

PLANTING PROCEDURES FOR RESTORATION AREAS (LANDSCAPE AND SEEDING STOCK)

A. Tree planting for adding and replacement, restoration will be completed within 6 months of the completion of final grading, provided that 1 year be done in the specified planting window. An additional 6 months may be necessary in order to start during the planting window. If a tree is established in the window and replacement, restoration or replanting for the golf course within the described time frame will result in a failure to receive a pass permit for the golf course and/or a violation of this plan. No using the estimated \$130 per square foot density unless a written extension is approved by the DER.

DER shall be notified prior to soil preparation or initiation of any tree planting on this site.

Results of survival checks for all tree planting shall be reported to DER.

Prior to the issuance of any permits, the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

Name _____
Address _____
Phone Number _____

* Planting window for bare root seedlings = December 1st – Apr. 30th. * Planting window for landscape stock = March 1st – December 30th. No planting will occur while the ground is frozen.

* Species List - Based on the "Native Forest" condition of the area in which Oak Creek Club Community is located (see "Restoration" section of the plan).

* Seeding rate to be 1 1/2" to 1 1/2" caliper with roots not less than 3' long. Landscape stock to range from 1" to 1 1/2" caliper.

* Seeding and Quality = See "Restoration Plant List".

* Layout - For seedlings see "Planting Layout" card. For landscape stock - see "Top" planting plan.

* The designated regulatory agency shall "inspect site".

* No tree shelters are to be used for seedlings in any excessive dense growth is evident or indications of invasive species are present. Tree shelters include native sapling shading bio mulch and mesh canopy ability to establish root systems.

* Each individual seedling is to be tagged with fluorescent tagging tape and mulched with 2" of composted wood chips or shredded hardwood mulch for maintenance and monitoring purposes.

Each landscape tree shall be mulched with 2-3" of composted shredded hardwood mulch. If any tree, or in a planting bed where mulch will be spread throughout.

SITE PREPARATION (EXPOSED AND NEWLY GRADED SOILS)

1. Contractor is to perform soil tests in proposed planting areas prior to site preparation, to identify potential nutrient and pH deficiencies.

2. Soil shall be free of contaminants (oil products, concentrated soluble salts, ferrous iron, soil borne and soluble microorganisms).

3. Apply soil amendments, if specified, prior to final grading, rock, final grading, etc. Soil amendments are to be determined by the University of Maryland Cooperative Extension Service or a qualified Ecologist based on soil test results.

4. Slopes steeper than 3:1 grade shall have the top 1-3 inches of soil slope and friable before seeding.

5. Seed and fertilizer. Seed with a hydroseeder for slopes greater than one half slope. Dry seed with a manual centrifugal spreader for slopes less than one half slope and that are inaccessible to hydroseeding equipment (see seeding specifications to follow for correct method). Fertilizer is to be incorporated into the "hydroseed mix" if hydroseeding is performed, or it is to be applied with a manual centrifugal spreader. Dry seeding is the method used. Fertilizer (see seed and fertilizer rates) is to be determined by University of Maryland Cooperative Extension Service or a qualified Ecologist based on soil test results.

6. Hydroseeding applications for all times from rain and drying winds. Plants that cannot be planted more than three (3) calendar days after adequate irrigation and protection from the elements is provided on site.

7. Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches or limbs.

8. Plants shall be bound, vigorous and healthy. They shall be free of disease and insect pests and shall have healthy, well developed root systems. Trunks and branches shall be free of cuts and abrasions over one inch (1") in any dimension.

9. Container-grown plants shall not have roots that encircle the rootball.

10. All plants shall be certified pest-free by the Department of Agriculture of the state of origin.

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WOODLAND CONSERVATION AREA MANAGEMENT NOTES

Removal of Hazardous Trees or Hazardous Limbs By Developers or Builders

The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the Department of Environmental Resources as dead or hazardous may be removed.

1. A tree is considered hazardous if a condition is present which leads to a Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A300 Pruning Standards ("Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices").

2. If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the ANSI A300 Pruning Standards ("Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices").

3. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lot or parcels which the trees are located. Only after approval of the appropriate inspector may there be cut by chainsaw to near the existing ground level. The stump may not be removed or covered with soil, mulch or other materials that would inhibit sprouting.

4. Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by tree chipping, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.

5. The contractor implementing the restoration plan is subject to a binding maintenance agreement for the term of 5 years. RM practices will be employed as needed to control weeds, insects and pests. The contractor is responsible for the following:

1. Field check the planting area according to the following schedule:

Year 1 - 3 times (March-April), (July-August), (October-November)

Year 2-3 - Twice annually (May-July), (September-October).

Years 4-5 - Once annually (May-September). * Appropriate, remove temporary tree protection fencing at this time.

Field Data Forms (Condition check sheets) will be sent to the client after each visit.

II. Applying a dependent on rainfall and the amount and frequency of rain. Plants will be watered as needed, during years 1-3, depending on rainfall. One of season and insect timing.

III. Field check the planting area according to the following schedule:

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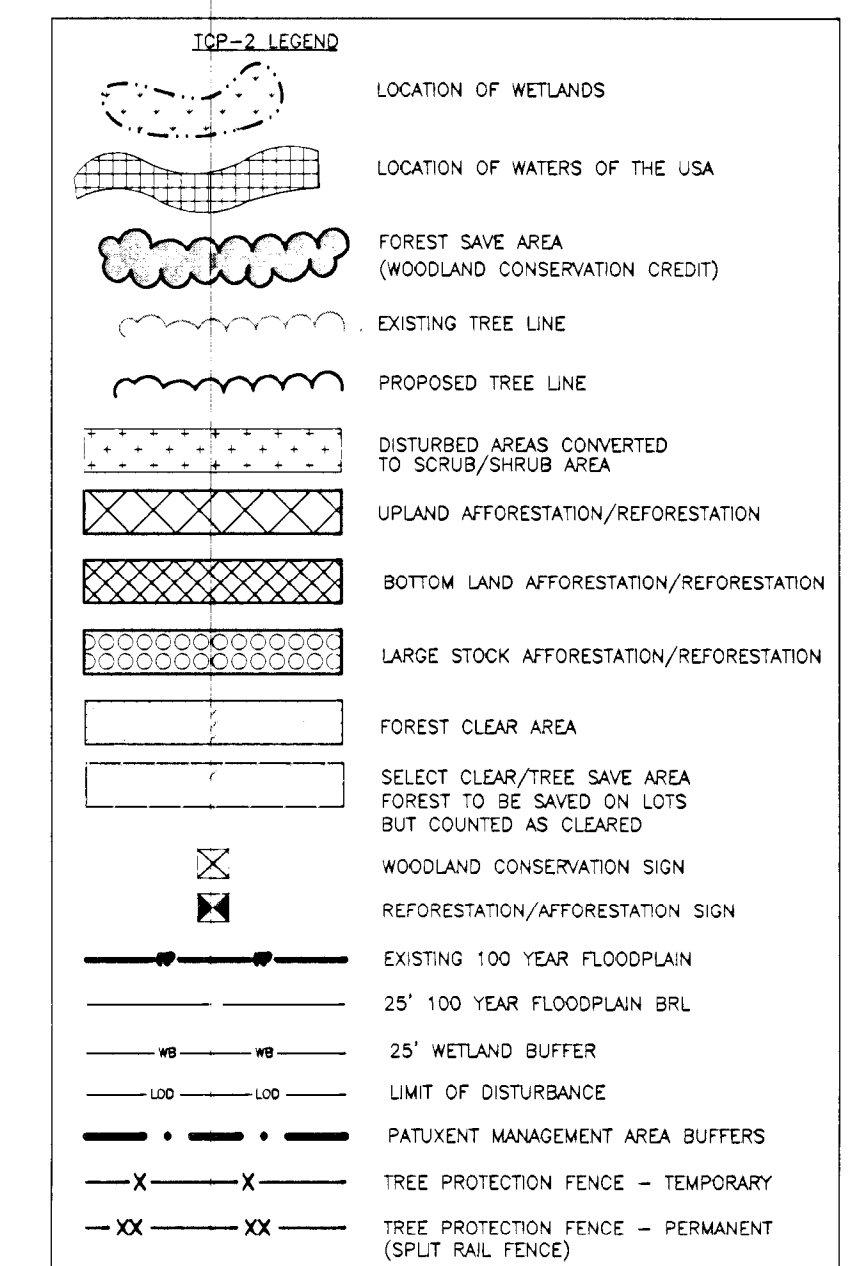
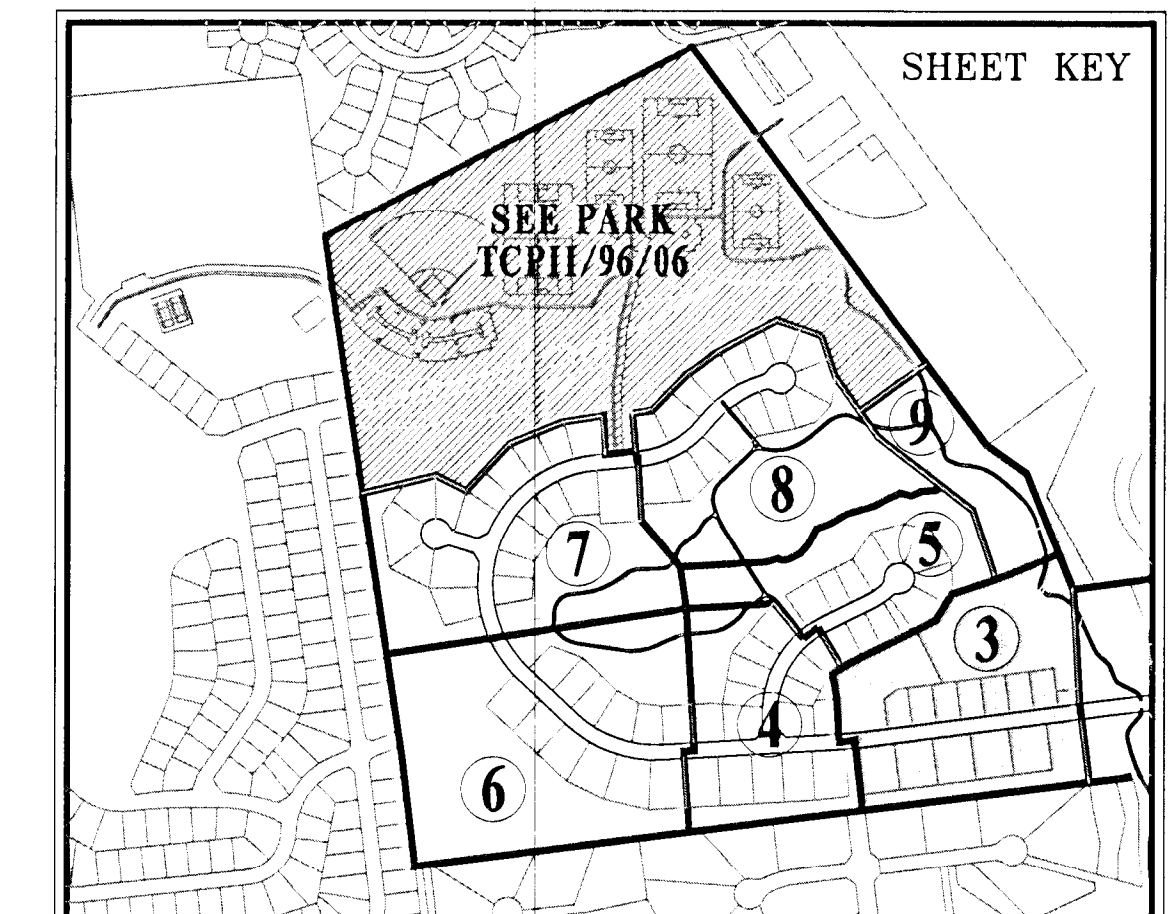
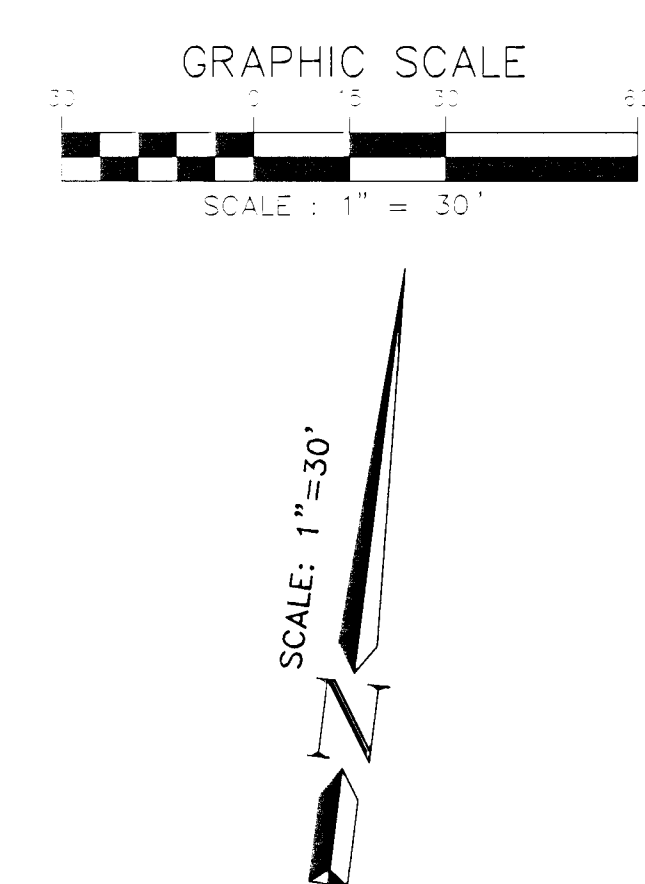
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NOTE: PRIOR TO CONSTRUCTION OF ANY TRAIL ON LAND TO BE DEDICATED TO MNCPPC, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY MNCPPC PARKS DEPARTMENT. FOR ALL OTHER TRAILS THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY ENVIRONMENTAL PLANNING SECTION, THE DER INSPECTOR AND MNCPPC SR. TRAILS COORDINATOR

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: OAK CREEK CLUB - PHASE III			
PROJECT NUMBER: SDP-0417			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet			
The Revision Listed Below Apply to this Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	07-26-05	RUTH GROVER	11-07-05
02	08-27-07	RUTH GROVER	09-07-07
If this Approvals Block has been duplicated or modified in any way by digital or other methods of reproduction, the signature of a licensed engineer, architect or landscape architect below guarantees the plans are the approved certified plans:			
Signature: _____			
Title: _____			

M.N.C.P.P.C. Prince George's County Planning Department Environmental Planning Section			
APPROVAL TREE CONSERVATION PLAN			
TCP II / 51 / 05			
Approved by			
01	K. FINCH	11/15/05	
02	K. FINCH	08/27/07	
03			
04			
05			
06			

TREE CONSERVATION PLAN CERTIFIED BY:

7/31/14 *Sierra Stewart*

Sierra P. Stewart, NLA, ASLA
WD Registered Landscape Architect #512

Seal not valid without signature

THIS BLOCK IS FOR OFFICIAL USE ONLY

Official use of this block is limited to the use of the Planning Board, or a member of the Planning Board, in the exercise of their official duties.

M.N.C.P.P.C. APPROVAL

PROJECT NAME: OAK CREEK CLUB

PROJECT NUMBER: SDP-0417-02

In the Conditions of Approval see Site Plan Cover Sheet or Approval Sheet

Revision numbers must be included in the Project Number

TCP II- 51/05 - LANDBAY 'K'

OAK CREEK CLUB

QUEEN ANNE (7TH) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

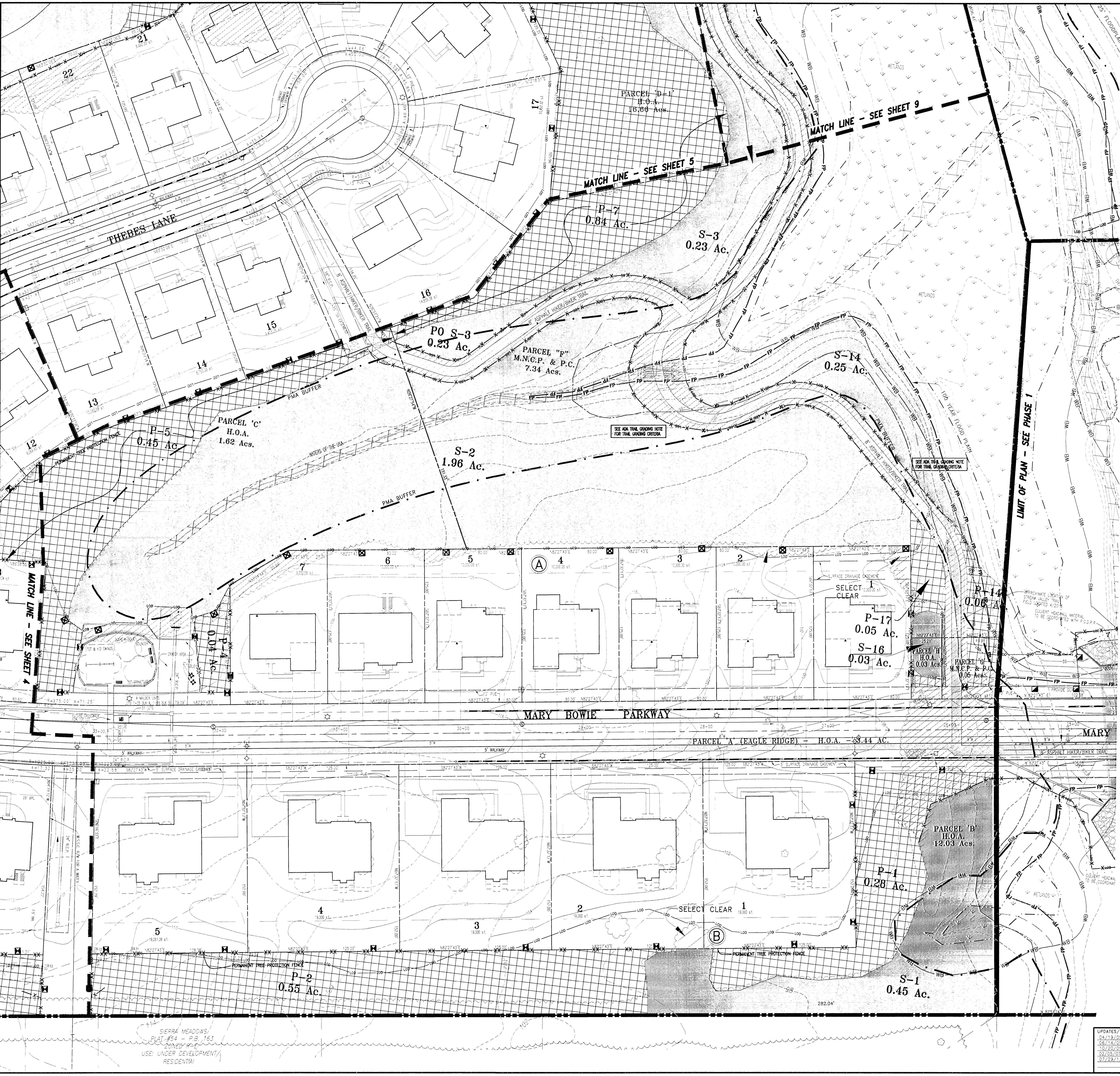
CPJ Associates Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone: (301) 434-7000 E-mail: cjohnson@cpja.com Fax: (301) 434-9394
FAIRFAX, VA

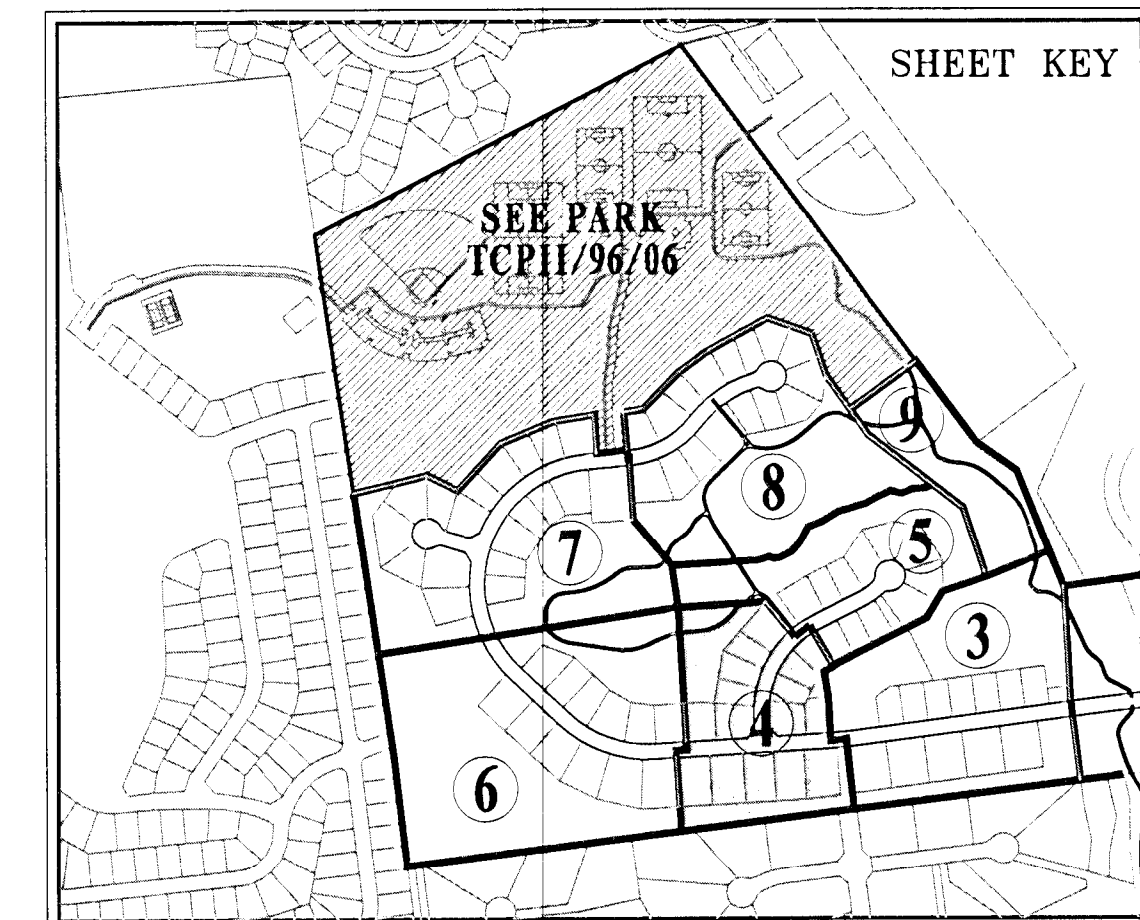
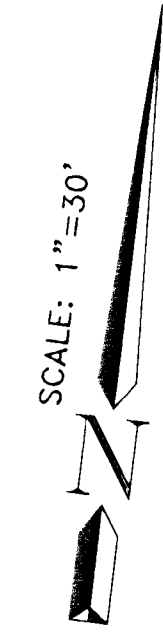
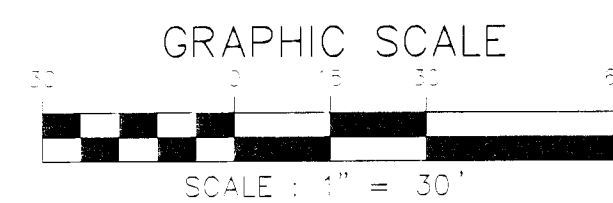
CLIENT: NVA/US CAVALIER OAK CREEK OWNER, LLC 1000 FLAZA AMERICA DR. SUITE 202 RESTON, VA 20190 (703) 449-3000	PRELIMINARY PLAN NO: 4-0002 DESIGN: MLB DRAFT: HWD DATE: DECEMBER 2004 SCALE: 1"=30'	SITE PLAN NO: SDP-0417 SHEET: 3 OF 9 FILE NO: 31-18-22.2 D
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UPDATES/REVISIONS:

- 04/19/05 REVISED PER MNCPPC COMMENTS - MLB
- 05/14/05 ADDRESSED MNCPPC COMMENTS - MLB
- 10/20/05 ADDRESSED MNCPPC COMMENTS - MLB
- 07/09/07 UPDATE FLOODPLAIN & 100 PER APPROVED END PLANS - SPS
- 07/27/13 UPDATE STREAM VALLEY TRAIL & PARCEL AREAS - SPS

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TOP-2 LEGEND

	LOCATION OF WETLANDS
	LOCATION OF WATERS OF THE USA
	FOREST SAVE AREA (WOODLAND CONSERVATION CREDIT)
	EXISTING TREE LINE
	PROPOSED TREE LINE
	DISTURBED AREAS CONVERTED TO SCRUB/SHRUB AREA
	UPLAND AFFORESTATION/REFORESTATION
	BOTTOM LAND AFFORESTATION/REFORESTATION
	LARGE STOCK AFFORESTATION/REFORESTATION
	FOREST CLEAR AREA
	SELECT CLEAR/TREE SAVE AREA (FOREST TO BE SAVED ON LOTS BUT COUNTED AS CLEARED)
	WOODLAND CONSERVATION SIGN
	REFORESTATION/AFFORESTATION SIGN
	EXISTING 100 YEAR FLOODPLAIN
	25' 100 YEAR FLOODPLAIN BRL
	25' WETLAND BUFFER
	LIMIT OF DISTURBANCE
	PATUXENT MANAGEMENT AREA BUFFERS
	TREE PROTECTION FENCE - TEMPORARY
	TREE PROTECTION FENCE - PERMANENT (SPLIT RAIL FENCE)

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Signature: _____

Title: _____

M.N.C.P.P.C. Prince George's County Planning Department Environmental Planning Section

APPROVAL

TREE CONSERVATION PLAN

TCP II / 51 / 05

Approved by

01	K. FINCH	11/15/05
02	K. FINCH	08/27/07
03		
04		
05		
06		

TREE CONSERVATION PLAN CERTIFIED BY:

1/31/14 *Sierra Meadows*

Seal not valid without signature

THIS BLOCK IS FOR OFFICIAL USE ONLY

CPJ used with this block must include the signature of the Planning Board, the signature of the District Council

MNCPPC APPROVAL

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PROJECT NUMBER: SDP-0417-02

The Conditions of Approval are on the Site Plan Cover Sheet or Approval Sheet

For more information visit the website at the Project Number

TCP II - 51/05 - LANDBAY 'K'

OAK CREEK CLUB

QUEEN ANNE (7TH) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates Charles P. Johnson & Associates, Inc.

PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

1751 ELTON ROAD, SUITE 500 SILVER SPRING, MARYLAND 20905

Phone: (301) 584-7000 Fax: (301) 584-9594

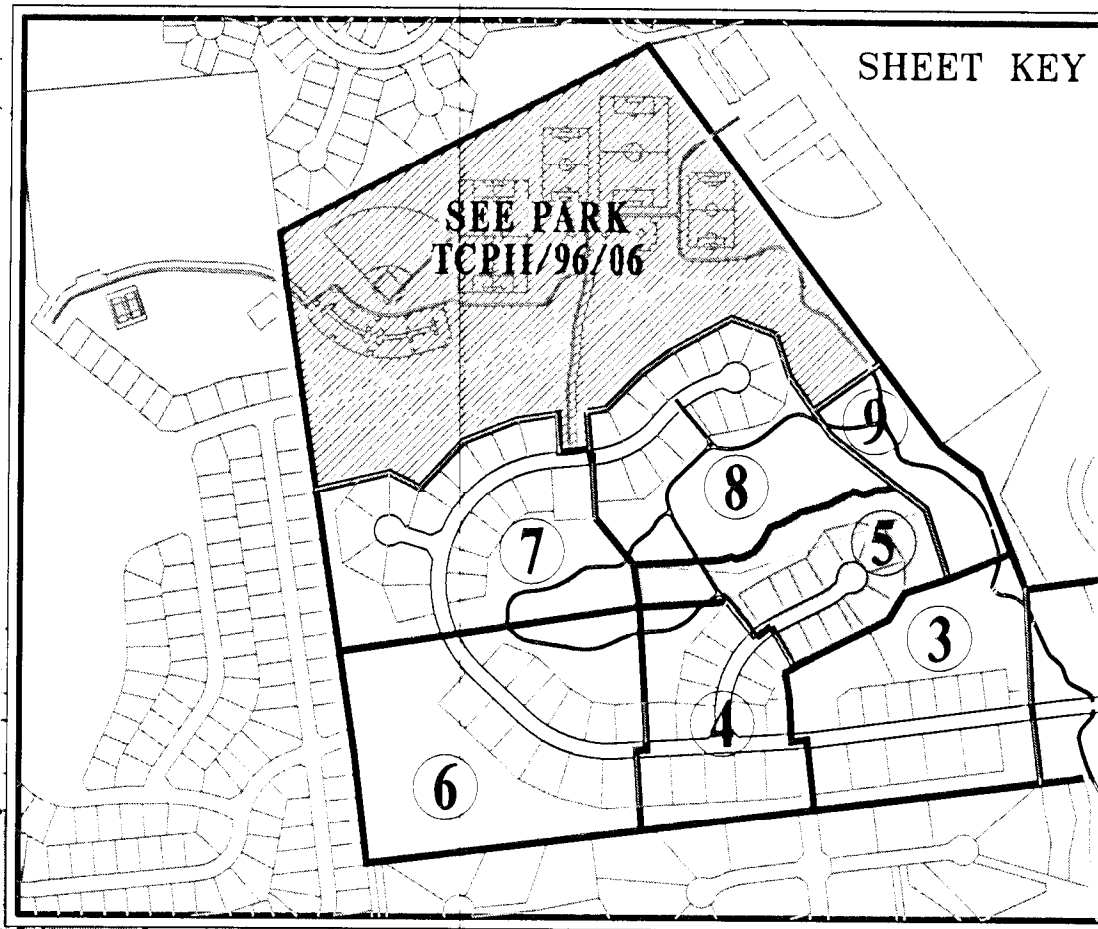
FREDERICK, MD FAIRFAX, VA

CLIENT: NYRMS CAVALIER OAK CREEK OWNER, LLC 1700 PLAZA AMERICA DR., SUITE 300 POTOMAC, VA 20854	PRELIMINARY PLAN NO: 4-0002 DESIGN: MLB DRAFT: HWY DATE: DECEMBER, 2004 SCALE: 1"=30'	SITE PLAN NO: SDP-0417 SHEET: 4 OF: 9 FILE NO: 51-18-22.2 D
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UPDATES/REVISIONS:

24/12/05	REVISED PER MNCPPC COMMENTS	MLB
06/14/05	ADDRESSED MNCPPC COMMENTS	MLB
10/20/05	ADDRESSED MNCPPC COMMENTS	MLB
02/25/07	UPDATE FLOODPLAIN & ADD PER APPROVED ENG. PLANS	SPS
07/29/13	UPDATE STREAM VALLEY TRAIL & PARCEL AREAS	SPS

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SHEET KEY

SEE PARK
TCP11/96/06

7 8 5 3 4 6

SCALE: 1"=30'



M.N.C.P.P.C. APPROVALS			
PROJECT NAME: OAK CREEK CLUB - PHASE III			
PROJECT NUMBER: SDP-0417			
For Signature of Approval see the Plan Cover Sheet or Approval Sheet			
The Revision Lines Below Apply to this Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	07-26-05	RUTH GROVER	11-07-05
01	08-27-07	RUTH GROVER	09-07-07
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Signature: _____			
Title: _____			

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OR that certifies that the plans were prepared by a licensed professional in the State of Maryland, and that the plans were prepared by a licensed professional in the State of Maryland.

APPROVAL

PROJECT NAME: OAK CREEK CLUB

PROJECT NUMBER: SDP-0417-02

The Conditions of Approval are the Plan Cover Sheet or Approval Sheet. The plans must be included in the Project Number.

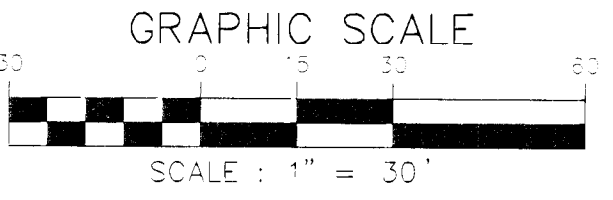
M.N.C.P.P.C. Prince George's County Planning Department Environmental Planning Section			
APPROVAL TREE CONSERVATION PLAN TCP II / 51 / 05			
Approved by			
01	K. FINCH	11/15/05	
02	K. FINCH	08/27/07	
03			
04			
05			
06			

TREE CONSERVATION PLAN CERTIFIED BY:

7/31/14 *Seamus Stewart*

Seamus Stewart, P.E., L.S., L.D.
V.D. Registered Landscape Architect #512

TOP-2 LEGEND	
	LOCATION OF WETLANDS
	LOCATION OF WATERS OF THE USA
	FOREST SAVE AREA (WOODLAND CONSERVATION CREDIT)
	EXISTING TREE LINE
	PROPOSED TREE LINE
	DISTURBED AREAS CONVERTED TO SCRUB/GRASS AREA
	UPLAND AFFORESTATION/REFORESTATION
	BOTTOM LAND AFFORESTATION/REFORESTATION
	LARGE STOCK AFFORESTATION/REFORESTATION
	FOREST CLEAR AREA
	SELECT CLEAR/TREE SAVE AREA (FOREST TO BE SAVED ON LOTS BUT COUNTED AS CLEARED)
	WOODLAND CONSERVATION SIGN
	REFORESTATION/AFFORESTATION SIGN
	EXISTING 100 YEAR FLOODPLAIN
	25' 100 YEAR FLOODPLAIN BRL
	25' WETLAND BUFFER
	LIMIT OF DISTURBANCE
	PATIENT MANAGEMENT AREA BUFFERS
	TREE PROTECTION FENCE - TEMPORARY
	TREE PROTECTION FENCE - PERMANENT (SPLIT RAIL FENCE)



NOTE: PRIOR TO CONSTRUCTION OF ANY TRAIL ON LAND TO BE DEDICATED TO MNCPPC, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY MNCPPC PARKS DEPARTMENT. FOR ALL OTHER TRAILS THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY ENVIRONMENTAL PLANNING SECTION, THE DER INSPECTOR AND MNCPPC SR. TRAILS COORDINATOR

UPDATES/REVISIONS:	
04/19/05	REVISED PER MNCPPC COMMENTS - M.B.
06/14/05	ADDRESSED MNCPPC COMMENTS - M.B.
10/20/05	ADDRESSED MNCPPC COMMENTS - M.B.
02/05/07	UPDATE FLOODPLAIN & LOG PER APPROVED ENG. PLANS - SPS
07/29/13	UPDATE STREAM VALLEY TRAIL & PARCEL AREAS - SPS

TCP II - 51/05 - LANDBAY 'K'

OAK CREEK CLUB

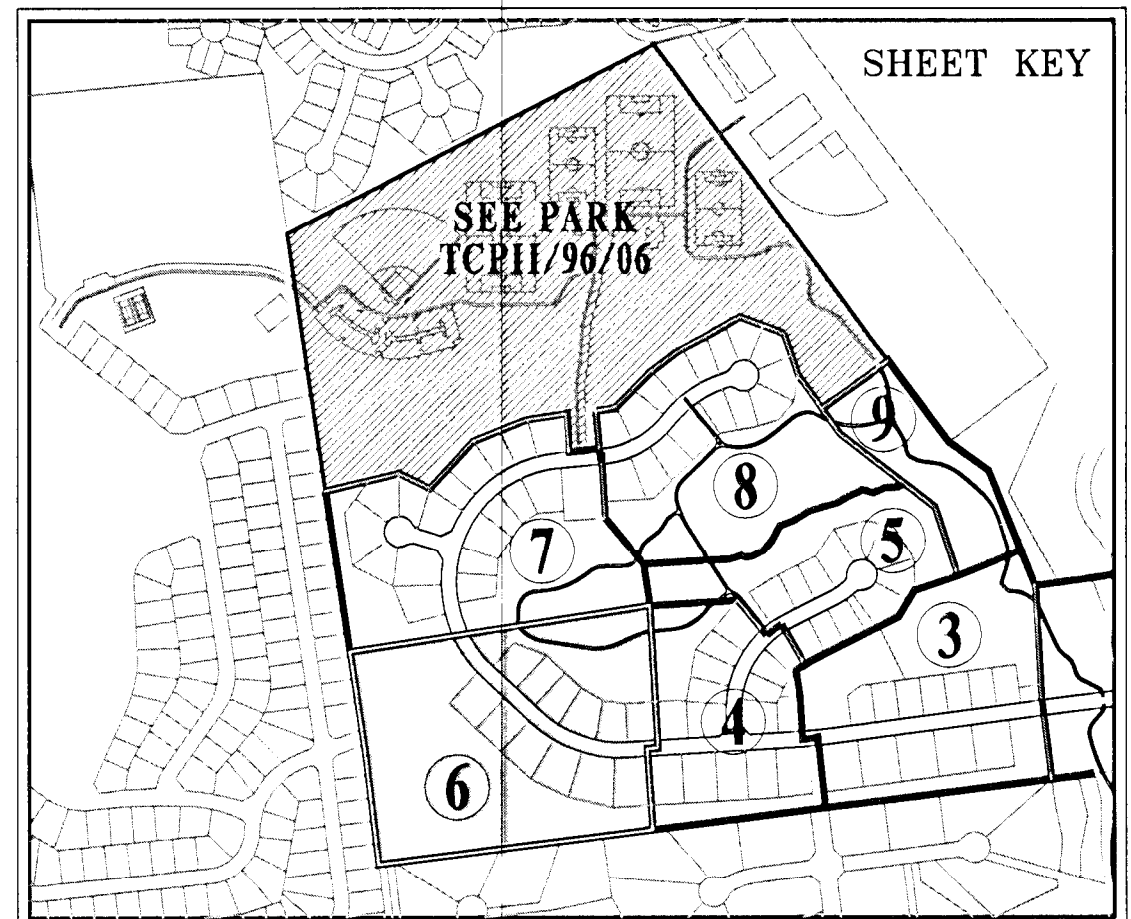
QUEEN ANNE (7TH) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

CPI Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1701 ELTON ROAD SUITE 500 SILVER SPRING, MARYLAND 20903
Phone: 301.634.7000 E-mail: cpa@cpia.com Fax: 301.634.9094
FREDERICK, MD FAIRFAX, VA

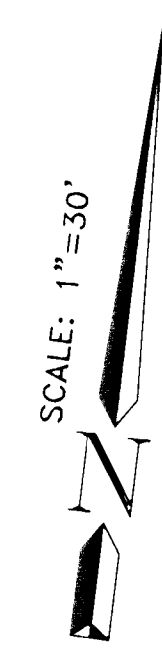
CLIENT:	SVMS CAVALIER OAK CREEK OWNER, LLC 11700 PLAZA AMERICA DR. SUITE 500 BOSTON, VA 22206 (703) 649-9000	PRELIMINARY PLAN NO:	4-00502	SITE PLAN NO:	SDP-0417
DESIGN:	MLB	SHEET:	5	9	
DRAFT:	HWD	OF:			
DATE:	DECEMBER, 2004	FILE NO.:			
SCALE:	1"=30'				

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TOP-2 LEGEND

- LOCATION OF WETLANDS
- LOCATION OF WATERS OF THE USA
- FOREST SAVE AREA (WOODLAND CONSERVATION CREDIT)
- EXISTING TREE LINE
- PROPOSED TREE LINE
- DISTURBED AREAS CONVERTED TO SCRUB/SHRUB AREA
- UPLAND AFFORESTATION/REFORESTATION
- BOTTOM LAND AFFORESTATION/REFORESTATION
- LARGE STOCK AFFORESTATION/REFORESTATION
- FOREST CLEAR AREA
- SELECT CLEAR/TREE SAVE AREA (FOREST TO BE SAVED ON LOTS BUT COUNTED AS CLEARED)
- WOODLAND CONSERVATION SIGN
- REFORESTATION/AFFORESTATION SIGN
- EXISTING 100 YEAR FLOODPLAIN
- 25' 100 YEAR FLOODPLAIN BRL
- 25' WETLAND BUFFER
- LIMIT OF DISTURBANCE
- PATIENT MANAGEMENT AREA BUFFERS
- TREE PROTECTION FENCE - TEMPORARY
- TREE PROTECTION FENCE - PERMANENT (CUT RAIL FENCES)



NOTE: PRIOR TO CONSTRUCTION OF ANY TRAIL ON LAND TO BE DEDICATED TO MNCPPC, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY MNCPPC PARKS DEPARTMENT. FOR ALL OTHER TRAILS THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY ENVIRONMENTAL PLANNING SECTION, THE DER INSPECTOR AND MNCPPC SR. TRAILS COORDINATOR

M.N.C.P.C. APPROVALS			
PROJECT NAME: OAK CREEK CLUB - PHASE III			
PROJECT NUMBER: SDP-0417			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet The Person Listed Below Apply to this Sheet			
Approval of Section #	Approval Date	Reviewer's Signature	Certification
01	07-26-05	RUTH GROVER	11-07-05
01	08-27-07	RUTH GROVER	09-07-07
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Signature: _____			
Title: _____			

M.N.C.P.C. Prince George's County Planning Department Environmental Planning Section		
APPROVAL TREE CONSERVATION PLAN		
TCP II / 51 / 05		
Approved by		
01	K. FINCH	11/15/05
02	K. FINCH	08/27/07
03	<i>[Signature]</i>	7/2/14
04		
05		
06		

TREE CONSERVATION PLAN CERTIFIED BY:

[Signature] 7/3/14
Soil & Water, P.A. 0004
V.P. Registered Landscape Architect #812

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All work on this plan must be done in accordance with the Maryland State or Federal or the District Council
APPROVAL
PROJECT NAME: OAK CREEK CLUB
PROJECT NUMBER: SDP-0417-02
For Conditions of Approval see the Plan Cover Sheet or Approval Sheet.
Revisions must be included in the Project Number

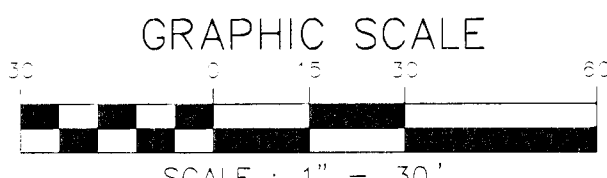
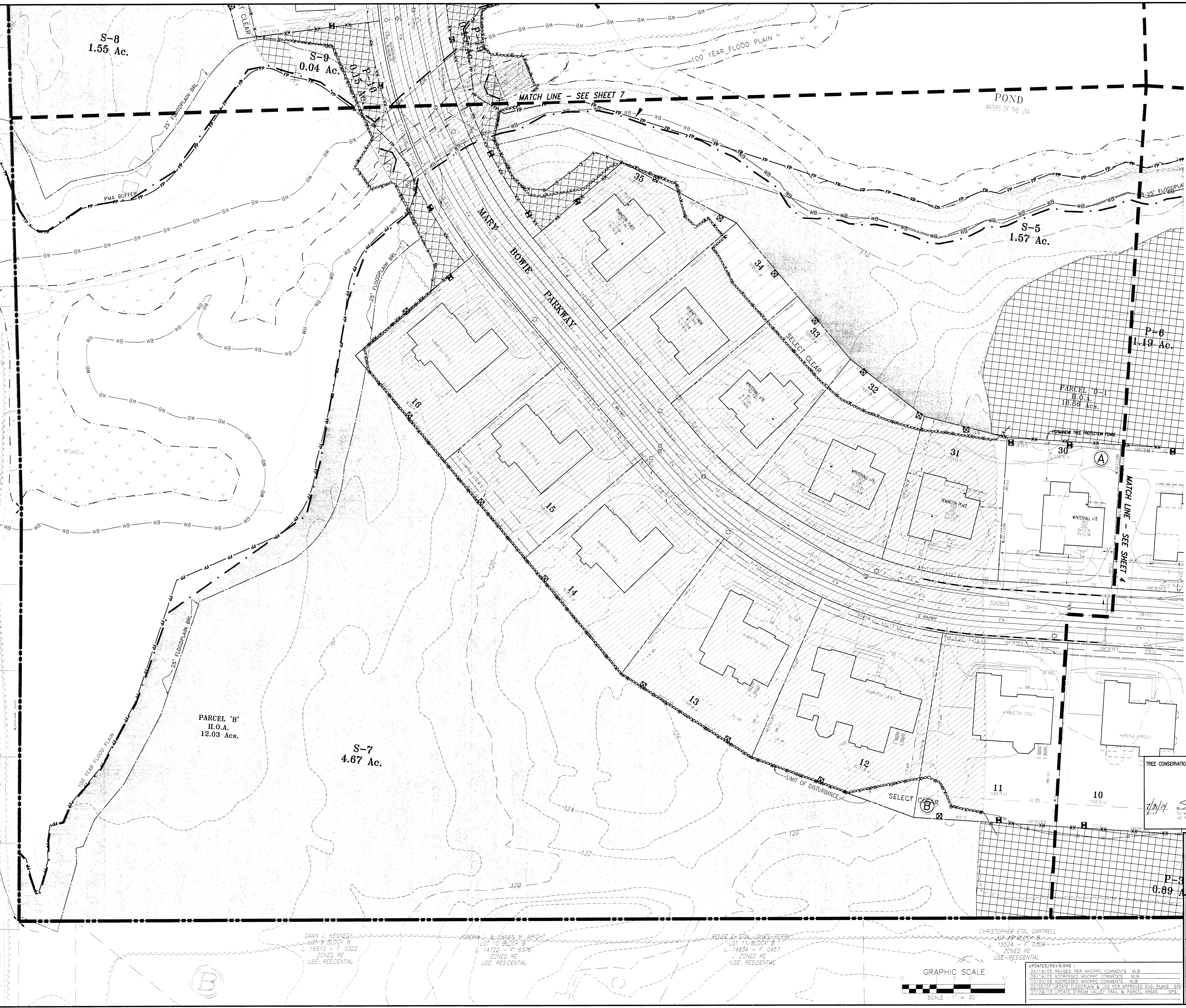
Seal not valid without signature

TCP II - 51/05 - LANDBAY 'K'
OAK CREEK CLUB
QUEEN ANNE (7TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPI Associates Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 500 SILVER SPRING, MARYLAND 20903
Phone: (202) 434-7000 E-mail: cpi@cpia.com Fax: (202) 434-9094
FREDERICK, MD FAIRFAX, VA

CLIENT:	PRELIMINARY PLAN NO:	SITE PLAN NO:
NIVAS CANAL/CLUB OAK CREEK OWNER, LLC 1700 PLAZA AMERICA DR., SUITE 310 RESTON, VA 20190 (703) 649-2000	4-0002	SDP-0417
DRAWN	MLB	SHEET
DATE	HWD	6 9
DATE	DECEMBER, 2004	OF
SCALE	1"=30'	FILE NO:
		31-118-22.2 D

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UPDATES/REVISIONS:
04/13/13 REVISED PER MNCPPC COMMENTS - MLB
05/14/13 ADDRESSED MNCPPC COMMENTS - MLB
10/26/05 ADDRESSED MNCPPC COMMENTS - MLB
03/29/07 UPDATE FLOODPLAIN & 100 YEAR APPROVED END PLANS SPS
07/29/13 UPDATE STREAM VALLEY TRAIL & PARCEL AREAS SPS



SHEET KEY

TOP-2 LEGEND

- LOCATION OF WETLANDS
- LOCATION OF WATERS OF THE USA
- FOREST SAVE AREA (WOODLAND CONSERVATION CREDIT)
- EXISTING TREE LINE
- PROPOSED TREE LINE
- DISTURBED AREAS CONVERTED TO SCRUB/SHRUB AREA
- UPLAND AFFORESTATION/REFORESTATION
- BOTTOM LAND AFFORESTATION/REFORESTATION
- LARGE STOCK AFFORESTATION/REFORESTATION
- FOREST CLEAR AREA
- SELECT CLEAR/TREE SAVE AREA (FOREST TO BE SAVED ON LOTS BUT COUNDED AS CLEARED)
- WOODLAND CONSERVATION SIGN
- REFORESTATION/AFFORESTATION SIGN
- EXISTING 100 YEAR FLOODPLAIN
- 25' 100 YEAR FLOODPLAIN BFL
- 25' WETLAND BUFFER
- LIMIT OF DISTURBANCE
- PATIENT MANAGEMENT AREA BUFFERS
- TREE PROTECTION FENCE - TEMPORARY
- TREE PROTECTION FENCE - PERMANENT (SPUR FENCE)

NOTE: PRIOR TO CONSTRUCTION OF ANY TRAIL ON LAND TO BE DEDICATED TO MNCPPC, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY MNCPPC PARKS DEPARTMENT. FOR ALL OTHER TRAILS THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY ENVIRONMENTAL PLANNING SECTION, THE DER INSPECTOR AND MNCPPC SR. TRAILS COORDINATOR

M.N.C.P.C. APPROVALS

PROJECT NAME: OAK CREEK CLUB - PHASE 3				
PROJECT NUMBER: SDP-0417				
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revision Listed Below Apply to this Sheet.				
Approval of Revision #	Approval Date	Reviewer's Signature	Reviewer's Title	Certification Date
01	07-26-05	RUTH GROVER	DER INSPECTOR	11-07-05
01	08-27-07	RUTH GROVER	DER INSPECTOR	09-07-07

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Signature: _____

Title: _____

M.N.C.P.C. Prince George's County Planning Department Environmental Planning Section

APPROVAL

TREE CONSERVATION PLAN

TCP II / 51 / 05

Approved by	K. FINCH	11/15/05
01	K. FINCH	08/27/07
02	[Signature]	3/2/12
03		
04		
05		
06		

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MNCPPC APPROVAL

PROJECT NAME: OAK CREEK CLUB

PROJECT NUMBER: SDP-0417-02

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. All signed, dated and dated by the Project Number.

TCP II - 51/05 - LANDBAY 'L'

OAK CREEK CLUB

QUEEN ANNE (7TH) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates Charles P. Johnson & Associates, Inc.

PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

1751 ELTON ROAD SUITE 500 SILVER SPRING, MARYLAND 20903

Phone: (301) 434-7000 E-mail: ascpj@aol.com Fax: (301) 434-9094

FREDERICK, MD FAIRFAX, VA

CLIENT: SYRUS CAVALIER OAK CREEK OWNERS, LLC

17700 PLAZA AMERICA DR. SUITE 300

RESTON, VA 20190

(703) 649-5100

PRELIMINARY PLAN NO: 4-01002

SITE PLAN NO: SDP-0417

DESIGN	MLB	SHEET	7	9
DRAWN	HWD	OF		

DATE: DECEMBER 2004

SCALE: 1"=30'

FILE NO: 31-118-22.2 D

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UPDATES/REVISIONS:

- 04/19/05 REVISED PER MNCPPC COMMENTS - MLB
- 08/14/05 ADDRESSED MNCPPC COMMENTS - MLB
- 10/20/05 ADDRESSED MNCPPC COMMENTS - MLB
- 07/05/07 UPDATE FLOODPLAIN & 100' PER APPROVED ENG. PLANS - SP5
- 07/29/13 UPDATE STREAM VALLEY TRAIL & PARCEL AREAS - SP5

GRAPHIC SCALE

SCALE: 1" = 30'

TREE CONSERVATION PLAN CERTIFIED BY:

7/31/14 [Signature]

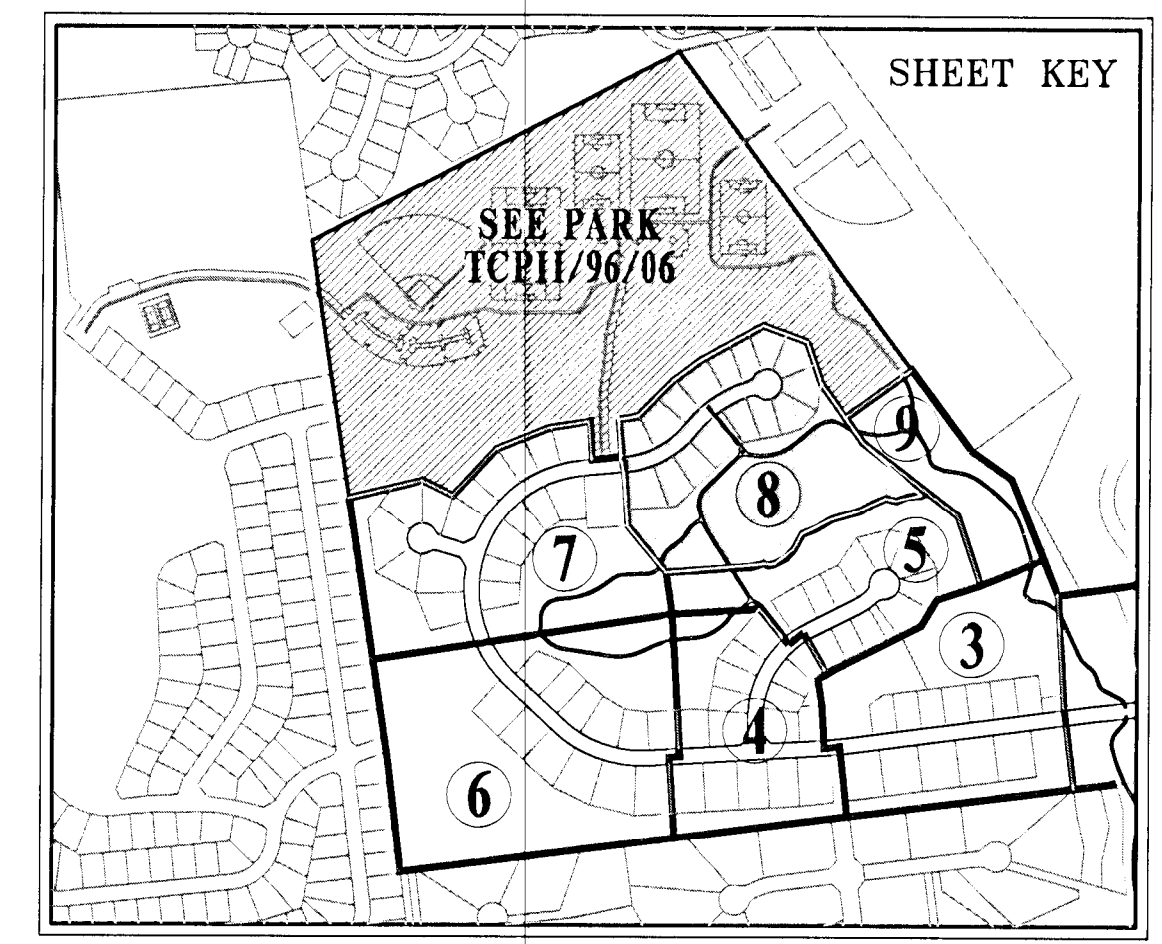
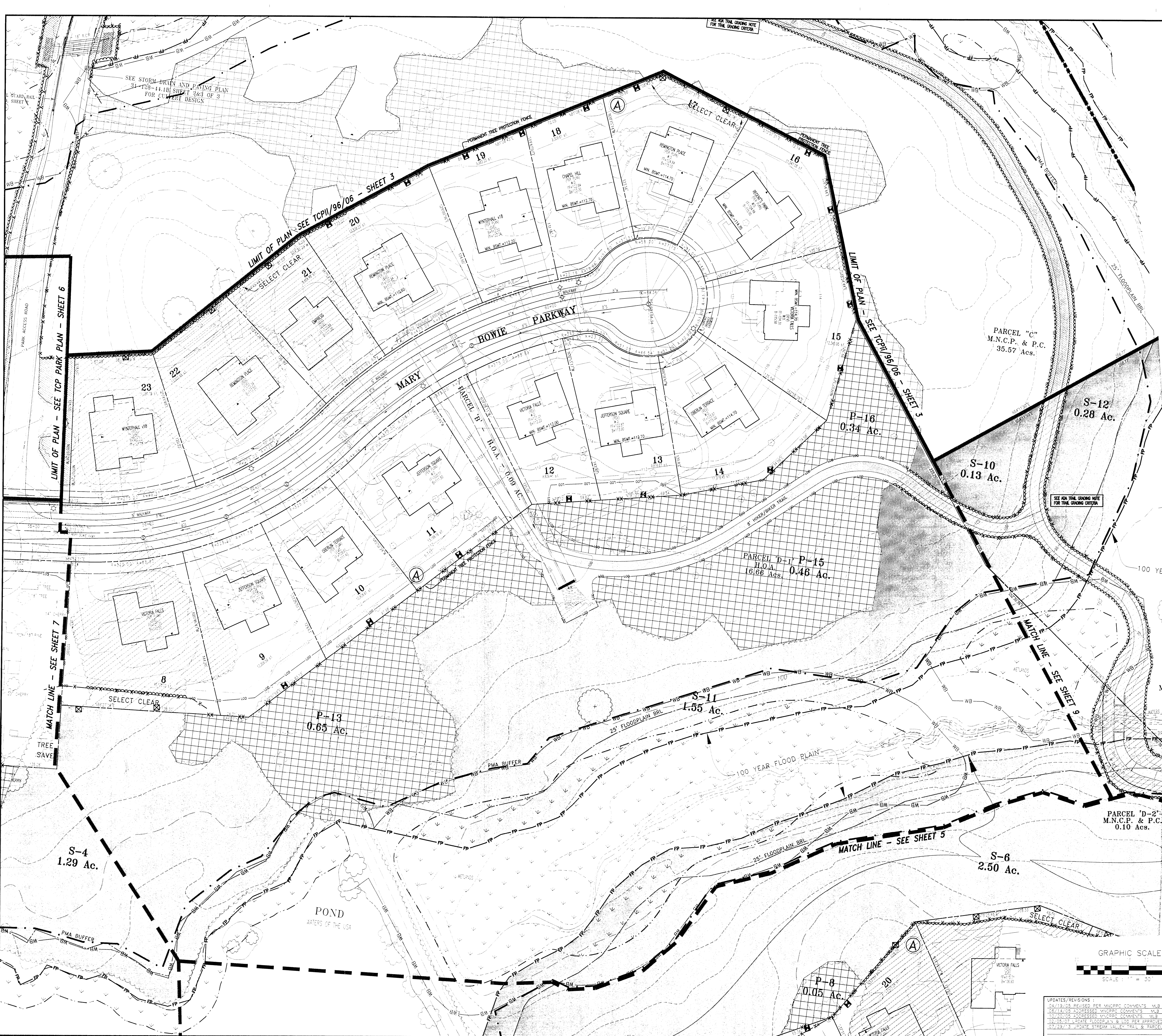
Sole P. Stewart, RLA, ASLA

MD Registered Landscape Architect #912

Seal not valid without signature

Plotted: July 31, 2014

Dwg: N:\3100\dwg\22-51.05\07 Xrefs: 46-099\TOPD\WE\21-GOLF\44-099\21-WE\22-WE



TOP-2 LEGEND

- LOCATION OF WETLANDS
- LOCATION OF WATERS OF THE USA
- FOREST SAVE AREA (WOODLAND CONSERVATION CREDIT)
- EXISTING TREE LINE
- PROPOSED TREE LINE
- DISTURBED AREAS CONVERTED TO SCRUB/SHRUB AREA
- UPLAND AFFORESTATION/REFORESTATION
- BOTTOM LAND AFFORESTATION/REFORESTATION
- LARGE STOCK AFFORESTATION/REFORESTATION
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- REFORESTATION/AFFORESTATION SIGN
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- 25' 100 YEAR FLOODPLAIN BRL
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- TREE PROTECTION FENCE - TEMPORARY
- TREE PROTECTION FENCE - PERMANENT (SPLIT RAIL FENCE)

SCALE: 1"=30'

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M.N.C.P.C. APPROVALS			
PROJECT NAME: OAK CREEK CLUB - PHASE 3			
PROJECT NUMBER: SDP-0417			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet The Revision Listed Below Apply to this Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
01	07-26-05	RUTH GROVER	11-07-05
	08-27-07	RUTH GROVER	09-07-07

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Signature: _____

Title: _____

M.N.C.P.C. Prince George's County Planning Department Environmental Planning Section		
APPROVAL		
TREE CONSERVATION PLAN		
TCP II / 51 / 05		
Approved by		
01	K. FINCH	11/15/05
02	K. FINCH	08/27/07
03		
04		
05		
06		

TREE CONSERVATION PLAN CERTIFIED BY:

7/21/14 *Samuel Stewart*
Samuel Stewart
SVP & Principal, P.L.L.C.
MD Registered Landscape Architect #612

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APPROVAL

PROJECT NAME: OAK CREEK CLUB
PROJECT NUMBER: SDP-0417-02

For Conditions of Approval see the Plan Cover Sheet or Approval Sheet.
Revision numbers shall be included on the Project Number.

TCP II - 51/05 - LANDBAY 'L'

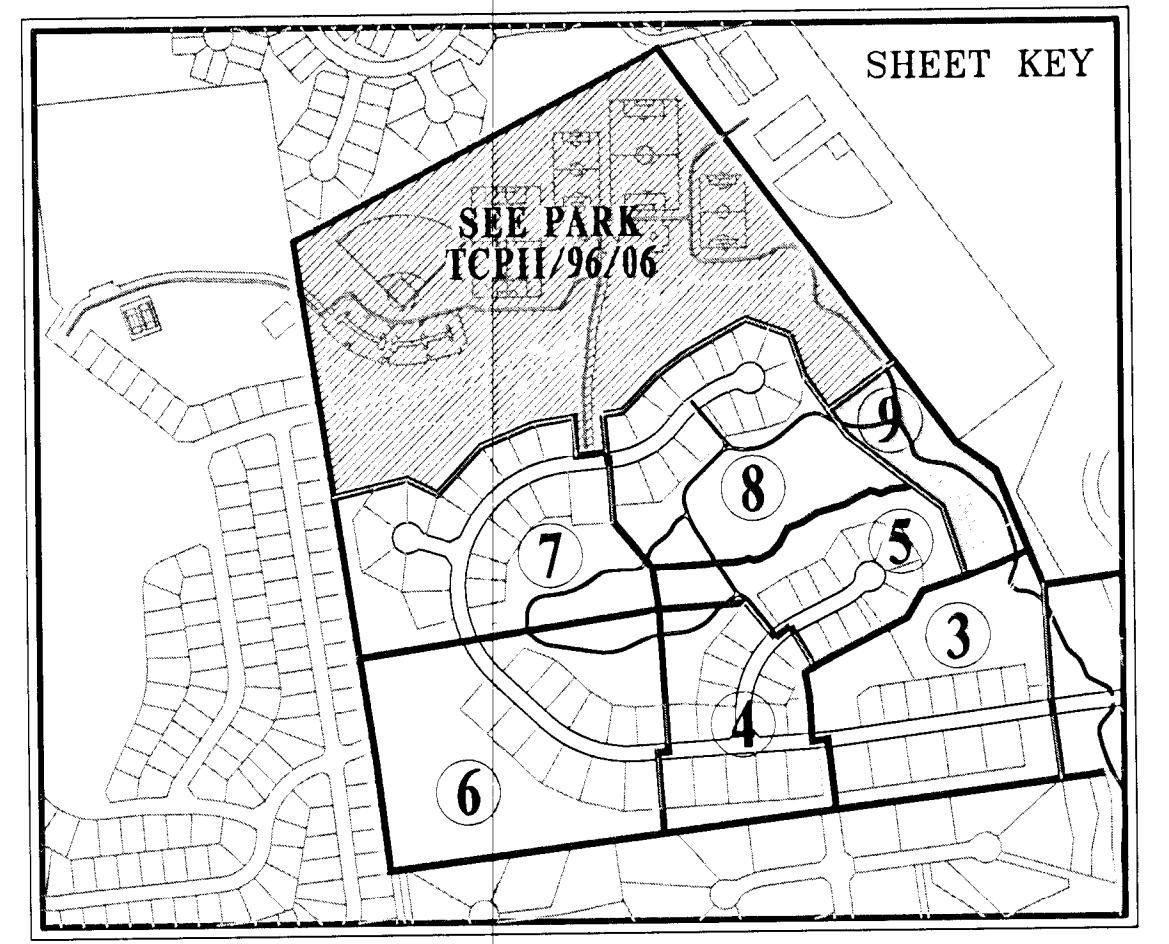
OAK CREEK CLUB

QUEEN ANNE (7TH) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPI Associates Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone: (301) 434-7000 E-mail: cpi@cpia.com Fax: (301) 434-4304
FREDERICK, MD FAIRFAX, VA

CLIENT:	NVR MS CAVALIER OAK CREEK OWNER, LLC 1700 PLAZA AMERICA DR. SUITE 300 RESTON, VA 20190 (703) 649-5100	PRELIMINARY PLAN NO:	4-0032	SHEET NO:	SDP-0417
DESIGN:	HLB	DATE:	NOV 15 2005	SHEET:	8
DRAWN:	HWD	DATE:	DECEMBER 2005	SHEET:	9
FILE NO.:	31-118-222 D	SCALE:	1"=30'	FILE NO.:	31-118-222 D

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TCP-2 LEGEND

	LOCATION OF WETLANDS
	LOCATION OF WATERS OF THE USA
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	PROPOSED TREE LINE
	EXISTING TREE LINE
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	LIMIT OF DISTURBANCE
	PATUXENT MANAGEMENT AREA BUFFERS
	TREE PROTECTION FENCE - TEMPORARY (SPLIT RAIL FENCE)
	TREE PROTECTION FENCE - PERMANENT (SPLIT RAIL FENCE)

CONCEPTUAL PARK LAYOUT ONLY, SEE CONSTRUCTION PLANS - OAK CREEK PARK, CPJ FILE NO. 31-128-21, NOT PART OF SDP-0417

M.N.C.P.P.C. Prince George's County Planning Department Environmental Planning Section

APPROVAL

TREE CONSERVATION PLAN

TCP II / 51 / 05

Approved by

	K. FINCH	11/15/05
01	K. FINCH	08/27/07
02		
03		
04		
05		
06		

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

PROJECT NAME: OAK CREEK CLUB - PHASE III

PROJECT NUMBER: SDP-0417

For Conditions of Approval see SRM Plan Cover Sheet or Approval Sheet

The Revision Label Below Applies to this Sheet

Approval of Revision #	Approval Date	Reviewer's Signature	Certification Date
01	07-25-05	RUTH GROVER	11-07-05
01	08-27-07	RUTH GROVER	09-07-07

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Signature: _____

Title: _____

TREE CONSERVATION PLAN CERTIFIED BY:

7/31/14 *James Stewart*

Seal of Prince George's County, Maryland

Seal not valid without signature

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TCP II / 51/05 - LANDBAY L

OAK CREEK CLUB

QUEEN ANNE (7TH) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

CPI Associates Charles P. Johnson & Associates, Inc.

PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

175 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903

Phone: (301) 434-7000 E-mail: cpi@cpia.com Fax: (301) 434-9394

FREDERICK, MD FAIRFAX, VA

CLIENT: NVR MS CAVALIER OAK CREEK OWNER, LLC	PRELIMINARY PLAN NO. 4-01032	SITE PLAN NO. SDP-0417
1700 PLAZA AMERICA DR. SUITE 200	DESIGN: MJB	SHEET: 9
RESTON, VA 20190	DRAFT: HWD	9
(703) 449-9100	DATE: DECEMBER 2005	OF: 9
	SCALE: 1"=50'	FILE NO: 31-118-22.2 D

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UPDATES/REVISIONS:

04/19/05	REVISED PER MNCPPC COMMENTS	MJB
06/14/05	ADDRESSED MNCPPC COMMENTS	MJB
10/20/05	ADDRESSED MNCPPC COMMENTS	MJB
02/06/07	UPDATE FLOODPLAIN & LOD PER APPROVED ENG. PLANS	SFS
07/29/13	UPDATE STRAW VALLEY TRAIL & PARCEL AREAS	SFS