

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 BUF.
	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

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
The Revision Listed Below Apply to This Sheet

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

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Signature: _____

Title: _____

TREE CONSERVATION PLAN CERTIFIED BY:

Date: 8/10/15

Signature: K. Finch

MD Registered Landscape Architect #612

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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	K. Finch	8/23/15
04	K. Finch	1/15/15
05		
06		

DATE/REVISIONS

DATE	REVISIONS
01/13/05	ISSUED FOR PERMITTING
02/23/05	ADD LANDBAY N TO TOP 94/04
10/15/07	ADD LANDBAY N TO TOP 94/04
08/21/10	REVISION FOR CERTIFICATION OF TOP 94/04-01
08/21/10	SUBMIT FOR CERTIFICATION OF TOP 94/04-01
08/17/15	SUBMIT FOR CERTIFICATION OF SDP-0411-01

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

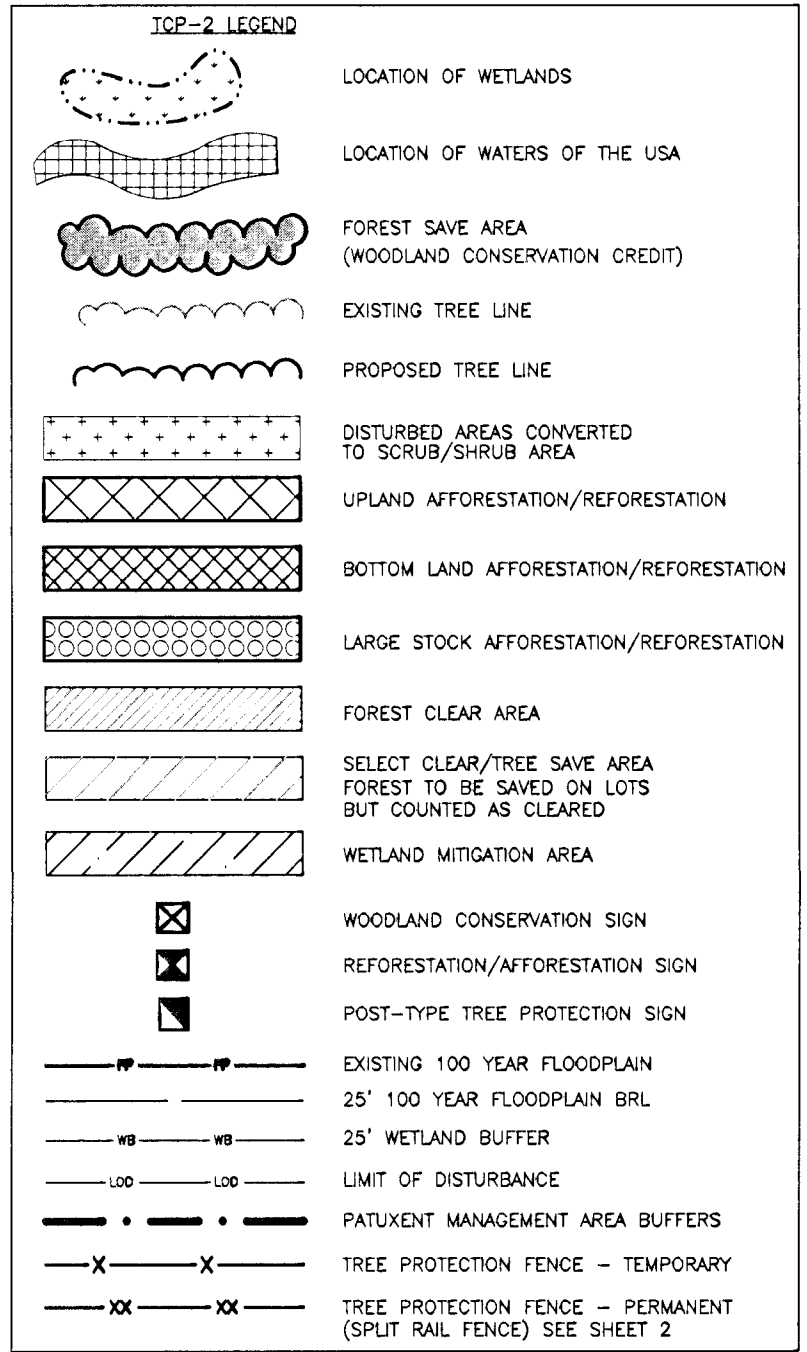
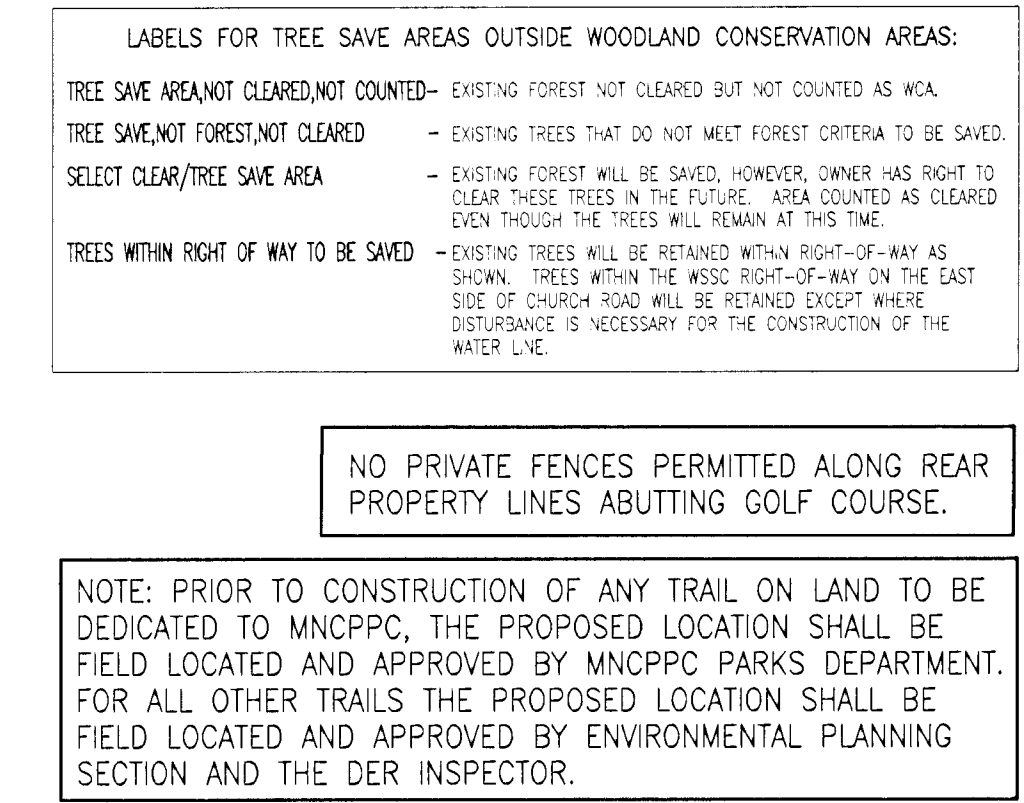
1751 ELTON ROAD SUITE 200 SILVER SPRING MARYLAND 20908

Phone: (301) 434-7000 E-mail: info@cpi.com Fax: (301) 434-0394

FREDERICK, MD FAIRFAX, VA

CLIENT:	NVR MS CAVALIER OAK CREEK OWNER, LLC 1000 FLAZA AMERICA DR. SUITE 300 RESTON, VA 20190	PRELIMINARY PLAN NO:	4-0002	SITE PLAN NO:	SDP-0411
DISION:	SPS	SHEET:			
DRAFT:	RH	4			
DATE:	OCT 2007	OF:			
SCALE:	1"=30'	FILE NO.:			31-III-22.2 D

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TREE CONSERVATION PLAN CERTIFIED BY:

Sallie P. Stewart

Date: 8/18/15

Sallie P. Stewart, RLA, ASLA
MD Registered Landscape Architect #612

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STATE OF MARYLAND
JAMES H. PHILLIPS
HONORABLE CHIEF EXECUTIVE OFFICER
LANDSCAPE ARCHITECTS BOARD
#12

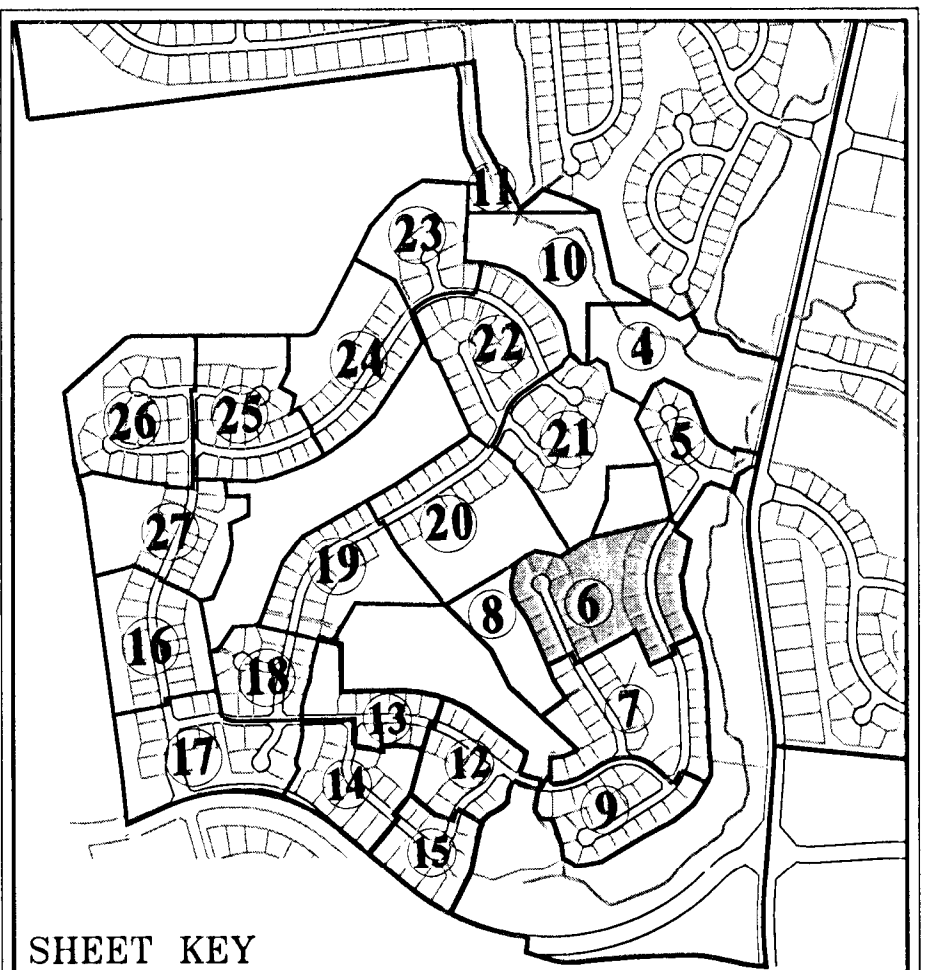
M.N.C.P.P.C.
 Prince George's County Planning Department
 Environmental Planning Section

APPROVAL
 TREE CONSERVATION PLAN

TCP II/ 94 / 04

Approved by		
	KIM FINCH	08/07/05
01	KIM FINCH	10/07/10
02	KIM FINCH	08/12/14
03	<i>[Signature]</i>	2/24/15
04	<i>[Signature]</i>	1/5/15
05		
06		

TCP 11- 94 - 04 - LANDBAY 'M'
OAK CREEK CLUB
 QUEEN ANNE (7th) ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND



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M.N.C.P.C. APPROVALS			
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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
02 K. FINCH	10/7/10
03 K. FINCH	8/12/14
04 K. FINCH	1/9/15
05	
06	

TREE CONSERVATION PLAN CERTIFIED BY:

8/16/15 *David P. Stewart*

Date: 8/16/15

Soile P. Stewart, RLA, ASLA

MD Registered Landscape Architect #912

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

171 ELTON ROAD SUITE 200 SILVER SPRING, MARYLAND 20910

Phone: 202-458-7200 E-mail: cpi@cpia.com Fax: 202-458-7200

FREDERICK, MD FAIRFAX, VA

CLIENT: NVR AS CAVALIER OAK CREEK OWNER, LLC	PRELIMINARY PLAN NO. 4-0032	SITE PLAN NO. SDP-0411
17100 PLAZA AMERICA DR. SUITE 200 RESTON, VA 20190	DESIGN SPS	SHEET 6
	DRAFT RPT	27
	DATE OCT. 2007	OF
	SCALE 1"=50'	FILE NO. 31-111-222 D

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GRAPHIC SCALE

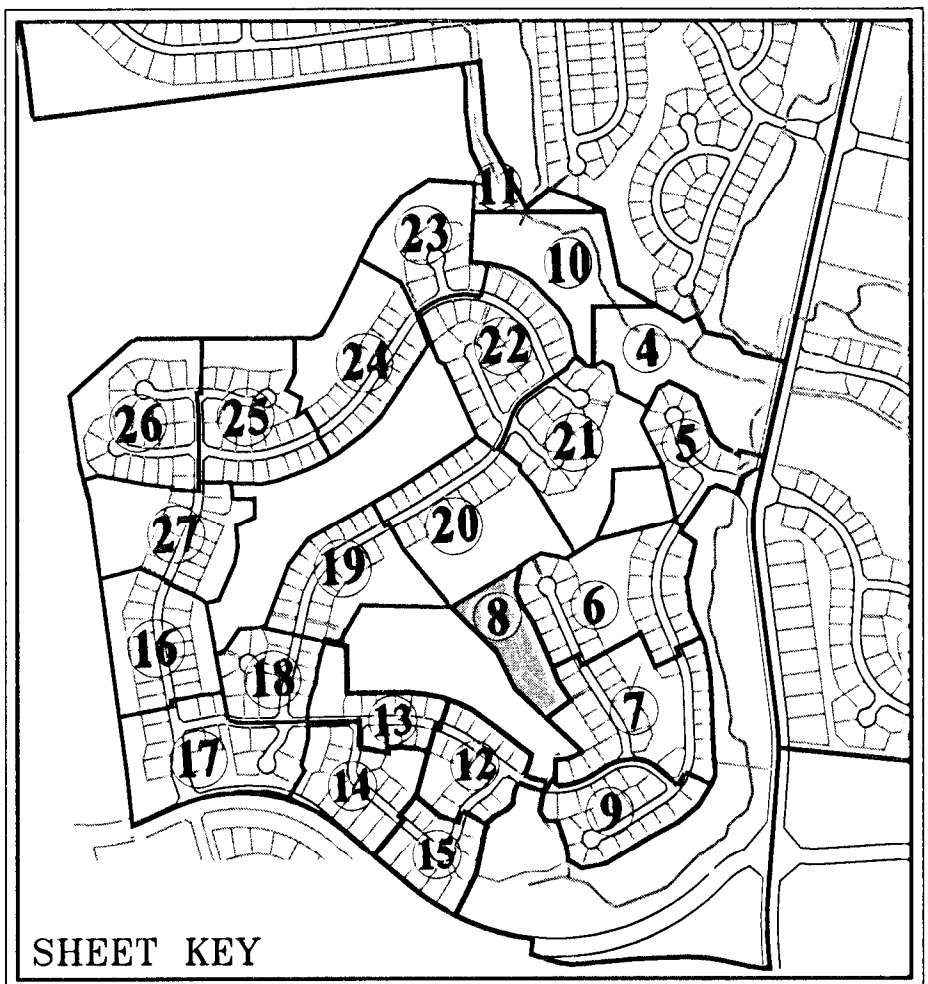
SCALE: 1" = 30'

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 AREAS NOT CLEARED (NOT COUNTED)	EXISTING FOREST NOT CLEARED BUT NOT COUNTED AS MCA
TREE SAVE AREAS NOT CLEARED	EXISTING FOREST THAT DO NOT MEET FOREST CRITERIA TO BE SAVED
SELECT CLEAR/TREE SAVE AREA	EXISTING FOREST 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 EAST SIDE OF COURSE ROAD WILL BE RETAINED EXCEPT WHERE DISTURBANCE IS NECESSARY FOR THE CONSTRUCTION OF THE WATER LINE



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	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 Listed Below Apply to this Sheet		
Approval or Revision #	Approval Date	Reviewer's Signature
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 K. FINCH	8/12/14	
04 <i>[Signature]</i>	9/29/15	
05 <i>[Signature]</i>	1/5/15	
06		

TREE CONSERVATION PLAN CERTIFIED BY:

[Signature] *[Signature]*

Date: 8/18/15

Seal not valid without signature

REVISE/REVISIONS	DATE	BY	REASON
01	8/18/15	SPS	ADDITIONAL COMMENTS
02	10/7/10	SPS	ADDITIONAL COMMENTS
03	8/12/14	SPS	ADDITIONAL COMMENTS
04	9/29/15	SPS	ADDITIONAL COMMENTS
05	1/5/15	SPS	ADDITIONAL COMMENTS
06		SPS	ADDITIONAL COMMENTS

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

1751 ELTON ROAD SUITE 500 SILVER SPRING, MARYLAND 20903

Phone: 301-584-7000 E-mail: cpi@cpia.com Fax: 301-584-8994

FREDERICK, MD FAIRFAX, VA

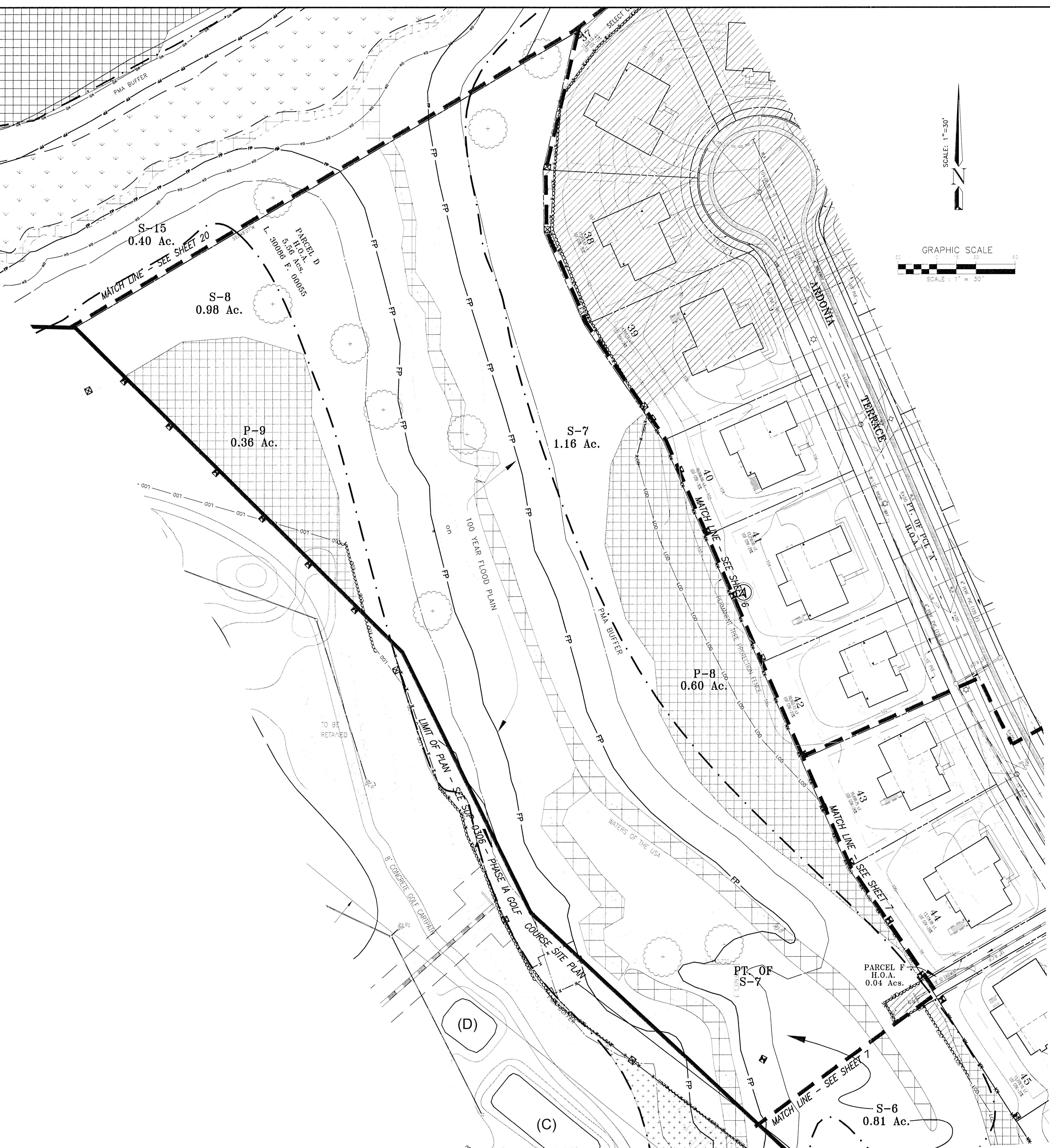
CLIENT:	PRELIMINARY PLAN NO:	SITE PLAN NO:
NVR HAS CAVALIER OAK CREEK OWNER, LLC 11700 PLAZA AMERICA DR. SUITE 200 RESTON, VA 20190	4-0002	SDP-0411
DESIGN SPS	DRAFT RJS	SHEET 8
DATE OCT 2007	SCALE 1"=50'	FILE NO: 31-III-22.2 D

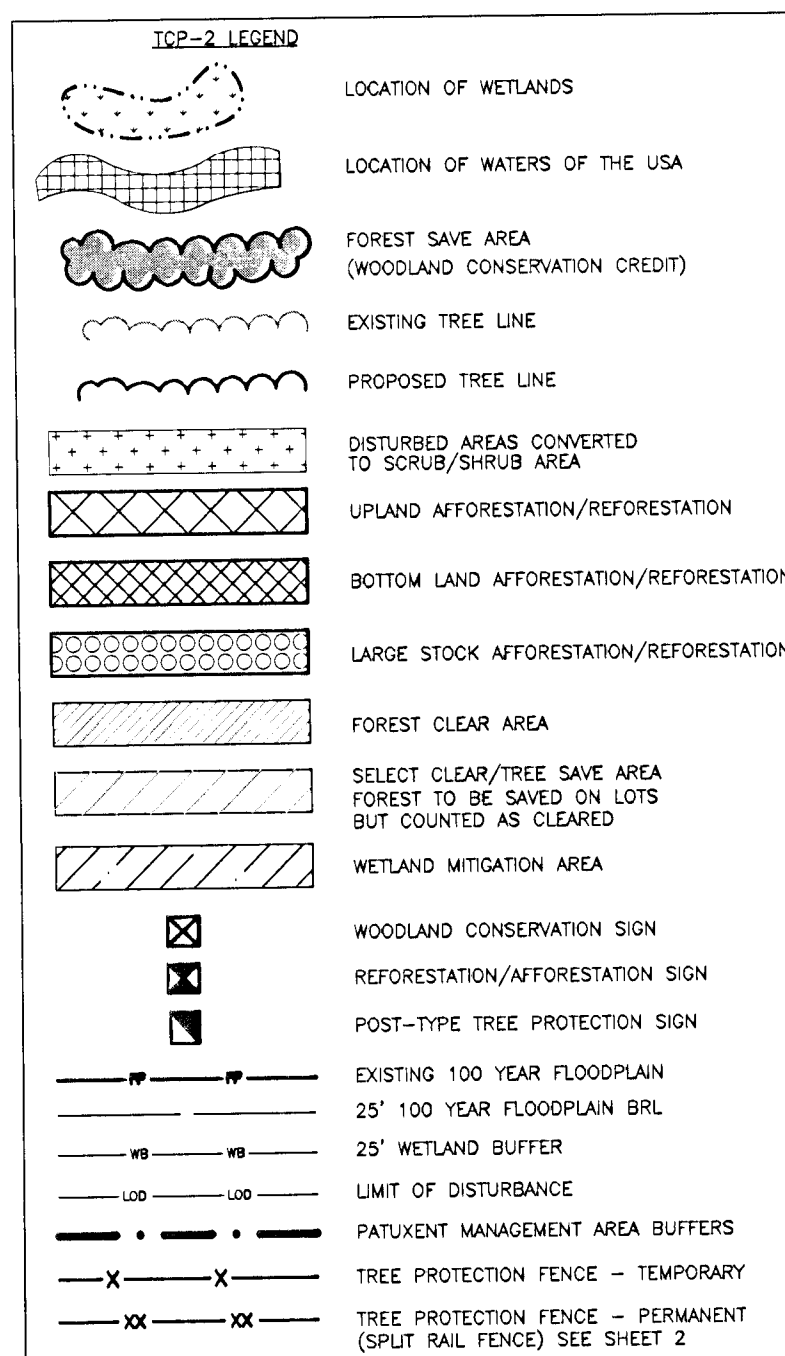
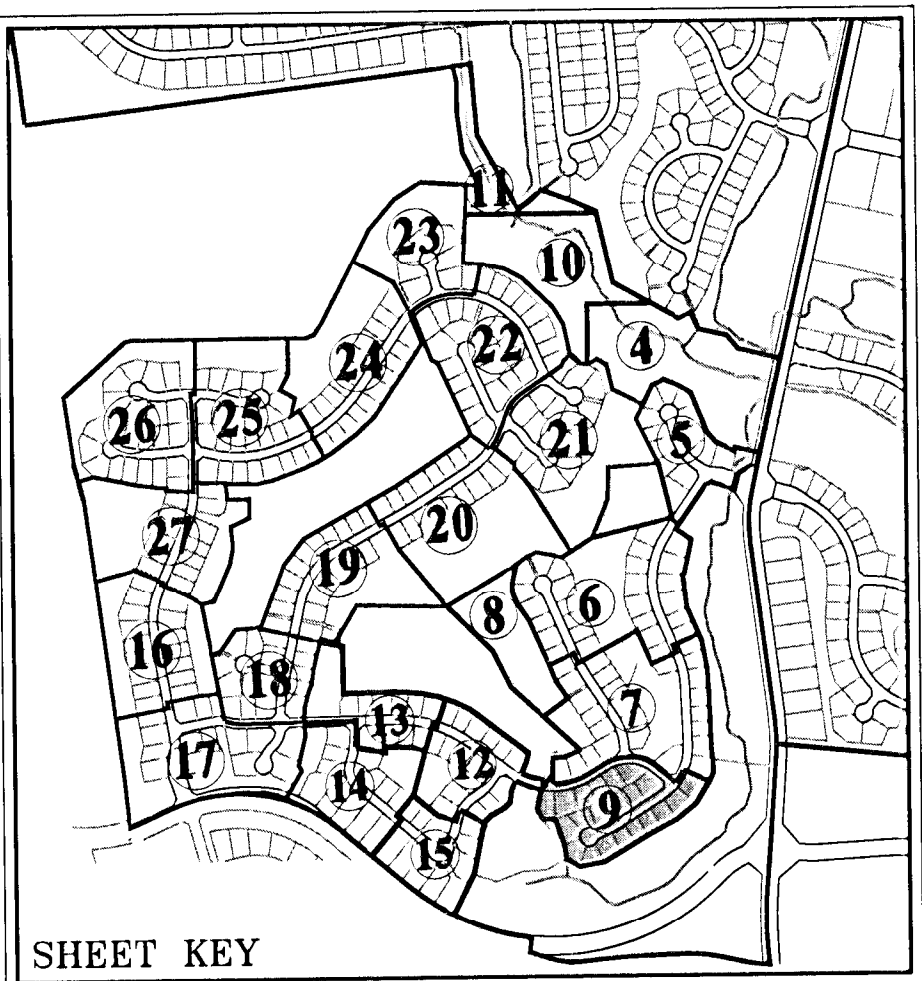
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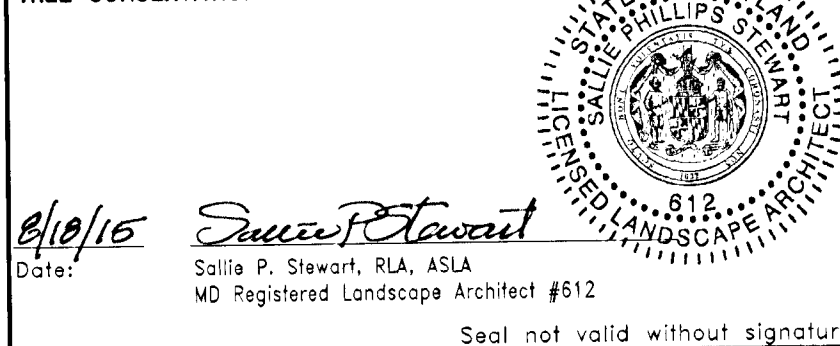
LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS:	
TREE SAVE AREAS NOT CLEARED/NOT COUNTED	EXISTING FOREST NOT CLEARED BUT NOT COUNTED AS WCA
TREE SAVE/NOT FOREST/NOT CLEARED	EXISTING TREES THAT DO NOT MEET FOREST CRITERIA TO BE SAVED
SELECT CLEAR/TREE SAVE AREA	EXISTING FOREST WILL BE SAVED, HOWEVER, OWNER HAS RIGHT TO CLEAR 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 AS 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.



[illegible]

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>	<i>8/24/11</i>
04	<i>K. Finch</i>	<i>1/5/15</i>
05		
06		

TREE CONSERVATION PLAN CERTIFIED BY:



TCR# 04-04- 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) 434-7000 E-mail: css@cpija.com Fax: (301) 434-9394

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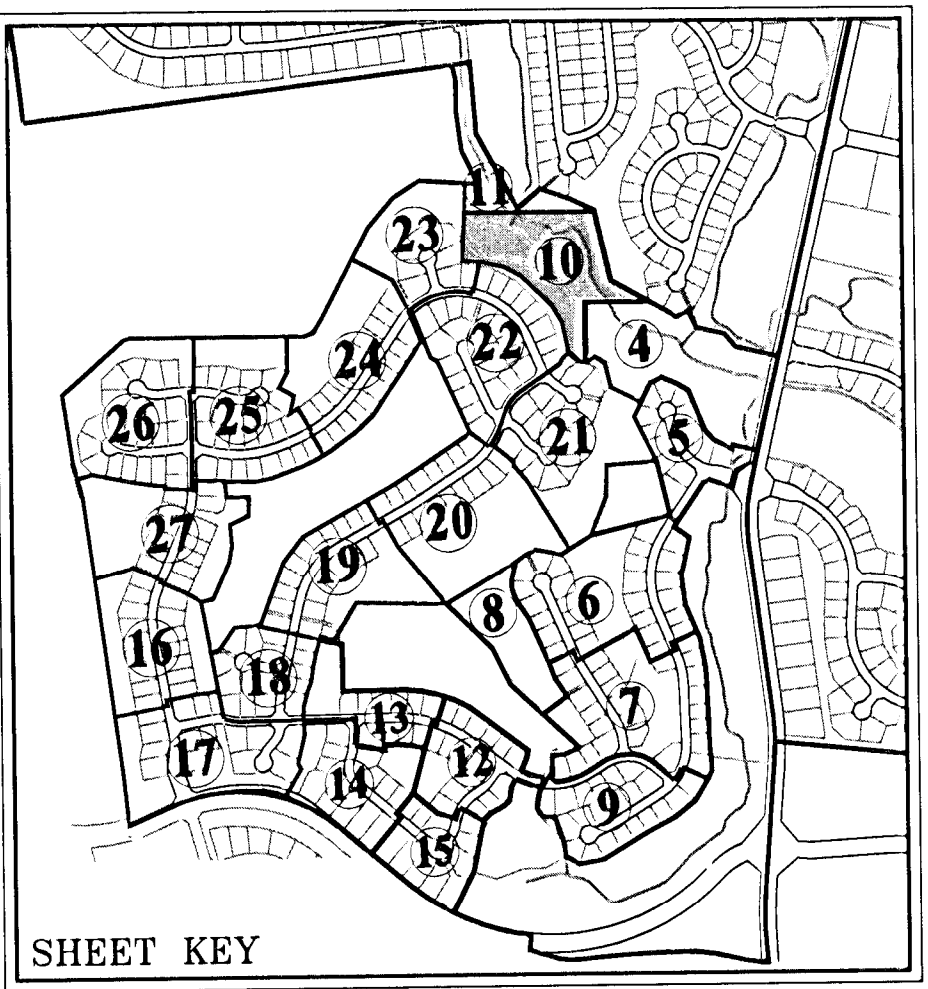
(CLIENT: NVRMS CAVALIER OAK CREEK OWNER, LLC 1700 PLAZA AMERICA DR SUITE 300 RESTON, VA 20190	PRELIMINARY PLAN NO: 4-00022	SITE PLAN NO: SDP-041
	DESIGN SPS	SHEET 9
	DRAFT RFL	2
	DATE OCT. 2007	OF 2
	SCALE 1"=50'	FILE NO: 31-11-222. D
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Labels for tree save areas outside woodland conservation areas:

tree save area not cleared/not counted-	- existing forest not cleared but not counted as 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
trees within right of way to be saved	- existing trees will be retained within right-of-way as shown. Trees within the WSSG 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.



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	DISTURBED AREAS CONVERTED TO SCULPTURAL WOOD
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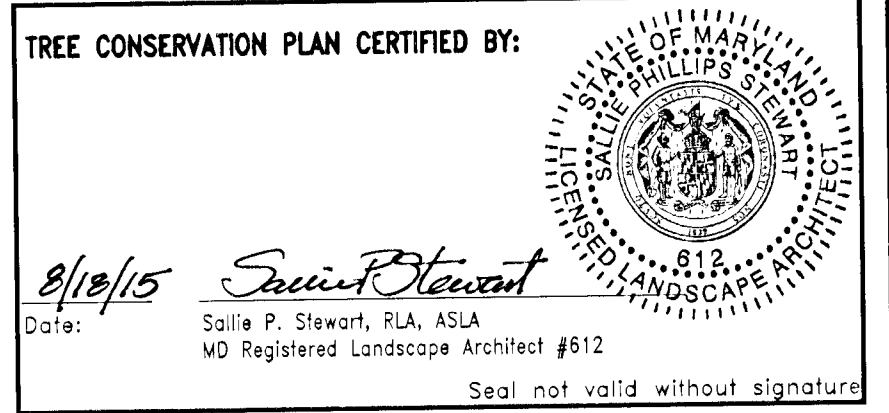
M.N.C.P.P.C. APPROVALS			
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01	11-13-05	RUTH GROVER	08-10-05
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TCP II/	94	/	04
Approved by			
01	K. FINCH	8/7/05	
02	K. FINCH	10/7/10	
03	K. FINCH	8/12/14	
04	<i>[Signature]</i>	8/24/15	
05		7/5/18	
06			

DATE: 8/10/15

[Signature]

Seal not valid without signature



TCP II- 94 - 04 - LANDBAY 'M'

OAK CREEK CLUB

QUEEN ANNE (7th) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.

PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

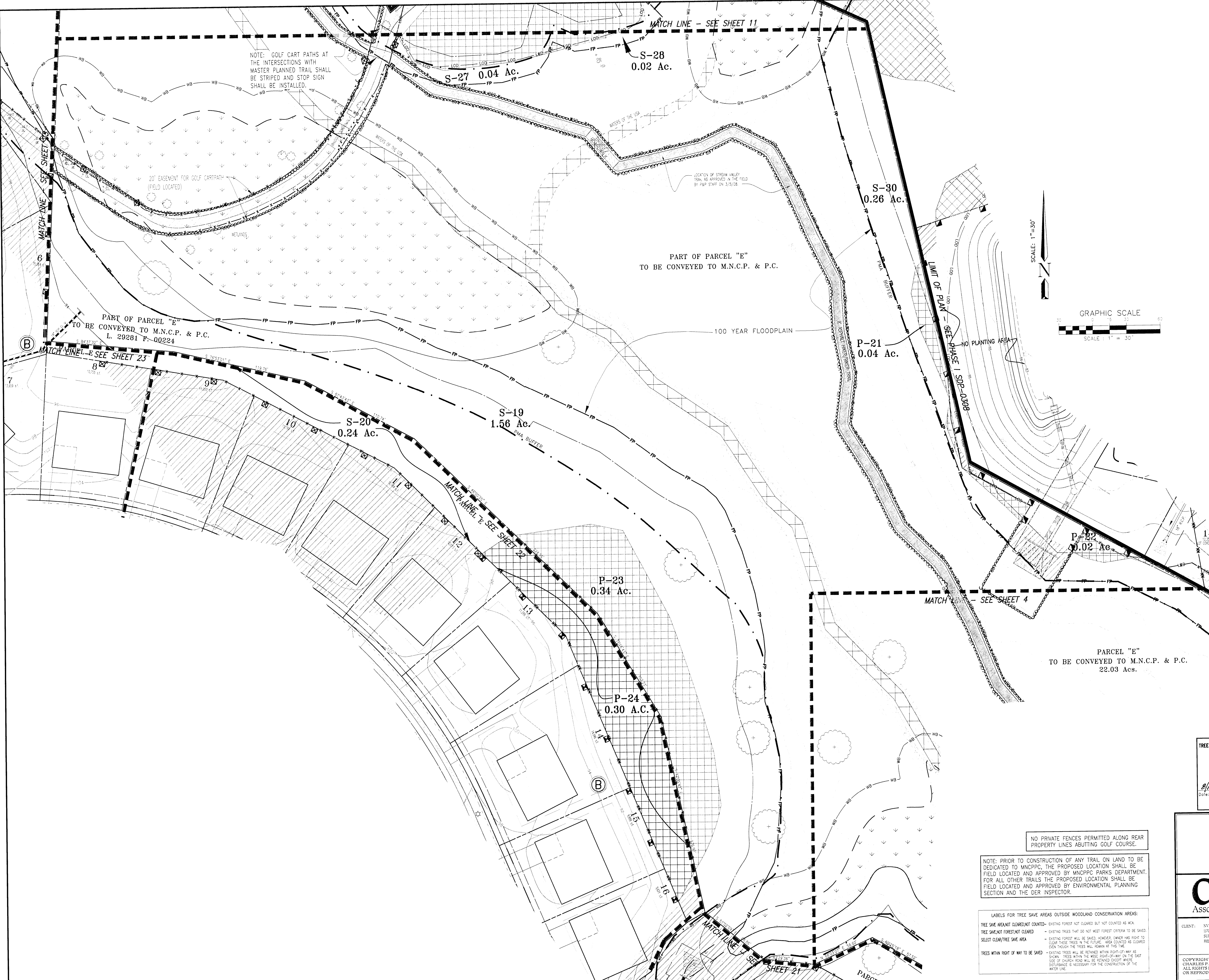
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903

Phone: (301) 434-7000 E-mail: cpj@cpja.com Fax: (301) 434-9094

FREDERICK, MD FAIRFAX, VA

CLIENT: NYR AS CAVALIER OAK CREEK OWNER, LLC 1700 PLAZA AMERICA DR. RESTON, VA 20190	PRELIMINARY PLAN NO: 4-01002	SITE PLAN NO: SDP-0411
DESIGN: SPS	SHEET: 10	27
DRAWN: RPI	DATE: OCT 2007	FILE NO: 31-111-22.2 D
SCALE: 1"=30'		

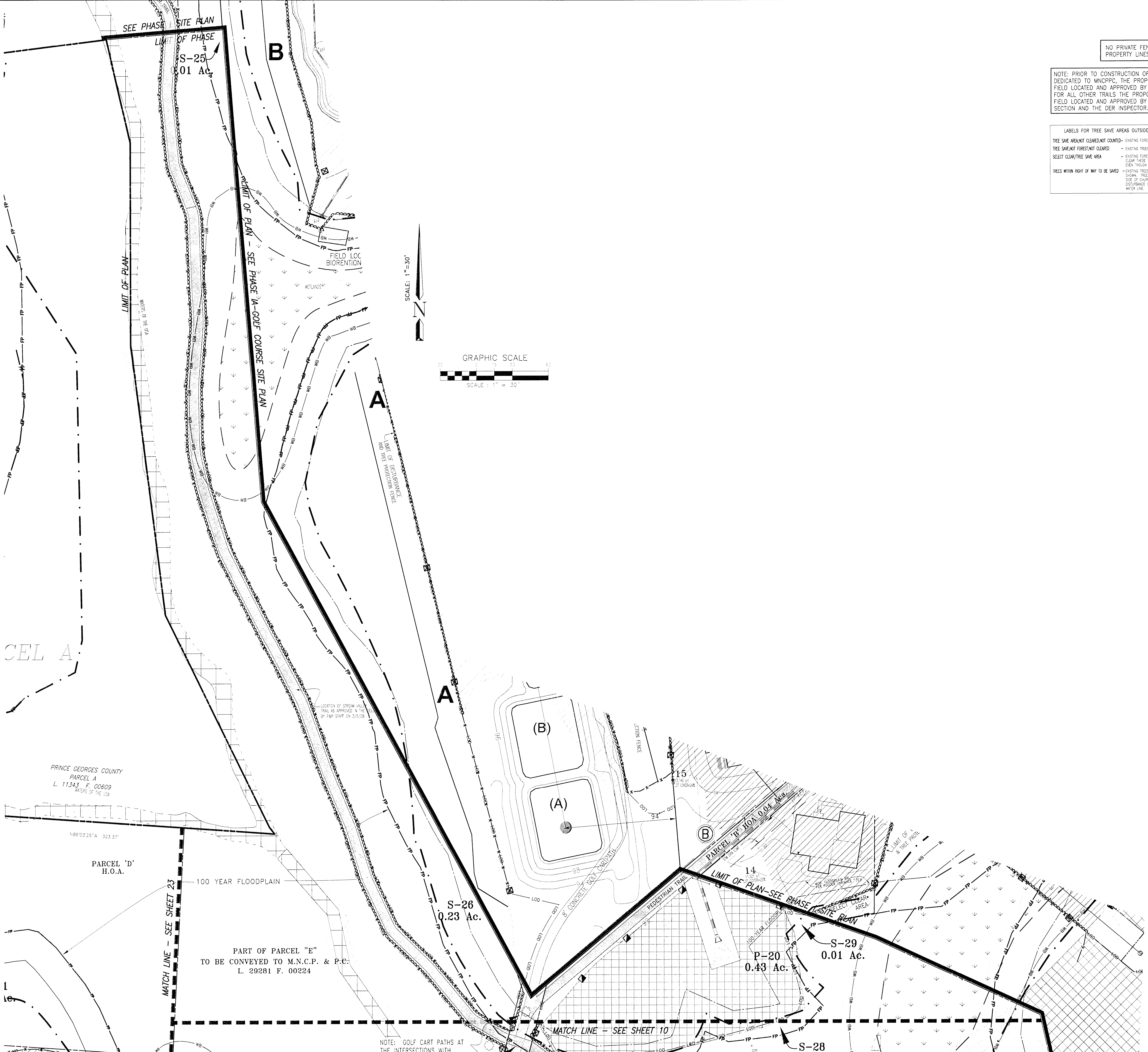
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TREE SAVE AREA NOT CLEARED/COUNTED	- EXISTING FOREST NOT CLEARED BUT NOT COUNTED AS WCA
TREE SAVE/NOT FOREST/NOT CLEARED	- EXISTING FOREST THAT DO NOT MEET FOREST CRITERIA TO BE SAVED
SELECT CLEAR/TREE SAVE AREA	- EXISTING FOREST WILL BE SAVED, HOWEVER, 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 WOOD RIGHT-OF-WAY ON THE EAST SIDE OF CUL-DE-SAC ROAD WILL BE RETAINED EXCEPT WHERE DISTURBANCE IS NECESSARY FOR THE CONSTRUCTION OF THE WATER LINE



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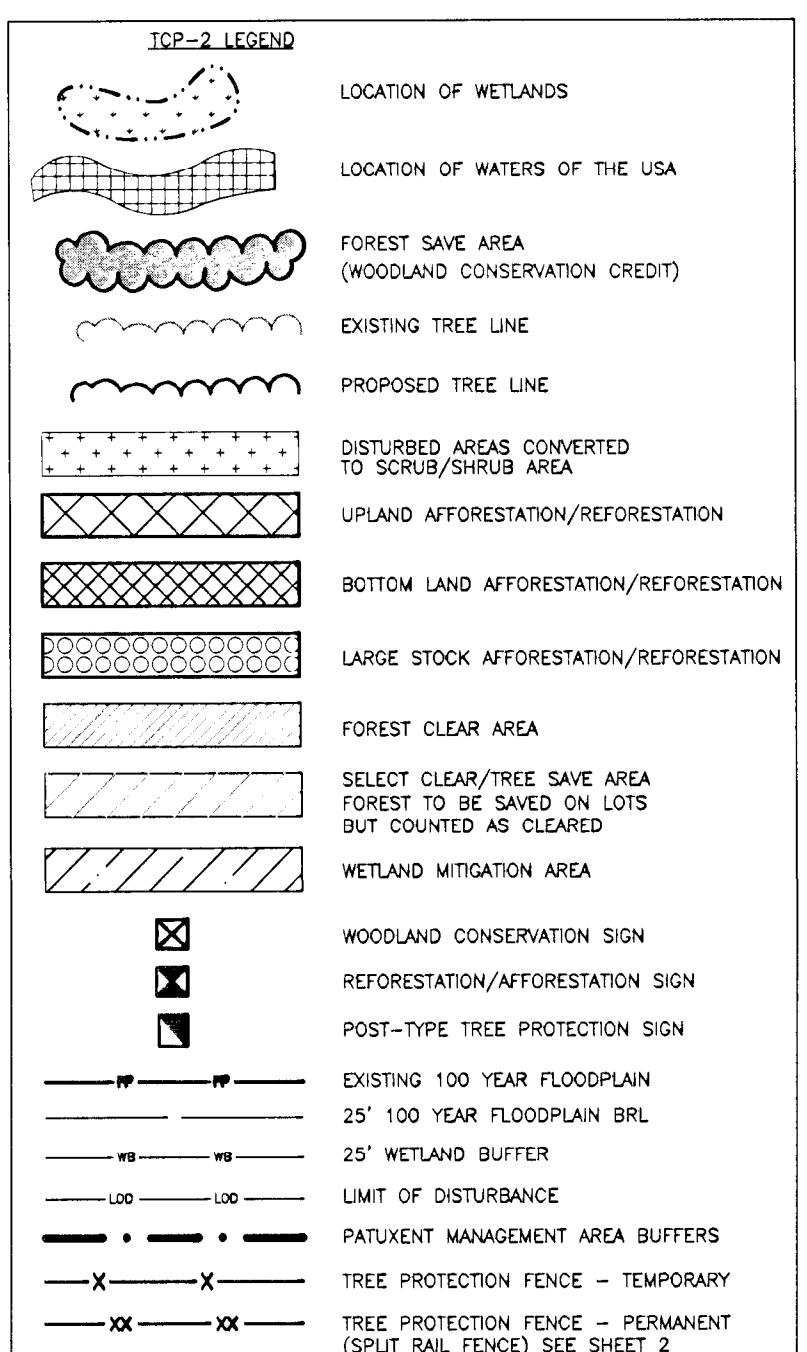
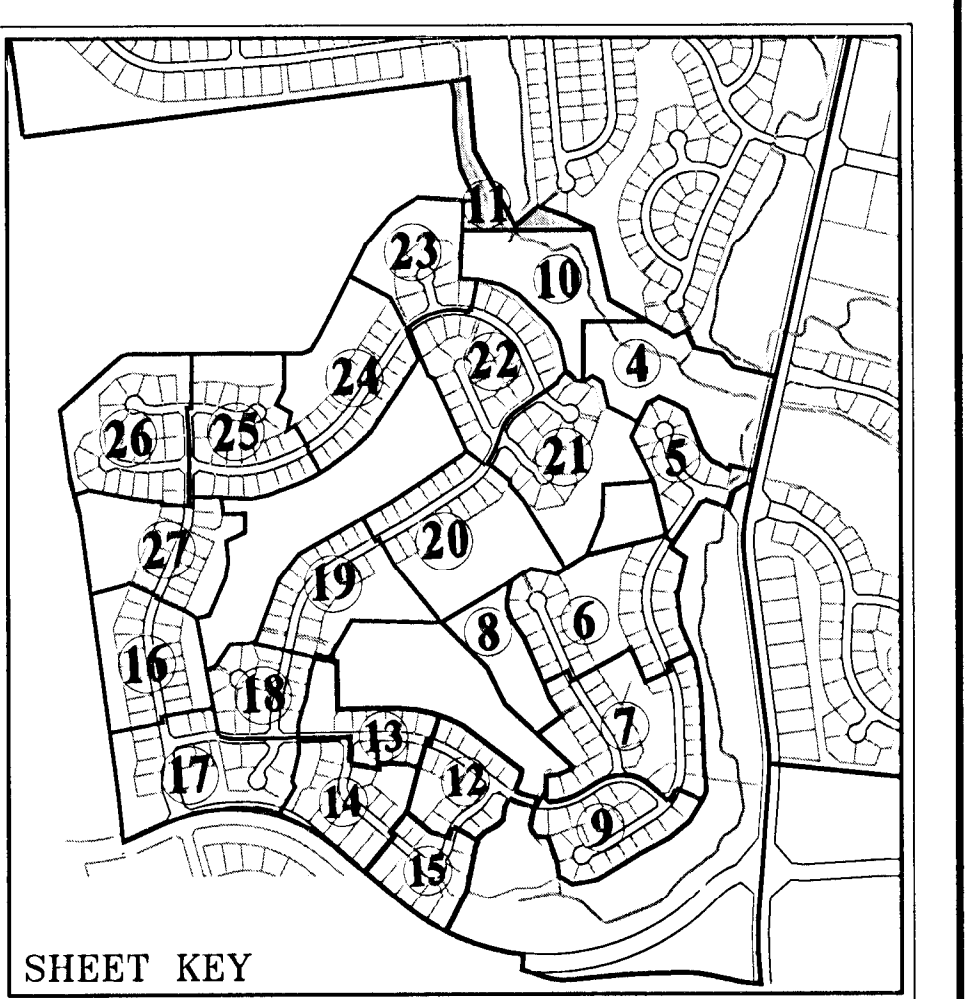
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M.N.C.P.C. APPROVALS

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	Approval Date
K. FINCH	8/7/05
01 K. FINCH	10/7/10
02 K. FINCH	8/12/14
03 K. Finch	8/24/15
04 K. Finch	1/5/17
05	
06	

TREE CONSERVATION PLAN CERTIFIED BY:

Date: 8/10/10

Signature: *Seamus P. Stewart*

Seamus P. Stewart, R.L.A., A.S.L.A.
MD Registered Landscape Architect #512

Seal not valid without signature

DATE	REVISION	DESCRIPTION	BY	CHKD
08/10/05	01	ADDITIONAL TREE SAVED	SPS	SPS
10/07/10	02	ADDITIONAL TREE SAVED	SPS	SPS
08/12/14	03	ADDITIONAL TREE SAVED	SPS	SPS
08/24/15	04	ADDITIONAL TREE SAVED	SPS	SPS
01/05/17	05	ADDITIONAL TREE SAVED	SPS	SPS

TCP II- 94 - 04 - LANDBAY 'M'

OAK CREEK CLUB

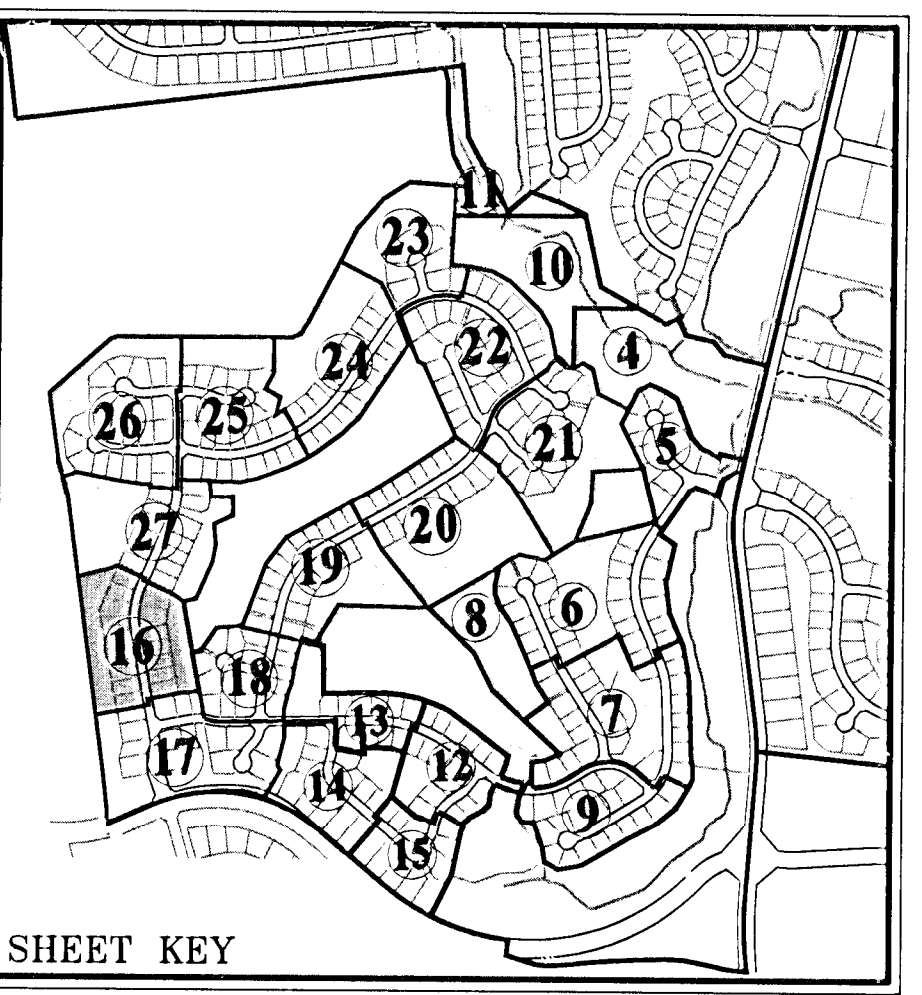
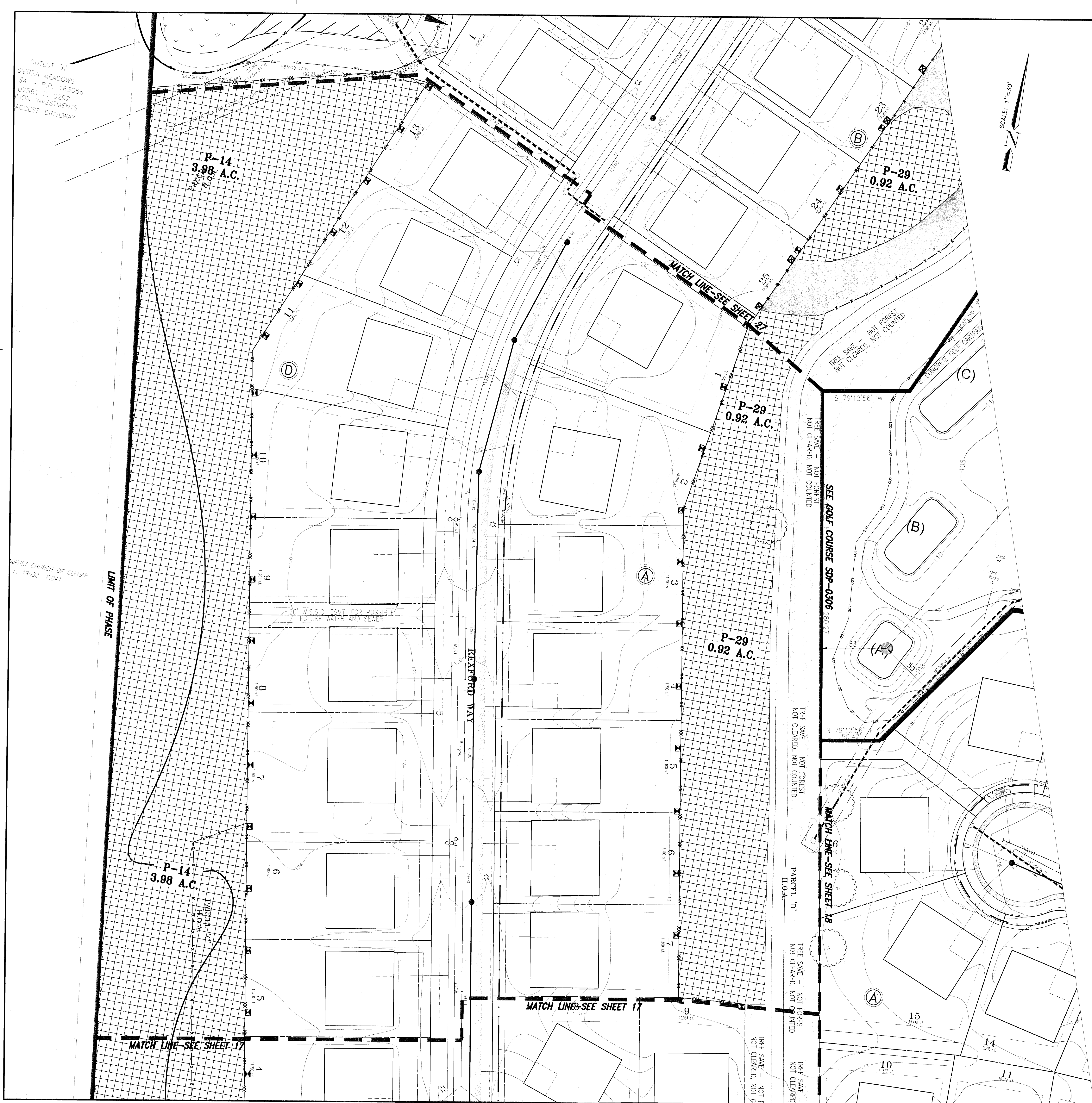
QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPI Associates Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
175 ELTON ROAD, SUITE 300, SILVER SPRING, MARYLAND 20903
Phone: (202) 434-7000 E-mail: info@cpi.com Fax: (202) 434-9294
FREDERICK, MD FAIRFAX, VA

CLIENT:	PRELIMINARY PLAN NO.	SITE PLAN NO.
NVR MS CAVALIER OAK CREEK OWNER, LLC 1700 PLAZA AMERICA DR. SUITE 300 RESTON, VA 20190	4-00026	SDP-0411

DESIGN	DATE	SCALE	SHEET	OF	FILE NO.
SDP	OCT. 2007	1"=50'	11	27	SI-III-222.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 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 BUFFER
	25' WETLAND BUFFER
	LIMIT OF DISTURBANCE
	PATUXENT 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.

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:
- TREE SAVE AREAS NOT CLEARED/NOT COUNTED - EXISTING FOREST NOT CLEARED BUT NOT COUNTED AS WSA
- EXISTING FOREST 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 THE TIME.
- EXISTING TREES WILL BE RETAINED WITHIN RIGHT-OF-WAY AS SHOWN. TREES WITHIN THE WISG 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.

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	DATE
01	K. FINCH	8/7/05
02	K. FINCH	10/7/10
03	K. FINCH	8/12/14
04		4/24/15
05		7/8/15
06		

TREE CONSERVATION PLAN CERTIFIED BY:

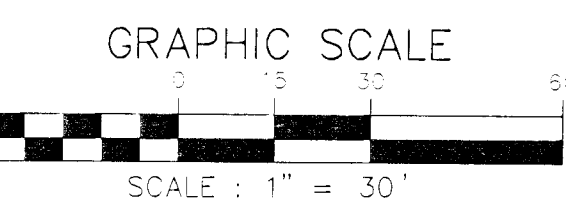
Date: 8/18/15
Sonia P. Stewart, RLA, ASLA
MD Registered Landscape Architect #612
Seal not valid without signature

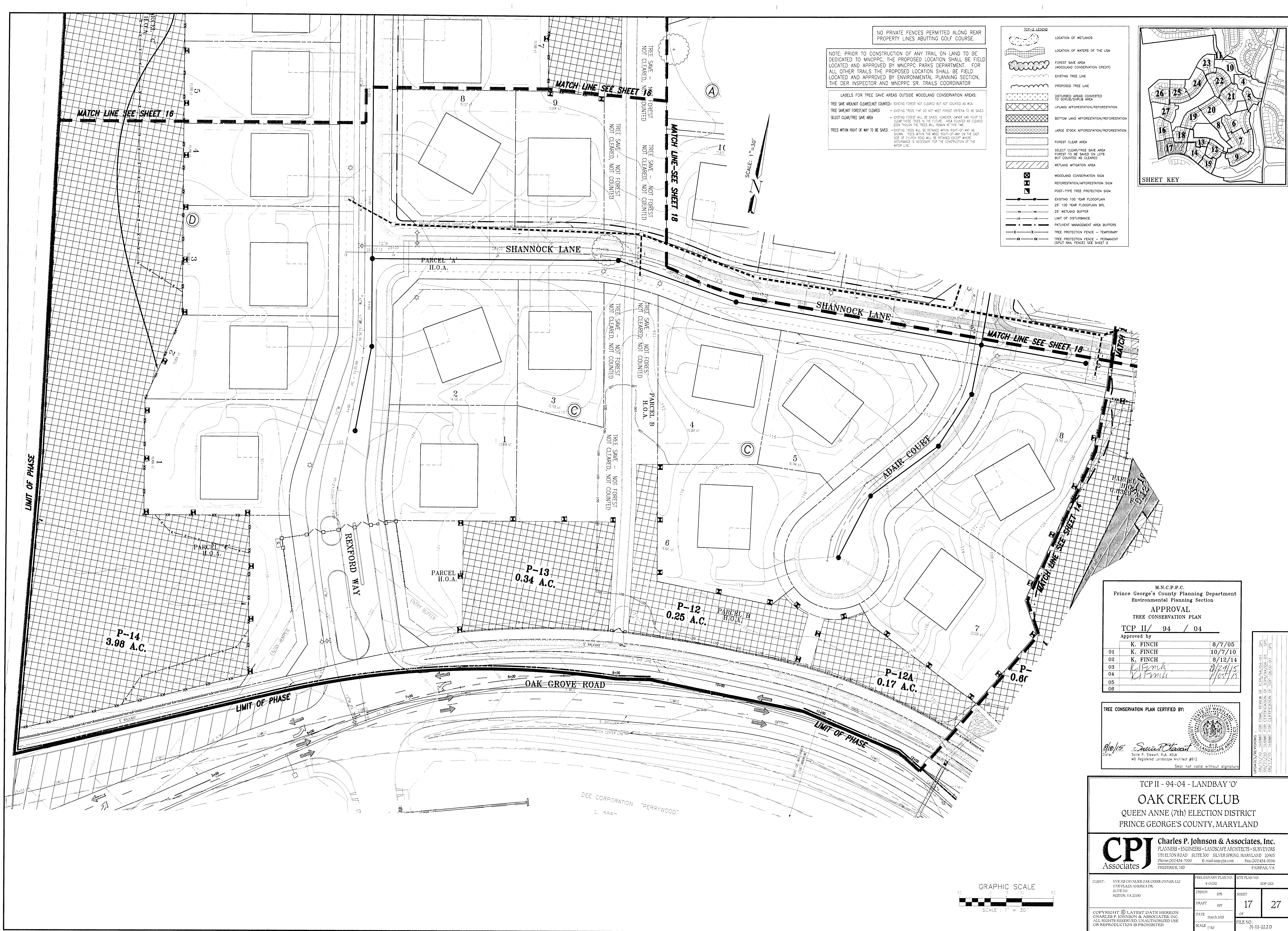
TCP II - 94-04 - LANDBAY 'O'
OAK CREEK CLUB
QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1075 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone: (301) 434-7000 E-mail: cpj@cpj.com Fax: (301) 434-9394
FREDERICK, MD FAIRFAX, VA

CLIENT:		PRELIMINARY PLAN NO.		SITE PLAN NO.	
NVR MS CAVALIER OAK CREEK OWNER, LLC 1100 PLAZA AMERICA DR. SUITE 300 RESTON, VA 20190		4-01352		SDP-1501	
		DESIGN		SPS	SHEET
		DRAFT		RJT	16
		DATE		March 2015	OF
		SCALE		1"=30'	FILE NO.
					SI-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 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:

TREE SAVE AREAS NOT CLEARED, NOT COUNTED - EXISTING FOREST NOT CLEARED BUT NOT COUNTED AS WCA.

TREE SAVE AREAS NOT CLEARED, NOT COUNTED - EXISTING FOREST WILL BE SAVED, HOWEVER, OWNER HAS RIGHT TO CLEAR THESE TREES IN THE FUTURE. AREA CLOUSED 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 MATCH 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

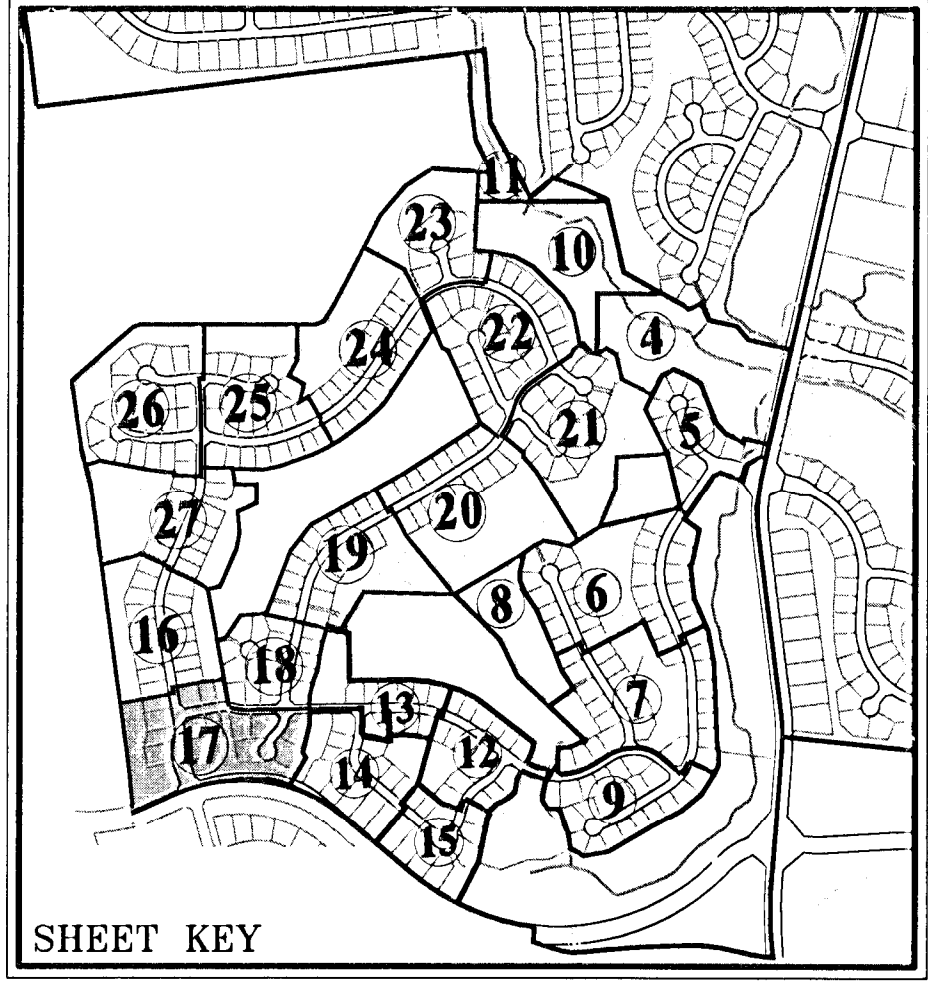
25' WETLAND BUFFER

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
<i>K. Finch</i>	8/29/15
<i>K. Finch</i>	11/05/15

TREE CONSERVATION PLAN CERTIFIED BY:

8/10/15 *Steve P. Stewart*

Steve P. Stewart, R.L.A., A.S.L.A.
MD Registered Landscape Architect #612

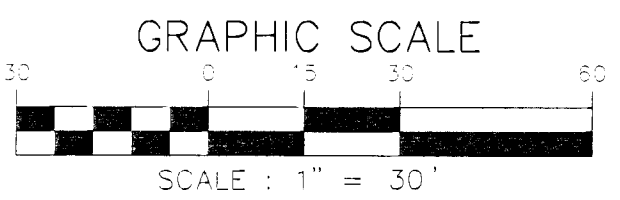
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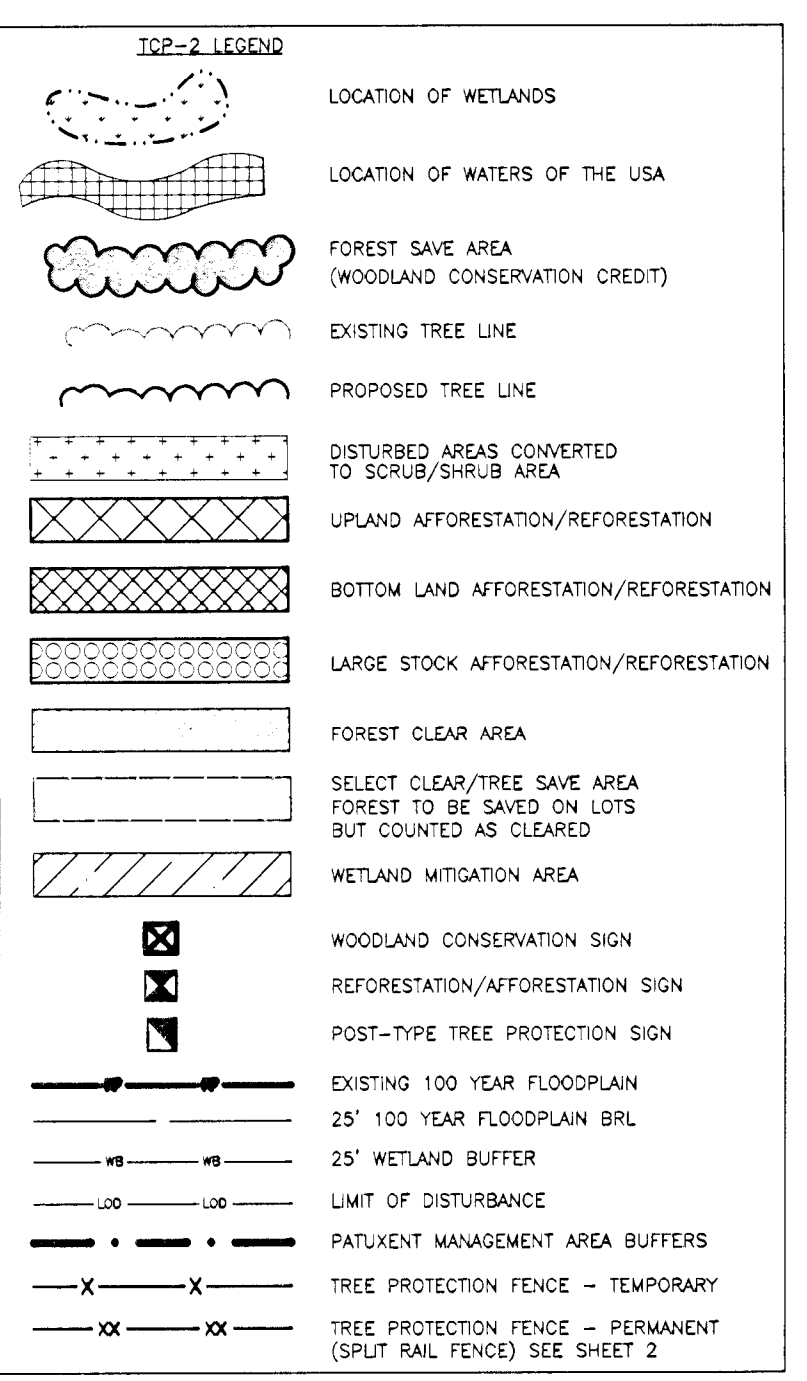
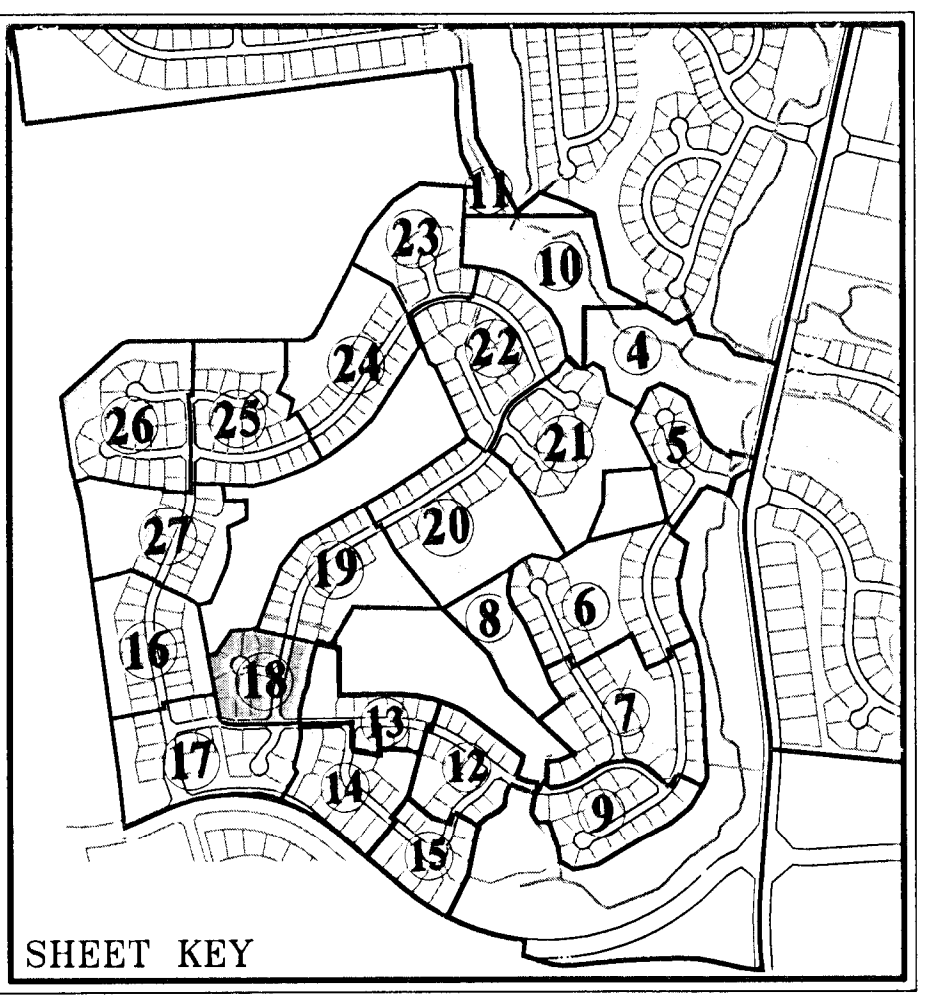
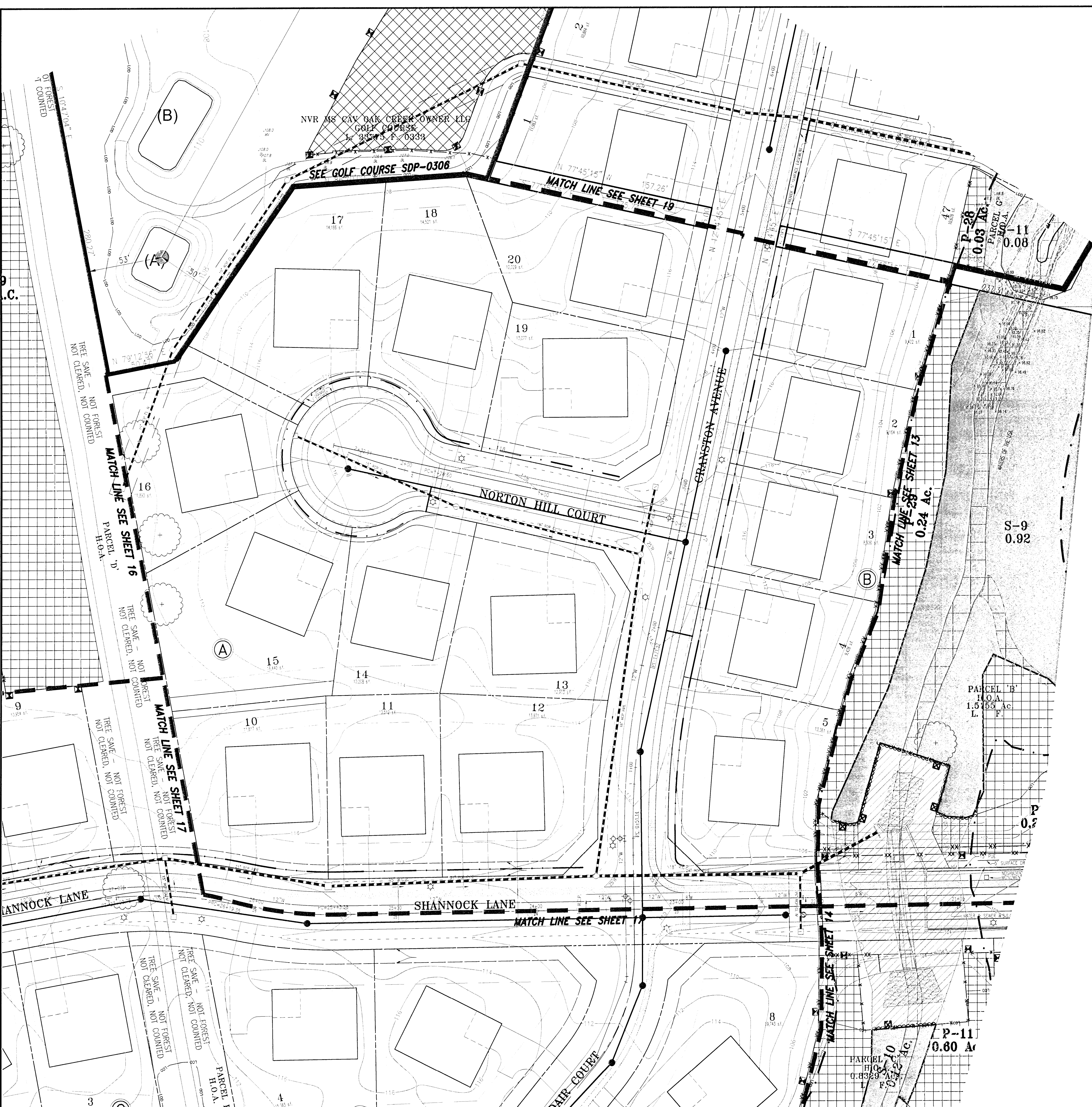
TCP II - 94-04 - LANDBAY 'O'
OAK CREEK CLUB
QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPI Associates Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone: (301) 434-7000 E-mail: cpi@cpia.com Fax: (301) 434-9394
FREDERICK, MD FAIRFAX, VA

CLIENT: NYRHS CAVALIER OAK CREEK OWNER, LLC 10001 PLAZA AMERICA DR. SUITE 300 RESTON, VA 20190	PRELIMINARY PLAN NO: 4-0032 PERSON: SPS DATE: March 2015 SCALE: 1"=30'	SITE PLAN NO: SDP-1501 SHEET: 17 FILE NO: 31-11-222.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 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:

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 WCA AREA COUNTEE AS CLEARED EVEN THOUGH THE TREES WILL REMAIN AT THIS TIME.
TREES WITHIN RIGHT OF WAY TO BE SAVED - EXISTING TREES WITHIN THE ASSOCIATED RIGHT-OF-WAY ON THE EAST SIDE OF SHANNOCK LANE WILL BE RETAINED EXCEPT WHERE A DISTURBANCE IS NECESSARY FOR THE CONSTRUCTION OF THE WATER MAIN.

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>C. Finch</i>	8/12/14
04	<i>C. Finch</i>	9/21/15
05		9/21/15
06		

TREE CONSERVATION PLAN CERTIFIED BY:

9/16/15 *James Stewart*

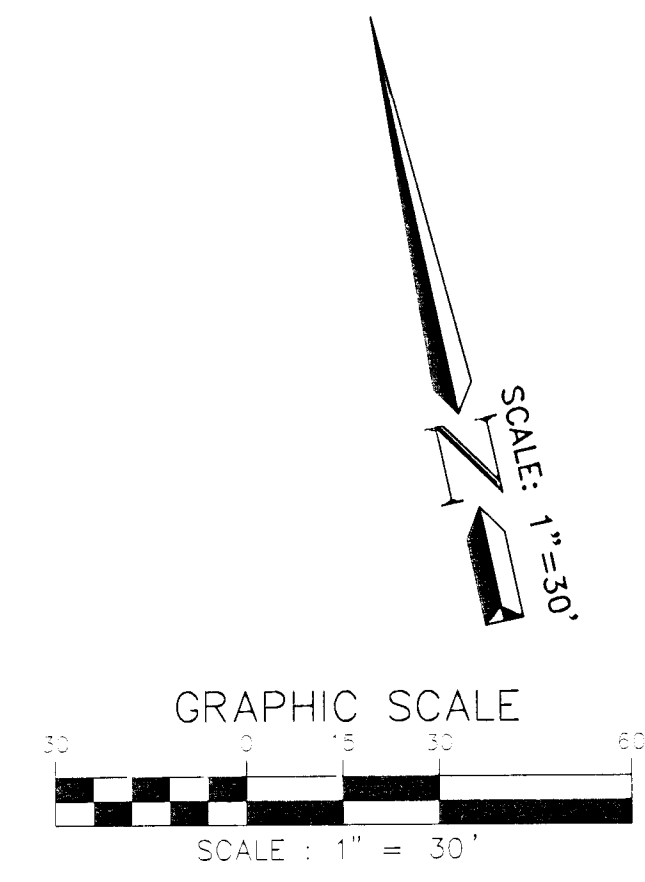
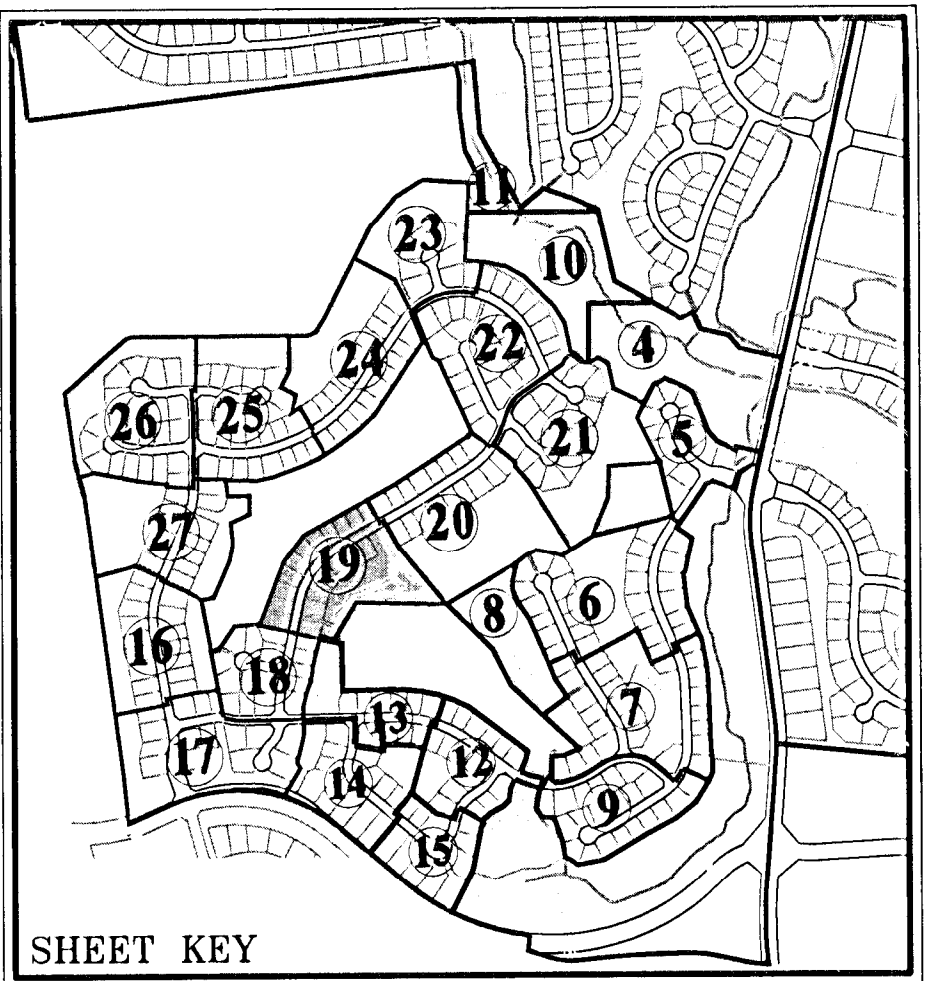
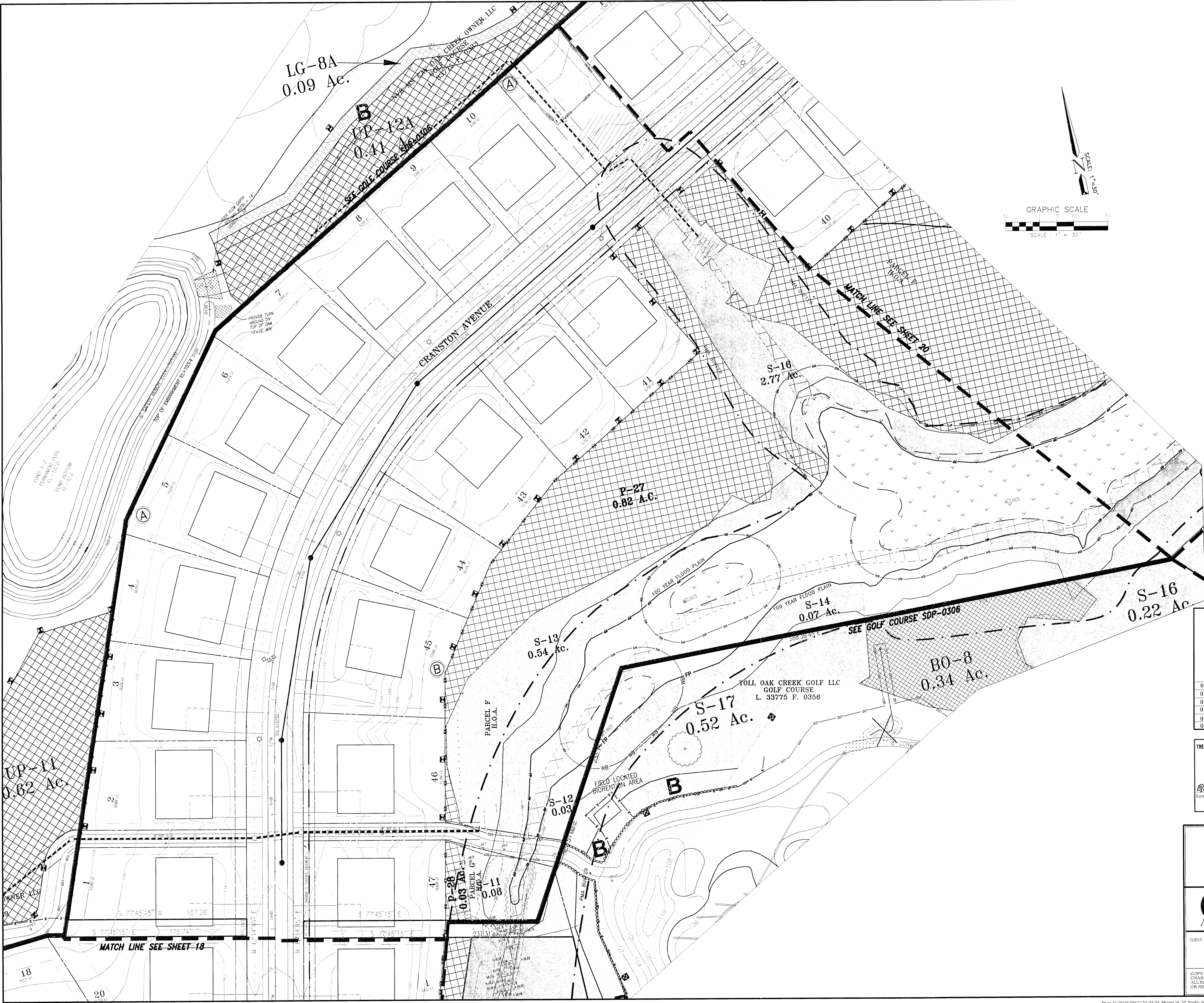
Date: 9/16/15
Sally P. Stewart, P.L.A., A.S.L.A.
MD Registered Landscape Architect #612

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 Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20908
Phone: 301/454-1000 Fax: 301/454-9294
FREDERICK, MD FAIRFAX, VA

CLIENT: NVR MS CAVALIER OAK CREEK OWNER, LLC SUITE 300 RESTON, VA 20190	PRELIMINARY PLAN NO: 4-0102 DESIGN: SPS DRAFT: RPI DATE: March 2015 SCALE: 1/32"	SITE PLAN NO: SDP-1001 SHEET: 18 OF: 27 FILE NO: SI-111-222.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 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 ADJACENT TO 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, THE DER INSPECTOR AND MNCPPC SR. TRAILS COORDINATOR

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 10' WCA AREA ADJACENT TO CLEARED AREAS EVEN THOUGH THE TREES WILL REMAIN AT THIS TIME
- TREES WITHIN RIGHT OF WAY TO BE SAVED: - EXISTING TREES WILL BE SAVED WITHIN RIGHT-OF-WAY AS LONG AS TREES WITHIN THE WCA REMAIN TO REMAIN ON THE EAST SIDE OF CHURCH ROAD WILL BE RETAINED EXCEPT WHERE THE 10' BUFFER IS NECESSARY FOR THE CONSTRUCTION OF THE WATER LINE.

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>[Signature]</i>	9/24/15
04 <i>[Signature]</i>	1/25/15
05	
06	

TREE CONSERVATION PLAN CERTIFIED BY:

[Signature] *[Signature]*

Date: 8/18/15

Sally P. Stewart, P.L.A. ASLA
WD Registered Landscape Architect #612

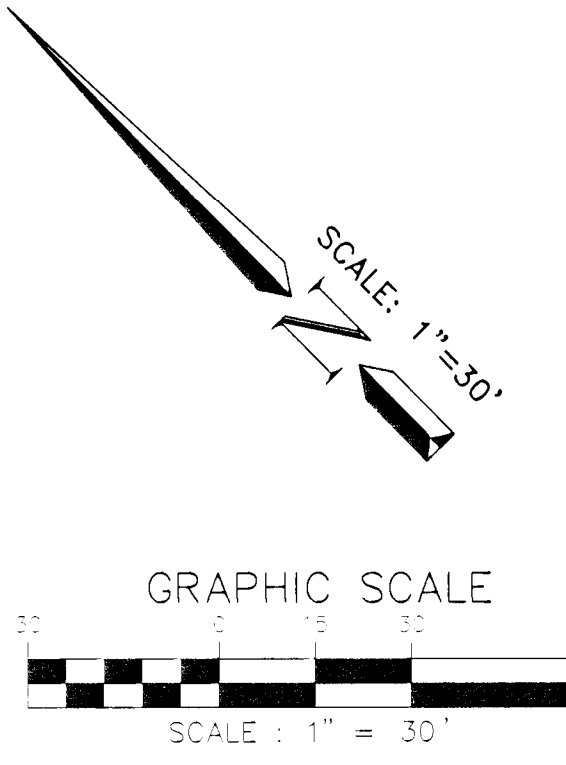
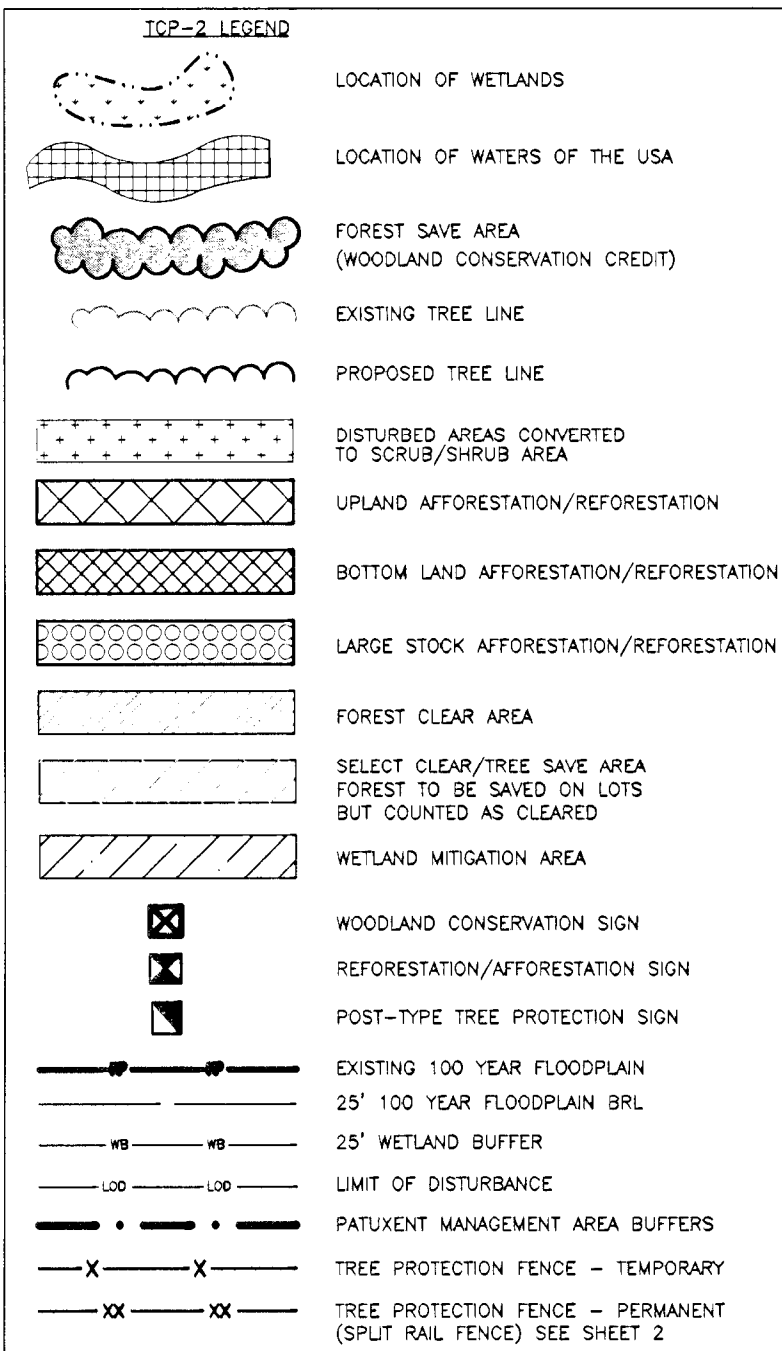
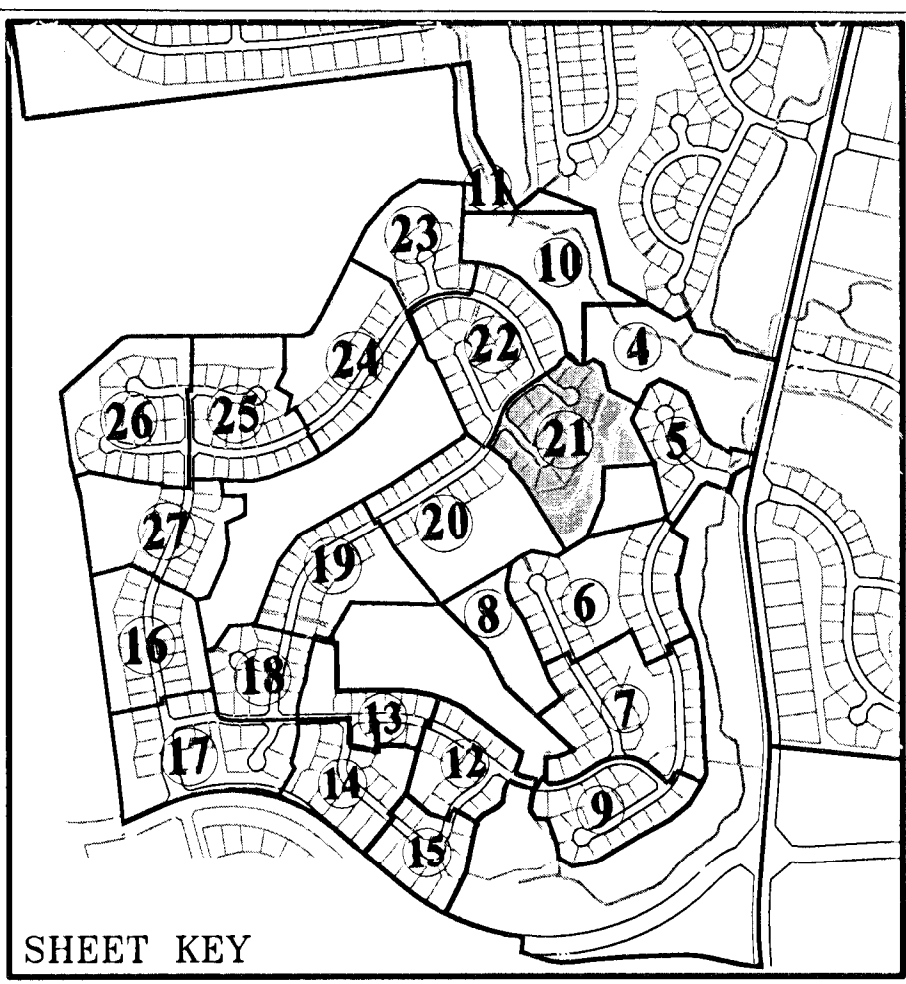
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TCP II - 94-04 - LANDBAY 'P'
OAK CREEK CLUB
QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPI Associates Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
175 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20905
Phone: (301) 434-7000 E-mail: info@cpi-va.com Fax: (301) 434-9394
FREDERICK, MD FAIRFAX, VA

CLIENT: NVR MS CAVALIER OAK CREEK OWNER, LLC 1700 PLAZA AMERICA DR. SUITE 200 RESTON, VA 20190	PRELIMINARY PLAN NO: 4-0102 DESIGN: SPS DRAFT: RPK DATE: March 2015 SCALE: 1"=30'	SITE PLAN NO: SDP-101 SHEET: 19 OF: 27 FILE NO: 31-111-222 D
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LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS:

- TREE SAVE MEANT 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 DUE TO 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 ROAD RIGHT-OF-WAY ON THE EAST SIDE OF CHURCH ROAD WILL BE RETAINED EXCEPT WHERE DISBURSANCE IS NECESSARY FOR THE CONSTRUCTION OF THE HIGHWAY.

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>	8/24/15
04	<i>[Signature]</i>	1/15/15
05		
06		

TREE CONSERVATION PLAN CERTIFIED BY:

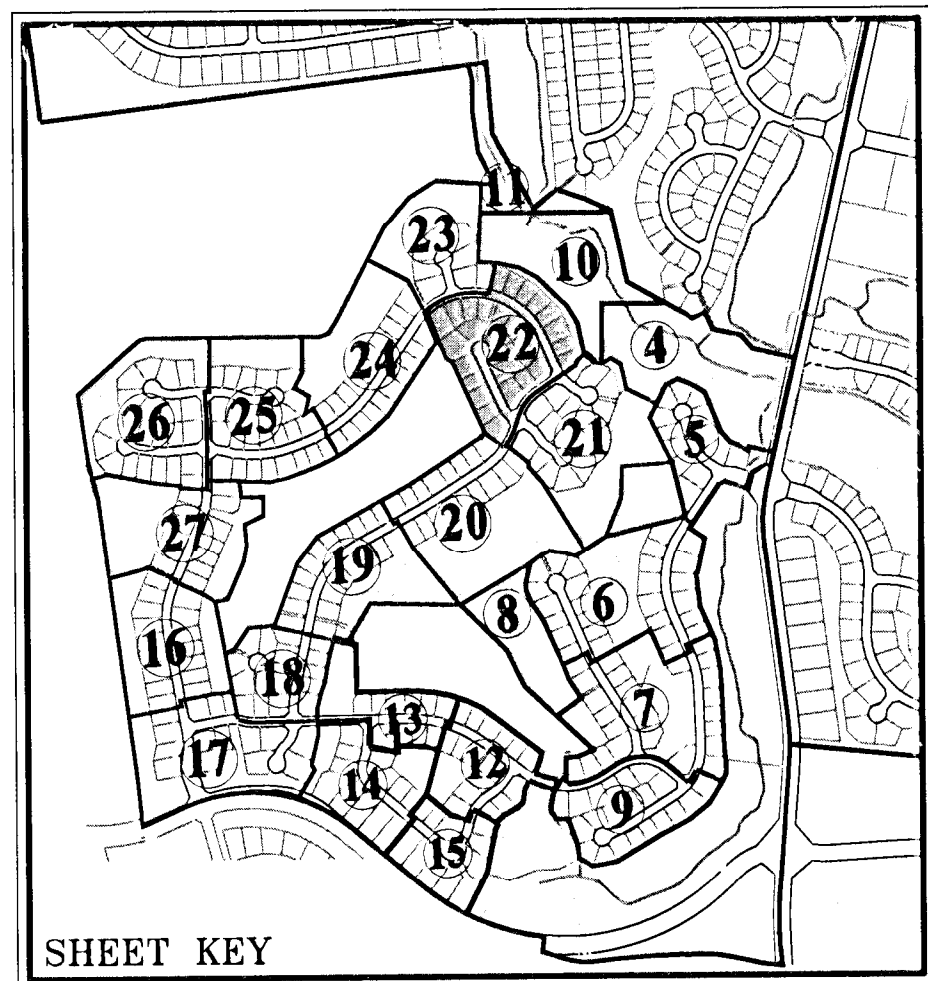
8/18/15 *[Signature]*
Sally P. Stewart, RLA, ASLA
MD Registered Landscape Architect #612
Seal not valid without signature

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 500 SILVER SPRING, MARYLAND 20903
Phone: 301-584-7000 E-mail: info@cpi-va.com FAX: 301-584-9494
FREDERICK, MD FAIRFAX, VA

CLIENT: NVRMS CAVALIER OAK CREEK OWNER, LLC 11700 PLAZA AMERICA DR. SUITE 210 RESTON, VA 20190	PRELIMINARY PLAN NO. 4-0002		SITE PLAN NO. SDP-104	
	DESIGN	SPS	SHEET	21
	DRAFT	RFP	OF	27
	DATE	March 2015	FILE NO.	31-111-22.2 D
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LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS:
TREE SAVE AREAS NOT COUNDED - EXISTING FOREST NOT COUNDED BUT NOT COUNTED AS WCA
TREE SAVE NOT FOREST NOT COUNDED - EXISTING FOREST THAT DO NOT MEET FOREST CRITERIA TO BE SAVED
SELECT CLEAR/TREE SAVE AREA - EXISTING TREES THAT WILL BE SAVED, LANDSCAPE OWNER HAS RIGHT TO CLEAR THESE TREES IN THE FUTURE. AREA COUNDED AS CLEARED
TREES WITHIN RIGHT OF WAY TO BE SAVED - EXISTING TREES THAT WILL BE SAVED, LANDSCAPE OWNER HAS RIGHT TO CLEAR THESE TREES IN THE FUTURE. AREA COUNDED AS CLEARED
TREES WITHIN RIGHT OF WAY TO BE SAVED - EXISTING TREES THAT WILL BE SAVED, LANDSCAPE OWNER HAS RIGHT TO CLEAR THESE TREES IN THE FUTURE. AREA COUNDED AS CLEARED
DISTURBED AREAS CONVERTED TO SCRUB/SHRUB AREA - EXISTING FOREST THAT DO NOT MEET FOREST CRITERIA TO BE SAVED
UPLAND AFFORESTATION/REFORESTATION - EXISTING FOREST THAT DO NOT MEET FOREST CRITERIA TO BE SAVED
BOTTOM LAND AFFORESTATION/REFORESTATION - EXISTING FOREST THAT DO NOT MEET FOREST CRITERIA TO BE SAVED
LARGE STOCK AFFORESTATION/REFORESTATION - EXISTING FOREST THAT DO NOT MEET FOREST CRITERIA TO BE SAVED
FOREST CLEAR AREA - EXISTING FOREST THAT DO NOT MEET FOREST CRITERIA TO BE SAVED
SELECT CLEAR/TREE SAVE AREA - EXISTING TREES THAT WILL BE SAVED, LANDSCAPE OWNER HAS RIGHT TO CLEAR THESE TREES IN THE FUTURE. AREA COUNDED AS CLEARED
FOREST TO BE SAVED ON LOTS BUT COUNDED AS CLEARED - EXISTING FOREST THAT DO NOT MEET FOREST CRITERIA TO BE SAVED
WETLAND MITIGATION AREA - EXISTING FOREST THAT DO NOT MEET FOREST CRITERIA TO BE SAVED

- 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 COUNDED 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
 - PATUXENT MANAGEMENT AREA BUFFERS
 - TREE PROTECTION FENCE - TEMPORARY
 - TREE PROTECTION FENCE - PERMANENT (SPILT PAUL 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	
01 K. FINCH	8/7/05
02 K. FINCH	10/7/10
03 K. FINCH	8/12/14
04 <i>[Signature]</i>	9/24/15
05 <i>[Signature]</i>	1/05/15
06	

TREE CONSERVATION PLAN CERTIFIED BY:

[Signature] *[Signature]*

Date: 8/12/14

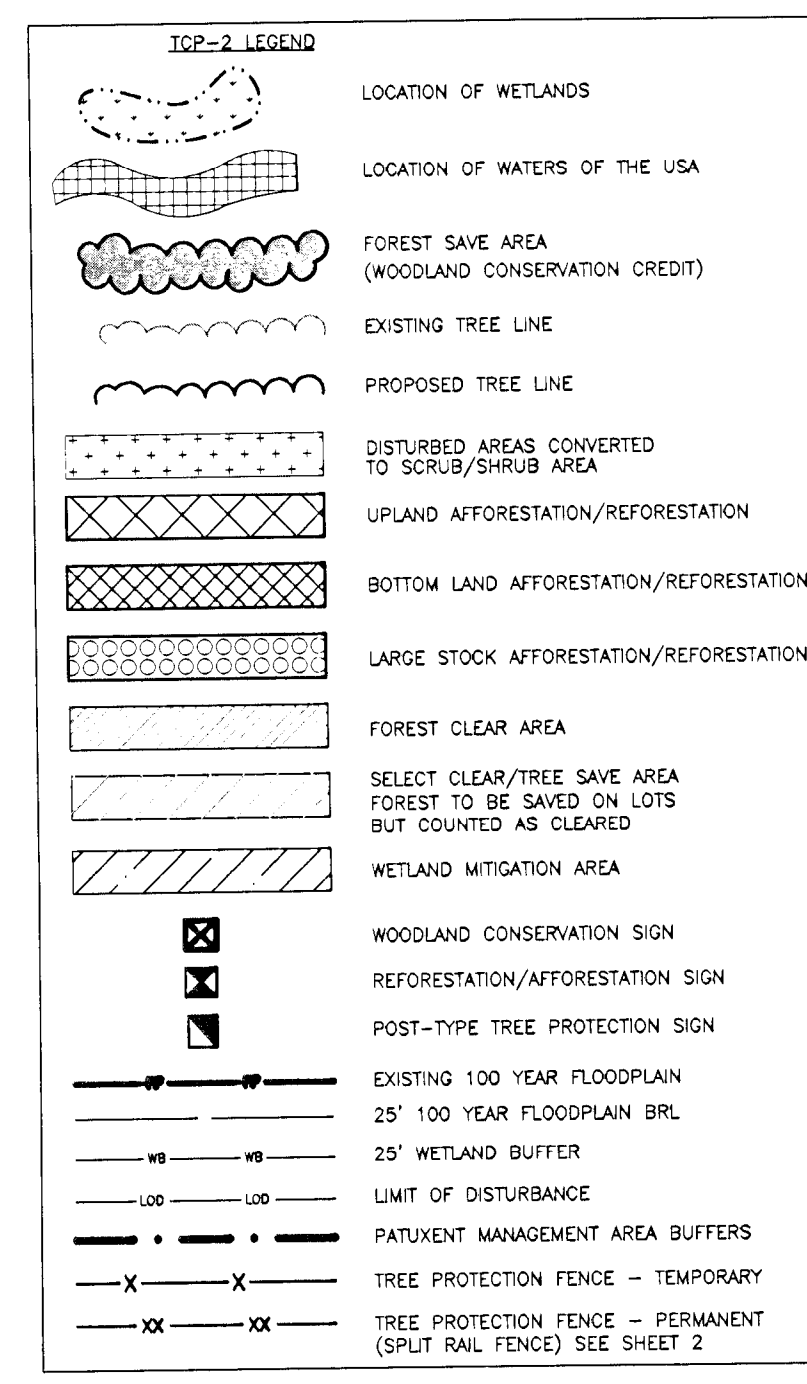
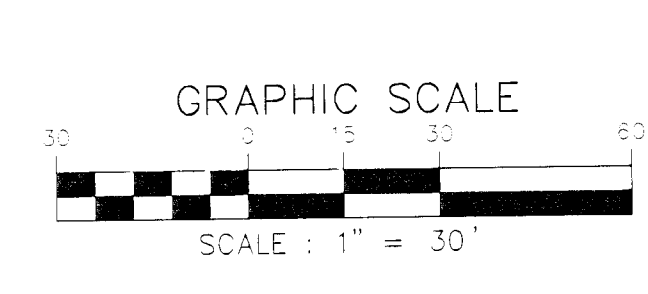
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TCP II - 94-04 - LANDBAY 'P'
OAK CREEK CLUB
QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND


CPI Associates
Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD, SUITE 300, SILVER SPRING, MARYLAND 20903
Phone: (301) 434-7000 E-mail: cpi@cpia.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:	4-01032	SITE PLAN NO:	SDP-1501
DESIGN:	SPS	SHEET:	22	OF:	27
DRAFT:	RPI	DATE:	March 2015	FILE NO.:	31-113-222 D
SCALE:	1"=30'				

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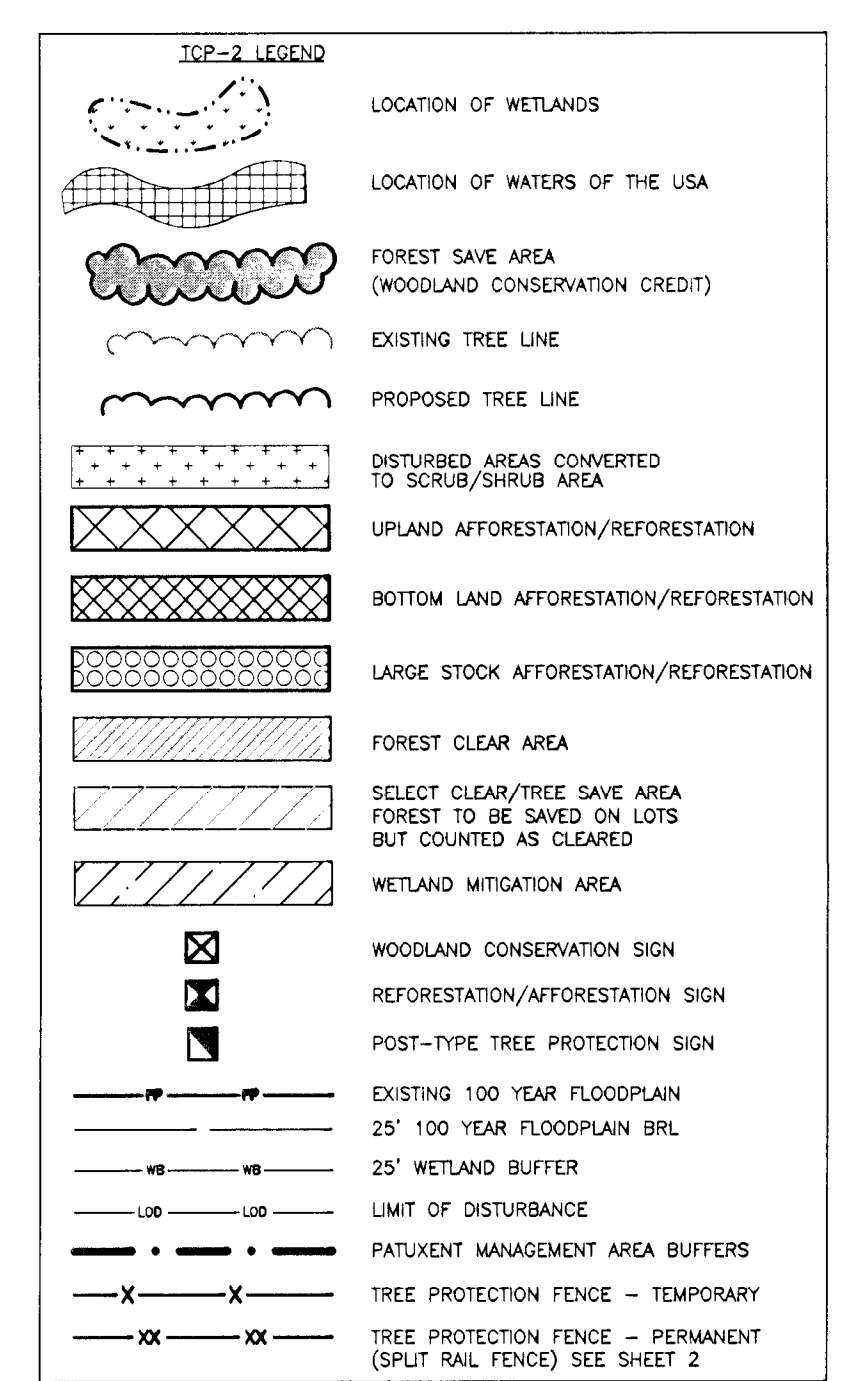
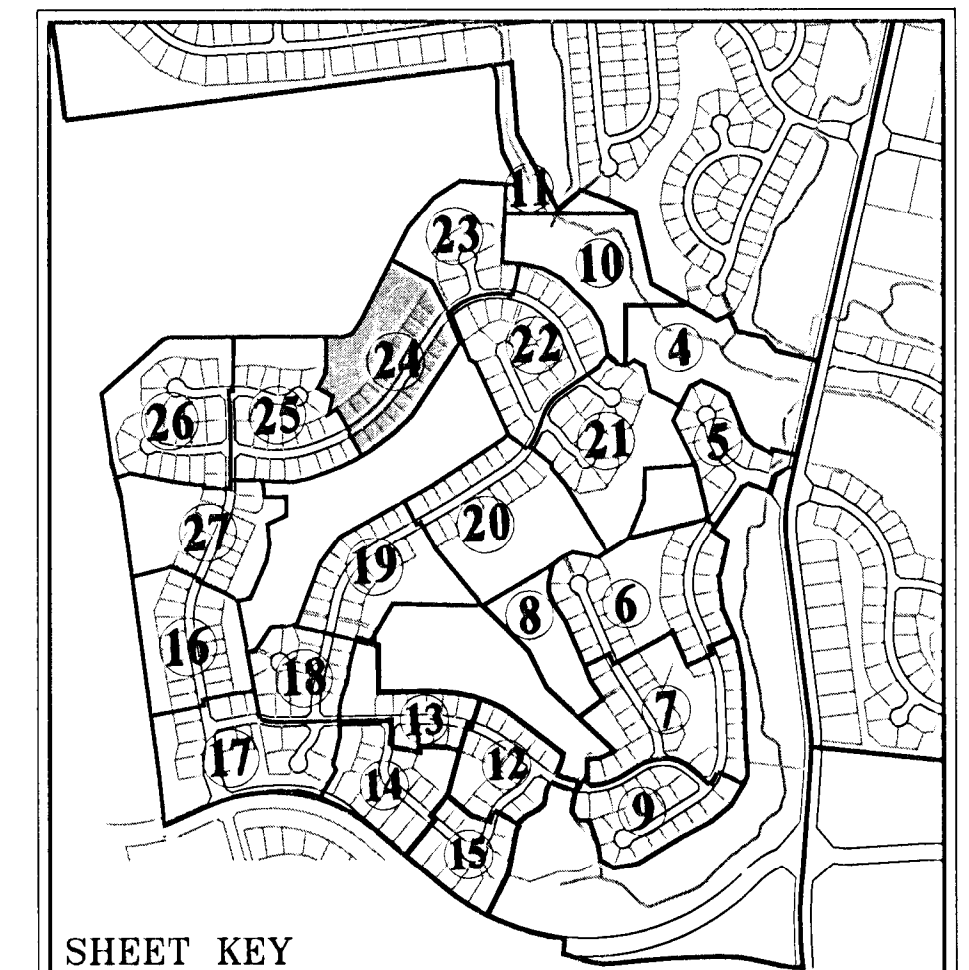
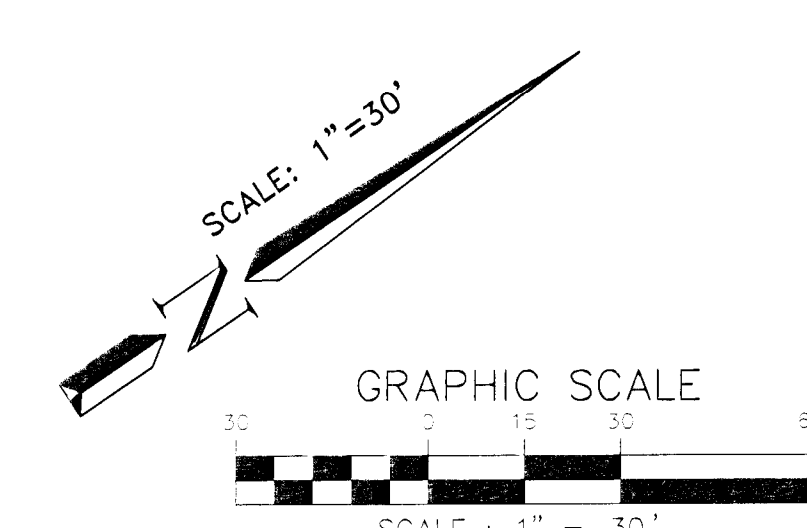
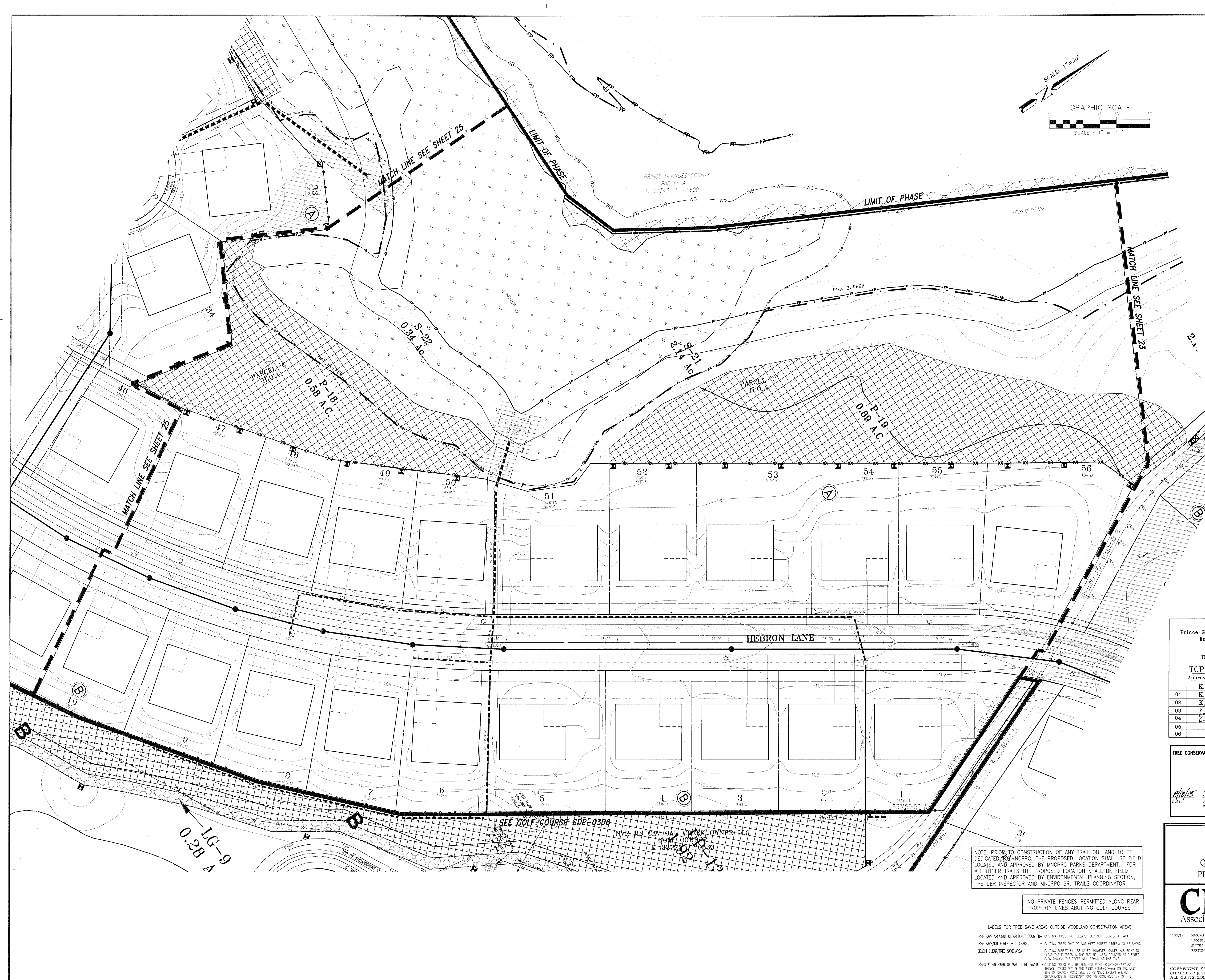
TREE CONSERVATION PLAN CERTIFIED BY:
 

Date: 8/8/10 Sallie P. Stewart
 Sallie P. Stewart, P.L.A., ASLA
 MD Registered Landscape Architect #812

Seal not valid without signature

LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS:	
TREE SAVE AREAS NOT CLEARED/NOT COUNDED	- EXISTING TREES NOT CLEARED BUT NOT COUNTED AS MCA.
TREE SAVE/NOT FOREST/NOT COUNDED	- EXISTING TREES THAT DO NOT MEET FOREST CRITERIA TO BE SAVED
SELECT CLEAR/TREE SAVE AREA	- EXISTING TREES WILL BE REMOVED, HOWEVER, OWNER HAS TO CLEAR THESE TREES IN THE FUTURE. MCA COUNDED AS "CLEARED" SINCE BEYOND THE TREE LINE.
TREES WITHIN RIGHT OF WAY TO BE SAVED	- EXISTING TREES WILL BE RETAINED WITHIN RIGHT-OF-WAY AS SHOWN. TREES WITHIN THE RIGHT-OF-WAY OF THE MCA ON THE EAST SIDE OF ON-ROAD HIGHWAY WILL BE RETAINED CLEAR WHERE DISTURBANCE IS NECESSARY FOR THE CONSTRUCTION OF THE WATER LINE.

<p>TCPI II - 94-04 - LANDBAY 'P'</p> <p>OAK CREEK CLUB</p> <p>QUEEN ANNE (7th) ELECTION DISTRICT</p> <p>PRINCE GEORGE'S COUNTY, MARYLAND</p>			
		<p>Charles P. Johnson & Associates, Inc.</p> <p>PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS</p> <p>1755 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20905</p> <p>PHONE: 301/534-7000 E-mail: cpj@cpja.com FAX: 301/534-9294</p> <p>FREDERICK, MD FAIRFAX, VA</p>	



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	
<i>[Signature]</i>	9/23/15	
<i>[Signature]</i>	1/05/15	
01		
02		
03		
04		
05		
06		

TREE CONSERVATION PLAN CERTIFIED BY:

[Signature] *[Signature]*

Seal not valid without signature

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
175 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
PHONE: 301-454-7000 FAX: 301-454-9994
FREDERICK, MD FAIRFAX, VA

CLIENT: NVR-MS CAV OAK CREEK OWNER LLC 1700 PLAZA AMERICA DR. SUITE 300 RESTON, VA 20190	PRELIMINARY PLAN NO: 4-01032 DESIGN: SPS DRAFT: RPT	SITE PLAN NO: SGP-1501 SHEET: 24 OF 27 DATE: March 2025 SCALE: 1"=30'
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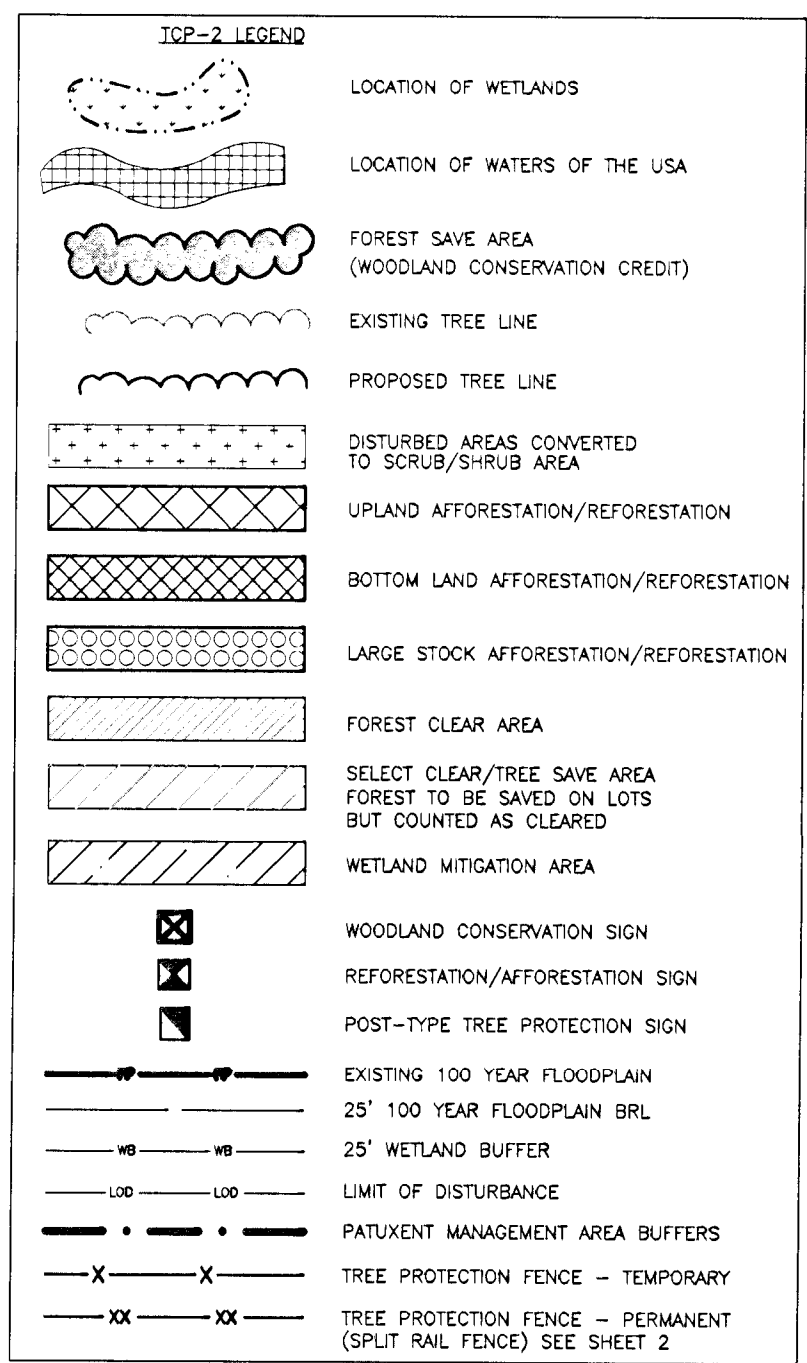
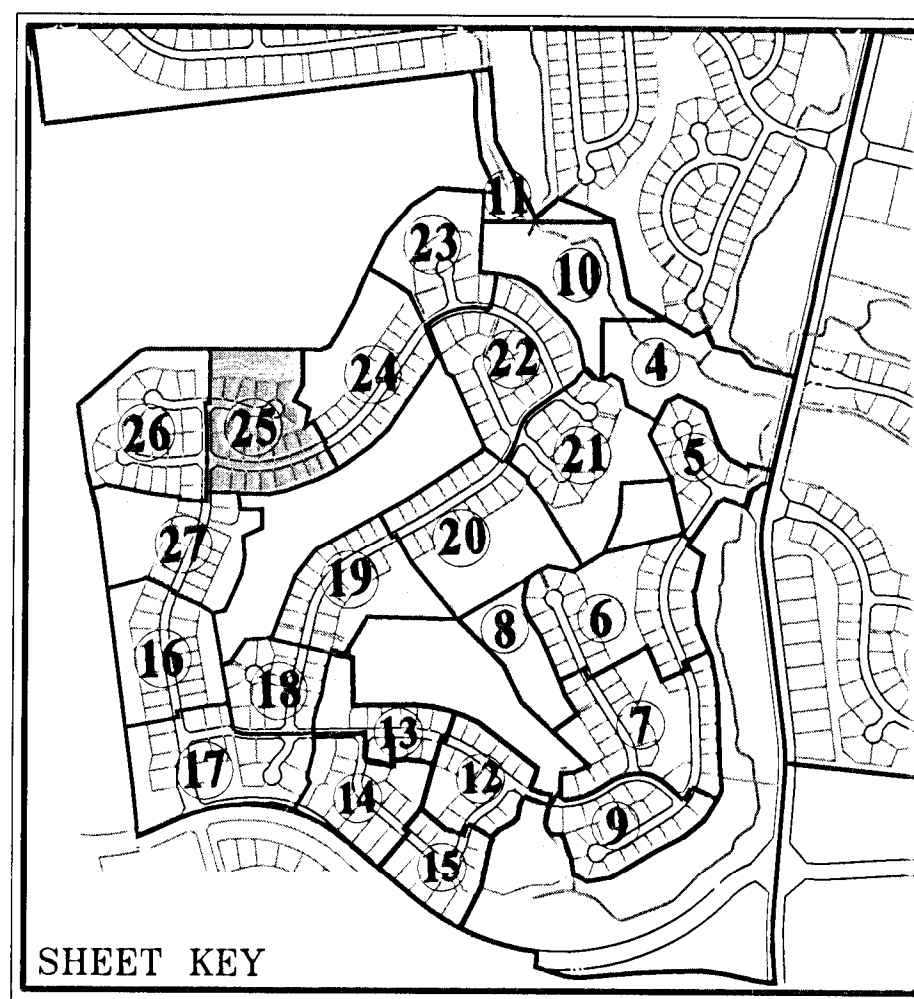
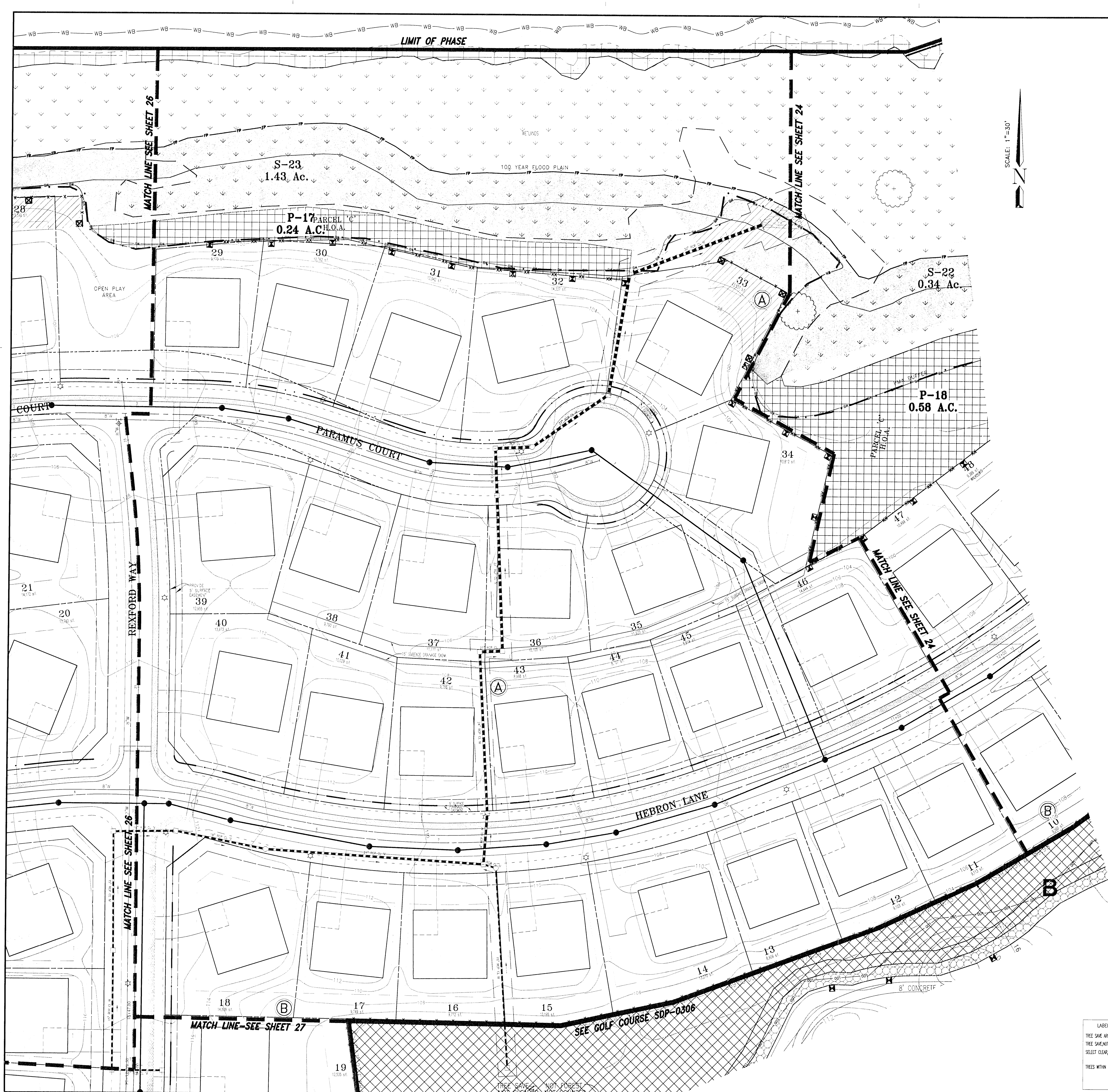
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FILE NO.: 31-111-22.2 D

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

LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS:
TREE SAVE/NOT CLEARED/NOT COUNTED - EXISTING FOREST NOT CLEARED BUT NOT COUNTED AS WOA
TREE SAVE/NOT CLEARED/NOT COUNTED - 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 WOOD 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



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

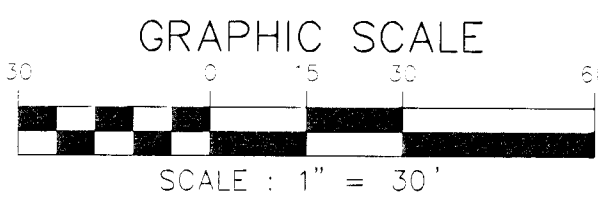
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M.N.C.P.P.C. Prince George's County Planning Department Environmental Planning Section		
APPROVAL		
TREE CONSERVATION PLAN		
TCP II/ 94 / 04		
Approved by		
01 K. FINCH	8/7/06	
02 K. FINCH	10/7/10	
03 K. FINCH	8/12/14	
04 <i>[Signature]</i>	8/28/16	
05 <i>[Signature]</i>	1/03/15	
06		

TREE CONSERVATION PLAN CERTIFIED BY:

[Signature] 8/18/15
Date: 8/18/15
Seal not valid without signature

Seal of Prince George's County, Maryland



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 REPLACED 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.

TCP II - 94-04 - LANDBAY 'Q'

OAK CREEK CLUB

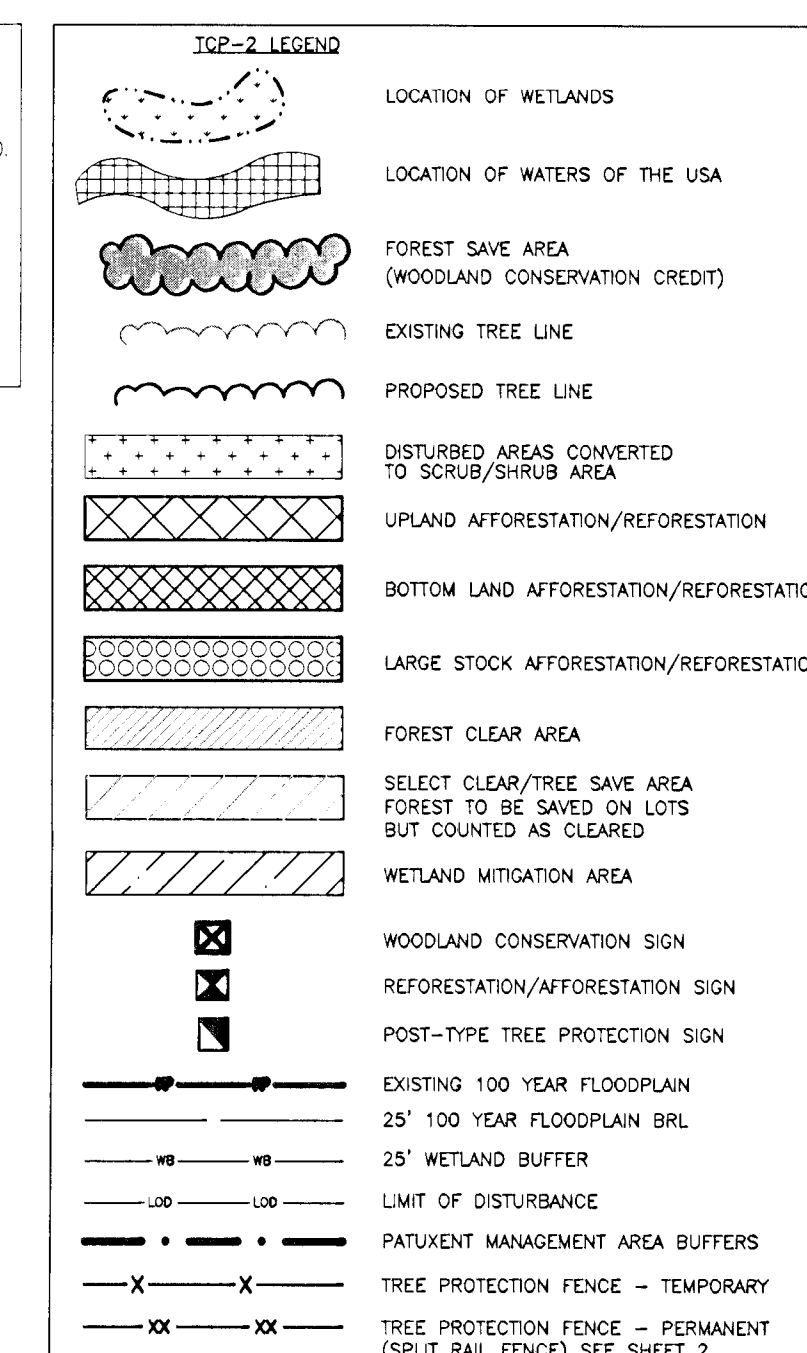
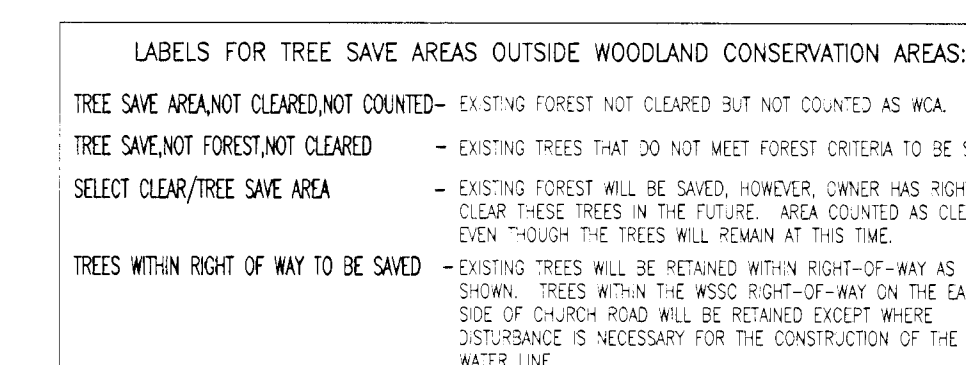
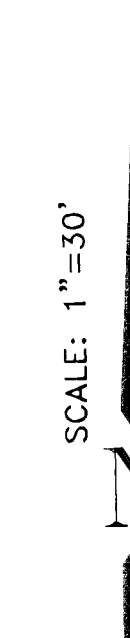
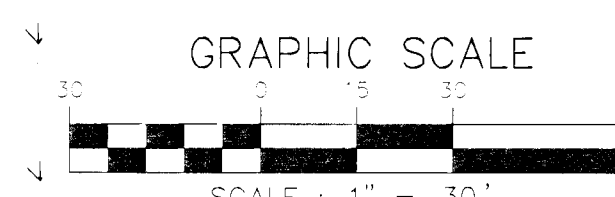
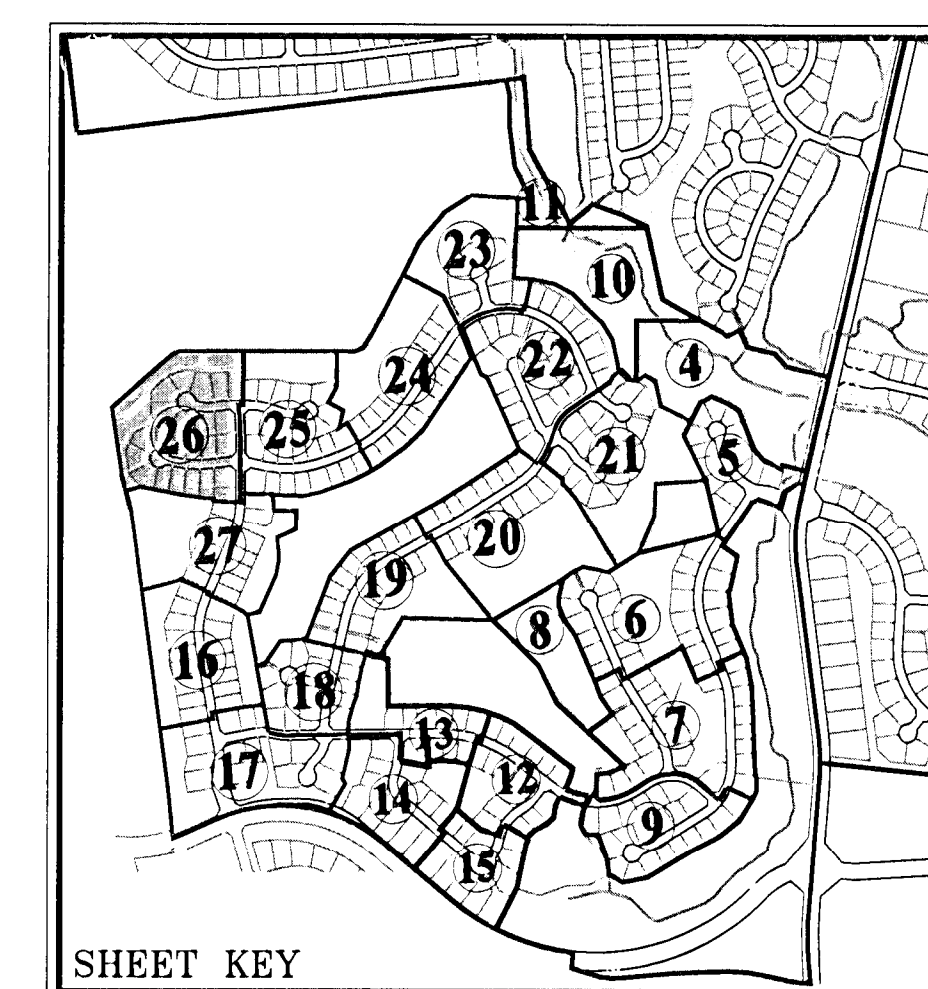
QUEEN ANNE (7th) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS
1051 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone: (301) 434-7000 E-mail: cpj@cpj.com Fax: (301) 434-9304
FREDERICK, MD FAIRFAX, VA

CLIENT: NYRMS CAVALIER OAK CREEK OWNER, LLC 1051 PLAZA AMERICA DR. SUITE 300 RESTON, VA 20190	PRELIMINARY PLAN NO: 4-01032 DESIGN: SPS DRAFT: RSP DATE: March 2015 SCALE: 1"=30'	SITE PLAN NO: SDP-1501 SHEET: 25 OF 27 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

	K. FINCH	8/7/0
01	K. FINCH	10/7/0
02	K. FINCH	8/12/0
03	<i>K. Finch</i>	<i>8/24/0</i>
04	<i>K. Finch</i>	<i>11/05/0</i>
05		
06		

TREE CONSERVATION PLAN CERTIFIED BY:

9/10/15
Date: *Savanna Stewart*
Savilla P. Stewart, P.L.A., A.S.L.A.
MD Registered Landscape Architect #6112

Seal of the State of Maryland
OFFICE OF THE COMPTROLLER
OF THE TREASURY
STATE OF MARYLAND
812
INDO SCAPE ARCHITECTS

<h1 style="margin: 0;">TCP II - 94-04 - LANDBAY 'Q'</h1> <h2 style="margin: 0;">OAK CREEK CLUB</h2> <p style="margin: 0;">QUEEN ANNE (7th) ELECTION DISTRICT</p> <p style="margin: 0;">PRINCE GEORGE'S COUNTY, MARYLAND</p>			
<div style="display: flex; align-items: center; justify-content: space-between;"> <div style="text-align: center;">  <p>CPI Associates</p> </div> <div style="text-align: center;"> <p>Charles P. Johnson & Associates, Inc. PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS 1751 HILTON ROAD SUITE 300 SILVER SPRING MARYLAND 20903 Phone (301)434-7000 E-mail cpj@cpjplace.com Fax (301)434-9394 FREDERICK, MD FAIRFAX, VA</p> </div> </div>			
CLIENT : NVR MC CAVALLER OAK CREEK OWNERS, LLC 17700 PLAZA AMERICA DR. SUITE 200 RICHTON, VA 20390	PRELIMINARY PLAN NO 4-00032	SITE PLAN NO SDP-1501	
	DESIGN	SPS	SHEET
	DRAFT	RPI	26
	DATE	MAY 2015	CF
	SCALE	AS SHOWN	FILE NO : 3-11-11-22-27
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