

\* PHASE 1 NOT PREPARED BY DEWBERRY ENGINEERS INC. AREAS ARE APPROXIMATED

\* SPECIMEN TREE 6 REMOVED PER TCPII-002-02, SDP-1605 INFRASTRUCTURE ONLY  
 \*\* SPECIMEN TREE 5 REMOVED PER TCPII-002-07, SDP-1605 PHASE 3 & 4

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

A

DEVELOPER

WALTON CANTER CREEK  
DEVELOPMENT, L.L.C.

1650 TYSONS BLVD.  
SUITE 1500  
TYSONS, VA 22102

PH: 540-532-2158

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

SCALE(S)

Unless otherwise noted

SEAL

The seal is circular with a serrated outer edge. The text "STATE OF MARYLAND" is at the top and "REGISTERED LANDSCAPE ARCHITECT" is at the bottom. In the center is a crest featuring a shield with a landscape scene, topped by a sunburst and flanked by two figures. The name "MEREDITH BYER" is written in an arc above the crest, and "No. 3108" is written below it. A large, stylized signature is written across the seal.


**Dewberry**

PROJECT NO.	50071385
-------------	----------

1

SHEET NO. 1 of 20



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

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

## Walton Canter Creek Development, LLC

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

SIGNATURE:   
PRINTED NAME: J. Mike Miller  
TITLE: Authorized Signatory

DATE: 11/17/2020

NOTE: PHASES 1 AND 2 WERE APPROVED UNDER TCP2-002-03 AND TCP2-013-2017

**THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION**

FOR OFFICIAL USE ONLY

APPLICATION NAME: CANTER CREEK,  
PHASES III & IV

APPLICATION NO.: S0P-1202-07

TCP# NO.: TCP#1-043-2019

SIGNATURE APPROVAL OF THIS PLAN IS IN  
ACCORDANCE WITH PGCRP RESOLUTION  
NO. 2020-31 DATED MARCH 26, 2020.

SIGNATURE APPROVAL DATE:

**Jill Kosack** Digitally signed by  
Jill Kosack  
Date: 2021.05.26  
13:40:00 -0500

AUTHORIZED SIGNATURE

PRINCE GEORGE'S COUNTY  
MARYLAND

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

COVER SHEET

PROJECT NO.	50071385
-------------	----------

1

SHEET NO. 1 of 20

A

Unless otherwise noted

NOTE: PHASES 1 AND 2 WERE APPROVED UNDER TCP2-002-03 AND TCP2-013-2017

1/15/2021

PREVIOUSLY  
APPROVED  
PHASE I  
(SDP-1202)

SHEET NO. \_\_\_\_\_ of 20

2



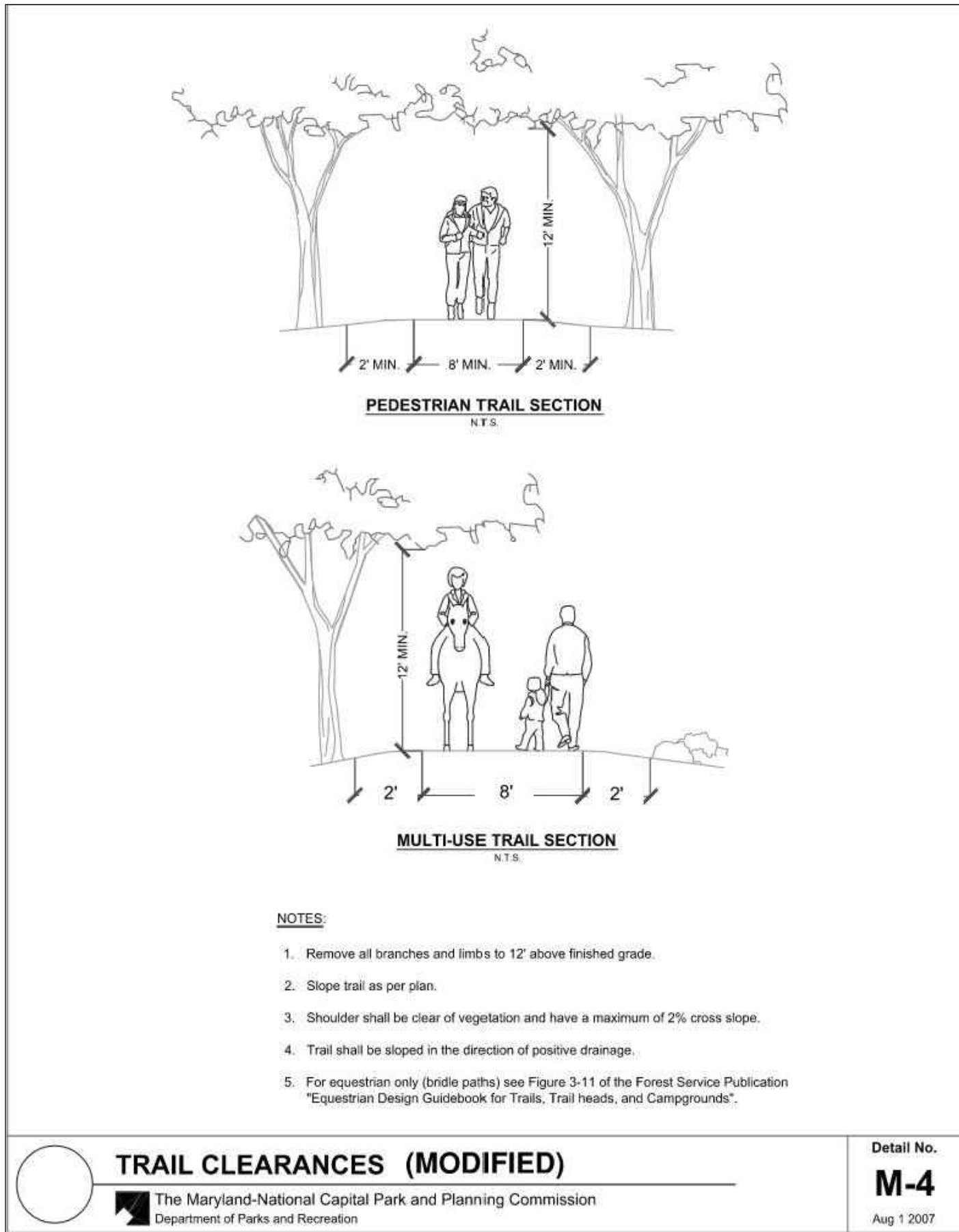
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D

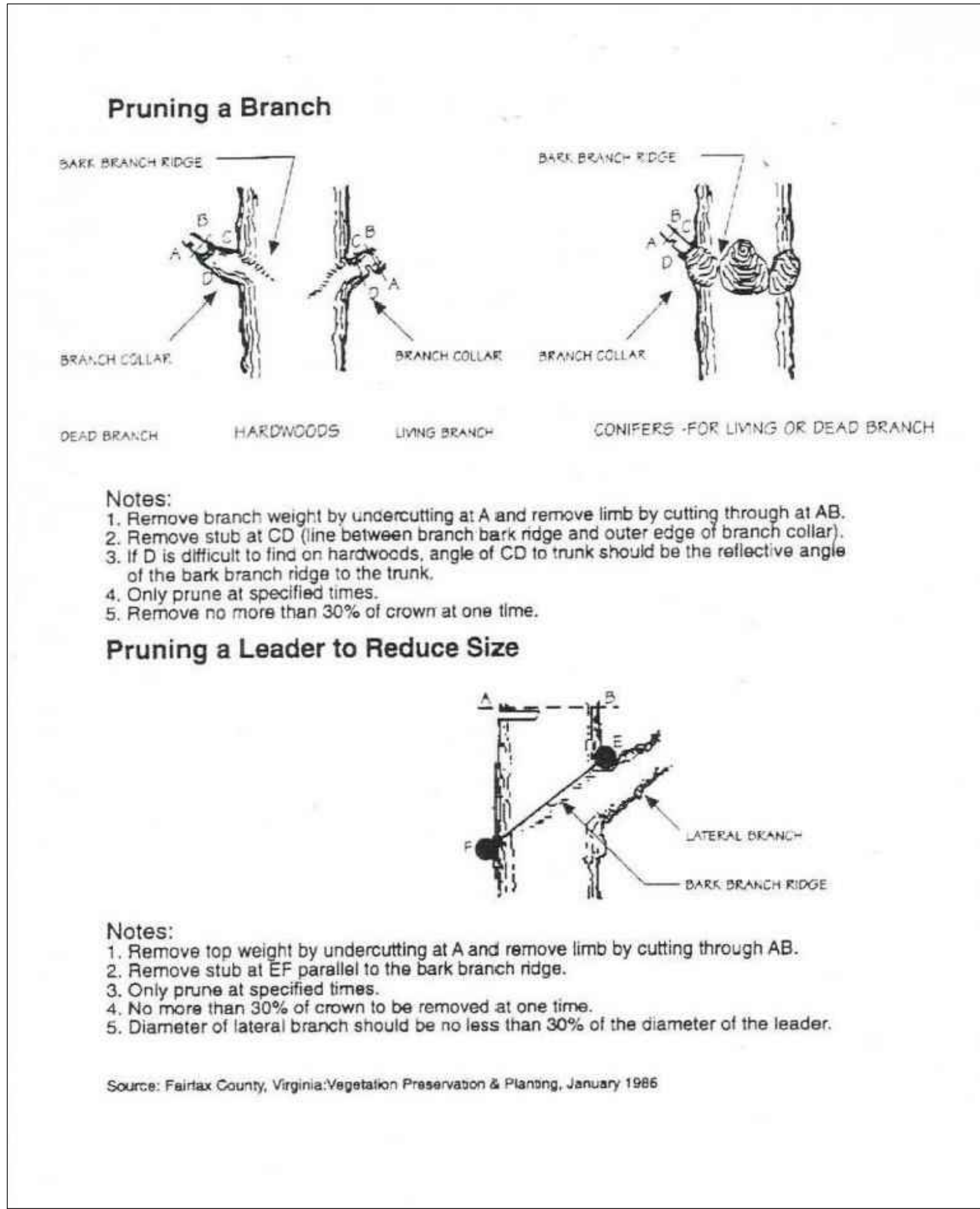
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B

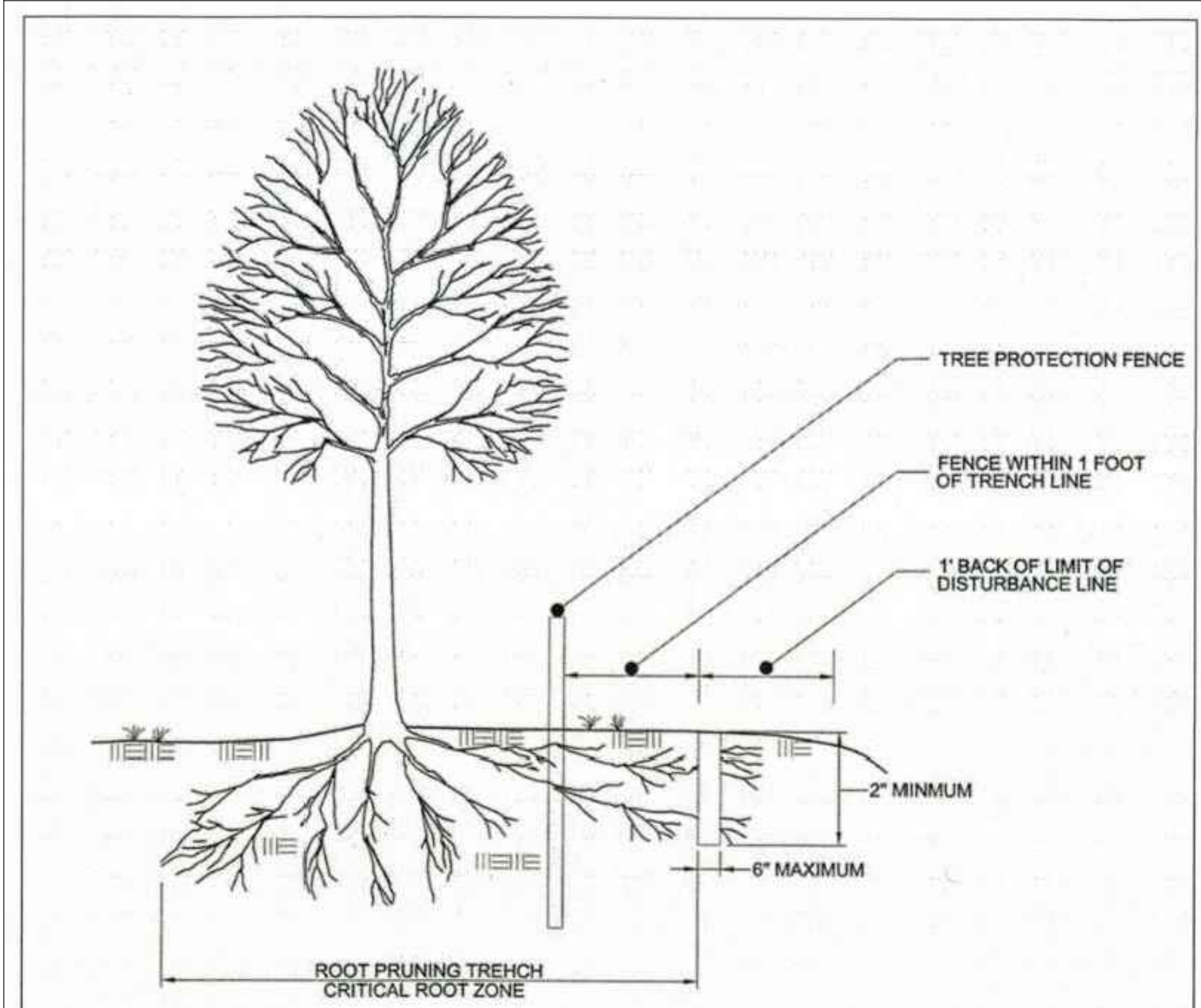
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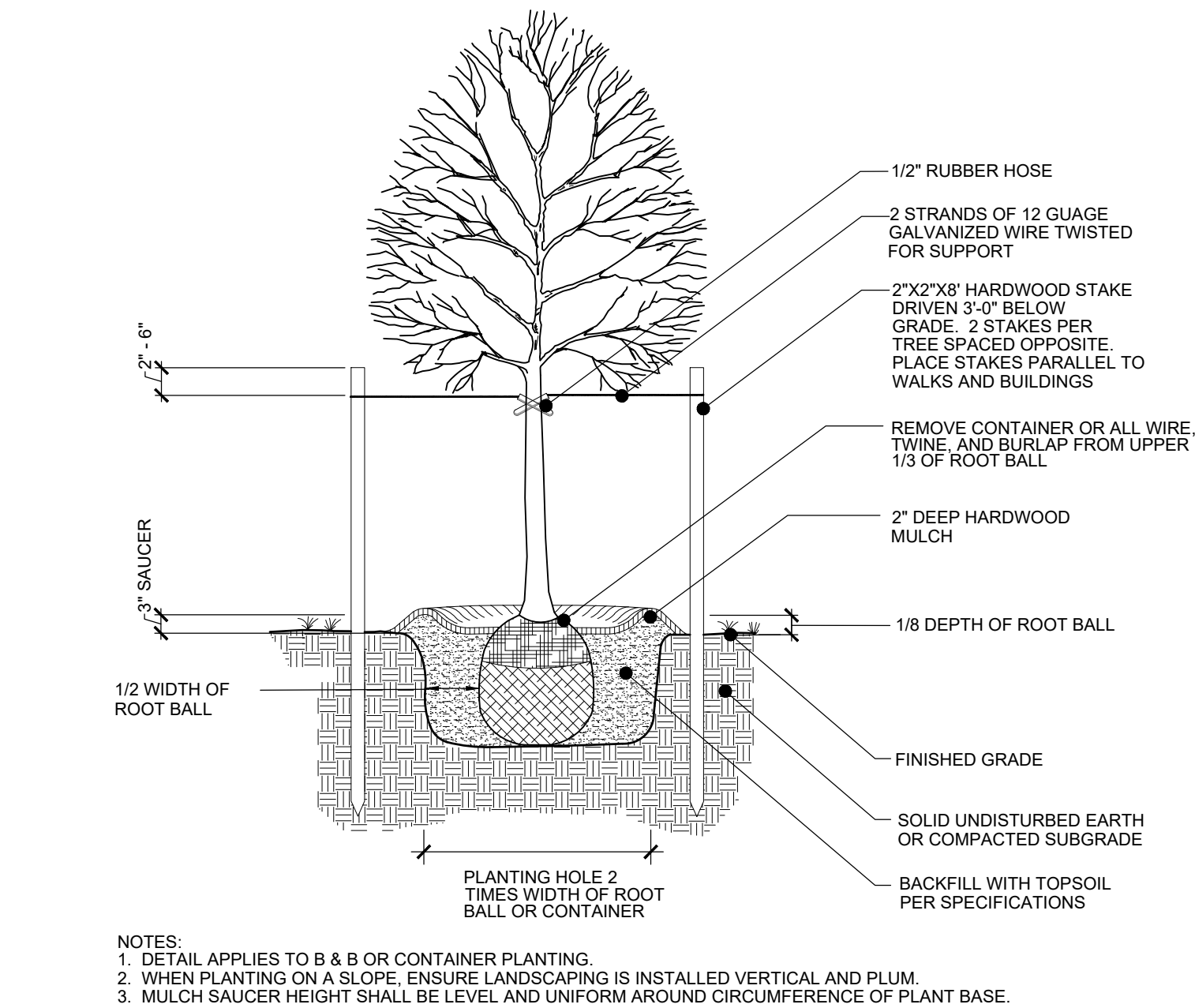
1  
2B  
**EQUESTRIAN TRAIL CLEARANCE**  
SCALE: NTS



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



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



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

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

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

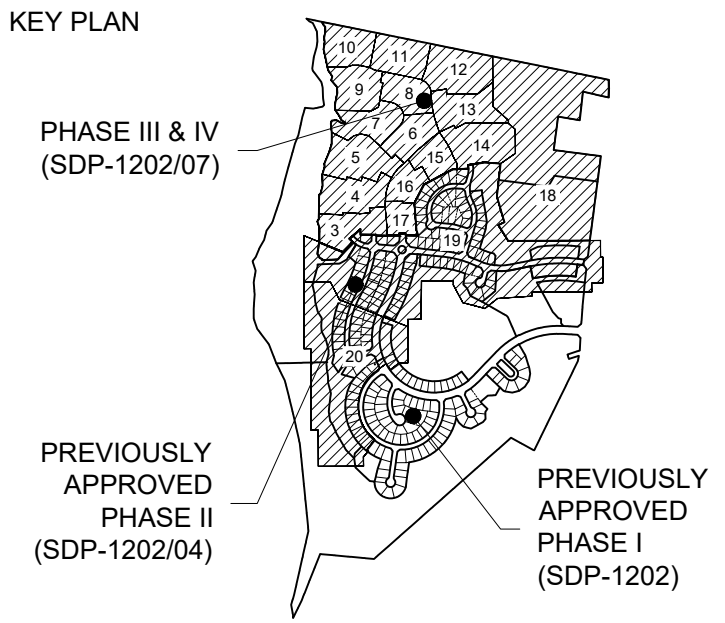
OWNER/APPLICANT	WALTON CANTER CREEK DEVELOPMENT, L.L.C. 8000 WESTPARK DRIVE SUITE 430 MCLEAN, VA 22102 PH: 703-639-6918 ATTN: MIKE MILLER EMAIL: Mike.miller@walton.com
-----------------	--

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

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

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP11-043-2019				
Approved by	Date	DRD#	Reason for revision	
00 Kim A. Funch	5/20/2021	SDP-1202-07		
01				
02				
03				
04				
05				
06				

NOTE: PHASES 1 AND 2 WERE APPROVED UNDER TCP2-002-03 AND TCP2-013-2017



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

TITLE TYPE II TREE CONSERVATION PLAN

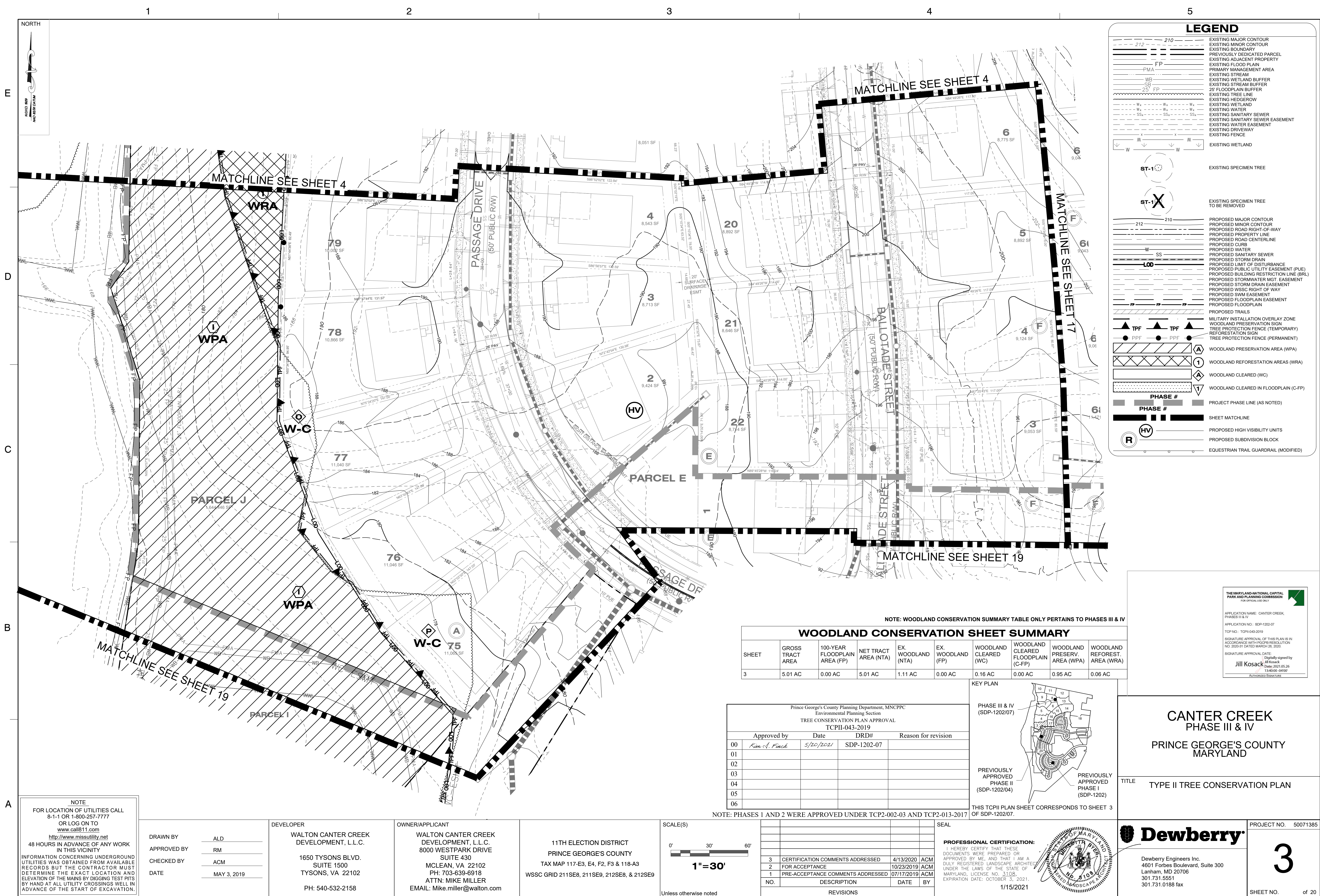
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
FOR OFFICIAL USE ONLY

APPLICATION NAME: CANTER CREEK,  
PHASES III & IV  
APPLICATION NO.: SDP-1202-07  
TCP NO.: TCP11-043-2019  
SIGNATURE APPROVAL OF THIS PLAN IS IN  
ACCORDANCE WITH PGPR RESOLUTION  
NO. 2020-31 DATED MARCH 26, 2020  
SIGNATURE APPROVAL DATE: Digitally signed by  
Jill Kosack  
Date: 2021.05.26  
13:45:09 -0400  
Authorized Signature

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. 3108  
EXPIRATION DATE: OCTOBER 3, 2021.  
1/15/2021

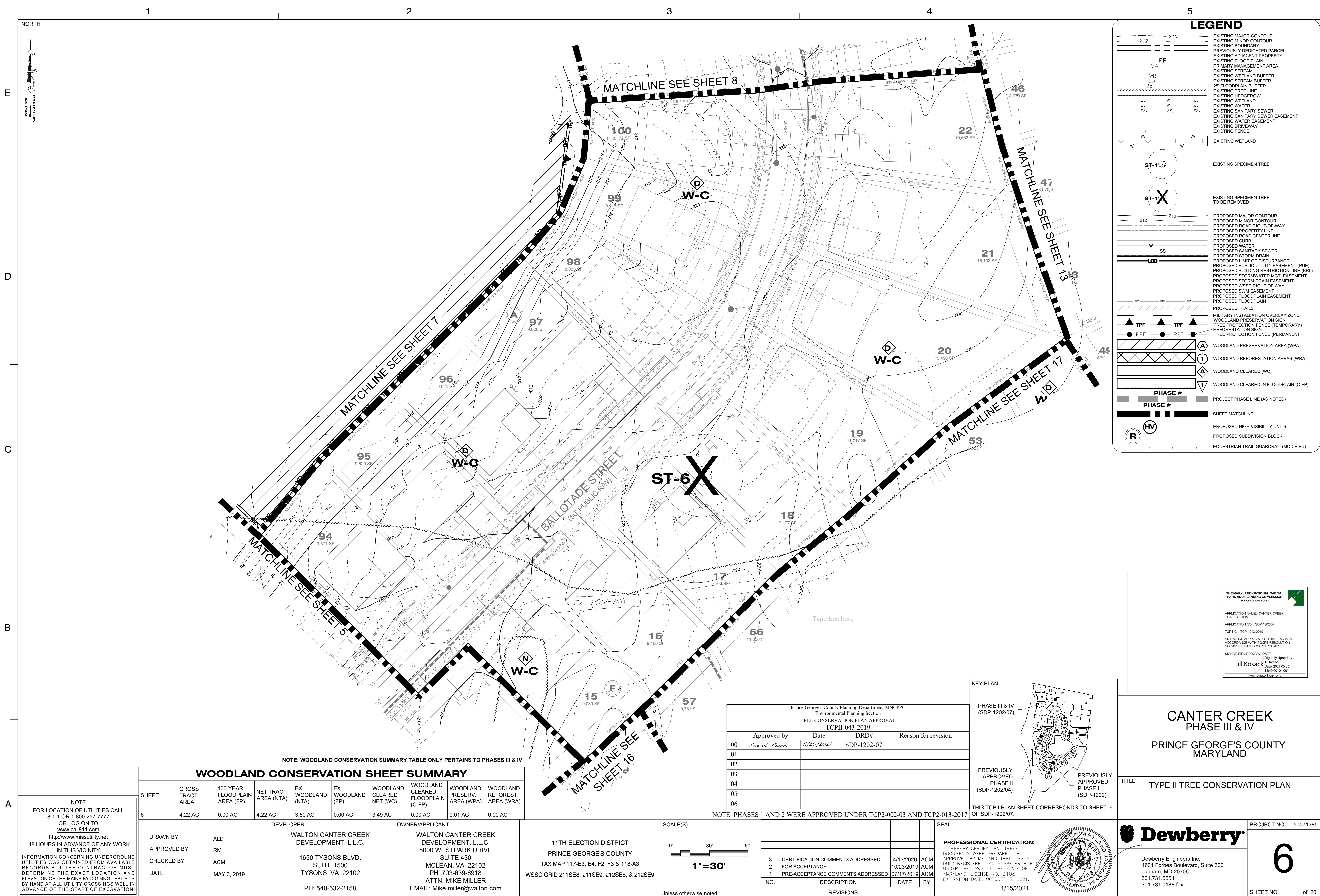
**Dewberry**  
Dewberry Engineers Inc.  
4601 Forbes Boulevard, Suite 300  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax

PROJECT NO. 50071385  
**2B**  
SHEET NO. of 20



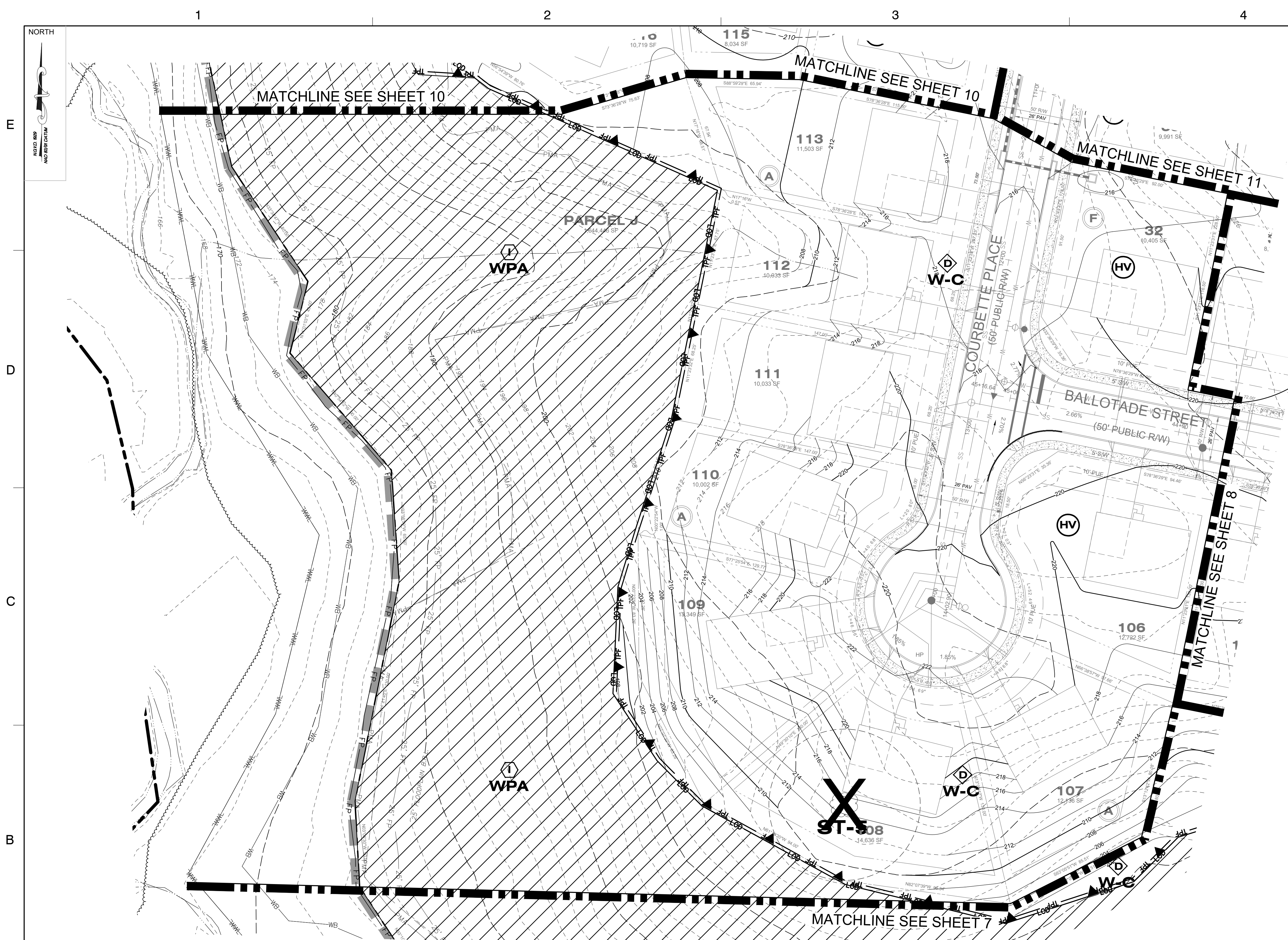












LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING BOUNDARY
	PREVIOUSLY DEDICATED PARCEL
	EXISTING ADJACENT PROPERTY
	EXISTING FLOOD PLAIN
	PRIMARY MANAGEMENT AREA
	EXISTING STREAM
	EXISTING WETLAND BUFFER
	25' FLOODPLAIN BUFFER
	EXISTING TREE LINE
	EXISTING HEDGEROW
	EXISTING WETLAND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

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  
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DRAWN BY ALD  
APPROVED BY RM  
CHECKED BY ACM  
DATE 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'  
Unless otherwise noted

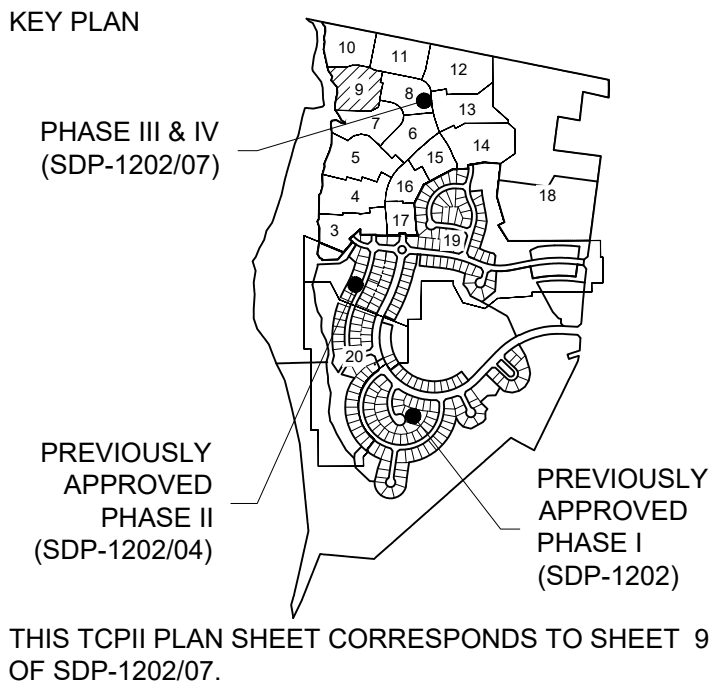
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3	CERTIFICATION COMMENTS ADDRESSED	4/13/2020	ACM
2	FOR ACCEPTANCE	10/23/2019	ACM
1	PRE-ACCEPTANCE COMMENTS ADDRESSED	07/17/2019	ACM

SEAL  
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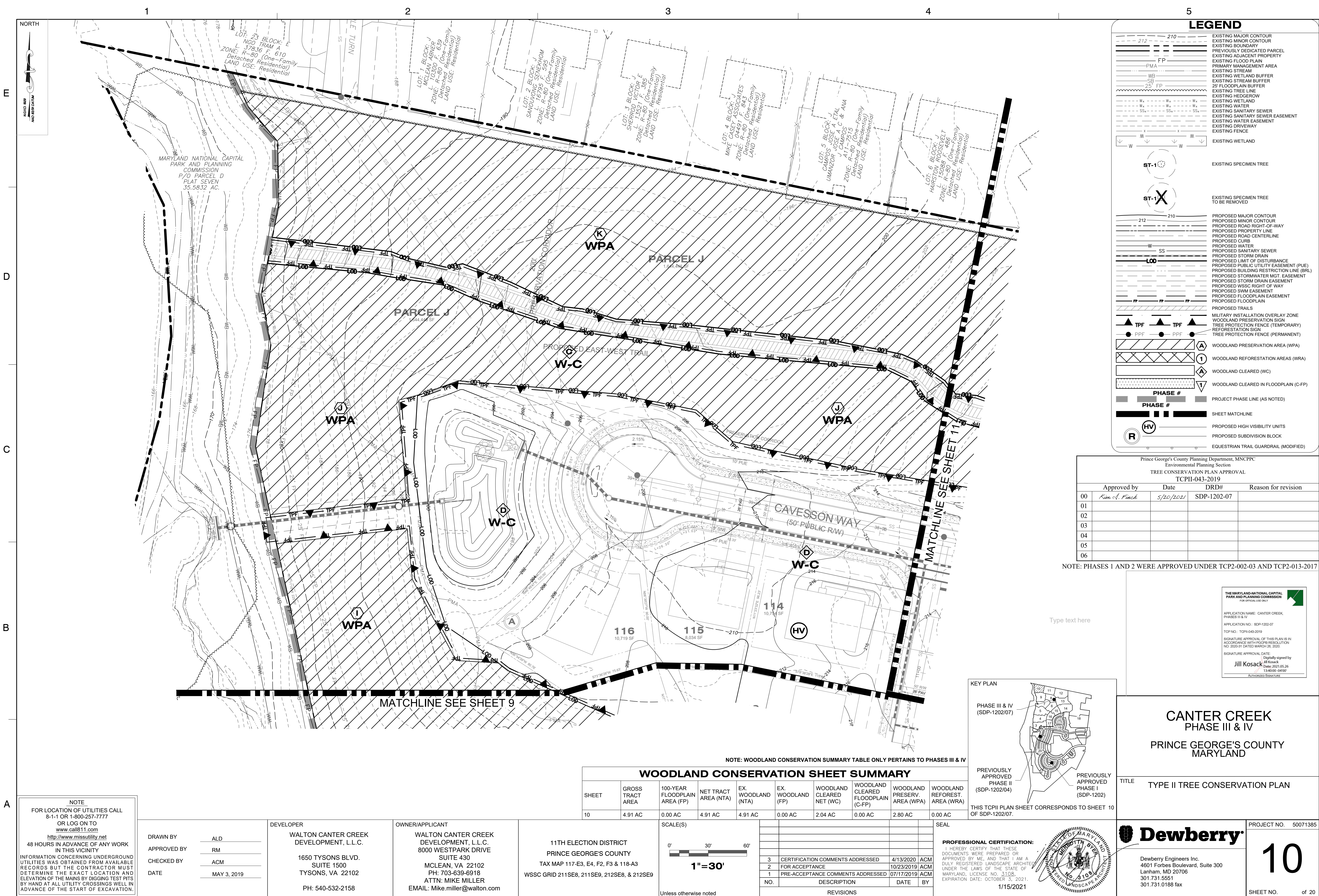
PROJECT NO. 50071385  
SHEET NO. 9 of 20

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP11-043-2019			
Approved by	Date	DRD#	Reason for revision
00 Kim A. Finch	5/20/2021	SDP-1202-07	
01			
02			
03			
04			
05			
06			

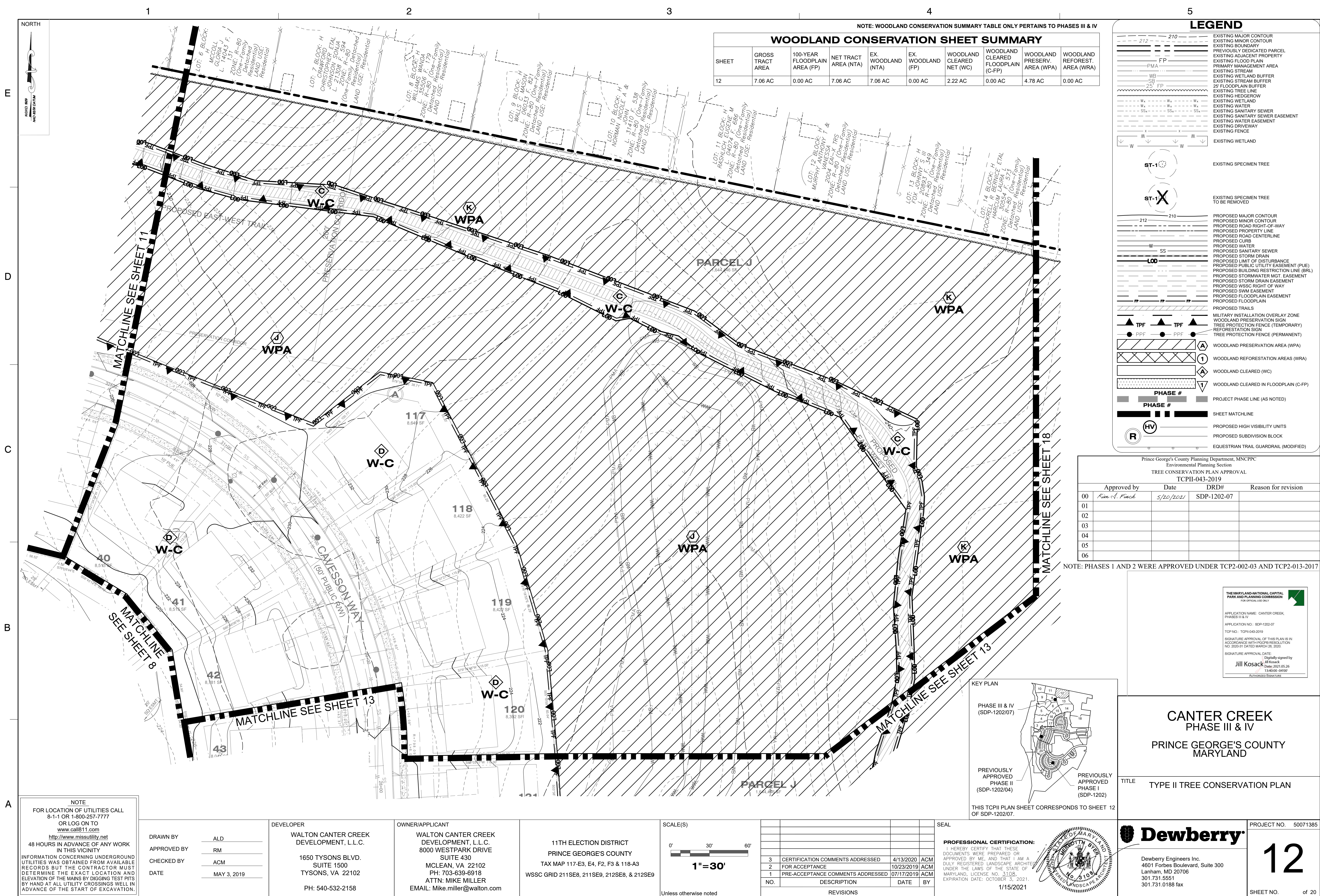


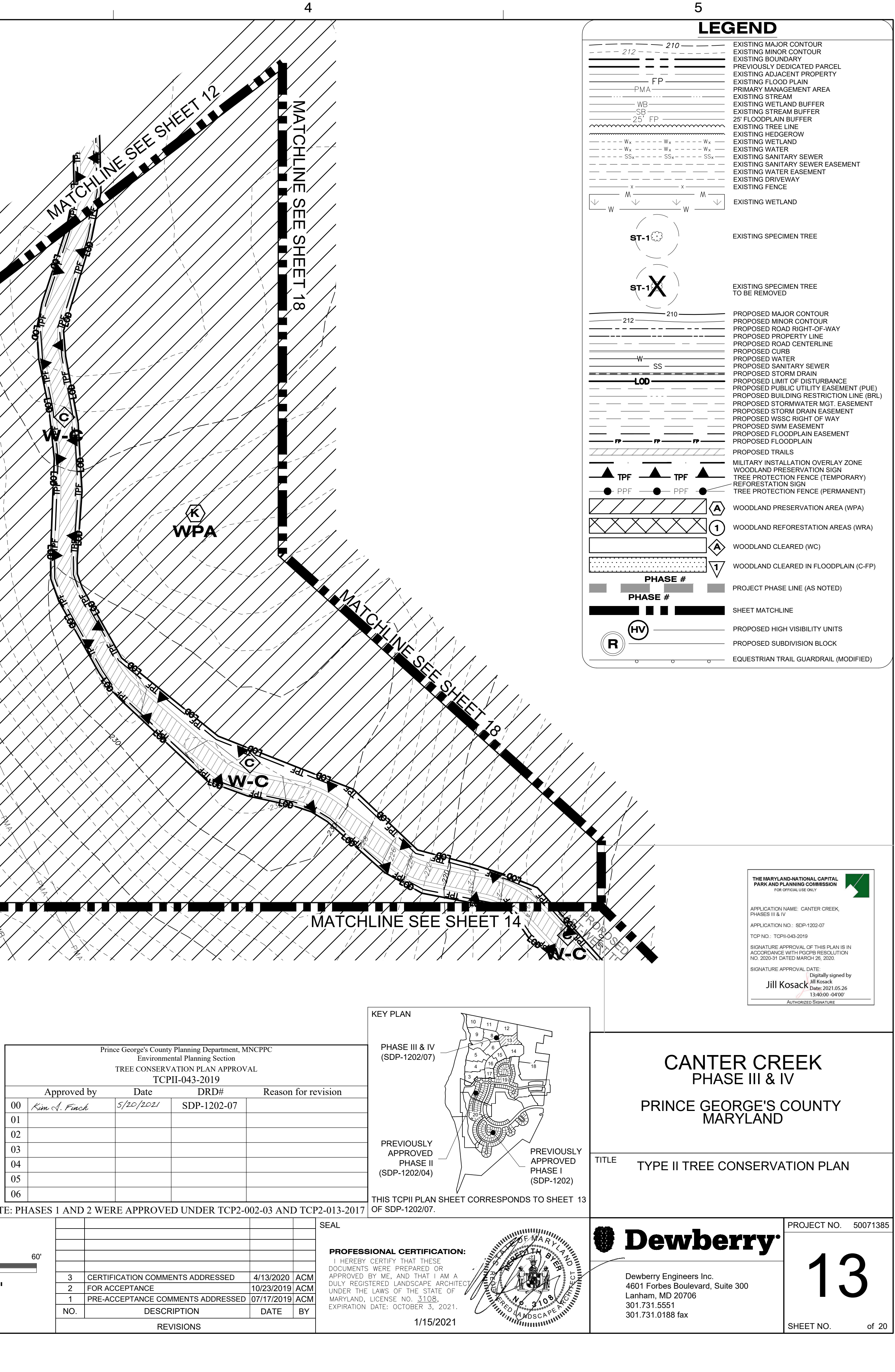
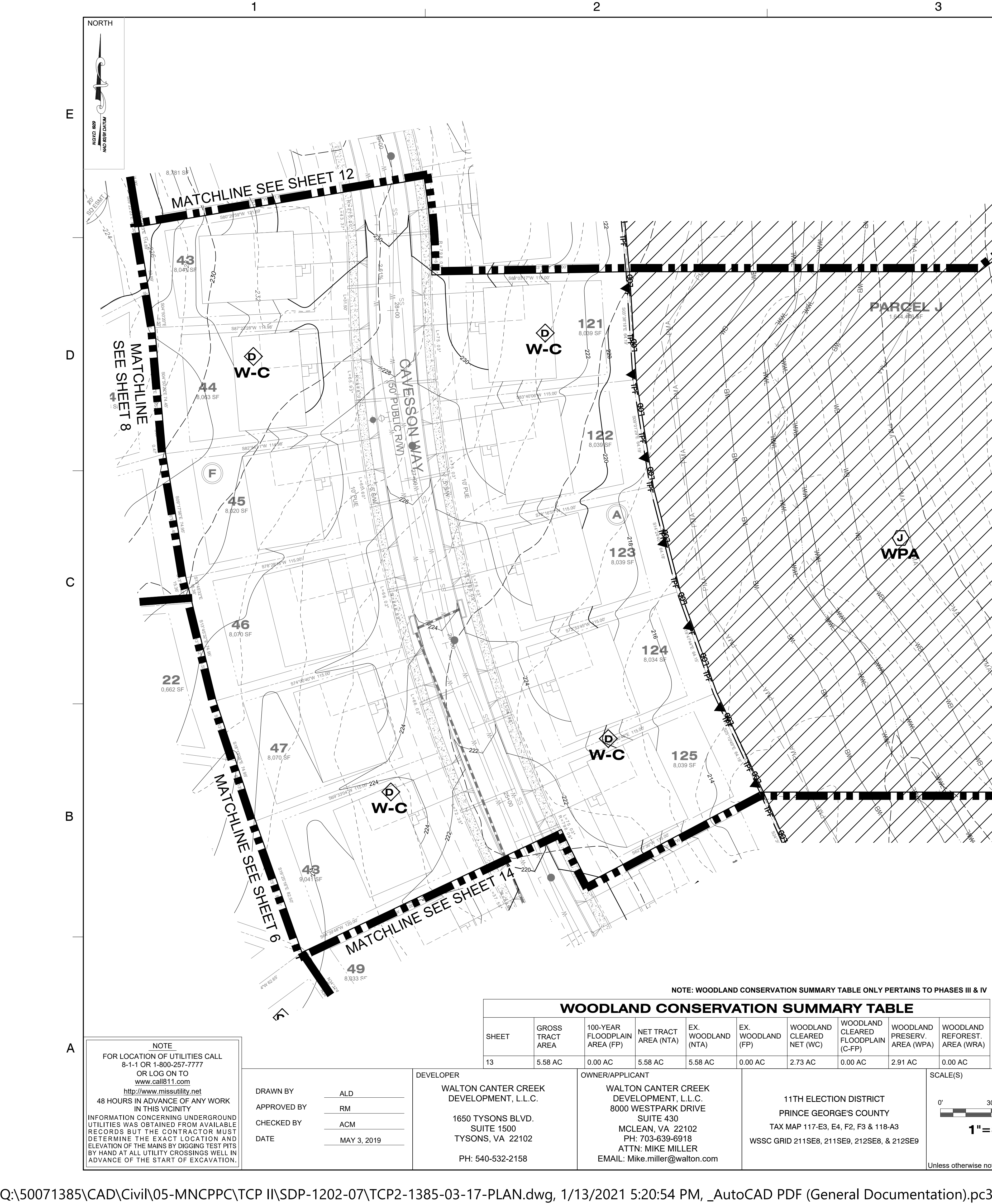
CANTER CREEK  
PHASE III & IV  
PRINCE GEORGE'S COUNTY  
MARYLAND  
TYPE II TREE CONSERVATION PLAN

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
FOR OFFICIAL USE ONLY  
APPLICATION NAME: CANTER CREEK,  
PHASES III & IV  
APPLICATION NO.: SDP-1202-07  
TCP NO.: TCP11-043-2019  
SIGNATURE APPROVAL OF THIS PLAN IS IN  
ACCORDANCE WITH PROPR RESOLUTION  
NO. 2020-31 DATED MARCH 26, 2020  
SIGNATURE APPROVAL DATE: Digitally signed by  
Jill Kosack  
Date: 2021.05.26  
13:45:00 -0400  
Authorized Signature



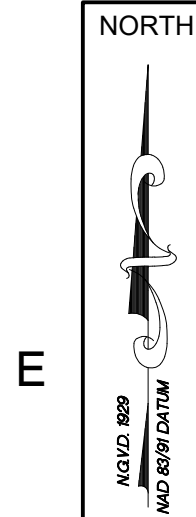












E

D

C

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1

2

3

4

5



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

### WOODLAND CONSERVATION SHEET SUMMARY

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)
16	3.07 AC	0.00 AC	3.07 AC	0.51 AC	0.00 AC	0.51 AC	0.00 AC	0.00 AC	0.00 AC

NOTE: PHASES 1 AND 2 WERE APPROVED UNDER TCP2-002-03 AND TCP2-013-2017

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

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

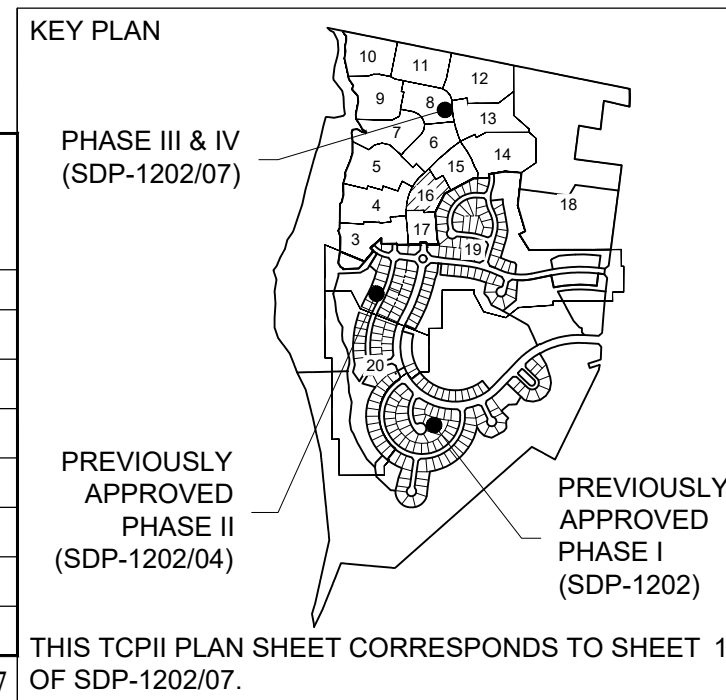
OWNER/APPLICANT  
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DEVELOPMENT, L.L.C.  
8000 WESTPARK DRIVE  
SUITE 430  
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PH: 703-639-6918  
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EMAIL: Mike.miller@walton.com

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

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

NO.	DESCRIPTION	DATE	BY
3	CERTIFICATION COMMENTS ADDRESSED	4/13/2020	ACM
2	FOR ACCEPTANCE	10/23/2019	ACM
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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. 3108.  
EXPIRATION DATE: OCTOBER 3, 2021.  
11/15/2021



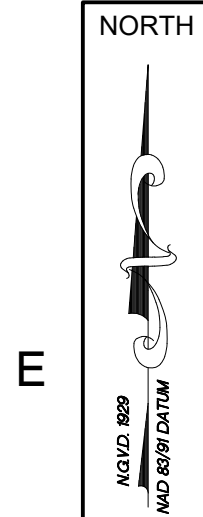
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
FOR OFFICIAL USE ONLY

APPLICATION NAME: CANTER CREEK,  
PHASES III & IV  
APPLICATION NO.: SDP-1202-07  
TCP NO.: TCP10-03-2019  
SIGNATURE APPROVAL OF THIS PLAN IS IN  
ACCORDANCE WITH REGS RESOLUTION  
NO. 2020-31 DATED MARCH 26, 2020  
SIGNATURE APPROVAL DATE: Digitally signed by  
Jill Kosack  
Date: 2021.05.26  
13:45:00 -0400  
Authorized Signature

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

TITLE TYPE II TREE CONSERVATION PLAN

PROJECT NO. 50071385  
Dewberry  
Dewberry Engineers Inc.  
4601 Forbes Boulevard, Suite 300  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax  
16  
SHEET NO. of 20



E

D

C

B

A

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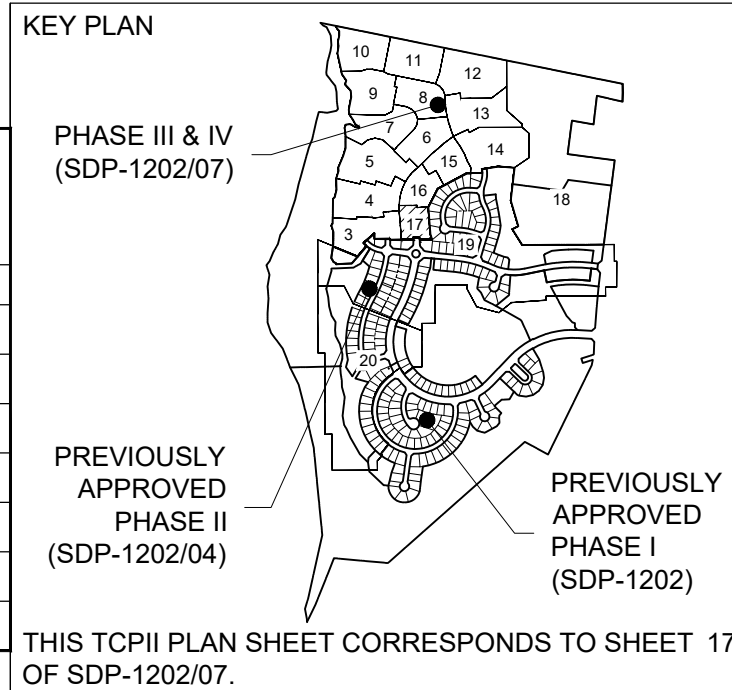
OWNER/APPLICANT  
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Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP11-043-2019			
Approved by	Date	DRD#	Reason for revision
00 Kim A. Finch	5/20/2021	SDP-1202-07	
01			
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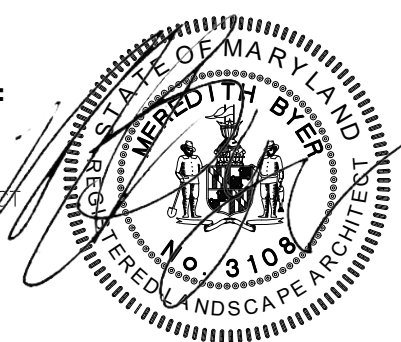
NOTE: PHASES 1 AND 2 WERE APPROVED UNDER TCP2-002-03 AND TCP2-013-2017



THIS TCP11 PLAN SHEET CORRESPONDS TO SHEET 17 OF SDP-1202/07.

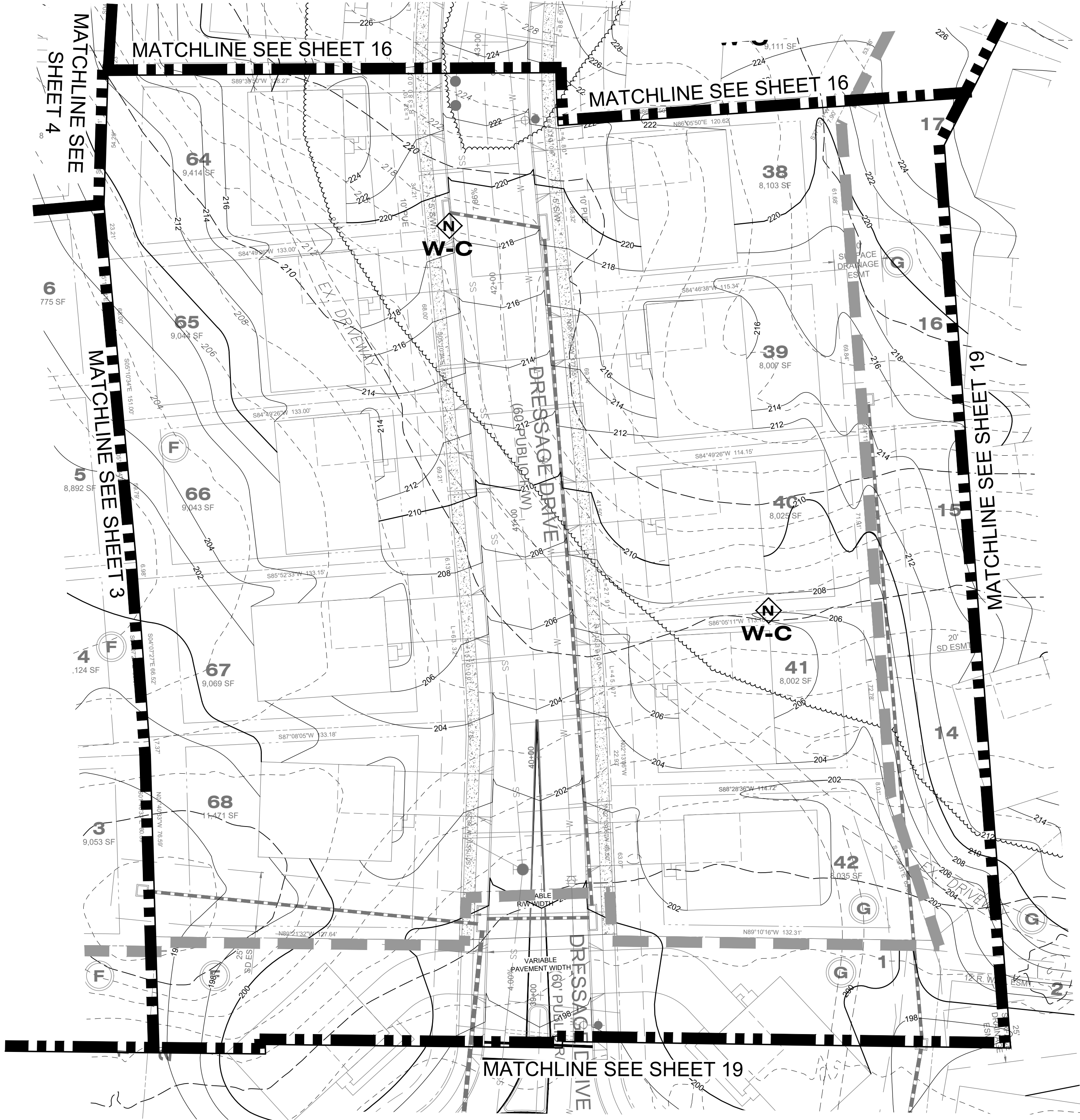
SEAL

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Dewberry Engineers Inc.  
4601 Forbes Boulevard, Suite 300  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax  
**17**  
SHEET NO. of 20

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 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 MGT. 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)
	PROJECT PHASE # (AS NOTED)
	SHEET MATCHLINE
	PROPOSED HIGH VISIBILITY UNITS
	PROPOSED SUBDIVISION BLOCK
	EQUESTRIAN TRAIL GUARDRAIL (MODIFIED)



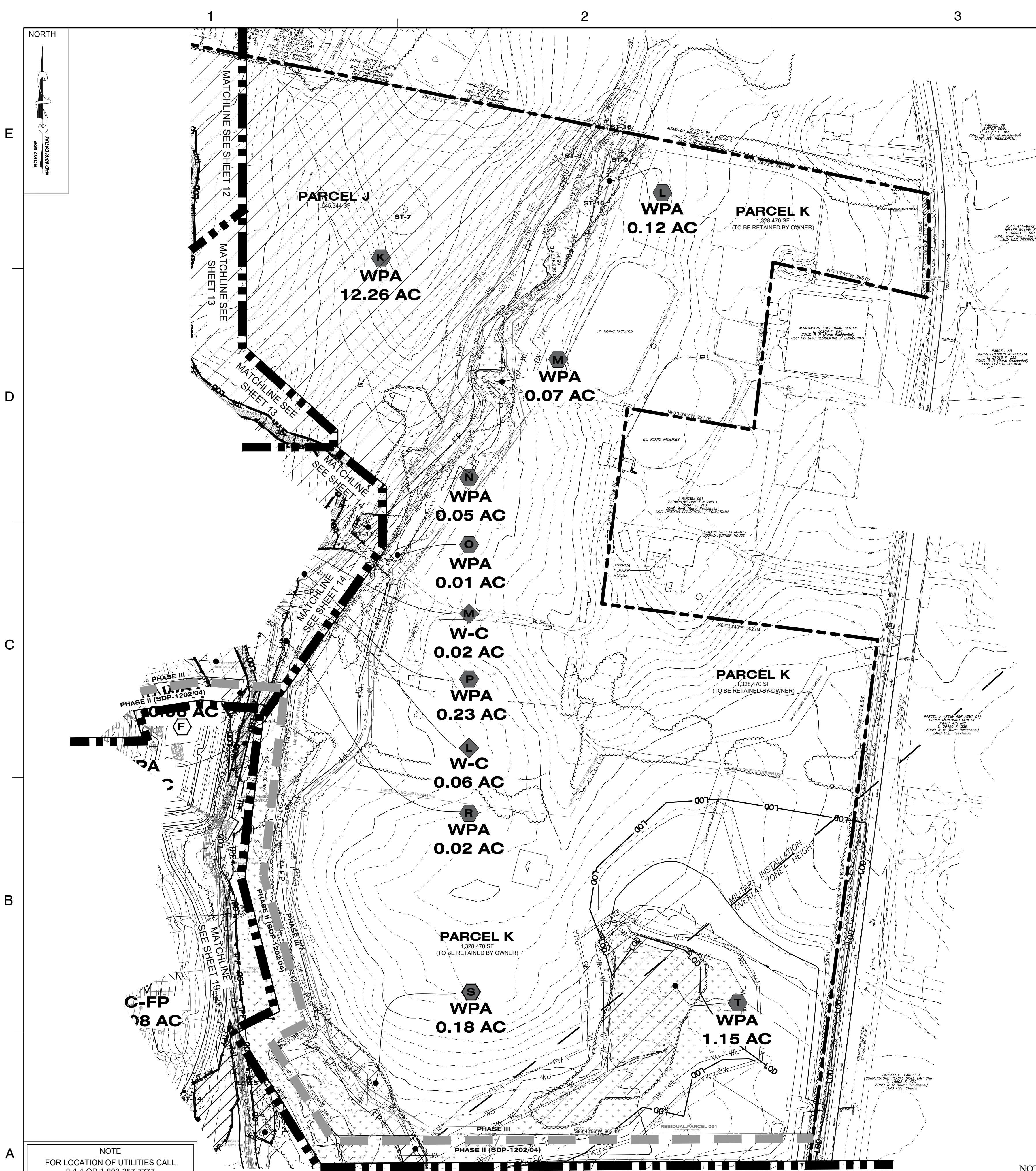
NOTE: WOODLAND CONSERVATION SUMMARY TABLE ONLY PERTAINS TO PHASES III & IV

WOODLAND CONSERVATION SHEET SUMMARY									
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)
17	2.50 AC	0.00 AC	2.50 AC	0.90 AC	0.00 AC	0.90 AC	0.00 AC	0.00 AC	0.00 AC

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
FOR OFFICIAL USE ONLY  
APPLICATION NAME: CANTER CREEK, PHASES III & IV  
APPLICATION NO.: SDP-1202-07  
TCP NO.: TCP11-043-2019  
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PGPR RESOLUTION NO. 2020-31 DATED MARCH 26, 2020  
SIGNATURE APPROVAL DATE: Digitally signed by Jill Kosack Date: 2021.05.26 13:48:00 -0400  
Authorized Signature

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 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 TREE PROTECTION FENCE AND SIGN  
PROPOSED PUBLIC UTILITY EASEMENT (PUE)  
PROPOSED BUILDING RESTRICTION LINE (BRL)  
PROPOSED STORMWATER MGT. 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 AREA (WPA)

WOODLAND REFORESTATION AREAS (WRA)

WOODLAND PRESERVATION AREA PH. 2 (WPA)

WOODLAND RETAINED- ASSUMED CLEARED PH. 2 (WR-AC)

WOODLAND PRESERVATION (ON MNCPPC PROPERTY) PH. 2 (WPA)

WOODLAND CLEARED IN THE FLOODPLAIN PH. 2 (C-FP)

PROPOSED SIDEWALK

PHASE #

PROJECT PHASE LINE (AS NOTED)

SHEET MATCHLINE

PROPOSED HIGH VISIBILITY UNITS

PROPOSED SUBDIVISION BLOCK

EQUESTRIAN TRAIL GUARDRAIL (MODIFIED)

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

WOODLAND CONSERVATION SHEET SUMMARY									
SHEET	GROSS TRACT AREA	100-YEAR FLOODPLAIN AREA (FP)	NET TRACT AREA (NTA)	EX. WOODLAND (NTA)	EX. WOODLAND (FP)	WOODLAND CLEARED (WC)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND PRESERV. AREA (WPA)	WOODLAND REFOREST. AREA (WRA)
18	38.01 AC	2.19 AC	35.82 AC	8.39 AC	1.15 AC	0.00 AC	0.00 AC	8.39 AC	0.00 AC

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
FOR OFFICIAL USE ONLY

APPLICATION NAME: CANTER CREEK, PHASES III & IV  
APPLICATION NO.: SDP-1202-07  
TCP NO.: TCPH-043-2019  
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH REGS RESOLUTION NO. 2020-31 DATED MARCH 26, 2020  
SIGNATURE APPROVAL DATE: 10/03/2021  
Jill Kosack  
1348009-040707  
Authorized Signature

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCPH-043-2019			
Approved by	Date	DRD#	Reason for revision
00 Kim A. Finch	5/22/2021	SDP-1202-07	
01			
02			
03			
04			
05			
06			

KEY PLAN

PHASE III & IV (SDP-1202/07)

PREVIOUSLY APPROVED PHASE II (SDP-1202/04)

PREVIOUSLY APPROVED PHASE I (SDP-1202)

THIS TCPH PLAN SHEET CORRESPONDS TO SHEET 18 OF SDP-1202/07.

NOTE: PHASES 1 AND 2 WERE APPROVED UNDER TCP2-002-03 AND TCP2-013-2017

SCALE(S)

0' 100' 200'

1" = 100'

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

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. 31028, EXPIRATION DATE: OCTOBER 3, 2021.

11/15/2021

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

18

SHEET NO. of 20

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	ALD
APPROVED BY	RM
CHECKED BY	ACM
DATE	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



