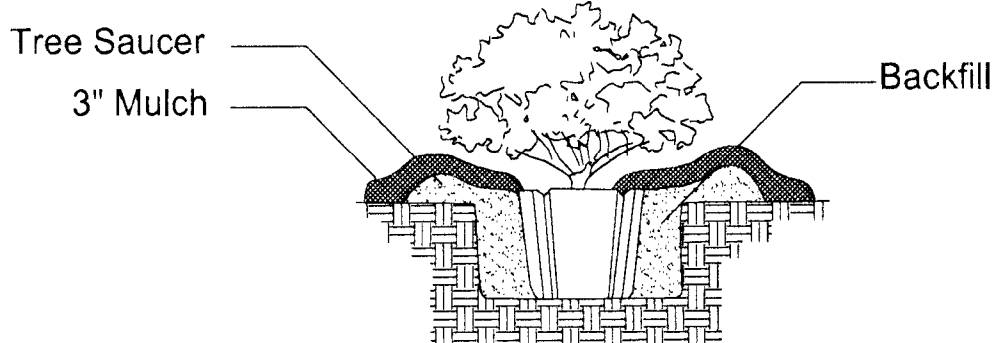
- FOREST PROTECTION DEVICE ONLY.
- RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED.
- ROOTS TO BE PROTECTED.
- AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
- BARBED WIRE SHOULD BE SECURELY ATTACHED TO POSTS.
- DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.

TYPE 2 (TEMPORARY) TREE PROTECTION FENCE FOR REFORESTATION AREAS

August 2010 A-4, DET-6

## Container Planting Detail

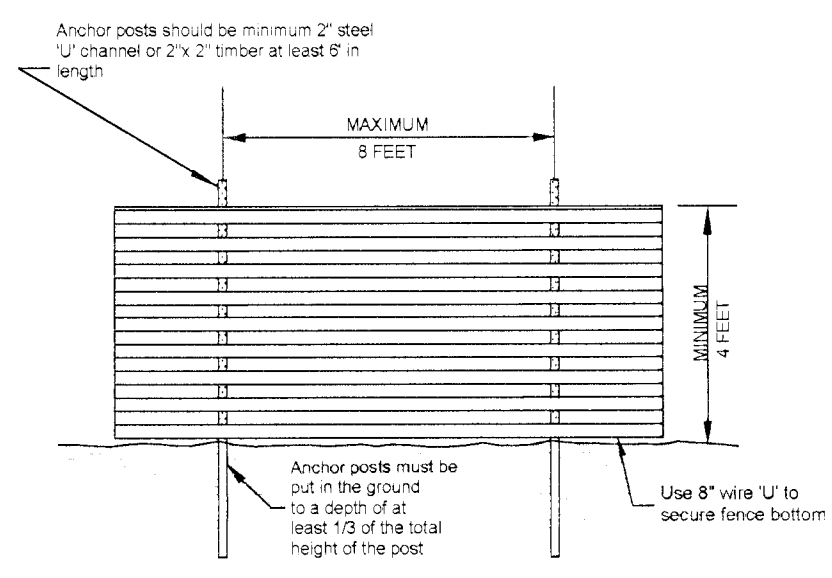
Not to Scale



- Scarify sides of root ball and planting site.
- Planting hole is twice the diameter of the root ball.
- Root ball to be planted at the same depth as grown in the nursery.
- In wet areas, plant with 1/2 of root ball above the ground.

## Tree Protection Fence

Blaze Orange Plastic Fence



- FOREST PROTECTION DEVICE ONLY.
- RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
- ROOT DAMAGE SHOULD BE AVOIDED.
- PROTECTIVE SIGNAGE MAY ALSO BE USED.
- DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

## TYPE II TREE CONSERVATION PLAN

## THE PRESERVE AT PISCATAWAY

Lusby Village West & Lusby Village East

Fifth (5th) Election District

Prince George's County, Maryland

PROJECT NAME: THE PRESERVE AT PISCATAWAY - LUSBY VILLAGE

PROJECT NUMBER: SDP-0401-04

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

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

M-NCPPC APPROVAL

PROJECT NAME: THE PRESERVE AT PISCATAWAY - LUSBY VILLAGE

PROJECT NUMBER: SDP-0401-04

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

SCALE: N.T.S.

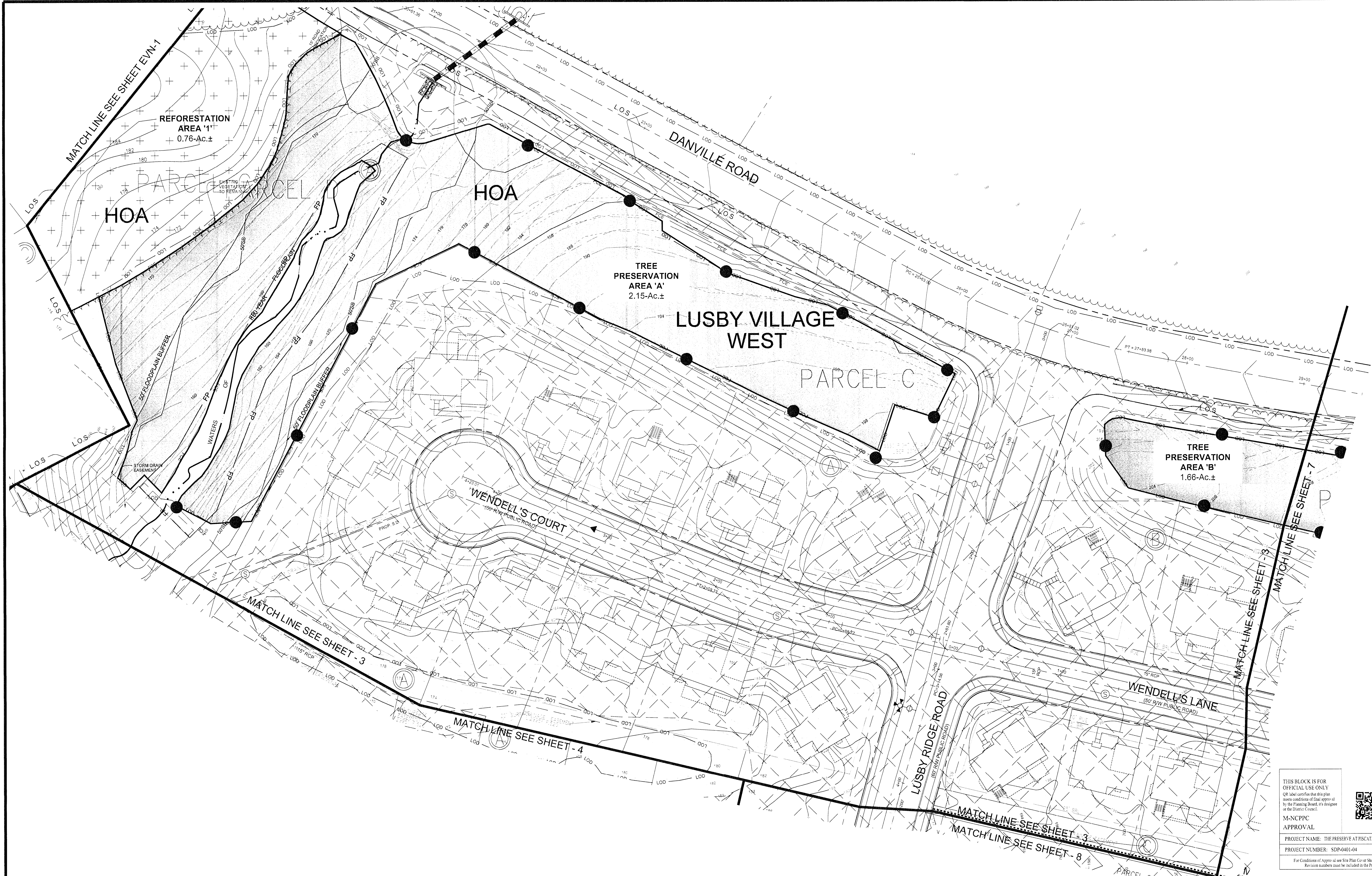
DATE: 12/16/14, 12/19/14, 01/15/15, 01/16/15, 01/18/16

ESA JOB #: 02-45

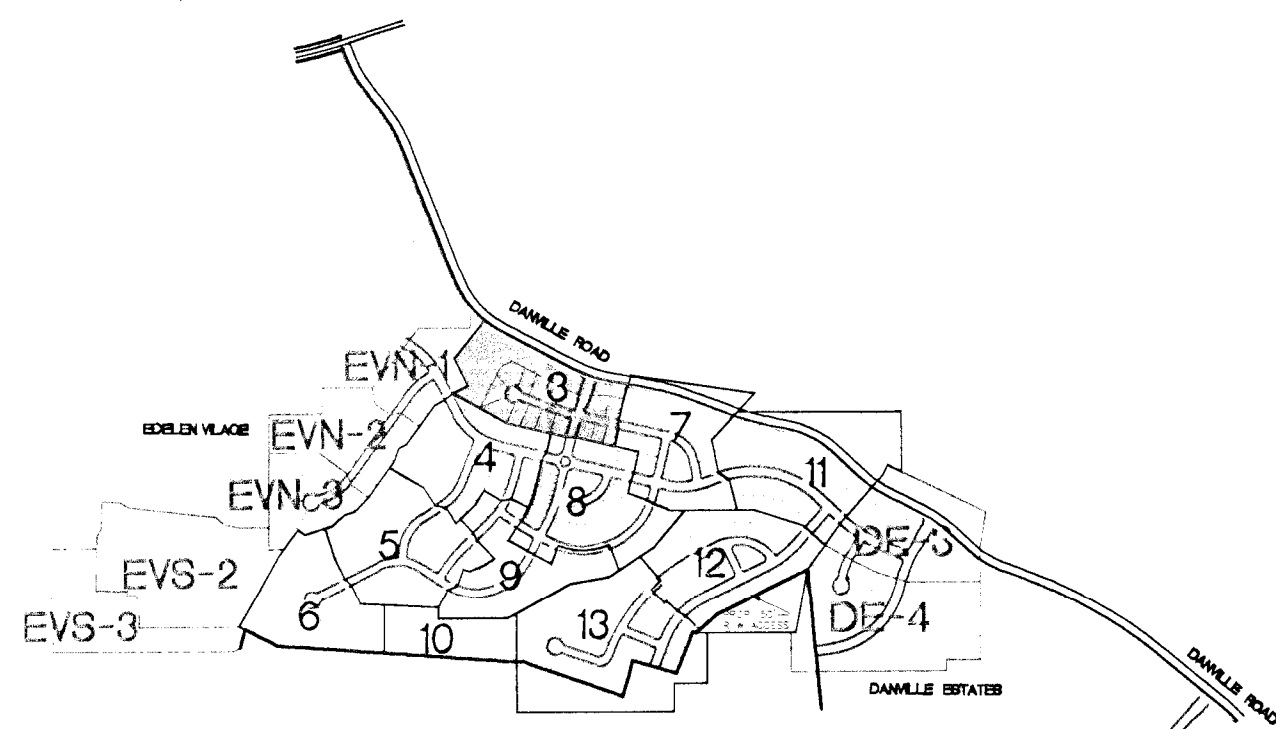
DRAWING: PISCATAWAY-Lusby Village-0111-01-07

SHEET: 2 of 14

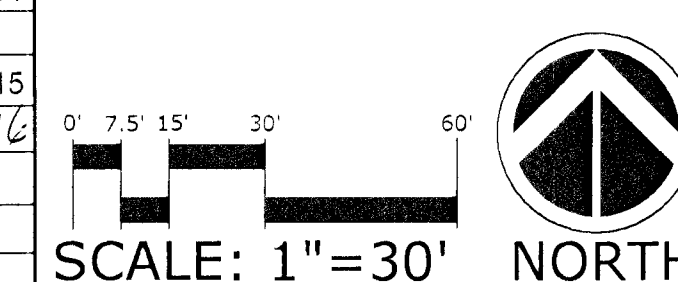
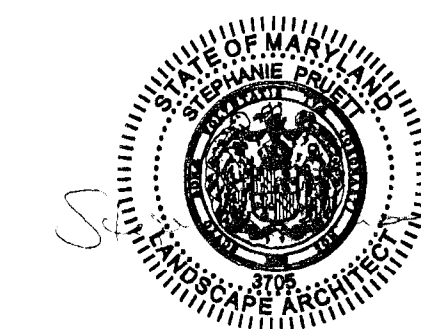




Sheet Index:  
Scale: 1"=1,200'



M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCPII - 068-04		
	Approved by	Date
01	KIF	01/28/15
02	KIF	7/19/16
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  
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SCALE: 1"=30'

DATE: 4.5.04, REVISED: 9.30.04, 05.10.07, 10.27.14,  
12.16.14, 12.19.14, 03.19.15, 08/31/15, 05/18/16

ESA JOB #: 02-45

DRAWING: PISCATAWAY-Lusby Village.txd 05.10.07

SHEET: 3 of 14

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APPROVAL

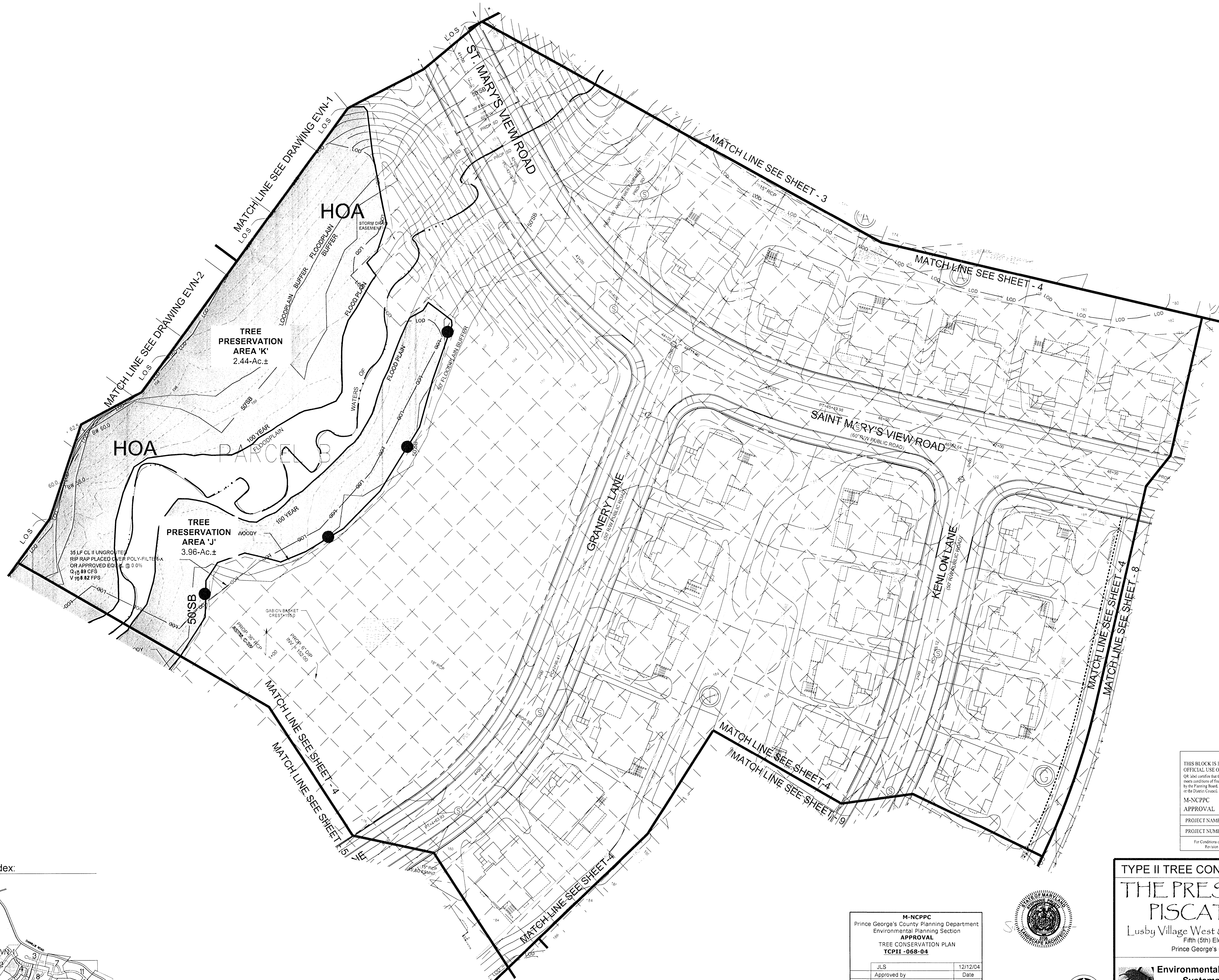
PROJECT NAME: THE PRESERVE AT PISCATAWAY - LUSBY VILLAGE

PROJECT NUMBER: SDP-0401-04

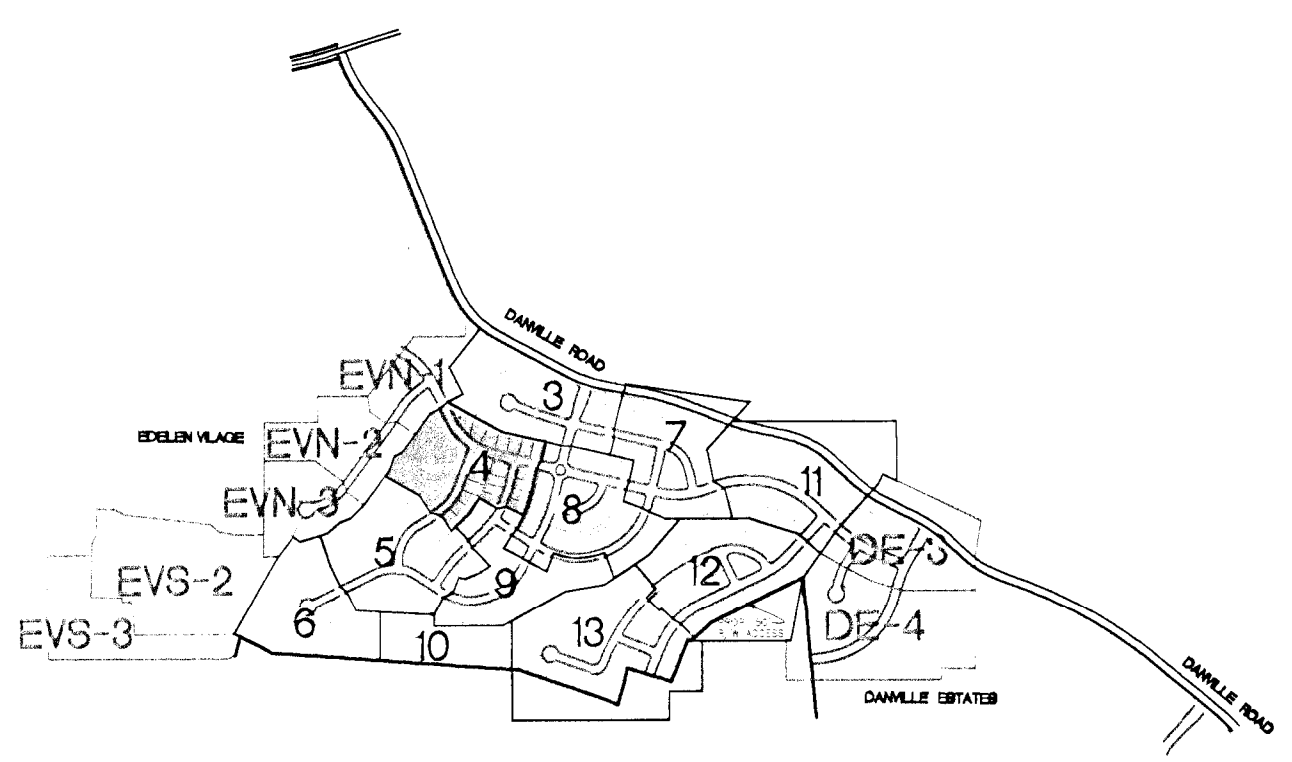
For Conditions of Approval see Site Plan or Sheet or Approval Sheet  
Revision numbers must be included in the Project Number.



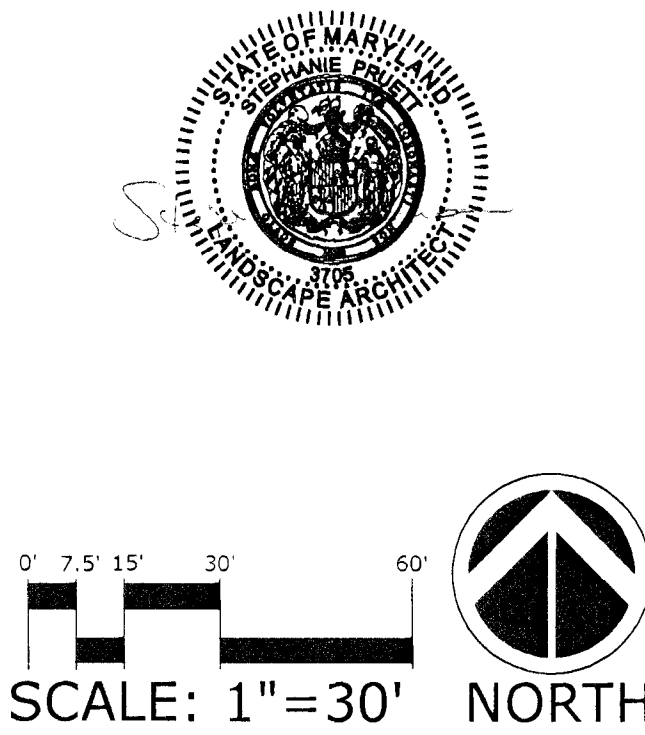




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Scale: 1"=1,200'



M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP11-068-04		
JLS	12/12/04	
Approved by	Date	
01 KIF	01/28/15	
02 <i>KIF</i>	7/14/16	
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  
410.287.0495  
www.esatoday.com

SCALE: 1"=30'

DATE: 4.30.04, REVISED: 9.30.04, 05.10.07, 10.27.14, 12.20.14, 12.19.14, 03.19.15, 08.18.15, 05.18.16

ESA JOB #: 02-45

DRAWING: PISCATAWAY-Lusby Village.txd 05.10.07

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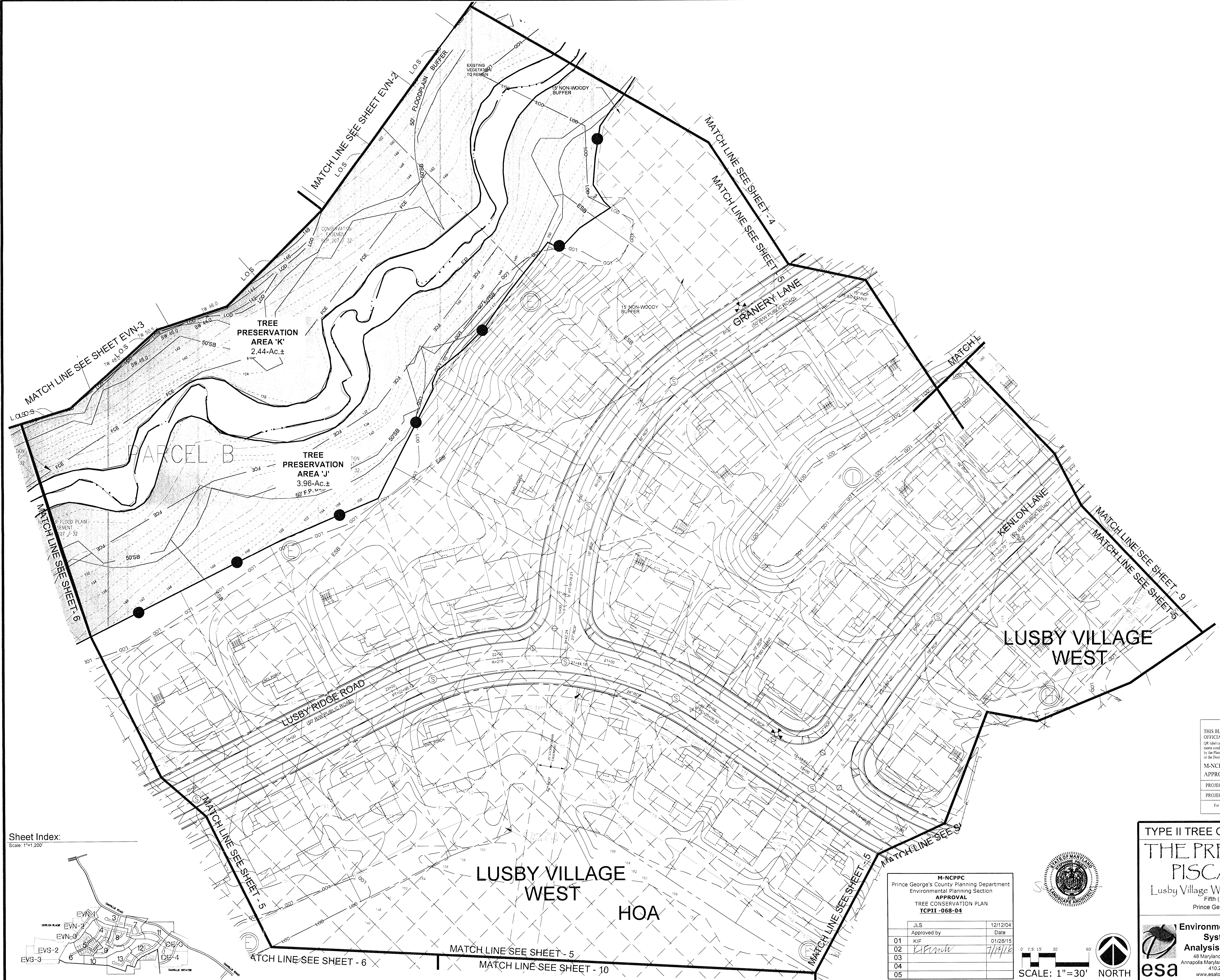
PROJECT NAME: THE PRESERVE AT PISCATAWAY - LUSBY VILLAGE

PROJECT NUMBER: SDP-0401-04

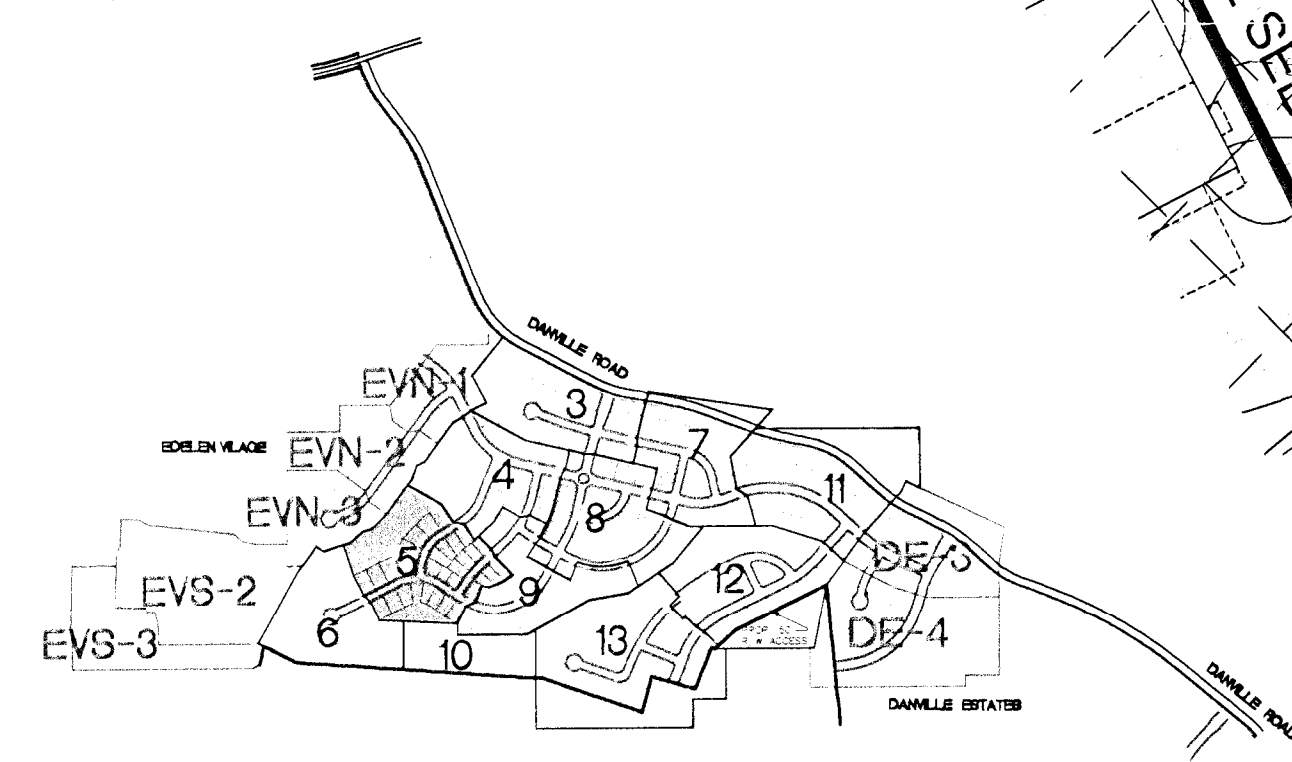
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PROJECT NUMBER: SDP-0401-04

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JLS	12/12/04	Date
Approved by		
01 KIF	01/28/15	
02 <i>[Signature]</i>	7/14/16	
03		
04		
05		



SCALE: 1"=30'

0' 7.5' 15' 30' 60'

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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DATE: 4.5.04, REVISED: 9.30.04, 05.10.07, 05.27.14,  
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ESA JOB #: 02-45

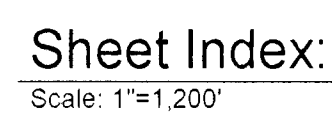
DRAWING: PISCATAWAY/lusby village.tbl 05.10.07

SHEET: 5 of 14

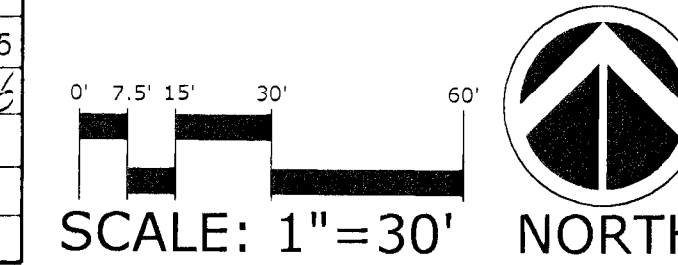








	JLS	12/12/04
	Approved by	Date
01	KIF	01/28/11
02	<i>KIF</i>	<i>7/19/11</i>
03		
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For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
Revision numbers must be included in the Project Number

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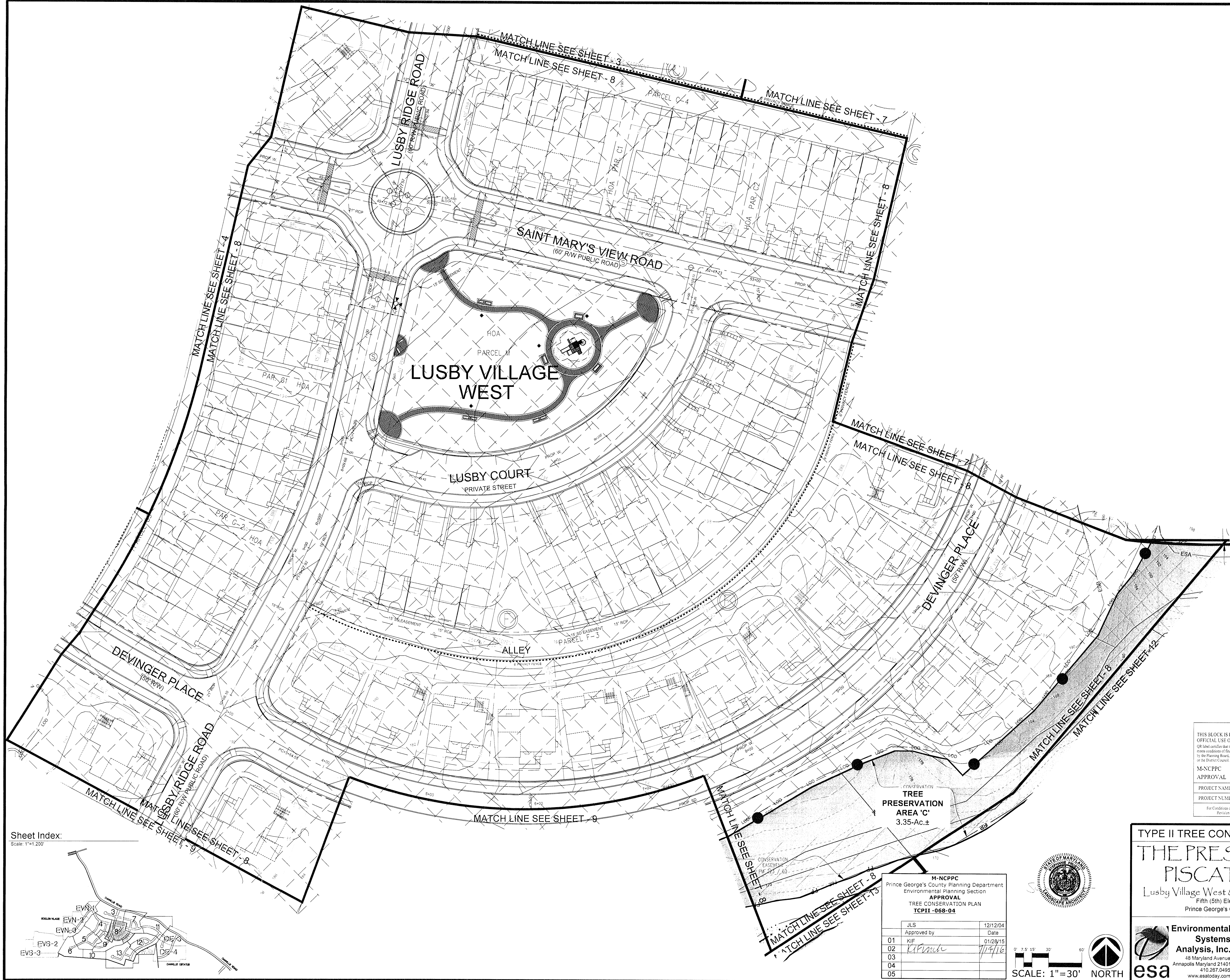
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ESA JOB #: **02-45**

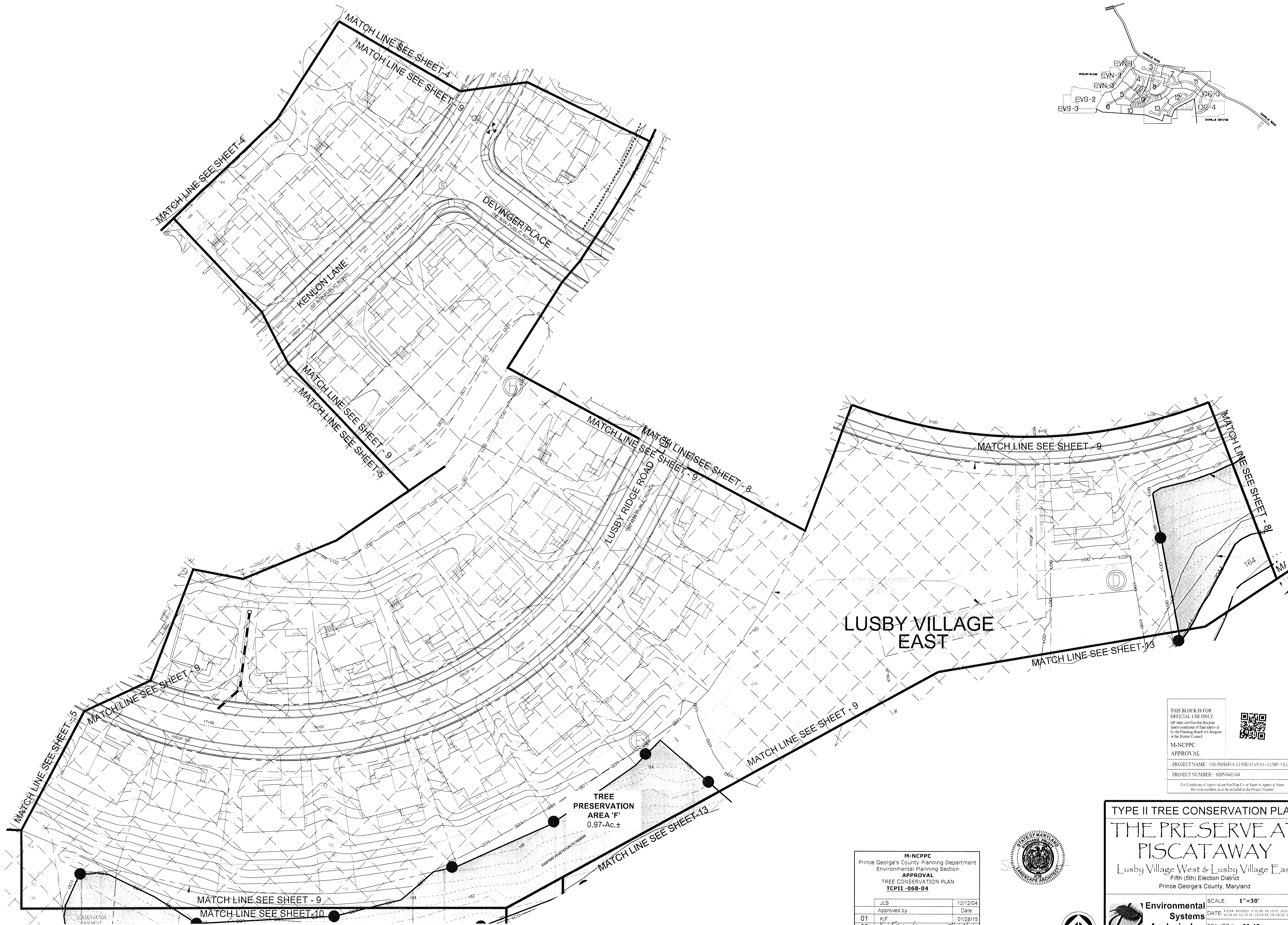
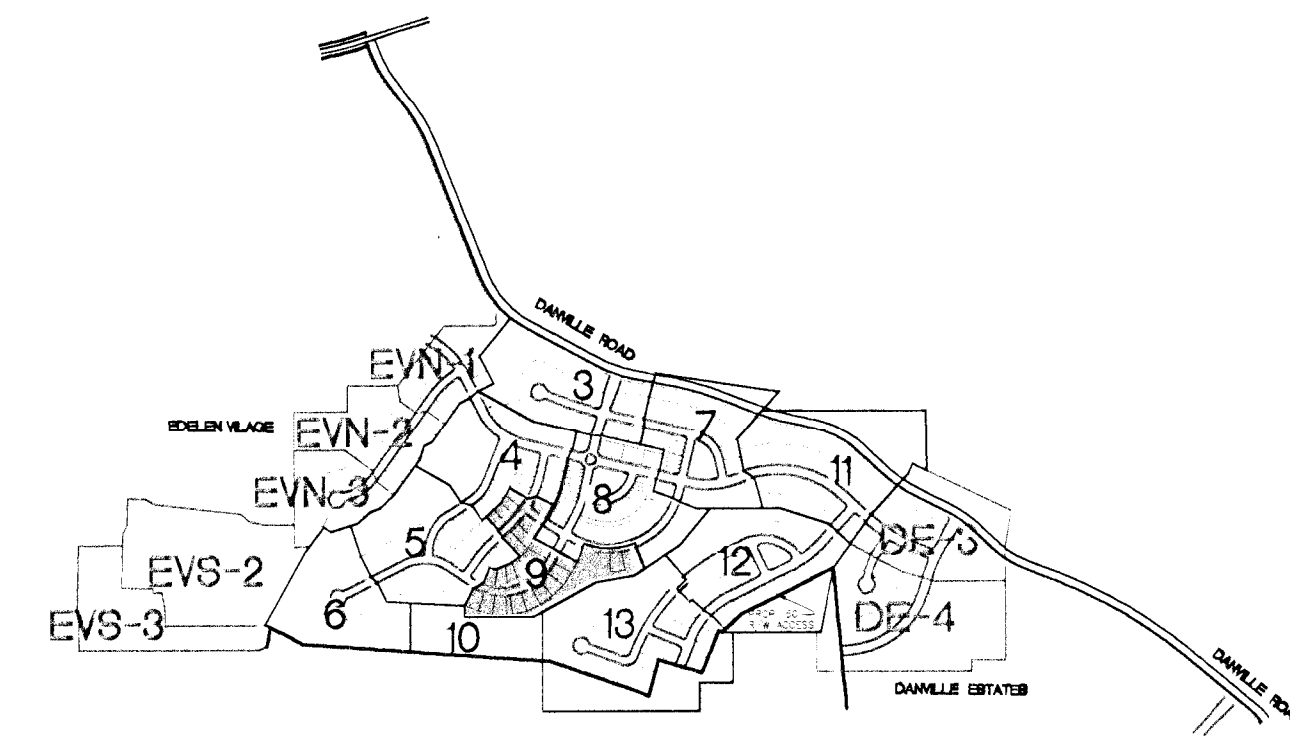
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**SHEET: 7 of 14**









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PROJECT NAME: THE PRESERVE AT PISCATAWAY - LUSBY VILLAGE

PROJECT NUMBER: SDP-0401-04

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JLS	12/12/04	Date
01	Approved by	Date
02	KJF	01/28/15
03	<i>[Signature]</i>	7/19/10
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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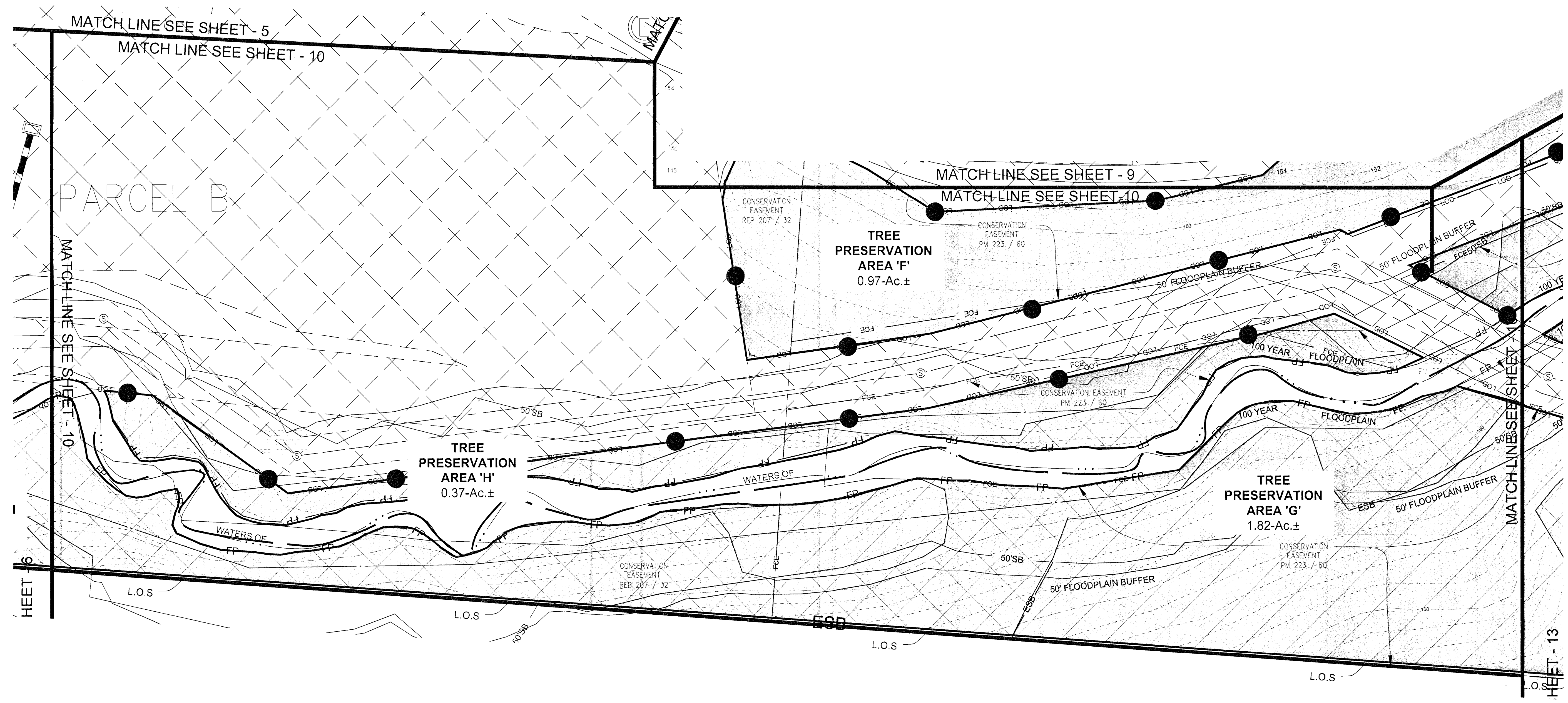
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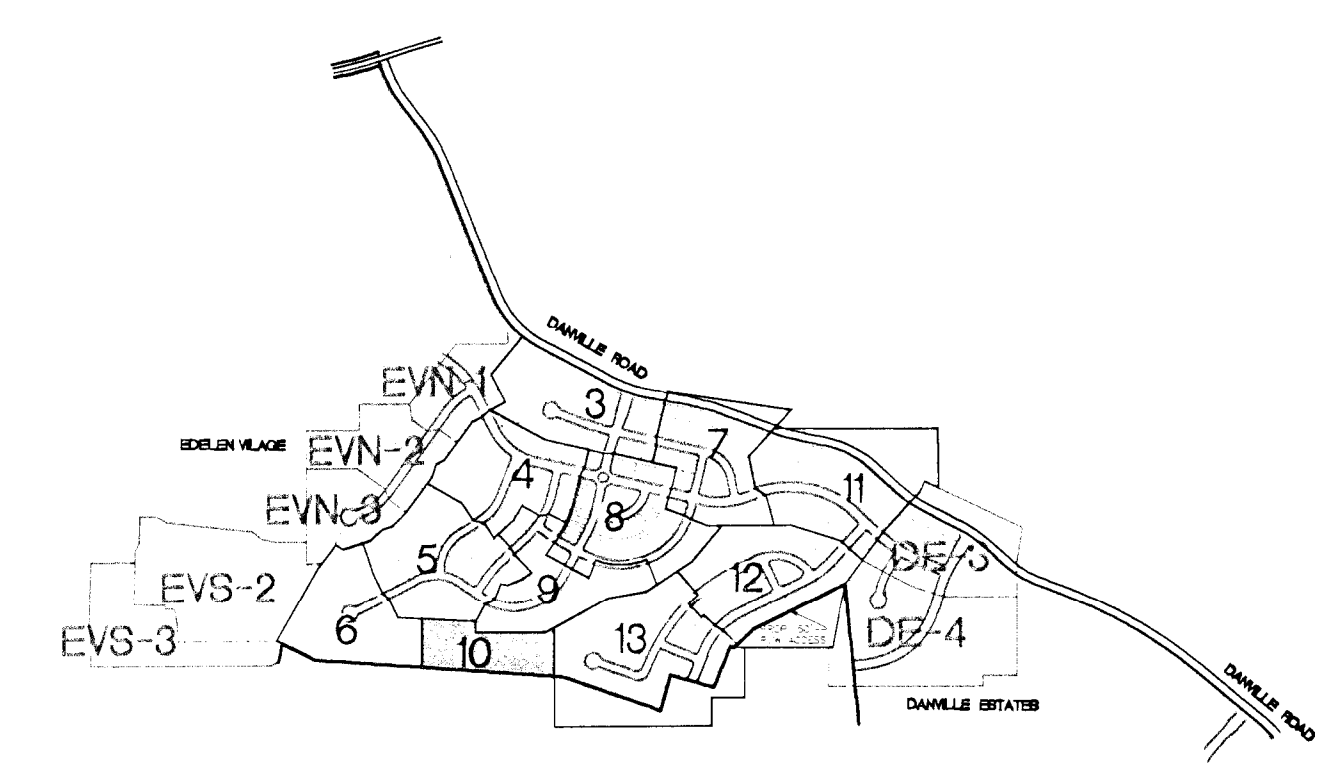
DRAWING: PISCATAWAY Lusby village tcpiI 05.10.07

SHEET: 9 of 14

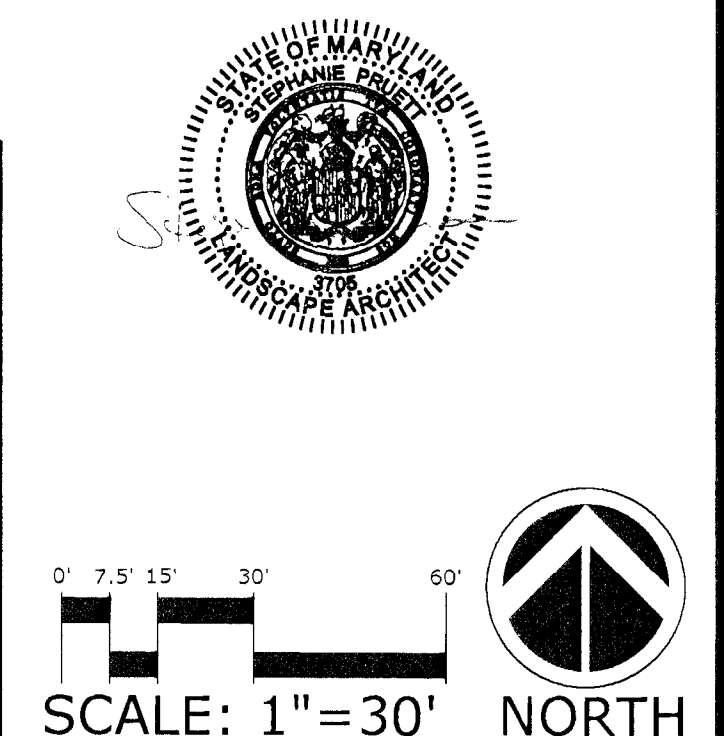




Sheet Index:  
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TYPE II TREE CONSERVATION PLAN  
THE PRESERVE AT  
PISCATAWAY  
Lusby Village West & Lusby Village East  
Fifth (5th) Election District  
Prince George's County, Maryland

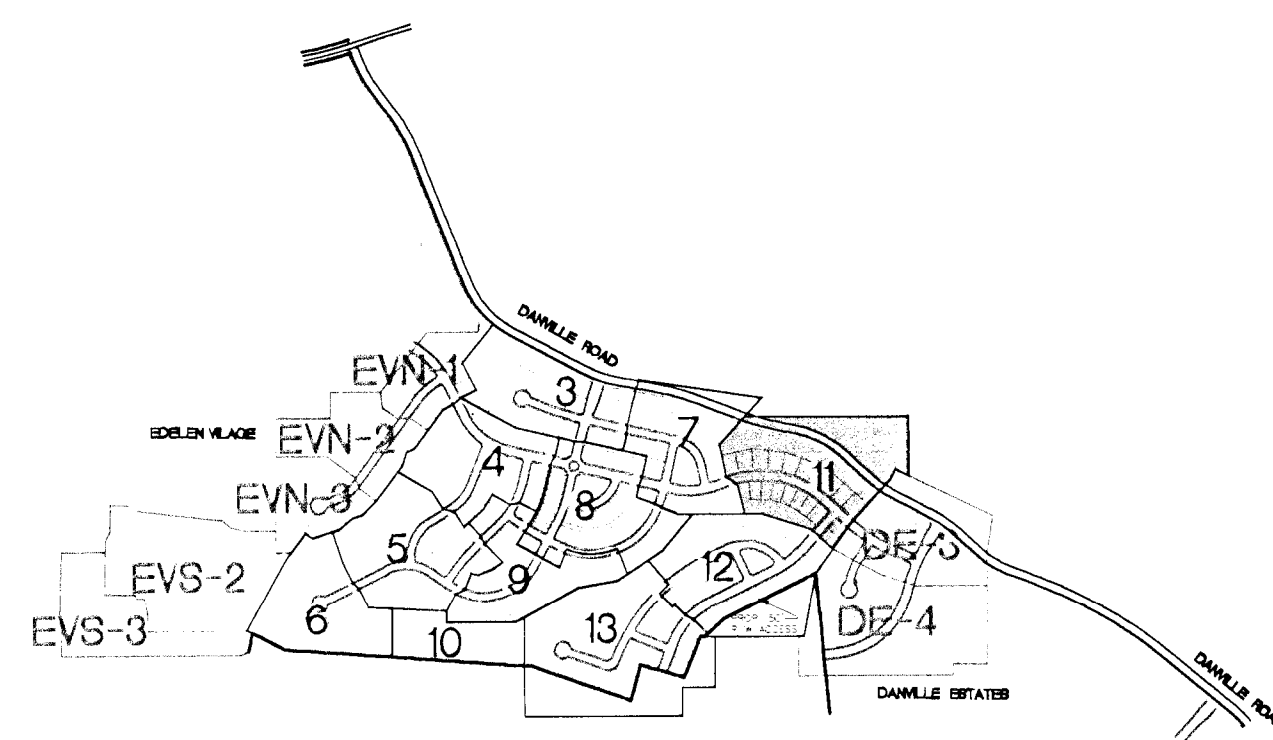
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410.267.0495  
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DATE: 4.5.04, REVISED: 9.30.04, 05.10.07, 10.27.14,  
12.16.14, 12.19.14, 03.19.15, 06.18.15, 05.18.16  
ESA JOB #: 02-45  
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SHEET: 10 of 14





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PROJECT NUMBER: SDP-0401-04

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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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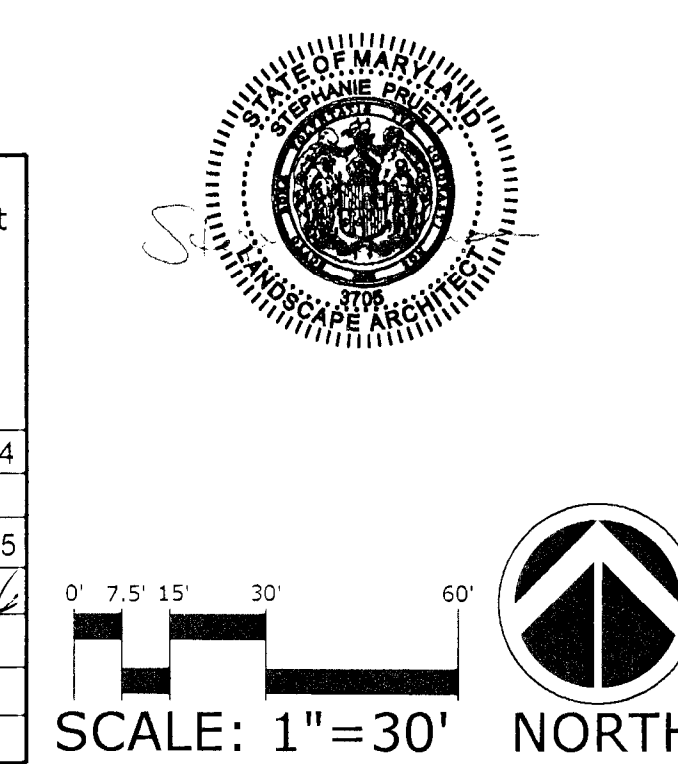
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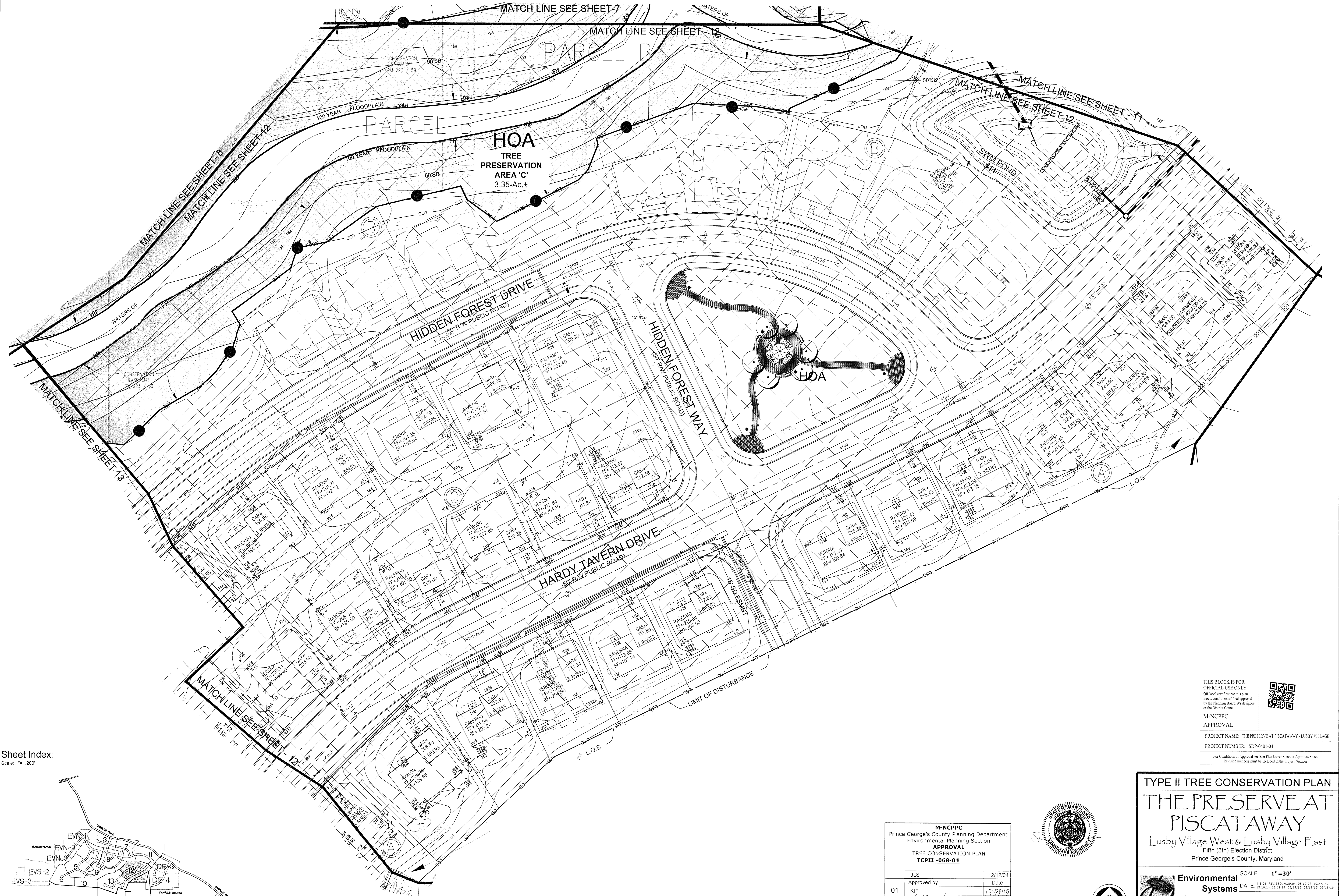
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SHEET: 11 of 14

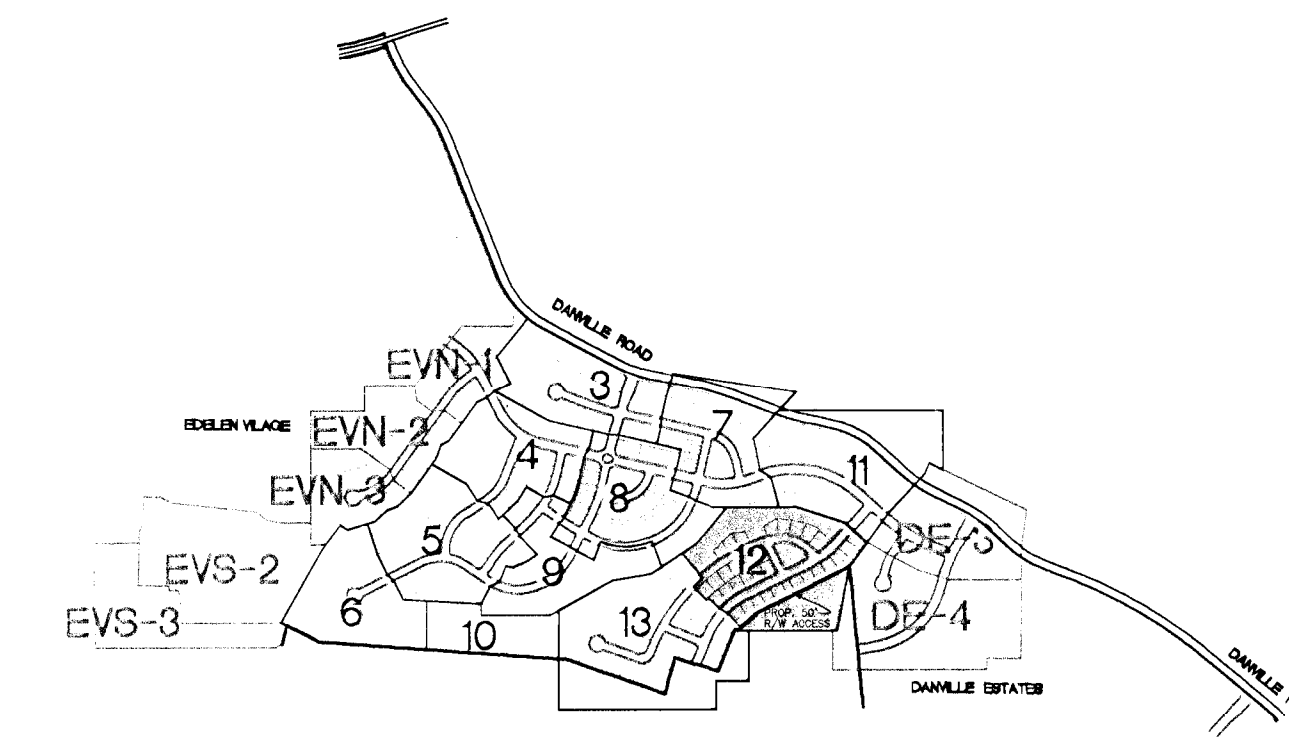
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JLS	12/12/04	Date
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JLS	12/12/04	Date
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02	7/19/18	
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Seal of Prince George's County, Maryland

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North Arrow

TYPE II TREE CONSERVATION PLAN  
THE PRESERVE AT PISCATAWAY  
Lusby Village West & Lusby Village East  
Fifth (5th) Election District  
Prince George's County, Maryland

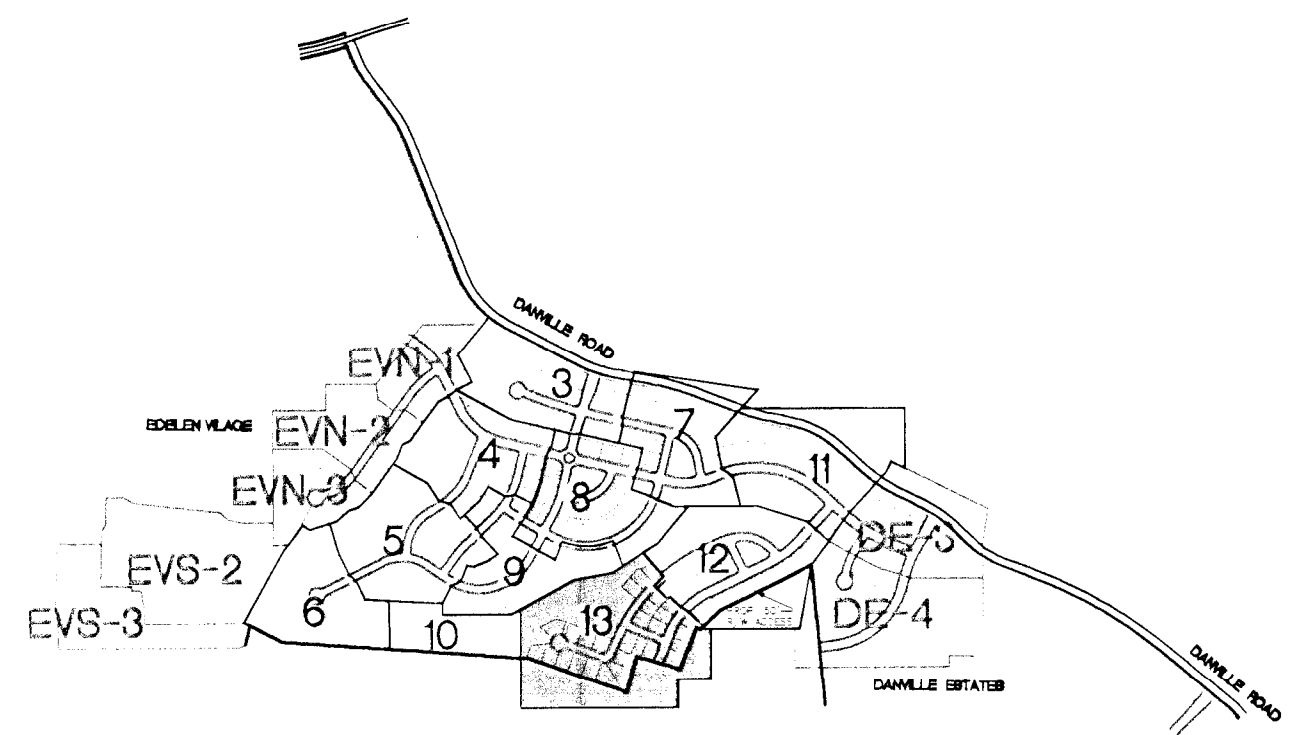
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ESA JOB #: 02-45  
Drawing: PISCATAWAY-lusby village.tcpi1.05.10.07  
SHEET: 12 of 14





Sheet Index:  
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M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP11-068-04		
	JLS	12/12/04
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01	KIF	01/28/15
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03		
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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

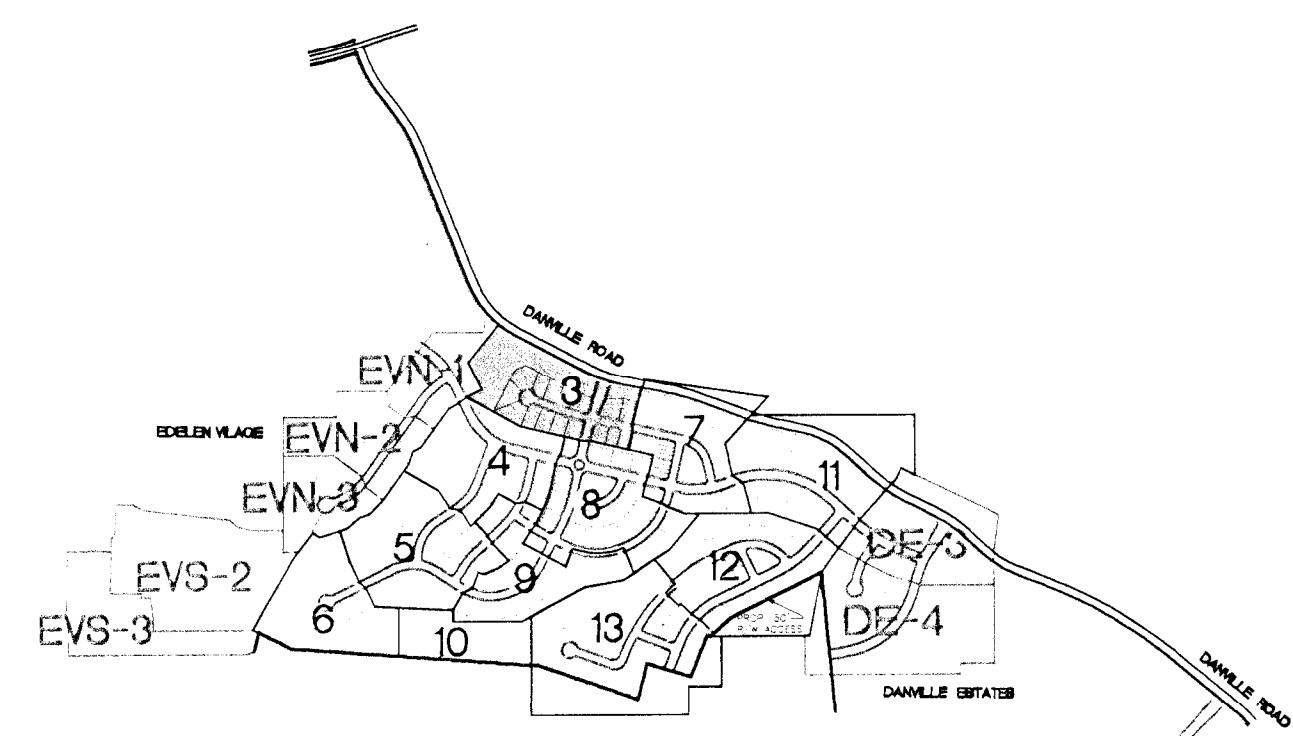
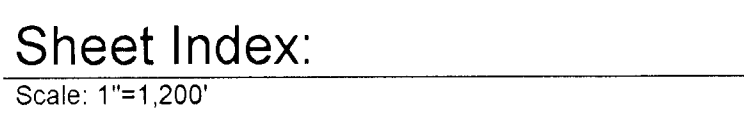
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ESA JOB #: 02-45  
DRAWING: PISCATAWAY lusby village tcp11 05.10.07  
SHEET: 13 of 14

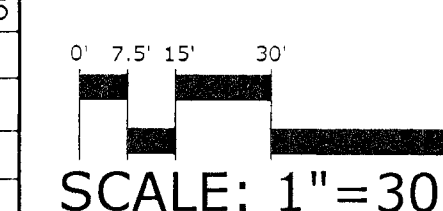
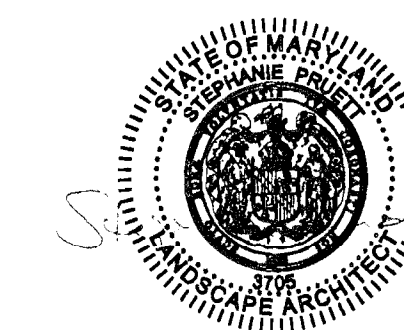
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PROJECT NAME: THE PRESERVE AT PISCATAWAY - LUSBY VILLAGE  
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<b>M-NCPPC</b> Prince George's County Planning Department Environmental Planning Section <b>APPROVAL</b> <b>TREE CONSERVATION PLAN</b> <b>TCPII -068-04</b>		
	JLS	12/12/16
	Approved by	Date
01	KIF	01/28/17
02	<i>KIF</i>	<i>7/14/16</i>
03		
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TYPE II TREE CONSERVATION PLAN

THE PRESERVE AT  
PISCATAWAY

Lusby Village West & Lusby Village East  
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	ESA JOB #: <b>02-45</b>
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SHEET: <b>14 of 14</b>	

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