

GENERAL NOTES

- THIS PLAN WAS PREPARED FROM THE BEST AVAILABLE INFORMATION AND BASED UPON BEST ENGINEERING JUDGEMENT.
- THESE PLANS ARE BASED ON THE DATUM OF WASHINGTON SUBURBAN SANITARY COMMISSION (NAD83), NAD 83.
- BOUNDARY LINES AND ACREAGE ARE BASED ON A FINAL BOUNDARY SURVEY PREPARED BY DEWBERRY CONSULTANTS, LLC.
- TOPOGRAPHY IS BASED ON AERIAL PHOTOGRAPHY AND IS AT 2 FOOT INTERVALS.
- THE PROPERTY REFERENCED IN TAX MAPS, PAGE 60, GRID E1 AND E2.
- PUBLIC RIGHT-OF-WAYS ARE AS NOTED. ALL PRIVATE ALLEYS ARE 24' R/W.
- EXTENSION OF ST. JOSEPHS DRIVE IS PROPOSED AS A PUBLIC STREET.
- NO CEMETERIES HAVE BEEN OBSERVED ON THE PROPERTY. DOCUMENTS HAVE INDICATED, HOWEVER, THE EXISTENCE OF A GRAVE SITE ON OR ADJACENT TO THE PROPERTY.
- THE HISTORIC ROSE MOUNT RESOURCE IS LOCATED ON THIS PROPERTY.
- THE PROPERTY IS LOCATED IN WATER SERVICE CATEGORY W3 AND SEWER SERVICE S3.
- THE PREDOMINANT SOIL TYPES ARE COLLINGTON, OCHLOCKONEE, AND MIXED ALLUVIAL LAND.
- WETLAND INFORMATION IS BASED ON A WETLAND INVESTIGATION PREPARED BY LSA IN FEBRUARY 2002, AND SUBSEQUENTLY REVISED BY USA/COE AND MDE.
- PERMANENT STREAMS ARE LOCATED IN THE PROPERTY.
- STORMWATER MANAGEMENT CONCEPT PLAN #56766-2018-00 APPROVED 3/12/2020 EXPIRATION 3/12/2023
- PAYMENT OF FEE-IN-LIEU IS PROPOSED FOR MANDATORY PARK DEDICATION.
- GROSS ACREAGE OF TRACT 125.40 ACRES.
- FLOODPLAIN 2.43 ACRES. APPROVED FLOODPLAIN STUDY NUMBER: 200802. APPROVED MARCH 6, 2008.
- NET ACREAGE OF TRACT 115.46 ACRES.
- ZONE: M-X-T.
- PREVIOUS APPROVALS: A-9638-C, CSP-03001, PPS 4-03094, DSP-04067, DSP-04067/02, (DSP-04067/01 WITHDRAWN).
- PROPOSED USE RESIDENTIAL AND COMMERCIAL.
- THE TOP 11 SHALL BE APPROVED PRIOR TO FINAL PLAT.

NOTES:

- ALL SPECIMEN TREES WITH A CRITICAL ROOT ZONE TO BE IMPACTED BY LOD SHALL BE ROOT PRUNED AS INDICATED IN THE SPECIMEN TREE CHART AND AS SHOWN ON THE PLAN. A 4' BLAZE ORANGE FENCE SHALL BE INSTALLED AROUND THE SPECIMEN TREES AND OUTSIDE OF THE CRITICAL ROOT ZONE AS SHOWN ON THE PLAN. ROOT PRUNING AND FENCE INSTALLATION SHALL OCCUR PRIOR TO THE COMMENCEMENT OF ALL CONSTRUCTION ACTIVITIES.
- ROOT PRUNING SHALL OCCUR FOR SPECIMEN TREES 222, 226, 263 AS A METHOD OF PRESERVATION.
- "TREE 229 - 229" Nysa sylvatica MAY QUALIFY AS STATE AND COUNTY CHAMPION ACCORDING TO 2002 STATE LIST.
- "TREES 71 AND 93 WERE IDENTIFIED/TAGGED PREVIOUSLY AS PART OF SIGNIFICANT TREE LOCATION ON AN ADJACENT PROPERTY.
- APPROXIMATE TREE LOCATIONS HAVE BEEN PROVIDED BY LANDERMAN SOLTZ DATA.
- POST CONSTRUCTION EVALUATION AND OPINION OF LONG-TERM SURVIVABILITY OF SPECIMEN TREES 212, 229, 230 AND 232 SHALL BE PERFORMED BY A CERTIFIED ARBORIST AND/OR LICENSED TREE EXPERT.
- AFTER FIELD SURVEY, THE DISPOSITION OF SPECIMEN TREES 212, 216, AND 230 HAVE BEEN REVISED.

SIGNIFICANT TREE TABLE					
TREE NUMBERS BEGIN AT 200 TO AVOID CONUSION WITH TREES TAGGED ON THE ADJACENT PROPERTY					
TREE #	DBH	SPECIES	COMPOSITION	DISPOSITION	LOCATION METHOD
200	28"	Quercus alba	Good	REMOVED	APPROXIMATE
201	31"	Fraxinus americana	Good	REMOVED	APPROXIMATE
202	28"	Sassafras albidum	Good	SAVED	FIELD SURVEY
203	52"	Fraxinus americana	Poor	SAVED	APPROXIMATE
204	30"	Liriodendron tulipifera	Good	SAVED	APPROXIMATE
205	27"	Liriodendron tulipifera	Good	SAVED	APPROXIMATE
206	32"	Liriodendron tulipifera	Good	SAVED	APPROXIMATE
207	31"	Liriodendron tulipifera	Good	SAVED	APPROXIMATE
208	31"	Liriodendron tulipifera	Good	SAVED	APPROXIMATE
209	31"	Quercus palustris	Good	REMOVED	APPROXIMATE
210	30"	Prunus serotina	Fair	REMOVED	FIELD SURVEY
211	33"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
212	42"	Ulmus	V. Poor	REMOVED	FIELD SURVEY
213	30"	Platanus occidentalis	Good	REMOVED	APPROXIMATE
214	21"	Acer negundo	Good	SAVED	FIELD SURVEY
215	31"	Liriodendron tulipifera	Good	SAVED	APPROXIMATE
216	31"	Liriodendron tulipifera	Good	SAVED	FIELD SURVEY
217	31"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
218	34"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
219	32"	Robinia pseudoacacia	Good	REMOVED	APPROXIMATE
220	42"	Quercus palustris	Good	REMOVED	APPROXIMATE
221	37"	Robinia pseudoacacia	Good	REMOVED	APPROXIMATE
222	46"	Ulmus	V. Poor	REMOVED	FIELD SURVEY
223	58"	Casahuate	Fair	REMOVED	APPROXIMATE
224	38"	Robinia pseudoacacia	V. Poor	REMOVED	APPROXIMATE
225	31"	Ulmus	V. Poor	REMOVED	APPROXIMATE
226	31"	Casahuate	V. Poor	REMOVED	APPROXIMATE
227	31"	Quercus alba	Poor	SAVED	APPROXIMATE
228	28"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
229	59"	Nysa sylvatica	Good	REMOVED	FIELD SURVEY
230	30"	Prunus serotina	Good	REMOVED	FIELD SURVEY
231	46"	Robinia pseudoacacia	Poor	REMOVED	APPROXIMATE
232	46"	Liriodendron tulipifera	Good	REMOVED	FIELD SURVEY
233	34"	Robinia pseudoacacia	Good	REMOVED	APPROXIMATE
234	37"	Ulmus	Good	REMOVED	APPROXIMATE
235	38"	Juglans nigra	V. Good	SAVED	APPROXIMATE
236	30"	Juglans nigra	V. Poor	SAVED	APPROXIMATE
237	50"	Juglans nigra	Good	SAVED	APPROXIMATE
238	38"	Populus	V. Poor	SAVED	APPROXIMATE
239	30"	Populus	V. Poor	SAVED	APPROXIMATE
240	31"	Ulmus	Good	REMOVED	APPROXIMATE
241	52"	Liriodendron tulipifera	Poor	REMOVED	APPROXIMATE
242	30"	Robinia pseudoacacia	V. Poor	REMOVED	APPROXIMATE
243	30"	Robinia pseudoacacia	V. Poor	REMOVED	APPROXIMATE
244	30"	Robinia pseudoacacia	V. Poor	REMOVED	APPROXIMATE
245	30"	Robinia pseudoacacia	V. Poor	REMOVED	APPROXIMATE
246	30"	Celtis occidentalis	Good	REMOVED	APPROXIMATE
247	29"	Acer negundo	Good	REMOVED	APPROXIMATE
248	31"	Acer rubrum	Good	REMOVED	APPROXIMATE
249	32"	Acer negundo	Good	REMOVED	APPROXIMATE
250	32"	Robinia pseudoacacia	V. Poor	REMOVED	APPROXIMATE
251	32"	Robinia pseudoacacia	V. Poor	REMOVED	APPROXIMATE
252	35"	Robinia pseudoacacia	V. Poor	REMOVED	APPROXIMATE
253	30"	Robinia pseudoacacia	V. Poor	REMOVED	APPROXIMATE
254	30"	Fraxinus americana	Poor	REMOVED	APPROXIMATE
255	31"	Fraxinus americana	Poor	REMOVED	APPROXIMATE
256	30"	Prunus serotina	Fair	REMOVED	APPROXIMATE
257	30"	Carya	Good	REMOVED	APPROXIMATE
258	30"	Fraxinus americana	Fair	SAVED	APPROXIMATE
259	34"	Fraxinus americana	Good	SAVED	APPROXIMATE
260	32"	Robinia pseudoacacia	V. Poor	REMOVED	FIELD SURVEY
261	30"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
262	30"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
263	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
264	39"	Carya	Good	REMOVED	APPROXIMATE
265	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
266	38"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
267	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
268	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
269	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
270	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
271	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
272	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
273	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
274	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
275	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
276	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
277	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
278	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
279	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
280	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
281	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
282	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
283	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
284	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
285	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
286	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
287	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
288	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
289	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
290	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
291	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
292	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
293	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
294	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
295	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
296	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
297	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
298	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
299	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE
300	32"	Liriodendron tulipifera	Good	REMOVED	APPROXIMATE

PHASE 2 APPROVED UNDER (DSP-04067/03)

SITE STATISTICS - PHASE 1

GROSS TRACT AREA 50.51 ACRES
EXISTING 100-YEAR FLOODPLAIN 0.06 ACRES
EXISTING WOODLAND IN NET TRACT 29.76 ACRES
EXISTING WOODLAND TOTAL 29.82 ACRES

SITE STATISTICS - PHASE 2

GROSS TRACT AREA 49.46 ACRES
EXISTING 100-YEAR FLOODPLAIN 2.37 ACRES
EXISTING WOODLAND IN FLOODPLAIN 2.37 ACRES
EXISTING WOODLAND IN NET TRACT 28.21 ACRES
EXISTING WOODLAND TOTAL 30.58 ACRES

SITE STATISTICS - PHASE 3

GROSS TRACT AREA 7.20 ACRES
EXISTING 100-YEAR FLOODPLAIN 0.00 ACRES
EXISTING WOODLAND IN FLOODPLAIN 0.00 ACRES
EXISTING WOODLAND IN NET TRACT 7.13 ACRES
EXISTING WOODLAND TOTAL 7.13 ACRES

SITE STATISTICS - PHASE 4

GROSS TRACT AREA 10.72 ACRES
EXISTING 100-YEAR FLOODPLAIN 0.00 ACRES
EXISTING WOODLAND IN FLOODPLAIN 0.00 ACRES
EXISTING WOODLAND IN NET TRACT 7.77 ACRES
EXISTING WOODLAND TOTAL 7.77 ACRES

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY
- EXISTING FLOOD PLAIN
- EXISTING FLOOD PLAIN SET BACK
- PATUXENT MANAGEMENT AREA
- EXISTING STREAM
- EXISTING STREAM BUFFER
- EXISTING TREE LINE
- EXISTING NON-WOODLAND AREA
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED ROAD RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED LIMIT OF DISTURBANCE
- SPECIMEN TREE SIGN
- WOODLAND AND PRESERVATION SIGN
- AFFORESTATION / REFORESTATION SIGN
- TREE PROTECTION FENCE (TEMPORARY)
- TREE PROTECTION FENCE (PERMANENT)
- ROOT PRUNE
- PHASELINE
- CLEARED NET TRACT AREA (C-NTA)
- CLEARED FLOODPLAIN AREA (C-FF)
- CLEARED OFF-SITE AREA (C-OS) AND/OR PMA (C-PMA)
- WOODLAND PRESERVATION AREA (WPA)
- WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)
- WOODLAND PRESERVED-NOT CREDITED (WR-NC)
- WOODLAND RETAINED-ASSUMED CREDITED (WR-AC)
- WOODLAND RETAINED-ASSUMED CREDITED (WR-AC)
- SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED
- SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED
- WOODLAND CLEARED
- WOODLAND PRESERVATION
- AFFORESTATION / REFORESTATION

Phase 1 - (Areas per previously approved TCPII/82/05)		
PHASE	AREA	
1	0.51	

AFFORESTATION/REFORESTATION		
PHASE	AREA	
1	0.31	

WOODLAND CLEARED		
PHASE	AREA	
1	1.22	
1 (RUBY LOCKHART)	1.22	
TOTAL	1.22	

WOODLAND CLEARED FLOODPLAIN		
PHASE	AREA	
1	0	

WOODLAND CLEARED OFFSITE		
PHASE	AREA	
1	1.22	
1 (RUBY LOCKHART)	0.01	
TOTAL	1.23	

WOODLAND CLEARED		
PHASE	AREA	
4	7.77	

Phase 2		
LABEL	PHASE	AREA
B	2	0.49
C	2	0.10
D	2	2.77
E	2	1.57
F	2	3.34
G	2	1.80
H	2	0.15
I	2	0.58
J	2	0.93
TOTAL		11.43

AFFORESTATION/REFORESTATION		
LABEL	PHASE	AREA
2	2	0.05
3	2	0.17
4	2	0.47
5	2	0.19
6	2	0.06
7	2	0.04
8	2	0.17
9	2	0.17
10	2	0.02
11	2	0.02
12	2	0.05
13	2	0.03
14	2	0.16
TOTAL		1.59

WOODLAND CLEARED		
LABEL	PHASE	AREA
2A	2	4.01
2B	2	6.89
2C	2	0.57
2D	2	0.40
2E	2	2.13
2F	2	0.85
2G	2	0.52
2H	2	0.66
2I	2	0.36
2J	2	0.06
2K	2	0.09
2L	2	0.02
2M	2	0.01
2N	2	0.02
2O	2	0.01
2P	2	0.02
2Q	2	0.02
2R	2	0.01
2S	2	0.02
2T	2	0.17
TOTAL		16.78

WOODLAND CLEARED FLOODPLAIN		
LABEL	PHASE	AREA
2J	2	0.01
2K	2	0.08
2L	2	0.05
TOTAL		0.14

WOODLAND CLEARED OFFSITE		
LABEL	PHASE	AREA
2M	2	0.02
2N	2	0.00
TOTAL		0.02

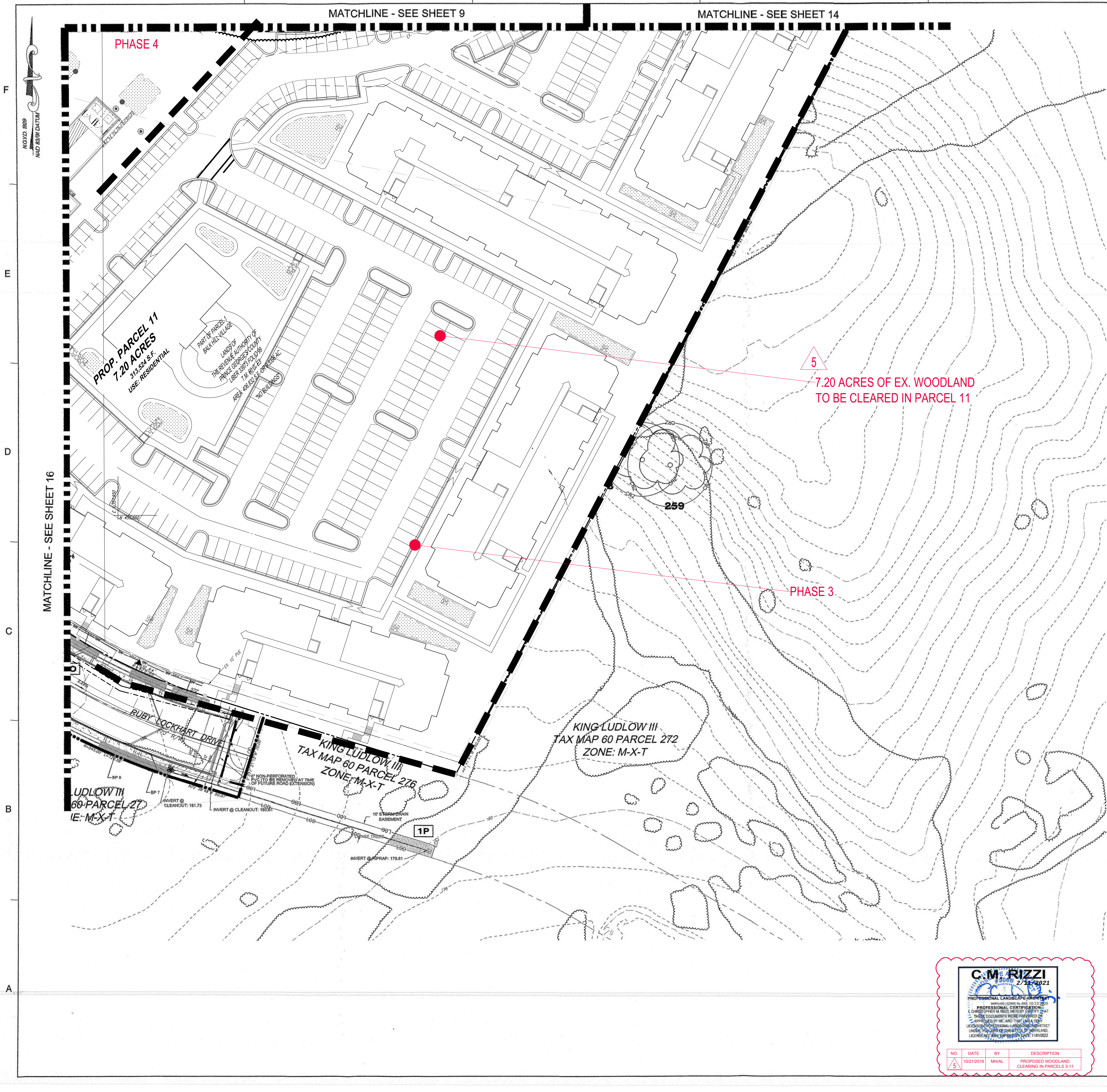


M.N.C.P.P.C. APPROVALS			
PROJECT NAME: BALK HILL VILLAGE			
PROJECT NUMBER: DSP-04067			
For Condition of Approval see Site Plan Cover Sheet or Approval of Revisions Listed Below Apply to the Sheet			
Approval of Revision #	Approval Date	Reviewer's Signature	Certification Date
01	8/15/06	R.G.	8/17/06
02	8/25/09	J.R.	2/28/09
03	6/25/09	C.J.	7/28/09
04	11/18/10	R.G.	2/28/11
05	4/25/13	R.G.	2/28/14
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, MNCPPC ENVIRONMENTAL PLANNING SECTION TREE CONSERVATION PLAN APPROVAL			
TCP-II/82/05			
Approved by	Date	DRD#	REASON FOR REVISION
01	MEGAN K. REISER	12/4/14	DSP-06047-03
02	MEGAN K. REISER	12/10/14	STAFF LEVEL
03	MEGAN K. REISER	7/1/16	STAFF LEVEL
04	T. BURKE	11/9/18	NA
05	SUZANNE A. NICKLE	7/8/20	DSP-04067-09
CLEARING FOR RUBY LOCKHART BULLETPROOF EXTENSION SPECIMEN TREE REMOVAL SHEET 7			
ADDITIONAL CLEARING PER DSP-16025			

* THESE NUMBERS HAVE BEEN UPDATED FROM THE PREVIOUSLY APPROVED TCPII DUE TO THE EASEMENT FOR SWM POND

1A

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LEGEND

210	EXISTING MAJOR CONTOUR
212	EXISTING MINOR CONTOUR
---	EXISTING BOUNDARY
---	EXISTING ADJACENT PROPERTY
FP	EXISTING FLOOD PLAIN
FP BRL	EXISTING FLOOD PLAIN SET BACK
PMA	PATIENT MANAGEMENT AREA
---	EXISTING STREAM
SB	EXISTING STREAM BUFFER
---	EXISTING TREE LINE
---	EXISTING NON-WOODLAND AREA
210	PROPOSED MAJOR CONTOUR
212	PROPOSED MINOR CONTOUR
---	PROPOSED ROAD RIGHT-OF-WAY
---	PROPOSED PROPERTY LINE
---	PROPOSED LIMIT OF DISTURBANCE

5

SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED

SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED

CLEARED NET TRACT AREA (C-NTA)

CLEARED FLOODPLAIN AREA (C-FP)

CLEARED OFF-SITE AREA (C-OS) AND/OR PMA (C-PMA)

WOODLAND PRESERVATION AREA (WPA)

WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)

WOODLAND PRESERVED-NOT CREDITED (WR-NC)

WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)

1A

FOREST CLEARED

FOREST PRESERVATION

AFFORESTATION / REFORESTATION

SPECIMEN TREE SIGN

WOODLAND PRESERVATION SIGN

AFFORESTATION / REFORESTATION SIGN

TFF

TREE PROTECTION FENCE (TEMPORARY)

TREE PROTECTION FENCE (PERMANENT)

RP

ROOT PRUNE

PHASE LINE

Dewberry Engineers Inc.

4801 FORBES BOULEVARD
SUITE 300
LANSING, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

FOR REVISION ONLY TO
TCP-11/82/05

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THE 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. 3722, EXPIRATION DATE MAY 13, 2025.

10.10.15

DATE: 10/2/17 BY: LBI DESCRIPTION: ADDITIONAL CLEARING AND RP

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
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.

M.N.C.P.P.C. APPROVALS

PROJECT NAME: BALK HILL VILLAGE
PROJECT NUMBER: DSP-04067

For Condition of Approval see Site Plan Cover Sheet or Approval The Revisions Listed Below Apply to this Sheet

Approval or Revision	Date	Reviewer's Signature	Certification Date
01	7/18/06	R.G.	6/17/08
02	2/26/08	J.R.	2/26/08
03	4/25/09	C.J.	7/26/09
04	1/18/10	R.G.	2/26/11
05	4/25/13	R.G.	2/26/14

PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, MNCPPC
ENVIRONMENTAL PLANNING SECTION
TREE CONSERVATION PLAN APPROVAL
TCP-11/82/05

Approved by	Date	DRD#	REASON FOR REVISION
LORI SHIPLEY	8/16/06	DSP-06047-02, 04, & 06	
MEGAN K. REISER	12/4/14	DSP-06047-03	
MEGAN K. REISER	12/10/14	STAFF LEVEL	CLEARING FOR RUBY LOCKHART
MEGAN K. REISER	7/1/16	STAFF LEVEL	REFORESTATION EXTENSION
T. BURKE	11/9/18	NA	SPECIMEN TREE REMOVAL SHEET
SUZANNE A. NICKLE	7/8/20	DSP-04067-09	ADDITIONAL CLEARING PER DSP-16025

C.M. RIZZI

PROFESSIONAL LANDSCAPE ARCHITECT

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THE 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. 4263, EXPIRATION DATE 1/15/2023.

10/2/2021

DATE: 10/2/2019 BY: MHAL DESCRIPTION: PROPOSED WOODLAND CLEARING IN PARCELS 3-11

Dewberry

Dewberry Consultants LLC
Formerly known as Dewberry & Davis LLC

10000 DERRYWOOD LANE
SUITE 100
LANSING, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

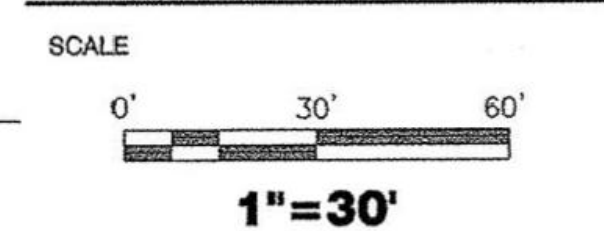
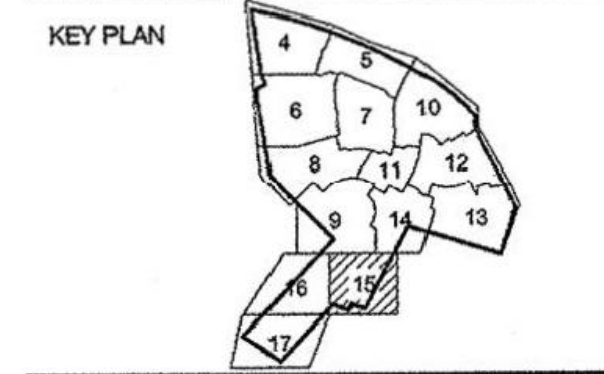
OWNER / APPLICANT
D.R. HORTON, INC.
1356 BEVERLY ROAD, STE. 300
MCLEAN, VIRGINIA 22101
TEL: (703) 985-8001

CONTACT
INES E. VEGA
TEL: 703.985.8001
IEVEGA@DRHORTON.COM

BALK HILL VILLAGE
PRINCE GEORGE'S COUNTY
MARYLAND
KENT / 13TH ELECTION DISTRICT
TAX MAP 60 GRID E2 & E3
PARCEL 53
200 MAP REFERENCE: 203ME06, 203ME09, 204ME09, 204ME09

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THE 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. 3722, EXPIRATION DATE: OCTOBER 3, 2015.

10.10.15



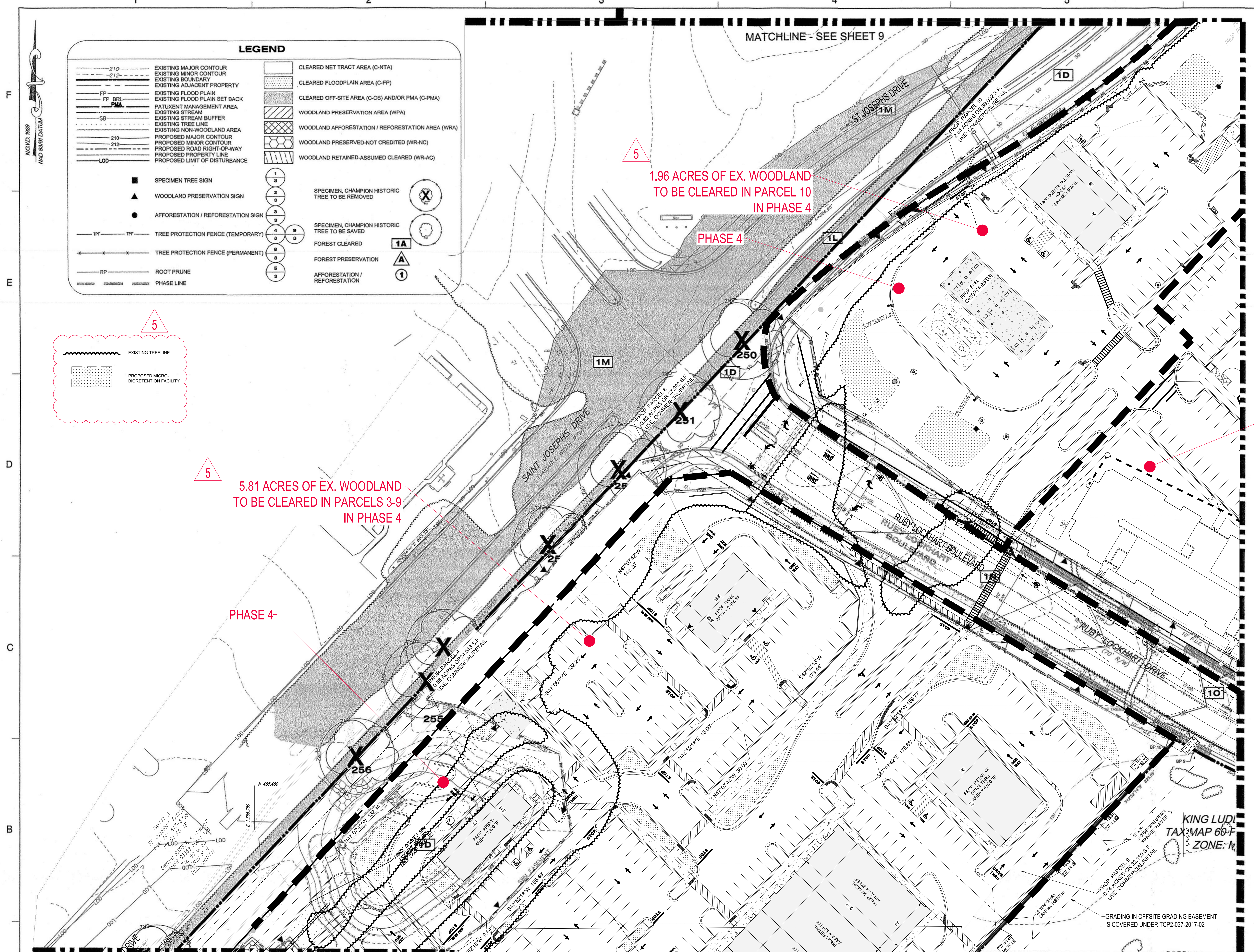
No.	DATE	BY	Description
4	10/19/18	AKL	ADDITIONAL CLEARING PER DSP-16025 PER BALK HILL
3	12/02/14	NB	Address staff comments.
2	11/25/14	NB	Account for Ruby Lockhart Construction.
1	11/14/13	NB	Address staff comments.

REVISIONS

DRAWN BY: CAP, EDL
APPROVED BY: DLT
CHECKED BY: LRB
DATE: MAY 24, 2013

TITLE
TYPE II TREE CONSERVATION PLAN

PROJECT NO. 50059112

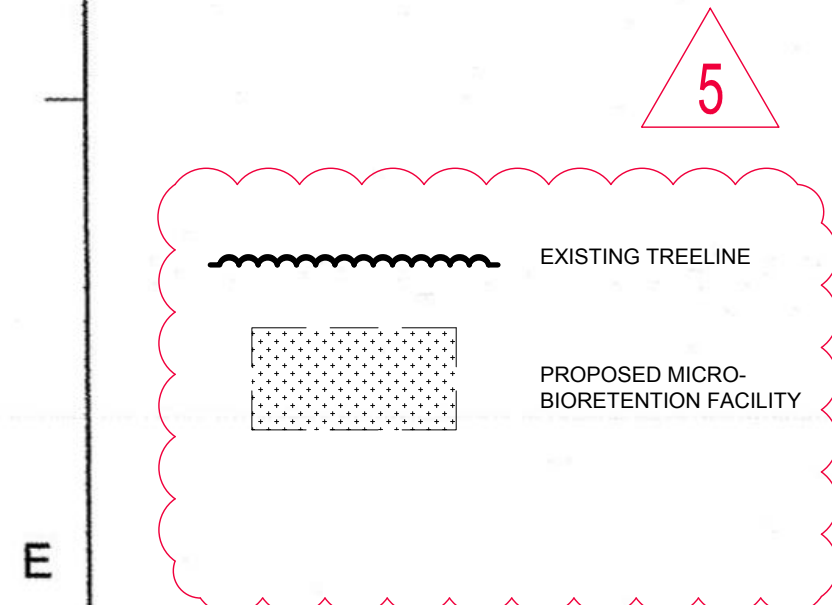


LEGEND

210 --- EXISTING MAJOR CONTOUR
212 --- EXISTING MINOR CONTOUR
--- EXISTING BOUNDARY
--- EXISTING ADJACENT PROPERTY
FP --- EXISTING FLOOD PLAIN
FP --- EXISTING FLOOD PLAIN SET BACK
PMA --- PATIENT MANAGEMENT AREA
SB --- EXISTING STREAM
--- EXISTING STREAM BUFFER
--- EXISTING TREE LINE
--- EXISTING NON-WOODLAND AREA
210 --- PROPOSED MAJOR CONTOUR
212 --- PROPOSED MINOR CONTOUR
LOD --- PROPOSED ROAD RIGHT-OF-WAY
--- PROPOSED PROPERTY LINE
--- PROPOSED LIMIT OF DISTURBANCE

1 3 5 7 9 11 13 15 17 19 21 23 25 27 29 31 33 35 37 39 41 43 45 47 49 51 53 55 57 59 61 63 65 67 69 71 73 75 77 79 81 83 85 87 89 91 93 95 97 99 101 103 105 107 109 111 113 115 117 119 121 123 125 127 129 131 133 135 137 139 141 143 145 147 149 151 153 155 157 159 161 163 165 167 169 171 173 175 177 179 181 183 185 187 189 191 193 195 197 199 201 203 205 207 209 211 213 215 217 219 221 223 225 227 229 231 233 235 237 239 241 243 245 247 249 251 253 255 257 259 261 263 265 267 269 271 273 275 277 279 281 283 285 287 289 291 293 295 297 299 301 303 305 307 309 311 313 315 317 319 321 323 325 327 329 331 333 335 337 339 341 343 345 347 349 351 353 355 357 359 361 363 365 367 369 371 373 375 377 379 381 383 385 387 389 391 393 395 397 399 401 403 405 407 409 411 413 415 417 419 421 423 425 427 429 431 433 435 437 439 441 443 445 447 449 451 453 455 457 459 461 463 465 467 469 471 473 475 477 479 481 483 485 487 489 491 493 495 497 499 501 503 505 507 509 511 513 515 517 519 521 523 525 527 529 531 533 535 537 539 541 543 545 547 549 551 553 555 557 559 561 563 565 567 569 571 573 575 577 579 581 583 585 587 589 591 593 595 597 599 601 603 605 607 609 611 613 615 617 619 621 623 625 627 629 631 633 635 637 639 641 643 645 647 649 651 653 655 657 659 661 663 665 667 669 671 673 675 677 679 681 683 685 687 689 691 693 695 697 699 701 703 705 707 709 711 713 715 717 719 721 723 725 727 729 731 733 735 737 739 741 743 745 747 749 751 753 755 757 759 761 763 765 767 769 771 773 775 777 779 781 783 785 787 789 791 793 795 797 799 801 803 805 807 809 811 813 815 817 819 821 823 825 827 829 831 833 835 837 839 841 843 845 847 849 851 853 855 857 859 861 863 865 867 869 871 873 875 877 879 881 883 885 887 889 891 893 895 897 899 901 903 905 907 909 911 913 915 917 919 921 923 925 927 929 931 933 935 937 939 941 943 945 947 949 951 953 955 957 959 961 963 965 967 969 971 973 975 977 979 981 983 985 987 989 991 993 995 997 999 1001 1003 1005 1007 1009 1011 1013 1015 1017 1019 1021 1023 1025 1027 1029 1031 1033 1035 1037 1039 1041 1043 1045 1047 1049 1051 1053 1055 1057 1059 1061 1063 1065 1067 1069 1071 1073 1075 1077 1079 1081 1083 1085 1087 1089 1091 1093 1095 1097 1099 1101 1103 1105 1107 1109 1111 1113 1115 1117 1119 1121 1123 1125 1127 1129 1131 1133 1135 1137 1139 1141 1143 1145 1147 1149 1151 1153 1155 1157 1159 1161 1163 1165 1167 1169 1171 1173 1175 1177 1179 1181 1183 1185 1187 1189 1191 1193 1195 1197 1199 1201 1203 1205 1207 1209 1211 1213 1215 1217 1219 1221 1223 1225 1227 1229 1231 1233 1235 1237 1239 1241 1243 1245 1247 1249 1251 1253 1255 1257 1259 1261 1263 1265 1267 1269 1271 1273 1275 1277 1279 1281 1283 1285 1287 1289 1291 1293 1295 1297 1299 1301 1303 1305 1307 1309 1311 1313 1315 1317 1319 1321 1323 1325 1327 1329 1331 1333 1335 1337 1339 1341 1343 1345 1347 1349 1351 1353 1355 1357 1359 1361 1363 1365 1367 1369 1371 1373 1375 1377 1379 1381 1383 1385 1387 1389 1391 1393 1395 1397 1399 1401 1403 1405 1407 1409 1411 1413 1415 1417 1419 1421 1423 1425 1427 1429 1431 1433 1435 1437 1439 1441 1443 1445 1447 1449 1451 1453 1455 1457 1459 1461 1463 1465 1467 1469 1471 1473 1475 1477 1479 1481 1483 1485 1487 1489 1491 1493 1495 1497 1499 1501 1503 1505 1507 1509 1511 1513 1515 1517 1519 1521 1523 1525 1527 1529 1531 1533 1535 1537 1539 1541 1543 1545 1547 1549 1551 1553 1555 1557 1559 1561 1563 1565 1567 1569 1571 1573 1575 1577 1579 1581 1583 1585 1587 1589 1591 1593 1595 1597 1599 1601 1603 1605 1607 1609 1611 1613 1615 1617 1619 1621 1623 1625 1627 1629 1631 1633 1635 1637 1639 1641 1643 1645 1647 1649 1651 1653 1655 1657 1659 1661 1663 1665 1667 1669 1671 1673 1675 1677 1679 1681 1683 1685 1687 1689 1691 1693 1695 1697 1699 1701 1703 1705 1707 1709 1711 1713 1715 1717 1719 1721 1723 1725 1727 1729 1731 1733 1735 1737 1739 1741 1743 1745 1747 1749 1751 1753 1755 1757 1759 1761 1763 1765 1767 1769 1771 1773 1775 1777 1779 1781 1783 1785 1787 1789 1791 1793 1795 1797 1799 1801 1803 1805 1807 1809 1811 1813 1815 1817 1819 1821 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2223 2225 2227 2229 2231 2233 2235 2237 2239 2241 2243 2245 2247 2249 2251 2253 2255 2257 2259 2261 2263 2265 2267 2269 2271 2273 2275 2277 2279 2281 2283 2285 2287 2289 2291 2293 2295 2297 2299 2301 2303 2305 2307 2309 2311 2313 2315 2317 2319 2321 2323 2325 2327 2329 2331 2333 2335 2337 2339 2341 2343 2345 2347 2349 2351 2353 2355 2357 2359 2361 2363 2365 2367 2369 2371 2373 2375 2377 2379 2381 2383 2385 2387 2389 2391 2393 2395 2397 2399 2401 2403 2405 2407 2409 2411 2413 2415 2417 2419 2421 2423 2425 2427 2429 2431 2433 2435 2437 2439 2441 2443 2445 2447 2449 2451 2453 2455 2457 2459 2461 2463 2465 2467 2469 2471 2473 2475 2477 2479 2481 2483 2485 2487 2489 2491 2493 2495 2497 2499 2501 2503 2505 2507 2509 2511 2513 2515 2517 2519 2521 2523 2525 2527 2529 2531 2533 2535 2537 2539 2541 2543 2545 2547 2549 2551 2553 2555 2557 2559 2561 2563 2565 2567 2569 2571 2573 2575 2577 2579 2581 2583 2585 2587 2589 2591 2593 2595 2597 2599 2601 2603 2605 2607 2609 2611 2613 2615 2617 2619 2621 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4623 4625 4627 4629 4631 4633 4635 4637 4639 4641 4643 4645 4647 4649 4651 4653 4655 4657 4659 4661 4663 4665 4667 4669 4671 4673 4675 4677 4679 4681 4683 4685 4687 4689 4691 4693 4695 4697 4699 4701 4703 4705 4707 4709 4711 4713 4715 4717 4719 4721 4723 4725 4727 4729 4731 4733 4735 4737 4739 4741 4743 4745 4747 4749 4751 4753 4755 4757 4759 4761 4763 4765 4767 4769 4771 4773 4775 4777 4779 4781 4783 4785 4787 4789 4791 4793 4795 4797 4799 4801 4803 4805 4807 4809 4811 4813 4815 4817 4819 4821 4823 4825 4827 4829 4831 4833 4835 4837 4839 4841 4843 4845 4847 4849 4851 4853 4855 4857 4859 4861 4863 4865 4867 4869 4871 4873 4875 4877 4879 4881 4883 4885 4887 4889 4891 4893 4895 4897 4899 4901 4903 4905 4907 4909 4911 4913 4915 4917 4919 4921 4923 4925 4927 4929 4931 4933 4935 4937 4939 4941 4943 4945 4947 4949 4951 4953 4955 4957 4959 4961 4963 4965 4967 4969 4971 4973 4975 4977 4979 4981 4983 4985 4987 4989 4991 4993 4995 4997 4999 5001 5003 5005 5007 5009 5011 5013 5015 5017 5019 5021 5023 5025 5027 5029 5031 5033 5035 5037 5039 5041 5043 5045 5047 5049 5051 5053 5055 5057 505

NOV 2019
MAD 83/81 DATA



E

D

C

B

A

LEGEND

210	EXISTING MAJOR CONTOUR		CLEARED NET TRACT AREA (C-NTA)
212	EXISTING MINOR CONTOUR		CLEARED FLOODPLAIN AREA (C-FP)
FP	EXISTING FLOOD PLAIN		CLEARED OFF-SITE AREA (C-OS) AND/OR PMA (C-PMA)
FP	EXISTING FLOOD PLAIN SET BACK		WOODLAND PRESERVATION AREA (WPA)
PMA	PATIENT MANAGEMENT AREA		WOODLAND AFFORESTATION / REFORESTATION AREA (WRA)
SB	EXISTING STREAM		WOODLAND PRESERVED-NOT CREDITED (WR-NC)
SB	EXISTING STREAM BUFFER		WOODLAND RETAINED-ASSUMED CLEARED (WR-AC)
210	EXISTING TREE LINE		
212	EXISTING NON-WOODLAND AREA		
210	PROPOSED MAJOR CONTOUR		
212	PROPOSED MINOR CONTOUR		
LOD	PROPOSED ROAD RIGHT-OF-WAY		
LOD	PROPOSED PROPERTY LINE		
LOD	PROPOSED LIMIT OF DISTURBANCE		

■	SPECIMEN TREE SIGN	○	SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED
▲	WOODLAND PRESERVATION SIGN	○	SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED
●	AFFORESTATION / REFORESTATION SIGN	○	FOREST CLEARED
---	TREE PROTECTION FENCE (TEMPORARY)	○	FOREST PRESERVATION
---	TREE PROTECTION FENCE (PERMANENT)	○	AFFORESTATION / REFORESTATION
---	ROOT PRUNE		
---	PHASE LINE		

PHASE 4

MATCHLINE - SEE SHEET 16

C.M. RIZZI
2/11/2021

PROFESSIONAL LANDSCAPE ARCHITECT
10000 DEERWOOD LANE
SUITE 200
SAWMILL, MD 20706
301.751.2551
301.751.0188 (FAX)
www.dewberry.com

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 31108, EXPIRATION DATE: OCTOBER 3, 2015.

NO.	DATE	BY	DESCRIPTION
5	10/21/2019	MIHAL	PROPOSED WOODLAND CLEARING IN PARCELS 3-11

Dewberry

Dewberry Consultants LLC
Formerly known as
Dewberry & Davis LLP

10000 DEERWOOD LANE
SUITE 200
SAWMILL, MD 20706
301.751.2551
301.751.0188 (FAX)
www.dewberry.com

OWNER / APPLICANT
D.R. HORTON, INC.
1356 BEVELLY ROAD, STE. 300
MCLENNAN, VIRGINIA 22101
TEL (703) 385-8001

CONTACT
INES E. VEGA
TEL: 703.385.8001
IEVEGA@DRHORTON.COM

BALK HILL VILLAGE
PRINCE GEORGE'S COUNTY
MARYLAND
KENT / 13TH ELECTION DISTRICT
TAX MAP: 80 GRID: E2 & E3
PARCEL 53
200' MAP REFERENCE: 203NE05, 203NE09, 204NE09, 204NE09

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 31108, EXPIRATION DATE: OCTOBER 3, 2015.

KEY PLAN

SCALE
0' 30' 60'
1"=30'

NO.	DATE	BY	DESCRIPTION
4	10/19/18	AKL	ADDITIONAL CLEARING PER COMMENTS PARCELS 3-BALK HILL
3	12/02/14	NB	Address staff comments
2	11/25/14	NB	Address staff comments
1	11/14/13	NB	Address staff comments

REVISIONS

NO.	DATE	BY	DESCRIPTION
4	10/19/18	AKL	ADDITIONAL CLEARING PER COMMENTS PARCELS 3-BALK HILL
3	12/02/14	NB	Address staff comments
2	11/25/14	NB	Address staff comments
1	11/14/13	NB	Address staff comments

DRAWN BY: CAP, EDL
APPROVED BY: DLT
CHECKED BY: LRB
DATE: MAY 24, 2013

TITLE
TYPE II TREE CONSERVATION PLAN

PROJECT NO. 50059112

Dewberry Engineers Inc.
4001 FORBES BOULEVARD
SUITE 200
LANHAM, MD 20706
301.751.2551
301.751.0188 (FAX)
www.dewberry.com

FOR REVISION ONLY TO TOP11-B2/05

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3272 EXPIRATION DATE: MAY 19, 2020.

No.	DATE	BY	DESCRIPTION
1	10/2/17	LB/AKL	ADDITIONAL CLEARING PER COMMENTS PARCELS 3-BALK HILL

NOTE
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO <http://www.mississauga.ca>
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.

M.N.C.P.P.C. APPROVALS

PROJECT NAME: BALK HILL VILLAGE
PROJECT NUMBER: DSP-04067

For Condition of Approval see Site Plan Cover Sheet or Approval The Revisions Listed Below Apply to this Sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
02	7/18/06	R.G.	8/17/06
04	2/28/08	J.R.	2/28/08
05	6/25/09	C.J.	7/6/09
06	11/16/10	R.G.	2/29/11
03	4/25/13	R.G.	3/26/14

PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, MNCPPC
ENVIRONMENTAL PLANNING SECTION
TREE CONSERVATION PLAN APPROVAL

TCP-II/82/05

Approved by	Date	DRD#	REASON FOR REVISION
LORI SHIRLEY	8/15/08	DSP-06047, 02/04, & 06	
01	MEGAN K. REISER	1/24/14	DSP-06047-23
02	MEGAN K. REISER	12/10/14	STAFF LEVEL
03	MEGAN K. REISER	7/1/16	STAFF LEVEL
04	T. BURKE	11/9/18	NA
05	SUZANNE A. NICKLE	7/8/20	ADDITIONAL CLEARING PER DSP-1600
06			