

CANTER CREEK PHASE III & IV TYPE II TREE CONSERVATION PLAN

SITE STATISTICS

	TOTAL GROSS TRACT AREA	PHASE II	PHASE III & IV
GROSS TRACT AREA	342.38 AC.	61.02 AC.	112.46 AC.
EXISTING 100-YEAR FLOODPLAIN	93.74 AC.	3.05 AC.	2.78 AC.
NET TRACT AREA	248.64 AC.	57.97 AC.	109.68 AC.
EXISTING WOODLAND IN THE FLOODPLAIN	47.16 AC.	1.31 AC.	1.57 AC.
EXISTING WOODLAND NET TRACT	135.90 AC.	32.81 AC.	60.56 AC.
EXISTING WOODLAND TOTAL	183.06 AC.	34.12 AC.	62.13 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	REMOVE**
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

* SPECIMEN TREE 6 REMOVED PER TCP11-002-02, SDP-1605 INFRASTRUCTURE ONLY

** SPECIMEN TREE 5 REMOVED PER TCP11-002-07, SDP-1605 PHASE 3 & 4

PROPERTY OWNERS AWARENESS CERTIFICATE

I/WE _____ HEREBY ACKNOWLEDGE THAT WE ARE AWARE OF THIS TYPE II TREE CONSERVATION PLAN (TCP11) AND THAT WE UNDERSTAND THE REQUIREMENTS AS SET FORTH IN THIS TCP11.

SIGNATURE: _____ DATE: _____
PRINTED NAME: _____
TITLE: _____

NOTE:
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8-1-1 OR 1-800-257-7777
OR LOG ON TO
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DRAWN BY _____ ALD
APPROVED BY _____ RM
CHECKED BY _____ ACM
DATE _____ MAY 3, 2019

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DEVELOPMENT, L.L.C.
1650 TYSONS BLVD.
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EMAIL: Mike.miller@walton.com

11TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY
TAX MAP 117-E3, E4, F2, F3 & 118-A3
WSSC GRID 211SE8, 211SE9, 212SE8, & 212SE9

SCALE(S)

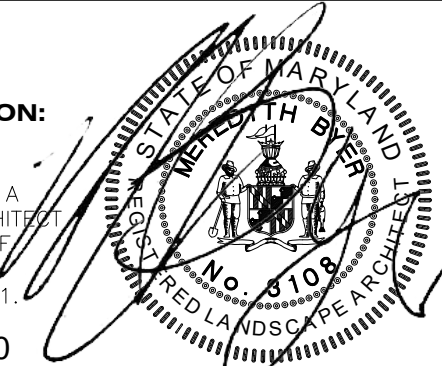
AS SHOWN

Unless otherwise noted

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3	CERTIFICATION COMMENTS ADDRESSED	4/13/2020	ACM
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1	PRE-ACCEPTANCE COMMENTS ADDRESSED	07/17/2019	ACM

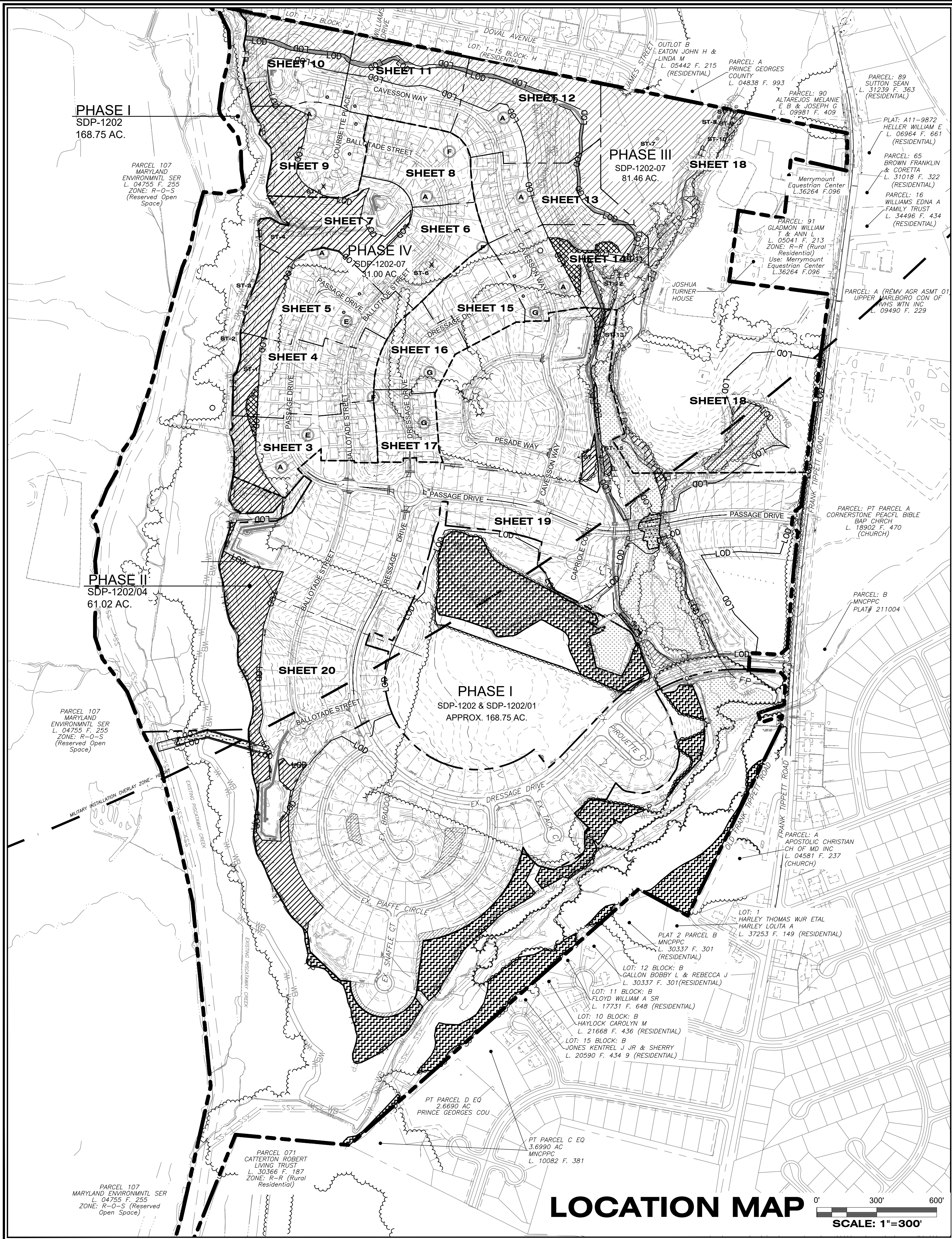
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EXPIRATION DATE: OCTOBER 3, 2021
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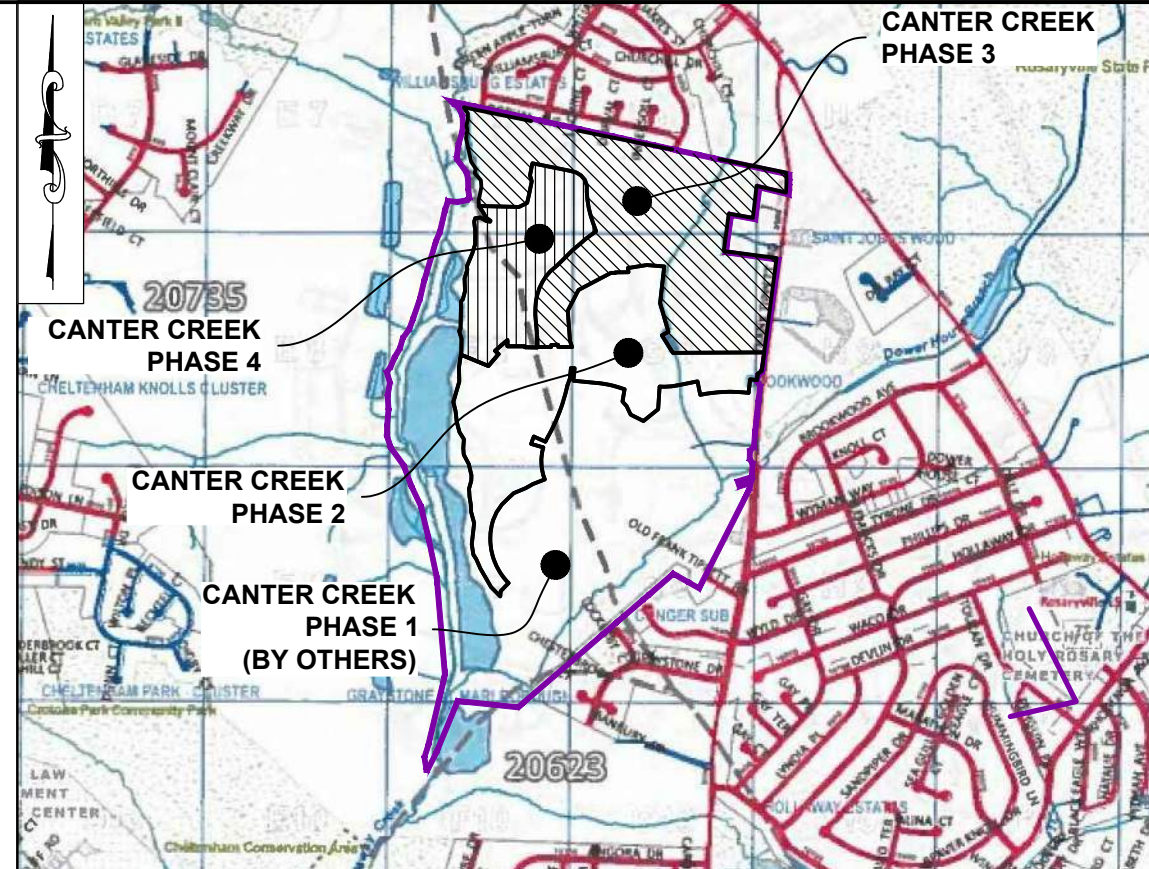
Dewberry Engineers Inc.
4601 Forbes Boulevard, Suite 300
Lanham, MD 20706
301.731.5551
301.731.0188 fax

PROJECT NO. 50071385
1
SHEET NO. 1 of 20



LOCATION MAP

SCALE: 1"=300'



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

- COVER SHEET
- 2-B. DETAILS
- 3-20. PLAN SHEETS

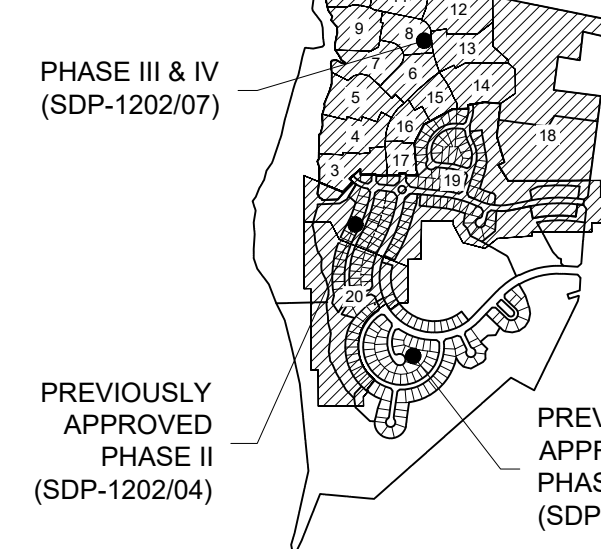
LEGEND

---	EXISTING BOUNDARY
---	PREVIOUSLY DEDICATED PARCEL
---	MILITARY INSTALLATION OVERLAY ZONE
---	SHEET MATCHLINE
---	PHASE #
---	PROJECT PHASE LINE (AS NOTED)
---	PROPOSED LIMIT OF DISTURBANCE (LOD)
---	EXISTING TREELINE
ST-1	EXISTING SPECIMEN TREE
ST-1	EXISTING SPECIMEN TREE TO BE REMOVED
AA	WOODLAND PRESERVATION AREA (WPA)
AA	WOODLAND CLEARED (WC)
AA	WOODLAND REFORESTATION AREAS (WRA)
AA	WOODLAND PRESERVATION AREA PH. 2 (WPA)
AA	WOODLAND RETAINED- ASSUMED CLEARED PH. 2 (WR-AC)
AA	WOODLAND PRESERVATION (ON MNCPPC PROPERTY) PH. 2 (WPA)
AA	WOODLAND CLEARED IN THE FLOODPLAIN PH. 2 (G-FP)

Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP11-043-2019

Approved by	Date	DRD#
01		
02		
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KEY PLAN



CANTER CREEK
PHASE III & IV

PRINCE GEORGE'S COUNTY
MARYLAND

TITLE TYPE II TREE CONSERVATION PLAN

COVER SHEET

A

Unless otherwise noted

EAL

8/26/2020

SHEET NO. of 20

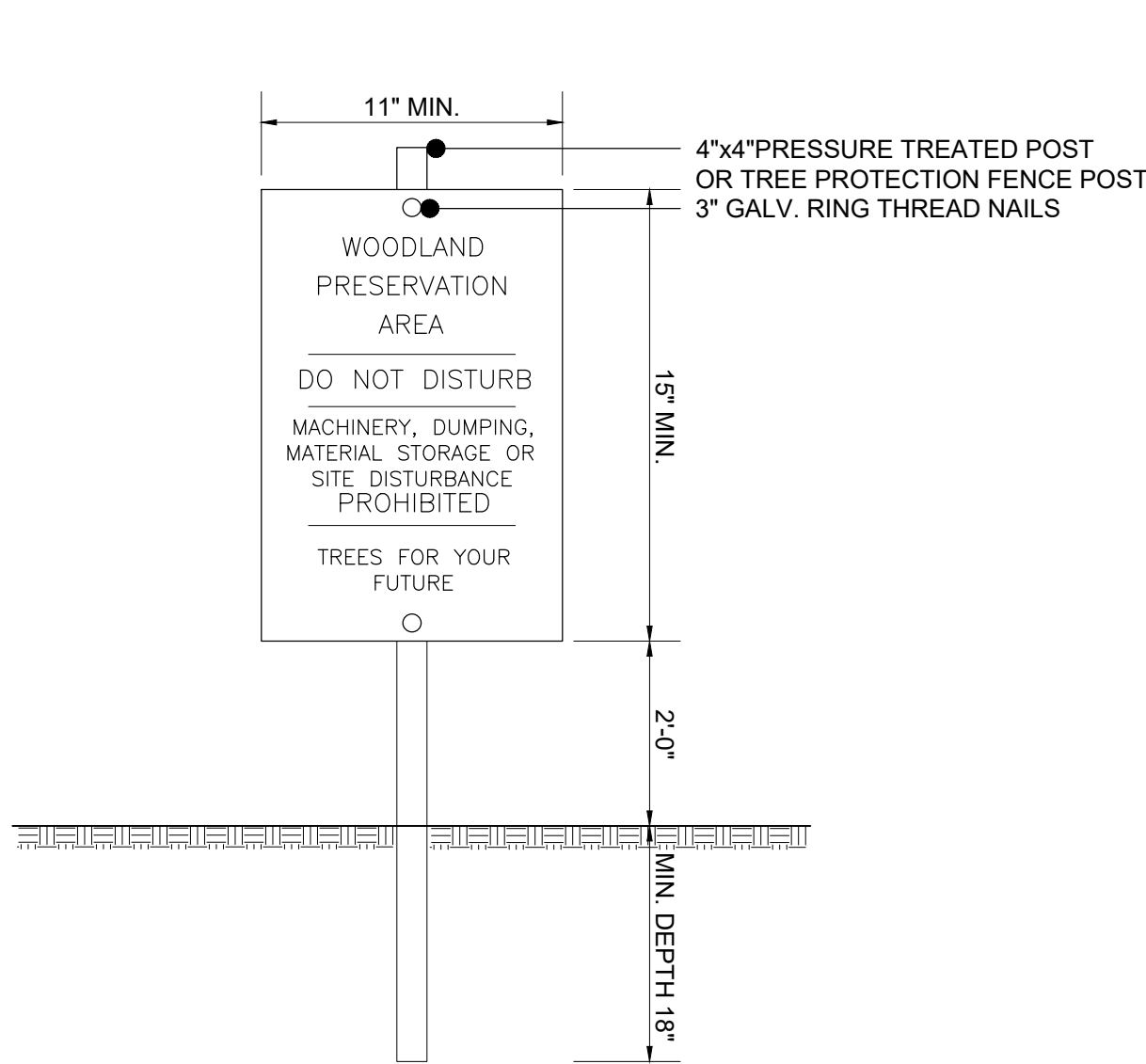
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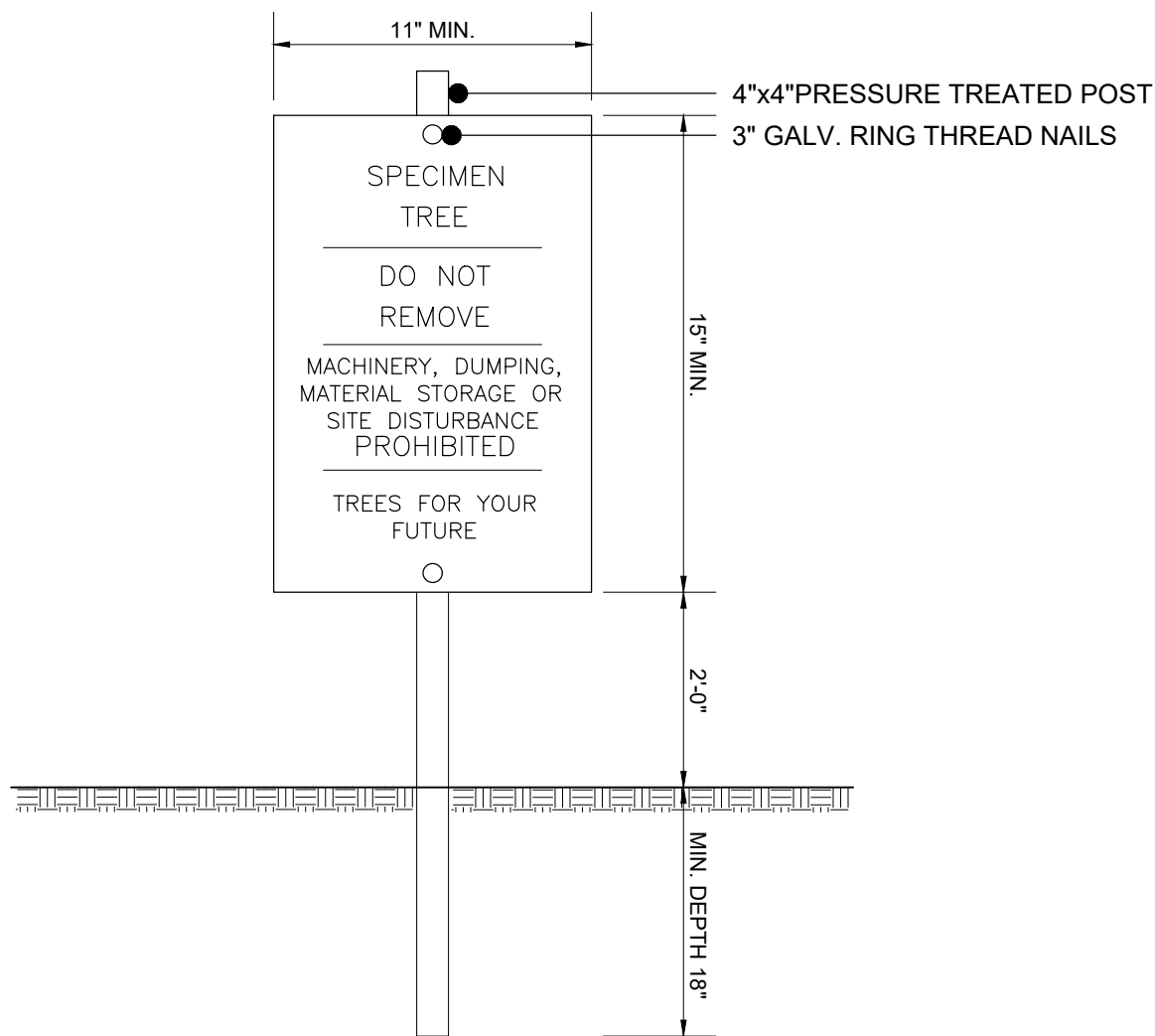
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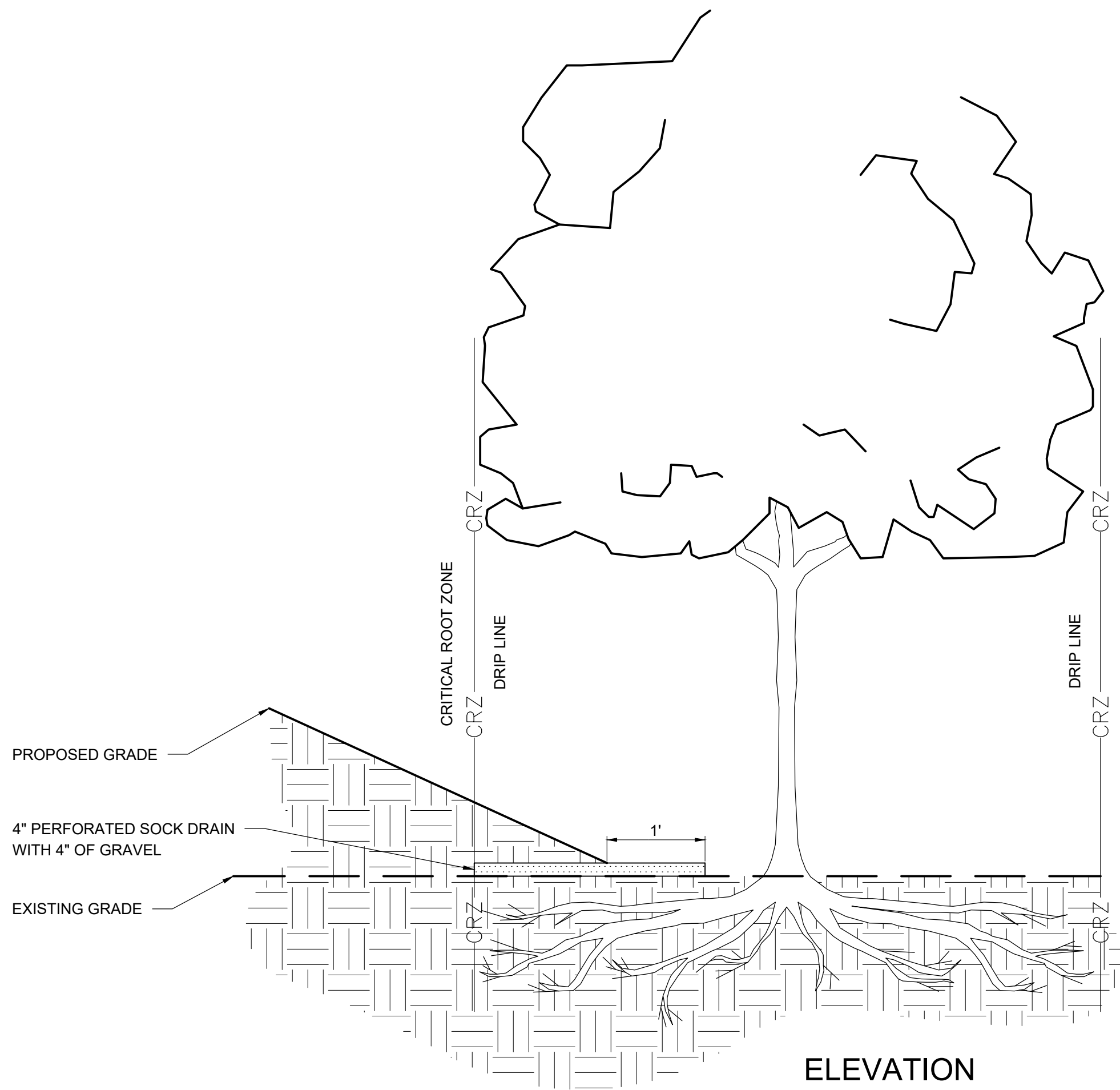
- NOTES:
1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.
 5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION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



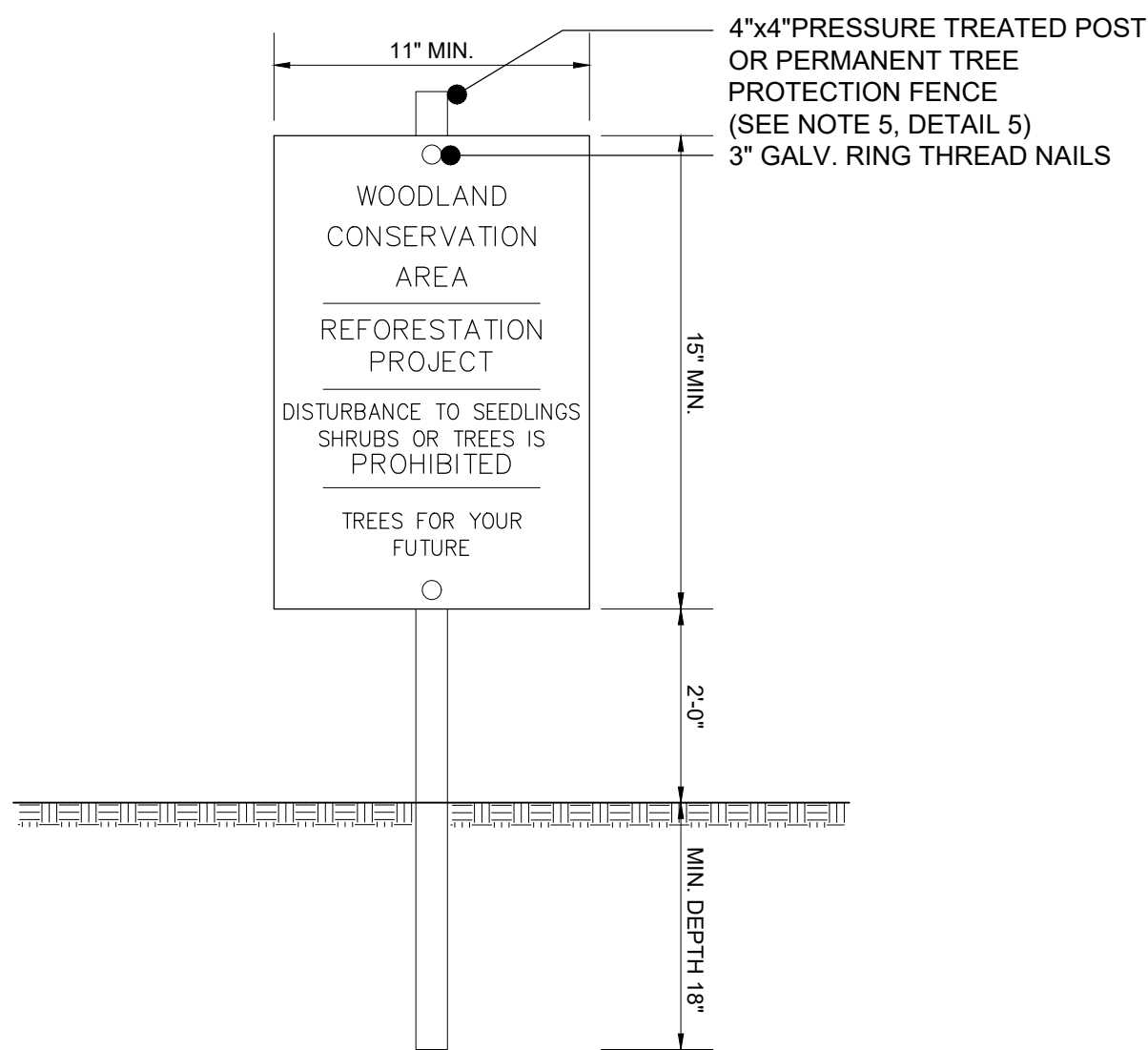
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 7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.
 8. WHEN THE SPECIMEN TREE SIGN IS LOCATED WITHIN 10' OF EITHER A PRESERVATION OR REFORESTATION SIGN, THE TWO SIGNS MAY BE POSTED ON A SINGLE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

2 REFORESTATION AREA SIGN
2A SCALE: NTS



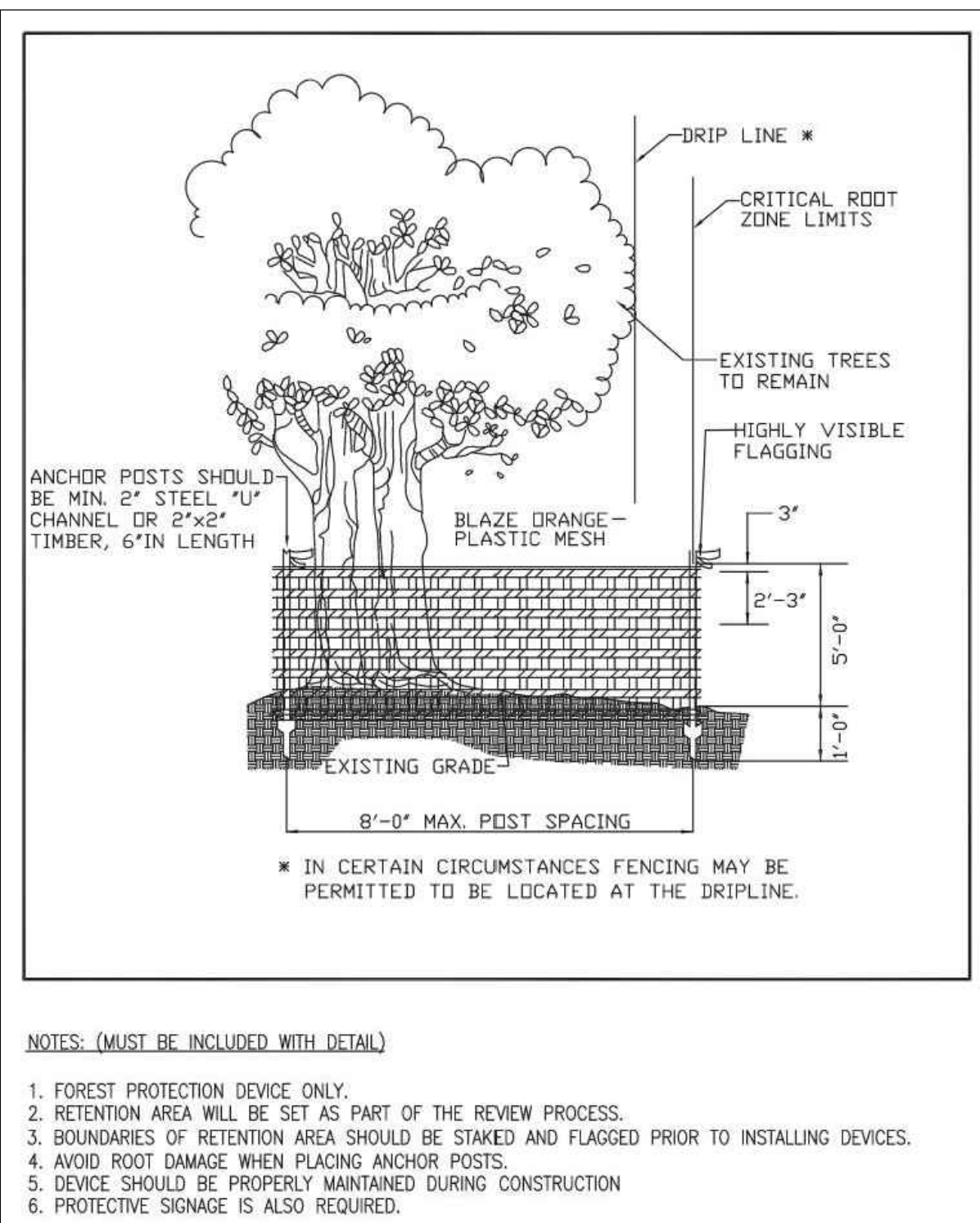
- NOTES:
1. SUBJECT TO GEOTECHNICAL ENGINEER'S RECOMMENDATIONS

3 TYPICAL SPECIMEN TREE WITH FILL IN CRITICAL ROOT ZONE DETAIL
2A SCALE: NTS



- NOTES:
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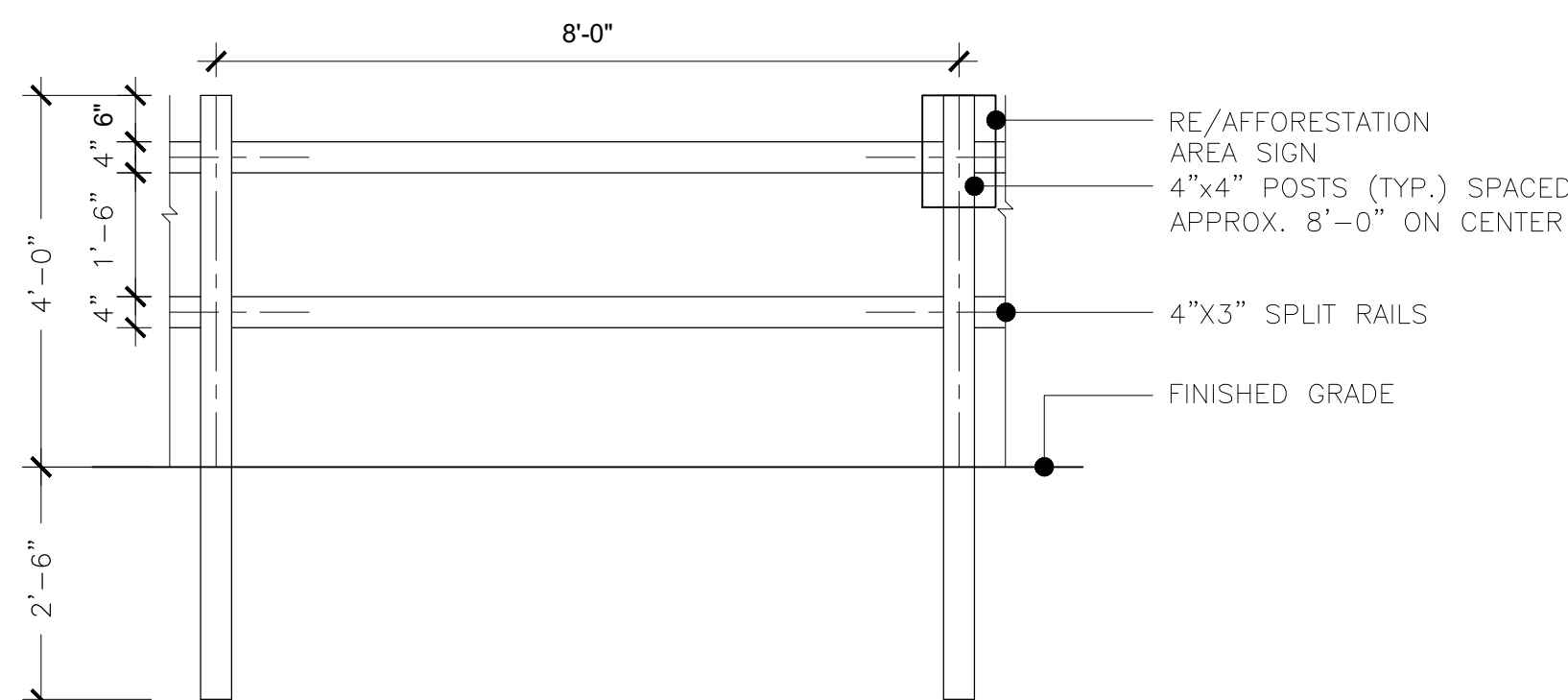
4 REFORESTATION/AFFORESTATION SIGN
2A SCALE: NTS



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.

5 TEMPORARY TREE PROTECTION FENCE
2A 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.

6 PERMANENT (SPLIT RAIL) TREE PROTECTION FENCE
2A SCALE: NTS

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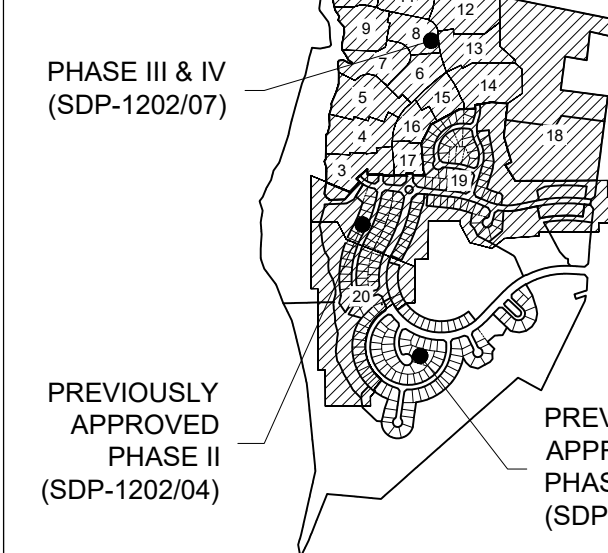
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EXPIRATION DATE: OCTOBER 3, 2021

8/26/2020

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP11-043-2019		
Approved by	Date	DRD#
01		
02		
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KEY PLAN



CANTER CREEK
PHASE III & IV
PRINCE GEORGE'S COUNTY
MARYLAND

TITLE TYPE II TREE CONSERVATION PLAN

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

PROJECT NO. 50071385

2A

SHEET NO. of 20

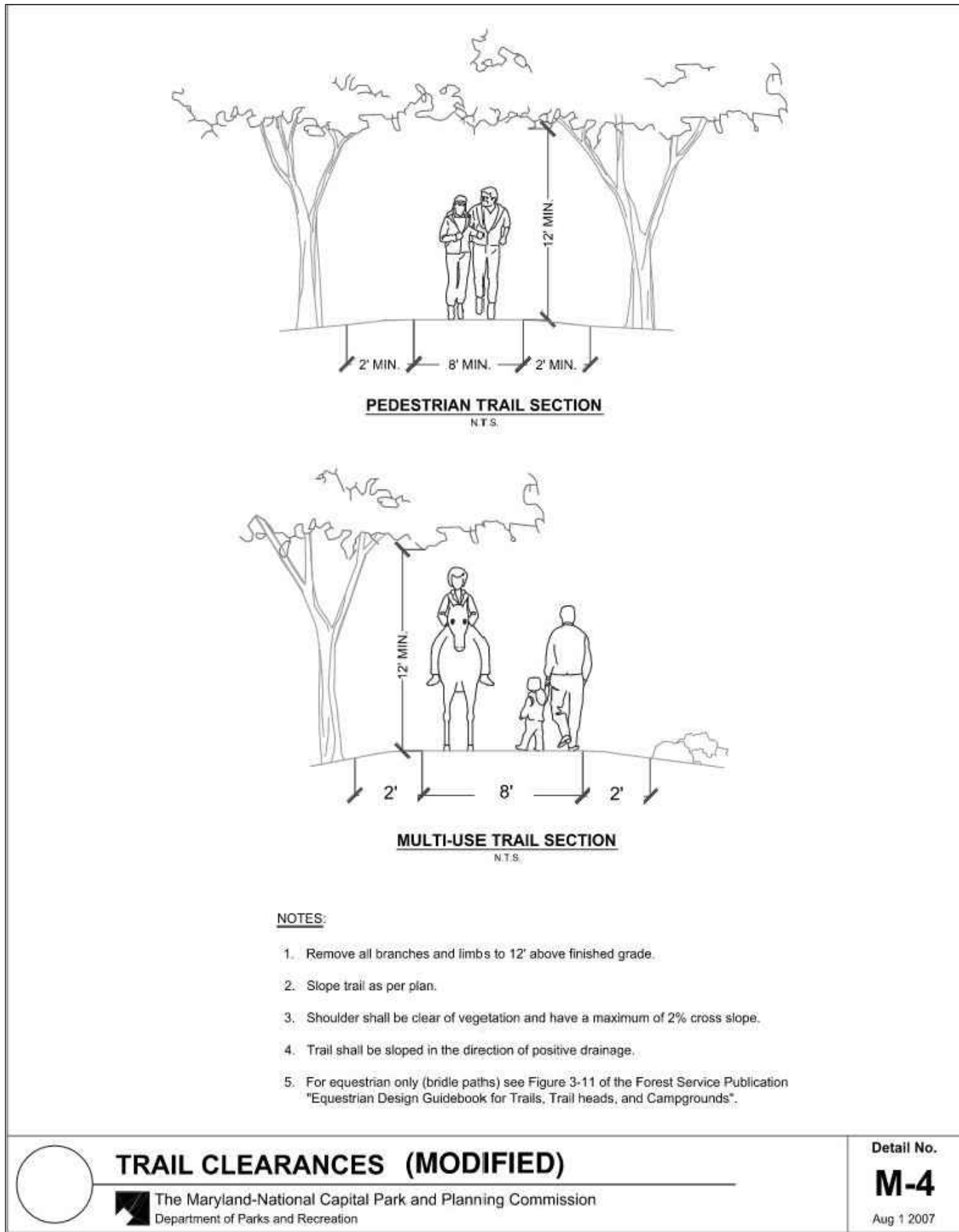
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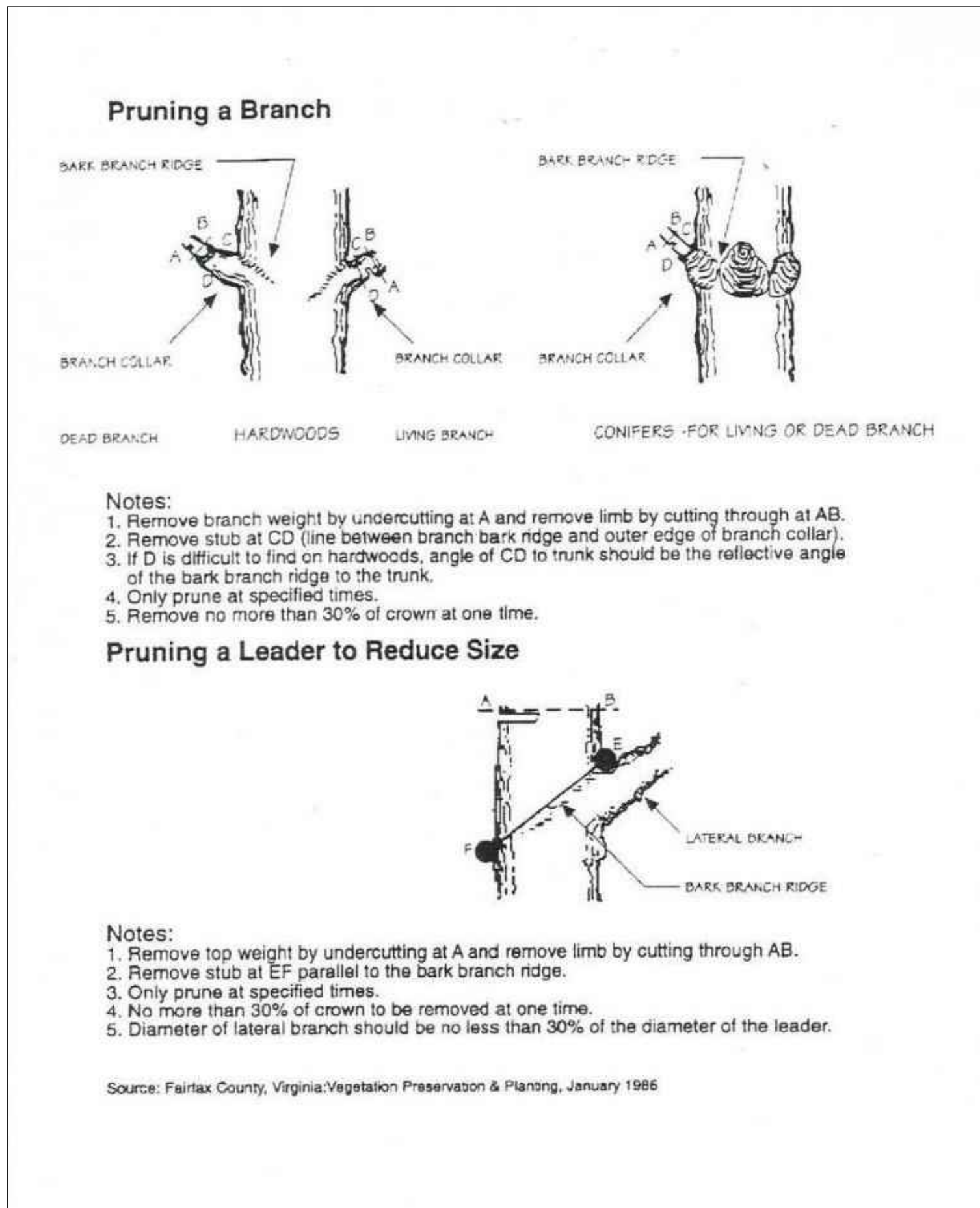
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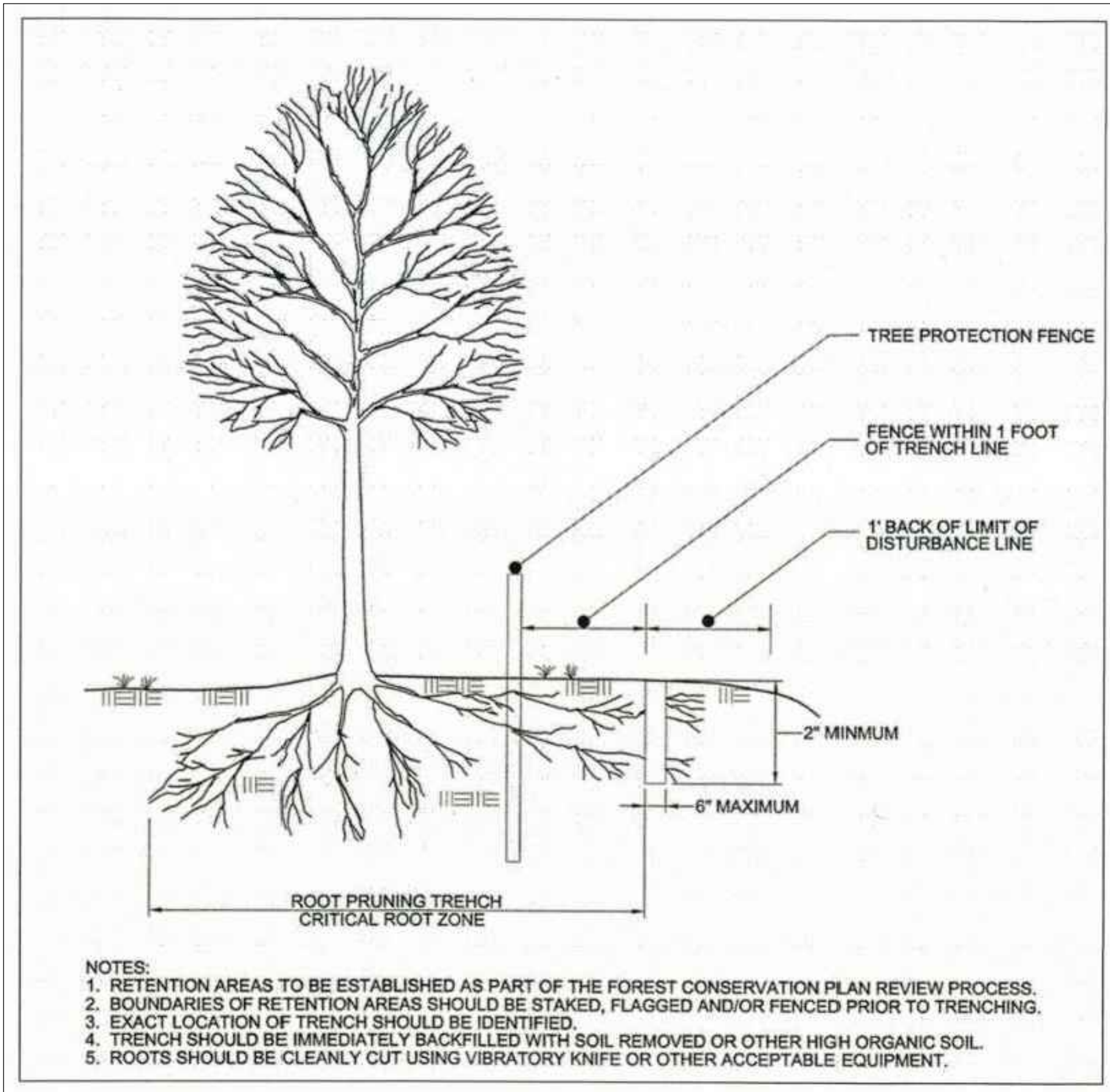
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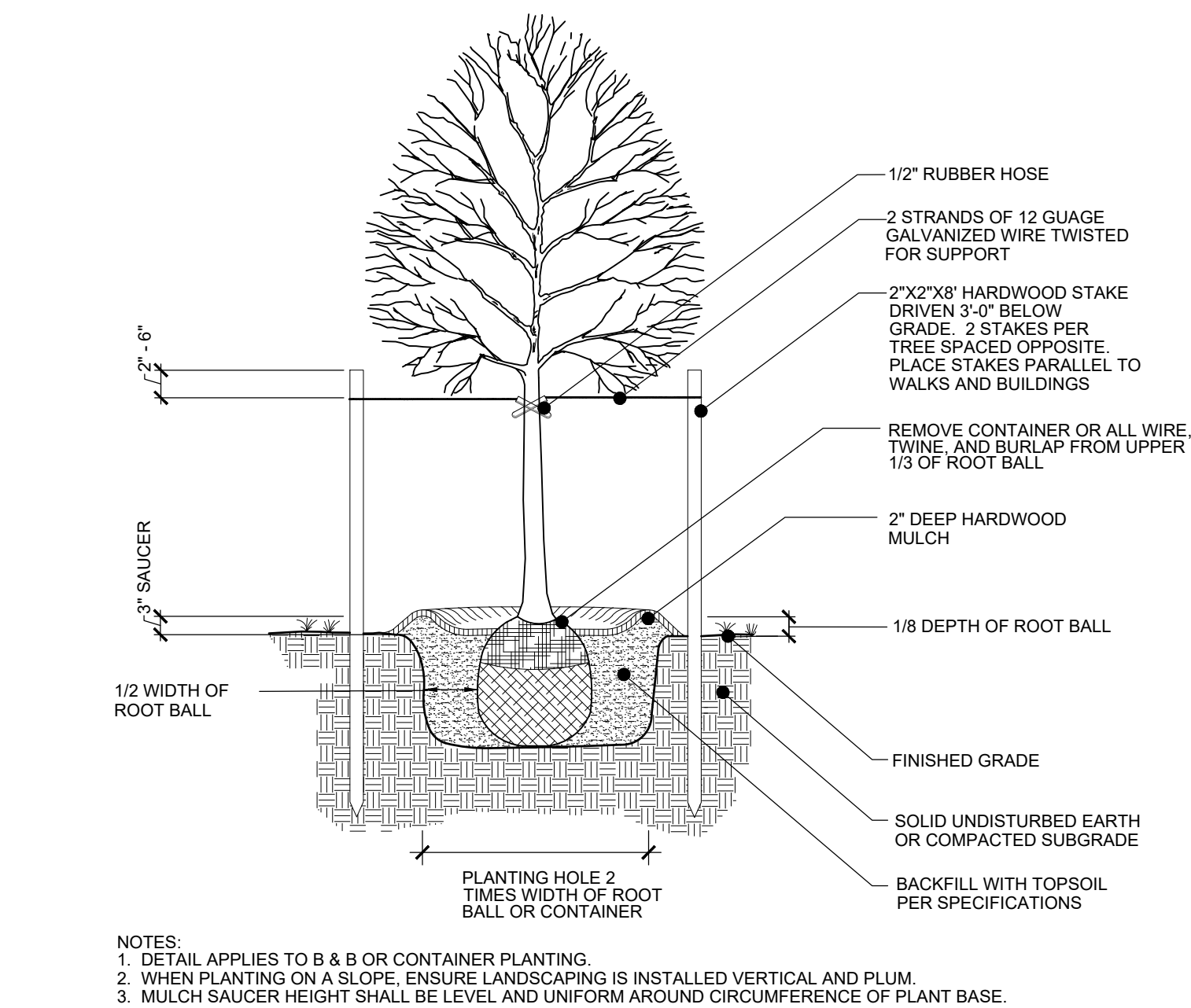
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2B **EQUESTRIAN TRAIL CLEARANCE**
SCALE: NTS



2
2B **TREE PRUNING STANDARD DETAIL**
SCALE: NTS



3
2B **ROOT PRUNING STANDARD DETAIL**
SCALE: NTS



4
2B **DECIDUOUS TREE PLANTING DETAIL**
SCALE: NTS

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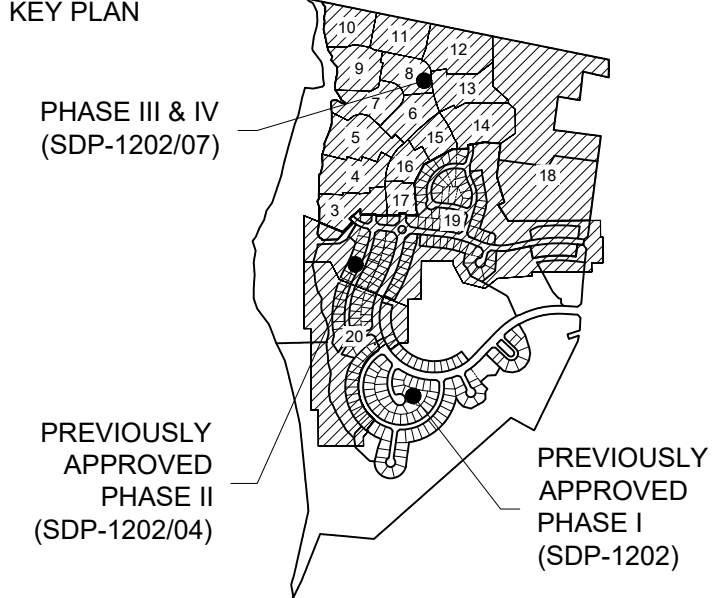
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REVISIONS			

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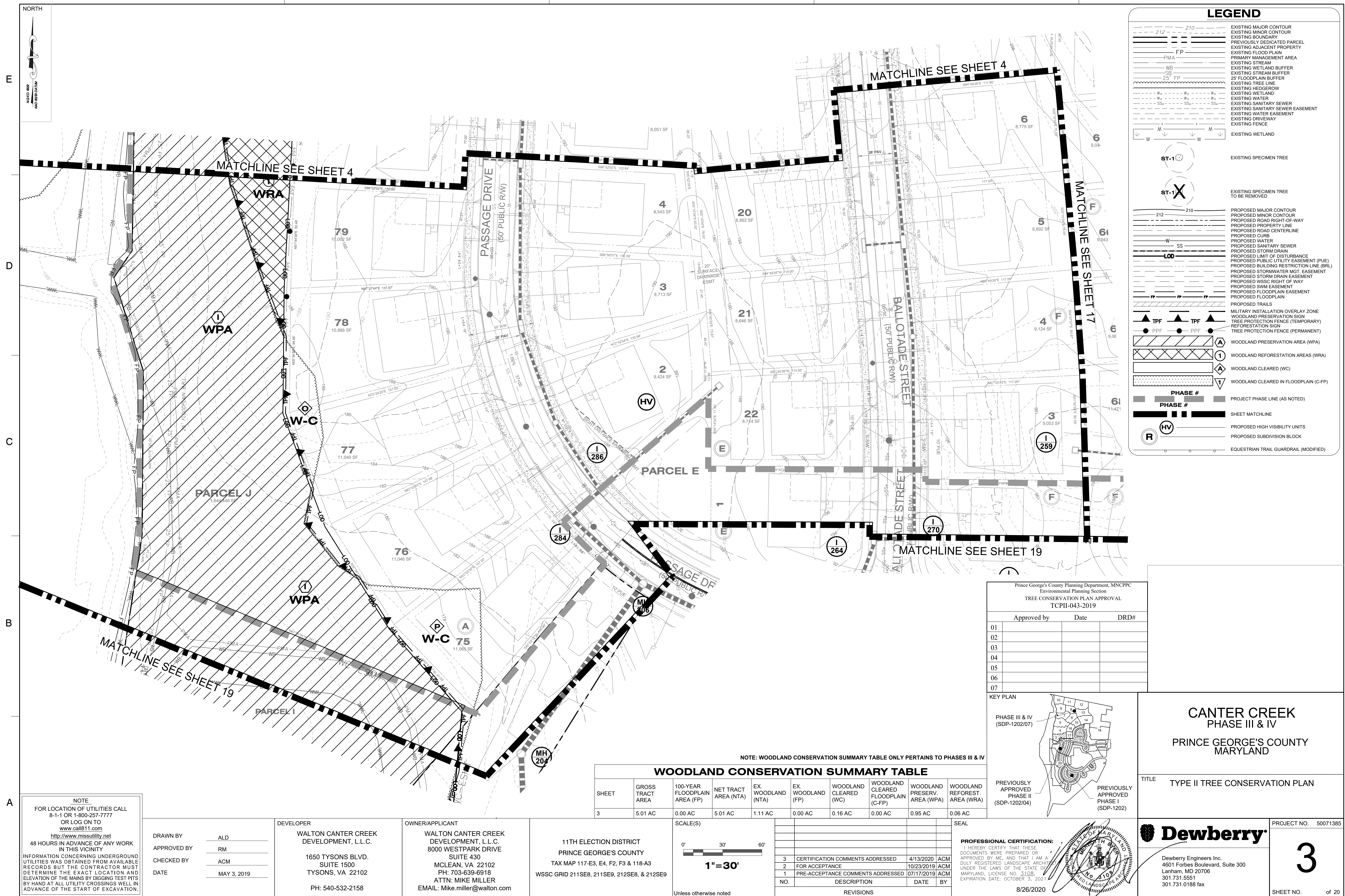
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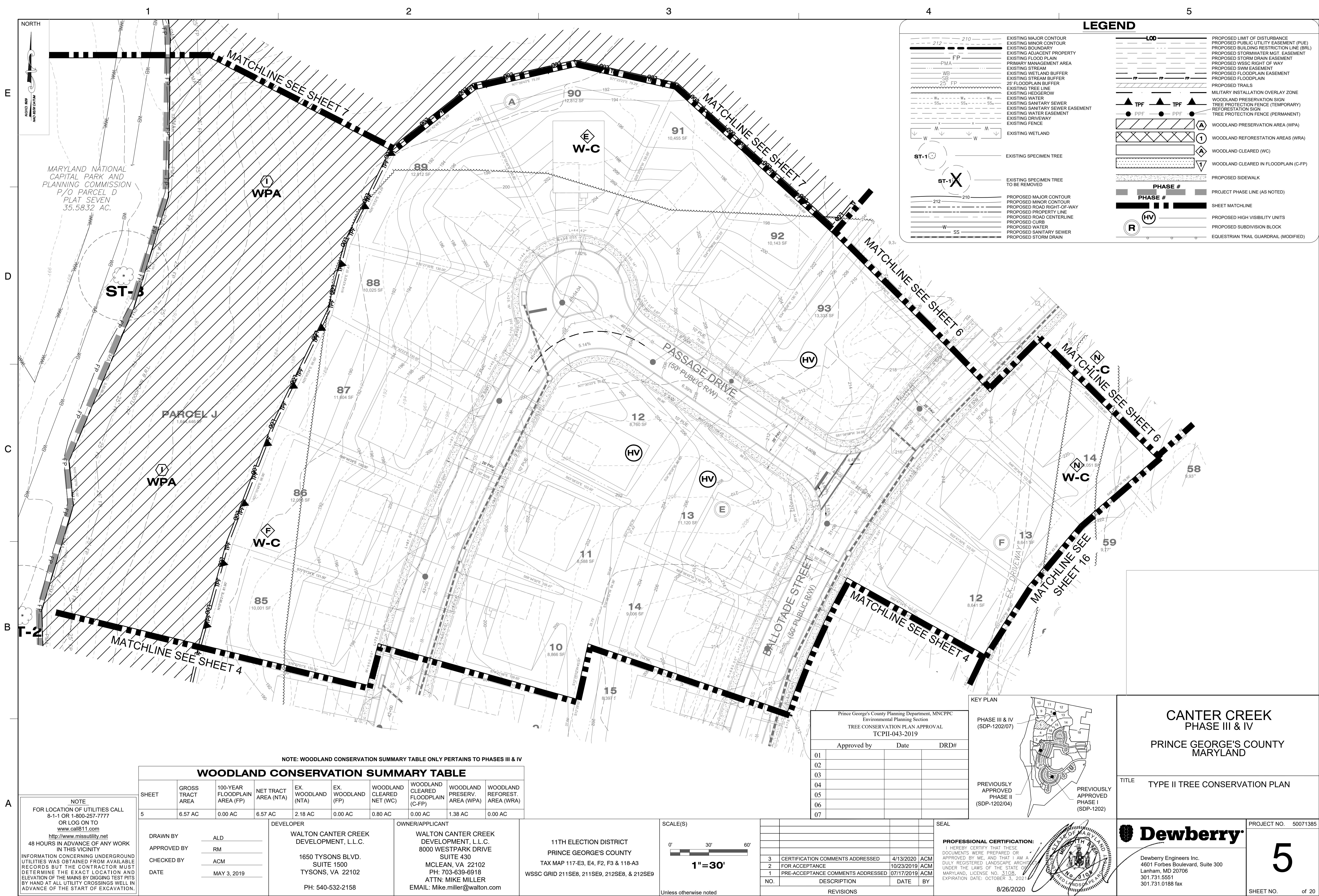
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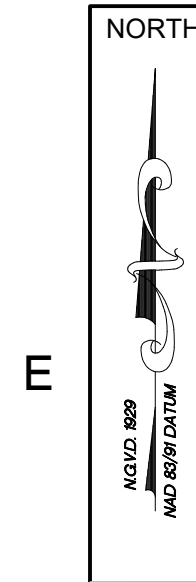
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**CANTER CREEK
PHASE III & IV**
PRINCE GEORGE'S COUNTY
MARYLAND
TITLE TYPE II TREE CONSERVATION PLAN







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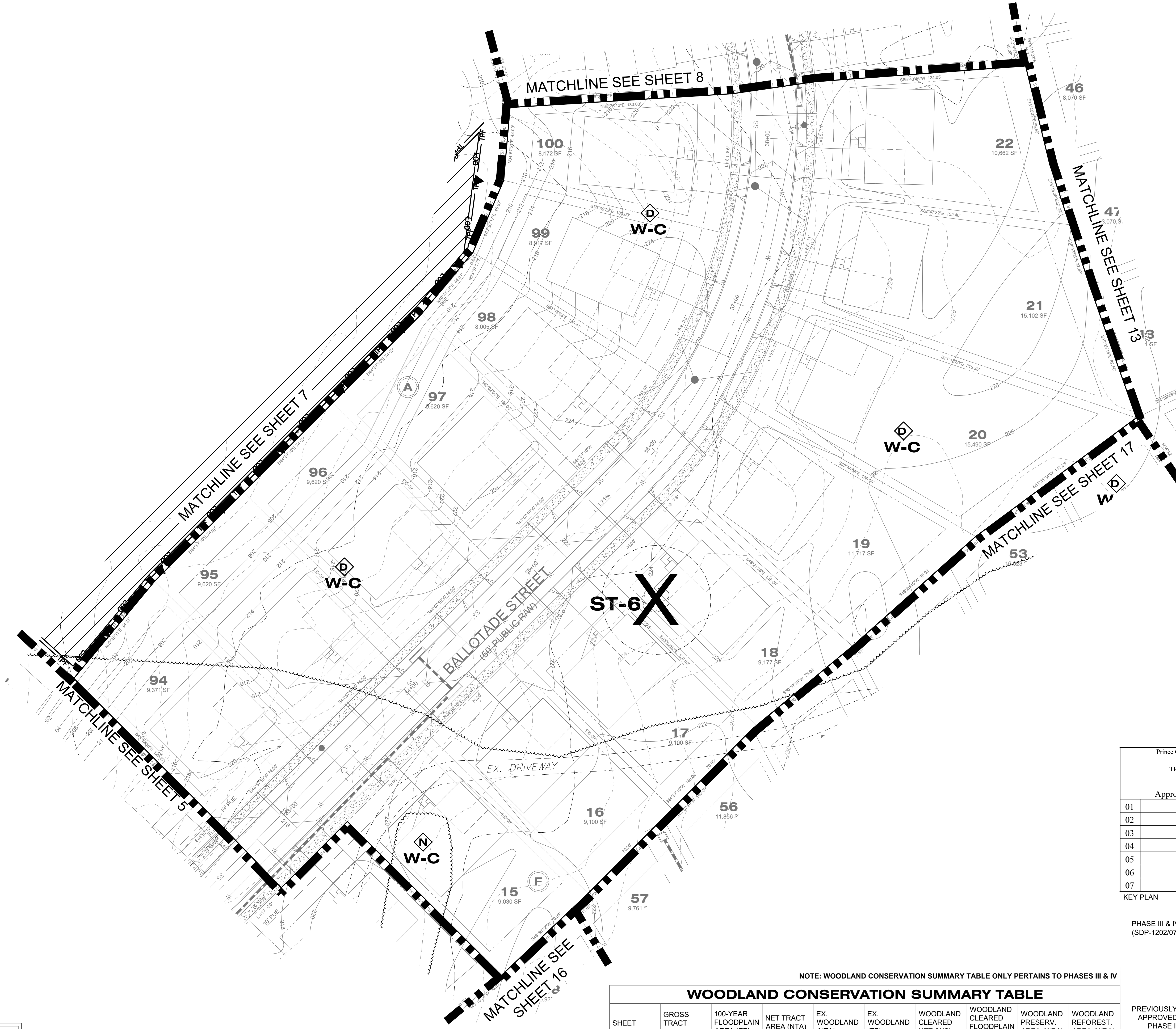
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W-C

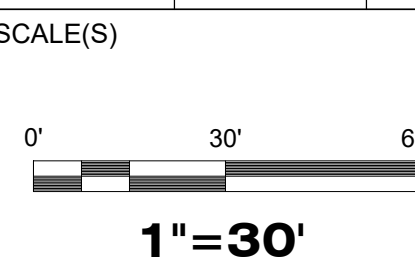
W-C

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W-C

WOODLAND CONSERVATION SUMMARY TABLE									
SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN AREA (FP)	NET TRACT AREA (NTA)	EX. WOODLAND (NTA)	EX. WOODLAND (FP)	WOODLAND CLEARED NET (WC)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND PRESERV. AREA (WPA)	WOODLAND REFOREST. AREA (WRA)
6	4.22 AC	0.00 AC	4.22 AC	3.50 AC	0.00 AC	3.49 AC	0.00 AC	0.01 AC	0.00 AC

NOTE: WOODLAND CONSERVATION SUMMARY TABLE ONLY PERTAINS TO PHASES III & IV



1"=30'

Unless otherwise noted

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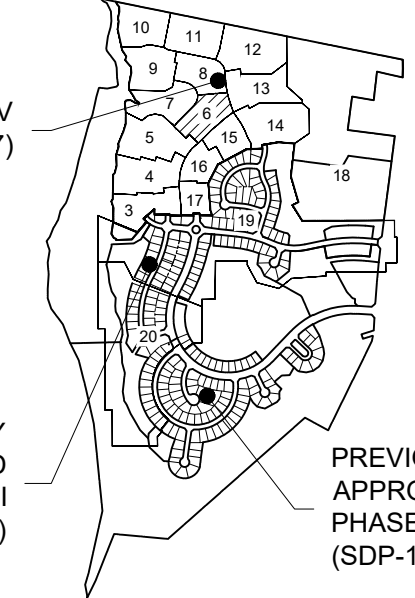
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KEY PLAN

PHASE III & IV
(SDP-1202/07)

PREVIOUSLY APPROVED
PHASE II
(SDP-1202/04)



PREVIOUSLY APPROVED
PHASE I
(SDP-1202)

LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING BOUNDARY
	PREVIOUSLY DEDICATED PARCEL
	EXISTING ADJACENT PROPERTY
	EXISTING FLOOD PLAIN
	PRIMARY MANAGEMENT AREA
	EXISTING STREAM
	EXISTING WETLAND BUFFER
	EXISTING STREAM BUFFER
	25' FLOODPLAIN BUFFER
	EXISTING TREE LINE
	EXISTING HEDGEROW
	EXISTING WETLAND
	EXISTING WATER
	EXISTING SANITARY SEWER
	EXISTING SANITARY SEWER EASEMENT
	EXISTING WATER EASEMENT
	EXISTING DRIVEWAY
	EXISTING FENCE
	EXISTING WETLAND
	EXISTING SPECIMEN TREE
	EXISTING SPECIMEN TREE TO BE REMOVED
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED ROAD RIGHT-OF-WAY
	PROPOSED PROPERTY LINE
	PROPOSED ROAD CENTERLINE
	PROPOSED CURB
	PROPOSED WATER
	PROPOSED SANITARY SEWER
	PROPOSED STORM DRAIN
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	PROPOSED BUILDING RESTRICTION LINE (BRL)
	PROPOSED STORMWATER MOUNT. EASEMENT
	PROPOSED STORM DRAIN EASEMENT
	PROPOSED WSSC RIGHT OF WAY
	PROPOSED SWM EASEMENT
	PROPOSED FLOODPLAIN EASEMENT
	PROPOSED FLOODPLAIN
	PROPOSED TRAILS
	MILITARY INSTALLATION OVERLAY ZONE
	WOODLAND PRESERVATION SIGN
	TREE PROTECTION FENCE (TEMPORARY)
	REFORESTATION SIGN
	TREE PROTECTION FENCE (PERMANENT)
	WOODLAND PRESERVATION AREA (WPA)
	WOODLAND REFORESTATION AREAS (WRA)
	WOODLAND CLEARED (WC)
	WOODLAND CLEARED IN FLOODPLAIN (C-FP)
	PHASE #
	PROJECT PHASE LINE (AS NOTED)
	SHEET MATCHLINE
	PROPOSED HIGH VISIBILITY UNITS
	PROPOSED SUBDIVISION BLOCK
	EQUESTRIAN TRAIL GUARDRAIL (MODIFIED)

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11TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY
TAX MAP 117-E3, E4, F2, F3 & 118-A3
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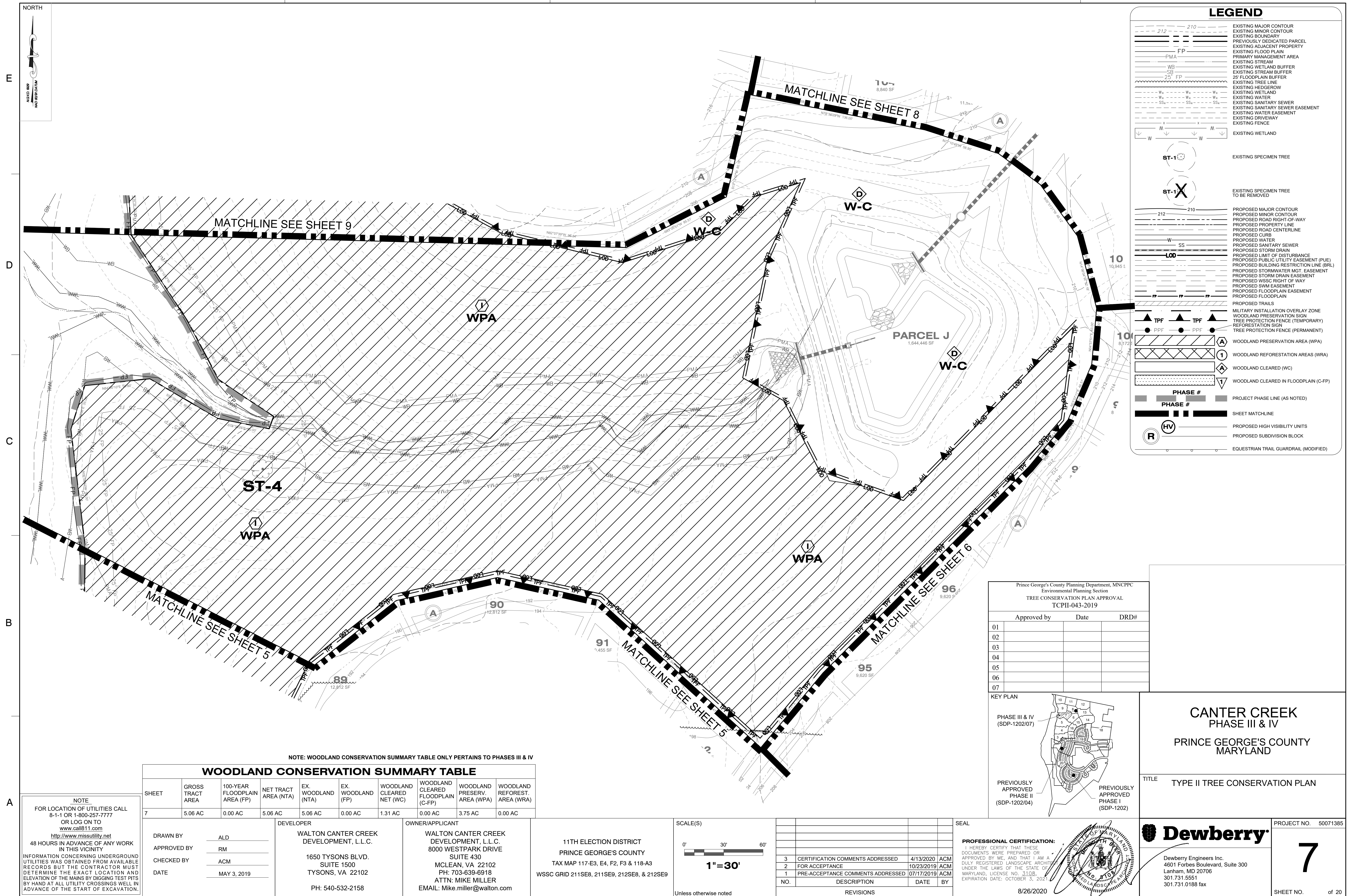
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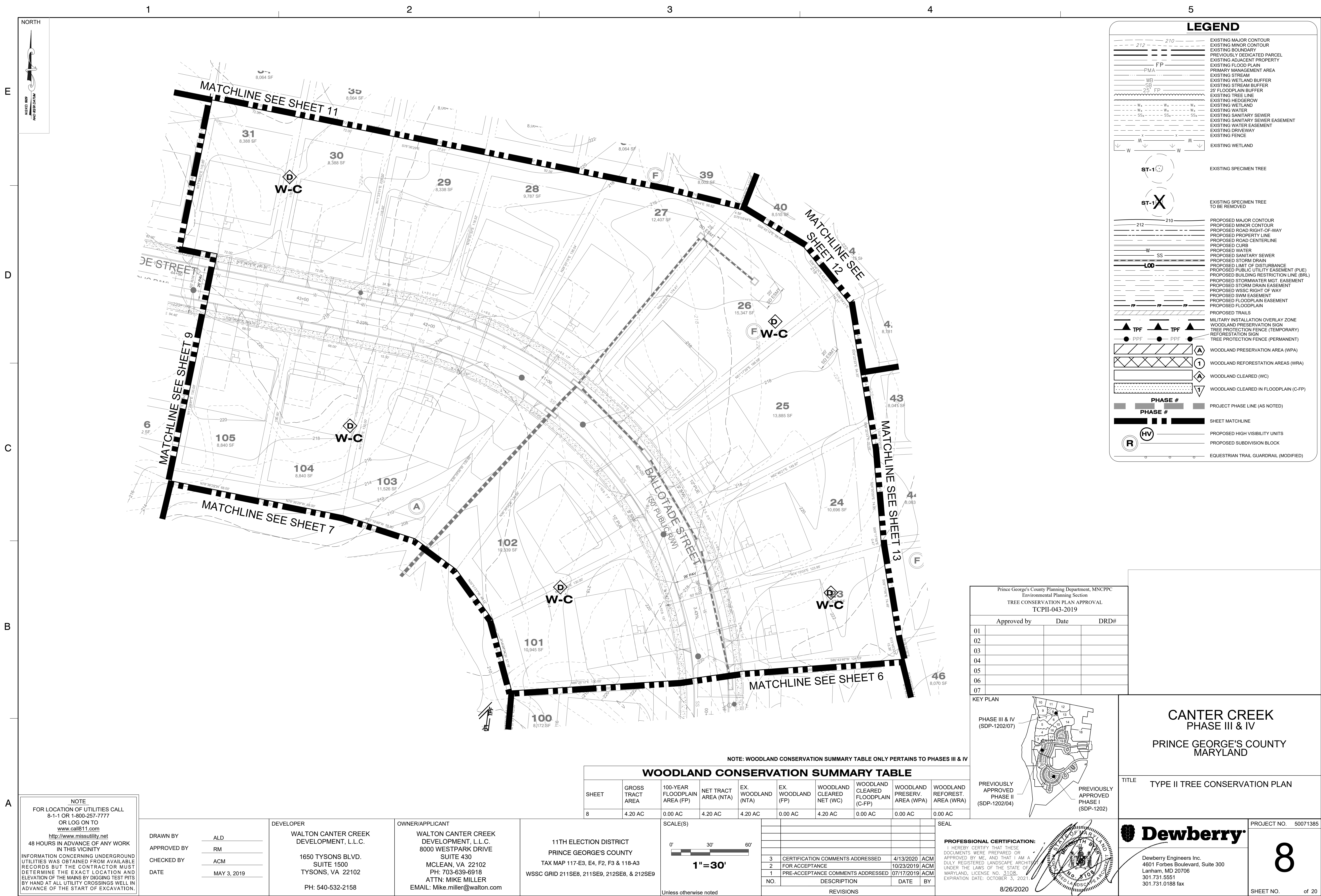
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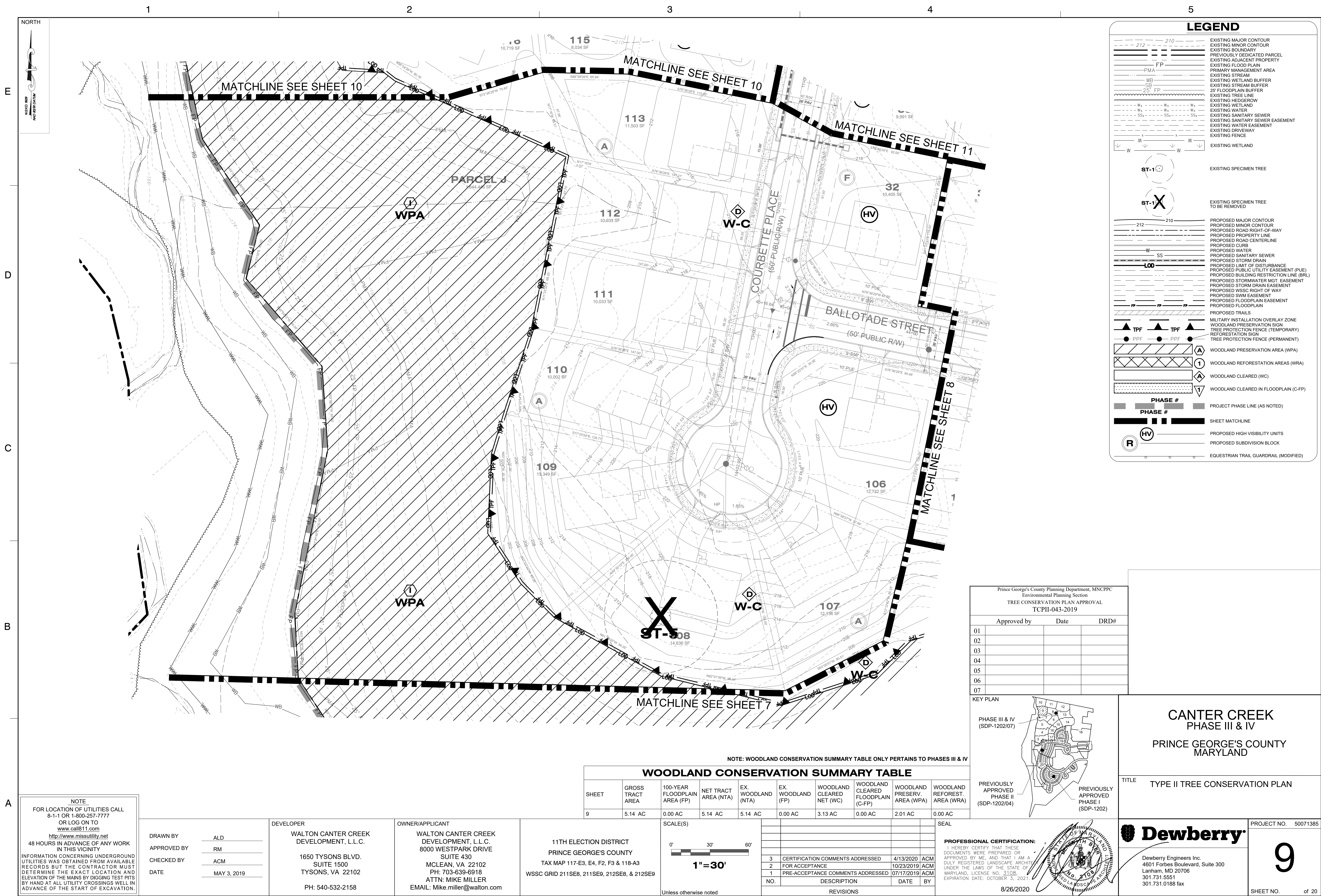
PROJECT NO. 50071385
SHEET NO. 6 of 20

CANTER CREEK
PHASE III & IV
PRINCE GEORGE'S COUNTY
MARYLAND

TITLE TYPE II TREE CONSERVATION PLAN







LEGEND

EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING BOUNDARY
PREVIOUSLY DEDICATED PARCEL
EXISTING ADJACENT PROPERTY
EXISTING FLOOD PLAIN
PRIMARY MANAGEMENT AREA
EXISTING STREAM
EXISTING WETLAND BUFFER
EXISTING STREAM BUFFER
25' FLOODPLAIN BUFFER
EXISTING TREE LINE
EXISTING HEDGEROW
EXISTING WETLAND
EXISTING WATER
EXISTING SANITARY SEWER
EXISTING SANITARY SEWER EASEMENT
EXISTING DRIVEWAY
EXISTING FENCE
EXISTING WETLAND

EXISTING SPECIMEN TREE
EXISTING SPECIMEN TREE TO BE REMOVED

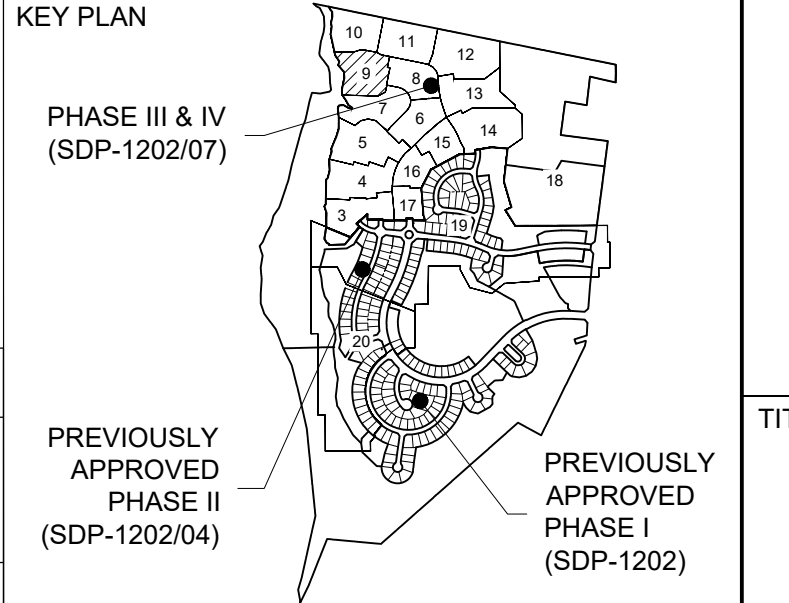
PROPOSED MAJOR CONTOUR
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PROPOSED ROAD RIGHT-OF-WAY
PROPOSED PROPERTY LINE
PROPOSED ROAD CENTERLINE
PROPOSED CURB
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PROPOSED SANITARY SEWER
PROPOSED STORM DRAIN
PROPOSED LIMIT OF DISTURBANCE
PROPOSED PUBLIC UTILITY EASEMENT (PUE)
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PROPOSED STORM DRAIN EASEMENT
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PROPOSED SWM EASEMENT
PROPOSED FLOODPLAIN EASEMENT
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PROPOSED TRAILS
MILITARY INSTALLATION OVERLAY ZONE
WOODLAND PRESERVATION SIGN
TREE PROTECTION FENCE (TEMPORARY)
REFORESTATION SIGN
TREE PROTECTION FENCE (PERMANENT)

WOODLAND PRESERVATION AREA (WPA)
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PHASE #
PHASE #
SHEET MATCHLINE
PROPOSED HIGH VISIBILITY UNITS
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EQUESTRIAN TRAIL GUARDRAIL (MODIFIED)

Prince George's County Planning Department, MNCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP11-043-2019

Approved by	Date	DRD#
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**CANTER CREEK
PHASE III & IV**

PRINCE GEORGE'S COUNTY
MARYLAND

TITLE TYPE II TREE CONSERVATION PLAN

NOTE: WOODLAND CONSERVATION SUMMARY TABLE ONLY PERTAINS TO PHASES III & IV

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9	5.14 AC	0.00 AC	5.14 AC	5.14 AC	0.00 AC	3.13 AC	0.00 AC	2.01 AC	0.00 AC

SCALE(S)

0' 30' 60'

1"=30'

Unless otherwise noted

NO.	DESCRIPTION	DATE	BY
3	CERTIFICATION COMMENTS ADDRESSED	4/13/2020	ACM
2	FOR ACCEPTANCE	10/23/2019	ACM
1	PRE-ACCEPTANCE COMMENTS ADDRESSED	07/17/2019	ACM

REVISIONS

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EXPIRATION DATE: OCTOBER 3, 2021.

8/26/2020

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PROJECT NO. 50071385

9

SHEET NO. of 20

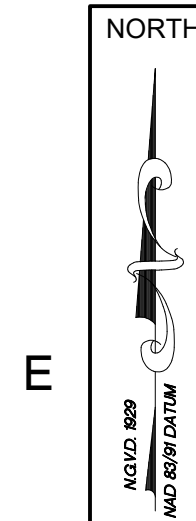
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WSSC GRID 211SE8, 211SE9, 212SE8, & 212SE9



E

D

C

B

A

1

2

3

4

5

LEGEND

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING BOUNDARY
	PREVIOUSLY DEDICATED PARCEL
	EXISTING ADJACENT PROPERTY
	EXISTING FLOOD PLAIN
	PRIMARY MANAGEMENT AREA
	EXISTING STREAM
	EXISTING WETLAND BUFFER
	25' FLOODPLAIN BUFFER
	EXISTING TREE LINE
	EXISTING HEDGEROW
	EXISTING WETLAND
	EXISTING WATER
	EXISTING SANITARY SEWER
	EXISTING SANITARY SEWER EASEMENT
	EXISTING WATER EASEMENT
	EXISTING DRIVEWAY
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	PROPOSED LIMIT OF DISTURBANCE
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	MILITARY INSTALLATION OVERLAY ZONE
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	TREE PROTECTION FENCE (PERMANENT)
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	WOODLAND REFORESTATION AREAS (WRA)
	WOODLAND CLEARED (WC)
	WOODLAND CLEARED IN FLOODPLAIN (C-FP)
	PHASE #
	PROJECT PHASE LINE (AS NOTED)
	SHEET MATCHLINE
	PROPOSED HIGH VISIBILITY UNITS
	PROPOSED SUBDIVISION BLOCK
	EQUESTRIAN TRAIL GUARDRAIL (MODIFIED)

WOODLAND CONSERVATION SUMMARY TABLE								
SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN AREA (FP)	NET TRACT AREA (NTA)	EX. WOODLAND (NTA)	EX. WOODLAND (FP)	WOODLAND CLEARED NET (WC)	WOODLAND PRESERV. FLOODPLAIN (C-FP)	WOODLAND REFOREST. AREA (WRA)
10	4.91 AC	0.00 AC	4.91 AC	4.91 AC	0.00 AC	2.04 AC	0.00 AC	0.00 AC

DRAWN BY	ALD
APPROVED BY	RM
CHECKED BY	ACM
DATE	MAY 3, 2019

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1"=30'

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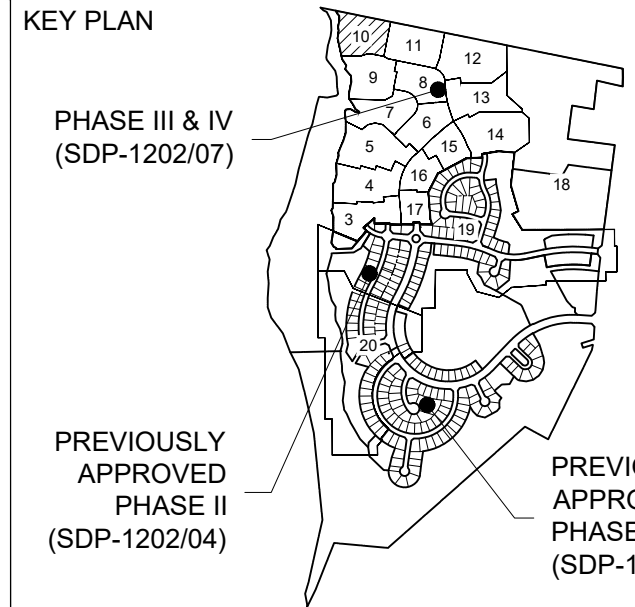
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SHEET NO. of 20

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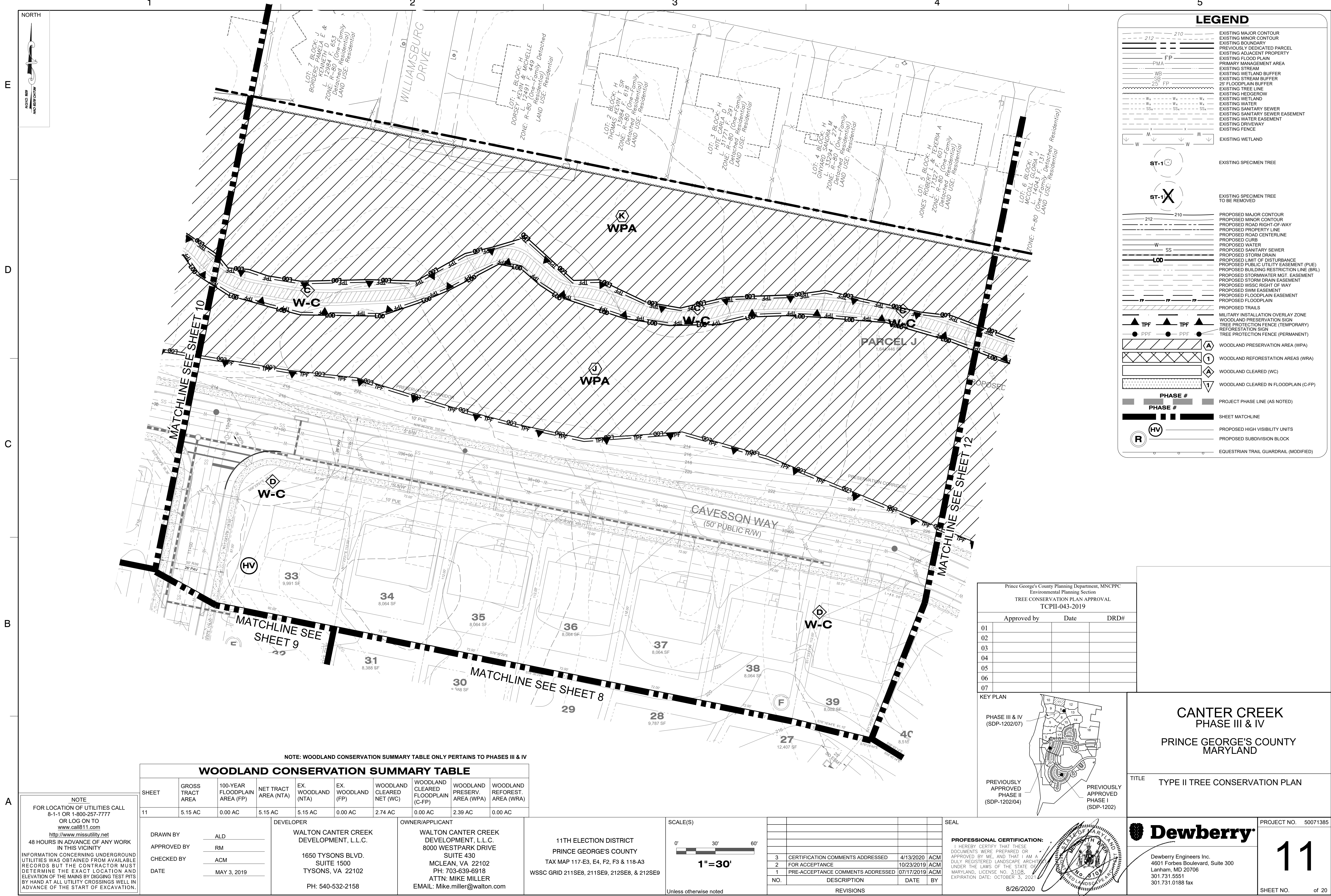
NOTE: WOODLAND CONSERVATION SUMMARY TABLE ONLY PERTAINS TO PHASES III & IV

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP11-043-2019		
Approved by	Date	DRD#
01		
02		
03		
04		
05		
06		
07		



CANTER CREEK
PHASE III & IV
PRINCE GEORGE'S COUNTY
MARYLAND

TITLE TYPE II TREE CONSERVATION PLAN



LEGEND

EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING BOUNDARY
PREVIOUSLY DEDICATED PARCEL
EXISTING ADJACENT PROPERTY
EXISTING FLOODPLAIN
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EXISTING SPECIMEN TREE TO BE REMOVED

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KEY PLAN

PHASE III & IV
(SDP-1202/07)

PREVIOUSLY APPROVED
PHASE II
(SDP-1202/04)

PREVIOUSLY APPROVED
PHASE I
(SDP-1202)

**CANTER CREEK
PHASE III & IV**

PRINCE GEORGE'S COUNTY
MARYLAND

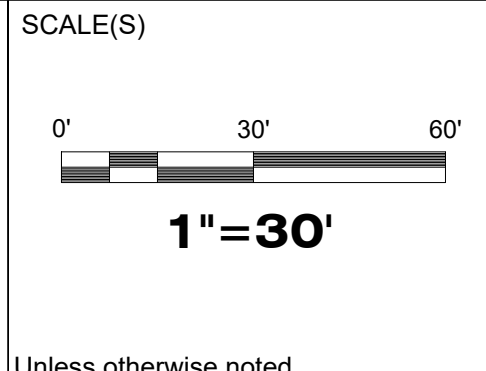
TITLE TYPE II TREE CONSERVATION PLAN

NOTE: WOODLAND CONSERVATION SUMMARY TABLE ONLY PERTAINS TO PHASES III & IV

SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN AREA (FP)	NET TRACT AREA (NTA)	EX. WOODLAND (NTA)	EX. WOODLAND (FP)	WOODLAND CLEARED NET (WC)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND PRESERV. AREA (WPA)	WOODLAND REFOREST. AREA (WRA)
11	5.15 AC	0.00 AC	5.15 AC	5.15 AC	0.00 AC	2.74 AC	0.00 AC	2.39 AC	0.00 AC

DRAWN BY	ALD	DEVELOPER	WALTON CANTER CREEK DEVELOPMENT, L.L.C.	OWNER/APPLICANT	WALTON CANTER CREEK DEVELOPMENT, L.L.C.
APPROVED BY	RM				
CHECKED BY	ACM		1650 TYSONS BLVD. SUITE 1500 TYSONS, VA 22102		8000 WESTPARK DRIVE SUITE 430 MCLEAN, VA 22102
DATE	MAY 3, 2019		PH: 540-532-2158		PH: 703-639-6918

11TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY
TAX MAP 117-E3, E4, F2, F3 & 118-A3
WSSC GRID 211SE8, 211SE9, 212SE8, & 212SE9



NO.	DESCRIPTION	DATE	BY
3	CERTIFICATION COMMENTS ADDRESSED	4/13/2020	ACM
2	FOR ACCEPTANCE	10/23/2019	ACM
1	PRE-ACCEPTANCE COMMENTS ADDRESSED	07/17/2019	ACM

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. 3102, EXPIRATION DATE: OCTOBER 3, 2021

8/26/2020

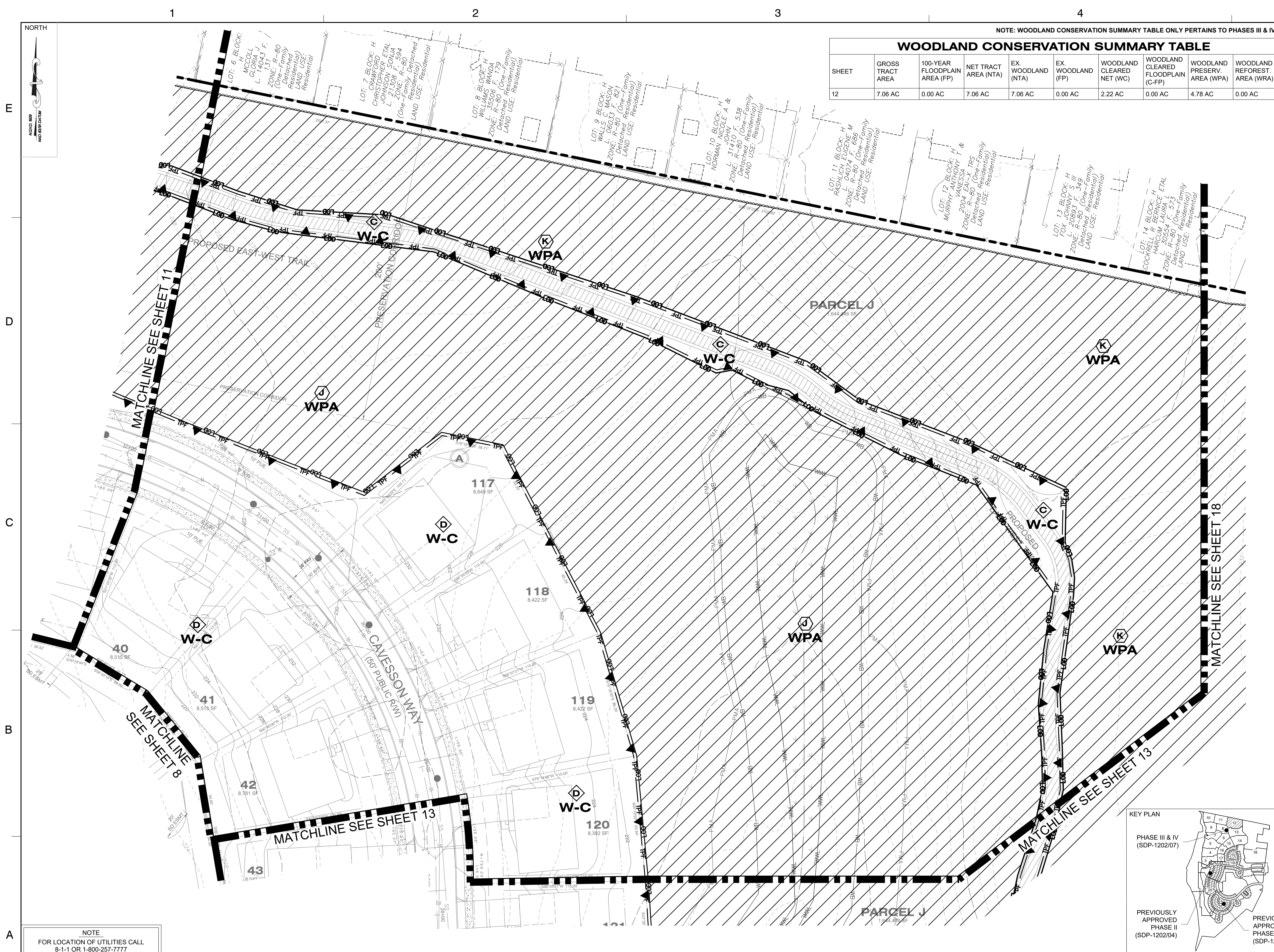
Dewberry

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

PROJECT NO. 50071385

11

SHEET NO. of 20



WOODLAND CONSERVATION SUMMARY TABLE								
SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN AREA (FP)	NET TRACT AREA (NTA)	EX. WOODLAND (NTA)	EX. WOODLAND (FP)	WOODLAND CLEARED NET (WC)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND PRESERV. AREA (WPA)
12	7.06 AC	0.00 AC	7.06 AC	7.06 AC	0.00 AC	2.22 AC	0.00 AC	4.78 AC

LEGEND

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

EXISTING BOUNDARY

PREVIOUSLY DEDICATED PARCEL

EXISTING FLOOD PLAIN

PRIMARY MANAGEMENT AREA

EXISTING STREAM

EXISTING WETLAND BUFFER

EXISTING STREAM BUFFER

25' FLOODPLAIN BUFFER

EXISTING TREE LINE

EXISTING HEDGEROW

EXISTING WETLAND

EXISTING WATER

EXISTING SANITARY SEWER

EXISTING SANITARY SEWER EASEMENT

EXISTING WATER EASEMENT

EXISTING DRIVEWAY

EXISTING FENCE

EXISTING WETLAND

EXISTING SPECIMEN TREE

EXISTING SPECIMEN TREE TO BE REMOVED

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

PROPOSED ROAD RIGHT-OF-WAY

PROPOSED PROPERTY LINE

PROPOSED ROAD CENTERLINE

PROPOSED CURB

PROPOSED WATER

PROPOSED SANITARY SEWER

PROPOSED STORM DRAIN

PROPOSED LIMIT OF DISTURBANCE

PROPOSED PUBLIC UTILITY EASEMENT (PUE)

PROPOSED BUILDING RESTRICTION LINE (BRL)

PROPOSED STORMWATER MGMT. EASEMENT

PROPOSED STORM DRAIN EASEMENT

PROPOSED WSSC RIGHT-OF-WAY

PROPOSED SWM EASEMENT

PROPOSED FLOODPLAIN EASEMENT

PROPOSED FLOODPLAIN

PROPOSED TRAILS

MILITARY INSTALLATION OVERLAY ZONE

WOODLAND PRESERVATION SIGN

TREE PROTECTION FENCE (TEMPORARY)

REFORESTATION SIGN

TREE PROTECTION FENCE (PERMANENT)

WOODLAND PRESERVATION AREA (WPA)

WOODLAND REAFFORESTATION AREAS (WRA)

WOODLAND CLEARED (WC)

WOODLAND CLEARED IN FLOODPLAIN (C-FP)

PHASE #

PROJECT PHASE LINE (AS NOTED)

SHEET MATCHLINE

PROPOSED HIGH VISIBILITY UNITS

PROPOSED SUBDIVISION BLOCK

EQUESTRIAN TRAIL GUARDRAIL (MODIFIED)

ST-1

ST-1X

212

210

W

SS

100

17

17

17

TPF

TPF

TPF

PPF

PPF

PPF

1

1

1

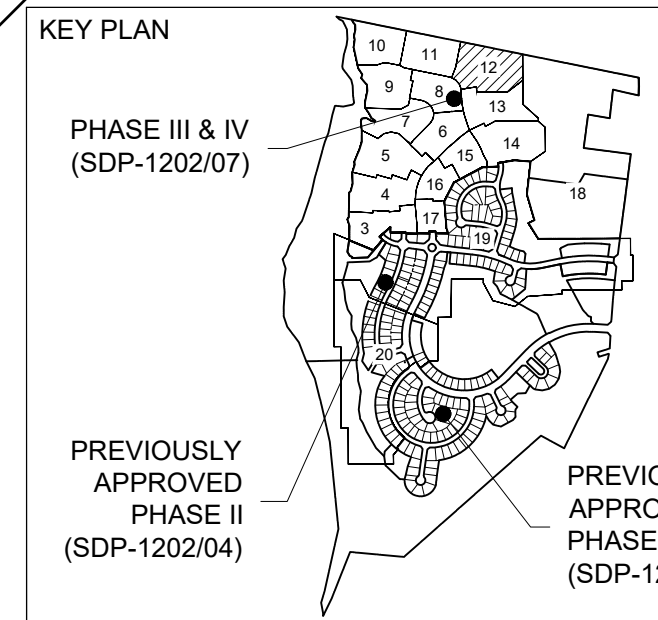
PHASE #

PHASE #

R

HV

Approved by			Date	DRD#
01				
02				
03				
04				
05				
06				
07				



CANTER CREEK
PHASE III & IV
PRINCE GEORGE'S COUNTY
MARYLAND

TITLE TYPE II TREE CONSERVATION PLAN

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
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

ALD
RM
ACM
MAY 3, 2019

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.
8000 WESTPARK DRIVE
SUITE 430
MCLEAN, VA 22102
PH: 703-639-6918
ATTN: MIKE MILLER
EMAIL: Mike.miller@walton.com

11TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY
TAX MAP 117-E3, E4, F2, F3 & 118-A3
WSSC GRID 211SE8, 211SE9, 212SE8, & 212SE9

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

NO.	DESCRIPTION	DATE	BY
3	CERTIFICATION COMMENTS ADDRESSED	4/13/2020	ACM
2	FOR ACCEPTANCE	10/23/2019	ACM
1	PRE-ACCEPTANCE COMMENTS ADDRESSED	07/17/2019	ACM

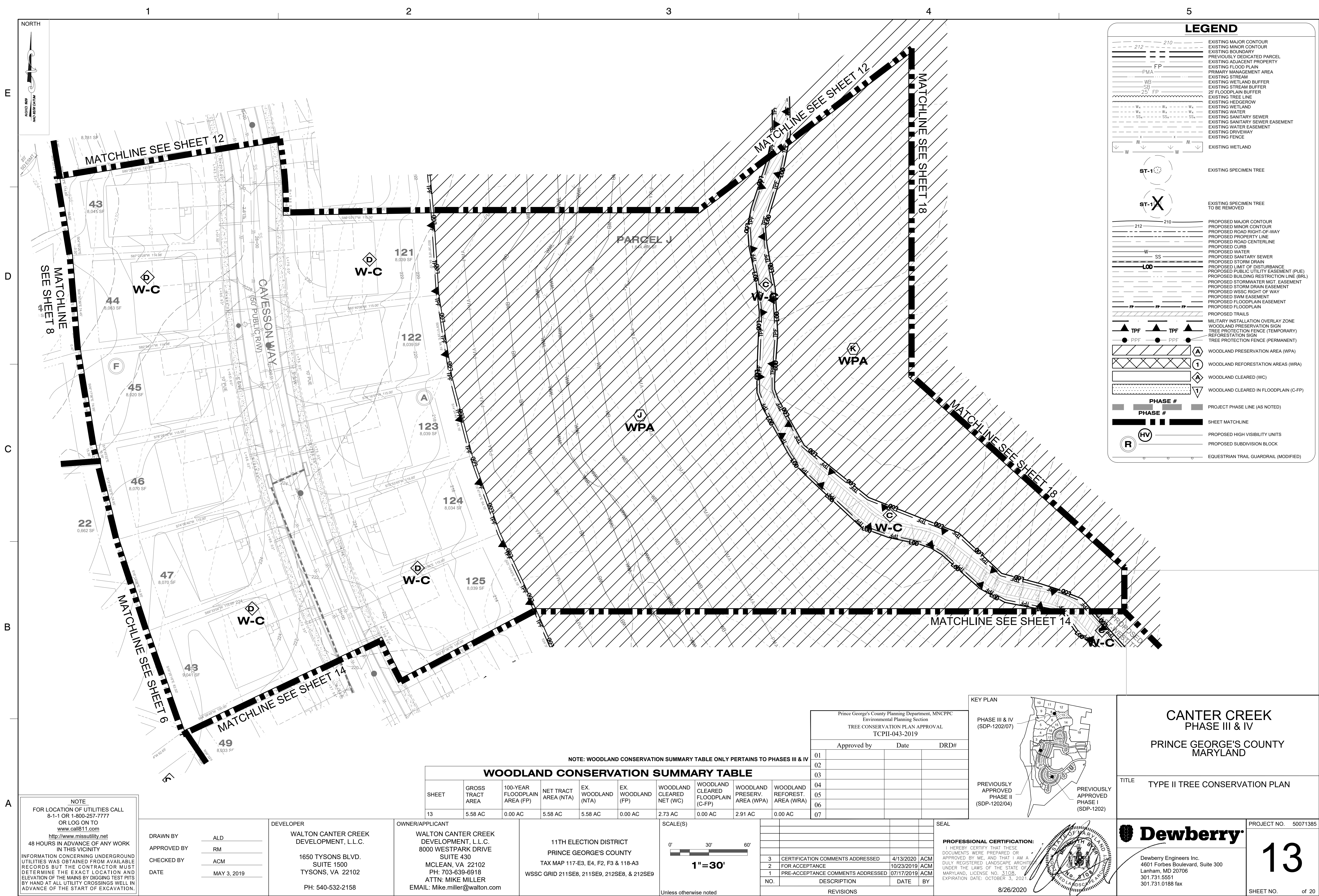
SEAL
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UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 3102
EXPIRATION DATE: OCTOBER 3, 2021
8/26/2020

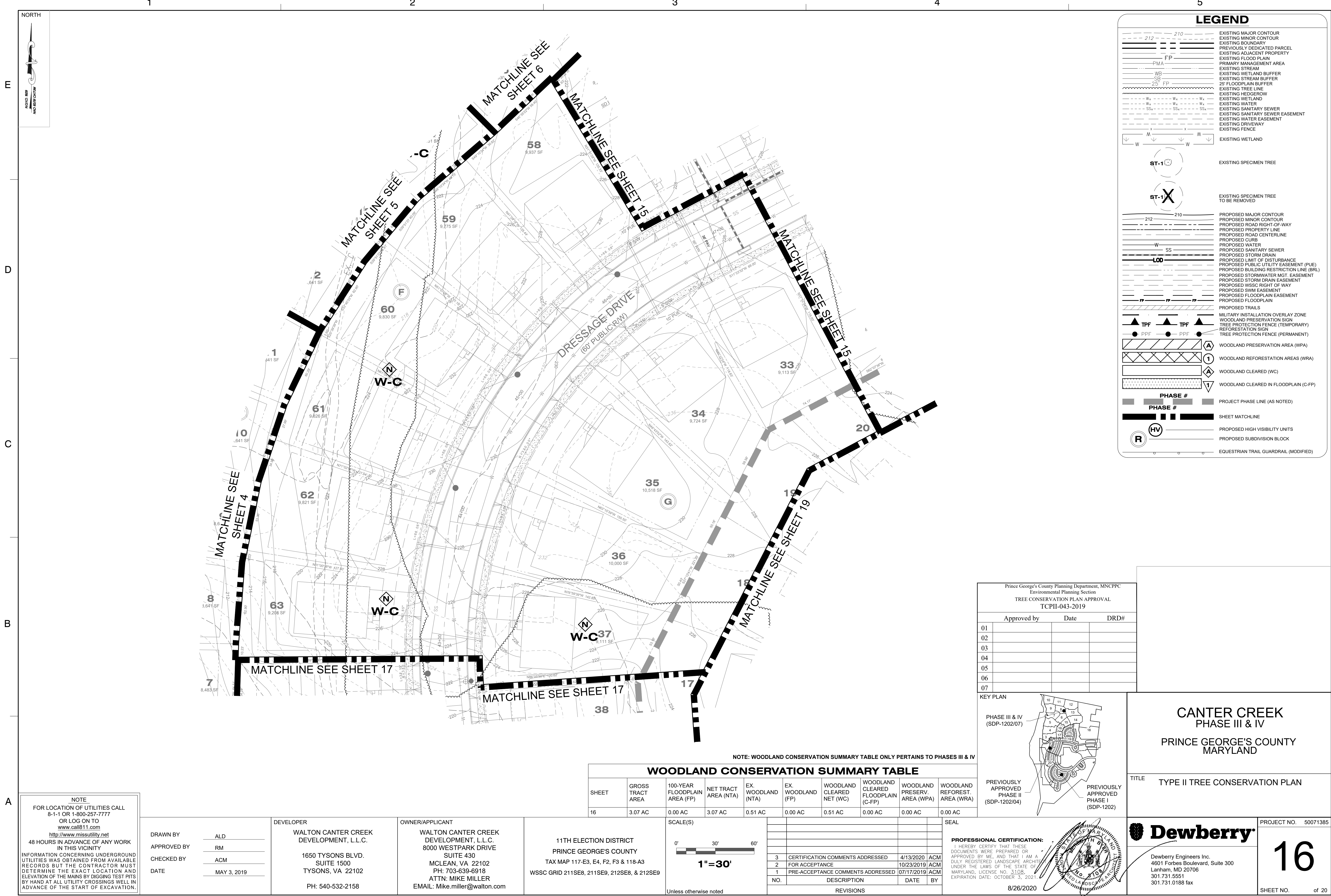
Dewberry Engineers Inc.
4601 Forbes Boulevard, Suite 300
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301.731.5551
301.731.0188 fax

PROJECT NO. 50071385

12

SHEET NO. of 20







NOTE: WOODLAND CONSERVATION SUMMARY TABLE ONLY PERTAINS TO PHASES III & IV

SCALE(S)

0' 30' 60'

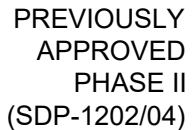
1"=30'

Unless otherwise noted

SEAI

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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. 3108, EXPIRATION DATE: OCTOBER 3, 2021

8/26/2020



PREVIOUSLY
APPROVED
PHASE I

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

EXISTING BOUNDARY

PREVIOUSLY DEDICATED PARCEL

EXISTING ADJACENT PROPERTY

EXISTING FLOOD PLAIN

EXISTING STREAM BUFFER

PRIMARY MANAGEMENT AREA

EXISTING STREAM

EXISTING WETLAND BUFFER

EXISTING STREAM BUFFER

25' FLOODPLAIN BUFFER

EXISTING TREE LINE

EXISTING HEDGEROW

EXISTING WETLAND

EXISTING WATER

EXISTING SANITARY SEWER

EXISTING SANITARY SEWER EASEMENT

EXISTING WATER EASEMENT

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EXISTING WETLAND

EXISTING SPECIMEN TREE

EXISTING SPECIMEN TREE TO BE REMOVED

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

PROPOSED ROAD RIGHT-OF-WAY

PROPOSED PROPERTY LINE

PROPOSED ROAD CENTERLINE

PROPOSED CURB

PROPOSED WATER

PROPOSED SANITARY SEWER

PROPOSED STORM DRAIN

PROPOSED LIMIT OF DISTURBANCE

PROPOSED PUBLIC UTILITY EASEMENT (PUE)

REFORESTATION SIGN

PROPOSED STORMWATER MGMT. EASEMENT

PROPOSED STORM DRAIN EASEMENT

PROPOSED MISSC RIGHT OF WAY

PROPOSED SWM EASEMENT

PROPOSED FLOODPLAIN EASEMENT

PROPOSED FLOODPLAIN

PROPOSED TRAILS

MILITARY INSTALLATION OVERLAY ZONE

WOODLAND PRESERVATION SIGN

TREE PROTECTION FENCE (TEMPORARY)

WOODLAND PRESERVATION FENCE (PERMANENT)

WOODLAND PRESERVATION AREA (WPA)

WOODLAND REFORESTATION AREAS (WRA)

WOODLAND CLEARED (WC)

WOODLAND CLEARED IN FLOODPLAIN (C-FP)

PHASE #

PROJECT PHASE LINE (AS NOTED)

SHEET MATCHLINE

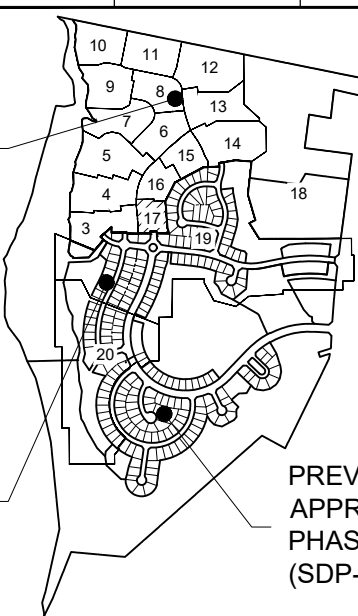
HV

PROPOSED HIGH VISIBILITY UNITS

PROPOSED SUBDIVISION BLOCK

EQUESTRIAN TRAIL GUARDRAIL (MODIFIED)

KEY PLAN



PRINCE GEORGE'S COUNTY
MARYLAND

TITLE	TYPE II TREE CONSERVATION PLAN
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Dewberry Engineers Inc.
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Lanham, MD 20706
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301.731.0188 fax


PROJECT NO. 50071385


17


SHEET NO. of 20


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 PHASE #
 PROJECT PHASE LINE (AS NOTED)


 SHEET MATCHLINE


 PROPOSED HIGH VISIBILITY UNIT


 PROPOSED SUBDIVISION BLOCK

KEY PLAN

PHASE III & IV
(SDP-1202/07)

PREVIOUSLY
APPROVED
PHASE II
(SDP-1202/04)

PREVIOUSLY
APPROVED
PHASE I
(SDP-1202/04)

TITLE	TYPE II TREE CONSERVATION PLAN
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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.

OWNER/APPLICANT

WALTON CANTER CREEK
DEVELOPMENT, L.L.C.
8000 WESTPARK DRIVE
SUITE 430
MCLEAN, VA 22102
PH: 703-639-6918
ATTN: MIKE MILLER
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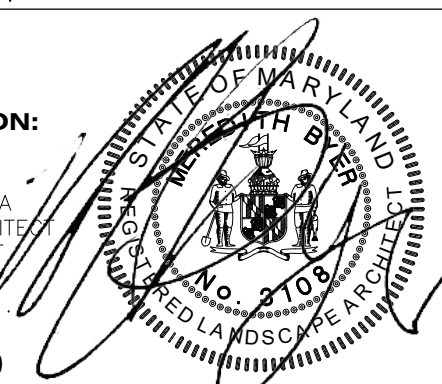
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8/26/2020



Dewberry

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PROJECT NO.	50071385
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20

SHEET NO. _____ of 20