

# CANTER CREEK

## PHASE II, III, AND IV

### INFRASTRUCTURE ONLY

## TYPE II TREE

### CONSERVATION PLAN

#### GENERAL NOTES:

1. THIS APPROVAL IS STRICTLY FOR PERMIT 934-2017 AND 951-2017. A CERTIFIED COPY WILL BE PROVIDED UPON CERTIFICATION OF THE ASSOCIATED SDP-1605.

NOTE: TCPH SHALL BE UPDATED AS ADDITIONAL PHASES ARE APPROVED.

#### LEGEND

PHASE LINE	
SHEET MATCHLINE	
EXISTING BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
EXISTING TREE LINE	
EXISTING FLOOD PLAIN	
PRIMARY MANAGEMENT AREA	
EXISTING STREAM	
EXISTING WETLAND	
EXISTING WETLAND BUFFER	
PROPOSED LIMIT OF DISTURBANCE	
MILITARY INSTALLATION OVERLAY ZONE - HEIGHT	
EXISTING SPECIMEN TREE	
EXISTING SPECIMEN TREE TO BE REMOVED	
WOODLAND PRESERVATION AREA (WPA)	
WOODLAND RETAINED- NOT CREDITED (WR-NC)	
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WOODLAND PRESERVATION (WPA) (on MNCPPC Property)	
WOODLAND CLEARING WITHIN THE FLOODPLAIN (WC-FP)	

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DRAWN BY LB  
APPROVED BY RM  
CHECKED BY NB  
DATE JULY 2016

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DEVELOPMENT, L.L.C.  
11800 SUNRISE VALLEY DRIVE,  
SUITE 300  
RESTON, VA. 20191  
PH: 540-532-2158

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EMAIL: Mike.miller@walton.com

11TH ELECTION DISTRICT  
PRINCE GEORGES:  
TAX MAP 0117-00F2  
WSSC GRID 211SE8, 211SE9, 212SE8, & 212SE9

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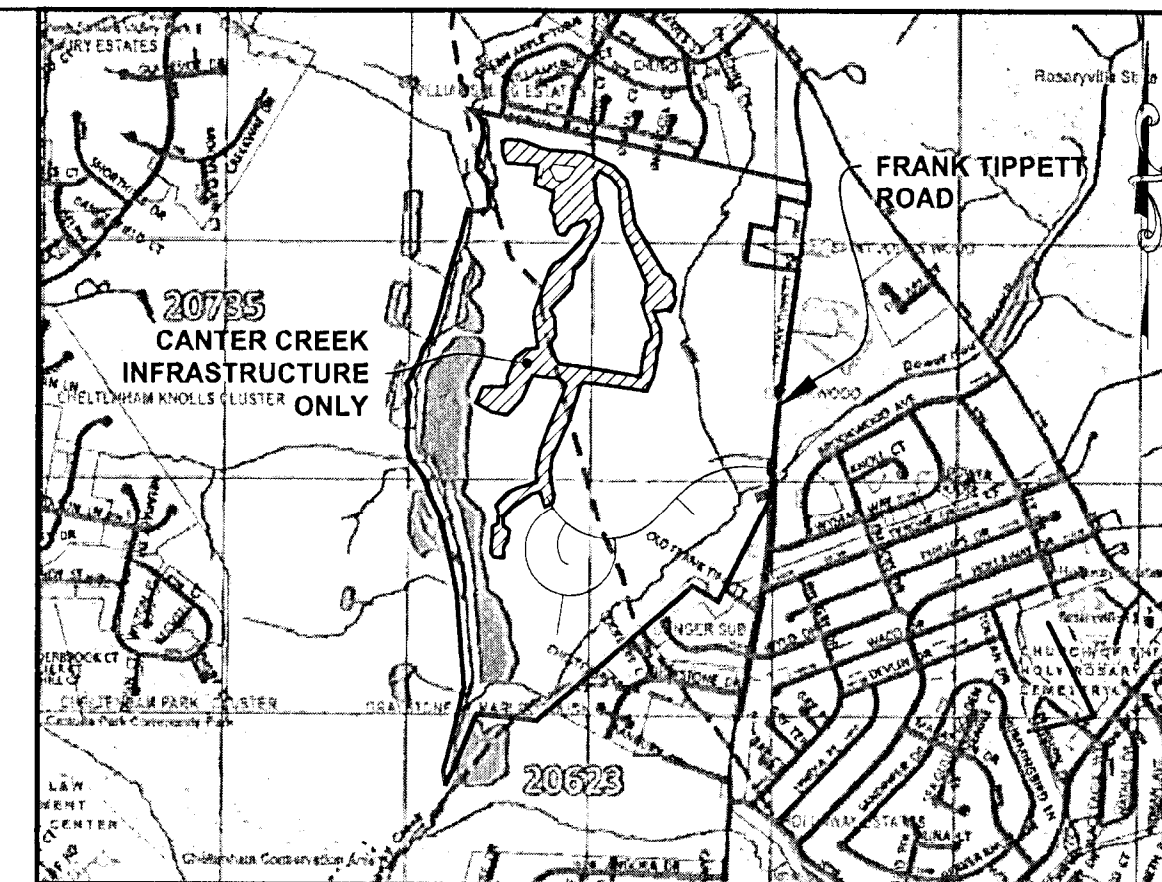
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Unless otherwise noted

NO.	DESCRIPTION	DATE	BY
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REVISIONS			

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VICINITY MAP  
SCALE: 1" = 2000'

PRINCE GEORGE'S COUNTY ROAD ATLAS MAP: 5767  
F-7-9 G-7-9 H-7-8

Vicinity Map © ADC - Kappa Map Group LLC/GIS  
Integrated Solutions LLC 2014

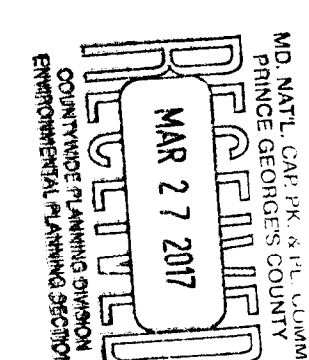
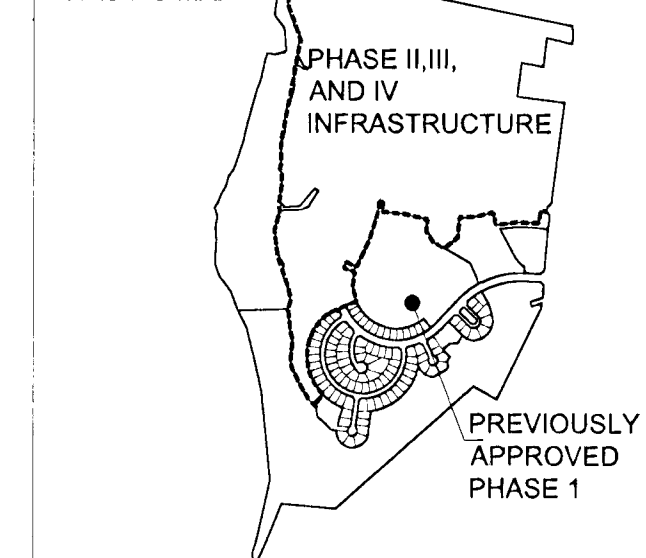
#### SHEET INDEX

1-2. COVER SHEET  
3-32. PLAN SHEETS  
32D, 33-34. DETAIL SHEETS

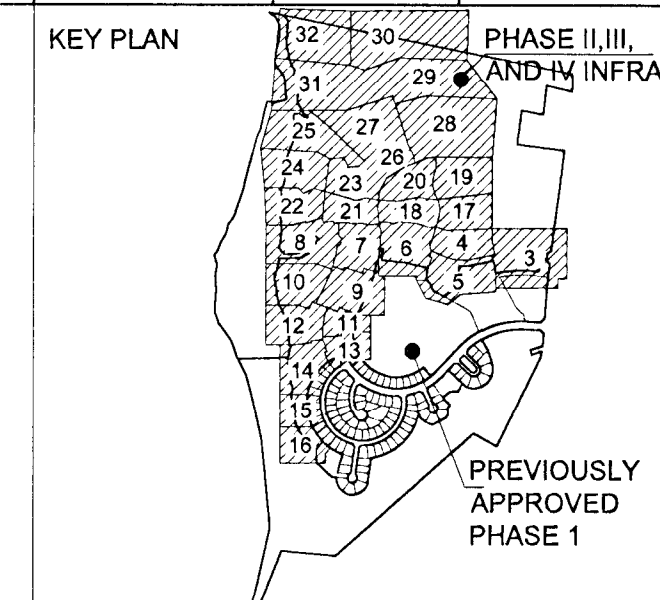
#### SITE STATISTICS

	TOTAL	PHASE II, III, AND IV
GROSS TRACT AREA	342.38 AC	173.45
EXISTING 100-YEAR FLOODPLAIN	93.74 AC	5.82 AC
NET TRACT AREA	248.64 AC	167.63
EXISTING WOODLAND IN THE FLOODPLAIN	47.16 AC	2.97 AC
EXISTING WOODLAND TOTAL	183.06 AC	96.53 AC

#### PHASING MAP



Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCPH-002-02				THIS BLOCK IS FOR OFFICIAL USE ONLY QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.	
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00 J.L. Stasz	1/17/2002				
01 Kim I. Finch	8/12/2013				
02 Kim I. Finch	10/03/2014				
03 <i>Kim I. Finch</i>	3/29/17	SDP-1605	PH 2 INFRA.	PROJECT NAME: CANTER CREEK: PHASE II, III, IV, INFRA. ONLY	
04				PROJECT NUMBER: SDP-1605	
05				For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet	
06				Revision numbers must be included in the Project Number	



## CANTER CREEK

### PRINCE GEORGE'S COUNTY

### MARYLAND

TITLE TYPE II TREE CONSERVATION PLAN  
PHASE II, III, AND IV : INFRASTRUCTURE ONLY  
COVER SHEET

**Dewberry**

Dewberry Consultants, LLC  
10003 Derekwood Lane, Suite 204  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

PROJECT NO. 50071385

1

SHEET NO. 1 of 34



WOODLAND SUMMARY TABLE

PHASE II, III, AND IV - INFRASTRUCTURE

WOODLAND CLEARED (ACRES)

1 12.05

2 0.14

3 3.55

4 1.31

5 4.44

TOTAL AREA = 21.49 AC

WOODLAND PRESERVATION AREAS (ACRES)

6 51.22 7 0.04

8 1.84 9 0.01

10 0.26 11 0.23

12 0.09 13 0.50

14 9.72 15 0.02

16 0.75 17 0.13

18 3.86 19 0.14

20 0.60 21 0.22

22 0.47 23 0.57

24 0.11 25 0.11

26 0.07 27 0.04

TOTAL AREA = 70.99 AC

WOODLAND RETAINED- NOT CREDITED (ACRES)

28 0.10

TOTAL AREA = 0.10 AC

SPECIMEN TREE TABLE

Tree #	Common Name	Latin Name	DBH	Conditioning Rating	Comments	Proposed Disposition
1	Yellow Poplar	Liriodendron tulipifera	30	Good	---	Save
2	Yellow Poplar	Liriodendron tulipifera	39	Poor	Decay, dieback and Top Damage	Save
3	Yellow Poplar	Liriodendron tulipifera	35	Fair	Top damage	Save
4	Yellow Poplar	Liriodendron tulipifera	33	Good	---	Save
5	Beech	Fagus grandifolia	44	Poor	Decay, hollow and Top damage	Save
6	White Oak	Quercus abla	32	Fair	Top Damage	REMOVE
7	Yellow Poplar	Liriodendron tulipifera	46	Poor	Decay, hollow and 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

Phased Woodland Conservation Worksheet for Prince George's County

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

1 Zone:	R-S				
2 Gross Tract:	342.38				include acreages only in columns for which there is a corresponding zone.
3 Floodplain:	93.75				
4 Previously Dedicated Land:	0.00				
5 Net Tract (NTA):	248.63	0.00	0.00		
6 TCP II or 2 Number:		Revision:	2		
7 Property Description or Subdivision Name:	Canter Creek Phase II, III, IV				
8 TCP1 Number:					
9 Is this site subject to the 1989 Ordinance? (Y/N):	N	2010 Ordinance? (Y/N):	Y	Within PFA (Y/N):	Y
10 Break-even Point (preservation acres) =	68.98				
11 Acres of Net Tract clearing permitted w/o reforestation =	69.04				

SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)

12 Existing Woodland on Net Tract (acres)	138.02				
13 Existing Woodland in Floodplain (acres)	48.99				
14 Woodland Conservation Threshold (NTA) =	49.73				
15 Smaller of 10 or 12	49.73				
16 Woodland above WCT	88.29				
17 Plan Number: (This must be completed for each phase)	SDP-1202	SDP-1605			
18 Revision Number:	0				
19 Plan Phase or Name:	PHASE I, III, and IV				
20 TCP2 Number for this Phase or Section	002-02	002-02			
21 Revision Number:	2	3			
22 Status:	Approved	Pending			
23 Approval Date:	Pending	Pending			
24 Total area in this application (acres)	168.60	173.79			Total 342.39
25 Floodplain area in this application (acres)	87.92	5.83			93.75
26 Net Tract area in the application (acres)	80.68	167.96			248.64
27 Woodland on the Net Tract for this phase (acres)	41.55	93.66			135.21
28 Woodland in the Floodplain for this phase	44.14	2.87			47.01
29 Woodland Cleared on Net Tract for this phase	26.48	21.49			47.97
30 Woodland Cleared in Floodplain for this phase	0.75	0.00			0.75
31 Off-site Woodland Clearing (1:1)	0.00	0.00			0.00
32 Off-site VCA being provided on this property (preservation)	0.00	0.00			0.00
33 Off-site VCA being provided on this property (afforestation)	0.00	0.00			0.00
34 Cumulative acres of Net Tract Woodland cleared	26.48	47.97			
35 Cumulative acres of Floodplain woodland cleared	0.75	0.75			
36 Smaller of 14 or 28	26.48	47.97			
37 Woodland Clearing below WCT	0.00	0.00			
38 Clearing below WCT (2:1 replacement requirement)	0.00	0.00			
39 Replacement for clearing above the WCT (0.25:1)	8.62	11.99			
40 Replacement for clearing below the WCT (2:1)	0.00	0.00			
41 Reforestation Required Threshold (ART) =	15.00%	0.00			
42 Cumulative Woodland Conservation Required	57.10	62.47			

SECTION III - Meeting the Requirements

43 Woodland Preservation	15.07	70.89				Total 86.06
44 Afforestation/Reforestation	0.00	0.00				0.00
45 Natural Regeneration	0.00	0.00				0.00
46 Landscape Credits	0.00	0.00				0.00
47 Specimen & Historic Tree (CRZ area)	0.00	0.00				0.00
48 Specimen & Historic Tree Credit						0.00
49 Forest Enhancement Credit (25% of enhancement area)						0.00
50 Street Tree Credit (Existing or 10-year canopy)	0.00	0.00				0.00
51 Area approved for fee-in-lieu	0.00	0.00				0.00
52 Off-site Woodland Conservation Credits on another property	0.00	0.00				0.00
53 Off-site VCA (preservation) being provided on this property	0.00	0.00	0.00	0.00	0.00	0.00
54 Off-site VCA (afforestation) being provided on this property	0.00	0.00	0.00	0.00	0.00	0.00
55 Cumulative Woodland Conservation Provided	15.07	86.06				86.06

46 Woodland saved on this phase but not counted

47 Existing Net Tract Woodland in later phases

48 Requirement Status per Phase

0.00	1.13				1.13
94.47	0.81				

Prepared by: Ryan McMiller

License Number: 3772

Signature

Date: 3/28/2017

PROPERTY OWNERS AWARENESS CERTIFICATE

Ave Walton Center Creek Development LLC

WE HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE II TREE CONSERVATION PLAN (TCP2) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP2.

OWNER OR OWNERS REPRESENTATIVE

3/27/17

DATE

Prince George's County Planning Department, MNCPPC

Environmental Planning Section

TREE CONSERVATION PLAN APPROVAL

TCPII-002-02

Approved by	Date	DRD#	Reason for Revision
00 J.L. Stasz	1/17/2002		
01 Kim I. Finch	8/12/2013		
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M-NCPPC APPROVAL

PROJECT NAME: CANTER CREEK: PHASE II, III, IV, INFRA. ONLY

PROJECT NUMBER: SDP-1605

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

Revision numbers must be included in the Project Number

KEY PLAN

PHASE II, III, AND IV INFRA.

PREVIOUSLY APPROVED PHASE 1

CANTER CREEK

PRINCE GEORGE'S COUNTY MARYLAND

TITLE TYPE II TREE CONSERVATION PLAN PHASE II, III, AND IV : INFRASTRUCTURE ONLY TABLES SHEET

Dewberry

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CHECKED BY NB

DATE JULY 2016

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11800 SUNRISE VALLEY DRIVE, SUITE 300

RESTON, VA. 20191

PH: 540-532-2158

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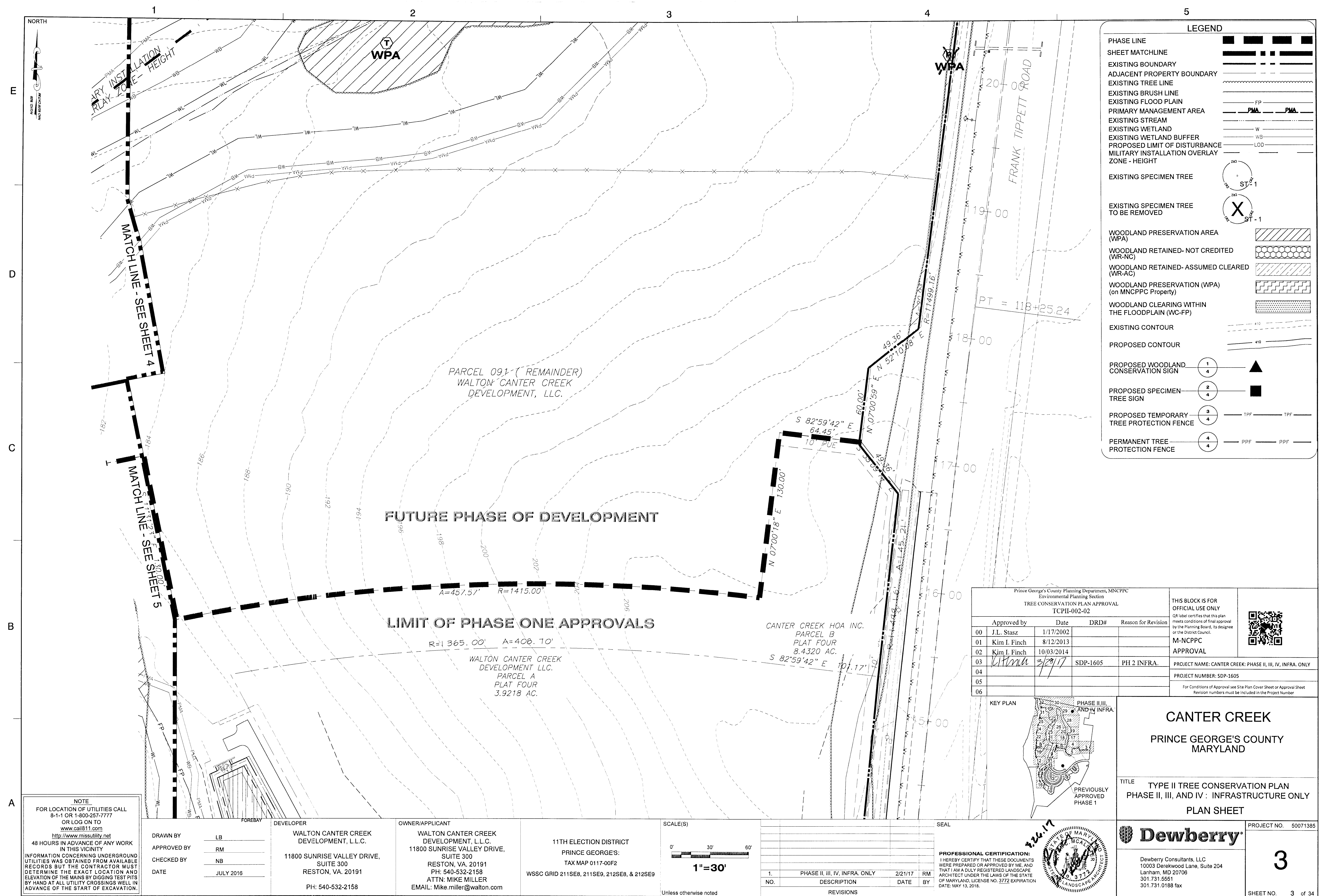
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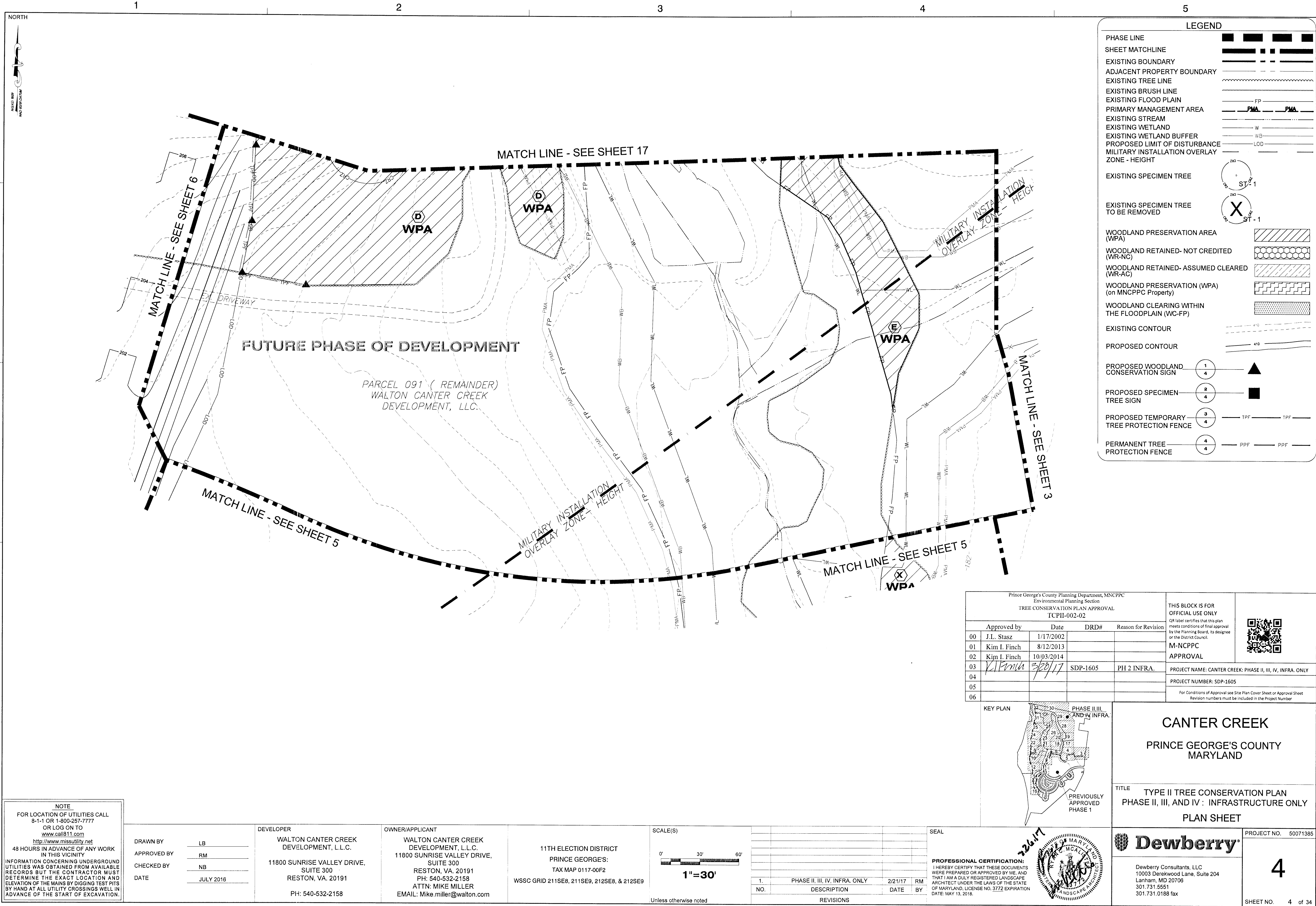
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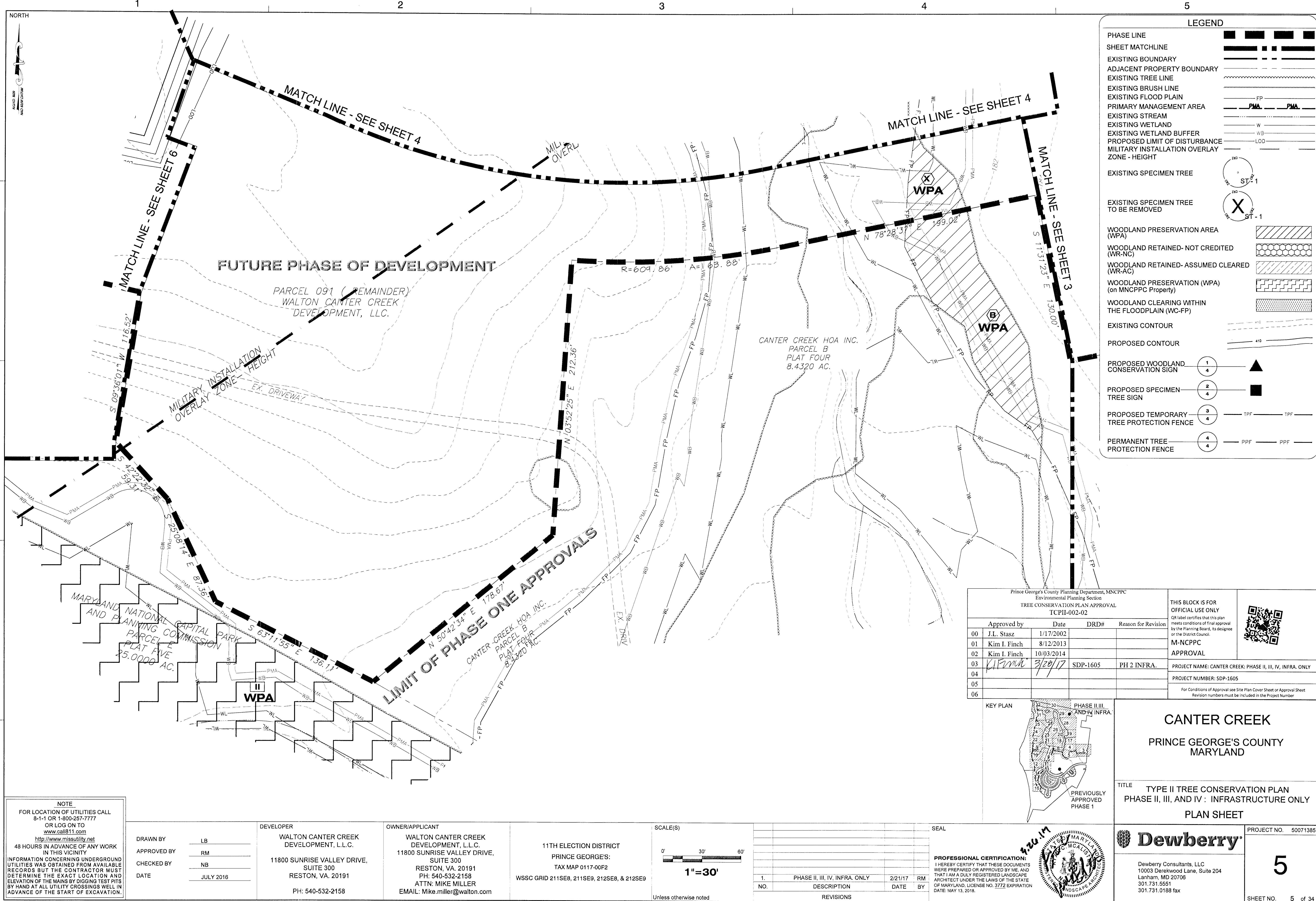
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PROPOSED WOODLAND CONSERVATION SIGN

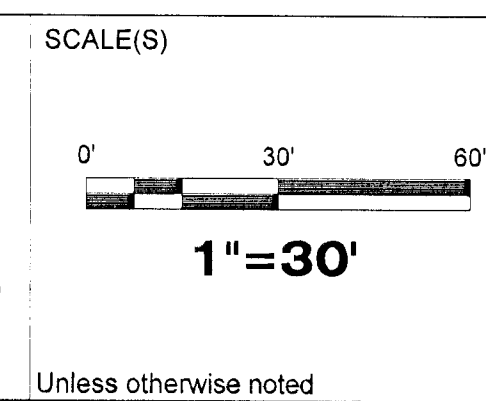
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CANTER CREEK

PRINCE GEORGE'S COUNTY MARYLAND

TITLE

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PHASE II, III, AND IV : INFRASTRUCTURE ONLY  
PLAN SHEET

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SHEET NO.

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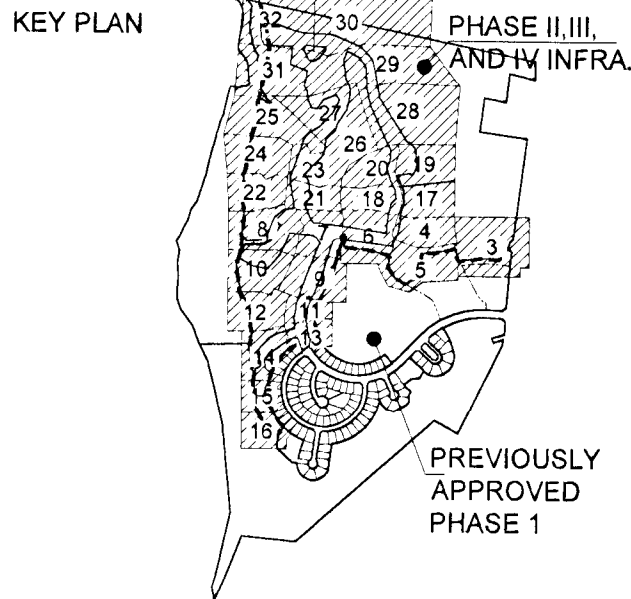
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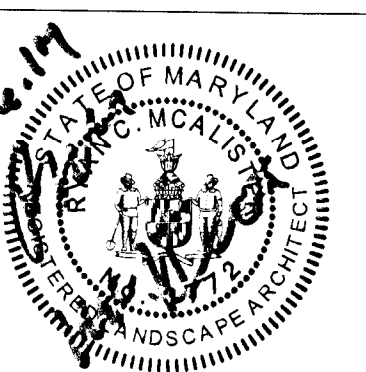
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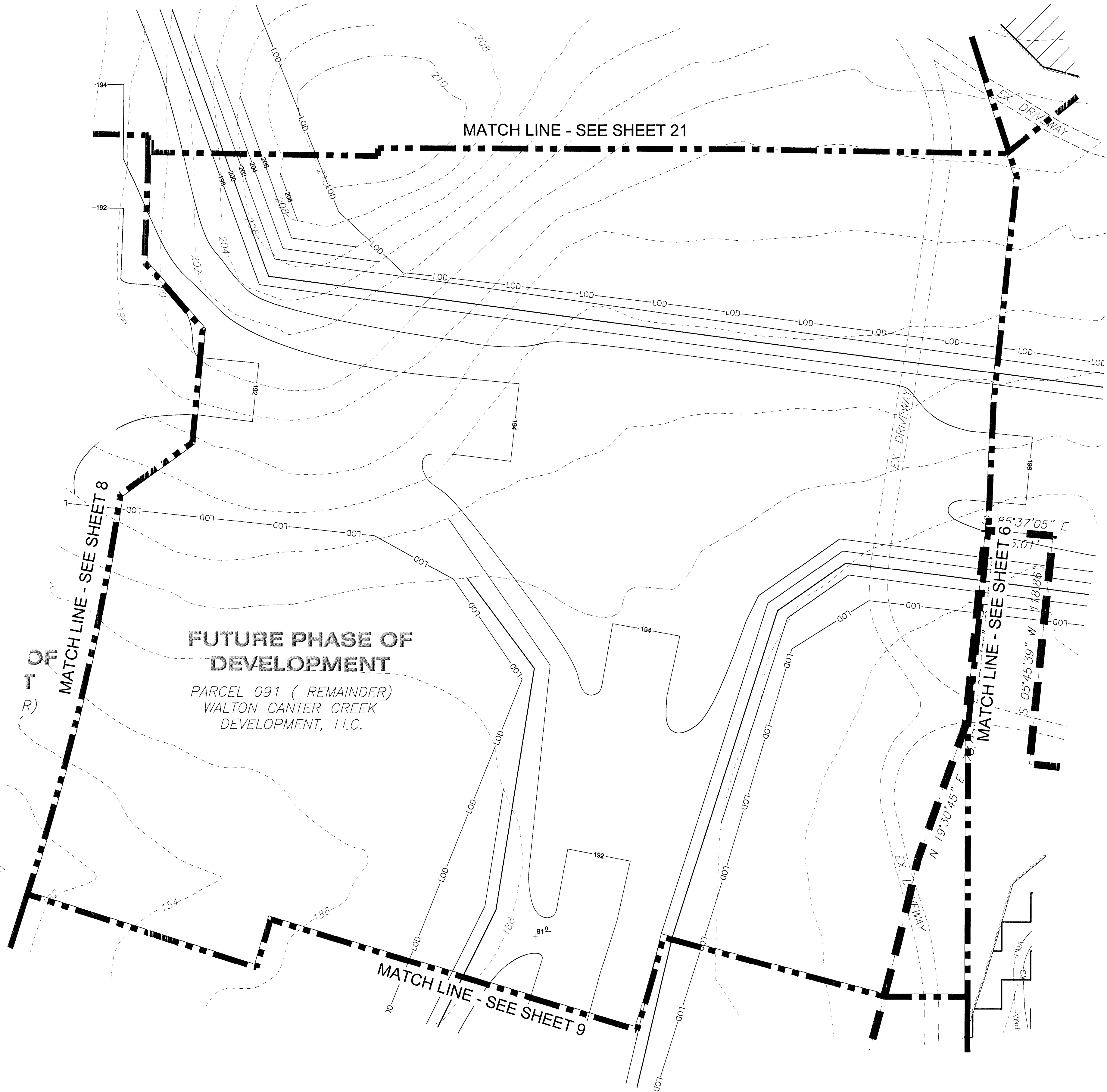
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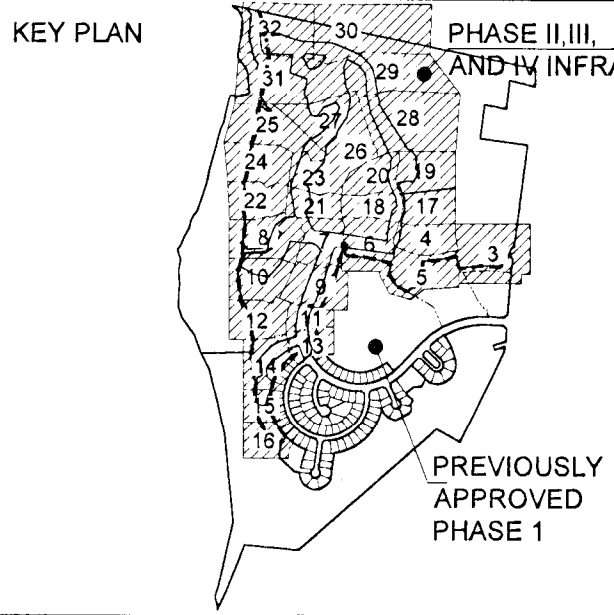
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LEGEND	
PHASE LINE	
SHEET MATCHLINE	
EXISTING BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
EXISTING TREE LINE	
EXISTING BRUSH LINE	
EXISTING FLOOD PLAIN	
PRIMARY MANAGEMENT AREA	
EXISTING STREAM	
EXISTING WETLAND	
EXISTING WETLAND BUFFER	
PROPOSED LIMIT OF DISTURBANCE	
MILITARY INSTALLATION OVERLAY	
ZONE - HEIGHT	
EXISTING SPECIMEN TREE	
EXISTING SPECIMEN TREE TO BE REMOVED	
WOODLAND PRESERVATION AREA (WPA)	
WOODLAND RETAINED- NOT CREDITED (WR-NC)	
WOODLAND RETAINED- ASSUMED CLEARED (WR-AC)	
WOODLAND PRESERVATION (WPA) (on MNCPPC Property)	
WOODLAND CLEARING WITHIN THE FLOODPLAIN (WC-FP)	
EXISTING CONTOUR	
PROPOSED CONTOUR	
PROPOSED WOODLAND CONSERVATION SIGN	
PROPOSED SPECIMEN TREE SIGN	
PROPOSED TEMPORARY TREE PROTECTION FENCE	
PERMANENT TREE PROTECTION FENCE	

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCPII-002-02				THIS BLOCK IS FOR OFFICIAL USE ONLY  QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.		
	Approved by	Date	DRD#			Reason for Revision
00	J.L. Stasz	1/17/2002			M-NCPPC APPROVAL	
01	Kim I. Finch	8/12/2013				
02	Kim I. Finch	10/03/2014				
03	<i>[Signature]</i>	<i>3/20/17</i>	SDP-1605	PH 2 INFRA.	PROJECT NAME: CANTER CREEK: PHASE II, III, IV, INFRA. ONLY	
04						
05					PROJECT NUMBER: SDP-1605	
06					For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number	



CANTER CREEK PRINCE GEORGE'S COUNTY MARYLAND	
TITLE TYPE II TREE CONSERVATION PLAN PHASE II, III, AND IV : INFRASTRUCTURE ONLY PLAN SHEET	
PROJECT NO. 50071385	

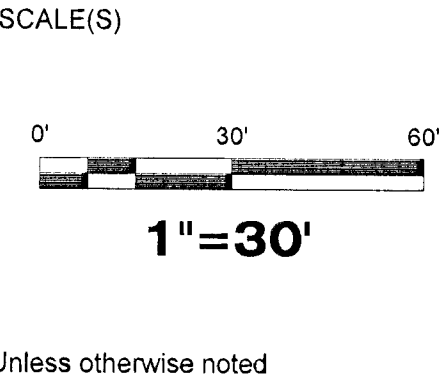
NOTE  
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8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
[www.call811.com](http://www.call811.com)  
<http://www.missutility.net>  
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IN THIS VICINITY  
INFORMATION CONCERNING UNDERGROUND  
UTILITIES WAS OBTAINED FROM AVAILABLE  
RECORDS BUT THE CONTRACTOR MUST  
DETERMINE THE EXACT LOCATION AND  
ELEVATION OF THE MAINS BY DIGGING TEST PITS  
BY HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION.

DRAWN BY	LB
APPROVED BY	RM
CHECKED BY	NB
DATE	JULY 2016

DEVELOPER  
WALTON CANTER CREEK  
DEVELOPMENT, L.L.C.  
11800 SUNRISE VALLEY DRIVE,  
SUITE 300  
RESTON, VA. 20191  
PH: 540-532-2158

OWNER/APPLICANT  
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DEVELOPMENT, L.L.C.  
11800 SUNRISE VALLEY DRIVE,  
SUITE 300  
RESTON, VA. 20191  
PH: 540-532-2158  
ATTN: MIKE MILLER  
EMAIL: Mike.miller@walton.com

11TH ELECTION DISTRICT  
PRINCE GEORGE'S:  
TAX MAP 0117-00F2  
WSSC GRID 211SE8, 211SE9, 212SE8, & 212SE9



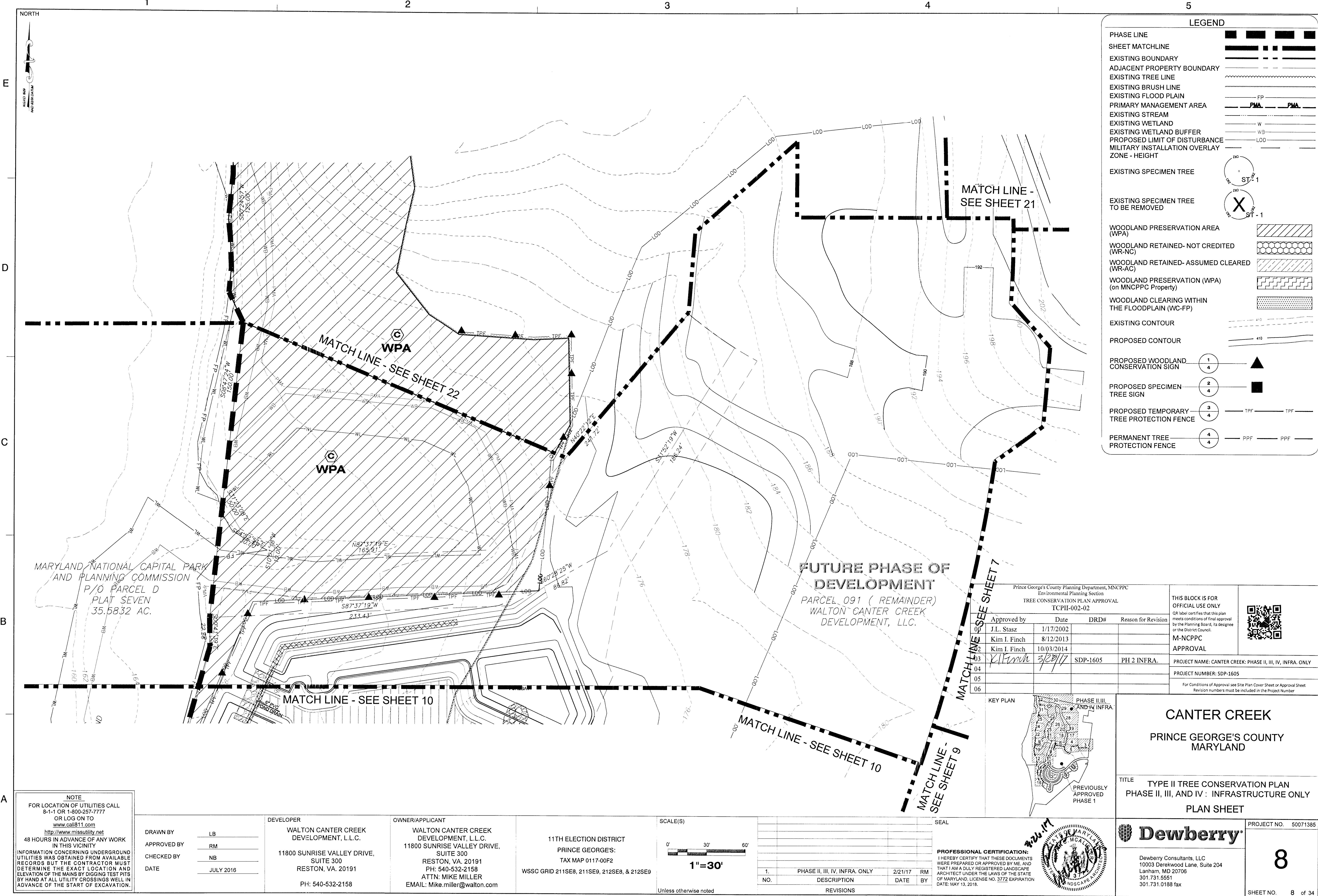
1.	PHASE II, III, IV, INFRA. ONLY	2/21/17	RM
NO.	DESCRIPTION	DATE	BY
REVISIONS			

SEAL  
PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS  
WERE PREPARED OR APPROVED BY ME, AND  
THAT I AM A DULY REGISTERED LANDSCAPE  
ARCHITECT UNDER THE LAWS OF THE STATE  
OF MARYLAND, LICENSE NO. 3772 EXPIRATION  
DATE: MAY 13, 2018.

Dewberry Consultants, LLC  
10003 Derekwood Lane, Suite 204  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

PROJECT NO. 50071385  
7  
SHEET NO. 7 of 34





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11TH ELECTION DISTRICT  
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SCALE(S)  
0' 30' 60'  
1"=30'  
Unless otherwise noted

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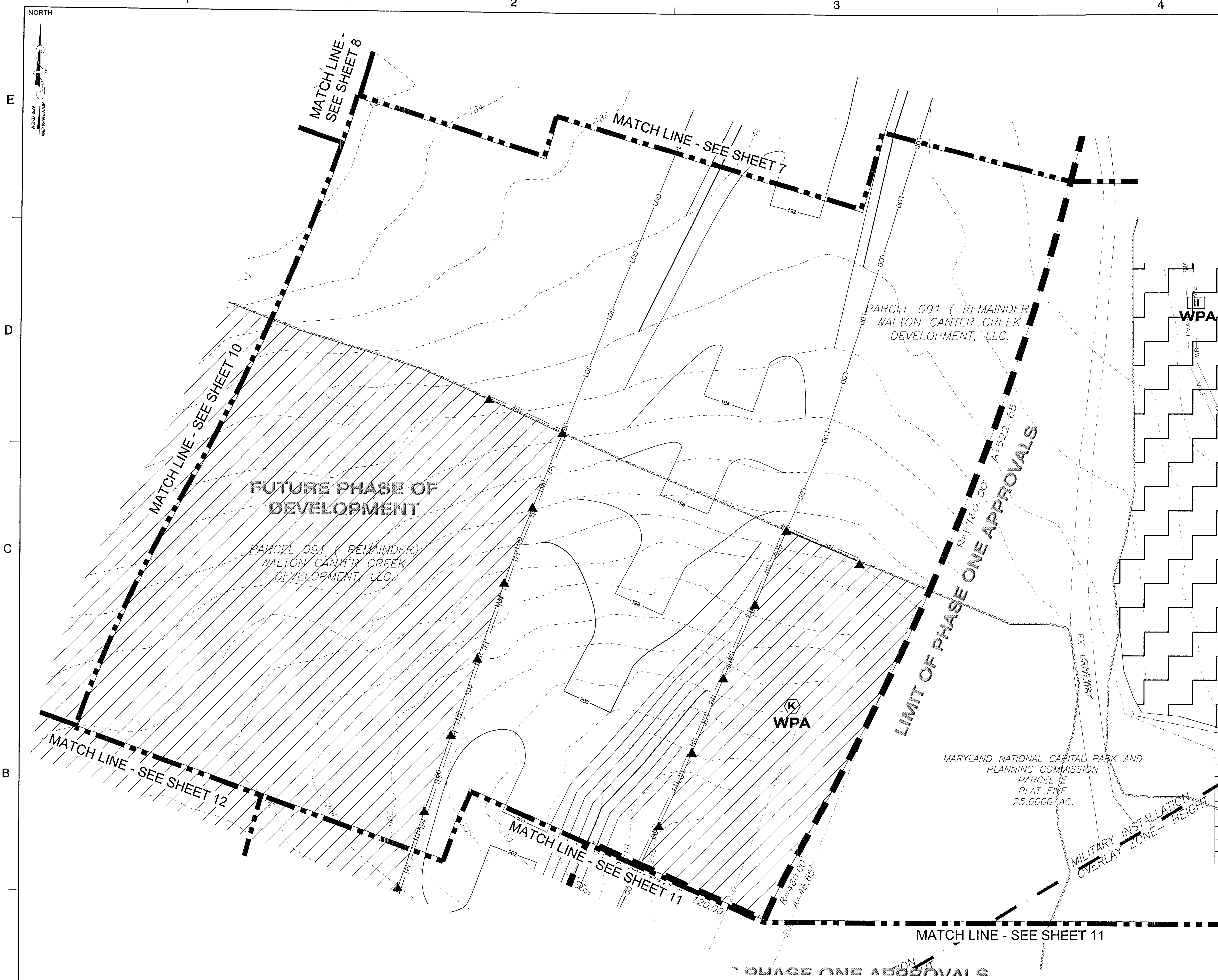
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PROJECT NO. 50071385  
8  
SHEET NO. 8 of 34





**LEGEND**


PHASE LINE  
SHEET MATCHLINE  
EXISTING BOUNDARY  
ADJACENT PROPERTY BOUNDARY  
EXISTING TREE LINE  
EXISTING BRUSH LINE  
EXISTING FLOOD PLAIN  
PRIMARY MANAGEMENT AREA  
EXISTING STREAM  
EXISTING WETLAND  
EXISTING WETLAND BUFFER  
PROPOSED LIMIT OF DISTURBANCE  
MILITARY INSTALLATION OVERLAY ZONE - HEIGHT

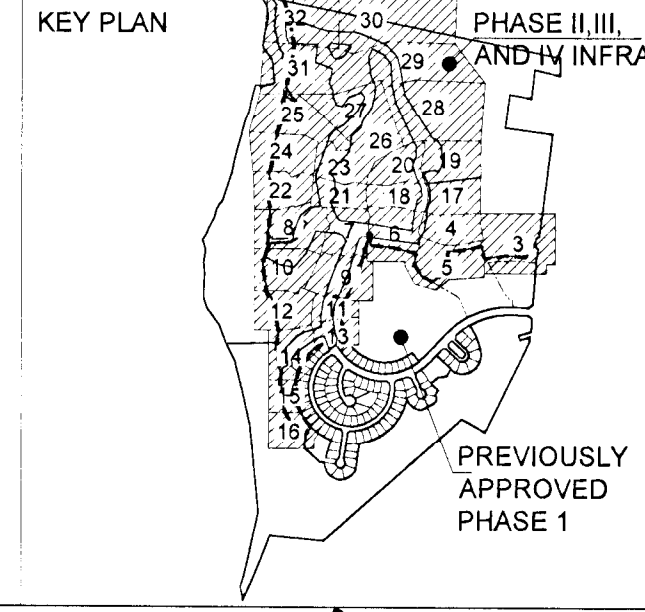
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EXISTING SPECIMEN TREE TO BE REMOVED

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WOODLAND RETAINED- NOT CREDITED (WR-NC)  
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EXISTING CONTOUR  
PROPOSED CONTOUR

PROPOSED WOODLAND CONSERVATION SIGN  
PROPOSED SPECIMEN TREE SIGN  
PROPOSED TEMPORARY TREE PROTECTION FENCE  
PERMANENT TREE PROTECTION FENCE

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCPII-002-02				THIS BLOCK IS FOR OFFICIAL USE ONLY QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council. M-NCPPC APPROVAL	
Approved by	Date	DRD#	Reason for Revision		
00 J.L. Stasz	1/17/2002				
01 Kim I. Finch	8/12/2013				
02 Kim I. Finch	10/03/2014				
03 <i>K.P.m.h.</i>	3/28/17	SDP-1605	PH 2 INFRA.		
04					
05					
06				PROJECT NAME: CANTER CREEK: PHASE II, III, IV, INFRA. ONLY PROJECT NUMBER: SDP-1605 For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number	

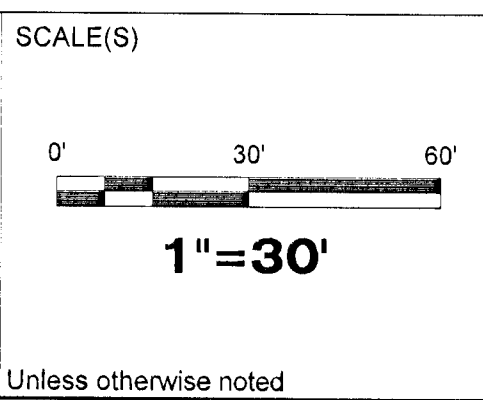


**CANTER CREEK**  
PRINCE GEORGE'S COUNTY MARYLAND

TITLE TYPE II TREE CONSERVATION PLAN  
PHASE II, III, AND IV : INFRASTRUCTURE ONLY  
PLAN SHEET

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DRAWN BY APPROVED BY CHECKED BY DATE	LB RM NB JULY 2016
DEVELOPER WALTON CANTER CREEK DEVELOPMENT, L.L.C. 11800 SUNRISE VALLEY DRIVE, SUITE 300 RESTON, VA. 20191 PH: 540-532-2158	OWNER/APPLICANT WALTON CANTER CREEK DEVELOPMENT, L.L.C. 11800 SUNRISE VALLEY DRIVE, SUITE 300 RESTON, VA. 20191 PH: 540-532-2158 ATTN: MIKE MILLER EMAIL: Mike.miller@walton.com
11TH ELECTION DISTRICT PRINCE GEORGE'S: TAX MAP 0117-00F2 WSSC GRID 211SE8, 211SE9, 212SE8, & 212SE9	



NO.	DESCRIPTION	DATE	BY
1.	PHASE II, III, IV, INFRA. ONLY	2/21/17	RM
REVISIONS			

SEAL  
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**Dewberry**  
Dewberry Consultants, LLC  
10003 Derekwood Lane, Suite 204  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

PROJECT NO. 50071385  
**9**  
SHEET NO. 9 of 34









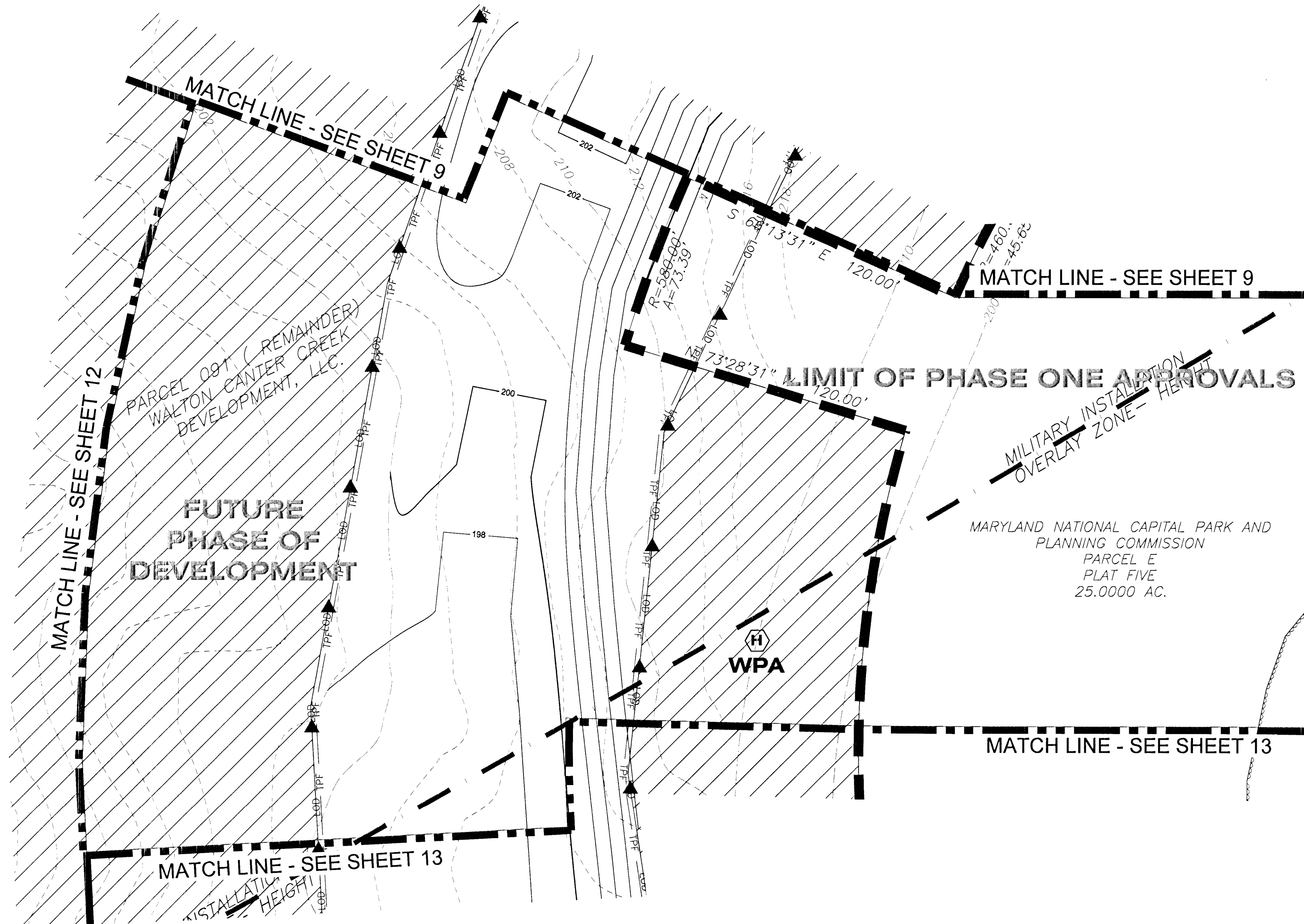
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LEGEND	
PHASE LINE	
SHEET MATCHLINE	
EXISTING BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
EXISTING TREE LINE	
EXISTING BRUSH LINE	
EXISTING FLOOD PLAIN	
PRIMARY MANAGEMENT AREA	
EXISTING STREAM	
EXISTING WETLAND	
EXISTING WETLAND BUFFER	
PROPOSED LIMIT OF DISTURBANCE	
MILITARY INSTALLATION OVERLAY ZONE - HEIGHT	
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01 Kim I. Finch	8/12/2013				
02 Kim I. Finch	10/03/2014				
03 <i>Kim I. Finch</i>	<i>3/29/17</i>	SDP-1605	PH 2 INFRA.	PROJECT NAME: CANTER CREEK: PHASE II, III, IV, INFRA. ONLY	
04				PROJECT NUMBER: SDP-1605	
05				For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.	
06					

KEY PLAN

PHASE II, III, AND IV INFRA.

PREVIOUSLY APPROVED PHASE 1

**CANTER CREEK**

PRINCE GEORGE'S COUNTY MARYLAND

TITLE

TYPE II TREE CONSERVATION PLAN  
PHASE II, III, AND IV : INFRASTRUCTURE ONLY  
PLAN SHEET

Dewberry Consultants, LLC  
10003 Derekwood Lane, Suite 204  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

PROJECT NO. 50071385

**11**

SHEET NO. 11 of 34

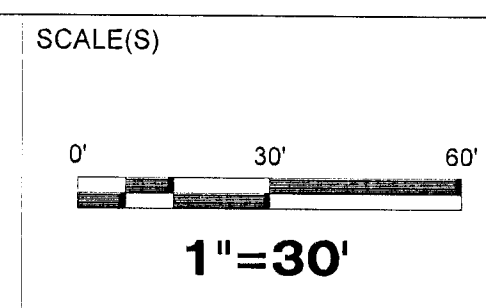
NOTE  
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DRAWN BY	LB
APPROVED BY	RM
CHECKED BY	NB
DATE	JULY 2016

DEVELOPER  
WALTON CANTER CREEK  
DEVELOPMENT, L.L.C.  
11800 SUNRISE VALLEY DRIVE,  
SUITE 300  
RESTON, VA. 20191  
PH: 540-532-2158

OWNER/APPLICANT  
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PH: 540-532-2158  
ATTN: MIKE MILLER  
EMAIL: Mike.miller@walton.com

11TH ELECTION DISTRICT  
PRINCE GEORGE'S:  
TAX MAP 0117-00F2  
WSSC GRID 211SE8, 211SE9, 212SE8, & 212SE9



NO.	DESCRIPTION	DATE	BY
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REVISIONS			

SEAL

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DATE: MAY 13, 2018.

PROJECT NO. 50071385

**11**

SHEET NO. 11 of 34

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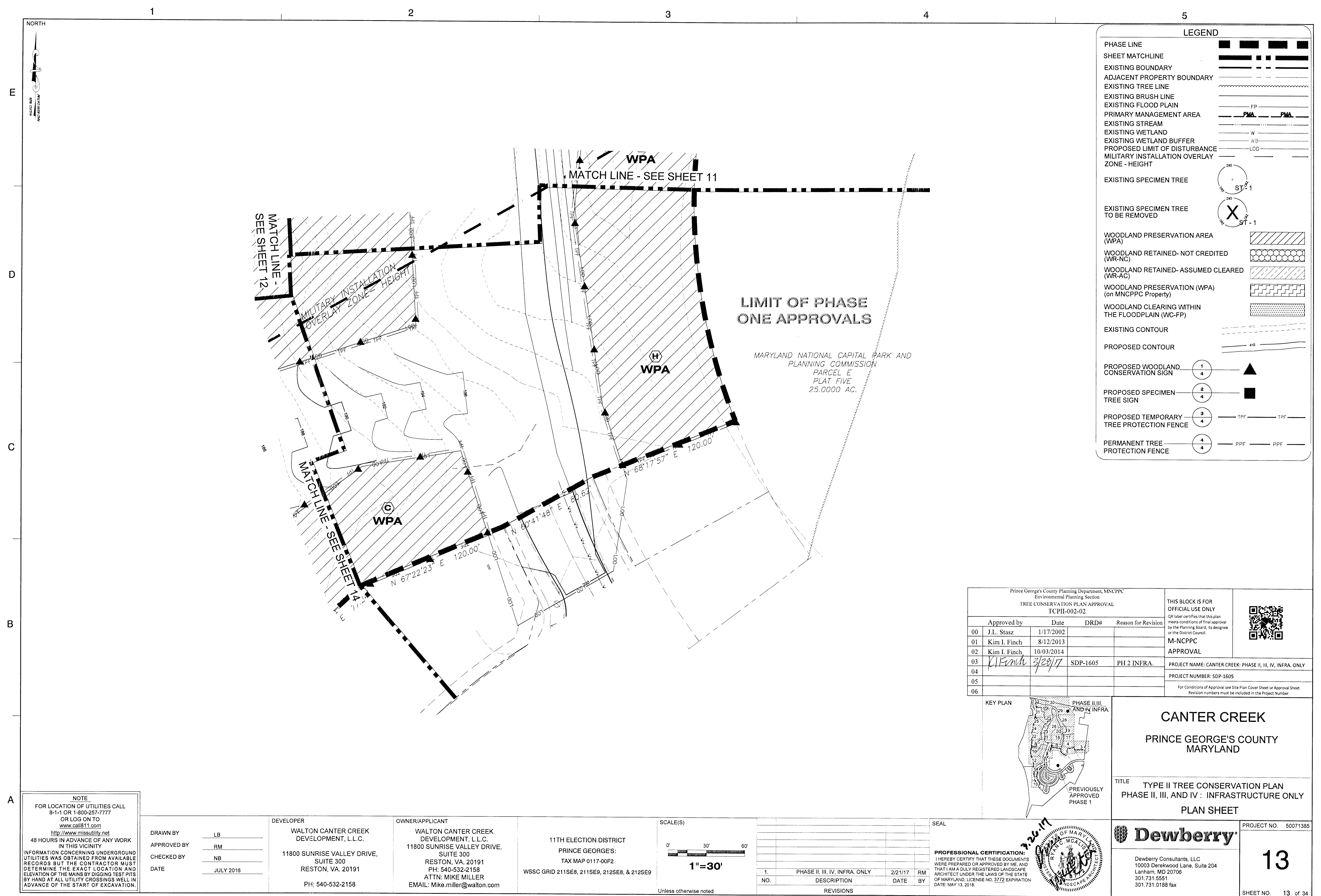
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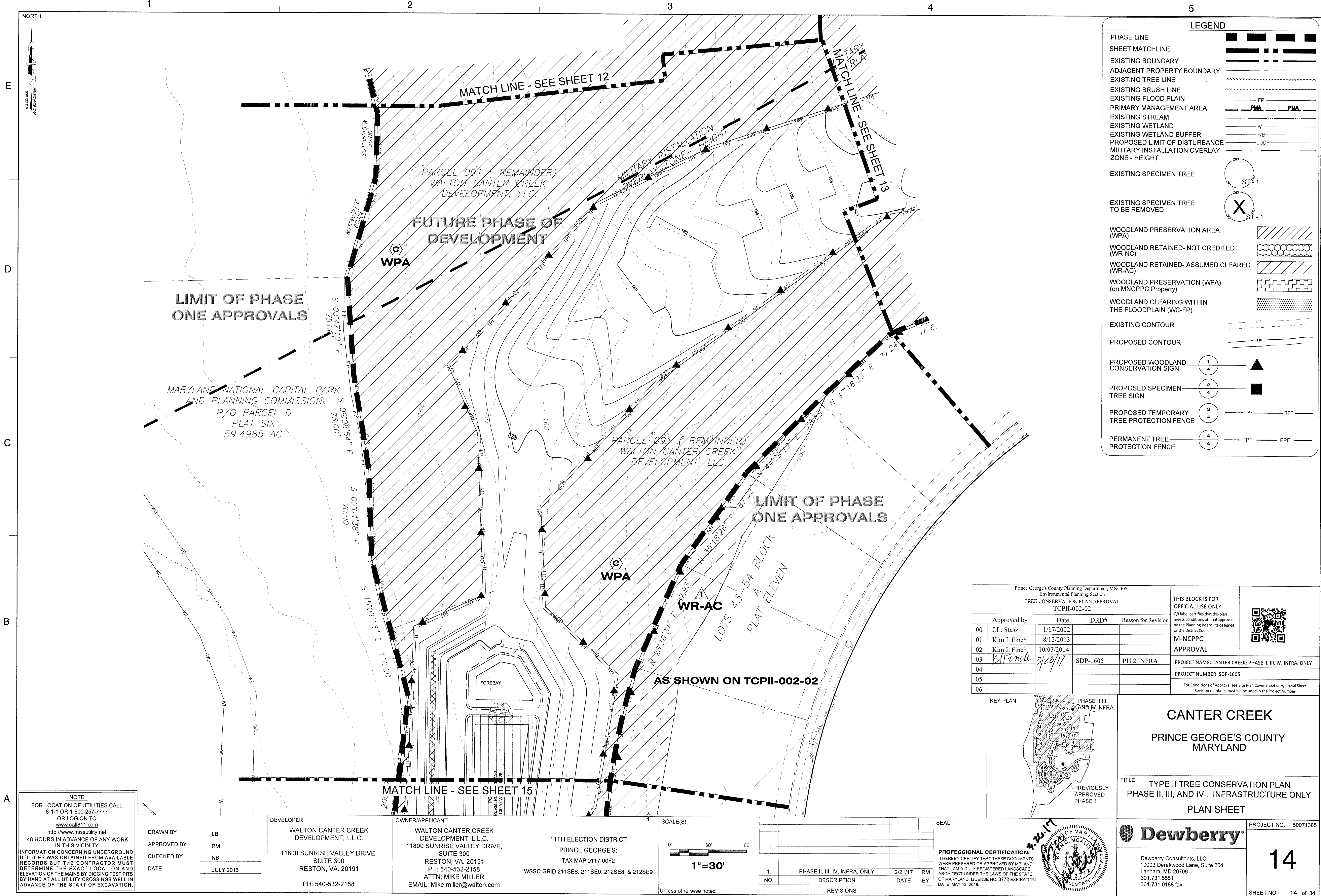
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LEGEND

PHASE LINE

SHEET MATCHLINE

EXISTING BOUNDARY

ADJACENT PROPERTY BOUNDARY

EXISTING TREE LINE

EXISTING BRUSH LINE

EXISTING FLOOD PLAIN

PRIMARY MANAGEMENT AREA

EXISTING STREAM

EXISTING WETLAND

EXISTING WETLAND BUFFER

PROPOSED LIMIT OF DISTURBANCE

MILITARY INSTALLATION OVERLAY ZONE - HEIGHT

EXISTING SPECIMEN TREE

EXISTING SPECIMEN TREE TO BE REMOVED

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DRAWN BY

APPROVED BY

CHECKED BY

DATE

LB

RM

NB

JULY 2016

DEVELOPER

OWNER/APPLICANT

11TH ELECTION DISTRICT

WALTON CANTER CREEK DEVELOPMENT, L.L.C.

WALTON CANTER CREEK DEVELOPMENT, L.L.C.

PRINCE GEORGE'S:

11800 SUNRISE VALLEY DRIVE, SUITE 300

TAX MAP 0117-00F2

RESTON, VA. 20191

WSSC GRID 2115E8, 2115E9, 2125E8, & 2125E9

PH: 540-532-2158

RESTON, VA. 20191

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SCALE(S)

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2/21/17

RM

BY

NO.

DESCRIPTION

DATE

REVISIONS

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M-NCPPC APPROVAL

PROJECT NAME: CANTER CREEK: PHASE II, III, IV, INFRA. ONLY

PROJECT NUMBER: SDP-1605

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

KEY PLAN

PHASE II, III, AND IV INFRA.

PREVIOUSLY APPROVED PHASE I

CANTER CREEK

PRINCE GEORGE'S COUNTY MARYLAND

TITLE

TYPE II TREE CONSERVATION PLAN

PHASE II, III, AND IV : INFRASTRUCTURE ONLY

PLAN SHEET

PROJECT NO.

50071385

14

SHEET NO.

14 of 34

Dewberry

Dewberry Consultants, LLC

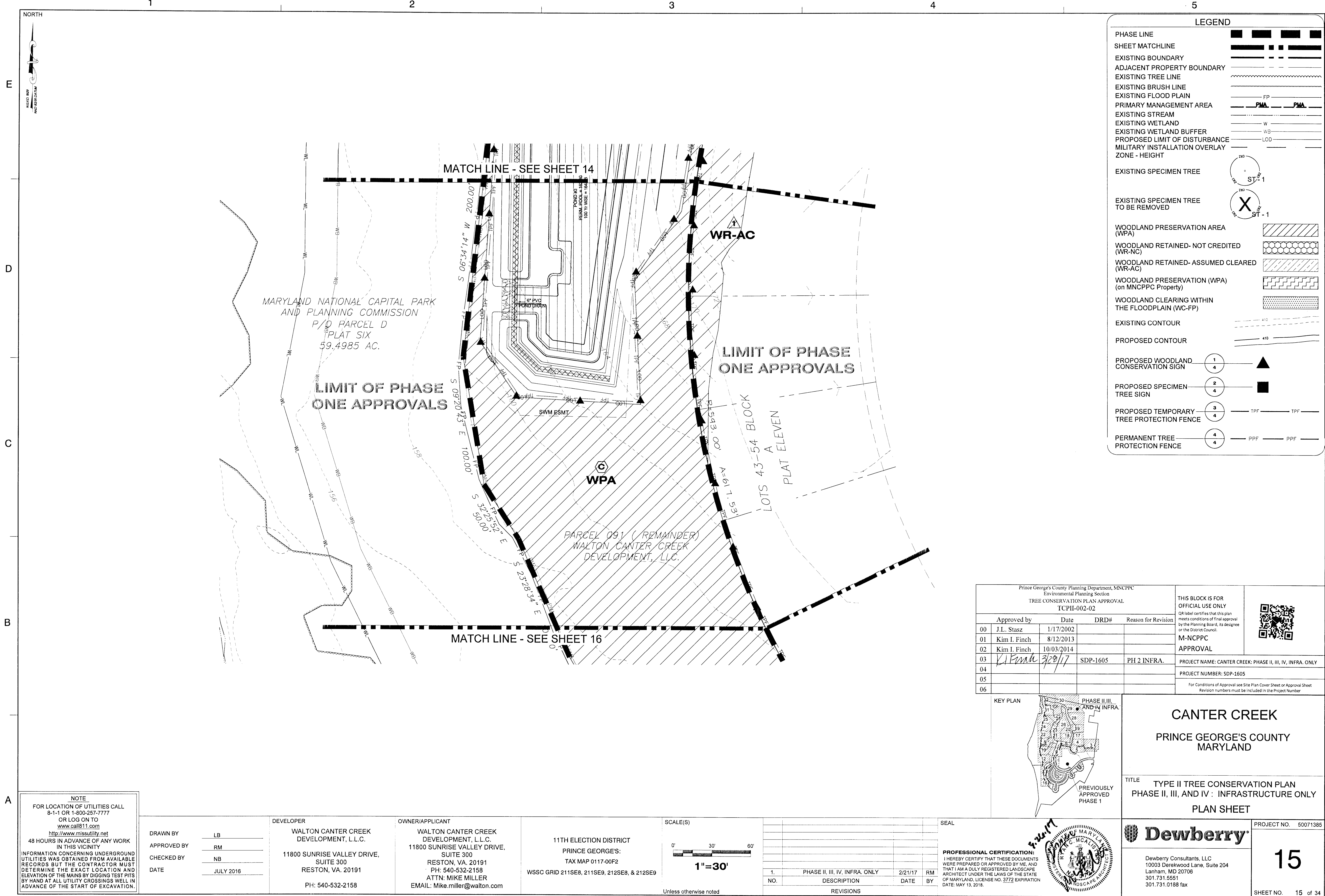
10003 Derekwood Lane, Suite 204

Lanham, MD 20706

301.731.5551

301.731.0188 fax





**LEGEND**

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EXISTING BOUNDARY  
ADJACENT PROPERTY BOUNDARY  
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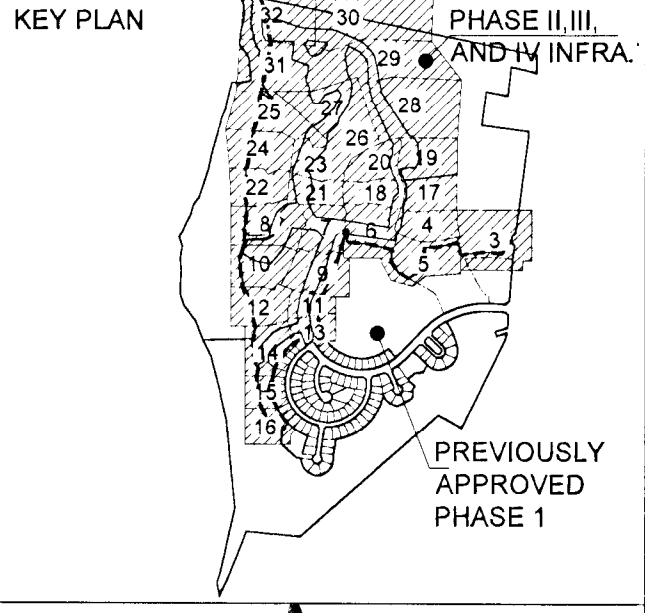
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WOODLAND PRESERVATION (WPA) (on MNCPPC Property)  
WOODLAND CLEARING WITHIN THE FLOODPLAIN (WC-FP)

EXISTING CONTOUR  
PROPOSED CONTOUR

PROPOSED WOODLAND CONSERVATION SIGN  
PROPOSED SPECIMEN TREE SIGN  
PROPOSED TEMPORARY TREE PROTECTION FENCE  
PERMANENT TREE PROTECTION FENCE

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL ICPH-002-02				THIS BLOCK IS FOR OFFICIAL USE ONLY QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.  M-NCPPC APPROVAL  PROJECT NAME: CANTER CREEK: PHASE II, III, IV, INFRA. ONLY PROJECT NUMBER: SDP-1605  For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number	
Approved by	Date	DRD#	Reason for Revision		
00 J.L. Stasz	1/17/2002				
01 Kim I. Finch	8/12/2013				
02 Kim I. Finch	10/03/2014				
03 <i>Kim I. Finch</i>	3/29/17	SDP-1605	PH 2 INFRA.		
04					
05					
06					



**CANTER CREEK**  
**PRINCE GEORGE'S COUNTY MARYLAND**

TITLE  
**TYPE II TREE CONSERVATION PLAN  
PHASE II, III, AND IV : INFRASTRUCTURE ONLY  
PLAN SHEET**

**NOTE**  
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OR LOG ON TO [www.missutility.net](http://www.missutility.net)  
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY  
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DRAWN BY LB	DEVELOPER WALTON CANTER CREEK DEVELOPMENT, L.L.C. 11800 SUNRISE VALLEY DRIVE, SUITE 300 RESTON, VA. 20191 PH: 540-532-2158	OWNER/APPLICANT WALTON CANTER CREEK DEVELOPMENT, L.L.C. 11800 SUNRISE VALLEY DRIVE, SUITE 300 RESTON, VA. 20191 ATTN: MIKE MILLER EMAIL: Mike.miller@walton.com	11TH ELECTION DISTRICT PRINCE GEORGE'S TAX MAP 0117-00F2 WSSC GRID 211SE8, 211SE9, 212SE8, & 212SE9
----------------	--	--	--

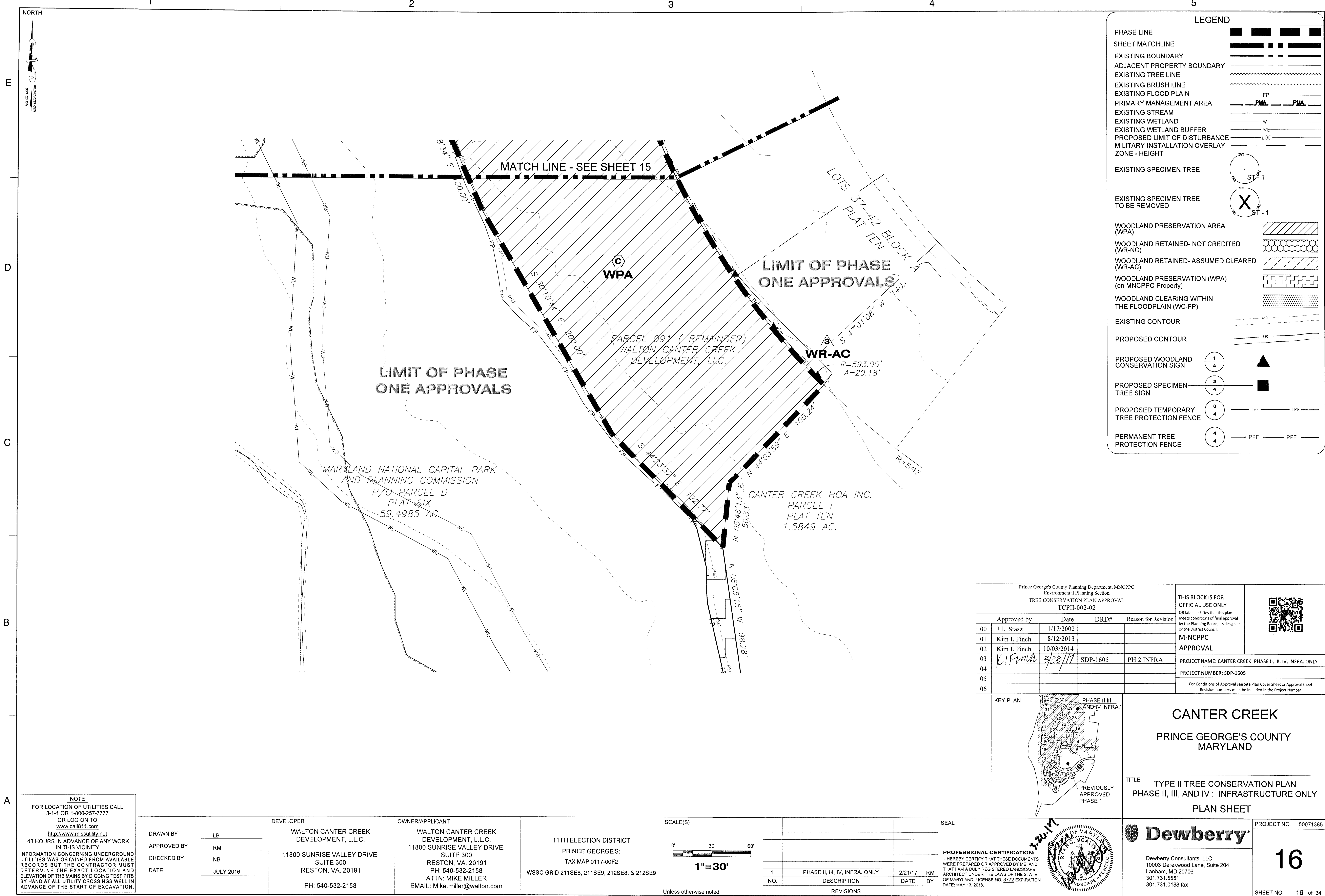
SCALE(S)  
0' 30' 60'  
**1"=30'**  
Unless otherwise noted

1.	PHASE II, III, IV, INFRA. ONLY	2/21/17	RM
NO.	DESCRIPTION	DATE	BY
REVISIONS			

SEAL  
**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3772 EXPIRATION DATE: MAY 13, 2018.

**Dewberry**  
Dewberry Consultants, LLC  
10003 Derekwood Lane, Suite 204  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

PROJECT NO. 50071385  
**15**  
SHEET NO. 15 of 34



LEGEND

PHASE LINE

SHEET MATCHLINE

EXISTING BOUNDARY

ADJACENT PROPERTY BOUNDARY

EXISTING TREE LINE

EXISTING BRUSH LINE

EXISTING FLOOD PLAIN

PRIMARY MANAGEMENT AREA

EXISTING STREAM

EXISTING WETLAND

EXISTING WETLAND BUFFER

PROPOSED LIMIT OF DISTURBANCE

MILITARY INSTALLATION OVERLAY

ZONE - HEIGHT

EXISTING SPECIMEN TREE

EXISTING SPECIMEN TREE TO BE REMOVED

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WOODLAND CLEARING WITHIN THE FLOODPLAIN (WC-FP)

EXISTING CONTOUR

PROPOSED CONTOUR

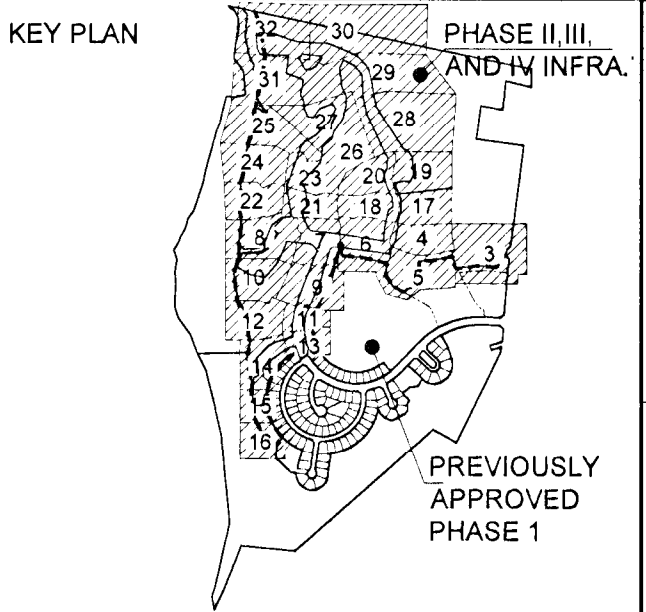
PROPOSED WOODLAND CONSERVATION SIGN

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Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCPII-002-02				THIS BLOCK IS FOR OFFICIAL USE ONLY QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.  M-NCPPC APPROVAL  PROJECT NAME: CANTER CREEK: PHASE II, III, IV, INFRA. ONLY PROJECT NUMBER: SDP-1605  For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number	
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03 <i>[Signature]</i>	<i>3/22/17</i>	SDP-1605	PH 2 INFRA.		
04					
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CANTER CREEK

PRINCE GEORGE'S COUNTY MARYLAND

TITLE

TYPE II TREE CONSERVATION PLAN

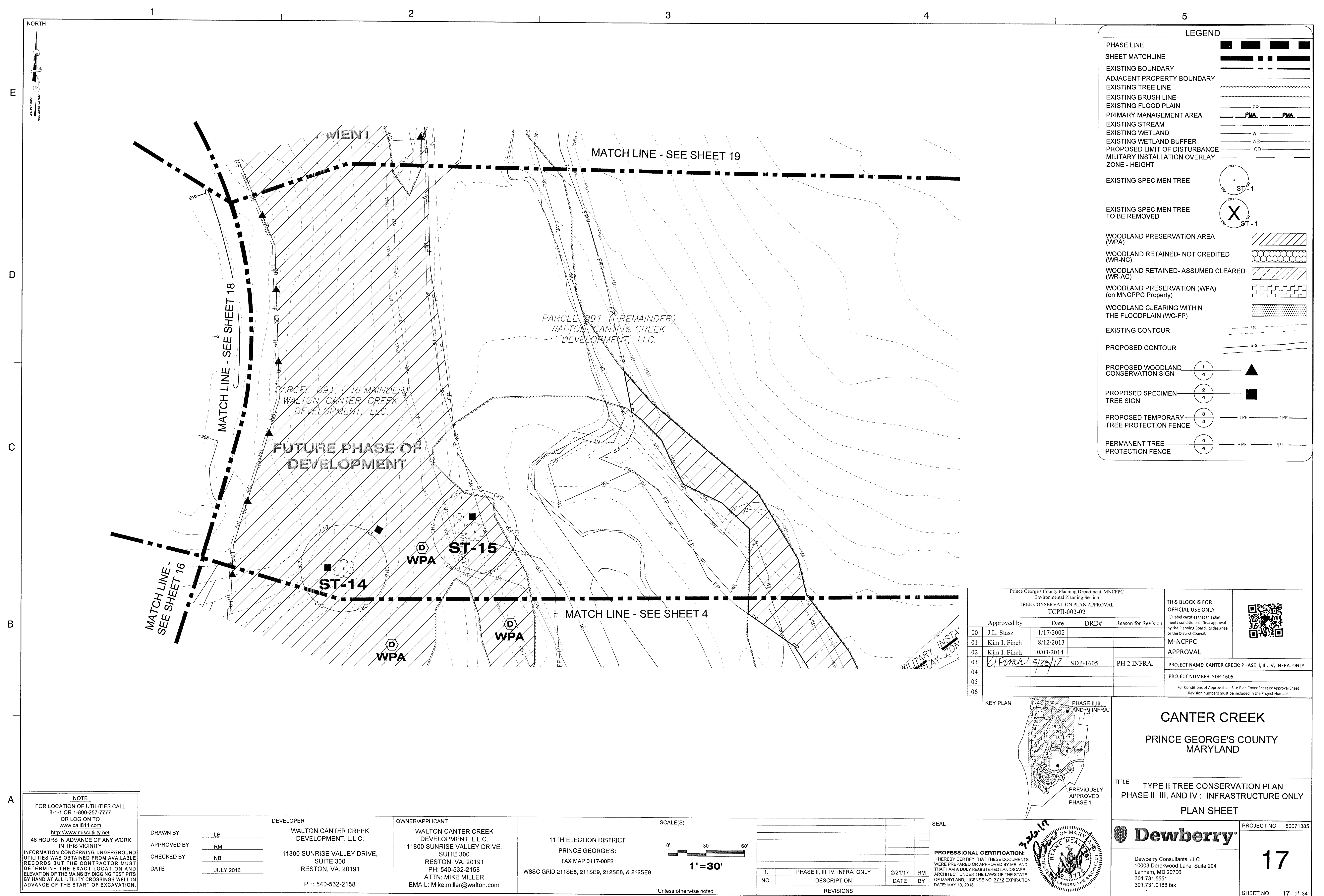
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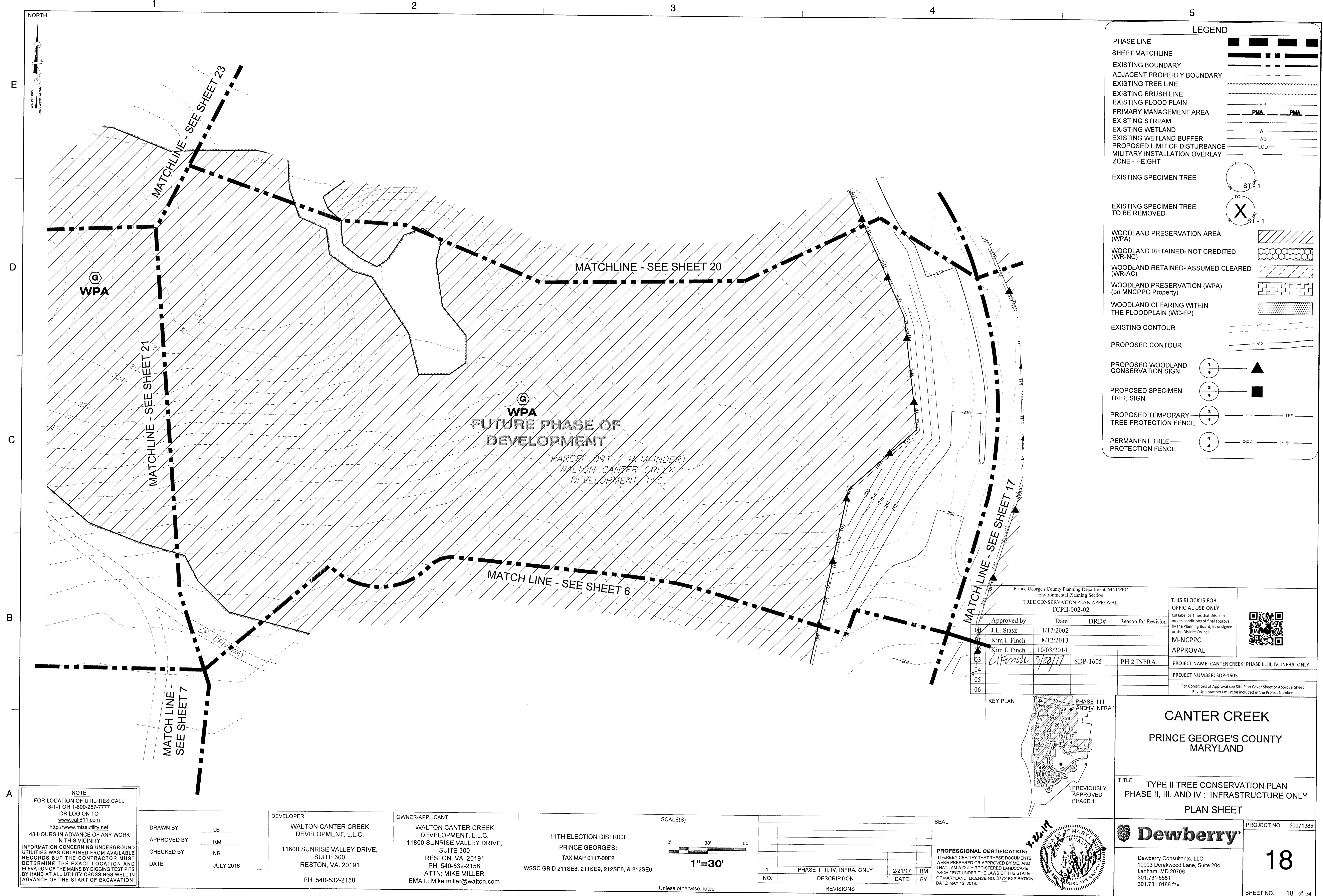
PLAN SHEET

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DRAWN BY APPROVED BY CHECKED BY DATE	LB RM NB JULY 2016	DEVELOPER WALTON CANTER CREEK DEVELOPMENT, L.L.C. 11800 SUNRISE VALLEY DRIVE, SUITE 300 RESTON, VA. 20191 PH: 540-532-2158	OWNER/APPLICANT WALTON CANTER CREEK DEVELOPMENT, L.L.C. 11800 SUNRISE VALLEY DRIVE, SUITE 300 RESTON, VA. 20191 PH: 540-532-2158 ATTN: MIKE MILLER EMAIL: Mike.miller@walton.com	11TH ELECTION DISTRICT PRINCE GEORGE'S: TAX MAP 0117-00F2 WSSC GRID 211SE8, 211SE9, 212SE8, & 212SE9	SCALE(S) 0' 30' 60' 1"=30' Unless otherwise noted	SEAL 	PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3772 EXPIRATION DATE: MAY 13, 2018.	PROJECT NO. 50071385	16	SHEET NO. 16 of 34
---	-----------------------------	--	--	---	--	----------	--	----------------------	----	--------------------







LEGEND

PHASE LINE

SHEET MATCHLINE

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ADJACENT PROPERTY BOUNDARY

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EXISTING BRUSH LINE

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CHECKED BY NB  
DATE JULY 2016

DEVELOPER  
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DEVELOPMENT, L.L.C.  
11800 SUNRISE VALLEY DRIVE,  
SUITE 300  
RESTON, VA. 20191  
PH: 540-532-2158

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Prince George's County Planning Department, MNCPPC  
Environmental Planning Section  
TREE CONSERVATION PLAN APPROVAL  
TCPH-002-02

Approved by	Date	DRD#	Reason for Revision
J.L. Stasz	1/17/2002		
Kim I. Finch	8/12/2013		
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Kim I. Finch	3/20/17	SDP-1605	PH 2 INFRA.

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M-NCPPC  
APPROVAL  
PROJECT NAME: CANTER CREEK: PHASE II, III, IV, INFRA. ONLY  
PROJECT NUMBER: SDP-1605  
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
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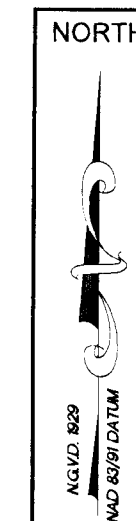
CANTER CREEK  
PRINCE GEORGE'S COUNTY  
MARYLAND

TITLE TYPE II TREE CONSERVATION PLAN  
PHASE II, III, AND IV : INFRASTRUCTURE ONLY  
PLAN SHEET

Dewberry Consultants, LLC  
10003 Derekwood Lane, Suite 204  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

PROJECT NO. 50071385  
18  
SHEET NO. 18 of 34





E

D

C

B

A

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DEVELOPMENT, L.L.C.  
11800 SUNRISE VALLEY DRIVE,  
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PROJECT NO. 50071385  
**19**  
SHEET NO. 19 of 34



**LEGEND**


PHASE LINE  
SHEET MATCHLINE  
EXISTING BOUNDARY  
ADJACENT PROPERTY BOUNDARY  
EXISTING TREE LINE  
EXISTING BRUSH LINE  
EXISTING FLOOD PLAIN  
PRIMARY MANAGEMENT AREA  
EXISTING STREAM  
EXISTING WETLAND  
EXISTING WETLAND BUFFER  
PROPOSED LIMIT OF DISTURBANCE  
MILITARY INSTALLATION OVERLAY  
ZONE - HEIGHT

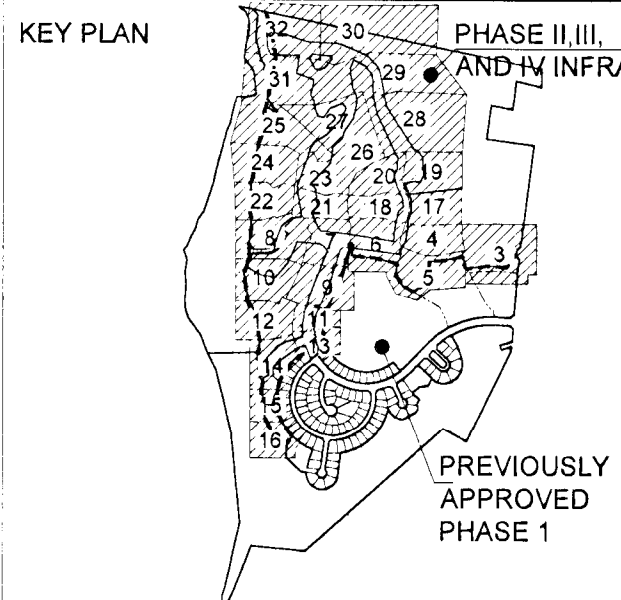
EXISTING SPECIMEN TREE  
EXISTING SPECIMEN TREE  
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WOODLAND PRESERVATION AREA  
(WPA)  
WOODLAND RETAINED- NOT CREDITED  
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WOODLAND RETAINED- ASSUMED CLEARED  
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WOODLAND PRESERVATION (WPA)  
(on MNCPPC Property)  
WOODLAND CLEARING WITHIN  
THE FLOODPLAIN (WC-FP)

EXISTING CONTOUR  
PROPOSED CONTOUR

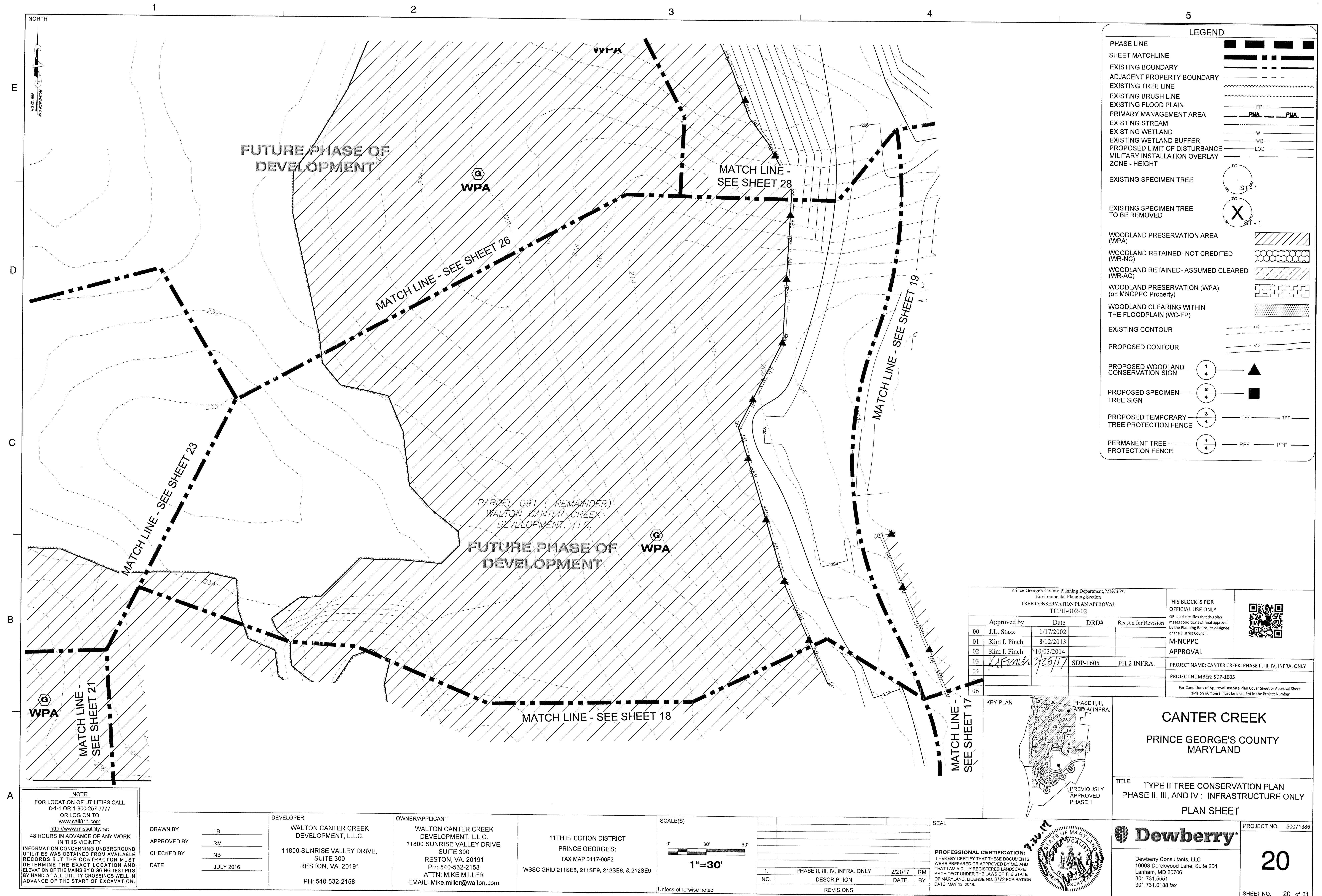
PROPOSED WOODLAND  
CONSERVATION SIGN  
PROPOSED SPECIMEN  
TREE SIGN  
PROPOSED TEMPORARY  
TREE PROTECTION FENCE  
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03 <i>[Signature]</i>	3/28/17	SDP-1605	PH 2 INFRA.	
04				
05				
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PROJECT NAME: CANTER CREEK: PHASE II, III, IV, INFRA. ONLY				
PROJECT NUMBER: SDP-1605				
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number				

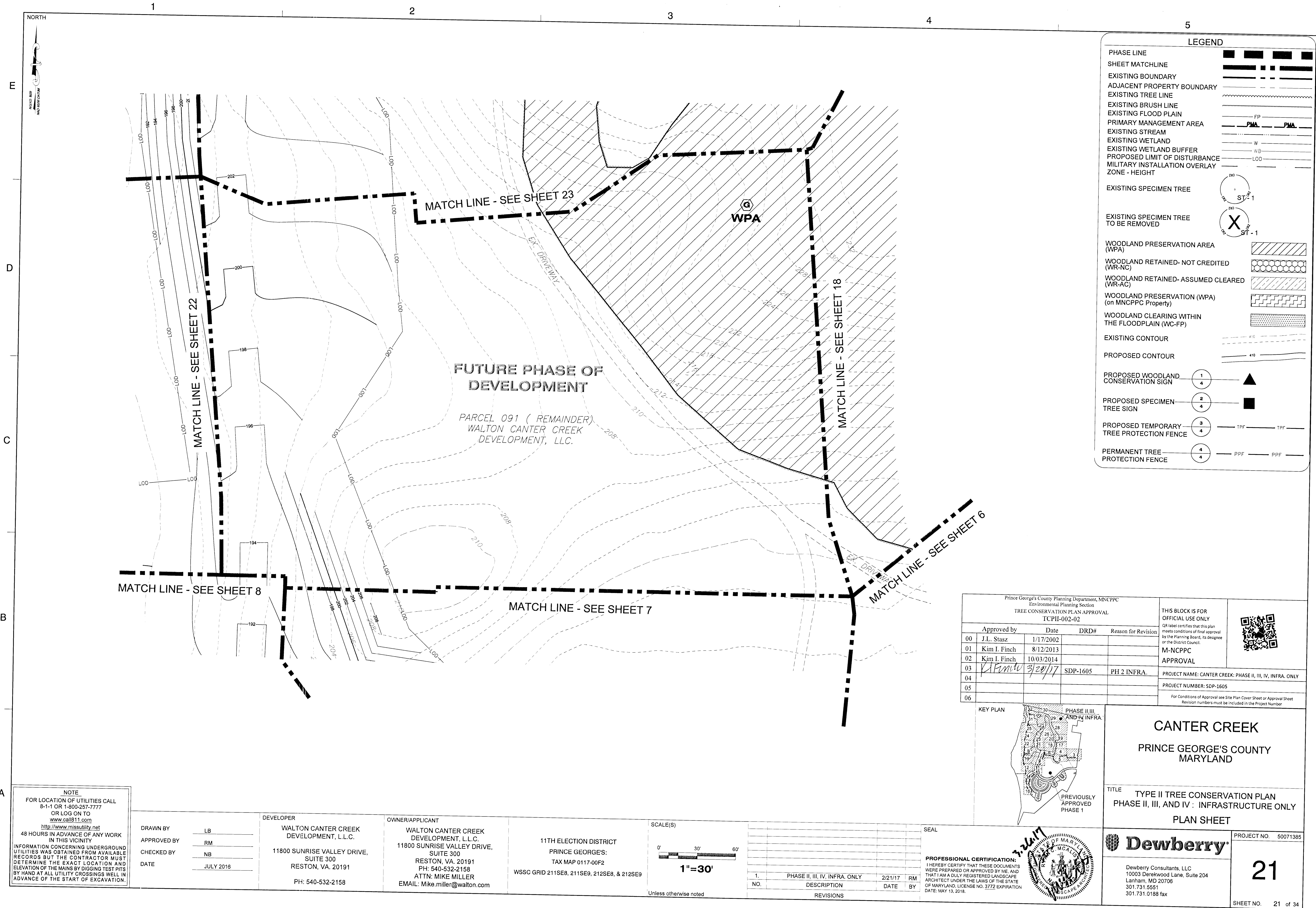


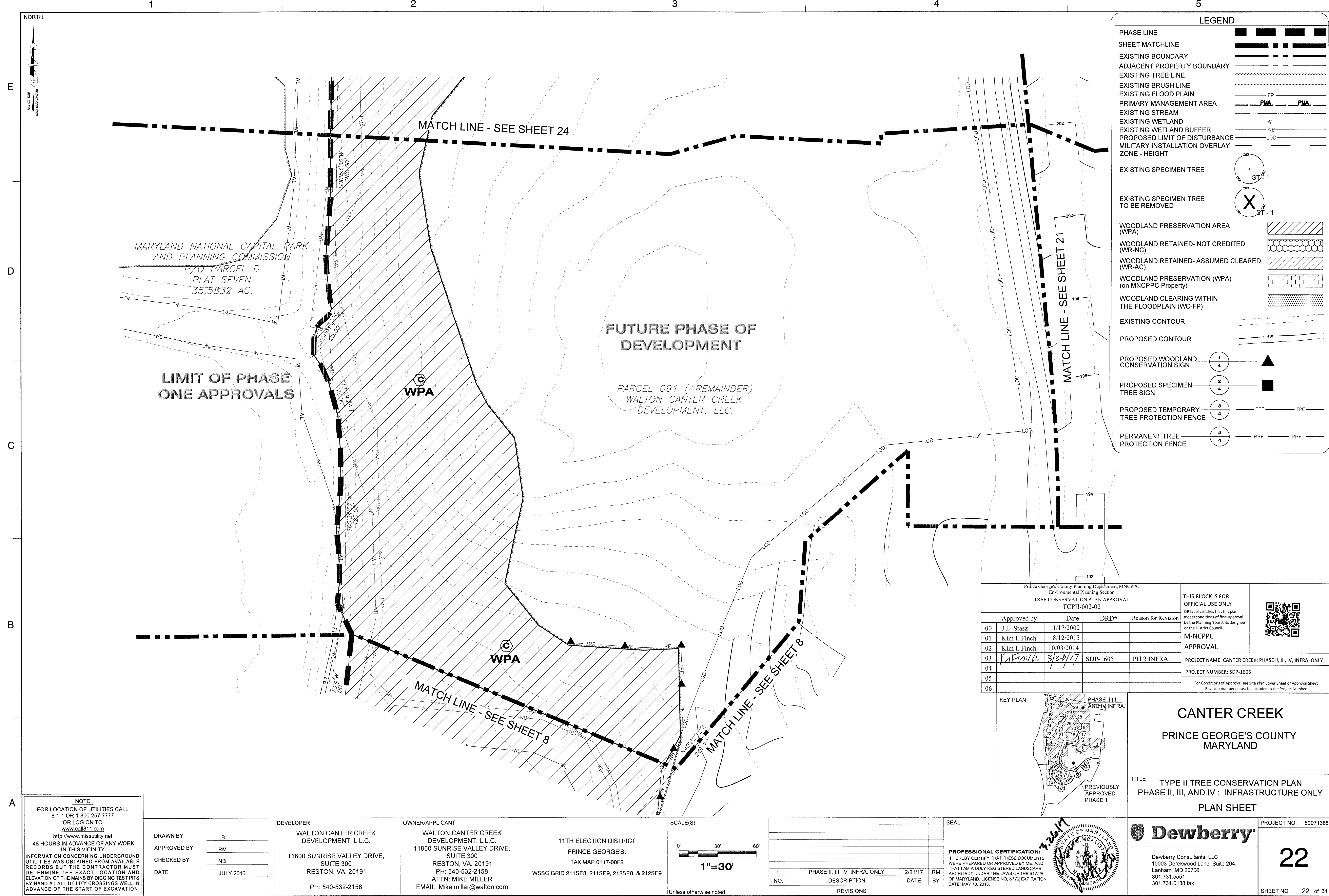
**CANTER CREEK**  
PRINCE GEORGE'S COUNTY  
MARYLAND  
TITLE  
TYPE II TREE CONSERVATION PLAN  
PHASE II, III, AND IV : INFRASTRUCTURE ONLY  
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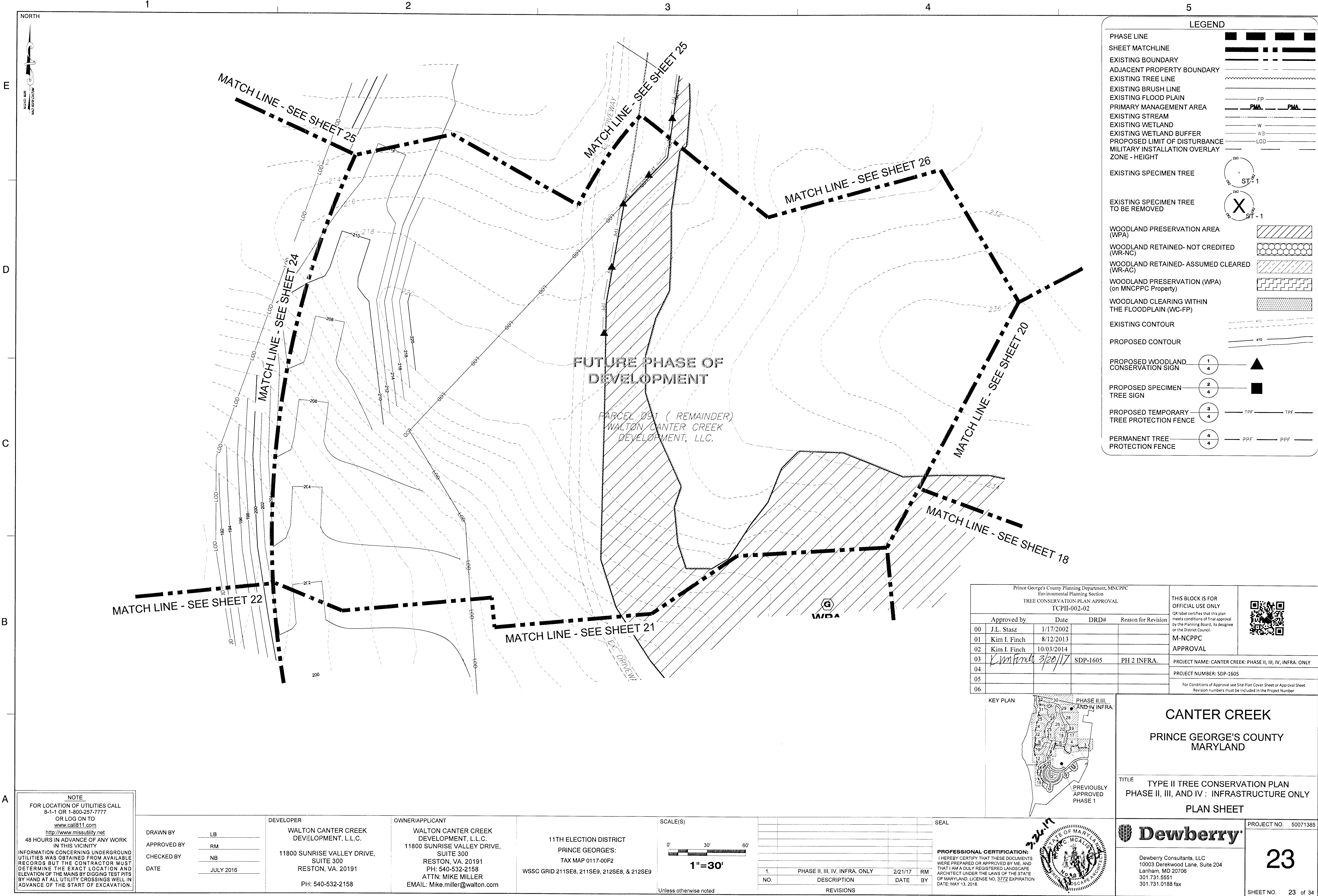


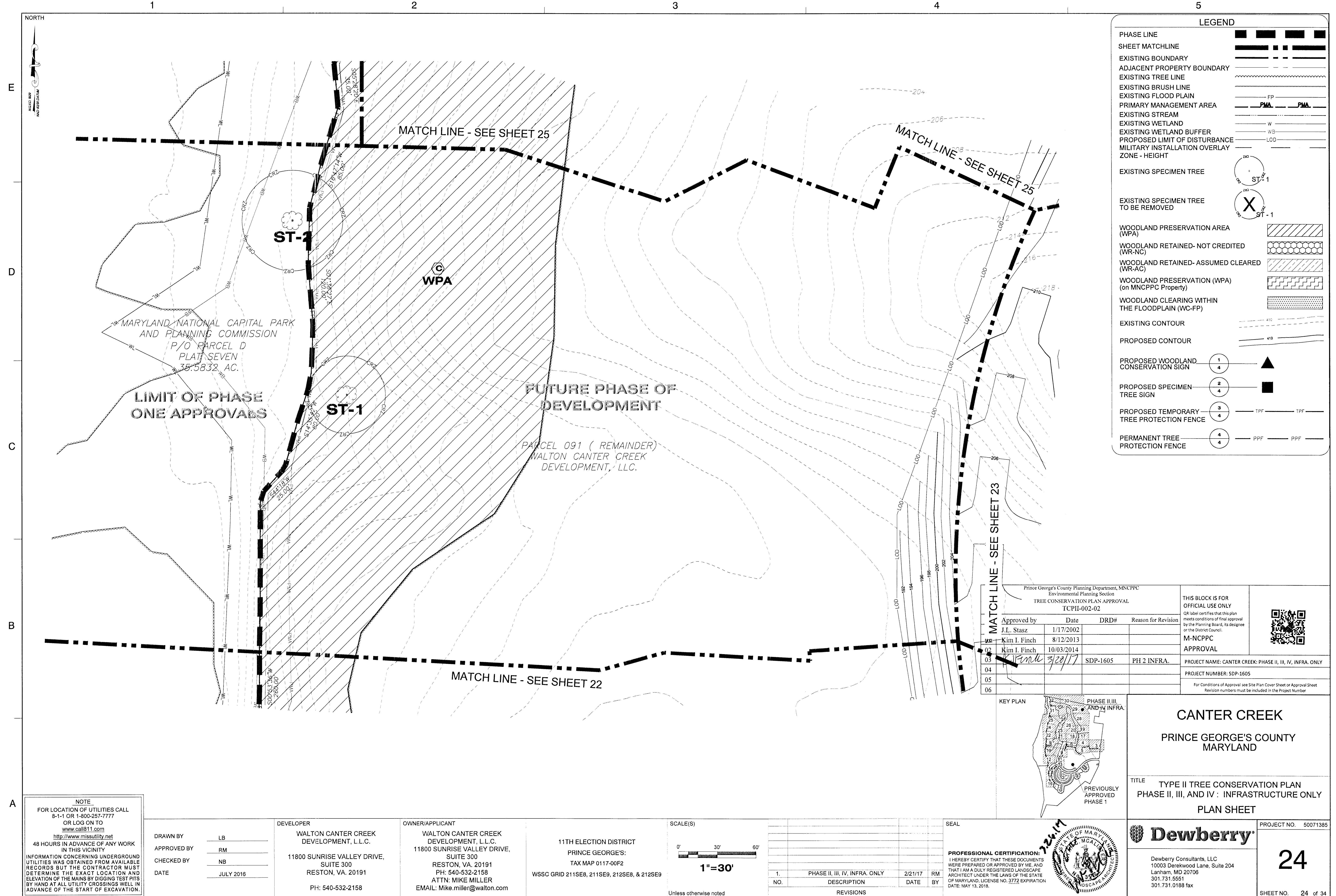




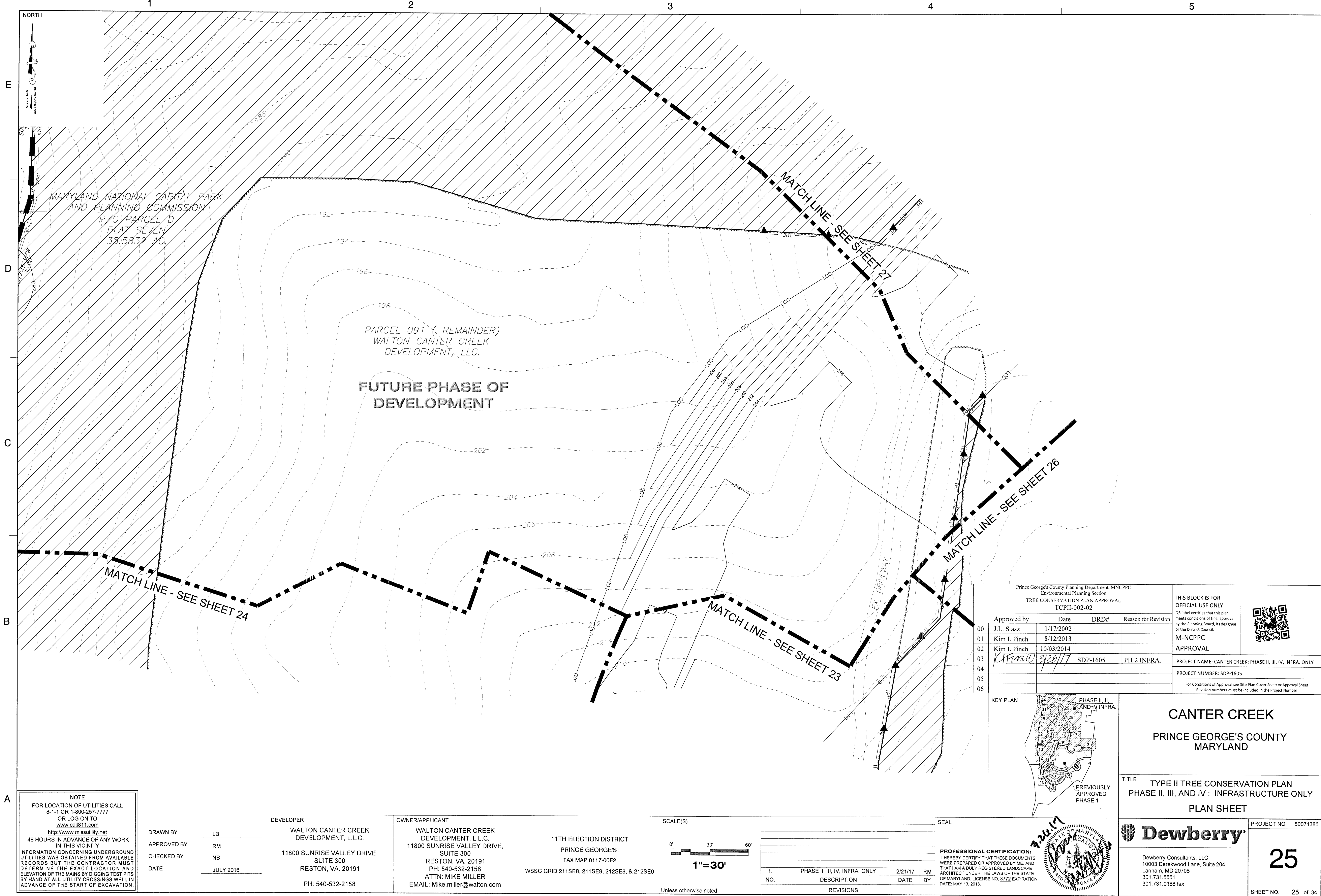





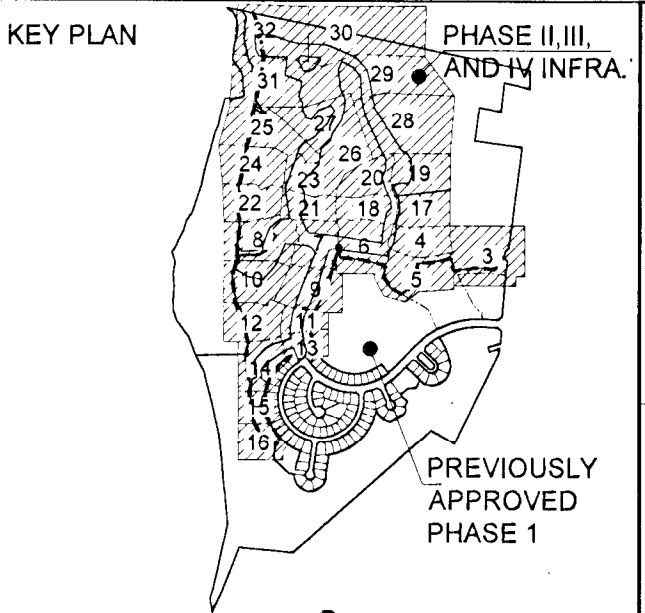








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**CANTER CREEK**  
**PRINCE GEORGE'S COUNTY**  
**MARYLAND**

TITLE **TYPE II TREE CONSERVATION PLAN**  
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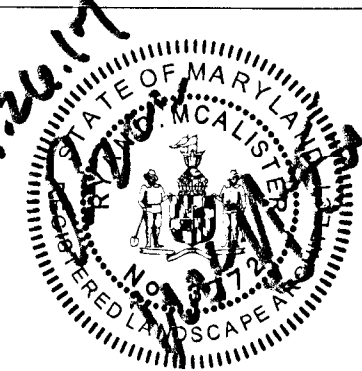
DEVELOPER  
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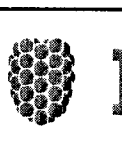
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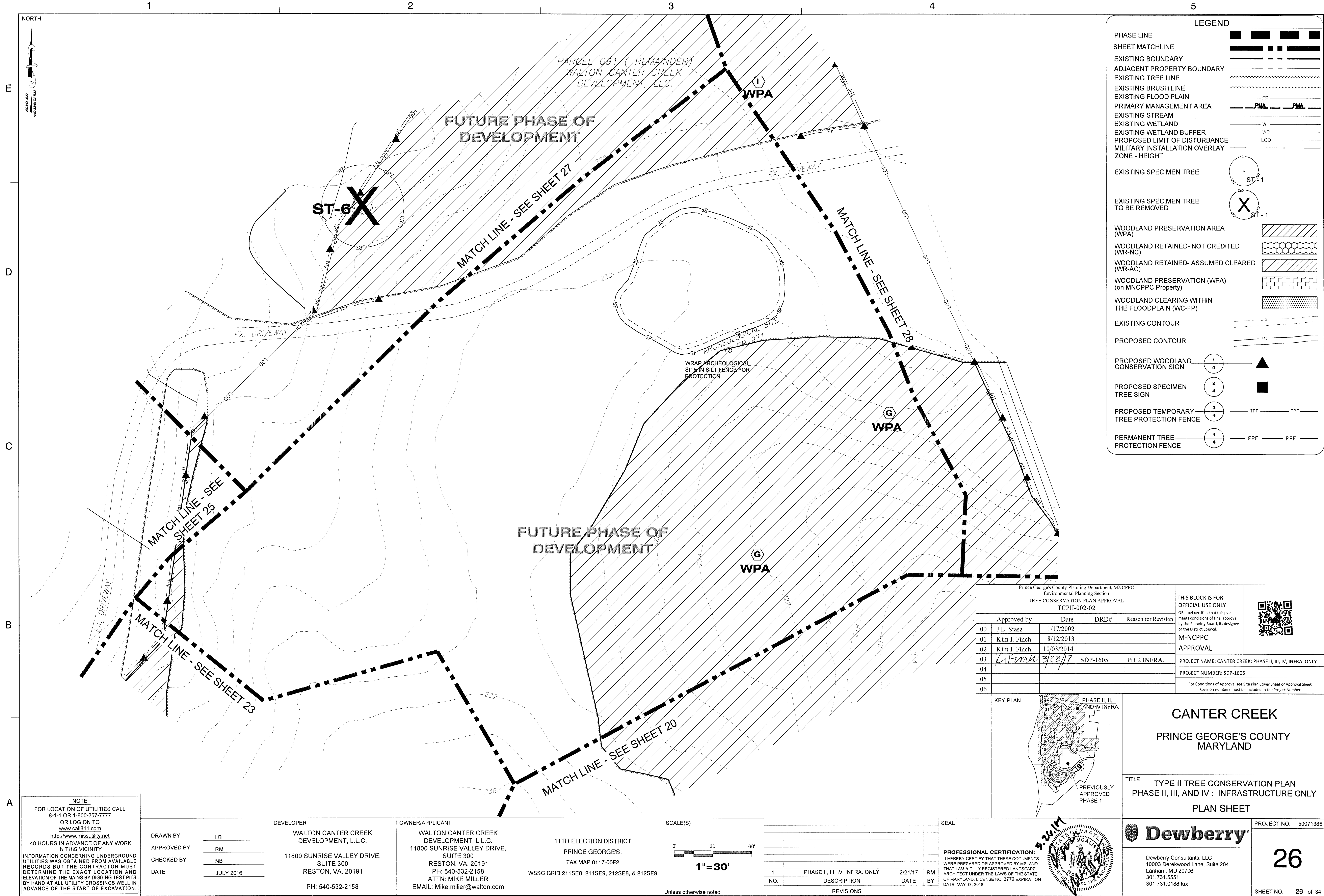
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PROJECT NO. 50071385  
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SHEET NO. 25 of 34



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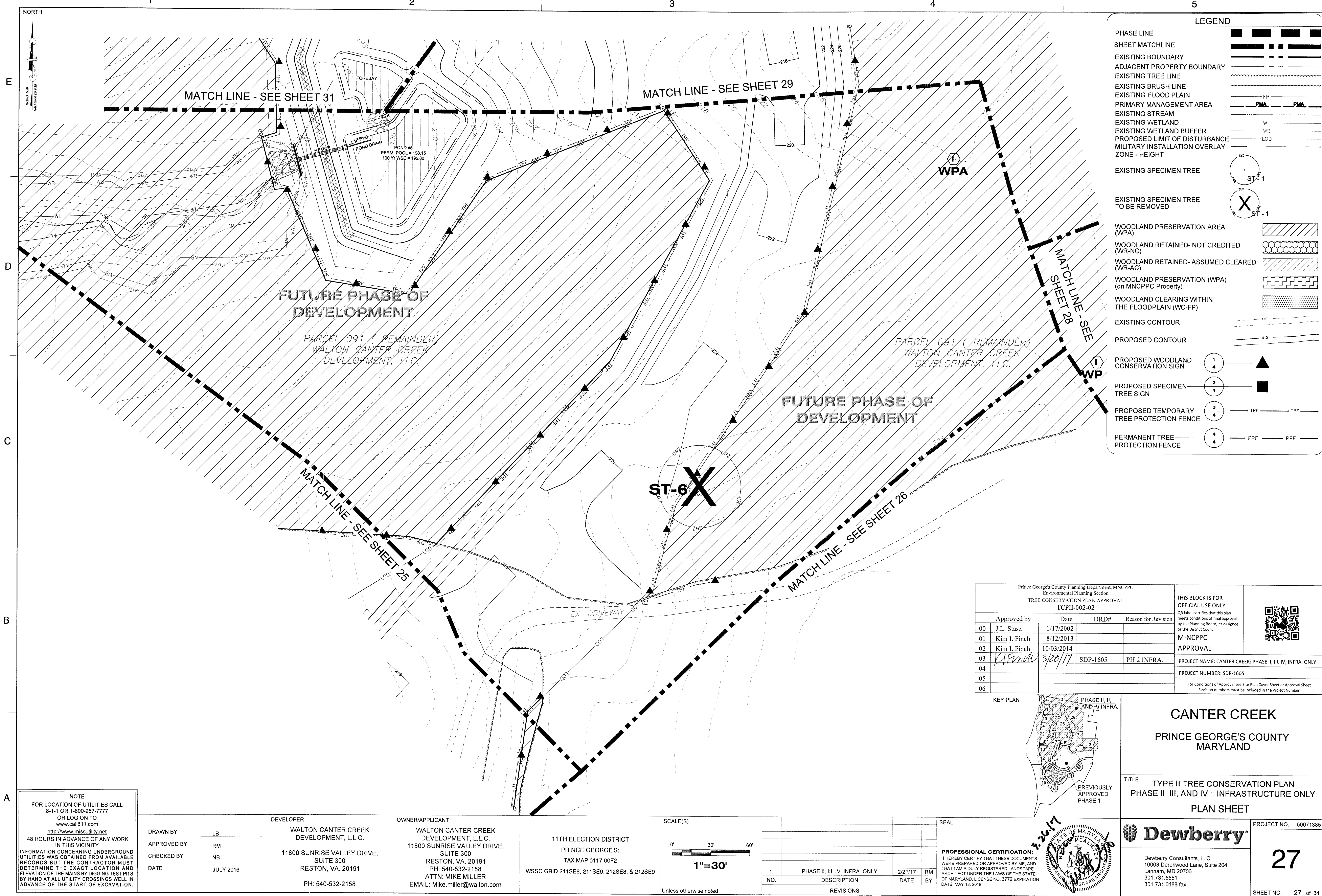
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06				

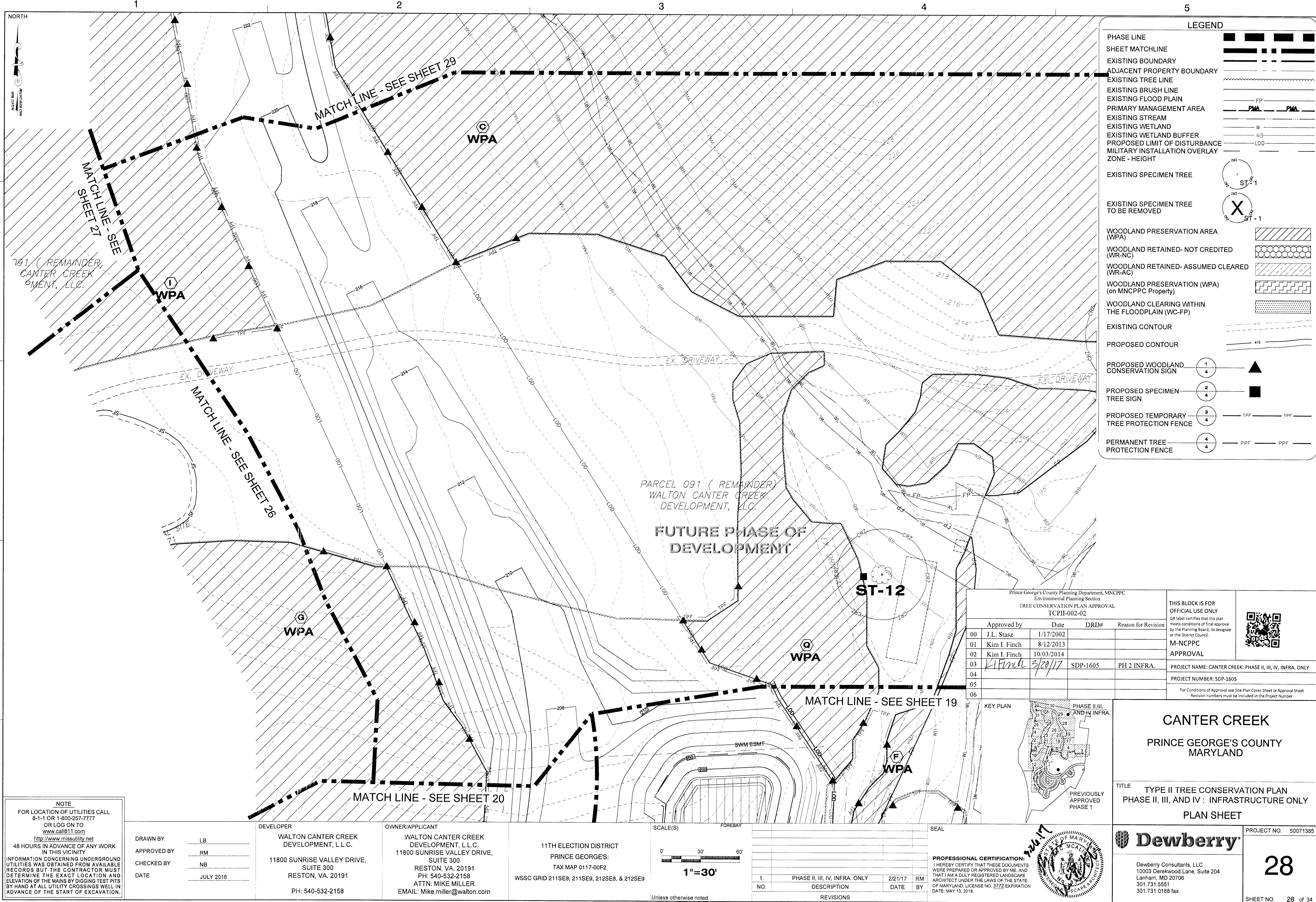
KEY PLAN	PHASE II, III, AND IV, INFRA.
PREVIOUSLY APPROVED PHASE 1	

CANTER CREEK PRINCE GEORGE'S COUNTY MARYLAND	
TITLE TYPE II TREE CONSERVATION PLAN PHASE II, III, AND IV : INFRASTRUCTURE ONLY PLAN SHEET	
 Dewberry Consultants, LLC 10003 Derekwood Lane, Suite 204 Lanham, MD 20706 301.731.5551 301.731.0188 fax	PROJECT NO. 50071385  26 SHEET NO. 26 of 34









LEGEND

PHASE LINE

SHEET MATCHLINE

EXISTING BOUNDARY

ADJACENT PROPERTY BOUNDARY

EXISTING TREE LINE

EXISTING BRUSH LINE

EXISTING FLOOD PLAIN

PRIMARY MANAGEMENT AREA

EXISTING STREAM

EXISTING WETLAND

EXISTING WETLAND BUFFER

PROPOSED LIMIT OF DISTURBANCE

MILITARY INSTALLATION OVERLAY

ZONE - HEIGHT

EXISTING SPECIMEN TREE

EXISTING SPECIMEN TREE TO BE REMOVED

WOODLAND PRESERVATION AREA (WPA)

WOODLAND RETAINED- NOT CREDITED (WR-NC)

WOODLAND RETAINED- ASSUMED CLEARED (WR-AC)

WOODLAND PRESERVATION (WPA) (on MNCPPC Property)

WOODLAND CLEARING WITHIN THE FLOODPLAIN (WC-FP)

EXISTING CONTOUR

PROPOSED CONTOUR

PROPOSED WOODLAND CONSERVATION SIGN

PROPOSED SPECIMEN TREE SIGN

PROPOSED TEMPORARY TREE PROTECTION FENCE

PERMANENT TREE PROTECTION FENCE

NOTE  
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8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
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BY HAND AT ALL UTILITY CROSSINGS WELL IN  
ADVANCE OF THE START OF EXCAVATION.

DRAWN BY LB  
APPROVED BY RM  
CHECKED BY NB  
DATE JULY 2016

DEVELOPER  
WALTON CANTER CREEK  
DEVELOPMENT, L.L.C.  
11800 SUNRISE VALLEY DRIVE,  
SUITE 300  
RESTON, VA. 20191  
PH: 540-532-2158

OWNER/APPLICANT  
WALTON CANTER CREEK  
DEVELOPMENT, L.L.C.  
11800 SUNRISE VALLEY DRIVE,  
SUITE 300  
RESTON, VA. 20191  
PH: 540-532-2158  
ATTN: MIKE MILLER  
EMAIL: Mike.miller@walton.com

11TH ELECTION DISTRICT  
PRINCE GEORGE'S  
TAX MAP 0117-00F2  
WSSC GRID 211SE8, 211SE9, 212SE8, & 212SE9

SCALE(S)  
0' 30' 60'  
1"=30'  
Unless otherwise noted

1.	PHASE II, III, IV, INFRA. ONLY	2/21/17	RM
NO.	DESCRIPTION	DATE	BY
REVISIONS			

SEAL

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE DOCUMENTS  
WERE PREPARED OR APPROVED BY ME, AND  
THAT I AM A DULY REGISTERED LANDSCAPE  
ARCHITECT UNDER THE LAWS OF THE STATE  
OF MARYLAND. LICENSE NO. 3772 EXPIRATION  
DATE: MAY 13, 2018.

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCPII-002-02			
Approved by	Date	DRD#	Reason for Revision
00 J.L. Stasz	1/17/2002		
01 Kim I. Finch	8/12/2013		
02 Kim I. Finch	10/03/2014		
03 K. Finch	3/28/17	SDP-1605	PH 2 INFRA.
04			
05			
06			

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

M-NCPPC  
APPROVAL

PROJECT NAME: CANTER CREEK: PHASE II, III, IV, INFRA. ONLY

PROJECT NUMBER: SDP-1605

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

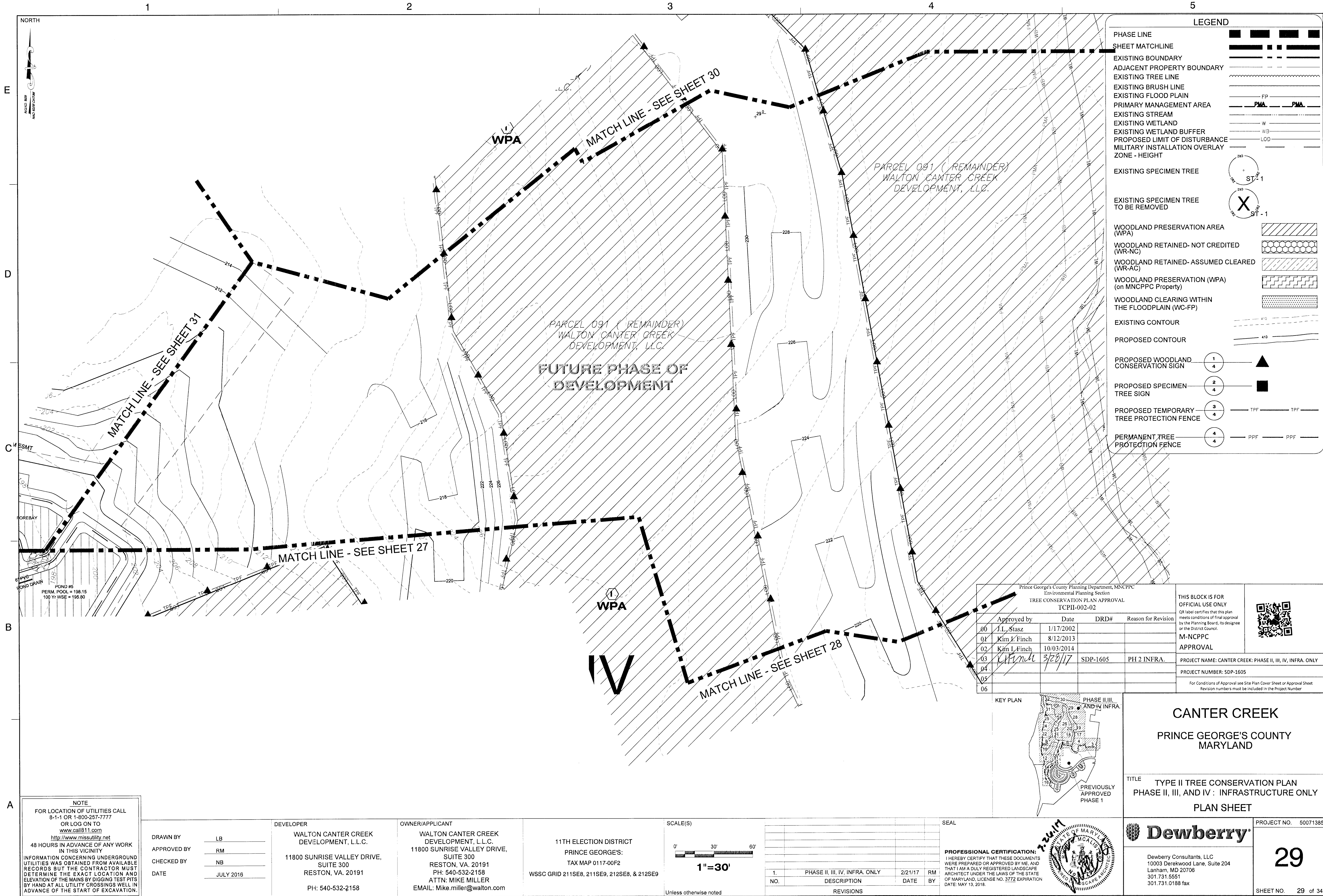
CANTER CREEK  
PRINCE GEORGE'S COUNTY  
MARYLAND

TITLE  
TYPE II TREE CONSERVATION PLAN  
PHASE II, III, AND IV : INFRASTRUCTURE ONLY  
PLAN SHEET

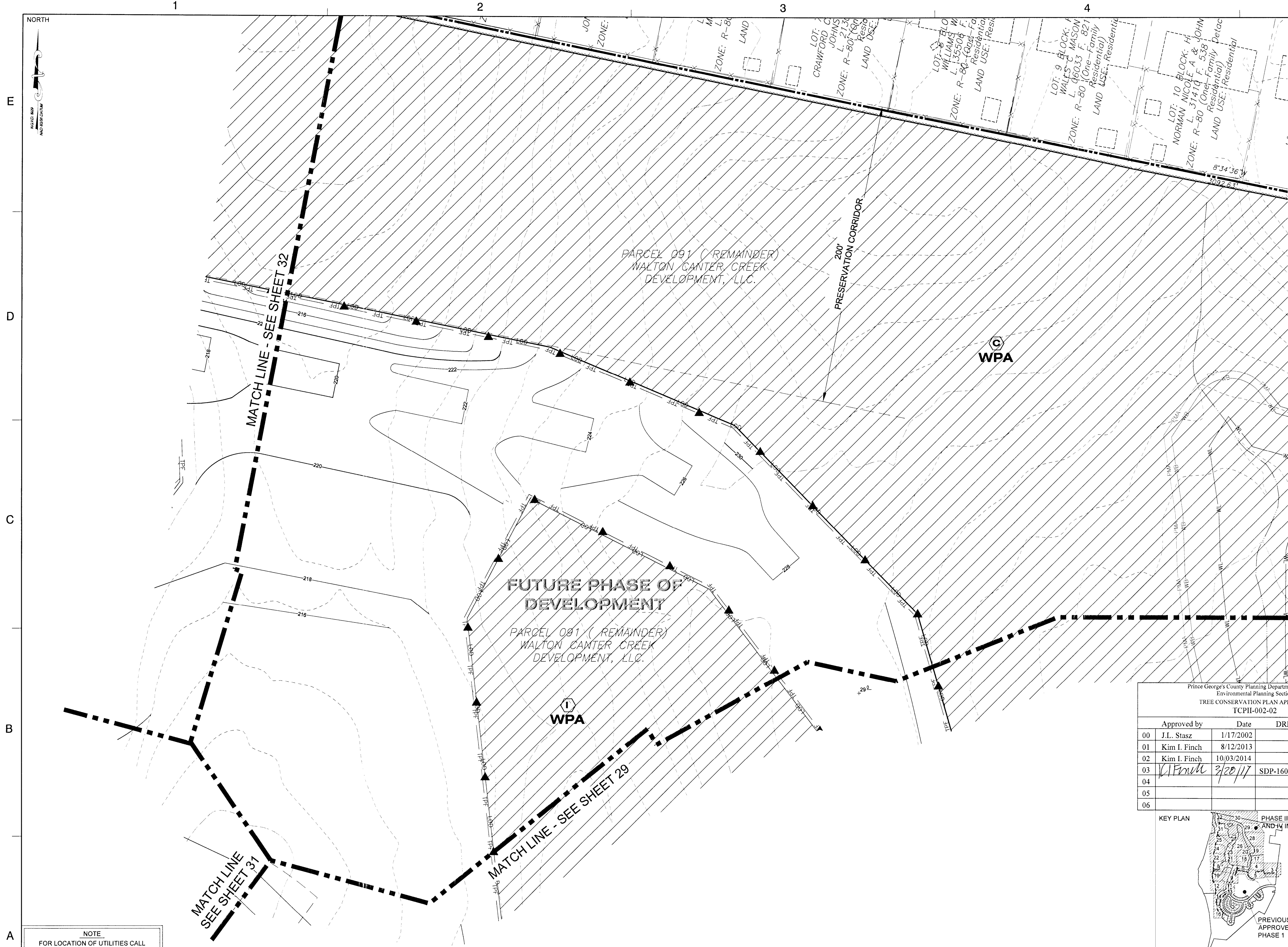
Dewberry Consultants, LLC  
10003 Derekwood Lane, Suite 204  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

PROJECT NO. 50071385  
28  
SHEET NO. 28 of 34









**LEGEND**

PHASE LINE

SHEET MATCHLINE

EXISTING BOUNDARY

ADJACENT PROPERTY BOUNDARY

EXISTING TREE LINE

EXISTING BRUSH LINE

EXISTING FLOOD PLAIN

PRIMARY MANAGEMENT AREA

EXISTING STREAM

EXISTING WETLAND

EXISTING WETLAND BUFFER

PROPOSED LIMIT OF DISTURBANCE

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EXISTING SPECIMEN TREE TO BE REMOVED

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EXISTING CONTOUR

PROPOSED CONTOUR

PROPOSED WOODLAND CONSERVATION SIGN

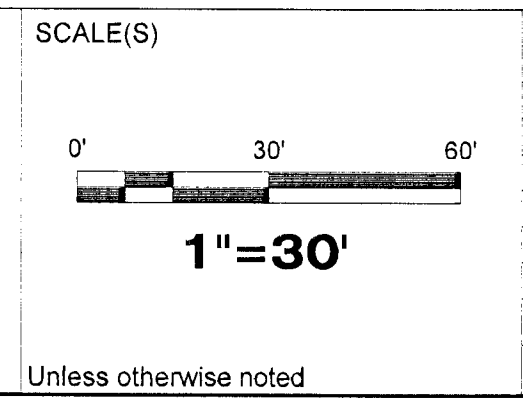
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PERMANENT TREE PROTECTION FENCE

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DRAWN BY	LB	DEVELOPER	WALTON CANTER CREEK DEVELOPMENT, L.L.C.	OWNER/APPLICANT	WALTON CANTER CREEK DEVELOPMENT, L.L.C.	11TH ELECTION DISTRICT
APPROVED BY	RM	11800 SUNRISE VALLEY DRIVE, SUITE 300	RESTON, VA. 20191	PH: 540-532-2158	ATTN: MIKE MILLER	TAX MAP 0117-00F2
CHECKED BY	NB	RESTON, VA. 20191	PH: 540-532-2158	EMAIL: Mike.miller@walton.com		WSSC GRID 211SE8, 211SE9, 212SE8, & 212SE9
DATE	JULY 2016					



NO.	DESCRIPTION	DATE	BY
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REVISIONS			

SEAL

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I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 3772 EXPIRATION DATE: MAY 13, 2018.

3/24/17

STATE OF MARYLAND  
LANDSCAPE ARCHITECTS  
MICHAEL J. FINCH  
3772

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

M-NCPPC APPROVAL

PROJECT NAME: CANTER CREEK: PHASE II, III, IV, INFRA. ONLY

PROJECT NUMBER: SDP-1605

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

CANTER CREEK

PRINCE GEORGE'S COUNTY MARYLAND

TITLE TYPE II TREE CONSERVATION PLAN PHASE II, III, AND IV : INFRASTRUCTURE ONLY

PLAN SHEET

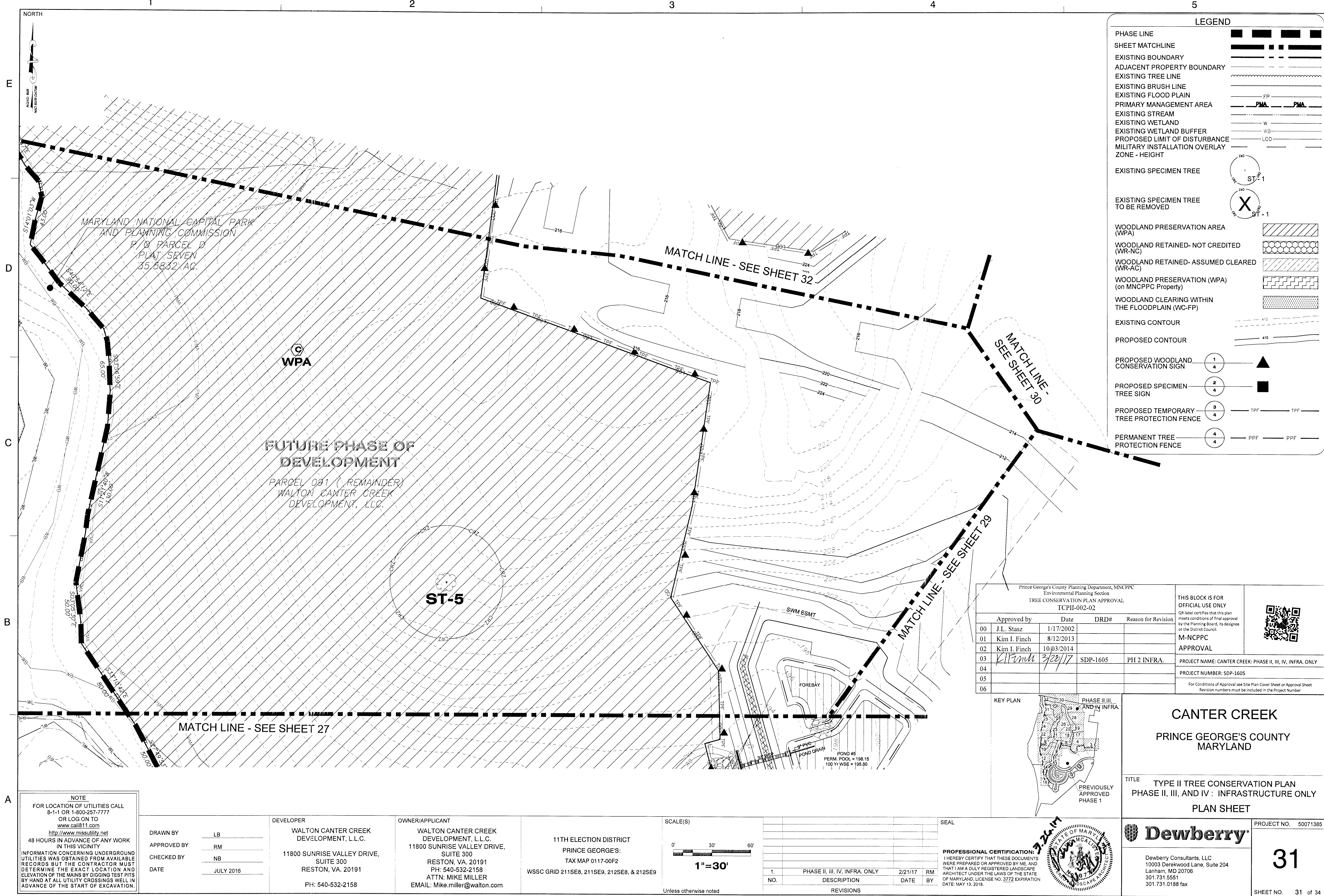
Dewberry Consultants, LLC  
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Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

PROJECT NO. 50071385

30

SHEET NO. 30 of 34





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DRAWN BY LB  
APPROVED BY RM  
CHECKED BY NB  
DATE JULY 2016

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11TH ELECTION DISTRICT  
PRINCE GEORGE'S  
TAX MAP 0117-00F2  
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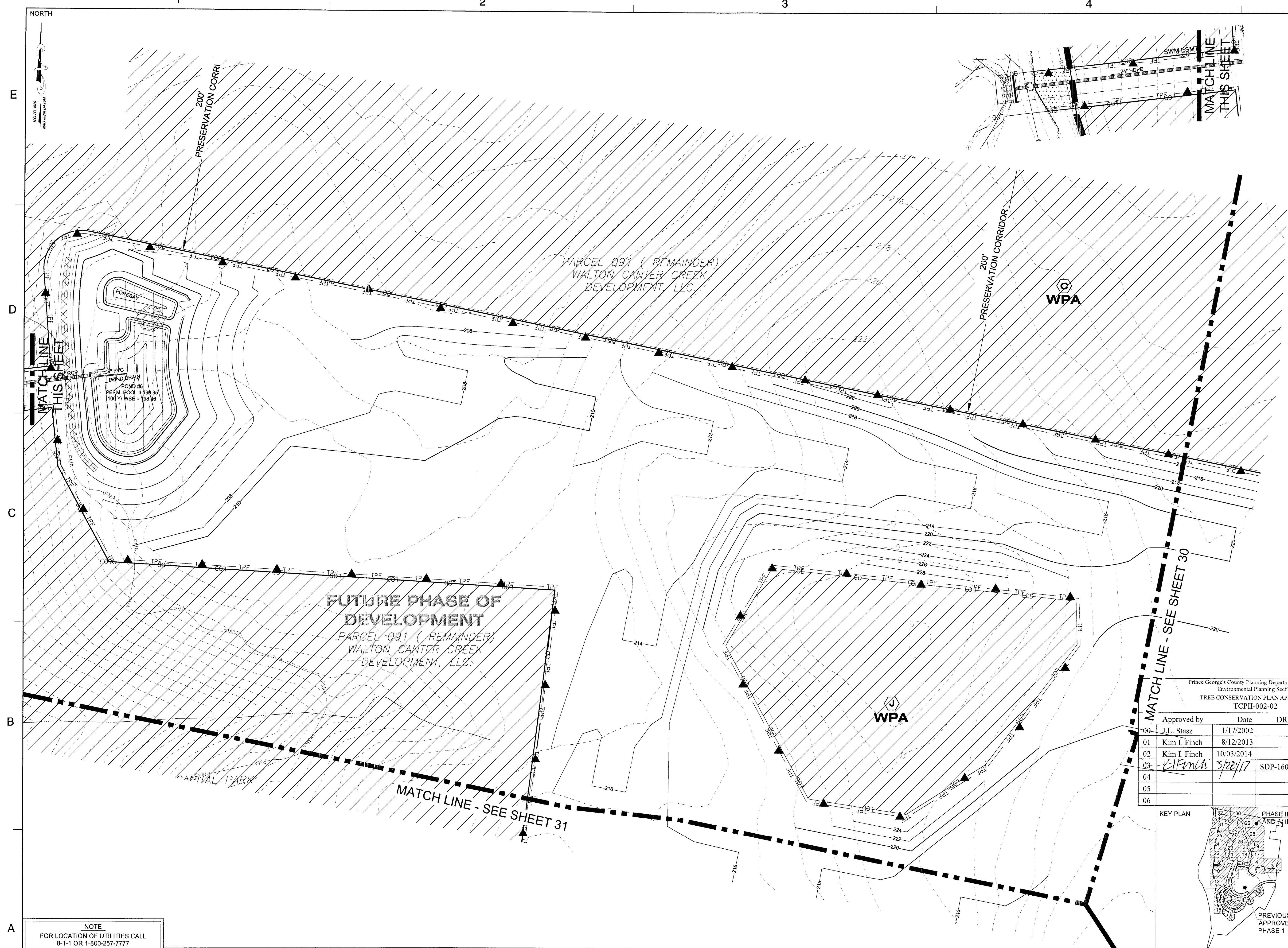
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DATE: MAY 13, 2018.

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Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

PROJECT NO. 50071385  
31  
SHEET NO. 31 of 34





LEGEND

PHASE LINE

SHEET MATCHLINE

EXISTING BOUNDARY

ADJACENT PROPERTY BOUNDARY

EXISTING TREE LINE

EXISTING BRUSH LINE

EXISTING FLOOD PLAIN

PRIMARY MANAGEMENT AREA

EXISTING STREAM

EXISTING WETLAND

EXISTING WETLAND BUFFER

PROPOSED LIMIT OF DISTURBANCE

MILITARY INSTALLATION OVERLAY

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PROPOSED CONTOUR

PROPOSED WOODLAND CONSERVATION SIGN

PROPOSED SPECIMEN TREE SIGN

PROPOSED TEMPORARY TREE PROTECTION FENCE

PERMANENT TREE PROTECTION FENCE

ST - 1

ST - 1

(on MNCPPC Property)

(WC-FP)

410

410

1  
4

▲

2  
4

■

3  
4

— TPF — TPF —

4  
4

— PPF — PPF —

NOTE

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DRAWN BY

APPROVED BY

CHECKED BY

DATE

LB

RM

NB

JULY 2016

DEVELOPER

WALTON CANTER CREEK DEVELOPMENT, L.L.C.

11800 SUNRISE VALLEY DRIVE, SUITE 300

RESTON, VA. 20191

PH: 540-532-2158

OWNER/APPLICANT

WALTON CANTER CREEK DEVELOPMENT, L.L.C.

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PH: 540-532-2158

ATTN: MIKE MILLER

EMAIL: Mike.miller@walton.com

11TH ELECTION DISTRICT

PRINCE GEORGE'S TAX MAP 0117-00F2

WSSC GRID 211SE8, 211SE9, 212SE8, & 212SE9

SCALE(S)

0' 30' 60'

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Unless otherwise noted

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APPROVED

DATE

BY

1.

PHASE II, III, IV, INFRA. ONLY

2/21/17

RM

NO.

DESCRIPTION

DATE

BY

REVISIONS

KEY PLAN

PHASE II, III, AND IV INFRA.

PREVIOUSLY APPROVED PHASE 1

CANTER CREEK

PRINCE GEORGE'S COUNTY MARYLAND

TITLE

TYPE II TREE CONSERVATION PLAN

PHASE II, III, AND IV : INFRASTRUCTURE ONLY

PLAN SHEET

Dewberry

Dewberry Consultants, LLC

10003 Derekwood Lane, Suite 204

Lanham, MD 20706

301.731.5551

301.731.0168 fax

PROJECT NO.

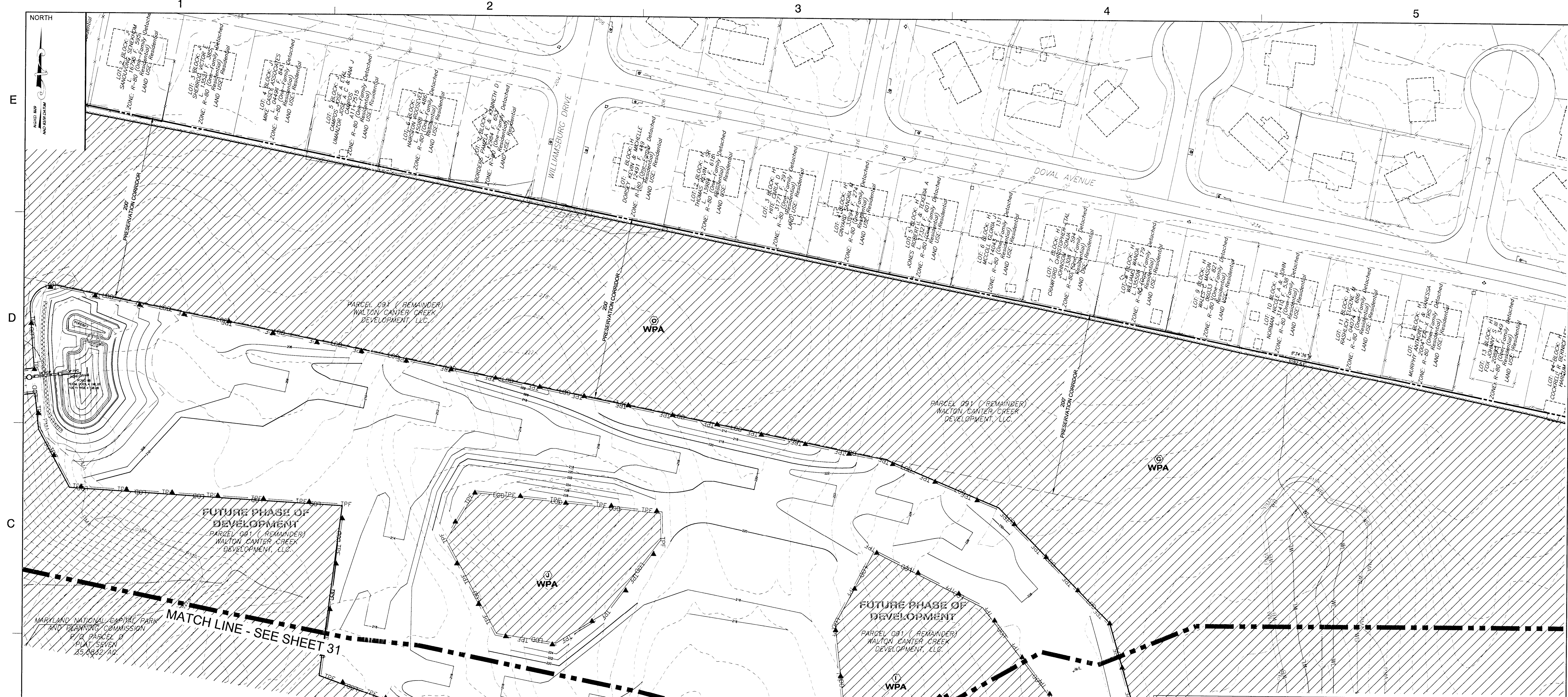
50071385

32

SHEET NO.

32 of 34





**LEGEND**

EXISTING BOUNDARY	---	WOODLAND PRESERVATION AREA (WPA)	
ADJACENT PROPERTY BOUNDARY	---	WOODLAND RETAINED - NOT CREDITED (WR-NC)	
LIMIT OF DISTURBANCE	---	WOODLAND RETAINED - ASSUMED CLEARED (WR-AC)	
EXISTING TREE LINE	---	WOODLAND PRESERVATION (WPA) (on MNPCCP Property)	
EXISTING BRUSH LINE	---	WOODLAND CLEARING WITHIN THE FLOODPLAIN (WC-FP)	
EXISTING SPECIMEN TREE	---	PROPOSED WOODLAND PRESERVATION SIGN	
EXISTING SPECIMEN TREE TO BE REMOVED	---	SPECIMEN TREE SIGN	
EXISTING CONTOUR	---	PHASE LINE	
PROPOSED CONTOUR	---	SHEET MATCHLINE	
TEMPORARY FENCE	---		
PERMANENT FENCE	---		

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DRAWN BY LB  
APPROVED BY RM  
CHECKED BY NB  
DATE JULY 2016

DEVELOPER  
WALTON CANTER CREEK DEVELOPMENT, L.L.C.  
11800 SUNRISE VALLEY DRIVE, SUITE 300  
RESTON, VA. 20191  
PH: 540-532-2158

OWNER/APPLICANT  
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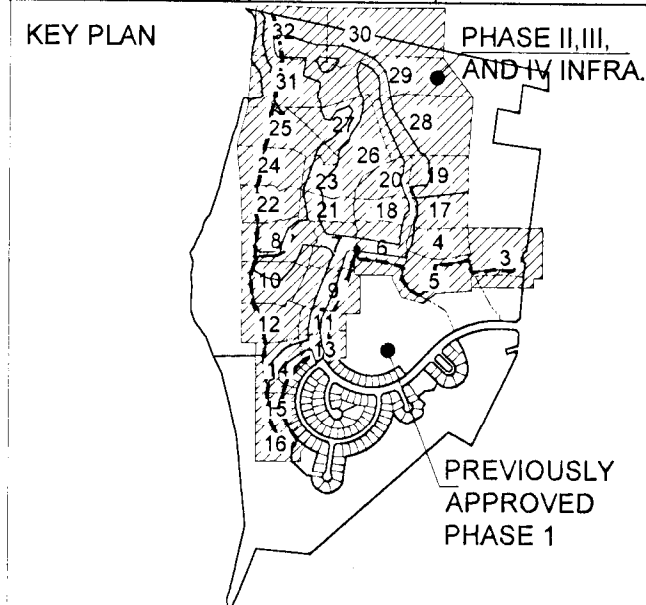
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PRINCE GEORGES:  
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Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP11-002-02				THIS BLOCK IS FOR OFFICIAL USE ONLY OR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council. M-NCPPC APPROVAL	
Approved by	Date	DRD#	Reason for Revision	PROJECT NAME: CANTER CREEK: PHASE II, III, IV, INFRA. ONLY	
00 J.L. Stasz	1/17/2002			PROJECT NUMBER: SDP-1605	
01 Kim I. Finch	8/12/2013			For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet	
02 Kim I. Finch	10/03/2014			Revision numbers must be included in the Project Number	
03 K. Finch	3/29/17	SDP-1605	PH 2 INFRA.		
04					
05					
06					



**CANTER CREEK**  
PRINCE GEORGE'S COUNTY  
MARYLAND  
TITLE TYPE II TREE CONSERVATION PLAN  
PHASE II, III, AND IV : INFRASTRUCTURE ONLY  
PLAN SHEET

**Dewberry**  
Dewberry Consultants, LLC  
10003 Derickwood Lane, Suite 204  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

PROJECT NO. 50071385  
**32D**  
SHEET NO. 32D of 34







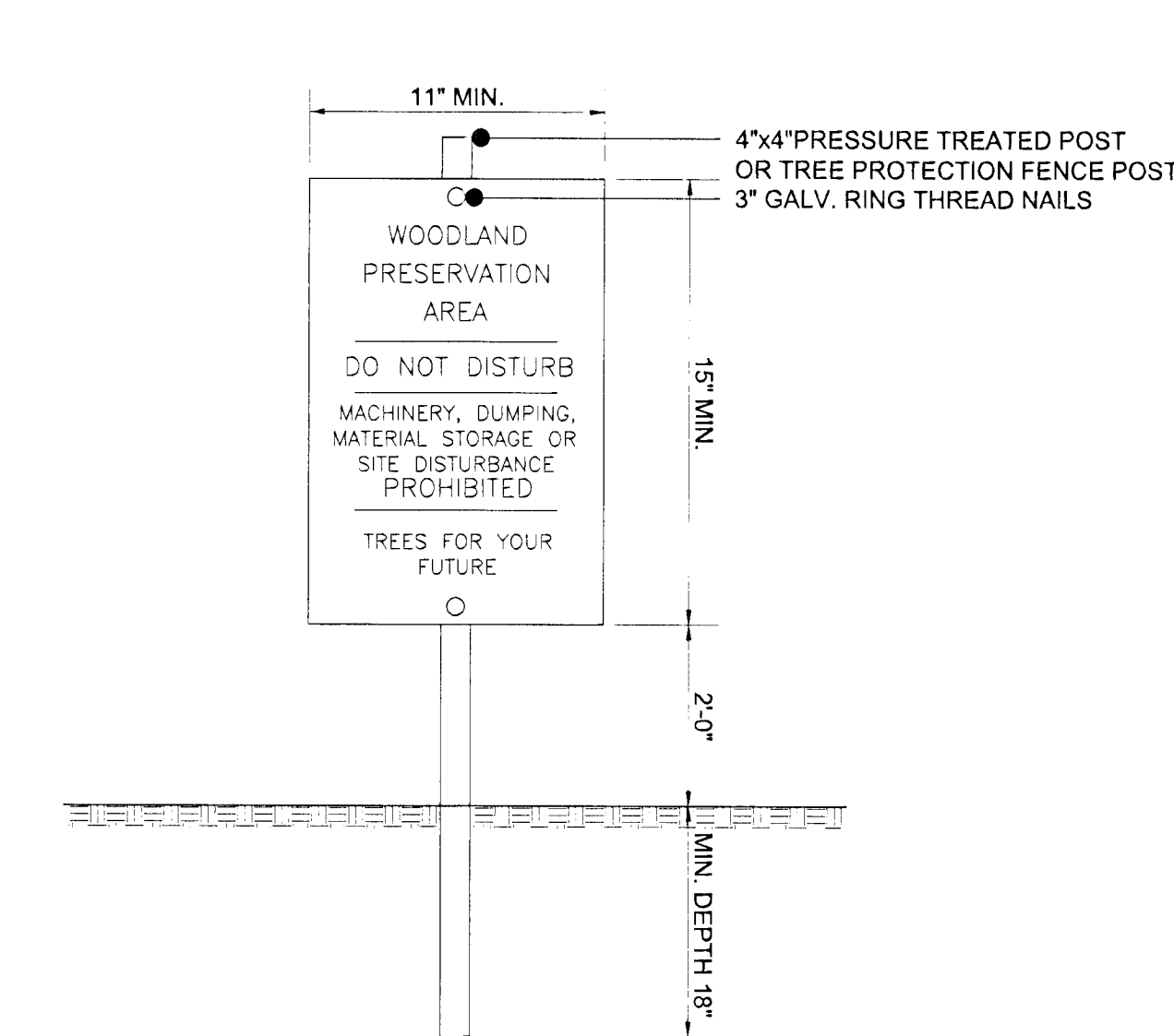
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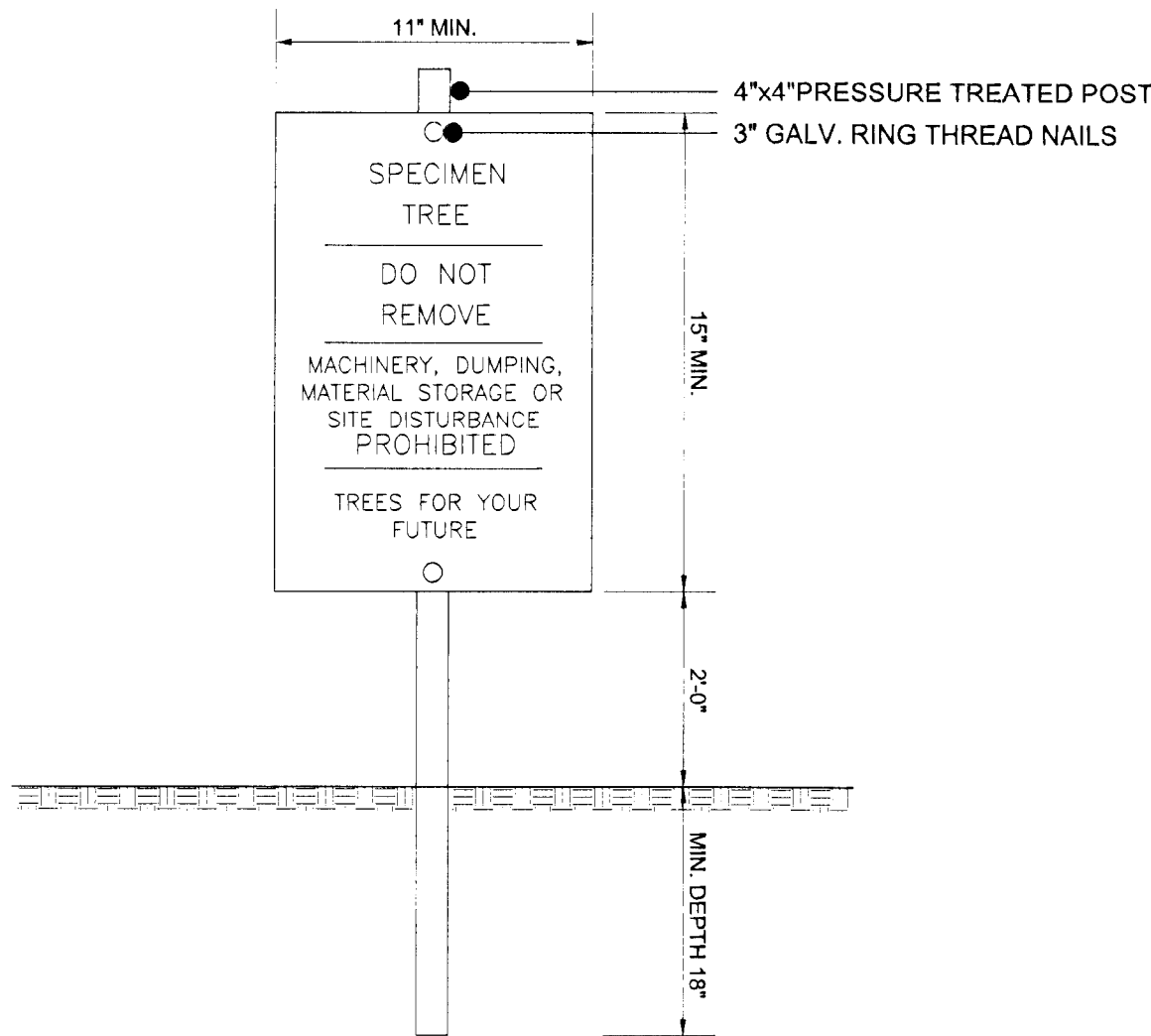
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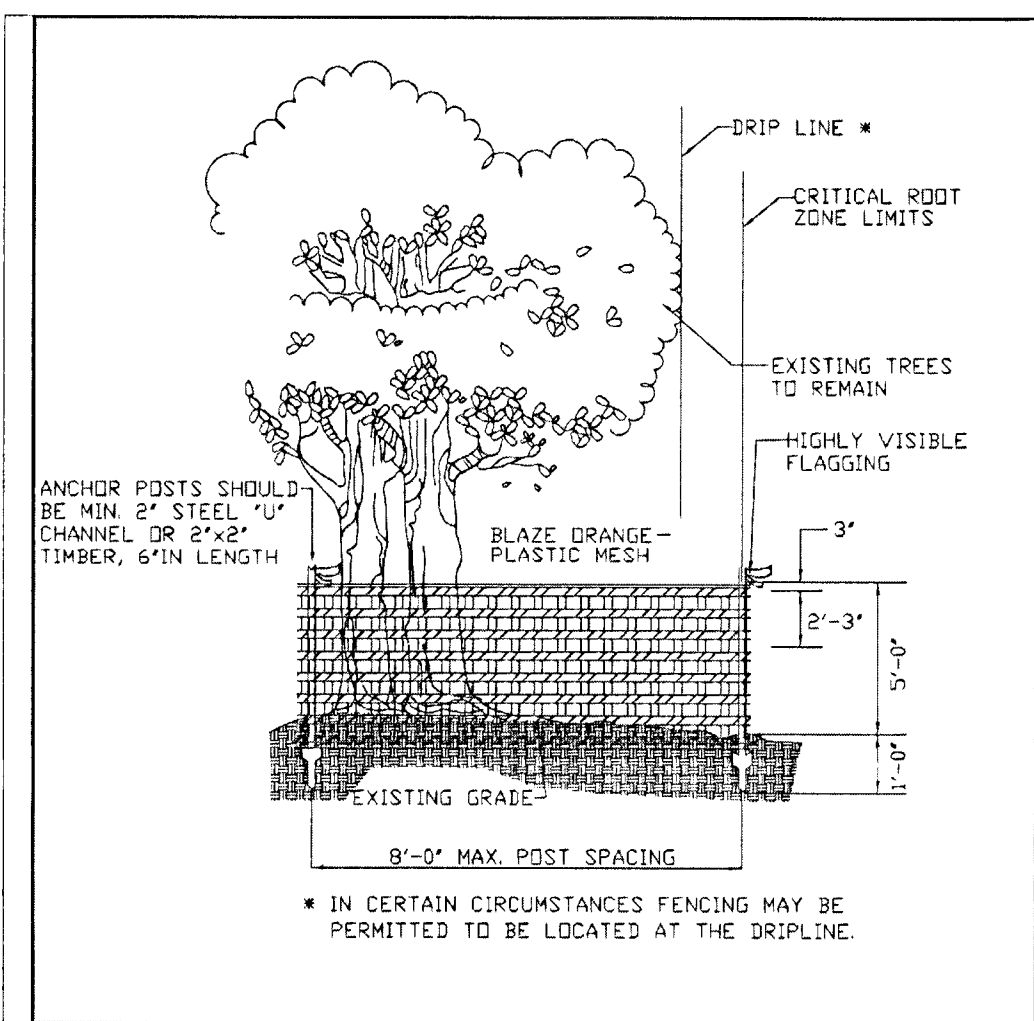
- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
  2. SIGNS SHOULD BE PROPERLY MAINTAINED.
  3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
  4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
  5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
  6. LOCATE SIGNS APPROXIMATELY EVERY 50' ALONG FENCING.
  7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

**1 WOODLAND PRESERVATION AREA SIGN**  
**4 SCALE: NTS**



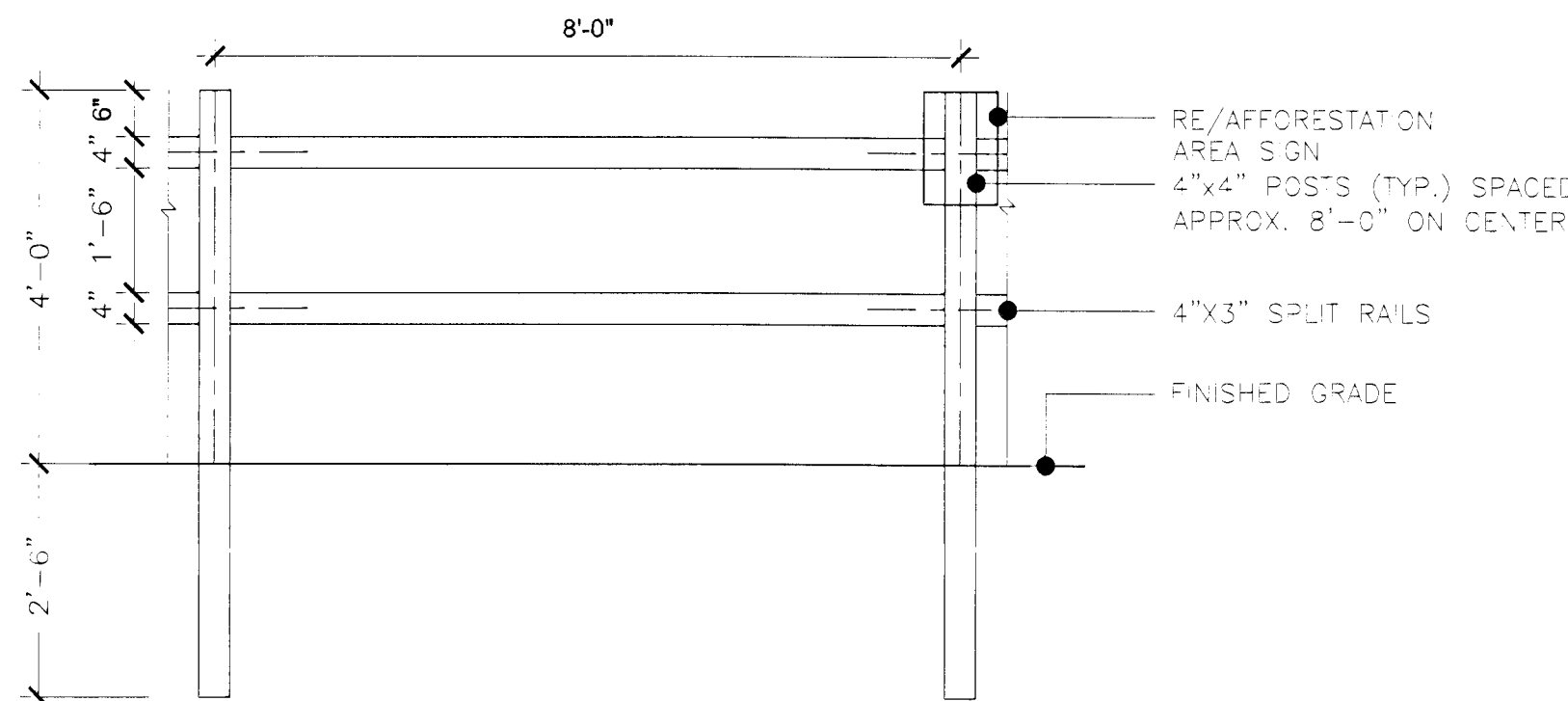
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  6. LOCATE SIGNS APPROXIMATELY EVERY 50' ALONG FENCING.
  7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.
  8. WHEN THE SPECIMEN TREE SIGN IS LOCATED WITHIN 10' OF EITHER A PRESERVATION OR REFORESTATION SIGN, THE TWO SIGNS MAY BE POSTED ON A SINGLE POST.

**2 SPECIMEN TREE SIGN**  
**4 SCALE: NTS**



- NOTES: (MUST BE INCLUDED WITH DETAIL)
1. FOREST PROTECTION DEVICE ONLY.
  2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
  3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
  4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
  5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
  6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

**3 TEMPORARY TREE PROTECTION FENCE**  
**4 SCALE: NTS**



- NOTES:
1. POSTS SHALL STAND PLUMB.
  2. RAILS SHALL BE HUNG WITH UNIFORM HEIGHT AND SPACING.
  3. REFORESTATION SIGNS TO BE ATTACHED TO WOOD POSTS EVERY 50 FEET.
  4. TOP OF SIGN TO BE FLUSH WITH TOP OF WOOD POST.
  5. SIGNS TO BE ATTACHED USING 2 GALVANIZED WOOD SCREWS EACH WITH A GALVANIZED WASHER.

**4 PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE**  
**4 SCALE: NTS**

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SCALE(S)

AS SHOWN

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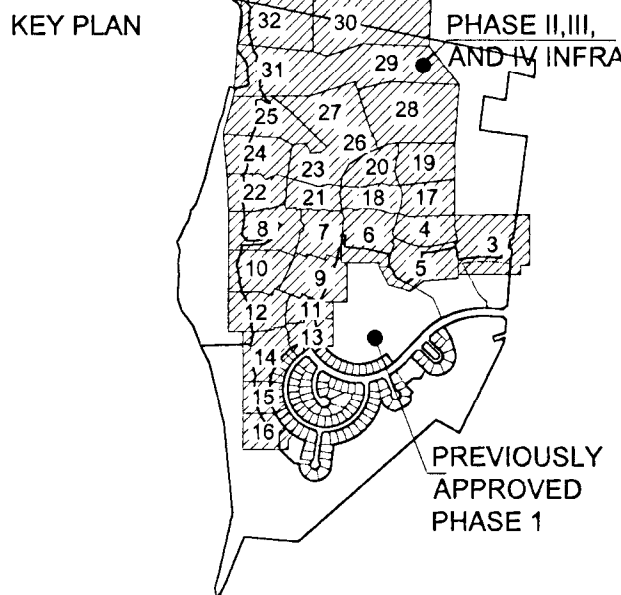
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PROJECT NO. 50071385

34

SHEET NO. 34 of 34

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCPII-002-02				THIS BLOCK IS FOR OFFICIAL USE ONLY QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.	
Approved by	Date	DRD#	Reason for Revision		
00 J.L. Stasz	1/17/2002				
01 Kim I. Finch	8/12/2013				
02 Kim I. Finch	10/03/2014				
03 J. Finch	3/28/17	SDP-1605	PH 2 INFRA.		
04					
05				PROJECT NAME: CANTER CREEK: PHASE II, III, IV, INFRA. ONLY	
06				PROJECT NUMBER: SDP-1605	
				For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number	



CANTER CREEK  
PRINCE GEORGE'S COUNTY  
MARYLAND

TITLE TYPE II TREE CONSERVATION PLAN  
PHASE II, III, AND IV : INFRASTRUCTURE ONLY  
DETAILS SHEET