

# 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. ADJACENTS 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, OCHLOCKNEE, AND MIXED ALLUVIAL LAND.
- WETLAND INFORMATION IS BASED ON A WETLAND INVESTIGATION PREPARED BY LSA IN FEBRUARY 2002, AND SUBSEQUENTLY REVISED BY USACE 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 7.43 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- PREVIOUS APPROVALS: A-9638-C, CSP-03001, PP5 4-03094, DSP-04067, DSP-04067/02, (DSP-04067/01 WITHDRAWN)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 PLAN.

# NOTES:

- ALL SPECIMEN TREES WITH A CRITICAL ROOT ZONE TO BE IMPACTED BY LOT 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 - 50' Nyssa 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
200	29"	Monia alba	Fairgood	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"	Quercus palustris	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"	Fraxinus americana	Good	REMOVED APPROXIMATE
214	21"	Acer negundo	Good	SAVED FIELD SURVEY
215	31"	Liriodendron tulipifera	Good	SAVED APPROXIMATE
216	31"	Liriodendron tulipifera	Good	SAVED APPROXIMATE
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	58"	Nyssa sylvatica	Good	REMOVED FIELD SURVEY
230	35"	Prunus serotina	Good	REMOVED APPROXIMATE
231	46"	Robinia pseudoacacia	Poor	REMOVED APPROXIMATE
232	46"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
233	34"	Robinia pseudoacacia	Poor	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	30"	Juglans nigra	Poor	SAVED APPROXIMATE
238	38"	Populus	V. Poor	SAVED APPROXIMATE
239	38"	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	Poor	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	31"	Ulmus	Good	REMOVED APPROXIMATE
262	31"	Ulmus	Good	REMOVED APPROXIMATE
263	32"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
264	39"	Carya	Good	REMOVED APPROXIMATE
265	32"	Carya	Good	REMOVED APPROXIMATE
266	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
267	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
268	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
269	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
270	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
271	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
272	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
273	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
274	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
275	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
276	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
277	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
278	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
279	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
280	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
281	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
282	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
283	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
284	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
285	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
286	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
287	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
288	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
289	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
290	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
291	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
292	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
293	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
294	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
295	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
296	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
297	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
298	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
299	38"	Liriodendron tulipifera	Good	REMOVED APPROXIMATE
300	38"	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 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 ADJACENT PROPERTY
- EXISTING FLOOD PLAIN
- EXISTING FLOOD PLAIN SET BACK
- PATUXENT WETLAND AREA
- 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 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-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 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)

WOODLAND PRESERVATION	AREA
1	0.51

AFFORESTATION/REFORESTATION	AREA
1	0.31

WOODLAND CLEARED	AREA
1 (RUBY LOCKHART)	1.22
TOTAL	14.63

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

# Phase 2

LABEL	PHASE	AREA
A	2	0.49
B	2	0.10
C	2	2.77
D	2	1.57
E	2	3.34
F	2	1.80
G	2	0.15
H	2	0.17
I	2	0.58
J	2	0.93
TOTAL		11.43

LABEL	PHASE	AREA
1	2	0.05
2	2	0.17
3	2	0.47
4	2	0.19
5	2	0.06
6	2	0.04
7	2	0.17
8	2	0.17
9	2	0.02
10	2	0.02
11	2	0.02
12	2	0.05
13	2	0.03
14	2	0.16
TOTAL		1.89

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	0.02
2P	2	0.17
TOTAL		16.78

LABEL	PHASE	AREA
2J	2	0.01
2K	2	0.09
2L	2	0.05
TOTAL		0.14

LABEL	PHASE	AREA
2M	2	0.02
2N	2	0.00
TOTAL		0.02

LABEL	PHASE	AREA
2J	2	1.22
2K	2	0.01
TOTAL		1.23

LABEL	PHASE	AREA
2J	2	7.77
TOTAL		7.77

# WOODLAND PRESERVATION

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	0.02
2P	2	0.17
TOTAL		16.78

# AFFORESTATION/REFORESTATION

LABEL	PHASE	AREA
1	2	0.05
2	2	0.17
3	2	0.47
4	2	0.19
5	2	0.06
6	2	0.04
7	2	0.17
8	2	0.17
9	2	0.02
10	2	0.02
11	2	0.02
12	2	0.05
13	2	0.03
14	2	0.16
TOTAL		1.89

# 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	0.02
2P	2	0.17
TOTAL		16.78

# WOODLAND CLEARED FLOODPLAIN

LABEL	PHASE	AREA
2J	2	0.01
2K	2	0.09
2L	2	0.05
TOTAL		0.14

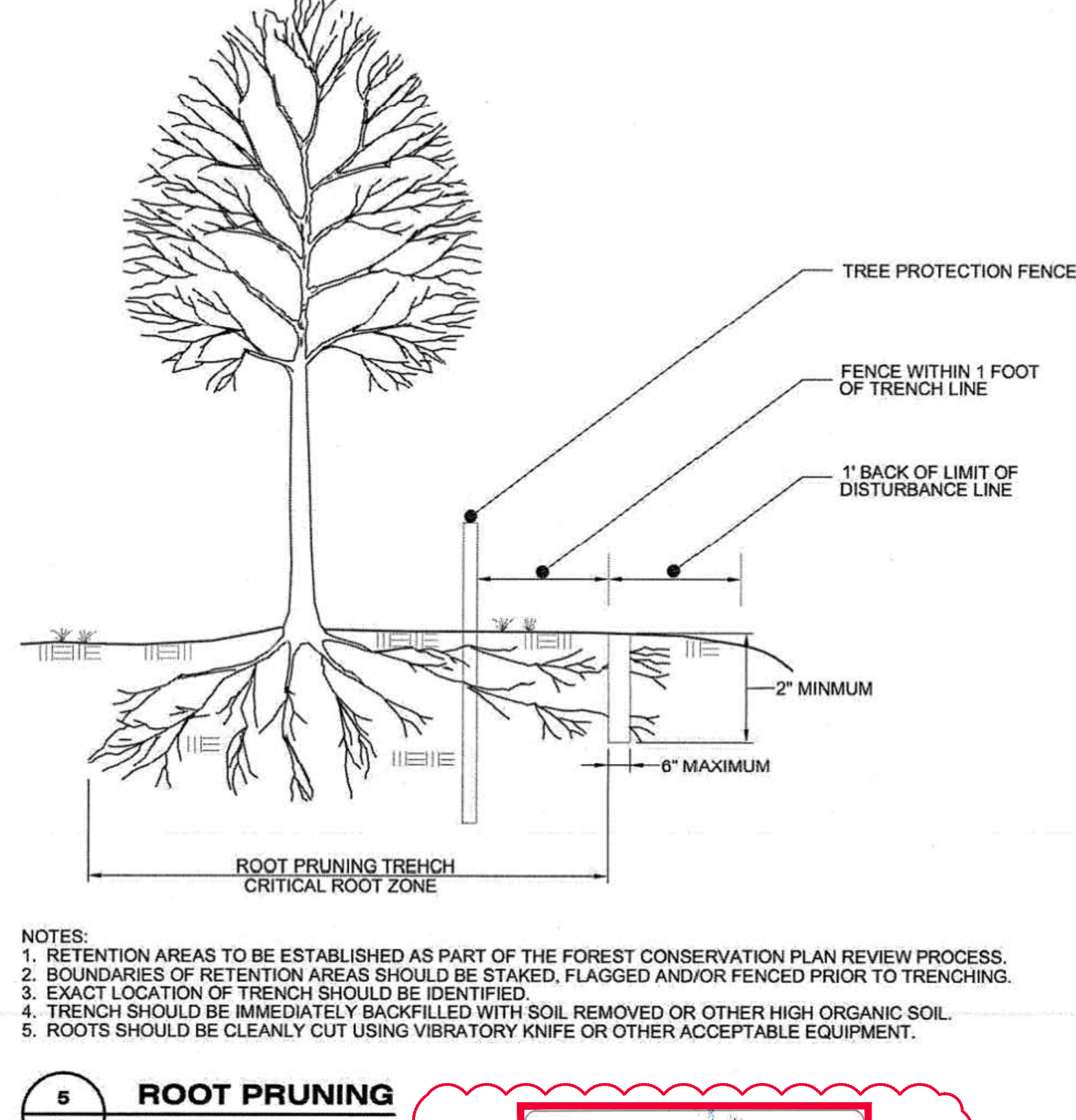
# WOODLAND CLEARED OFFSITE

LABEL	PHASE	AREA
2M	2	0.02
2N	2	0.00
TOTAL		0.02









**MARYLAND-NATIONAL CAPITAL  
PLANNING COMMISSION**  
FOR OFFICIAL USE ONLY

APPLICATION NAME: WOODMORE COUNSON

APPLICATION NUMBER: 04067-01  
(COMPANION CASE NO. 672)

TOP NO.: TOP2.082.05.05

SIGNATURE APPROVAL: THIS PLAN IS IN  
ACCORDANCE WITH DISTRICT COUNCIL APPROVAL  
DATED JUNE 8, 2009

SIGNATURE APPROVAL DATE:

Digitally signed by William  
Cavers, William  
Date: 2010.08.09 13:02:  
-04'00'

Authorized Signature

**BALK HILL VILLAGE  
PRINCE GEORGE'S COUNTY  
MARYLAND  
KENT / 13TH ELECTION DISTRICT**

TAX MAP: 60 GRD; E2 & E3  
PARCEL 55

2007 MAP REFERENCE: 203NE08, 203NE09, 204NE08, 204NE09

**PROFESSIONAL CERTIFICATION:**  
I HEREBY CERTIFY THAT THE DOCUMENTS WERE PREPARED, APPROVED BY ME, AND THAT I AM A REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3108, EXPIRATION DATE: OCTOBER 3, 2017.

KEY PLAN

SCALE

**AS SHOWN**

5	10/19/18	AKL	ADDITIONAL CLEARING PER DSP VEGETATION PARCEL D-404-K-18
4	03/10/16	SGT	Specimen Tree planting replacement / Permanent fencing around preservation area "D"
3	12/02/14	NB	Address staff comments.
2	11/25/14	NB	Account for Ruby Lockhart Constitution.
1	11/14/13	NB	Address staff comments.
No.	DATE	BY	Description

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

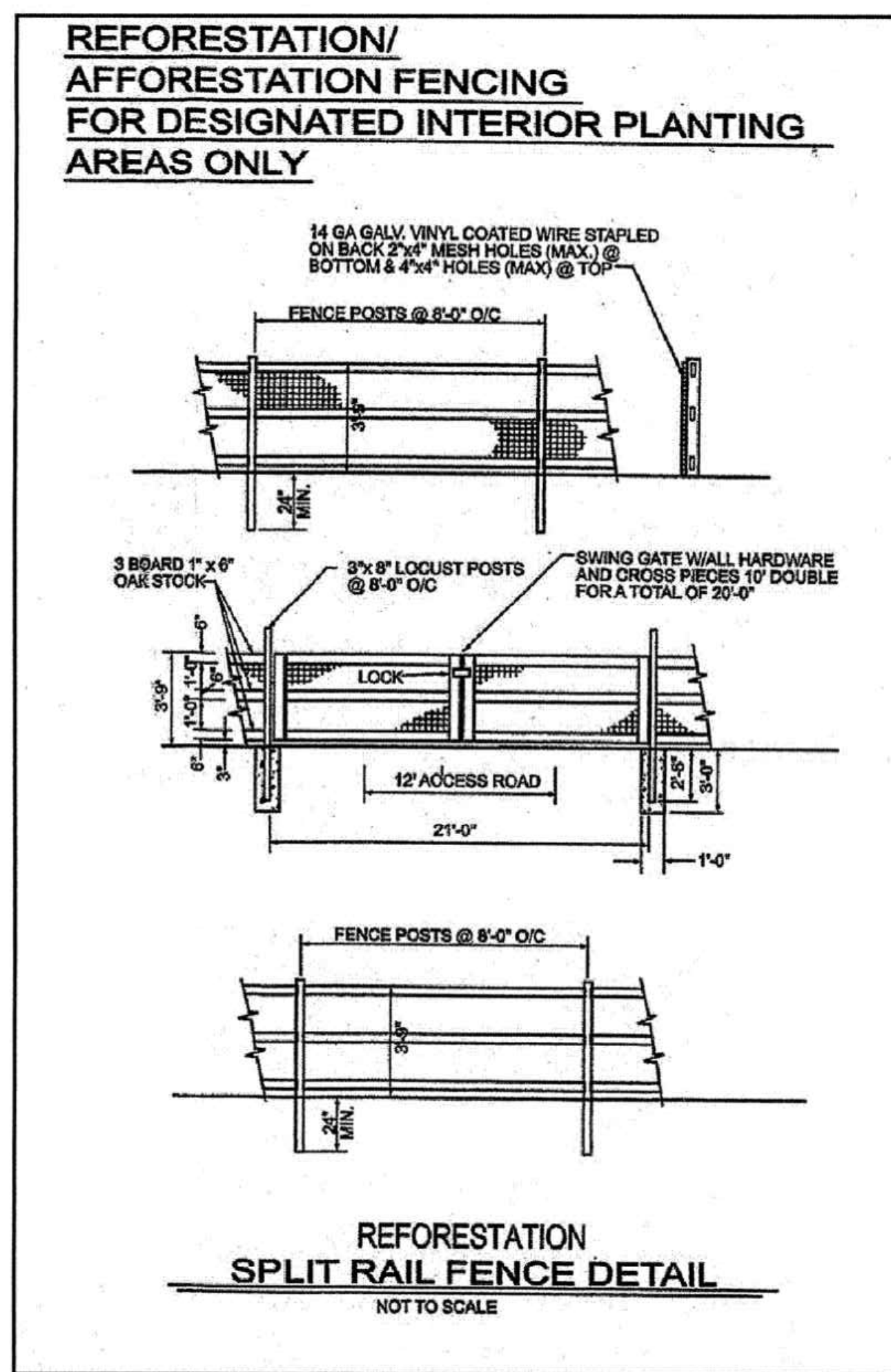
# TYPE II TREE CONSERVATION PLAN

PROJECT NO.	50059112
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3

SHEET NO. 3 OF 17

4 TYPE 2 (TEMPORARY) TREE PROTECTION FENCE  
3 SCALE: NTS



PLANTING SCHEDULE						
KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	NOTES	NATIVE	QTY
PS1	Prunus serotina BLACK CHERRY	1.0" CAL.	B & B	SINGLE LEADER	Y	2
QA1	Quercus alba WHITE OAK	1.0" CAL.	B & B	SINGLE LEADER	Y	2

	  	<p>LOCATE LARGER TREES (B&amp;B OR CONTAINER) OR TRANSPLANT STOCK AT THE PERIMETER OF REFORESTATION (AFFORESTATION) PLANTINGS. PLANT WHIPS OR SEEDLING GROWN STOCK IN THE INTERIOR.</p> <p>PROTECTIVE FENCING</p> <p>WHIPS OR SEEDLINGS</p>
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3 SCALE: NTS

NO.	DATE	BY	DESCRIPTION
1	7/21/2019	MHAL	PROPOSED WOOLAND CLEARING IN PARCELS 3-11


NO.	DATE	BY	DESCRIPTION
1	09/06/2023	JE/CR	PROPOSED LDL AND RETAIL BUILDINGS

[illegible]

**Dewberry**  
Engineers Inc.

4801 FORBES BOULEVARD  
SUITE 300  
LAWSON, MD 20708  
301-731-8887  
301-731-0118 FAX  
[www.dewberry.com](http://www.dewberry.com)

FOR REVISION ONLY TO TOPIC# B205



**PROFESSIONAL CERTIFICATION:**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A duly REGISTERED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 37722 EXPIRATION DATE MAY 13, 2020.

No. of Drawings	DATE	BY LB/ AKL	Description
2	10/2/17	BV	ADDITIONAL CLIENTS PERMITS DIP # 10035

**NOTE**

FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
[www.call811.com](http://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 PIT  
BY HAND AT ALL UTILITY CROSSINGS WELL  
IN ADVANCE OF THE START OF EXCAVATION

<b>M.N.C.P.P.C. APPROVALS</b>			
PROJECT NAME: BALK HILL VILLAGE			
PROJECT NUMBER: DSP-04057			
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
02	2/26/08	J.R.	2/26/08
04	6/25/09	C.J.	7/08/09
05	11/18/10	R.G.	2/09/11
03	4/25/13	R.G.	2/26/14

PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, MNCPC ENVIRONMENTAL PLANNING SECTION TREE CLEARANCE PLAN APPROVAL <b>TCP-11/82/05</b>				
	Approved by	Date	DRD#	REASON FOR REVISION
	JOHN SHIRLEY	9/10/06	OSP-06047-03	
01	MEGAN K. REISER	1/4/14	OSP-06047-03	
02	MEGAN K. REISER	12/20/14	STAFF LEVEL	CLEARING FOR HURRY LOOKMAH! RETAIL PARKS' REMOVAL
03	MEGAN K. REISER	7/11/16	STAFF LEVEL	SPECIMEN TREE EXTENSION SHEET 7
04	T. BURKE	11/9/16	N/A	ADDITIONAL CLEARING PER OSP-10026
05	SUZANNE A. NICOLE	7/8/20	OSP-04067-09	
06	M. REA	8/5/21		
07	Wendy dale	10/19/23	OSP-04067-14	PROPOSED LIDL AND RETAIL BUILDINGS

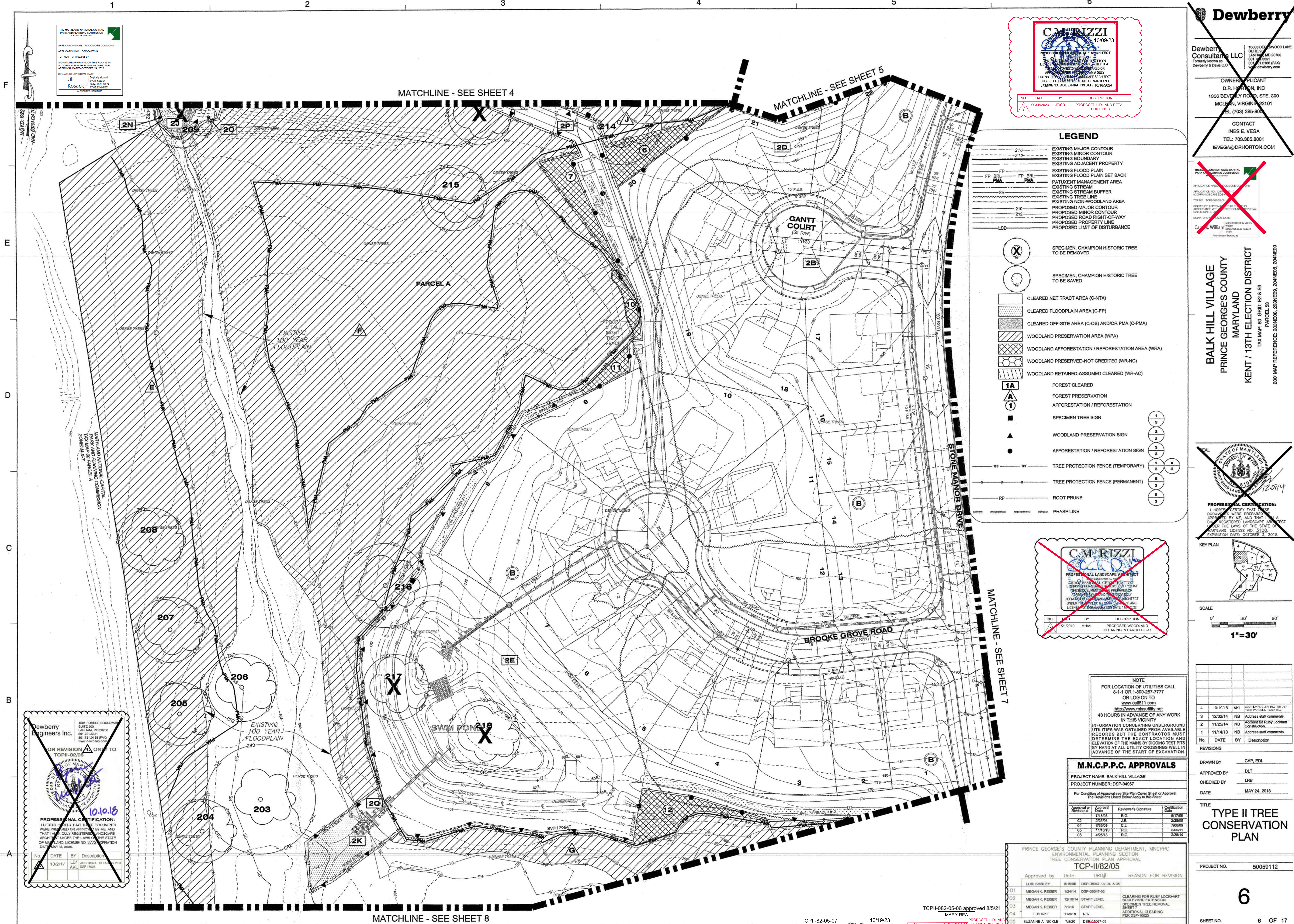






PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, MNCPRC				
ENVIRONMENTAL PLANNING SECTION				
TREE CONSERVATION PLAN APPROVAL				
TCP-II/82/05				
	Approved by	Date	DRD#	REASON FOR REVISION
	LORI SHIRLEY	8/15/08	DSP 06047, 02/04, & 05	
01	MEGAN K. REISER	1/24/14	DSP 06047-03	
	MEGAN K. REISER	12/11/14	GT/ATF LEVEL	CLEARING FOR RUBY LOCKHART ICRA PAVAR PATENSON
03	MEGAN K. REISER	7/11/16	STAFF LEVEL	SHEET REMOVAL
	T. BURKE	11/16/16	NA	ADDITIONAL CLEARING PER DSP-16026
05	SUZANNE A. NICOLE	7/8/20	DSP-04067-09	
06	Shirley Lee	10/19/23	DRS00007-14	DRS00007-14 AND REPEAT BILLING





**C.M. RIZZI**  
10/09/23  
PROFESSIONAL LANDSCAPE ARCHITECT  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3036, EXPIRATION DATE 10/18/2024.

NO.	DATE	BY	DESCRIPTION
1	09/06/2023	JECR	PROPOSED LID AND RETAIL BUILDINGS

**LEGEND**

Symbol	Description
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING BOUNDARY
---	EXISTING ADJACENT PROPERTY
---	EXISTING FLOOD PLAIN SET BACK
---	PATUXENT MANAGEMENT AREA
---	EXISTING STREAM
---	EXISTING STREAM BUFFER
---	EXISTING NON-WOODLAND AREA
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED ROAD RIGHT-OF-WAY
---	PROPOSED PROPERTY LINE
---	PROPOSED LIMIT OF DISTURBANCE

**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)**

**Forest Cleared**

**Forest Preservation**

**Afforestation / Reforestation**

**Specimen Tree Sign**

**Woodland Preservation Sign**

**Afforestation / Reforestation Sign**

**Tree Protection Fence (Temporary)**

**Tree Protection Fence (Permanent)**

**Root Prune**

**Phase Line**

**C.M. RIZZI**  
10/09/23  
PROFESSIONAL LANDSCAPE ARCHITECT  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3036, EXPIRATION DATE 10/18/2024.

NO.	DATE	BY	DESCRIPTION
1	12/12/2019	MHAL	PROPOSED WOODLAND CLEARING IN PARCELS 3-11

**NOTE**  
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO [www.missutility.net](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.

**M.N.C.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 Date	Approval	Reviewer's Signature	Certification Date
7/18/08	R.G.	6/17/08	
02	2/26/08	J.R.	2/26/08
04	6/26/08	C.J.	2/26/09
05	11/18/10	R.G.	2/26/11
03	4/25/13	R.G.	2/26/14

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	8/15/06	DSP-06047, 02, 04, & 05	
MEGAN K. REISER	12/4/14	DSP-06047-03	
MEGAN K. REISER	12/10/14	STAFF LEVEL	CLEARING FOR RUBY LOCK-ART BULEVARD EXTENSION
MEGAN K. REISER	7/1/16	STAFF LEVEL	SPICEMEN TREE REMOVAL SHEET 7
T. BURKE	11/9/18	N/A	ADDITIONAL CLEARING PER DSP-16025
SUZANNE A. NICKLE	7/8/20	DSP-04067-09	

**Dewberry**

Dewberry Consultants LLC  
10009 DEERWOOD LANE  
SUITE 300  
LANHAM, MD 20706  
301.731.2551  
301.731.2188 (FAX)  
www.dewberry.com

OWNER/APPLICANT  
D.R. HORTON, INC.  
1356 BEVELLY ROAD, STE. 300  
MCLEEN, VIRGINIA 22101  
TEL (703) 385-8000

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

**C.M. RIZZI**  
10/09/23  
PROFESSIONAL LANDSCAPE ARCHITECT  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3036, EXPIRATION DATE 10/18/2024.

NO.	DATE	BY	DESCRIPTION
1	09/06/2023	JECR	PROPOSED LID AND RETAIL BUILDINGS

**BALK HILL VILLAGE**  
**PRINCE GEORGE'S COUNTY**  
**MARYLAND**  
**KENT / 13TH ELECTION DISTRICT**  
TAX MAP 60 GRID E2 & E3  
PARCEL 63  
2007 MAP REFERENCE: 203NE06, 203NE09, 204NE06, 204NE09

**PROFESSIONAL CERTIFICATION:**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3108, EXPIRATION DATE: OCTOBER 3, 2015.

**KEY PLAN**

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

**REVISIONS**

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

**REVISIONS**

Drawn by	CAP, EDL
Approved by	DLT
Checked by	LRB
Date	MAY 24, 2013

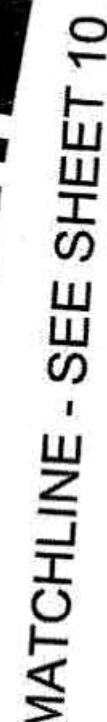
**TITLE**  
**TYPE II TREE CONSERVATION PLAN**

PROJECT NO. 50059112

**6**

SHEET NO. 6 OF 17





NOTES:

1. PROPOSED 1" & 2" CALIPER PLANTING LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE ADJUSTED IN THE FIELD.
2. REFER TO SHEET 03 FOR SCHEDULE FOR REPLACEMENT PLANTINGS FOR SPECIMEN TREES #222, 229, & 230.
3. THE STUMPS OF TREES 229, 230, AND 232 SHALL REMAIN.

**PHASE 1  
APPROVED  
AND  
ONSTRUCTED  
UNDER  
TCPII/082/05**

MATCHLINE - SEE SHEET 1

TCPII-082-05-06 approved  
8/5/21 MARY REA

## LEGEND

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

NO.	DATE	BY	DESCRIPTION
1	09/06/2023	JE/CR	PROPOSED LIDL AND RETAIL BUILDINGS

NO.	DATE	BY	DESCRIPTION
1	1/21/2019	M/HAJ	PROPOSED WOODLAND CLEARING IN PARCELS 3-11

**NOTE**  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
[www.call811.com](http://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 PIT HAND AT ALL UTILITY CROSSINGS WELL IN


### 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
	7/18/06	R.G.	8/17/06
02	2/26/08	J.R.	2/28/08
04	6/25/09	C.J.	7/08/09
05	11/18/10	R.G.	2/09/11
03	4/25/13	R.G.	2/26/14

PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT, MNCPPC ENVIRONMENTAL PLANNING SECTION TREE PROTECTION PLANNING APPROVAL				
TCP-11/82/05				
	Approved by	Date	DRD#	REASON FOR REVISION
	LORI SHIRLEY	8/16/08	DSP 08047, 02.04, & 06	
01	MEGAN K. REISER	1/24/14	DSP 09047-03	
02	MEGAN K. REISER	12/10/14	STAFF LEVEL	CLEANING FOR HURRY LOOKHART BETUILL PAVENSTON
03	MEGAN K. REISER	7/11/16	STAFF LEVEL	SPECIMEN TREE REMOVAL SHEET 7
04	T. BURKE	11/19/18	N/A	ADDITIONAL CLEARING PLAN 003-10002
05	SUZANNE A. NICKLE	7/8/20	DSP-04067-09	
06		10/19/23	DSP-0067-14	
07	Hayden			PROPOSED LILO AND RETAIL BUILD

 **Dewberry**<sup>®</sup>

---

**Dewberry Consultants LLC**  
Formerly known as  
Dewberry & Davis LLC

10003 DEREKWOOD LANE  
SUITE 204  
LANHAM, MD 20706  
301.721.7800  
301.721.7800 FAX  
[www.dewberry.com](http://www.dewberry.com)

---

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

---

**CONTACT**  
**INES E. VEGA**  
TEL: 703.385.8001  
[IVEGA@DRHORTON.COM](mailto:IVEGA@DRHORTON.COM)

**THE NEW JERSEY NATIONAL CAPITAL PARK AND PLANNING COMMISSION**  
OFFICIAL USE ONLY

APPLICATION NAME: MOOREMORE PLACERONS

APPLICATION NO.: COM-2022-05-0002  
(COMPACTION CASE CODE)

TOP NO.: TOP2-082-05-00

SIGNATURE APPROVAL: 7/14/2023 11:48 AM  
IN ACCORDANCE WITH DISTRICT COURT APPROVAL  
DATED JUNE 29, 2023

SIGNATURES EXPIRY DATE:

Digitally signed by Capen  
William  
Date: 2023.08.09 13:02:14  
+04'00'

AUTHORIZED SIGNATURE

**BALK HILL VILLAGE  
PRINCE GEORGE'S COUNTY  
MARYLAND  
KENT / 13TH ELECTION DISTRICT**

**KEY PLAN**

SCALE

0' 30' 60'

1" = 30'

5	10/19/18	AKL	ADDITIONAL CLEARING PER DIS- POSED PARCELS C-3, JAIL-BL
4	03/10/16	SGT	Specimen Tree planting replacement / Permanent fencing around preservation area 12?
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.
No.	DATE	BY	Description

**REVISIONS**

TEMPERATURE	CAR EMI
-------------	---------

DRAWN BY:

APPROVED BY

CHECKED BY LHB

TITLE

# TYPE II TREE CONSERVATION PLAN

PROJECT NO. 50059112

SHEET NO. 7 OF 17

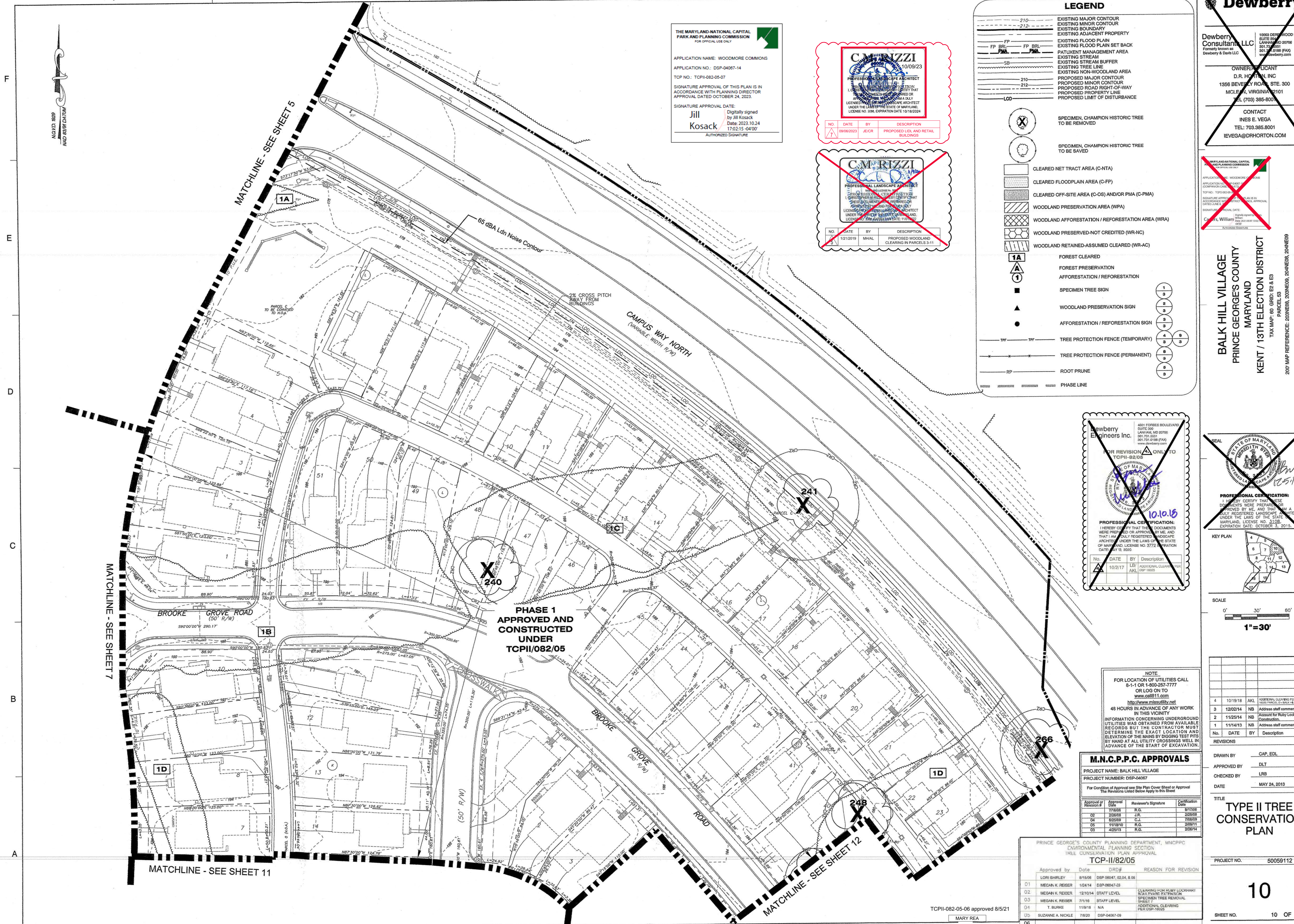










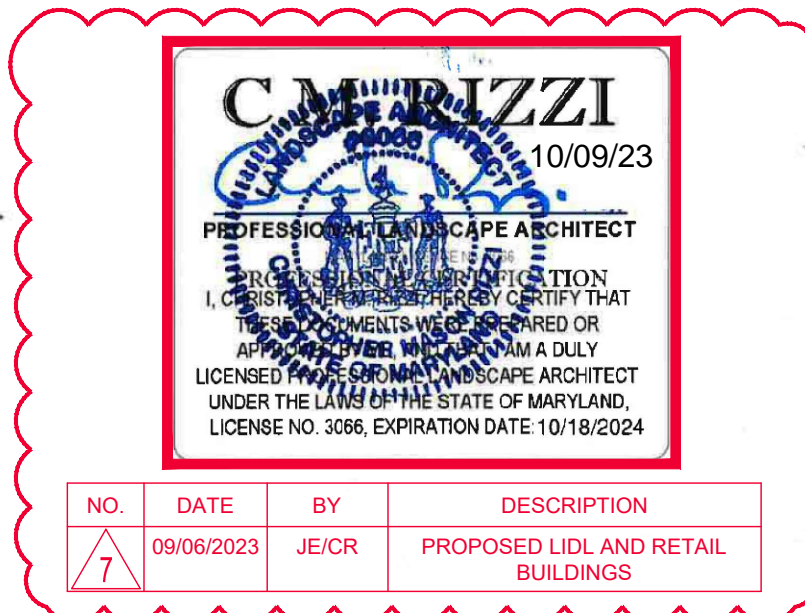


THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
FOR OFFICIAL USE ONLY

APPLICATION NAME: WOODMORE COMMONS  
APPLICATION NO.: DSP-04067-14  
TCP NO.: TCPII-082-05-07

SIGNATURE APPROVAL OF THIS PLAN IS IN  
ACCORDANCE WITH PLANNING DIRECTOR  
APPROVAL DATED OCTOBER 24, 2023.

SIGNATURE APPROVAL DATE:  
Jill Kosack  
Digitally signed by Jill Kosack  
Date: 2023.10.24 17:02:15 -04'00'  
AUTHORIZED SIGNATURE



**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, CHAMPION HISTORIC TREE TO BE REMOVED  
SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED

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 CLEARED (WR-AC)

FOREST CLEARED  
FOREST PRESERVATION  
AFFORESTATION / REFORESTATION  
SPECIMEN TREE SIGN  
WOODLAND PRESERVATION SIGN  
AFFORESTATION / REFORESTATION SIGN

TREE PROTECTION FENCE (TEMPORARY)  
TREE PROTECTION FENCE (PERMANENT)  
ROOT PRUNE  
PHASE LINE

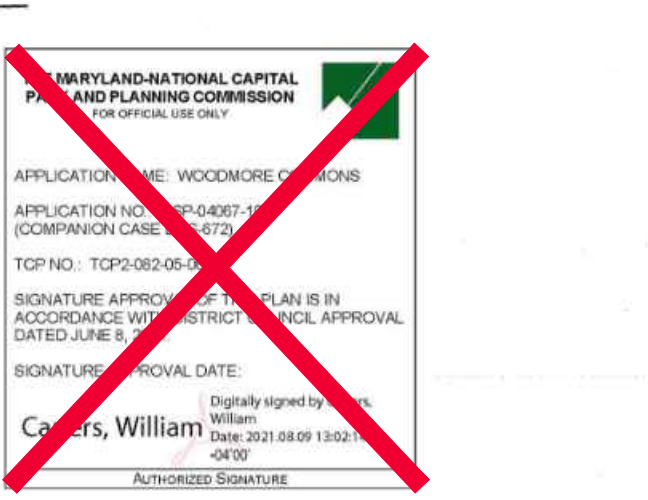
**Dewberry**

Dewberry  
Consultants, LLC  
Formerly known as  
Dewberry & Davis LLC

10003 DEERWOOD LANE  
SUITE 200  
LANHAM, MD 20706  
301.731.0551  
301.731.0188 (FAX)  
www.dewberry.com

OWNER/APPLICANT  
D.R. HORTON, INC.  
1356 BEVERLY ROAD, STE. 300  
MCLEEN, VIRGINIA 2101  
TEL (703) 385-8000

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: 60 GRID: E2 & E3  
PARCEL: 03  
2007 MAP REFERENCE: 203NE06, 203NE09, 204NE03, 204NE09

**Dewberry**  
Engineers Inc.

4001 FORBES BOULEVARD  
SUITE 200  
LANHAM, MD 20706  
301.731.0551  
301.731.0188 (FAX)  
www.dewberry.com

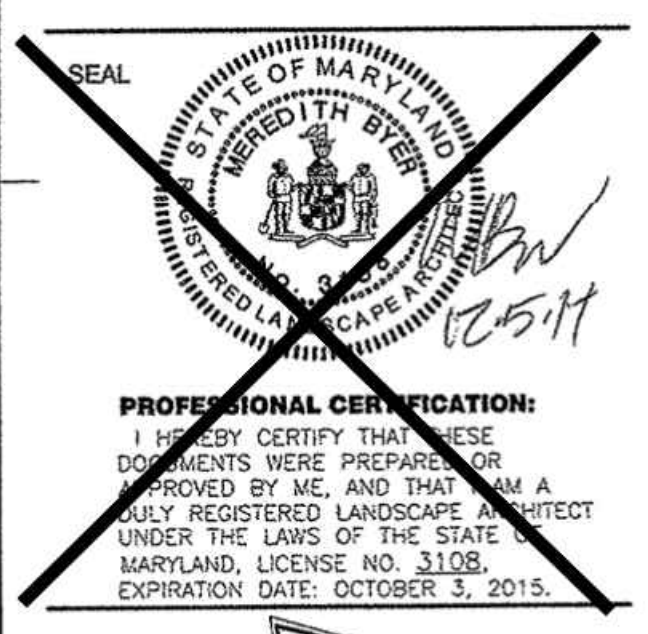
FOR REVISION ONLY TO  
TCPII-82-05

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 5, 2015.

10.10.15

PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE  
DOCUMENTS WERE PREPARED OR  
APPROVED BY ME, AND THAT I AM  
A DULY REGISTERED LANDSCAPE ARCHITECT  
UNDER THE LAWS OF THE STATE  
OF MARYLAND, LICENSE NO. 3772, EXPIRATION  
DATE: MAY 12, 2020.

No. DATE BY Description  
1 10/2/17 LB AKL ADDITIONAL CLEARING PER DSP-18025



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

NOTE  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
<http://www.misutility.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 Provisions Listed Below Apply to this Sheet

Approval of Revision #	Approval Date	Reviewer's Signature	Certification Date
01	7/6/06	R.G.	8/17/06
02	2/26/08	J.R.	2/25/08
04	6/25/09	C.J.	7/6/09
05	11/18/10	R.G.	2/20/11
09	4/25/13	R.G.	2/26/14

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

Approved by	Date	DRD#	REASON FOR REVISION
LORI SHIRLEY	8/15/06	DSP-08047, 02.04, & 05	
MEGAN K. REISER	1/24/14	DSP-08047-03	
MEGAN K. REISER	12/10/14	STAFF LEVEL	CLEARING FOR HUCK LUCKHART RETAIL YARD EXTENSION
MEGAN K. REISER	7/1/16	STAFF LEVEL	SPECIMEN TREE REMOVAL SHEET 7
T. BURKE	11/9/18	N/A	ADDITIONAL CLEARING
SUZANNE A. NICKLE	7/8/20	DSP-04067-09	PER DSP-18025
MARY REA	10/19/23	DSP-04067-14	PROPOSED LIDL AND RETAIL BUILDINGS

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

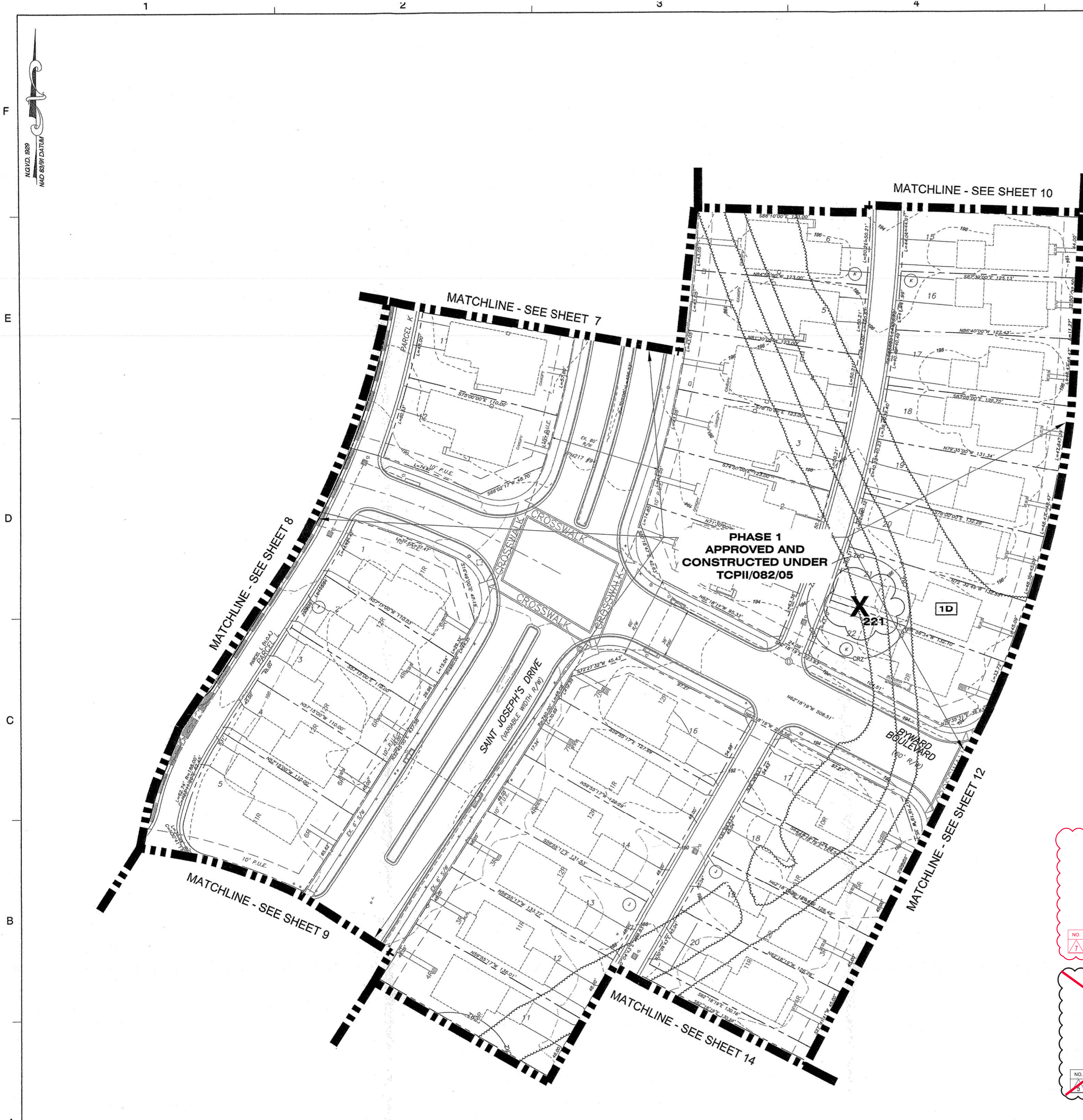
TITLE  
**TYPE II TREE  
CONSERVATION  
PLAN**

PROJECT NO. 50059112

10

SHEET NO. 10 OF 17





**LEGEND**

- 210 --- EXISTING MAJOR CONTOUR
- 212 --- EXISTING MINOR CONTOUR
- EXISTING ADJACENT PROPERTY
- FP --- EXISTING FLOOD PLAIN
- FP BRL --- EXISTING FLOOD PLAIN SET BACK
- PMA --- PATUXENT 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
- LOD ---
- SPECIMEN TREE SIGN
- ▲ WOODLAND PRESERVATION SIGN
- AFFORESTATION / REFORESTATION SIGN
- TFF --- TREE PROTECTION FENCE (TEMPORARY)
- TFF --- TREE PROTECTION FENCE (PERMANENT)
- RP --- ROOT PRUNE
- PHASE LINE
- 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)
- 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22
- 1A 1
- 1B 1
- 1C 1
- 1D 1
- 1E 1
- 1F 1
- 1G 1
- 1H 1
- 1I 1
- 1J 1
- 1K 1
- 1L 1
- 1M 1
- 1N 1
- 1O 1
- 1P 1
- 1Q 1
- 1R 1
- 1S 1
- 1T 1
- 1U 1
- 1V 1
- 1W 1
- 1X 1
- 1Y 1
- 1Z 1

**C. M. RIZZI**  
10/09/23  
PROFESSIONAL LANDSCAPE ARCHITECT  
I HEREBY CERTIFY THAT THE DOCUMENTS I HAVE PREPARED OR APPROVED ARE MY OWN WORK AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3086, EXPIRATION DATE 10/18/2024

NO.	DATE	BY	DESCRIPTION
1	09/08/2023	JE/C	PROPOSED LUL AND RETAIL BUILDINGS

**C. M. RIZZI**  
10/10/15  
PROFESSIONAL LANDSCAPE ARCHITECT  
I HEREBY CERTIFY THAT THE DOCUMENTS I HAVE PREPARED OR APPROVED ARE MY OWN WORK AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3772, EXPIRATION DATE 10/18/2024

NO.	DATE	BY	DESCRIPTION
1	12/12/2019	MMH	PROPOSED WOODLAND CLEARING IN PARCELS 3-11

**Dewberry Engineers Inc.**  
4001 FORBES BOULEVARD  
SUITE 300  
LANHAM, MD 20706  
301.751.8881  
301.751.0188 (FAX)  
www.dewberry.com

**FOR REVISION ONLY TO**  
TCPII-82/05

**PROFESSIONAL CERTIFICATION:**  
I HEREBY CERTIFY THAT THE DOCUMENTS I HAVE PREPARED OR APPROVED ARE MY OWN WORK AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3772, EXPIRATION DATE 10/18/2024

NO.	DATE	BY	DESCRIPTION
1	10/2/17	AKL	ADDITIONAL CLEARING PER DSP-10025

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

APPLICATION NAME: WOODMORE COMMONS  
APPLICATION NO.: DSP-04067-14  
TCP NO.: TCPII-082-05-07  
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED OCTOBER 24, 2023.

SIGNATURE APPROVAL DATE:  
**Jill Kosack**  
Digitally signed by Jill Kosack  
Date: 2023.10.24 17:02:15 -0400  
AUTHORIZED SIGNATURE

**NOTE**  
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO [www.missutility.net](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.

**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 Date	Approval	Reviewer's Signature	Certification Date
02	2/28/08	J.R.	2/28/08
04	6/28/09	C.J.	7/28/09
05	11/18/10	R.G.	2/26/11
03	4/28/13	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
LORI SHIRLEY	8/15/08	DSP-08047-02, 04, & 06	
MEGAN K. REISER	1/24/14	DSP-08047-03	
MEGAN K. REISER	12/10/14	STAFF LEVEL	CLEARING FOR RUBY LOCKHART
MEGAN K. REISER	7/1/16	STAFF LEVEL	SPECIMEN TREE REMOVAL
T. BURKE	11/9/18	N/A	ADDITIONAL CLEARING
SUZANNE A. NICKLE	7/8/20	DSP-04067-09	PER DSP-10025

TCPII/82/05-06 approved on 8/5/21  
MARY REA

**Dewberry Consultants LLC**  
10003 DEERWOOD LANE  
SUITE 200  
LANHAM, MD 20706  
301.751.8881  
301.751.0188 (FAX)  
www.dewberry.com

**OWNER/APPLICANT**  
D.R. HORTON, INC.  
1356 BEVERLY ROAD, STE. 300  
MCLEAN, VIRGINIA 22101  
TEL: (703) 385-8000

**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: 60 GRID: E2 & E3  
PARCEL: 63  
2007 MAP REFERENCE: 203NE6, 203NE9, 204NE6, 204NE9

**PROFESSIONAL CERTIFICATION:**  
I HEREBY CERTIFY THAT THE DOCUMENTS I HAVE PREPARED OR APPROVED ARE MY OWN WORK AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3108, EXPIRATION DATE: OCTOBER 3, 2015.

**KEY PLAN**

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

**REVISIONS**

No.	DATE	BY	Description
4	10/19/18	AKL	ADDITIONAL CLEARING PER DSP-10025 PER RUBY LOCKHART
3	12/02/14	NB	Address staff comments.
2	11/25/14	NB	Account for Ruby Lockhart
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

**SHEET NO.** 11 OF 17









**BALK HILL VILLAGE  
PRINCE GEORGE'S COUNTY  
MARYLAND  
KENT / 13TH ELECTION DISTRICT**

200' MAP REFERENCE: 203NE08, 203NE09, 204NE08, 204NE09



**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, 2017.



SCALE

0' 30' 60'

**1"=30'**

5	10/9/18	AKL	ADDITIONAL CLEARING PER DSP 16025 PARCEL D - BALK HILL
4	03/10/16	SGT	Spoomchin Tree planting replacement / Permanent fencing around preservation area "D"
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.
No.	DATE	BY	Description

REVISIONS

DRAWN BY CAP, EDL

APPROVED BY DLT

CHECKED BY LRB

DATE MAY 24, 2013

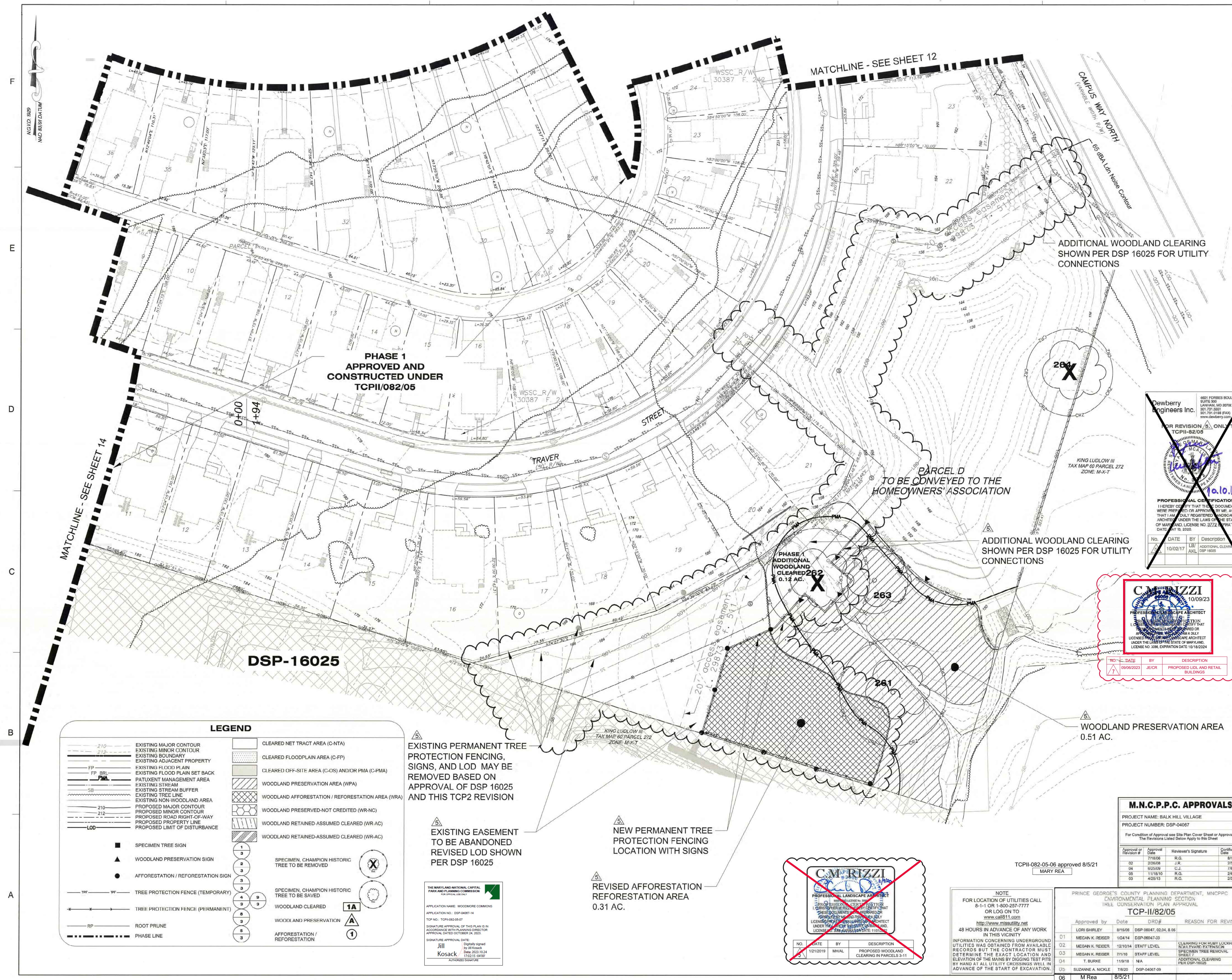
TITLE

TYPE II TREE  
CONSERVATION  
PLAN

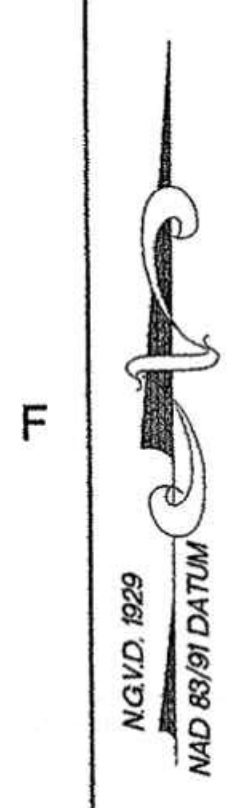
PROJECT NO. 50059112

13

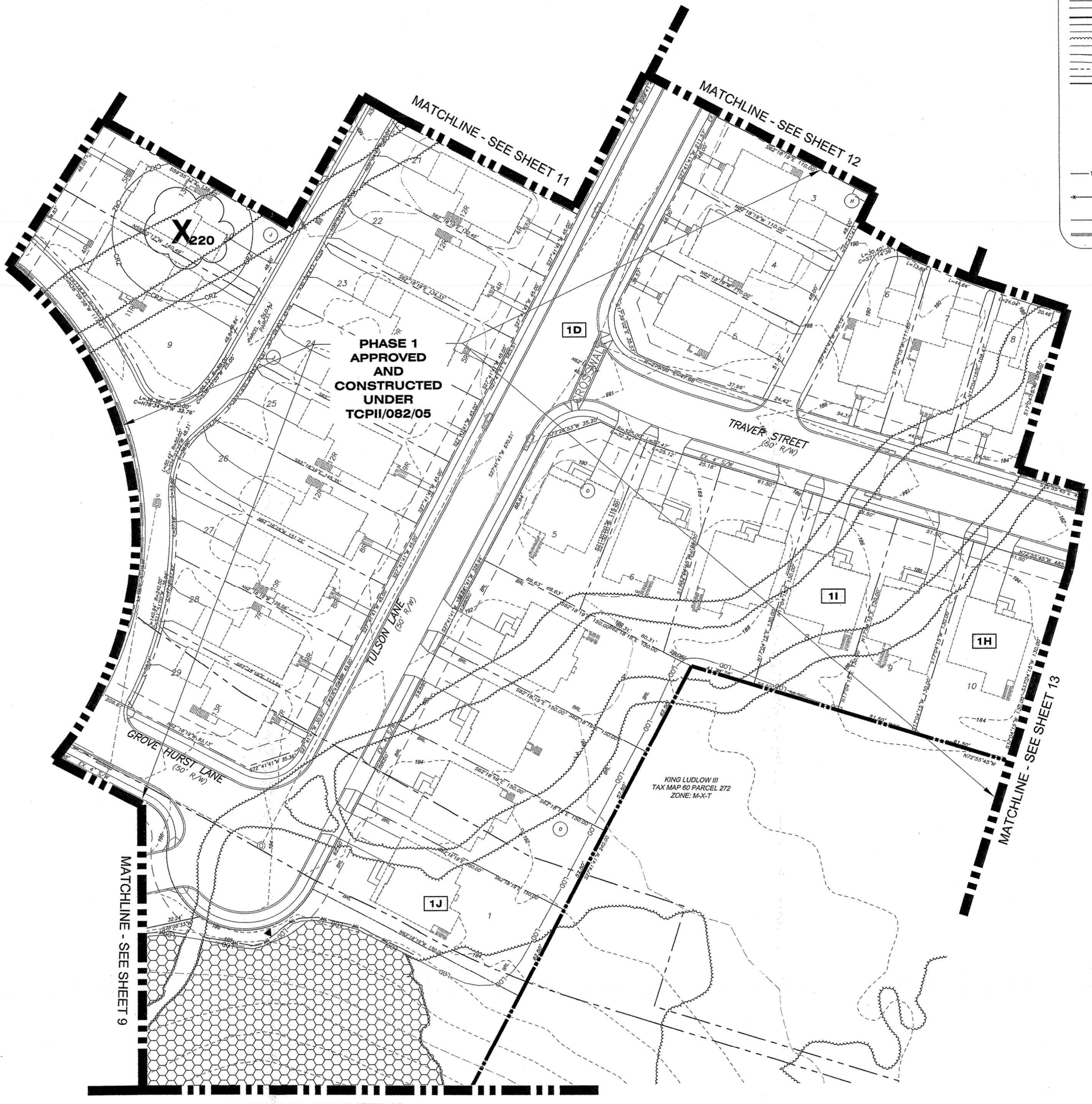
SHEET NO. 13 OF 17







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

■	SPECIMEN TREE SIGN	1	SPECIMEN, CHAMPION HISTORIC TREE TO BE SAVED
▲	WOODLAND PRESERVATION SIGN	2	
●	AFFORESTATION / REFORESTATION SIGN	3	
— TPF —	TREE PROTECTION FENCE (TEMPORARY)	4	SPECIMEN, CHAMPION HISTORIC TREE TO BE REMOVED
— TPF —	TREE PROTECTION FENCE (PERMANENT)	5	
— RP —	ROOT PRUNE	6	
— PL —	PHASE LINE	7	

1A	FOREST CLEARED
1B	FOREST PRESERVATION
1C	AFFORESTATION / REFORESTATION

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

APPLICATION NAME: WOODMORE COMMONS  
APPLICATION NO.: DSP-04087-14  
TCP NO.: TCPII-082-05-07

SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH PLANNING DIRECTOR APPROVAL DATED OCTOBER 24, 2023.

SIGNATURE APPROVAL DATE:  
Jill Kosack  
17.02.15-04.00

**CM RIZZI**  
10/09/23  
PROFESSIONAL LANDSCAPE ARCHITECT  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3086, EXPIRATION DATE 10/18/2024.

NO.	DATE	BY	DESCRIPTION
1	09/06/2023	JEICR	PROPOSED LID AND RETAIL BUILDINGS

**CM RIZZI**  
10/10/23  
PROFESSIONAL LANDSCAPE ARCHITECT  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3086, EXPIRATION DATE 10/18/2024.

NO.	DATE	BY	DESCRIPTION
1	12/12/19	MH/L	PROPOSED WOODLAND CLEARING IN PARCELS 3-11

**Dewberry Engineers Inc.**  
4001 FORBES BOULEVARD  
SUITE 300  
LANHAM, MD 20706  
301.731.2550  
301.731.0188 (FAX)  
www.dewberry.com

**FOR REVISION ONLY TO TCPII-82/05**

**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. 3272, EXPIRATION DATE 10/18/2024.

NO.	DATE	BY	DESCRIPTION
1	10/2/17	LSJ	ADDITIONAL CLEARING PER DSP-16023
2	10/2/17	AKL	

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

PROJECT NAME: BALK HILL VILLAGE  
PROJECT NUMBER: DSP-04087

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

Approval or Revision #	Date	Approval	Reviewer's Signature	Certification Date
01	7/18/06	R.S.	J.R.	8/17/08
02	2/26/08	J.R.		2/28/08
04	6/28/09	C.J.		7/08/09
05	11/18/10	R.S.		2/28/11
05	4/25/13	R.S.		2/28/14

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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	8/15/06	DSP-09047, 02.04, & 05	
MEGAN K. REISER	1/24/14	DSP-09047-03	
MEGAN K. REISER	12/10/14	STAFF LEVEL	CLEARING FOR RUBY LOOK-ART RAILROAD EXTENSION
MEGAN K. REISER	7/1/16	STAFF LEVEL	SPECIMEN TREE REMOVAL SHEET
T. BURKE	11/6/18	N/A	ADDITIONAL CLEARING PER DSP-16023
SUZANNE A. NICKLE	7/8/20	DSP-04087-09	

**Dewberry**  
Dewberry Consultants LLC  
Formerly known as Dewberry & Davis LLC

10000 DEERWOOD LANE  
SUITE 300  
LANHAM, MD 20706  
301.731.2550  
301.731.0188 (FAX)  
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OWNER/CLIENT  
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MCLEAN, VIRGINIA 22101  
TEL (703) 385-8001

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

**MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**  
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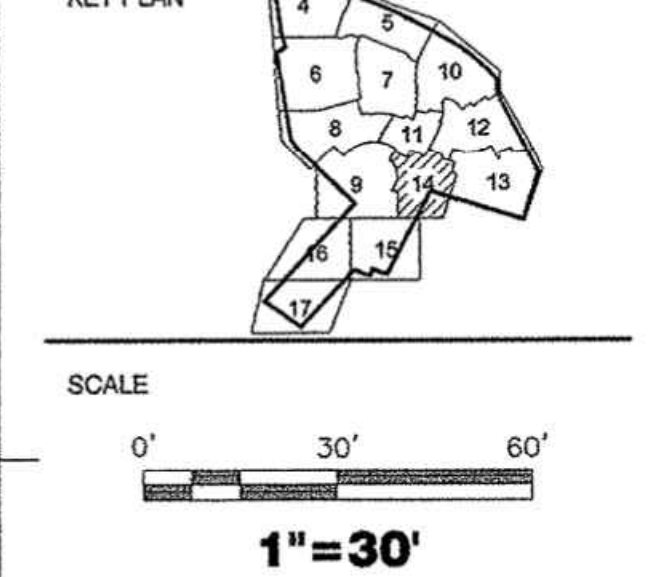
SIGNATURE APPROVAL DATE:  
Jill Kosack  
17.02.15-04.00

**BALK HILL VILLAGE**  
**PRINCE GEORGE'S COUNTY**  
**MARYLAND**  
**KENT / 13TH ELECTION DISTRICT**

TAX MAP: 60 GRD: E2 & E3  
PARCEL: C3  
200' MAP REFERENCE: 203NE09, 203NE09, 204NE03, 204NE09

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KEY PLAN



No.	DATE	BY	DESCRIPTION
4	10/19/18	AKL	ADDITIONAL CLEARING PER DSP-16023 PARCEL D - BALK HILL
3	12/02/14	NB	Address staff comments.
2	11/25/14	NB	Account for Ruby Look-art Construction.
1	11/14/13	NB	Address staff comments.

DRAWN BY: OAP\_EDL  
APPROVED BY: DLT  
CHECKED BY: LRB  
DATE: MAY 24, 2013

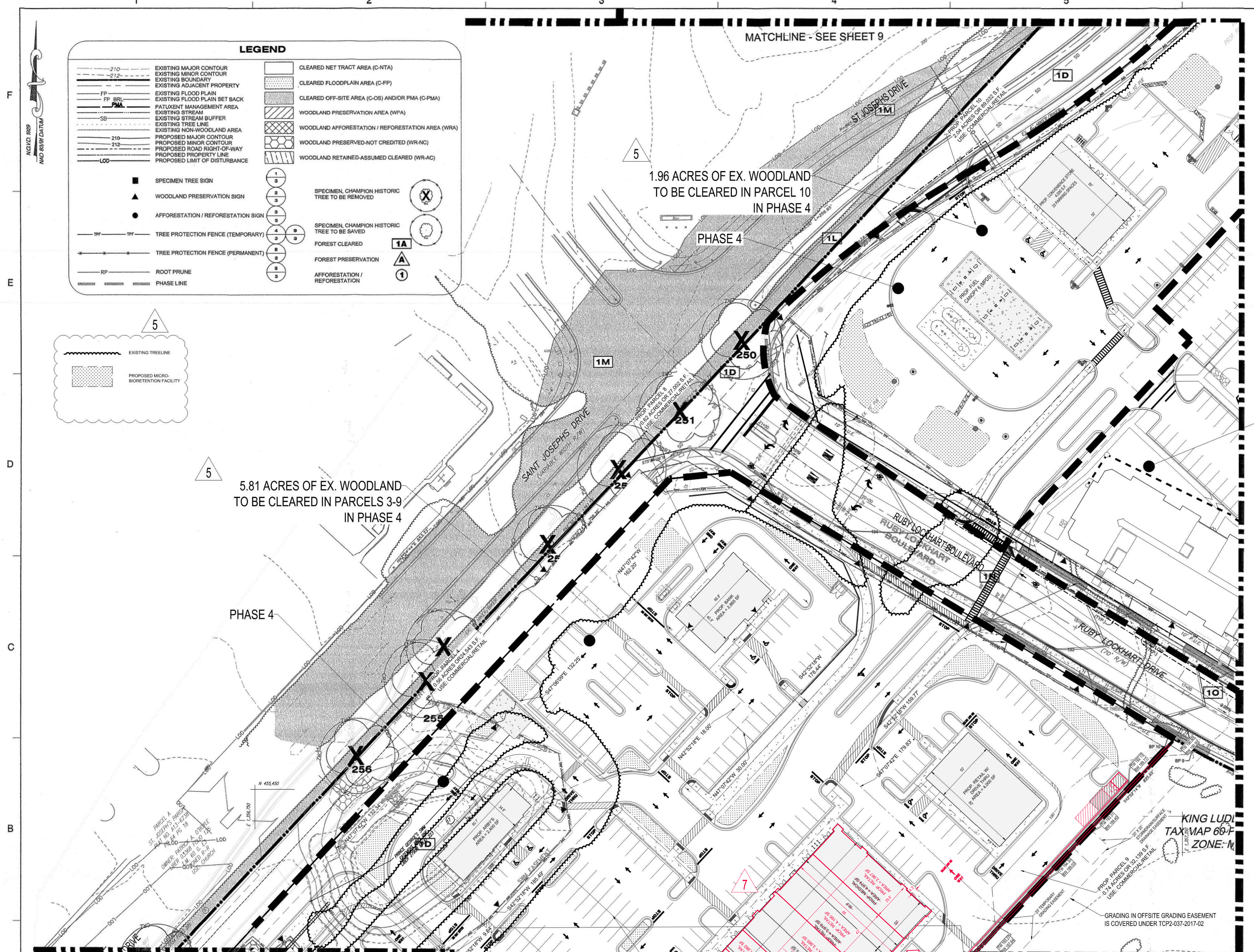
TITLE: TYPE II TREE CONSERVATION PLAN

PROJECT NO. 50059112









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**LEGEND**

210 --- EXISTING MAJOR CONTOUR  
212 --- EXISTING MINOR CONTOUR  
--- EXISTING BOUNDARY  
--- EXISTING ADJACENT PROPERTY  
--- EXISTING FLOOD PLAIN  
--- EXISTING FLOOD PLAIN SET BACK  
--- PATIENT MANAGEMENT AREA  
--- EXISTING STREAM  
--- 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

■ SPECIMEN TREE SIGN  
▲ WOODLAND PRESERVATION SIGN  
● AFFORESTATION / REFORESTATION SIGN

--- TPF --- TPF --- TREE PROTECTION FENCE (TEMPORARY)  
--- TPF --- TPF --- TREE PROTECTION FENCE (PERMANENT)  
--- RP --- RP --- ROOT PRUNE  
--- PHASE LINE

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 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**LEGEND**

EXISTING MAJOR CONTOUR  
EXISTING MINOR CONTOUR  
EXISTING BOUNDARY  
EXISTING ADJACENT PROPERTY  
EXISTING FLOOD PLAIN  
EXISTING FLOOD PLAIN SET BACK  
PATIENT 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

210  
212  
FP  
PMA  
SB  
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LOD

■ SPECIMEN TREE SIGN  
▲ WOODLAND PRESERVATION SIGN  
● AFFORESTATION / REFORESTATION SIGN

— TFF — TFF — TREE PROTECTION FENCE (TEMPORARY)  
— TFF — TFF — TREE PROTECTION FENCE (PERMANENT)  
— RP — ROOT PRUNE

PHASE LINE

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)

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

APPLICATION NAME: WOODMORE COMMONS  
APPLICATION NO.: DSP-04067-14  
TCP NO.: TCP11-082-05-07

SIGNATURE APPROVAL OF THIS PLAN IS IN  
ACCORDANCE WITH PLANNING DIRECTOR  
APPROVAL DATED OCTOBER 24, 2023.

SIGNATURE APPROVAL DATE: Digitally signed  
by Jill Kosack  
Date: 2023.10.24  
17:02:15 -04'00'

AUTHORIZED SIGNATURE

**C. M. RIZZI**  
10/09/23  
PROFESSIONAL LANDSCAPE ARCHITECT  
I HEREBY CERTIFY THAT THESE DOCUMENTS  
WERE PREPARED OR APPROVED BY ME, AND  
THAT I AM A DULY REGISTERED LANDSCAPE  
ARCHITECT UNDER THE LANDSCAPE ARCHITECT  
ACT OF 1998, CHAPTER 23, § 2-101, OF THE  
LAW OF THE STATE OF MARYLAND, LICENSE  
NO. 3086, EXPIRATION DATE 10/18/2024

NO. DATE BY DESCRIPTION  
1 09/08/2023 JE/CR PROPOSED LIDL AND RETAIL  
BUILDINGS

**C. M. RIZZI**  
10/11/2023  
PROFESSIONAL LANDSCAPE ARCHITECT  
I HEREBY CERTIFY THAT THESE DOCUMENTS  
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ACT OF 1998, CHAPTER 23, § 2-101, OF THE  
LAW OF THE STATE OF MARYLAND, LICENSE  
NO. 3086, EXPIRATION DATE 10/18/2024

NO. DATE BY DESCRIPTION  
1 10/21/2019 MH/L PROPOSED WOODLAND  
CLEARING IN PARCELS 3-11

**Dewberry**

Dewberry  
Consultants LLC  
10000 DEERWOOD LANE  
SUITE 200  
LANHAM, MD 20706  
301.731.0201  
301.731.0188 (FAX)  
www.dewberry.com

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

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

THE MARYLAND NATIONAL CAPITAL  
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AUTHORIZED SIGNATURE

BALK HILL VILLAGE  
PRINCE GEORGE'S COUNTY  
MARYLAND  
KENT / 13TH ELECTION DISTRICT  
TAX MAP: 80 GRID: E2 & E3  
PARCEL: 63  
200' MAP REFERENCE: 20NE09, 20NE09, 20NE08, 20NE09

**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 LANDSCAPE ARCHITECT  
ACT OF 1998, CHAPTER 23, § 2-101, OF THE  
LAW OF THE STATE OF MARYLAND, LICENSE  
NO. 3108, EXPIRATION DATE: OCTOBER 3, 2015.

KEY PLAN

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

**NOTE**  
FOR LOCATION OF UTILITIES CALL  
8-1-1 OR 1-800-257-7777  
OR LOG ON TO  
www.misutility.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.

REVISIONS

No.	DATE	BY	Description
4	10/19/18	AKL	ADDITIONAL CLEARING FOR DIS-
3	12/02/14	NB	Address staff comments.
2	11/25/14	NB	Account for Rully Lockhart
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

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 SHIRLEY	8/15/08	DSP 06047, 02.04, 8.06	
01 MEGAN K. REISER	10/21/14	DSP 06047-03	CLEARING FOR HUBBY LOCKHART
02 MEGAN K. REISER	12/10/14	STAFF LEVEL	RETAIL FLOOR EXTENSION
03 MEGAN K. REISER	7/1/16	STAFF LEVEL	SPECIMEN TREE REMOVAL
04 T. BURKE	11/9/18	N/A	SHEET 7
05 SUZANNE A. NICKLE	7/8/20	DSP-04067-09	ADDITIONAL CLEARING
06 MARY REA	8/5/21	DSP-04067-10	PERM 10025
07 Mary Rea	10/19/23	DSP-04067-14	PROPOSED LIDL AND RETAIL BUILDINGS