

# CANTER CREEK PHASE II, III, AND IV INFRASTRUCTURE ONLY

## TYPE II TREE CONSERVATION PLAN

### GENERAL NOTES:

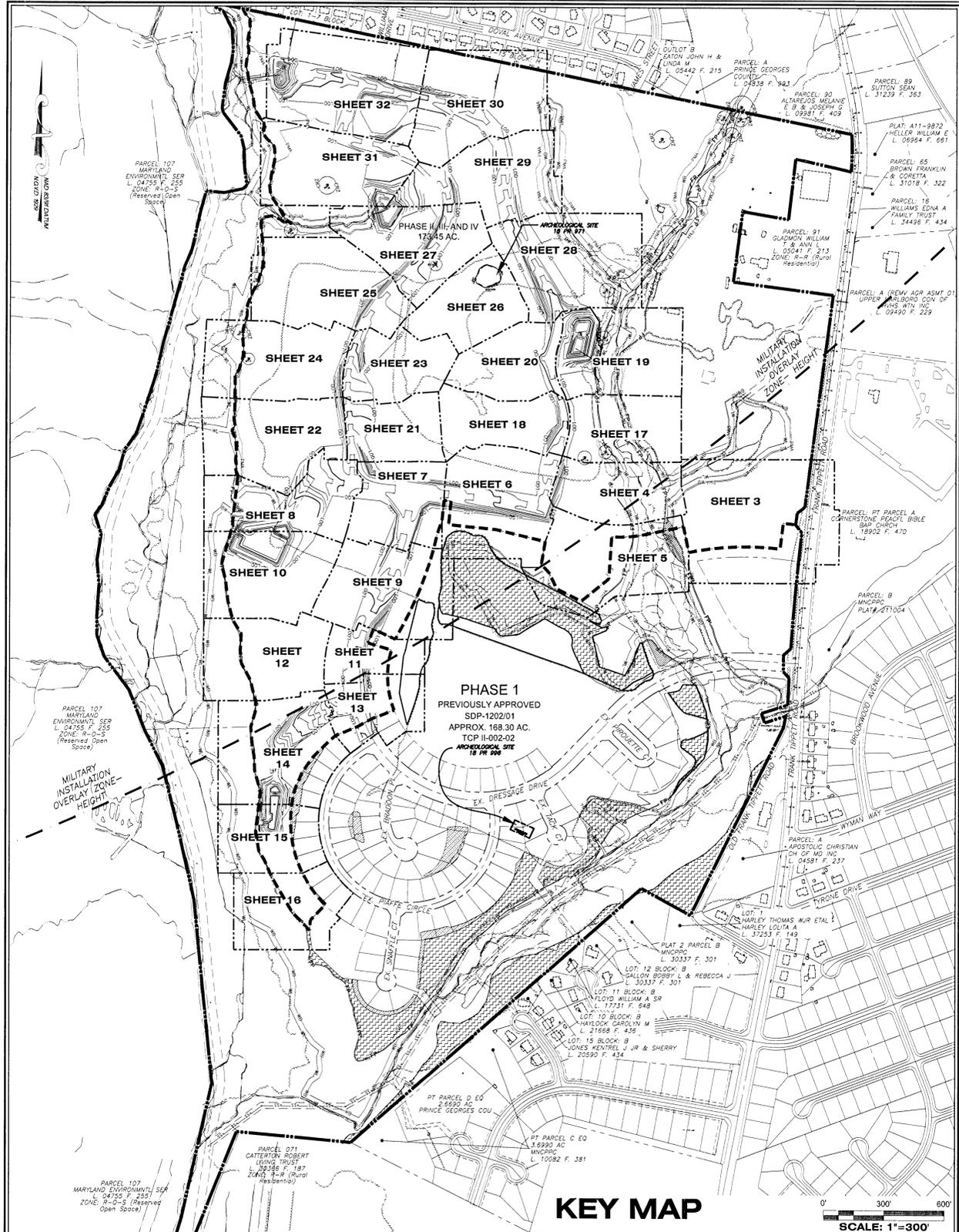
1. THIS APPROVAL IS STRICTLY FOR PERMIT 934-2017 AND 951-2017. A CERTIFIED COPY WILL BE PROVIDED UPON CERTIFICATION OF THE ASSOCIATED SDP-1605.

NOTE: TCP II SHALL BE UPDATED AS ADDITIONAL PHASES ARE APPROVED.

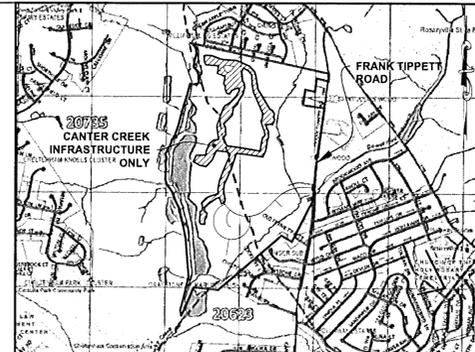
### LEGEND

- PHASE LINE
- SHEET MATCHLINE
- EXISTING BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING TREE LINE
- EXISTING FLOOD PLAIN
- PRIMARY MANAGEMENT AREA
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- PROPOSED LIMIT OF DISTURBANCE
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### KEY MAP



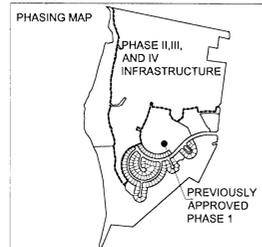
VICINITY MAP  
SCALE: 1" = 2000'  
PRINCE GEORGE'S COUNTY ROAD ATLAS MAP: 5767  
F-7-9 G-7-9 H-7-8  
Vicinity Map © ADC - Kappa Map Group LLC/GIS  
Integrated Solutions LLC 2014

### SHEET INDEX

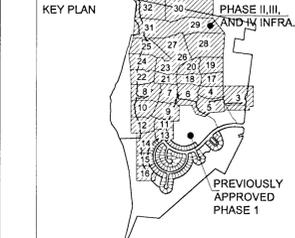
1-2.	COVER SHEET
3-32.	PLAN SHEETS
32D, 33-34.	DETAIL SHEETS

### 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	2.87 AC
EXISTING WOODLAND TOTAL	183.06 AC	96.53 AC



Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP II-002-02				THIS BLOCK IS FOR OFFICIAL USE ONLY QR label certifies that this plan meets conditions of final approval by the Planning Board, to be designed 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				
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03 <i>[Signature]</i>	3/28/17	SDP-1605	PH 2 INFRA.		
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**CANTER CREEK**  
PRINCE GEORGE'S COUNTY  
MARYLAND

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

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

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

SCALE(S)  
**AS SHOWN**

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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

**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 RETAINED - NOT CREDITED (ACRES)**

- A 0.10

**TOTAL AREA = 0.10 AC**

**WOODLAND PRESERVATION AREAS (ACRES)**

- C 51.22 N 0.04
- D 1.84 O 0.01
- E 0.26 P 0.23
- F 0.09 Q 0.50
- G 9.72 R 0.02
- H 0.75 S 0.13
- I 3.86 T 0.14
- J 0.60 U 0.22
- K 0.47 V 0.57
- L 0.11 W 0.11
- M 0.07 X 0.04

**TOTAL AREA = 70.99 AC**

**SPECIMEN TREE TABLE**

Tree #	Common Name	Latin Name	DBH	Conditioning Rating	Comments	Proposed Disposition
1	Yellow Poplar	<i>Liriodendron tulipifera</i>	30	Good	---	Save
2	Yellow Poplar	<i>Liriodendron tulipifera</i>	39	Poor	Decay, dieback and Top Damage	Save
3	Yellow Poplar	<i>Liriodendron tulipifera</i>	35	Fair	Top damage	Save
4	Yellow Poplar	<i>Liriodendron tulipifera</i>	33	Good	---	Save
5	Beech	<i>Fagus grandifolia</i>	44	Poor	Decay, hollow and Top damage	Save
6	White Oak	<i>Quercus alba</i>	32	Fair	Top Damage	REMOVE
7	Yellow Poplar	<i>Liriodendron tulipifera</i>	46	Poor	Decay, hollow and top damage	Save
8	White Oak	<i>Quercus alba</i>	34	Good	---	Save
9	Willow Oak	<i>Quercus phellos</i>	38	Poor	Decay	Save
10	Yellow Poplar	<i>Liriodendron tulipifera</i>	37	Poor	Decay and Top Damage	Save
11	Yellow Poplar	<i>Liriodendron tulipifera</i>	45	Poor	Decay and Top Damage	Save
12	Yellow Poplar	<i>Liriodendron tulipifera</i>	35	Poor	Top Damage and Root Damage	Save
13	Yellow Poplar	<i>Liriodendron tulipifera</i>	33	Good	---	Save
14	Pin Oak	<i>Quercus palustris</i>	34	Good	---	Save
15	Red Maple	<i>Acer rubrum</i>	33	Poor	Decay and Top Damage	Save
16	White Oak	<i>Quercus alba</i>	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:	Carter Creek Phase II, III, IV			
8 TCP1 Number:				
9 Is this site subject to the 1989 Ordinance? (Y/N):	H	2010 Ordinance? (Y/N):	Y	
10 Break-even Point (preservation acres):	88.98		Within PFA (Y/N):	Y
11 Acres of Net Tract clearing permitted w/o reforestation:	89.04			

**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):	46.99			
14 Woodland Conservation Threshold (NTA) = 20.00%:	49.73			
15 Smaller of 10 or 12:	49.73			
16 Woodland above WCT:	86.29			
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, II, 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):	158.50	173.79		342.29
25 Floodplain area in this application (acres):	87.92	5.83		93.75
26 Net Tract area in the application (acres):	80.68	187.98		248.66
27 Woodland on the Net Tract for this phase (acres):	41.55	93.68		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:	28.48	21.49		49.97
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 WCA being provided on this property (preservation):	0.00	0.00		0.00
33 Off-site WCA being provided on this property (afforestation):	0.00	0.00		0.00
34 Cumulative acres of Net Tract Woodland cleared:	28.48	47.97		76.45
35 Cumulative acres of Floodplain woodland cleared:	0.75	0.75		1.50
36 Smaller of 14 or 28:	28.48	47.97		47.97
37 Woodland Clearing below WCT:	0.00	0.00		0.00
38 Clearing below WCT (2:1 replacement requirement):	0.00	0.00		0.00
39 Replacement for clearing above the WCT (0.25:1):	6.62	11.99		18.61
40 Replacement for clearing below the WCT (2:1):	0.00	0.00		0.00
41 Afforestation Required Threshold (ART) = 15.00%:	0.00	0.00		0.00
42 Cumulative Woodland Conservation Required:	57.10	62.47		119.57

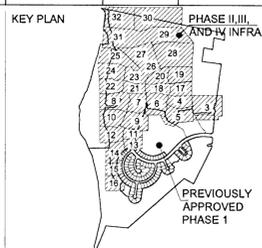
**SECTION III - Meeting the Requirements**

41 Woodland Preservation:	15.07	70.99			86.06
42 Afforestation/Reforestation:	0.00	0.00			0.00
43 Natural Regeneration:	0.00	0.00			0.00
44 Landscape Credits:	0.00	0.00			0.00
45 Specimen & Historic Tree (CRZ) area:	0.00	0.00			0.00
46 Specimen & Historic Tree Credit:					0.00
47 Forest Enhancement Acreage:					0.00
48 Forest Enhancement Credit (25% of enhancement area):					0.00
49 Street Tree Credit (Existing or 10-year canopy):	0.00	0.00			0.00
50 Area approved for fee-in-lieu:	0.00	0.00			0.00
51 Off-site Woodland Conservation Credits on another property:	0.00	0.00			0.00
52 Off-site WCA (preservation) being provided on this property:	0.00	0.00	0.00	0.00	0.00
53 Off-site WCA (afforestation) being provided on this property:	0.00	0.00	0.00	0.00	0.00
54 Cumulative Woodland Conservation Provided:	15.07	86.06			86.06
55 Woodland saved on this phase but not counted:	0.00	1.18			1.18
56 Existing Net Tract Woodland in later phases:	94.47	0.81			95.28
57 Requirement Status per Phase:					

Prepared by: Ryan McMillan License Number: 3772 Signature Date: 3/28/2017

PROPERTY OWNERS AWARENESS CERTIFICATE  
 I, Ave Walton Carter Creek Development, LLC, 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: [Signature] DATE: 3/27/17

Prince George's County Planning Department, MNCPPC Environmental Planning Section			
TREE CONSERVATION PLAN APPROVAL TCP2-002-02			
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 <u>[Signature]</u>	<u>3/27/17</u>	SDP-1605	PH 2 INFRA.
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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			



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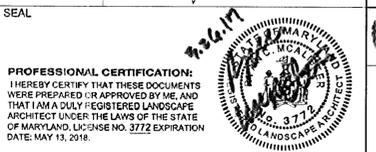
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DRAWN BY: LB	DEVELOPER: WALTON CANTER CREEK DEVELOPMENT, L.L.C.	OWNER/APPLICANT: WALTON CANTER CREEK DEVELOPMENT, L.L.C.	SCALE(S): AS SHOWN
APPROVED BY: RM	11800 SUNRISE VALLEY DRIVE, SUITE 300, RESTON, VA. 20191	11800 SUNRISE VALLEY DRIVE, SUITE 300, RESTON, VA. 20191	11TH ELECTION DISTRICT, PRINCE GEORGE'S, TAX MAP 0117-00F2
CHECKED BY: NB	DATE: JULY 2016	PH: 540-532-2158	WSSC GRID 211SE0, 211SE9, 212SE8, & 212SE9
		EMAIL: Mike.miller@walton.com	

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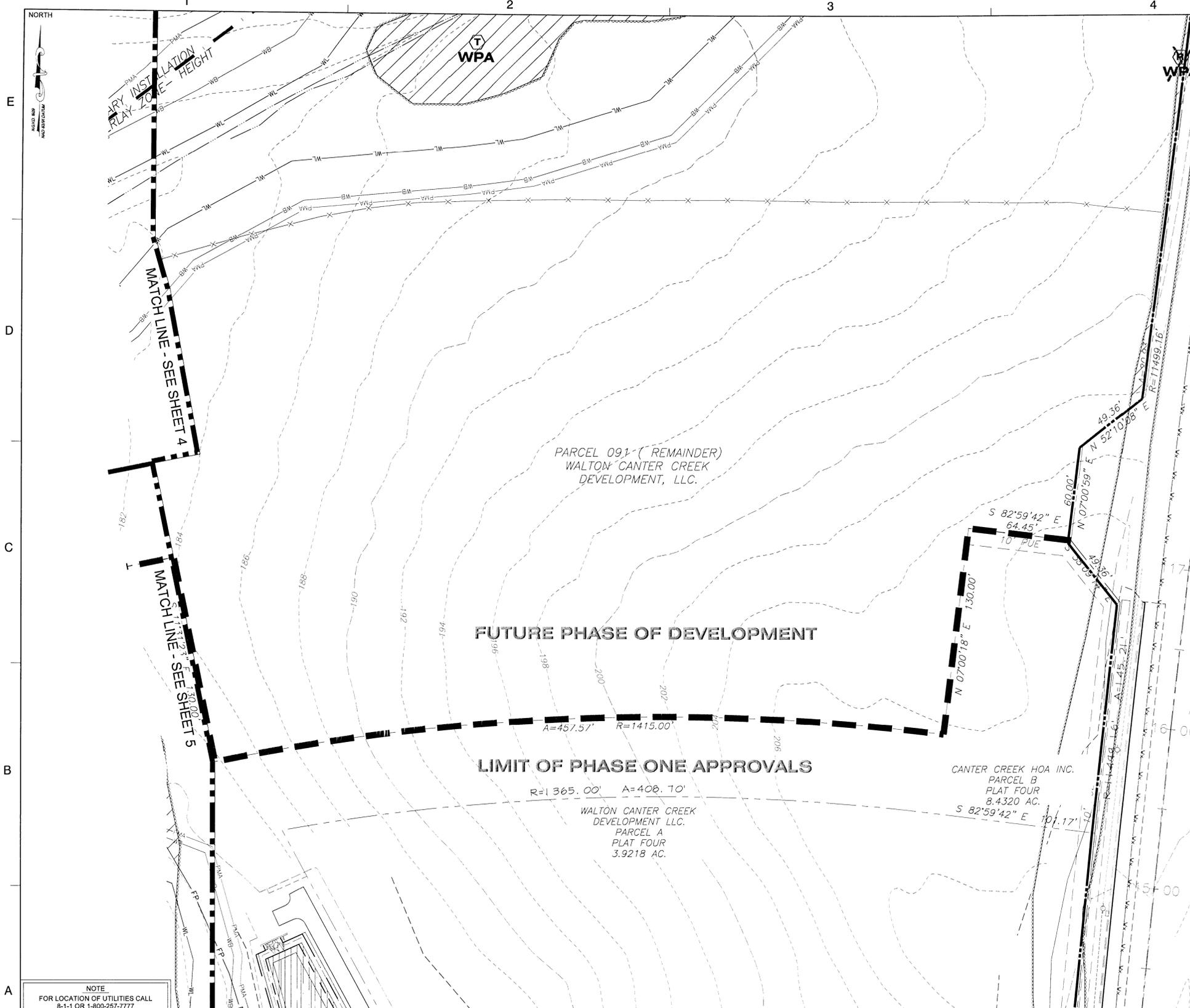


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PROJECT NO. 50071385

**2**

SHEET NO. 2 of 34



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**DEVELOPER**  
DRAWN BY: LB  
APPROVED BY: RM  
CHECKED BY: NB  
DATE: JULY 2016

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PH: 540-532-2158

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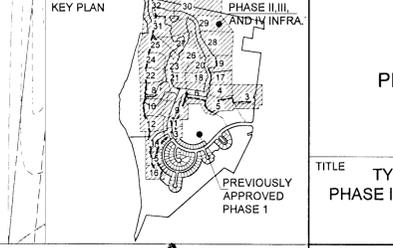
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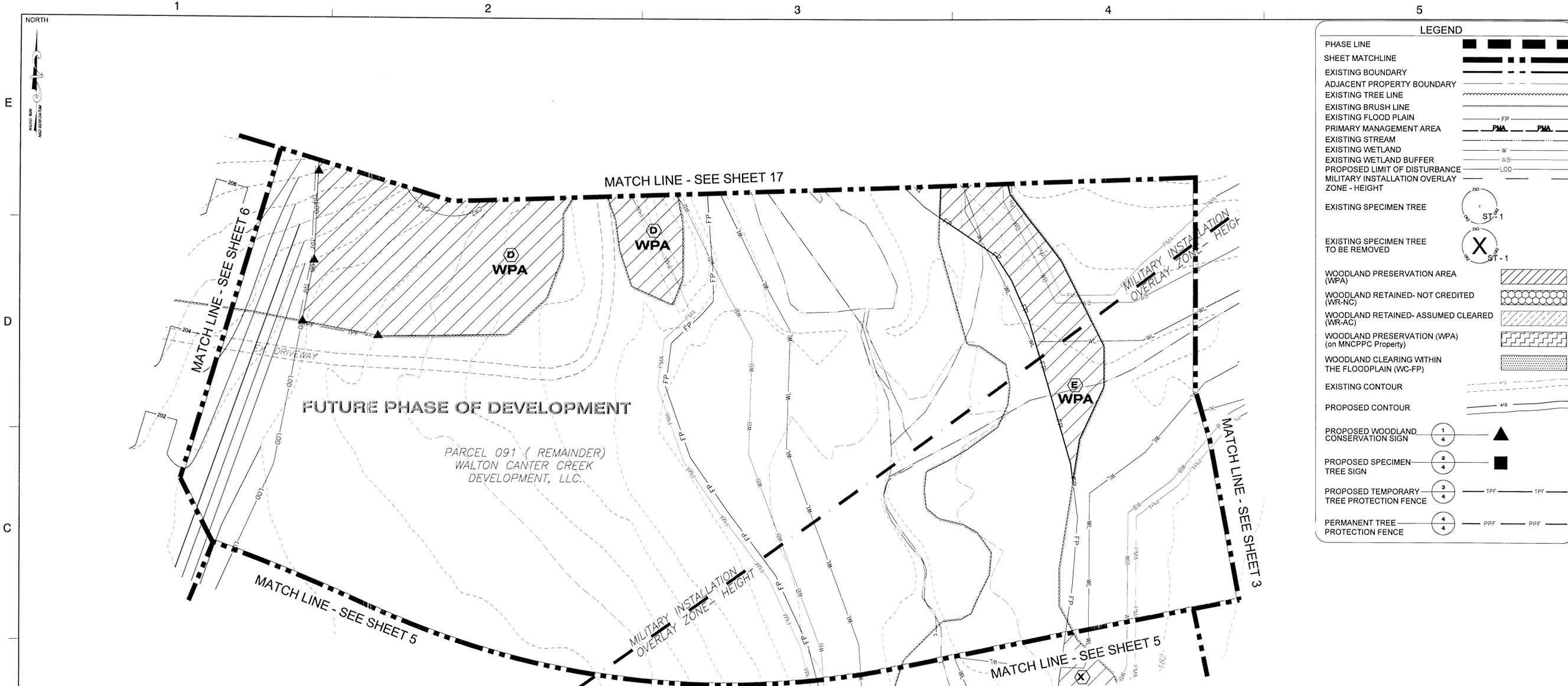
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M-NCPPC APPROVAL  
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PROJECT NUMBER: SDP-1605  
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.



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



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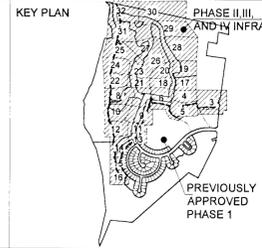
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 SHEET NO. 4 of 34





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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			
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>	3/28/17	SDP-1605	PH 2 INFRA.
04			
05			
06			

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

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

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

**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.



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

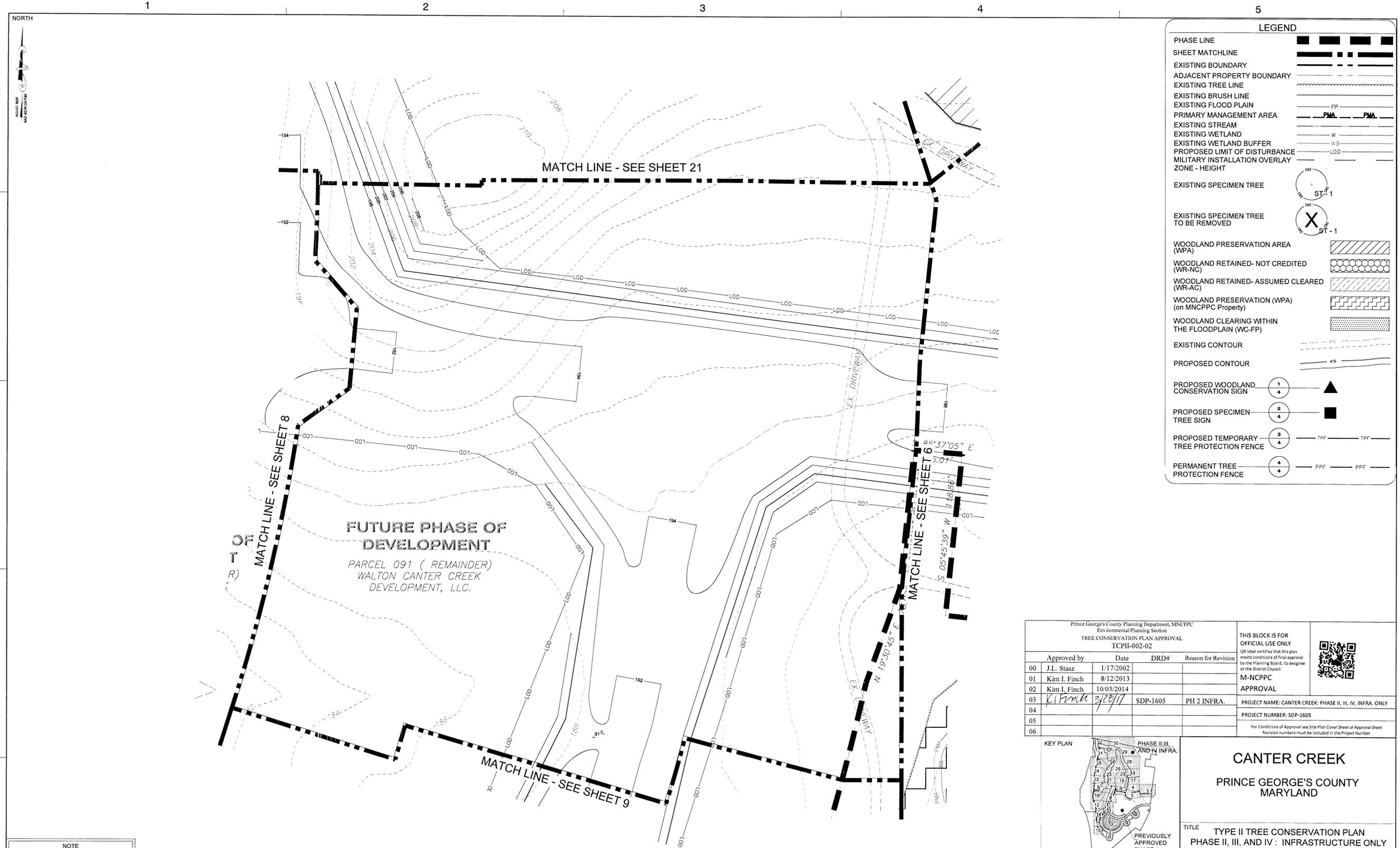
TITLE TYPE II TREE CONSERVATION PLAN PHASE II, III, AND IV : INFRASTRUCTURE ONLY PLAN SHEET

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

PROJECT NO. 50071385

**6**

SHEET NO. 6 of 34



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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  
**WALTON CANTER CREEK  
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 ATTN: MIKE MILLER  
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11TH ELECTION DISTRICT  
 PRINCE GEORGES:  
 TAX MAP 0117-00F2  
 WSSC GRID 211SE8, 211SE9, 212SE8, & 212SE9

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 DATE: MAY 13, 2018.

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>[Signature]</i>	2/20/17	SDP-1605	PH 2 INFRA.
04			
05			
06			

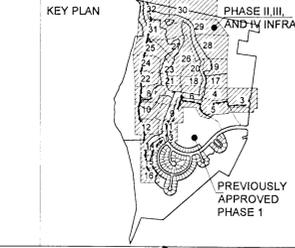
Prince George's County Planning Department, MNCPPC  
 Environmental Planning Section  
**TREE CONSERVATION PLAN APPROVAL**  
 TCP11-002-02

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M-NCPPC  
 APPROVAL

PROJECT NAME: CANTER CREEK: PHASE II, III, IV, INFRA. ONLY  
 PROJECT NUMBER: SDP-1605

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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**  
 Dewberry Consultants, LLC  
 10003 Derekwood Lane, Suite 204  
 Lanham, MD 20706  
 301.731.5651  
 301.731.0188 fax

PROJECT NO. 50071385  
**7**  
 SHEET NO. 7 of 34

NORTH

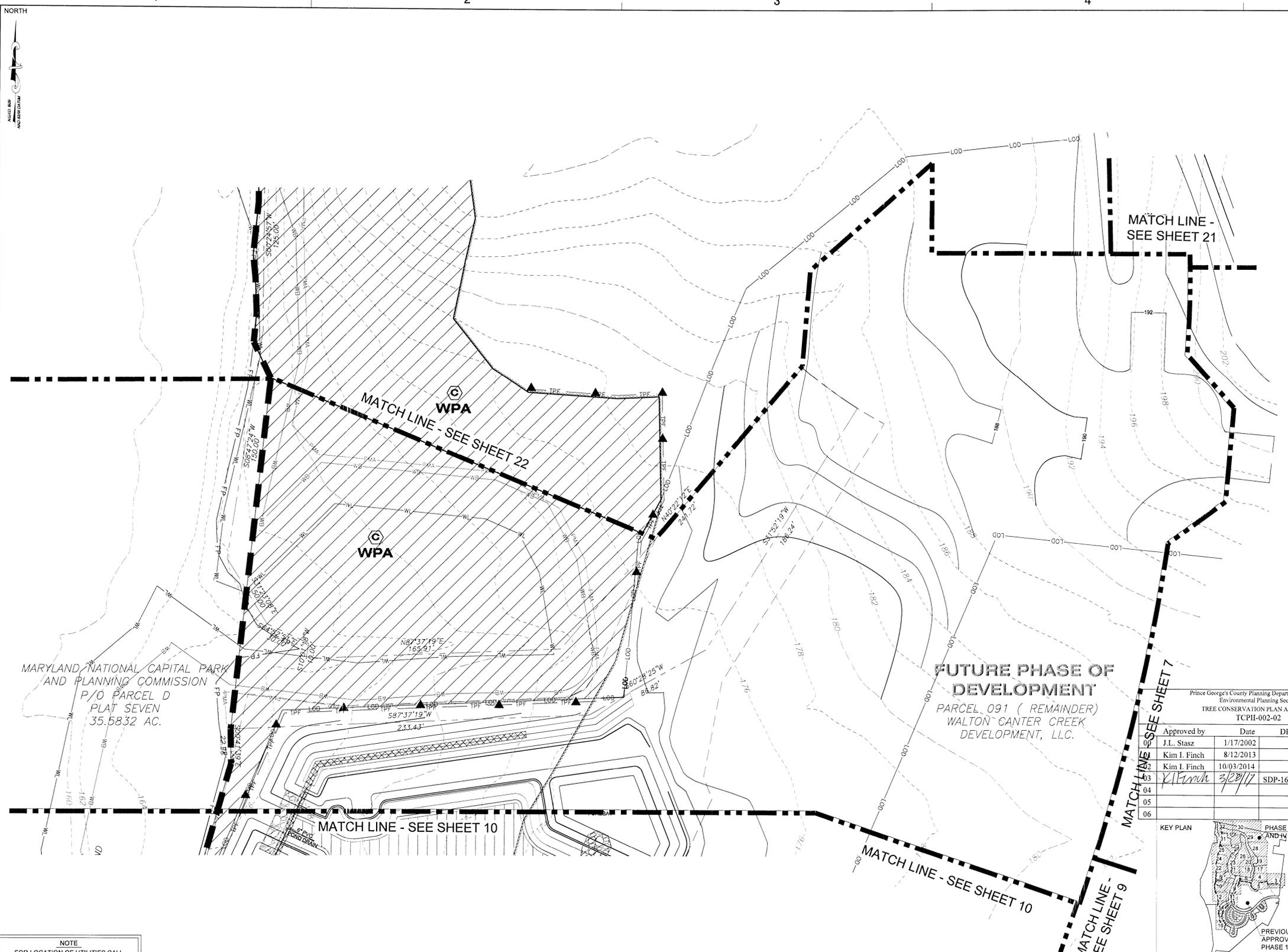
E

D

C

B

A



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	
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PROPOSED LIMIT OF DISTURBANCE	
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PROPOSED SPECIMEN TREE SIGN	
PROPOSED TEMPORARY TREE PROTECTION FENCE	
PERMANENT TREE PROTECTION FENCE	

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
P/O PARCEL D  
PLAT SEVEN  
35.5832 AC.

FUTURE PHASE OF DEVELOPMENT  
PARCEL 091 (REMAINDER)  
WALTON CANTER CREEK DEVELOPMENT, LLC.

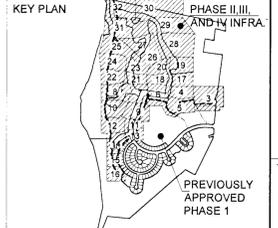
Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCPII-002-02			
Approved by	Date	DRD#	Reason for Revision
J.L. Stasz	1/17/2002		
Kim I. Finch	8/12/2013		
Kim I. Finch	10/03/2014		
<i>Kim I. Finch</i>	3/27/17	SDP-1605	PH 2 INFRA.

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M-NCPPC APPROVAL

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PROJECT NUMBER: SDP-1605

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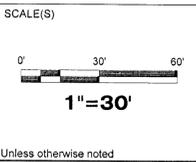


**CANTER CREEK**  
PRINCE GEORGE'S COUNTY MARYLAND

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



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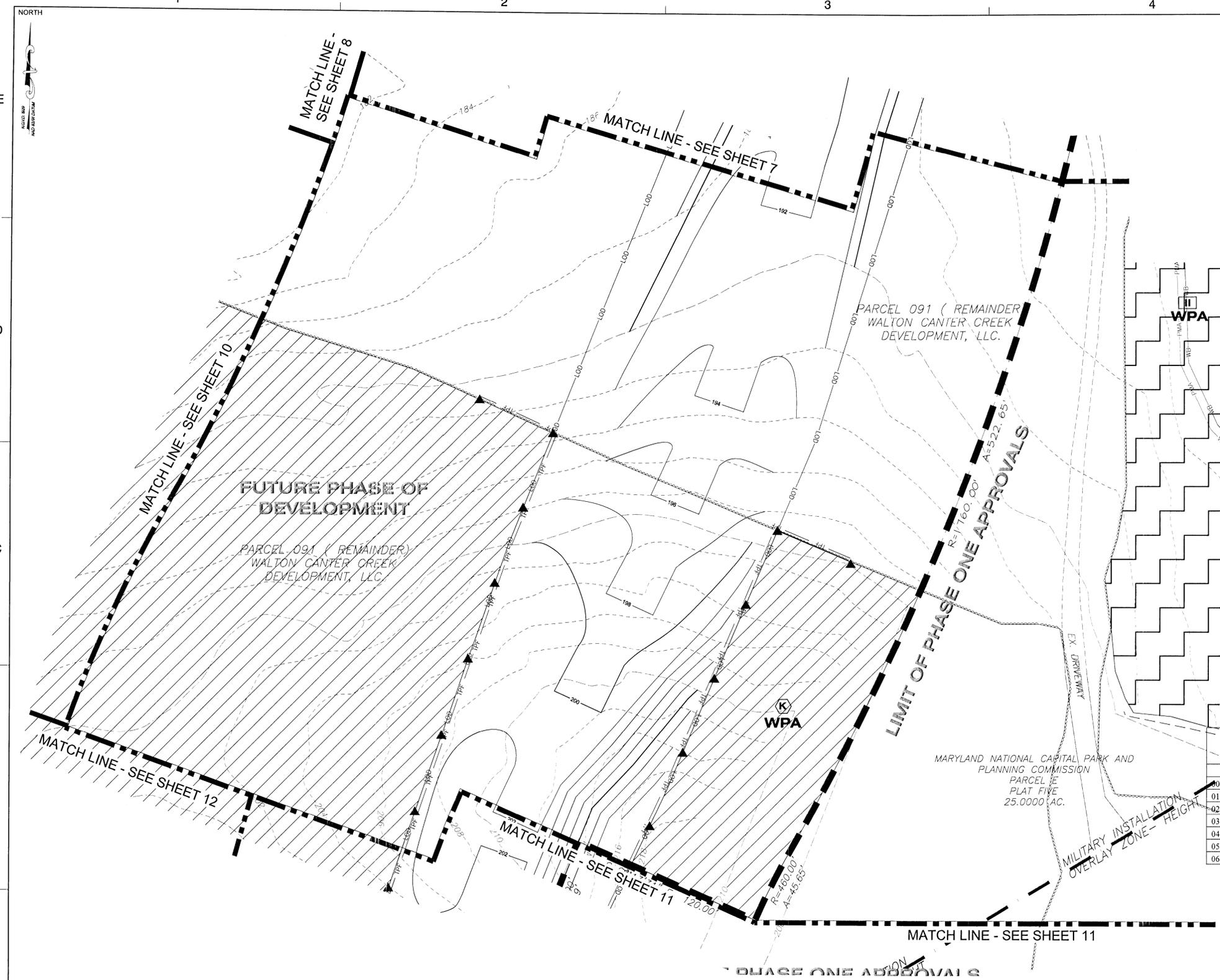
**Dewberry**

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

PROJECT NO. 50071385

**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	
EXISTING SPECIMEN TREE	
EXISTING SPECIMEN TREE TO BE REMOVED	
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PROPOSED SPECIMEN TREE SIGN	
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**DRAWN BY** LB  
**APPROVED BY** RM  
**CHECKED BY** NB  
**DATE** JULY 2016

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

**OWNER/APPLICANT**  
 WALTON CENTER CREEK DEVELOPMENT, L.L.C.  
 11800 SUNRISE VALLEY DRIVE, SUITE 300  
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 PH: 540-532-2158  
 ATTN: MIKE MILLER  
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**11TH ELECTION DISTRICT**  
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**SCALE(S)**  
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Prince George's County Planning Department, MNCPPC  
 Environmental Planning Section  
 TREE CONSERVATION PLAN APPROVAL  
 TCPII-002-02

Approved by	Date	DRD#	Reason for Revision
J.L. Stasz	1/17/2002		
Kim I. Finch	8/12/2013		
Kim I. Finch	10/03/2014		
Kim I. Finch	3/28/17	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

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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**

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 Lanham, MD 20706  
 301.731.5551  
 301.731.0188 fax

PROJECT NO. 50071385

**9**

SHEET NO. 9 of 34

NORTH  
E  
D  
C  
B  
A



LEGEND	
PHASE LINE	
SHEET MATCHLINE	
EXISTING BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
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**DRAWN BY** LB  
**APPROVED BY** RM  
**CHECKED BY** NB  
**DATE** JULY 2016

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

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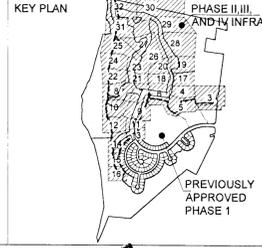


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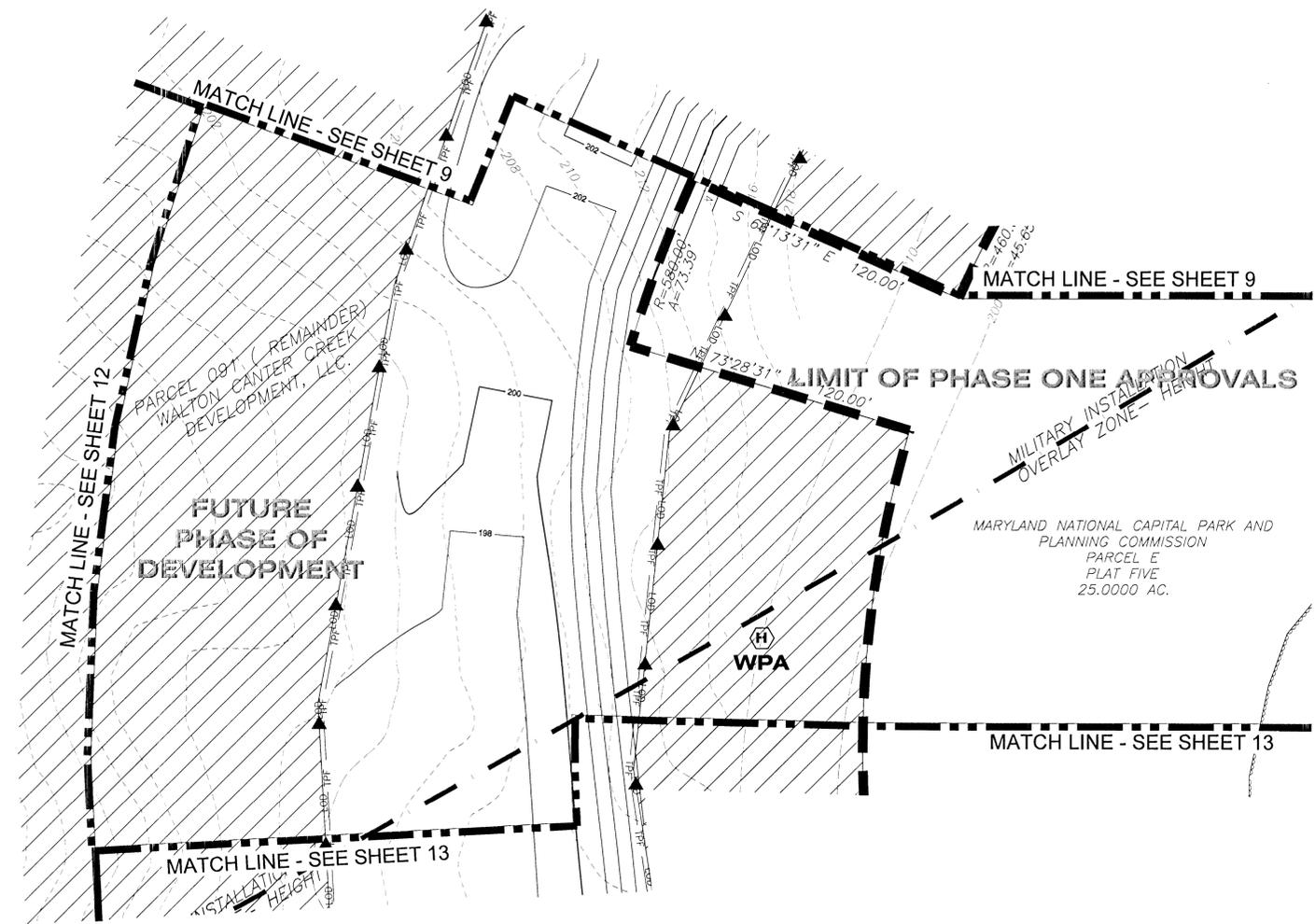
**PROJECT NO.** 50071385  
**10**  
**SHEET NO.** 10 of 34

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>[Signature]</i>	3/28/17	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  
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**CANTER CREEK**  
PRINCE GEORGE'S COUNTY MARYLAND  
**TITLE** TYPE II TREE CONSERVATION PLAN  
PHASE II, III, AND IV : INFRASTRUCTURE ONLY  
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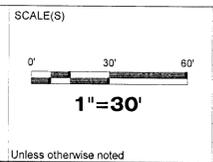


**LEGEND**

PHASE LINE	
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<b>DRAWN BY</b> LB	<b>DEVELOPER</b> WALTON CANTER CREEK DEVELOPMENT, L.L.C. 11800 SUNRISE VALLEY DRIVE, SUITE 300 RESTON, VA. 20191 PH: 540-532-2158	<b>OWNER/APPLICANT</b> 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	<b>11TH ELECTION DISTRICT</b> PRINCE GEORGE'S: TAX MAP 0117-00F2 WSSC GRID 211SE8, 211SE9, 212SE8, & 212SE9
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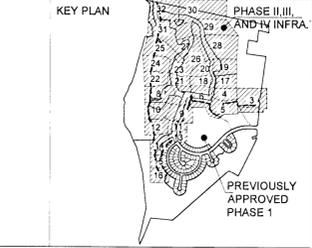


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03 <i>Kim I. Finch</i>	<i>3/29/17</i>	SDP-1605	PH 2 INFRA.	
04				
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06				



**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 Derektwood Lane, Suite 204  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

PROJECT NO. 50071385

**11**

SHEET NO. 11 of 34



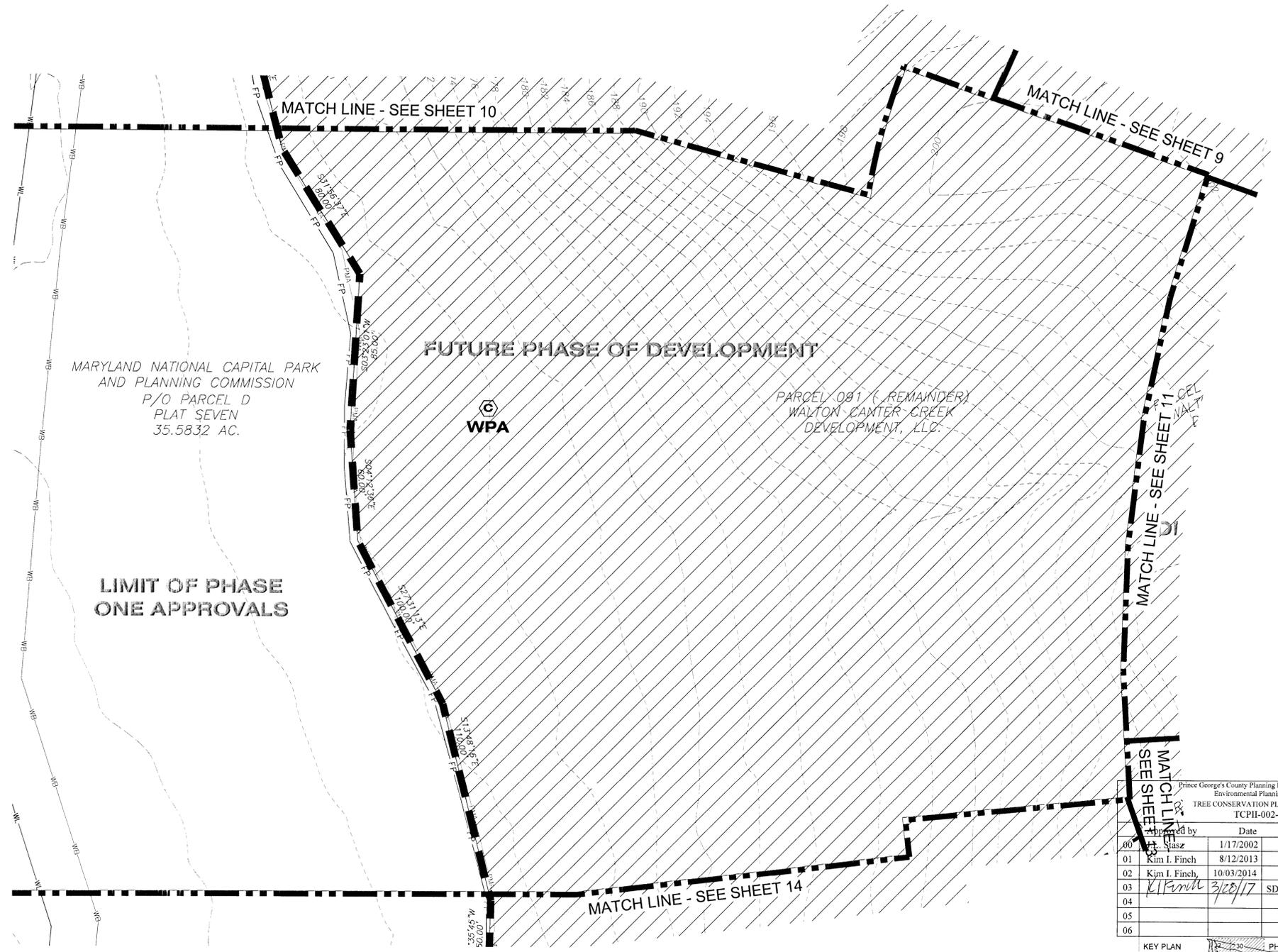
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**LEGEND**

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	
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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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)  
  
**1" = 30'**  
 Unless otherwise noted

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

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  
 TCPH-002-02

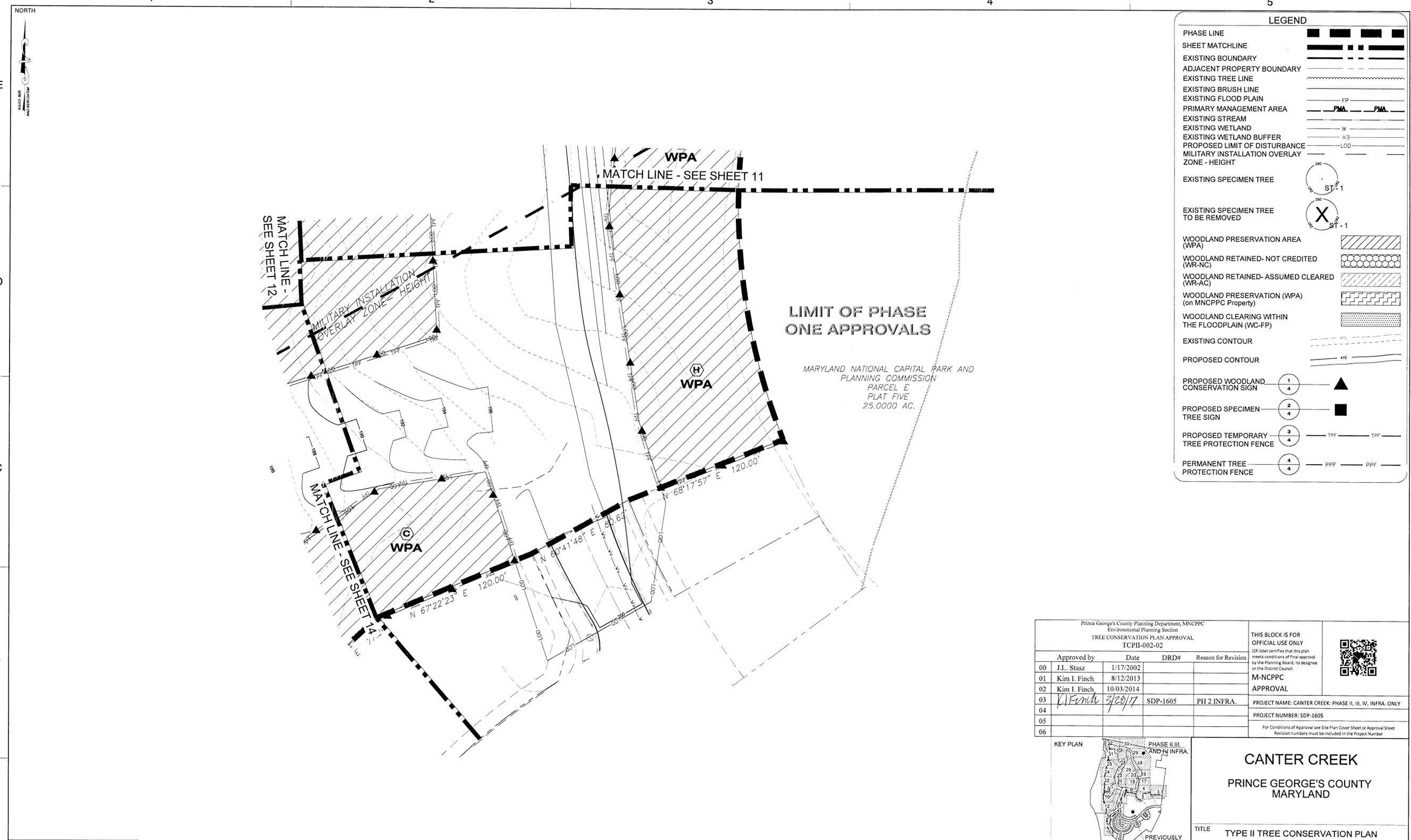
Revised by	Date	DRD#	Reason for Revision
00	Kim I. Finch	1/17/2002	
01	Kim I. Finch	8/12/2013	
02	Kim I. Finch	10/03/2014	
03	Kim I. Finch	3/20/17	SDP-1605 PH 2 INFRA.
04			
05			
06			

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-NCPCC 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  
 10303 Dorewood Lane, Suite 204  
 Lanham, MD 20705  
 301.731.5551  
 301.731.0188 fax  
 PROJECT NO. 50071385  
**12**  
 SHEET NO. 12 of 34

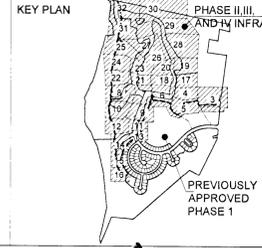


LEGEND	
PHASE LINE	
SHEET MATCHLINE	
EXISTING BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
EXISTING TREE LINE	
EXISTING BRUSH LINE	
EXISTING FLOOD PLAIN	
PRIMARY MANAGEMENT AREA	
EXISTING STREAM	
EXISTING WETLAND	
EXISTING WETLAND BUFFER	
PROPOSED LIMIT OF DISTURBANCE	
MILITARY INSTALLATION OVERLAY ZONE - HEIGHT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

**LIMIT OF PHASE ONE APPROVALS**

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 PARCEL E  
 PLAT FIVE  
 25.0000 AC.

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 <i>Kim I. Finch</i>	<i>3/29/17</i>	SDP-1605	PH 2 INFRA.
04			
05			
06			



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

TITLE TYPE II TREE CONSERVATION PLAN  
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DRAWN BY LB  
 APPROVED BY RM  
 CHECKED BY NB  
 DATE JULY 2016

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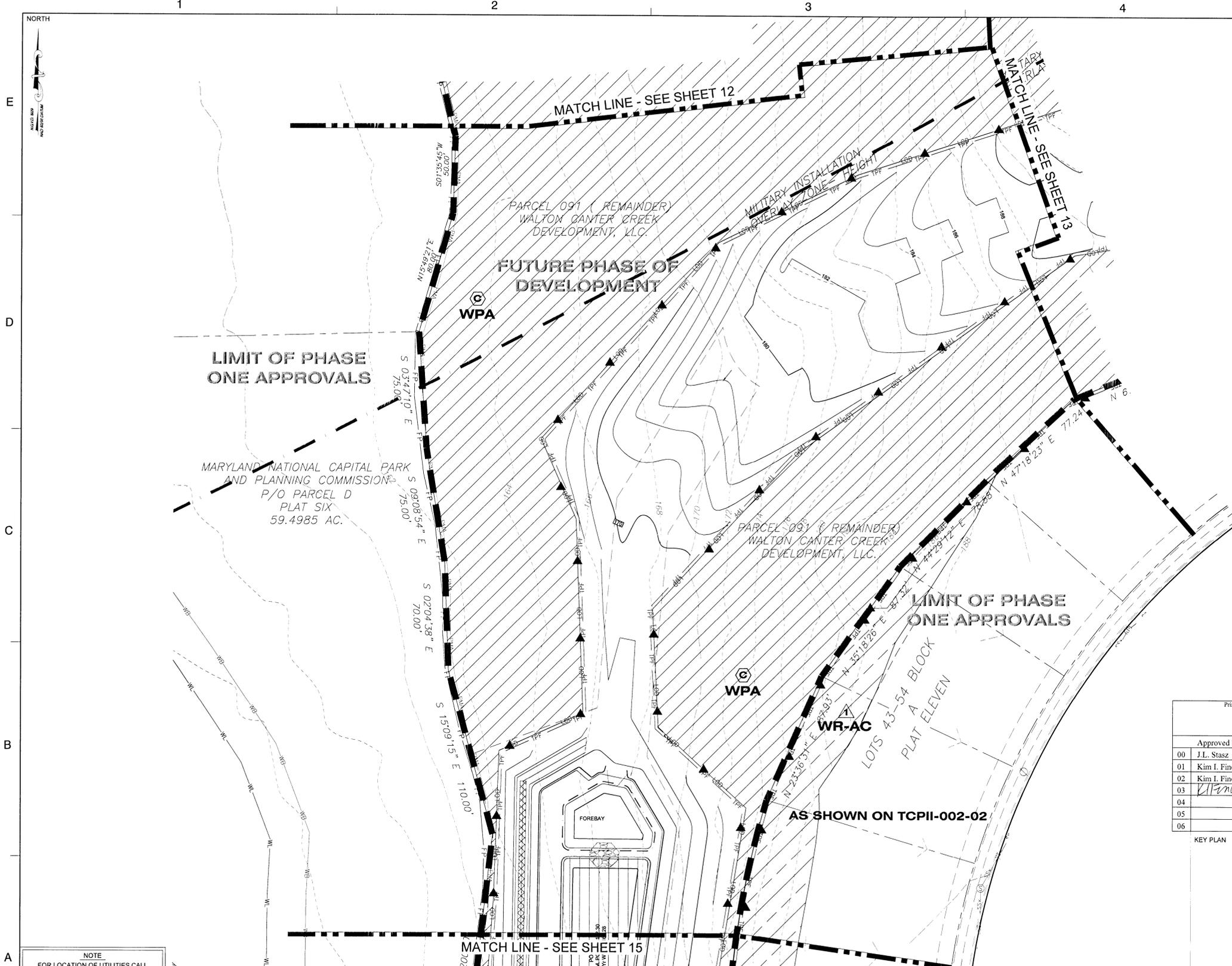
SCALE(S)  
  
**1"=30'**  
 Unless otherwise noted

NO.	DESCRIPTION	DATE	BY
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SEAL  
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 Lanham, MD 20706  
 301.731.5551  
 301.731.0188 fax

PROJECT NO. 50071385  
**13**  
 SHEET NO. 13 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-NG)**

**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**

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

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 ATTN: MIKE MILLER  
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**11TH ELECTION DISTRICT**  
 PRINCE GEORGE'S:  
 TAX MAP 0117-00F2  
 WSSC GRID 2115E8, 2115E9, 2125E8, & 2125E9

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

**REVISIONS**

NO.	DESCRIPTION	DATE	BY
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**SEAL**

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 <i>Kim I. Finch</i>	<i>3/28/17</i>	SDP-1605	PH 2 INFRA.
04			
05			
06			

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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



**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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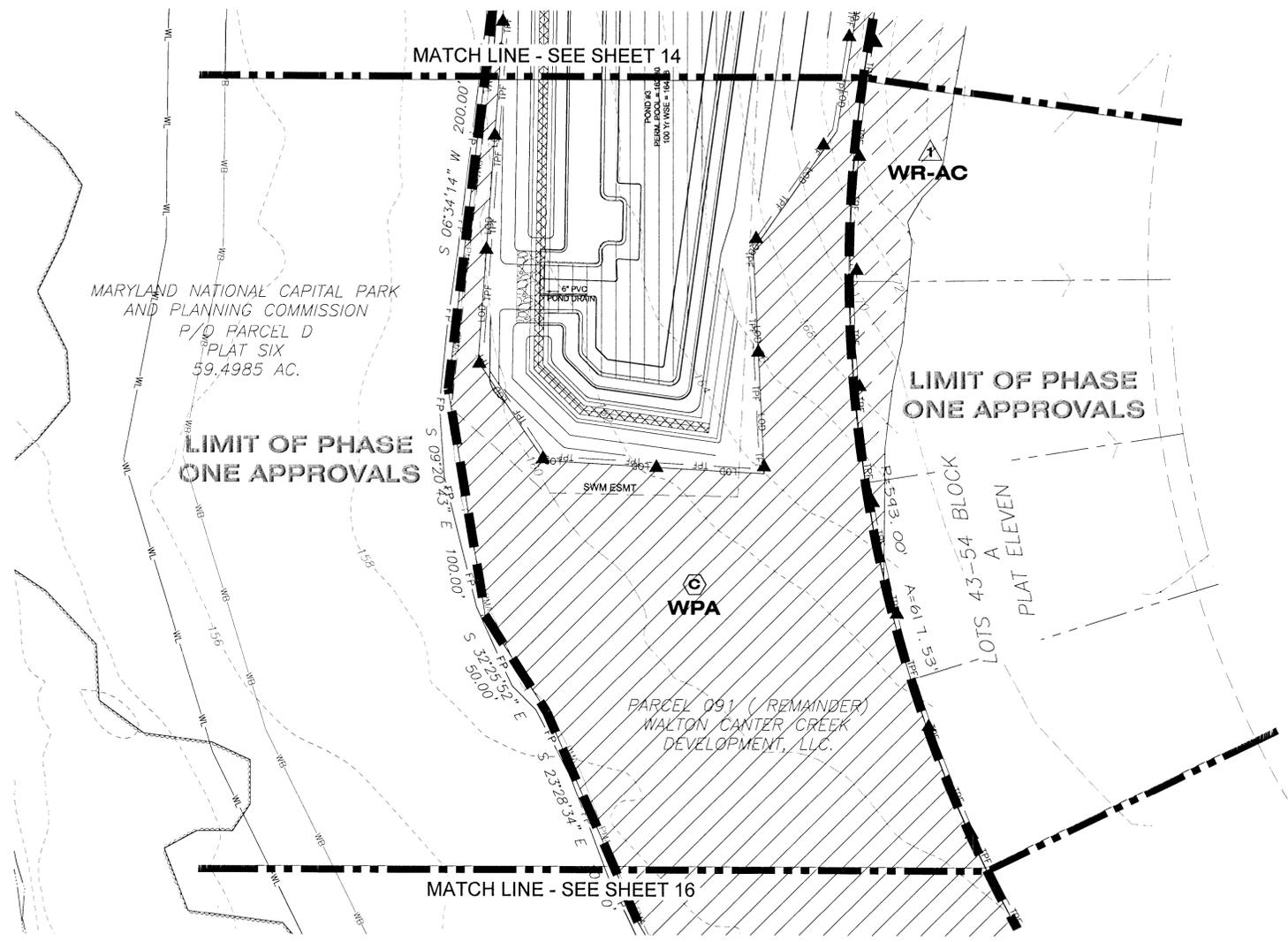
**PROJECT NO.** 50071385

**14**

**SHEET NO.** 14 of 34



E  
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C  
B  
A



**LEGEND**

- PHASE LINE: [Symbol]
- SHEET MATCHLINE: [Symbol]
- EXISTING BOUNDARY: [Symbol]
- ADJACENT PROPERTY BOUNDARY: [Symbol]
- EXISTING TREE LINE: [Symbol]
- EXISTING BRUSH LINE: [Symbol]
- EXISTING FLOOD PLAIN: [Symbol] FP
- PRIMARY MANAGEMENT AREA: [Symbol] PMA
- EXISTING STREAM: [Symbol]
- EXISTING WETLAND: [Symbol] W
- EXISTING WETLAND BUFFER: [Symbol] WB
- PROPOSED LIMIT OF DISTURBANCE: [Symbol] LOD
- MILITARY INSTALLATION OVERLAY ZONE - HEIGHT: [Symbol]
- EXISTING SPECIMEN TREE: [Symbol] ST-1
- EXISTING SPECIMEN TREE TO BE REMOVED: [Symbol] X ST-1
- WOODLAND PRESERVATION AREA (WPA): [Symbol]
- WOODLAND RETAINED- NOT CREDITED (WR-NC): [Symbol]
- WOODLAND RETAINED- ASSUMED CLEARED (WR-AC): [Symbol]
- WOODLAND PRESERVATION (WPA) (on MNCPPC Property): [Symbol]
- WOODLAND CLEARING WITHIN THE FLOODPLAIN (WC-FP): [Symbol]
- EXISTING CONTOUR: [Symbol] 410
- PROPOSED CONTOUR: [Symbol] 410
- PROPOSED WOODLAND CONSERVATION SIGN: [Symbol] 1/4
- PROPOSED SPECIMEN TREE SIGN: [Symbol] 2/4
- PROPOSED TEMPORARY TREE PROTECTION FENCE: [Symbol] 3/4 TPF
- PERMANENT TREE PROTECTION FENCE: [Symbol] 4/4 PPF

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.	
Approved by	Date	DRD#	Reason for Revision		
00	J.L. Stasz	1/17/2002			M-NCPPC APPROVAL PROJECT NAME: CANTER CREEK: PHASE II, III, IV, INFRA. ONLY PROJECT NUMBER: SDP-1605 <small>For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number</small>
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.	
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05					
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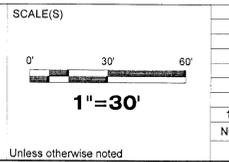


**CANTER CREEK**  
PRINCE GEORGE'S COUNTY  
MARYLAND

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

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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
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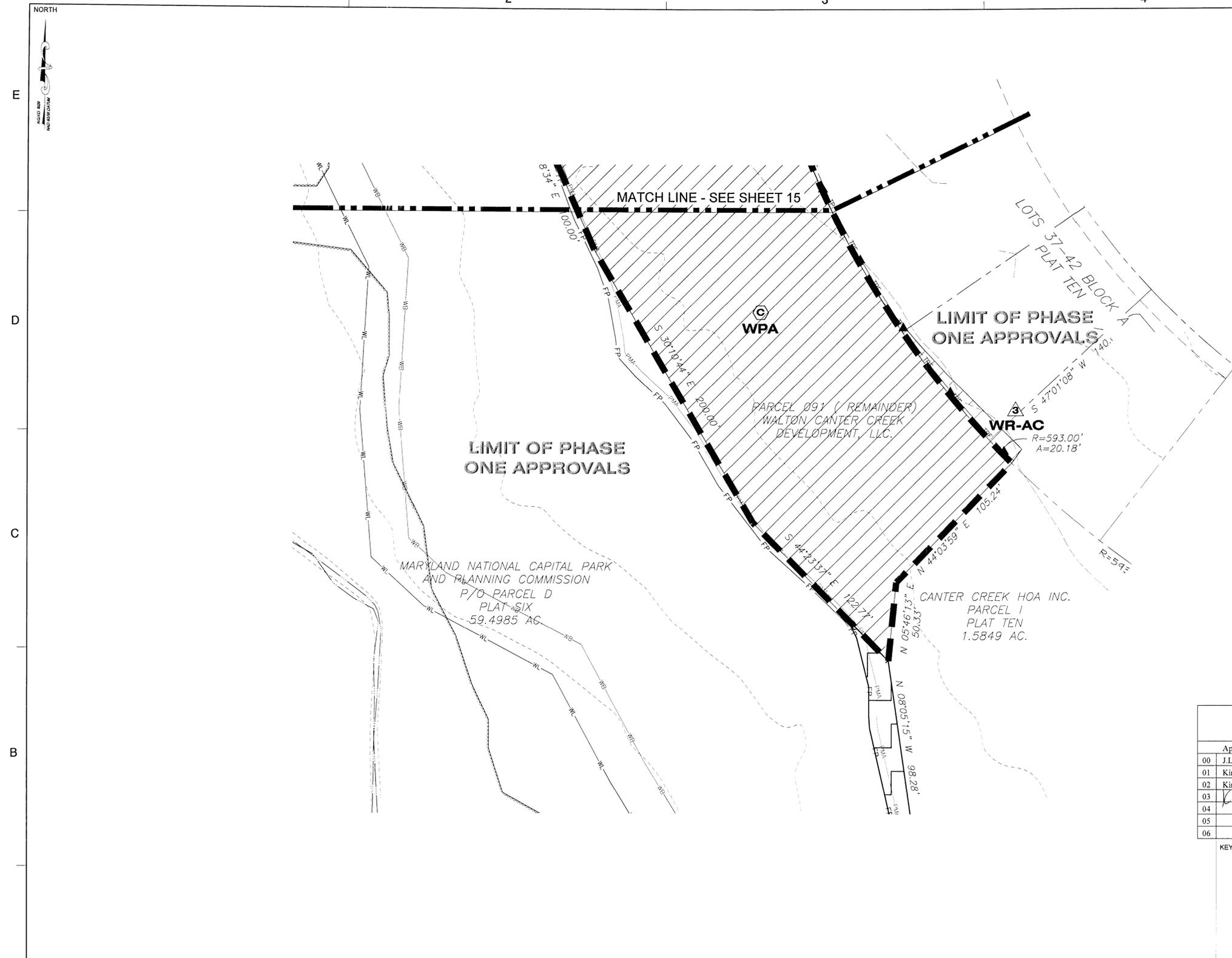
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PROJECT NO. 50071385

**15**

SHEET NO. 15 of 34



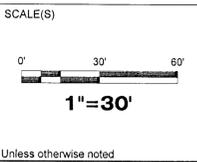
LEGEND	
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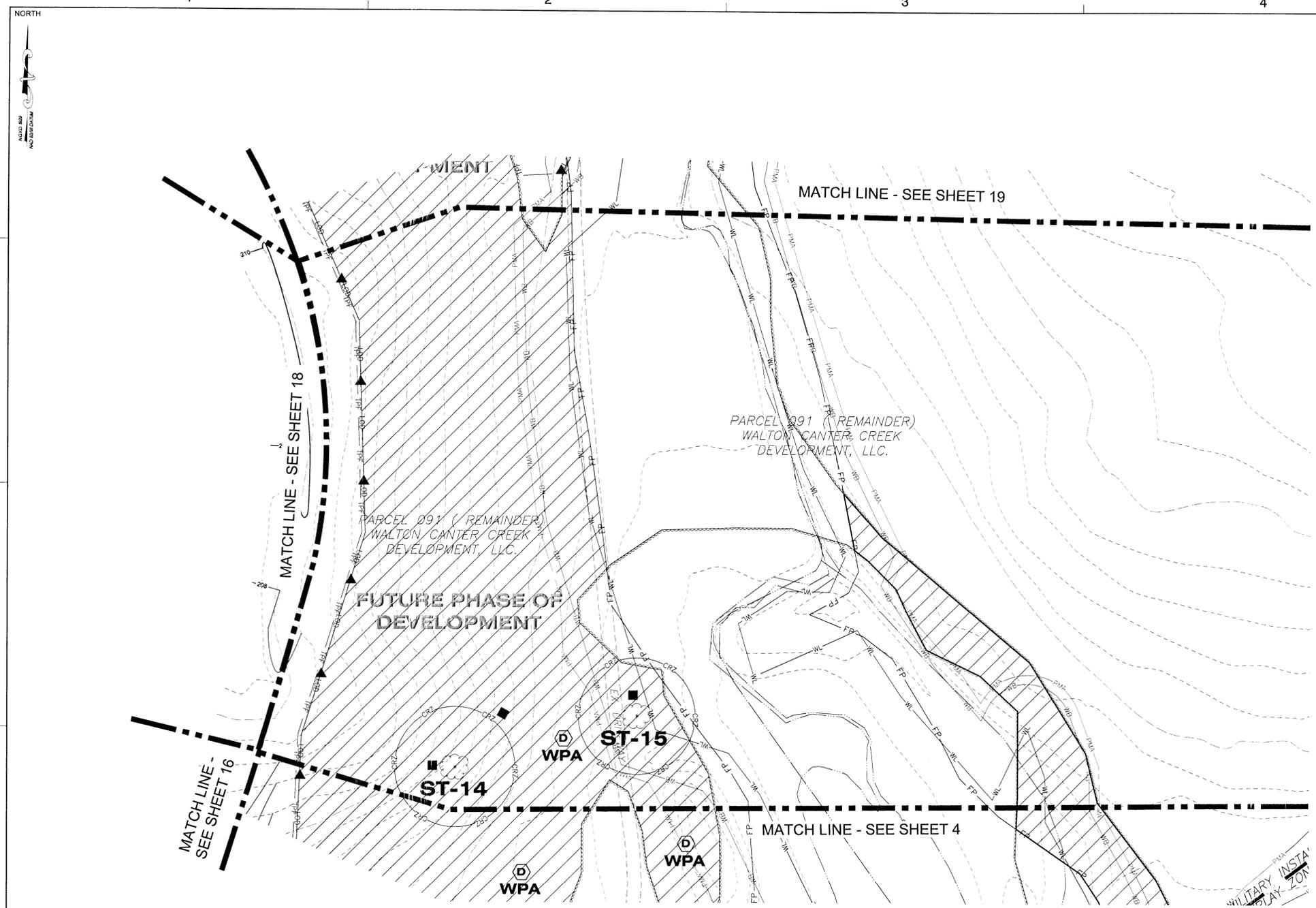
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TITLE  
TYPE II TREE CONSERVATION PLAN  
PHASE II, III, AND IV : INFRASTRUCTURE ONLY  
PLAN SHEET

PROJECT NO. 50071385  
**16**  
SHEET NO. 16 of 34

NORTH  
E  
D  
C  
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A



**LEGEND**

PHASE LINE  
SHEET MATCHLINE  
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EXISTING FLOOD PLAIN  
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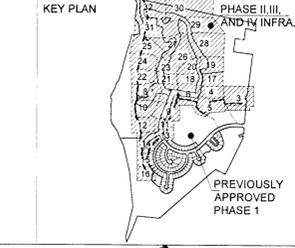
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03	<i>[Signature]</i>	3/22/17	SDP-1605	PH 2 INFRA.	
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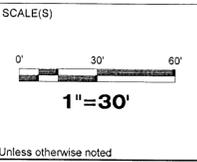


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DRAWN BY LB	DEVELOPER WALTON CANTER CREEK DEVELOPMENT, L.L.C. 11800 SUNRISE VALLEY DRIVE, SUITE 300 RESTON, VA. 20191 PH: 540-532-2158	OWNER/APPLICANT WALTON CANTER CREEK DEVELOPMENT, L.L.C. 11800 SUNRISE VALLEY DRIVE, SUITE 300 RESTON, VA. 20191 PH: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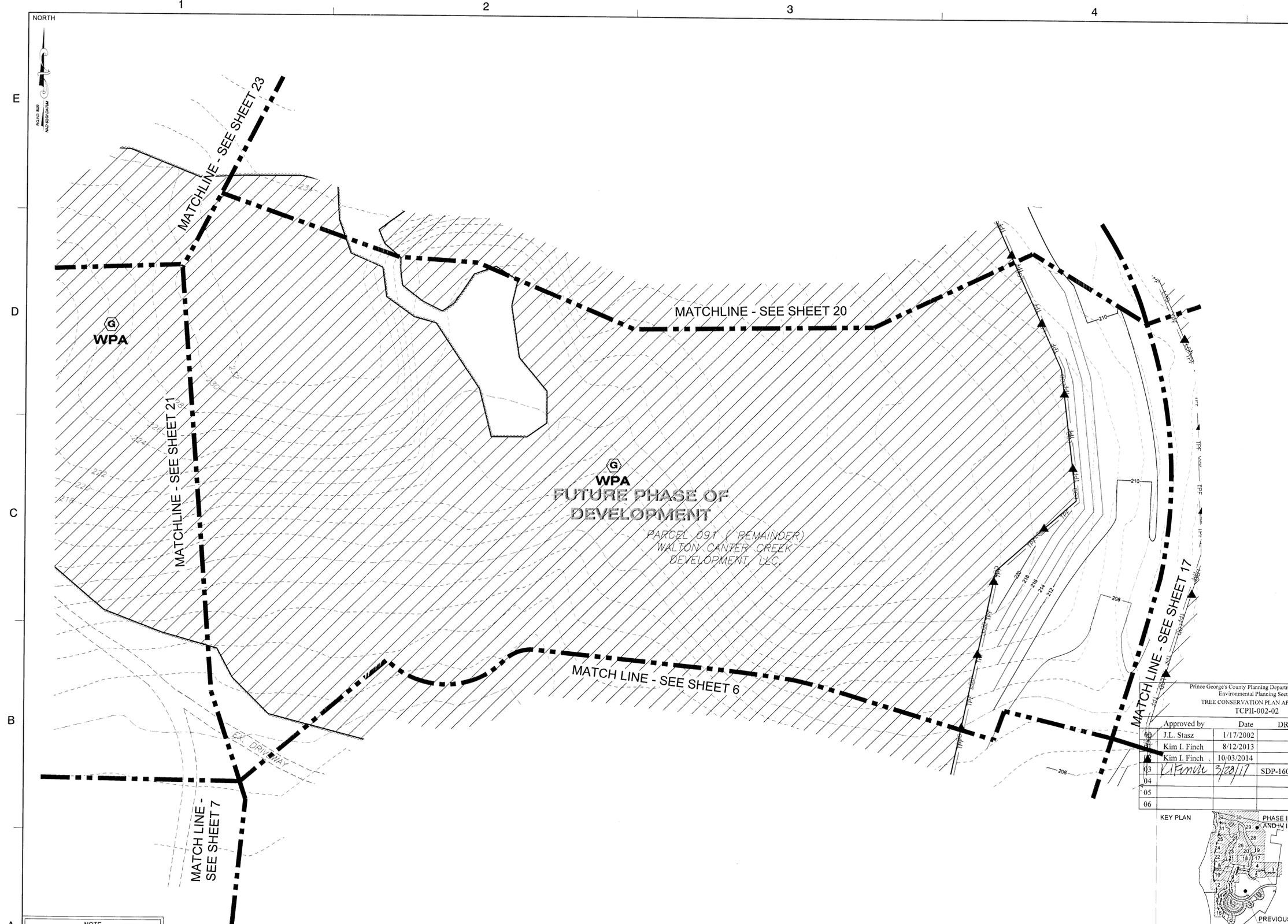


NO.	DESCRIPTION	DATE	BY
1.	PHASE II, III, IV, INFRA. ONLY	2/21/17	RM

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 Dereckwood Lane, Suite 204  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

PROJECT NO. 50071385  
**17**  
SHEET NO. 17 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
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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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11TH ELECTION DISTRICT  
PRINCE GEORGES:  
TAX MAP 0117-00F2  
WSSC GRID 211SE8, 211SE9, 212SE8, & 212SE9

SCALE(S)  
0' 30' 60'  
1" = 30'

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

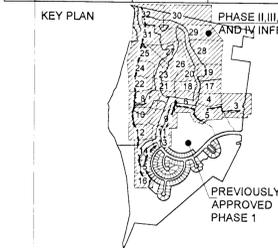
Approved by	Date	DRD#	Reason for Revision
J.L. Stasz	1/17/2002		
Kim I. Finch	8/12/2013		
Kim I. Finch	10/03/2014		
Kim I. Finch	3/20/17	SDP-1605	PH 2 INFRA.

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by the Planning Board, its designee  
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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



CANTER CREEK  
PRINCE GEORGE'S COUNTY  
MARYLAND

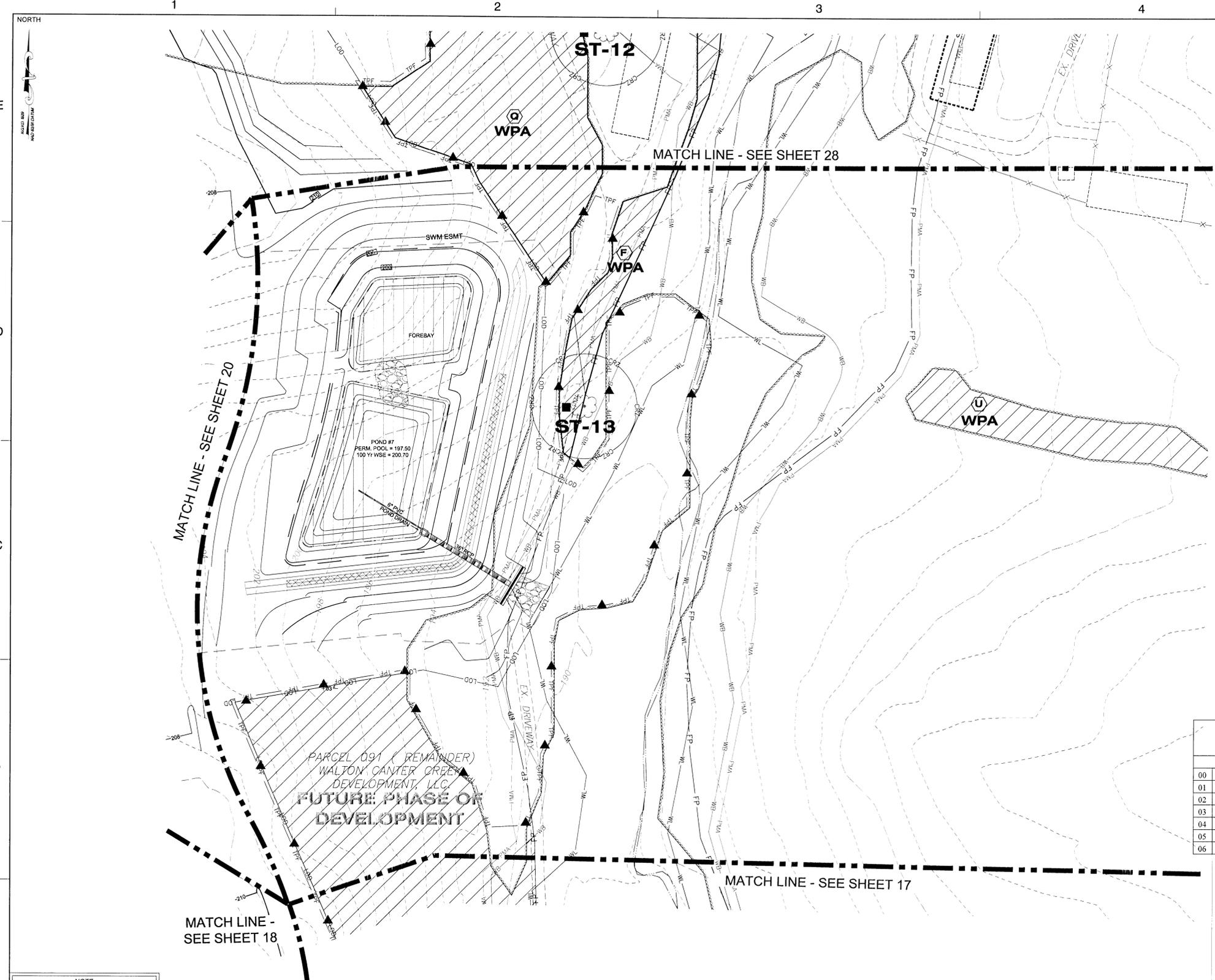
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PHASE II, III, AND IV : INFRASTRUCTURE ONLY  
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Dewberry Consultants, LLC  
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Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

PROJECT NO. 50071385

18

SHEET NO. 18 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	
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EXISTING CONTOUR	
PROPOSED CONTOUR	
PROPOSED WOODLAND CONSERVATION SIGN	
PROPOSED SPECIMEN TREE SIGN	
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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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 11800 SUNRISE VALLEY DRIVE, SUITE 300  
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11TH ELECTION DISTRICT  
 PRINCE GEORGE'S:  
 TAX MAP 0117-00F2  
 WSSC GRID 2115E8, 2115E9, 2125E8, & 2125E9

**SCALE(S)**  
  
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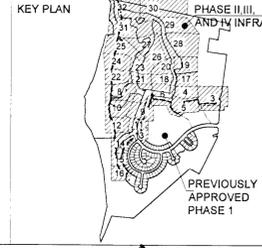
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PROJECT NO. 50071385  
**19**  
 SHEET NO. 19 of 34

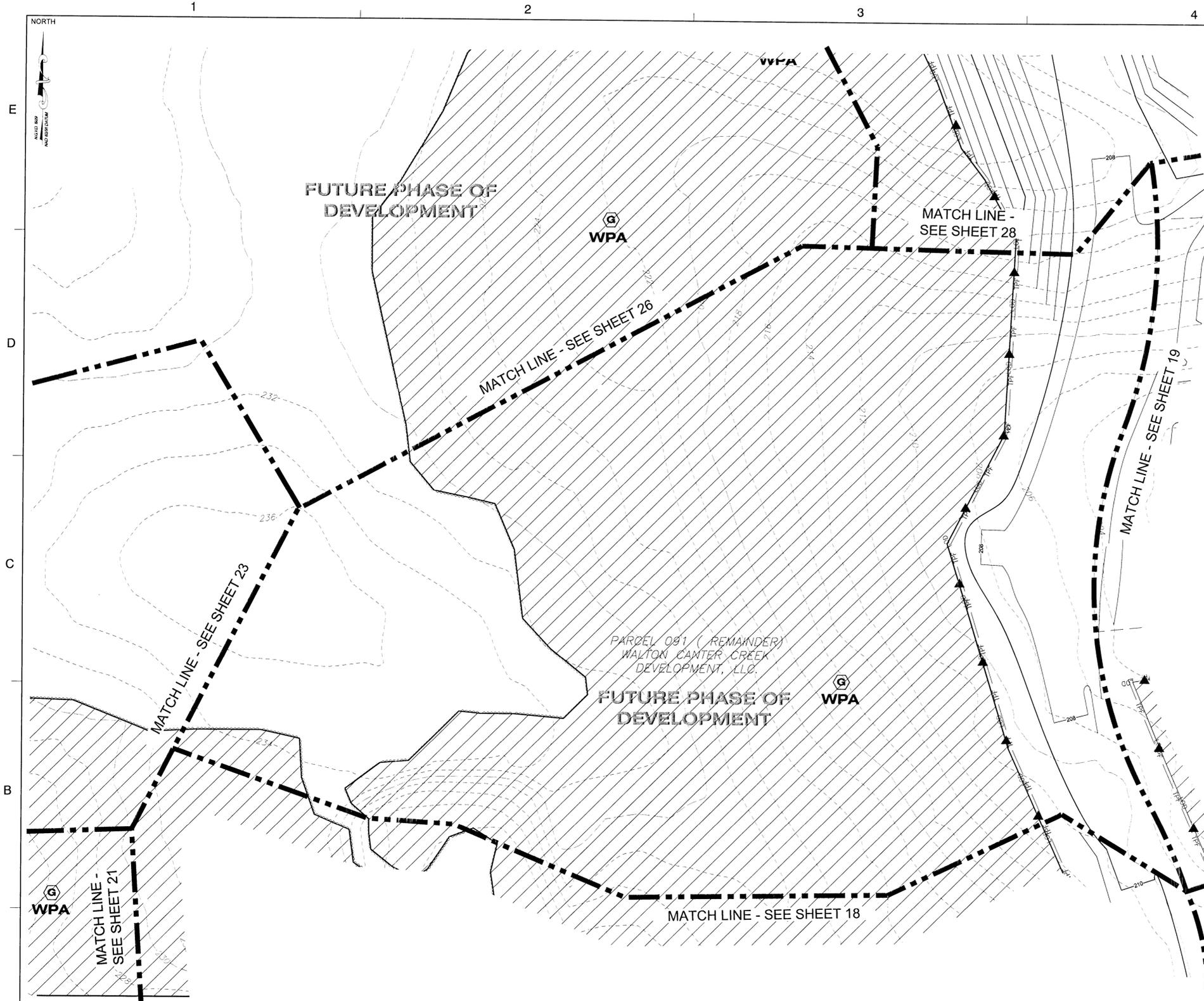
Approved by	Date	DRD#	Reason for Revision
00 J.L. Stasz	1/17/2002		
01 Kim I. Finch	8/12/2013		
02 Kim I. Finch	10/03/2014		
03 <i>[Signature]</i>	3/29/17	SDP-1605	PH 2 INFRA.
04			
05			
06			

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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



LEGEND	
PHASE LINE	
SHEET MATCHLINE	
EXISTING BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
EXISTING TREE LINE	
EXISTING BRUSH LINE	
EXISTING FLOOD PLAIN	
PRIMARY MANAGEMENT AREA	
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DEVELOPER  
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SUITE 300  
RESTON, VA. 20191  
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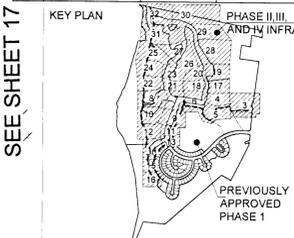
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CANTER CREEK  
PRINCE GEORGE'S COUNTY  
MARYLAND

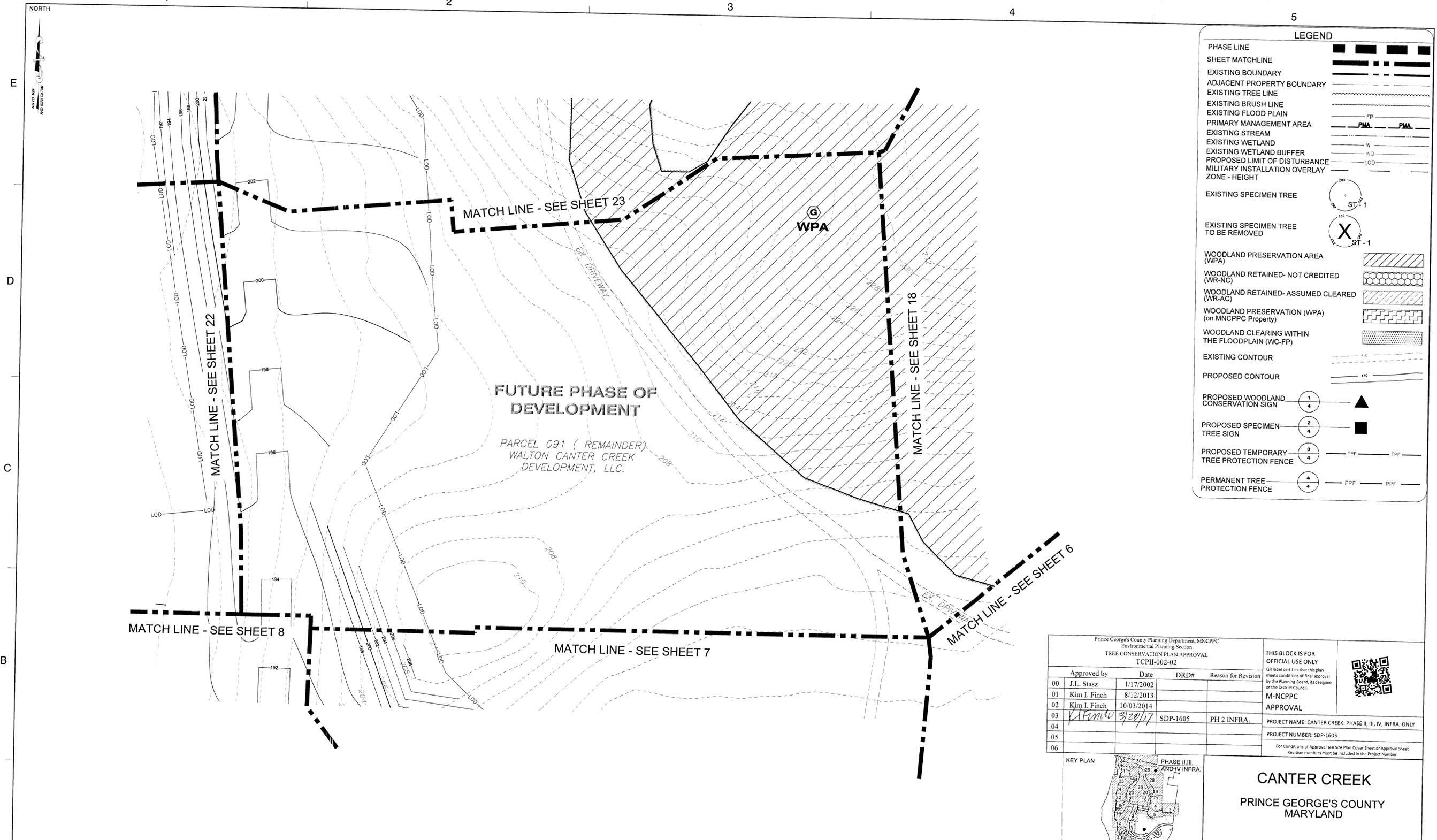
TITLE  
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PROJECT NO. 50071385

**20**

SHEET NO. 20 of 34

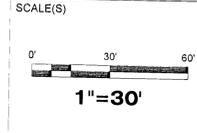


**LEGEND**

PHASE LINE	
SHEET MATCHLINE	
EXISTING BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
EXISTING TREE LINE	
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PROPOSED LIMIT OF DISTURBANCE	
MILITARY INSTALLATION OVERLAY ZONE - HEIGHT	
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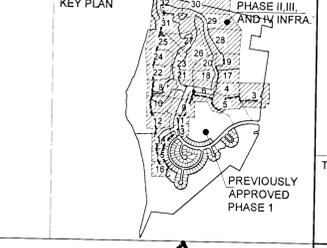
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<b>DRAWN BY</b> LB	<b>DEVELOPER</b> WALTON CANTER CREEK DEVELOPMENT, L.L.C.	<b>OWNER/APPLICANT</b> WALTON CANTER CREEK DEVELOPMENT, L.L.C.	<b>SCALE(S)</b> 1" = 30'
<b>APPROVED BY</b> RM	11800 SUNRISE VALLEY DRIVE, SUITE 300	11800 SUNRISE VALLEY DRIVE, SUITE 300	<b>SEAL</b>
<b>CHECKED BY</b> NB	RESTON, VA. 20191	RESTON, VA. 20191	<b>PROFESSIONAL CERTIFICATION</b> 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.
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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 CPII 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.F. Finch	3/29/17	SDP-1605	PH 2 INFRA.		
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**CANTER CREEK**  
 PRINCE GEORGE'S COUNTY MARYLAND

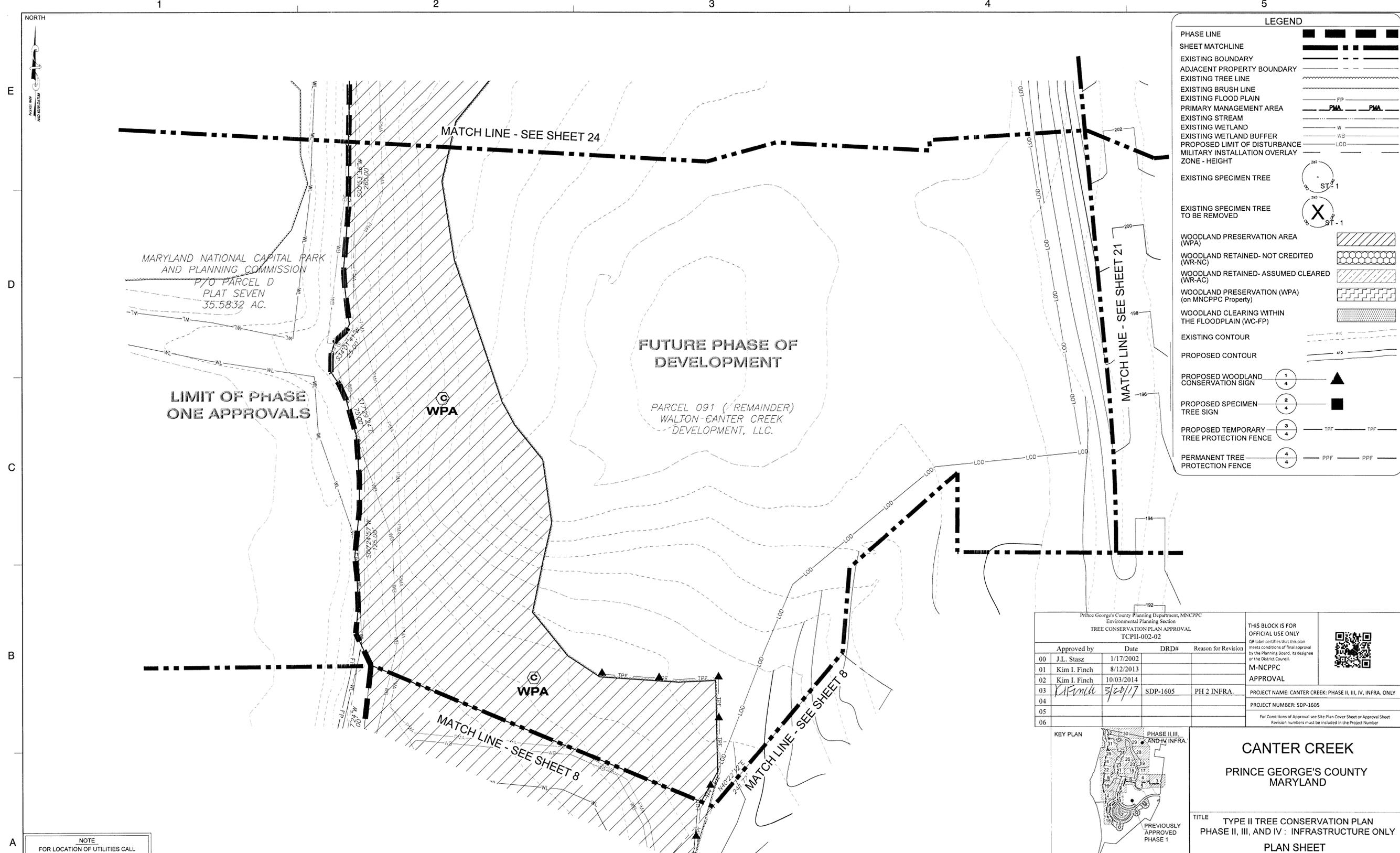
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PROJECT NO. 50071385

**21**

SHEET NO. 21 of 34



**LEGEND**

PHASE LINE	
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EXISTING TREE LINE	
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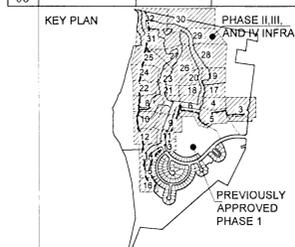
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**PROJECT NO.** 50071385  
**22**  
**SHEET NO.** 22 of 34

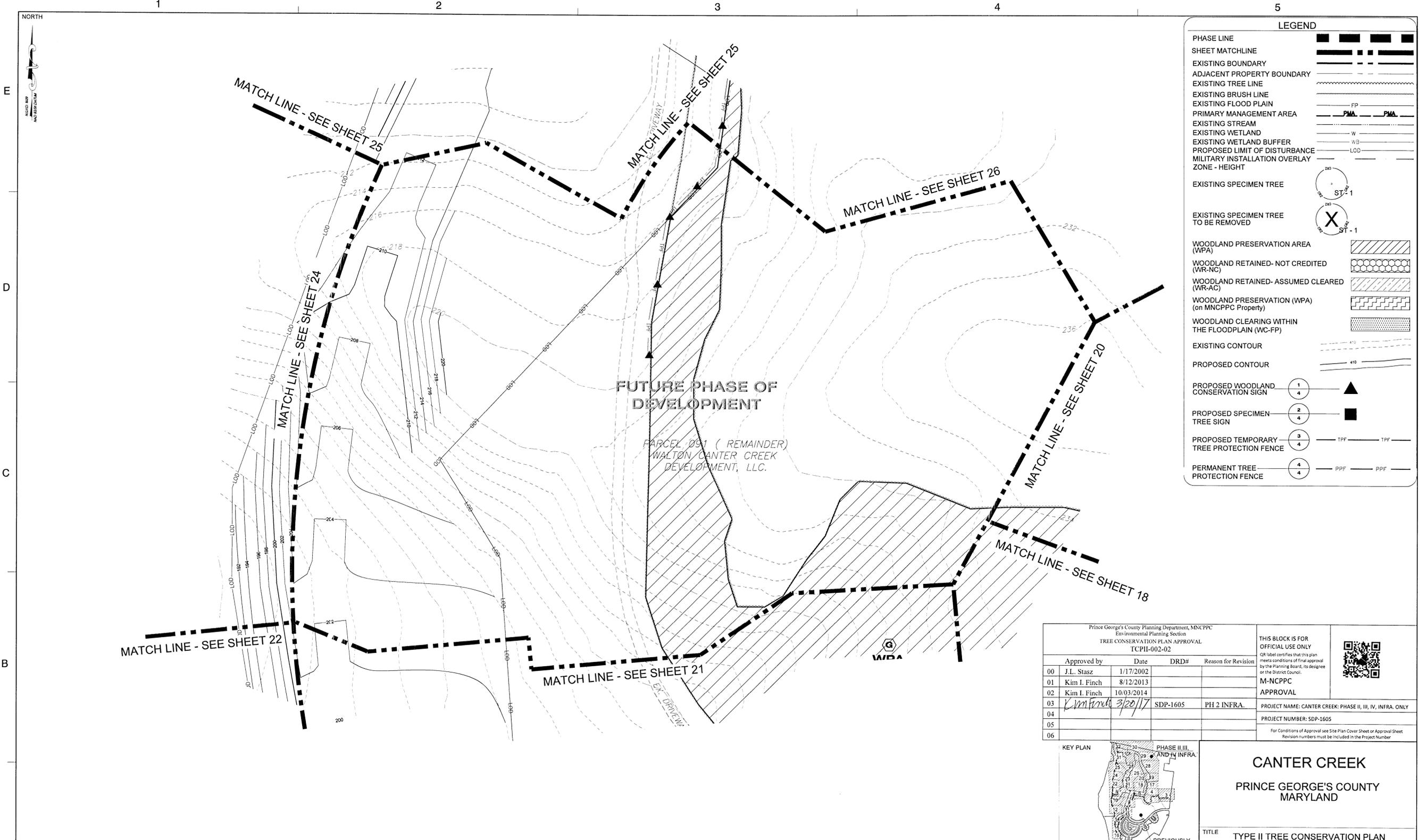
Prince George's County Planning Department, MNCPPC  
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**TREE CONSERVATION PLAN APPROVAL**  
 TCP11-002-02

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03 <i>KIM I. FINCH</i>	5/28/17	SDP-1605	PH 2 INFRA.
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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**



LEGEND	
PHASE LINE	
SHEET MATCHLINE	
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PROPOSED TEMPORARY TREE PROTECTION FENCE	
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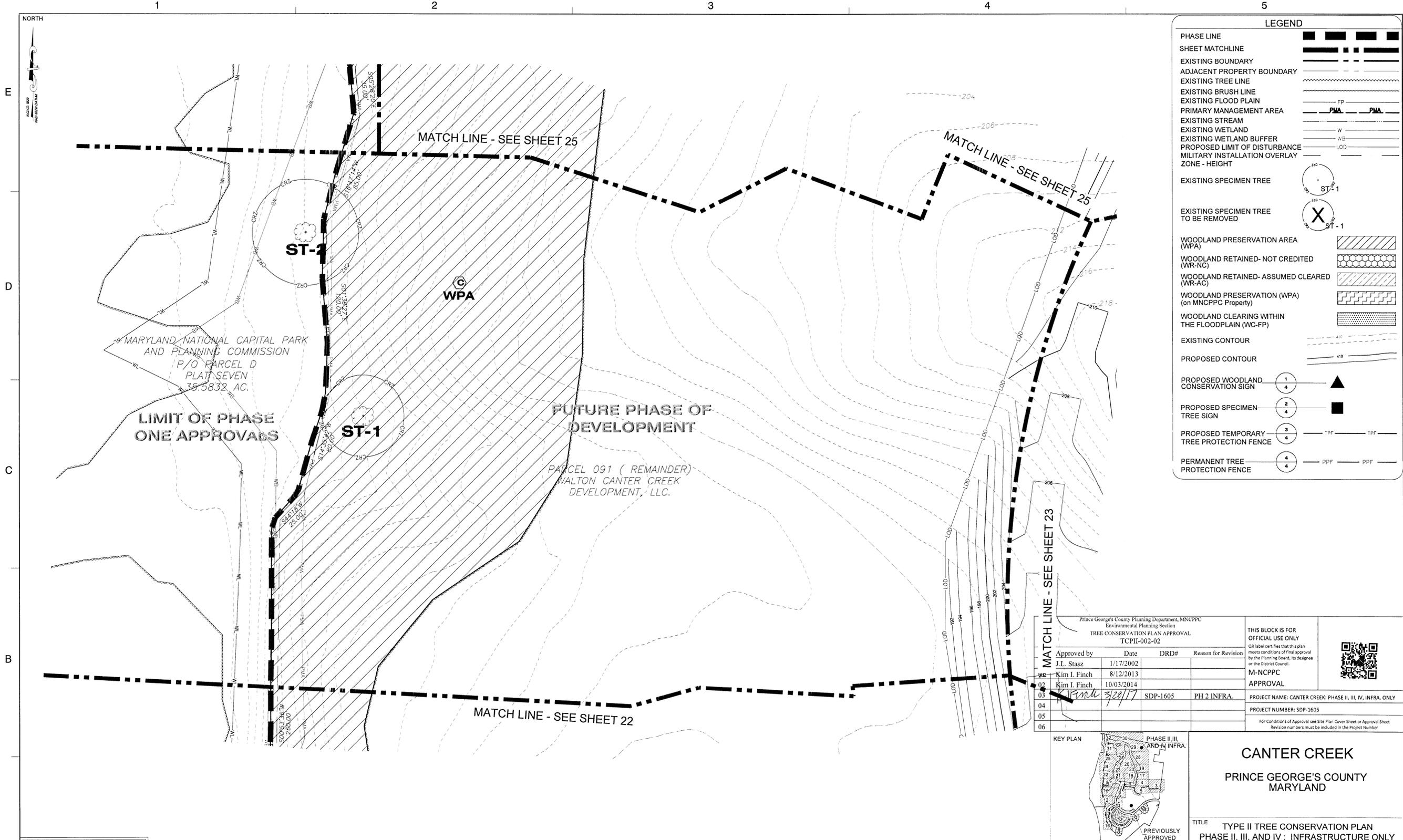
DRAWN BY: LB APPROVED BY: RM CHECKED BY: NB DATE: JULY 2016	DEVELOPER: WALTON CANTER CREEK DEVELOPMENT, L.L.C. 11800 SUNRISE VALLEY DRIVE, SUITE 300 RESTON, VA. 20191 PH: 540-532-2158	OWNER/APPLICANT: WALTON CANTER CREEK DEVELOPMENT, L.L.C. 11800 SUNRISE VALLEY DRIVE, SUITE 300 RESTON, VA. 20191 PH: 540-532-2158 ATTN: MIKE MILLER EMAIL: Mike.miller@walton.com	11TH ELECTION DISTRICT PRINCE GEORGE'S: TAX MAP 0117-00F2 WSSC GRID 2119E8, 2119E9, 2129E8, & 2129E9	SCALE(S)  <b>1"=30'</b> Unless otherwise noted	SEAL  <b>PROFESSIONAL CERTIFICATION:</b> 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 <div style="font-size: 2em; font-weight: bold; text-align: center;">23</div> SHEET NO. 23 of 34
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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.																														
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**CANTER CREEK**  
 PRINCE GEORGE'S COUNTY  
 MARYLAND

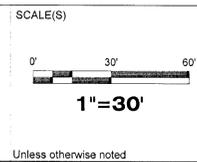
TITLE  
 TYPE II TREE CONSERVATION PLAN  
 PHASE II, III, AND IV : INFRASTRUCTURE ONLY  
 PLAN SHEET



LEGEND	
PHASE LINE	
SHEET MATCHLINE	
EXISTING BOUNDARY	
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EXISTING TREE LINE	
EXISTING BRUSH LINE	
EXISTING FLOOD PLAIN	
PRIMARY MANAGEMENT AREA	
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EXISTING WETLAND	
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<b>DRAWN BY</b> LB	<b>DEVELOPER</b> WALTON CANTER CREEK DEVELOPMENT, L.L.C. 11800 SUNRISE VALLEY DRIVE, SUITE 300 RESTON, VA. 20191 PH: 540-532-2158	<b>OWNER/APPLICANT</b> 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	<b>11TH ELECTION DISTRICT</b> PRINCE GEORGE'S: TAX MAP 0117-00F2 WSSC GRID 211SE8, 211SE9, 212SE8, & 212SE9
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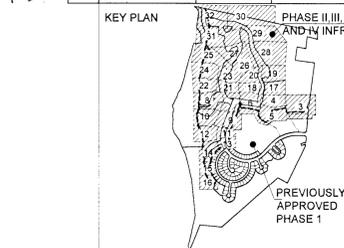


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Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCPII-002-02			
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Kim I. Finch	8/12/2013		
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Kim I. Finch	3/22/17	SDP-1605	PH 2 INFRA.

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PROJECT NUMBER: SDP-1605	
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**CANTER CREEK**  
 PRINCE GEORGE'S COUNTY MARYLAND

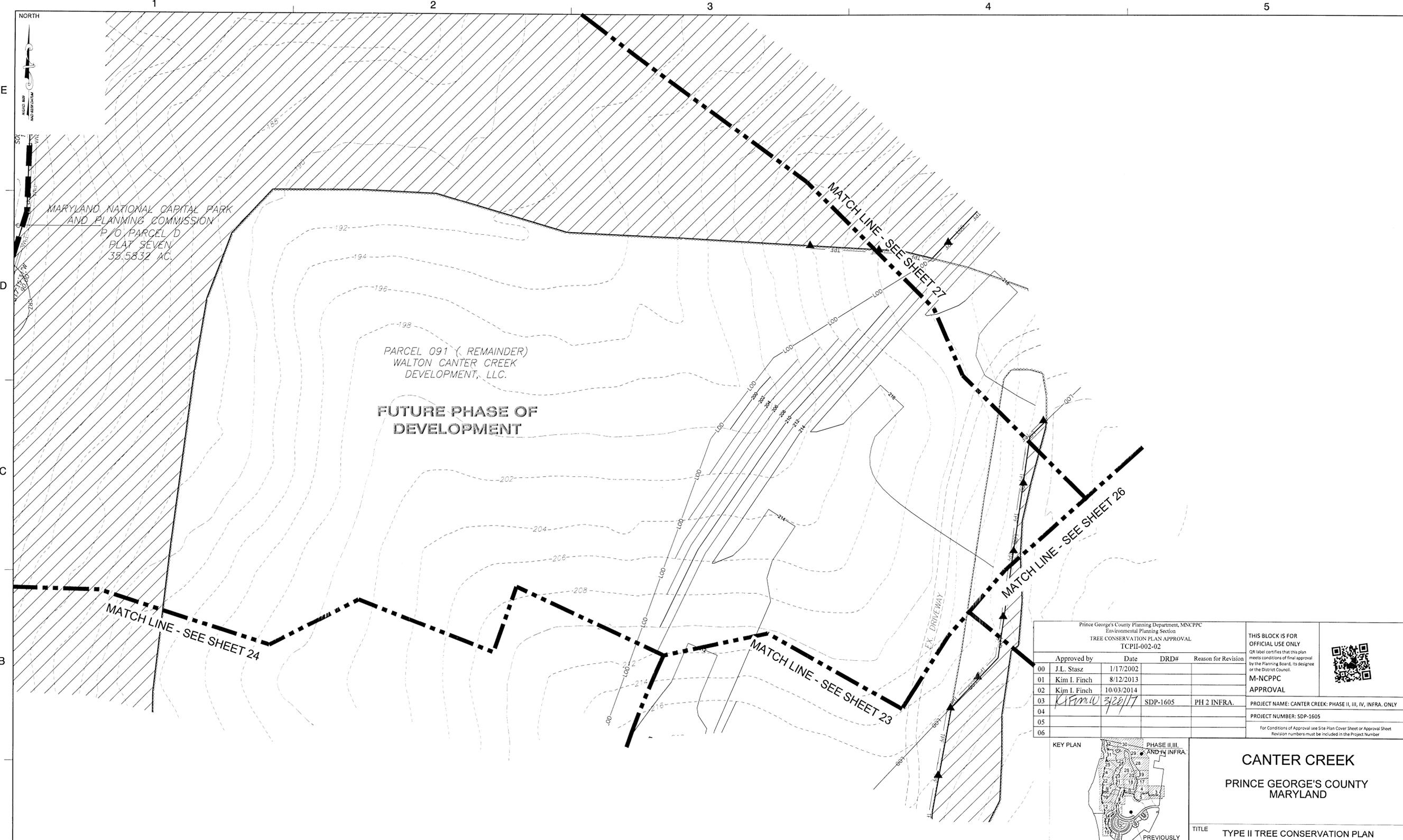
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**Dewberry**  
 Dewberry Consultants, LLC  
 10003 Dereckwood Lane, Suite 204  
 Lanham, MD 20706  
 301.731.5551  
 301.731.0188 fax

PROJECT NO. 50071385

**24**

SHEET NO. 24 of 34



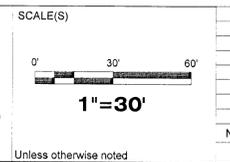
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**DRAWN BY** LB  
**APPROVED BY** RM  
**CHECKED BY** NB  
**DATE** JULY 2016

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

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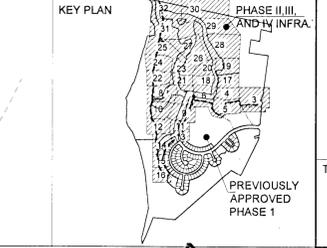
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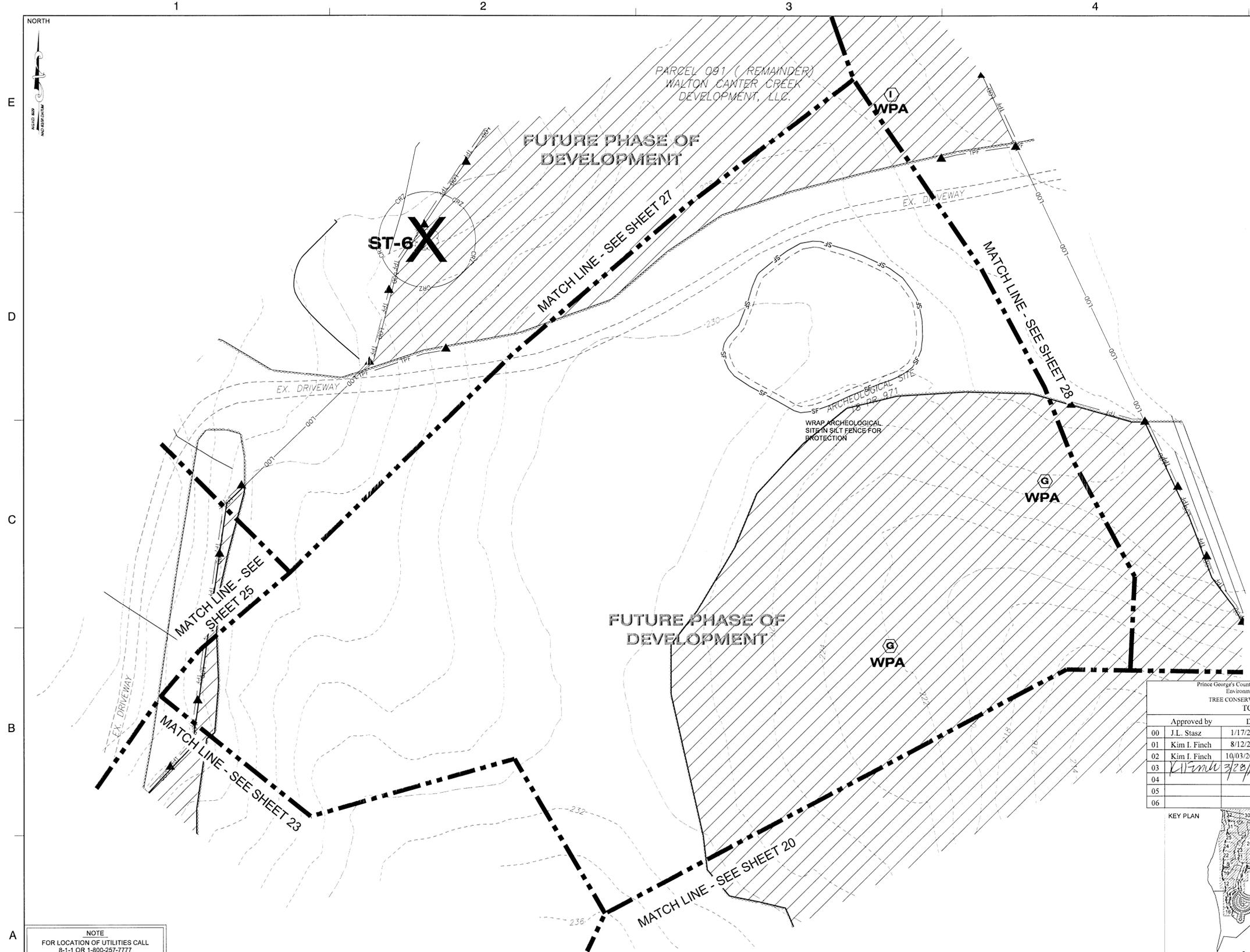
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**25**  
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Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP11-002-02				THIS BLOCK IS FOR OFFICIAL USE ONLY QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
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03 <i>KIF/ML</i>	3/20/17	SDP-1605	PH 2 INFRA.	
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**CANTER CREEK**  
 PRINCE GEORGES'S COUNTY MARYLAND  
 TITLE TYPE II TREE CONSERVATION PLAN PHASE II, III, AND IV : INFRASTRUCTURE ONLY PLAN SHEET



**LEGEND**

PHASE LINE	
SHEET MATCHLINE	
EXISTING BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
EXISTING TREE LINE	
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EXISTING FLOOD PLAIN	
PRIMARY MANAGEMENT AREA	
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**DRAWN BY** LB  
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**CHECKED BY** NB  
**DATE** JULY 2016

**DEVELOPER**  
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**SCALE(S)**  
  
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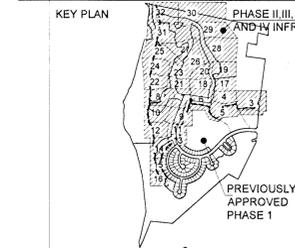
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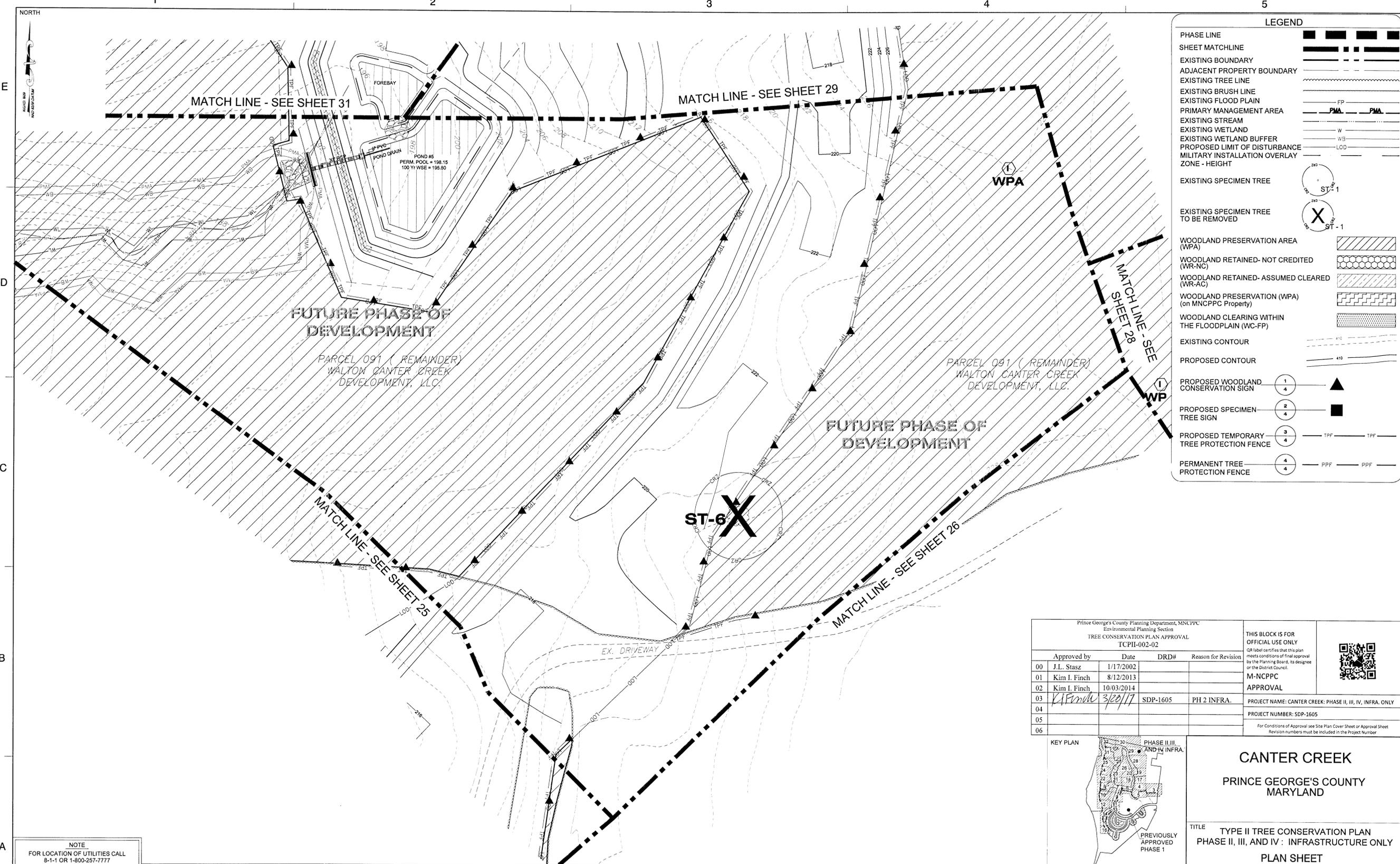
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**CANTER CREEK**  
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 TITLE TYPE II TREE CONSERVATION PLAN PHASE II, III, AND IV : INFRASTRUCTURE ONLY  
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PROJECT NO. 50071385  
**26**  
 SHEET NO. 26 of 34



LEGEND	
PHASE LINE	
SHEET MATCHLINE	
EXISTING BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
EXISTING TREE LINE	
EXISTING BRUSH LINE	
EXISTING FLOOD PLAIN	
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EXISTING STREAM	
EXISTING WETLAND	
EXISTING WETLAND BUFFER	
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**CANTER CREEK**  
PRINCE GEORGE'S COUNTY  
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TITLE  
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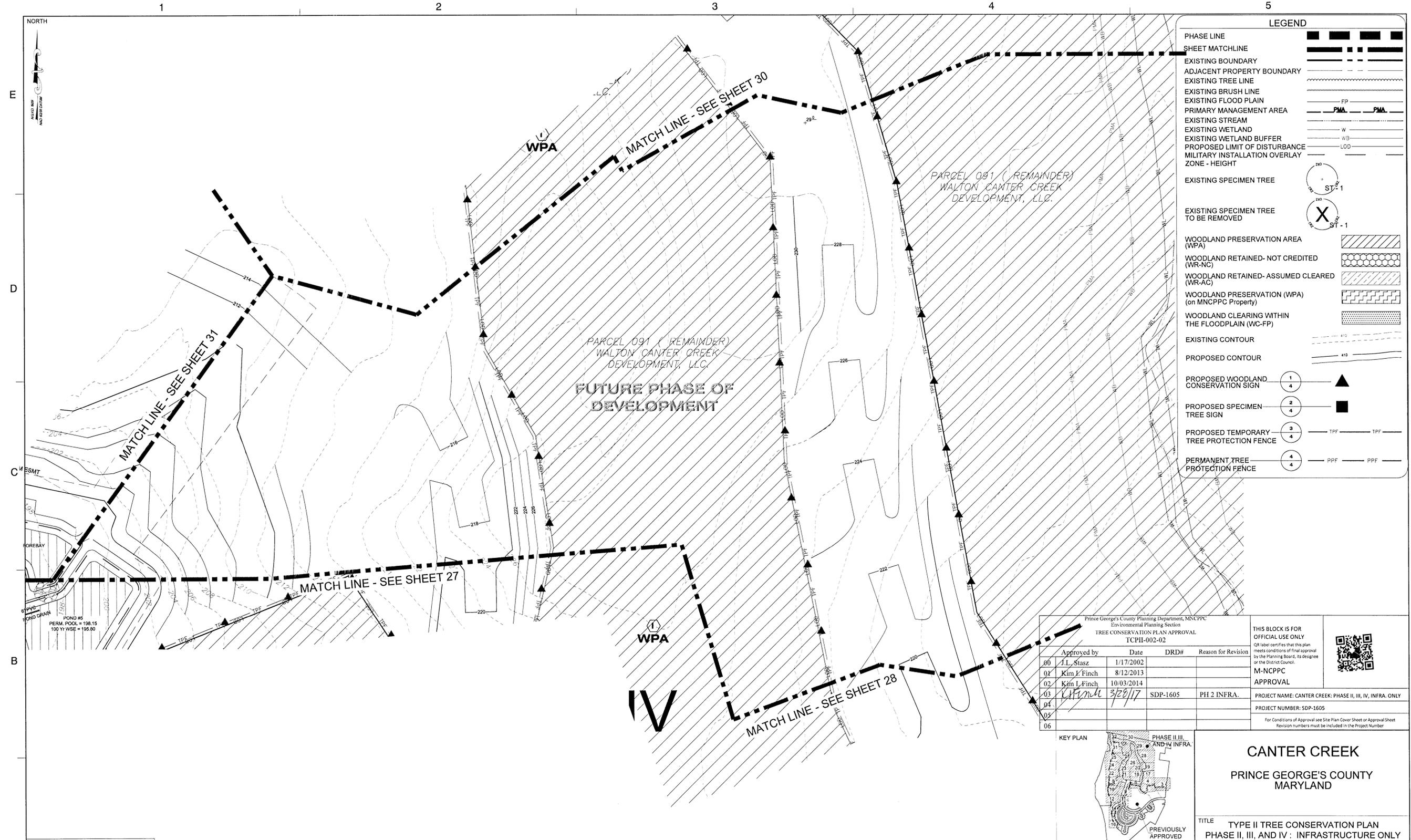
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PROJECT NO. 50071385  
**27**  
SHEET NO. 27 of 34





**LEGEND**

PHASE LINE	
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Environmental Planning Section  
TREE CONSERVATION PLAN APPROVAL  
TCPH-002-02

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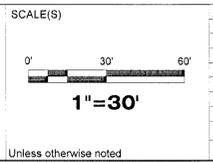


**CANTER CREEK**  
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<b>DRAWN BY</b> LB	<b>DEVELOPER</b> WALTON CANTER CREEK DEVELOPMENT, L.L.C. 11800 SUNRISE VALLEY DRIVE, SUITE 300 RESTON, VA. 20191 PH: 540-532-2158	<b>OWNER/APPLICANT</b> WALTON CANTER CREEK DEVELOPMENT, L.L.C. 11800 SUNRISE VALLEY DRIVE, SUITE 300 RESTON, VA. 20191 PH: 540-532-2158 ATTN: MIKE MILLER EMAIL: Mike.miller@walton.com	<b>11TH ELECTION DISTRICT</b> PRINCE GEORGE'S: TAX MAP 0117-00F2 WSSC GRID 211SE8, 211SE9, 212SE8, & 212SE9
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NO.	DESCRIPTION	DATE	BY
1.	PHASE II, III, IV, INFRA. ONLY	2/21/17	RM

REVISIONS

SEAL

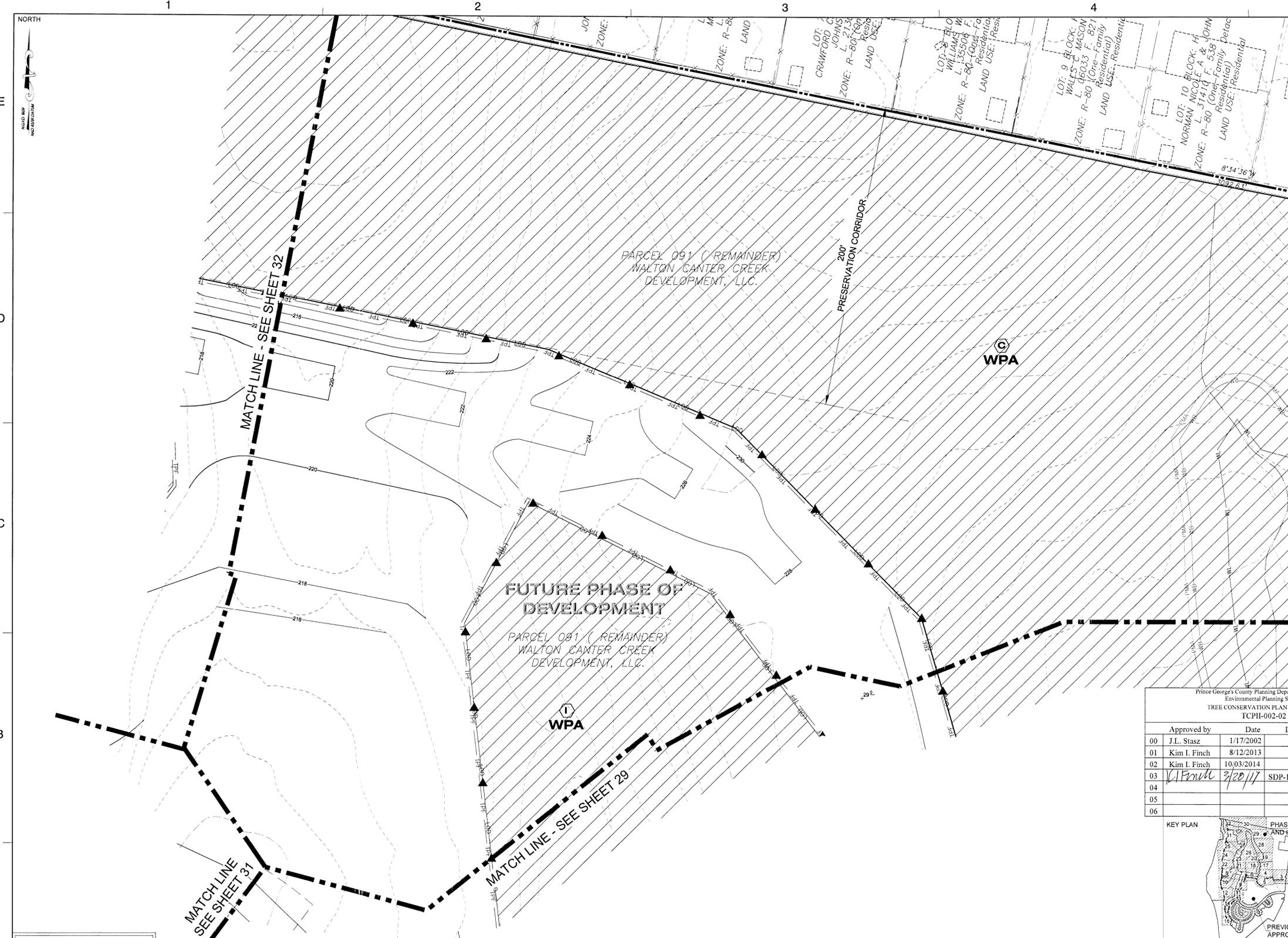
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I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3772 EXPIRATION DATE: MAY 13, 2018.

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

PROJECT NO. 50071385

**29**

SHEET NO. 29 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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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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11TH ELECTION DISTRICT  
 PRINCE GEORGE'S TAX MAP 0117-00F2  
 WSSC GRID 211SE8, 211SE9, 212SE8, & 212SE9

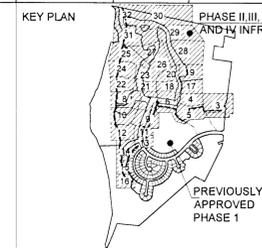
SCALE(S)  
  
 1" = 30'

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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 <i>[Signature]</i>	3/20/17	SDP-1605	PH 2 INFRA.
04			
05			
06			

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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



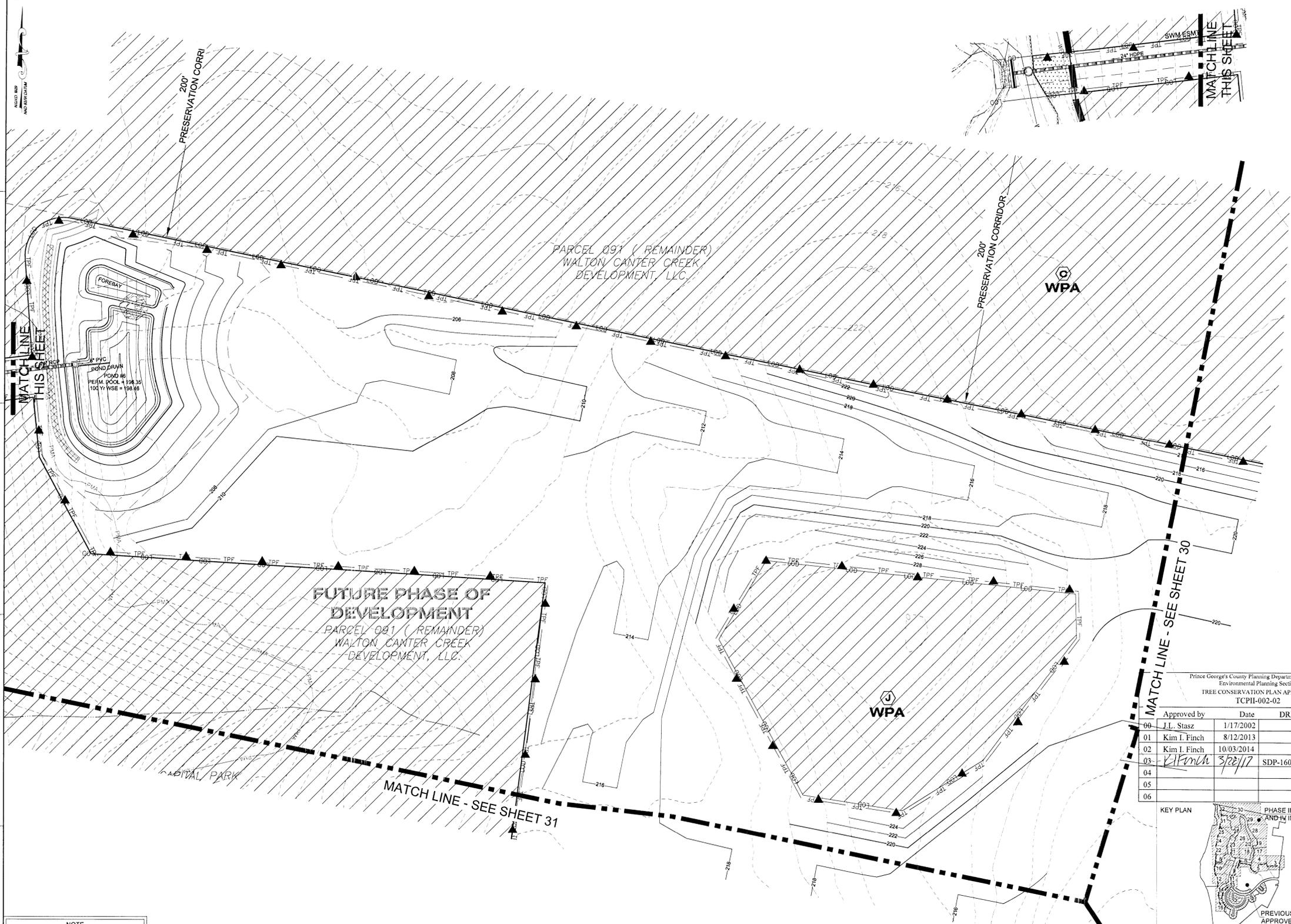
**CANTER CREEK**  
 PRINCE GEORGE'S COUNTY MARYLAND  
 TITLE TYPE II TREE CONSERVATION PLAN PHASE II, III, AND IV : INFRASTRUCTURE ONLY  
 PLAN SHEET

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

PROJECT NO. 50071385  
**30**  
 SHEET NO. 30 of 34



NORTH  
E  
D  
C  
B  
A



**LEGEND**

PHASE LINE	
SHEET MATCHLINE	
EXISTING BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
EXISTING TREE LINE	
EXISTING BRUSH LINE	
EXISTING FLOOD PLAIN	
PRIMARY MANAGEMENT AREA	
EXISTING STREAM	
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PROPOSED LIMIT OF DISTURBANCE	
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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	

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M-NCPPC APPROVAL

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

DEVELOPER  
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11800 SUNRISE VALLEY DRIVE, SUITE 300  
RESTON, VA. 20191  
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11TH ELECTION DISTRICT  
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SCALE(S)  
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1"=30'

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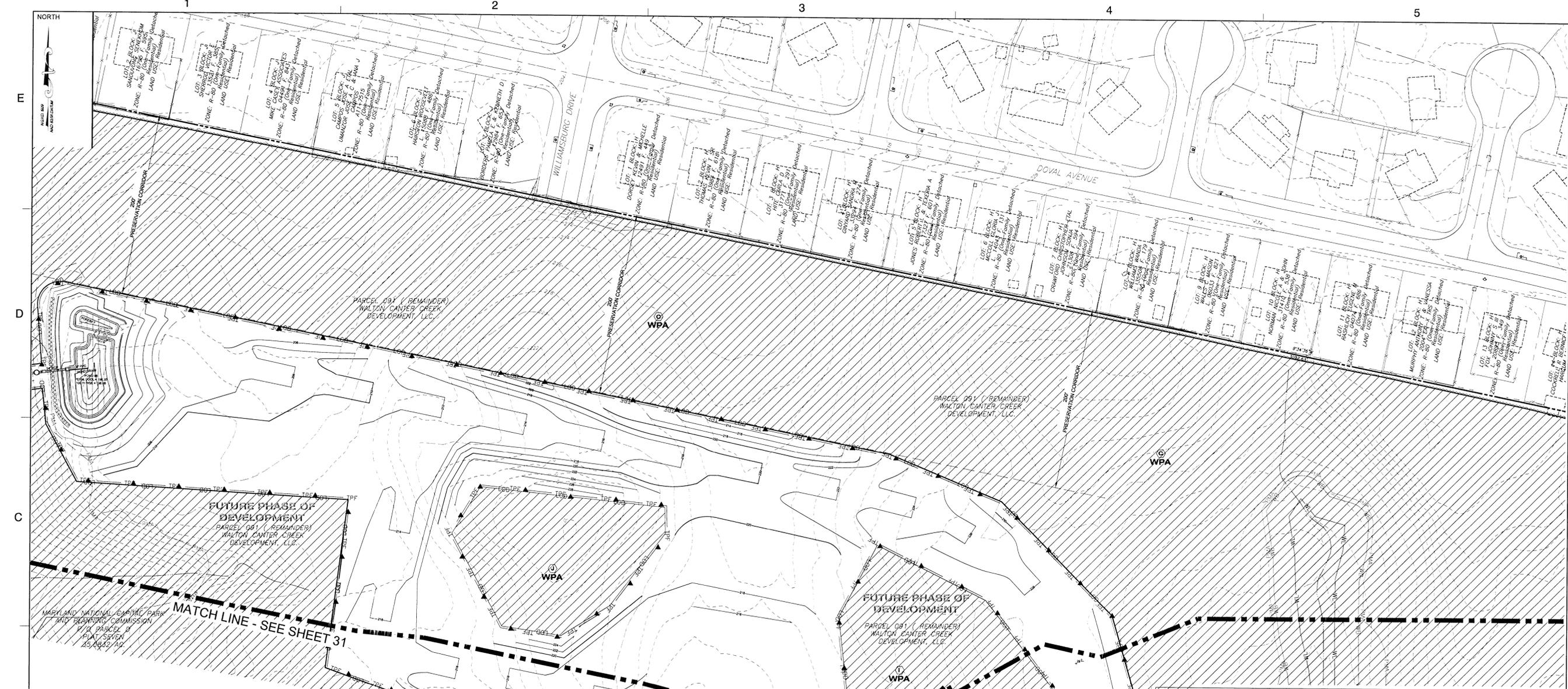
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**CANTER CREEK**  
PRINCE GEORGE'S COUNTY MARYLAND

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

**Dewberry**  
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			

**NOTE**  
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**APPROVED BY**

DRAWN BY	LB
APPROVED BY	RM
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**11TH ELECTION DISTRICT**  
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TAX MAP 0117-00F2  
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**REVISIONS**

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

**KEY PLAN**

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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

**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  
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301.731.0188 fax

**PROJECT NO.** 50071385

**32D**

PROJECT NO. 50071385

SHEET NO. 32D OF 34

**STANDARD TYPE II TREE CONSERVATION PLAN NOTES**

- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR TCP11-002-02. IF TCP11-002-02 EXPIRES, THEN THIS TCP11 ALSO EXPIRES AND IS NO LONGER VALID.
- CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED 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 THIS REQUIREMENT.
- 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 DEVELOPING TIER AND IS ZONED R-S.
- THE PROPERTY IS NOT ADJACENT TO A HISTORIC ROADWAY.
- THE SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
- THIS PLAN IS GRANDFATHERED UNDER CB-27-2010, SECTION 25-119(G).

**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 UNDERSTORY VEGETATION. A REVISED TREE CONSERVATION PLAN IS REQUIRED PRIOR TO CLEARING WOODLAND AREAS THAT ARE NOT SPECIFICALLY IDENTIFIED TO BE CLEARED ON THE APPROVED TCP2.
- 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 (TPFS) SHOWN ON THIS PLAN SHALL BE FLAGGED OR STAKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. UPON APPROVAL OF THE LOCATIONS 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 THIS TCP2.
- WOODLAND PRESERVATION AREAS SHALL BE POSTED WITH SIGNAGE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TCF 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 TREES 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 PERMITEE 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, MULCH 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 PERMITEE, 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 PERMITEE 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 A-300 PRUNING STANDARDS. THE CONDITION OF THE AREA SHALL BE FULLY DOCUMENTED THROUGH PHOTOGRAPHS PRIOR TO CORRECTIVE ACTION BEING TAKEN. THE PHOTOGRAPHS 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 TCP2. THE WORK IS REQUIRED TO BE CONDUCTED BY A LICENSED TREE EXPERT.

- DEBRIS PILES SHOWN IN WOODLAND PRESERVATION AREAS SHALL BE REMOVED BY HAND WITHOUT THE USE OF MECHANICAL EQUIPMENT WITHIN THE PRESERVATION AREA. CHAINS MAY BE USED TO PULL DEBRIS OUT OF THE PRESERVATION AREAS. CAUTION MUST BE USED NOT TO DAMAGE REMAINING VEGETATION.

**POST DEVELOPMENT NOTES**

**WHEN WOODLANDS AND/OR SPECIMEN, HISTORIC OR CHAMPION TREES ARE TO REMAIN:**

- IF THE DEVELOPER OR BUILDER NO LONGER HAS AN INTEREST IN THE PROPERTY AND THE NEW OWNER DESIRES TO REMOVE A HAZARDOUS TREE OR PORTION THEREOF, THE NEW 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" GUIDANCE FOR PRINCE GEORGE'S 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 PORTION THEREOF ARE IN IMMINENT DANGER OF STRIKING A STRUCTURE, PARKING AREA, OR OTHER HIGH USE AREAS AND MAY RESULT IN PERSONAL INJURY OR PROPERTY DAMAGE THEN THE CERTIFICATION IS NOT REQUIRED AND THE PERMITEE 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 TCP2. 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 PLANT MAY BE CUT NEAR THE GROUND AND MATERIAL LESS THAN TWO INCHES DIAMETER MAY BE REMOVED FROM THE AREA AND DISPOSED OF APPROPRIATELY. ALL MATERIAL FROM THESE NOXIOUS, INVASIVE, AND NON-NATIVE PLANTS GREATER THAN TWO (2) INCHES DIAMETER SHALL BE CUT 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.

**PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS**

- REFORESTATION FENCING AND SIGNAGE SHALL REMAIN IN PLACE IN ACCORDANCE WITH THE APPROVED TYPE 2 TREE CONSERVATION PLAN.
- REFORESTATION AREAS SHALL NOT BE MOWED; HOWEVER, THE MANAGEMENT OF COMPETING VEGETATION AND REMOVAL OF NOXIOUS, INVASIVE, AND NON-NATIVE VEGETATION AROUND INDIVIDUAL TREES IS ACCEPTABLE.

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

**DEVELOPER**  
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**SCALE(S)**  
**AS SHOWN**  
Unless otherwise noted

NO.	DESCRIPTION	DATE	BY
1.	PHASE II, III, IV, INFRA. ONLY	2/21/17	RM
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, 2016.

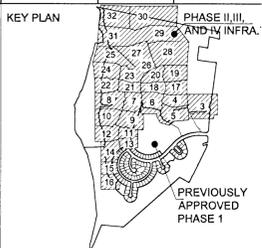
Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP11-002-02			
Approved by	Date	DRD#	Reason for Revision
J.L. Stasz	1/17/2002		
Kim I. Finch	8/12/2013		
Kim I. Finch	10/03/2014		
<i>Y. Finch</i>	<i>3/28/17</i>	SDP-1605	PH 2 INFRA.

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  
NOTES SHEET

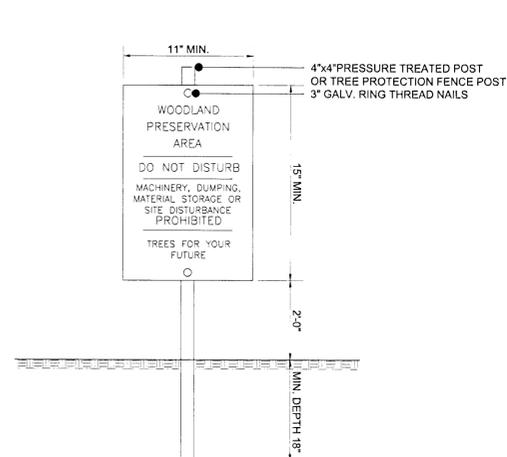
**Dewberry**  
Dewberry Consultants, LLC  
10003 Derekwood Lane, Suite 204  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

PROJECT NO. 50071385

**33**

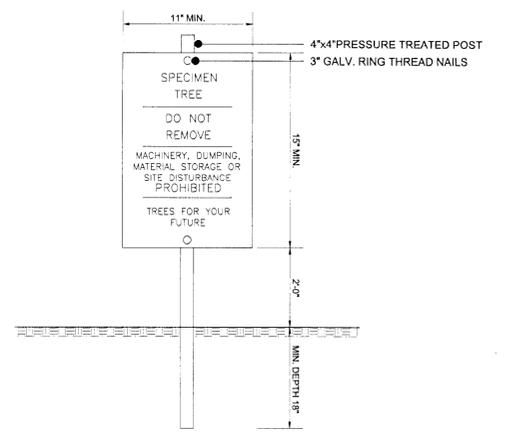
SHEET NO. 33 of 34

E  
D  
C  
B  
A



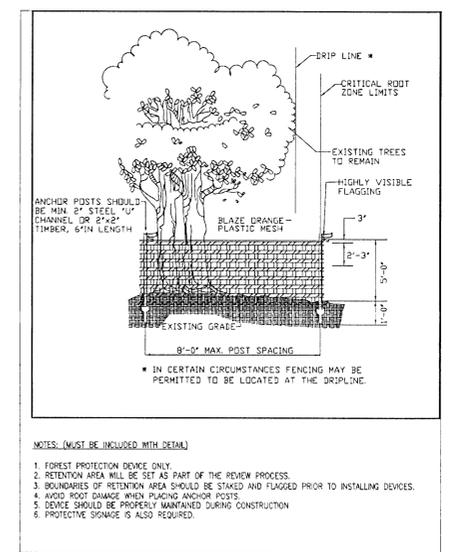
- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
  2. SIGNS SHOULD BE PROPERLY MAINTAINED.
  3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
  4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
  5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE 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**  
SCALE: NTS

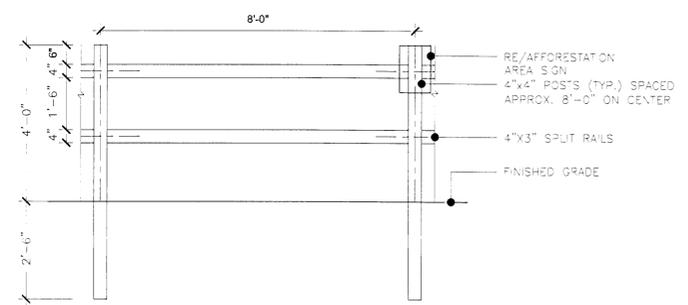


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  4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
  5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.
  6. LOCATE SIGNS APPROXIMATELY EVERY 50' ALONG FENCING.
  7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.
  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**  
SCALE: NTS



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

**NOTE**  
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO [www.call811.com](http://www.call811.com) <http://www.missutility.net>  
48 HOURS IN ADVANCE OF ANY WORK 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  
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)  
**AS SHOWN**  
Unless otherwise noted

NO.	DESCRIPTION	DATE	BY
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**Dewberry**  
Dewberry Consultants, LLC  
10003 Dereckwood Lane, Suite 204  
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PROJECT NO. 50071385  
**34**  
SHEET NO. 34 of 34

Approved by	Date	DRD#	Reason for Revision
J.L. Stasz	1/17/2002		
Kim I. Finch	8/12/2013		
Kim I. Finch	10/03/2014		
<i>[Signature]</i>	3/28/17	SDP-1605	PH 2 INFRA.

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

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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



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