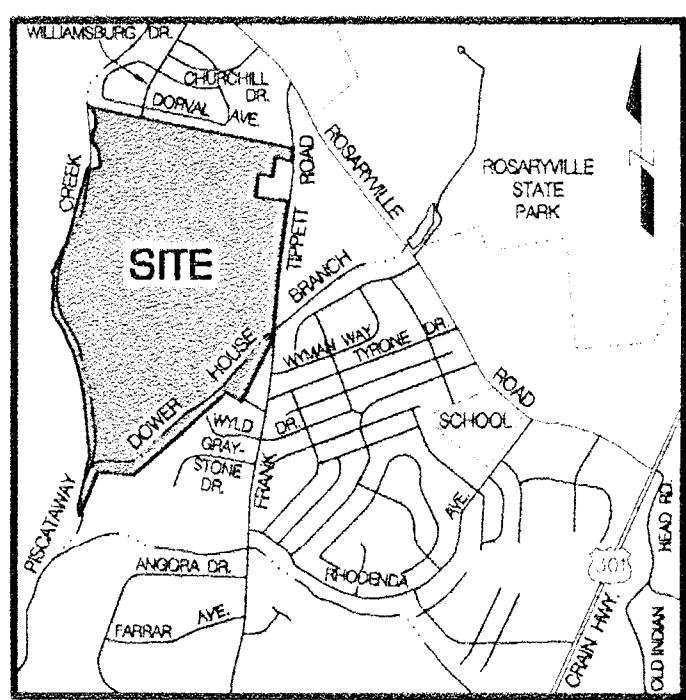




VICINITY MAP
Scale: 1" = 3000'
A.D.C. Street Map No. 5767, Grid G8

LEGEND

A.D.C. Street Map No. 5767, Grid G8

LEGEND

Existing Contour

Existing Tree Line

Proposed Tree Line

Woodland Preservation Area (WPA)

Woodland Retained - Not Credited (WR-NC)

Woodland Retained - Assumed Cleared (WR-AC)

Woodland Preservation Area (WPA)
(on HUNGRIC Property)

15% and greater Slopes

Limit of Disturbance

LOD

LOD

Tree Protection Device / Limit of Disturbance

TPD - LOD

Tree Protection Device

TPD

Tree Protection Sign

Specimen Trees w/ Critical Root Zone

ST 7

A

S

100 Year Floodplain (Proposed)

FP

100 Year Floodplain (Existing)

FP

Wetlands

WET

WET

25' Wetlands Buffer

WB

WB

WB

Existing Stream

EB

EB

Extended Buffer

EB

EB

EB

Property boundary

Proposed Contours

Phase Division Line

Lot	Gross Tree Area (GTA)	100-Year Woodland (FY)	Net Tree Area (NTA)	Existing Woodland (NTA)	Existing Woodland (FY)	Woodland Placed Net Tree Area (C-NTA)	Woodland Created Flooding (C-FY)	Woodland Created Off-site (C-OS)	Woodland Preservation Area (WPA)	Woodland Reforestation Area (WRA)	Woodland Retained Not Credited (WR-NC)	Woodland Retained Assumed Credited (WR-AC)
Par. A	4.02	-0.2	4.02	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0
Par. B	8.46	4.97	4.39	0.38	1.37	0.01	0.04	-0.0	0.31	-0.0	-0.0	-0.0
Par. D	94.53	81.49	13.04	10.82	41.37	0.46	0.37	-0.0	9.75	-0.0	0.49	-0.0
Par. E	25.00	1.06	23.94	10.15	1.06	3.69	-0.0	-0.0	6.87	-0.0	-0.0	0.09
Par. G	1.08	-0.0	1.08	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0
Par. I	1.50	-0.0	1.50	1.59	-0.0	1.59	-0.0	-0.0	-0.0	-0.0	-0.0	-0.0
Residue	139.28	5.83	132.43	109.13	2.95	16.08	-0.0	-0.0	91.44	-0.0	0.11	1.61
Dod.	9.44	0.0	9.04	3.95	0.34	3.95	0.34	-0.0	-0.0	-0.0	-0.0	-0.0
Total	342.38	32.75	248.63	136.02	46.99	25.78	0.75	-0.0	107.87	-0.0	0.60	1.70

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

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meets conditions of final approval
by the Planning Board, its designee
or the District Council.
M-NCPPC

PROJECT NAME: CANTER CREEK, PHASE I

PROJECT NUMBER: SDP-1202-01

Revision numbers must be included in the Project Number

Age Group	Number of Respondents (approx.)
18-24	100
25-34	450
35-44	350
45-54	250
55-64	150
65-74	100
75+	50

FIGURE 1

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

APPROVAL
Type 2 Tree Conservation Plan
TCP 11 - 002 - 02

	Approved by	Date
	J.L. Stasz	1/17/2002
01	Kym I. Finch	8/12/2013
02	<i>KIFinch</i>	<i>10/3/2014</i>
03		
04		
05		

QUALIFIED PROFESSIONAL CERTIFICATION

This plan complies with the current requirements of Subtitle 26 and the Woodland and Wildlife Conservation Technical Manual.

John P. Markovich 6/12/14
Date

John P. Markovich
Licensed Forester #153
JM Forestry Services, LLC
11562 Timberbrook Drive
Walcott, Maryland 20601
(301) 945-4077
jmarkovich@comcast.net

STATE OF MARYLAND
LICENSED FORESTER
JOHN P. MARKOVICH
NO. 153
BOARD OF FORESTERS

INFRASTRUCTURE for SITE and PHASE 1 DEVELOPMENT

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

JOIN NO.	W-230
SCALE	1" = 20'
DRAWN BY:	Maren
CHECKED BY:	Markovich
DATE:	June, 2012

REVISIONS	
11-15-2012	Revised for certification RM
3-21-2014	Added Phase I Lots & Houses
6-12-2014	Revised title block per Resolution RM

TRDA

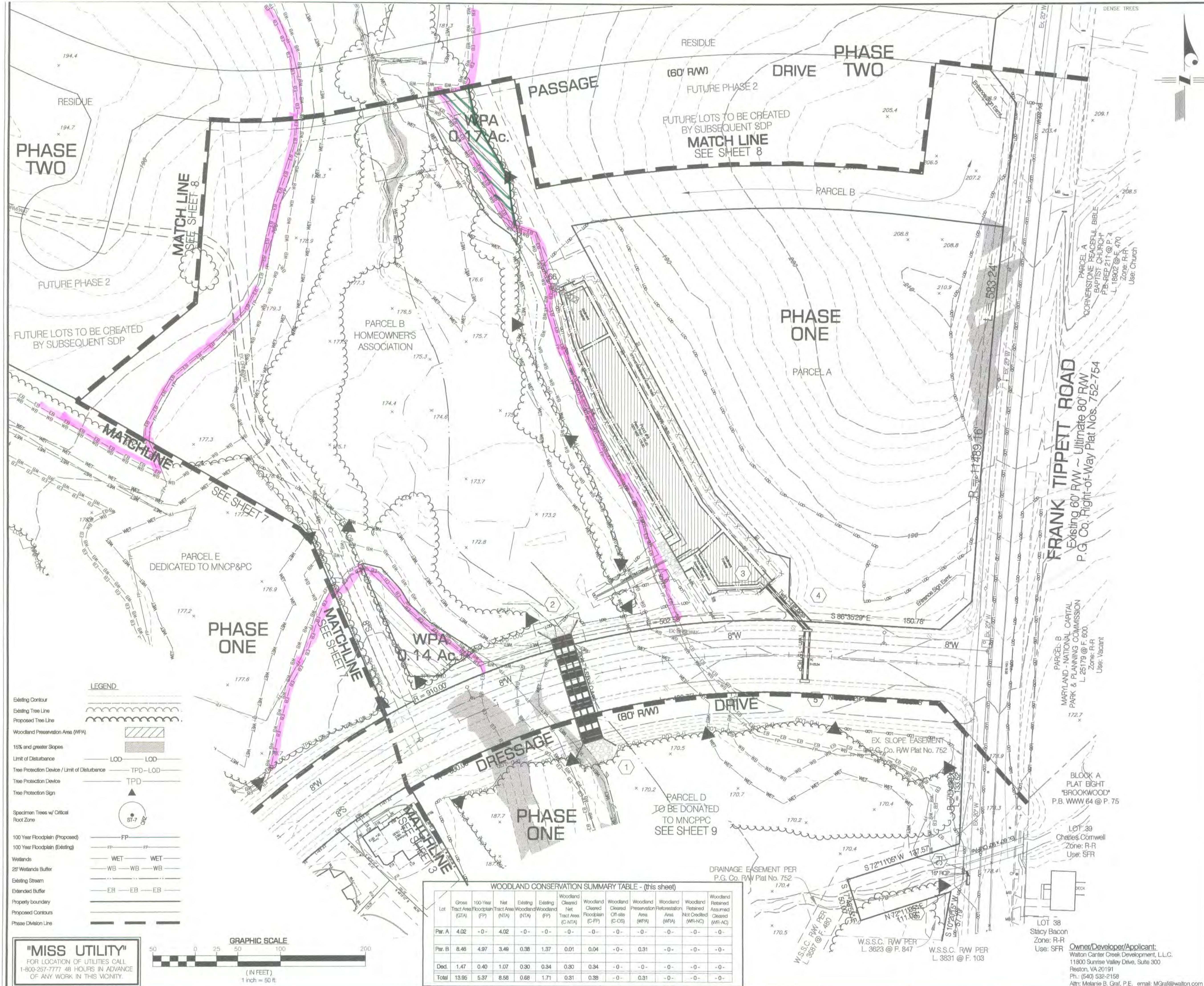
TERRACE REGIONAL DEVELOPMENT AUTHORITY

FIDA ENGINEERING CO., INC.

18623 MAIN STREET - OFFICE MARLBOROUGH, MD. 20777
 (301) 942-7000 FAX (301) 942-7001
 (301) 942-7000 FAX (301) 942-7001
 (301) 942-7000 FAX (301) 942-7001

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**ENGINEERS
LAND PLANNERS
LAND SURVEYORS**



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



KEY MAP
Scale: 1" = 200'

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meets conditions of final approval
by the Planning Board, its designee
or the District Council.

**M-NCPPC
APPROVAL**

PROJECT NAME: CANTER CREEK, PHASE I

PROJECT NUMBER: SDP-1202-01

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet

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) 645-4977
 jpmarkovich@comcast.net

Date 6/12/14

STATE OF MARYLAND
 LICENSED FORESTER



M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
Type 2 Tree Conservation Plan

	Approved by	Date
	J.L. Stasz	1/17/2002
01	Kim I. Finch	8/12/2013
02	<i>Kim I. Finch</i>	<i>10/03/2011</i>
03		
04		
05		

INFRASTRUCTURE for SITE and PHASE 1 DEVELOPMENT

RDA
RDA ENGINEERING CO., INC.

14603 MAIN STREET — UPPER MARLBORO, MD. 20772

UPPER MARLBORO
(301) 952-3100 (301) 952-8200 (301) 952-8600
(301) 952-3100 (301) 952-8200 (301) 952-8600

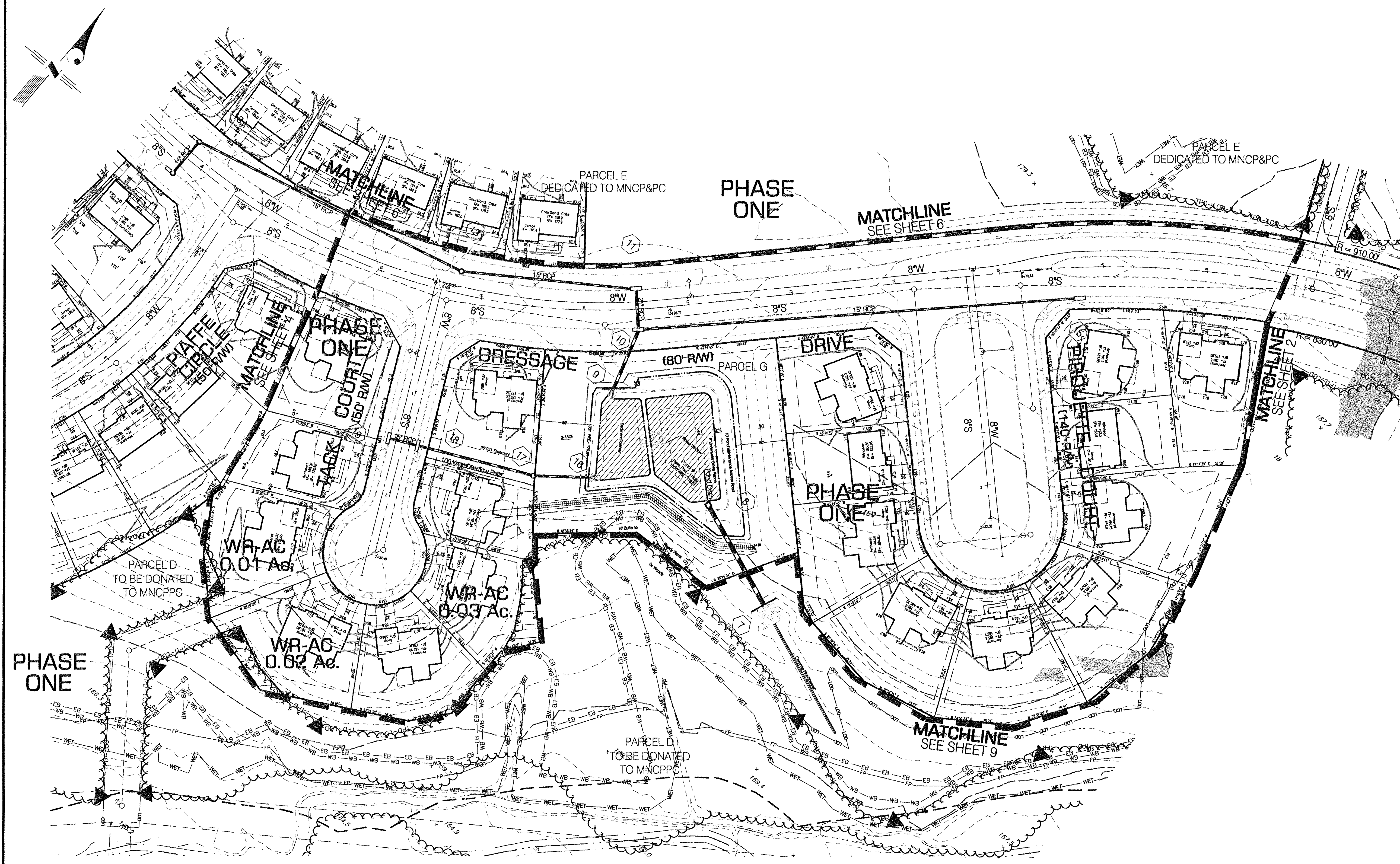
ENGINEERS
LAND PLANNERS
LAND SURVEYORS

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REVISIONS
1-15-2012 Revised for certification KM
9-21-2014 Added Phase I Lots & Houses
9-12-2014 Revised title block per Resolution KM

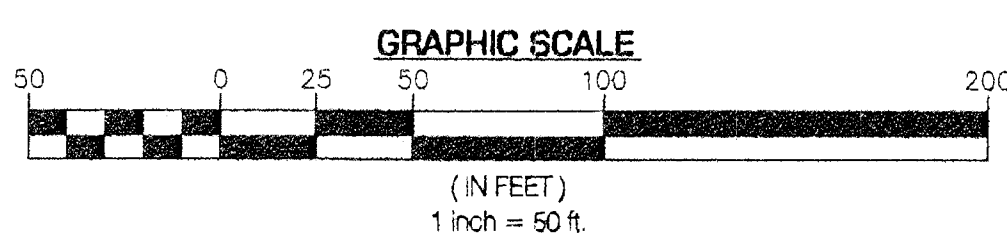
JOB NO.	W - 239
SCALE:	1" = 50'
DRAWN BY:	Martin
CHECKED BY:	Markovich
DATE:	June, 2012

SHEET 2 of 10



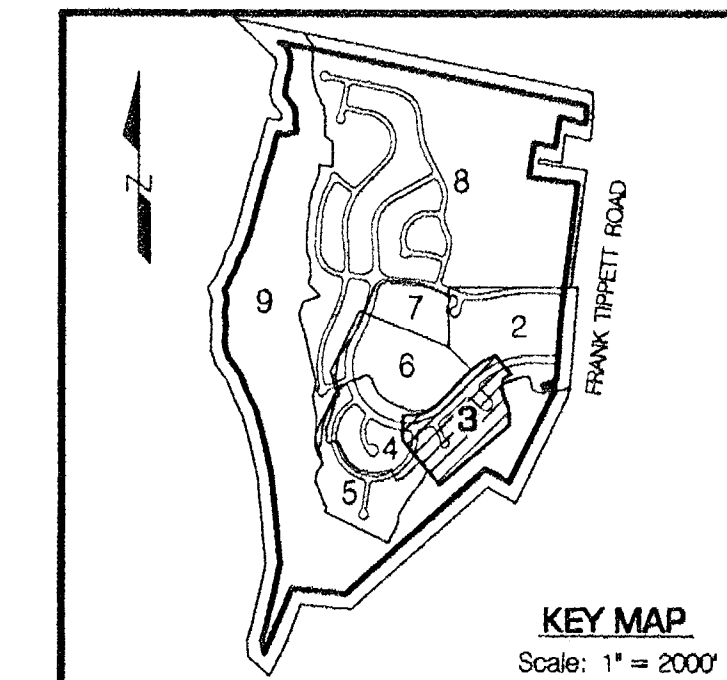
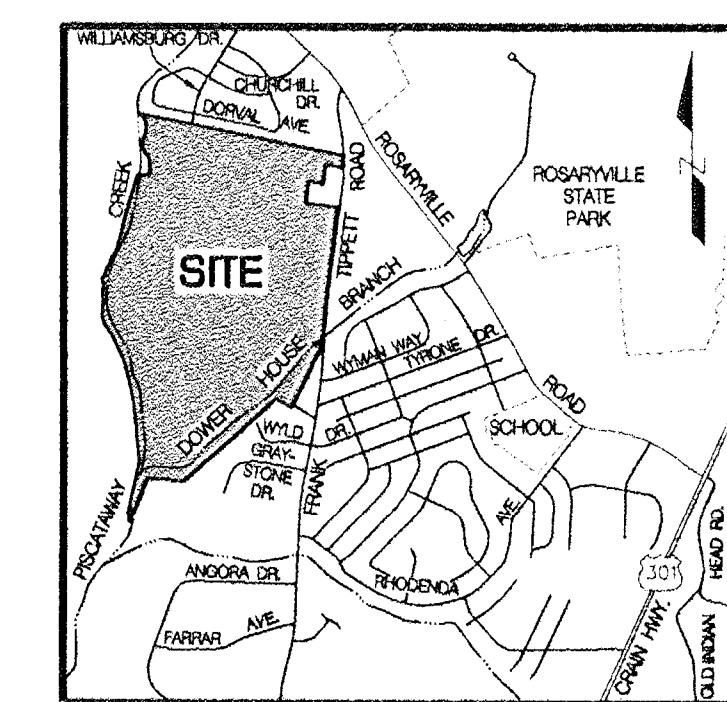
- LEGEND**
- Existing Contour
 - Existing Tree Line
 - Proposed Tree Line
 - Woodland Retained - Assumed Cleared (WR-AC)
 - 15% and greater Slopes
 - Limit of Disturbance
 - Tree Protection Device / Limit of Disturbance
 - Tree Protection Device
 - Tree Protection Sign
 - Specimen Trees w/ Critical Root 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
1-800-257-7777 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 (E-W)	Existing Woodland (E-W)	Woodland Cleared Net Tract Area (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preservation/Paforestation Area (WPA)	Woodland Retained Not Cleared (WR-NC)	Woodland Retained Assumed Cleared (WR-AC)
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
Ded.	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, L.L.C.
11800 Sunrise Valley Drive, Suite 300
Reston, VA 20191
Ph: (540) 532-2158
Attn: Melanie B. Graf, P.E. email: MGr@walton.com



THIS BLOCK IS FOR OFFICIAL USE ONLY
Official certification that this plan meets conditions of final approval by the Planning Board, its designee or the Charter Council.

M-NCPPC
APPROVAL

PROJECT NAME: Cantor Creek
PROJECT NUMBER: SDP - 1202-01

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

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

John P. Markovich 6/12/11
John P. Markovich
Licensed Forester #153
JM Forestry Services, LLC
11562 Timberbrook Drive
Waldorf, Maryland 20601
(301) 845-4977
jmarkovich@comcast.net

STATE OF MARYLAND
JOHN P. MARKOVICH
NO. 153
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
Kim L. Finch	8/12/2013
10/2/2014	
01	
02	
03	
04	
05	

ENGINEERS
LAND PLANNERS
LAND SURVEYORS

ERDA
ERDA ENGINEERING CO., INC.
14603 MAIN STREET - UPPER MARLBORO, MD 20775
UPPER MARLBORO, MD 20775
(301) 852-3100 (301) 852-8200 (301) 852-5500 (410) 535-8800

REVISIONS

11-15-2012	Revised for certification	RM
8-21-2014	Added Phase Lots & Houses	
6-12-2014	Revised title block per Resolution	RM

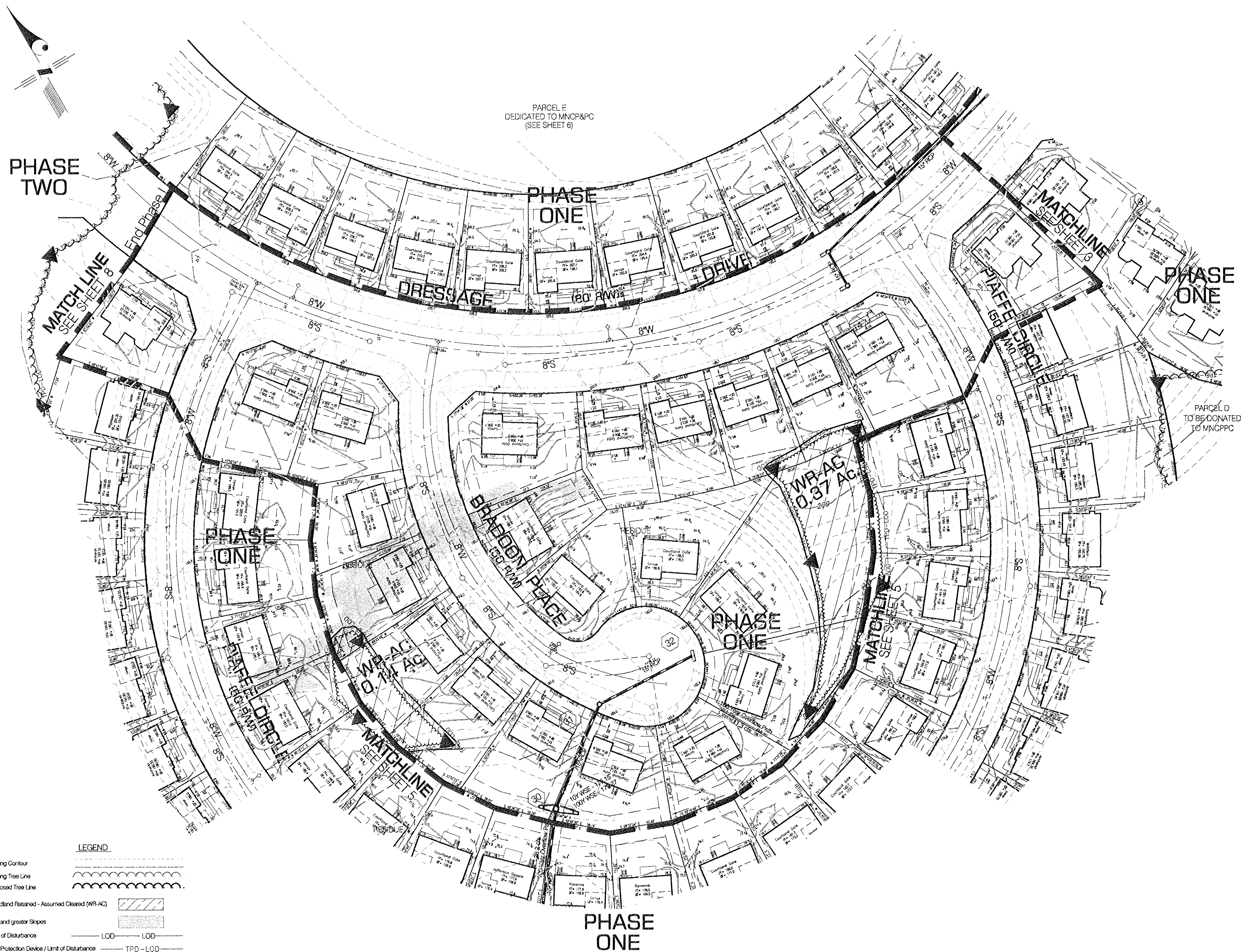
JOB NO. W-239
SCALE: 1" = 50'
DRAWN BY: Math
CHECKED BY: Markovich
DATE: June, 2012

INFRASTRUCTURE for SITE and PHASE 1 DEVELOPMENT

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

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

SHEET 3 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

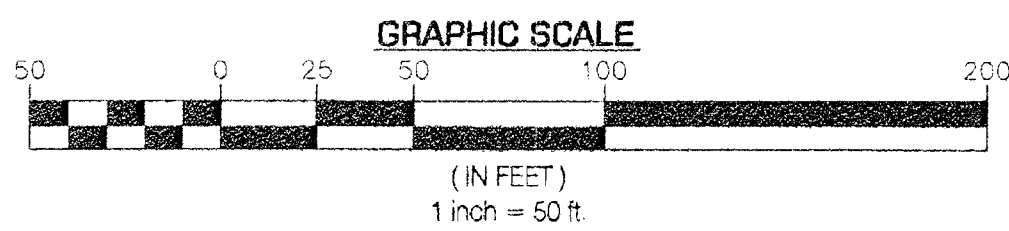
Extended Buffer

Property boundary

Proposed Contours

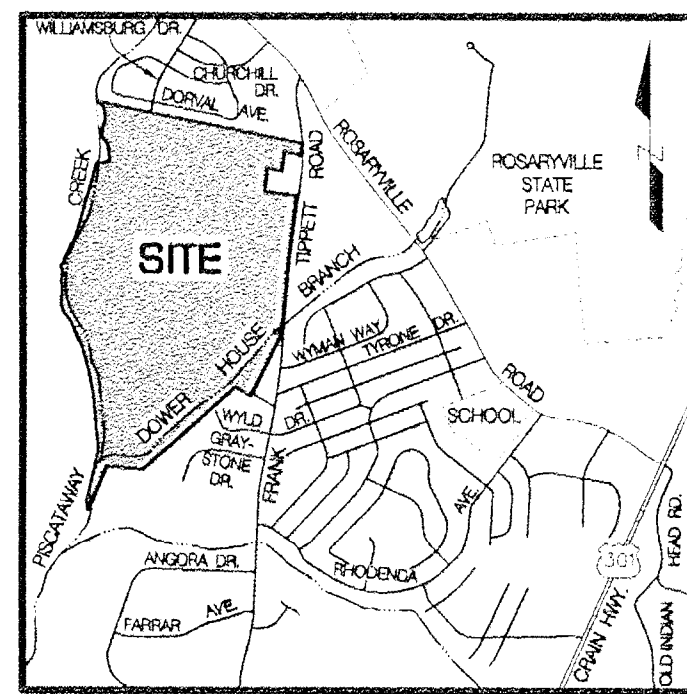
Phase Division Line

"MISS UTILITY"
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1-800-257-7777 48 HOURS IN ADVANCE
OF ANY WORK IN THIS VICINITY

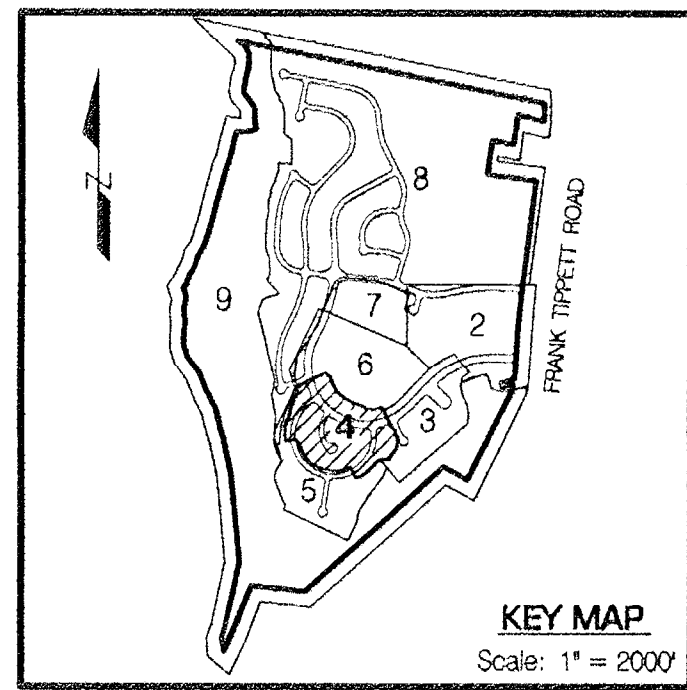


WOODLAND CONSERVATION SUMMARY TABLE - (this sheet)											
Lot	Gross Tract Area (GTA)	100-Year Floodplain (FP)	Net Tract Area (NTA)	Existing Woodland (E-W)	Existing Off-Site Woodland (E-O)	Woodland Cleared (W-C)	Woodland Preserved (W-P)	Woodland Retained (W-R)	Woodland Retained Not Cleared (W-R-NC)	Woodland Retained Assumed Cleared (W-R-AC)	Woodland Retained Assumed Cleared (W-R-AC)
Residue	5.41	-0.0	5.41	4.23	-0.0	3.72	-0.0	-0.0	-0.0	-0.0	0.51
Ded.	2.65	-0.0	2.65	1.24	-0.0	1.24	-0.0	-0.0	-0.0	-0.0	-0.0
Total	8.06	-0.0	8.06	5.47	-0.0	4.96	-0.0	-0.0	-0.0	-0.0	0.51

Owner/Developer/Applicant:
Walton Center Creek Development, L.L.C.
11800 Sunrise Valley Drive, Suite 300
Reston, VA 20191
Ph: (540) 538-2158
Attn: Melanie B. Graf, P.E. email: MGrat@walton.com



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



KEY MAP
Scale: 1" = 2000'

FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board, is designed or the District Council.
M-NCPPC APPROVAL
PROJECT NAME: CANTER CREEK, PHASE I
PROJECT NUMBER: SDP-1202-01
For Conditions of Approval use Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number.



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: 8/17/13
John P. Markovich
Licensed Forester #153
J.M. Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, Maryland 20601
(301) 645-4977
jmarkovich@comcast.net



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

	Approved by	Date
01	J.L. Stasz	1/17/2002
02	Kim I. Finch	8/12/2013
03	<i>D. Finch</i>	10/23/14
04		
05		

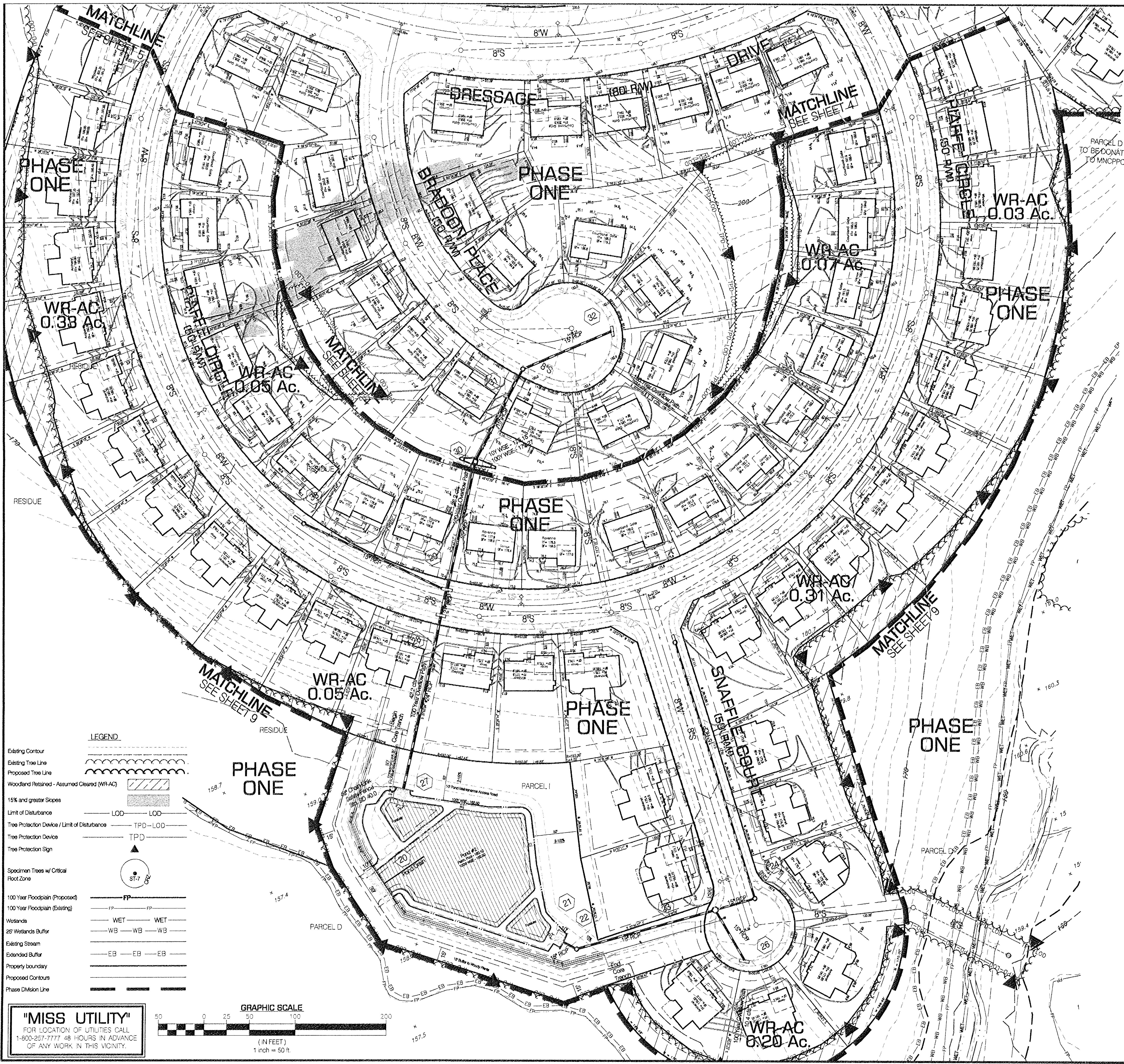
INFRASTRUCTURE for SITE and PHASE 1 DEVELOPMENT
PHASE 1 ROAD CONST. & PARCELS A, B, D, E, G, I, and RESIDUE ~ INFRASTRUCTURE ONLY
CANTER CREEK
BRANDYWINE (11th) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

RDA
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LAND PLANNERS
LAND SURVEYORS
RDA ENGINEERING CO., INC.
14603 MAIN STREET - UPPER MARLBORO, MD 20775
UPPER MARLBORO PRINCE FREDERICK
(301) 227-3100 (301) 262-4200 (301) 265-5500 (410) 255-4600

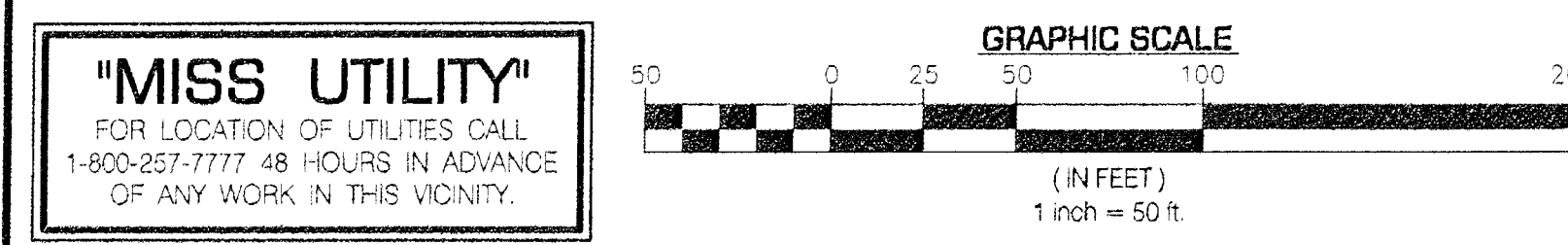
REVISIONS

NO.	DATE	DESCRIPTION
1	11-15-2012	Revised for certification NM
2	3-27-2014	Added Phase I Lots & Houses
3	6-12-2014	Revised the dock per Resolution NM

JOB NO.	W-239
SCALE:	1" = 50'
DRAWN BY:	Mark
CHECKED BY:	Markovich
DATE:	June, 2012



- 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



WOODLAND CONSERVATION SUMMARY TABLE - (this sheet)

Lot	Gross Tract Area (GTA)	100 Year Floodplain (FP)	Net Tract Area (NTA)	Existing Woodland (NTA)	Existing Woodland (FP)	Woodland Cleared Not Tract Area (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Preservation Off-site (C-OS)	Woodland Preservation Area (WPA)	Woodland Reforestation Area (WRA)	Woodland Retained Not Credited (WR-NC)	Woodland Retained Assumed Cleared (WR-AC)
Par. I	1.69	- 0 -	1.69	1.69	- 0 -	1.69	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -
Residue	11.92	- 0 -	11.92	11.65	- 0 -	10.61	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	1.04
Ded.	2.43	- 0 -	2.43	2.99	- 0 -	2.99	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -
Total	15.94	- 0 -	15.94	15.83	- 0 -	14.59	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	1.04

QUALIFIED PROFESSIONAL CERTIFICATION

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

John P. Markovich 6/12/14
John P. Markovich
Licensed Forester #153
JM Forestry Services, LLC
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Waldorf, Maryland 20601
(301) 645-4977
jmarkovich@comcast.net

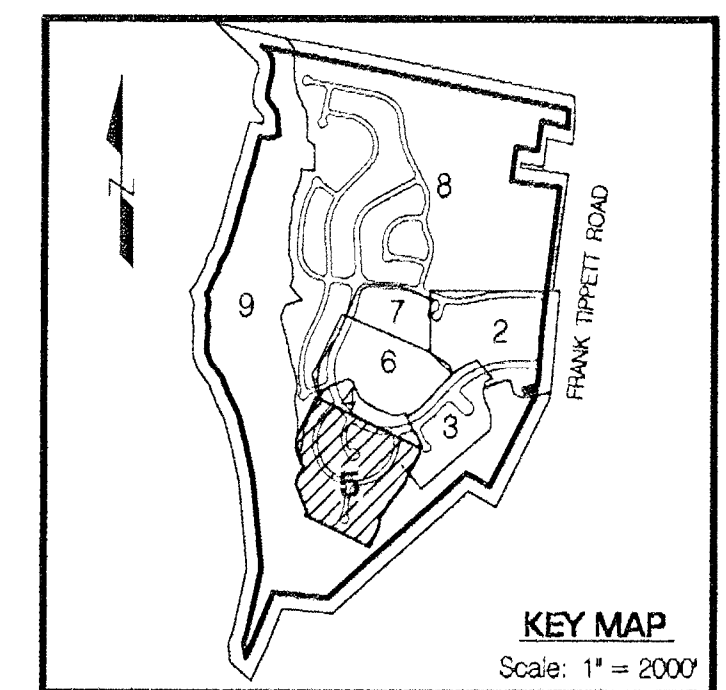
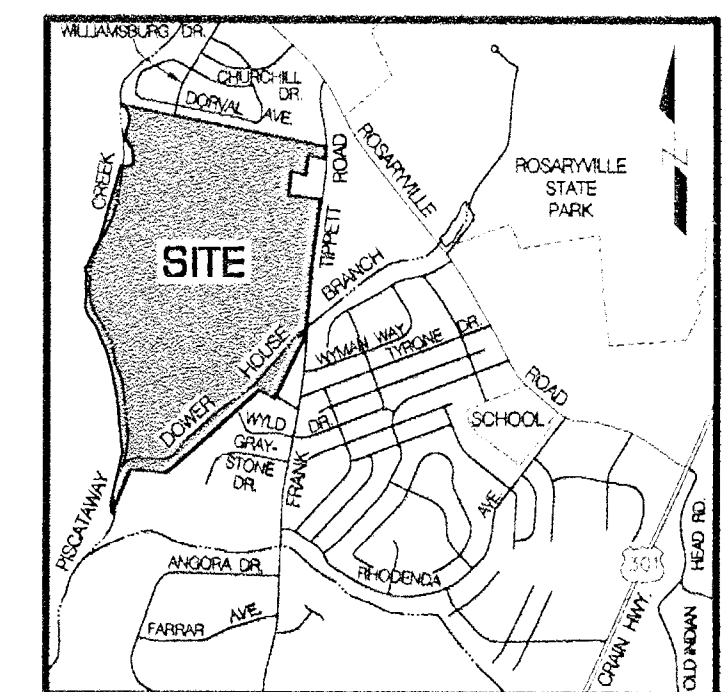
STATE OF MARYLAND
LICENSED FORESTER
JOHN P. MARKOVICH
BOARD OF FORESTERS

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

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

Approved by	Date
J.L. Stasz	1/17/2002
Kim I. Finch	8/12/2013
<i>[Signature]</i>	10/03/14
01	
02	
03	
04	
05	

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: MGrat@walton.com



RD
ENGINEERS
LAND PLANNERS
LAND SURVEYORS
RD ENGINEERING CO., INC.
14003 MAIN STREET - UPPER MARLBOROUGH, MD 20777
PRINCE FREDERICK
301.267-7100 FAX 301.262-8200 (301)255-9500 (410)555-8600

REVISIONS

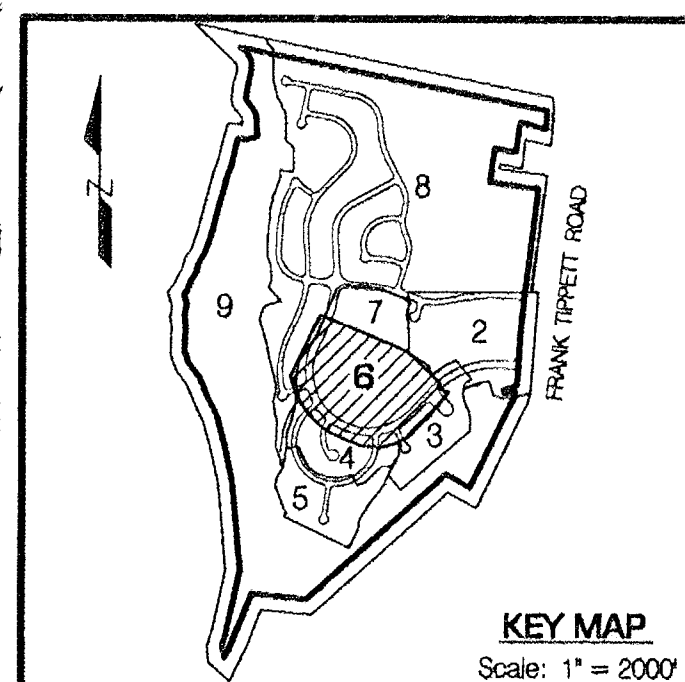
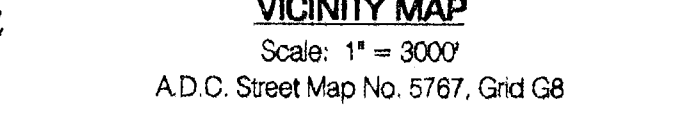
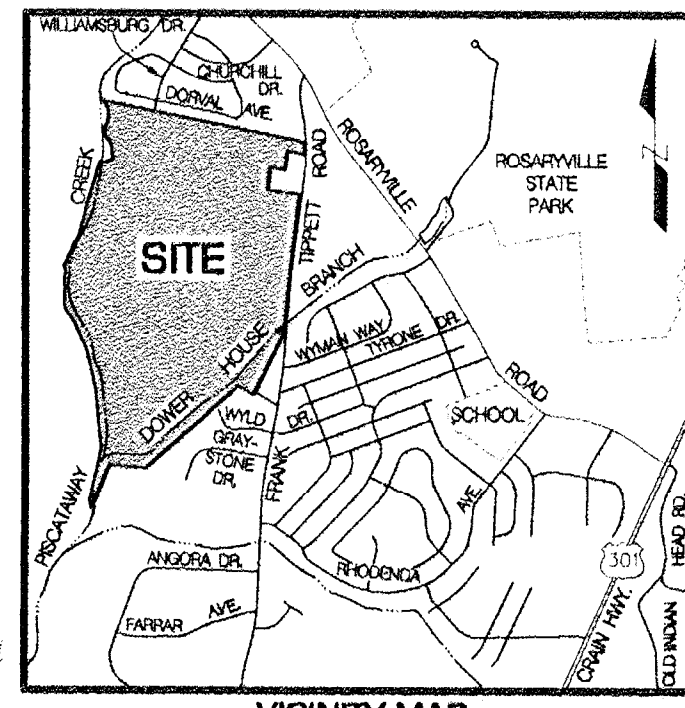
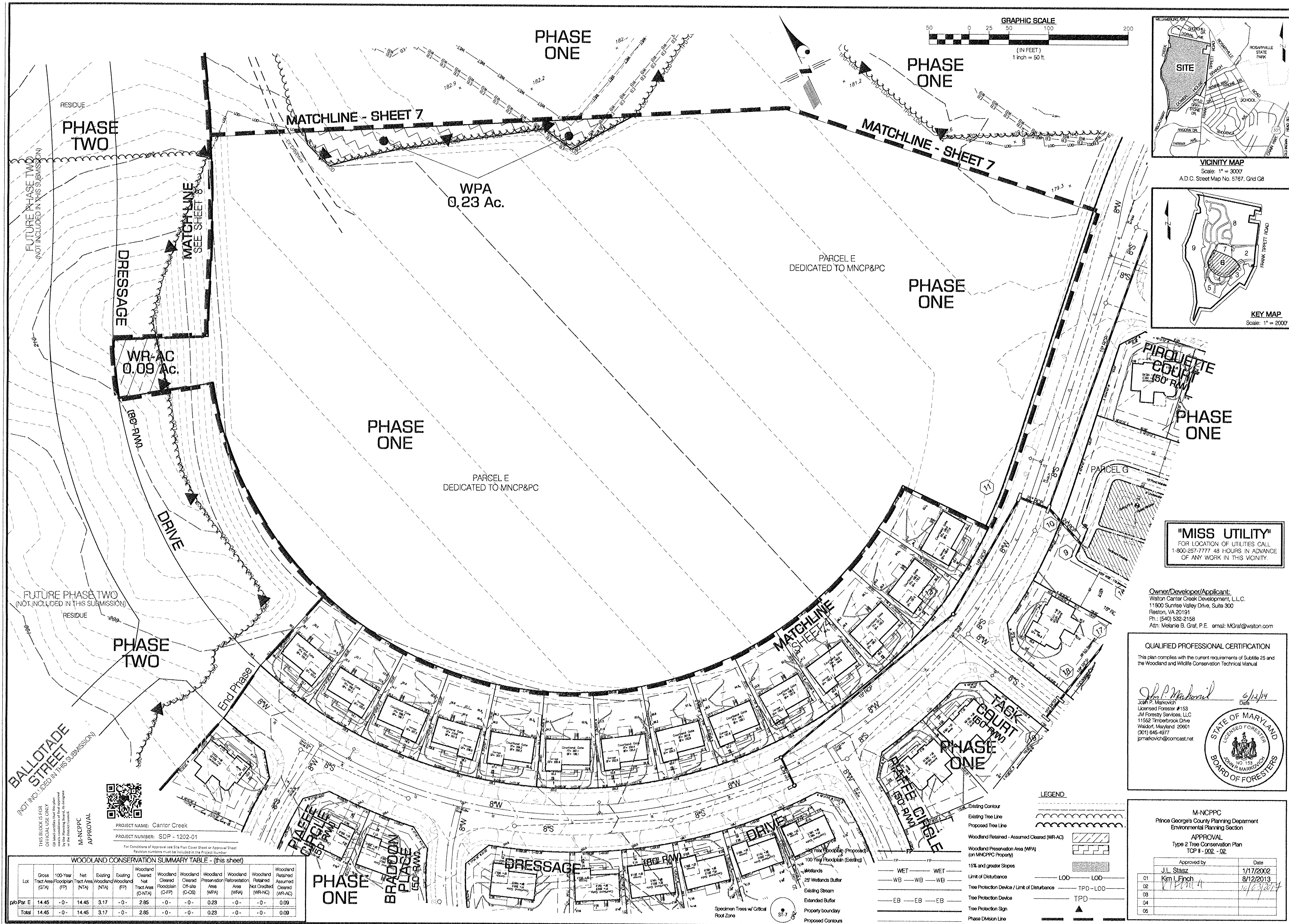
11-15-2012	Revised for certification	KM
9-21-2014	Added Phase I Lots & Houses	
6-12-2014	Revised this block per Resolution	KM

DATE 11-15-2012
SCALE 1" = 50'
DRAWN BY Martin
CHECKED BY Markovich
DATE June, 2012

INFRASTRUCTURE for SITE and PHASE 1 DEVELOPMENT

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

CANTER CREEK
BRANDYWINE (11th) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND



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

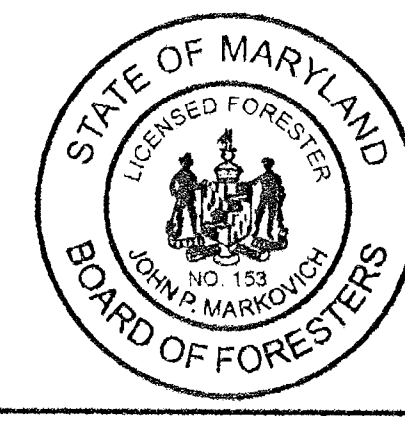
Owner/Developer/Applicant:
Walton Canter Creek Development, L.L.C.
11800 Sunrise Valley Drive, Suite 300
Reston, VA 20191
Ph.: (540) 532-2158
Attn: Melanie B. Graf, P.E. email: MGraph@walton.com

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) 845-4977
jmarkovich@comcast.net

6/12/14
Date

STATE OF MARYLAND
LICENSED FORESTER



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
01	Kim I. Finch	8/12/2013
02	<i>[Signature]</i>	10/03/2014
03		
04		
05		

RDA
RDA ENGINEERING CO. INC.
 14603 MAIN STREET - UPPER MARLBORO, MD. 20712
 UPPER MARLBORO PRINC. FREDERICK
 (301)855-9900 (301)535-8600
 (301)827-3100 (301)952-4200



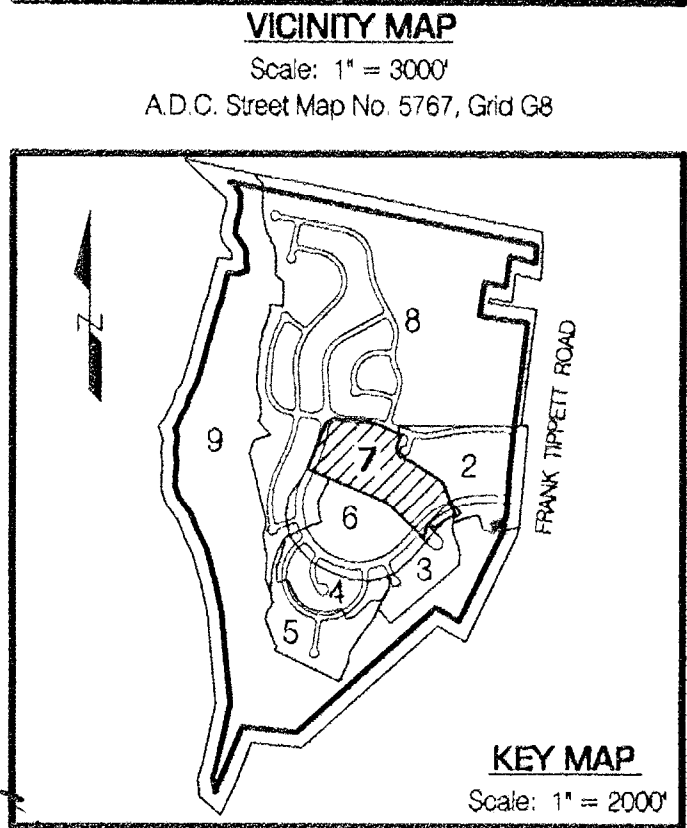
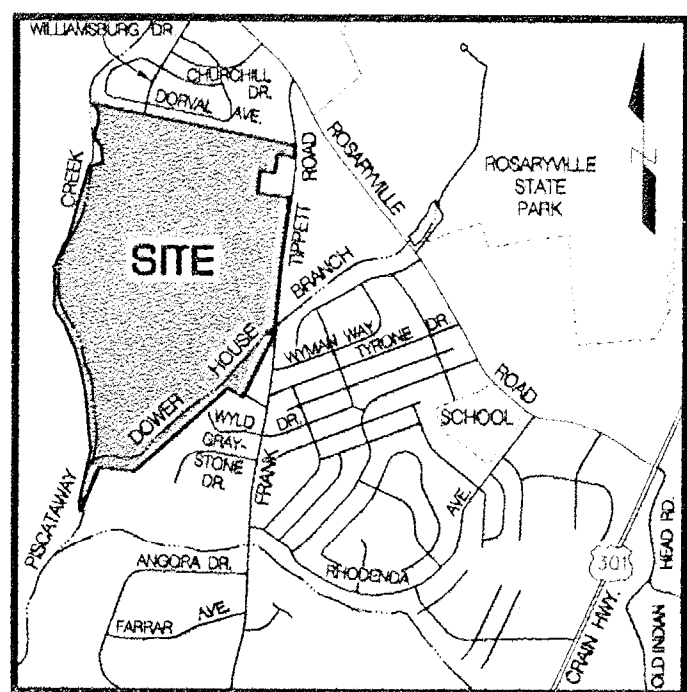
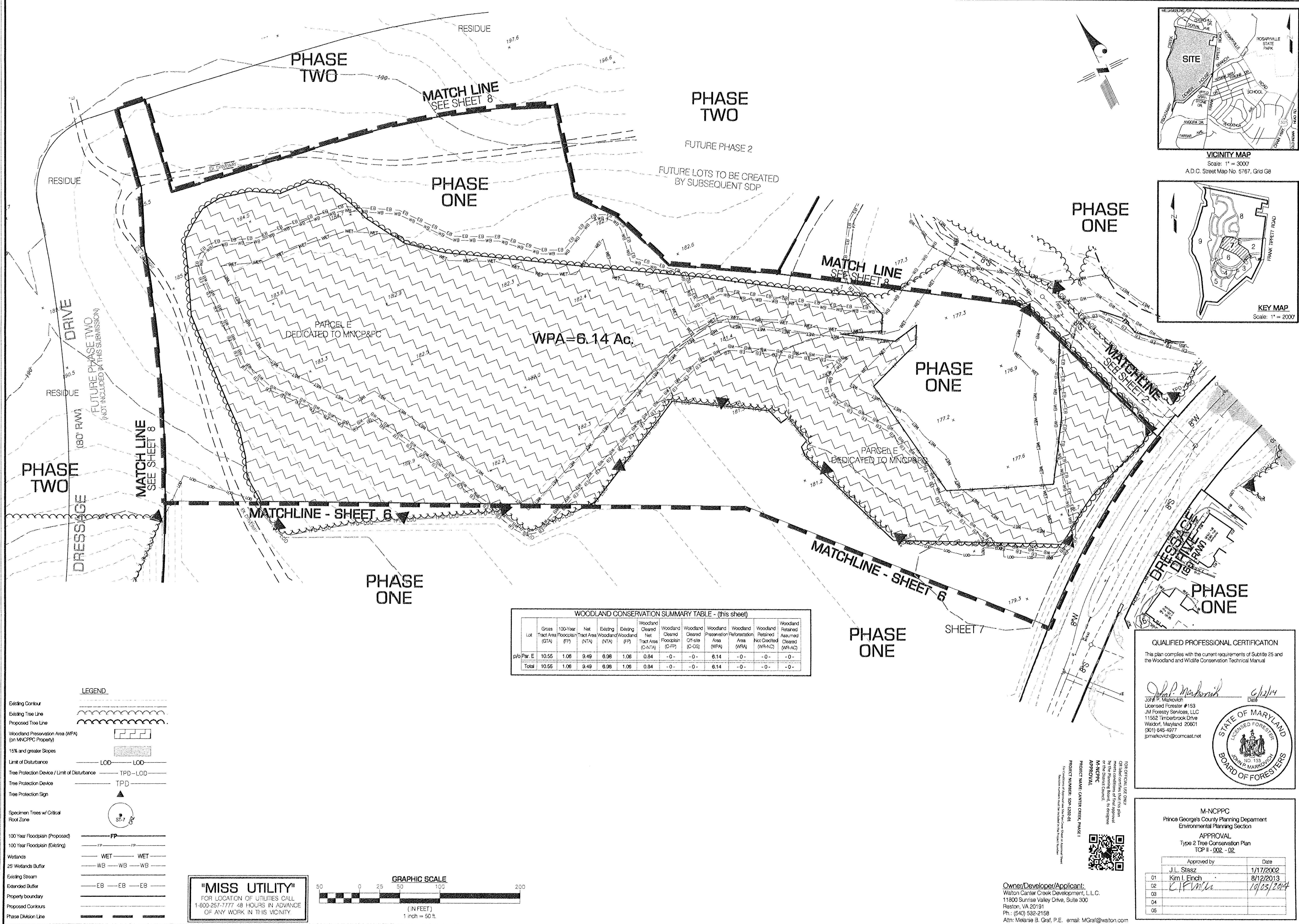
REVISIONS	
11-15-2012	Revised for certification KM
8-21-2014	Added Phase I Lots & Houses
6-12-2014	Revised title block per Resolution KM

JOB NO.	W - 239
SCALE:	1" = 50'
DRAWN BY:	Martin
CHECKED BY:	Mairkovich
DATE:	June, 2012

INFRASTRUCTURE for SITE and PHASE 1 DEVELOPMENT

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

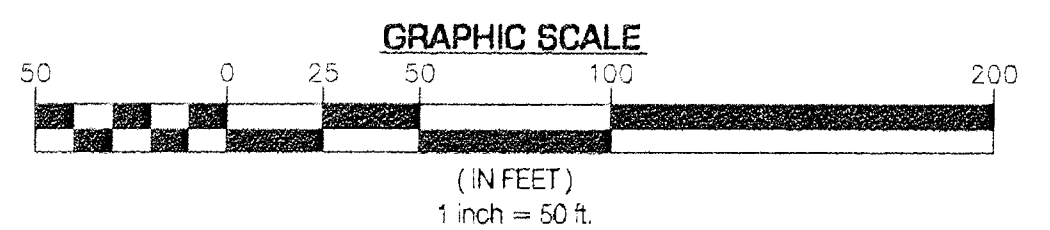
CANTER CREEK
BRANDYWINE (1TH) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND



WOODLAND CONSERVATION SUMMARY TABLE - (this sheet)											
Lot	Gross Tract Area (GTA)	100-Year Floodplain (FF)	Net Tract Area (NTA)	Existing Woodland (NTA)	Existing Woodland (FF)	Woodland Cleared Net Tract Area (C-NTA)	Woodland Cleared Floodplain (C-FF)	Woodland Preservation Area (WPA)	Woodland Preservation/Reforestation Area (WRA)	Woodland Retained Not Cleared (WRNC)	Woodland Retained Assumed Cleared (WRAC)
p/p Par. E	10.55	1.06	9.49	6.08	1.06	0.84	-0-	-0-	6.14	-0-	-0-
Total	10.55	1.06	9.49	6.08	1.06	0.84	-0-	-0-	6.14	-0-	-0-

- LEGEND**
- Existing Contour
 - Existing Tree Line
 - Proposed Tree Line
 - Woodland Preservation Area (WPA) (on MNCPPC 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
 - 25' Wetlands Buffer
 - Existing Stream
 - Extended Buffer
 - 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



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: 6/12/14
John P. Markovich
Licensed Forester #153
JM Forestry Services, LLC
11552 Timberbrook Drive
Waldorf, Maryland 20601
(301) 645-4977
jmarkovich@jcomcast.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
Kim I. Finch	8/12/2013
<i>KIF/ML</i>	10/03/2014

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

RD
ENGINEERS
LAND PLANNERS
LAND SURVEYORS
RDA ENGINEERING CO. INC.
14603 MAIN STREET - UPPER MARLBORO, MD 20772
UPPER MARLBORO PRINCE GEORGES COUNTY (301) 952-4920 (301) 952-4920 (410) 535-8600

REVISIONS

NO.	DATE	DESCRIPTION
1	11-15-2012	Revised for certification KM
2	3-21-2014	Added Phase I Lots & Houses
3	6-12-2014	Revised title block per Resolution KM

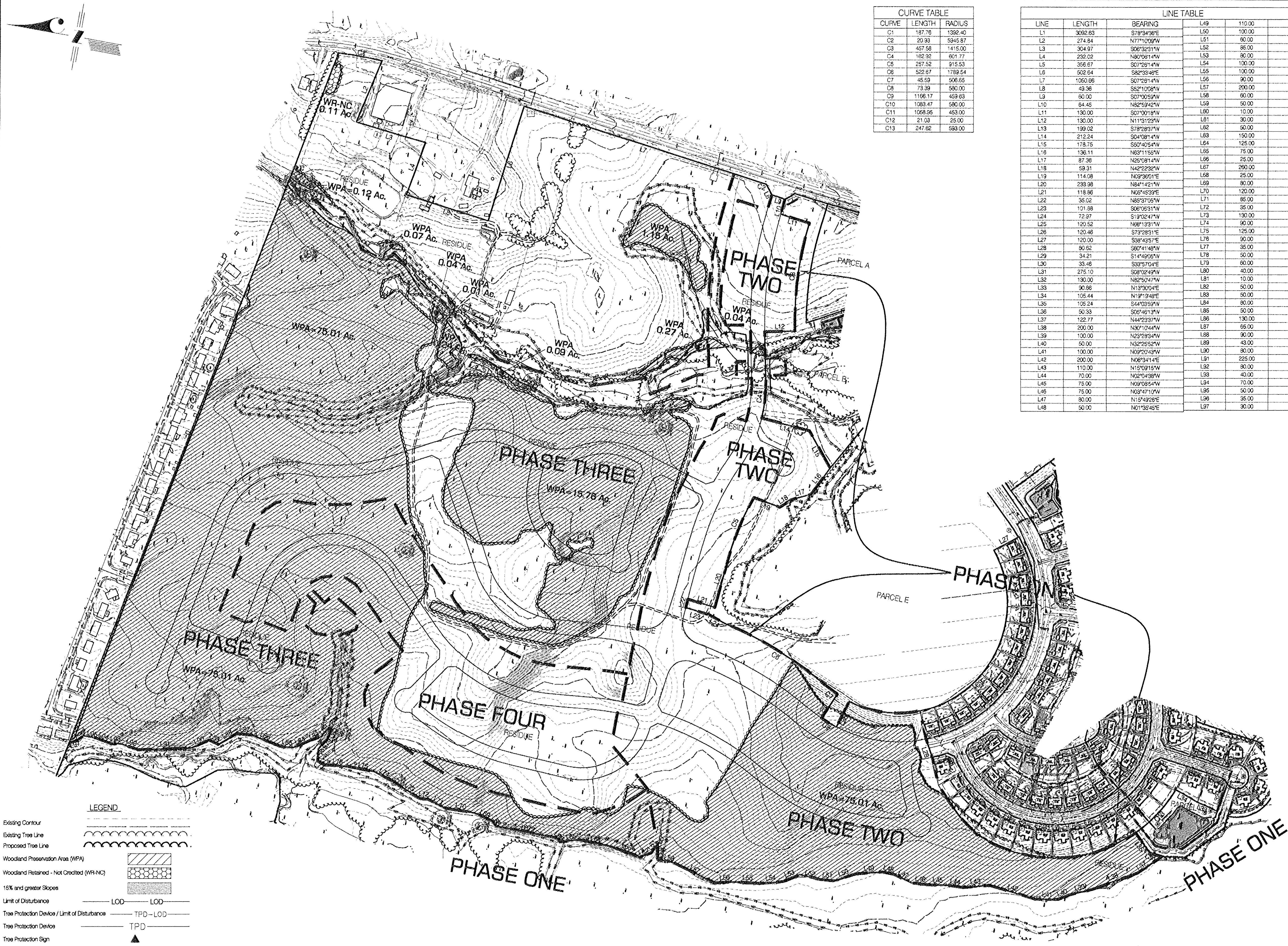
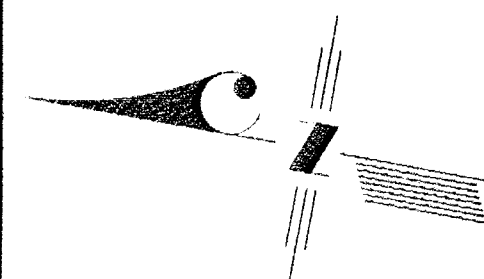
JOB NO. W-239
SCALE: 1" = 50'
DRAWN BY: Markovich
CHECKED BY: Markovich
DATE: June, 2012

INFRASTRUCTURE for SITE and PHASE 1 DEVELOPMENT

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

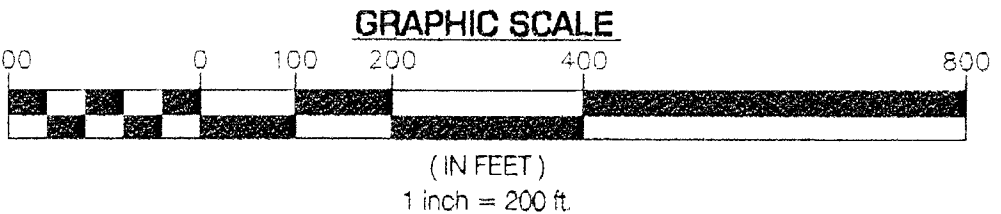
CANTER CREEK
BRANDYWINE (11th) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

SHEET 7 of 10



LEGEND	
Existing Contour	---
Existing Tree Line	---
Proposed Tree Line	---
Woodland Preservation Area (WPA)	---
Woodland Retained - Not Credited (WR-NC)	---
15% and greater Slopes	---
Limit of Disturbance	LOD
Tree Protection Device / Limit of Disturbance	TPD - LOD
Tree Protection Device	TPD
Tree Protection Sign	ST-7
Specimen Trees w/ Critical Root Zone	ST-7
100 Year Floodplain (Proposed)	FP
100 Year Floodplain (Existing)	FP
Wetlands	WET
28' Wetlands Buffer	WB
Existing Stream	EB
Extended Buffer	EB
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 Acreage	100-Year Floodplain (GFA)	Net Acreage (NFA)	Existing Woodland (EWA)	Existing Woodland (EWA)	Woodland Retained (WR)	Woodland Retained (WR)	Woodland Retained (WR)	Woodland Retained (WR)	Woodland Retained (WR)	Woodland Retained (WR)
Residue	176.47	5.83	170.64	92.91	2.85	1.47	-0.0	-0.0	91.44	-0.0	0.11
Total	176.47	5.83	170.64	92.91	2.85	1.47	-0.0	-0.0	91.44	-0.0	0.11

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

M-NCPPC Prince Georges County Planning Department Environmental Planning Section	
APPROVAL Type 2 Tree Conservation Plan TCP II - 002 - 02	
Approved by J.L. Stasz Kim I. Finch	Date 1/17/2002 8/12/2013 10/03/2014

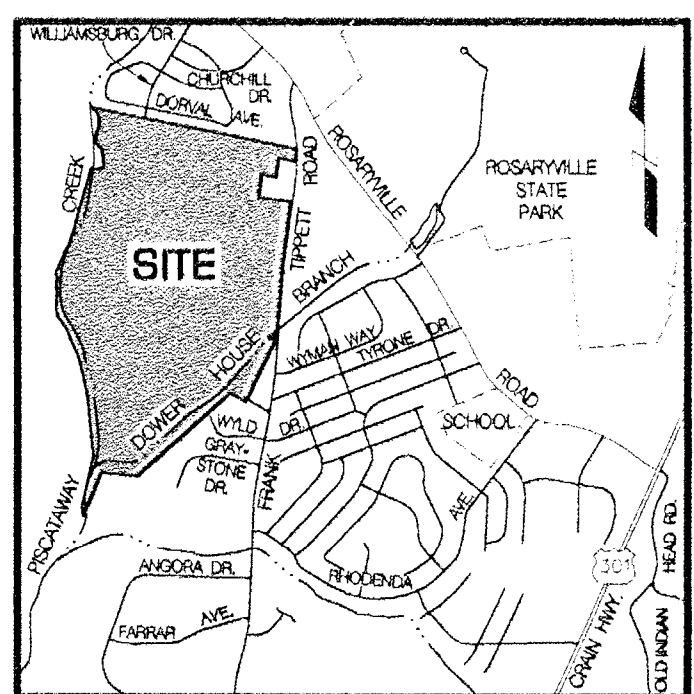
QUALIFIED PROFESSIONAL CERTIFICATION
This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual

John P. Markovich 6/13/14
JOHN P. MARKOVICH
Licensed Forester #163
JM Forestry Services, LLC
11562 Timberbrook Drive
Waldorf, Maryland 20601
(301) 645-4977
jmarkovich@jcomcast.net

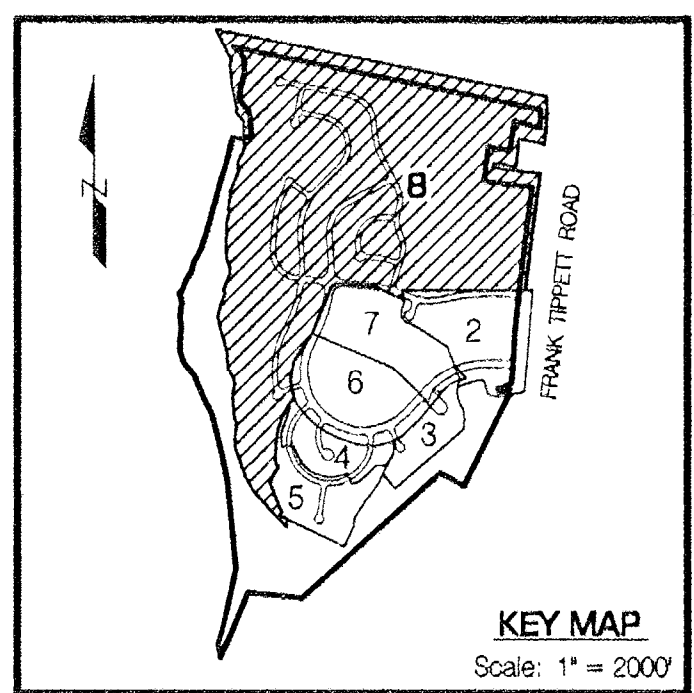
STATE OF MARYLAND
BOARD OF FORESTERS
JOHN P. MARKOVICH
NO. 163

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	187.76	1326.40
C2	20.93	5245.87
C3	497.58	1415.00
C4	182.32	601.77
C5	257.52	915.53
C6	522.67	1789.54
C7	45.59	595.65
C8	73.39	580.00
C9	1166.17	459.83
C10	1083.47	580.00
C11	1068.95	459.83
C12	21.09	25.00
C13	247.62	580.00

LINE TABLE		
LINE	LENGTH	BEARING
L1	3092.63	S78°34'36"E
L2	274.84	N77°10'09"W
L3	304.97	S06°32'31"W
L4	232.02	N80°08'14"W
L5	356.67	S07°29'14"W
L6	502.64	S08°29'49"E
L7	1050.66	S07°29'14"W
L8	49.36	S62°10'08"W
L9	60.00	S07°00'59"W
L10	64.45	N82°59'42"W
L11	130.00	S07°00'18"W
L12	130.00	N11°31'29"W
L13	199.92	S78°09'01"E
L14	212.24	S04°08'14"W
L15	178.75	S69°40'54"W
L16	136.11	N63°11'55"W
L17	87.36	N26°08'14"W
L18	59.31	N42°22'32"E
L19	114.08	N09°09'01"E
L20	233.38	N84°14'21"W
L21	118.86	N05°45'39"E
L22	35.02	N85°37'05"W
L23	101.88	S06°09'31"W
L24	72.97	S79°02'47"W
L25	120.52	N86°11'31"W
L26	120.46	S73°28'51"E
L27	120.00	S88°43'57"E
L28	80.62	S66°41'48"W
L29	34.21	S14°49'06"W
L30	35.46	S53°57'04"E
L31	275.10	S69°02'49"W
L32	190.00	N82°52'47"W
L33	90.86	N13°30'04"E
L34	105.44	N19°19'48"E
L35	105.24	S44°03'59"W
L36	50.33	S05°48'19"W
L37	122.77	N44°23'37"W
L38	200.00	N36°10'44"W
L39	100.00	N25°28'54"W
L40	50.00	N32°25'52"W
L41	100.00	N09°20'43"W
L42	200.00	N06°34'14"E
L43	110.00	N15°01'45"W
L44	70.00	N02°04'38"W
L45	75.00	N09°08'54"W
L46	75.00	N03°47'10"W
L47	80.00	N15°49'28"E
L48	50.00	N01°35'45"E
L49	110.00	N19°48'15"W
L50	100.00	N27°31'19"W
L51	80.00	N04°12'36"W
L52	85.00	N03°20'01"E
L53	80.00	N31°58'37"W
L54	100.00	N14°05'19"W
L55	100.00	N06°12'57"W
L56	90.00	N13°03'11"W
L57	200.00	N15°59'34"E
L58	60.00	N00°41'39"W
L59	50.00	N80°36'30"E
L60	10.00	N10°01'18"E
L61	30.00	N84°52'51"W
L62	50.00	N51°28'09"W
L63	150.00	N08°47'24"E
L64	125.00	N00°24'57"E
L65	75.00	N17°29'24"W
L66	25.00	N34°01'41"E
L67	200.00	N02°53'36"E
L68	25.00	N44°18'00"E
L69	80.00	N14°35'42"E
L70	120.00	N01°36'27"W
L71	85.00	N18°47'14"E
L72	35.00	N05°28'20"W
L73	130.00	N02°58'09"E
L74	90.00	N17°13'31"E
L75	125.00	N00°41'12"E
L76	90.00	N08°58'02"W
L77	35.00	N17°45'56"E
L78	50.00	N84°00'19"E
L79	80.00	S59°39'48"E
L80	40.00	S73°38'20"E
L81	10.00	N20°16'50"E
L82	50.00	N66°33'11"W
L83	50.00	N27°43'53"W
L84	80.00	N30°10'42"W
L85	50.00	N03°03'00"W
L86	130.00	N11°21'40"E
L87	65.00	N03°56'59"W
L88	90.00	N40°54'12"W
L89	43.00	N14°01'03"E
L90	80.00	N33°38'47"W
L91	235.00	N12°11'19"W
L92	90.00	N08°36'00"E
L93	40.00	N10°31'07"W
L94	70.00	N10°47'12"E
L95	50.00	N02°33'58"W
L96	35.00	N40°09'37"W
L97	30.00	N26°32'48"W



VICINITY MAP
Scale: 1" = 3000'
A.D.C. Street Map No. 5787, Grid G8



ENGINEERS
LAND PLANNERS
LAND SURVEYORS

RDA
RDA ENGINEERING CO., INC.
14603 MAIN STREET - UPPER MARLBORO, MD. 20777
UPPER MARLBORO
PRINCE GEORGES COUNTY, MARYLAND
(301) 952-4500 (301) 952-4502 (410) 535-4600

11-15-2012	Revised for certification	RM
3-21-2014	Added Phase 1 Lots & Easements	RM
6-12-2014	Revised this block per Resolution 10M	RM

JOB NO.	W-258
SCALE:	1" = 200'
DRAWN BY:	Martin
CHECKED BY:	Markovich
DATE:	June, 2012

INFRASTRUCTURE for SITE and PHASE 1 DEVELOPMENT	
PHASE 1 ROAD CONST. & PARCELS A, B, D, E, G, I, and RESIDUE ~ INFRASTRUCTURE ONLY	
CANTER CREEK	
BRANDYWINE (11th) ELECTION DISTRICT	
PRINCE GEORGES COUNTY, MARYLAND	

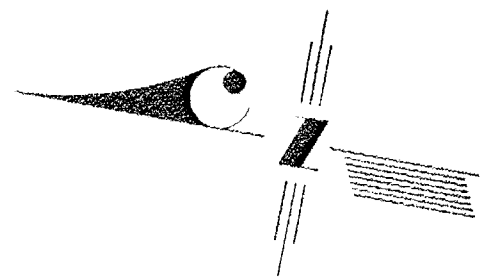
APPROVAL	
PROJECT NAME: CANTER CREEK, PHASE I	
PROJECT NUMBER: SDP-1202-01	
For Conditions of Approval Use Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number	

FOR OFFICIAL USE ONLY	
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.	
M-NCPPC APPROVAL	

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

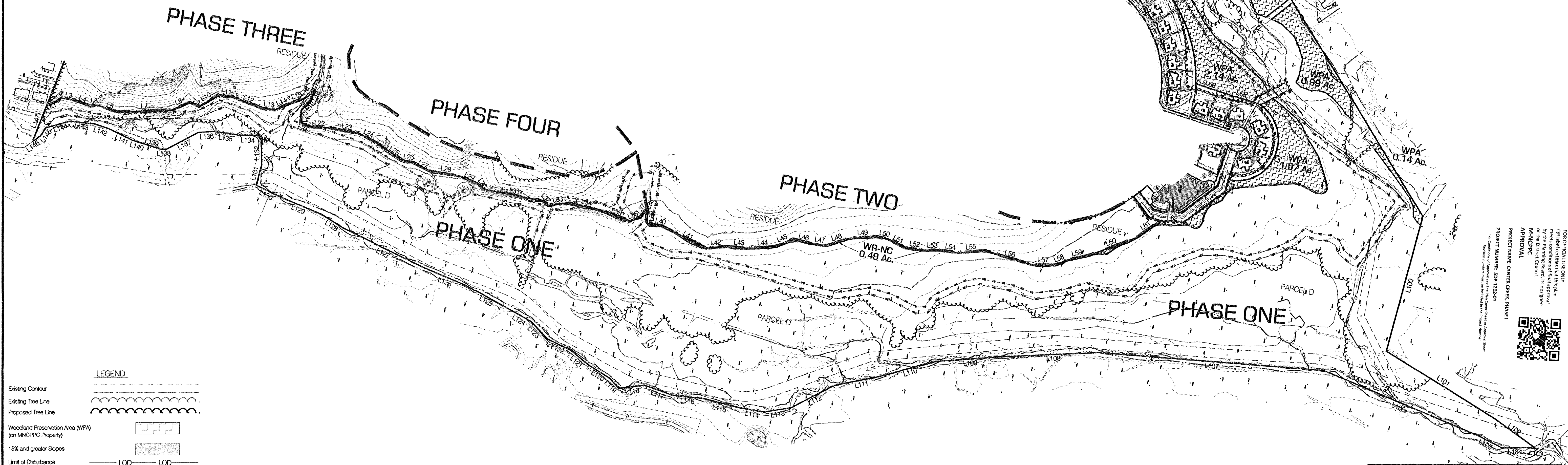
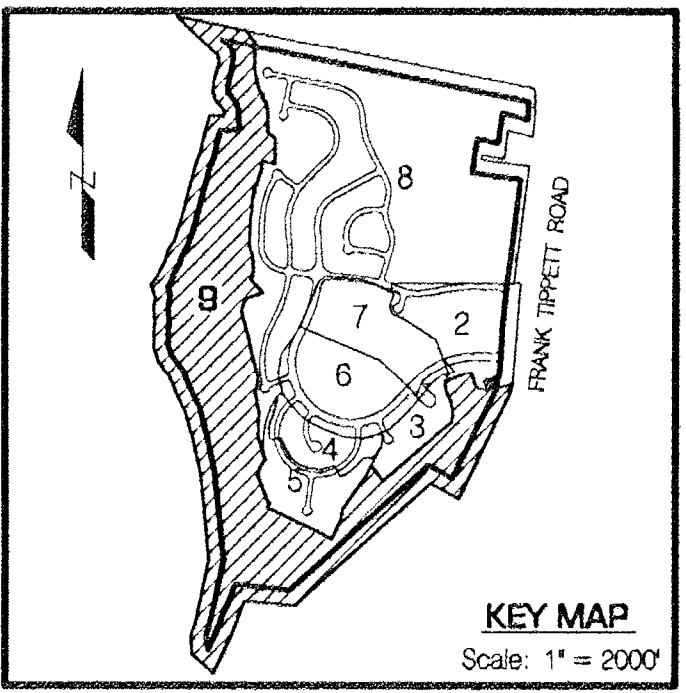
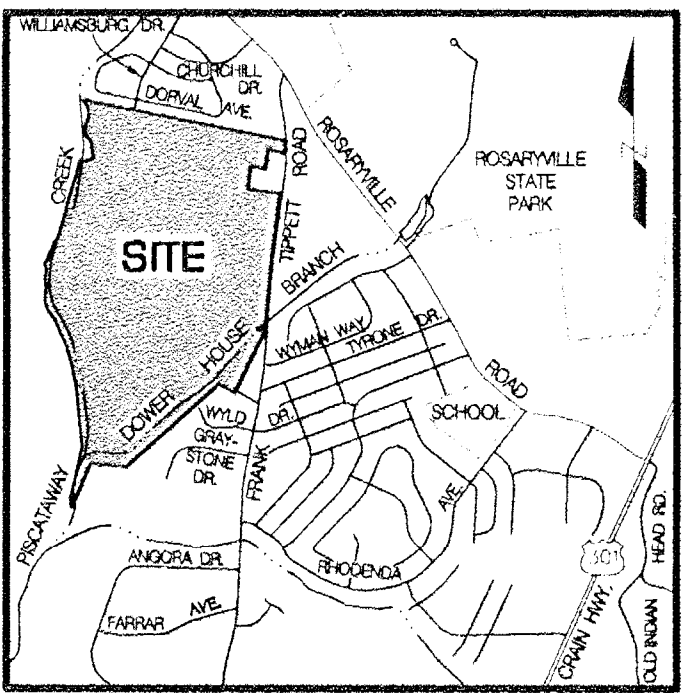
APPROVAL	
Type 2 Tree Conservation Plan	
TCP II - 002 - 02	

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



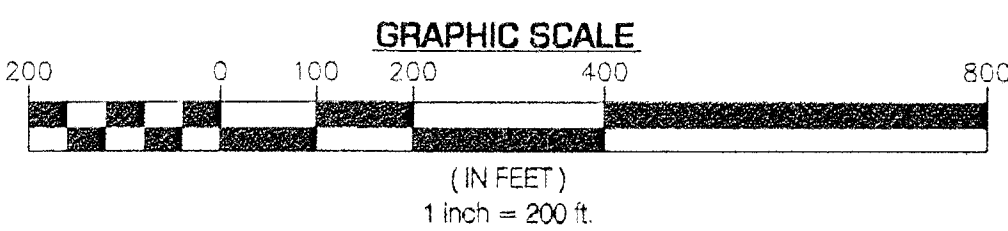
LINE TABLE								
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S28°32'48"E	30.00	L49	S19°48'18"E	110.00	L99	S48°28'59"W	129.42
L2	S40°03'37"E	35.00	L50	S01°36'45"W	50.00	L100	N64°48'07"W	572.44
L3	S00°33'58"E	50.00	L51	S15°49'28"W	60.00	L101	S01°43'22"W	327.53
L4	S10°47'12"W	70.00	L52	S03°47'10"E	75.00	L102	S29°44'07"W	207.84
L5	S1°03'10"E	40.00	L53	S08°06'54"E	75.00	L103	N02°34'38"W	31.64
L6	S08°30'06"W	60.00	L54	S02°04'38"E	70.00	L104	N10°19'29"W	110.80
L7	S12°11'19"E	225.00	L55	S18°09'15"E	110.00	L105	N18°37'51"E	115.80
L8	S38°38'41"E	80.00	L56	S06°34'14"W	200.00	L106	N12°38'41"E	698.35
L9	S14°01'03"W	43.00	L57	S09°02'34"E	100.00	L107	N48°17'59"W	993.55
L10	S40°54'12"E	90.00	L58	S32°25'52"E	90.00	L108	N12°41'59"W	384.50
L11	S03°56'59"E	65.00	L59	S28°28'34"E	100.00	L109	N14°11'29"W	304.40
L12	S11°21'40"W	130.00	L60	S03°10'44"E	200.00	L110	N28°29'39"W	201.25
L13	S08°05'30"E	50.00	L61	S44°23'37"E	122.77	L111	N21°13'35"W	214.65
L14	S30°12'42"E	80.00	L62	S08°05'15"E	98.28	L112	N38°51'09"W	206.40
L15	S27°49'55"E	50.00	L63	S49°13'17"E	208.49	L113	N18°02'00"W	116.40
L16	S56°33'11"E	50.00	L64	S84°54'31"E	50.43	L114	N00°04'23"E	100.00
L17	S20°18'55"W	10.00	L65	N07°11'34"E	181.49	L115	N03°42'51"E	155.35
L18	N78°38'26"W	40.00	L66	N08°02'49"E	87.90	L116	N04°29'53"W	125.40
L19	N29°32'46"W	60.00	L67	S31°13'23"E	56.58	L117	N09°09'41"E	126.60
L20	S84°00'10"W	50.00	L68	S48°22'12"E	61.31	L118	N17°42'13"W	105.00
L21	S17°43'56"W	35.00	L69	S15°22'40"E	84.07	L119	N37°08'41"E	56.40
L22	S00°58'02"E	90.00	L70	N81°21'36"E	145.35	L120	N22°11'51"E	100.00
L23	S00°41'12"W	125.00	L71	N38°36'06"E	42.48	L121	N29°38'51"E	100.72
L24	S17°18'31"W	90.00	L72	N03°07'00"W	42.35	L122	N14°48'11"E	100.98
L25	S22°56'09"W	130.00	L73	N00°36'57"E	34.02	L123	N38°10'51"E	102.39
L26	S05°28'20"E	35.00	L74	N38°18'02"E	37.24	L124	N19°02'01"E	104.98
L27	S19°47'14"W	85.00	L75	N48°09'49"W	71.35	L125	N18°01'41"E	201.10
L28	S01°38'21"E	120.00	L76	N39°22'37"W	33.21	L126	N12°38'01"E	105.95
L29	S14°38'42"W	80.00	L77	N48°58'44"E	99.99	L127	N15°34'01"E	400.55
L30	S44°18'00"W	25.00	L78	N87°18'58"E	83.90	L128	N22°19'31"E	95.10
L31	S07°53'39"W	260.00	L79	N29°24'34"E	94.13	L129	N12°34'11"E	198.70
L32	S34°01'41"W	25.00	L80	S48°15'15"E	57.87	L130	N15°48'51"E	99.70
L33	S17°29'24"E	75.00	L81	S19°01'52"E	78.41	L131	S84°43'53"E	88.35
L34	S00°24'51"W	125.00	L82	N78°10'19"E	78.20	L132	N19°02'21"E	99.05
L35	S08°47'24"W	150.00	L83	N55°49'20"E	83.69	L133	N43°09'11"E	24.75
L36	S31°23'08"E	50.00	L84	N31°40'10"E	83.69	L134	N08°15'09"W	82.85
L37	S64°52'51"E	30.00	L85	N08°19'11"E	78.20	L135	N01°38'39"W	100.05
L38	S10°01'18"W	10.00	L86	N19°28'38"W	78.41	L136	N13°19'09"W	64.75
L39	S80°38'33"W	50.00	L87	N17°11'02"W	112.05	L137	N37°29'49"W	147.60
L40	S00°41'29"E	50.00	L88	N30°19'50"W	128.98	L138	N11°41'19"W	23.50
L41	S15°59'34"W	200.00	L89	S89°36'29"E	150.78	L139	N07°18'41"E	87.70
L42	S13°03'11"E	90.00	L90	S41°46'40"E	49.34	L140	N08°12'11"E	35.35
L43	S06°12'51"E	100.00	L91	S02°42'12"W	133.52	L141	N15°47'51"E	107.00
L44	S14°38'19"E	100.00	L92	S72°11'05"W	137.57	L142	N08°12'11"E	63.60
L45	S31°59'31"E	80.00	L93	S17°48'55"E	50.00	L143	N03°17'39"W	102.20
L46	S03°25'01"W	85.00	L94	N27°11'55"E	111.09	L144	N05°58'49"W	100.20
L47	S04°12'36"E	60.00	L95	S10°20'15"W	57.79	L145	N64°36'59"W	39.30
L48	S21°31'13"E	100.00	L96	S28°06'23"W	105.67	L146	N45°53'49"W	40.78
			L97	N61°16'01"W	218.74	L147	S78°34'38"E	165.00
			L98	S48°30'30"W	704.95			

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	170.00'	485.68'	1190.87'	S 78°56'20" E	338.59'
C2	583.00'	729.31'	418.88'	N 48°44'59" E	684.21'
C3	830.00'	489.73'	251.69'	S 76°32'21" W	481.72'



LEGEND	
Existing Contour	---
Existing Tree Line	~~~~~
Proposed Tree Line	~~~~~
Woodland Preservation Area (WPA)	[Hatched Box]
15% and greater Slopes	[Stippled Box]
Limit of Disturbance	LOD - LOD
Tree Protection Device / Limit of Disturbance	TPD - LOD
Tree Protection Device	TPD
Tree Protection Sign	[Sign Symbol]
Specimen Trees w/ Critical Root Zone	[Tree Symbol]
100 Year Floodplain (Proposed)	FP
100 Year Floodplain (Existing)	FP
Wetlands	WET - WET
25' Wetlands Buffer	WB - WB
Existing Stream	EB - EB
Extended Buffer	EB - EB
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	Gross Acreage (GTA)	100-Year Floodplain (FP)	Net Tract Area (NTA)	Existing Woodland (E-W)	Existing Woodland (E-W)	Woodland Preserved (WPA)	Woodland Preserved (WPA)	Woodland Preserved (WPA)	Woodland Preserved (WPA)	Woodland Preserved (WPA)	Woodland Preserved (WPA)
Par. D	94.53	81.49	13.04	10.82	41.37	0.46	0.37	-0-	9.75	-0-	0.49
Total	94.53	81.49	13.04	10.82	41.37	0.46	0.37	-0-	9.75	-0-	0.49

Owner/Developer/Applicant:
Walton Center Creek Development, L.L.C.
11800 Sunrise Valley Drive, Suite 300
Pleasanton, VA 20151
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 TCP II - 002 - 02	
Approved by	Date
J.L. Stasz	1/17/2002
Km J. Finch	8/12/2013
	1/3/2019

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) 845-4977
jmarkovich@comcast.net

STATE OF MARYLAND
LICENSED FORESTER
JOHN P. MARKOVICH
NO. 153
BOARD OF FORESTERS

INFRASTRUCTURE for SITE and PHASE 1 DEVELOPMENT
PHASE 1 ROAD CONST. & PARCELS A, B, D, E, G, I, and RESIDUE ~ INFRASTRUCTURE ONLY
CANTER CREEK
BRANDYWINE (11th) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

REVISIONS	
11-15-2012	Revised for certification RM
3-21-2014	Added Phase 1 Lots & Houses
6-12-2014	Revised the block per Resolution RM

JOB NO.	W-239
SCALE:	1" = 200'
DRAWN BY:	Mark
CHECKED BY:	Markovich
DATE	June, 2012

RD
ENGINEERS
LAND PLANNERS
LAND SURVEYORS
RD
ENGINEERING CO., INC.
11800 MAIN STREET - UPPER MARLBORO, MD. 20772
PRINCE FREDERICK
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