

\* 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
	PROJECT PHASE LINE (AS NOTED)
	PROPOSED LIMIT OF DISTURBANCE (LOD)
	EXISTING TREELINE
	EXISTING SPECIMEN TREE
	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 INCP/PCP: PROPERTY) PH. 2 (WPA)
	WOODLAND CLEARED IN THE FLOODPLAIN PH. 2 (C-FP)

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

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

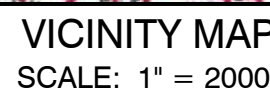
SCALE(S)

Unless otherwise noted

SEAL

PROJECT NO.	50071385
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SHEET NO. 1 of 20

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, WALTON CANTER CREEK DEVELOPMENT, LLC 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.

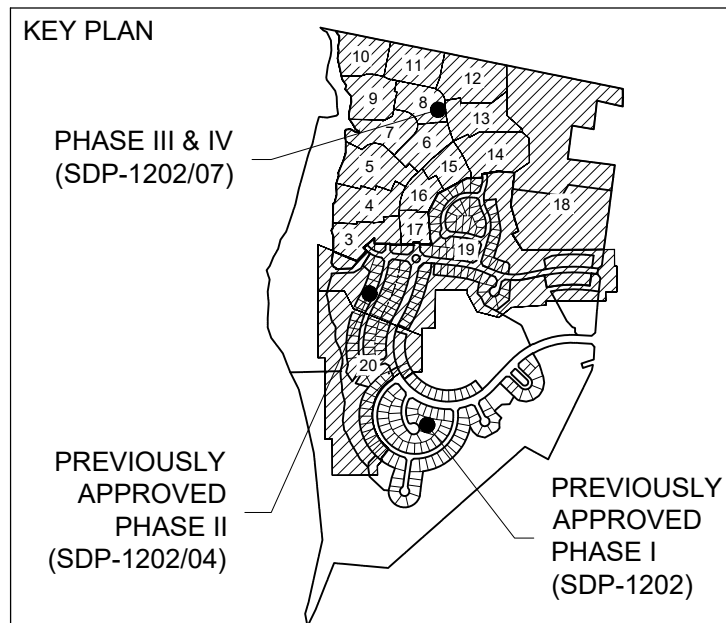
SIGNATURE: [Signature] DATE: 11/17/2020

PRINTED NAME: J. Mike Miller

TITLE: Authorized Signatory

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	<i>Kim A. Finch</i>	<i>5/20/2021</i>	SDP-1202-07
01			
02			
03			
04			
05			
06			

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



PRINCE GEORGE'S COUNTY  
MARYLAND

TITLE	TYPE II TREE CONSERVATION PLAN
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COVER SHEET

PROJECT NO.	50071385
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SHEET NO. 1 of 20











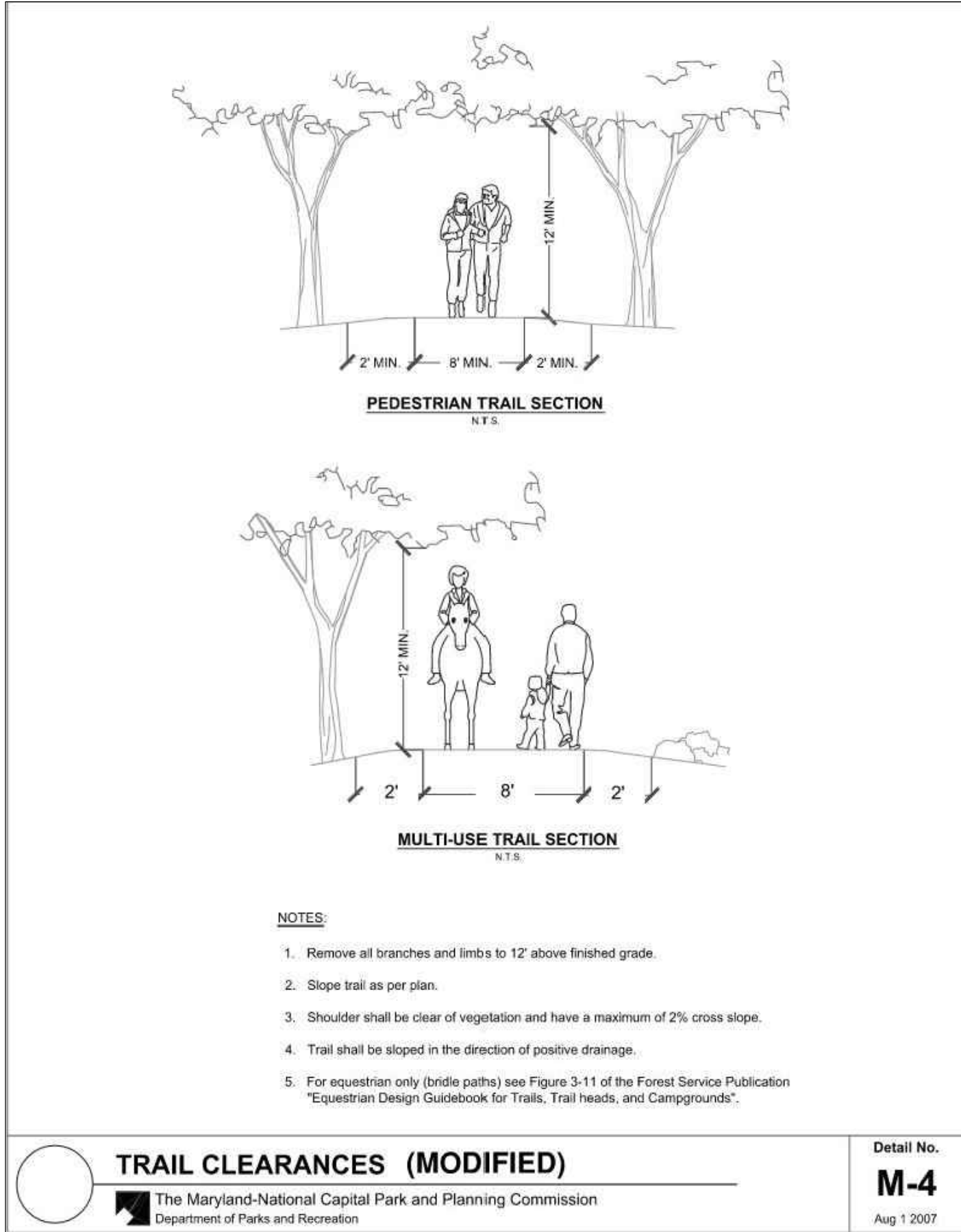
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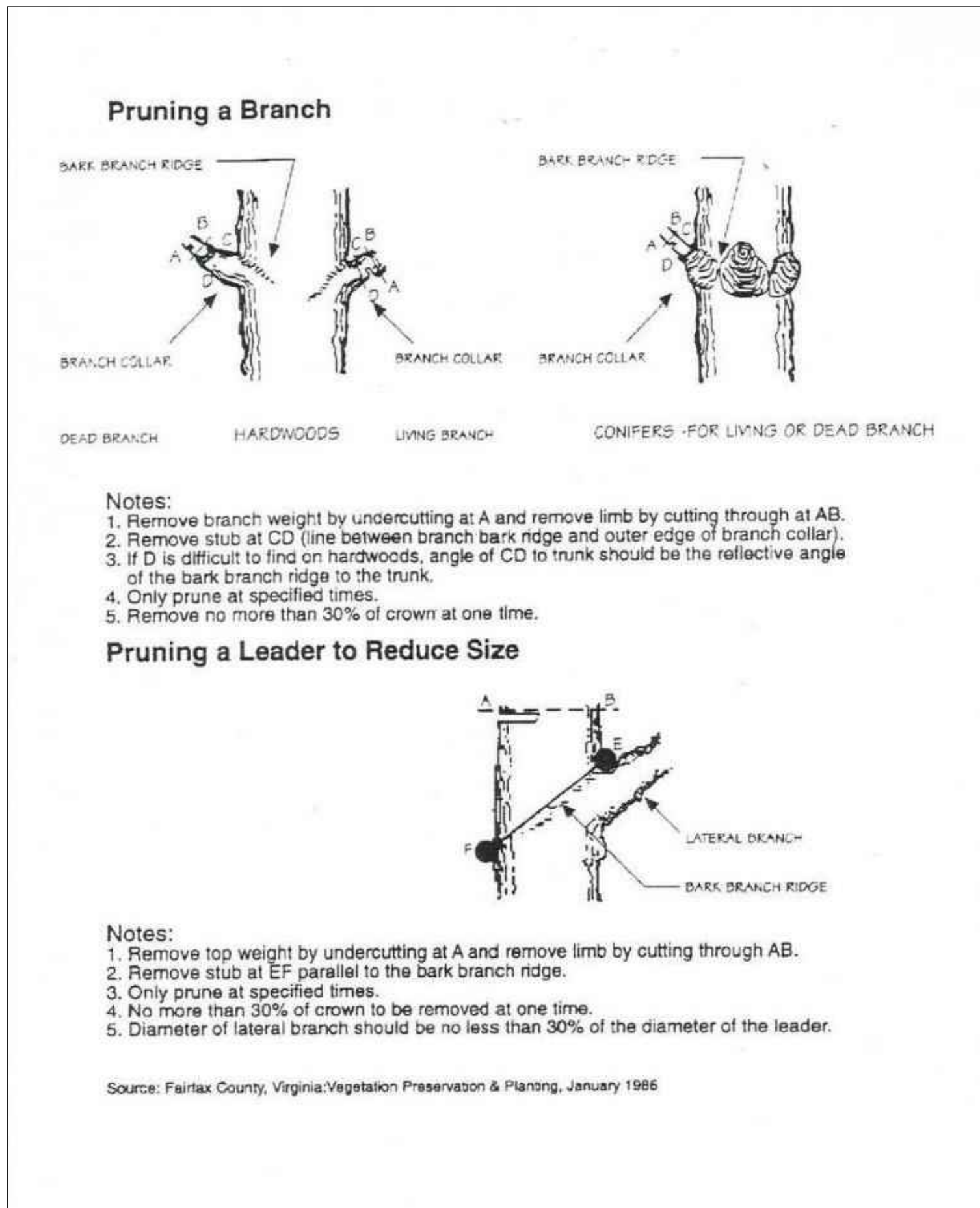
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B

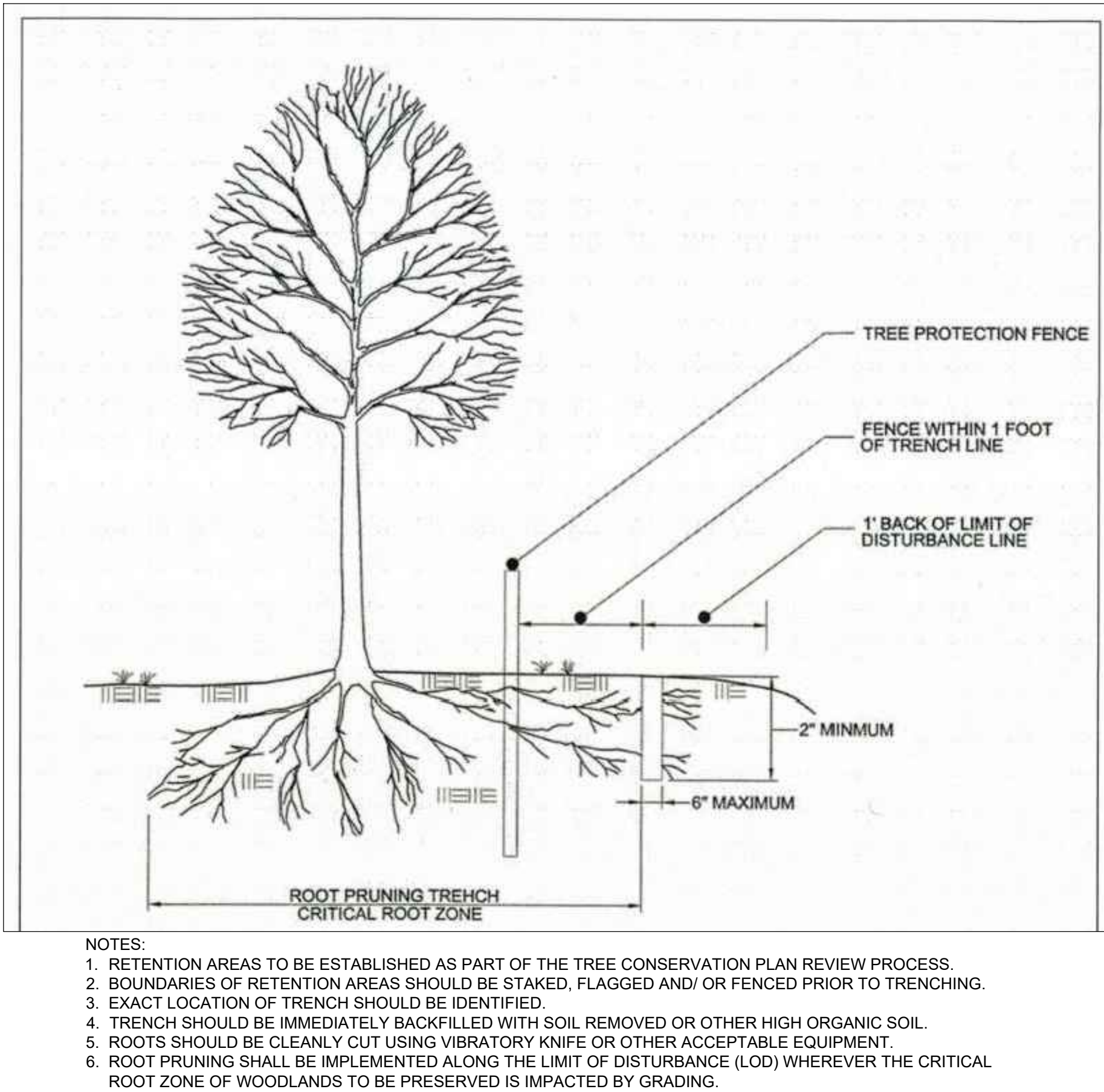
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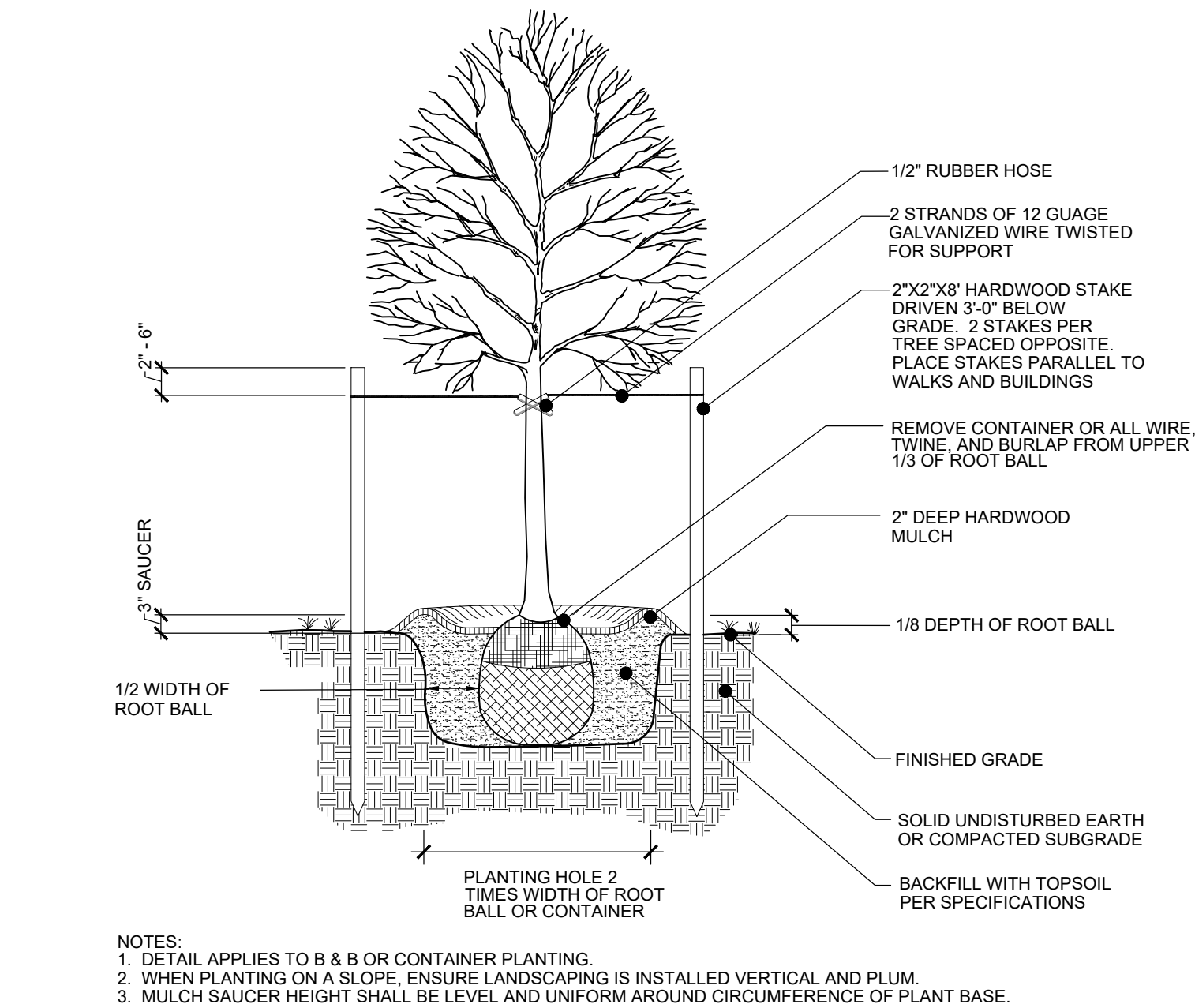
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**2B** **EQUESTRIAN TRAIL CLEARANCE**  
SCALE: NTS



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



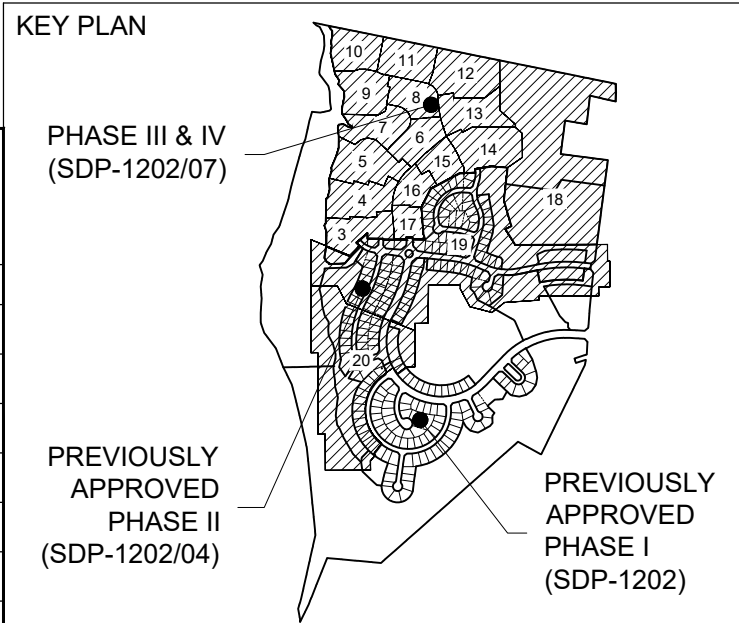
**3**  
**2B** **ROOT PRUNING STANDARD DETAIL**  
SCALE: NTS



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

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-043-2019			
Approved by	Date	DRD#	Reason for revision
00		SDP-1202-07	
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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

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

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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

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			

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.



**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





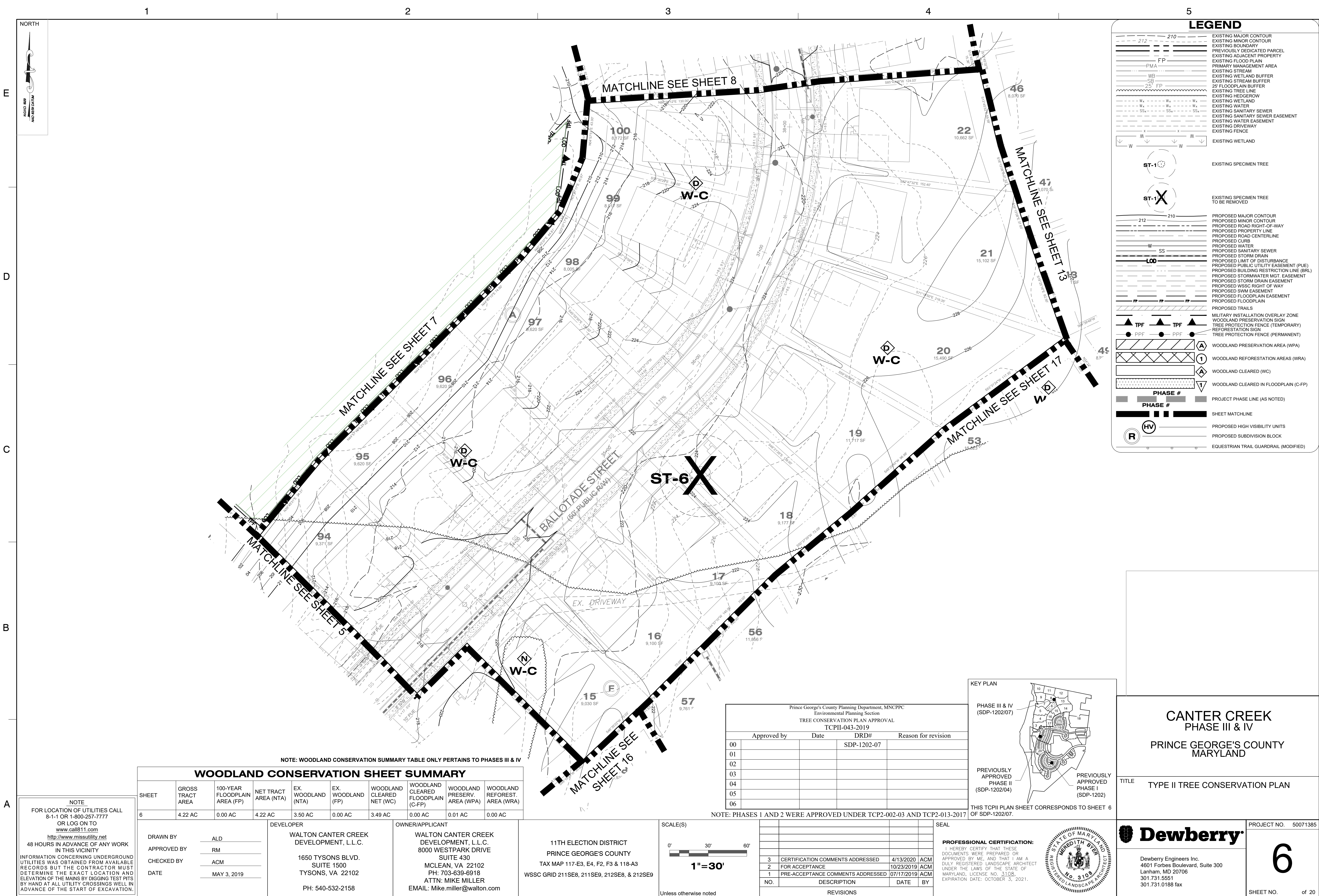












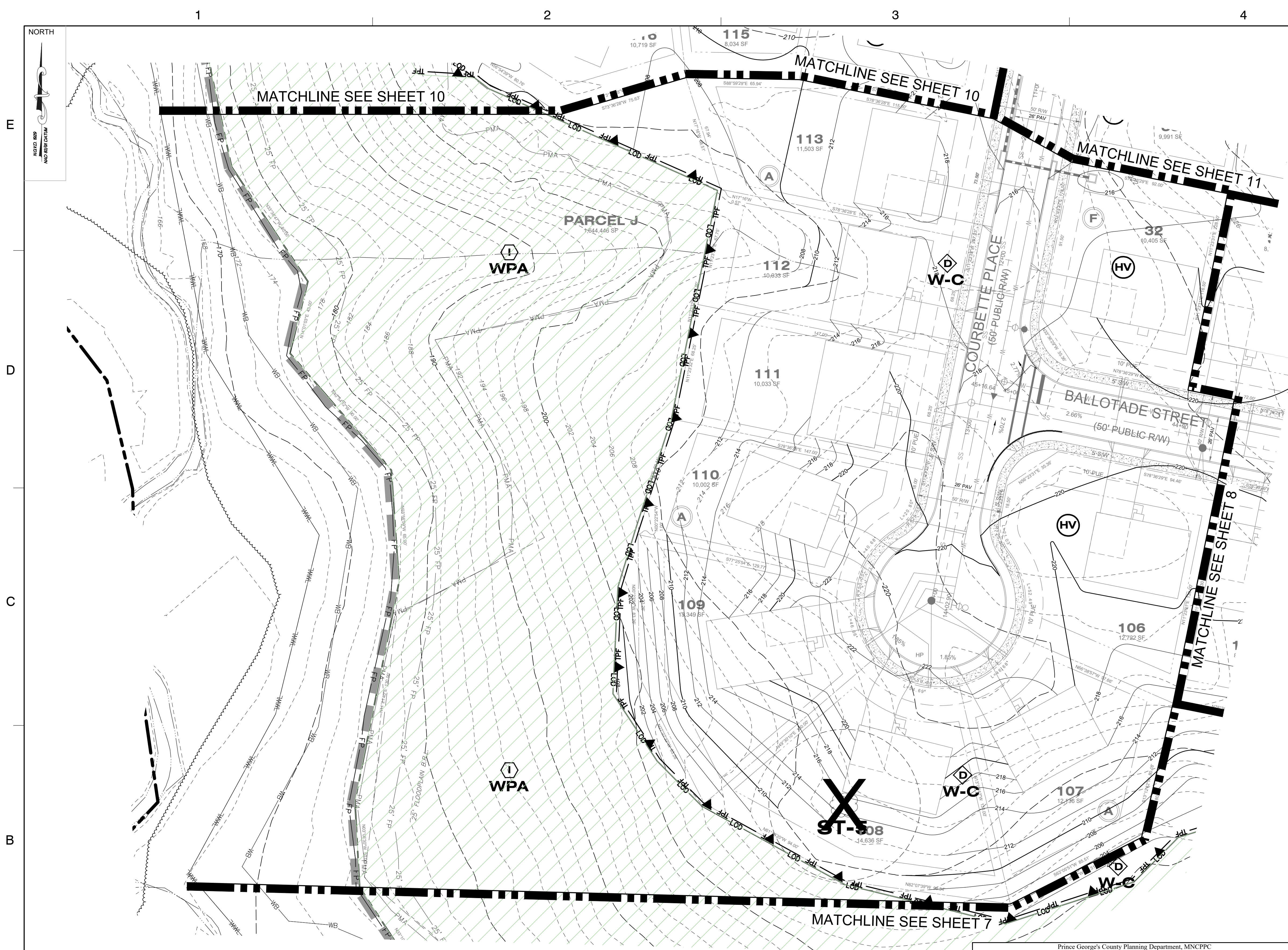












LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING BOUNDARY
	PREVIOUSLY DEDICATED PARCEL
	EXISTING ADJACENT PROPERTY
	EXISTING FLOOD PLAIN
	PRIMARY MANAGEMENT AREA
	EXISTING STREAM
	EXISTING WETLAND BUFFER
	EXISTING STREAM BUFFER
	25' FLOODPLAIN BUFFER
	EXISTING TREE LINE
	EXISTING HEDGEROW
	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 WSC 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)
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	SHEET MATCHLINE
	PROPOSED HIGH VISIBILITY UNITS
	PROPOSED SUBDIVISION BLOCK
	EQUESTRIAN TRAIL GUARDRAIL (MODIFIED)

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

DEVELOPER  
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1650 TYSONS BLVD.  
SUITE 1500  
TYSONS, VA 22102  
PH: 540-532-2158

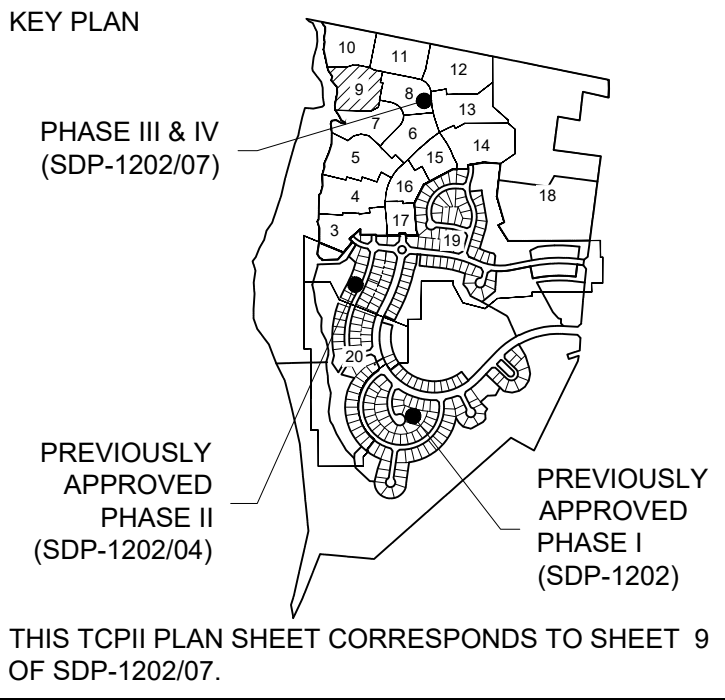
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11TH ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY  
TAX MAP 117-E3, E4, F2, F3 & 118-A3  
WSSC GRID 211SE8, 211SE9, 212SE8, & 212SE9

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

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		SDP-1202-07	
01			
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04			
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06			

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

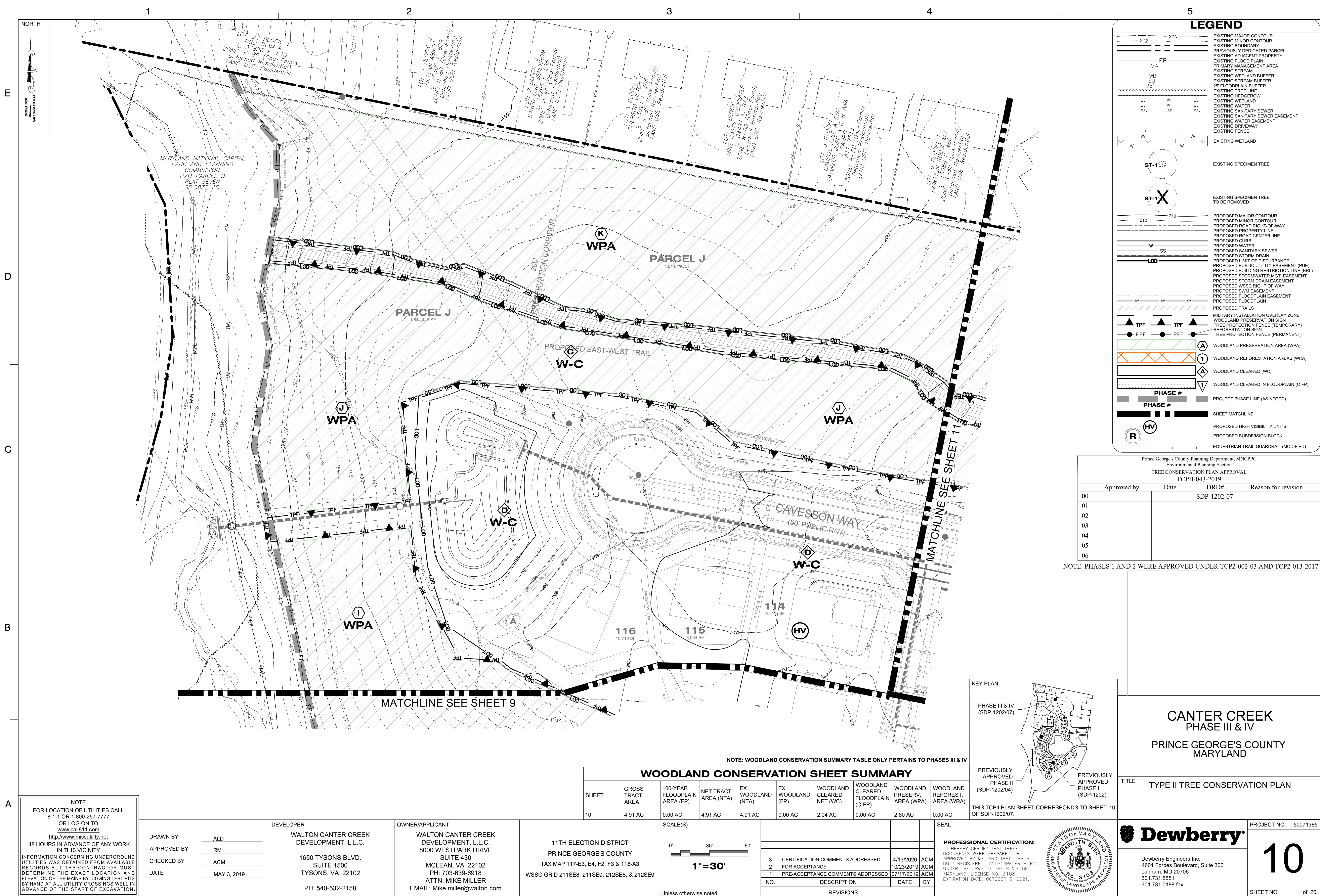


## CANTER CREEK PHASE III & IV PRINCE GEORGE'S COUNTY MARYLAND

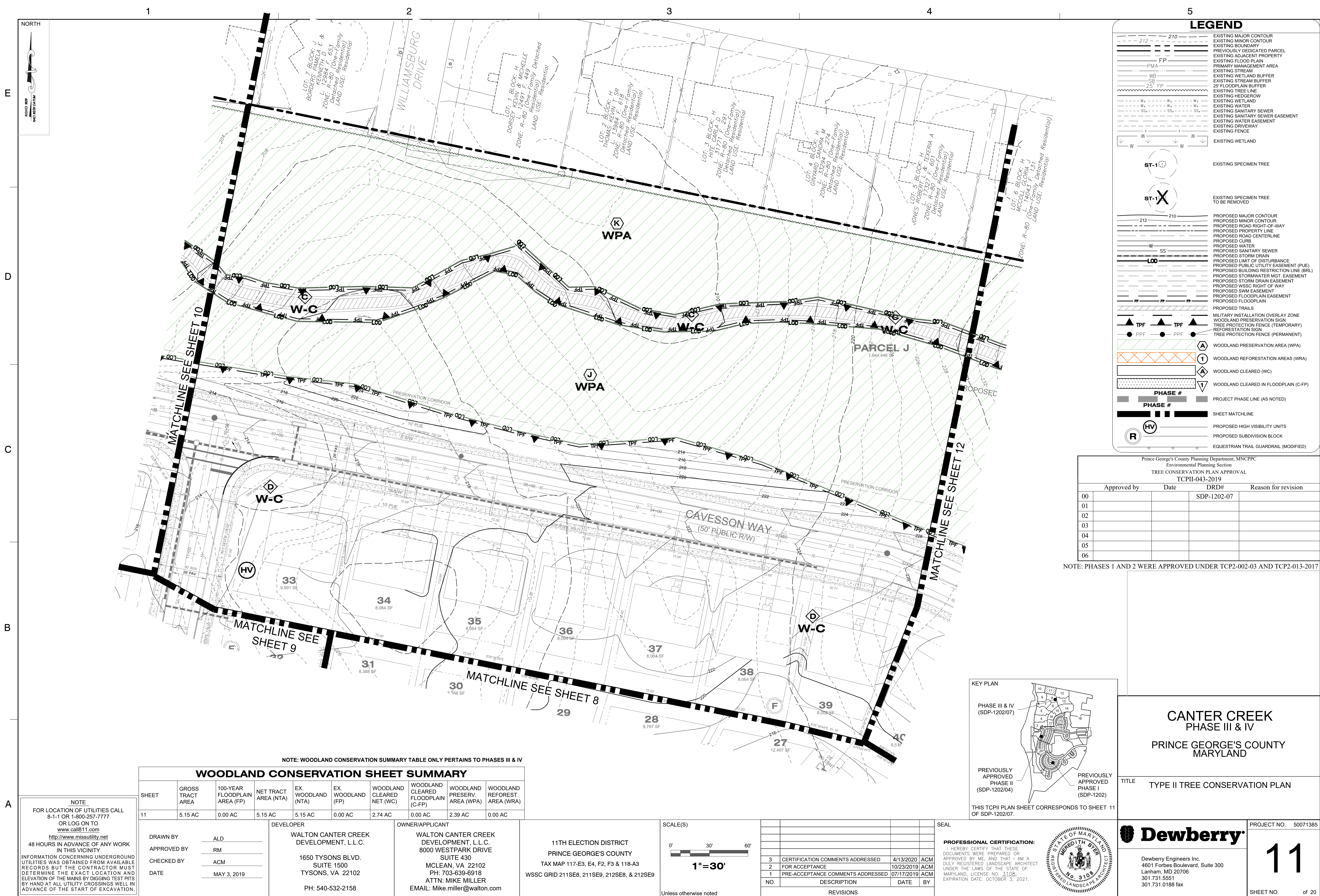
TITLE TYPE II TREE CONSERVATION PLAN

PROJECT NO. 50071385  
**Dewberry**  
Dewberry Engineers Inc.  
4601 Forbes Boulevard, Suite 300  
Lanham, MD 20706  
301.731.5551  
301.731.0188 fax  
**9**  
SHEET NO. of 20

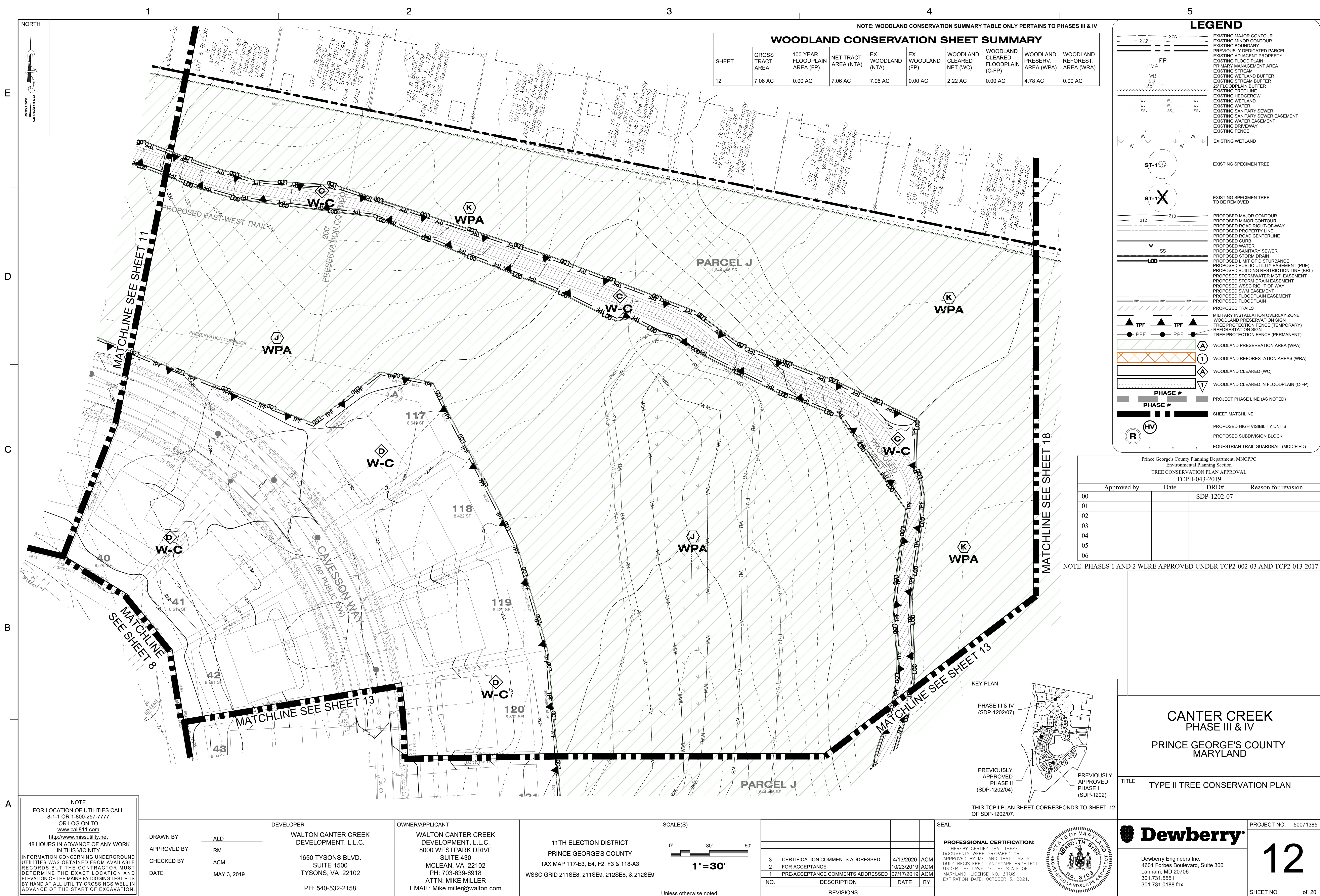














1

2

3

4

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NORTH

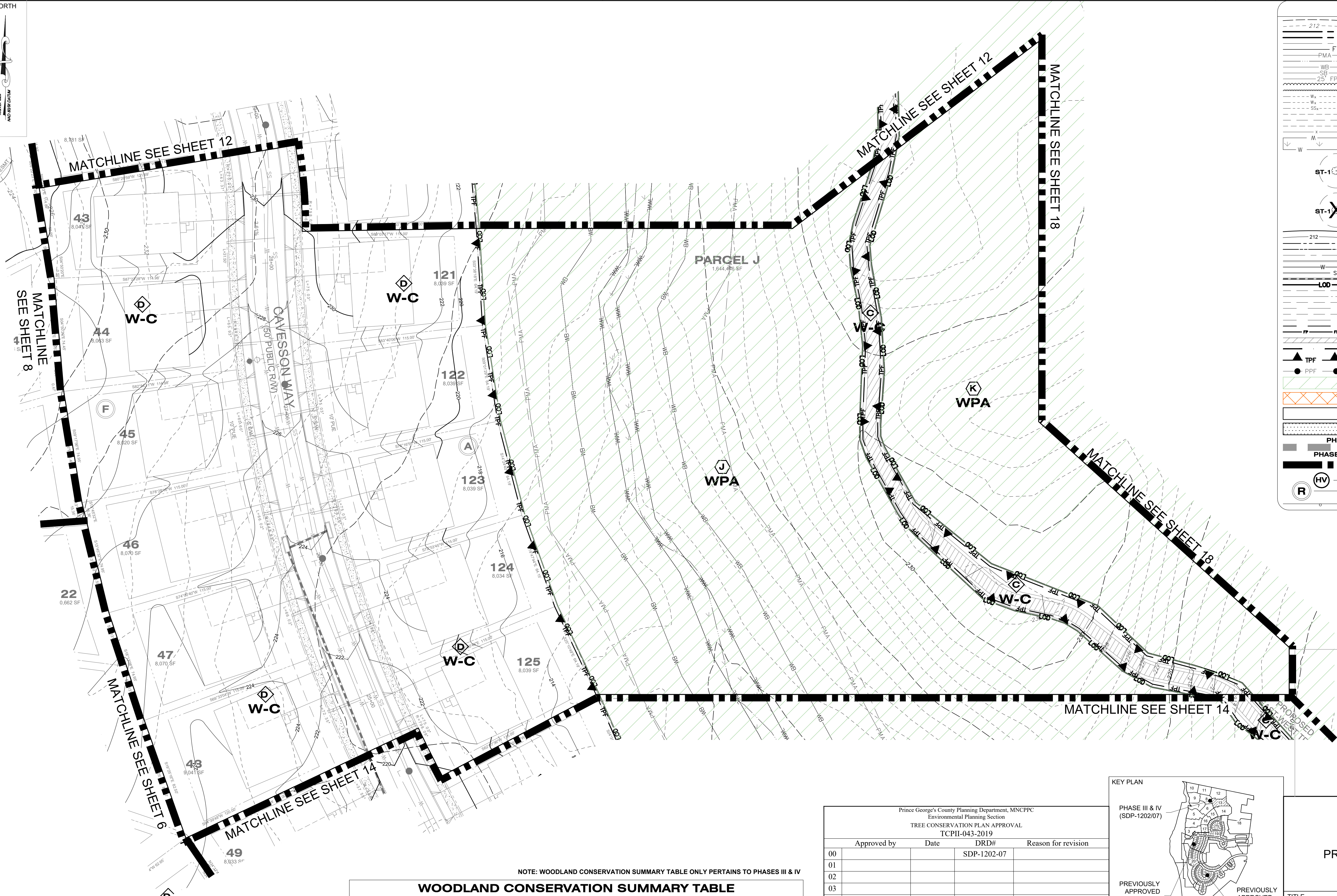
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LEGEND	
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	PROPOSED WSSC RIGHT OF WAY
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	PROPOSED FLOODPLAIN
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	WOODLAND PRESERVATION SIGN
	TREE PROTECTION FENCE (TEMPORARY)
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	PROPOSED HIGH VISIBILITY UNITS
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11TH ELECTION DISTRICT  
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SCALE(S)  
0' 30' 60'  
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NO.	DESCRIPTION	DATE	BY
3	CERTIFICATION COMMENTS ADDRESSED	4/13/2020	ACM
2	FOR ACCEPTANCE	10/23/2019	ACM
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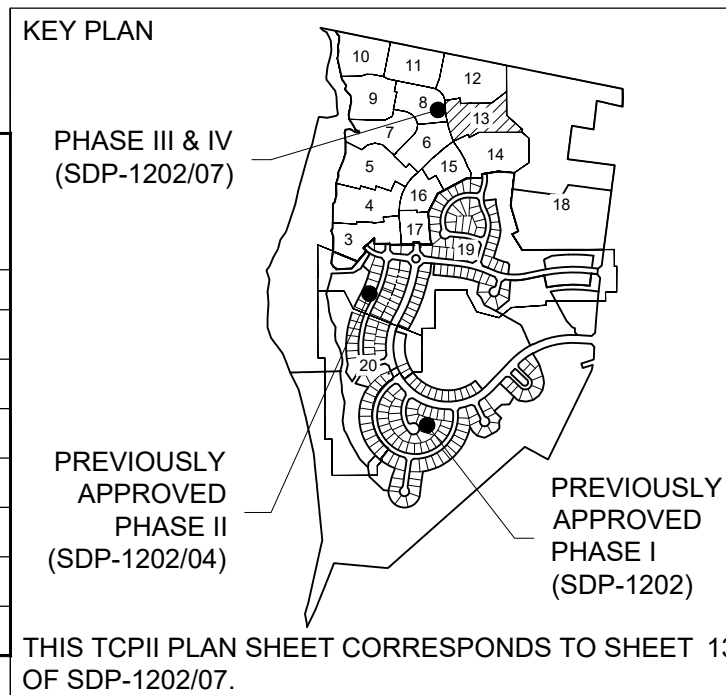


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Dewberry Engineers Inc.  
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301.731.5551  
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PROJECT NO. 50071385  
13  
SHEET NO. of 20

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-1385-03-17			
Approved by	Date	DRD#	Reason for revision
00		SDP-1202-07	
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NOTE: PHASES 1 AND 2 WERE APPROVED UNDER TCP2-002-03 AND TCP2-013-2017



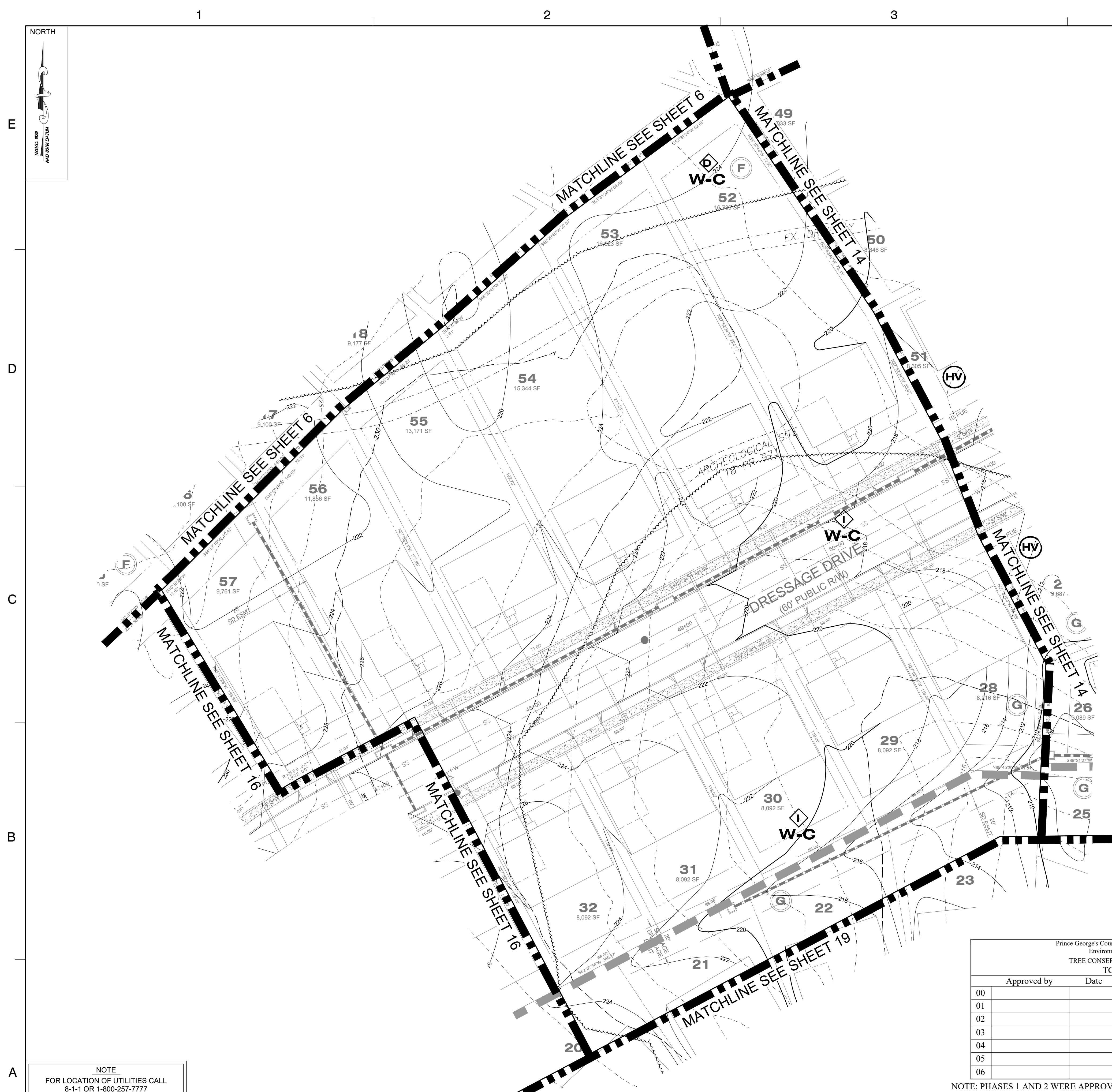
CANTER CREEK  
PHASE III & IV  
PRINCE GEORGE'S COUNTY  
MARYLAND

TITLE TYPE II TREE CONSERVATION PLAN







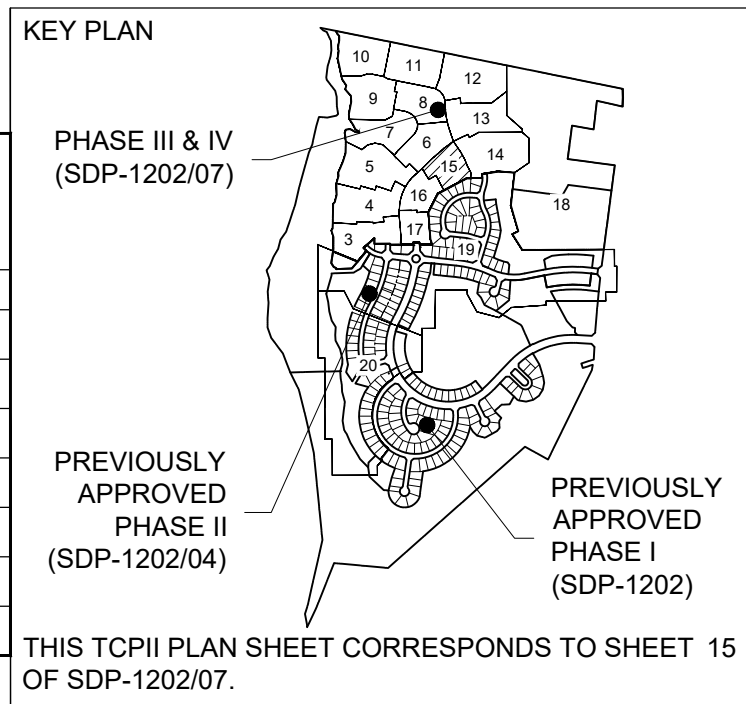


# LEGEND


	EXISTING MAJOR CONTOUR
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	EXISTING BOUNDARY
	PREVIOUSLY DEDICATED PARCEL
	EXISTING ADJACENT PROPERTY
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	EXISTING STREAM
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	EXISTING HERKOW
	EXISTING WETLAND
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	EXISTING SANITARY SEWER
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	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 CARED NET (WC)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND RESERVE AREA (WPA)	WOODLAND RESTORED AREA (WRA)
15	3.31 AC	0.00 AC	3.31 AC	1.52 AC	0.00 AC	1.52 AC	0.00 AC	0.00 AC	0.00 AC

Prince George's County Planning Department, MNCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP11-043-2019				
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CANTER CREEK  
PHASE III & IV  
PRINCE GEORGE'S COUNTY  
MARYLAND

 <b>Dewberry</b>	PROJECT NO. 50071385
	15
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