

Phased Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (enter acres for each zone)			
1 Zone	8.0	L-A-C	
2 Gross Tract	284.75	33.00	Include acreages only in columns for which there is a corresponding zone
3 Floodplain	78.50	0.00	
4 Parkway Dedicated Land	508.00	0.00	
5 Net Tract (NAT)	508.25	33.00	0.00
6 Property Description or Subdivision Name			
7 TCP# Number			
8 Is this site subject to the 1989 Ordinance?			
9 Breakdown Point (presentation of acres)			
10 Acres of Net Tract clearing permitted w/o reforestation			

SECTION II - Determining Woodland Conservation Requirements (enter acres for each corresponding column)											
11 Existing Woodland on Net Tract (acres)	219.31										
12 Existing Woodland in Floodplain (acres)	72.24										
13 Woodland Conservation Threshold (WCT) %	24.51%										
14 Smaller of 11 or 13	208.51										
15 Woodland above WCT	212.50										
16 Plan Number (This must be completed for each phase)											
17 Plan Phase or Name	SDP-0308 & SDP-0411	SDP-0411	SDP-0411	SDP-0411	SDP-0411	SDP-0411	SDP-0411	SDP-0411	SDP-0411	SDP-0411	SDP-0411
18 TCP# Number for this Phase or Section	07	05	03	02	00	00	00	00	00	00	00
19 Revision Number	01	01	01	01	01	01	01	01	01	01	01
20 Status	Approved	Pending	Pending	Approved	Approved	Approved	Approved	Approved	Approved	Approved	Approved
21 Approval Date	9/20/2014			9/20/2014	9/20/2014	9/20/2014	9/20/2014	9/20/2014	9/20/2014	9/20/2014	9/20/2014
22 Total area in this application (acres)	285.59	309.92	208.56	88.79	33.57	4.88	28.48	28.48	28.48	28.48	28.48
23 Floodplain area in this application (acres)	8.10	28.54	39.35	11.81	1.04	0.00	0.00	0.00	0.00	0.00	0.00
24 Net Tract area in this application (acres)	257.53	282.38	179.21	57.34	33.53	2.88	28.48	28.48	28.48	28.48	28.48
25 Woodland on the Net Tract for this phase (acres)	144.06	171.54	59.84	24.41	31.51	7.88	28.48	28.48	28.48	28.48	28.48
26 Woodland in the Floodplain for this phase (acres)	7.55	28.51	28.00	7.78	1.54	0.00	0.00	0.00	0.00	0.00	0.00
27 Woodland Cleared on Net Tract for this phase (acres)	83.33	133.94	16.95	7.68	16.02	0.00	0.00	0.00	0.00	0.00	0.00
28 Woodland Cleared in Floodplain for this phase (acres)	0.58	1.77	1.23	0.23	0.05	0.00	0.00	0.00	0.00	0.00	0.00
29 Offsite Woodland Clearing (1:1)	0.00	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30 Offsite WCA being provided on this property (preservation)	18.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31 Offsite WCA being provided on Net Tract (smaller of 18 or 30)	83.33	197.28	214.23	267.81	217.50	21.34	28.48	28.48	28.48	28.48	28.48
32 Cumulative acres of Net Tract Woodland cleared	0.58	2.32	3.58	3.51	3.56	0.00	0.00	0.00	0.00	0.00	0.00
33 Woodland Cleared below WCT (smaller of 18 or 30)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
34 Woodland Clearing below WCT (smaller of 18 or 30)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
35 Clearing below WCT (1:1 replacement requirements)	15.93	62.32	13.00	59.00	59.00	0.00	0.00	0.00	0.00	0.00	0.00
36 Replacement for clearing below the WCT (0.25 : 1)	0.00	0.00	0.00	18.23	50.27	0.00	0.00	0.00	0.00	0.00	0.00
37 Replacement for clearing below the WCT (0.2 : 1)	0.00	0.00	0.00	18.23	50.27	0.00	0.00	0.00	0.00	0.00	0.00
38 Offsite WCA (afforestation) being provided on this property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
39 Offsite WCA (afforestation) being provided on this property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
40 Cumulative Woodland Conservation Required	240.93	277.24	286.74	284.65	310.73						

SECTION III - Meeting the Requirements											
41 Woodland Preservation	74.38	88.48	24.73	17.01	15.22						
42 Afforestation/Reforestation	39.33	8.20	20.51	7.89	1.87						
43 Natural Regeneration											
44 Specimen & Historic Tree Credit (CRZ area * 2)											
45 Forest Enhancement Credit (area * 0.25)											
46 Area approved for fee-in-lieu PFA											
47 Area approved for fee-in-lieu Non-PFA	0.12										
48 Credit for Offsite Conservation on another property	8.06	22.38	1.58		3.98						
49 Offsite WCA (preservation) being provided on this property	18.00										
50 Offsite WCA (afforestation) being provided on this property	0.00										
51 Total Woodland Conservation Provided	136.57	218.81	268.41	281.09	311.16						
52 Woodland saved on this phase but not counted	11.83	11.43	25.78	6.72	2.27						
53 Existing Net Tract Woodland in later phases	283.25	121.31	51.47	28.06	25.45						
54 Requirement Status per Phase											

18.00 acres of Offsite WCA (preservation) being provided on this within limits of TCP#-95-95 for Large Town Center
 2.98 acres of Offsite WCA (afforestation/reforestation) being provided within the limits of TCP#-94-04 for Kingston
 10.12 Ac. fee-in-lieu to be provided by the owner of the communications monopole located on Golf Course Phase 27

Prepared by: *James Stewart* MPA, P.E. *James Stewart* MPA, P.E.
 License Number: *12147412* *12147412*

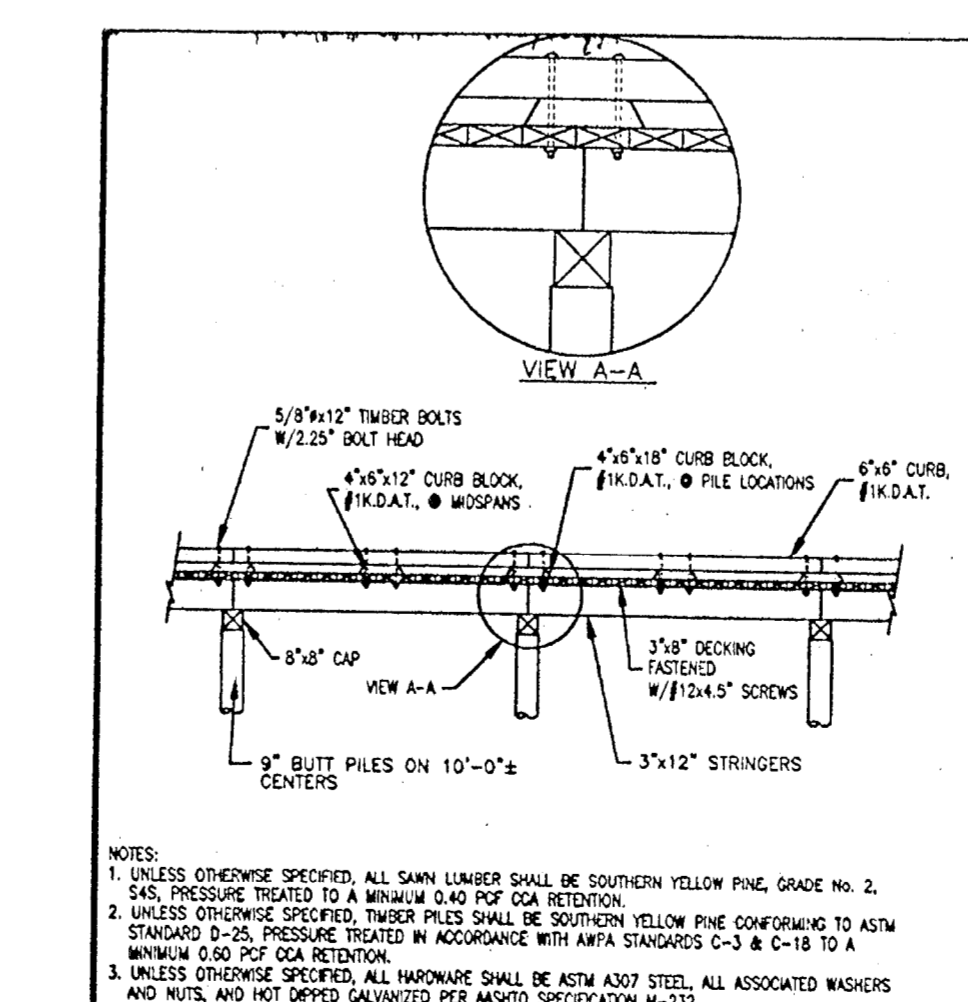
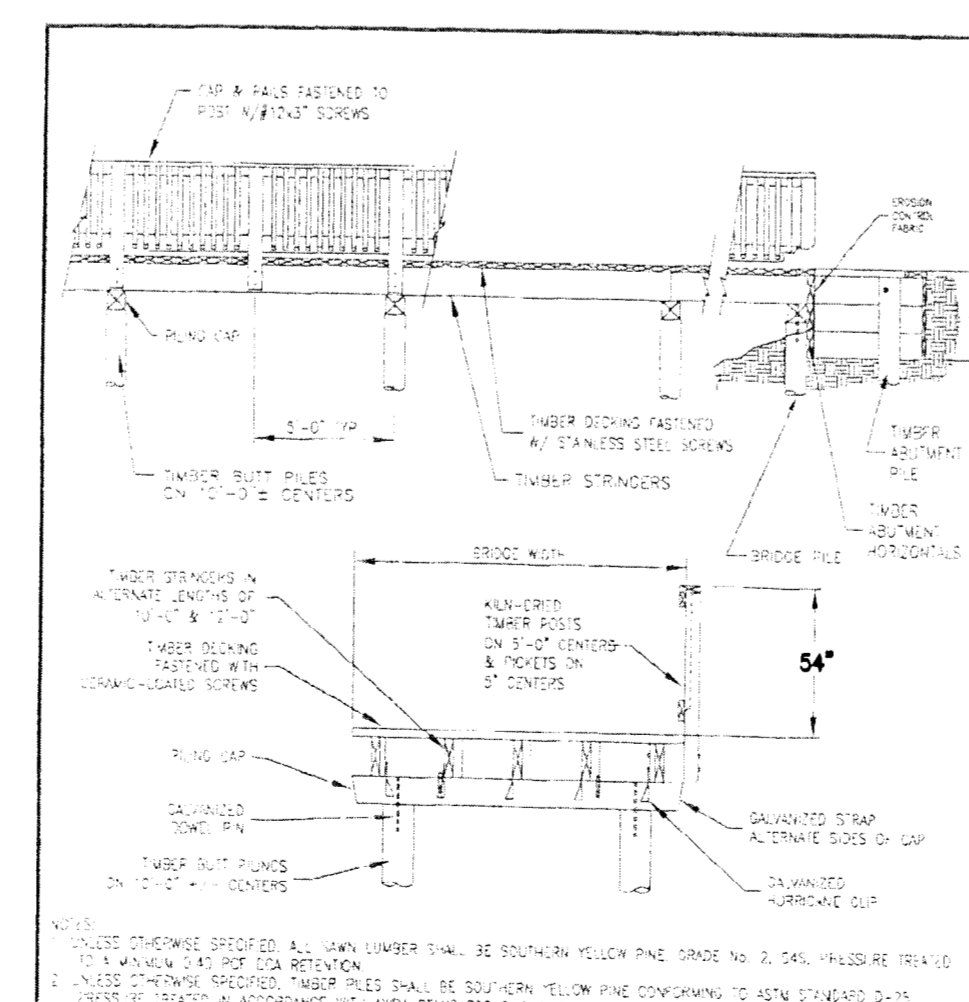
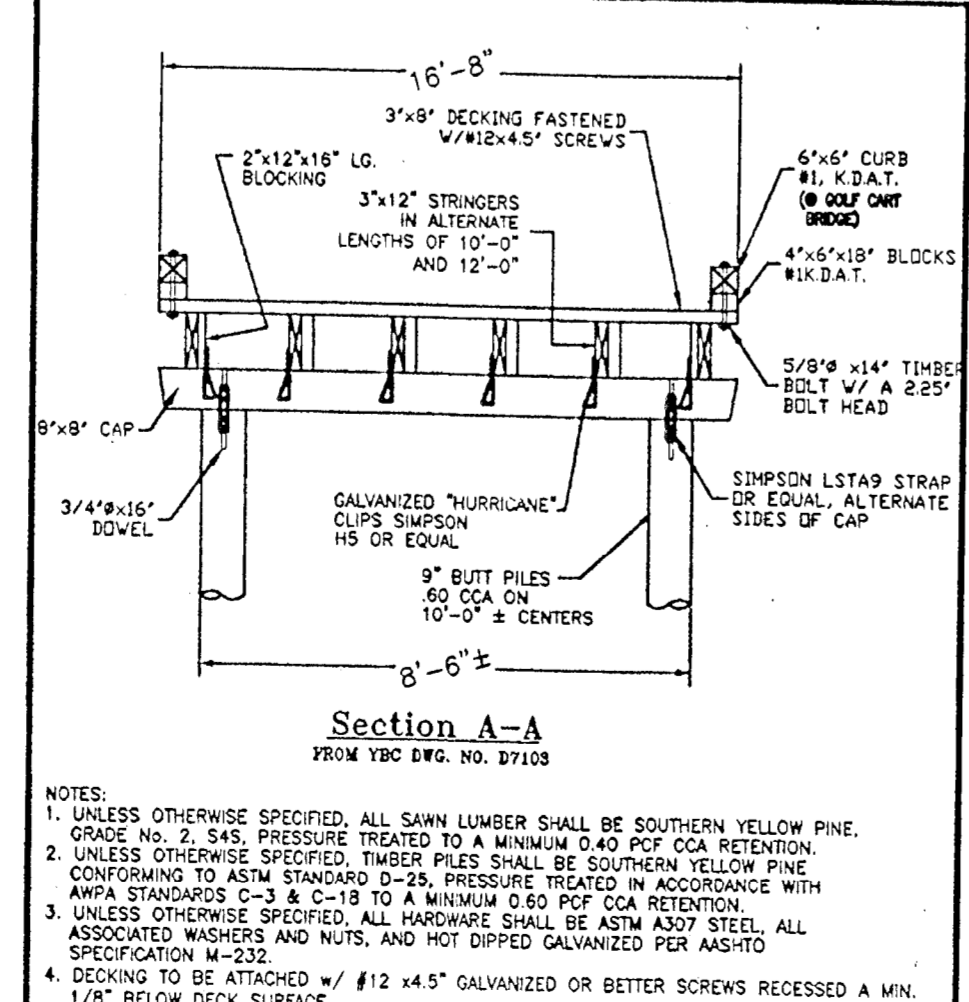
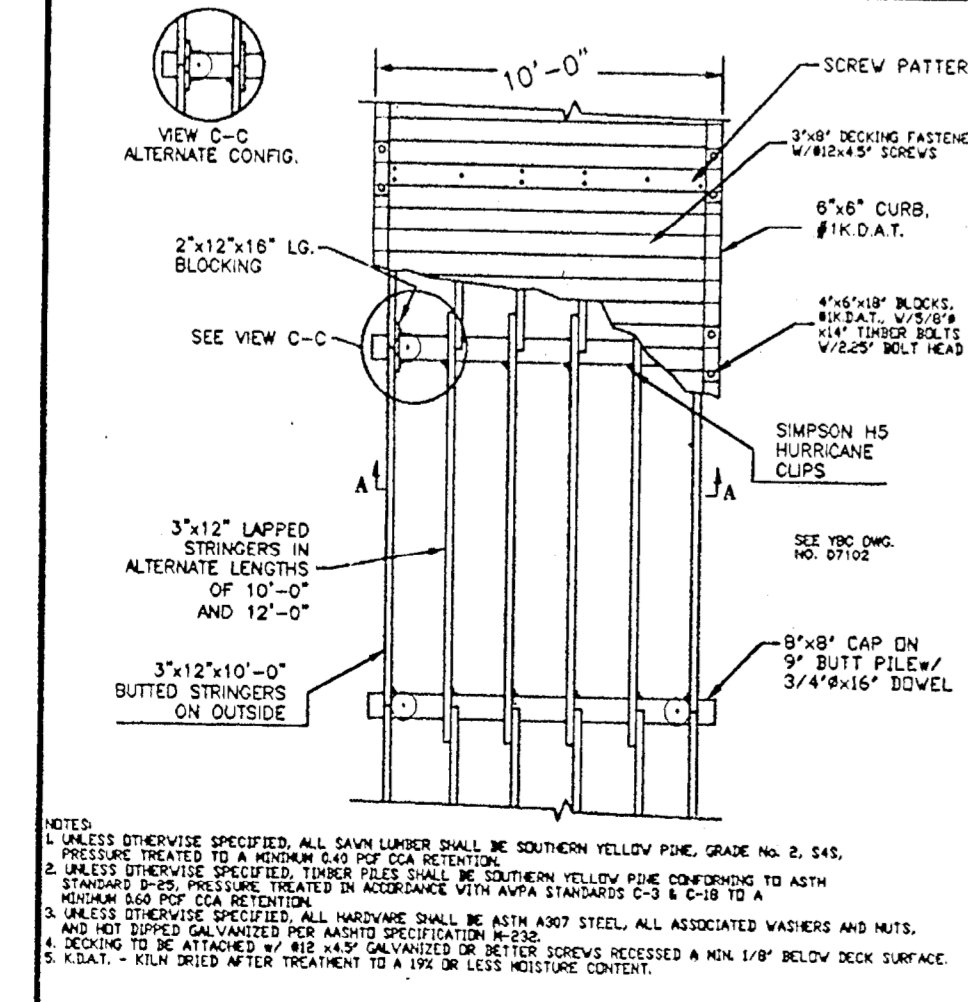
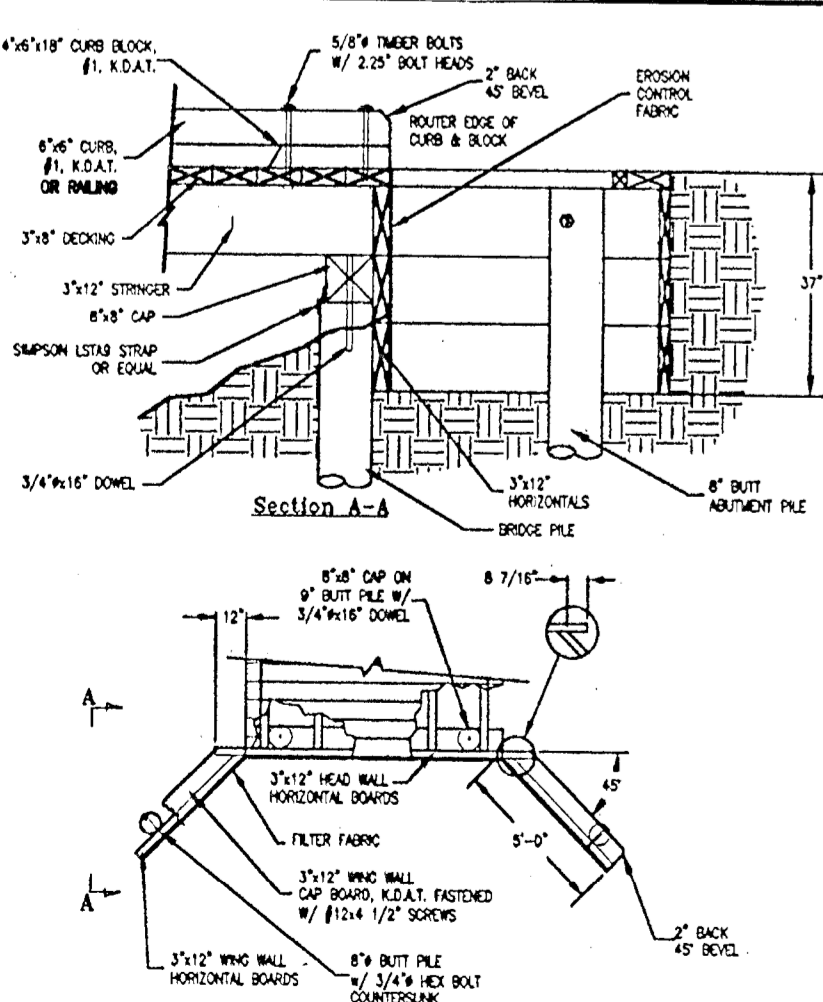
TCP 94 / 04 - FOREST SAVE CALCULATIONS			
SYM.	AREA (S.F.)	AREA (Ac.)	SHEET #
S-1	2244	0.05	
S-2	35863	0.82	
S-3	132907	3.05	
S-4	124927	2.87	
S-5	90262	2.07	
S-6	35170	0.81	
S-7	50489	1.16	
S-8	42774	0.98	
S-9	40043	0.92	
S-10	5131	0.12	
S-11	3557	0.08	
S-12	1483	0.03	
S-13	23453	0.54	
S-14	3012	0.07	
S-15	17474	0.40	
S-16	120523	2.77	
S-17	33975	0.78	
S-18	8859	0.20	
S-19	68113	1.56	
S-20	10592	0.24	
S-21	93052	2.14	
S-22	15013	0.34	
S-23	62347	1.43	
S-24	17200	0.39	
S-25	301	0.01	
S-26	10229	0.23	
S-27	1668	0.04	
S-28	894	0.02	
S-29	366	0.01	
S-30	11323	0.26	
S-31	13042	0.30	
S-32	1110	0.03	
S-33	592	0.01	
TOTAL	1077966.81	24.75	

TCP 94 / 04 - REFORESTATION CALCULATIONS			
SYM.	AREA (S.F.)	AREA (Ac.)	SHEET #
P-1	2291	0.05	
P-2	3188	0.07	
P-3	235	0.01	
P-4	297	0.01	
P-5	12427	0.29	
P-6	8841	0.21	
P-7	8841	0.21	
P-8	26206	0.60	
P-9	15750	0.36	
P-10	86261	1.98	
P-11	26218	0.60	
P-12	63715	1.46	
P-13	14750	0.34	
P-14	173198	3.98	
P-15	43837	1.01	
P-16	19869	0.46	
P-17	10439	0.24	
P-18	25368	0.58	
P-19	38937	0.89	
P-20	18899	0.43	
P-21	1800	0.04	
P-22	694	0.02	
P-23	14863	0.34	
P-24	13128	0.30	
P-25	7412	0.17	
P-26	165568	3.80	
P-27	35727	0.82	
P-28	12564	0.03	
P-29	10433	0.24	
P-30	10285	0.24	
TOTAL	893220	20.51	

TASKS MONTHS											
1	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											

8' HIKER/BIKER TRAIL BRIDGE AND BOARDWALK DETAILS TO BE USED TO ASSURE DRY PASSAGE ON TRAILS

- PEDESTRIAN BRIDGES WILL HAVE 54" RAILINGS
- GOLF CART BRIDGES WILL HAVE 10" CURBS



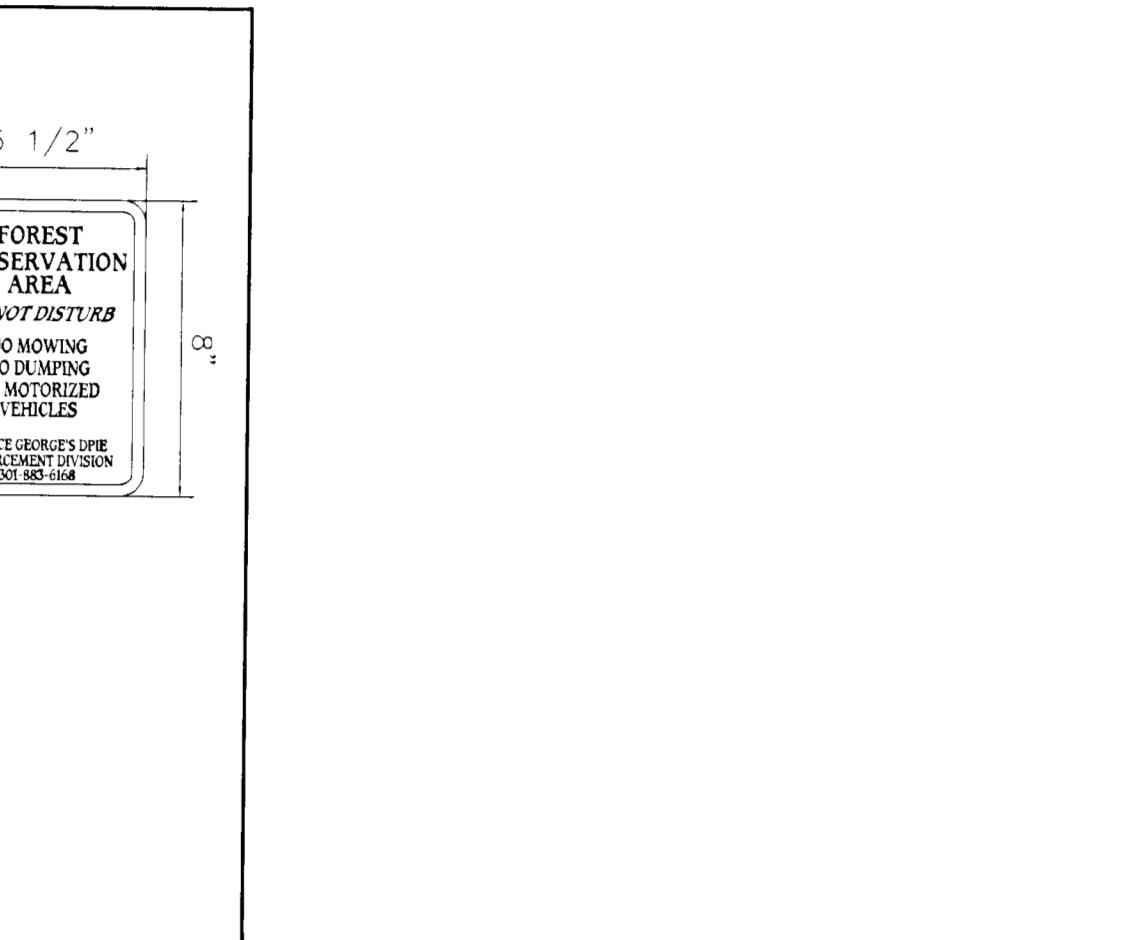
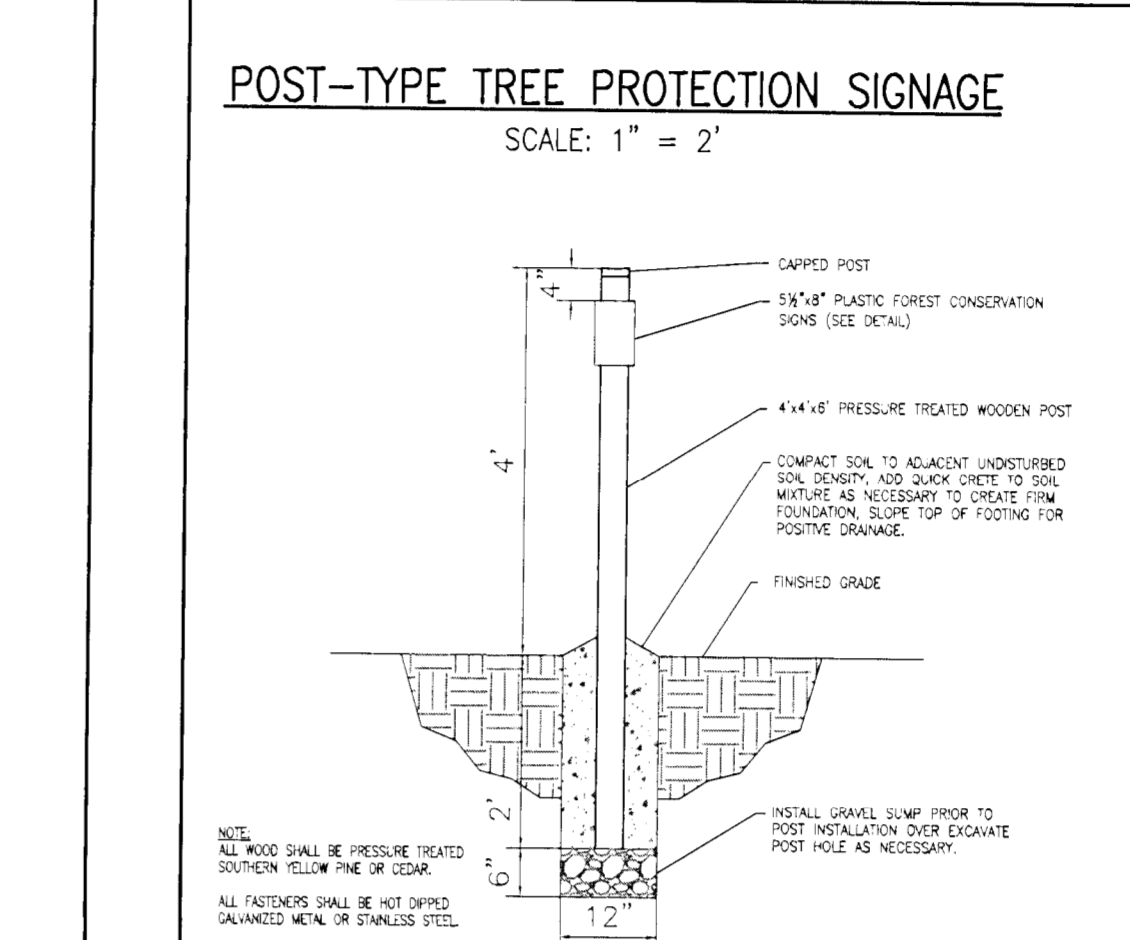
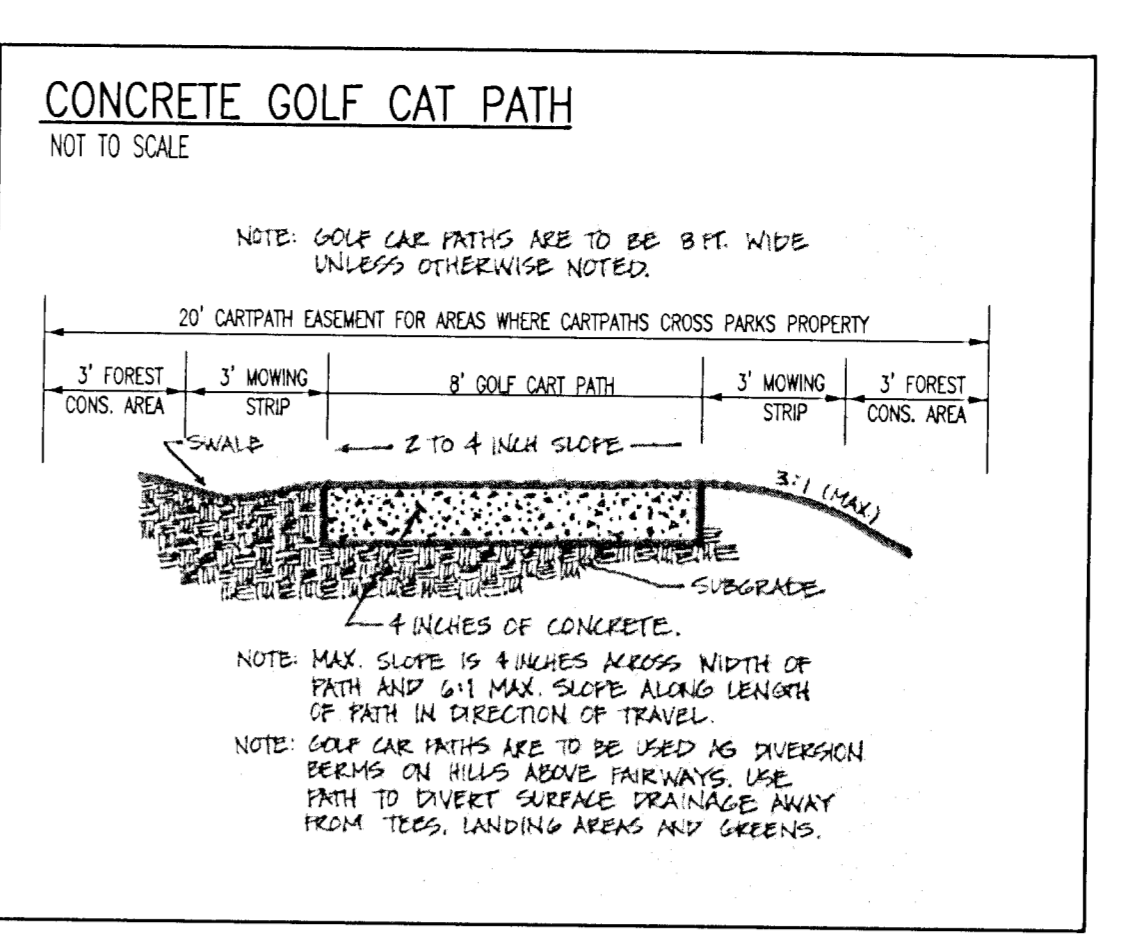
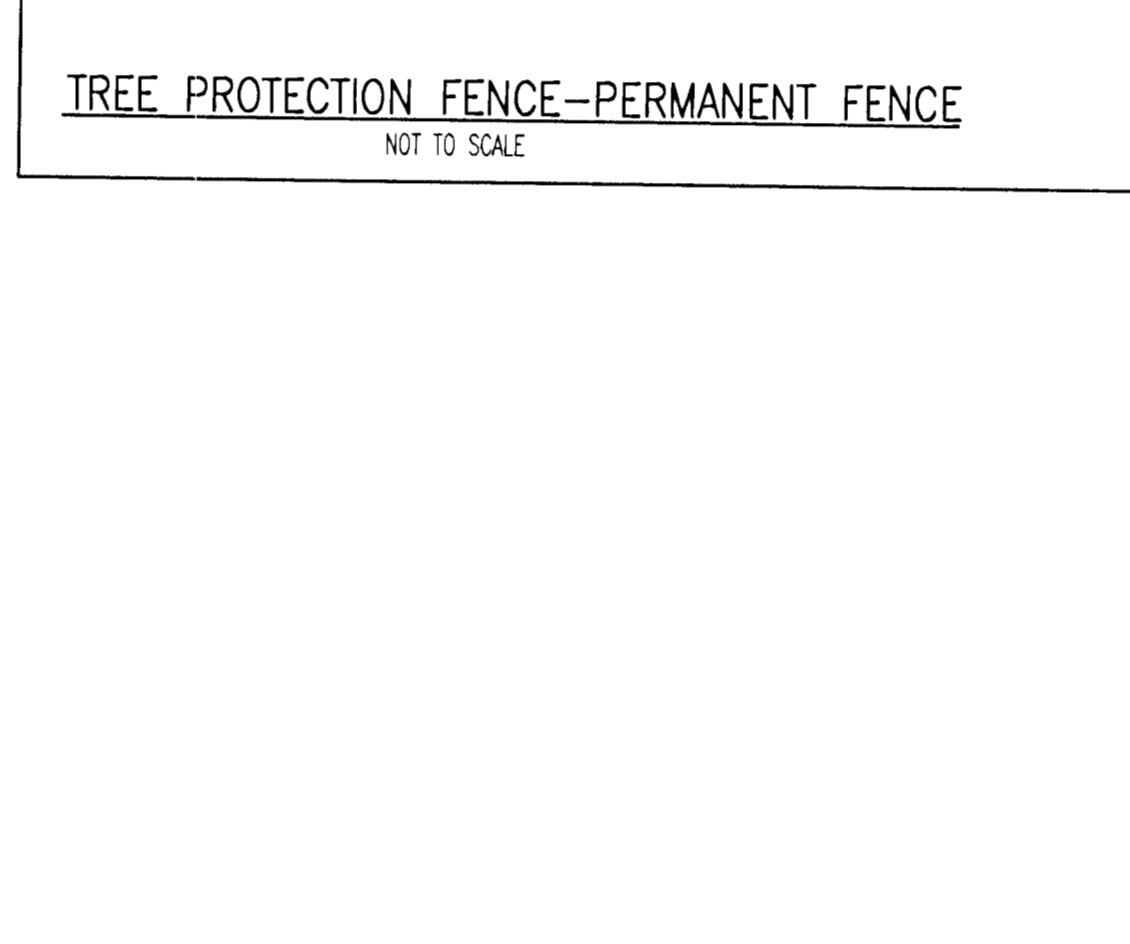
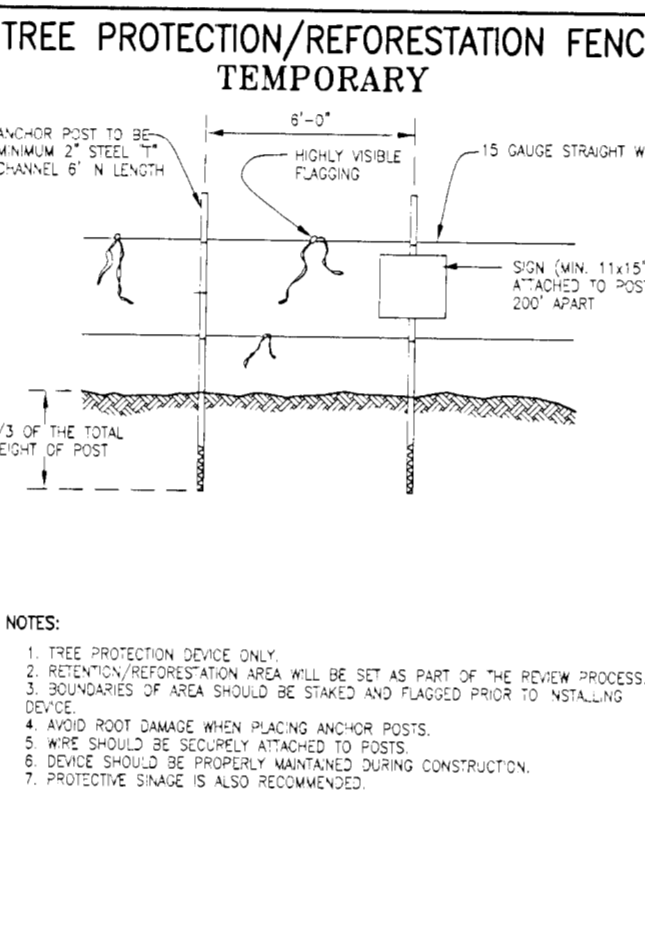
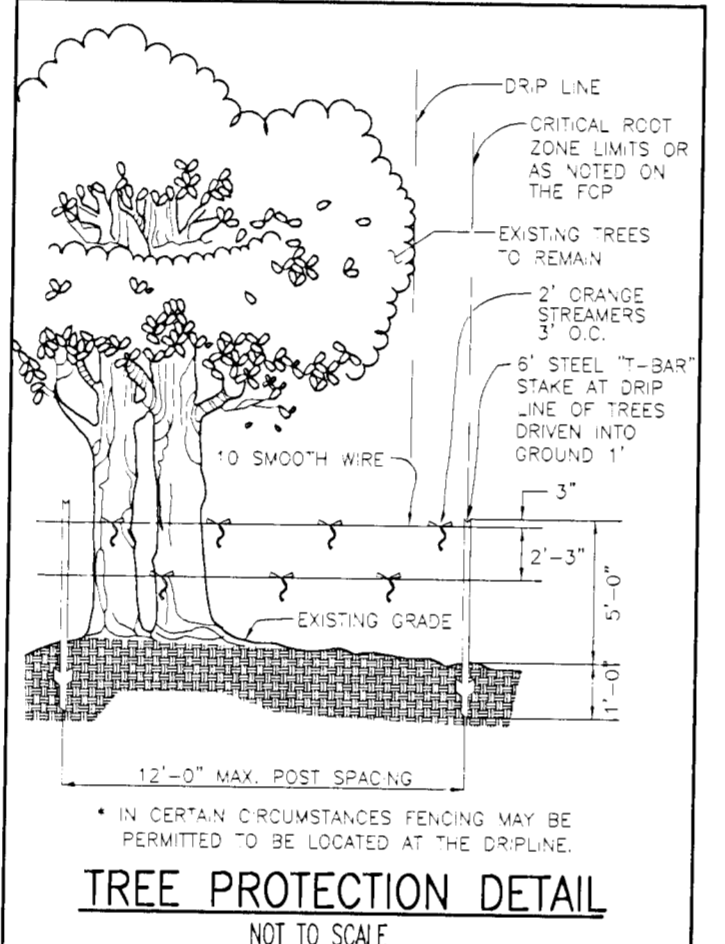
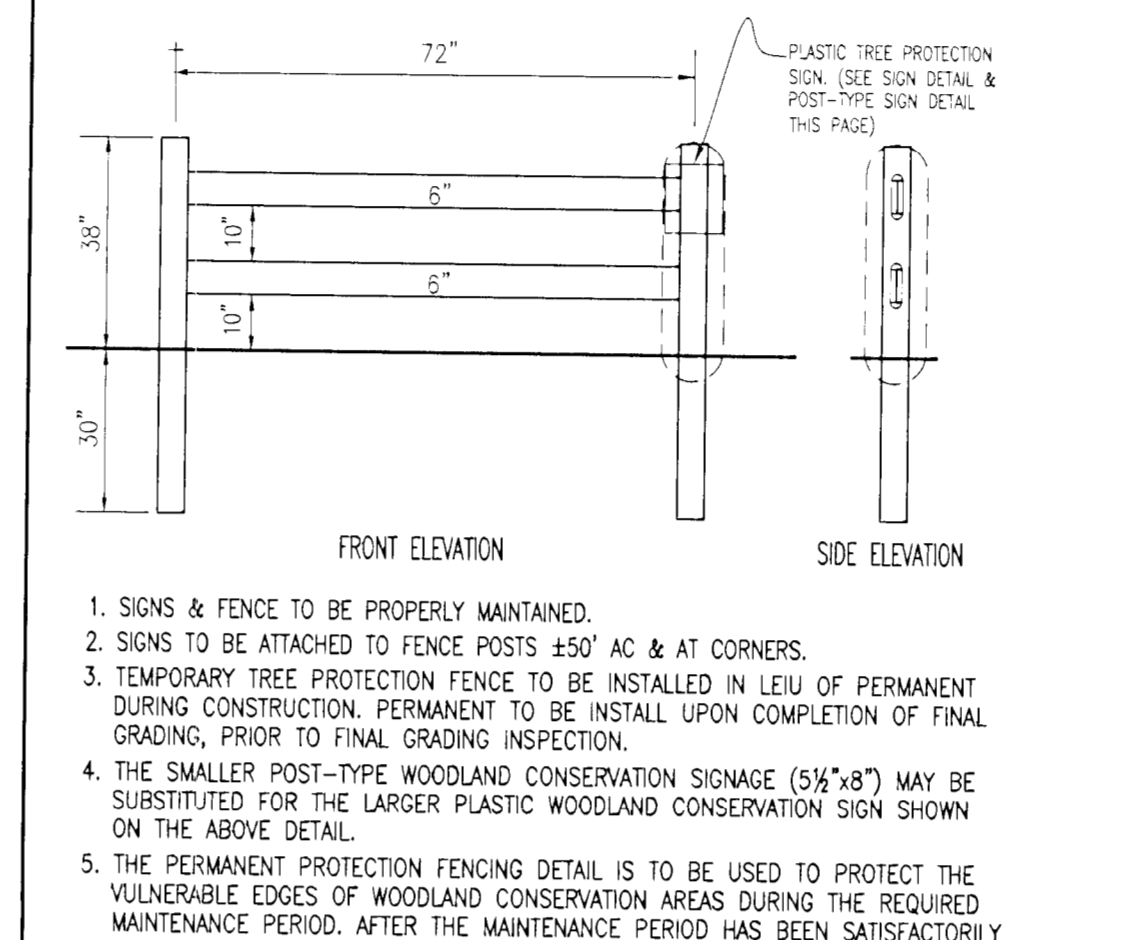
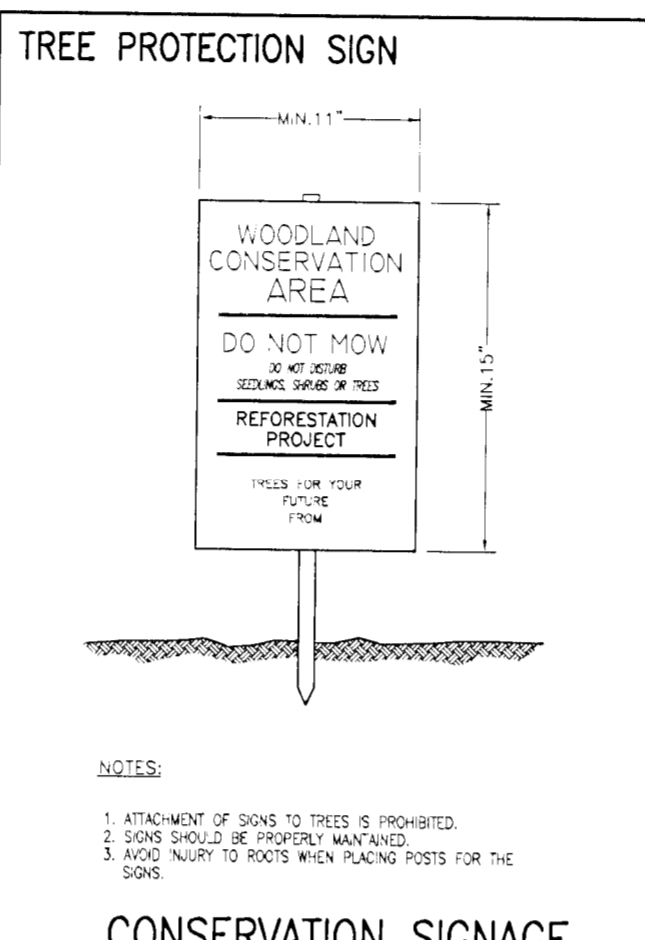
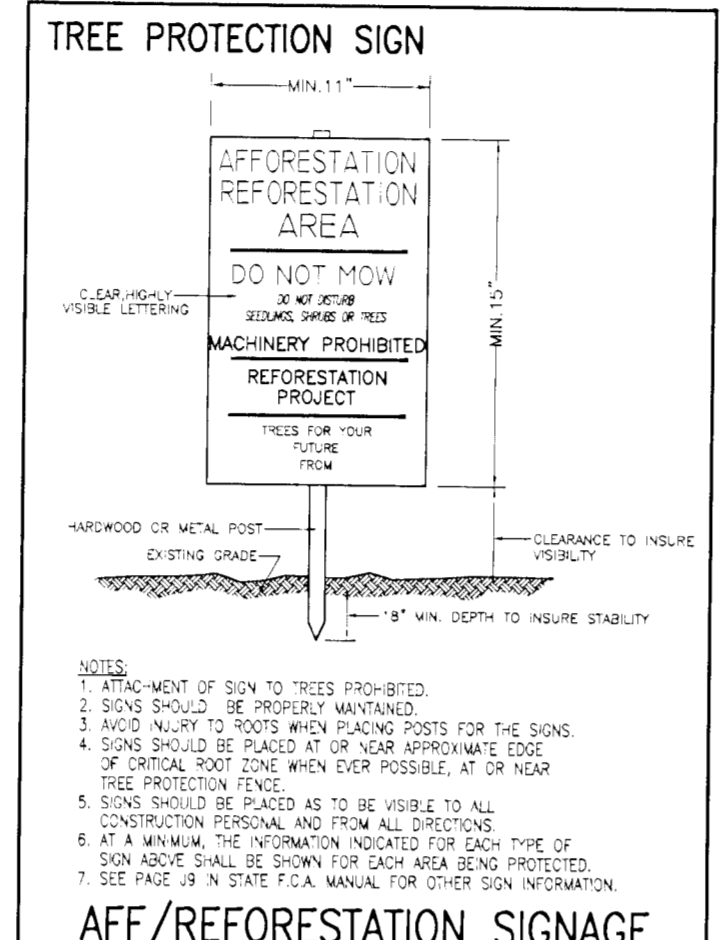
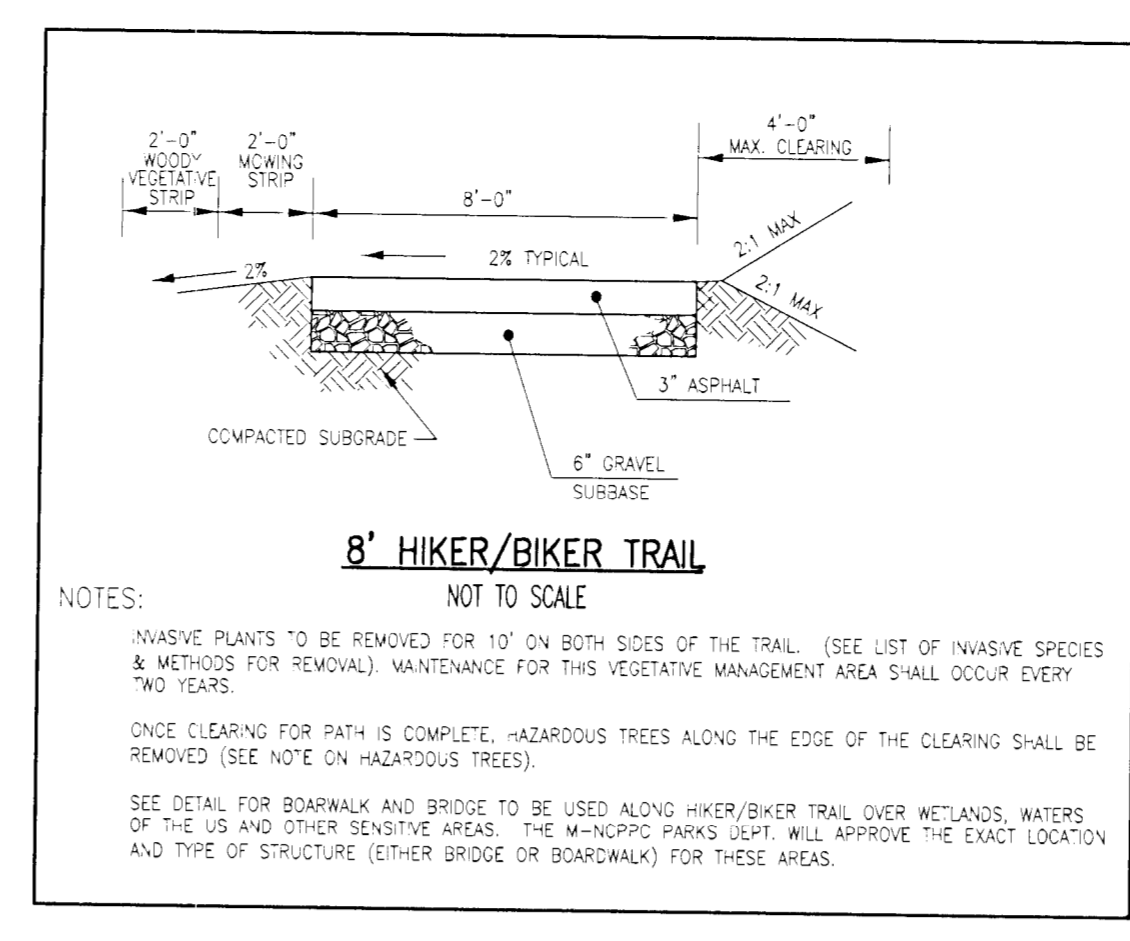
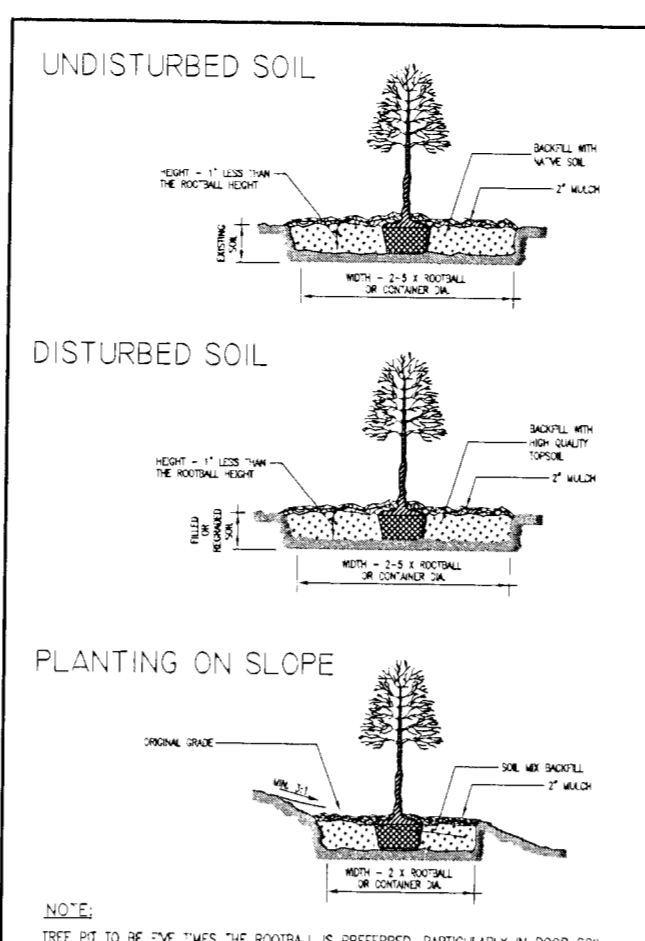
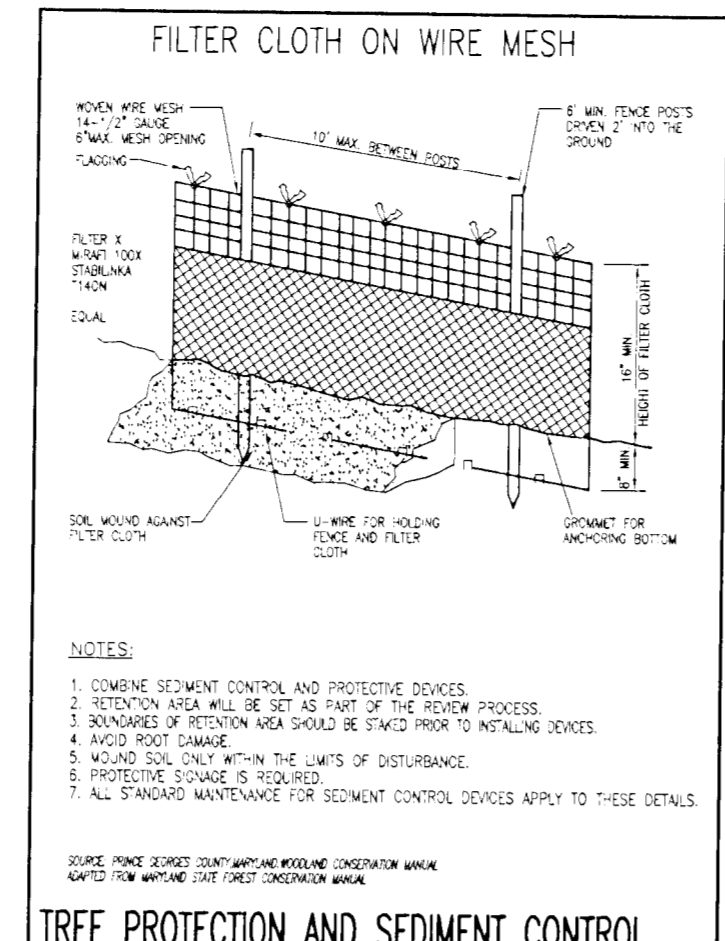
BRIDGE ABUTMENT - CART & PEDESTRIAN BRIDGES

DECKING - ALL BRIDGES & BOARDWALKS

PEDESTRIAN BRIDGE RAILING

BOARDWALK/GOLF CART BRIDGE SECTION

BOARDWALK/GOLF CART BRIDGE WITH CURBS



Prince George's County Planning Department
 Environmental Planning Section
 APPROVAL
 TREE CONSERVATION PLAN
 TCP II / 94 / 04
 Approved by: *K. FINCH* 8/7/05
K. FINCH 10/7/10
K. FINCH 8/12/14
K. FINCH 8/24/15
K. FINCH 8/12/14

TREE CONSERVATION PLAN CERTIFIED BY:
8/18/15 *James Stewart*
 Date: *8/18/15*
 Seal not valid without signature

M.N.C.P.P.C. APPROVALS			
PROJECT NAME:	OAK CREEK CLUB		
PROJECT NUMBER:	SDP-0411		
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet The Revision Listed Below Apply to this Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	01-13-05	RUTH GROVER	08-10-05

Signature: _____
 Title: _____

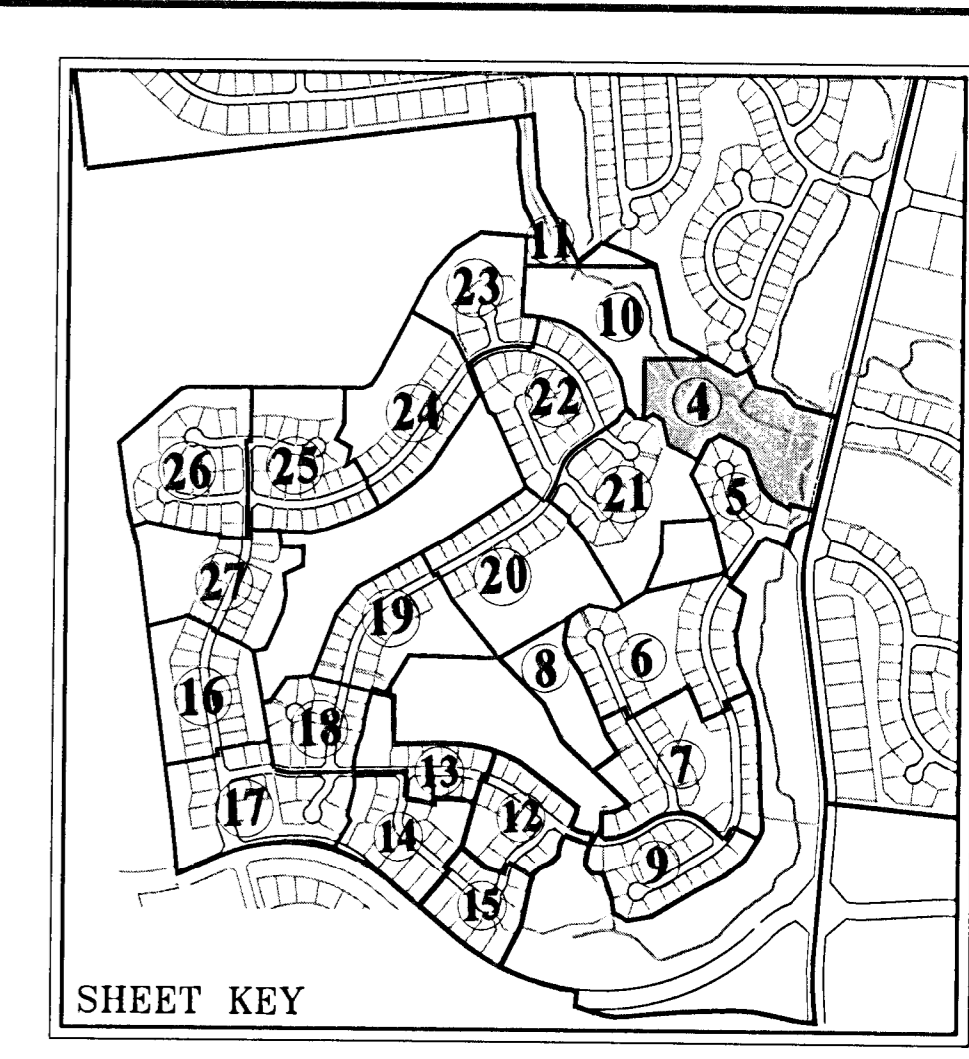
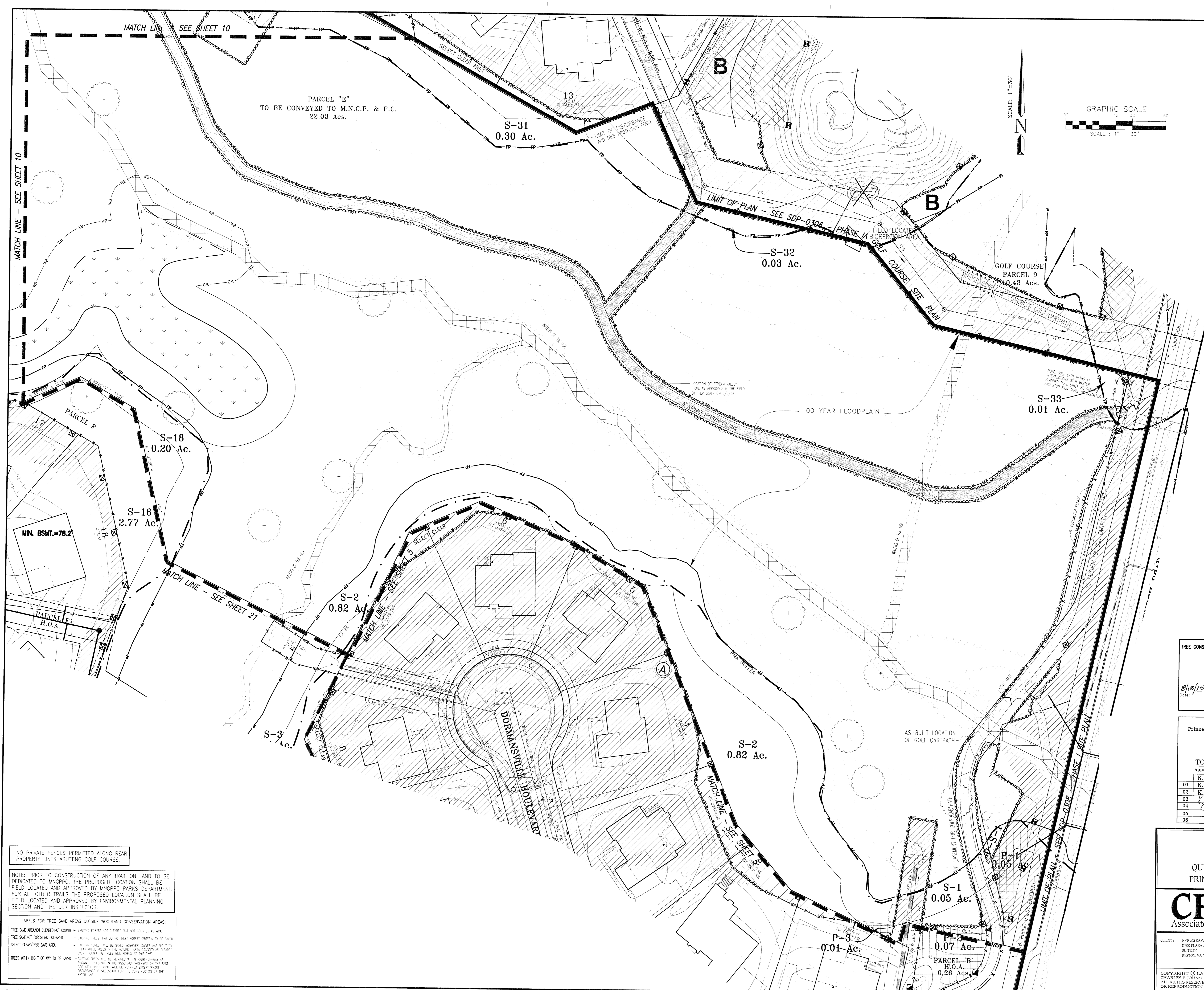
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PROJECT NAME:	OAK CREEK CLUB		
PROJECT NUMBER:	SDP-0610		
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet The Revision Listed Below Apply to this Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	11-01-07	RUTH GROVER	10-13-10

Signature: _____
 Title: _____

TCP II - 94 - 04 - WORKSHEET'S DETAILS
 OAK CREEK CLUB
 QUEEN ANNE (7TH) ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND

Charles P. Johnson & Associates, Inc.
 PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
 1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
 PHONE: (301) 434-7000 E-MAIL: cjohnson@cpja.com FAX: (301) 434-9394
 FREDERICK, MD FAIRFAX, VA

CPI Associates
 CLIENT: NVRM CAVALLER OAK CREEK OWNER, LLC
 1170 PLAZA AMERICA DR.
 SUITE 300
 FORT MONROE, VA 22030
 PRELIMINARY PLAN NO: 4-00002
 SITE PLAN NO: SDP-0610
 DESIGN: SPS
 SHEET: 2 OF 27
 DRAFT: RPT
 DATE: OCT 2007
 SCALE: AS SHOWN
 FILE NO: 31-11-22.2 D



TOP-2 LEGEND

	LOCATION OF WETLANDS
	LOCATION OF WATERS OF THE USA
	FOREST SAVE AREA (WOODLAND CONSERVATION CREDIT)
	EXISTING TREE LINE
	PROPOSED TREE LINE
	DISTURBED AREAS CONVERTED TO SCRUB/SHRUB AREA
	UPLAND AFFORESTATION/REFORESTATION
	BOTTOM LAND AFFORESTATION/REFORESTATION
	LARGE STOCK AFFORESTATION/REFORESTATION
	FOREST CLEAR AREA
	SELECT CLEAR/TREE SAVE AREA (FOREST TO BE SAVED ON LOTS BUT COUNTED AS CLEARED)
	WETLAND MITIGATION AREA
	WOODLAND CONSERVATION SIGN
	REFORESTATION/AFFORESTATION SIGN
	POST-TYPE TREE PROTECTION SIGN
	EXISTING 100 YEAR FLOODPLAIN
	25' 100 YEAR FLOODPLAIN BFL
	25' WETLAND BUFFER
	LIMIT OF DISTURBANCE
	PATIENT MANAGEMENT AREA BUFFERS
	TREE PROTECTION FENCE - TEMPORARY
	TREE PROTECTION FENCE - PERMANENT (SPLIT RAIL FENCE) SEE SHEET 2

M.N.C.P.C. APPROVALS

PROJECT NAME:	OAK CREEK CLUB		
PROJECT NUMBER:	SDP-0411		
<small>For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet The Revision Listed Below Apply to this Sheet</small>			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
	01-13-05	RUTH GROVER	08-10-05
<small>If this Approvals Block has been duplicated or modified in any way by digital or other methods of reproduction, the signature of a licensed engineer, architect or landscape architect below guarantees the plans are the approved certified plans.</small>			
Signature: _____			
Title: _____			

TREE CONSERVATION PLAN CERTIFIED BY:

8/8/15

Date: 8/8/15
Seal not valid without signature

Seal of the State of Maryland
Professional Land Surveyor
#612

M.N.C.P.C.
Prince George's County Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN

TCP II/ 94 / 04

Approved by

01	K. FINCH	8/7/05
02	K. FINCH	10/7/10
03	K. FINCH	8/12/14
04		8/23/15
05		1/15/15
06		

TCPII- 94 - 04 - LANDBAY 'M'

OAK CREEK CLUB

QUEEN ANNE (7th) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

CPI Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20905
Phone: (301) 434-7200 E-mail: info@cpjva.com Fax: (301) 434-4094
FREDERICK, MD FAIRFAX, VA

CLIENT:	NVR MS CAVALIER OAK CREEK OWNER, LLC 1100 PLAZA AMERICA DR. SUITE 300 RESTON, VA 20190	PRELIMINARY PLAN NO:	4-0502	SITE PLAN NO:	SDP-5411
DESIGN:	SPS	SHEET:			
DRAFT:	RFF	4	27		
DATE:	OCT 2007	OF			
SCALE:	1"=30'	FILE NO:			31-111-222 D

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NO PRIVATE FENCES PERMITTED ALONG REAR PROPERTY LINES ABUTTING GOLF COURSE.

NOTE: PRIOR TO CONSTRUCTION OF ANY TRAIL ON LAND TO BE DEDICATED TO MNCPCO, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY MNCPCO PARKS DEPARTMENT. FOR ALL OTHER TRAILS THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY ENVIRONMENTAL PLANNING SECTION AND THE DER INSPECTOR.

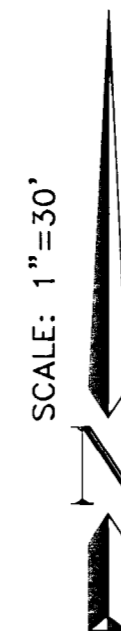
LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS:

TREE SAVE AREA NOT CLEARED/NOT COUNTED- EXISTING FOREST NOT CLEARED BUT NOT COUNTED AS WCA.

TREE SAVE/NOT FOREST/NOT CLEARED- EXISTING TREES THAT DO NOT MEET FOREST CRITERIA TO BE SAVED.

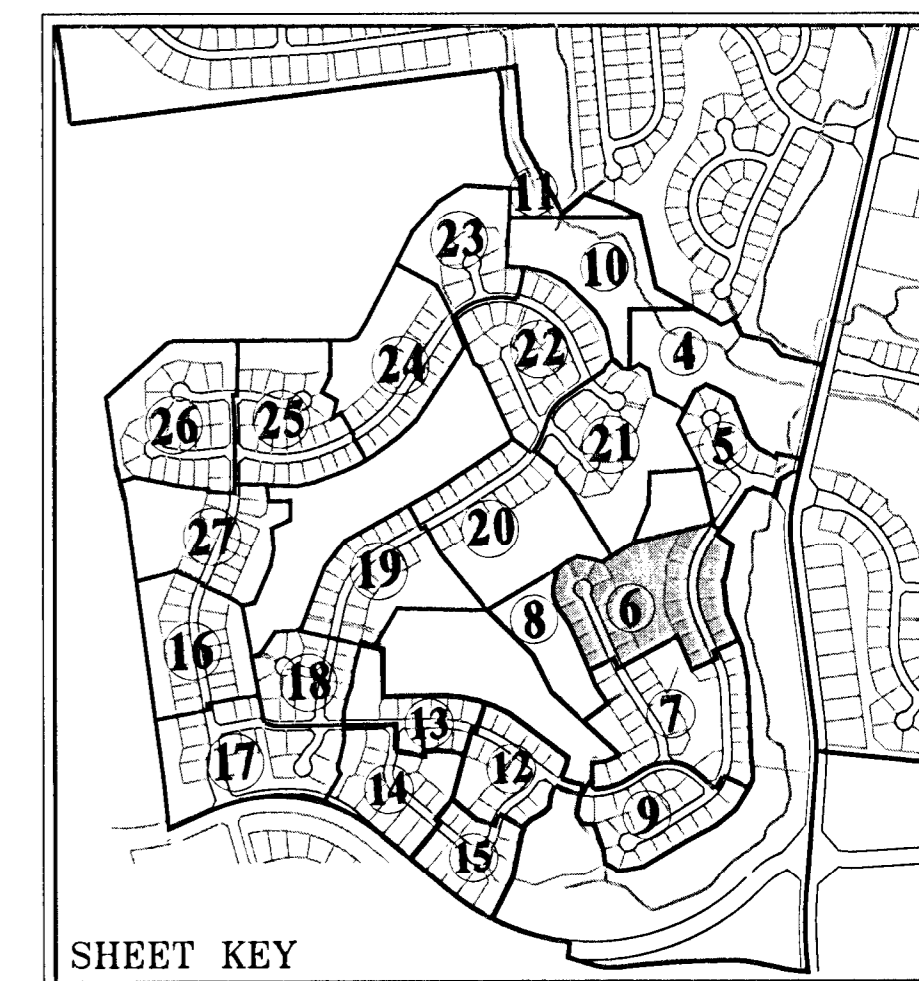
SELECT CLEAR/TREE SAVE AREA- EXISTING TREES WILL BE SAVED, HOWEVER OWNER HAS RIGHT TO CLEAR THESE TREES IN THE FUTURE. AREAS COUNDED AS CLEARED, EVEN THOUGH THE TREES WILL REMAIN AT THIS TIME.

TREES WITHIN RIGHT OF WAY TO BE SAVED- EXISTING TREES WILL BE RETAINED WITHIN RIGHT-OF-WAY AS SHOWN. TREES WITHIN THE WOOD RIGHT-OF-WAY ON THE EAST SIDE OF COURSE ROAD WILL BE RETAINED EXCEPT WHERE DISTURBANCE IS NECESSARY FOR THE CONSTRUCTION OF THE WATER LINE.

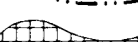
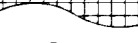




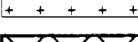
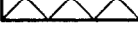

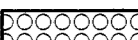
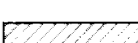
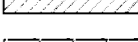





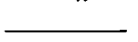
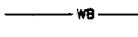
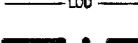
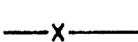
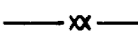


NOTE: PRIOR TO CONSTRUCTION OF ANY TRAIL ON LAND TO BE DEDICATED TO MNCPPC, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY MNCPPC PARKS DEPARTMENT. FOR ALL OTHER TRAILS THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY ENVIRONMENTAL PLANNING SECTION AND THE DFR INSPECTOR.

CLIENT: NVR MS CAVALIER OAK CREEK OWNER, LLC 17500 PLAZA AMERICA DR. SUITE 300 RESTON, VA 20190	PRELIMINARY PLAN NO.		SITE PLAN NO.	
	4-01052		SDP-0412	
	DESIGN	SPS	SHEET	
	DRAFT	RPI	5	27
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	SCALE	1"=3'	FILE NO.	31-11-22.2 D



TOP-2 LEGEND

	LOCATION OF WETLANDS
	LOCATION OF WATERS OF THE USA
	FOREST SAVE AREA (WOODLAND CONSERVATION CREDIT)
	EXISTING TREE LINE
	PROPOSED TREE LINE
	DISTURBED AREAS CONVERTED TO SCRUB/SHrub AREA
	UPPLAND AFFORESTATION/REFORESTATION
	BOTTOM LAND AFFORESTATION/REFORESTATION
	LARGE STOCK AFFORESTATION/REFORESTATION
	FOREST CLEAR AREA
	SELECT CLEAR/TREE SAVE AREA (FOREST TO BE SAID ON LOTS BUT COUNTED AS CLEARED)
	WETLAND MITIGATION AREA
	WOODLAND CONSERVATION SIGN
	REFORESTATION/AFFORESTATION SIGN
	POST-TYPE TREE PROTECTION SIGN
	EXISTING 100' YEAR FLOODPLAIN
	25' 100' YEAR FLOODPLAIN BRL
	25' WETLAND BUFFER
	LINE OF DISTURBANCE
	PATIENT MANAGEMENT AREA BUFFERS
	TREE PROTECTION FENCE - TEMPORARY
	TREE PROTECTION FENCE - PERMANENT

[illegible]

M.N.C.P.P.C.
Prince George's County Planning Department
Environmental Planning Section

APPROVAL

TREE REMOVAL PLAN


TCP II/ 94 / 04

Approved by

	K. FINCH	8/7/94
01	K. FINCH	10/7/94
02	K. FINCH	8/12/94
03	<i>K. Finch</i>	8/24/94
04	K. FINCH	1/5/95
05		
06		

TREE CONSERVATION PLAN CERTIFIED BY:

8/18/15 *Julius P. Stewart*
Date: Julius P. Stewart, RLA, ASLA
MD Registered Landscape Architect #612



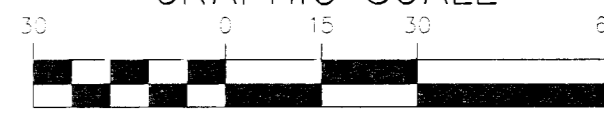
Seal not valid without signature of State Lands and Parks Commissioner

TCP II- 94 - 04 - LANDBAY 'M'
OAK CREEK CLUB
QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

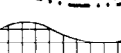
CPI
Associates


Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 500 SILVER SPRING, MARYLAND 20903
Phone: (301) 434-7000 E-mail: csoc@cpi.com Fax: (301) 434-9394
FREDERICK, MD FAIRFAX, VA


CLIENT: NVR MS CAVALIER OAK CREEK OWNER, LLC 11700 PLAZA AMERICA DR. SUITE 30 BRISTON, VA 20190	PRELIMINARY PLAN NO.		SITE PLAN NO.	
	4-01032		SDP-0411	
	DESIGN	SPS	SHEET	
	DRAFT	RPI	6	2
	DATE	OCT. 2007	OF	
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TOP-2 LEGEND

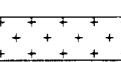
 LOCATION OF WETLANDS


 LOCATION OF THE USA


 FOREST WATER AREA
(WOODLAND CONSERVATION CREDIT)

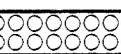
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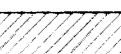
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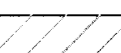
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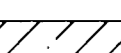
 UPLAND AFFORESTATION/REFORESTATION


 BOTTOM LAND AFFORESTATION/REFORESTATION


 LARGE STOCK AFFORESTATION/REFORESTATION


 FOREST CLEAR AREA


 SELECT CLEAR/TREE SAVE AREA
FOREST MAY BE SAVED ON LOTS
BUT COUNTED AS CLEARED


 WETLAND MITIGATION AREA

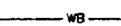
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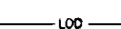
 REFORESTATION/AFFORESTATION SIGN


 POST-TYPE TREE PROTECTION SIGN


 EXISTING 100 YEAR FLOODPLAIN

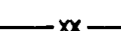
 25' 100 YEAR FLOODPLAIN BUFFER


 25' WETLAND BUFFER

 LIMIT OF DISTURBANCE

 PATIENT MANAGEMENT AREA BUFFERS

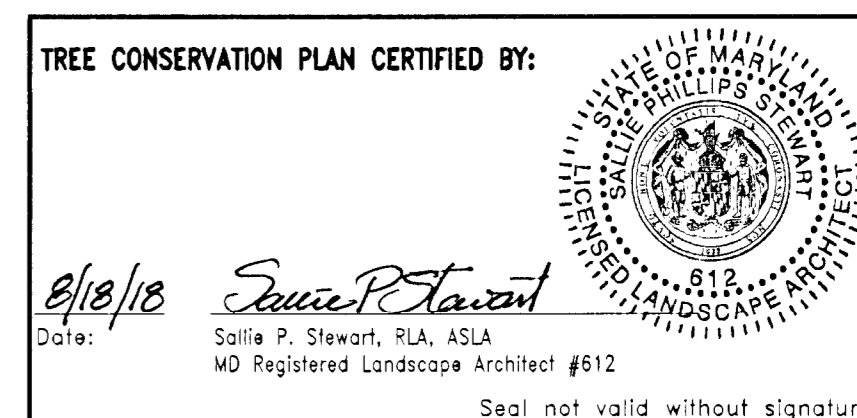
 TREE PROTECTION FENCE - TEMPORARY

 TREE PROTECTION FENCE - PERMANENT

 DRAINAGE DITCH

[illegible]

	M.N.C.P.P.C.	06/17/05
	Prince George's County Planning Department	
	Environmental Planning Section	
	APPROVAL	
	TREE CONSERVATION PLAN	
	TC2 / PP / 94 / 04	
	Approved by	
	K. FINCH	8/7/05
01	K. FINCH	10/7/10
02	K. FINCH	8/12/11
03	<i>K. Finch</i>	8/21/11
04	K. FINCH	1/5/15
05		
06		
07		
08		

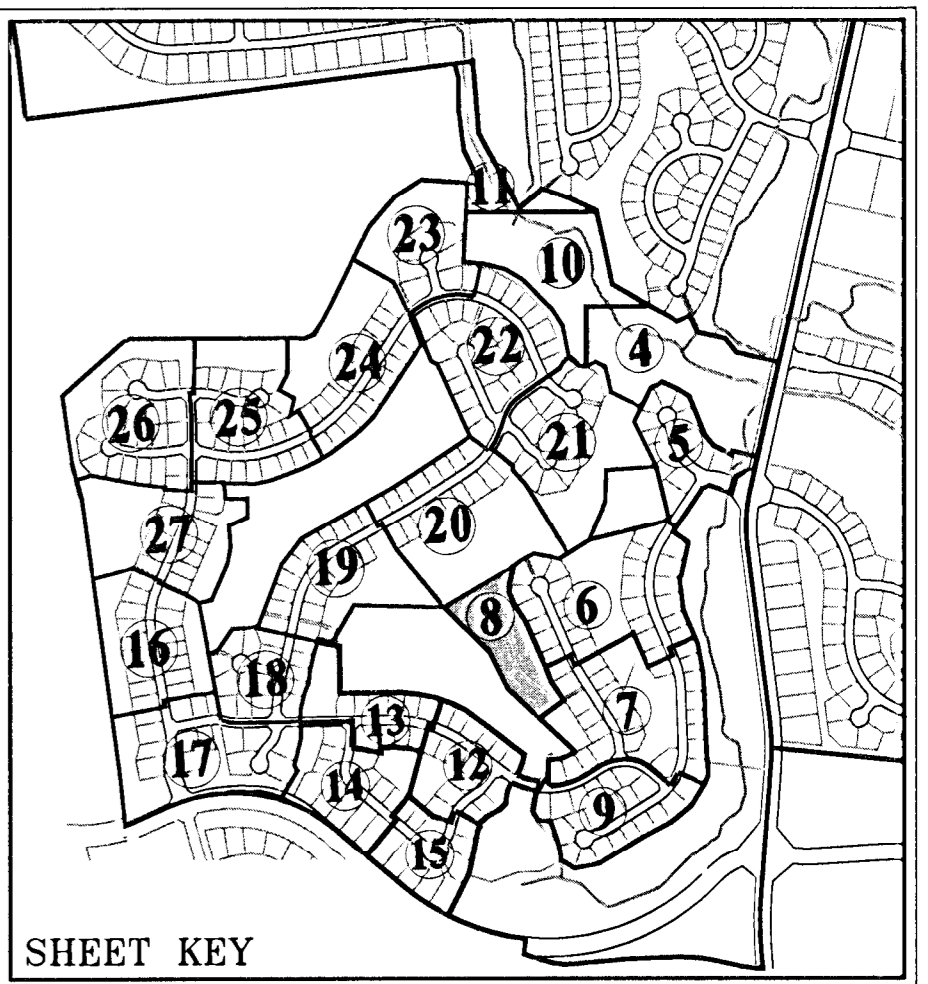


TCP II- 94 - 04 - LANDBAY 'M'
OAK CREEK CLUB
QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ
Associates

Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 500 SILVER SPRING, MARYLAND 20903
Phone: (301) 434-7000 E-mail: cpj@cpja.com Fax: (301) 434-9949
FREDERICK, MD FAIRFAX, VA

CLIENT: NVR-AS CAVALIER OAK CREEK OWNER, LLC 17700 PLAZA AMERICA DR. SUITE NO. RESTON, VA 20190	PRELIMINARY PLAN NO: 4-01032		SITE PLAN NO: SDP-0411	
	DESIGN SPS		SHEET	
	DRAFT RPI		7	
	DATE OCT. 2007		27	
	SCALE 1"=50'		FILE NO: 34-111-22.2 D	
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TCP-2 LEGEND	
	LOCATION OF WETLANDS
	LOCATION OF WATERS OF THE USA
	FOREST SAVE AREA (WOODLAND CONSERVATION CREDIT)
	EXISTING TREE LINE
	PROPOSED TREE LINE
	DISTURBED AREAS CONVERTED TO SCRUB/SHRUB AREA
	UPLAND AFFORESTATION/REFORESTATION
	BOTTOM LAND AFFORESTATION/REFORESTATION
	LARGE STOCK AFFORESTATION/REFORESTATION
	FOREST CLEAR AREA
	SELECT CLEAR/TREE SAVE AREA FOREST TO BE SAID ON LOTS BUT COUNTED AS CLEARED
	WETLAND MITIGATION AREA
	WOODLAND CONSERVATION SIGN
	REFORESTATION/AFFORESTATION SIGN
	POST-TYPE TREE PROTECTION SIGN
	EXISTING 100 YEAR FLOODPLAIN
	25' WETLAND BUFFER
	LIMIT OF DISTURBANCE
	PATUXENT MANAGEMENT AREA BUFFERS
	TREE PROTECTION FENCE - TEMPORARY
	TREE PROTECTION FENCE - PERMANENT (SPLIT RAIL FENCE) SEE SHEET 2

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

PROJECT NAME: OAK CREEK CLUB

PROJECT NUMBER: SDP-0411

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revision Dates Below Apply to this Sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	01-13-05	RUTH GROVER	08-10-05

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Signature: _____
Title: _____

M.N.C.P.P.C.
Prince George's County Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN

TCP II/ 94 / 04

Approved by

01	K. FINCH	8/7/05
02	K. FINCH	10/7/10
03	<i>[Signature]</i>	8/12/14
04	<i>[Signature]</i>	9/29/15
05	<i>[Signature]</i>	1/5/15
06		

TREE CONSERVATION PLAN CERTIFIED BY:

8/18/15 *[Signature]*
Date: Sofia P. Stewart, ASLA
MD Registered Landscape Architect #512
Seal not valid without signature

UPDATES/REVISIONS
01/13/05: SUBMITTED FOR APPROVAL
02/23/05: ADDRESSING APPROVAL COMMENTS
10/15/07: ADD LANDBAY N TO TCP II/94/04
02/23/08: ADD LANDBAY N TO TCP II/94/04
09/21/10: SUBMIT FOR CERTIFICATION OF TCP II/94/04
08/17/15: SUBMIT FOR CERTIFICATION OF SDP-0411-01 SPS

TCP II- 94 - 04 - LANDBAY 'M'
OAK CREEK CLUB
QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPI Associates
Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 200 SILVER SPRING, MARYLAND 20903
Phone: 301-584-1000 E-mail: cpi@cpia.com Fax: 301-584-8994
FREDERICK, MD FAIRFAX, VA

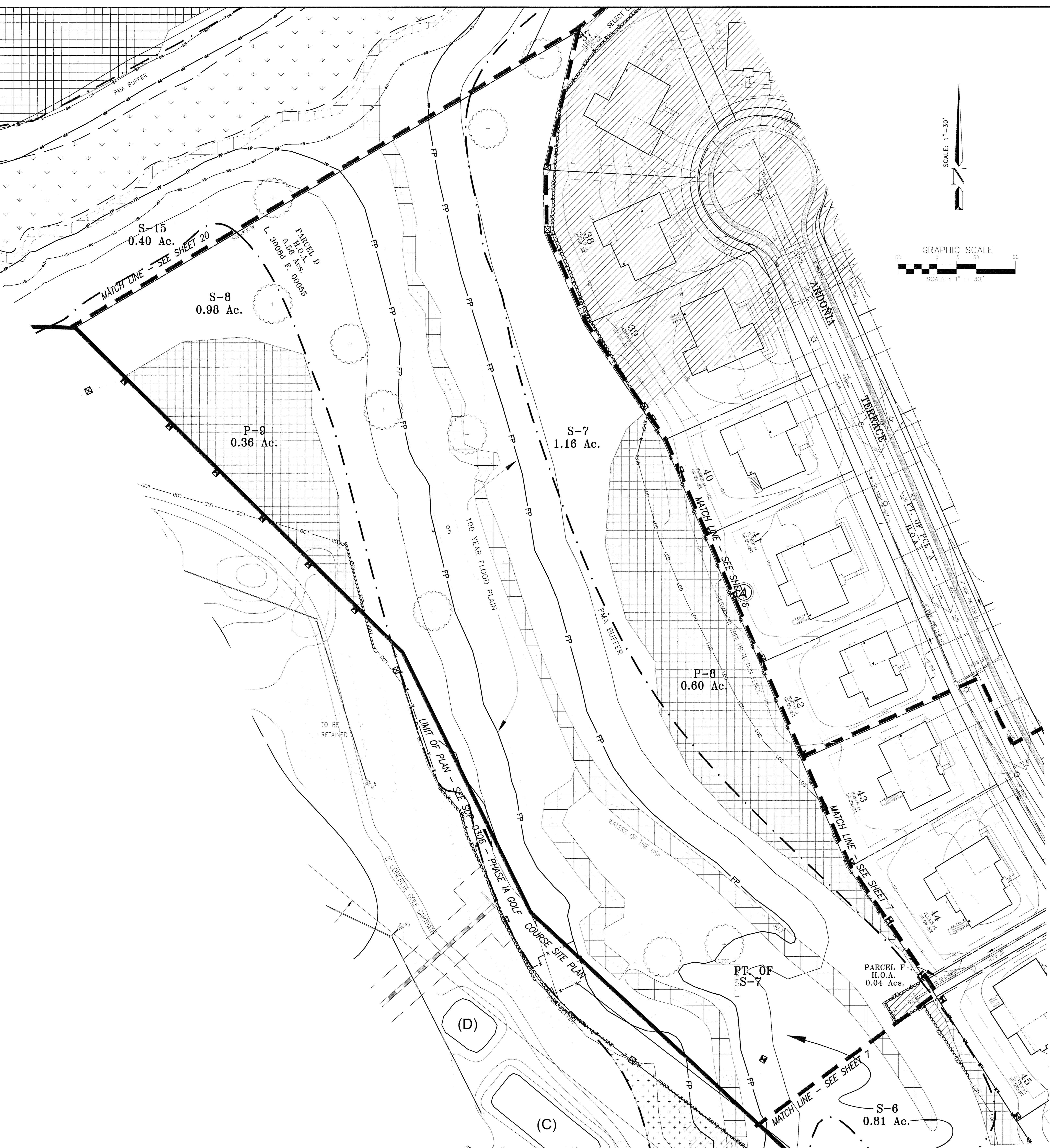
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DESIGN		SPS		SHEET	
DRAFT		RPT		8	
DATE		OCT. 2007		OF	
SCALE		1"=30'		FILE NO.:	
				31-111-22.2 D	

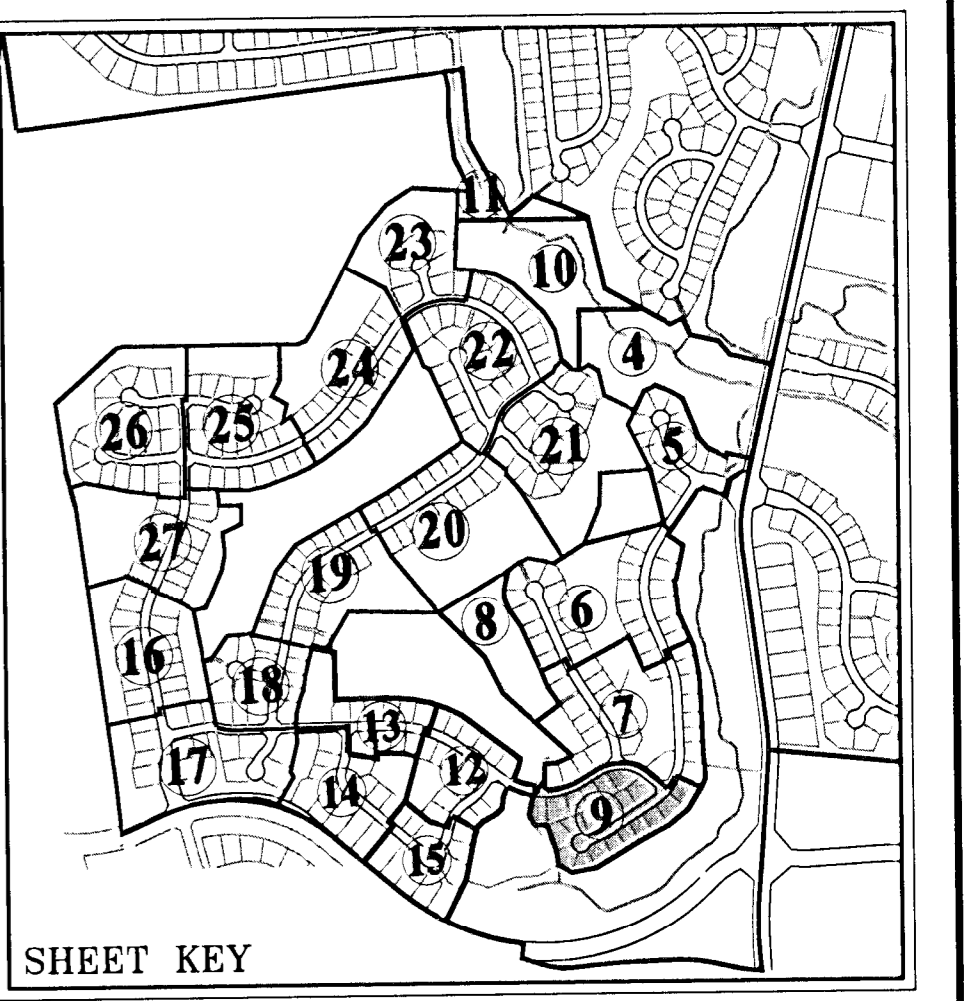
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FIELD LOCATED AND APPROVED BY MNCPPC PARKS DEPARTMENT.
FOR ALL OTHER TRAILS THE PROPOSED LOCATION SHALL BE
FIELD LOCATED AND APPROVED BY ENVIRONMENTAL PLANNING
SECTION AND THE DER INSPECTOR.

LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS:
TREE SAVE AREAS NOT CLEARED/NOT COUNTED - EXISTING FOREST NOT CLEARED BUT NOT COUNTED AS WCA.
TREE SAVE/NOT FOREST/NOT CLEARED - EXISTING TREES THAT DO NOT MEET FOREST CRITERIA TO BE SAVED
SELECT CLEAR/TREE SAVE AREA - EXISTING FOREST WILL BE SAVED, HOWEVER, OWNER HAS RIGHT TO
"CLEAR" THESE TREES IN THE FUTURE. AREA COUNTED AS CLEARED
EVEN THOUGH THE TREES WILL REMAIN AT THIS TIME.
TREES WITHIN RIGHT OF WAY TO BE SAVED - EXISTING TREES WILL BE RETAINED WITHIN RIGHT-OF-WAY AS
SOON. TREES WITHIN THE WIDE RIGHT-OF-WAY ON THE EAST
SIDE OF CHURCH ROAD WILL BE RETAINED EXCEPT WHERE
DISTURBANCE IS NECESSARY FOR THE CONSTRUCTION OF THE
WATER LINE.





TCP-2 LEGEND	
	LOCATION OF WETLANDS
	LOCATION OF WATERS OF THE USA
	FOREST SAVE AREA (WOODLAND CONSERVATION CREDIT)
	EXISTING TREE LINE
	PROPOSED TREE LINE
	DISTURBED AREAS CONVERTED TO SCRUB/SHRUB AREA
	UPLAND AFFORESTATION/REFORESTATION
	BOTTOM LAND AFFORESTATION/REFORESTATION
	LARGE STOCK AFFORESTATION/REFORESTATION
	FOREST CLEAR AREA
	SELECT CLEAR/TREE SAVE AREA (TREES TO BE SAVED ON LOTS BUT COUNTED AS CLEARED)
	WETLAND MITIGATION AREA
	WOODLAND CONSERVATION SIGN
	REFORESTATION/AFFORESTATION SIGN
	POST-TREE TREE PROTECTION SIGN
	EXISTING 100 YEAR FLOODPLAIN
	25' 100 YEAR FLOODPLAIN BUF.
	25' WETLAND BUFFER
	LIMIT OF DISTURBANCE
	PATENTED MANAGEMENT AREA BUFFERS
	TREE PROTECTION FENCE - TEMPORARY
	TREE PROTECTION FENCE - PERMANENT (SPUT RAIL FENCE) SEE SHEET 2

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: OAK CREEK CLUB			
PROJECT NUMBER: SDP-0411			
For Conditions of Approval use the Plan Cover Sheet or Approval Sheet. The Revision Listed Below Apply to this Sheet.			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	01-13-05	RUTH GROVER	08-10-05
02			
03			
04			
05			
06			
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Signature: _____			
Title: _____			

M.N.C.P.P.C. Prince George's County Planning Department Environmental Planning Section	
APPROVAL TREE CONSERVATION PLAN	
TCP II/ 94 / 04	
Approved by	
01 K. FINCH	8/7/05
02 K. FINCH	10/7/10
03 K. FINCH	8/12/14
04 K. FINCH	8/24/10
05	1/5/15
06	

TREE CONSERVATION PLAN CERTIFIED BY:

Date: 8/10/15
Signature: *Charles P. Johnson*
Title: MD Registered Landscape Architect #812

Seal not valid without signature

TCP II- 94 - 04 - LANDBAY 'M'
OAK CREEK CLUB
QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPI Associates
Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone: 301/544-7000 E-mail: cpi@cpia.com Fax: 301/544-9594
FREDERICK, MD FAIRFAX, VA

CLIENT: NVR HAS CAVALIER OAK CREEK OWNER, LLC 10700 PLAZA AMERICA DR. SUITE 300 RESTON, VA 20190		PRELIMINARY PLAN NO. 4-01032 SITE PLAN NO. SDP-0411	
DESIGN	SPS	SHEET	27
DRAFT	RFI	9	
DATE	OCT. 2007	FILE NO.	31-111-22.2 D
SCALE	1"=30'		

NOTE: PRIOR TO CONSTRUCTION OF ANY TRAIL ON LAND TO BE DEDICATED TO MNCPPC, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY MNCPPC PARKS DEPARTMENT. FOR ALL OTHER TRAILS THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY ENVIRONMENTAL PLANNING SECTION AND THE DER INSPECTOR.

NO PRIVATE FENCES PERMITTED ALONG REAR PROPERTY LINES ABUTTING GOLF COURSE.

Labels for Tree Save Areas Outside Woodland Conservation Areas:

- TREE SAVE AREA NOT CLEARED/NOT COUNTED
- TREE SAVE/NOT FOREST/NOT CLEARED
- SELECT CLEAR/TREE SAVE AREA
- TREES WITHIN RIGHT OF WAY TO BE SAVED
- EXISTING FOREST NOT CLEARED BUT NOT COUNTED AS WSA
- EXISTING TREES THAT DO NOT MEET FOREST CRITERIA TO BE SAVED
- EXISTING FOREST WILL BE SAVED, HOWEVER, OWNER HAS RIGHT TO CLEAR THESE TREES IN THE FUTURE. AREA COUNTED AS CLEARED EVEN THOUGH THE TREES WILL REMAIN AT TWO FEET.
- EXISTING TREES WILL BE RETAINED WITHIN RIGHT-OF-WAY AS SHOWN. TREES WITHIN THE WIDE RIGHT-OF-WAY ON THE EAST SIDE OF CHURCH ROAD WILL BE RETAINED EXCEPT WHERE DISTURBANCE IS NECESSARY FOR THE CONSTRUCTION OF THE WATER LINE.

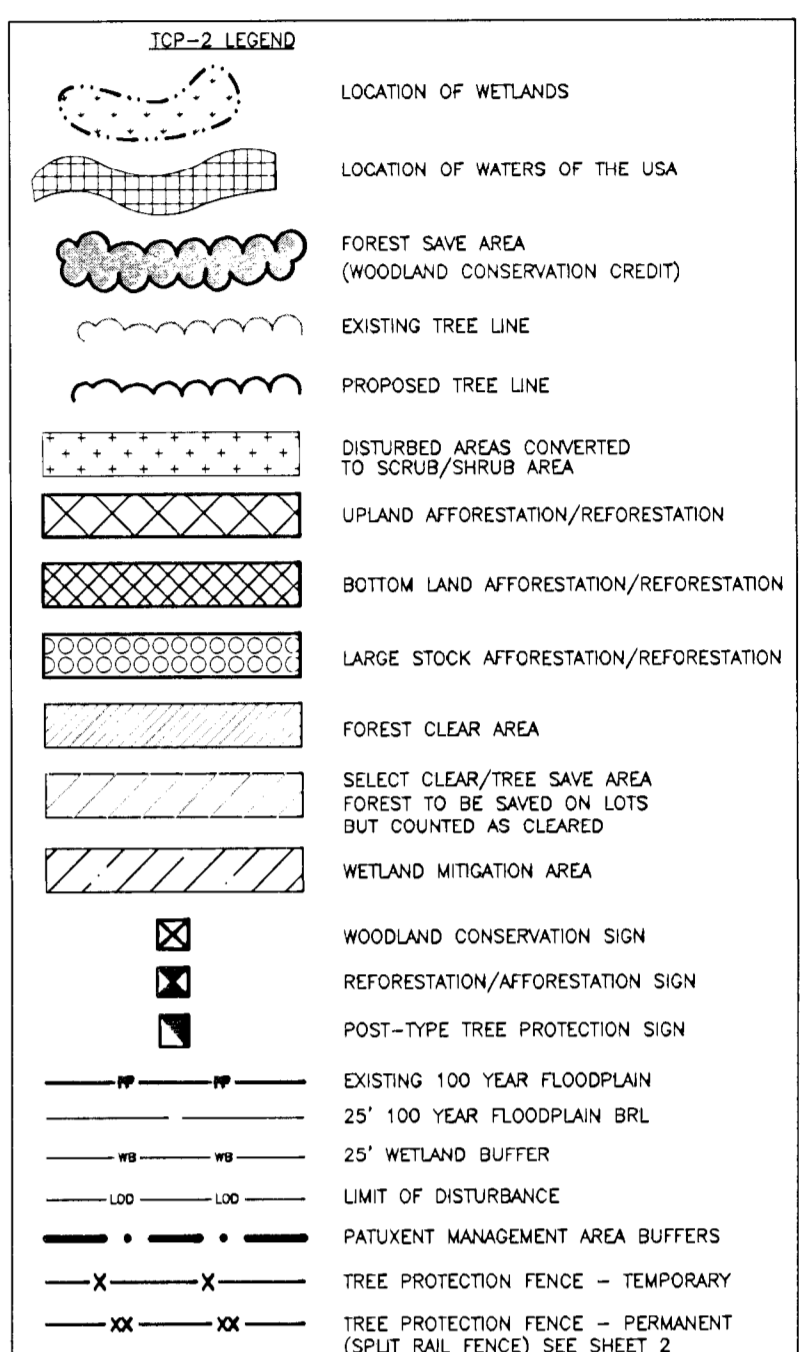
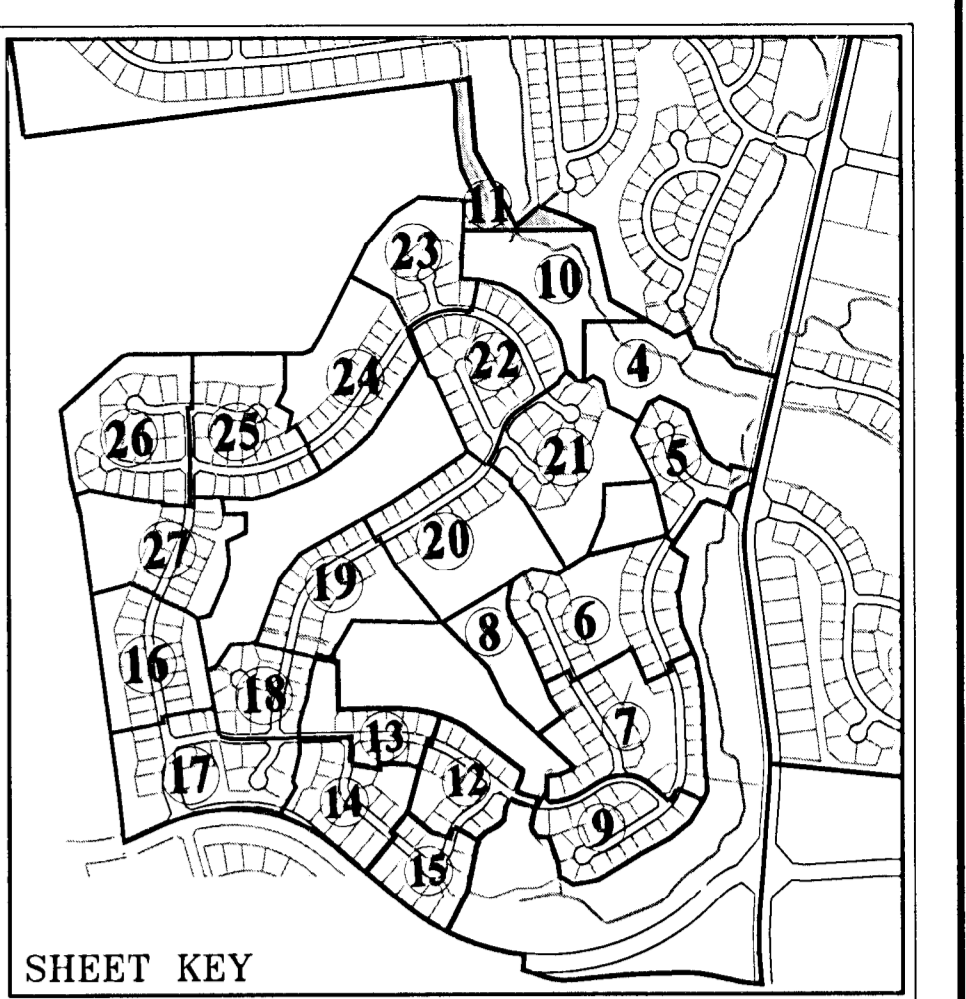


NO PRIVATE FENCES PERMITTED ALONG REAR PROPERTY LINES ABUTTING GOLF COURSE.

NOTE: PRIOR TO CONSTRUCTION OF ANY TRAIL ON LAND TO BE DEDICATED TO MNCPPC, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY MNCPPC PARKS DEPARTMENT. FOR ALL OTHER TRAILS THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY ENVIRONMENTAL PLANNING SECTION AND THE DER INSPECTOR.

LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS:

TREE SAVE AREA NOT CLEARED/NOT COUNTED - EXISTING FOREST NOT CLEARED BUT NOT COUNTED AS WCA.
TREE SAVE/NOT FOREST/NOT CLEARED - EXISTING TREES THAT DO NOT MEET FOREST CRITERIA TO BE SAVED.
SELECT CLEAR/TREE SAVE AREA - EXISTING FOREST WILL BE SAVED, HOWEVER, OWNER HAS RIGHT TO CLEAR THESE TREES IN THE FUTURE. AREA COUNTED AS CLEARED EVEN THOUGH THE TREES WILL REMAIN AT THIS TIME.
TREES WITHIN RIGHT OF WAY TO BE SAVED - EXISTING TREES WILL BE RETAINED WITHIN RIGHT-OF-WAY AS SCUM. TREES WITHIN THE WIDE RIGHT-OF-WAY ON THE EAST SIDE OF CHURCH ROAD WILL BE RETAINED EXCEPT WHERE DISTURBANCE IS NECESSARY FOR THE CONSTRUCTION OF THE WATER LINE.



M.N.C.P.C. APPROVALS			
PROJECT NAME: OAK CREEK CLUB			
PROJECT NUMBER: SDP-0411			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet The Revision Lines Below Apply to this Sheet			
Approval of Revision #	Approval Date	Reviewer's Signature	Certification Date
01	01-13-05	RUTH GROVER	08-10-05
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Signature: _____			
Title: _____			

M.N.C.P.C. Prince George's County Planning Department Environmental Planning Section			
APPROVAL TREE CONSERVATION PLAN			
TCP II/ 94 / 04			
Approved by			
01	K. FINCH	8/7/05	10/7/10
02	K. FINCH	8/12/14	8/12/14
03	K. Finch	8/24/15	8/24/15
04	K. Finch	8/24/15	8/24/15
05			
06			

TREE CONSERVATION PLAN CERTIFIED BY:

8/10/10 *Stella P. Stewart*

Date: 8/10/10 Stella P. Stewart, RLA, ASLA
MD Registered Landscape Architect #512

Seal not valid without signature

DATE	REVISIONS	APPROVED	SUBMITTED	REVISION	COMMENTS
08/10/05	01				
08/12/14	02				
08/24/15	03				
08/24/15	04				
08/24/15	05				
08/24/15	06				

TCP II- 94 - 04 - LANDBAY 'M'

OAK CREEK CLUB

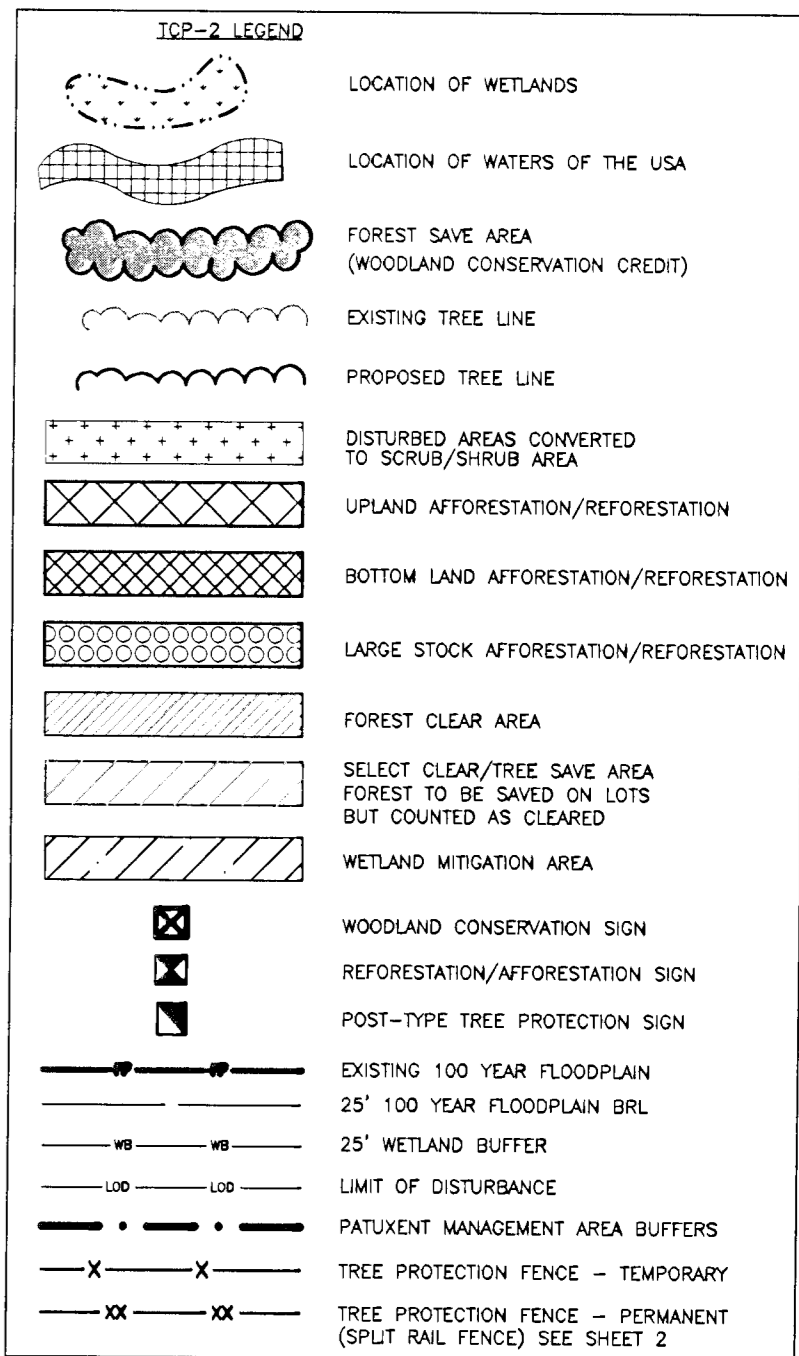
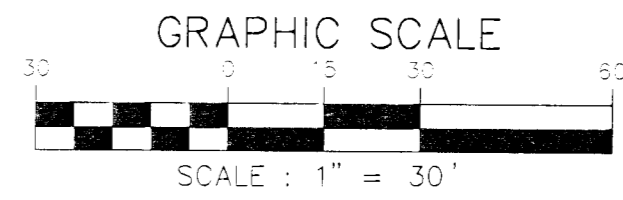
QUEEN ANNE (7th) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

CPI Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
175 ELTON ROAD, SUITE 300 SILVER SPRING, MARYLAND 20903
Phone: 202/454-7000 E-mail: info@cpi.com Fax: 202/454-9394
FREDERICK, MD FAIRFAX, VA

CLIENT: NVR MS CAVALIER OAK CREEK OWNER, LLC 1700 PLAZA AMERICA DR. SUITE 300 RESTON, VA 20190	PRELIMINARY PLAN NO. 4-0032 DESIGN SPS DRAFT RPT DATE OCT. 2007 SCALE 1"=30'	SITE PLAN NO. SDP-041 SHEET 11 OF 27 FILE NO. 31-011-222 D
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NOTE: PRIOR TO CONSTRUCTION OF ANY TRAIL ON LAND TO BE DEDICATED TO MNCPPC, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY MNCPPC PARKS DEPARTMENT. FOR ALL OTHER TRAILS THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY ENVIRONMENTAL PLANNING SECTION, THE DER INSPECTOR AND MNCPPC SR. TRAILS COORDINATOR

LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS:

WAVE, NOT FOREST, NOT CLEARED	- EXISTING TREES THAT DO NOT MEET FOREST CRITERIA TO BE SAVED
CLEAR/TREE SAVE AREA	- EXISTING FOREST WILL BE SAVED, HOWEVER, OWNER HAS RIGHT TO CLEAR THESE TREES IN THE FUTURE AREA COUNSID AS CLEARED EVEN THOUGH THE TREES WILL REMAIN AT THIS TIME
WITHIN RIGHT OF WAY TO BE SAVED	- EXISTING TREES WILL BE RETAINED WITHIN RIGHT-OF-WAY AS SHOWN. TREES WITHIN THE ASSC RIGHT-OF-WAY ON THE EAST SIDE OF CALHOUN ROAD WILL BE RETAINED EXCEPT WHERE DISTURBANCE IS NECESSARY FOR THE CONSTRUCTION OF THE WATER LINE.

	M.N.C.P.P.C.	
	Prince George's County Planning Department	
	Environmental Planning Section	
	APPROVAL	
	TREE CONSERVATION PLAN	
	TCP II/ 94 / 04	
	Approved by	
	K. FINCH	8/7/05
01	K. FINCH	10/7/10
02	K. FINCH	8/12/14
03	<i>K. Finch</i>	4/28/15
04	<i>K. Finch</i>	7/5/20
05		
06		

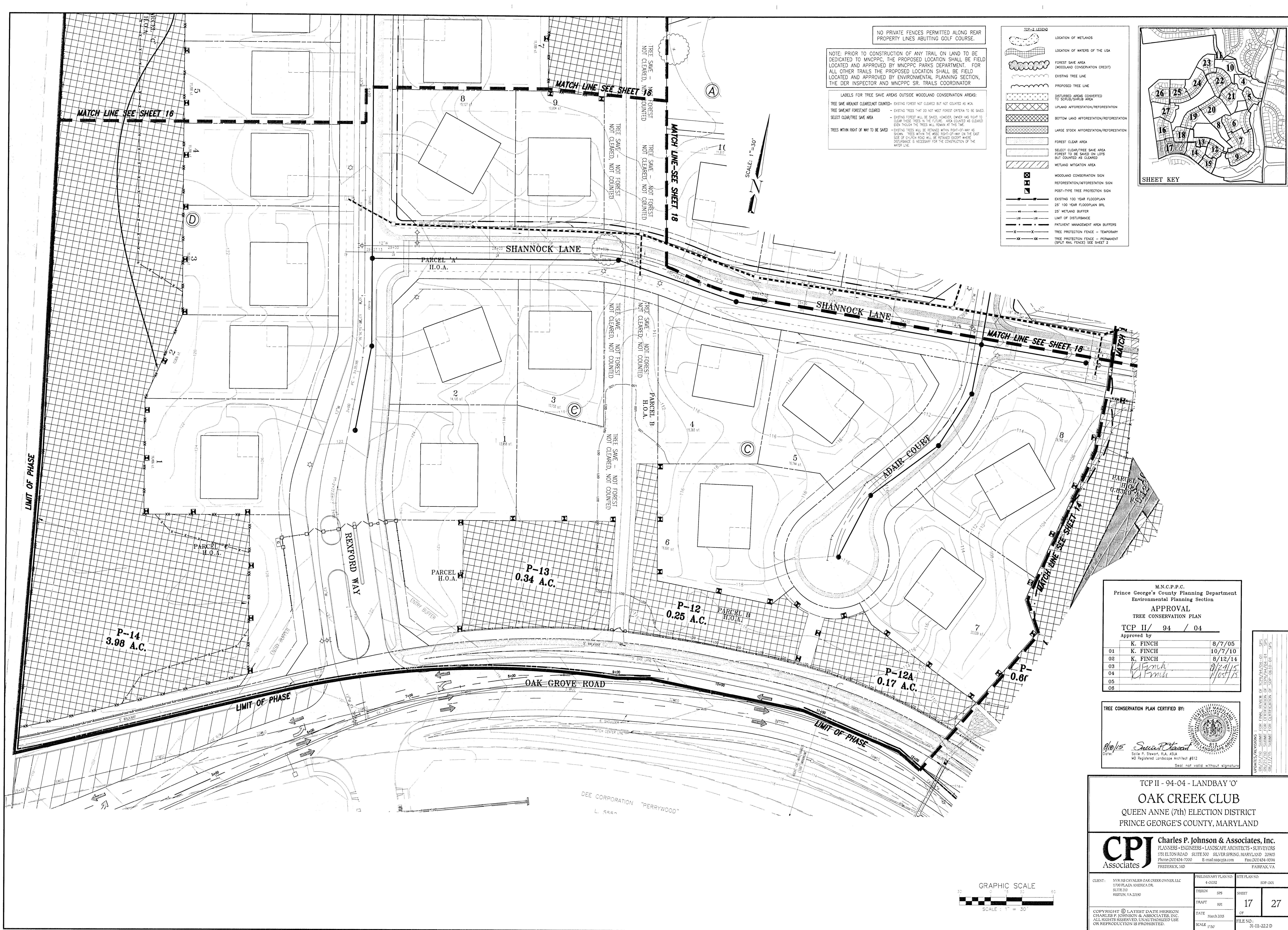
TREE CONSERVATION PLAN CERTIFIED BY:
 

Date: 8/18/15 *Sallie P. Stewart*

Sallie P. Stewart, RLA, ASLA
 MD Registered Landscape Architect #812

Seal not valid without signature

TCP II - 94-04 - LANDBAY 'O' <h1 style="margin: 0;">OAK CREEK CLUB</h1> QUEEN ANNE (7th) ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND																	
		Charles P. Johnson & Associates, Inc. PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS 375 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903 PH: (301) 584-1000 E: mcallister@cpj.com FAX: (301) 584-1024 FREDERICK, MD FAIRFAX, VA															
CLIENT: NVR MS CAVALIER OAK CREEK OWNER, LLC 1250 PLAZA AMERICA DR SUITE 200 RESTON, VA 20190	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="padding: 5px;"> PRELIMINARY PLAN NO. 4-01032 </td> <td style="padding: 5px;"> SITE PLAN NO. SPP-1501 </td> </tr> <tr> <td style="padding: 5px;">DESIGN</td> <td style="padding: 5px;">SPS</td> <td rowspan="2" style="padding: 5px; text-align: center; vertical-align: middle;"> SHEET <div style="font-size: 2em; font-weight: bold;">16</div> OF <div style="font-size: 2em; font-weight: bold;">27</div> </td> </tr> <tr> <td style="padding: 5px;">DRAFT</td> <td style="padding: 5px;">RFT</td> </tr> <tr> <td colspan="2" style="padding: 5px;">DATE: MARCH 2015</td> <td style="padding: 5px;">FILE NO.: 31-111-22.2 D</td> </tr> <tr> <td colspan="2" style="padding: 5px;">SCALE: 1"=5'</td> <td></td> </tr> </table>		PRELIMINARY PLAN NO. 4-01032		SITE PLAN NO. SPP-1501	DESIGN	SPS	SHEET <div style="font-size: 2em; font-weight: bold;">16</div> OF <div style="font-size: 2em; font-weight: bold;">27</div>	DRAFT	RFT	DATE: MARCH 2015		FILE NO.: 31-111-22.2 D	SCALE: 1"=5'			COPYRIGHT © LATEST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.
PRELIMINARY PLAN NO. 4-01032		SITE PLAN NO. SPP-1501															
DESIGN	SPS	SHEET <div style="font-size: 2em; font-weight: bold;">16</div> OF <div style="font-size: 2em; font-weight: bold;">27</div>															
DRAFT	RFT																
DATE: MARCH 2015		FILE NO.: 31-111-22.2 D															
SCALE: 1"=5'																	



NO PRIVATE FENCES PERMITTED ALONG REAR PROPERTY LINES ABUTTING GOLF COURSE.

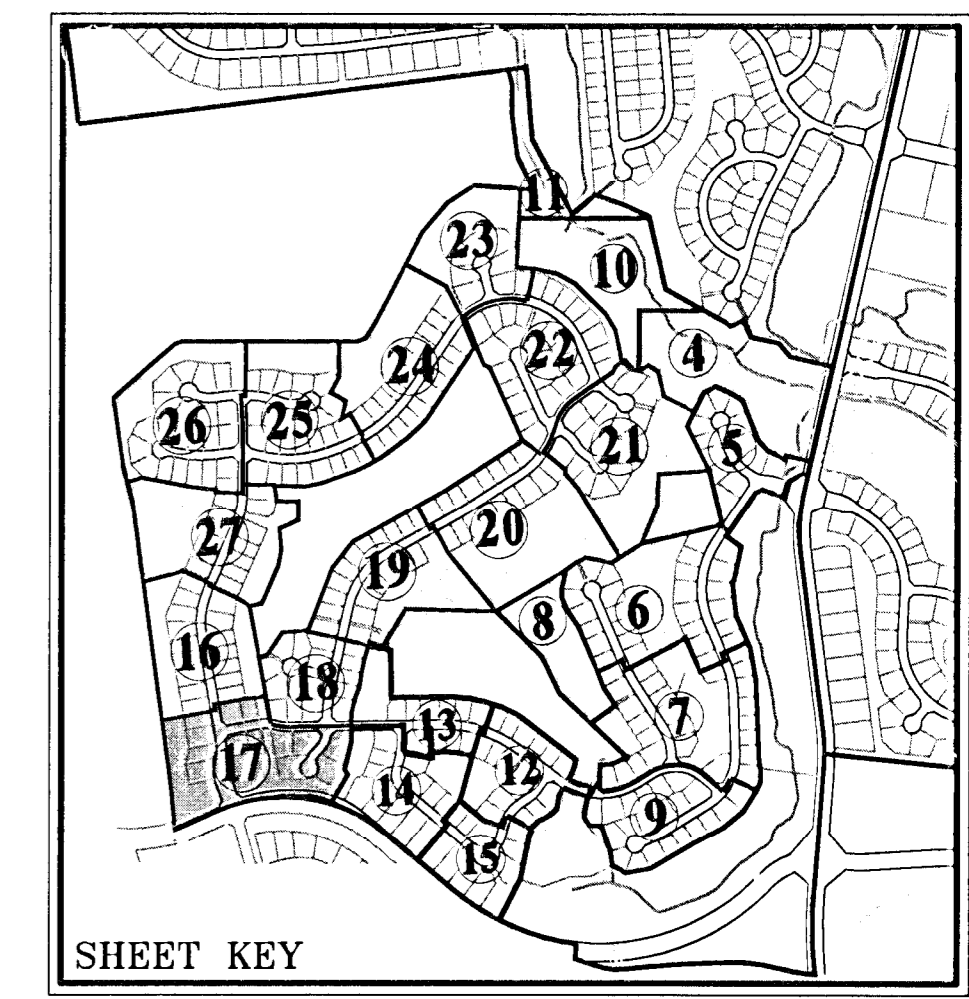
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LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS:
TREE SAVE AREAS NOT CLEARED - NOT COUNTED - EXISTING TREES THAT DO NOT MEET FOREST CRITERIA TO BE SAVED.
TREE SAVE AREAS NOT CLEARED - NOT COUNTED - EXISTING TREES THAT WILL BE SAVED, HOWEVER, OWNER HAS RIGHT TO CLEAR THESE TREES IN THE FUTURE. AREA COUNTED AS CLEARED EVEN THOUGH THE TREES WILL REMAIN AT THIS TIME.
TREES WITHIN RIGHT OF WAY TO BE SAVED - EXISTING TREES WILL BE RETAINED WITHIN RIGHT-OF-WAY AS SHOWN. TREES WITHIN THE WOOD RIGHT-OF-WAY ON THE EAST SIDE OF OAK GROVE ROAD WILL BE RETAINED EXCEPT WHERE DISTURBANCE IS NECESSARY FOR THE CONSTRUCTION OF THE WATER LINE.

TOP-2 LEGEND

LOCATION OF WETLANDS
LOCATION OF WATERS OF THE USA
FOREST SAVE AREA (WOODLAND CONSERVATION CREDIT)
EXISTING TREE LINE
PROPOSED TREE LINE
DISTURBED AREAS CONVERTED TO 20% OPEN SPACE
UPLAND AFFORESTATION/REFORESTATION
BOTTOM LAND AFFORESTATION/REFORESTATION
LARGE STOCK AFFORESTATION/REFORESTATION
FOREST CLEAR AREA
SELECT CLEAR/TREE SAVE AREA
FOREST TO BE SAVED ON LOTS BUT COUNTED AS CLEARED
WETLAND MITIGATION AREA

WOODLAND CONSERVATION SIGN
REFORESTATION/AFFORESTATION SIGN
POST-TYPE TREE PROTECTION SIGN
EXISTING 100 YEAR FLOODPLAIN
25' 100 YEAR FLOODPLAIN BRL
25' WETLAND BUFFER
LIMIT OF DISTURBANCE
PATIENT MANAGEMENT AREA BUFFERS
TREE PROTECTION FENCE - TEMPORARY
TREE PROTECTION FENCE - PERMANENT (SPLIT RAIL FENCE) SEE SHEET 2



M.N.C.P.P.C.
Prince George's County Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN

TCP II/ 94 / 04

Approved by

K. FINCH	8/7/05
K. FINCH	10/7/10
K. FINCH	8/12/14
K. Finch	8/29/15
K. Finch	11/05/15

TREE CONSERVATION PLAN CERTIFIED BY:

8/6/15 *Steve P. Stewart*

Steve P. Stewart
812
MD Registered Landscape Architect #812

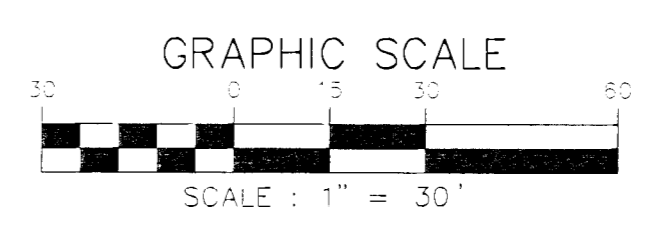
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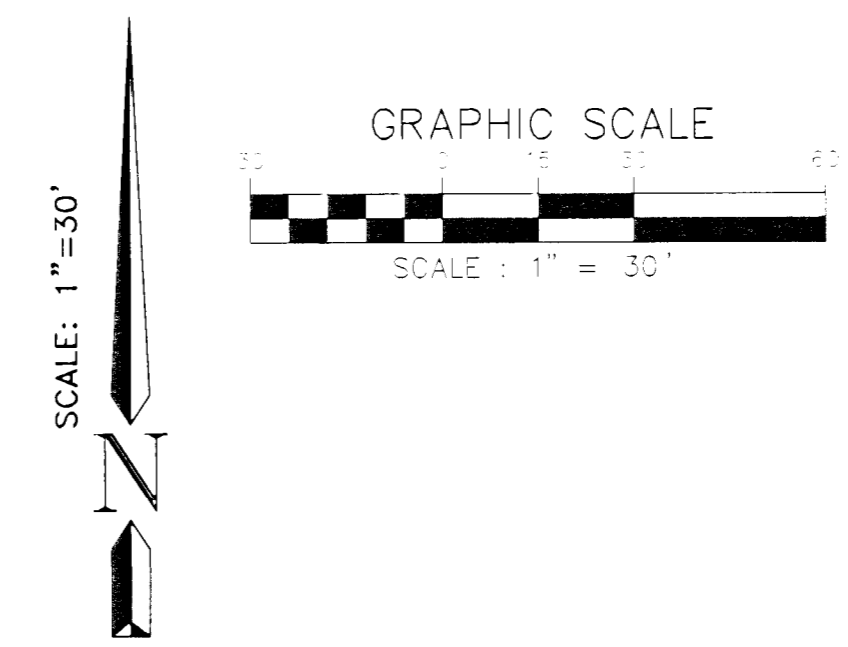
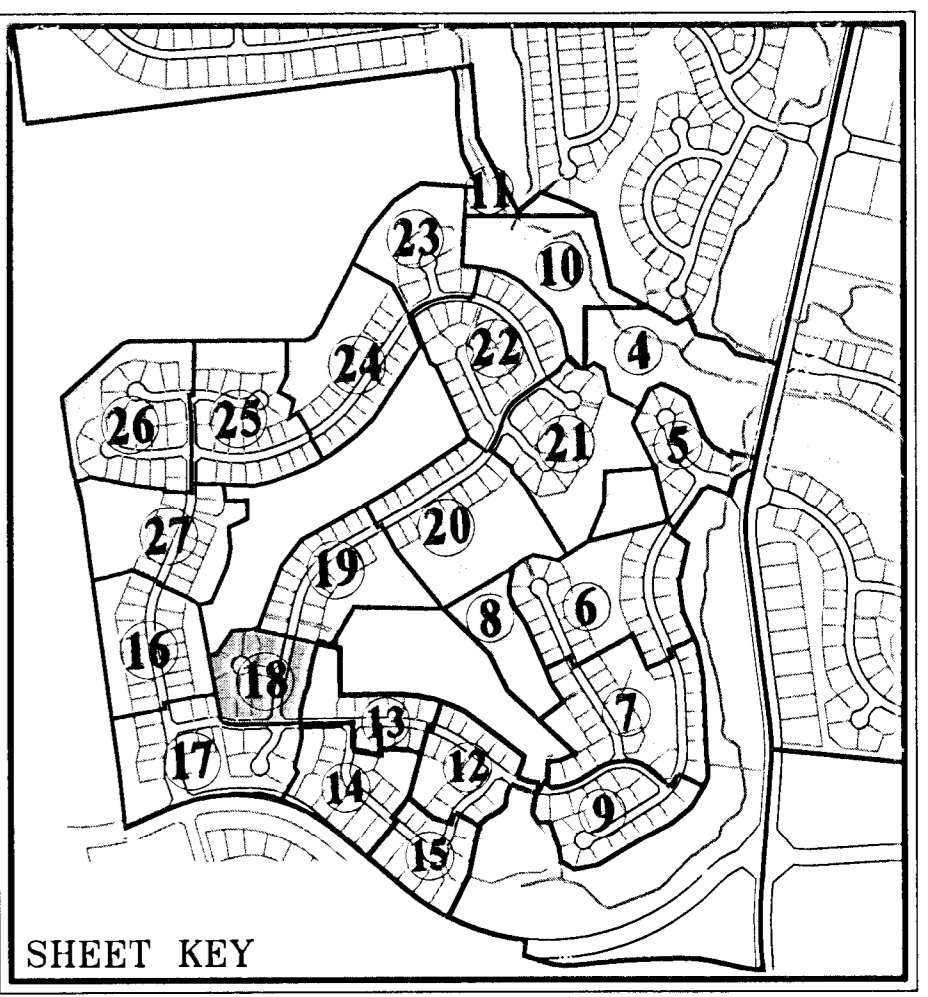
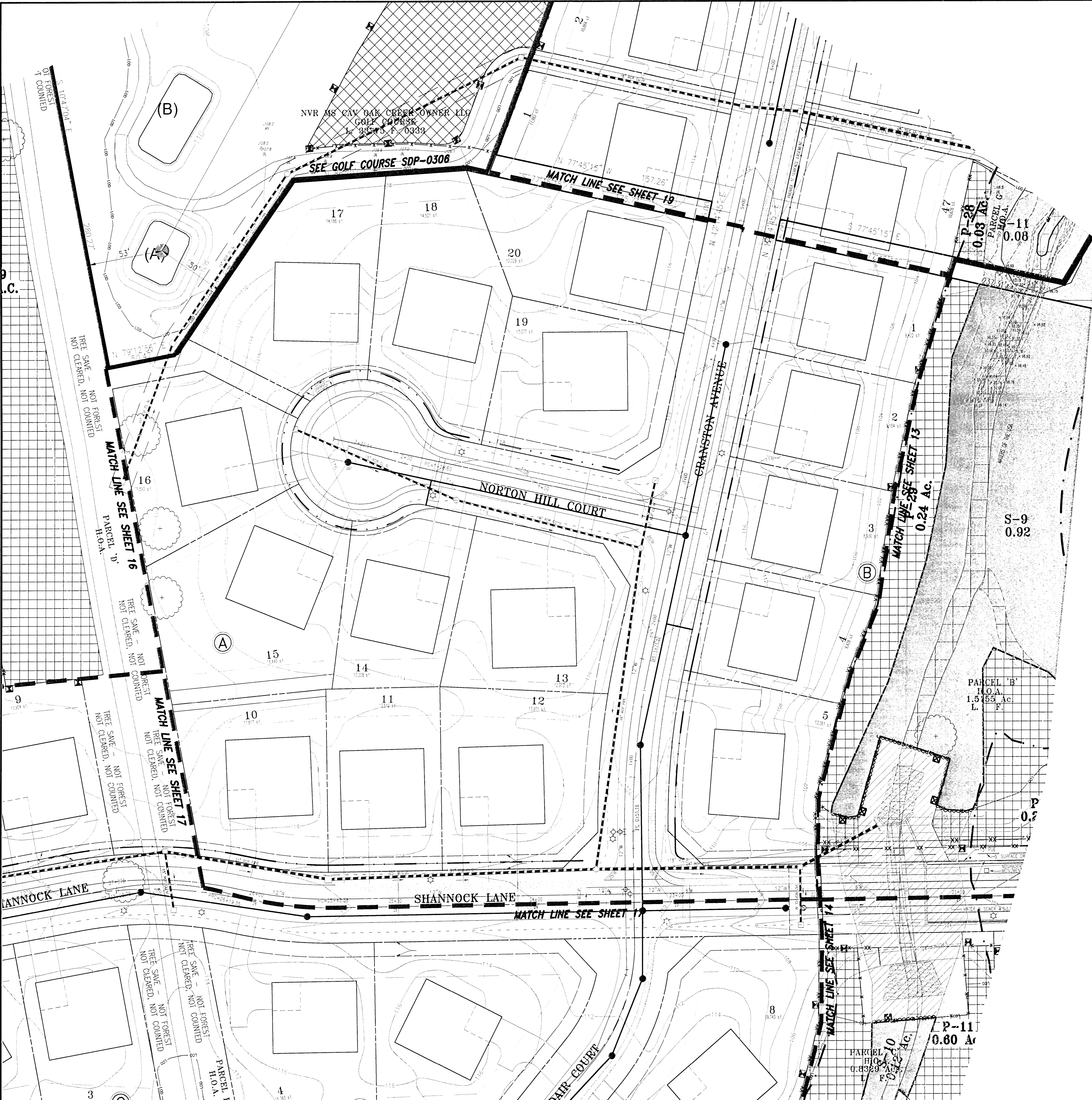
TCP II - 94-04 - LANDBAY 'O'
OAK CREEK CLUB
QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPI Associates Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 500 SILVER SPRING, MARYLAND 20905
Phone: (301) 434-7000 E-mail: cpi@cpia.com Fax: (301) 434-9294
FREDERICK, MD FAIRFAX, VA

CLIENT: NYRHS CAVALIER OAK CREEK OWNER, LLC 11000 FLAZA AMERICA DR. SUITE 300 RESTON, VA 20190	PRELIMINARY PLAN NO: 4-0032 PERSON: SPS DRAFT: RPI DATE: March 2015 SCALE: 1"=30'	SITE PLAN NO: SDP-1501 SHEET: 17 OF: 27 FILE NO: 31-III-22.2 D
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- TOP-2 LEGEND**
- LOCATION OF WETLANDS
 - LOCATION OF WATERS OF THE USA
 - FOREST SAVE AREA (WOODLAND CONSERVATION CREDIT)
 - EXISTING TREE LINE
 - PROPOSED TREE LINE
 - DISTURBED AREAS CONVERTED TO SCRUB/SHRUB AREA
 - UPLAND AFFORESTATION/REFORESTATION
 - BOTTOM LAND AFFORESTATION/REFORESTATION
 - LARGE STOCK AFFORESTATION/REFORESTATION
 - FOREST CLEAR AREA
 - SELECT CLEAR/TREE SAVE AREA (FOREST TO BE SAVED ON LOTS BUT COUNTED AS CLEARED)
 - WETLAND MITIGATION AREA
 - WOODLAND CONSERVATION SIGN
 - REFORESTATION/AFFORESTATION SIGN
 - POST-TYPE TREE PROTECTION SIGN
 - EXISTING 100 YEAR FLOODPLAIN
 - 25' 100 YEAR FLOODPLAIN BRL
 - 25' WETLAND BUFFER
 - LIMIT OF DISTURBANCE
 - PATIENT MANAGEMENT AREA BUFFERS
 - TREE PROTECTION FENCE - TEMPORARY
 - TREE PROTECTION FENCE - PERMANENT (SPLIT RAIL FENCE) SEE SHEET 2

NO PRIVATE FENCES PERMITTED ALONG REAR PROPERTY LINES ABUTTING GOLF COURSE.

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LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS:

TREE SAVE AREAS NOT CLEARED/NOT COUNTED - EXISTING FOREST NOT CLEARED BUT NOT COUNTED AS WCA
TREE SAVE/NOT FOREST/NOT CLEARED - EXISTING TREES THAT DO NOT MEET FOREST CRITERIA TO BE SAVED
SELECT CLEAR/TREE SAVE AREA - EXISTING FOREST WILL BE SAVED, HOWEVER, OWNER HAS RIGHT TO CLEAR TREES WITHIN THE FUTURE AREA TO BE CLEARED, EVEN THOUGH THE TREES WILL REMAIN AT THIS TIME
TREES WITHIN RIGHT OF WAY TO BE SAVED - TREES TO BE REMOVED WITHIN RIGHT-OF-WAY MAY BE SAVED, TREES WITHIN THE RIGHT-OF-WAY ON THE EAST SIDE OF SHANNOCK ROAD WILL BE REMOVED, EXCEPT WHERE DISTURBANCE IS NECESSARY FOR THE CONSTRUCTION OF THE WATER LINE

M.N.C.P.P.C. Prince George's County Planning Department Environmental Planning Section			
APPROVAL			
TREE CONSERVATION PLAN			
TCP II / 94 / 04			
Approved by			
	K. FINCH	8/7/05	
01	K. FINCH	10/7/10	
02	K. FINCH	8/12/14	
03	<i>C. Finch</i>	9/23/15	
04	<i>C. Finch</i>	9/23/15	
05			
06			

TREE CONSERVATION PLAN CERTIFIED BY:

9/10/15 *James Stewart*

Date: *9/10/15* Soile P. Stewart, PLA, ASLA
MO Registered Landscape Architect #612

Seal not valid without signature

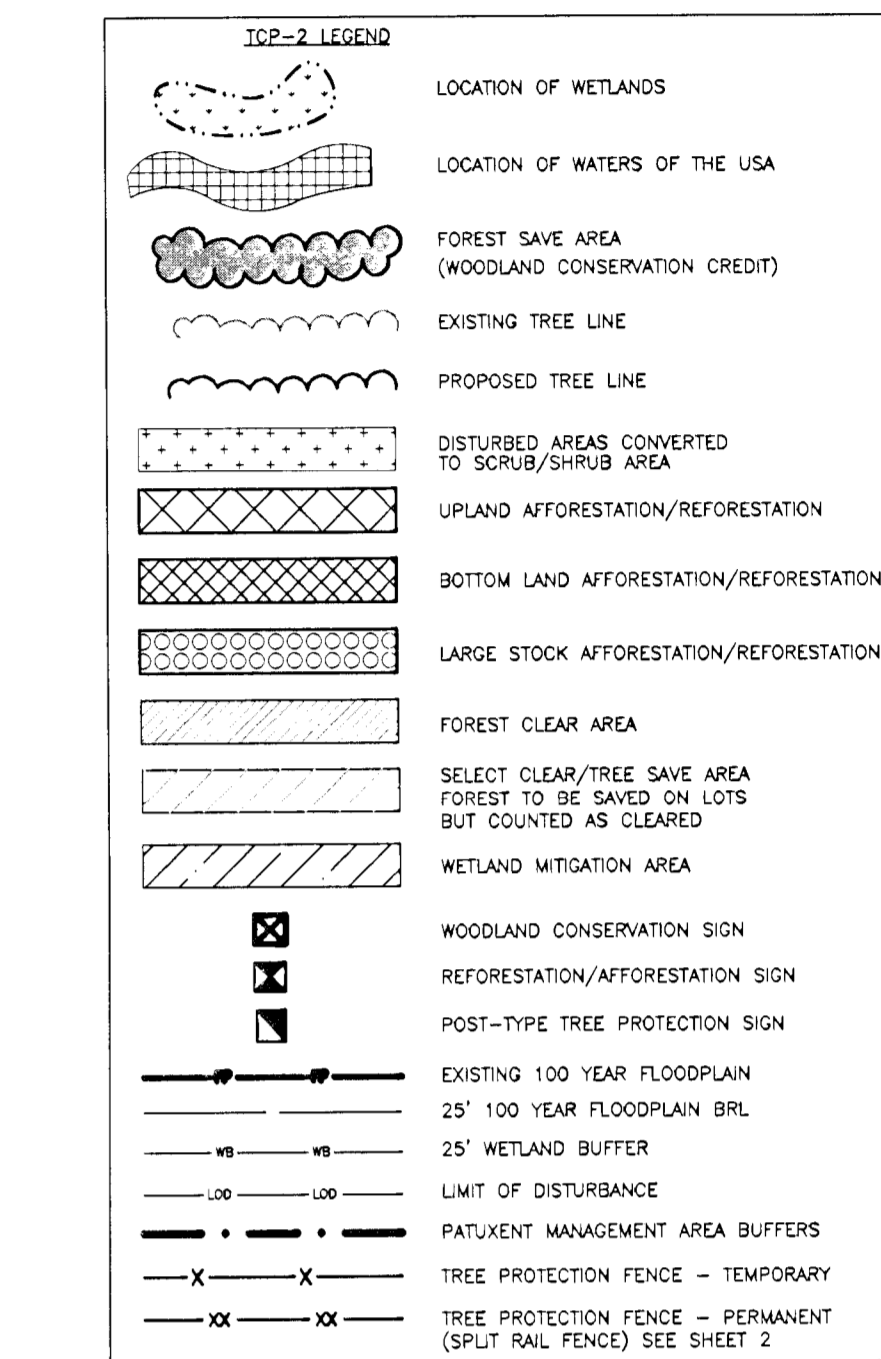
TCP II - 94-04 - LANDBAY 'O'

OAK CREEK CLUB

QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPI Associates Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1701 ELTON ROAD SUITE 200 SILVER SPRING, MARYLAND 20903
Phone: 301-454-2000 E-mail: cpi@cpia.com FAX: 301-454-2024
FREDERICK, MD FAIRFAX, VA

CLIENT:		PRELIMINARY PLAN NO.	SITE PLAN NO.
NVRMS CAVALIER OAK CREEK OWNER, LLC 1700 PLAZA AMERICA DR. SUITE 200 RESTON, VA 20190		4-0102	SDP-3001
DESIGN:		SPS	SHEET
DRAFT		RY	18 27
DATE:		OF	FILE NO.
March 2015		27	SI-III-22.2.D
SCALE:		1"=30'	




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Labels for Tree Save Areas Outside Woodland Conservation Areas:

Tree save area not cleared/not counted	- existing trees that not cleared but not counted as ISA.
Tree save not proposed/cleared	- existing trees that not meet Forest Protection to be saved
Select clear/tree save area	- existing forest will be saved, however, owner has right to clear these trees in the future. Area counted as cleared even though the trees will remain at any time.
Trees within right of way to be saved	- existing trees will be retained within right-of-way as "shrub" trees with a height less than 10m on the east side of Church Road will be retained except where "tree banking" is necessary for the construction of the water line.

M.N.C.P.P.C.		
Prince George's County Planning Department		
Environmental Planning Section		
APPROVAL		
TREE CONSERVATION PLAN		
TCP II/ 94 / 04		
Approved by		
	K. FINCH	8/7/05
01	K. FINCH	10/7/10
02	K. FINCH	8/12/1
03	<i>K. Finch</i>	8/23/1
04	<i>K. Finch</i>	1/05/1
05		
08		

TREE CONSERVATION PLAN CERTIFIED BY:
 

Date: 8/18/15 Sally P. Stewart
 Sally P. Stewart, R.L.A., ASLA
 MD Registered Landscape Architect #612

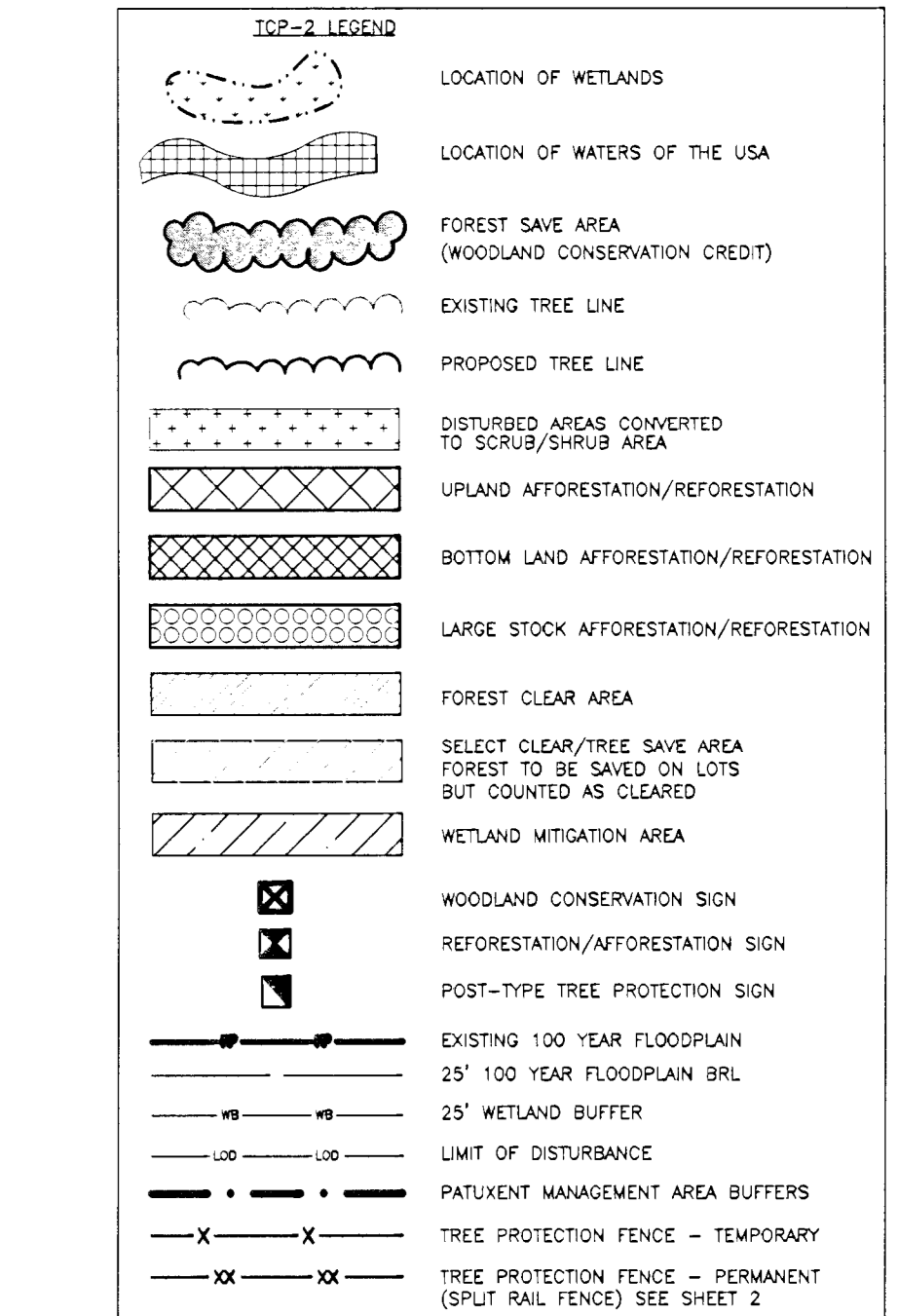
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TCP II - 94-04 - LANDBAY 'P'
OAK CREEK CLUB
QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPI
Associates

Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
175 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone: (301) 434-7000 E-mail: assoc@cpi.com Fax: (301) 434-9394
FREDERICK, MD FAIRFAX, VA


CLIENT: NVR MS CAVALIER OAK CREEK OWNER, LLC 1700 PLAZA AMERICA DR. SUITE 330 RESTON, VA 20190	PRELIMINARY PLAN NO: 4-07032	SITE PLAN NO: SOP-1501	
	DESIGN SFS	SHEET	
	DRAFT RFI	19	27
	DATE March 2015	OF	
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LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS:
 TREE SAVE AREA/NOT CLEARED/NOT COUNTED - EXISTING FOREST NOT CLEARED BUT NOT COUNTED AS MCA.
 TREE SAVE/NOT FOREST/NOT CLEARED - EXISTING TREES THAT DO NOT MEET FOREST CRITERIA TO BE SAVED.
 SELECT CLEAR/TREE SAVE AREA - EXISTING FOREST WILL BE SAVED. HOWEVER, CROWN HAS RIGHT TO CLEAR EXISTING TREES IN THE FUTURE. AREA COUNTED AS CLEARED EVEN THOUGH THE TREES REMAIN AT THE TIME.
 TREES WITHIN RIGHT OF WAY TO BE SAVED - EXISTING TREES WILL BE RETAINED WITHIN RIGHT-OF-WAY AS 50'WIDE TREES WITHIN THE ASSOC. RIGHT-OF-WAY ON THE EAST SIDE OF CHURCH ROAD WILL BE RETAINED EXCEPT WHERE DISTURBANCE IS NECESSARY FOR THE CONSTRUCTION OF THE WATER LINE.

M.N.C.P.P.C.		
Prince George's County Planning Department		
Environmental Planning Section		
APPROVAL		
TREE CONSERVATION PLAN		
TCP II / 94 / 04		
Approved by		
	K. FINCH	8/7/05
01	K. FINCH	10/7/10
02	K. FINCH	8/12/14
03	<i>K. Finch</i>	8/27/15
04	<i>K. Finch</i>	1/25/15
05		
06		

TREE CONSERVATION PLAN CERTIFIED BY:
 

Date: 8/18/15 Sallie Stewart
 Sallie P. Stewart, RLA, ASLA
 MD Registered Landscape Architect #612

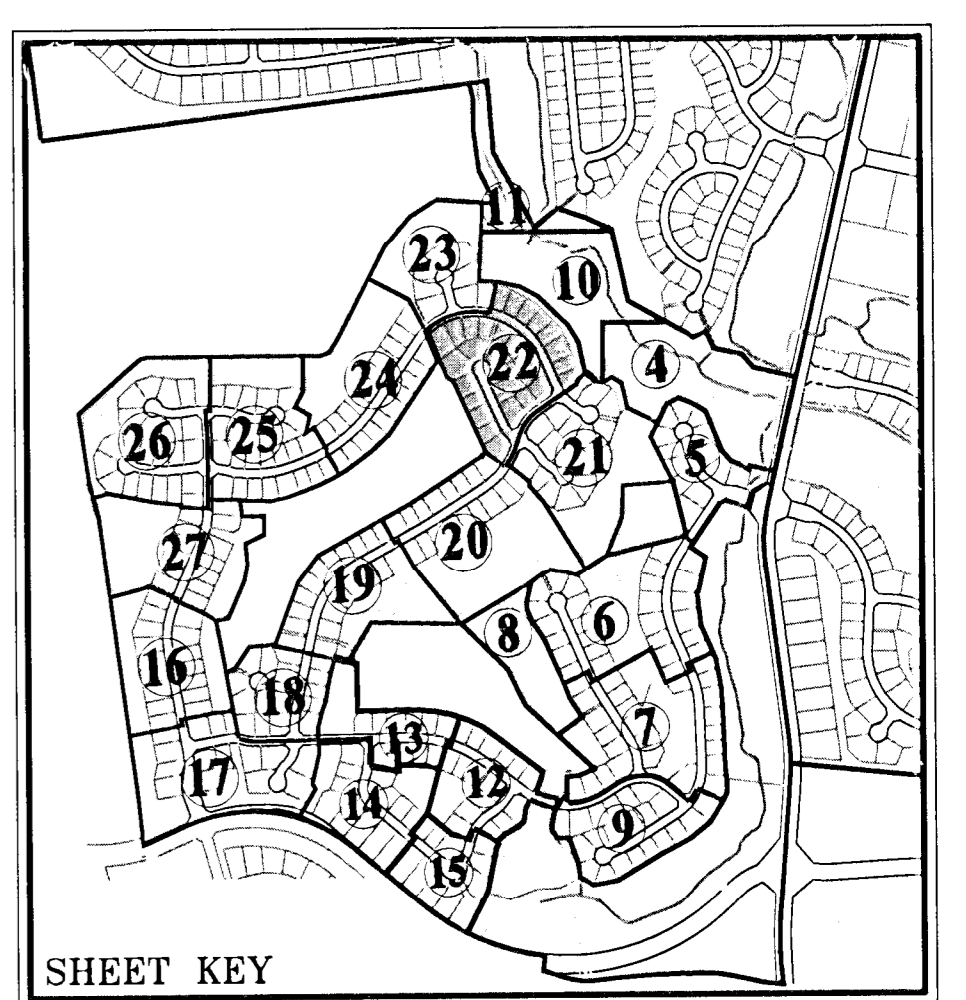
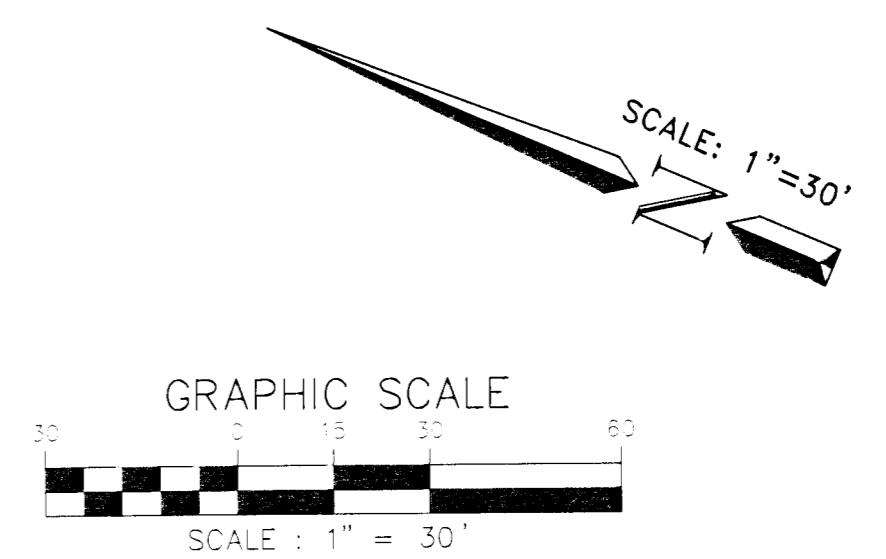
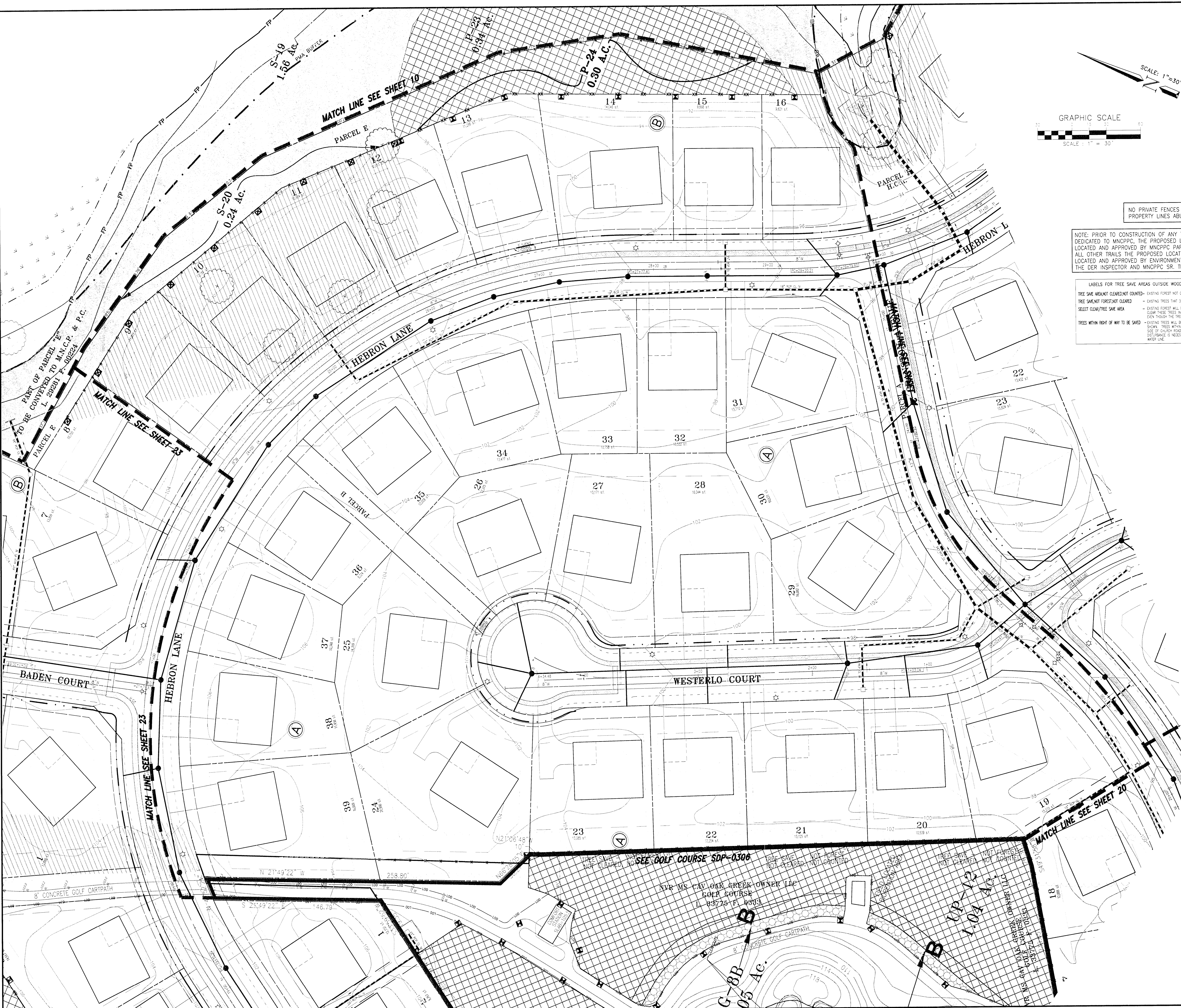
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TCP II - 94-04 - LANDBAY 'P'
OAK CREEK CLUB
QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPI
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PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20905
Phone: (301) 434-7000 E-mail: csj@cpja.com Fax: (301) 434-3394
FREDERICK, MD FAIRFAX, VA

CLIENT: NVRMS CAVALIER OAK CREEK OWNER, LLC 17700 PLAZA AMERICA DR. SUITE 200 RESTON, VA 20190	PRELIMINARY PLAN NO: 4-00032		SITE PLAN NO: SDP-1501	
	DESIGN SPS	SHEET		<div style="border: 1px solid black; padding: 10px; display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 5px;">21</div> <div style="border: 1px solid black; padding: 5px;">27</div> </div>
	DRAFT RFI	OF		
	DATE Match 2015		FILE NO.: 31-111-22.2 D	
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TREE SAVE NOT FOREST/NOT CLEARED - EXISTING TREES THAT DO NOT MEET FOREST CRITERIA TO BE SAVED
SELECT CLEAR/TREE SAVE AREA - EXISTING FOREST WILL BE SAVED, HOWEVER, OWNER HAS RIGHT TO CLEAR THESE TREES IN THE FUTURE. AREA COUNTED AS CLEARED EVEN THOUGH THE TREES WILL REMAIN AT THIS TIME
TREES WITHIN RIGHT OF WAY TO BE SAVED - EXISTING TREES WILL BE RETAINED WITHIN RIGHT-OF-WAY AS SHOWN. TREES WITHIN THE WOODS RIGHT-OF-WAY ON THE EAST SIDE OF GOLF COURSE ROAD WILL BE RETAINED EXCEPT WHERE DISTURBANCE IS NECESSARY FOR THE CONSTRUCTION OF THE WATER LINE.

- TOP-2 LEGEND
- LOCATION OF WETLANDS
 - LOCATION OF WATERS OF THE USA
 - FOREST SAVE AREA (WOODLAND CONSERVATION CREDIT)
 - EXISTING TREE LINE
 - PROPOSED TREE LINE
 - DISTURBED AREAS CONVERTED TO SCRUB/SHRUB AREA
 - UPLAND AFFORESTATION/REFORESTATION
 - BOTTOM LAND AFFORESTATION/REFORESTATION
 - LARGE STOCK AFFORESTATION/REFORESTATION
 - FOREST CLEAR AREA
 - SELECT CLEAR/TREE SAVE AREA FOREST TO BE SAVED ON LOTS BUT COUNTED AS CLEARED
 - WETLAND MITIGATION AREA
 - WOODLAND CONSERVATION SIGN
 - REFORESTATION/AFFORESTATION SIGN
 - POST-TYPE TREE PROTECTION SIGN
 - EXISTING 100 YEAR FLOODPLAIN
 - 25' 100 YEAR FLOODPLAIN BRL
 - 25' WETLAND BUFFER
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 - PATIENT MANAGEMENT AREA BUFFERS
 - TREE PROTECTION FENCE - TEMPORARY
 - TREE PROTECTION FENCE - PERMANENT (SPLIT RAIL FENCE SEE SHEET 2)

M.N.C.P.P.C. Prince George's County Planning Department Environmental Planning Section	
APPROVAL TREE CONSERVATION PLAN	
TCP II/ 94 / 04	
Approved by	
K. FINCH	8/7/05
01 K. FINCH	10/7/10
02 K. FINCH	8/12/14
03 <i>[Signature]</i>	9/24/15
04 <i>[Signature]</i>	1/05/15
05	
06	

TREE CONSERVATION PLAN CERTIFIED BY:

[Signature] *[Signature]*

Date: *[Signature]* Soile P. Stewart, RLA, ASLA
MD Registered Landscape Architect #512

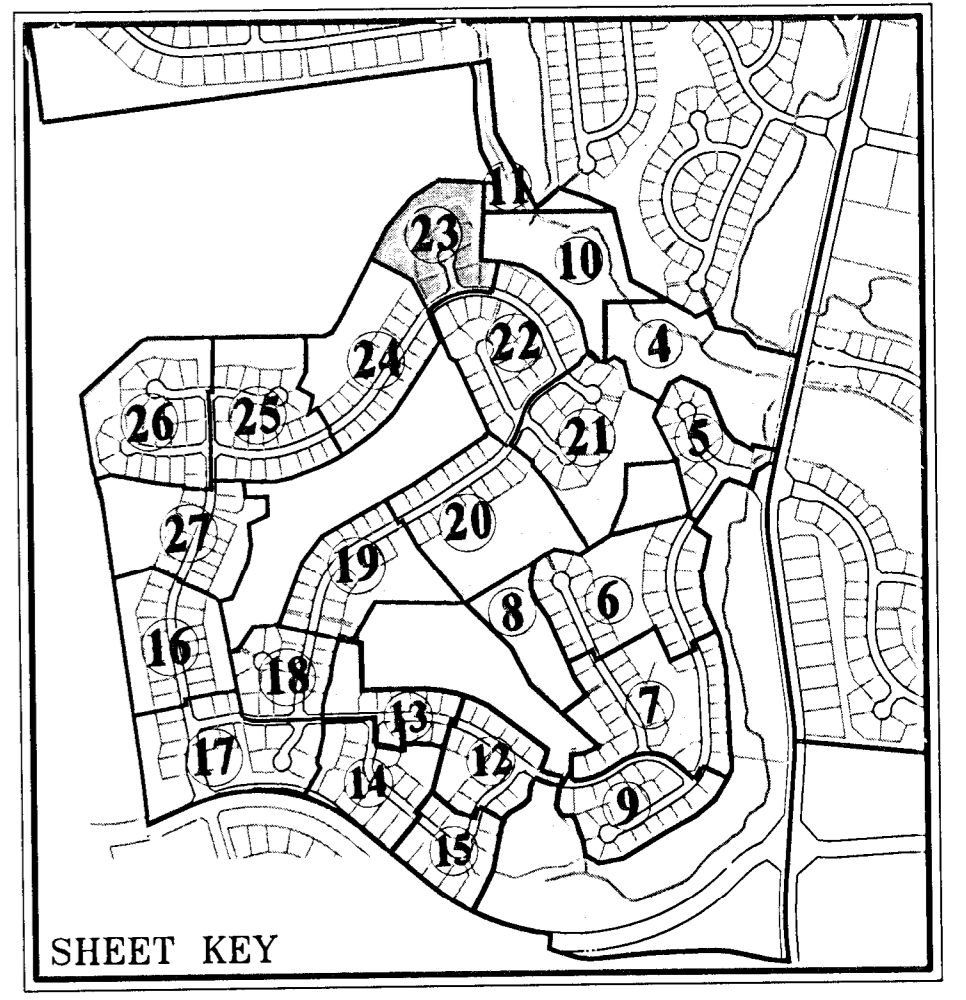
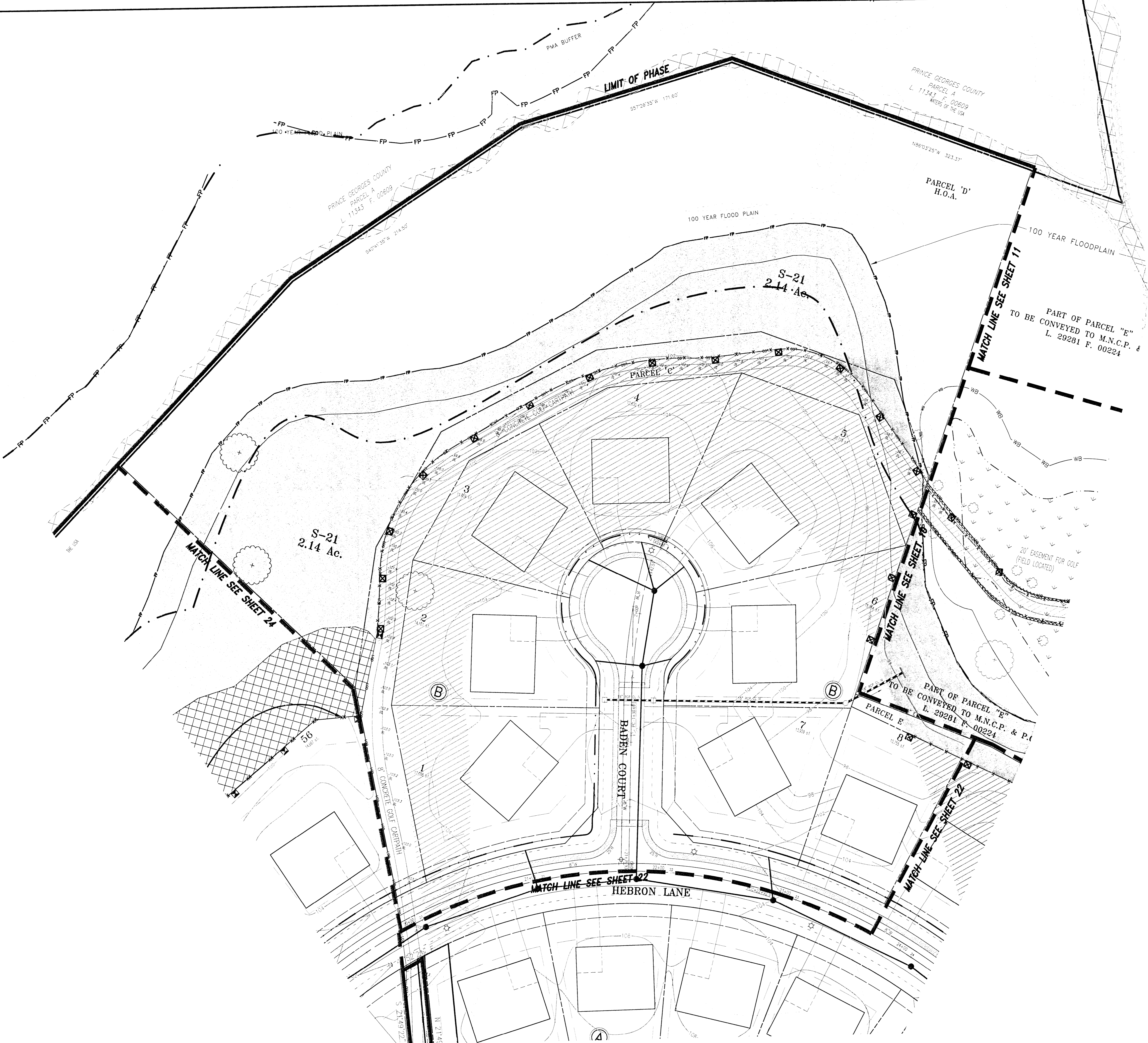
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TCP II - 94-04 - LANDBAY 'P'
OAK CREEK CLUB
QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPI Associates Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD, SUITE 200 SILVER SPRING, MARYLAND 20903
Phone: (301) 434-7000 E-mail: cs@cpi.com Fax: (301) 434-9394
FREDERICK, MD FAIRFAX, VA

CLIENT: NVR MS CAVALIER OAK CREEK OWNER LLC 1750 PLAZA AMERICA DR SUITE 200 RESTON, VA 20190	PRELIMINARY PLAN NO: 4-00332 SHEET: SDP-1501
DESIGN: SPS	SHEET: 22
DRAFT: RPI	OF: 27
DATE: March 2015	FILE NO: 31-111-222 D
SCALE: 1"=30'	

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- ISP-2 LEGEND**
- LOCATION OF WETLANDS
 - LOCATION OF WATERS OF THE USA
 - FOREST SAVE AREA (WOODLAND CONSERVATION CREDIT)
 - EXISTING TREE LINE
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 - 25' 100 YEAR FLOODPLAIN BRL
 - 25' WETLAND BUFFER
 - LIMIT OF DISTURBANCE
 - PATIENT MANAGEMENT AREA BUFFERS
 - TREE PROTECTION FENCE - TEMPORARY
 - TREE PROTECTION FENCE - PERMANENT (SPLIT RAIL FENCE) SEE SHEET 2

NO PRIVATE FENCES PERMITTED ALONG REAR PROPERTY LINES ABUTTING GOLF COURSE.

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M.N.C.P.P.C.
Prince George's County Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN

TCP II/ 94 / 04

Approved by

K. FINCH	8/7/05
01 K. FINCH	10/7/10
02 K. FINCH	8/12/14
03 <i>[Signature]</i>	8/29/15
04 <i>[Signature]</i>	1/20/15
05	
06	

TREE CONSERVATION PLAN CERTIFIED BY:

[Signature] *[Signature]*

Seal of the State of Maryland
Seal of the Prince George's County Planning Department

Seal not valid without signature

LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS:

TREE SAVE AREA NOT CLEARED/NOT COUNTED - EXISTING FOREST NOT CLEARED BUT NOT COUNTED AS MCA

TREE SAVE/NOT FOREST/NOT CLEARED - EXISTING FOREST THAT DID NOT MEET FOREST CRITERIA TO BE SAVED

SELECT CLEAR/TREE SAVE AREA - EXISTING FOREST WILL BE SAVED, HOWEVER, OWNER HAS RIGHT TO CLEAR THESE TREES IN THE 10'-0" WIDE AREA COUNTOUR AS CLEARED EVEN THOUGH THE TREES WILL REMAIN AT THIS TIME

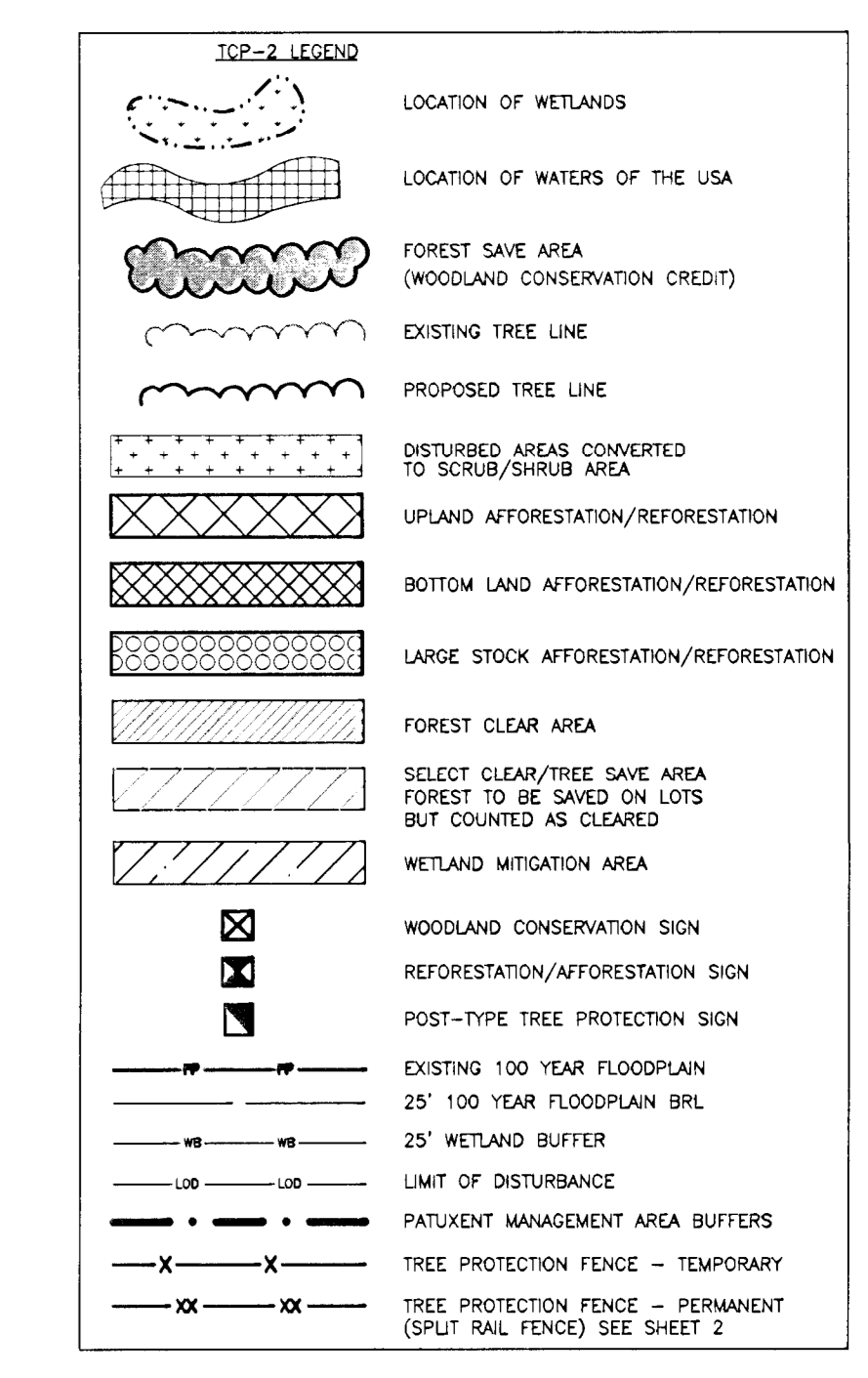
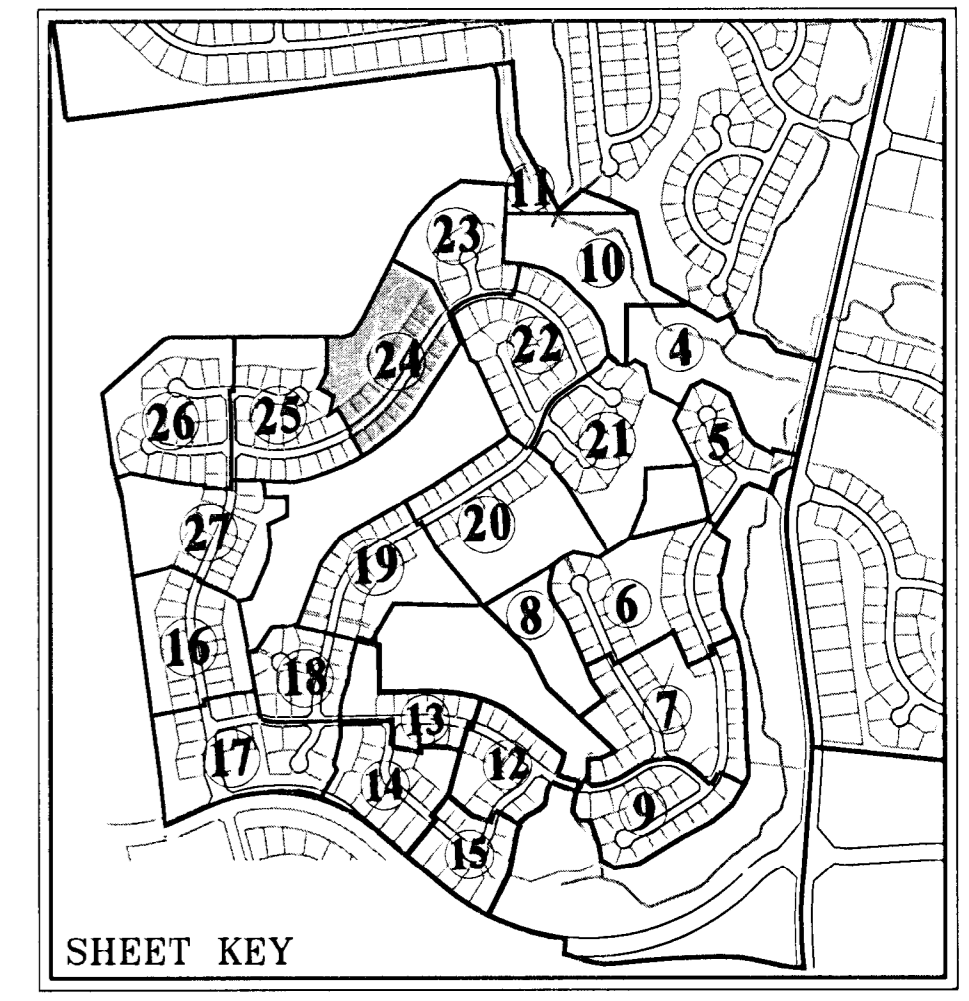
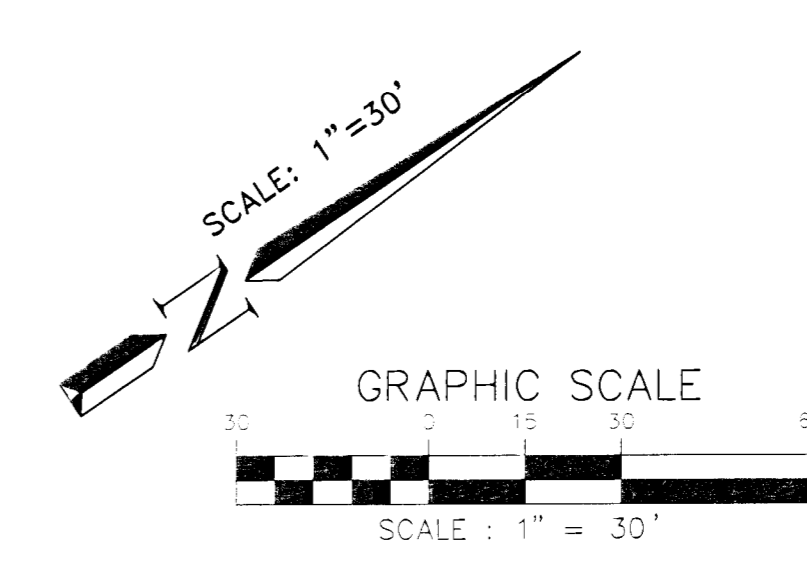
TREES WITHIN RIGHT OF WAY TO BE SAVED - EXISTING TREES WILL BE RETAINED WITHIN RIGHT-OF-WAY AS SHOWN. TREES WITHIN THE 10'-0" WIDE AREA COUNTOUR AS CLEARED SIDE OF CHURCH ROAD WILL BE RETAINED EXCEPT WHERE DISTURBANCE IS NECESSARY FOR THE CONSTRUCTION OF THE WATER LINE.

TCP II - 94-04 - LANDBAY 'P'
OAK CREEK CLUB
QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 500 SILVER SPRING, MARYLAND 20903
Phone: (301) 434-7000 E-mail: cpj@cpja.com Fax: (301) 434-9394
FREDERICK, MD FAIRFAX, VA

CLIENT: NYR HS CAVALIER OAK CREEK OWNER, LLC 17501 FALCON RIDGE DR. SUITE 310 BOSTON, VA 22060	PRELIMINARY PLAN NO. 4-0032 DESIGN SPS DRAFT R31	SITE PLAN NO. SDP-1501 SHEET 23 OF 27 DATE March 2015 SCALE 1"=30'
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W.N.C.P.P.C.
Prince George's County Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN

TCP II/ 94 / 04

Approved by

K. FINCH	8/7/05
K. FINCH	10/7/10
K. FINCH	8/12/14
<i>[Signature]</i>	9/24/15
<i>[Signature]</i>	1/05/15
01	
02	
03	
04	
05	
06	

TREE CONSERVATION PLAN CERTIFIED BY:

[Signature] *[Signature]*

Seal not valid without signature

NOTE: PRIOR TO CONSTRUCTION OF ANY TRAIL ON LAND TO BE DEDICATED TO MNCPPC, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY MNCPPC PARKS DEPARTMENT. FOR ALL OTHER TRAILS THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY ENVIRONMENTAL PLANNING SECTION, THE DER INSPECTOR AND MNCPPC SR. TRAILS COORDINATOR

NO PRIVATE FENCES PERMITTED ALONG REAR PROPERTY LINES ABUTTING GOLF COURSE.

LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS:

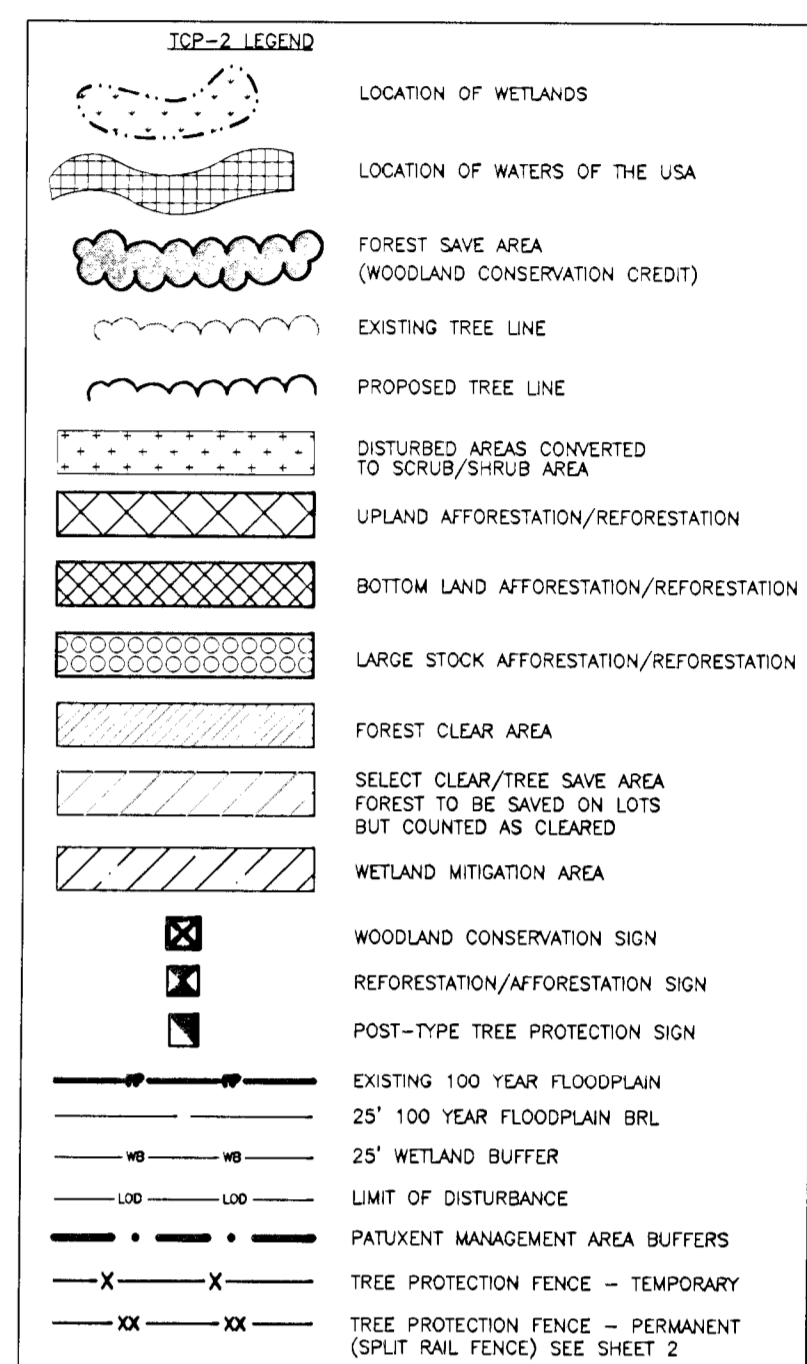
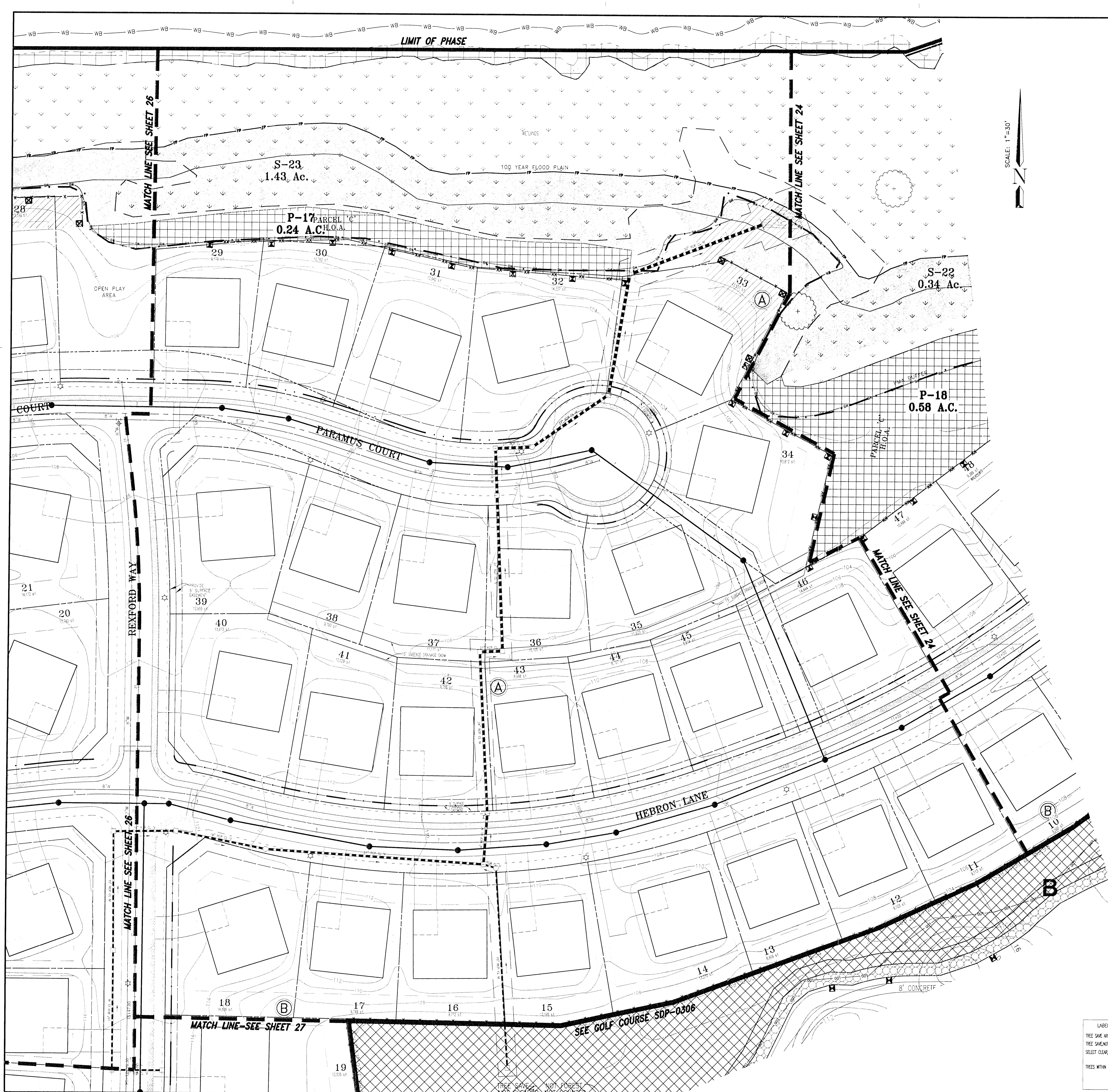
TREE SAVE AREAS NOT CLEARED/NOT COUNTED	- EXISTING FOREST THAT DO NOT MEET FOREST CRITERIA TO BE SAVED
TREE SAVE/NOT FOREST/NOT CLEARED	- EXISTING TREES THAT DO NOT MEET FOREST CRITERIA TO BE SAVED
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TREES WITHIN RIGHT OF WAY TO BE SAVED	- EXISTING TREES WILL BE RETAINED WITHIN RIGHT-OF-WAY AS SHOWN. TREES WITHIN THE 100' RIGHT-OF-WAY ON THE EAST SIDE OF HEBRON ROAD WILL BE RETAINED EXCEPT WHERE DISTURBANCE IS NECESSARY FOR THE CONSTRUCTION OF THE WATER LINE

TCP II - 94-04 - LANDBAY 'Q'
OAK CREEK CLUB
QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPI Associates Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 200 SILVER SPRING, MARYLAND 20903
PHONE: (301) 454-7000 FAX: (301) 454-9994
E-MAIL: cpi@cpia.com

CLIENT: NVH MS CAVALLER OAK CREEK OWNER, LLC 17500 PLAZA AMERICA DR. SUITE 200 RESTON, VA 20190	PRELIMINARY PLAN NO. 4-01032 DESIGN SPS DRAFT RPT DATE March 2025 SCALE 1"=50'	SITE PLAN NO. SGP-501 SHEET 24 OF 27 DATE March 2025 FILE NO. 31-111-22.2 D
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M.N.C.P.P.C. Prince George's County Planning Department Environmental Planning Section		
APPROVAL		
TREE CONSERVATION PLAN		
TCP II/ 94 / 04		
Approved by		
01	K. FINCH	8/7/05
02	K. FINCH	10/7/10
03	K. FINCH	8/12/14
04	<i>V. Finch</i>	8/28/16
05	<i>K. Finch</i>	1/03/15
06		

TREE CONSERVATION PLAN CERTIFIED BY:

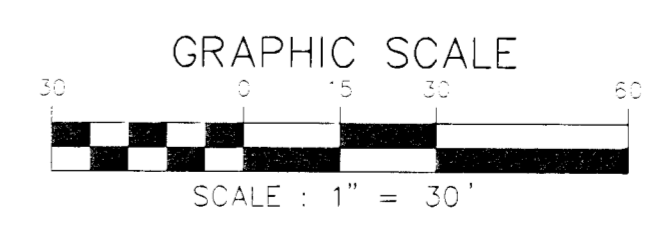
8/10/15 *David P. Stewart*

Date: 8/10/15

Signature: David P. Stewart

MD Registered Landscape Architect #512

Seal not valid without signature



LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS:

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TCP II - 94-04 - LANDBAY 'Q'

OAK CREEK CLUB

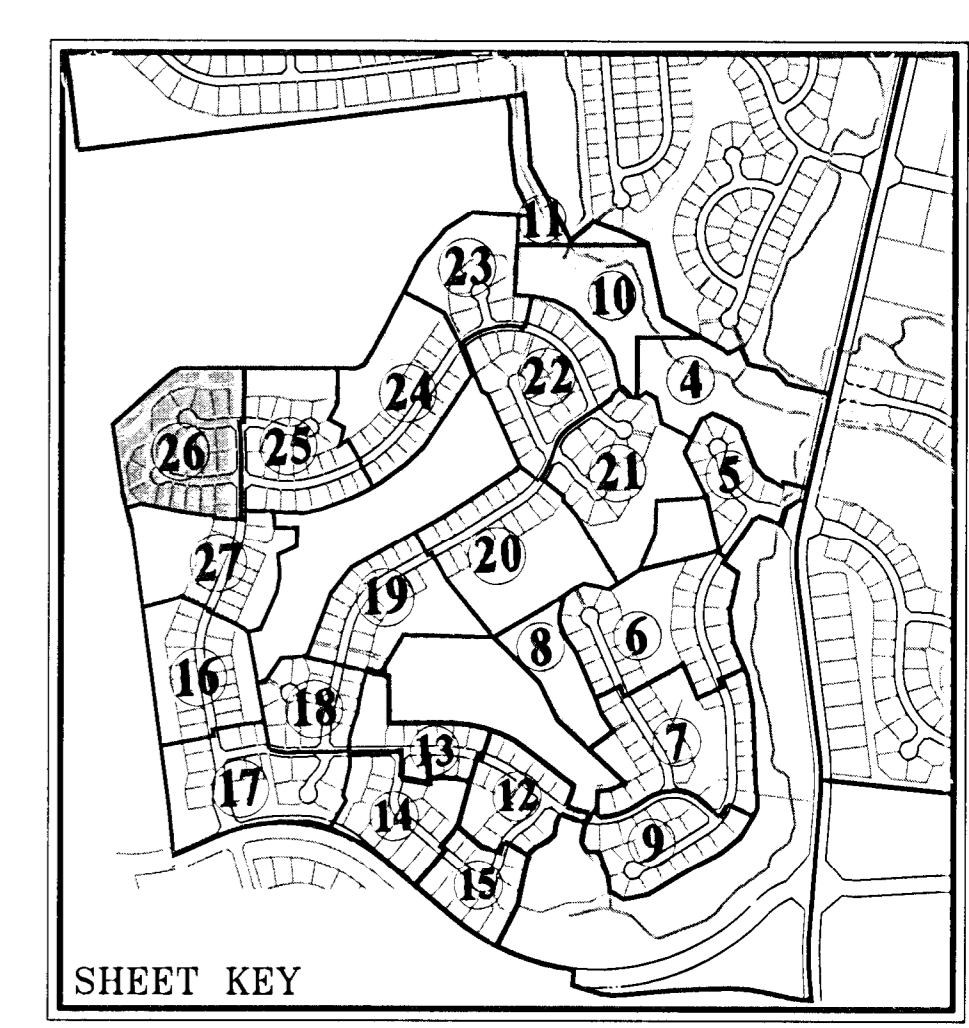
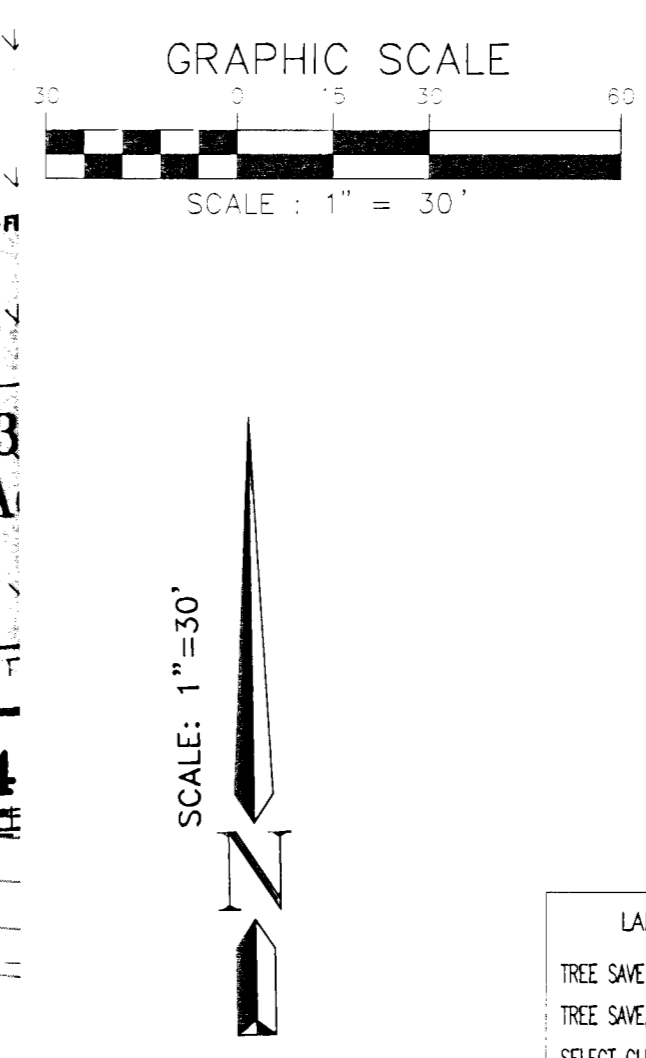
QUEEN ANNE (7th) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

CPI Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1351 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone: (301) 424-7000 E-mail: cpj@cpj.com Fax: (301) 424-9294
FREDERICK, MD FAIRFAX, VA

CLIENT:	NYRMS CAVALIER OAK CREEK OWNER, LLC 1300 PLAZA AMERICA DR. SUITE 200 RESTON, VA 20190	PRELIMINARY PLAN NO:	4-02052	SITE PLAN NO:	SDP-1501
DESIGN:	SPS	DATE:	March 2015	SHEET:	25
DRAFT:	RPI	SCALE:	1"=30'	OF:	27
FILE NO.:	31-111-22.2 D				

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- TCP-2 LEGEND**
- LOCATION OF WETLANDS
 - LOCATION OF WATERS OF THE USA
 - FOREST SAVE AREA (WOODLAND CONSERVATION CREDIT)
 - EXISTING TREE LINE
 - PROPOSED TREE LINE
 - DISTURBED AREAS CONVERTED TO SCRUB/SHRUB AREA
 - UPLAND AFFORESTATION/REFORESTATION
 - BOTTOM LAND AFFORESTATION/REFORESTATION
 - LARGE STOCK AFFORESTATION/REFORESTATION
 - FOREST CLEAR AREA
 - SELECT CLEAR/TREE SAVE AREA FOREST TO BE SAVED ON LOTS BUT COUNTED AS CLEARED
 - WETLAND MITIGATION AREA
 - WOODLAND CONSERVATION SIGN
 - REFORESTATION/AFFORESTATION SIGN
 - POST-TYPE TREE PROTECTION SIGN
 - EXISTING 100' YEAR FLOODPLAIN
 - 25' 100' YEAR FLOODPLAIN BRL
 - 25' WETLAND BUFFER
 - LIMIT OF DISTURBANCE
 - PATIENT MANAGEMENT AREA BUFFERS
 - TREE PROTECTION FENCE - TEMPORARY
 - TREE PROTECTION FENCE - PERMANENT (SPRIT PAINTED) SEE SHEET 2

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M.N.C.P.C.
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN

TCP II / 94 / 04		
Approved by		
01	K. FINCH	8/7/05
02	K. FINCH	10/7/10
03	K. FINCH	8/12/14
04	<i>K. Finch</i>	8/24/15
05		1/09/15
06		

TREE CONSERVATION PLAN CERTIFIED BY:

Sarah Stewart
Date: 8/10/15
Sara P. Stewart, PLA, ASLA
MD Registered Landscape Architect #812
Seal not valid without signature

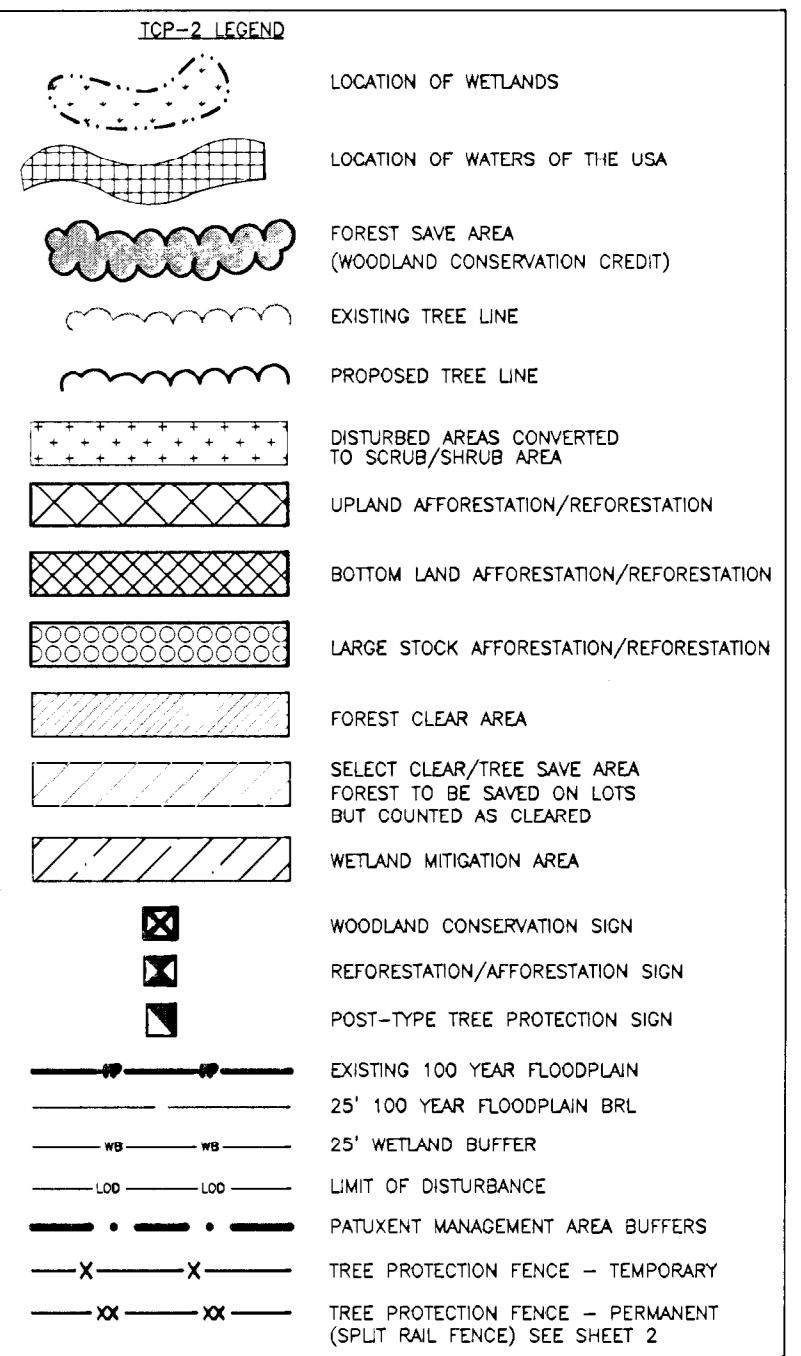
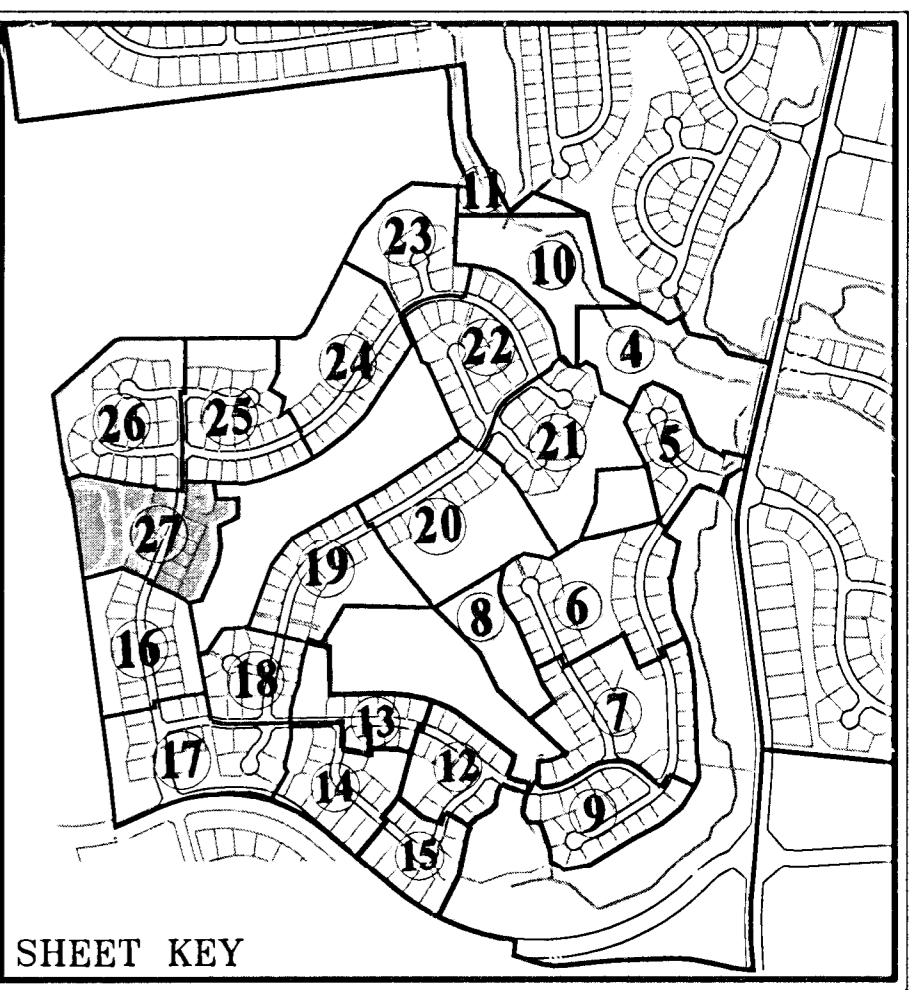
TCP II - 94-04 - LANDBAY 'Q'
OAK CREEK CLUB
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Phone: (301) 434-7000 E-mail: info@cpi.com Fax: (301) 434-2094
FREDERICK, MD FAIRFAX, VA

CLIENT: NVA MS CAVALIER OAK CREEK OWNER LLC UNION PLAZA AMERICA DR. SUITE 310 RESTON, VA 20190	PRELIMINARY PLAN NO: 4-0002 DESIGN: SPS DRAFT: RFI DATE: March 2015 SCALE: 1"=30'	SITE PLAN NO: SPP-1501 SHEET: 26 OF: 27 FILE NO: 31-111-222 D
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UPDATES/REVISIONS: 1. FOR FINAL REVIEW OR TYPING 04/04-01 SPS
08/24/10: SHEET FOR CIRCULATION OF TCP II/94/04-01 SPS
08/27/15: SHEET FOR CIRCULATION OF SPP-0510-01 SPS



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M.N.C.P.C.
Prince George's County Planning Department
Environmental Planning Section

APPROVAL

TREE CONSERVATION PLAN

TCP II / 94 / 04

Approved by

	K. FINCH	8/7/05
01	K. FINCH	10/7/10
02	K. FINCH	8/12/14
03	<i>K. Finch</i>	<i>8/29/15</i>
04	<i>K. Finch</i>	<i>1/05/15</i>
05		
06		

TCPII - 94-04 - LANDBAY 'Q'
OAK CREEK CLUB
 QUEEN ANNE (7th) ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND

Associates

Charles P. Johnson & Associates, Inc.

PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
 1751 ELSTON ROAD SUITE 500 SILVER SPRING, MARYLAND 20905
 Phone: (301) 484-7800 E-mail: cjohnson@cpi-inc.com Fax: (301) 484-3994

FREDERICK, MD

FAIRFAX, VA

CLIENT: NVR,MS CAVALIER OAK CREEK OWNER, LLC
 1700 PLEASANT AVENUE DR.
 SUITE 200
 RESTON, VA 20190

PRELIMINARY PLAN NO.	SITE PLAN NO.
4-00352	SFP-1501

DISIGN	SFS	SHEET
		27 27

DRAFT	RPT	OF
		27 27

DATE	THRU	FILE NO.
MARCH 2005		31-11-22.2 D

SCALE	DATE	FILE NO.
1"=30'		31-11-22.2 D

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