

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 abla</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

* SPECIMEN TREE 6 REMOVED PER TCPII-002-02, SDP-1605
INFRASTRUCTURE ONLY

**CANTER CREEK WOODLAND CONSERVATION OVERALL SUMMARY
TABLE**

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:	33.75				
4 Previously Dedicated Land:	0.00				
5 Net Tract (NTA)	248.63	0.00	0.00		
6 TCP #1 or 2 Number	0	Revision	0		
7 Property Description or Subdivision Name:	CANTER CREEK				
8 TCP Number	0				
9 Is this site subject to the 1989 Ordinance? (Y/N)	N	2010 Ordinance? (Y/N)	Y	Within PFA (Y/N)	N
10 Break-even Point (preservation acres) =	68.98				
11 Acres of Net Tract clearing permitted w/ 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)	45.99				
14 Woodland Conservation Threshold (NTA) =	20.00%	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 1202	SDP1202		
18 Revision Number	1	4	N/A		
19 Plan Phase or Name:	PHASE 1	PHASE 2	PHASE 3/4		
20 TCP2 Number for this Phase or Section	002-02	TCP2-013-2017	002-02		
21 Revision Number	0.2	3	FUTURE		
22 Status	APPROVED	PENDING	FUTURE		
23 Approval Date	10/3/2014	PENDING	FUTURE		Total
24 Total area in this application (acres)	168.97	81.02	112.39		342.38
25 Floodplain area in this application (acres)	37.92	3.05	2.78		93.75
26 Net Tract area in this application (acres)	21.05	57.97	109.81		248.63
27 Woodland on the Net Tract for this phase (acres)	28.59	32.81	78.23		135.63
28 Woodland in the Floodplain for this phase	44.14	1.31	2.54		48.09
29 Woodland Cleared on Net Tract for this phase	25.78	28.06	13.12		64.96
30 Woodland Cleared in Floodplain for this phase	0.75	0.55	0.00		1.40
31 Off-site Woodland Clearing (1:1)	0.00	0.00	0.00		0.00
32 Off-site WCA being provided on this property (preservation)	0.00	0.00	0.00		0.00
33 Off-site WCA being provided on this property (afforestation)	0.00	0.00	0.00		0.00
34 Cumulative acres of Net Tract Woodland cleared	25.78	51.84	64.96		
35 Cumulative acres of Floodplain woodland cleared	0.75	1.40	1.40		
36 Smaller of 14 or 28	25.78	51.84	64.96		
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)	8.45	12.98	16.24		
40 Replacement for clearing below the WCT (2 : 1)	0.00	0.00	0.00		
41 Afforestation Required	0.00	0.00	0.00		
42 Cumulative Woodland Conservation Required	56.92	84.09	67.37		
Latest phase indicates cumulative requirement through that phase of work					

SECTION III - Meeting the Requirements

41 Woodland Preservation	18.43	8.50	47.82		Total	70.55
42 Afforestation/Reforestation	0.00	0.00	0.00			0.00
43 Natural Regeneration	0.00	0.00	0.00			0.00
44 Landscape Credits	0.00	0.00	0.00			0.00
45 Specimen & Historic Tree (CRZ area)	0.00	0.00	0.00			0.00
46 Specimen & Historic Tree Credit						0.00
47 Forest Enhancement Acreage			0.00			0.00
48 Forest Enhancement Credit (25% of enhancement area)			0.00			0.00
49 Street Tree Credit (Existing or 10-year canopy)	0.00	0.00	0.00			0.00
50 Area approved for tree-in-lieu	0.00	0.00	0.00			0.00
51 Off-site Woodland Conservation Credits on another property	0.00	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	0.00
53 Off-site WCA (afforestation) being provided on this property	0.00	0.00	0.00	0.00	0.00	0.00
54 Cumulative Woodland Conservation Provided	16.43	22.93	70.55			70.55
55 Woodland saved on this phase but not counted	-15.32	0.26	15.49			0.42
56 Existing Net Tract Woodland in later phases	109.13	78.32	0.00			
57 Requirement Status per Phase						

Prepared by: Pran K. N. N. N. Date: 3.12.18

License Number: _____ Signature: _____ Date: _____

WOODLAND CONSERVATION SUMMARY TABLE
PHASE 2

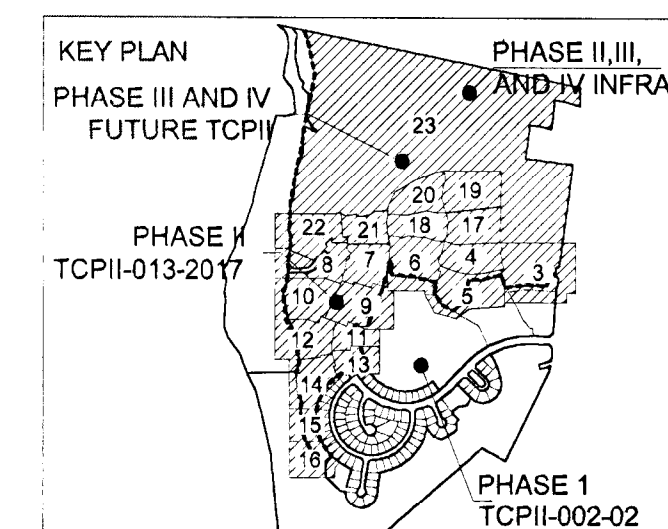
Individual CDP Worksheet for Phased Projects Woodland Conservation Worksheet for Prince George's County		
Section 1 - Establishing Site Information		
Zone:	R-S	
Gross Tract:	61.02	
Floodplain:	3.05	
Previously Dedicated Land:	0.00	
Net Tract (NTA):	57.97	
Project Description or Name:	Carter Creek Phase 2	
Overall Project Name:	Carter Creek	
TC2P Number:	TC2P1-002-02	Rev. # 0
TCPI Number:		

Section 2 - Determining Requirements				
Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)	Offsite (acres)	
Acres of Existing Woodland	32.81	1.31	0.00	
Woodland Conservation Required for this Phase	6.50	11.21%		
Area of Woodland Cleared per TCPI	0.00		0.00	0.00
Area of Woodland Cleared per TCPI	26.06		0.65	0.00
Area of Woodland above WCT that was not cleared by TCPI	0.00			
Additional Woodland Cleared by TCPI	0.00		0.00	0.00
Does the TCPI show 2:1 replacement	Y			
Clearing above WCT	0.00	Additional 1/4:1 Replacement required =	0.00	
Clearing below WCT	0.00	Additional 2:1 Replacement required =	0.00	
Total Woodland Conservation Required for this Section:	6.50			

Section III - Meeting the Requirements			
Woodland Conservation Provided:	(acres)		
Woodland Preservation	6.50		
Afforestation/Reforestation	0.00		
Natural Regeneration (A/R/R)	0.00	Bonding:	\$0.00
Area approved for fee-in-lieu in a Priority Funding Area	0.00	=	0.00
Area approved for fee-in-lieu in a non-Priority Funding Area	0.00	=	0.00
Credits Received for Off-site Mitigation on another property	0.00		
Off-site Mitigation provided on this property	0.00		
Total Woodland Conservation Provided	6.50		

Area of net tract woodland not cleared	6.75 acres
Net Tract woodland retained not part of requirements:	0.25 acres
On-site woodland conservation provided	6.50 acres

Prepared by: Ryan McAlister *R. McAlister*
Qualifications: Registered Landscape Architect
Date: 3.12.18



WOODLAND CONSERVATION SUMMARY TABLE

SDP-1202-04 PHASE 2 - LOTS		FUTURE PHASE 3 AND 4 & PREVIOUSLY APPROVED TCPII-002-02	
WOODLAND CLEARED (ACRES) A 14.84 B 11.16 G 0.04 H 0.02 <hr/> TOTAL AREA = 26.06 AC WOODLAND CLEARED IN FLOODPLAIN (ACRES) V 0.08 *Z 0.26 A 0.31 <hr/> TOTAL AREA = 0.65 AC	WOODLAND PRESERVATION AREAS (ACRES) A 2.32 C 3.62 F 0.07 G 0.23 H 0.09 Y 0.11 Q 0.06 <hr/> TOTAL AREA = 6.50 AC	WOODLAND CLEARED (ACRES) C 0.15 D 0.66 E 0.08 F 12.23 <hr/> TOTAL AREA = 13.12 AC WOODLAND RETAINED- NOT CREDITED (ACRES) A 0.11 <hr/> TOTAL AREA = 0.11 AC	WOODLAND PRESERVATION AREAS (ACRES) D 1.19 P 0.24 E 1.38 Q 0.49 I 3.87 R 0.02 J 0.61 S 0.18 K 36.98 T 1.15 L 0.12 U 0.22 M 0.07 V 0.58 N 0.04 W 0.12 O 0.01 X 0.11 <hr/> TOTAL AREA = 47.38 AC

*** NOTE: CLEARING SHOWN FOR PROPOSED
SEWER CONNECTION FROM PHASE 2
THROUGH PHASE 1.**

NOTE

FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
www.call811.com
<http://www.missusulity.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	DECEMBER 2016

DEVELOPER

WALTON CANTER CREEK
DEVELOPMENT, L.L.C.

1650 TYSONS BLVD.
SUITE 1500
TYSONS, VA 22102

PH: 540-532-2158

OWNER/APPLICANT
WALTON CANTER CREEK
DEVELOPMENT, L.L.C.
1650 TYSONS BLVD.
SUITE 1500
TYSONS, VA 22102
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

SEAL	3.12.18
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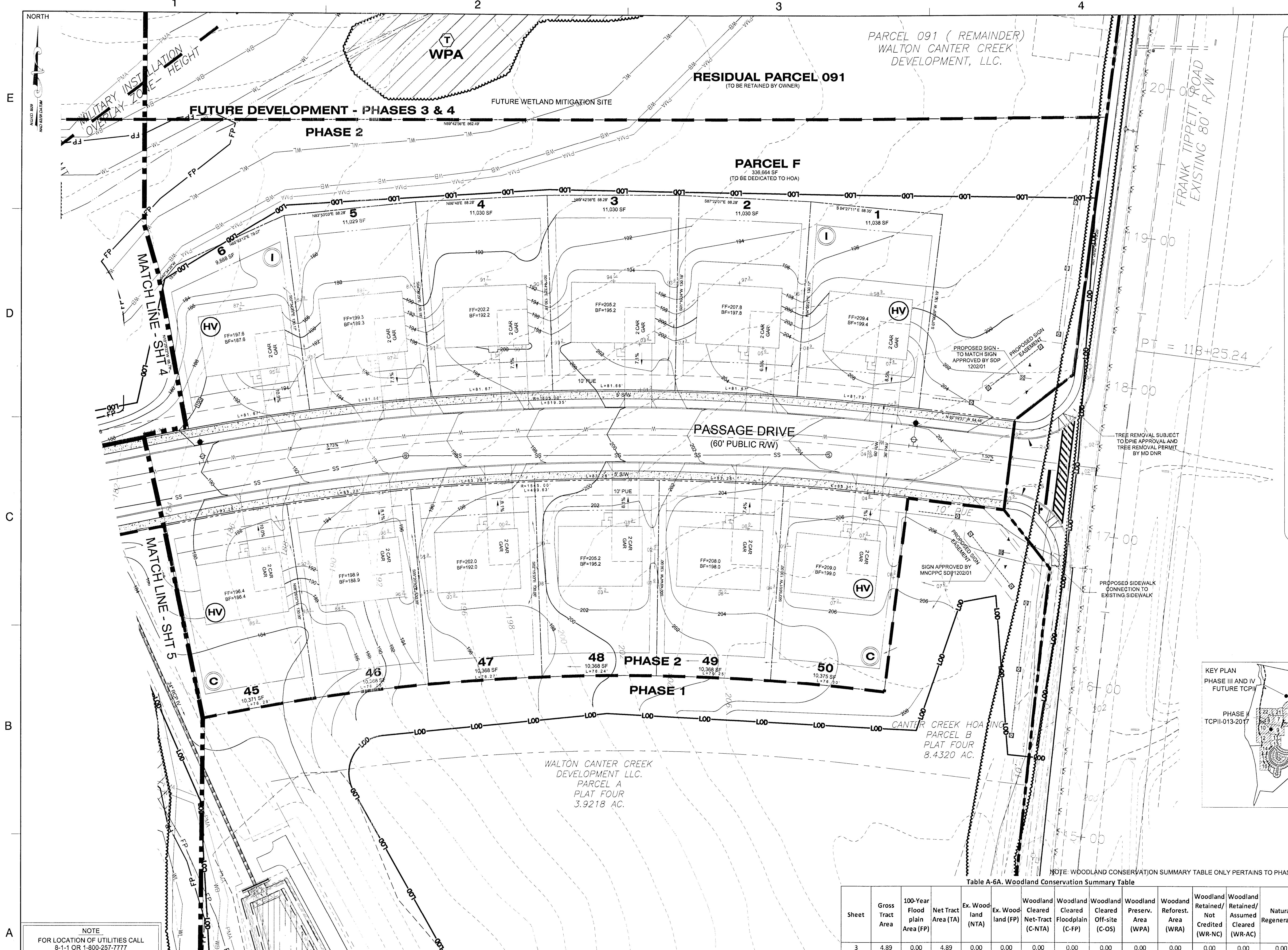
 **Dewberry**

Dewberry Engineers Inc.
4601 Forbes Boulevard, Suite 30
Lanham, MD 20706
301.731.5551
301.731.0188 fax

PROJECT NO.	50071385
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2

SHEET NO. 2 of 25



LEGEND

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

WOODLAND CLEARED (WC)
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 (C-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
TCP2-013-2017

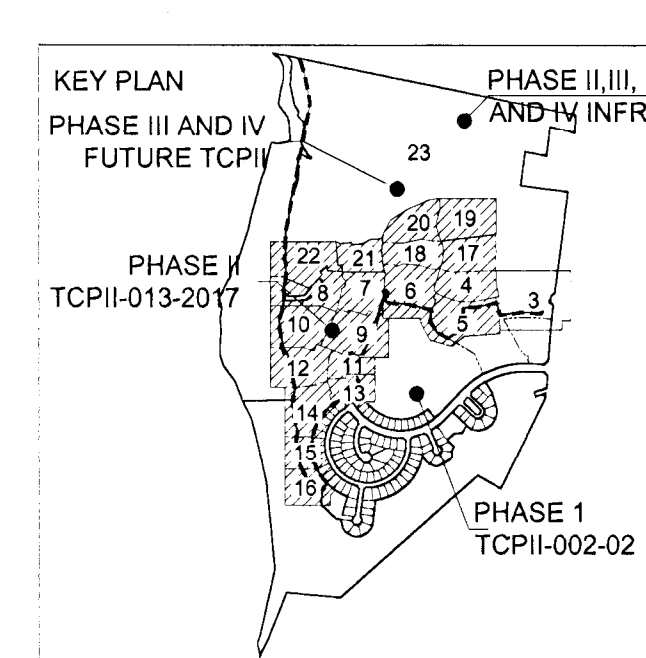
Approved by	Date	DRD#	Note
[Signature]	3/4/18	SDP-1202-04	
01			
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THIS BLOCK IS FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVAL

PROJECT NAME: CANTER CREEK: PHASE 2
PROJECT NUMBER: SDP-1202-04

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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DEVELOPER	OWNER/APPLICANT	11TH ELECTION DISTRICT
WALTON CANTER CREEK DEVELOPMENT, L.L.C. 1650 TYSONS BLVD. SUITE 1500 TYSONS, VA 22102 PH: 540-532-2158	WALTON CANTER CREEK DEVELOPMENT, L.L.C. 1650 TYSONS BLVD. SUITE 1500 TYSONS, VA 22102 PH: 540-532-2158 ATTN: MIKE MILLER EMAIL: Mike.miller@walton.com	PRINCE GEORGES: TAX MAP 0117-00F2 WSSC GRID 211SE8, 211SE9, 212SE8, & 212SE9

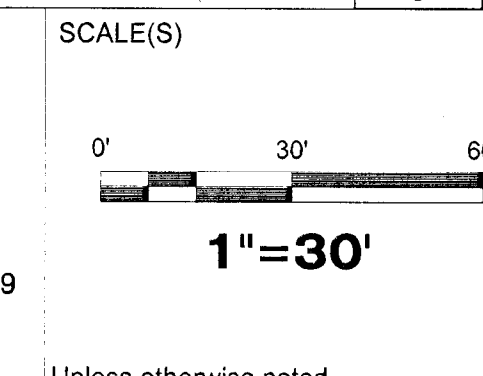


Table A-6A. Woodland Conservation Summary Table

Sheet	Gross Tract Area	100-Year Flood plain Area (FP)	Net Tract Area (TA)	Ex. Wood land (NTA)	Ex. Wood land (FP)	Woodland Cleared Net-Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preserv. Area (WPA)	Woodland Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)	Natural Regeneration
3	4.89	0.00	4.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

NO. DESCRIPTION DATE BY

REVISIONS

**CANTER CREEK
PHASE 2
PRINCE GEORGE'S COUNTY
MARYLAND**

TITLE TYPE II TREE CONSERVATION PLAN

PLAN SHEET

PROJECT NO. 50071385

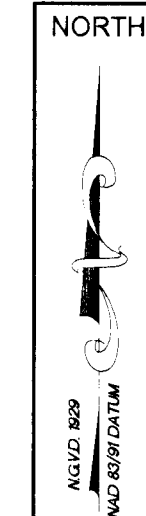
3

SHEET NO. 3 of 25

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

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

1.9.18



E

D

C

B

A

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

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SCALE(S)

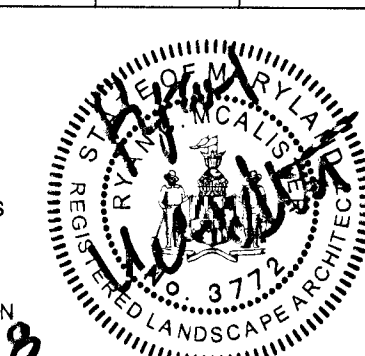
0' 30' 60'
1"=30'

Unless otherwise noted

Table A-6A. Woodland Conservation Summary Table													
Sheet	Gross Tract Area	100-Year Flood plain Area (FP)	Net Tract Area (TA)	Ex. Woodland (NTA)	Ex. Woodland (FP)	Woodland Cleared Net-Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preserv. Area (WPA)	Woodland Reforest. Area (WRA)	Woodland Retained/Not Credited (WR-NC)	Woodland Retained/Assumed Cleared (WR-AC)	Natural Regeneration
4	3.99	1.31	2.68	0.57	0.30	0.30	0.05	0.00	0.23	0.00	0.00	0.00	0.00

NOTE: WOODLAND CONSERVATION SUMMARY TABLE ONLY PERTAINS TO PHASE 2.

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.



TITLE TYPE II TREE CONSERVATION PLAN

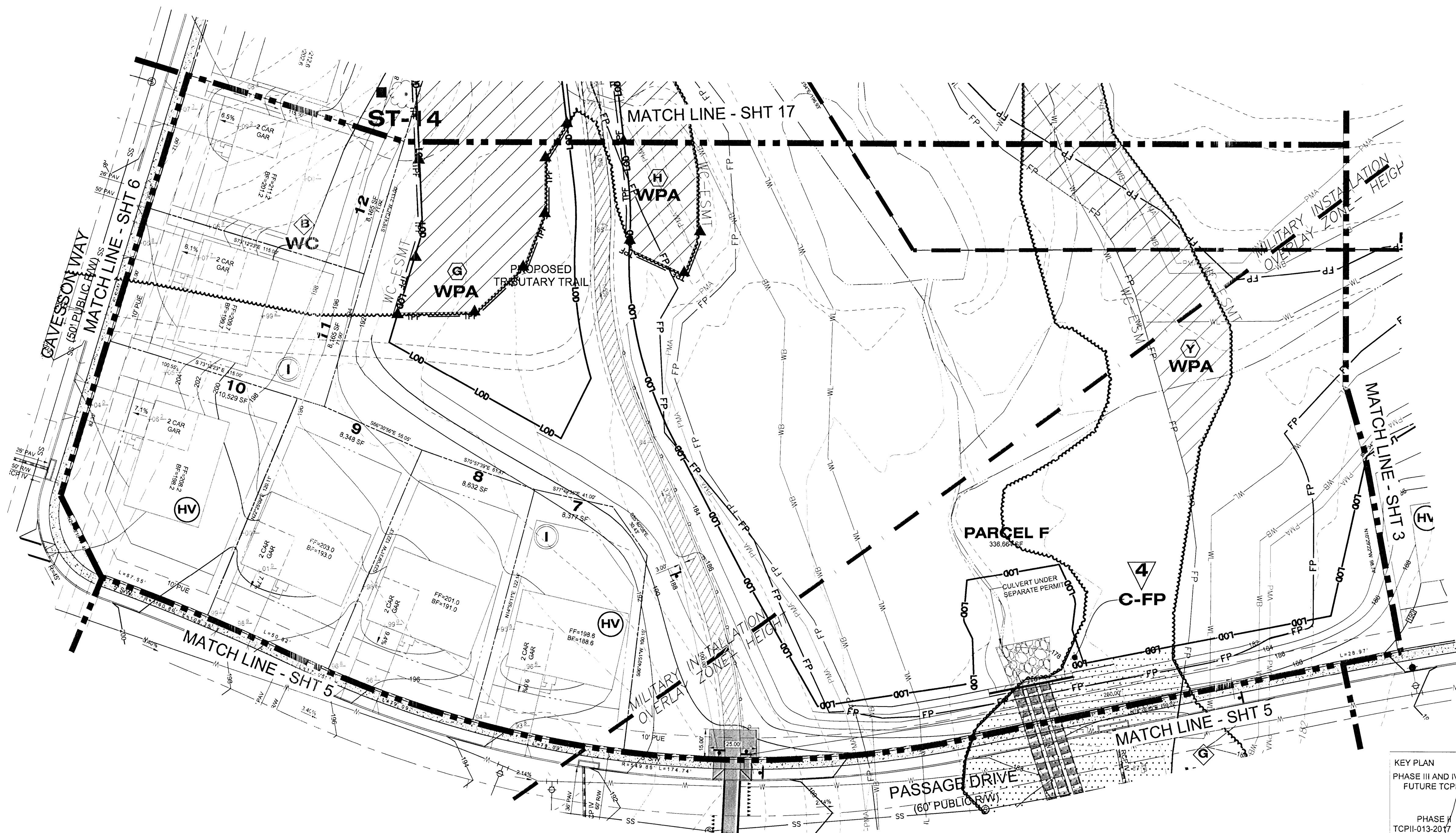
PLAN SHEET

Dewberry
Dewberry Consultants, LLC
10003 Derekwood Lane, Suite 204
Lanham, MD 20706
301.731.5551
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PROJECT NO. 50071385

4

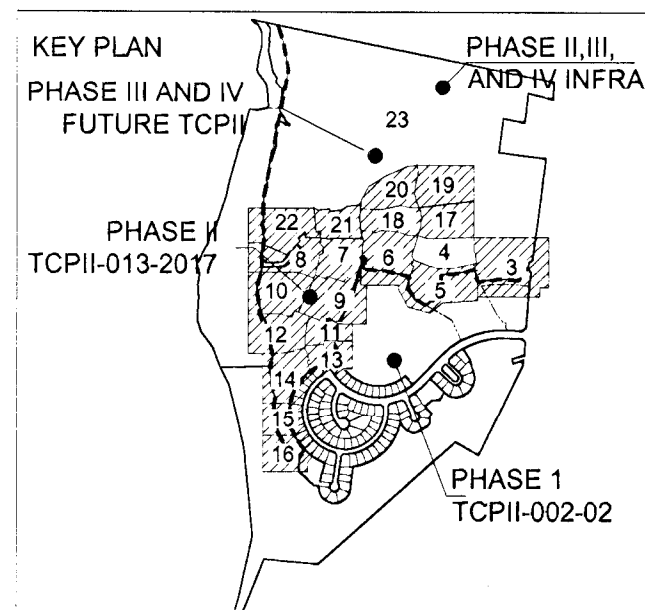
SHEET NO. 4 of 25



LEGEND

PHASE LINE
SHEET MATCHLINE
EXISTING BOUNDARY
ADJACENT PROPERTY BOUNDARY
EXISTING TREE LINE
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PROPOSED TEMPORARY TREE- PROTECTION FENCE
PERMANENT TREE PROTECTION FENCE

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Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-013-2017

Approved by	Date	DRD#	Note
[Signature]	3/19/18	SDP-1202-04	
01			
02			
03			
04			
05			
06			

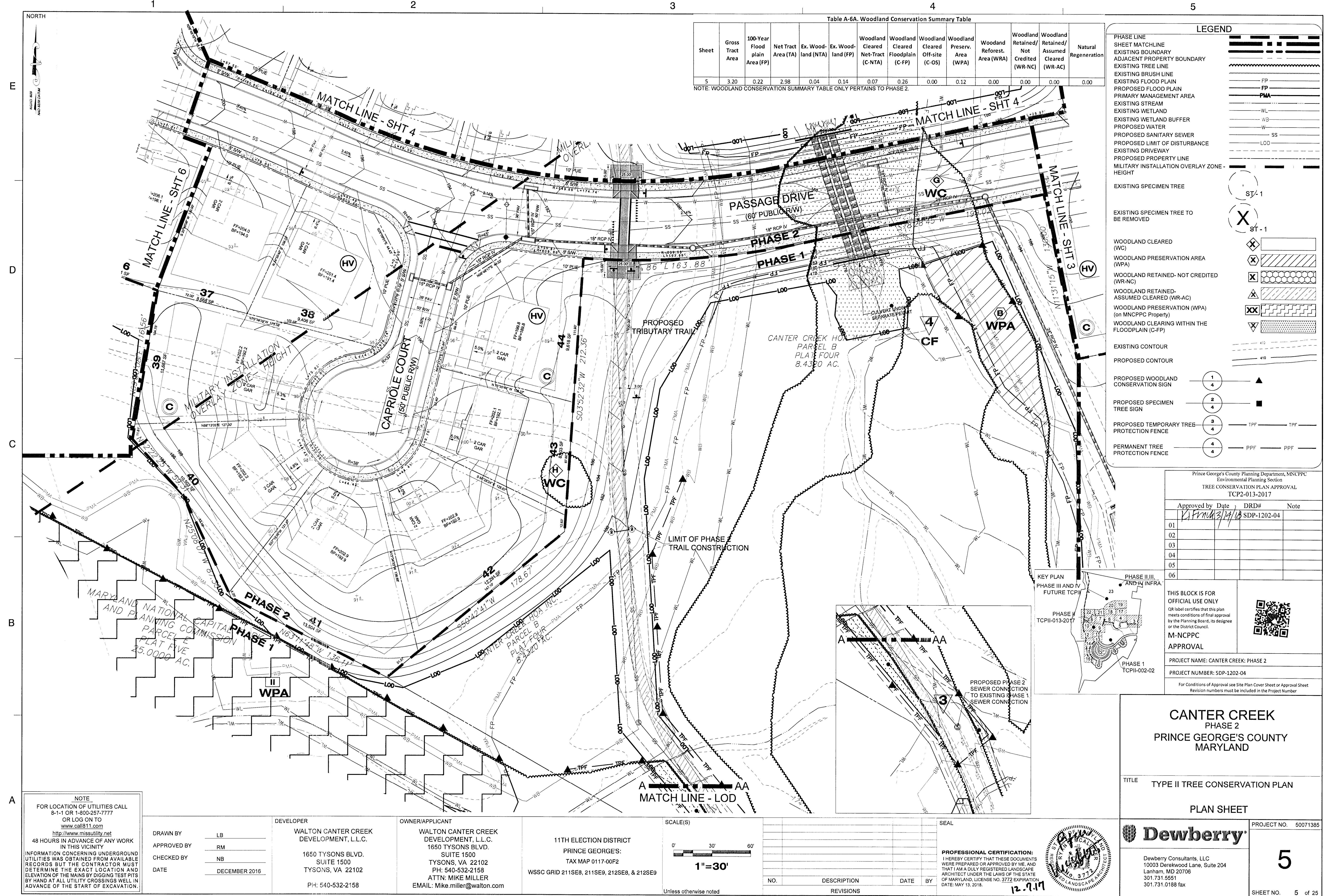
THIS BLOCK IS FOR
OFFICIAL USE ONLY
QR label certifies that this plan
meets conditions of final approval
by the Planning Board, its designee
or the District Council.
M-NCPPC
APPROVAL
PROJECT NAME: CANTER CREEK: PHASE 2
PROJECT NUMBER: SDP-1202-04
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number.

**CANTER CREEK
PHASE 2
PRINCE GEORGE'S COUNTY
MARYLAND**

Sheet	Gross Tract Area	100-Year Flood plain Area (FP)	Net Tract Area (TA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared Net-Tract (C-NTA)	Woodland Floodplain (C-CP)	Woodland Cleared Off-site (C-OS)	Woodland Preserv. Area (WPA)	Woodland Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)	Natural Regeneration
5	3.20	0.22	2.98	0.04	0.14	0.07	0.26	0.00	0.12	0.00	0.00	0.00	0.00

NOTE: WOODLAND CONSERVATION SUMMARY TABLE ONLY PERTAINS TO PHASE 2

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

DEVELOPER
**WALTON CANTER CREEK
DEVELOPMENT, L.L.C.**
**1650 TYSONS BLVD.
SUITE 1500
TYSONS, VA 22102**
PH: 540-532-2158

OWNER/APPLICANT

WALTON CANTER CREEK
DEVELOPMENT, L.L.C.
1650 TYSONS BLVD.
SUITE 1500
TYSONS, VA 22102
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'


1"=30'

SEARCH

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.

TITLE	TYPE II TREE CONSERVATION PLAN
-------	--------------------------------

PLAN SHEET



Dewberry®

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

PROJECT NO.	50071385
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5

SHEET NO. 5 of 25





A

Unless otherwise noted

SCALE(S)

ARC
OF M

SEA



SEA

SEA

SEA

SEA

SEA

SEA

SEA

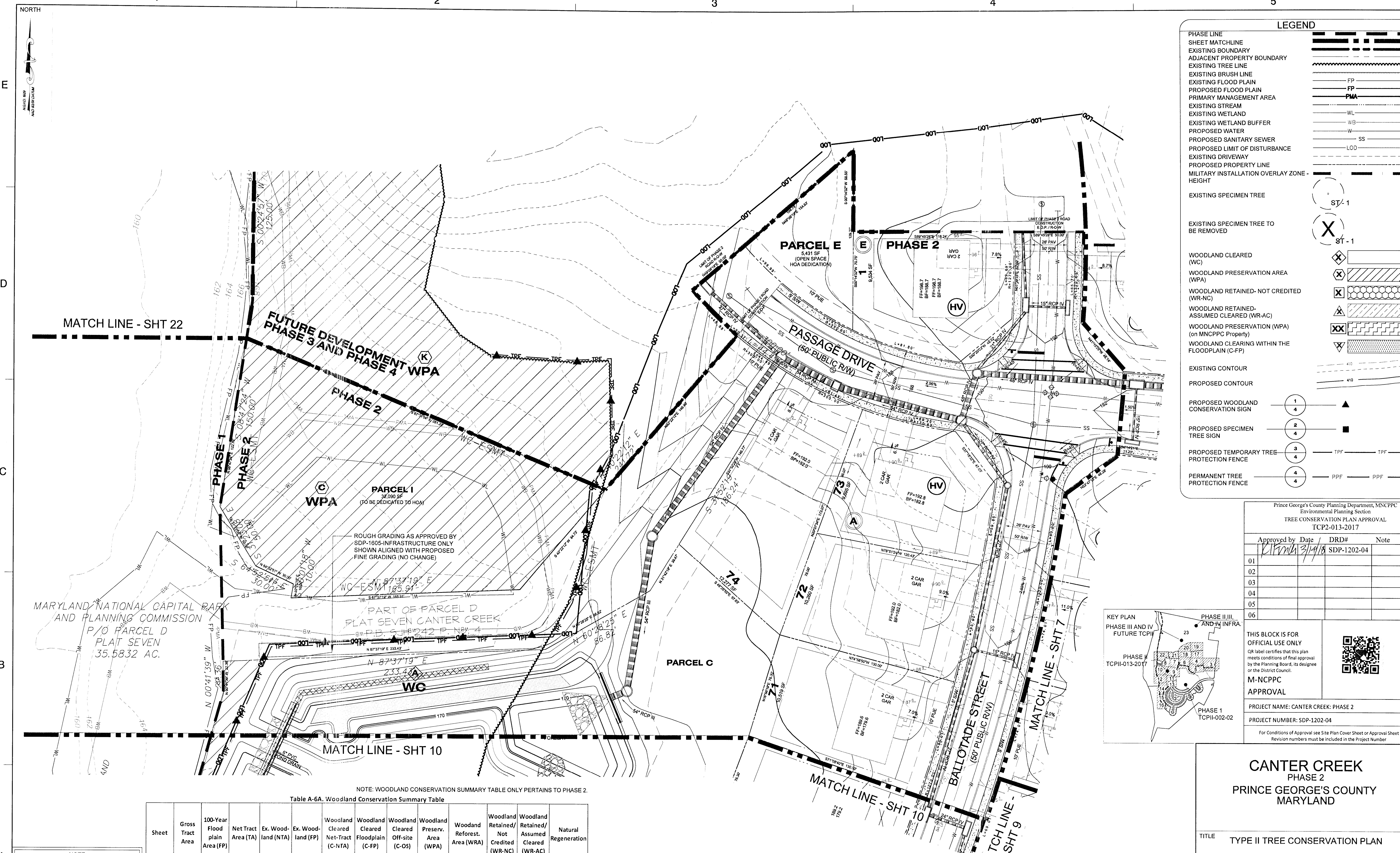
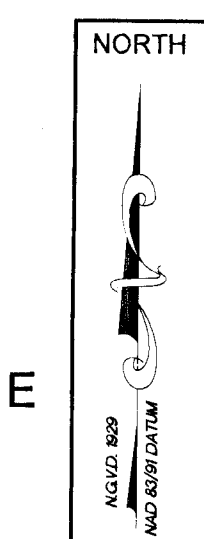
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SEA

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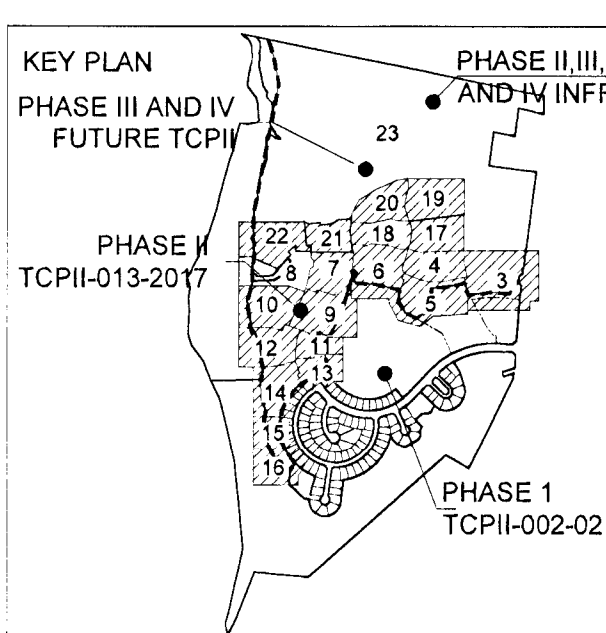
SEA



LEGEND

PHASE LINE
SHEET MATCHLINE
EXISTING BOUNDARY
ADJACENT PROPERTY BOUNDARY
EXISTING TREE LINE
EXISTING BRUSH LINE
EXISTING FLOOD PLAIN
PROPOSED FLOOD PLAIN
PRIMARY MANAGEMENT AREA
EXISTING STREAM
EXISTING WETLAND
EXISTING WETLAND BUFFER
PROPOSED WATER
PROPOSED SANITARY SEWER
PROPOSED LIMIT OF DISTURBANCE
EXISTING DRIVEWAY
PROPOSED PROPERTY LINE
MILITARY INSTALLATION OVERLAY ZONE - HEIGHT
EXISTING SPECIMEN TREE
EXISTING SPECIMEN TREE TO BE REMOVED
WOODLAND CLEARED (WC)
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 (C-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
1
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4
4
TPF
PPF



Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-013-2017

Approved by	Date	DRD#	Note
[Signature]	3/1/18	SDP-1202-04	
01			
02			
03			
04			
05			
06			

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M-NCPPC APPROVAL

PROJECT NAME: CANTOR CREEK: PHASE 2
PROJECT NUMBER: SDP-1202-04

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



NOTE
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
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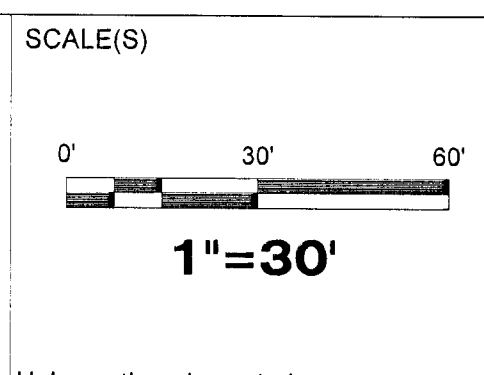
NOTE: WOODLAND CONSERVATION SUMMARY TABLE ONLY PERTAINS TO PHASE 2.

Table A-6A. Woodland Conservation Summary Table

Sheet	Gross Tract Area	100-Year Flood plain Area (FP)	Net Tract Area (TA)	Ex. Wood- land (NTA)	Ex. Wood- land (FP)	Woodland Cleared Net- Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preserv. Area (WPA)	Woodland Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)	Natural Regeneration
8	4.09	0.01	4.08	1.26	0.01	0.29	0.00	0.00	0.73	0.00	0.00	0.00	0.00

DRAWN BY APPROVED BY CHECKED BY DATE	LB RM NB DECEMBER 2016
DEVELOPER WALTON CANTOR CREEK DEVELOPMENT, L.L.C. 1650 TYSONS BLVD. SUITE 1500 TYSONS, VA 22102 PH: 540-532-2158	OWNER/APPLICANT WALTON CANTOR CREEK DEVELOPMENT, L.L.C. 1650 TYSONS BLVD. SUITE 1500 TYSONS, VA 22102 PH: 540-532-2158 ATTN: MIKE MILLER EMAIL: Mike.miller@walton.com

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



NO.	DESCRIPTION	DATE	BY

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.

CANTOR CREEK PHASE 2
PRINCE GEORGE'S COUNTY MARYLAND

TITLE TYPE II TREE CONSERVATION PLAN
PLAN SHEET

PROJECT NO. 50071385
8
SHEET NO. 8 of 25

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



PROJECT NO. 50071385

11

SHEET NO. 11 of 25

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<p>PROJECT NAME: CANTER CREEK: PHASE 2</p>	
<p>PROJECT NUMBER: SDP-1202-04</p>	
<p>For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet</p> <p>Revision numbers must be included in the Project Number</p>	

CANTER CREEK
PHASE 2
PRINCE GEORGE'S COUNTY
MARYLAND

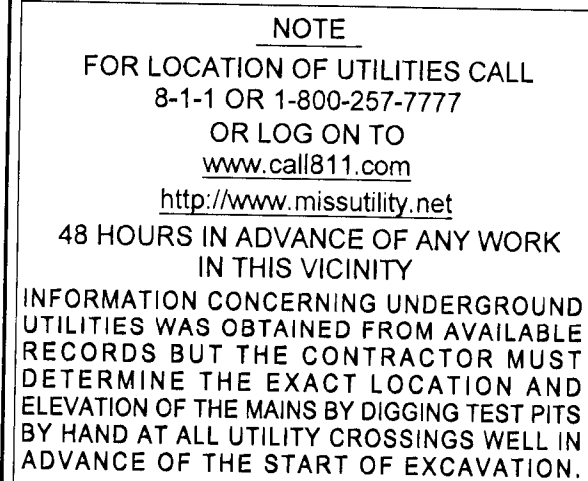
TITLE	TYPE II TREE CONSERVATION PLAN
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PLAN SHEET

PROJECT NO. 50071385

11

SHEET NO. 11 of 25



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

OWNER/APPLICANT
WALTON CANTER CREEK
DEVELOPMENT, L.L.C.
1650 TYSONS BLVD.
SUITE 1100
TYSONS, VA 22102
PH: 540-532-2158
ATTN: MIKE MILLER
EMAIL: Mike.miller@walton.com

SCALE(S)

0' 30' 60'

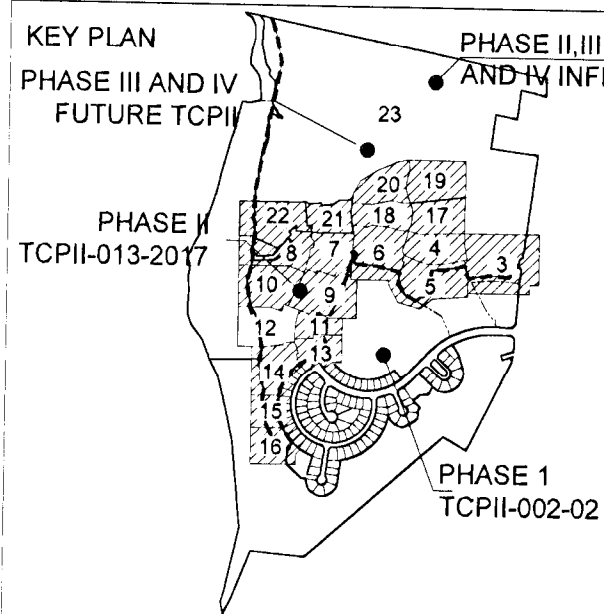
1"=30'


Unless otherwise noted

SEAL

12.7.17

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DATE: MAY 13, 2018.



Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-013-2017			
Approved by	Date	DRD#	Note
<i>[Signature]</i>	<i>3/14/18</i>	SDP-1202-04	
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04			
05			
06			
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M-NCPPC APPROVAL			
PROJECT NAME: CANTER CREEK: PHASE 2			
PROJECT NUMBER: SDP-1202-04			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number			

CANTER CREEK
PHASE 2
PRINCE GEORGE'S COUNTY
MARYLAND

TITLE TYPE II TREE CONSERVATION PLAN

PLAN SHEET

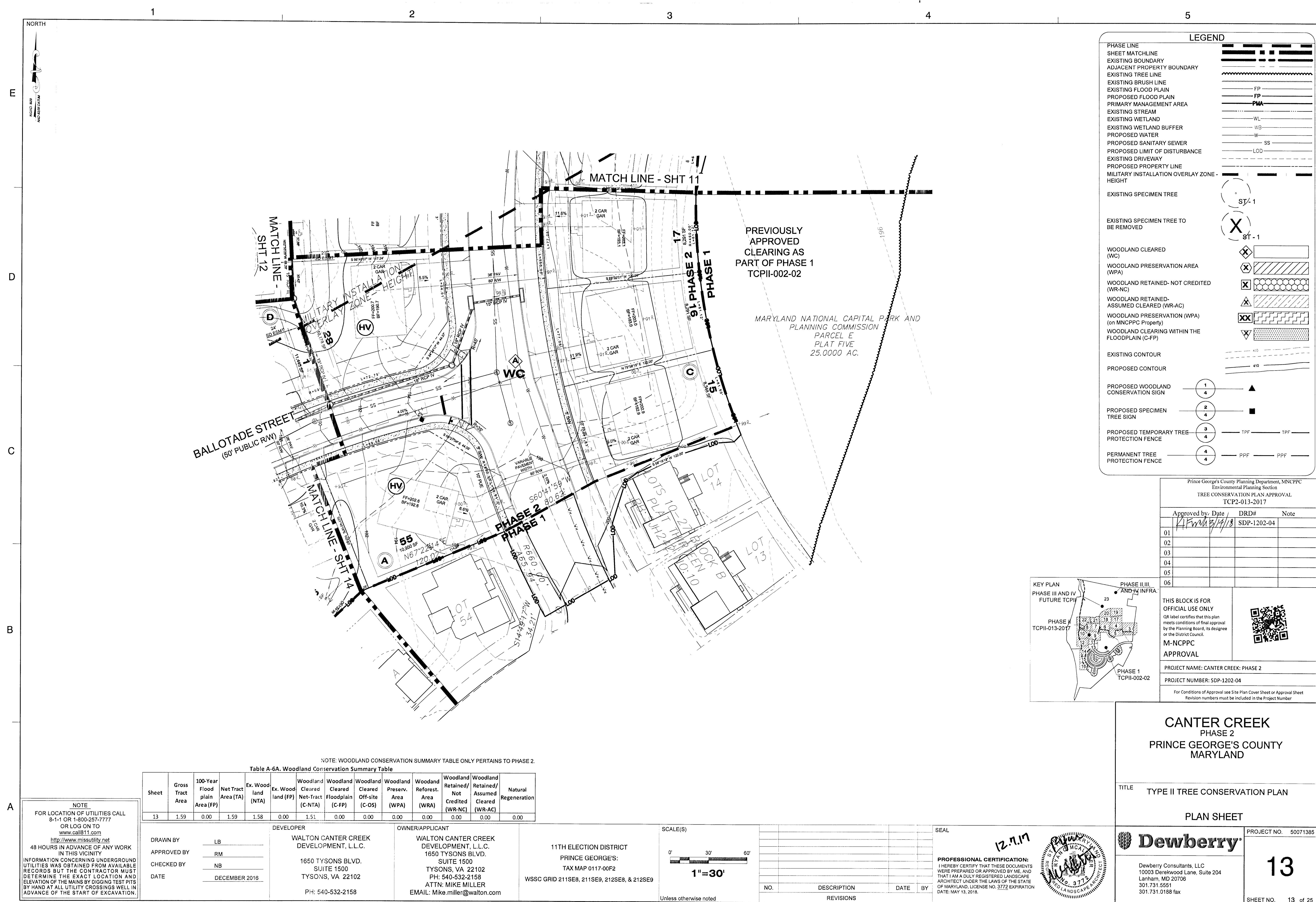


Dewberry Consultants, LLC
10003 Derekwood Lane, Suite 204
Lanham, MD 20706
301.731.5551
301.731.0188 fax

PROJECT NO.	50071385
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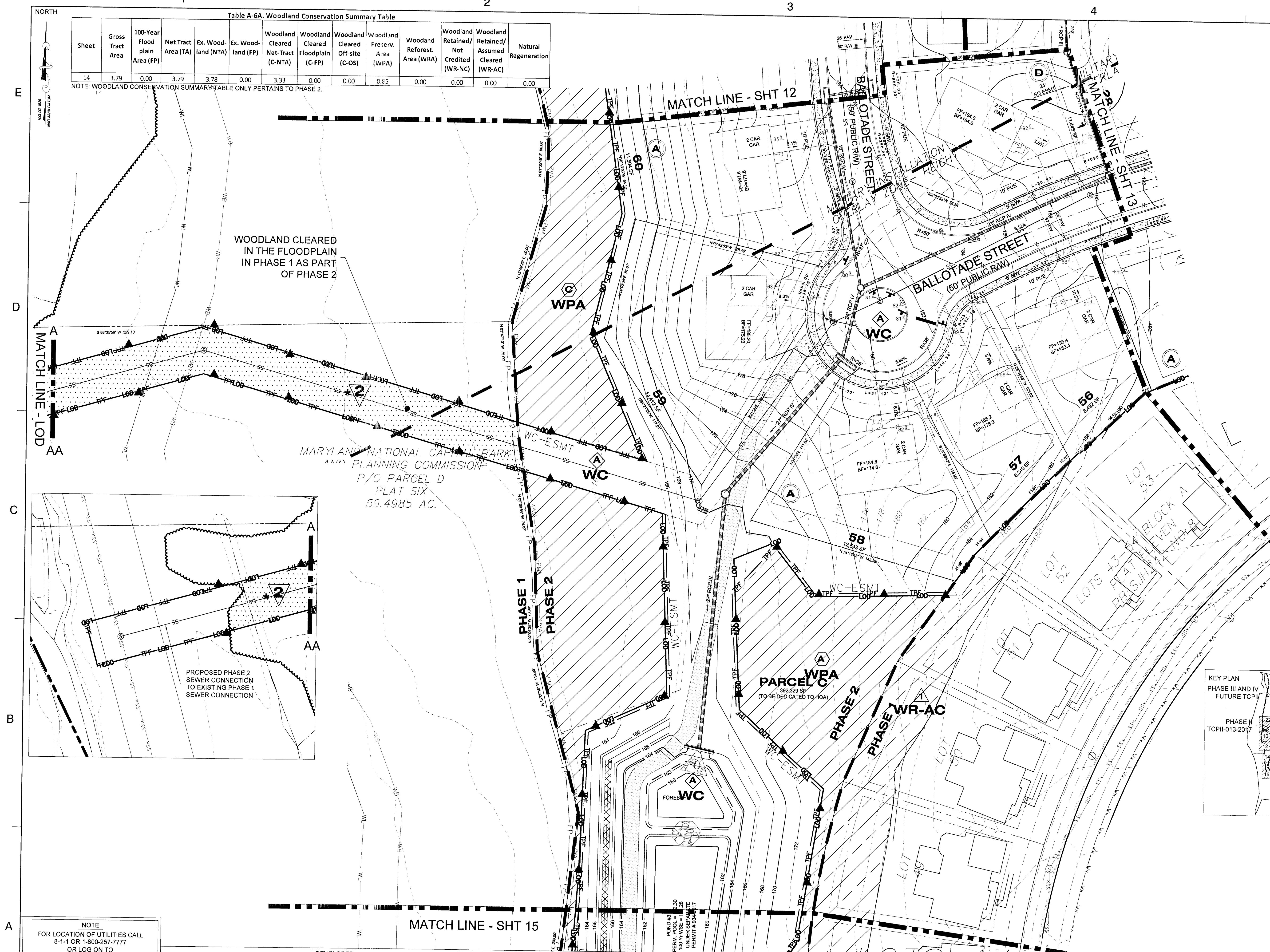
12

SHEET NO. 12 of 25



[illegible]

NOTE: WOODLAND CONSERVATION SUMMARY TABLE ONLY PERTAINS TO PHASE 2



LEGEND

PHASE LINE	
SHEET MATCHLINE	
EXISTING BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
EXISTING TREE LINE	
EXISTING BRUSH LINE	
EXISTING FLOOD PLAIN	
PROPOSED FLOOD PLAIN	
PRIMARY MANAGEMENT AREA	
EXISTING STREAM	
EXISTING WETLAND	
EXISTING WETLAND BUFFER	
PROPOSED WATER	
PROPOSED SANITARY SEWER	
PROPOSED LIMIT OF DISTURBANCE	
EXISTING DRAINAGE	
PROPOSED PROPERTY LINE	
MILITARY INSTALLATION OVERLAY ZONE - HEIGHT	
EXISTING SPECIMEN TREE	
EXISTING SPECIMEN TREE TO BE REMOVED	
WOODLAND CLEARED (WC)	
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 (C-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 FREE CONSERVATION PLAN APPROVAL TCP2-013-2017			
	Approved by	Date	DRD# Note
01	<i>[Signature]</i>	3/4/18	SDP-1202-04
02			
03			
04			
05			
06			

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M-NCPPC
APPROVAL

PROJECT NAME: CANTER CREEK: PHASE 2


PROJECT NUMBER: SDP-1202-04

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

CANTER CREEK
PHASE 2
PRINCE GEORGE'S COUNTY
MARYLAND

TITLE	TYPE II TREE CONSERVATION PLAN
-------	--------------------------------

PLAN SHEET



Dewberry

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

PROJECT NO.	50071385
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14

SHEET NO. 14 of 25

NOTE
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ADVANCE OF THE START OF EXCAVATION

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

DEVELOPER
WALTON CANTER CREEK
DEVELOPMENT, L.L.C.
1650 TYSONS BLVD.
SUITE 1500
TYSONS, VA 22102
PH: 540-532-2158

OWNER/APPLICANT
WALTON CANTER CREEK
DEVELOPMENT, L.L.C.
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SUITE 1500
TYSONS, VA 22102
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

12.7.17

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DATE: MAY 13, 2018.



NO.	DESCRIPTION	DATE	BY
REVISIONS			

NORTH

E

D

C

B

A

NOTE: WOODLAND CONSERVATION SUMMARY TABLE ONLY PERTAINS TO PHASE 2.

Table A-6A. Woodland Conservation Summary Table

Sheet	Gross Tract Area	100-Year Flood plain Area (FP)	Net Tract Area (TA)	Ex. Wood-land (NTA)	Ex. Wood-land (FP)	Woodland Cleared Net-Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preserv. Area (WPA)	Woodland Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)	Natural Regeneration
15	1.34	0.00	1.34	1.33	0.00	0.47	0.00	0.00	0.88	0.00	0.00	0.00	0.00

DEVELOPER

WALTON CANTER CREEK DEVELOPMENT, L.L.C.

1650 TYSONS BLVD.
SUITE 1500
TYSONS, VA 22102

PH: 540-532-2158

OWNER/APPLICANT

WALTON CANTER CREEK DEVELOPMENT, L.L.C.
1650 TYSONS BLVD.
SUITE 1500

TYSONS, VA 22102
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)

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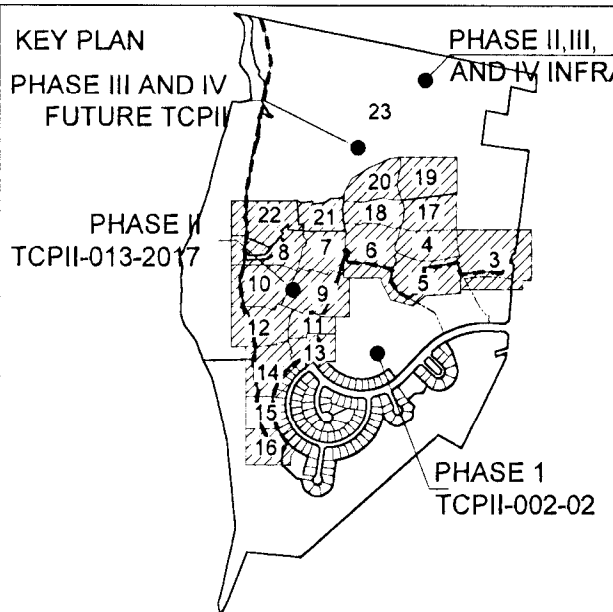
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DATE: MAY 13, 2018.

LEGEND	
PHASE LINE	
SHEET MATCHLINE	
EXISTING BOUNDARY	
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EXISTING TREE LINE	
EXISTING BRUSH LINE	
EXISTING FLOOD PLAIN	
PROPOSED FLOOD PLAIN	
PRIMARY MANAGEMENT AREA	
EXISTING STREAM	
EXISTING WETLAND	
EXISTING WETLAND BUFFER	
PROPOSED WATER	
PROPOSED SANITARY SEWER	
PROPOSED LIMIT OF DISTURBANCE	
EXISTING DRIVEWAY	
PROPOSED PROPERTY LINE	
MILITARY INSTALLATION OVERLAY ZONE - HEIGHT	
EXISTING SPECIMEN TREE	
EXISTING SPECIMEN TREE TO BE REMOVED	
WOODLAND CLEARED (WC)	
WOODLAND PRESERVATION AREA (WPA)	
WOODLAND RETAINED- NOT CREDITED (WR-NC)	
WOODLAND RETAINED- ASSUMED CLEARED (WR-AC)	
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WOODLAND CLEARING WITHIN THE FLOODPLAIN (C-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
TCP2-013-2017

Approved by	Date	DRD#	Note
1	12/11/17	SDP-1202-04	
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M-NCPPC
APPROVAL

PROJECT NAME: CANTER CREEK: PHASE 2

PROJECT NUMBER: SDP-1202-04

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

CANTER CREEK
PHASE 2
PRINCE GEORGE'S COUNTY
MARYLAND

TITLE TYPE II TREE CONSERVATION PLAN

PLAN SHEET

Dewberry

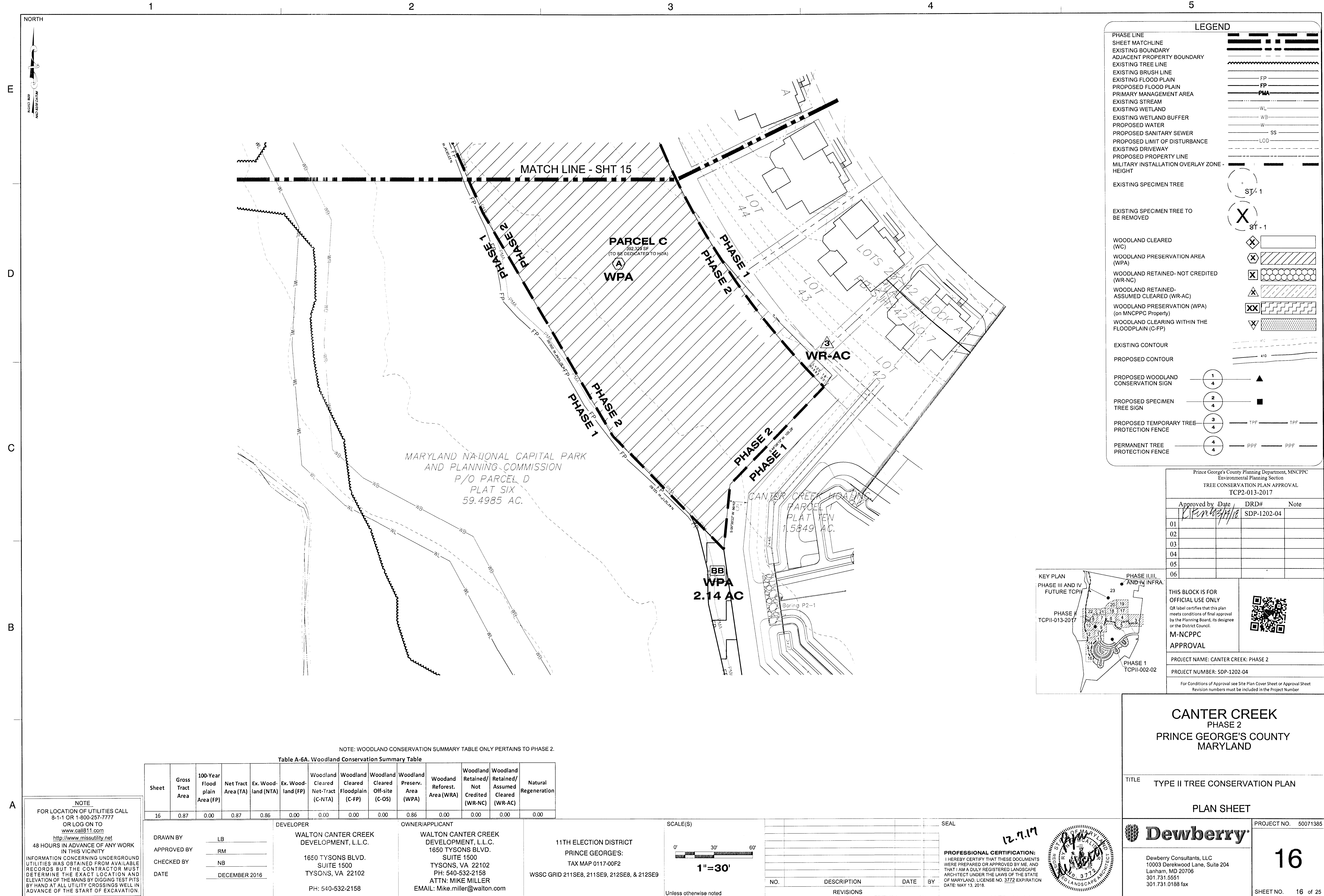
Dewberry Consultants, LLC
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Lanham, MD 20706
301.731.5551
301.731.0188 fax

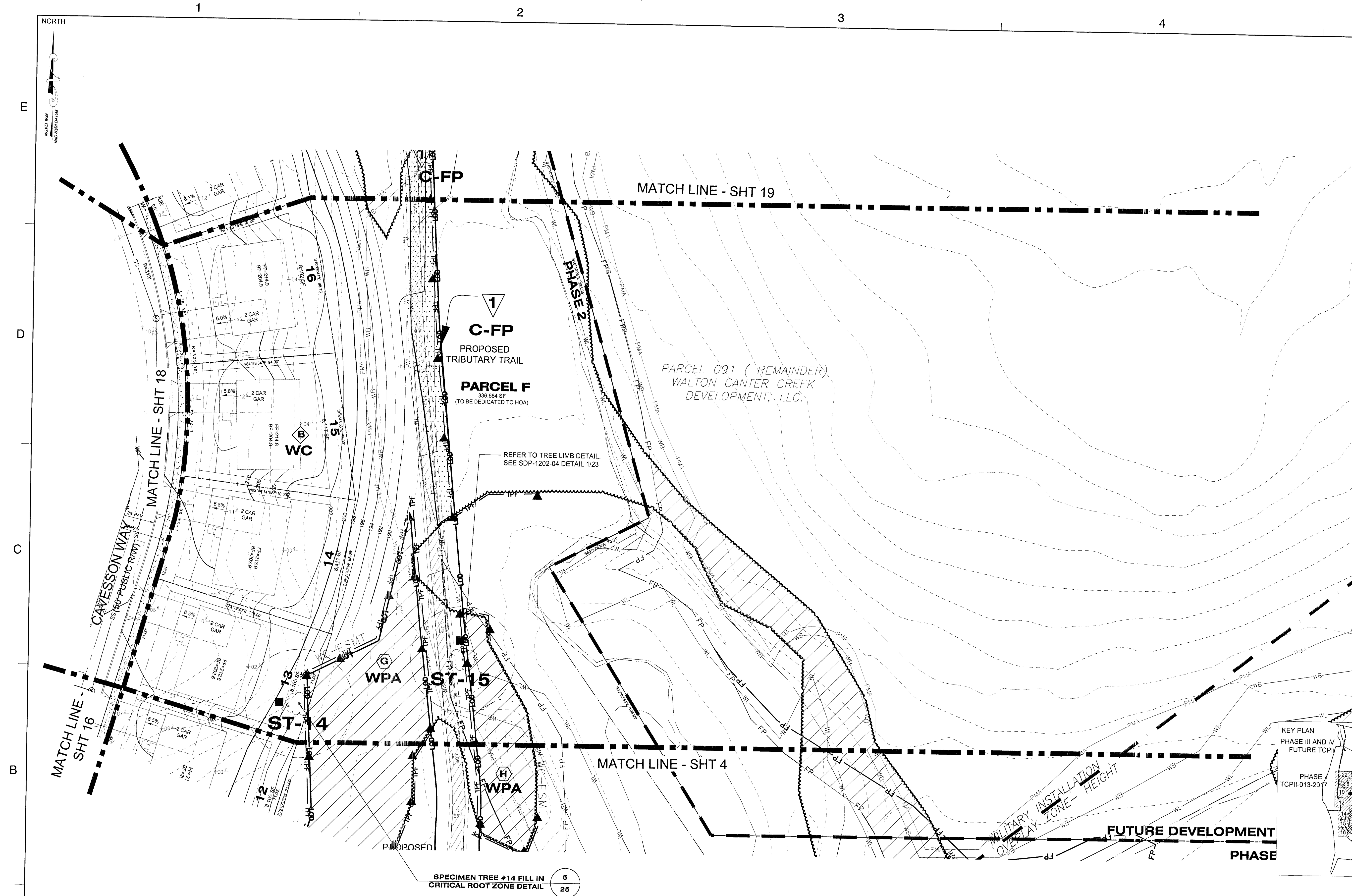
PROJECT NO. 50071385

15

SHEET NO. 15 of 25

NOTE:
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LEGEND

PHASE LINE	
SHEET MATCHLINE	
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PROPOSED WATER	
PROPOSED SANITARY SEWER	
PROPOSED LIMIT OF DISTURBANCE	
EXISTING DRIVEWAY	
PROPOSED PROPERTY LINE	
MILITARY INSTALLATION OVERLAY ZONE - HEIGHT	
EXISTING SPECIMEN TREE	
EXISTING SPECIMEN TREE TO BE REMOVED	
WOODLAND CLEARED (WC)	
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 (C-FF)	
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 TCP2-013-2017				
	Approved by	Date	DRD#	Note
	<i>[Signature]</i>	12/13/17	SDP-1202-04	
01				
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03				
04				
05				
06				

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M-NCPPC
APPROVAL

PROJECT NAME: CANTER CREEK: PHASE 2

PROJECT NUMBER: SDP-1202-04

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CANTER CREEK
PHASE 2
PRINCE GEORGE'S COUNTY
MARYLAND

TITLE	TYPE II TREE CONSERVATION PLAN
-------	--------------------------------

PLAN SHEET



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 25

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17	2.11	0.77	1.34	1.28	0.49	1.10	0.07	0.00	0.16	0.00	0.00	0.00	0.00

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

DEVELOPER
WALTON CANTER CREEK
DEVELOPMENT, L.L.C.

1650 TYSONS BLVD.
SUITE 1500
TYSONS, VA 22102

PH: 540-532-2158

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TAX MAP 0117-00F2
WSSC GRID 211SE8, 211SE9, 212SE8, & 212SE9

SCALE(S)

0' 30' 60'

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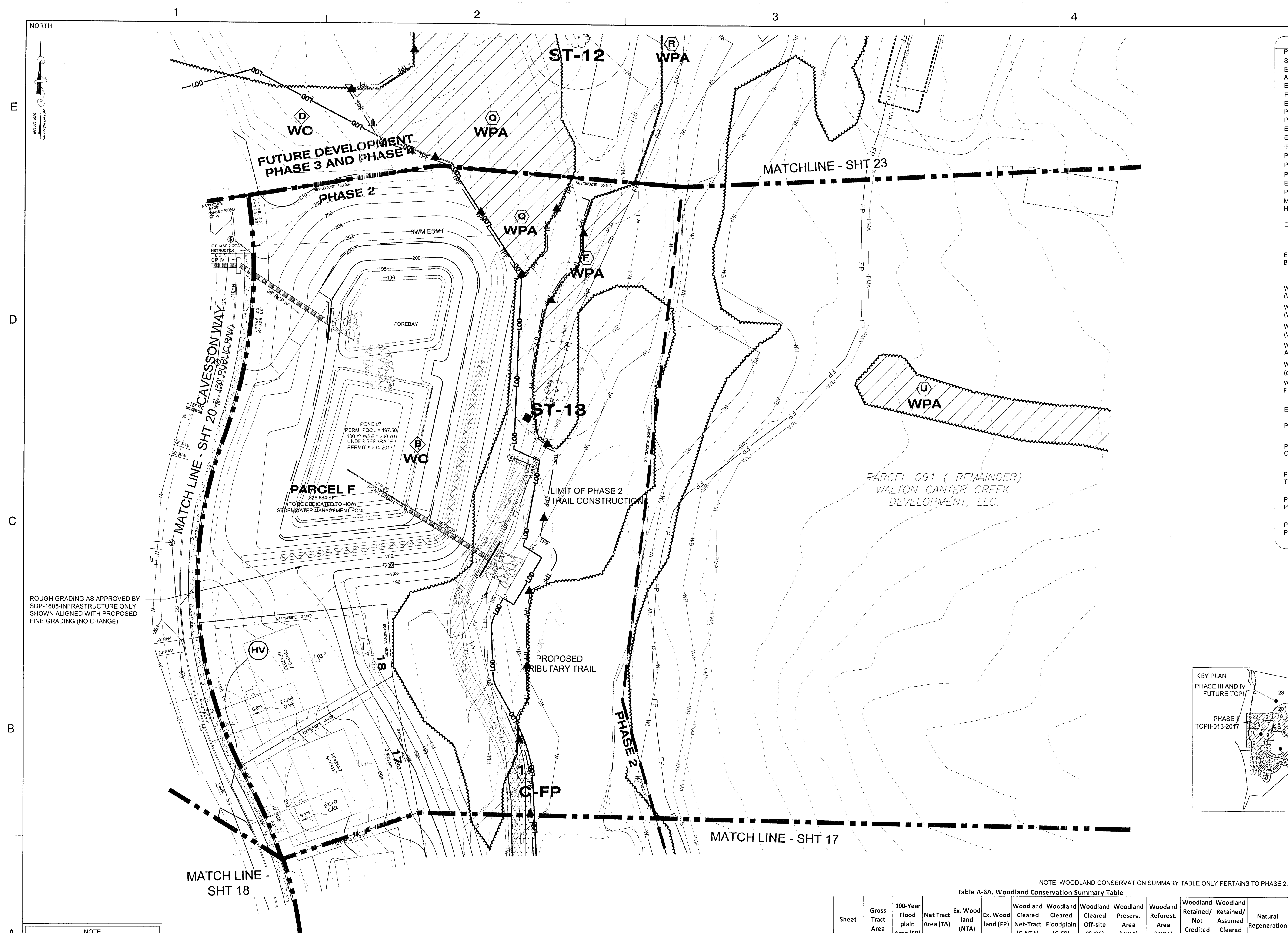
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DATE: MAY 13, 2018.

1918

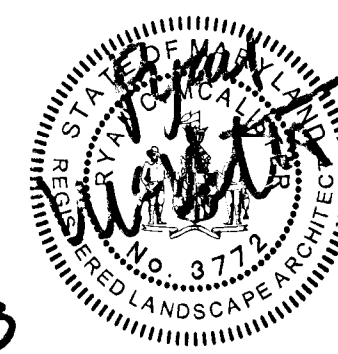


72 EXPIRATION
1.9.18




Sheet	Gross Tract Area	100-Year Flood plain Area (FP)	Net Tract Area (TA)	Ex. Woodland (NTA)	Ex. Woodland (FP)	Woodland Cleared Net-Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preserv. Area (WPA)	Woodland Reforest. Area (WRA)	Woodland Retained/Not Credited (WR-NC)	Woodland Retained/Assumed Cleared (WR-AC)	Natural Regeneration
19	2.85	0.74	2.11	1.76	0.37	1.63	0.01	0.00	0.13	0.00	0.00	0.00	0.00

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



LEGEND

HASE LINE	
ASSET MATCHLINE	
EXISTING BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
EXISTING TREE LINE	
EXISTING BRUSH LINE	
EXISTING FLOOD PLAIN	
PROPOSED FLOOD PLAIN	
PRIMARY MANAGEMENT AREA	
EXISTING STREAM	
EXISTING WETLAND	
EXISTING WETLAND BUFFER	
PROPOSED WATER	
PROPOSED SANITARY SEWER	
PROPOSED LIMIT OF DISTURBANCE	
EXISTING DRIVEWAY	
PROPOSED PROPERTY LINE	
MILITARY INSTALLATION OVERLAY ZONE - EIGHT	
EXISTING SPECIMEN TREE	
EXISTING SPECIMEN TREE TO BE REMOVED	
WOODLAND CLEARED (WC)	
WOODLAND PRESERVATION AREA (WPA)	
WOODLAND RETAINED- NOT CREDITED (WR-NC)	
WOODLAND RETAINED- ASSUMED CLEARED (WR-AC)	
WOODLAND PRESERVATION (WPA) (in MNCPPC Property)	
WOODLAND CLEARING WITHIN THE FLOODPLAIN (C-PP)	
EXISTING CONTOUR	
PROPOSED CONTOUR	
PROPOSED WOODLAND OBSERVATION 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 CONSTRUCTION PLAN APPROVAL TCP2-013-2017			
Approved by <u>Date</u> <u>DRD#</u> <u>Note</u> <i>DFMuh 3/14/18</i> SDP-1202-04			
01			
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04			
05			
06			
THIS BLOCK IS FOR OFFICIAL USE ONLY QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.			
M-NCPPC APPROVAL			
PROJECT NAME: CANTER CREEK: PHASE 2			
PROJECT NUMBER: SDP-1202-04			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet Revision numbers must be included in the Project Number			

CANTER CREEK
PHASE 2
PRINCE GEORGE'S COUNTY
MARYLAND

TYPE II TREE CONSERVATION PLAN

PLAN SHEET

Dewberry

Dewberry Engineers Inc.
4601 Forbes Boulevard, Suite 300
Lanham, MD 20706
301.731.5551
301.731.0188 fax

19

SHEET NO. 19 of 25

NOTE

FOR LOCATION OF UTILITIES CALL
8-1-1 OR 1-800-257-7777
OR LOG ON TO
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
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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	DECEMBER 2016

DEVELOPER
**WALTON CANTER CREEK
DEVELOPMENT, L.L.C.**
1650 TYSONS BLVD.
SUITE 1500
TYSONS, VA 22102
PH: 540-532-2158

OWNER/APPLICANT
WALTON CANTER CREEK
DEVELOPMENT, L.L.C.
1650 TYSONS BLVD.
SUITE 1500
TYSONS, VA 22102
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)

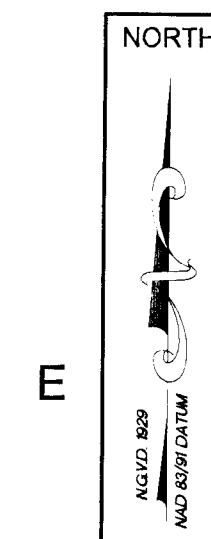
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1"=30'

Unless otherwise noted

SEAL

REVISIONS



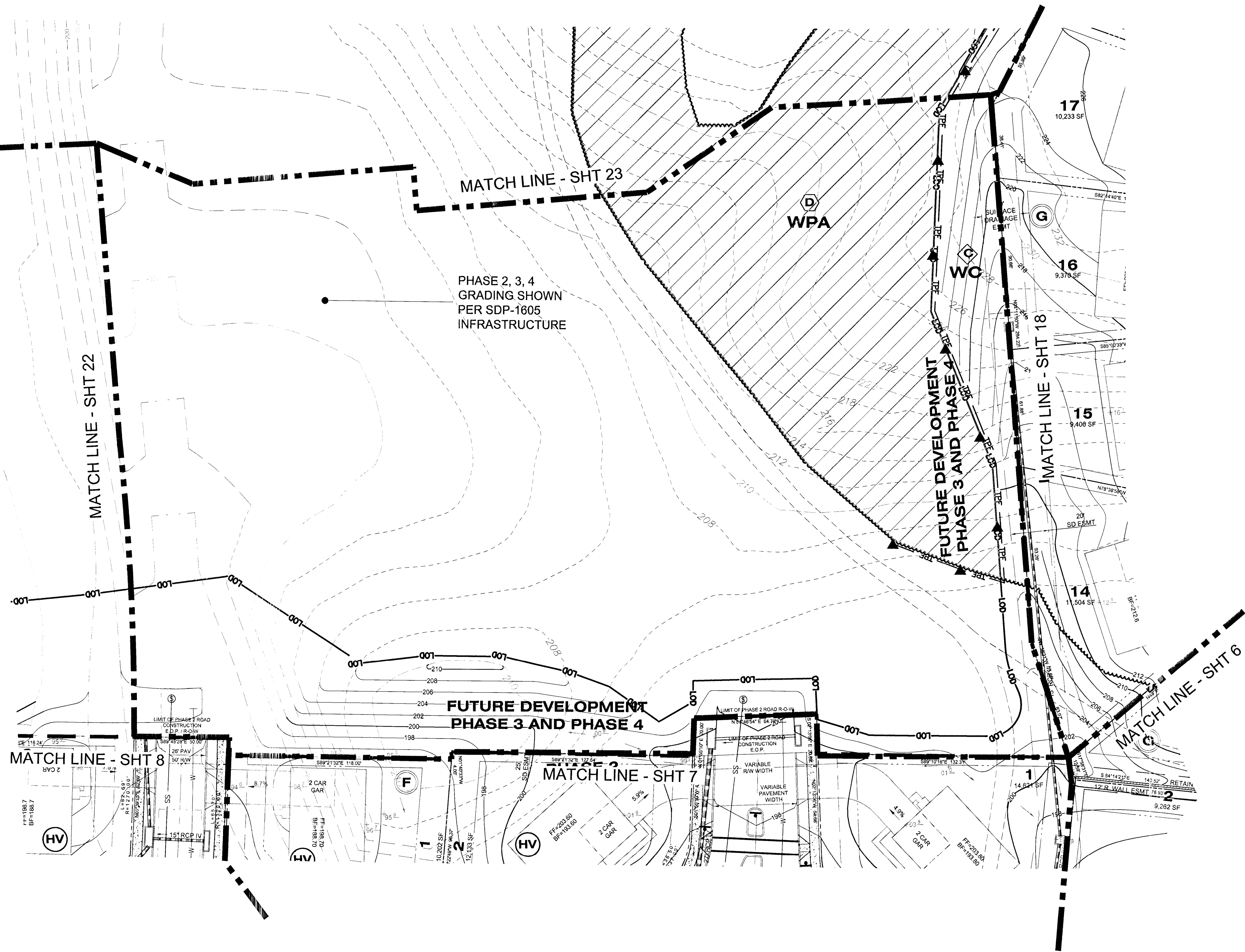
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C

B

A



LEGEND

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

EXISTING SPECIMEN TREE
EXISTING SPECIMEN TREE TO BE REMOVED

WOODLAND CLEARED (WC)
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 (C-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
TCP2-013-2017

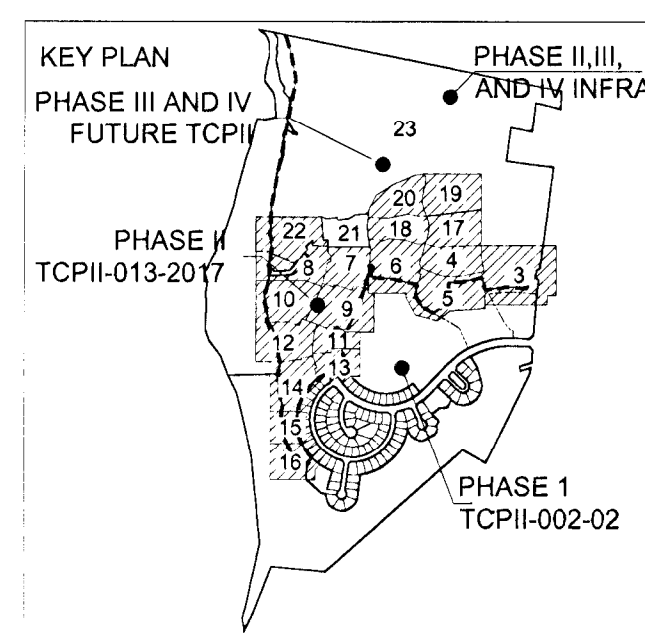
Approved by	Date	DRD#	Note
[Signature]	12/7/17	SDP-1202-04	
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03			
04			
05			
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M-NCPPC
APPROVAL

PROJECT NAME: CANTER CREEK: PHASE 2
PROJECT NUMBER: SDP-1202-04

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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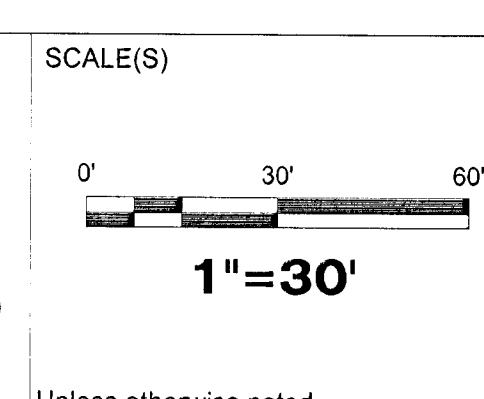
NOTE: WOODLAND CONSERVATION SUMMARY TABLE ONLY PERTAINS TO PHASE 2.

Table A-6A. Woodland Conservation Summary Table

Sheet	Gross Tract Area	100-Year Flood plain Area (FP)	Net Tract Area (TA)	Ex. Wood land (NTA)	Ex. Wood land (FP)	Woodland Cleared Net-TRACT (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-site (C-OS)	Woodland Preserv. Area (WPA)	Woodland Reforest. Area (WRA)	Woodland Retained/ Not Credited (WR-NC)	Woodland Retained/ Assumed Cleared (WR-AC)	Natural Regeneration
21*	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

DRAWN BY	LB	DEVELOPER	WALTON CANTER CREEK DEVELOPMENT, L.L.C.	OWNER/APPLICANT	WALTON CANTER CREEK DEVELOPMENT, L.L.C.
APPROVED BY	RM		1650 TYSONS BLVD.		1650 TYSONS BLVD.
CHECKED BY	NB		SUITE 1500		SUITE 1500
DATE	DECEMBER 2016		TYSONS, VA 22102		TYSONS, VA 22102
			PH: 540-532-2158		ATTN: MIKE MILLER
					EMAIL: Mike.miller@walton.com

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



NO.	DESCRIPTION	DATE	BY
	REVISIONS		

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**CANTER CREEK
PHASE 2
PRINCE GEORGE'S COUNTY
MARYLAND**

TITLE TYPE II TREE CONSERVATION PLAN

PLAN SHEET

PROJECT NO. 50071385

21

SHEET NO. 21 of 25

Dewberry

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

NORTH

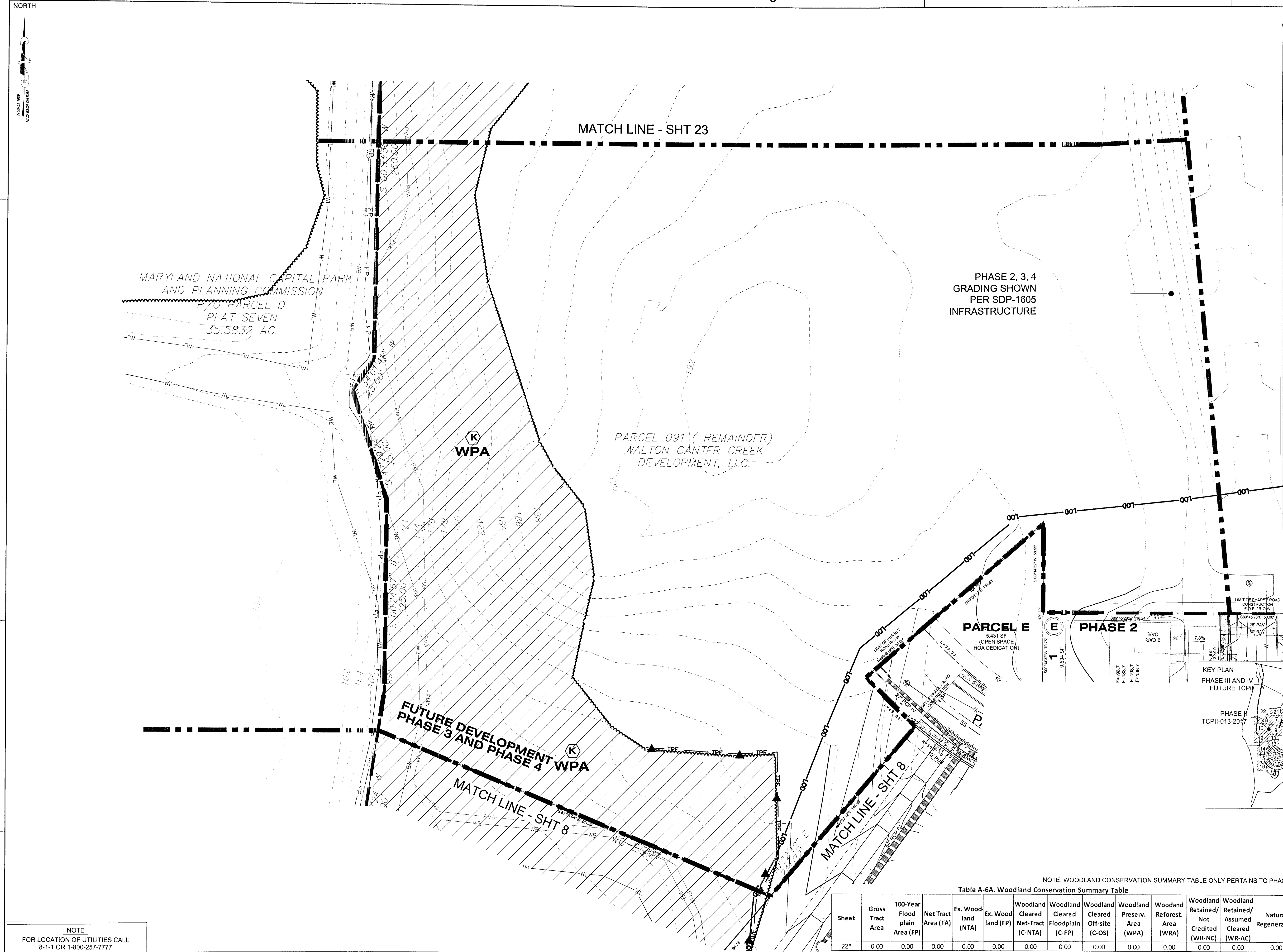
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LEGEND

PHASE LINE
SHEET MATCHLINE
EXISTING BOUNDARY
ADJACENT PROPERTY BOUNDARY
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Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP2-013-2017

Approved by Date DRD# Note
C. R. M. 3/1/18 SDP-1202-04

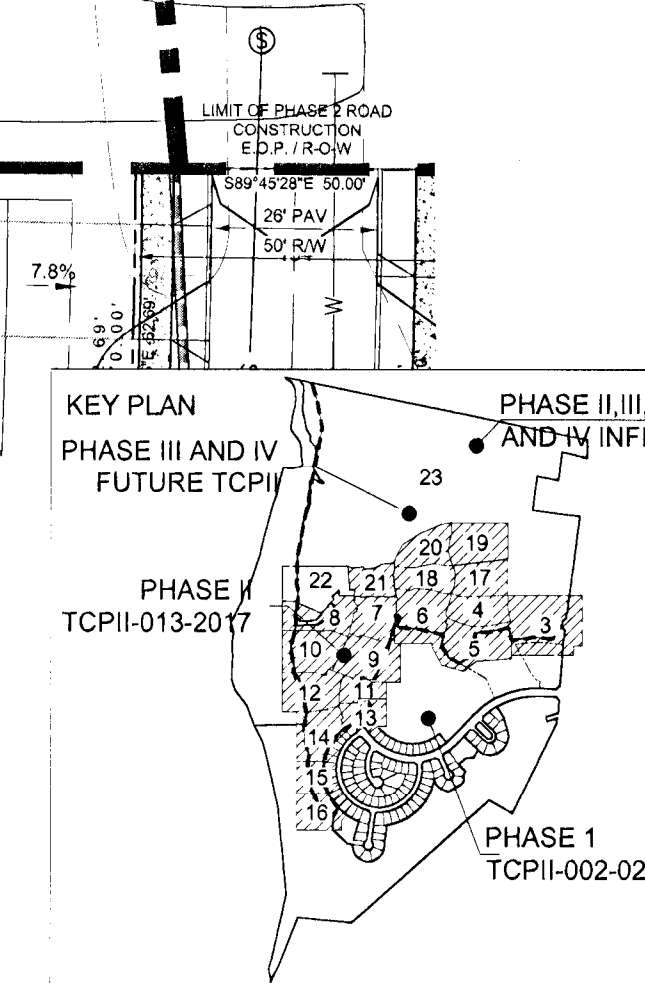
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M-NCPPC
APPROVAL

PROJECT NAME: CANTER CREEK: PHASE 2
PROJECT NUMBER: SDP-1202-04

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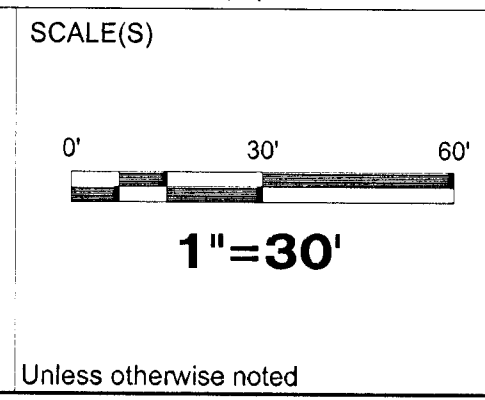
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DRAWN BY LB
APPROVED BY RM
CHECKED BY NB
DATE DECEMBER 2016

DEVELOPER
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1650 TYSONS BLVD.
SUITE 1500
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22*	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

NO. DESCRIPTION DATE BY

REVISIONS

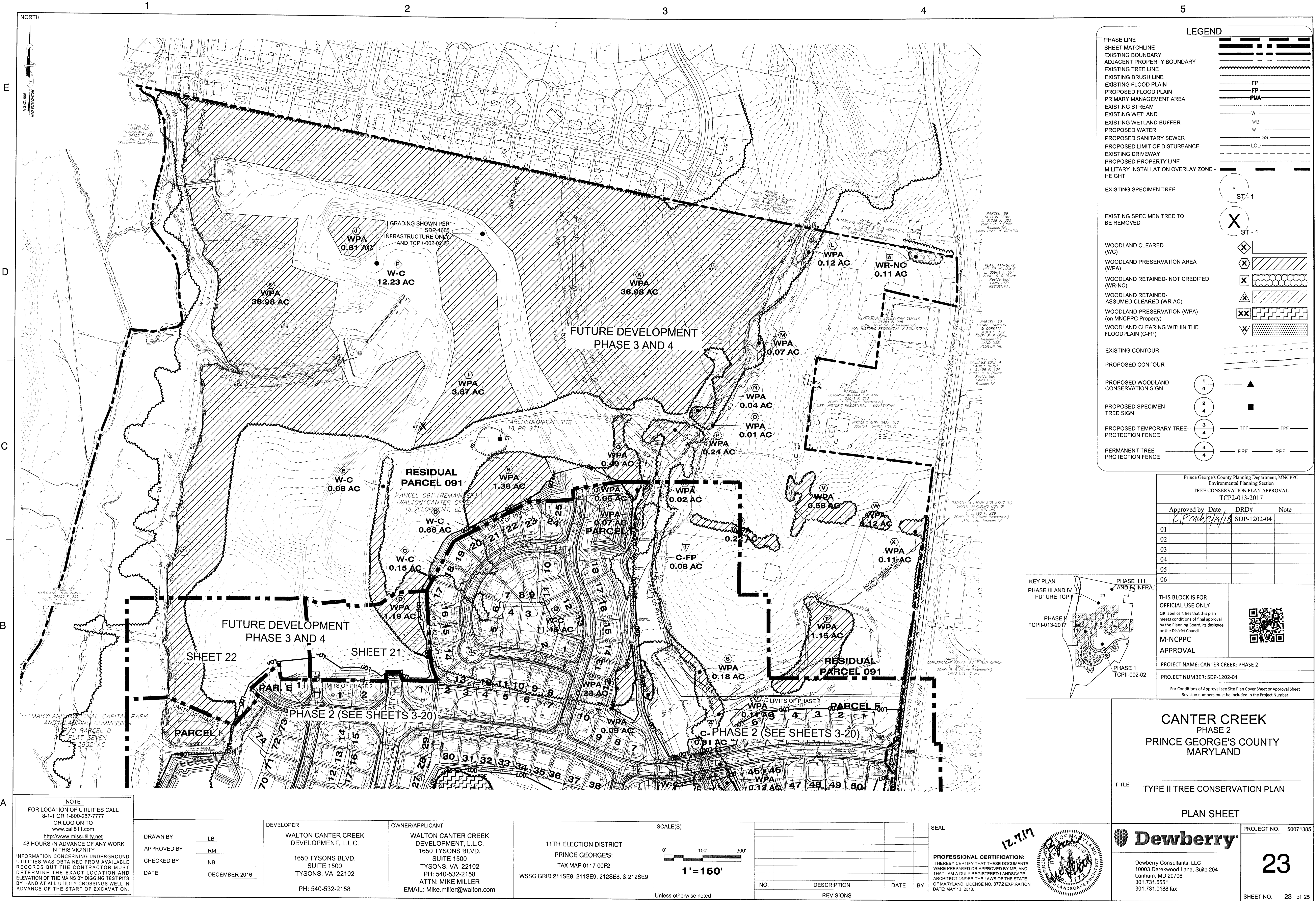
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CANTER CREEK
PHASE 2
PRINCE GEORGE'S COUNTY
MARYLAND

TITLE TYPE II TREE CONSERVATION PLAN
PLAN SHEET

PROJECT NO. 50071385
22
SHEET NO. 22 of 25

Dewberry
Dewberry Consultants, LLC
10003 Derekwood 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

PROPOSED FLOOD PLAIN

PRIMARY MANAGEMENT AREA

EXISTING STREAM

EXISTING WETLAND

EXISTING WETLAND BUFFER

PROPOSED WATER

PROPOSED SANITARY SEWER

PROPOSED LIMIT OF DISTURBANCE

EXISTING DRIVEWAY

PROPOSED PROPERTY LINE

MILITARY INSTALLATION OVERLAY ZONE - HEIGHT

ST-1

ST-1

WOODLAND CLEARED (WC)

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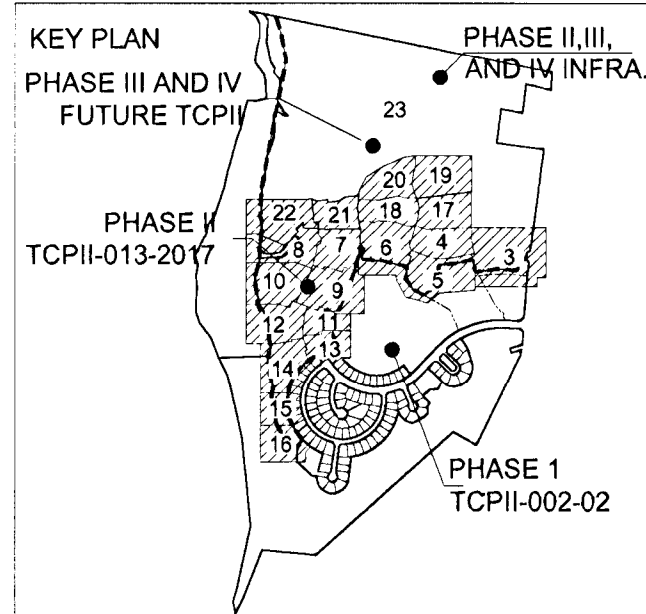
Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-013-2017		
Approved by	Date	DRD# Note
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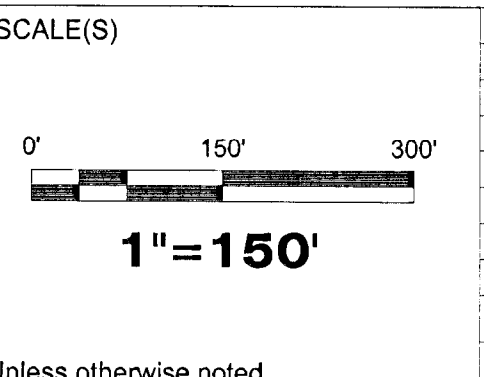
M-NCPPC APPROVAL

PROJECT NAME: CANTER CREEK: PHASE 2
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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:
APPROVED BY	RM					TAX MAP 0117-00F2	
CHECKED BY	NB					WSSC GRID 211SE8, 211SE9, 212SE8, & 212SE9	
DATE	DECEMBER 2016						
			1650 TYSONS BLVD. SUITE 1500 TYSONS, VA 22102 PH: 540-532-2158		1650 TYSONS BLVD. SUITE 1500 TYSONS, VA 22102 PH: 540-532-2158 ATTN: MIKE MILLER EMAIL: Mike.miller@walton.com		



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CANTER CREEK
PHASE 2
PRINCE GEORGE'S COUNTY
MARYLAND

TITLE TYPE II TREE CONSERVATION PLAN

PLAN SHEET

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PROJECT NO. 50071385

23

SHEET NO. 23 of 25

