

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	
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PRIMARY MANAGEMENT AREA	
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PROPOSED LIMIT OF DISTURBANCE	
MILITARY INSTALLATION OVERLAY ZONE - HEIGHT	
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WOODLAND PRESERVATION AREA (WPA)	
WOODLAND RETAINED- NOT CREDITED (WR-NC)	
WOODLAND RETAINED- ASSUMED CLEARED (WR-AC)	
WOODLAND PRESERVATION (WPA) (on MNCPPC Property)	
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DRAWN BY LB
APPROVED BY RM
CHECKED BY NB
DATE JULY 2016

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11TH ELECTION DISTRICT
PRINCE GEORGES:
TAX MAP 0117-00F2
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SCALE(S)

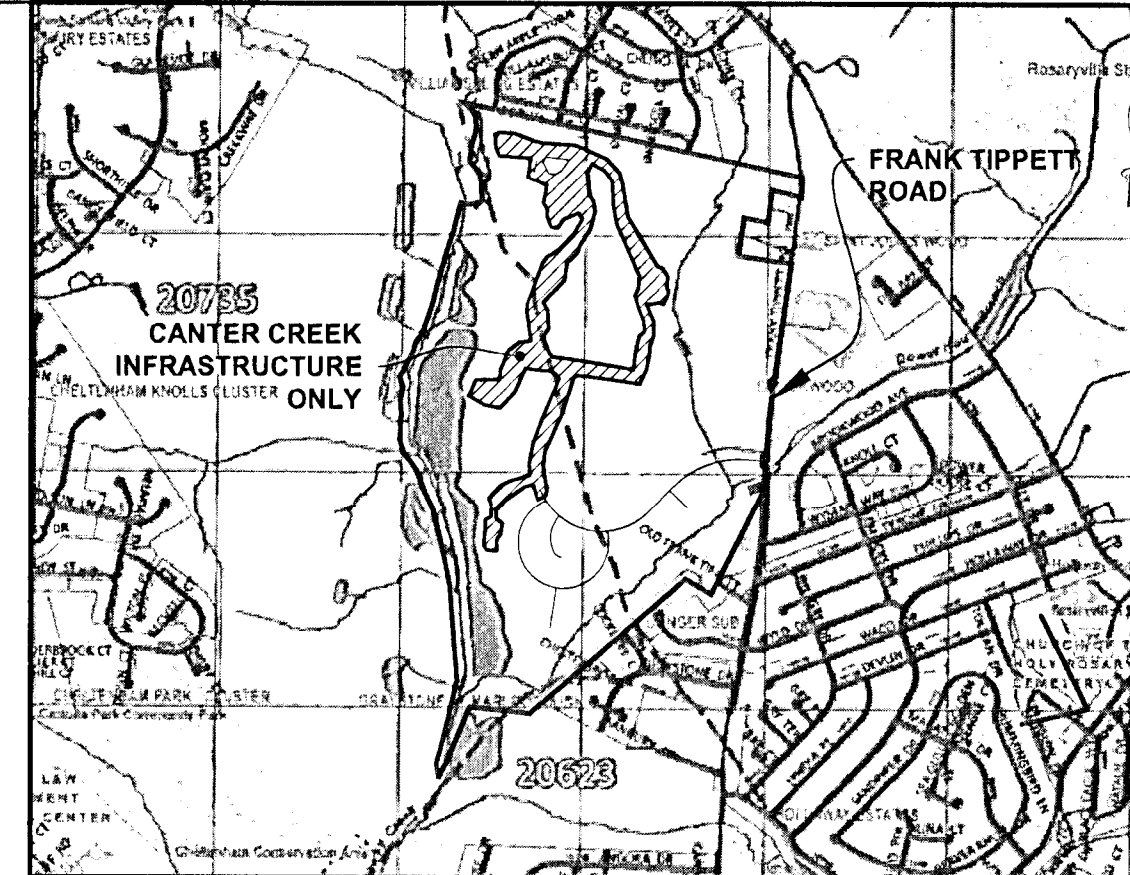
AS SHOWN

Unless otherwise noted

NO.	DESCRIPTION	DATE	BY
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REVISIONS			

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ARCHITECT UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 3772 EXPIRATION
DATE: MAY 13, 2018



VICINITY MAP
SCALE: 1" = 2000'

PRINCE GEORGES 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

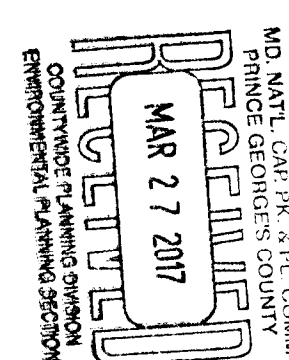
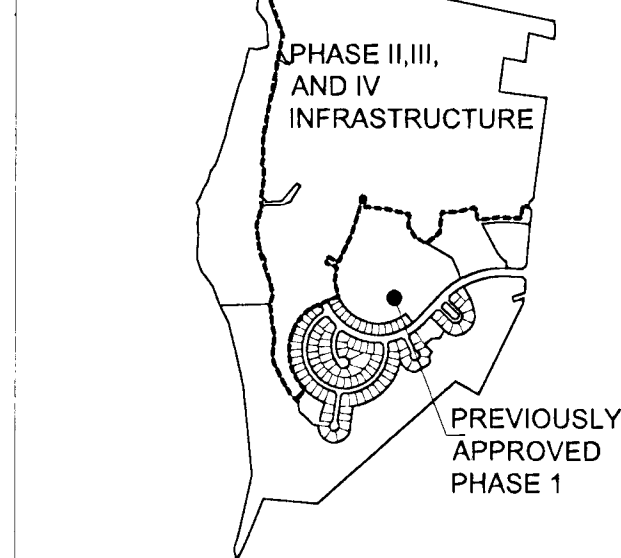
SHEET INDEX

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

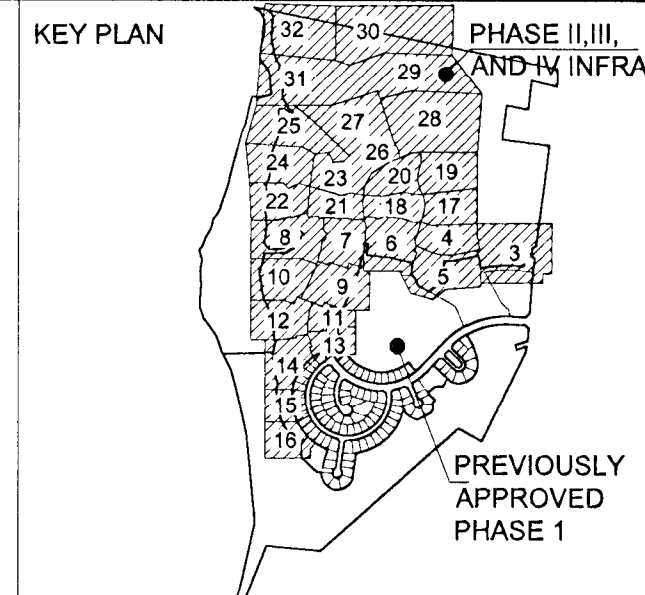
SITE STATISTICS

	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.	
Approved by	Date	DRD#	Reason for Revision	M-NCPPC APPROVAL	
00 J.L. Stasz	1/17/2002				
01 Kim I. Finch	8/12/2013				
02 Kim I. Finch	10/03/2014				
03 J.P. Miller	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	
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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

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)	46.99				
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		
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03 Kim I. Finch	3/7/17	SDP-1605	PH 2 INFRA.
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M-NCPPC APPROVAL

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PROJECT NUMBER: SDP-1605

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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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SHEET NO. 2 of 34

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APPROVED BY RM

CHECKED BY NB

DATE JULY 2016

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PH: 540-532-2158

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ATTN: MIKE MILLER

EMAIL: Mike.miller@walton.com

SCALE(S)

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

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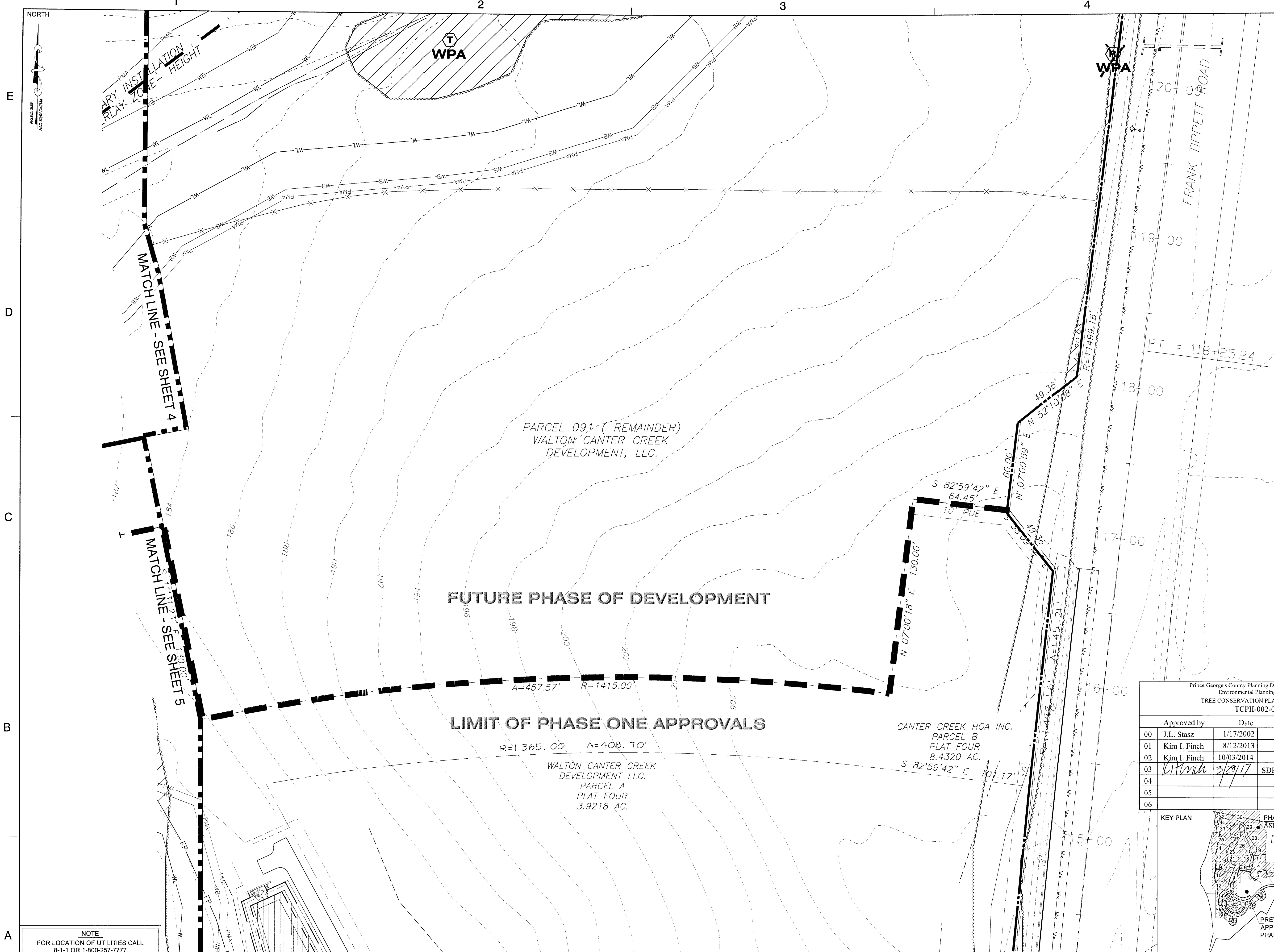
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0' 30' 60'
1"=30'

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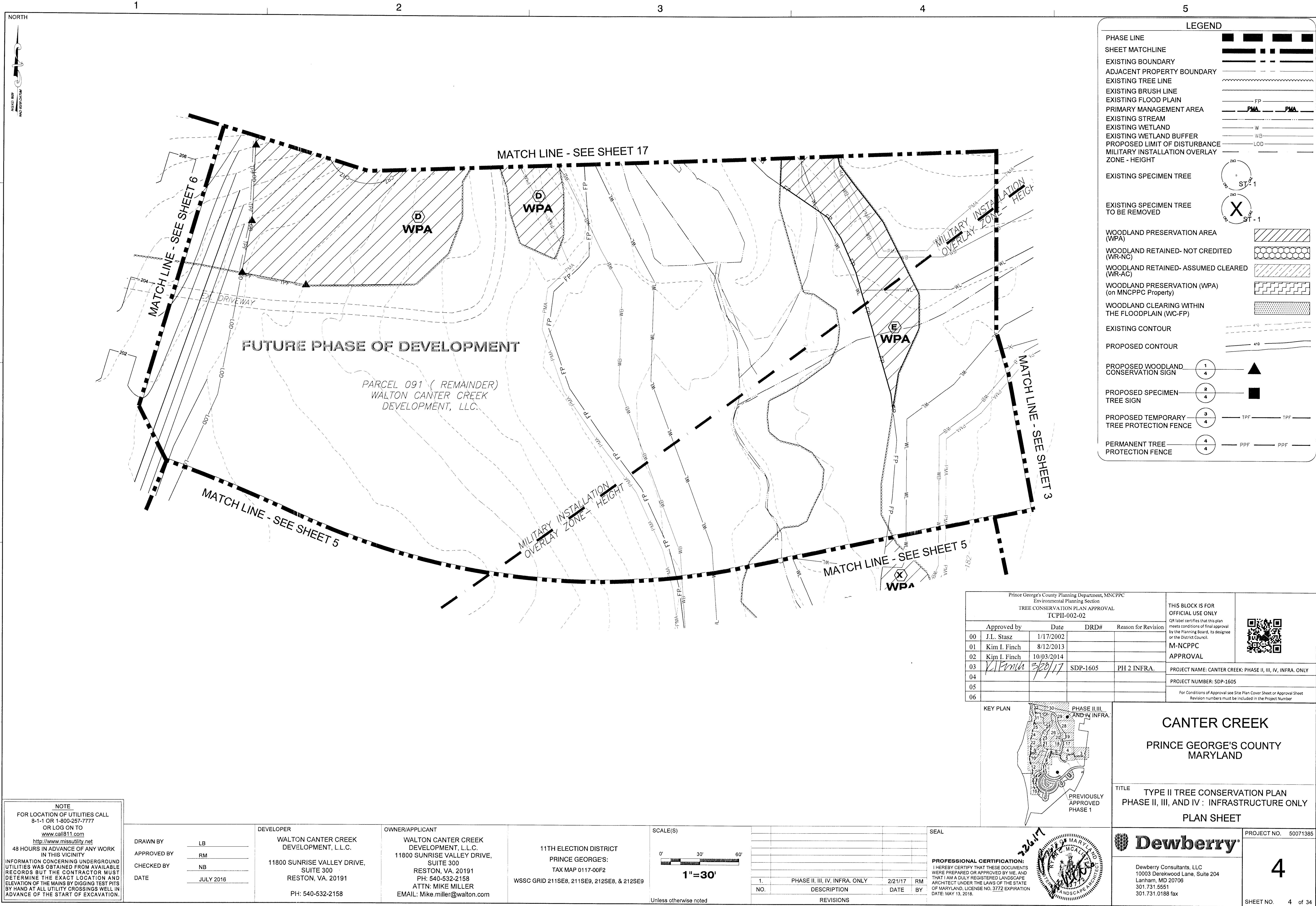
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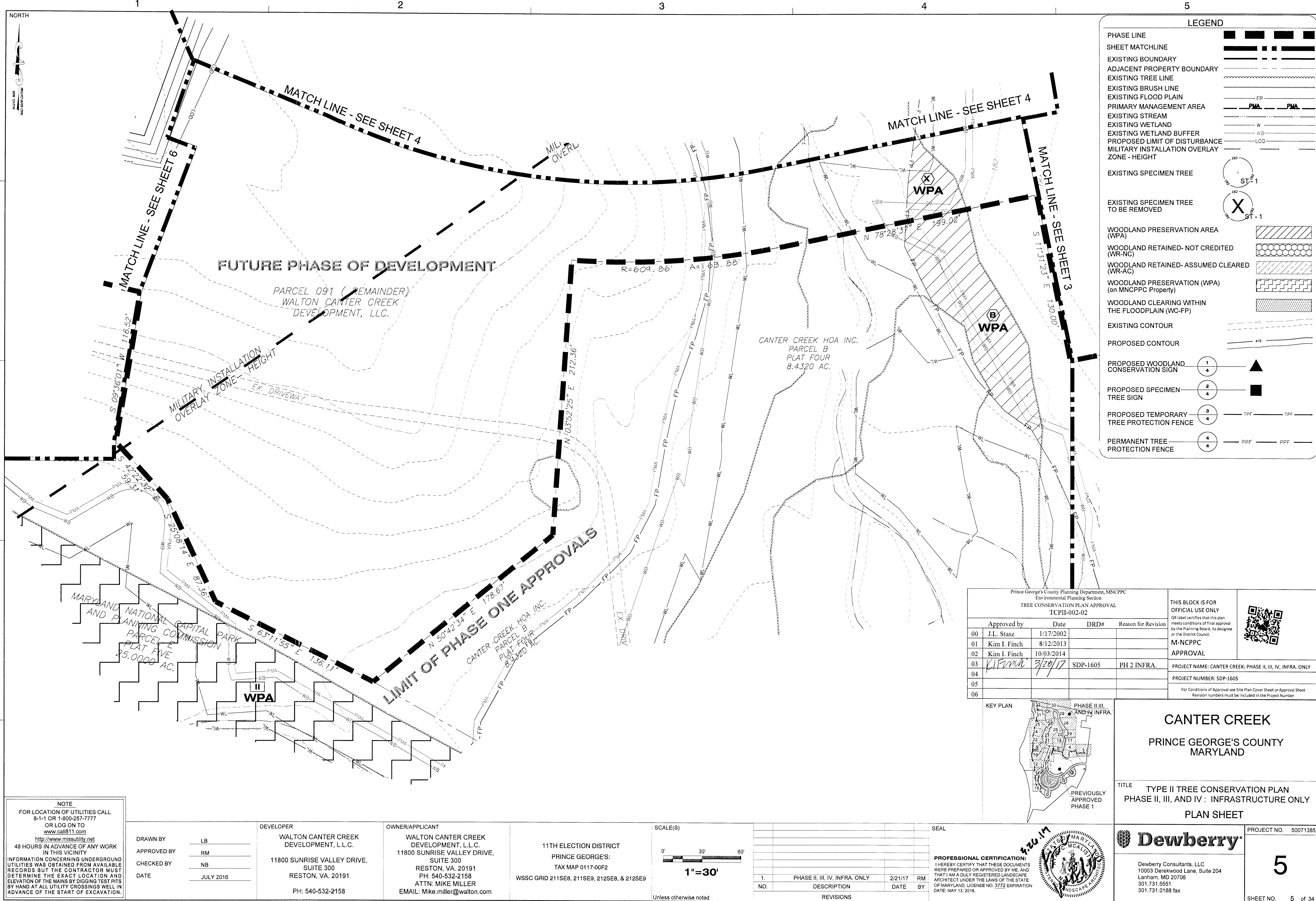
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SHEET NO. 3 of 34





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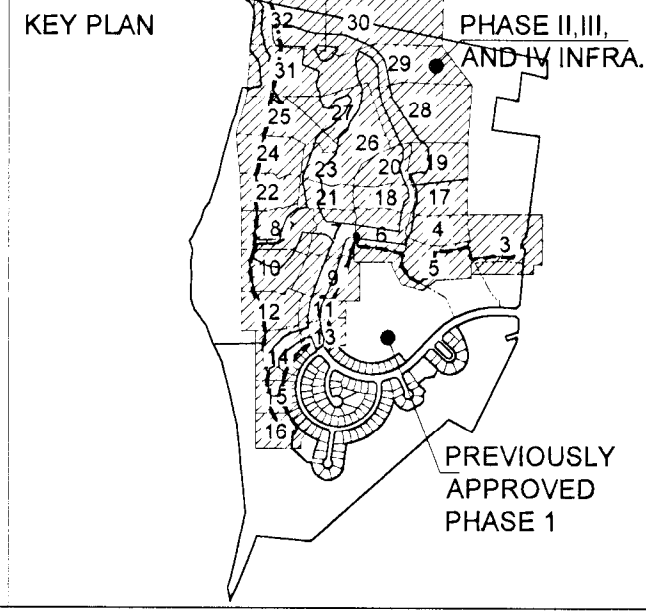
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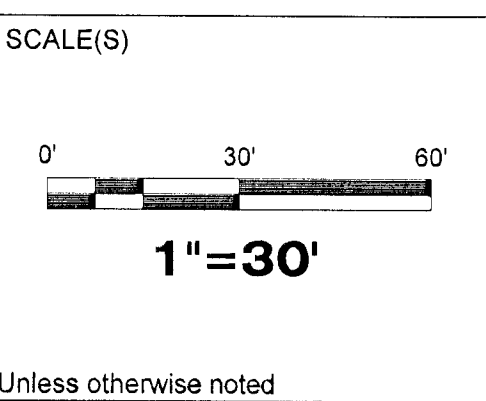
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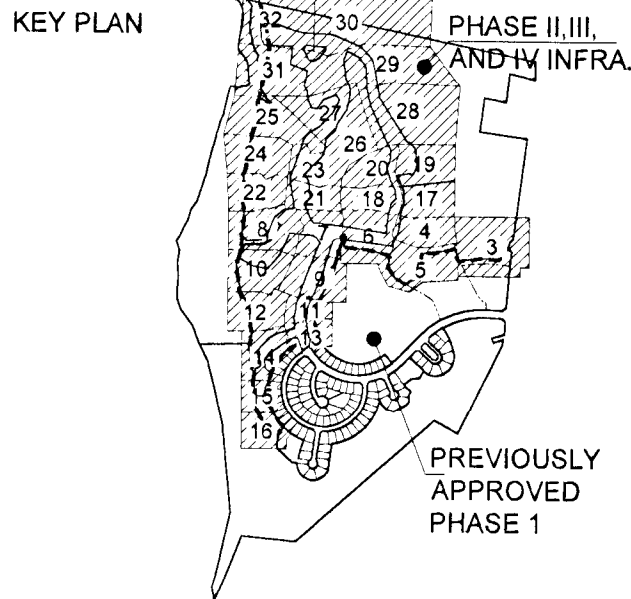
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EXISTING CONTOUR
PROPOSED CONTOUR

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



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OR LOG ON TO
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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)
0' 30' 60'
1"=30'
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, 2019.

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
301.731.6551
301.731.0188 fax

PROJECT NO. 50071385
6
SHEET NO. 6 of 34

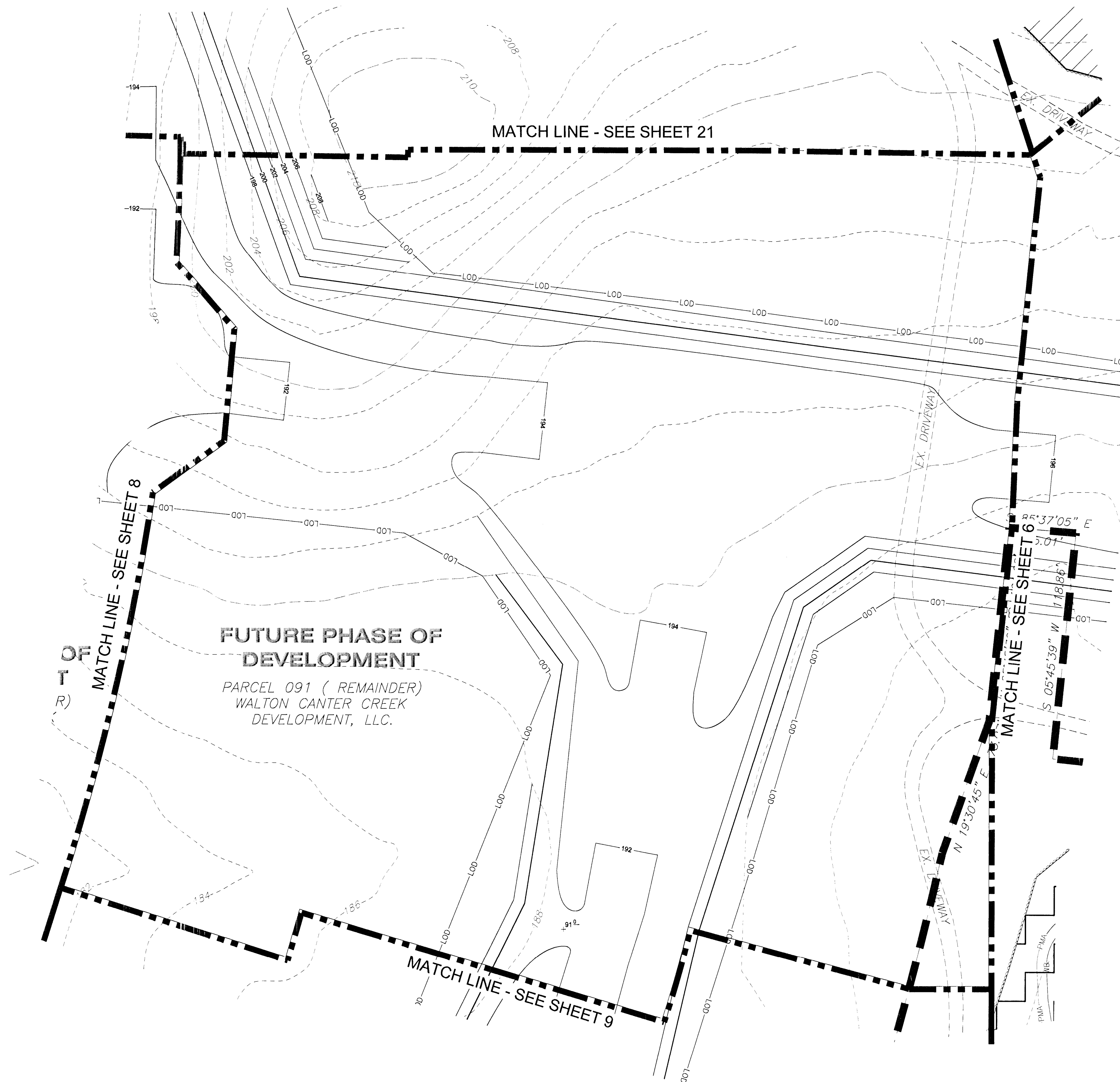
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D

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**FUTURE PHASE OF DEVELOPMENT**

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

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SCALE(S)

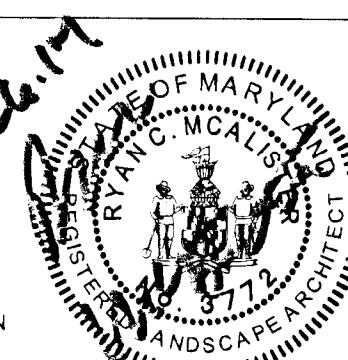
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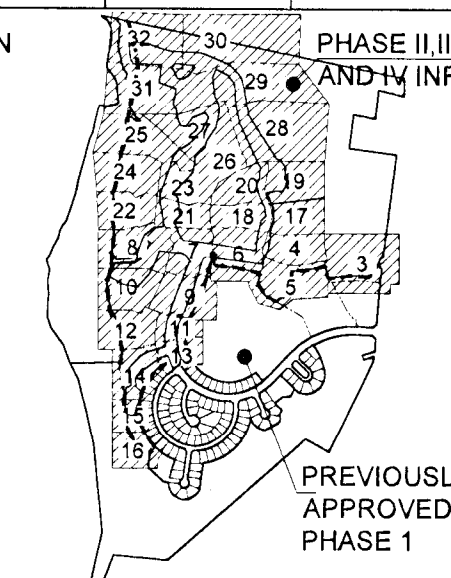
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02	Kim I. Finch	10/03/2014				
03	<i>K I Finch</i>	<i>3/20/17</i>	SDP-1605			PH 2 INFRA.
04						
05						PROJECT NAME: CANTER CREEK: PHASE II, III, IV, INFRA. ONLY
06						PROJECT NUMBER: SDP-1605
				For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number		

KEY PLAN

**CANTER CREEK**

PRINCE GEORGE'S COUNTY
MARYLAND

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

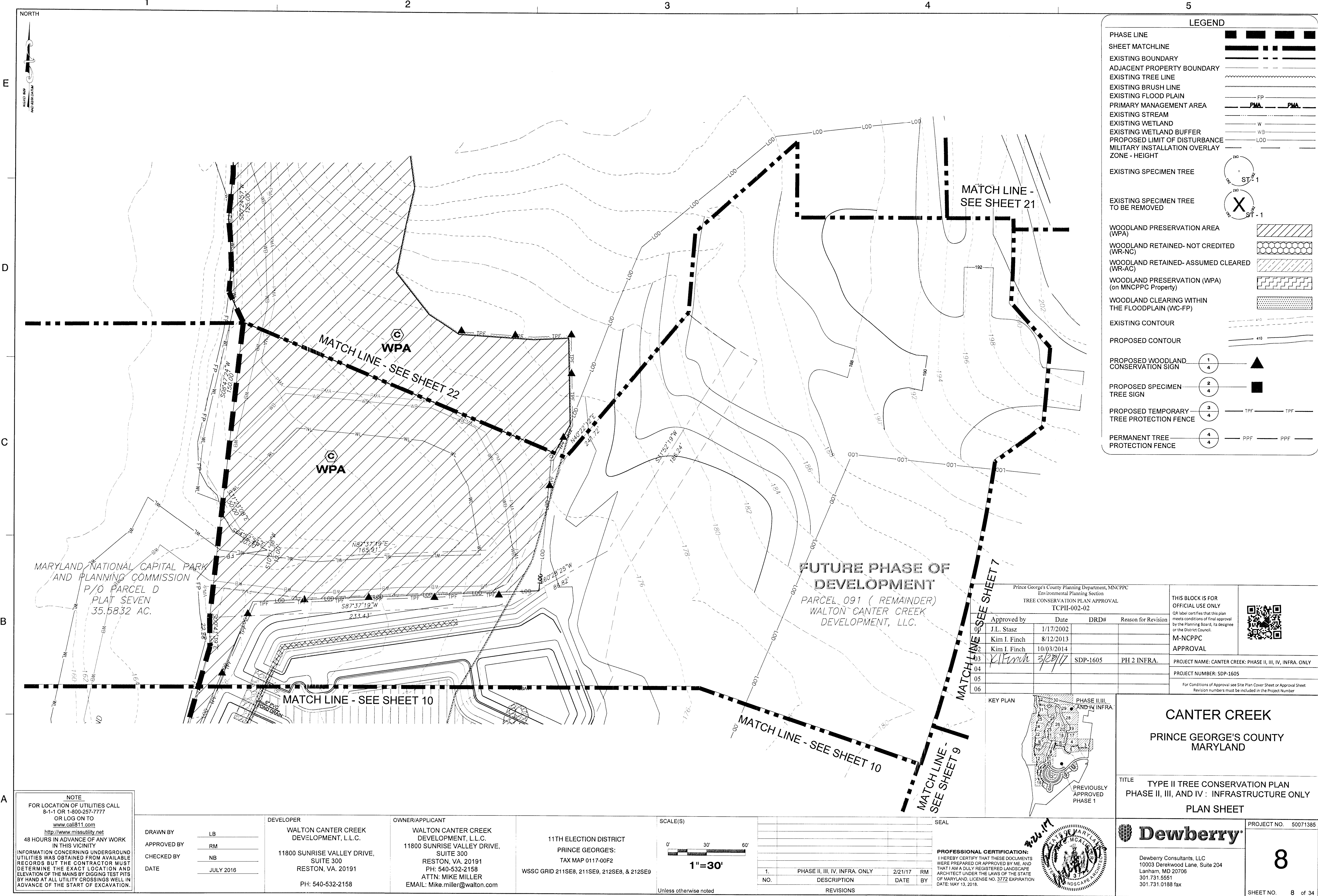
Dewberry

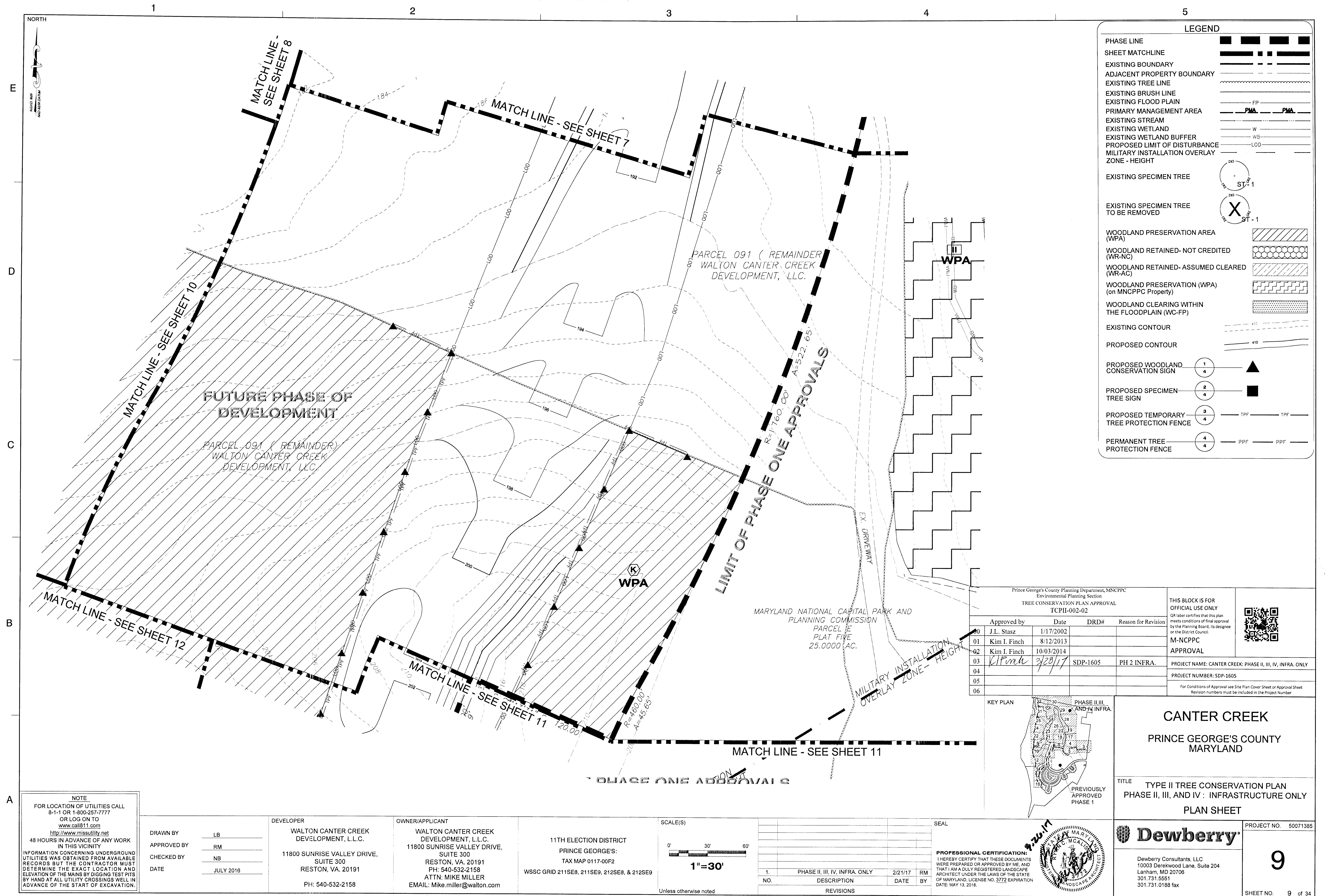
Dewberry Consultants, LLC
10003 Derekwood Lane, Suite 204
Lanham, MD 20706
301.731.5551
301.731.0188 fax

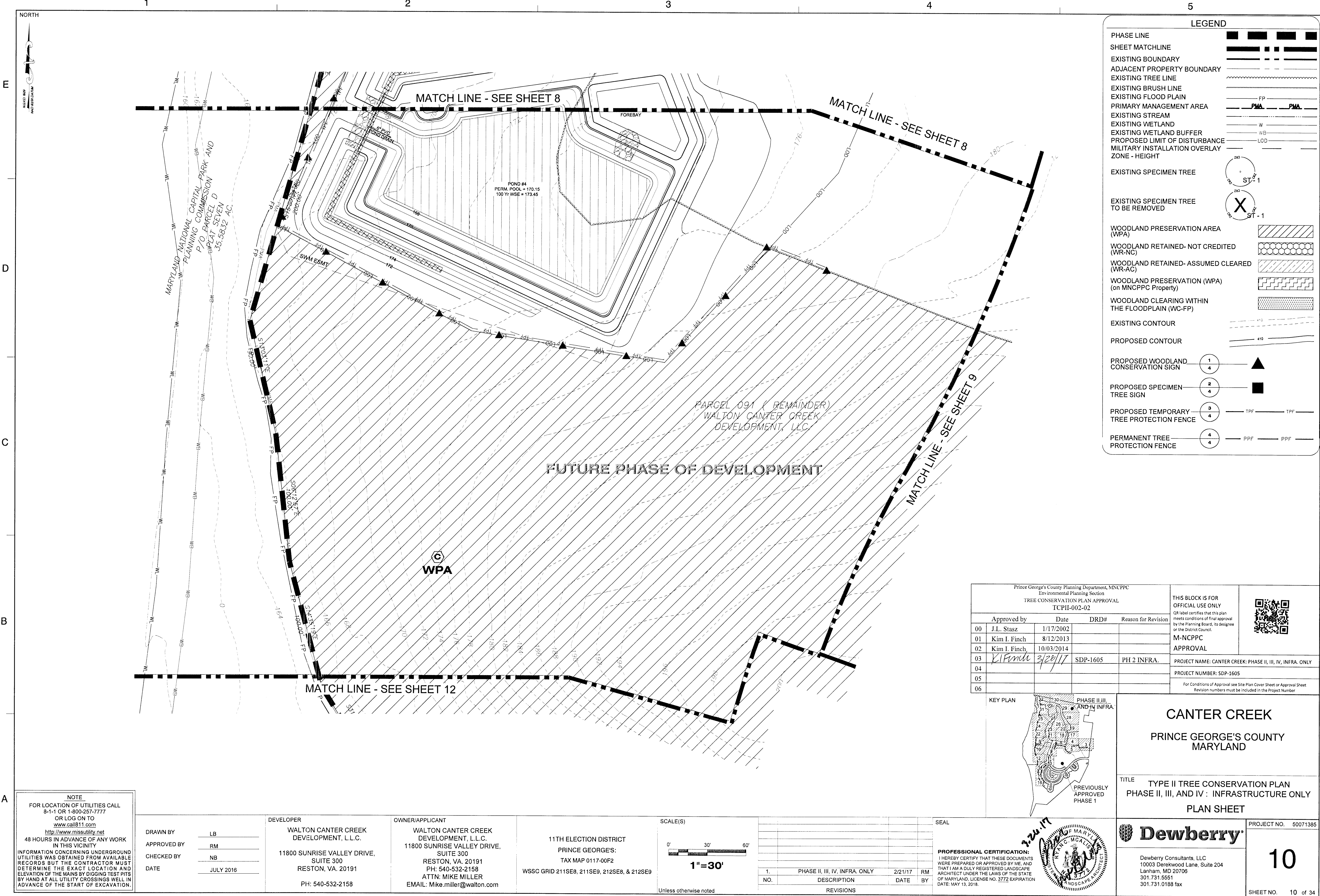
PROJECT NO. 50071385

7

SHEET NO. 7 of 34









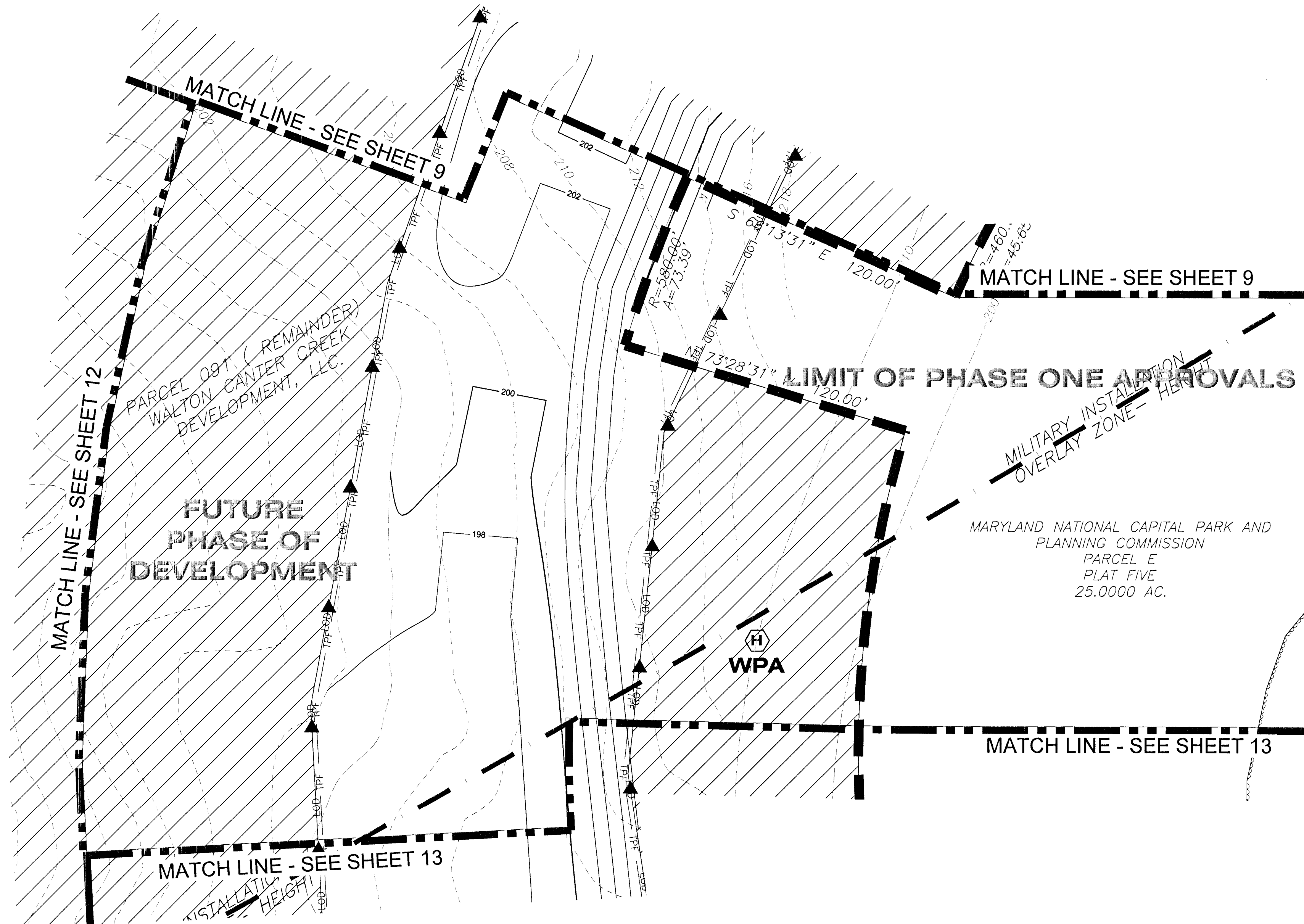
E

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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	
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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. 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

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)

1"=30'

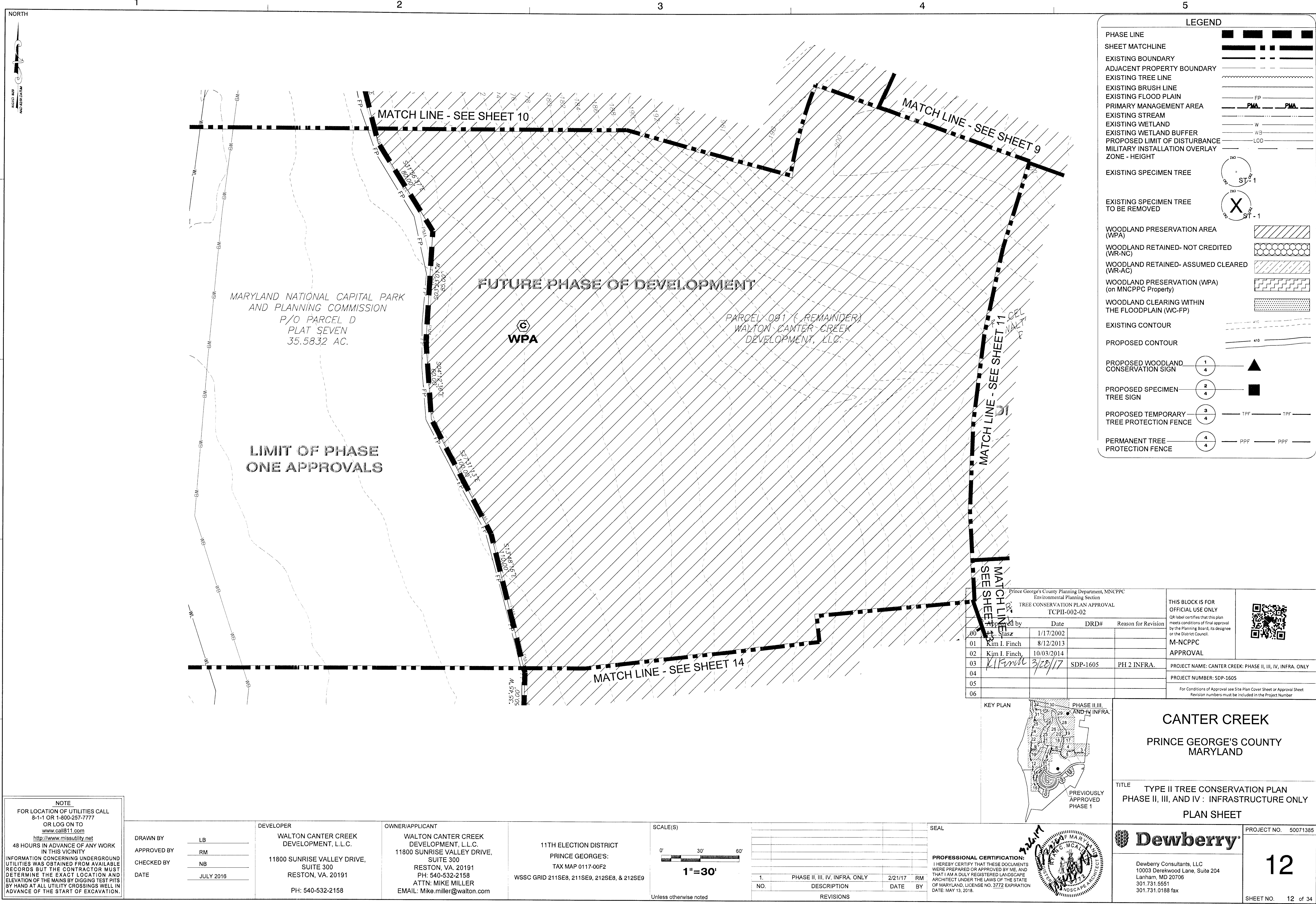
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REVISIONS

NO.	DESCRIPTION	DATE	BY
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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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04					
05					
06					

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

Dewberry

PROJECT NO. 50071385

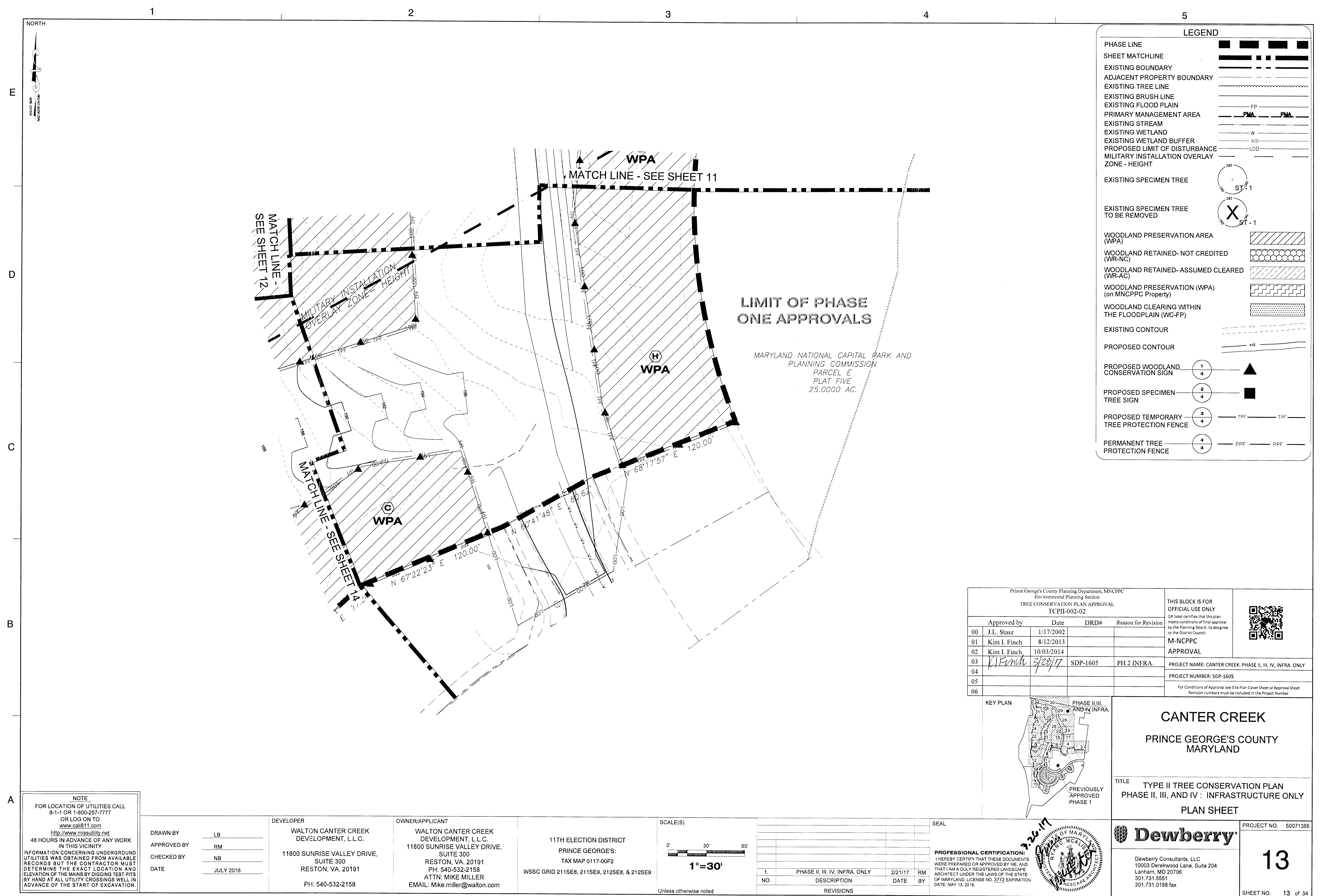
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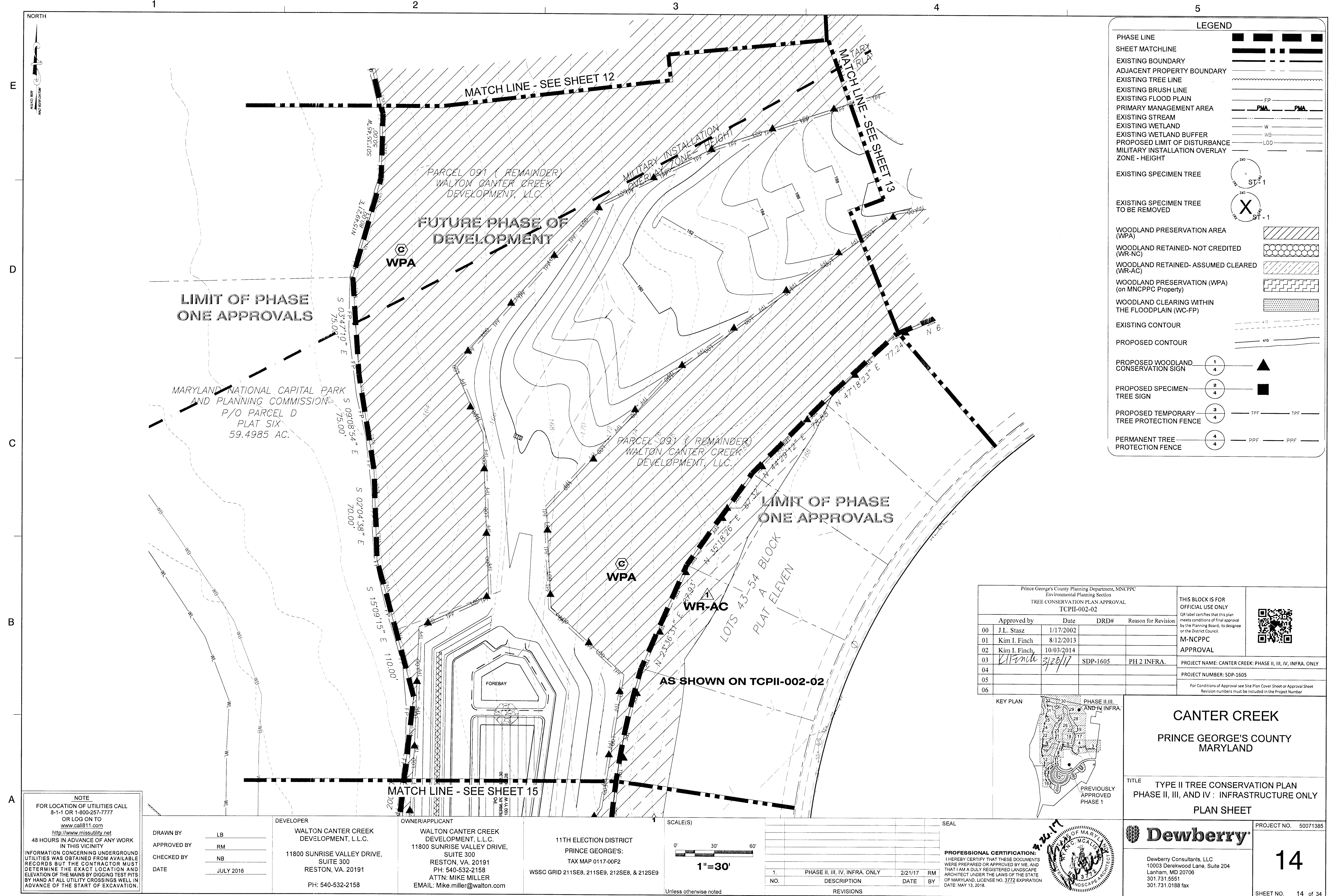
SHEET NO. 12 of 34

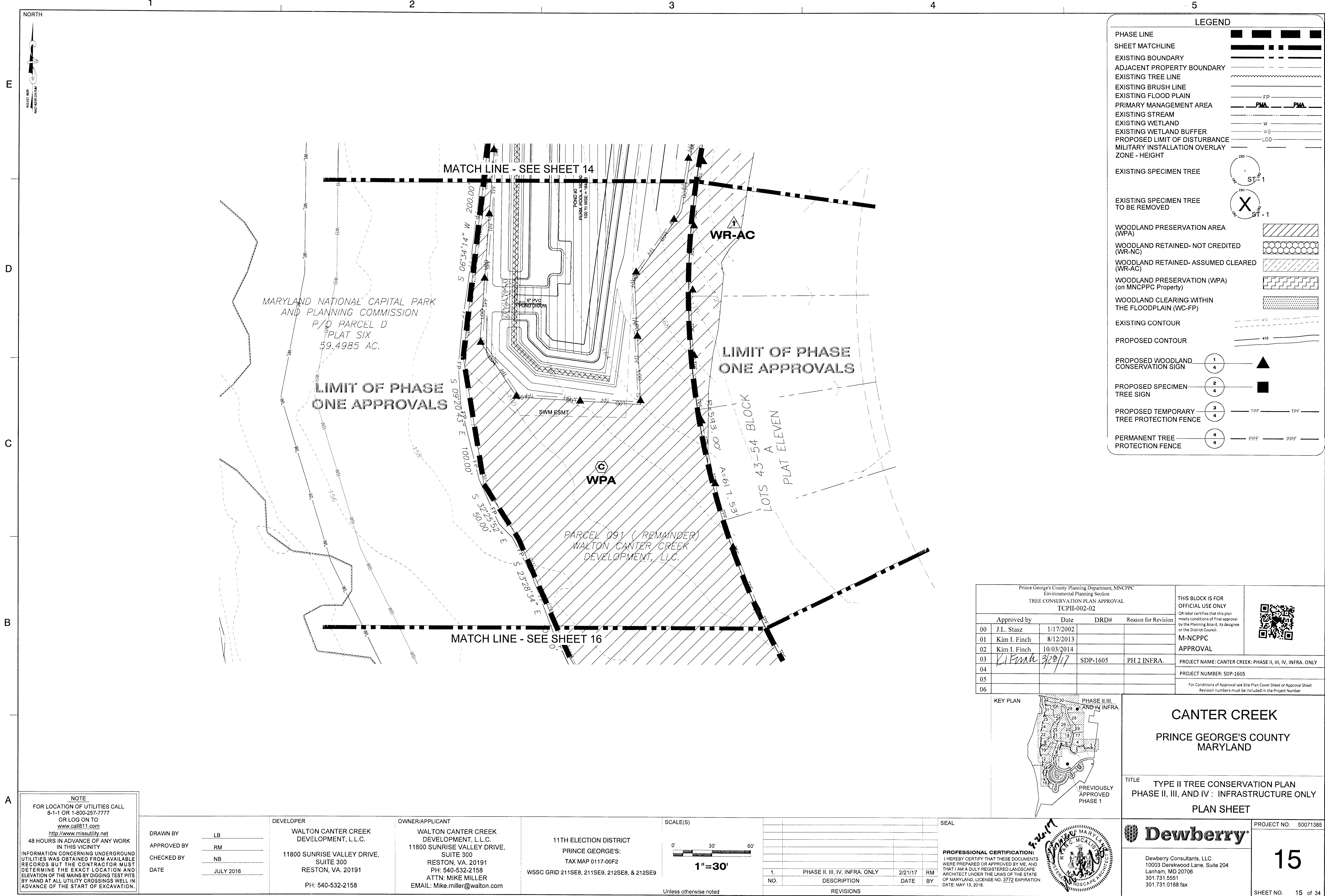
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DRAWN BY	LB	DEVELOPER	WALTON CANTER CREEK DEVELOPMENT, L.L.C.	OWNER/APPLICANT	WALTON CANTER CREEK DEVELOPMENT, L.L.C.	11TH ELECTION DISTRICT	PRINCE GEORGE'S
CHECKED BY	RM	11800 SUNRISE VALLEY DRIVE, SUITE 300	RESTON, VA. 20191	PH: 540-532-2158	ATTN: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

SCALE(S)	0' 30' 60'	1"=30'	SEAL	PROFESSIONAL CERTIFICATION:
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NO.	DESCRIPTION	DATE	BY	
	REVISIONS			







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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EXISTING CONTOUR

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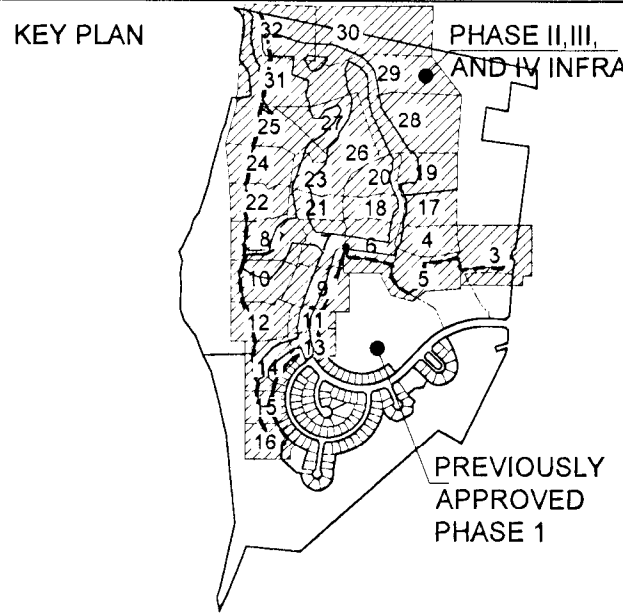
PROPOSED WOODLAND CONSERVATION SIGN

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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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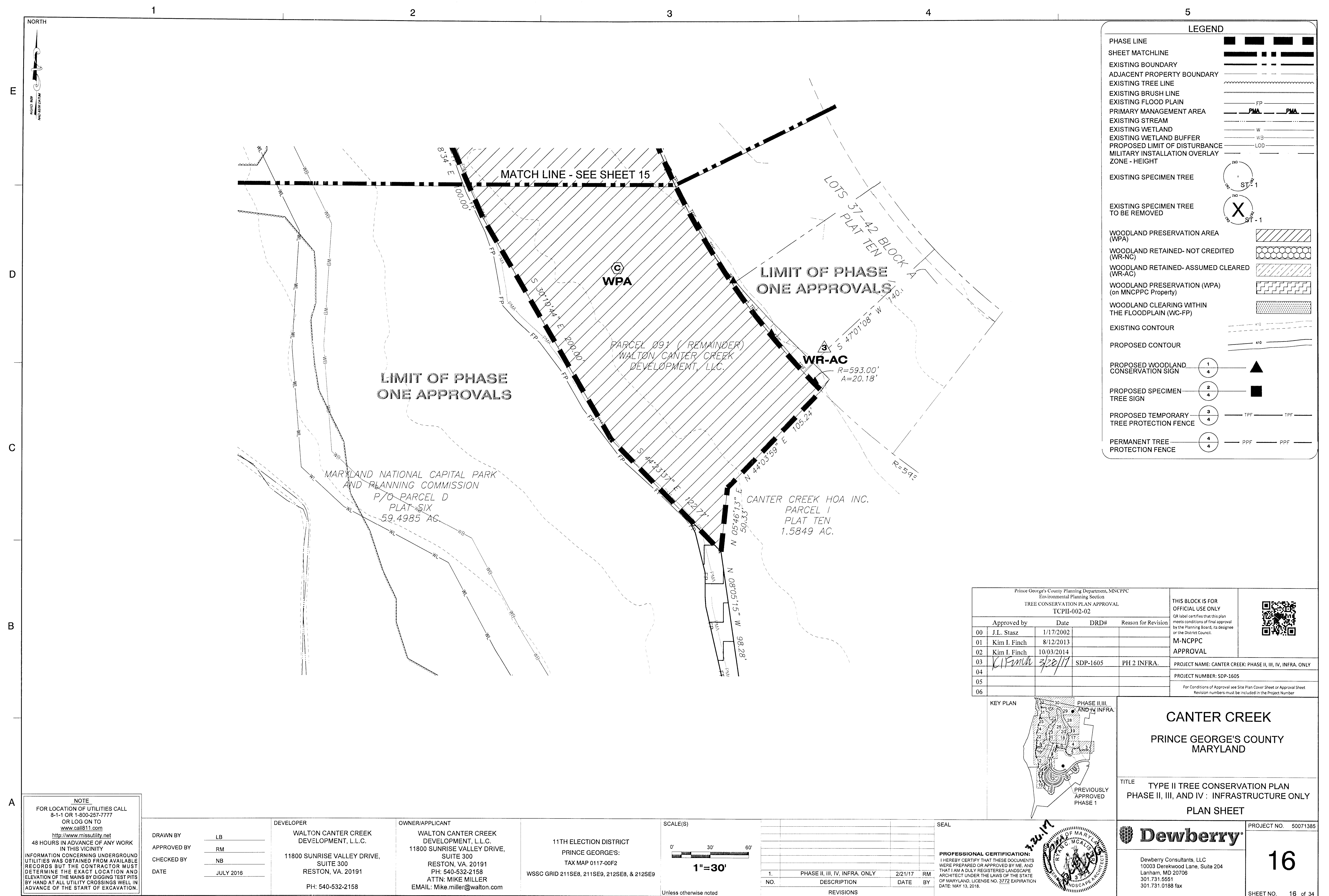
REVISIONS

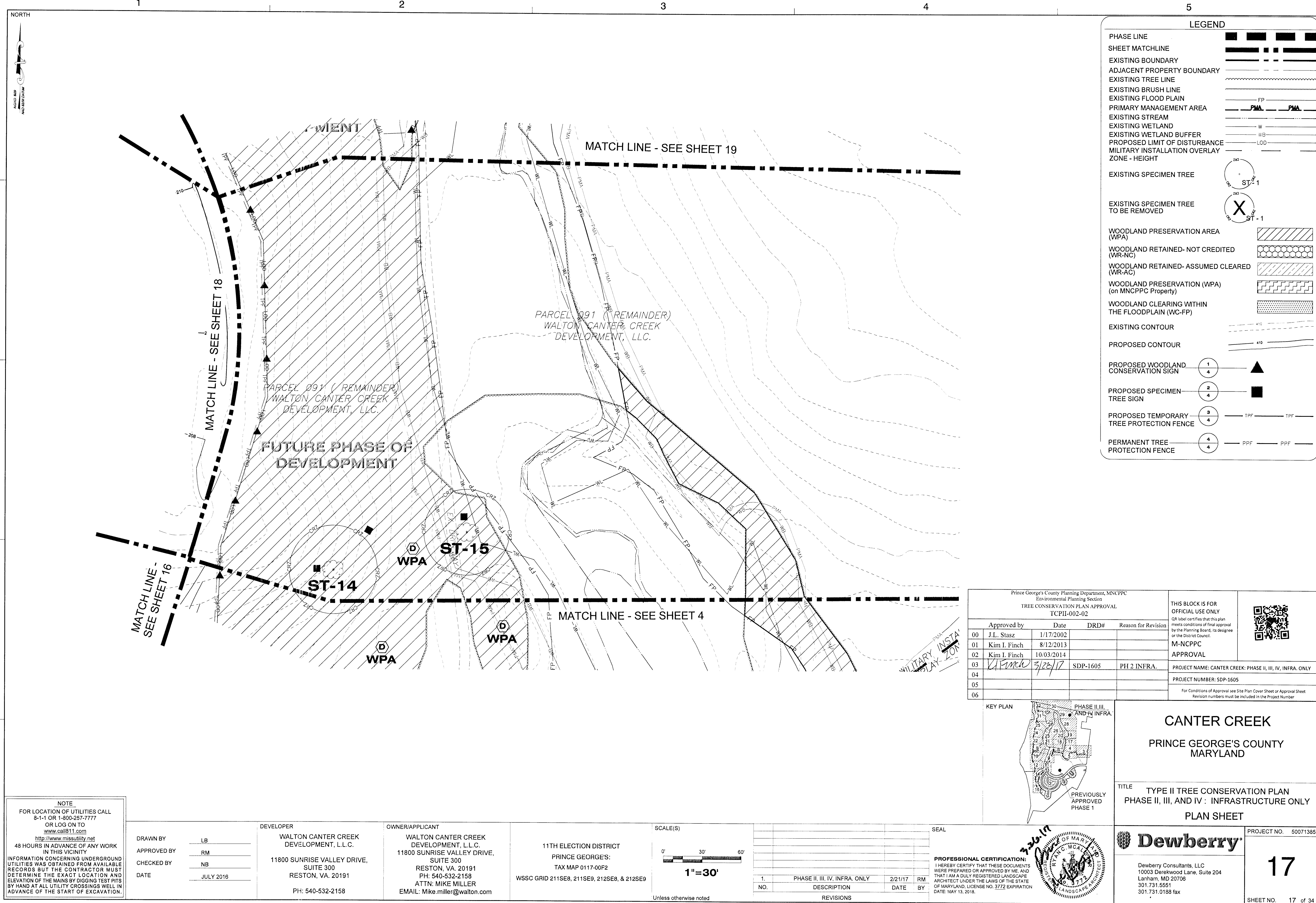
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301.731.5551
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PROJECT NO. 50071385

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
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EXISTING WETLAND BUFFER
PROPOSED LIMIT OF DISTURBANCE
MILITARY INSTALLATION OVERLAY ZONE - HEIGHT

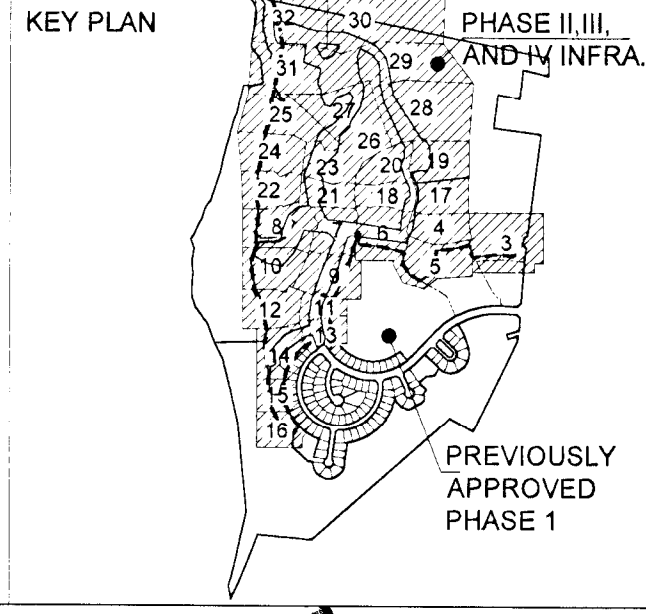
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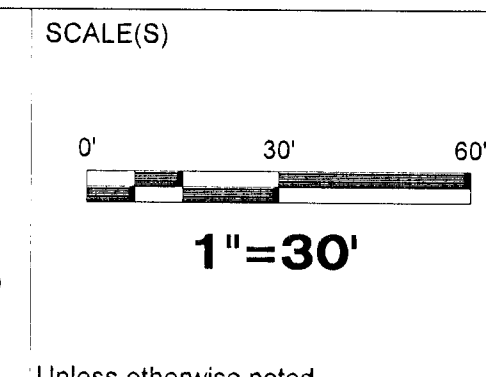


CANTER CREEK
PRINCE GEORGE'S COUNTY MARYLAND

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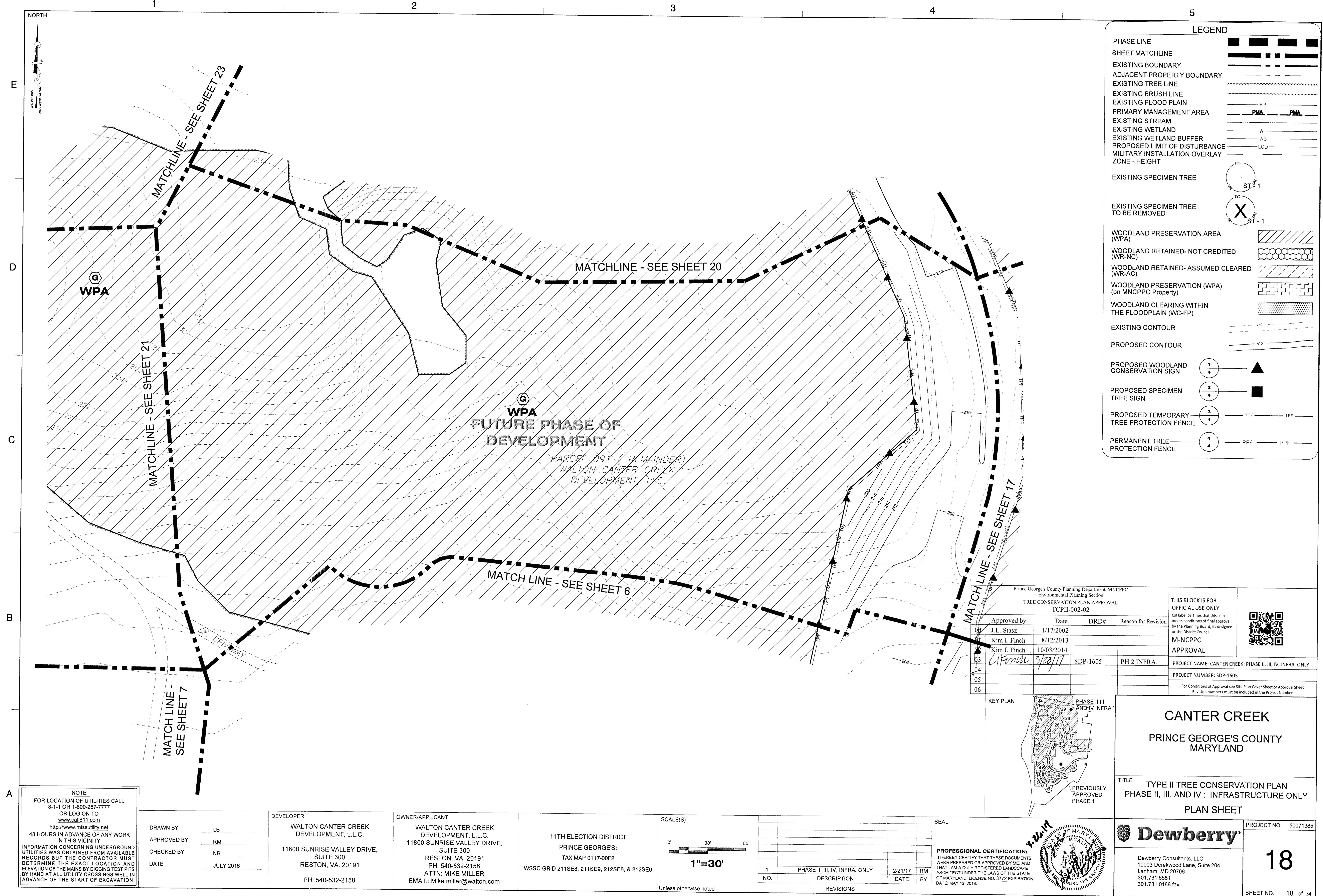


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Dewberry
Dewberry Consultants, LLC
10003 Derekwood Lane, Suite 204
Lanham, MD 20706
301.731.5551
301.731.0188 fax

PROJECT NO. 50071385
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

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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

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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)
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REVISIONS			

SEAL

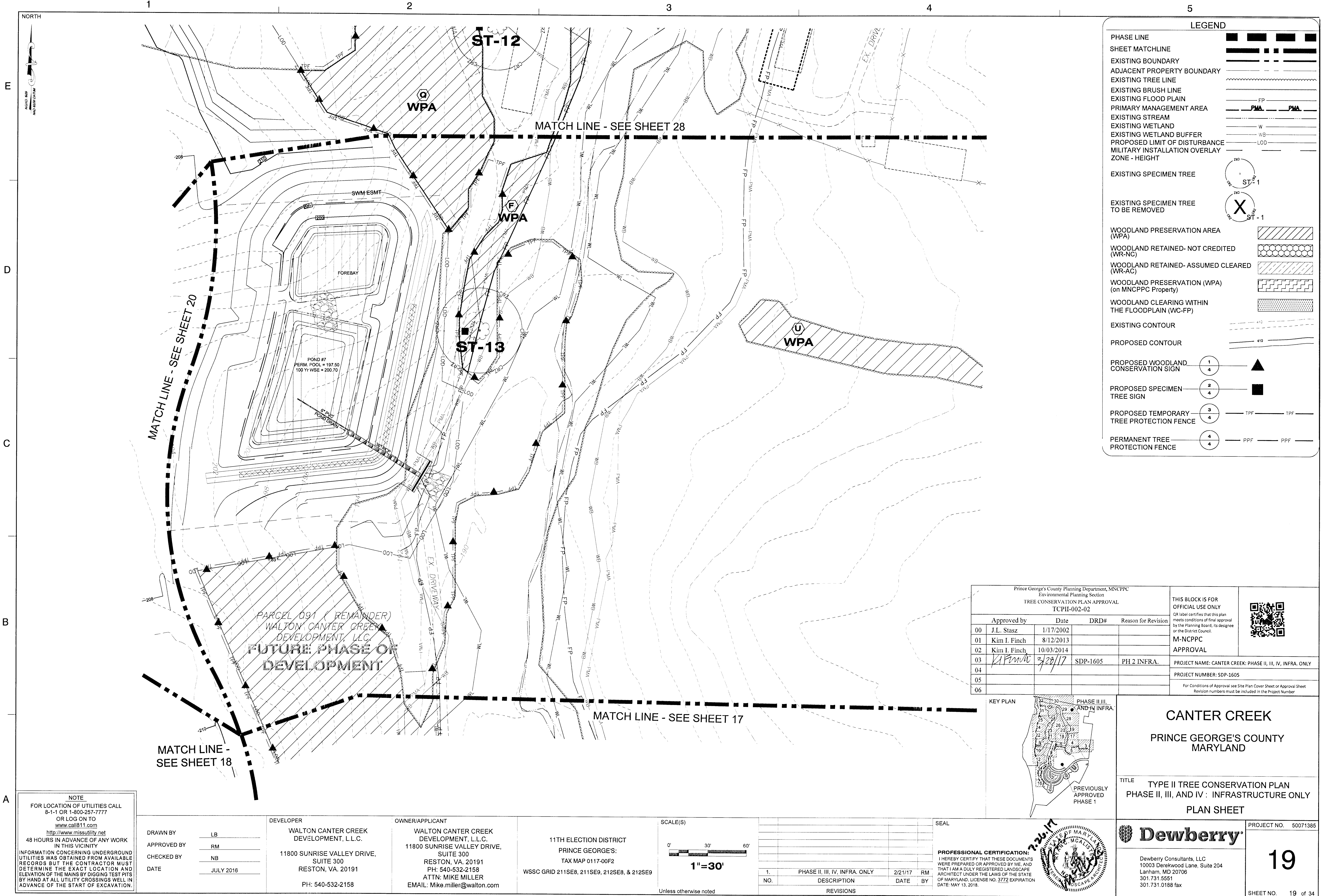
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Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCPH-002-02

Approved by	Date	DRD#	Reason for Revision
J.L. Stasz	1/17/2002		
Kim I. Finch	8/12/2013		
Kim I. Finch	10/03/2014		
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
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
Dewberry
Dewberry Consultants, LLC
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18
SHEET NO. 18 of 34



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DRAWN BY

APPROVED BY

CHECKED BY

DATE

LB

RM

NB

JULY 2016

DEVELOPER

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RESTON, VA. 20191

PH: 540-532-2158

OWNER/APPLICANT

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7-26-17

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PHASE II, III, IV, INFRA. ONLY

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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

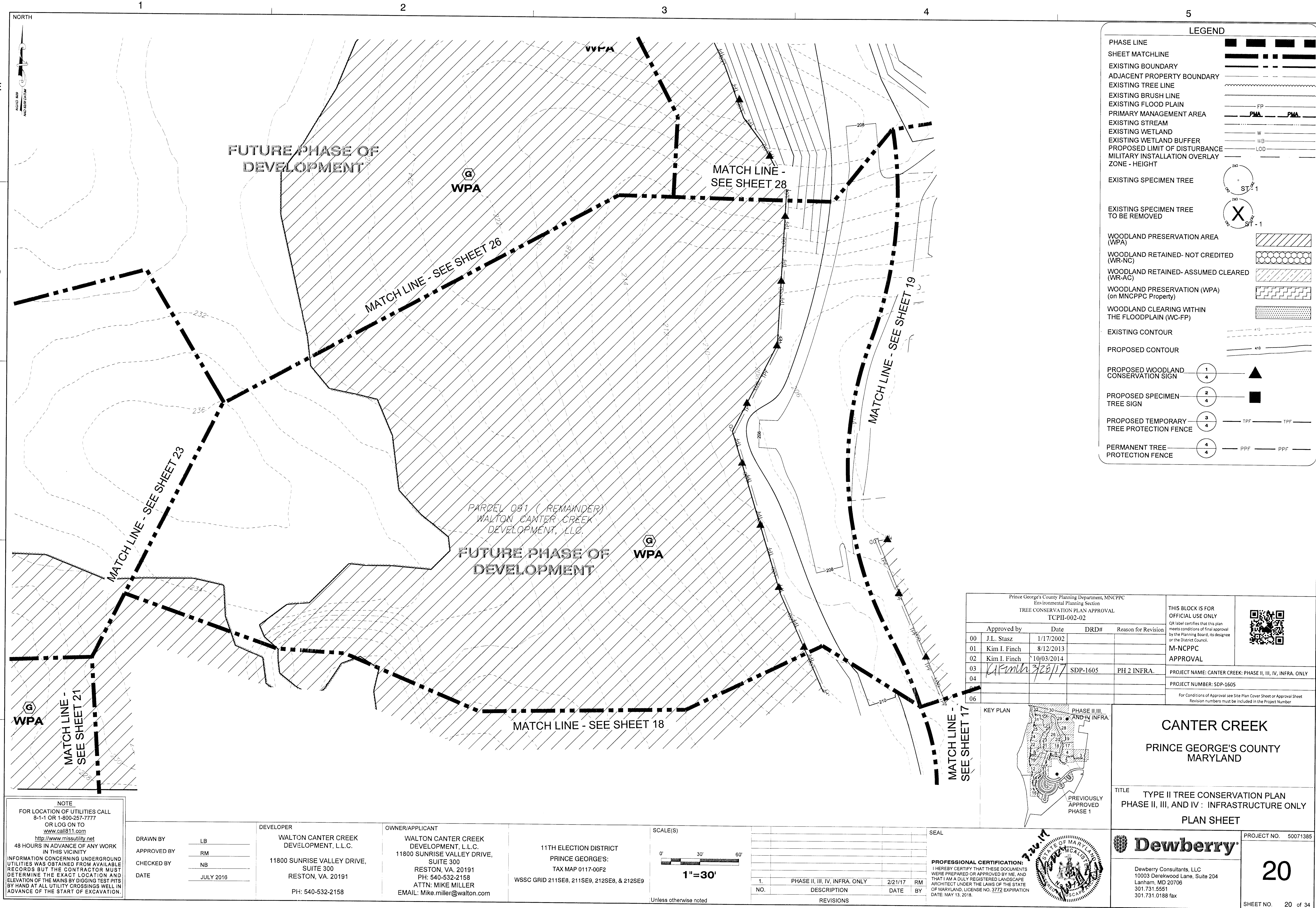
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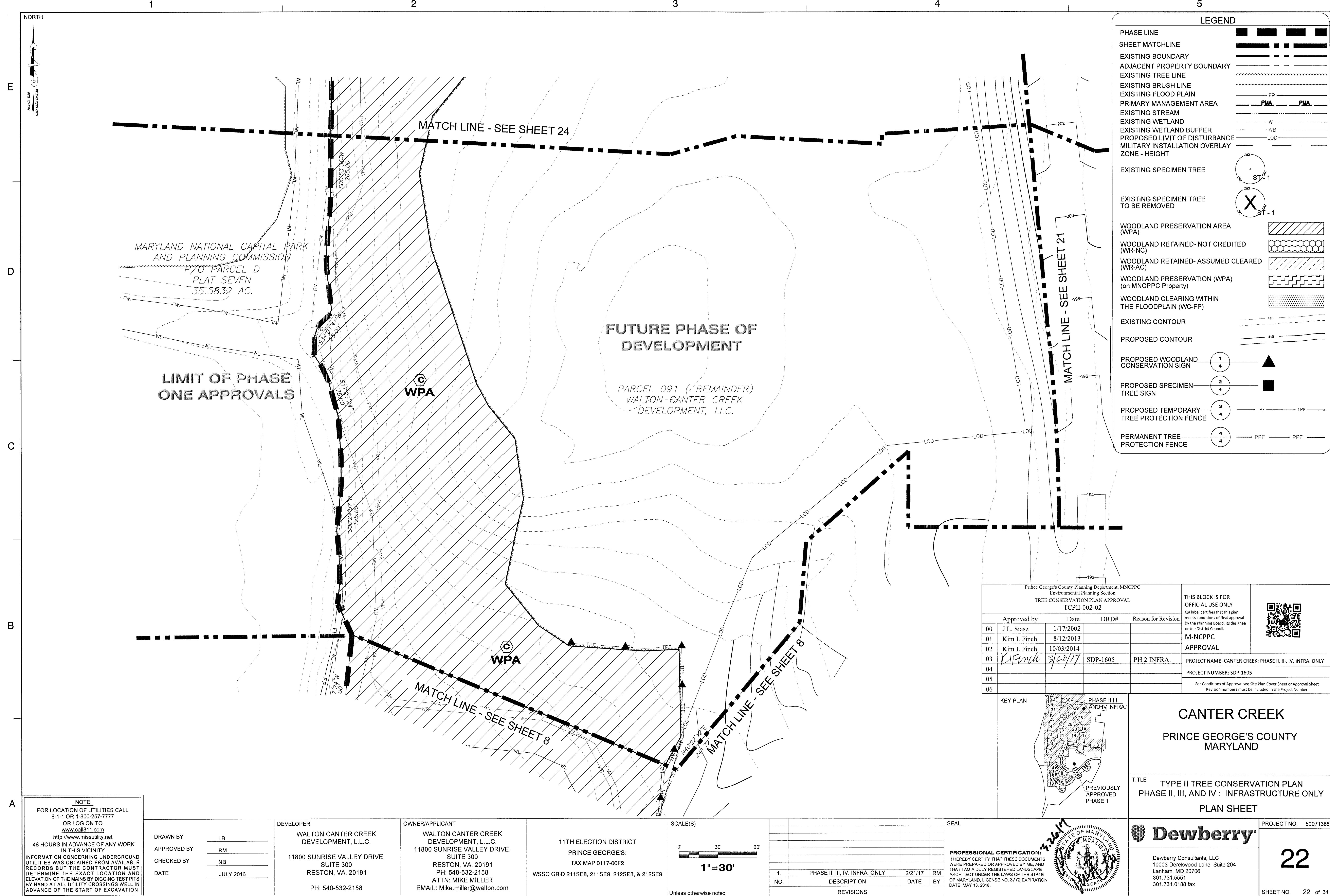
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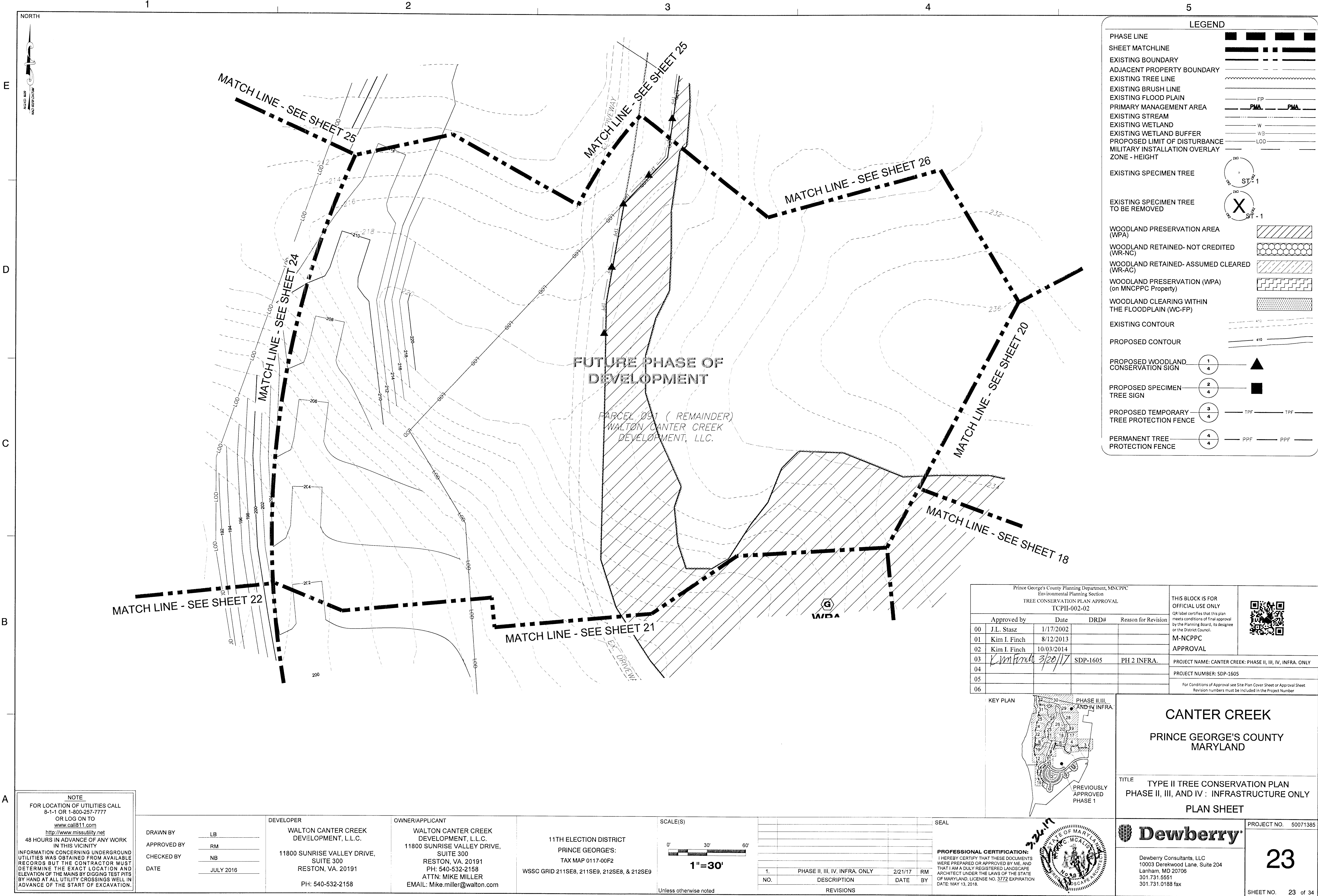
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SHEET NO.

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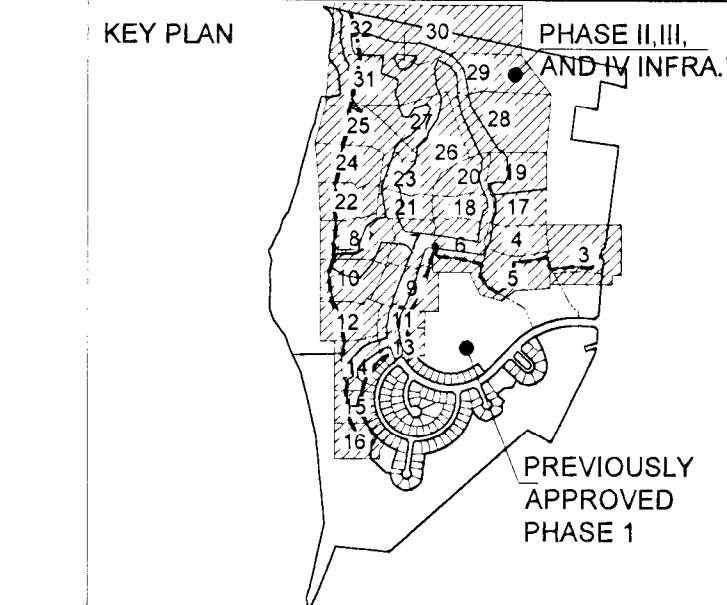
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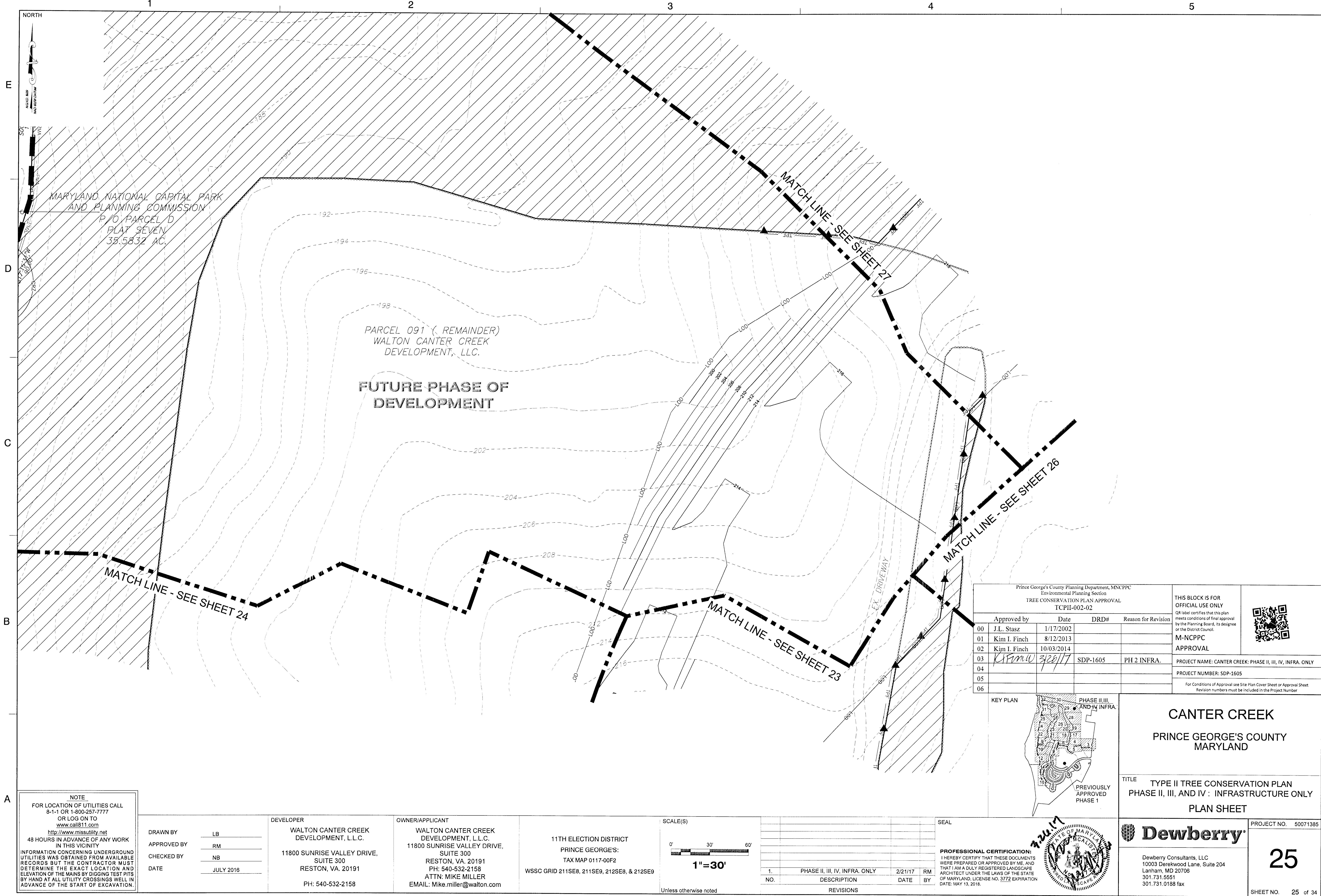
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PROJECT NO. 50071385
23
SHEET NO. 23 of 34

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.	
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00 J.L. Stasz	1/17/2002			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
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					



CANTER CREEK
PRINCE GEORGE'S COUNTY
MARYLAND
TITLE
TYPE II TREE CONSERVATION PLAN
PHASE II, III, AND IV : INFRASTRUCTURE ONLY
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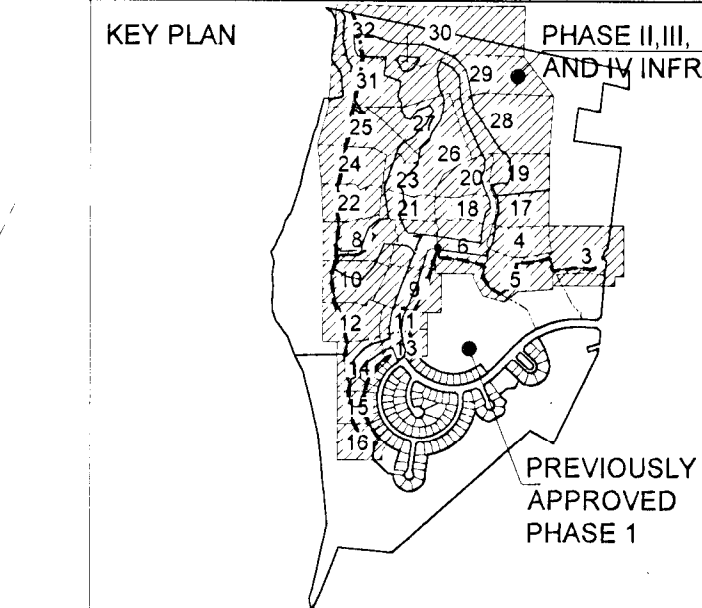
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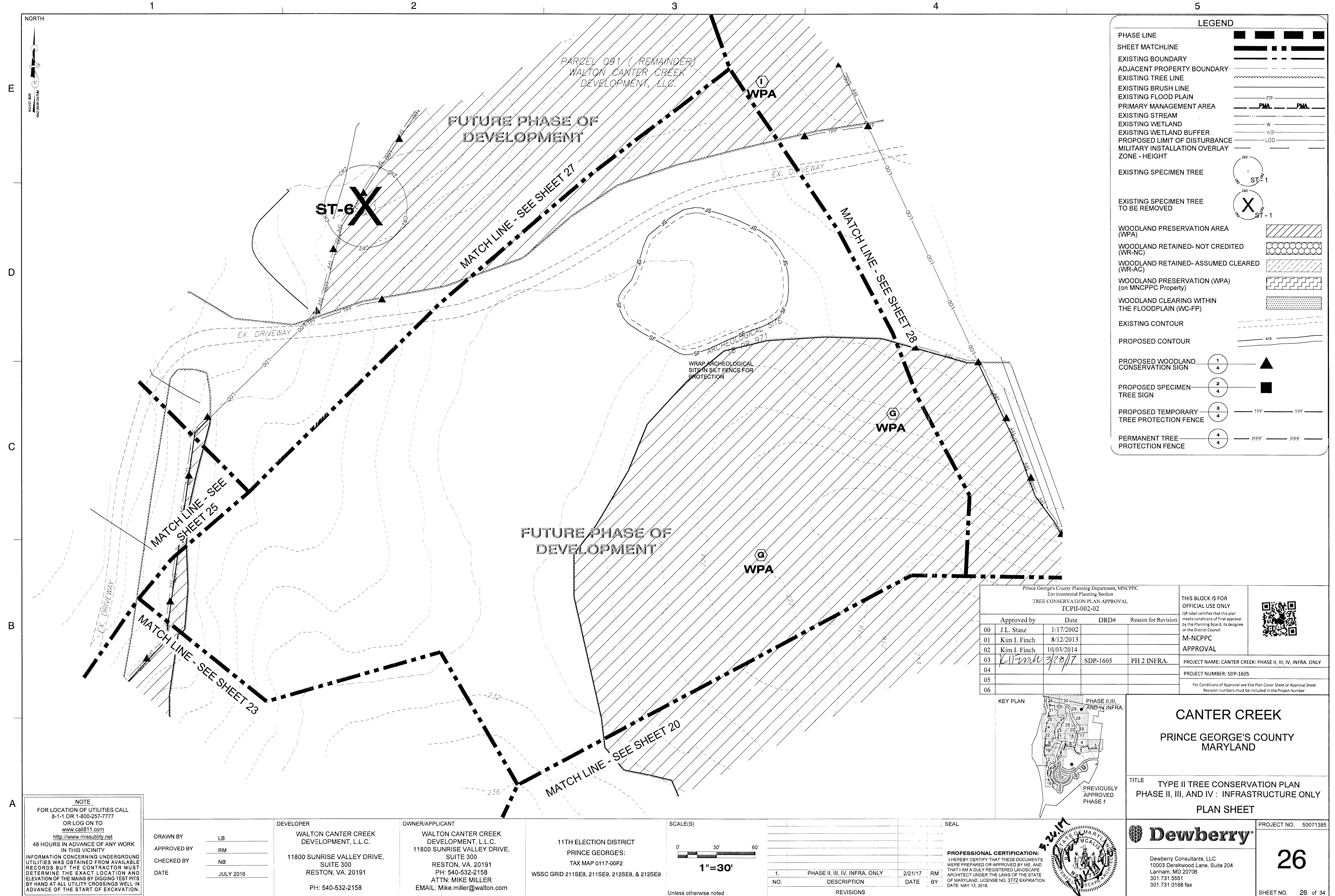
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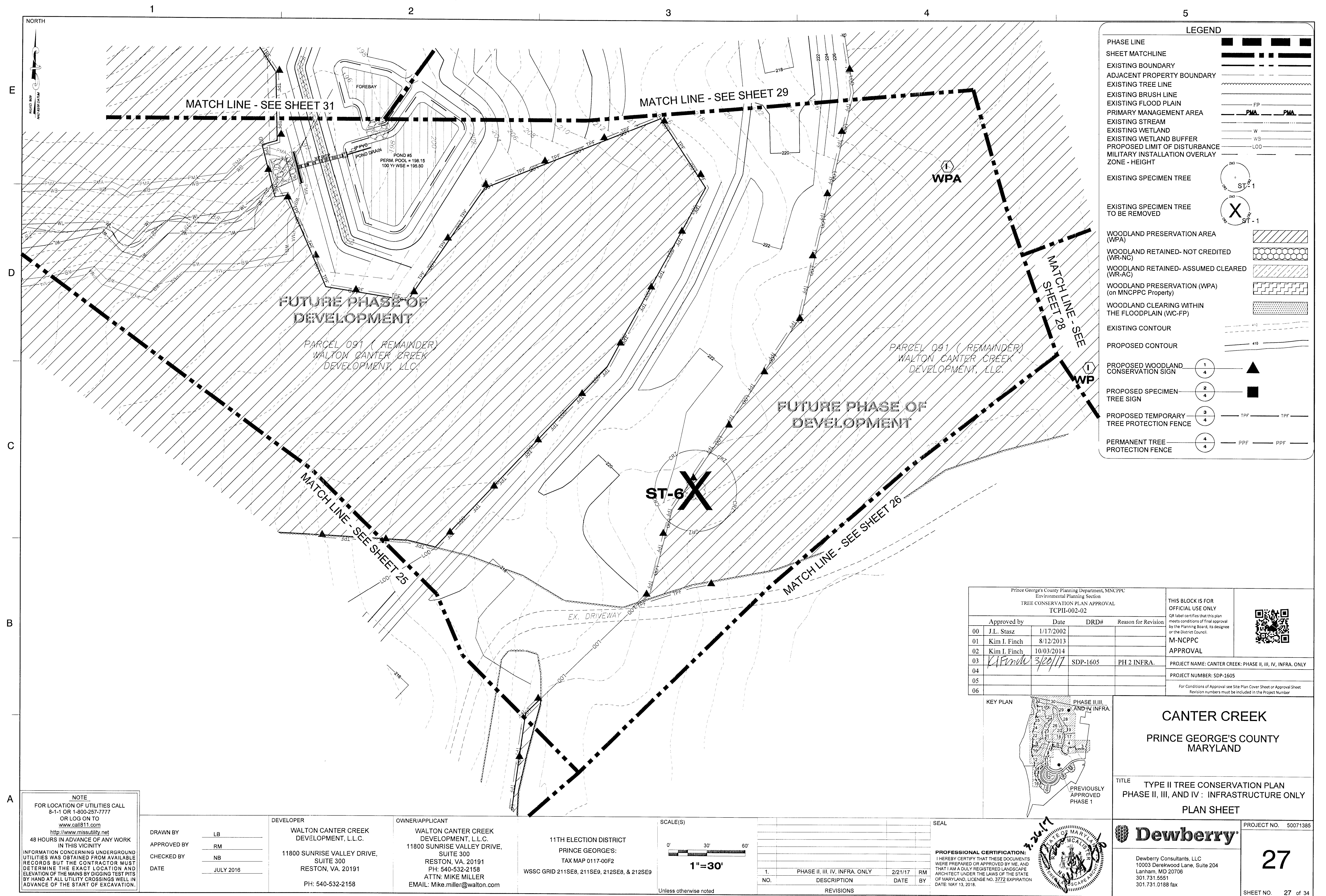
PROJECT NO. 50071385
25
SHEET NO. 25 of 34

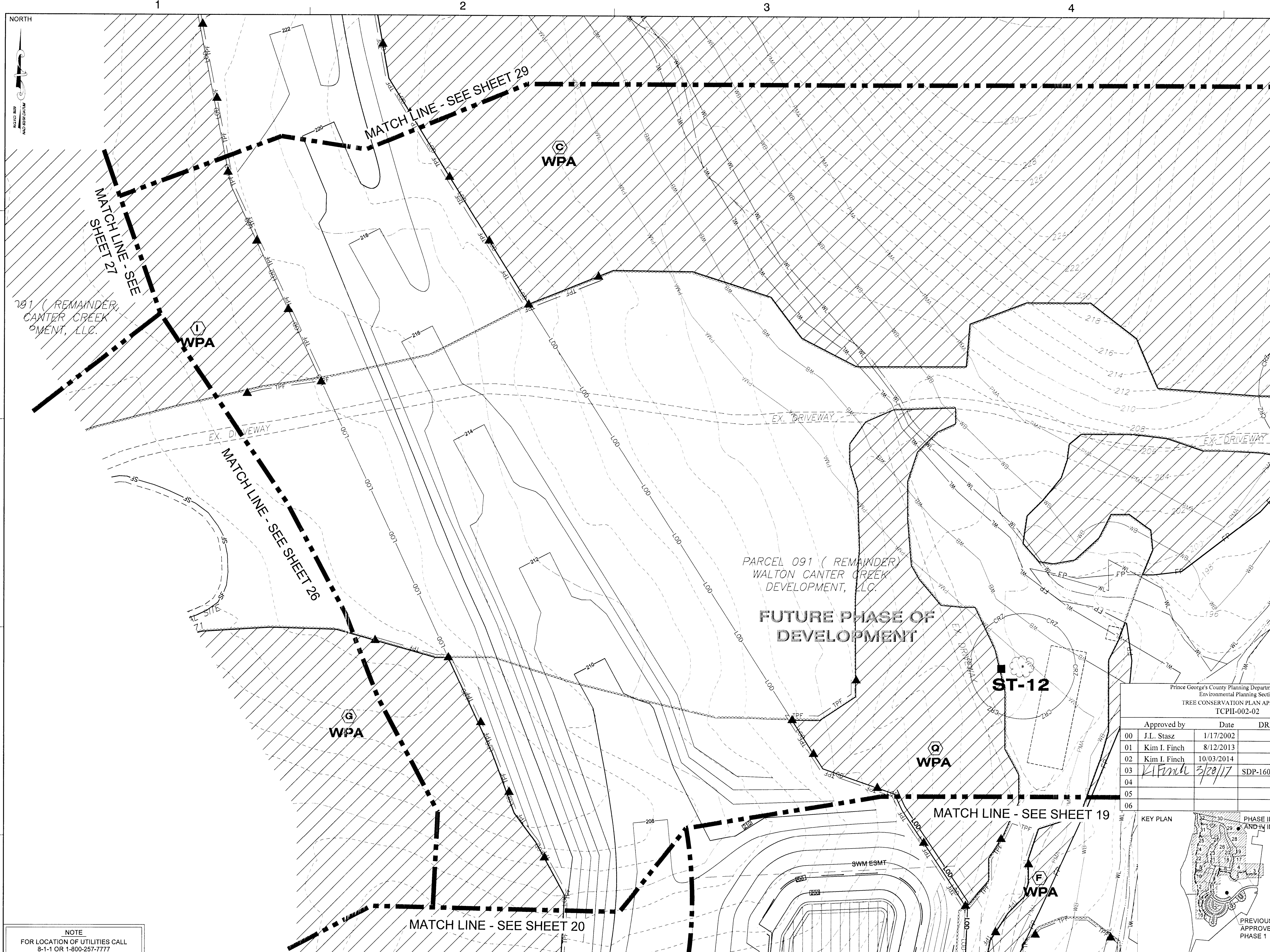
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CANTER CREEK
PRINCE GEORGE'S COUNTY
MARYLAND
TITLE **TYPE II TREE CONSERVATION PLAN**
PHASE II, III, AND IV : INFRASTRUCTURE ONLY
PLAN SHEET







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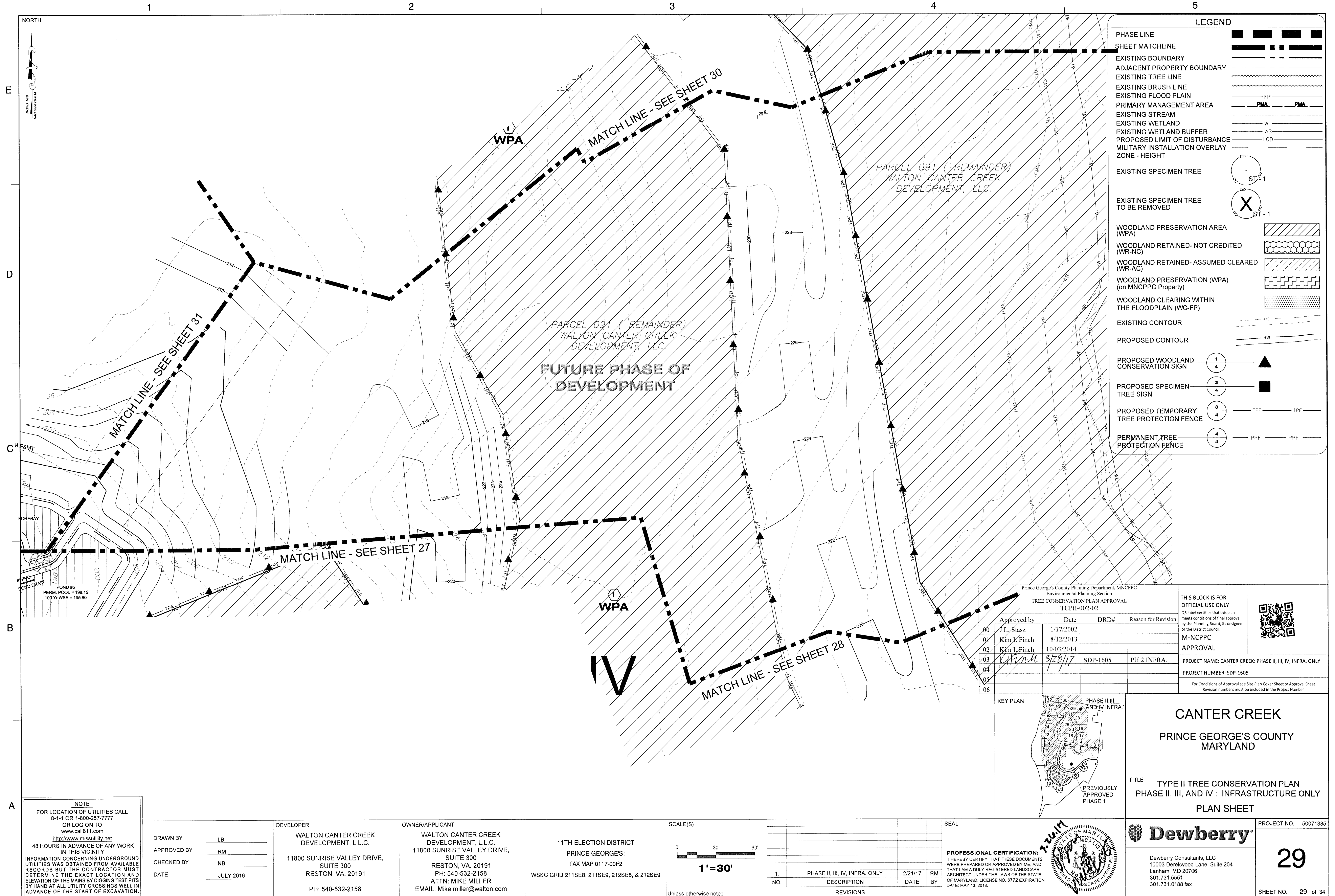
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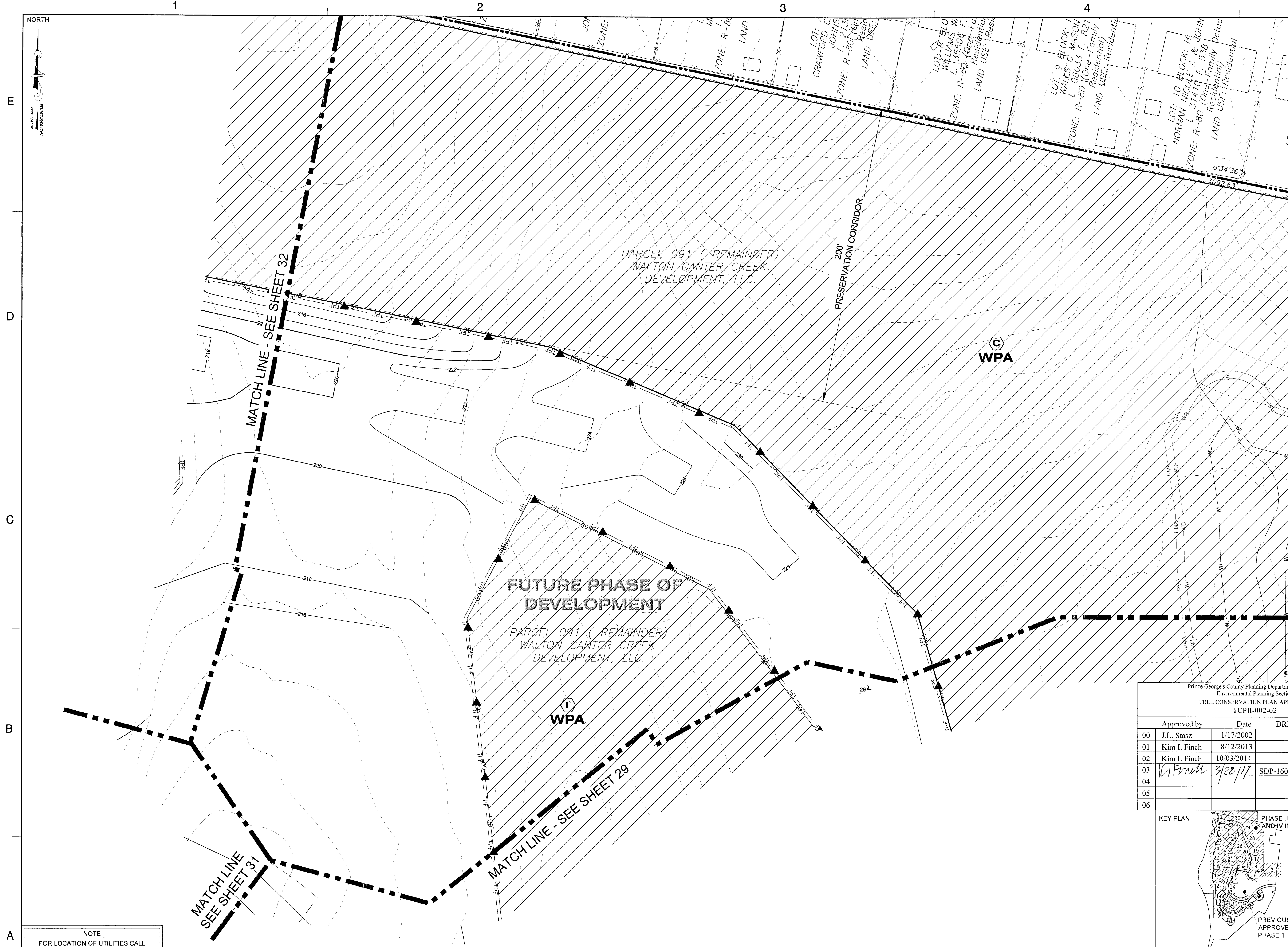
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APPROVAL

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PROJECT NUMBER: SDP-1605
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KEY PLAN

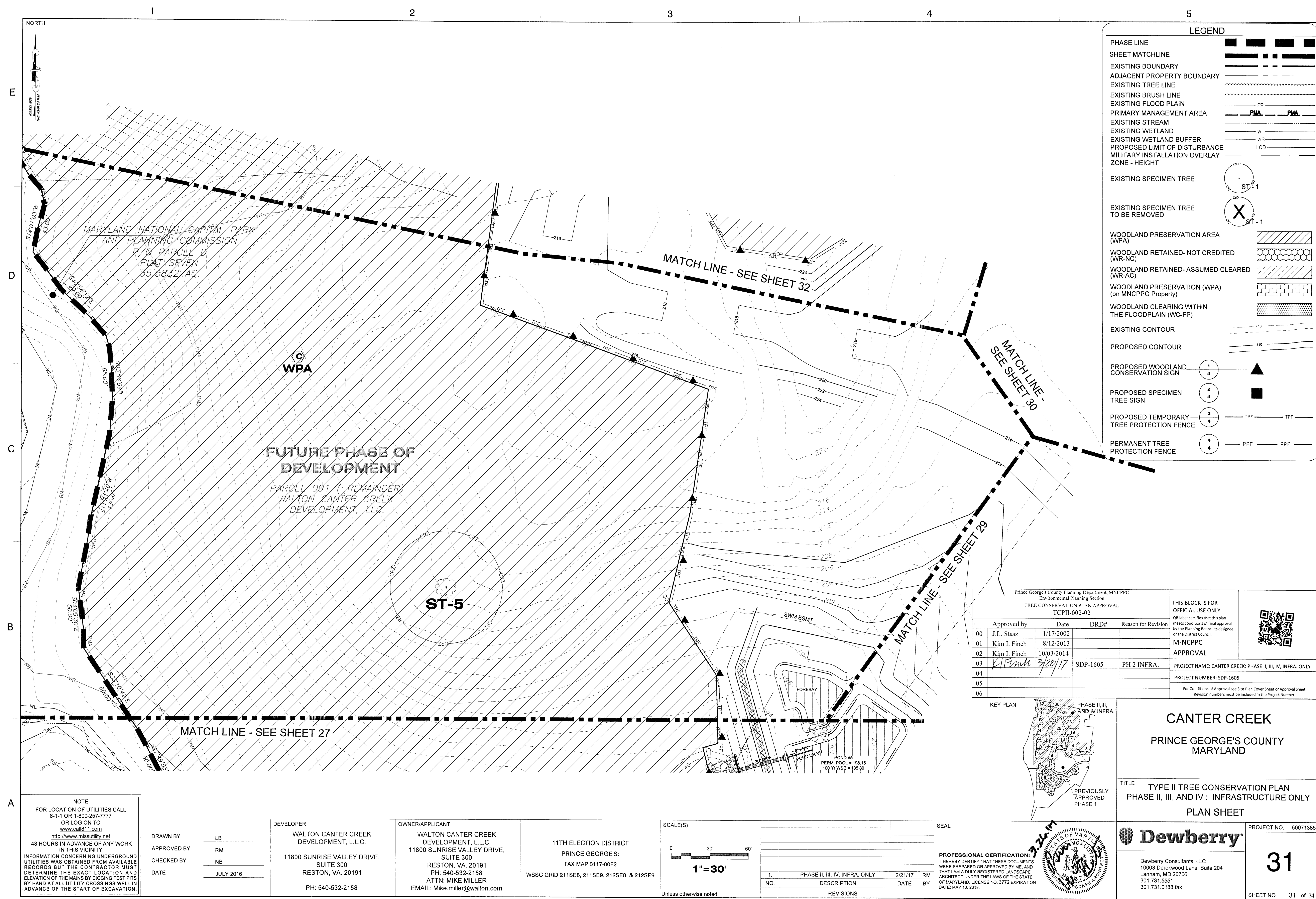
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30
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EXISTING CONTOUR

PROPOSED CONTOUR

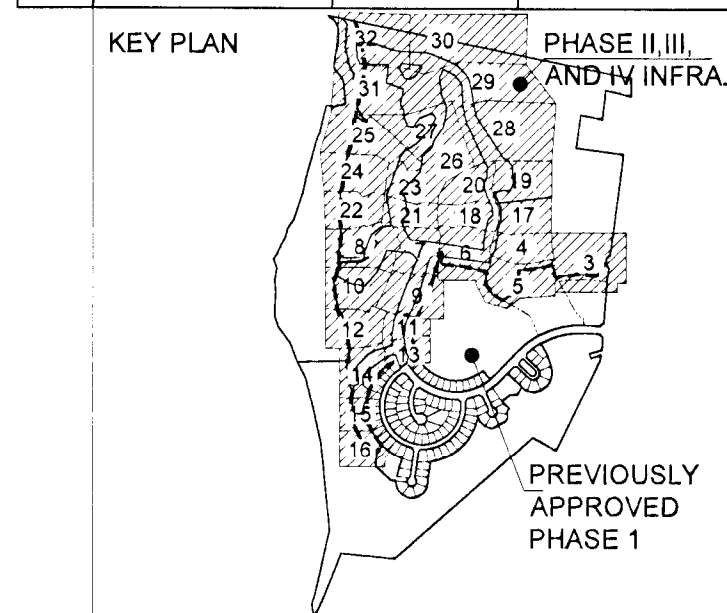
PROPOSED WOODLAND CONSERVATION SIGN

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 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.	
Approved by	Date	DRD#	Reason for Revision	QR CODE 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	
00	J.L. Stasz	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					



CANTER CREEK

PRINCE GEORGE'S COUNTY MARYLAND

TITLE

TYPE II TREE CONSERVATION PLAN

PHASE II, III, AND IV : INFRASTRUCTURE ONLY

PLAN SHEET

NOTE

FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-287-7777 OR LOG ON TO 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

APPROVED BY

CHECKED BY

DATE

LB

RM

NB

JULY 2016

DEVELOPER

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.

1.

PHASE II, III, IV, INFRA. ONLY

2/21/17

RM

NO.

DESCRIPTION

DATE

BY

REVISIONS

PROJECT NO.

50071385

31

SHEET NO.

31 of 34

Dewberry

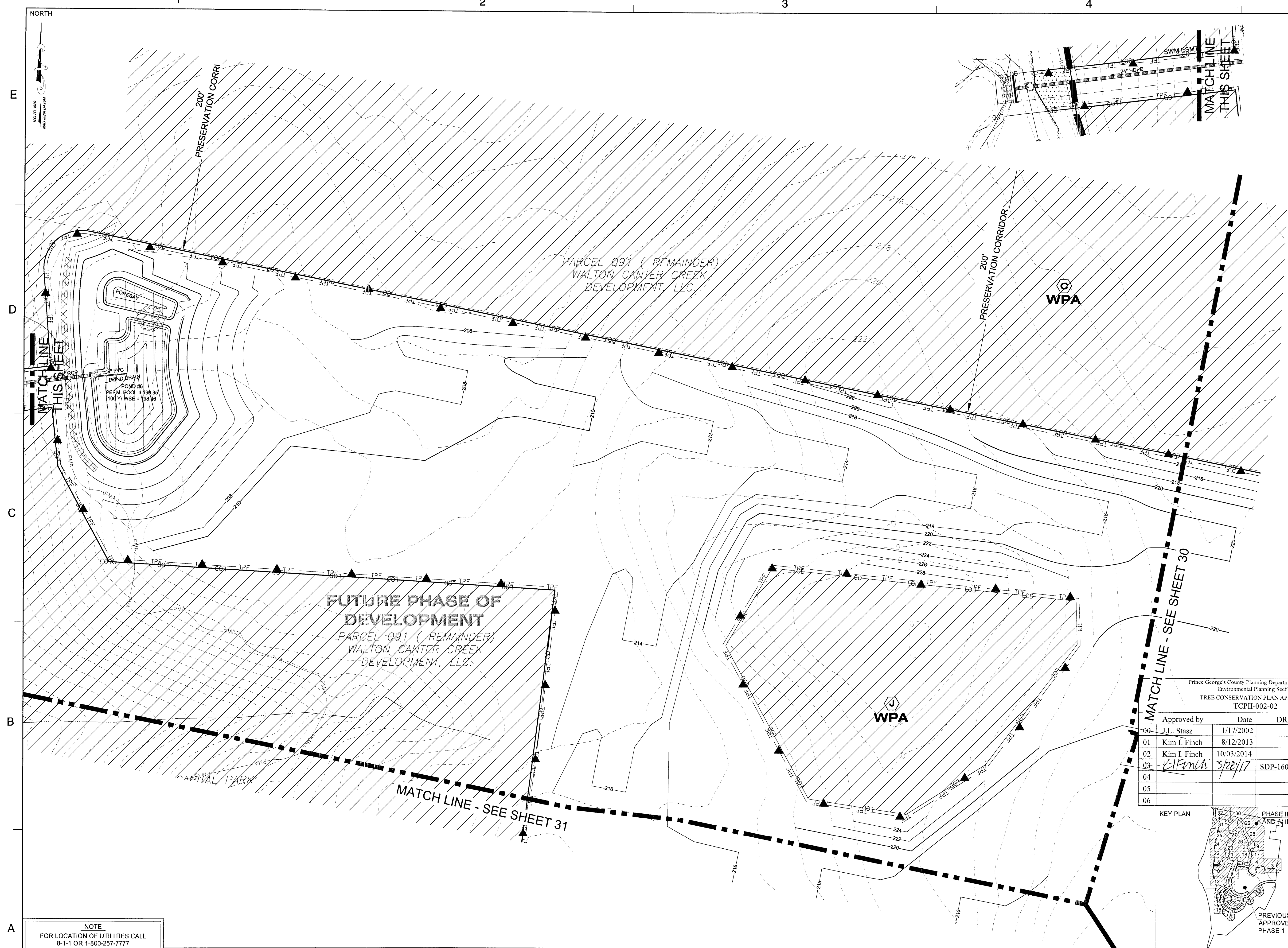
Dewberry Consultants, LLC

10003 Dereckwood Lane, Suite 204

Lanham, MD 20706

301.731.5551

301.731.0188 fax



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

ST - 1

ST - 1

410

410

1 4

2 4

3 4

4 4

TPF

TPF

PPF

PPF

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DRAWN BY

APPROVED BY

CHECKED BY

DATE

LB

RM

NB

JULY 2016

DEVELOPER

WALTON CANTER CREEK
DEVELOPMENT, L.L.C.

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DATE: MAY 13, 2018.

7-20-17
STATE OF MARYLAND
LANDSCAPE ARCHITECT
MICHAEL J. FINCH

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

PROJECT NO.

50071385

32

SHEET NO.

32 of 34

Dewberry

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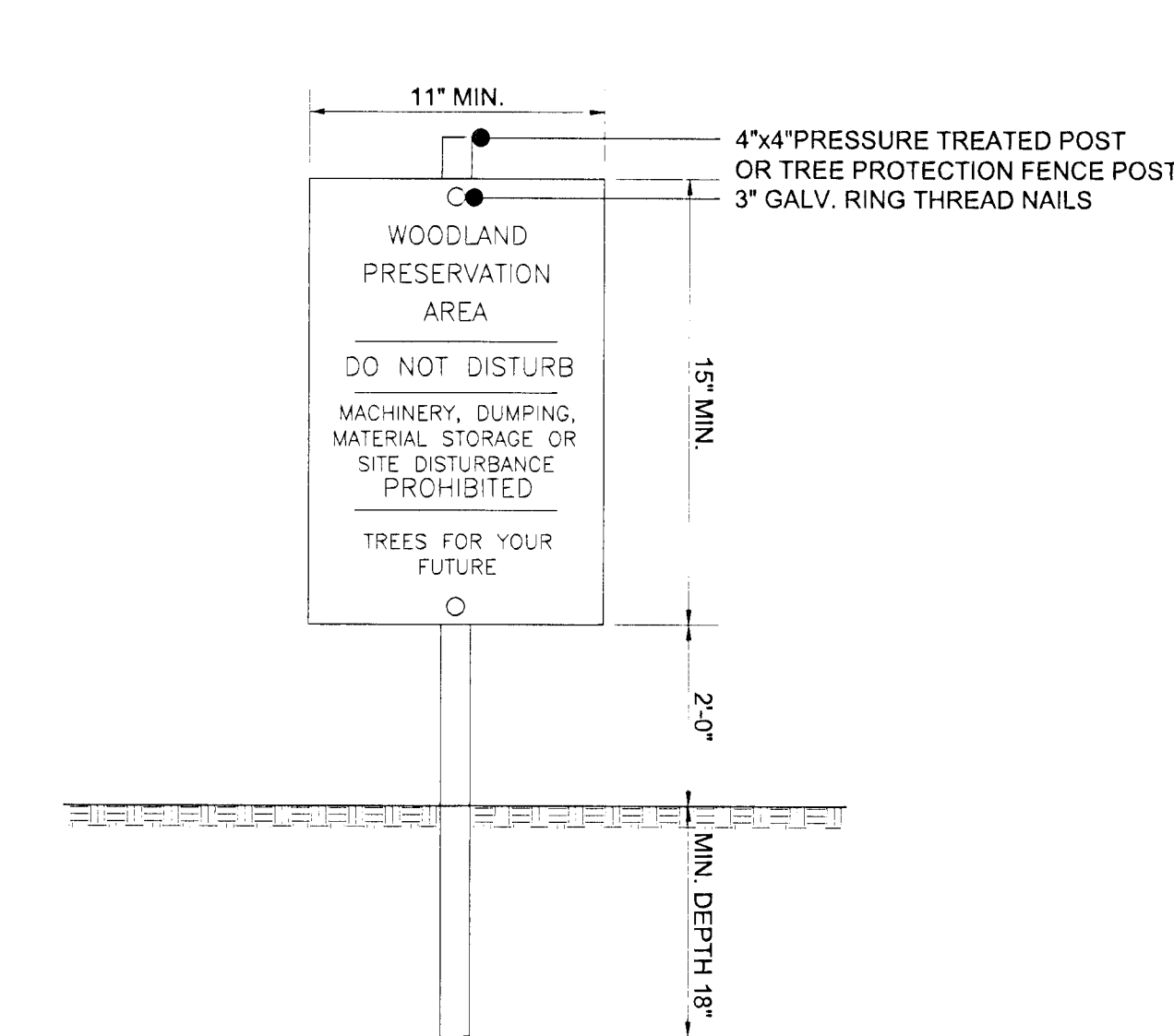
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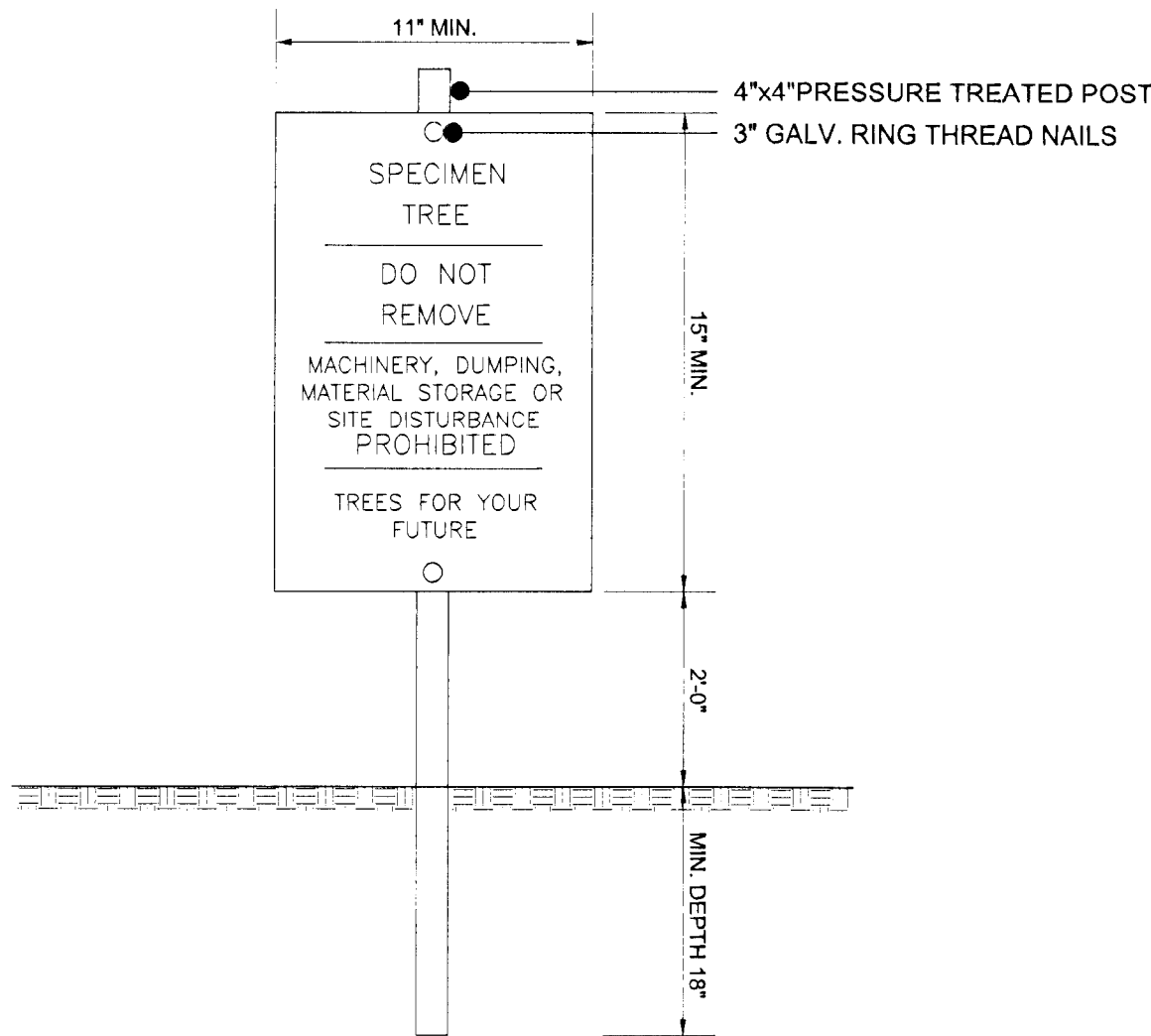
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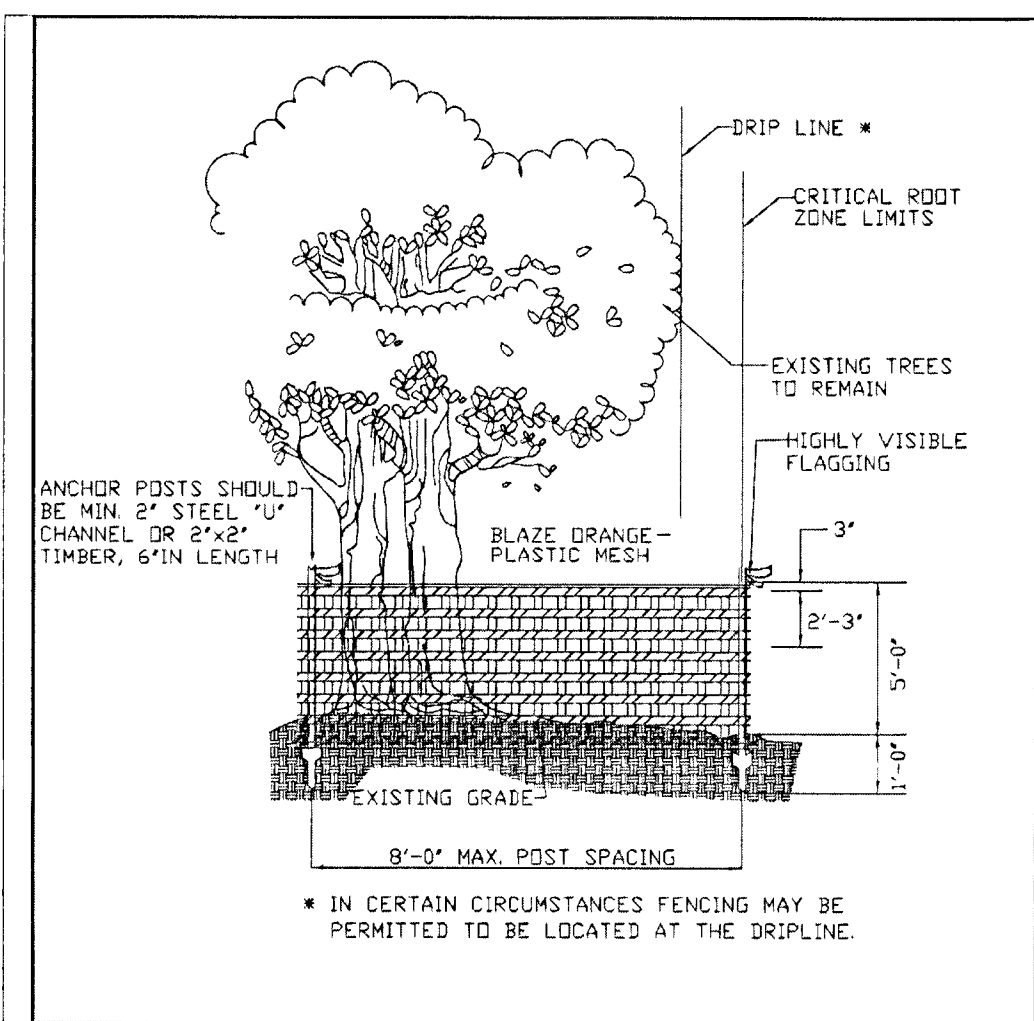
- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION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



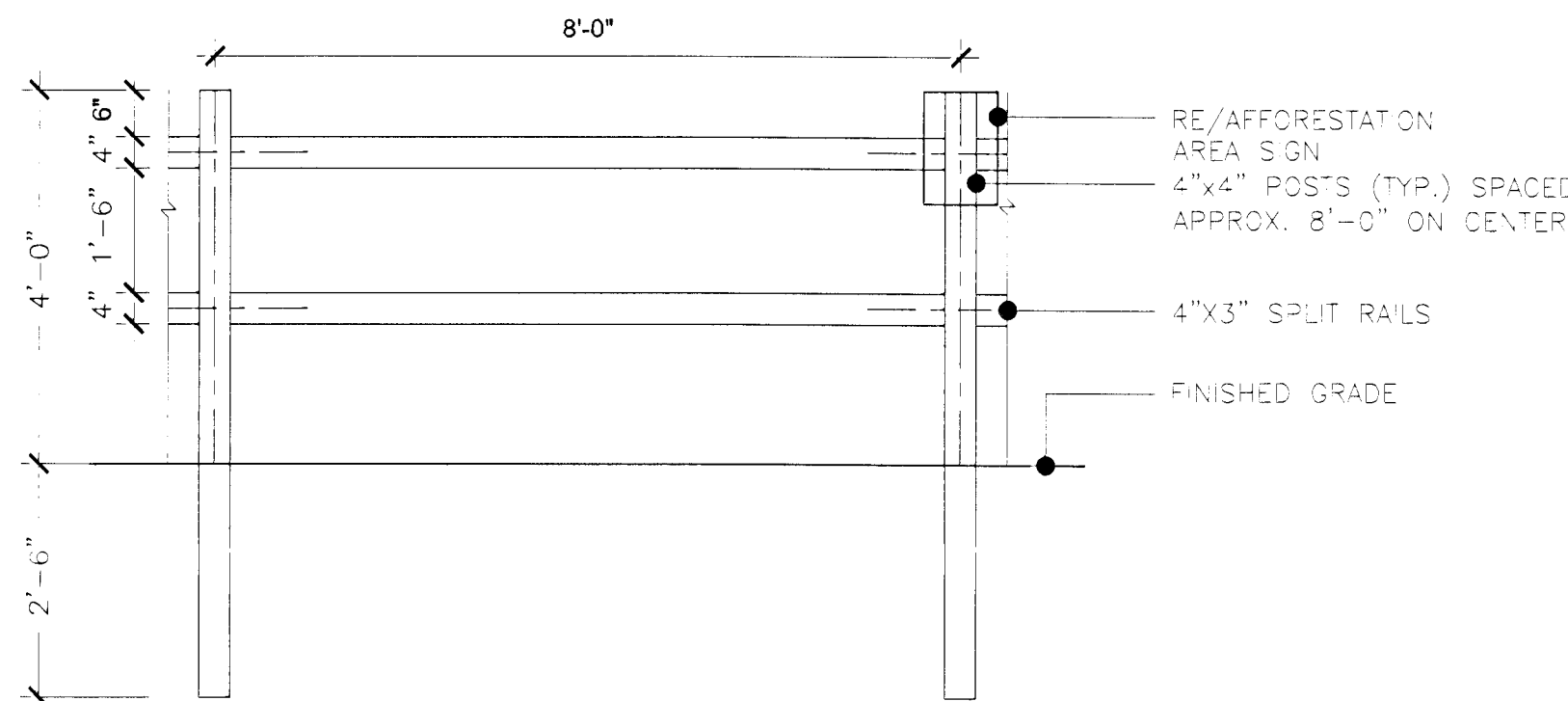
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 7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.
 8. WHEN THE SPECIMEN TREE SIGN IS LOCATED WITHIN 10' OF EITHER A PRESERVATION OR REFORESTATION SIGN, THE TWO SIGNS MAY BE POSTED ON A SINGLE 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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DRAWN BY LB
APPROVED BY RM
CHECKED BY NB
DATE JULY 2016

DEVELOPER
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DEVELOPMENT, L.L.C.
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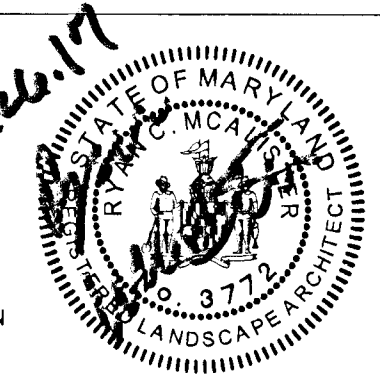
AS SHOWN

Unless otherwise noted

NO.	DESCRIPTION	DATE	BY
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REVISIONS			

SEAL

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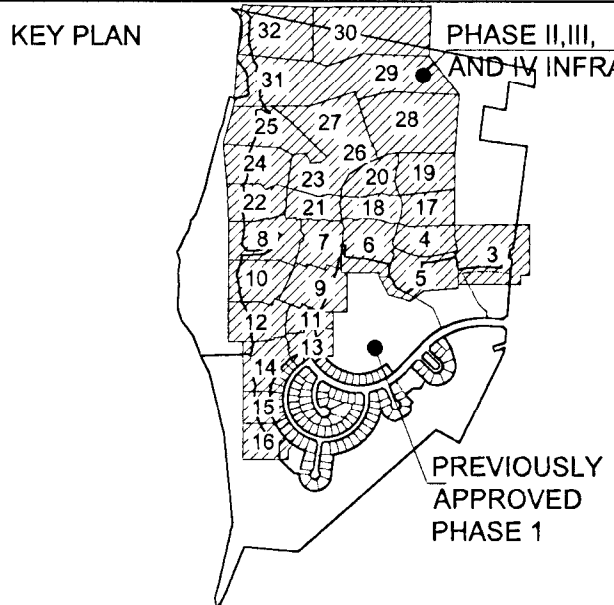
Dewberry
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PROJECT NO. 50071385

34

SHEET NO. 34 of 34

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL 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.	
Approved by	Date	DRD#	Reason for Revision		
00 J.L. Stasz	1/17/2002				
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03 J. Finch	3/28/17	SDP-1605	PH 2 INFRA.		
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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