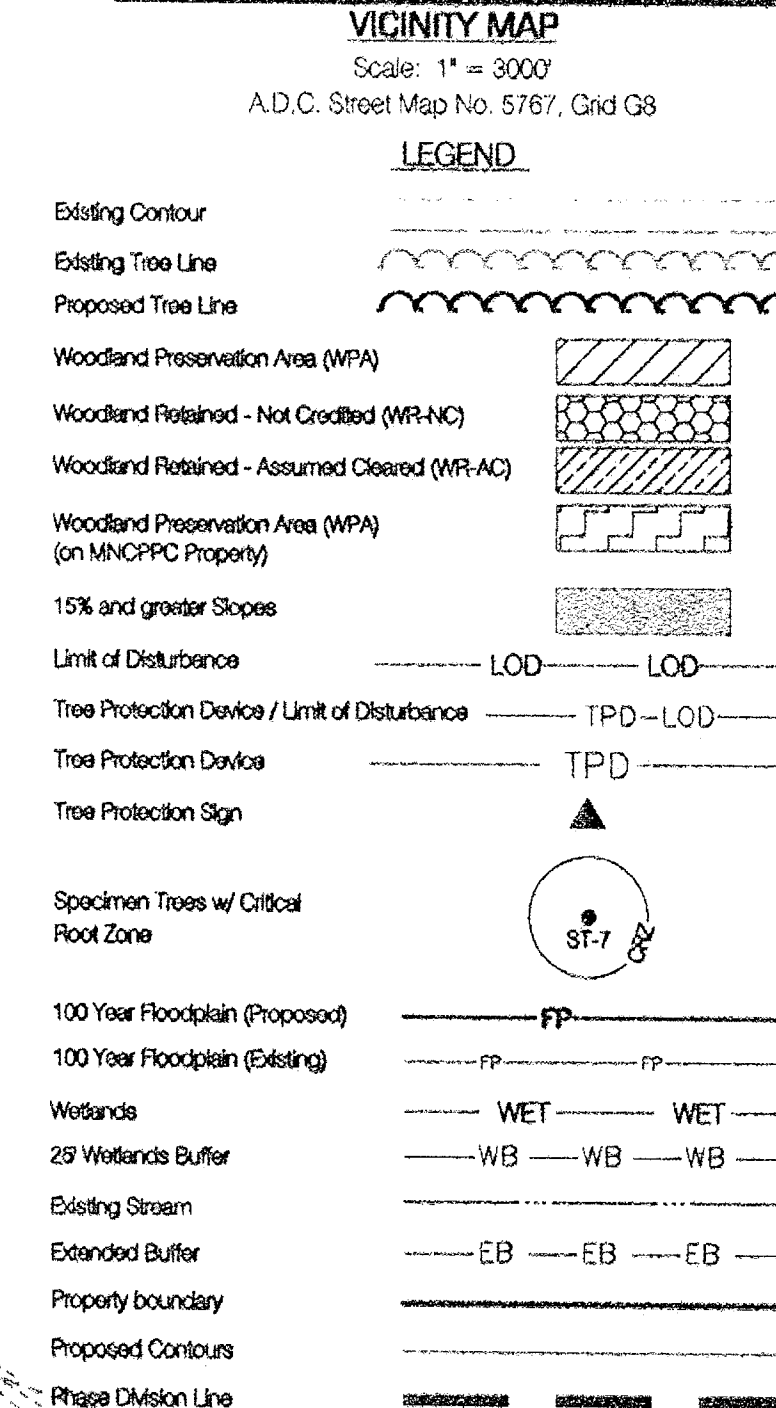
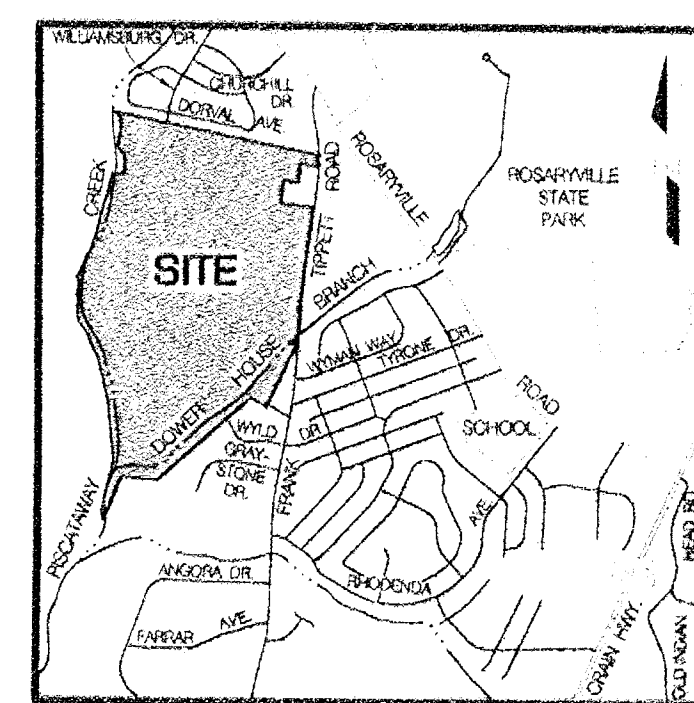
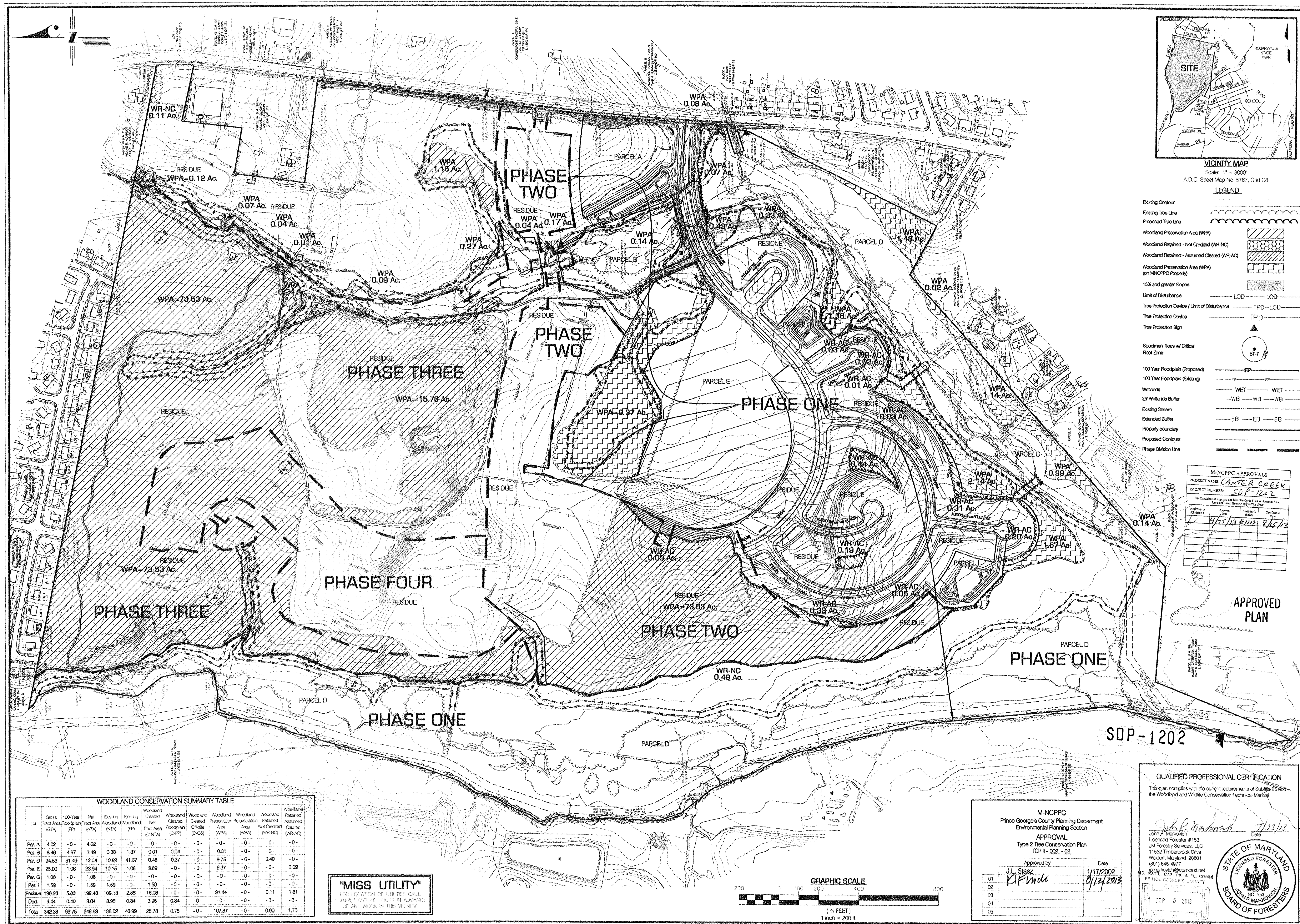


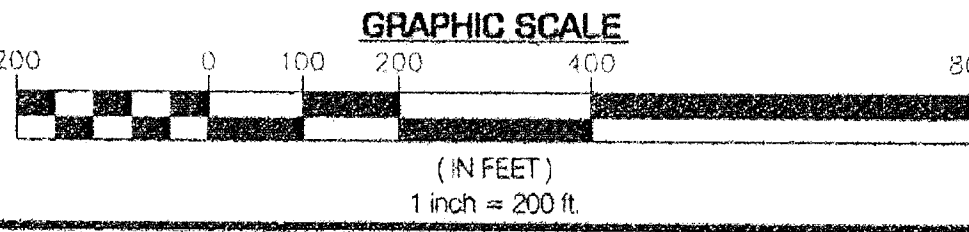


M-NCPPC APPROVALS				
PROJECT NAME	CANTER CREEK			
PROJECT NUMBER	SDP-1202			
DATE	11/15/13	DATE	8/15/13	

APPROVED PLAN

WOODLAND CONSERVATION SUMMARY TABLE											
Lot	Grass Tract Area (GTA)	100 Year Floodplain (FP)	Net Tract Area (NTA)	Existing Woodland (EWA)	Existing Woodland (EWA)	Woodland Preserved (WPA)	Woodland Preserved (WPA)	Woodland Preserved (WPA)	Woodland Preserved (WPA)	Woodland Preserved (WPA)	Woodland Preserved (WPA)
Par. A	4.02	-0-	4.02	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Par. B	8.46	4.97	3.49	0.38	1.37	0.01	0.04	-0-	0.31	-0-	-0-
Par. C	34.53	81.49	13.04	10.82	41.37	0.46	0.37	-0-	9.75	-0-	0.49
Par. D	25.00	1.08	23.94	10.15	1.08	3.89	-0-	-0-	8.37	-0-	0.09
Par. E	1.08	-0-	1.08	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Par. F	1.59	-0-	1.59	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Residue	198.26	5.83	192.43	106.13	2.86	18.08	-0-	-0-	91.44	-0-	0.11
Dist.	9.44	0.40	9.04	3.96	0.34	3.96	0.34	-0-	-0-	-0-	-0-
Total	342.38	93.75	248.63	136.02	48.99	25.79	0.75	-0-	107.87	-0-	0.60

"MISS UTILITY"
FOR LOCATION OF UTILITIES CALL
800.777.7777 OR 410.326.1000
IN ADVANCE
OF ANY WORK ON THIS PROPERTY



M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
Type 2 Time Conservation Plan
TCP II - 002 - 02

Approved by: J.L. Stasz
Date: 11/15/2012
8/15/2013

QUALIFIED PROFESSIONAL CERTIFICATION
This plan complies with the output requirements of Subpart 05.00 of the Woodland and Wildlife Conservation Technical Manual.

John P. Madorsky
Landscape Forester #153
JM Forestry Services, LLC
11532 Timberbrook Drive
Waldorf, Maryland 20601
(801) 645-4877
jmadorsky@comcast.net
MD: RPTL CAP, PK & PL COMM
PRINCE GEORGE'S COUNTY

SEP 5 2013

STATE OF MARYLAND
BOARD OF FORESTERS

ENGINEERS
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RD
RD ENGINEERING CO., INC.
1405 MARSH ROAD - UPPER MARLBOROUGH, MD 20776
(301) 947-1100 FAX (301) 947-1101
(301) 947-1100 FAX (301) 947-1101

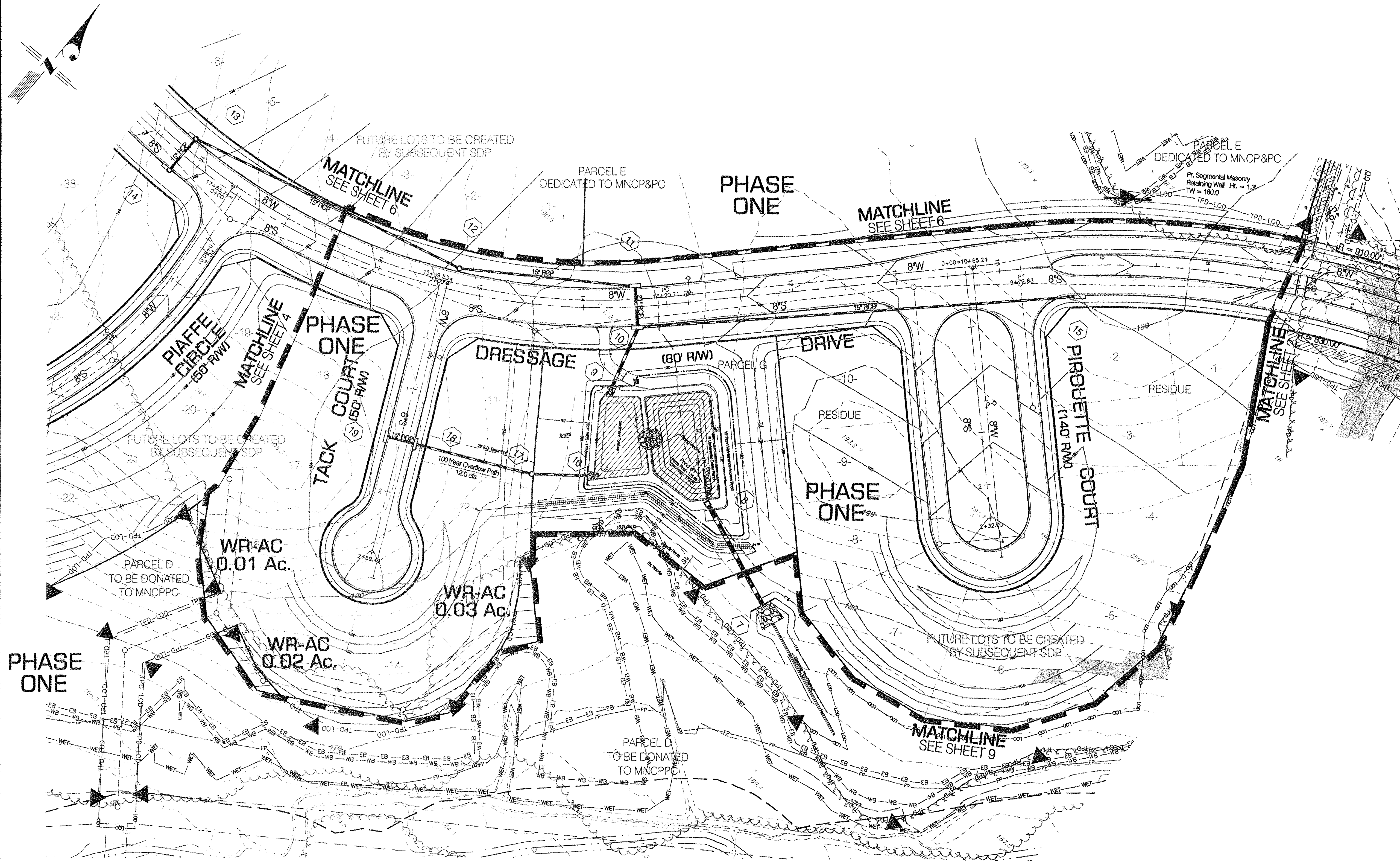
REVISIONS

NO.	DATE	DESCRIPTION
1	11/15/2012	REVISED FOR CONSTRUCTION

PHASE 1 ROAD CONST. & PARCELS A, B, D, E, G, I, and RESIDUE ~ INFRASTRUCTURE ONLY

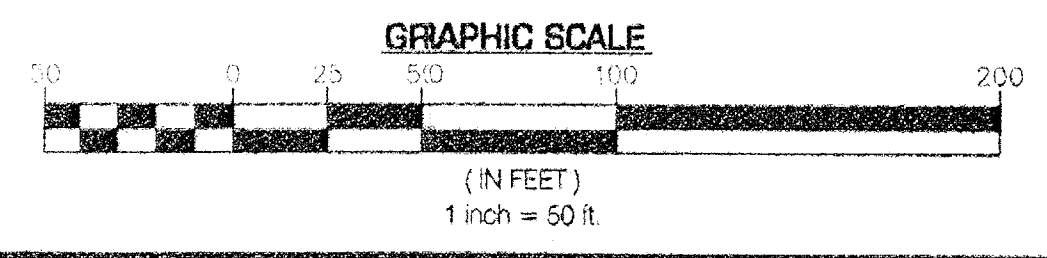
CANTER CREEK
BRANDYWINE (11th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

SHEET 1 of 10



- LEGEND**
- Existing Contour
 - Existing Tree Line
 - Proposed Tree Line
 - Woodland Retained - Assumed Cleared (WR-AC)
 - 15% and greater Slopes
 - Limit of Disturbance
 - Tree Protection Device / Limit of Disturbance
 - Tree Protection Device
 - Tree Protection Sign
 - Specimen Trees w/ Critical Root Zone
 - 100 Year Floodplain (Proposed)
 - 100 Year Floodplain (Existing)
 - Wetlands
 - 25 Wetlands Buffer
 - Existing Stream
 - Extended Buffer
 - Property Boundary
 - Proposed Contours
 - Phase Division Line

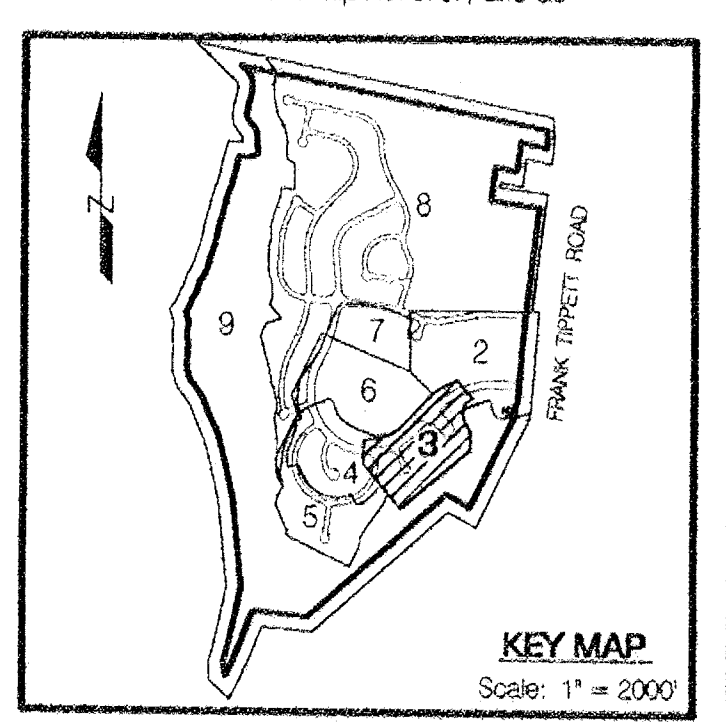
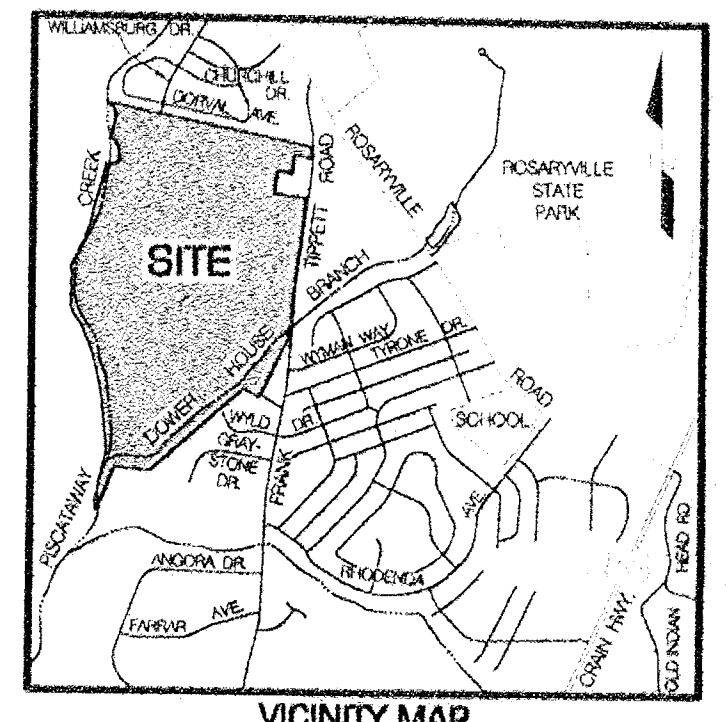
"MISS UTILITY"
FOR LOCATION OF UTILITIES CALL
1-800-251-7777 48 HOURS IN ADVANCE
OF ANY WORK IN THIS VICINITY



WOODLAND CONSERVATION SUMMARY TABLE - (this sheet)											
Lot	Gross Tract Area (GTA)	100 Year Floodplain (FP)	Net Tract Area (NTA)	Existing Woodland (EWT)	Existing Woodland (EWT)	Woodland Cleared (WC)	Woodland Cleared (WC)	Woodland Cleared (WC)	Woodland Cleared (WC)	Woodland Cleared (WC)	Woodland Cleared (WC)
Par. G	1.08	-0-	1.08	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Residue	4.46	-0-	4.46	0.34	-0-	0.28	-0-	-0-	-0-	-0-	0.06
Dod.	2.89	-0-	2.89	0.02	-0-	0.02	-0-	-0-	-0-	-0-	-0-
Total	8.43	-0-	8.43	0.36	-0-	0.30	-0-	-0-	-0-	-0-	0.06

Owner/Developer/Applicant:
Walton Center Creek Development, LLC
11800 Sunrise Valley Drive, Suite 300
Reston, VA 20191
Ph: (540) 532-2159
Attn: Melanie B. Gal, P.E. email: MGal@walton.com

APPROVED PLAN



SDP-1202

M-NCPPC APPROVALS			
PROJECT NAME		CANTER CREEK	
PROJECT NUMBER		SDP-1202	
For Certification of Approval and Site Plan Code Book Approval Date -Temporary Land Entry only in This Box-			
Approval of Planning Dept	Approval Date	Inspector's Initials	Certification Date
	4/15/13	ENUS	8/15/13

QUALIFIED PROFESSIONAL CERTIFICATION
This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual

John P. Markovich 7/15/13
John P. Markovich
Licensed Forester #163
JPM Forestry Services, LLC
11562 Timberbrook Drive
Waldorf, Maryland 20601
(301) 645-4817
jmarkovich@comcast.net

STATE OF MARYLAND
LICENSED FORESTER
JOHN P. MARKOVICH
BOARD OF FORESTERS

M-NCPPC	
Prince George's County Planning Department Environmental Planning Section	
APPROVAL Type 2 Tree Conservation Plan TCP II - 002 - 02	
Approved by	Date
J.L. Stasz	1/17/2002
01	
02	
03	
04	
05	

RD
ENGINEERS
LAND PLANNERS
LAND SURVEYORS
RD
ENGINEERING CO., INC.
14803 HAWK STREET - UPPER MARLBOROUGH, MD 20772
UPPER MARLBOROUGH, MD 20772
(301) 945-5500 (301) 945-5502 (410) 243-1800

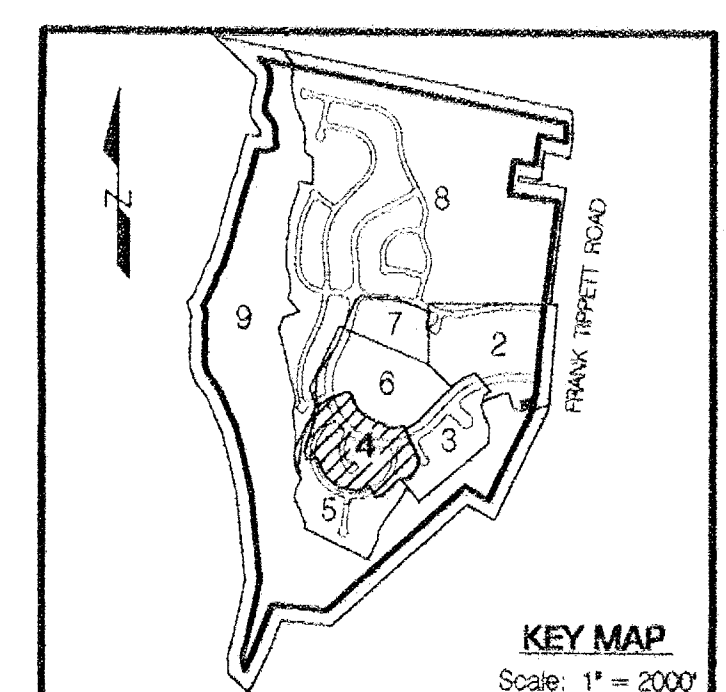
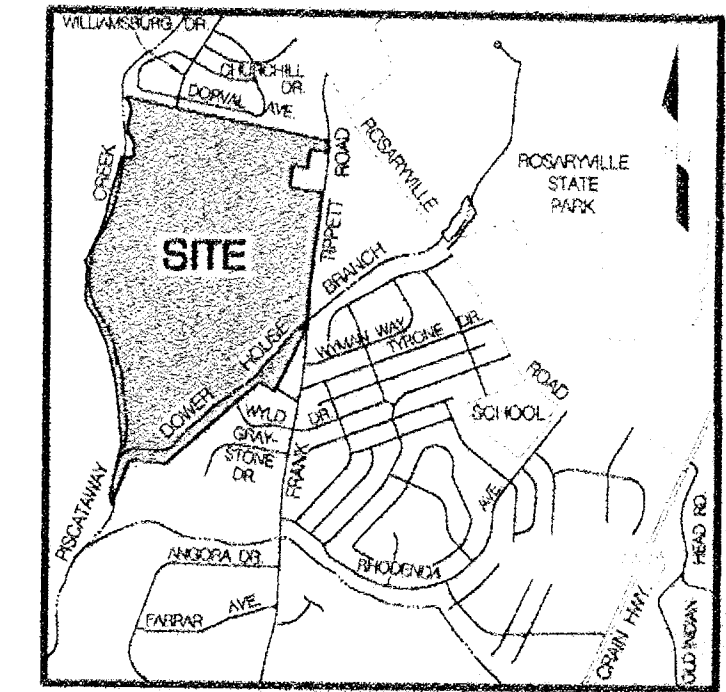
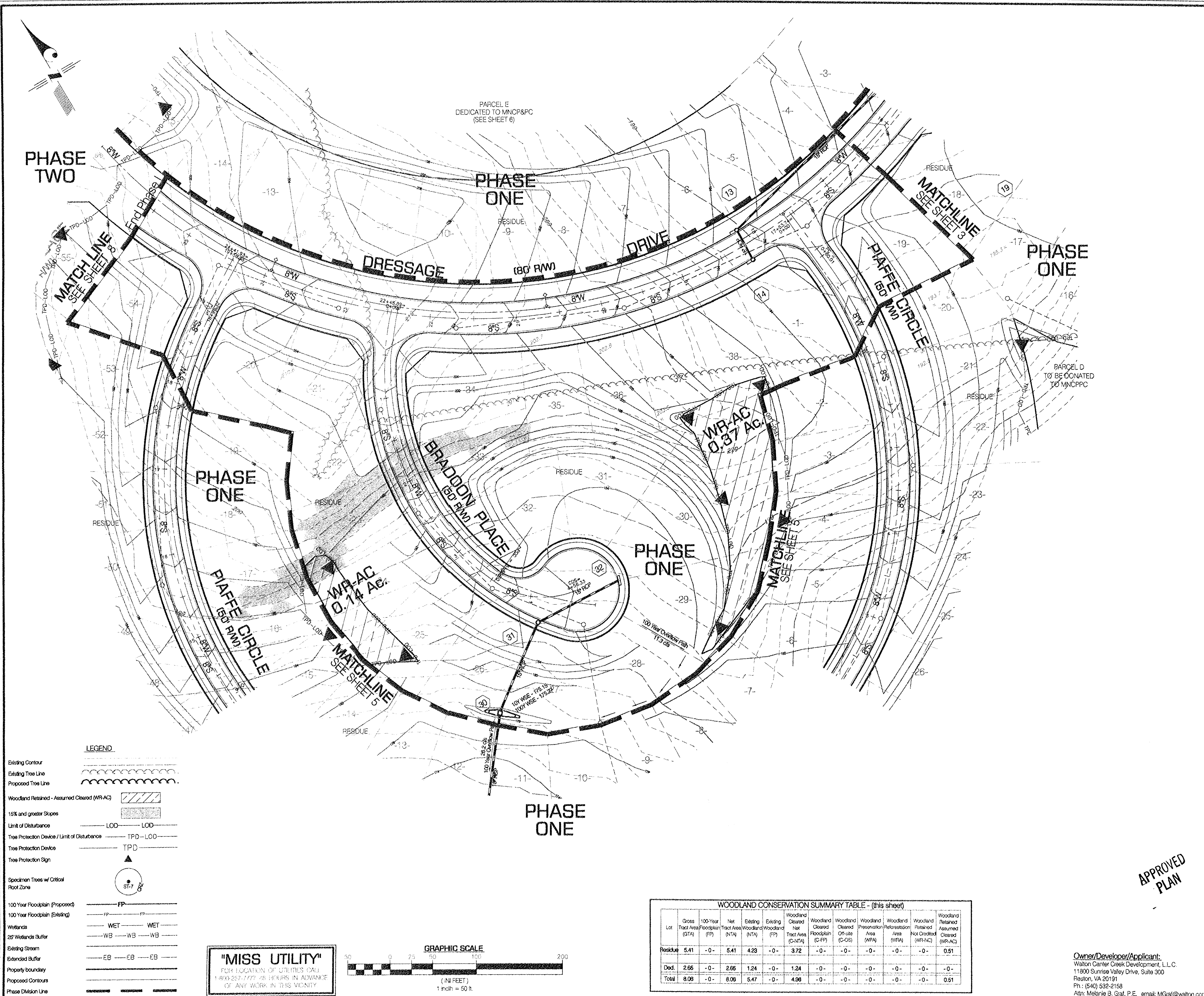
REVISIONS

NO.	DATE	DESCRIPTION
1	1/17/2002	Revised for certification

NO.	DATE	DESCRIPTION
1	1/17/2002	Revised for certification

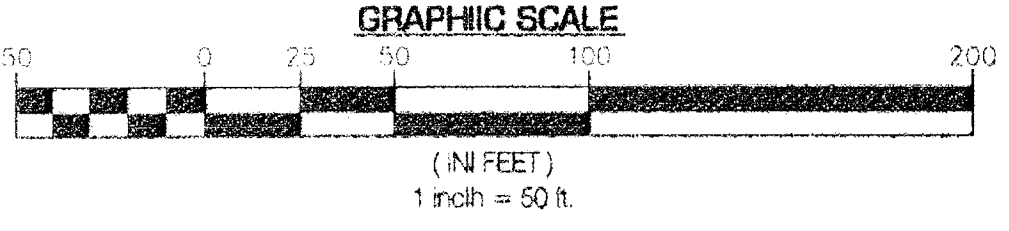
NO.	DATE	DESCRIPTION
1	1/17/2002	Revised for certification

TYPE 2 TREE CONSERVATION PLAN
PHASE 1 ROAD CONST. & PARCELS A, B, D, E, G, I, and RESIDUE ~ INFRASTRUCTURE ONLY
CANTER CREEK
GRANDVIEW (119) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND



- LEGEND**
- Existing Contour
 - Existing Tree Line
 - Proposed Tree Line
 - Woodland Retained - Assumed Cleared (WRAC)
 - 15% and greater Slopes
 - Limit of Disturbance
 - Tree Protection Device / Limit of Disturbance
 - Tree Protection Device
 - Tree Protection Sign
 - Scrubland Trees w/ Critical Root Zone
 - 100 Year Floodplain (Proposed)
 - 100 Year Floodplain (Existing)
 - Wetlands
 - 20' Wetlands Buffer
 - Existing Stream
 - Extended Buffer
 - Property boundary
 - Proposed Contours
 - Phase Division Line

"MISS UTILITY"
FOR LOCATION OF UTILITIES CALL
410-251-7177 48 HOURS IN ADVANCE
OF ANY WORK IN THIS VICINITY



WOODLAND CONSERVATION SUMMARY TABLE - (this sheet)												
Lot	Gross Tract Area (STA)	100 Year Floodplain (FP)	Net Tract Area (NTA)	Existing Woodland (FP)	Existing Woodland (NTA)	Woodland Cleared Net Tract Area (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preservation Area (MPA)	Woodland Restoration Area (MRA)	Woodland Retained Assumed Cleared (WRAC)	Woodland Retained Assumed Cleared (WRAC)
Residue	5.41	-0-	5.41	4.23	-0-	3.72	-0-	-0-	-0-	-0-	-0-	0.51
Ded.	2.66	-0-	2.66	1.24	-0-	1.24	-0-	-0-	-0-	-0-	-0-	-0-
Total	8.08	-0-	8.08	5.47	-0-	4.96	-0-	-0-	-0-	-0-	-0-	0.51

Owner/Developer/Applicant:
Watson Center Creek Development, LLC
11800 Sunrise Valley Drive, Suite 300
Reston, VA 20191
Ph: (540) 532-2158
Attn: Melanie B. Graf, P.E. email: M.Graf@watson.com

SDP-1202

M-NCPPC APPROVALS			
PROJECT NAME	CANTER CREEK		
PROJECT NUMBER	SDP-1202		
For Conditions of Approval on Site Plan Check Date or Approval Date Revised Date Before 10/25/13 The Date			
Approval of Project #	Approval Date	Approval by	Approval Date
	4/25/13	BRUNN	8/15/13

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual

John P. Markovich Date: 8/15/13
John P. Markovich
Licensed Forester #153
JM Forestry Services, LLC
11562 Timberbrook Drive
Waldorf, Maryland 20601
(301) 545-4077
jmarkovich@comcast.net

STATE OF MARYLAND
JOHN P. MARKOVICH
BOARD OF FORESTERS

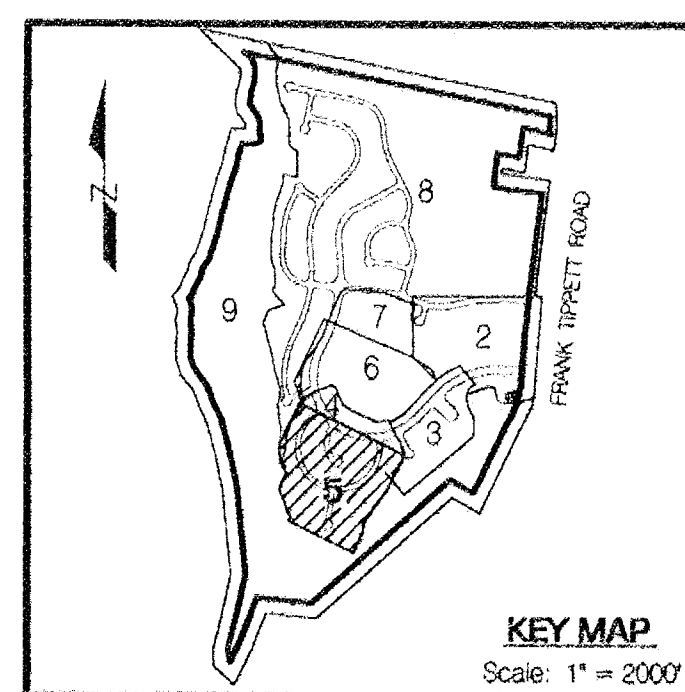
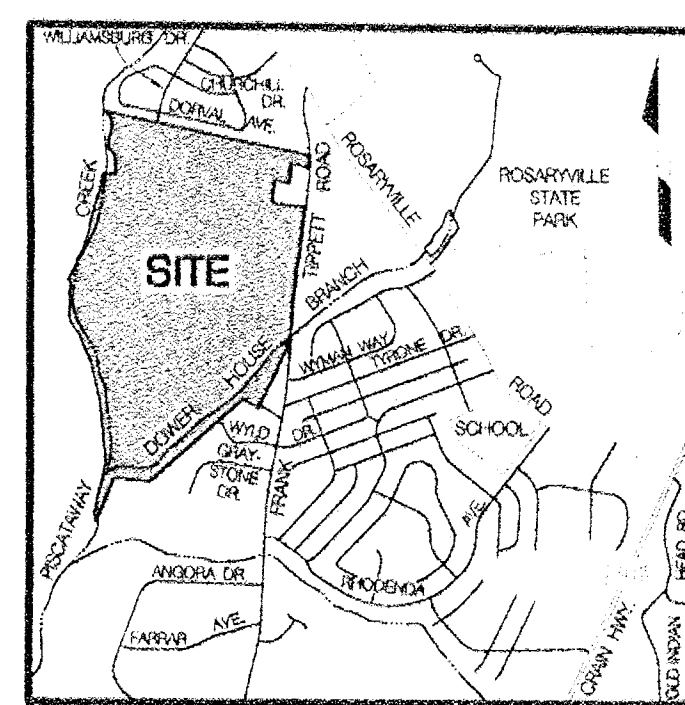
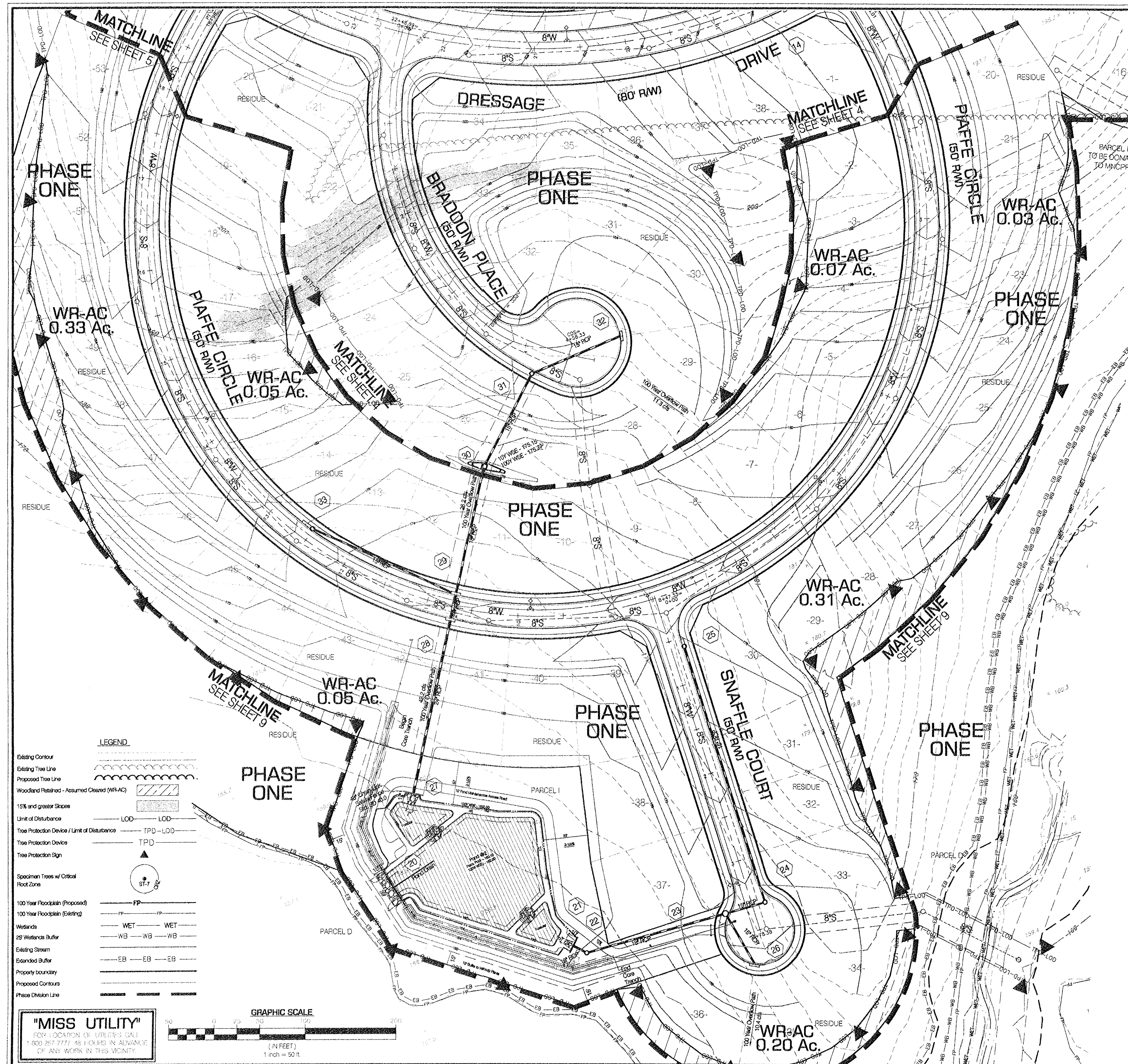
M-NCPPC	
Prince George's County Planning Department Environmental Planning Section	
APPROVAL	
Type 2 Tree Conservation Plan	
TCP # - 002 - 02	
Approved by	Date
J.L. Stasz	1/17/2002
K. Kinn	8/15/13
01	
02	
03	
04	
05	

ENGINEERS
LAND PLANNERS
LAND SURVEYORS
RDA
RDA ENGINEERING CO., INC.
1402 MAIN STREET - UPPER MARLBOROUGH, MD 20772
PRINCE FREDERICK
UPPER MARLBOROUGH - UPPER MARLBOROUGH, MD 20772
(301) 945-1500 (301) 945-1501 (301) 945-1502

REVISIONS	
1	11/15/2012 Revises to certification: N/A
2	
3	
4	
5	
6	
7	
8	
9	
10	

DATE	11/15/2012
W. 208	
SCALE	1" = 50'
DRAWN BY	M. Graf
CHECKED BY	M. Graf
DATE	JULY 2012

TYPE 2 TREE CONSERVATION PLAN
PHASE 1 ROAD CONST. & PARCELS A, B, D, E, G, I, and RESIDUE ~ INFRASTRUCTURE ONLY
CANTER CREEK
BRANDYWINE (1119) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

[illegible]

QUALIFIED PROFESSIONAL CERTIFICATION
This plan complies with the current requirements of Subtitle 25 of the Woodland and Wildlife Conservation Technical Manual.

John P. Markovich
Date 7/23/12
John P. Markovich
Licensed Forester #153
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, Maryland 20601
(301) 645-4977
jpmarkovich1@comcast.net

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section

	Approved by	Date
01	J.L. Stasz	1/17/2002
02	KLFmuh	8/13/05
03		
04		
05		

Owner/Developer/Applicant:
Walton Carter Creek Development, L.L.C.
11800 Sunrise Valley Drive, Suite 300
Reston, VA 20191
Ph: (540) 532-2158
Attn: Melanie B. Graf, P.E. email: MGraph@walton.com

RDA
RDA ENGINEERING CO., INC.
14603 MAIN STREET - UPPER MARLBORO, MD. 20772
UPPER MARLBORO

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LAND PLANNERS
LAND SURVEYORS

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PRINCE FREDERICK

REVISIONS
1-15-2012: Revised for publication. RM

JOB NO.	W-230
SCALE:	1" = 50'
DRAWN BY:	Marian
CHECKED BY:	Markovitch
DATE:	

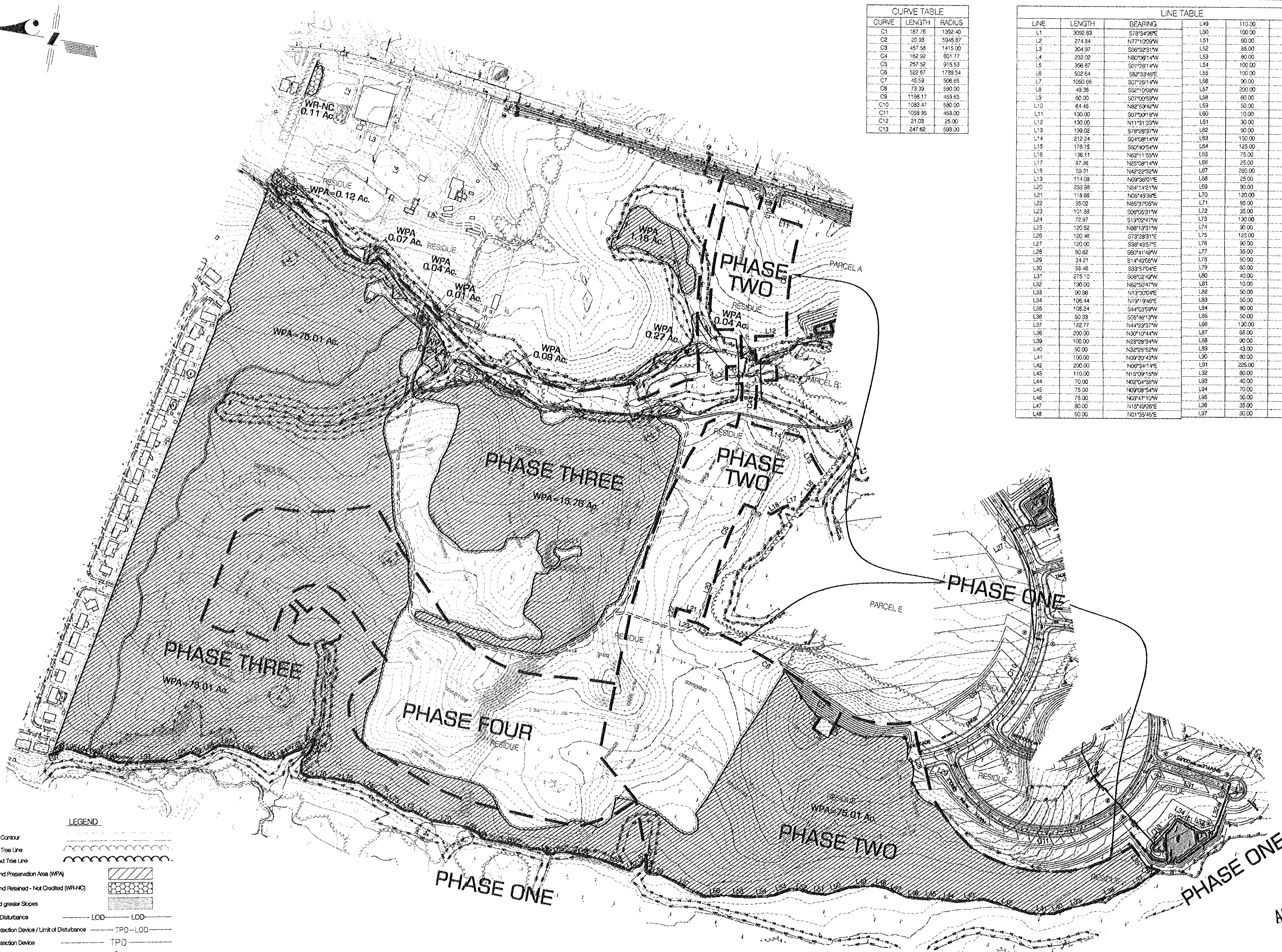
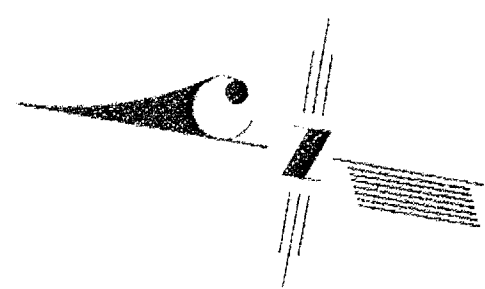
TYPE 2 TREE CONSERVATION PLAN

PHASE 1 ROAD CONST. & PARCELS A, B, D, E, G, I, and RESIDUE ~ INFRASTRUCTURE ONLY

CANTER CREEK

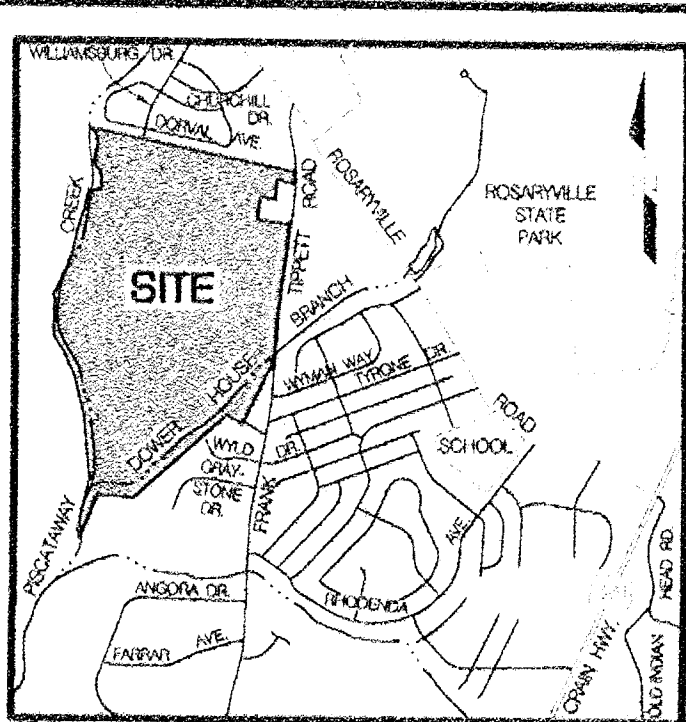
BRANDYWINE (119) ELECTION DISTRICT
BRIDGE CREEK, CUMBERLAND COUNTY, MARYLAND

SHEET 5 of 10

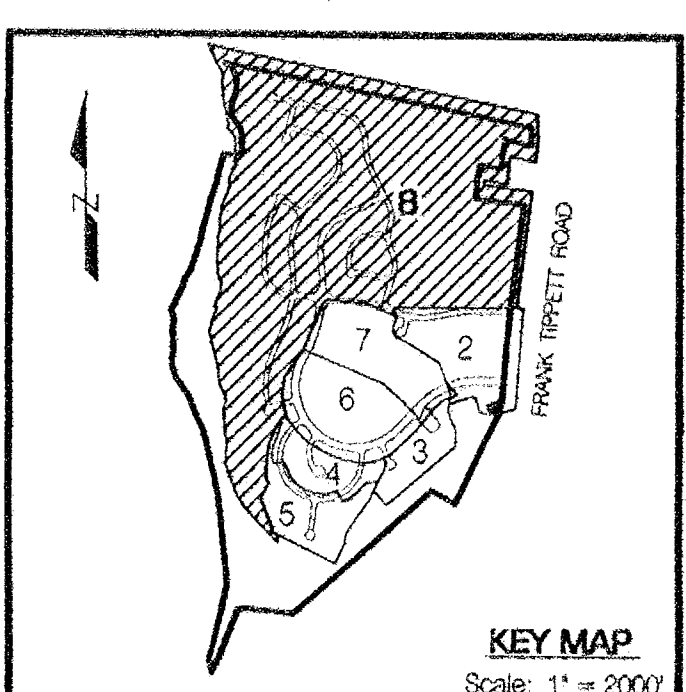


CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	187.16	1392.40
C2	20.93	5945.87
C3	457.58	1415.00
C4	189.28	801.77
C5	257.32	975.53
C6	522.67	1799.54
C7	45.59	506.65
C8	75.32	580.00
C9	1198.17	459.83
C10	1083.47	580.00
C11	1058.95	453.00
C12	21.03	25.00
C13	247.62	593.00

LINE TABLE		
LINE	LENGTH	BEARING
L1	3092.83	S78°34'30"E
L2	274.84	N77°10'00"W
L3	304.97	S69°32'31"W
L4	232.02	N40°09'14"W
L5	366.87	S07°28'14"W
L6	508.64	S82°33'46"E
L7	1050.65	S37°26'11"W
L8	49.38	S37°10'00"W
L9	60.00	S07°00'59"W
L10	64.45	N82°59'42"W
L11	130.00	S07°00'19"W
L12	130.00	N17°11'29"W
L13	199.02	S78°33'37"W
L14	212.24	S07°08'14"W
L15	178.75	S52°40'54"W
L16	136.11	N69°11'59"W
L17	87.36	N23°08'14"W
L18	53.31	N42°22'32"W
L19	114.08	N39°59'01"E
L20	233.39	N51°11'51"W
L21	118.68	N68°45'39"E
L22	35.02	N68°37'02"W
L23	101.68	S68°43'21"E
L24	72.97	S19°02'47"W
L25	120.52	N68°13'31"W
L26	120.46	S73°28'31"E
L27	120.00	S38°43'21"E
L28	80.82	S60°41'48"W
L29	34.21	S14°42'05"W
L30	33.46	S33°17'04"E
L31	275.10	S69°32'49"W
L32	130.00	N82°50'47"W
L33	90.86	N13°00'01"E
L34	105.44	N12°19'48"E
L35	105.24	S44°23'59"W
L36	50.33	S26°42'19"W
L37	122.77	N44°23'37"W
L38	200.00	N30°14'44"W
L39	100.00	N32°28'34"W
L40	50.00	N32°28'32"W
L41	100.00	N09°20'43"W
L42	200.00	N09°34'14"E
L43	110.00	N15°09'15"W
L44	70.00	N02°04'38"W
L45	75.00	N09°28'54"W
L46	75.00	N09°41'10"W
L47	80.00	N15°42'28"E
L48	50.00	N01°35'45"E
L49	110.00	N19°48'19"W
L50	100.00	N27°31'13"W
L51	60.00	N04°12'56"W
L52	85.00	N02°23'01"E
L53	80.00	N31°55'51"W
L54	100.00	N14°35'19"W
L55	100.00	N08°12'57"W
L56	50.00	N19°08'11"W
L57	200.00	N19°08'11"W
L58	100.00	N10°01'10"E
L59	50.00	N31°25'19"W
L60	50.00	N31°25'09"W
L61	150.00	N08°47'24"E
L62	125.00	N03°45'17"E
L63	75.00	N17°22'59"W
L64	25.00	N34°01'41"E
L65	25.00	N07°53'50"E
L66	25.00	N44°15'00"E
L67	90.00	N14°35'42"E
L68	120.00	N01°36'27"W
L69	55.00	N16°47'14"E
L70	55.00	N07°41'12"E
L71	135.00	N07°41'12"E
L72	90.00	N09°59'29"W
L73	130.00	N22°55'00"E
L74	90.00	N17°15'31"E
L75	135.00	N07°41'12"E
L76	90.00	N09°59'29"W
L77	35.00	N17°45'56"E
L78	50.00	N84°00'10"E
L79	90.00	S52°39'49"E
L80	40.00	S13°39'00"E
L81	10.00	N01°15'52"E
L82	50.00	N56°33'11"W
L83	50.00	N27°49'52"W
L84	90.00	N53°10'42"W
L85	50.00	N03°08'30"W
L86	130.00	N11°21'40"E
L87	65.00	N02°58'59"W
L88	90.00	N40°54'29"W
L89	43.00	N14°01'03"E
L90	80.00	N32°38'47"W
L91	225.00	N12°11'19"W
L92	90.00	N08°36'00"E
L93	40.00	N10°31'07"W
L94	70.00	N12°47'12"E
L95	40.00	N09°33'58"W
L96	35.00	N40°39'37"W
L97	30.00	N28°32'49"W



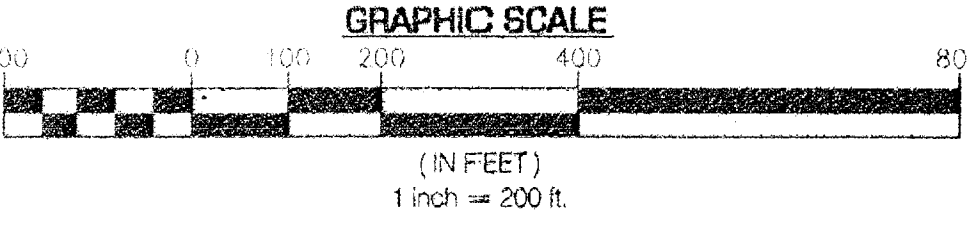
VICINITY MAP
Scale: 1" = 3000'
A.D.C. Street Map No. 5767, Grid G8



KEY MAP
Scale: 1" = 2000'

- LEGEND**
- Existing Contour
 - Existing Tree Line
 - Proposed Tree Line
 - Woodland Preservation Area (WPA)
 - Woodland Retained - Not Cropped (WR-NC)
 - 15% and greater Slopes
 - Limit of Disturbance
 - Tree Protection Device / Limit of Disturbance
 - Tree Protection Device
 - Tree Protection Sign
 - Specimen Tree w/ Critical Root Zone
 - 100 Year Floodplain (Proposed)
 - 100 Year Floodplain (Existing)
 - Wetlands
 - 25' Wetlands Buffer
 - Extended Stream
 - Property boundary
 - Proposed Contours
 - Phase Division Line

"MISS UTILITY"
FOR LOCATION OF UTILITIES CALL
1-800-257-7777, 48 HOURS IN ADVANCE
OF ANY WORK IN THIS VICINITY.



WOODLAND CONSERVATION SUMMARY TABLE - (this sheet)											
Lot	Grass Tract Area (GTA)	100 Year Floodplain (FP)	Net Tract Area (NTA)	Existing Woodland (EWT)	Existing Woodland (EWT)	Woodland Cleared (WC)	Woodland Cleared (WC)	Woodland Cleared (WC)	Woodland Preservation Area (WPA)	Woodland Retention Area (WRA)	Woodland Retention Area (WRA)
Residue	178.47	5.83	170.64	92.91	2.85	1.47	-0-	-0-	91.44	-0-	0.11
Total	178.47	5.83	170.64	92.91	2.85	1.47	-0-	-0-	91.44	-0-	0.11

Owner/Developer/Applicant:
Walton Center Creek Development, LLC
11800 Sunrise Valley Drive, Suite 300
Reston, VA 20191
Ph: (540) 532-2158
Attn: Melanie B. Graf, P.E. email: M.Graf@walton.com

M-NCPPC
Prince Georges County Planning Department
Environmental Planning Section

APPROVAL
Type 2 Tree Conservation Plan
TOP II-022 - 02

Approved by: J.L. Stage
Date: 1/17/2013

01
02
03
04
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QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

John P. Muehlenbach
Licensed Forester #153
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, Maryland 20601
(301) 645-4977
jpmuehlenbach@gmail.com

7/23/13

STATE OF MARYLAND
BOARD OF FORESTERS

SDP-1202

M-NCPPC APPROVALS

PROJECT NAME: CANTER CREEK
PROJECT NUMBER: SDP-1202

For Conditions of Approval as Set Forth in the State of Maryland Code, Title 28, Subtitle 25, and the Woodland and Wildlife Conservation Technical Manual.

Approved by: J.L. Stage
Date: 1/17/2013

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ENGINEERS
LAND PLANNERS
LAND SURVEYORS

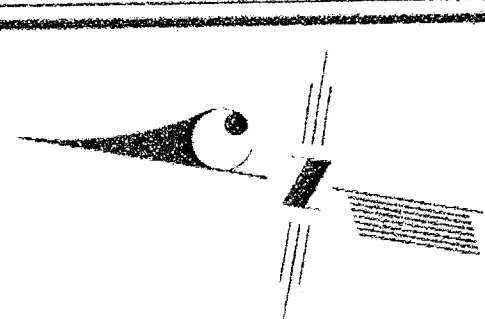
REVISIONS

DATE: 11/15/2012
REVISION: 1.0
BY: J.L. Stage
CHECKED BY: J.L. Stage
DATE: 11/15/2012

PHASE 1 ROAD CONST & PARCELS A, B, D, E, I, and RESIDUE ~ INFRASTRUCTURE ONLY

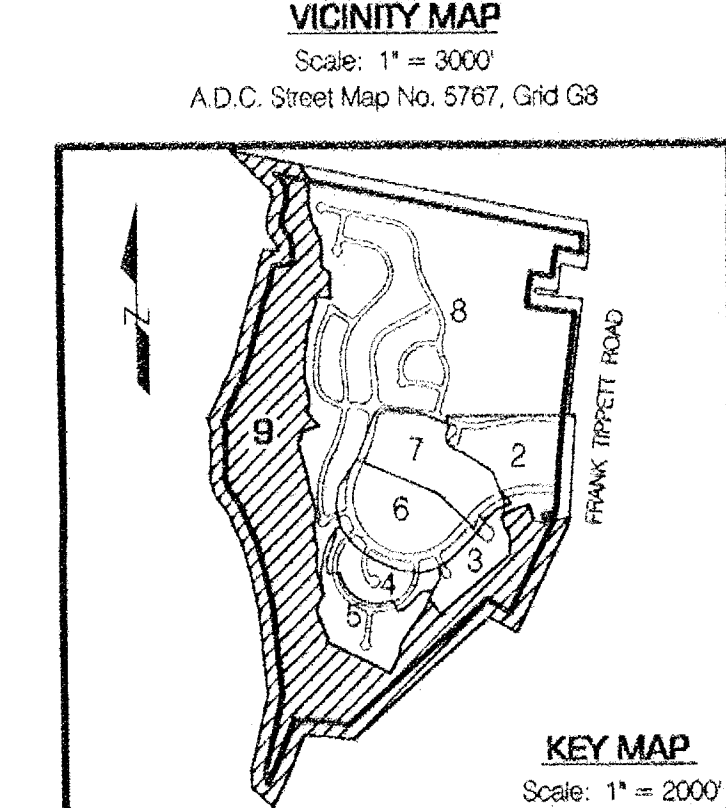
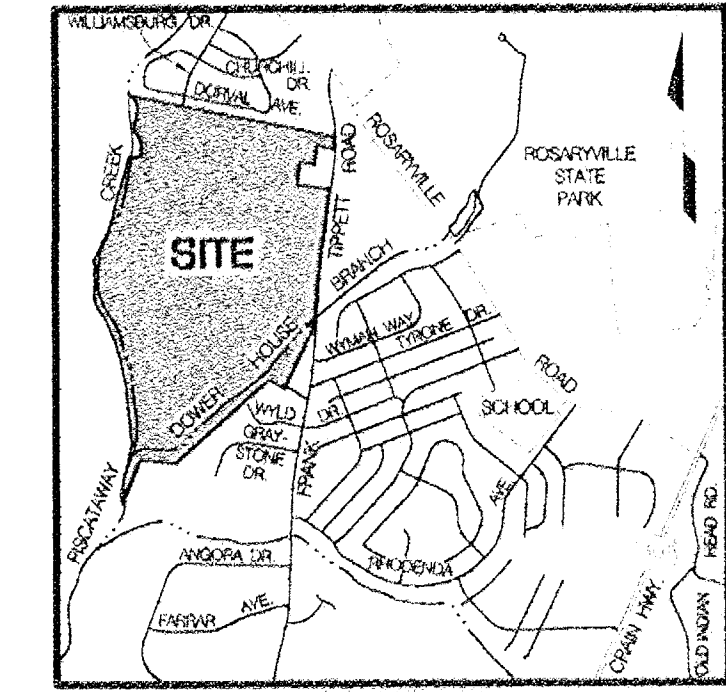
CANTER CREEK
BRANDYWINE (1140) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

SHEET 8 of 10

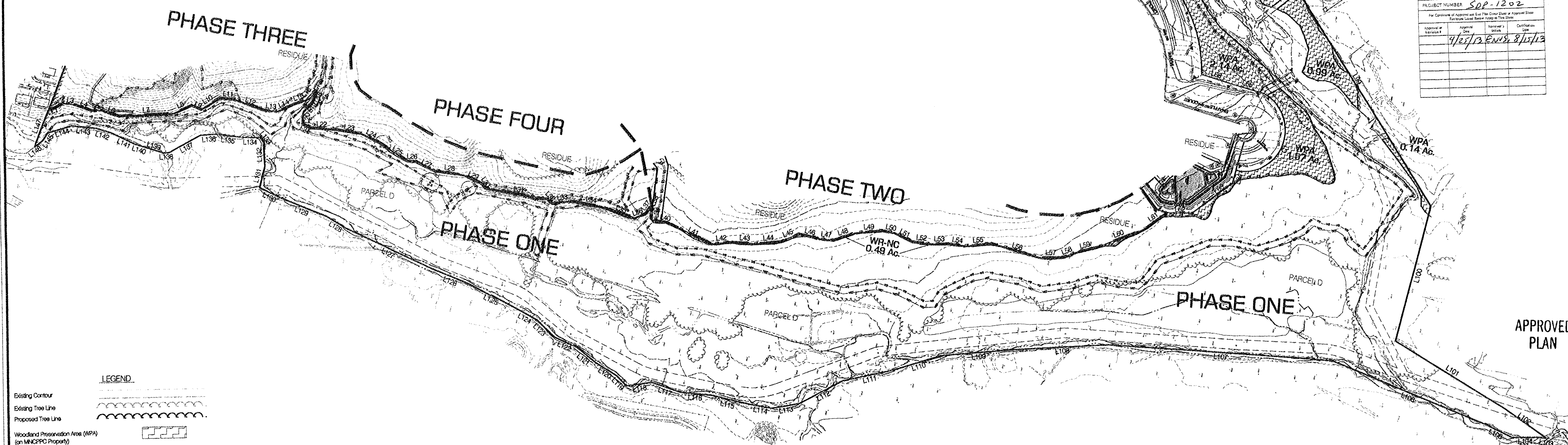


LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S28°28'48"E	35.00	L40	S1°54'18"E	115.00
L2	S69°25'21"E	35.00	L41	S1°54'18"E	115.00
L3	S00°33'59"E	50.00	L42	S1°54'28"W	80.00
L4	S10°47'22"W	70.00	L43	S02°41'10"E	75.00
L5	S12°41'07"E	40.00	L44	S03°09'45"E	75.00
L6	S08°28'00"W	80.00	L45	S02°04'38"E	70.00
L7	S12°11'19"E	225.00	L46	S19°28'15"E	110.00
L8	S33°38'41"E	90.00	L47	S08°34'14"W	200.00
L9	S14°10'13"W	40.00	L48	S02°02'45"E	100.00
L10	S04°04'12"E	90.00	L49	S32°25'52"E	50.00
L11	S03°58'59"E	55.00	L50	S23°28'34"E	100.00
L12	S11°21'40"W	130.00	L51	S31°12'44"E	200.00
L13	S03°20'00"E	50.00	L52	S02°02'45"E	100.00
L14	S08°10'42"E	80.00	L53	S02°02'45"E	100.00
L15	S27°49'53"E	50.00	L54	S48°31'37"E	208.49
L16	S26°31'11"E	50.00	L55	S45°54'31"E	50.49
L17	S02°15'50"W	10.00	L56	N07°11'34"E	181.49
L18	N78°33'28"W	40.00	L57	N08°02'49"E	87.00
L19	N69°38'48"W	60.00	L58	S31°12'33"E	56.58
L20	S54°00'10"W	50.00	L59	S48°31'37"E	81.91
L21	S17°45'56"W	35.00	L60	S72°22'40"E	84.07
L22	S06°59'02"E	90.00	L61	N61°21'30"E	145.35
L23	S00°41'12"W	125.00	L62	N39°30'00"E	42.48
L24	S17°15'01"W	40.00	L63	N02°01'00"W	42.38
L25	S25°55'09"W	130.00	L64	N00°53'57"E	34.02
L26	S05°28'20"E	35.00	L65	N38°18'02"E	37.24
L27	S18°41'14"W	85.00	L66	N49°36'42"W	71.35
L28	S01°39'21"E	100.00	L67	N02°22'00"W	33.21
L29	S1°43'40"W	90.00	L68	N48°58'44"E	99.99
L30	S44°18'00"W	25.00	L69	N87°11'05"E	83.30
L31	S00°33'39"W	200.00	L70	N29°24'34"E	241.3
L32	S04°04'11"W	25.00	L71	S48°31'37"E	57.67
L33	S17°09'24"E	75.00	L72	S19°01'52"E	78.41
L34	S00°24'51"W	125.00	L73	N79°10'19"E	78.20
L35	S08°47'24"W	150.00	L74	N83°49'00"E	83.59
L36	S01°32'28"E	50.00	L75	N81°40'07"E	83.69
L37	S24°22'51"E	30.00	L76	N08°19'11"E	78.20
L38	S10°51'18"W	10.00	L77	N13°25'38"W	78.41
L39	S07°36'29"W	50.00	L78	N11°11'00"W	112.25
L40	S03°04'19"E	60.00	L79	N01°19'50"W	138.08
L41	S15°59'34"W	200.00	L80	S88°36'29"E	150.78
L42	S19°03'11"E	90.00	L81	S41°48'40"E	49.54
L43	S09°12'37"E	100.00	L82	S02°42'12"W	133.62
L44	S1°45'51"E	100.00	L83	S72°11'05"W	137.57
L45	S31°56'37"E	80.00	L84	S17°48'55"E	50.00
L46	S03°23'01"E	85.00	L85	S10°27'15"W	111.09
L47	S04°13'30"E	60.00	L86	S10°27'15"W	111.09
L48	S27°21'12"E	100.00	L87	S28°06'22"W	1051.87
L49			L88	N61°18'01"W	218.74
L50			L89	S48°30'30"W	704.96

CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	170.00	486.86	1190.87	S 78°59'20" E
C2	268.00	729.31	418.83	N 48°44'59" E
C3	330.00	488.75	251.09	S 78°59'20" W

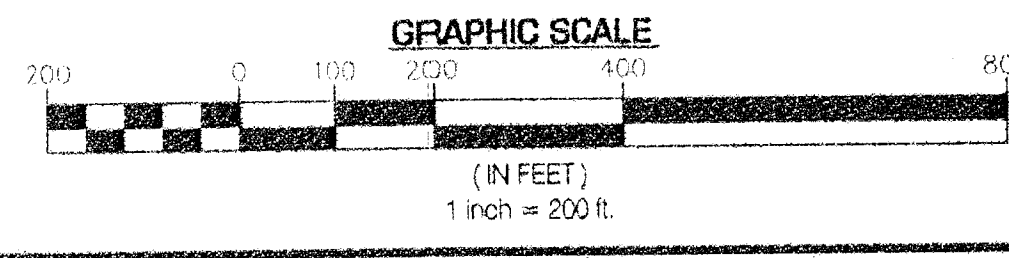


M-NCPPC APPROVALS			
PROJECT NAME	CATER CREEK	DATE	7/13/12
PROJECT NUMBER	SDP-1202	DATE	8/15/12
APPROVED BY		DATE	
CHECKED BY		DATE	
DATE			



- LEGEND**
- Existing Contour
 - Existing Tree Line
 - Proposed Tree Line
 - Woodland Preservation Area (WPA) (or M-NCPPC Property)
 - 15% and greater Slopes
 - Limit of Disturbance
 - Tree Protection Device / Limit of Disturbance
 - Tree Protection Device
 - Tree Protection Sign
 - Specimen Trees w/ Critical Root Zone
 - 100 Year Floodplain (Proposed)
 - 100 Year Floodplain (Existing)
 - Wetlands
 - 20' Wetlands Buffer
 - Existing Stream
 - Expanded Buffer
 - Property boundary
 - Proposed Contours
 - Phase Division Line

"MISS UTILITY"
FOR LOCATION OF UTILITIES CALL
1-800-557-0777 OR 301-993-1111 IN ADVANCE
OF ANY WORK IN THIS VICINITY.



WOODLAND CONSERVATION SUMMARY TABLE - (this sheet)											
Lot	Gross Tract Area (GTA)	100-Year Floodplain (FP)	Net Tract Area (NTA)	Existing Woodland (E-W)	Existing Woodland (E-W)	Woodland Cleared (W-C)	Woodland Cleared (W-C)	Woodland Cleared (W-C)	Woodland Cleared (W-C)	Woodland Cleared (W-C)	Woodland Cleared (W-C)
Par. D	94.63	81.49	13.04	10.82	41.37	0.46	0.37	-0.0	9.75	-0.0	0.49
Total	94.63	81.49	13.04	10.82	41.37	0.46	0.37	-0.0	9.75	-0.0	0.49

Owner/Developer/Applicant:
Walton Center Creek Development, L.L.C.
11800 Sunrise Valley Drive, Suite 300
Reston, VA 20191
Ph: (540) 532-2158
Attn: Melanie B. Graf, P.E. email: M.Graf@walton.com

SDP-1202

M-NCPPC
Prince Georges County Planning Department
Environmental Planning Section

APPROVAL
Type 2 Tree Conservation Plan
TCP II - 002 - 02

Approved by: *J.L. Smith* Date: 7/17/2012

01
02
03
04
05

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

John P. Markovich Date: 7/13/12
John P. Markovich
Licensed Forester #1153
J.M. Forestry Services, LLC
11552 Timberbrook Drive
Wakarusa, Maryland 20601
(301) 645-4977
jmarkovich@jcomcast.net

STATE OF MARYLAND
BOARD OF FORESTERS

REVISIONS

NO.	DATE	DESCRIPTION
1	7/13/12	Prepared for certification - RM
2	8/15/12	Revised for certification - RM

TYPE 2 TREE CONSERVATION PLAN - PARCEL D

PHASE 1 ROAD CONST. & PARCELS A, B, D, E, G, I, and RESIDUE ~ INFRASTRUCTURE ONLY

CATER CREEK

BRANFAYNE (11TH) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

SHEET 9 of 10

- GENERAL NOTES**
- This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If the grading permit expires, this TOP2 also expires and is no longer valid.
 - Cutting or clearing of woodland not in conformance with this plan or without the express written consent of the Planning Director or designee shall be subject to a \$9.00 per square foot mitigation fee.
 - A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, as appropriate, shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
 - The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to the equipment contained herein.
 - The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
 - The property is within the Rural Tier and is zoned O-S.
 - The property is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
 - The property is not adjacent to a roadway classified as arterial or greater.
 - This plan is grandfathered under Prince Georges County Code Section 25-119(g), per CB-87-2070.

- TREE PRESERVATION AND RETENTION NOTES**
- All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understorey vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TOP2.
 - Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
 - The location of all temporary tree protection fencing (TPF) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the location by the county inspector, installation of the TPFs may begin.
 - All temporary tree protection fencing required by this plan shall be installed prior to commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of the TOP2.
 - Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity.

- Removal of Hazardous Trees or Limbs by Developers or Builders**
- The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the county as dead, dying, or hazardous may be removed.
 - A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
 - During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permittee shall remove said trees using a chain saw. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chainsaw to near the existing ground level. The stump shall not be removed or covered with soil, much or other materials that would inhibit sprouting.
 - If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permittee, prior to removal a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
 - If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A300 Pruning Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage. Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.
 - Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TOP2. The work is required to be conducted by a Licensed Tree Expert.

- VIRGINIA PINE NOTES**
- The subject property contains Virginia pines (*Pinus virginiana*) that are subject to wind throw.
 - All Virginia pines greater than 6 inches in diameter within 40 feet of the final proposed limit of disturbance or the boundary of the property shall be cut down by hand during the clearing of the site.
 - After the Virginia pines have been removed, the contractor responsible for implementation of this TOP2 shall submit an evaluation of the stocking levels for the residual stand, management techniques to be applied to the residual stand, and supplemental planting requirements to the M-NCPPC Planning Department. This evaluation shall be submitted prior to the issuance of the first building permit to ensure that all high risk trees have been removed. A planting schedule and/or details for the management of natural regeneration to fully restock the site must be shown on the plan.

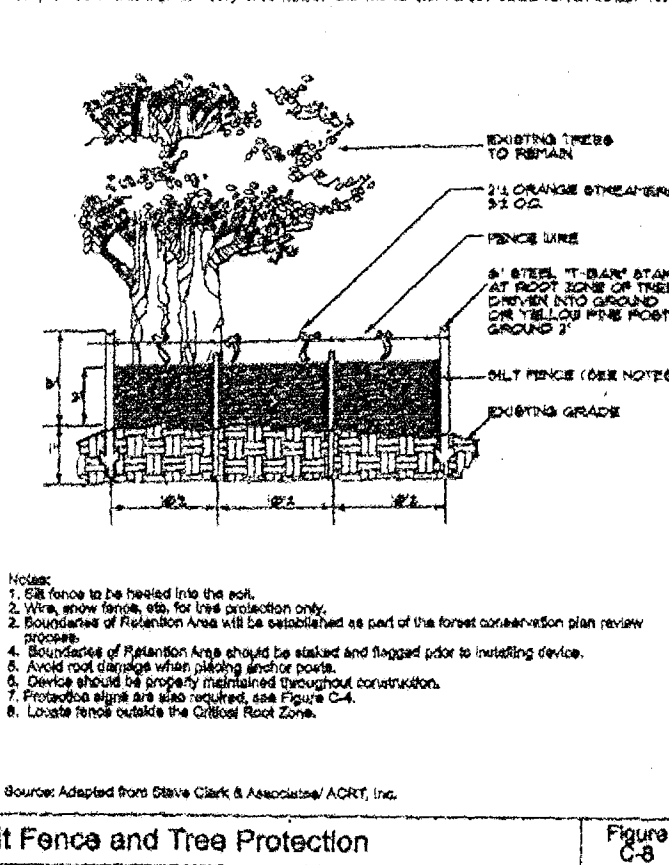
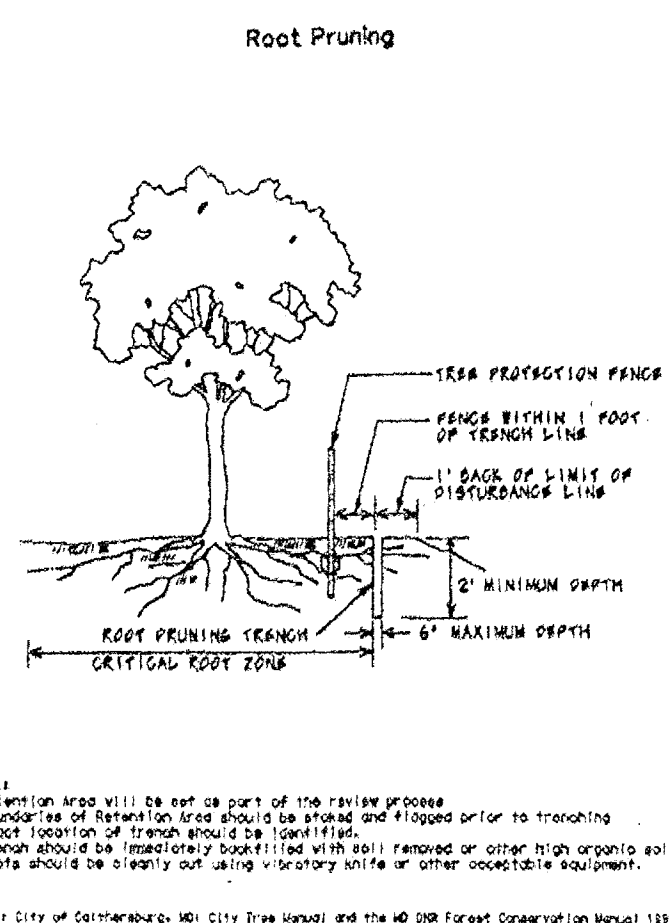
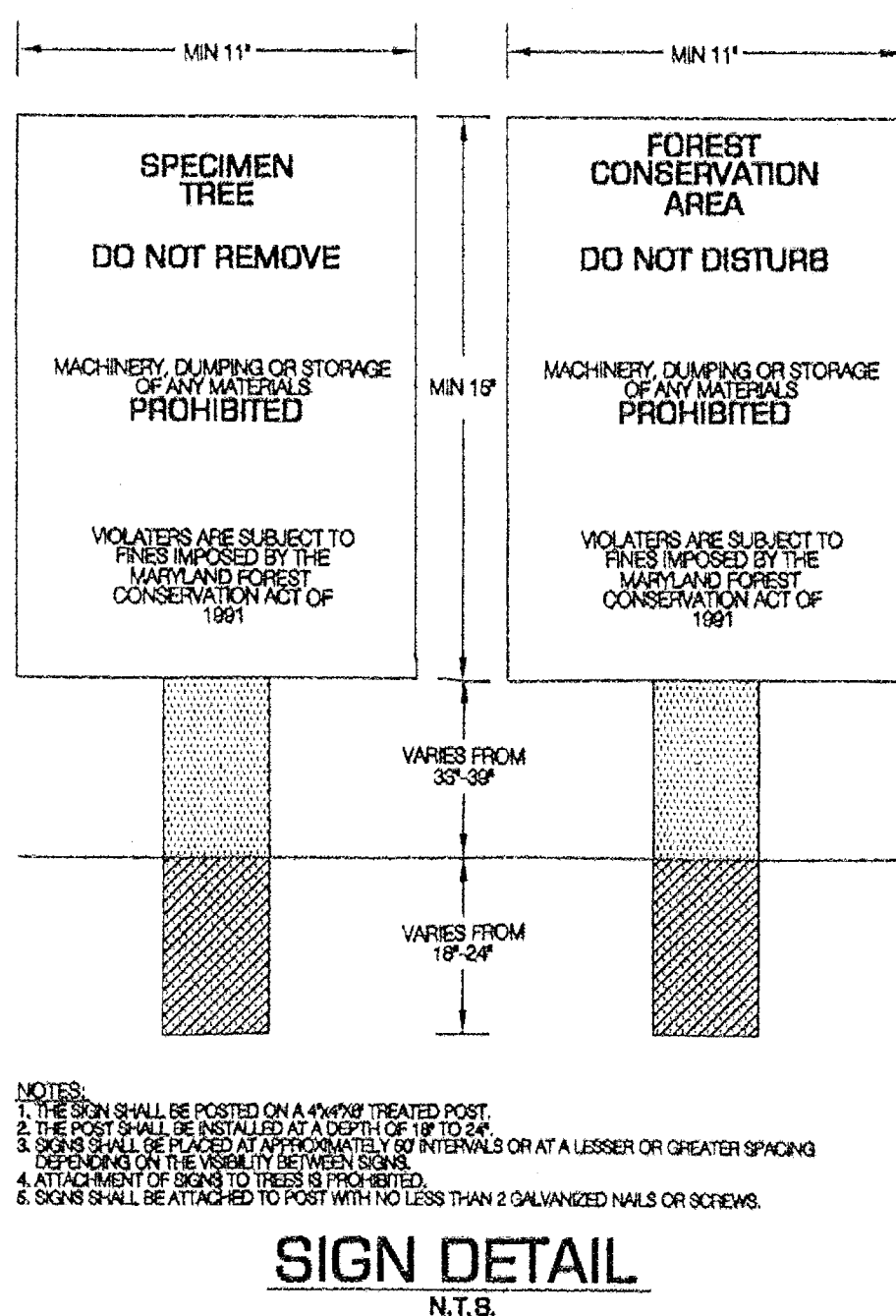
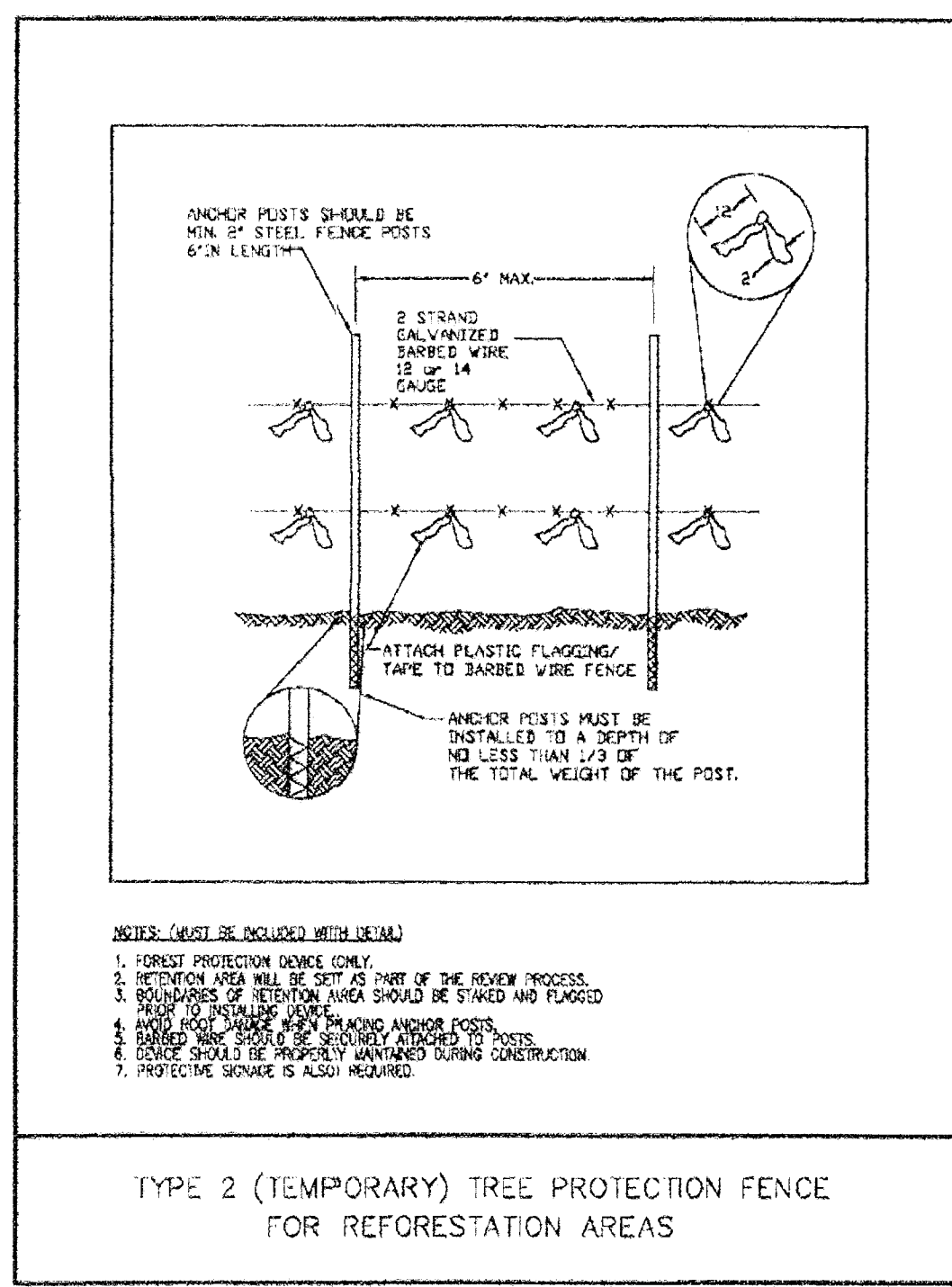
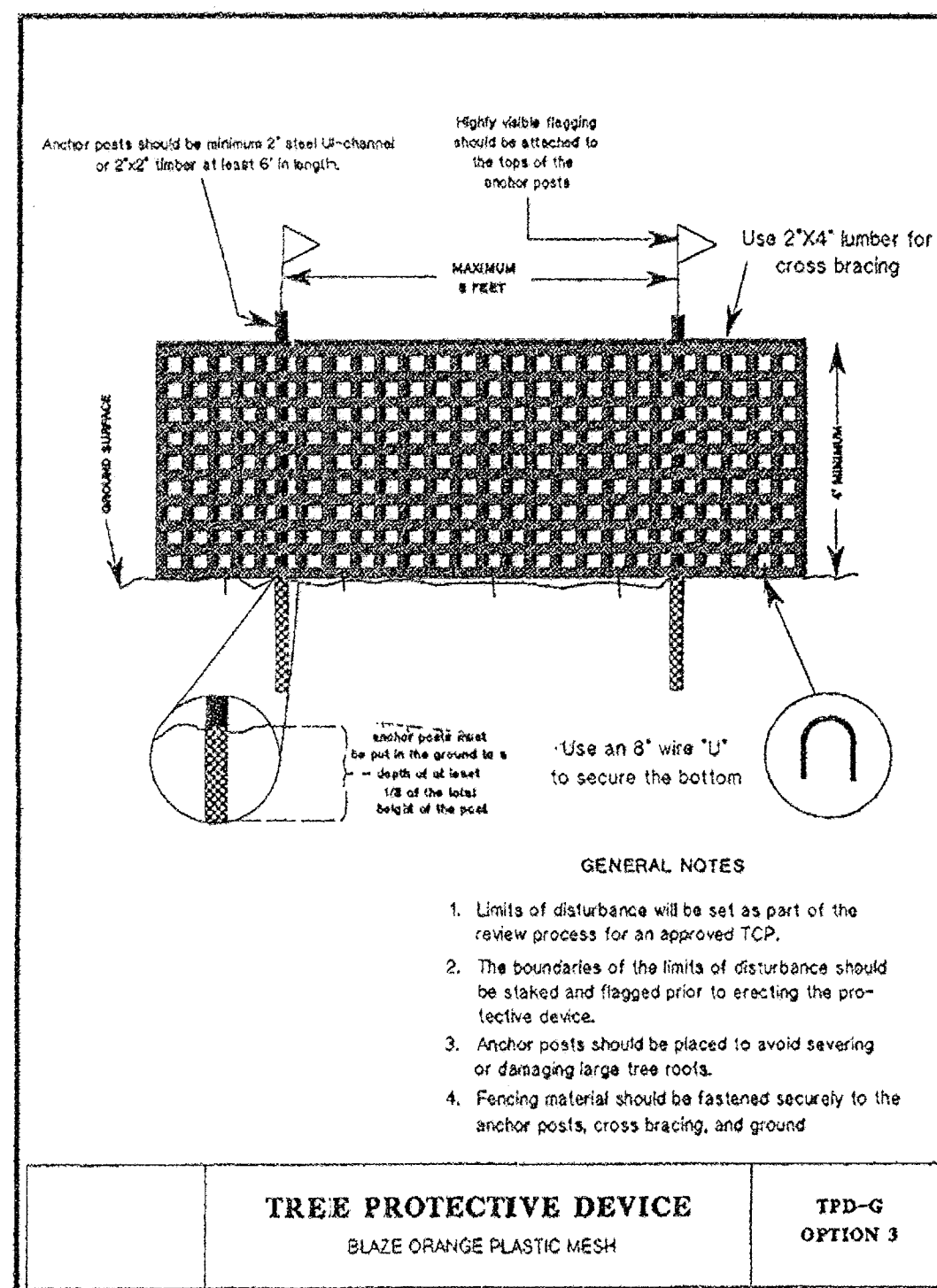
- NOTES ON RETAINED TREES AND WOODLAND**
- If the original developer or builder no longer has an interest in the property and the current owner desires to remove a hazardous tree or portion thereof, the owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the "Handout: Guidelines for Prince Georges County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.
 - If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the owner shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
 - Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TOP2. The work is required to be conducted by a Licensed Tree Expert.
 - The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the site and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut up to allow contact with the ground, thus encouraging decomposition.
 - The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.
 - The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

Champion, Specimen and Historic Tree Table

ID. #	SPECIES	SCIENTIFIC NAME	DBH (in)	CONDITION	COMMENTS	DISPOSITION
1	Yellow Poplar	Liriodendron tulipifera	30	Good	---	Save
2	Yellow Poplar	Liriodendron tulipifera	39	Poor	Decay, dieback & top damage	Save
3	Yellow Poplar	Liriodendron tulipifera	38	Fair	Top Damage	Save
4	Yellow Poplar	Liriodendron tulipifera	33	Good	---	Save
5	Bassoh	Fagus grandifolia	44	Poor	Decay, hollow & top damage	Save
6	White Oak	Quercus alba	32	Fair	Top Damage	Save
7	Yellow Poplar	Liriodendron tulipifera	46	Poor	Decay, hollow & top damage	Save
8	White Oak	Quercus alba	34	Good	---	Save
9	Willow Oak	Quercus phellos	38	Poor	Decay	Save
10	Yellow Poplar	Liriodendron tulipifera	37	Poor	Decay and Top Damage	Save
11	Yellow Poplar	Liriodendron tulipifera	45	Poor	Decay and Top Damage	Save
12	Yellow Poplar	Liriodendron tulipifera	35	Poor	Top Damage and Root Damage	Save
13	Yellow Poplar	Liriodendron tulipifera	33	Good	---	Save
14	Pin Oak	Quercus palustris	34	Good	---	Save
15	Red Maple	Acer rubrum	33	Poor	Decay and Top Damage	Save
16	White Oak	Quercus alba	58	Poor	Decay, Hollow and Top Damage	Save

A specimen tree is a tree with a diameter greater than 30 inches DBH or a diameter at least 75 percent of the diameter of the champion for that species. Fifteen specimen trees were identified on this property.

Condition
Good - The tree is generally in good health with no significant defects or problems.
Fair - The tree is in generally good health but there are some defects that may be sign of future problems with the health or stability of the tree.
Poor - The tree has defects that could result in declining health or stability issues in the immediate future. Potentially hazardous conditions noted.



Woodland Conservation Worksheet for Prince Georges County, Maryland

Zone: Gross Tract: Floodplain: Previously Designated Land: Net Tract (NTA):

Property Description or Subdivisions Name: Is this site subject to the 1989 Ordinance? Break-even Point (Preservation Area) = Acres of Net Tract clearing permitted w/o notice:

Woodland Conservation Requirement Calculations:

Existing Woodland on Net Tract (acres): Existing Woodland in Floodplain (acres): Woodland Conservation Threshold (dTA) = Smaller of a or c: Woodland above WCT: Plan Number (this must be completed by the property owner):

Plan Phase or Name:

Total area in this application (acres): Floodplain area in this application (acres): Net Tract area in the application (acres): Woodland on the Net Tract for this phase (acres): Woodland in the Floodplain for this phase (acres): Woodland Cleared on Net Tract for this phase (acres): Woodland Cleared in Floodplain for this phase (acres): Off-site Woodland Clearing (1:1): Off-site Mitigation provided on this property: Cumulative acres of Net Tract Woodland cleared: Cumulative acres of Floodplain woodland cleared: Smaller of d or e: Woodland Clearing below WCT: Replacement for clearing above the WCT (2:1): Replacement for clearing below the WCT (2:1): Afforestation Threshold (APT) = Cumulative Woodland Conservation Required:

Woodland Conservation Provided:

Preservation: Rehabilitation: Afforestation: Area approved for top-in-kind: Credit for Off-site Mitigation on another property: Off-site Mitigation provided on this property: Total Woodland Conservation Provided:

Woodland cleared on this phase but not counted: Existing Net Tract Woodland in later phases: Revised 9-1-04:

Prepared by: License Number:

M-NCPPC APPROVALS

PROJECT NAME: CANTER CREEK
 PROJECT NUMBER: SDP-1202
 For Conditions of Approval see the Plan Cover Sheet or Approval Sheet
 Signature of Applicant: J. P. Markovich
 Date: 7/15/13
 Signature of Reviewer: J. P. Markovich
 Date: 8/15/13

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

John P. Markovich
 John P. Markovich
 Licensed Forester #153
 JM Forestry Services, LLC
 11552 Timberbrook Drive
 Waldorf, Maryland 20601
 (301) 945-4977
 jmarkovich@comcast.net

STATE OF MARYLAND
DEPARTMENT OF FORESTRY
BOARD OF FORESTERS

M-NCPPC
 Prince Georges County Planning Department
 Environmental Planning Section

APPROVAL
 Type 2 Tree Conservation Plan
 TOP II - 002 - 02

Approved by: J.L. Shatz
 Date: 1/17/2002
 Approved by: KIF LUKA
 Date: 8/14/13

ENGINEERS LAND PLANNERS LAND SURVEYORS

MDA ENGINEERING CO., INC.
 14603 MAIN STREET - UPPER MARLBORO, MD 20777
 UPPER MARLBORO, PRINCE GEORGES COUNTY, MARYLAND
 (301) 945-4977 (410) 934-8600

REVISIONS

11-15-2012 Revised for certification: N/A

JOB NO. 11-15-2012
 SCALE: N.S.
 SHEET: 10 OF 10
 CHECKED BY: J. P. Markovich
 DATE: 8/15/13

PHASE I ROAD CONST., & PARCELS A, B, & E - INFRASTRUCTURE ONLY

CANTER CREEK
 BRANDYWINE ELECTION DISTRICT
 PRINCE GEORGES COUNTY, MARYLAND