

Plotted: Nov. 22, 2016

		50° MAP	BOWIEVILLE MANSION HISTORIC SITE #74A-018	23" THEE	AINCELL D 2.91 Acs.
B CONCRETE GOLF CA	REATING CONTRACTOR	R.L. ZONE	130 63 * 044 720 23 00 23 00 23 00 23 00 20 20 20 20 20 20 20 20 20 20 20 20 2	H.Q.A: PARCEL I 6.53 Acs	7770 7770 • 48° 04K
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LOCATION OF WETLANDS LOCATION OF WATERS OF THE USA GRAPHIC SCALE FOREST SAVE AREA (WOODLAND CONSERVATION CREDIT) EXISTING TREE LINE SCALE : 1'' = 50'PROPOSED TREE LINE Golf Course Forest Edge Condition Categories: Forest Conservation Area.

TCP-2 LEGEND <u>/·</u>)

6°'-----;·

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LARGE STOCK AFFORESTATION/REFORESTATION

FOREST CLEAR AREA

(SEE NOTE, THIS SHEET)

EXISTING 100 YEAR FLOODPLAIN

_____ 25' 100 YEAR FLOODPLAIN BRL

CARE & CARE & CARE & CARE & PATUXENT MANAGEMENT AREA BUFFERS

TREE PROTECTION FENCE - TEMPORARY

TREE PROTECTION FENCE - PERMANENT (SPLIT RAIL FENCE)

EDGE CONDITION

------ ws------ ws------ 25' WETLAND BUFFER

LIMIT OF DISTURBANCE

SELECT CLEAR/TREE SAVE AREA

WOODLAND CONSERVATION SIGN

REFORESTATION/AFFORESTATION SIGN

1

A. Removal of invasive species up to 20 feet from the edge of

- B. Removal of invasive species and augmentation of natural leaf litter with additional pine straw
- C. Select clear area; plant and maintain grass. This category may not meet forest conservation requirements and thus not count toward credit.

NOTE: PRIOR TO CONSTRUCTION OF ANY CARTPATH, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY ENVIRONMENTAL PLANNING SECTION AND THE DER INSPECTOR. FOR THOSE CARTPATHS THAT CROSS LAND TO BE DEDICATED TO MNCPPC, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY MNCPPC.

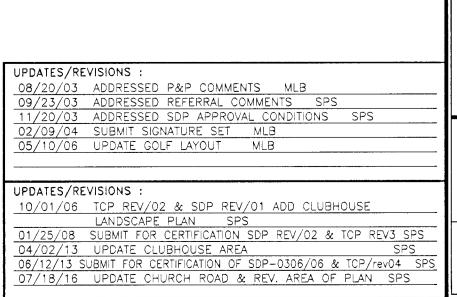
LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS: TREE SAVE AREA, NOT CLEARED, NOT COUNTED- EXISTING FOREST NOT CLEARED BUT NOT COUNTED AS WCA, INCLUDES AREAS WITHIN PUBLIC UTILITY EASEMENT. TREE SAVE, NOT FOREST, NOT CLEARED - EXISTING TREES THAT DO NOT MEET FOREST CRITERIA TO BE SAVED.

	Approved by	Date	
00	John Markovich	8/7/1995	
01	John Markovich	2/19/2004	(
02	K. Finch	8/25/2006	ç
03	K. Finch	2/4/2008	0
04	K. Finch	12/17/2008	\$
05	K. Finch	6/21/2013	4
06	SKIPPED	NA	•
07	K. Finch	9/22/2014	
08	K. Finch	7/19/2016	.
09	KIFinik	12/2/16	
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11			
12			
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	TCPII – 097-05				
	DRD #	Reason for Revision			
5		Golf course, bank area of 25 acres established			
4	SDP-0306	Golf course, bank area expanded by 1.0 acre			
6	SDP-0306-01	Remove A-44 & revise cart path			
3	SDP-0306-02	Revised rec. facilities & as-built cart path @ Holes 1-10			
28	SDP-0306-03	Add Golf Course Maintenance Bldg.			
.3	SDP-0306-04	Telecommunication tower on maintenance yard.			
	SDP-0306-05	This number was not used by DRD			
	SDP-0306-06	#Assigned with SDP for architecture only. No revision required			
.4	SDP-0306-07	Update clubhouse parking & TCP2 worksheet per SDP-0306-07.			
.6		Revise LOD for SD outfall @ Hole #4; Add detail sheet 19 of 19.			
6	SDP-0306-08	Revise limits of SDP and total acreage			
4	SDP-0306-09	Church Road improvements and golf cart bridge			



Revision # Date 10-02-03 RUTH GROVER 02-17-0 1 08-07-06 RUTH GROVER 09-05-0 2 10-04-07 RUTH GROVER 02-07-0 3 04-24-08 RUTH GROVER 02-07-0 4 01-31-12	For Conditions of Approval See Sile Plan Cover Sheet or Approval Sheet The Revision Listed Balox Apply to this Sheet Approval or Approval Direct Balox Apply to this Sheet Certification Approval or Approval Direct Balox Apply to this Sheet Certification 10-02-03 RUTH GROVER 02-07-0 2 10-04-07 RUTH GROVER 02-07-0 3 04-24-08 RUTH GROVER 12-26-0 4 01-31-12	PROJECT N	IAME:	OAK CRE	EK CLUB	
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OAK CREEK CLUB CEN ANNE (7TH) ELECTION DISTRICT COUNTY, MARYLAND COUNTY, MARYLAND NORTH COUNTY, MARYLAND PLANNERS COUNTY, MARYLAND PLANNERS P. Johnson & Associates, PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVE PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVE FIELTON ROAD SUITE 300 SILVER SPRING, MARYLAND Phone: (301)434-7000 E-mail.ss@cpja.com FAIRFA EEK GOLF LLC	CEN ANNE (7TH) ELECTION DISTRICT NCE GEORGE'S COUNTY, MARYLAND NOT the second	OFFICIAL QR LABEL O THIS PLAN I CONDITIONS APPROVAL E BOARD, ITS THE DISTRIC M-NCPP APPROVA PROJECT PROJECT FOR CONDITION REVISIO CP II - OA CEN AN ICE GEO CONDITION REVISIO	Sallie P. S MD Registe CK IS FOR USE ONLY ERTIFIES THAT MEETS OF FINAL BY THE PLANNIN DESIGNEE OR T COUNCIL. C AL NAME: NUMBER: S OF APPROVAL SET NUMBERS MUST PHASE K CR NE (7TH ORGE'S Charles PLANNERS • H 1751 ELTON RC Phone: (301)434	NG OAK CREE SDP-030 E SITE PLAN COVER BE INCLUDED IN THE IA - GO EEEK -I) ELEC COUNT P. Johns ENGINEERS • LA DAD SUITE 300 1-7000 E-m ID PRELIMI 4	A Architect #612 Seal not valid Seal not valid Architect #612 Seal not valid Architect walk Architect value Architect value Architect and architect Architect architect Architect Architect architect Architec	SHEET SHEET SHEET RSE STRICT YLAND SOCIATES, I HITECTS • SURVE NG, MARYLAND FAX: (301)434 FAIRFA SITE PLAN NO: 034

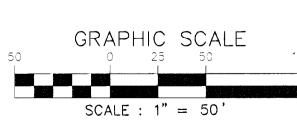
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SHEET KEY

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Golf Course Forest Edge Condition Categories:

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A. Removal of invasive species up to 20 feet from the edge of Forest Conservation Area.

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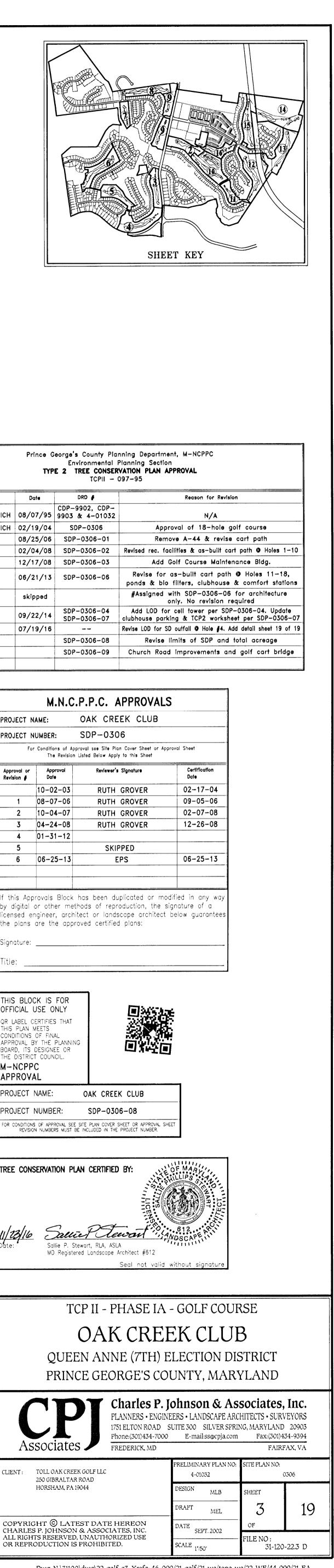
- B. Removal of invasive species and augmentation of natural leaf litter with additional pine straw C. Select clear area; plant and maintain grass. This category may not meet forest conservation requirements and thus not count toward credit.

TREE SAVE AREA, NOT CLEARED, NOT COUNTED- EXISTING FOREST NOT CLEARED BUT NOT COUNTED AS WCA, INCLUDES AREAS WITHIN PUBLIC UTILITY EASEMENT. TREE SAVE, NOT FOREST, NOT CLEARED - EXISTING TREES THAT DO NOT MEET FOREST CRITERIA TO BE SAVED.

LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS:

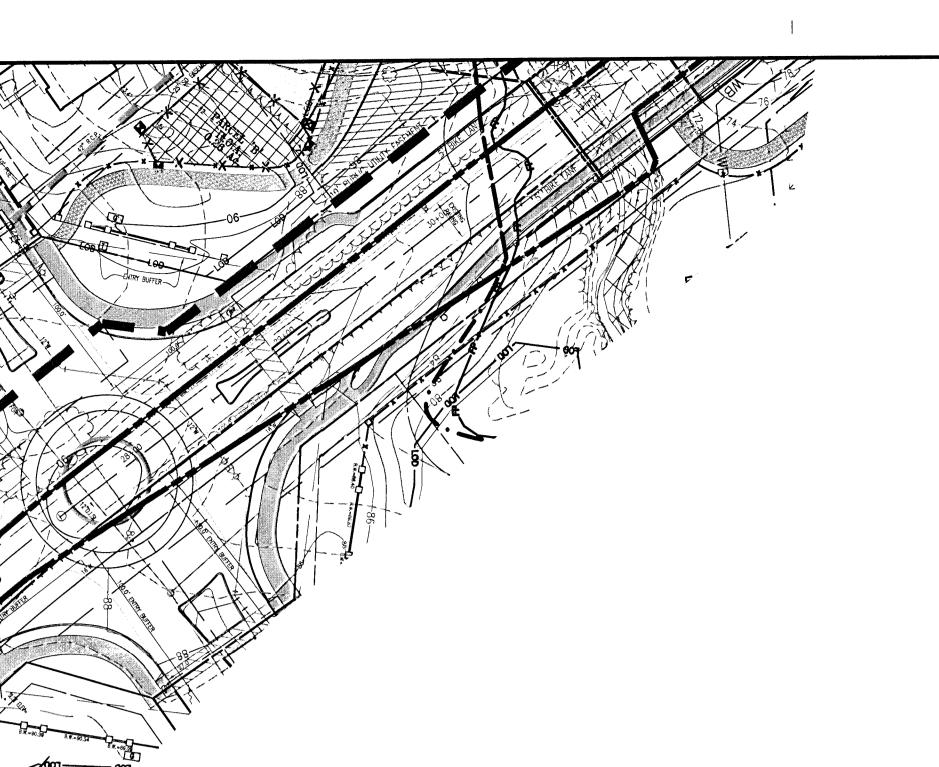
NOTE: PRIOR TO CONSTRUCTION OF ANY CARTPATH, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY ENVIRONMENTAL PLANNING SECTION AND THE DER INSPECTOR. FOR THOSE CARTPATHS THAT CROSS LAND TO BE DEDICATED TO MNCPPC, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY MNCPPC.

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	Approved by	Date	DRD #	
00	JOHN MARKOVICH	08/07/95	CDP-9902, CDP- 9903 & 4-01032	
01	JOHN MARKOVICH	02/19/04	SDP-0306	
02	K. FINCH	08/25/06	SDP-0306-01	
03	K. FINCH	02/04/08	SDP-0306-02	Revised re
04	K. FINCH	12/17/08	SDP-0306-03	
05	K. FINCH	06/21/13	SDP-0306-06	Revise ponds &
06		skipped		#Assign
07	K. FINCH	09/22/14	SDP-0306-04 SDP-0306-07	Add LO clubhouse
0 8	K. FINCH	07/19/16		Revise LOD
09			SDP-0306-08	Rev
10			SDP-0306-09	Church
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TCP-2 LEGEND LOCATION OF WETLANDS ۲ مس^بد . . ۲ ۲ LOCATION OF WATERS OF THE USA FOREST SAVE AREA (WOODLAND CONSERVATION CREDIT) EXISTING TREE LINE PROPOSED TREE LINE
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UPDATES/REVISIONS :

 08/20/03
 ADDRESSED
 P&P
 COMMENTS
 MLB

 09/23/03
 ADDRESSED
 REFERRAL
 COMMENTS
 SPS

 11/20/03
 ADDRESSED
 SDP
 APPROVAL
 CONDITIONS

 02/09/04
 SUBMIT
 SIGNATURE
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 JPDATES/REVISIONS :

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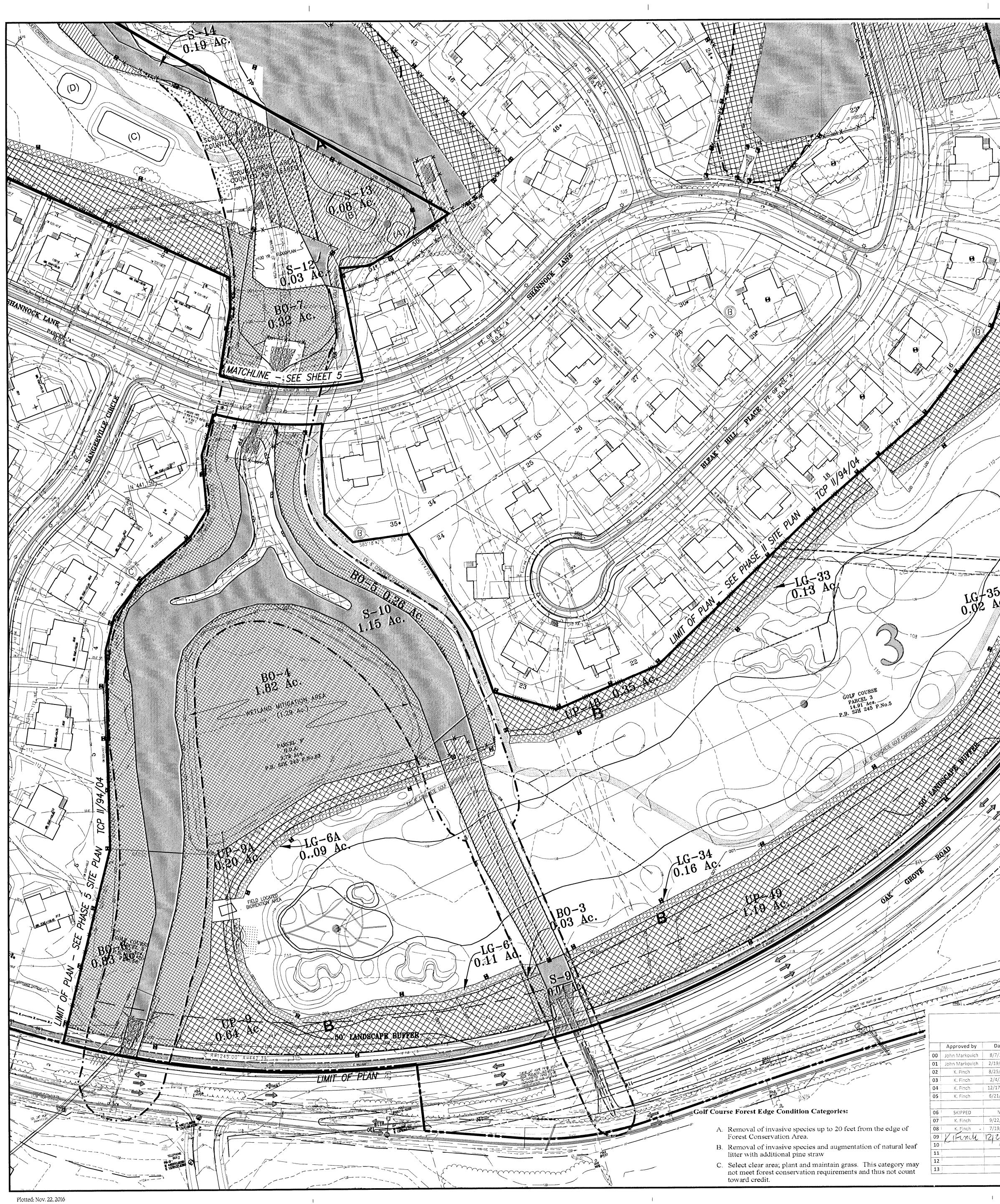
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 01/25/08
 SUBMIT FOR CERTIFICATION SDP REV 02/ & TCP REV3

 04/02/13
 UPDATE BIO-FILTER @ HOLE#2

 06/12/13
 SUBMIT FOR CERTIFICATION OF TCPII/rev04

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(B) (B)			(WOODLAND CONSERVATION CREDIT) EXISTING TREE LINE	
		LABELS FOR TREE SAVE AREAS OUTSIDE TREE SAVE AREA, NOT CLEARED, NOT COUNTED- EXISTING FORE INCLUDES ARE TREE SAVE, NOT FOREST, NOT CLEARED - EXISTING TREE NOTE: PRIOR TO CONSTRUCTION OF PROPOSED LOCATION SHALL BE FIE BY ENVIRONMENTAL PLANNING SECT FOR THOSE CARTPATHS THAT CROSS MNCPPC, THE PROPOSED LOCATION AND APPROVED BY MNCPPC.	EST NOT CLEARED BUT NOT COUNTED AS WCA, AS WITHIN PUBLIC UTILITY EASEMENT. IS THAT DO NOT MEET FOREST CRITERIA TO BE SAVED F ANY CARTPATH, THE ELD LOCATED AND APPROVED TION AND THE DER INSPECTOR. ISS LAND TO BE DEDICATED TO	
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PARCEL B ST. BARNABAS CHURCH 4.06 Acs. P.B. REP 214 P.No.87 P.B. REP 214 P.No.87	DILITY EASEMENT ULTURATE STILL REPT-OF-MAY N 440.500 KMAY N 440.50	by digital or other methods of licensed engineer, architect or the plans are the approved of Signature: 	CREEK CLUB P-0306-08	
Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPII – 097-05 Date DRD # Reason for Revision 8/7/1995 Golf course, bank area of 25 acres established 2/19/2004 SDP-0306 Golf course, bank area expanded by 1.0 acre	TREE CONSERVATION PLAN CERTIFIED BY: III T3/IC Sallie P. Stewart, RLA, ASLA MD Registered Landscape Architect #612	TCP II - PHASE IA - GC OAK CREEK QUEEN ANNE (7TH) ELEC PRINCE GEORGE'S COUNT	CLUB	
8/25/2006SDP-0306-01Remove A-44 & revise cart path2/4/2008SDP-0306-02Revised rec. facilities & as-built cart path @ Holes 1-1012/17/2008SDP-0306-03Add Golf Course Maintenance Bldg.6/21/2013SDP-0306-04Telecommunication tower on maintenance yard.SDP-0306-05This number was not used by DRDNASDP-0306-06#Assigned with SDP for architecture only. No revision required.9/22/2014SDP-0306-07Update clubhouse parking & TCP2 worksheet per SDP-0306-07.7/19/2016Revise LOD for SD outfall @ Hole #4; Add detail sheet 19 of 19.21 C/16SDP-0306-09Church Road improvements and golf cart bridge	ALL	PLANNERS · ENGINEERS · H PLANNERS · ENGINEERS · H 1751 ELTON ROAD SUITE 36 Phone:(301)434-7000 E- FREDERICK, MD T: TOLL OAK CREEK GOLF LLC 250 GIBRALTAR ROAD HORSHAM, PA 19044 PRELIN DESIG DRAF PYRIGHT © LATEST DATE HEREON IRLES P. JOHNSON & ASSOCIATES, INC. RIGHTS RESERVED UNALITHORIZED USE	LANDSCAPE ARCHITECTS • SURVEYORS DO SILVER SPRING, MARYLAND 20903 Fax: (301)434-9394 FAIRFAX, VA MINARY PLAN NO: 4-01032 0306 N MLB SHEET T MEL 4 19	
		Dwg: N:\31100\dwg\22-golf-s4 Xrefs: 46-09		



Golf Course Forest Edge Condition Categories:

- A. Removal of invasive species up to 20 feet from the edge of Forest Conservation Area.
- B. Removal of invasive species and augmentation of natural leaf litter with additional pine straw
- C. Select clear area; plant and maintain grass. This category may not meet forest conservation requirements and thus not count toward credit.

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LARGE STOCK AFFORESTATION/REFORESTATIO		Approved byDate00John Markovich8/7/1995
FOREST CLEAR AREA	SCALE : 1" = 50'	01 John Markovich 2/19/2004 02 K. Finch 8/25/2006
SELECT CLEAR/TREE SAVE AREA		03 K. Finch 2/4/2008 04 K. Finch 12/17/2008
(SEE NOTE, THIS SHEET)	LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS:	05 K. Finch 6/21/2013
REFORESTATION/AFFORESTATION SIGN	TREE SAVE AREA, NOT CLEARED, NOT COUNTED- INCLUDES AREAS WITHIN PUBLIC UTILITY EASEMENT.	06 SKIPPED NA 07 K. Finch 9/22/2014
EXISTING 100 YEAR FLOODPLAIN	TREE SAVE, NOT FOREST, NOT CLEARED - EXISTING TREES THAT DO NOT MEET FOREST CRITERIA TO BE SAVED.	08 K. Finch 7/19/2016
25' 100 YEAR FLOODPLAIN BRL		10 / / /
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TREE PROTECTION FENCE - PERMANENT (SPLIT RAIL FENCE)	MNCPPC, THE PROPOSED LOCATION SHALL BE FIELD LOCATED	
B EDGE CONDITION	AND APPROVED BY MNCPPC.	

5/2006 SD /2008 SD 7/2008 SD 1/2013 SD	DRD # DP-0306 DP-0306-01 DP-0306-02 DP-0306-03	ONSERVATION PLAN APPROVAL TCPII – 097-05 Golf course, bank area of 25 acres established Golf course, bank area expanded by 1.0 acre Remove A-44 & revise cart path Revised rec. facilities & as-built cart path @ Holes 1-10 Add Golf Course Maintenance Bldg.
/1995 9/2004 SE 5/2006 SE /2008 SE 7/2008 SE 1/2013 SE	DP-0306 DP-0306-01 DP-0306-02	Golf course, bank area of 25 acres established Golf course, bank area expanded by 1.0 acre Remove A-44 & revise cart path Revised rec. facilities & as-built cart path @ Holes 1-10
9/2004 SC 5/2006 SC /2008 SC 7/2008 SC 1/2013 SC	DP-0306-01 DP-0306-02	Golf course, bank area expanded by 1.0 acre Remove A-44 & revise cart path Revised rec. facilities & as-built cart path @ Holes 1-10
5/2006 SD /2008 SD 7/2008 SD 1/2013 SD	DP-0306-01 DP-0306-02	Remove A-44 & revise cart path Revised rec. facilities & as-built cart path @ Holes 1-10
/2008 SC 7/2008 SC 1/2013 SC	DP-0306-02	Revised rec. facilities & as-built cart path @ Holes 1-10
7/2008 SC L/2013 SC		
/2013 SD	DP-0306-03	Add Golf Course Maintenance Pida
		i Add don course Maintenance Blug.
	DP-0306-04	Telecommunication tower on maintenance yard.
SD	DP-0306-05	This number was not used by DRD
NA SD	DP-0306-06	#Assigned with SDP for architecture only. No revision required.
2/2014 St	DP-0306-07	Update clubhouse parking & TCP2 worksheet per SDP-0305-07.
9/2916		Revise LOD for SD outfall @ Hole #4; Add detail sheet 19 of 19.
216 SC	DP-0306-08	Revise limits of SDP and total acreage
SC	DP-0306-09	Church Road improvements and golf cart bridge

UPDATES/REVISIONS :

 08/20/03
 ADDRESSED
 P&P
 COMMENTS
 MLB

 09/23/03
 ADDRESSED
 REFERRAL
 COMMENTS
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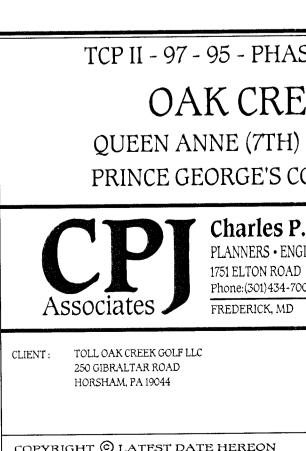
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 & TCP
 REV/03

UPDATES/REVISIONS : 4/2/13UPDATE CART PATH & TEES @ HOLE #4SPS06/12/13SUBMIT FOR CERTIFICATION OF TCPII/rev04SPS03/29/16REV. LOD FOR SD OUTFALL @HOLE #4(REV 08), ADD SHEET 19SPS08/06/14SUBMIT CERTIFICATION OF TCPII REV. 07

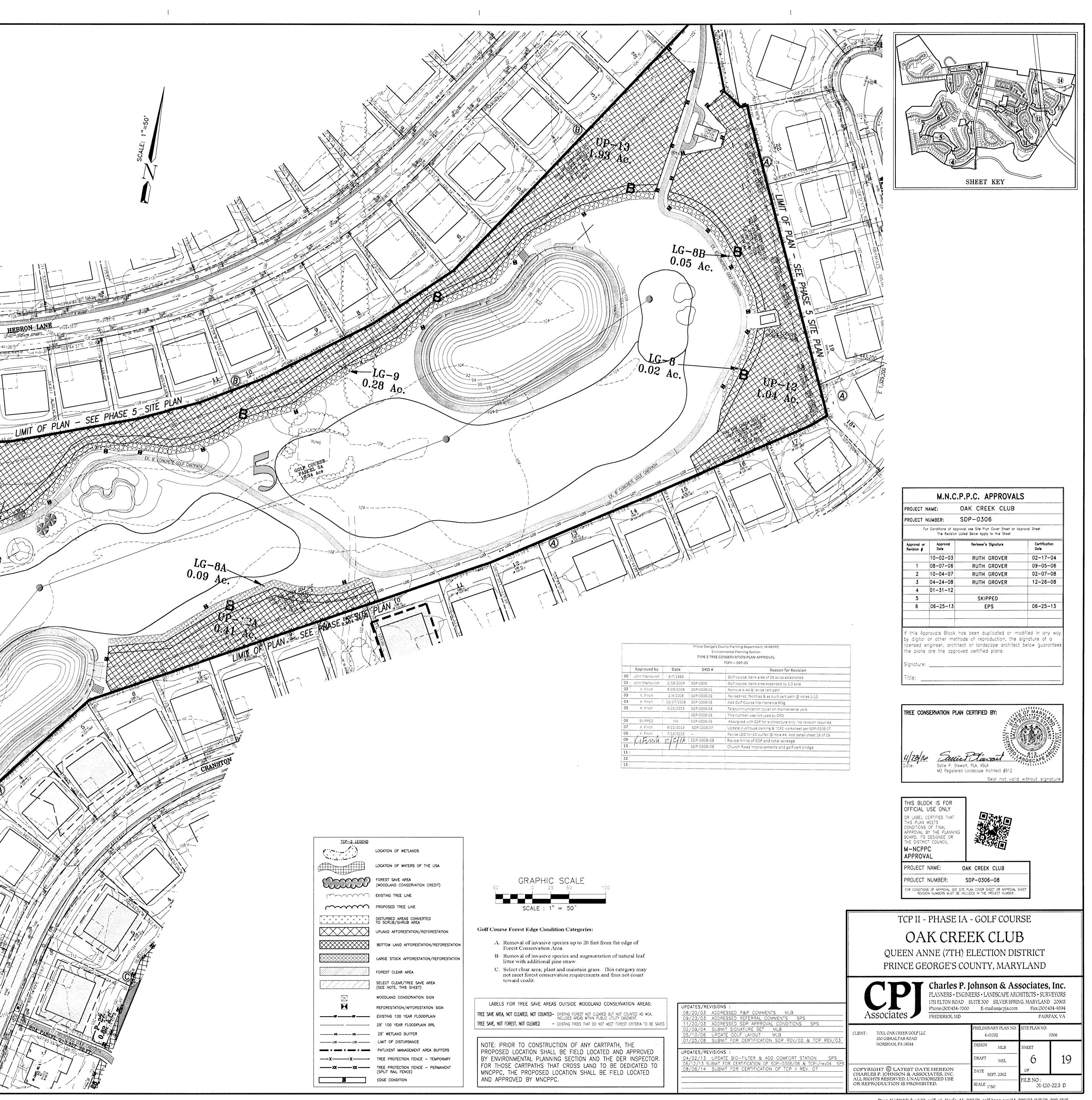


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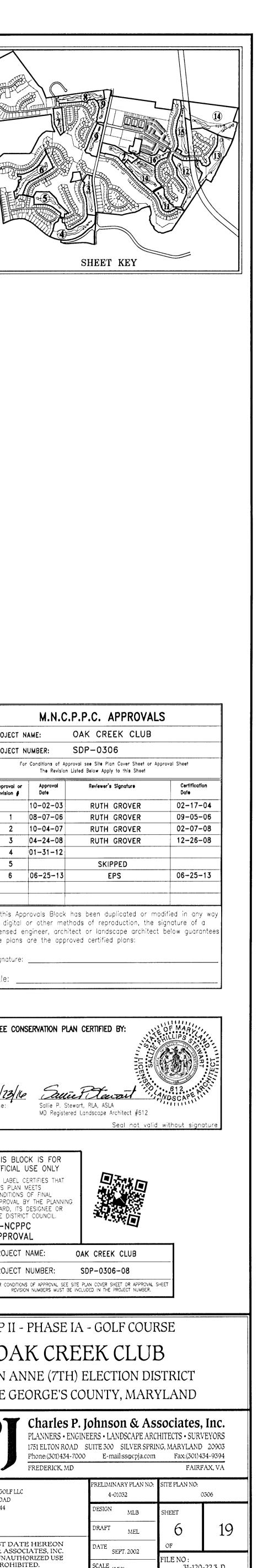
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	M.N.C	.P.P.C. APPROVALS	5
PROJECT NA		OAK CREEK CLUB	
PROJECT NU		SDP-0306 pproval see Site Plan Cover Sheet or App	proval Sheet
		h Listed Below Apply to this Sheet	
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
	10-02-03	RUTH GROVER	02-17-04
	08-07-06 10-04-07	RUTH GROVER	09-05-06
	04-24-08	RUTH GROVER	12-26-08
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<u>11/13/16</u> Date:	Sallie P. MD Regist	Stewart, RLA, ASLA tered Landscape Architect #612	4.05CAPE
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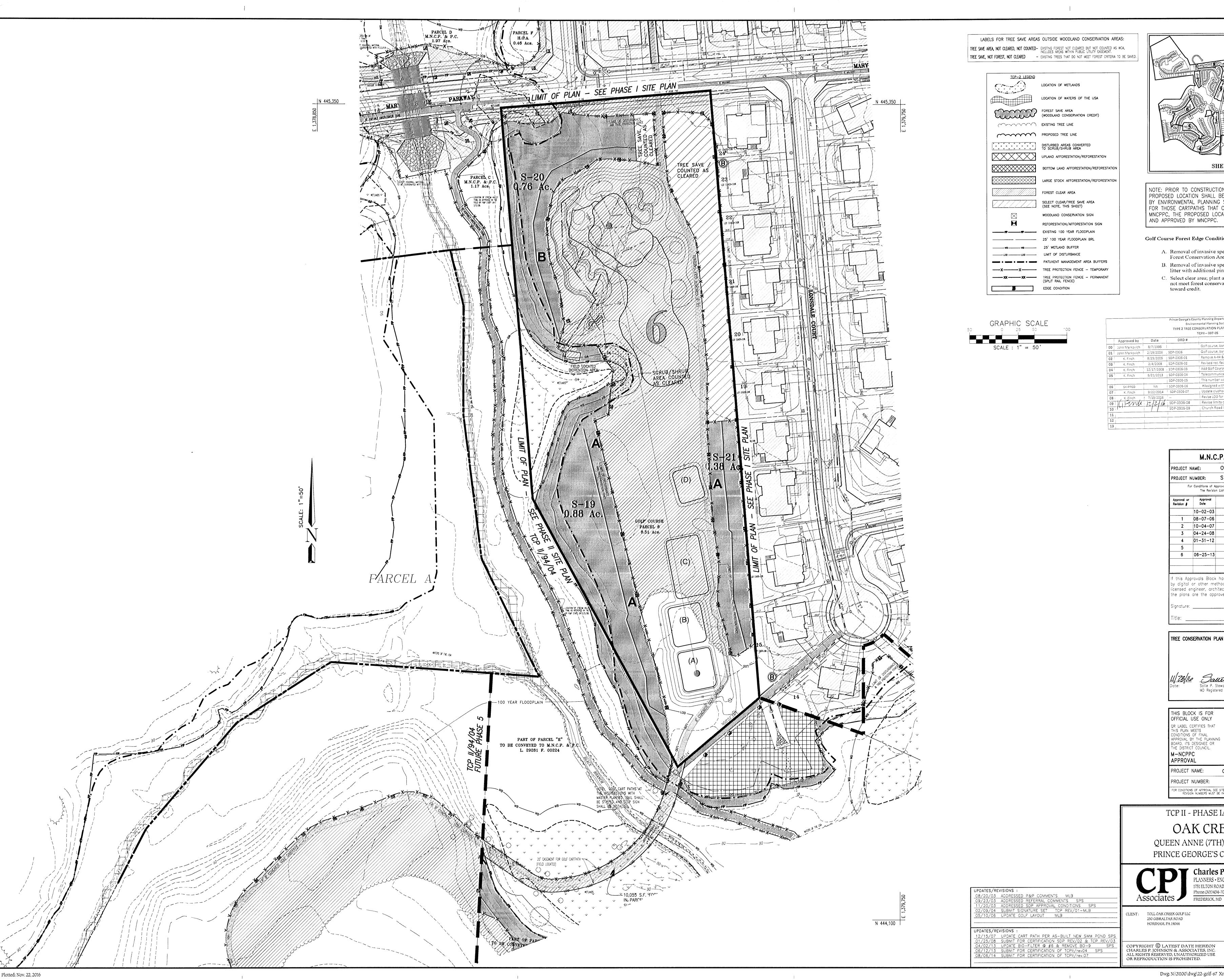
			Enviro	ounty Planning Department, M-NCPPC onmental Planning Section ONSERVATION PLAN APPROVAL TCPII – 097-05
	Approved by	Date	DRD #	Reason for Revision
00	John Markovich	8/7/1995		Golf course, bank area of 25 acres established
01	John Markovich	2/19/2004	SDP-0305	Golf course, bank area expanded by 1.0 acre
02	K. Finch	8/25/2006	SDP-0306-01	Remove A-44 & revise cart path
03	K. Finch	2/4/2008	SDP-0306-02	Revised rec. facilities & as-built cart path @ Holes 1-10
04	K. Finch	12/17/2008	SDP-0306-03	Add Golf Course Maintenance Bldg.
05	K. Finch	5/21/2013	SDP-0306-04	Telecommunication tower on maintenance yard.
1			SDP-0306-05	This number was not used by DRD
06	SKIPPED	NA	SDP-0306-05	#Assigned with SDP for architecture only. No revision required.
07	K. Finch	9/22/2014	SDP-0306-07	Update clubhouse parking & TCP2 worksheet per SDP-0306-07.
08	K. Finch	1 7/19/2016		Revise LOD for SD outfall @ Hole #4; Add detail sheet 19 of 19.
09	KIFINUU	RICIP	SDP-0306-08	Revise limits of SDP and total acreage
10	1-1,		SDP-0306-09	Church Road improvements and golf cart bridge
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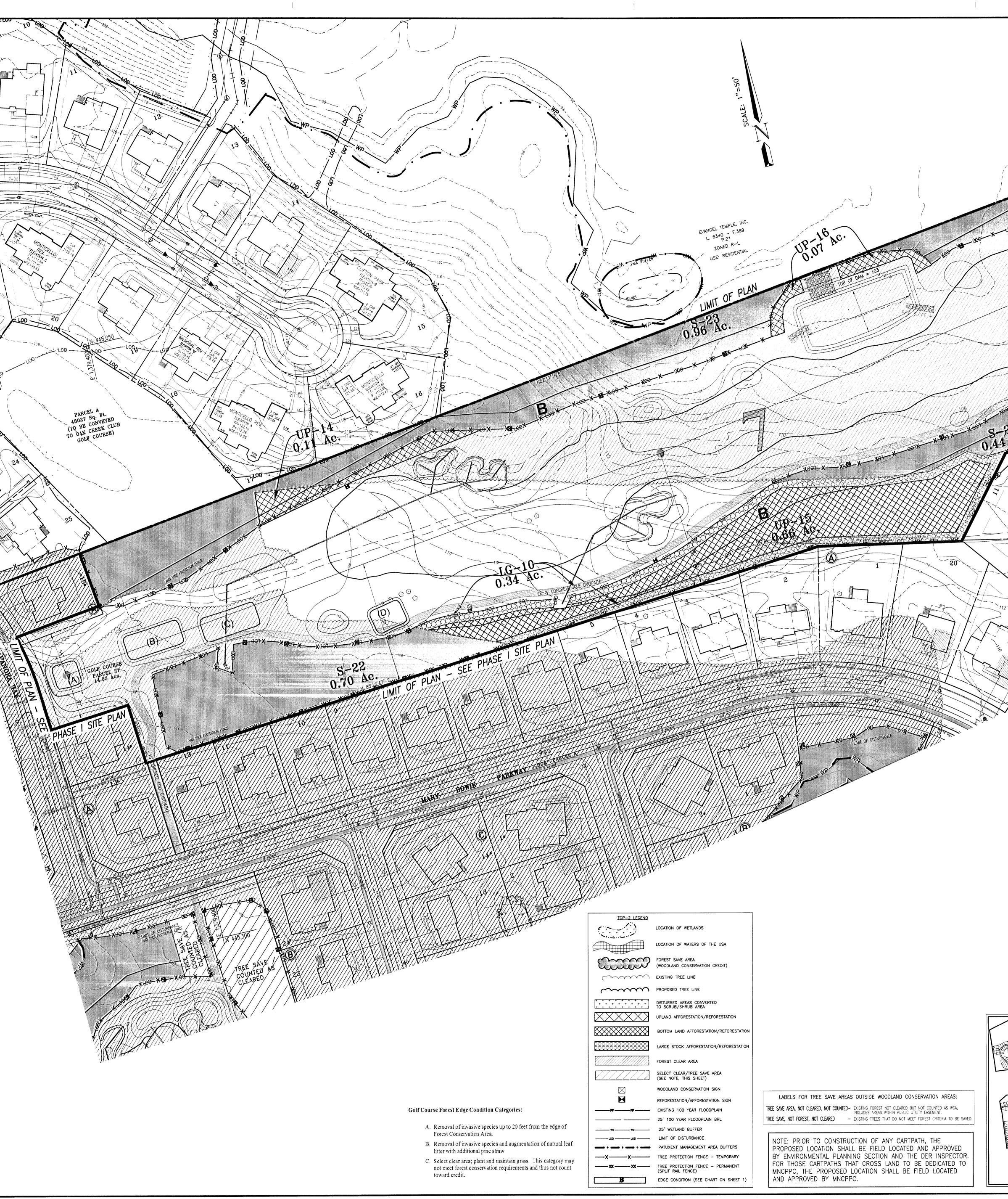


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LABELS FOR TREE SAVE AREAS	S OUTSIDE WOODLAND CONSERVATION ARE	AS:
,	EXISTING FOREST NOT CLEARED BUT NOT COUNTED AS A INCLUDES AREAS WITHIN PUBLIC UTILITY EASEMENT. EXISTING TREES THAT DO NOT MEET FOREST CRITERIA TO	
TCP-2 LEGEND		
	LOCATION OF WETLANDS	
	LOCATION OF WATERS OF THE USA	
Common and a second sec	FOREST SAVE AREA (WOODLAND CONSERVATION CREDIT)	
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	EXISTING TREE LINE	
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	PROPOSED TREE LINE	
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	DISTURBED AREAS CONVERTED TO SCRUB/SHRUB AREA	
	UPLAND AFFORESTATION/REFORESTATION	
	BOTTOM LAND AFFORESTATION/REFORESTATION	SHE
	LARGE STOCK AFFORESTATION/REFORESTATION	
	FOREST CLEAR AREA	NOTE: PRIOR TO CONSTRUCTION PROPOSED LOCATION SHALL BE
	SELECT CLEAR/TREE SAVE AREA (SEE NOTE, THIS SHEET)	BY ENVIRONMENTAL PLANNING S FOR THOSE CARTPATHS THAT CI
\square	WOODLAND CONSERVATION SIGN	MNCPPC, THE PROPOSED LOCAT
	REFORESTATION/AFFORESTATION SIGN	AND APPROVED BY MNCPPC.
······································	EXISTING 100 YEAR FLOODPLAIN	
	25' 100 YEAR FLOODPLAIN BRL	Golf Course Forest Edge Conditio
WB W8	25' WETLAND BUFFER	A. Removal of invasive spec
LODLOD	LIMIT OF DISTURBANCE	Forest Conservation Area
XX	PATUXENT MANAGEMENT AREA BUFFERS	B. Removal of invasive spec
XX	TREE PROTECTION FENCE - PERMANENT	litter with additional pine C. Select clear area; plant ar
B	(SPLIT RAIL FENCE) EDGE CONDITION	not meet forest conservat toward credit.

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			ON OF ANY CARTPATH, BE FIELD LOCATED ANI		
BY ENV	/IRONMENTA	AL PLANNING	GENTED LOCATED AND SECTION AND THE DI CROSS LAND TO BE	ER INSPECTOR.	
		OPOSED LO BY MNCPPC.	CATION SHALL BE FIEL	D LOCATED	
Colf Co	urse Forest	Film Cond	ition Categories:		
		-	species up to 20 feet fron	n the edge of	
В	. Removal		species and augmentation	n of natural leaf	
С	. Select cle		t and maintain grass. Th		
	not meet toward cr		vation requirements and	thus not count	
	Env	ironmental Planning			
		CONSERVATION P TCPII – 097-05	LAN APPROVAL		
y Date ch 8/7/1995 ch 2/19/2004	DRD #	Golf course,	bank area of 25 acres established bank area expanded by 1.0 acre		
8/25/2005 2/4/2008	SDP-0306-01 SDP-0306-02	Revised rec.	4 & revise cart path facilities & as-built cart path @ Holes urse Maintenance Bldg.	5 1-10	
12/17/2008 5/21/2013	SDP-0306-03 SDP-0306-04 SDP-0306-05	Telecommu This numbe	nication tower on maintenance yard. r was not used by DRD		
NA 9/22/2014 7/19/2016	SDP-0306-06	Update clui	with SDP for architecture only. No rev shouse parking & TCP2 worksheet per for SD outfall @ Hole #4; Add detail s	r SDP-0306-07.	
U 12/2/16	SDP-0306-08 SDP-0306-09	Revise lim	its of SDP and total acreage ad improvements and golf cart bri		
	PROJECT N		P.P.C. APPROVAL	.5	
	PROJECT N	NUMBER:	SDP-0306		
		The Revision	proval see Site Plan Cover Sheet or A Listed Below Apply to this Sheet		
	Approval or Revision #	Approval Date	Reviewer's Signature RUTH GROVER	Certification Date 02-17-04	
	1	08-07-06	RUTH GROVER RUTH GROVER	09-05-06 02-07-08	
	3	04-24-08	RUTH GROVER	12-26-08	
	5	06-25-13	SKIPPED EPS	06-25-13	
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			tect or landscape architect oved certified plans:	: below guarantees	
	Signature:				
	Title:				
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	THE DISTRIC	T COUNCIL. C	-1009-9496(m)		
	APPROV. PROJECT		OAK CREEK CLUB		
		NUMBER:			
			SITE PLAN COVER SHEET OR APPROVAL S E INCLUDED IN THE PROJECT NUMBER.	HEET	
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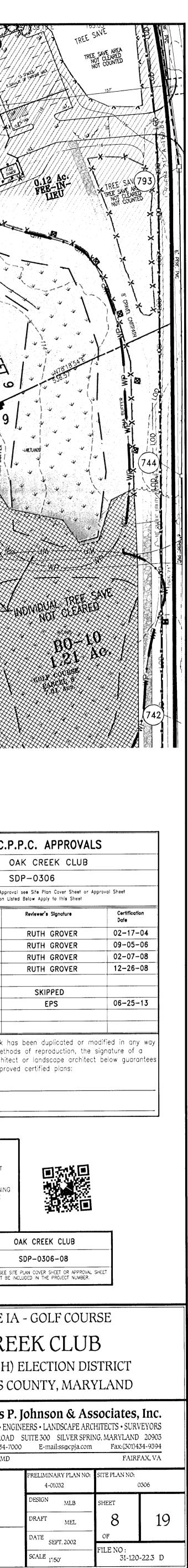
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01 John Mar 02 K. Fin 03 K. Fin 04 K. Fin 05 K. Fin 05 S. K. Fin	ach 8/25/2006 SDP-0306-01 Remove A-44 & ach 2/4/2008 SDP-0306-02 Revised rec. fac ach 12/17/2008 SDP-0306-03 Add Golf Course ach 6/21/2013 SDP-0306-04 Telecommunica SDP-0306-05 This number was SDP-0306-05 This number was	nk area expanded by 1.0 acre a revise cart path cilities & as-built cart path @ Holes 1-10 e Maintenance Bldg. ation tower on maintenance yard. as not used by DRD n SDP for architecture only. No revision required.	3 04-24-08 4 01-31-12 5
07 K. Fin 08 K. Fin 09 CFT 10 11 12 13	nch 7/19/2016 Revise LOD for 1 M. 17 7 16 SDP-0306-08 Revise limits o	use parking & TCP2 worksheet per SDP-0306-07. SD outfall @ Hole #4; Add detail sheet 19 of 19. of SDP and total acreage improvements and golf cart bridge	If this Approvals Block has by digital or other method licensed engineer, architec the plans are the approve
			Signature: Title: THIS BLOCK IS FOR
	TREE CONSERVATION	PLAN CERTIFIED BY:	OFFICIAL USE ONLY QR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.
GRAPHIC SCALE	11/20/16 Sallie P Date: Sallie P MD Reg	tered Landscape Architect #612	
50 0 25 50 100 SCALE : 1" = 50'		Seal not valid without s	TCP II - PHASE IA
			OAK CRE QUEEN ANNE (7TH) PRINCE GEORGE'S CO
	UPDATES/REVISIONS : 08/20/03 ADDRESSED P&P COMMEN 00/23/03 ADDRESSED REFERRAL CO		Charles P. PLANNERS • ENGL 1751 ELTON ROAD Phone:(301)434-700 FREDERICK, MD
	09/23/03 ADDRESSED REFERRAL CC 11/20/03 ADDRESSED SDP APPROVA 02/09/04 SUBMIT SIGNATURE SET 05/10/06 UPDATE GOLF LAYOUT 01/25/08 SUBMIT FOR CERTIFICATIO UPDATES/REVISIONS : 04/02/13 UPDATE BIO-FILTER LOCA	AL CONDITIONS SPS TCP REV 01 MLB IN SDP REV/02 & TCP REV 03 ATION O HOLE #7 SPS	
SHEET KEY	06/12/13 SUBMIT FOR CERTIFICATIO 08/06/14 SUBMIT FOR CERTIFICATIO	N OF TCPII/rev04 SPS N OF TCPII REV.07 COP CH4	PYRIGHT © LATEST DATE HEREON ARLES P. JOHNSON & ASSOCIATES, INC. . RIGHTS RESERVED, UNAUTHORIZED USE REPRODUCTION IS PROHIBITED

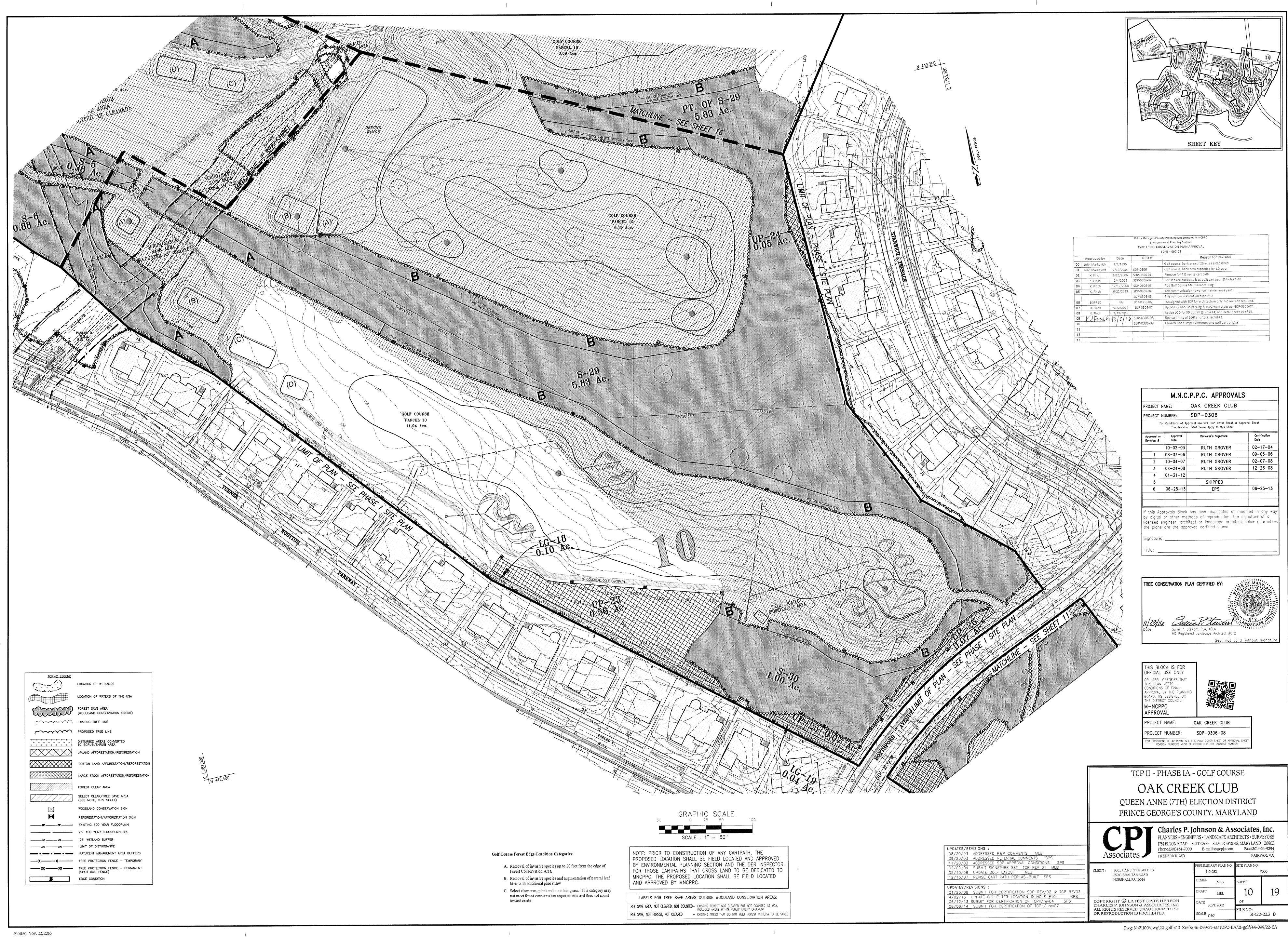
SHEET KEY

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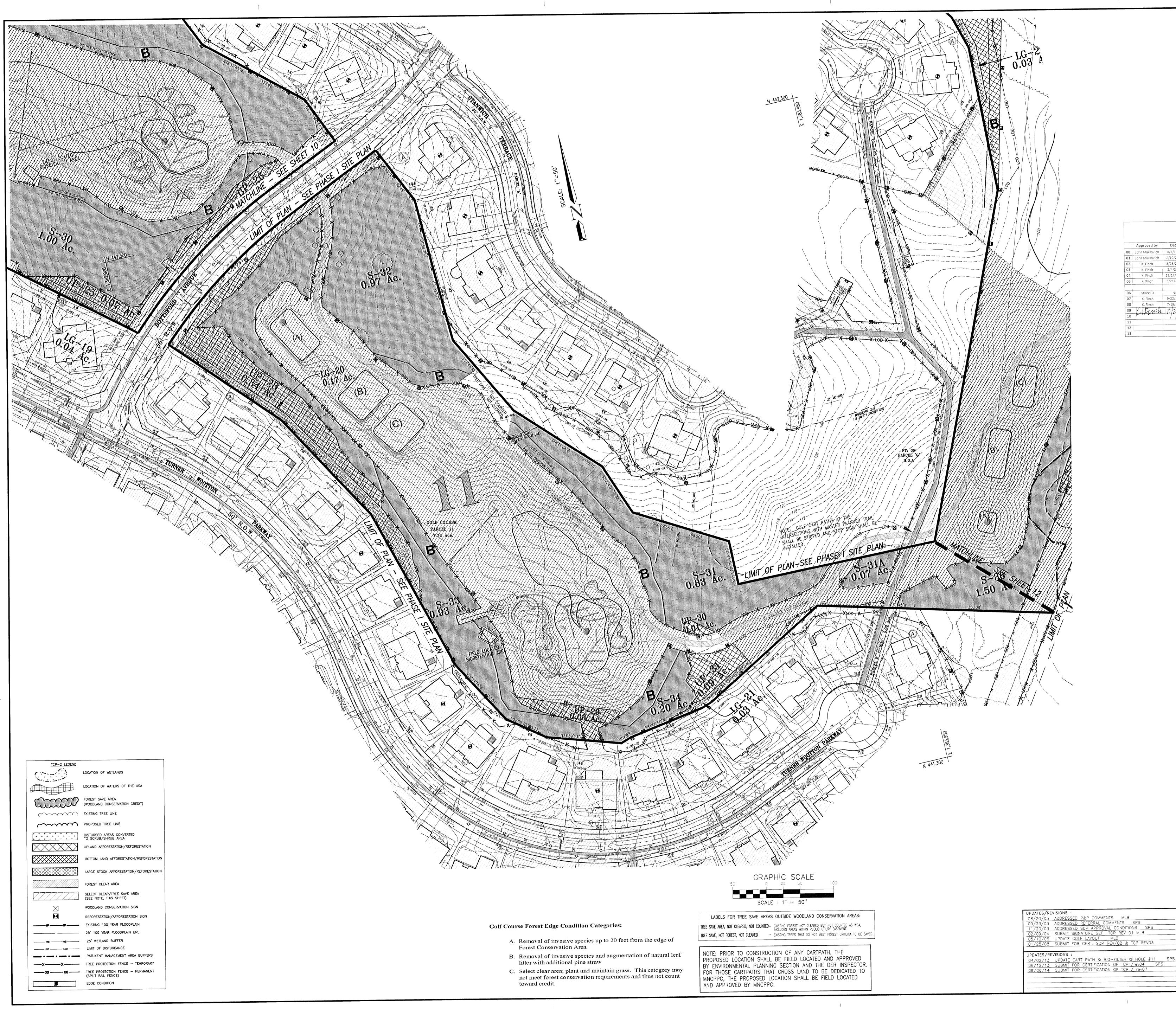
Dwg: N:\31100\dwg\22-golf-s8 Xrefs: 46-099/21-golf/21-we/topo-we/44-099/22-WE

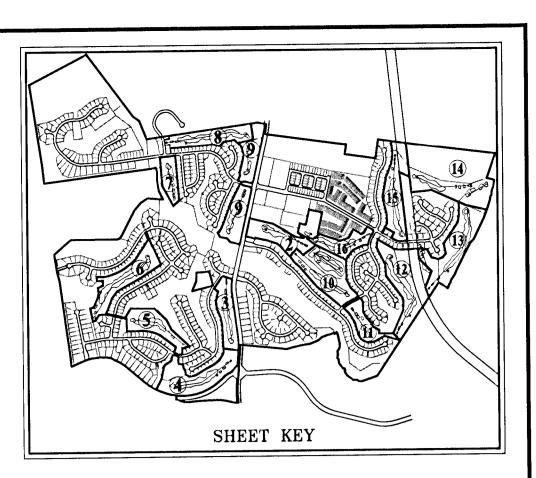




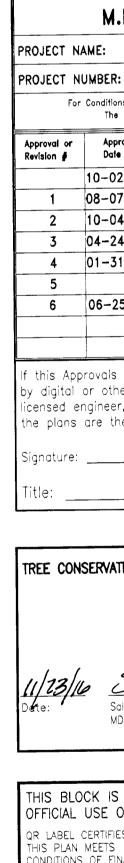
	nty Planning Department, M-NCPPC
	mental Planning Section
:0	NSERVATION PLAN APPROVAL
	TCPII – 097-05
	Reason for Revision
	Golf course, bank area of 25 acres established
	Golf course, bank area expanded by 1.0 acre
	Remove A-44 & revise cart path
	Revised rec. facilities & as-built cart path @ Holes 1-10
	Add Golf Course Maintenance Bldg.
	Telecommunication tower on maintenance yard.
	This number was not used by DRD
	#Assigned with SDP for architecture only. No revision required.
	Update clubhouse parking & TCP2 worksheet per SDP-0306-07.
	Revise LOD for SD outfall @ Hole #4; Add detail sheet 19 of 19.
	Revise limits of SDP and total acreage
_	Church Road improvements and golf cart bridge

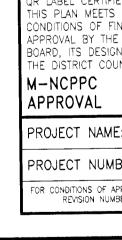
ECT N	AME:	OAK CREEK CLUB	
ECT N	UMBER:	SDP-0306	
For		oproval see Site Plan Cover Sheet or Appro n Listed Below Apply to this Sheet	oval Sheet
valor on #	Approval Date	Reviewer's Signature	Certification Date
	10-02-03	RUTH GROVER	02-17-04
1	08-07-06	RUTH GROVER	09-05-06
2	10-04-07	RUTH GROVER	02-07-08
3	04-24-08	RUTH GROVER	12-26-08
4	01-31-12		
5		SKIPPED	
6	06-25-13	EPS	06-25-13
igital sed er	or other me ngineer, arch	has been duplicated or mod thods of reproduction, the significant or landscape architect to proved certified plans:	gnature of a

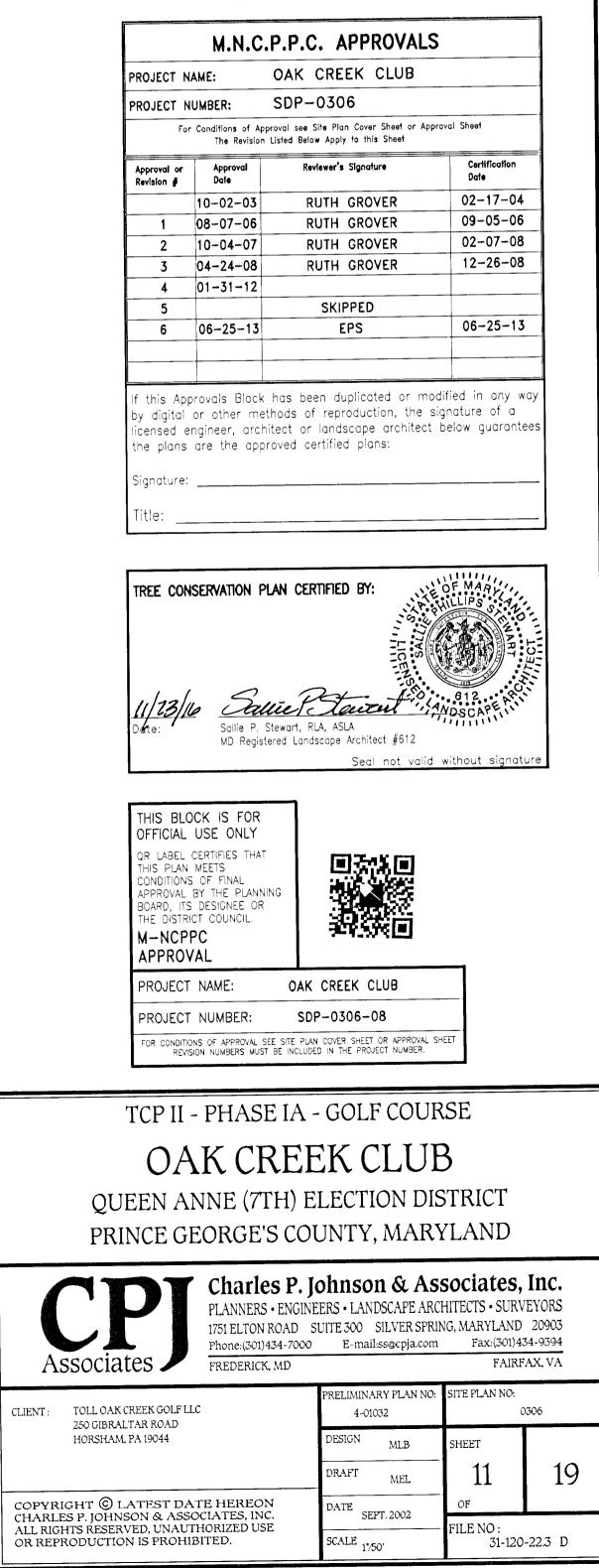




			Enviro	unty Planning Department, M-NCPPC nmental Planning Section ONSERVATION PLAN APPROVAL
				TCPII – 097-05
	Approved by	Date	DRD #	Reason for Revision
00	John Markovich	8/7/1995		Golf course, bank area of 25 acres established
01	John Markovich	2/19/2004	SDP-0306	Golf course, bank area expanded by 1.0 acre
02	K. Finch	8/25/2006	SDP-0306-01	Remove A-44 & revise cart path
03	K, Finch	2/4/2008	SDP-0306-02	Revised rec. facilities & as-built cart path @ Holes 1-10
04	K. Finch	12/17/2008	SDP-0306-03	Add Golf Course Maintenance Bldg.
05	K. Finch	6/21/2013	SDP-0306-04	Telecommunication tower on maintenance yard.
			SDP-0306-05	This number was not used by DRD
06	SKIPPED	NA	SDP-0306-06	#Assigned with SDP for architecture only. No revision required.
07	K. Finch	9/22/2014	SDP-0306-07	Update clubhouse parking & TCP2 worksheet per SDP-0306-07.
08	K. Finch	7/19/2016	***	Revise LOD for SD outfall @ Hole #4; Add detail sheet 19 of 19.
09	KITIMUL	12/2/16	SDP-0306-08	Revise limits of SDP and total acreage
10	PAPUNIC	10/07/	SDP-0306-09	Church Road improvements and golf cart bridge
11		1 - / /		
12				
12	<u></u>			



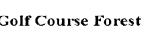


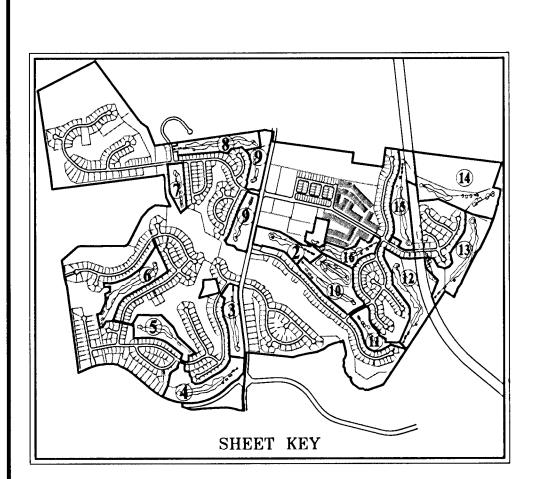


Dwg: N:\31100\dwg\22-golf-s11 Xrefs: 46-099/21-ea/TOPO-EA/21-golf/44-099/22-EA

LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS: TREE SAVE AREA, NOT CLEARED, NOT COUNTED- EXISTING FOREST NOT CLEARED BUT NOT COUNTED AS WCA, INCLUDES AREAS WITHIN PUBLIC UTILITY EASEMENT. TREE SAVE, NOT FOREST, NOT CLEARED - EXISTING TREES THAT DO NOT MEET FOREST CRITERIA TO BE SAVED.

NOTE: PRIOR TO CONSTRUCTION OF ANY CARTPATH, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY ENVIRONMENTAL PLANNING SECTION AND THE DER INSPECTOR. FOR THOSE CARTPATHS THAT CROSS LAND TO BE DEDICATED TO MNCPPC, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY MNCPPC.





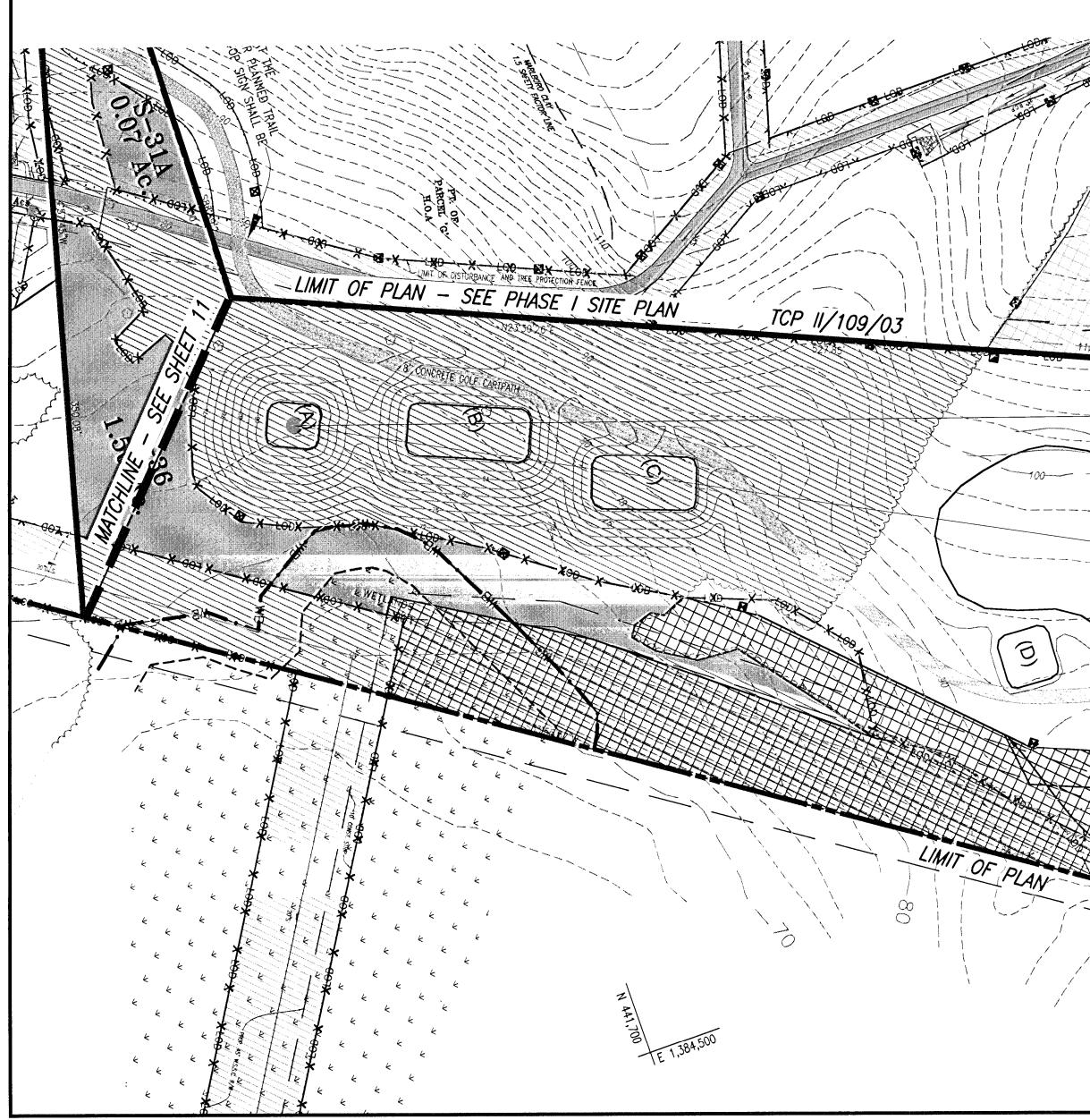
PROJECT NAME: OAK CREEK CLUB					
PROJECT N	UMBER:	SDP-0306			
For		pproval see Site Plan Cover Sheet or Approv n Listed Below Apply to this Sheet	al Sheet		
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date		
.,,	10-02-03	RUTH GROVER	02-17-04		
1	08-07-06	RUTH GROVER	09-05-06		
2	10-04-07	RUTH GROVER	02-07-08		
3	04-24-08	RUTH GROVER	12-26-08		
4	01-31-12				
5		SKIPPED			
6	06-25-13	EPS	06-25-13		
			<		
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ICP-2 LEGEND	
	LOCATION OF
	LOCATION OF
	FOREST SAVI (WOODLAND
$(\ \ \)$	EXISTING TRE
$\cdots \cdots \cdots \cdots$	PROPOSED 1
$\begin{bmatrix} + & + & + & + & + & + & + & + & + & + $	DISTURBED / TO SCRUB/S
\boxtimes	UPLAND AFF
	BOTTOM LAN
	LARGE STOC
	FOREST CLE
	SELECT CLE (SEE NOTE,
\boxtimes	WOODLAND
	REFORESTAT
FP	EXISTING 10
	25' 100 YE
WB WB	25' WETLAN
LOD	LIMIT OF D
	PATUXENT
XX	TREE PROTE
XX XX	tree prote (Split Rail
B	EDGE COND

2	
	LOCATION OF WETLANDS
	LOCATION OF WATERS OF THE USA
?	FOREST SAVE AREA (WOODLAND CONSERVATION CREDIT)
7	EXISTING TREE LINE
٦	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 (SEE NOTE, THIS SHEET)
	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)
	EDGE CONDITION

TREE	CONSI	ERVATION	Pl
<u> 22</u> Date:	dice	Sallie F MD Rec	

	TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPII – 097-05				
	Approved by	Date	DRD #	Reason for Revision	
00	John Markovich	8/7/1995		Golf course, bank area of 25 acres established	
01	John Markovich	2/19/2004	SDP-0306	Golf course, bank area expanded by 1.0 acre	
02	K. Finch	8/25/2006	SDP-0306-01	Remove A-44 & revise cart path	
03	K. Finch	2/4/2008	SDP-0306-02	Revised rec. facilities & as-built cart path @ Holes 1-10	
04	K. Finch	12/17/2008	SDP-0306-03	Add Golf Course Maintenance Bldg.	
05	K. Finch	6/21/2013	SDP-0306-04	Telecommunication tower on maintenance yard.	
			SDP-0306-05	This number was not used by DRD	
06	SKIPPED	NA	SDP-0306-06	#Assigned with SDP for architecture only. No revision required	
07	K. Finch	9/22/2014	SDP-0306-07	Update clubhouse parking & TCP2 worksheet per SDP-0305-07.	
08	K. Finch	7/19/2016		Revise LOD for SD outfall @ Hole #4; Add detail sheet 19 of 19.	
09	REVIUM	12/2/16	SDP-0306-08	Revise limits of SDP and total acreage	
10	- , , ,		SDP-0306-09	Church Road improvements and golf cart bridge	
11				· · · ·	
12					
13					

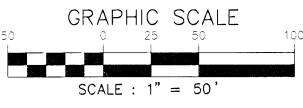


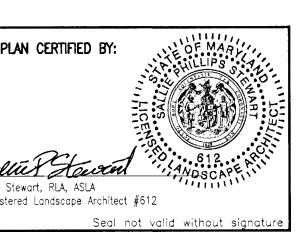
Golf Course Forest Edge Condition Categories:

A. Removal of invasive species up to 20 feet from the edge of Forest Conservation Area.

B. Removal of invasive species and augmentation of natural leaf litter with additional pine straw

C. Select clear area; plant and maintain grass. This category may not meet forest conservation requirements and thus not count toward credit.





0.03

PART OF S-37 3.89 Ac.

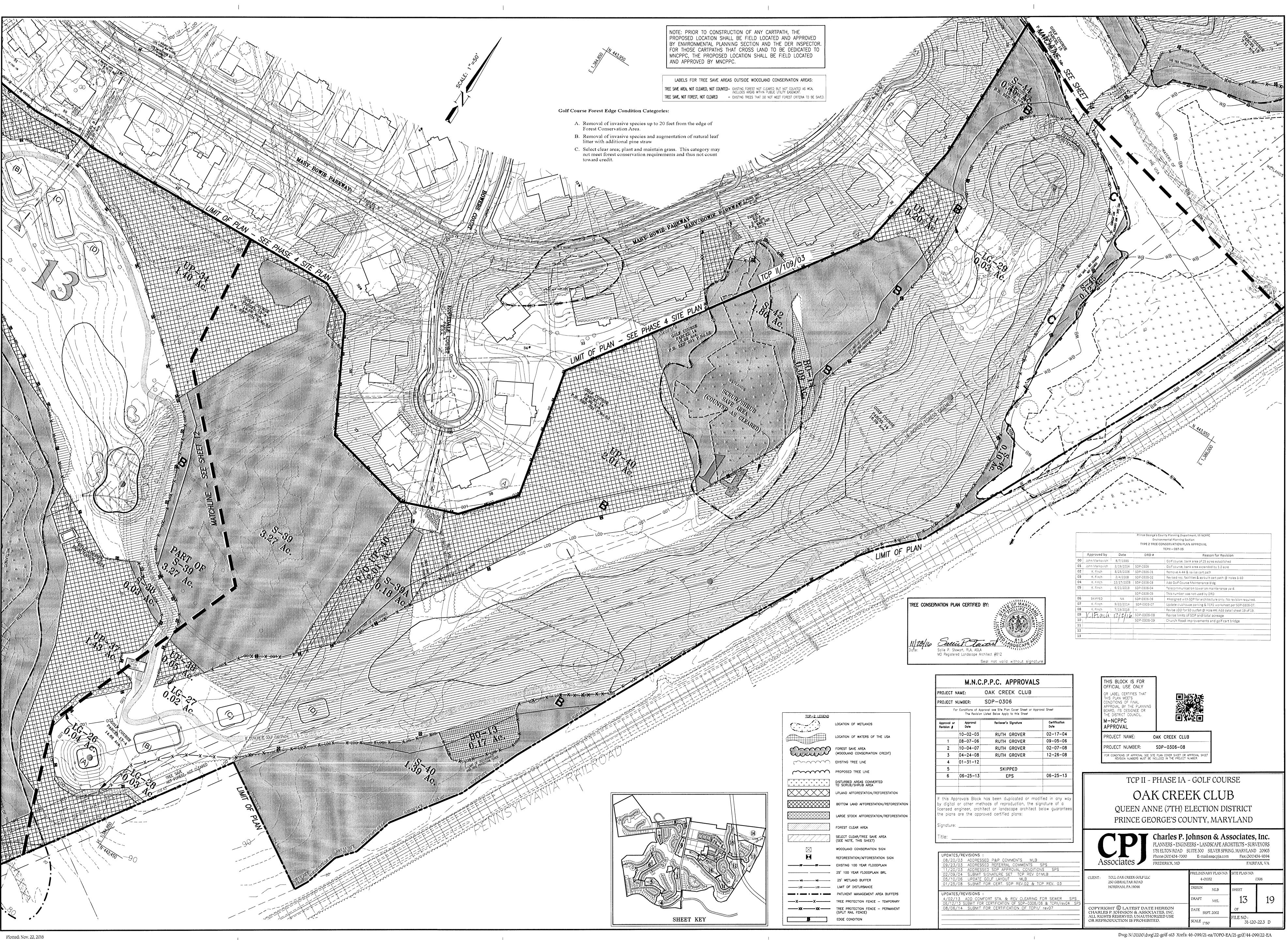
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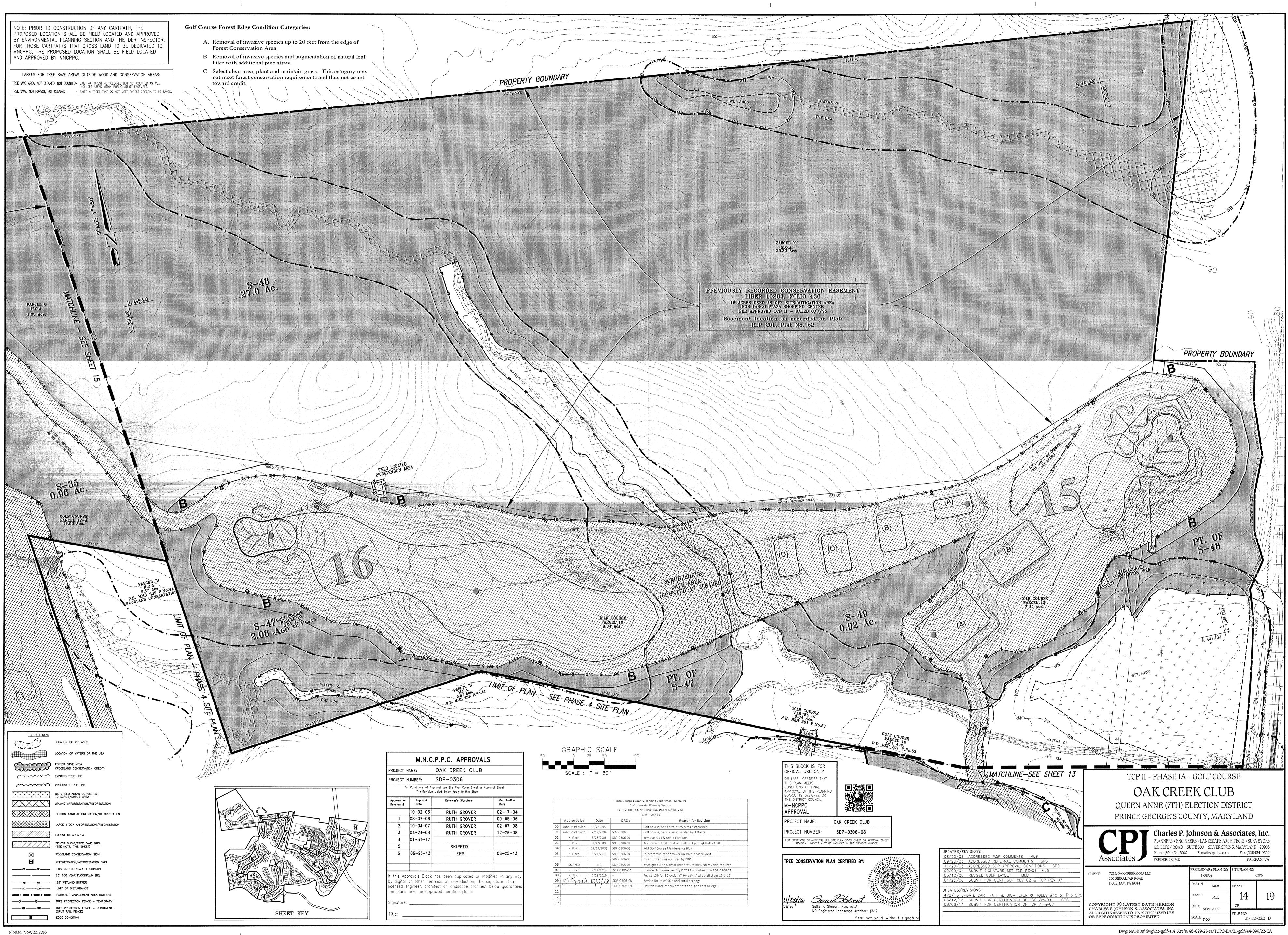
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Dwg: N:\31100\dwg\22-golf-s12 Xrefs: 46-099/21-ea/TOPO-EA/21-golf/44-099/22-EA





	M.N.C	.P.P.C. APPROVALS					
PROJECT N	PROJECT NAME: OAK CREEK CLUB						
PROJECT N	UMBER:	SDP-0306					
For		pproval see Site Plan Cover Sheet or Approve n Listed Below Apply to this Sheet	al Sheet				
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date				
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1	08-07-06	RUTH GROVER	09-05-06				
2	10-04-07	RUTH GROVER	02-07-08				
3	04-24-08	RUTH GROVER	12-26-08				
4	01-31-12						
5		SKIPPED					
6	06-25-13	EPS	06-25-13				
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:		and a state of the					
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	1.1				
SCALE	:	1"	=	50'	

	Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPII – 097-05						
	Approved by	Date	DRD #	Reason for Revision			
00	John Markovich	8/7/1995		Golf course, bank area of 25 acres established			
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05	K. Finch	6/21/2013	SDP-0306-04	Telecommunication tower on maintenance yard.			
			SDP-0306-05	This number was not used by DRD			
06	SKIPPED	NA	SDP-0306-06	#Assigned with SDP for architecture only. No revision required.			
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08	K. Finch	7/19/2016		Revise LOD for SD outfall @ Hole #4; Add detail sheet 19 of 19.			
09) Fina	12/2/16	SDP-0306-08	Revise limits of SDP and total acreage			
10	/-1	1 1 1	SDP-0306-09	Church Road improvements and golf cart bridge			
11							
12							
13							



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			Prince George's Co Enviro TYPE 2 TREE C	nmental P
Ţ	Approved by	Date	DRD #	TCPII -
00	John Markovich	8/7/1995		Golf
01	John Markovich	2/19/2004	SDP-0306	Golf
02	K. Finch	8/25/2006	SDP-0306-01	Rem
03	K. Finch	2/4/2008	SDP-0306-02	Revis
04	K. Finch	12/17/2008	SDP-0305-03	Add
05	K. Finch	6/21/2013	SDP-0306-04	Teleo
			SDP-0306-05	This
06	SKIPPED	NA	SDP-0306-06	#Ass
07	K. Finch	9/22/2014	SDP-0306-07	Upda
08	K. Finch	· 7/19/2016		Revi
09	VIFINA	12/2/10	SDP-0306-08	Revi
10			SDP-0306-09	Chu
11				
12				
13)

	TREE CONSERVATION P
	<u>11/15/16</u> Sallie P. Date: Sallie P. MD Regist
	THIS BLOCK IS FOR OFFICIAL USE ONLY QR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNI BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL. M-NCPPC APPROVAL
	PROJECT NAME: PROJECT NUMBER: FOR CONDITIONS OF APPROVAL SI REVISION NUMBERS MUST
QUE	CP II - PHASE OAK CR EN ANNE (7TH CE GEORGE'S
CF Associate	PLANNERS • 1 PLANNERS • 1 1751 ELTON RC Phone: (301)434 FREDERICK, M
CLIENT : TOLL OAK CRE 250 GIBRALTA HORSHAM, PA	R ROAD
CHARLES P. JOHNSON ALL RIGHTS RESERVED	TEST DATE HEREON N & ASSOCIATES, INC. D. UNAUTHORIZED USE
	S PROHIBITED.

PROJECT N	AME:	OAK CREEK CLUB	
PROJECT N	UMBER:	SDP-0306	
For		pproval see Site Plan Cover Sheet or Ap n Listed Below Apply to this Sheet	proval Sheet
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
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1	08-07-06	RUTH GROVER	09-05-06
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3	04-24-08	RUTH GROVER	12-26-08
4	01-31-12		
5		SKIPPED	
6	06-25-13	EPS	06-25-13
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NOTE: PRIOR TO CONSTRUCTION OF ANY CARTPATH, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY ENVIRONMENTAL PLANNING SECTION AND THE DER INSPECTOR. FOR THOSE CARTPATHS THAT CROSS LAND TO BE DEDICATED TO MNCPPC, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY MNCPPC.

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UPDATES/REVISIONS :

 08/20/03
 ADDRESSED
 P&P
 COMMENTS
 MLB

 09/23/03
 ADDRESSED
 REFERRAL
 COMMENTS
 SPS

 11/20/03
 ADDRESSED
 SDP
 APPROVAL
 CONDITIONS
 SPS

 02/09/04
 SUBMIT
 SIGNATURE
 SET
 TCP
 REV01
 MLB

 05/10/06
 UPDATE
 GOLF
 LAYOUT
 MLB

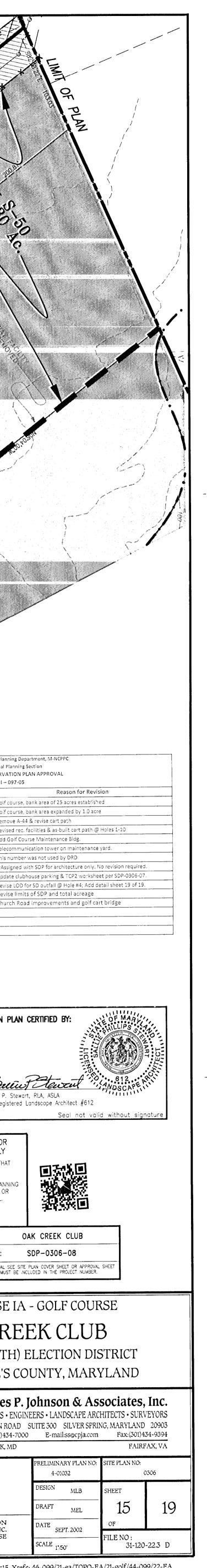
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 UPDATES/REVISIONS :

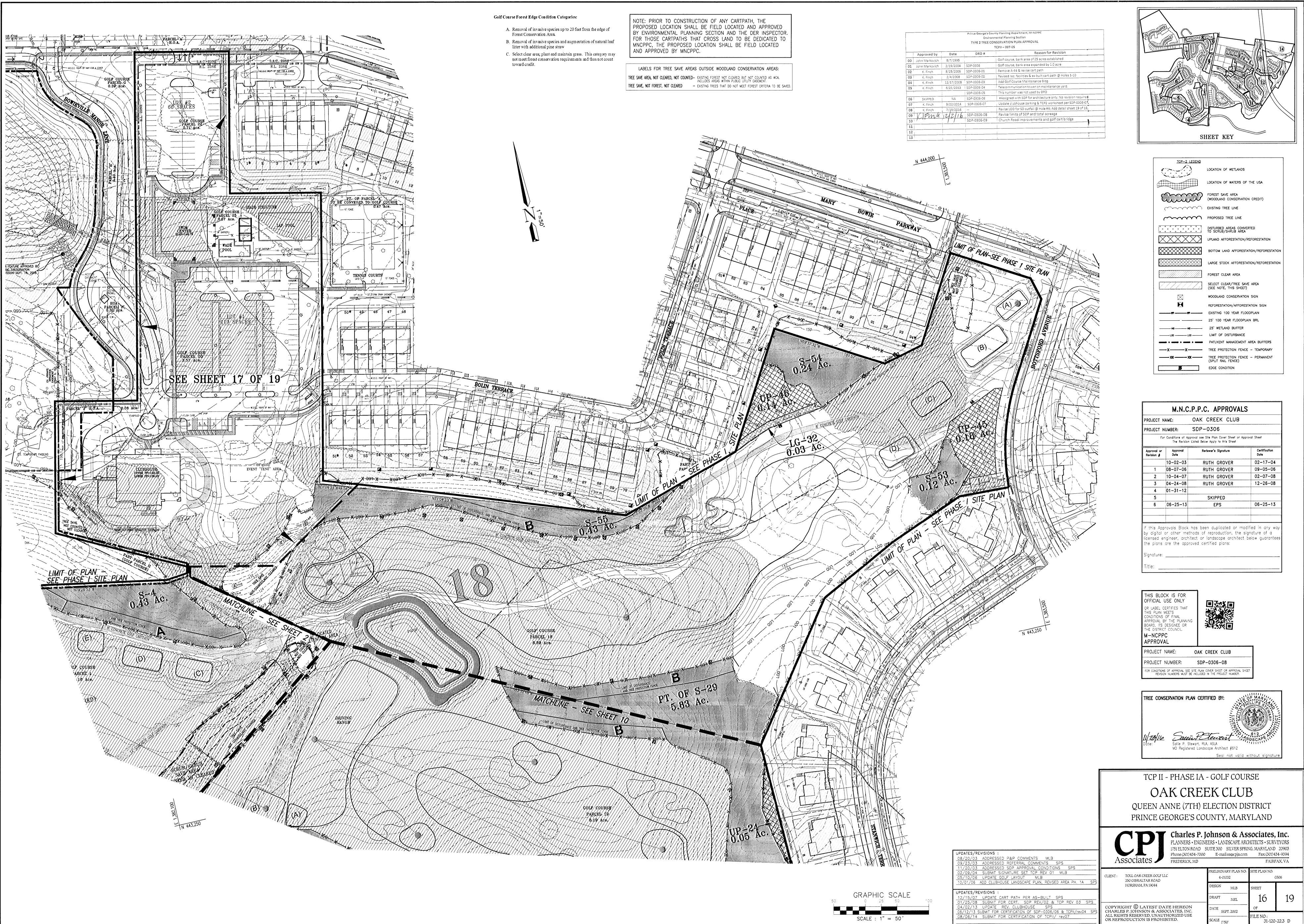
 04/02/13
 UPDATE
 CART
 PATH
 & CLEARING
 FOR
 SEWER
 LINE
 SPS

 06/12/13
 SUBMIT
 FOR
 CERTIFICATION
 OF
 TCPII/rev04
 SPS

 08/06/14
 SUBMIT
 FOR
 CERTIFICATION
 OF
 TCPII/rev07



5 Xrefs: 46-099/21-ea/TOPO-EA/21-golf/44-099/22-EA



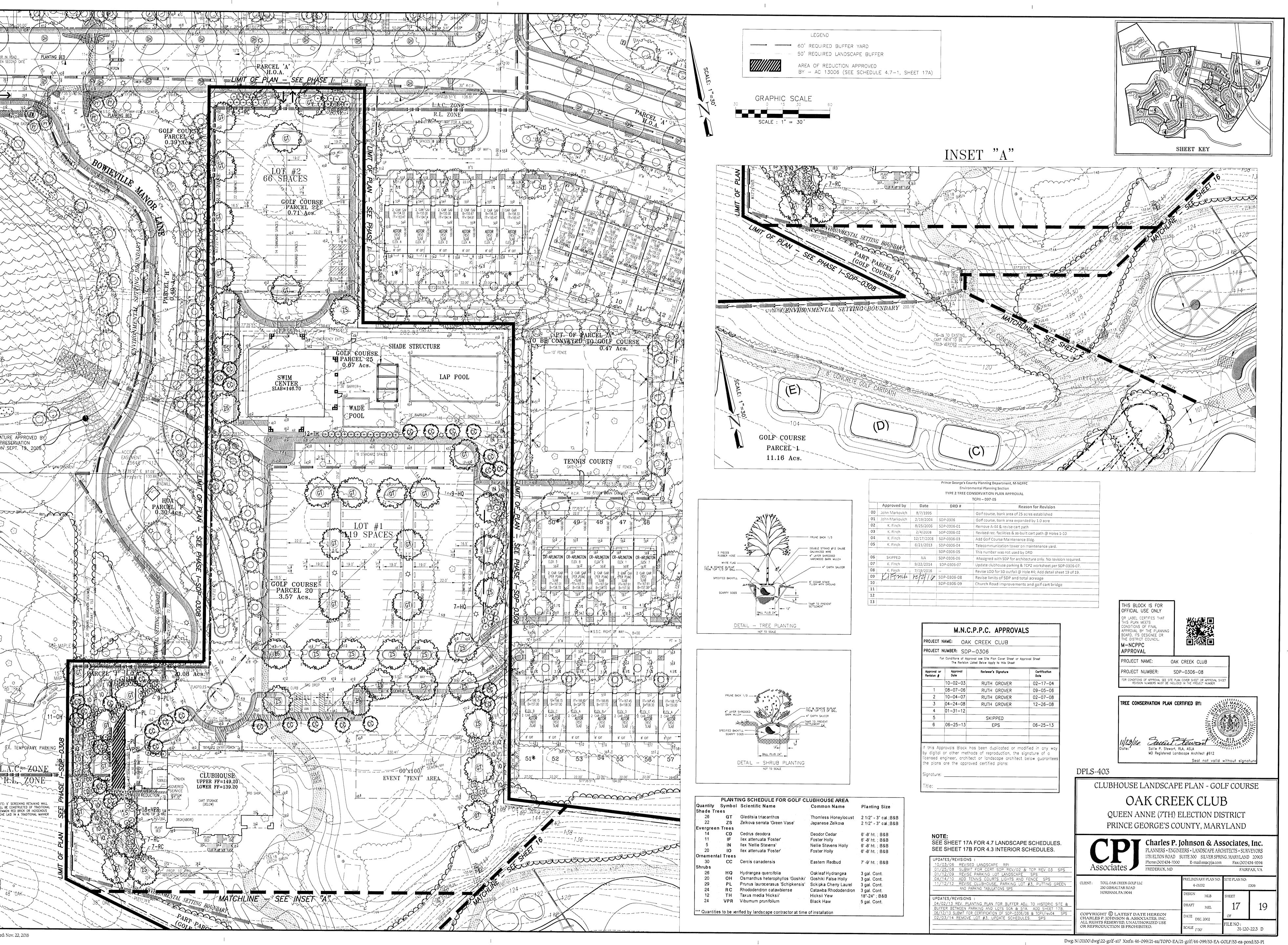
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1.0	.P.P.C. APPROVALS	
	OAK CREEK CLUB	
	SDP-0306	
	pproval see Site Plan Cover Sheet or Approva n Listed Below Apply to this Sheet	al Sheet
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12		
	SKIPPED	
13	EPS	06-25-13
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Dwg: N:\31100\dwg\22-golf-s16 Xrefs: 46-099/21-ea/TOPO-EA/21-golf/44-099/22-EA



	PLAN TI	NG SCHEDULE FOR
Quantity	Symbol	Scientific Name
Shade Tr	ees	
26	GT	Gleditsia triacanthos
22	ZS	Zelkova serrata 'Green Va
Evergree	n Trees	
14	CD	Cedrus deodora
11	IF	llex attenuata 'Foster'
5	IN	llex 'Nellie Stevens'
20	10	llex attenuata 'Foster'
Ornament	al Trees	i u .
30	CC	Cercis canadensis
Shrubs		
26	HQ	Hydrangea quercifolia
20	ОН	Osmanthus heterophyllos
29	PL	Prunus laurocerasus 'Sch
24	RC	Rhododendron catawbien
12	TH	Taxus media 'Hicksii'
24	VPR	Vibumum prunifolium

	Schedule 4.7-1 fo	r Lot 50A in Landb	ay H	
	Buffering Incomp	atible Uses Require	ments	
1)	General Plan designation:		Developed T	ier, Corridor
			Node or Center	
			X Developing o	
2)	Use of proposed development:		Parking lot for goif club	house
3)	Impact of proposed development:		M	
4)	Use of adjoining development:		Single Family Townhou	se
5)	Impact of adjoining development:		N/A	
6)	Minimum required bufferyard (A, B, C	, D or E):	ABX C	D E
7)	Minimum required building setback:			feet
8)	Building setback provided:			N/A feet
9)	Minimum required width of landscape	yard:		³⁰ _feet
10)	Width of landscape yard provided:			_50_feet
	(The required setback and landscape ya	ard may be reduced b	by fifty percent (50%)	in the Developed
	Tier, Corridor Node or Center when a	six (6) foot high fence	e or wall is provided.)	
11)	Linear feet of buffer strip required alor	ng property line and r	ight-of-way:	<u> 100 linear</u>
				feet
12)	Percentage of required bufferyard occu	pied by existing tree	s:	_0_%
13)	Is a six (6) foot high fence or wall inclu	ided in bufferyard?	yes	no
	(The required plant material may be re	duced by fifty percer	nt (50%) when a six (6)) foot high fence
	or wall is provided.)			
14)	Total number of plant units required in	buffer strip:		<u>120</u> p.u.
15)	Total number of plant units provided:	shade trees	<u>6</u> x 10 p.u.=	<u>60</u> p.u.
		evergreen trees	<u> </u>	45p.u.
		ornamental trees	x 5 p.u.=	p.u.
		shrubs	<u>16</u> x 1 p.u.=	<u>16</u> p.u.
			Total	<u>121</u> p.u.

	Schedule 4.7-1	1 for Historic Site
	Buffering Incompat	tible Uses Requirements
1)	General Plan designation:	Developed Tier, Corridor
		Node or Center
2)	Use of proposed development:	<u>X</u> Developing or Rural Tier Recreation-golf clubhouse
3)	Impact of proposed development:	Low
4)	Use of adjoining development:	Historic property
5)	Impact of adjoining development:	N/A
6)	Minimum required bufferyard (A, B, C, I	D or E):ABCDXE
7)	Minimum required building setback:	feet
8)	Building setback provided:	feet
9)	Minimum required width of landscape ya	ard: feet
10)	Width of landscape yard provided:	Varies- min. 38 feet
	(The required setback and landscape yar	rd may be reduced by fifty percent (50%) in the Develop
	Tier, Corridor Node or Center when a size	x (6) foot high fence or wall is provided.)
11)	Linear feet of buffer strip required along	g property line and right-of-way: <u>198</u> linear
		feet
12)	Percentage of required bufferyard occup	bied by existing trees: 14%
13)	Is a six (6) foot high fence or wall includ	
		uced by fifty percent (50%) when a six (6) foot high fen
	or wall is provided.)	
14)	Total number of plant units required in b	buffer strip: * See note below 14% of 357 or <u>307</u> p.u.
15)	Total number of plant units provided:	shade trees $9 \times 10 \text{ p.u.} = 90 \text{ p.u.}$
		evergreen trees 23×5 p.u.= 115 p.u.
		ornamental trees 7×5 p.u.= 35 p.u.
+ + 4 64 - 5		shrubs $\frac{72}{1000} \times 1 \text{ p.u.} = \frac{72}{1000} \text{ p.u.}$
	the total area of the buffer is occupied by existin ts provided has been reduced by 14% to 307 pla	Eatal 212 au

* 14% of the total area of the buffer is occupied by existing trees, so the total plant units provided has been reduced by 14% to 307 plant units required. Alternative Compliance #AC—13006, ap reduced 4.7—1 Landscape bufferyard.

Project Name:	TCP2#:	DRD Case #:	Area (acres)
Oak Creek Golf Clubhous e	TCP2/9795	SDP-0306	
Site Calculations:	Zone 1:	R-L	229.23
	Zone 2:	R-L	
	Zone 3:		
	Zone 4:		
	Total Acres:	.	229.23
		TCC	
		Required	TCC Required
Tabal Arran (mana arran)	W of TCC required	(Acres)	in (SF)
Total Acres (gross acres)	% of TCC required 20.0%		1997052
229.23			
A. TOTAL ON-SITE WC PROVIDED (acres) =	136.48		5945068.8
B. TOTAL AREA EXISTING TREES (non-WC acres) =	×	acres	0
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			0
D. TOTAL TREE CANOPY COVERAGE PROVIDED =	1 2		5945069
E. TOTAL SQUARE FOOTAGE REQUIRED =			1997052
			Requirement
			Satisfied
	1		
	TCC Credit per Tree		700 0 K.
Credit Categories for Landscape Trees	Based on Size at	Number of	TCC Credit
	Planting (SF)	Trees	(SF)
Deciduous - columnar shade tree (50 ' or less height)	$2 \cdot 1/2 \cdot 3'' = 65$		0
	$3 - 3 \frac{1}{2} = 75$		0
Deciduous - ornamental tree (20' or less height with	1-1/2 - 1-3/4"=75		0
equal spread). Minimum planting size 7 - 9 ' in height	2 - 2 1/2" = 100		0
	$2 \cdot 1/2 - 3" = 110$		0
Deciduous - minor shade tree (25-50' height with equal	2 -1/2 - 3" = 160		0
spread or greater). Minimum planting size 8-10' in height			0
Deciduous - major shade tree (50' and greater ht. with	2 -1/2 - 3" = 225	<u>.</u>	0
spread equal to or greater than ht) Minimum planting			
size 12 to 14' in height	3 - 3 1/2" = 250		0
	6 - 8' = 40	н. Н	0
Evergreen - columnar tree (less than 30' height with	8 - 10' = 50		0
spread less than 15')	10 - 12' = 75		0
	6 - 8' = 75		0
Evergreen - small tree (30-40' height with spread of 15-	8 - 10' = 100		0
20')	10 - 12' = 125		0
	6 - 8' = 125		0
Evergreen - medium tree (40-50' height with spread of 20-			0
30')	10 - 12' = 175		0
<i>JJJ</i>	6 - 8' = 150		0
Everyterion - large tree (EO) height or greater with spread	8 - 10' = 200		0
Evergreen - large tree (50' height or greater with spread	10 - 12' = 250		0
of over 30')	10.15 = 530	~	
TOTAL NUMBER OF TREES/TCC CREDIT (SF)		0	0
(Manually enter information/figures into shaded areas)			
no tatag			
NAME AND THE REPORT OF THE R			
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Prepared by		Date	

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l: Nov. 22, 2016

approved	April	22,	2013	for	

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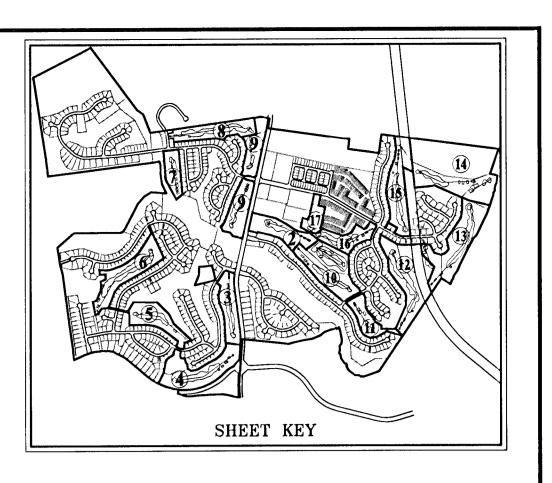
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Schedule 4.7-1 for Lot 51A in Landbay H Buffering Incompatible Uses Requirements ____Developed Tier, Corridor General Plan designation: Node or Center X _____ Developing or Rural Tier golf course clubhouse Use of proposed development: _____ _____ Impact of proposed development: Single Family Townhouse Use of adjoining development: N/A Impact of adjoining development: ____A <u>__</u>X <u>B</u> ___C ___D ___ E Minimum required bufferyard (A, B, C, D or E): <u>30</u> feet Minimum required building setback: Building setback provided: 230 feet ____ feet Minimum required width of landscape yard: _40__feet Width of landscape yard provided: (The required setback and landscape yard may be reduced by fifty percent (50%) in the Developed Tier, Corridor Node or Center when a six (6) foot high fence or wall is provided.) <u>98</u> linear Linear feet of buffer strip required along property line and right-of-way: 11) feet ____% Percentage of required bufferyard occupied by existing trees: 12) Is a six (6) foot high fence or wall included in bufferyard? ____yes ____no 13) (The required plant material may be reduced by fifty percent (50%) when a six (6) foot high fence or wall is provided.) Total number of plant units required in buffer strip: <u>80</u> p.u. 14) 4 x 10 p.u.= 40 p.u. Total number of plant units provided: shade trees 15) <u>15</u> x 5 p.u.= <u>75</u> p.u. evergreen trees 3 x 5 p.u.= 15 p.u.ornamental trees shrubs Total <u>130</u> p.u.

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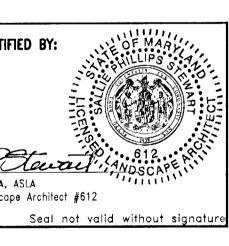
			Enviro	unty Planning Department, M-NCPPO nmental Planning Section ONSERVATION PLAN APPROVAL TCPII – 097-05
	Approved by	Date	DRD #	Reas
00	John Markovich	8/7/1995		Golf course, bank area of 25 a
01	John Markovich	2/19/2004	SDP-0306	Golf course, bank area expand
02	K. Finch	8/25/2006	SDP-0306-01	Remove A-44 & revise cart pat
03	K. Finch	2/4/2008	SDP-0306-02	Revised rec. facilities & as-buil
04	K. Finch	12/17/2008	SDP-0306-03	Add Golf Course Maintenance
05	K. Finch	6/21/2013	SDP-0306-04	Telecommunication tower on
			SDP-0306-05	This number was not used by
06	SKIPPED	NA	SDP-0306-06	#Assigned with SDP for archit
07	K. Finch	9/22/2014	SDP-0306-07	Update clubhouse parking & T
08	K. Finch	7/19/2016		Revise LOD for SD outfall @ H
09	VIEnn	1/2/10	SDP-0306-08	Revise limits of SDP and tot
10	- f2-1 [SDP-0306-09	Church Road improvements
11		· · · · · · · · · · · · · · · · · · ·		
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Ρ					
Ρ	PO FOT N	M.N.C.I	P.P.C. APPRO	VALS	
	KOJECI N	AME: OAK	CREEK CLUB		
		UMBER: SDP-		t or Annual Di	
	Foi		al see Site Plan Cover Shee ted Below Apply to this Shee		
	Approval or Revision #	Approval Date	Reviewer's Signature	Cert Date	ification
		10-02-03	RUTH GROVER		17-04
_	1 2	08-07-06	RUTH GROVER		05-06 07-08
	3	04-24-08	RUTH GROVER	12-	26-08
_	4 5	01-31-12	SKIPPED		
	6	06-25-13	EPS	06-	25-13
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	REE CON (13/16 ate:	Sallie P. Stew	CERTIFIED BY:		THE
C G T C A E T N	DFFICIAL RELABEL C HIS PLAN CONDITIONS APPROVAL E BOARD, ITS HE DISTRIC M-NCPP APPROVA	OF FINAL BY THE PLANNING DESIGNEE OR T COUNCIL. C AL			
F	PROJECT		OAK CREEK CLUB	·	
L L L L L L L L L L L L L L L L L L L	FOR CONDITION		SDP-0306-08		
	REVISIO	N NUMBERS MUST BE	NCLUDED IN THE PROJECT NUM	BEK.	
DPLS-403					unar
DPLS-403	USE L	ANDSCA	PE PLAN - C	GOLF CO	URSE
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OPLS-403 CLUBHON QUEH PRINC	OA EN AN CE GE	K CRI INE (7TH ORGE'S (Charles I PLANNERS • EN 1751 ELTON ROA Phone:(301)434-7 FREDERICK, MD	EEK CLV) ELECTION COUNTY, MA COUNTY, MA P. Johnson & GINEERS • LANDSCAPH D SUITE 300 SILVEF 000 E-mail:ss@cpj.	UB DISTRIC ARYLAN ARYLAN Associat ARCHITECTS SPRING, MARYL A.COM Fax:	T D Ces, Inc SURVEYOR AND 2090 (301)434-939 FAIRFAX, V
OPLS-403 CLUBHON QUEH PRINC CCP Associates	OA EN AN CE GE DJ S	K CRI INE (7TH ORGE'S (Charles I PLANNERS • EN 1751 ELTON ROA Phone:(301)434-7 FREDERICK, MD	EEK CLV) ELECTION COUNTY, MA COUNTY, MA P. Johnson & GINEERS • LANDSCAPI D SUITE 300 SILVEF 000 E-mail:ss@cpj.	UB DISTRIC ARYLAN ASSOCIAN E ARCHITECTS • SPRING, MARYN a.com Fax: N NO: SITE PLAN SHEET	T D Ces, Inc SURVEYOR AND 2090 (301)434-939 FAIRFAX, V. 1NO: 0306
PLS-403 CLUBHON QUEH PRINC CLIENT: TOLLOAK CREE 250 GIBRALTAR	OA EN AN CE GE DJ S S S S S S S S S S S S S S S S S S	K CRI INE (7TH ORGE'S C Charles I PLANNERS • EN 1751 ELTON ROA Phone:(301)434-7 FREDERICK, MD	EEK CLV) ELECTION COUNTY, MA COUNTY, MA P. Johnson & GINEERS • LANDSCAPI D SUITE 300 SILVEF 000 E-mail:ss@cpj. PRELIMINARY PLA 4-01032	UB DISTRIC ARYLAN ARYLAN Associat E ARCHITECTS • SPRING, MARYI a.com Fax:	T D Ces, Inc SURVEYOR AND 2090 (301)434-939 FAIRFAX, V. 1NO: 0306

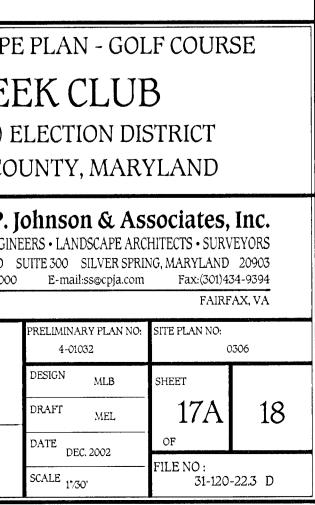
Dwg: N:\31100\dwg\22-golf-s17A&17B Xrefs: 46-099/21-ea/TOPO-EA/21-golf/44-099

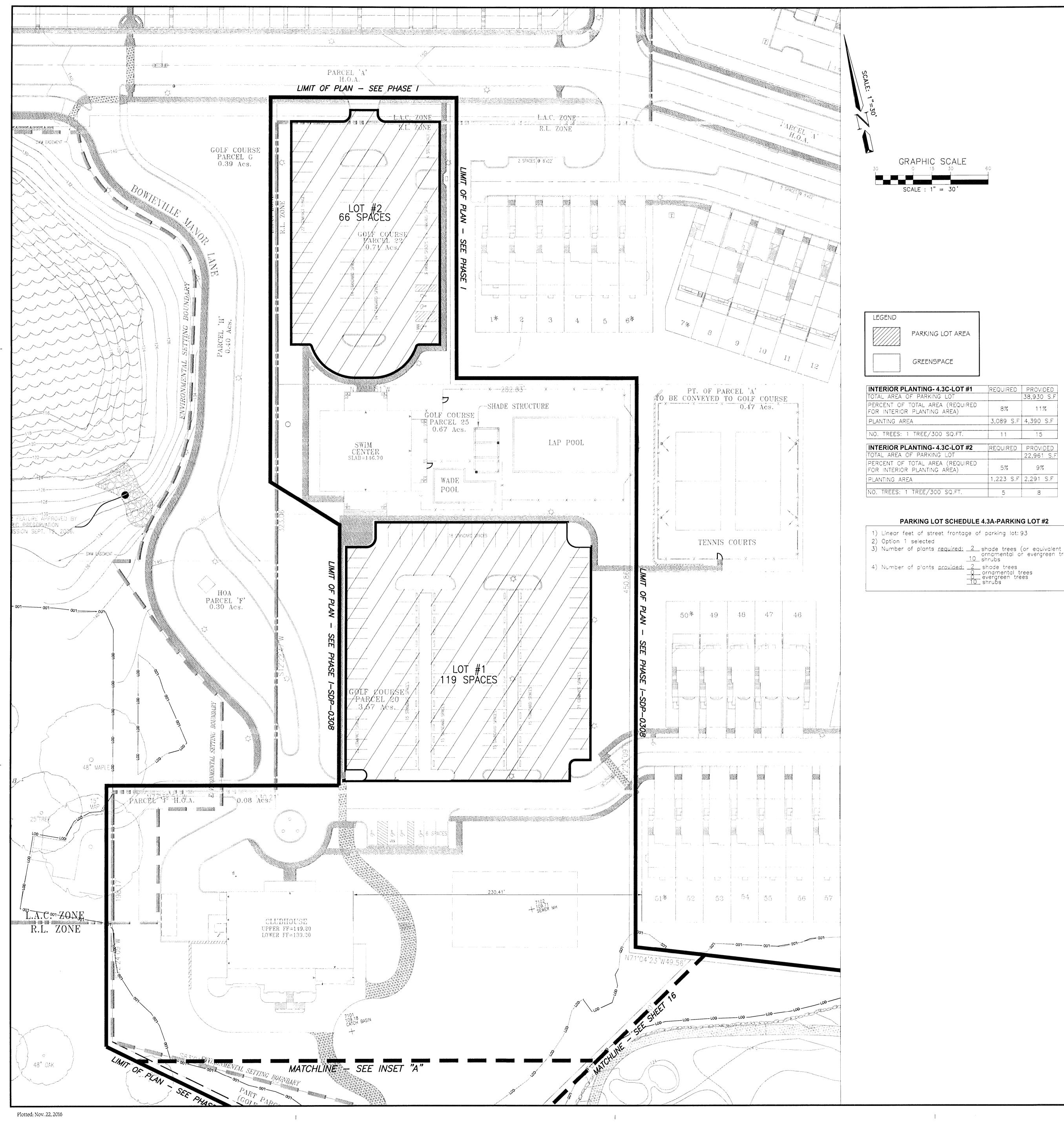
UPDATES/REVISIONS : 4/02/13 ADD 4.7 SCHEDULES FOR BUFFERS @ HISTORIC SITE AND TH LOTS 50A & 51A. ADD TREE CANOPY COVER WORKSHEET SPS 06/12/13 SUBMIT FOR CERTIFICATION OF SDP-0306/06 & TCPII/rev04 SPS 02/03/14 REMOVE LOT #3, UPDATE SCHEDULES. SPS

eason for Revision acres established nded by 1.0 acre uilt cart path @ Holes 1-10 ce Bldg. on maintenance yard. itecture only. No revision required. TCP2 worksheet per SDP-0306-07. Hole #4; Add detail sheet 19 of 19. I total acreage ents and golf cart bridge











RKING	LOT	AREA	

ING- 4.3C-LOT #1	REQUIRED	PROVIDED
ARKING LOT		38,930 S.F
AL AREA (REQUIRED Anting area)	8%	11%
	3,089 S.F	4,390 S.F
EE/300 SQ.FT.	11	15
TING- 4.3C-LOT #2	REQUIRED	PROVIDED
ARKING LOT		22,961 S.F
AL AREA (REQUIRED Anting area)	5%	9%
	1,223 S.F	2,291 S.F
EE/300 SQ.FT.	5	8

NG LOT SCHEDULE 4.3A-PARKING LOT #2					
of street frontage of parking lot: 93 ected					
olants <u>required: 2</u> shade trees (or equivalent ornamental or evergreen tree <u>10</u> shrubs					
o'ants <u>provided: _2_</u> shade trees ornamental trees					

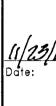
			Enviro	ounty Planning Department, M-NCPPC onmental Planning Section ONSERVATION PLAN APPROVAL TCPII – 097-05		
Approved by Date DRD # Reason for Revision						
00	John Markovich	8/7/1995	 	Golf course, bank area of 25 acres established		
01	John Markovich	2/19/2004	SDP-0306	Golf course, bank area expanded by 1.0 acre		
02	K. Finch	8/25/2006	SDP-0306-01	Remove A-44 & revise cart path		
03	K. Finch	2/4/2008	SDP-0306-02	Revised rec. facilities & as-built cart path @ Holes 1-10		
04	K. Finch	12/17/2008	SDP-0306-03	Add Golf Course Maintenance Bldg.		
		Telecommunication tower on maintenance yard.				
			SDP-0306-05	This number was not used by DRD		
06	SKIPPED	NA	SDP-0306-06	#Assigned with SDP for architecture only. No revision required.		
07	K. Finch	9/22/2014	SDP-0306-07	Update clubhouse parking & TCP2 worksheet per SDP-0306-07.		
08	K. Finch	7/19/2016		Revise LOD for SD outfall @ Hole #4; Add detail sheet 19 of 19.		
09	(Finili	12/2/16	SDP-0306-08	Revise limits of SDP and total acreage		
10		/ / · /	SDP-0306-09	Church Road improvements and golf cart bridge		
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12						
13						

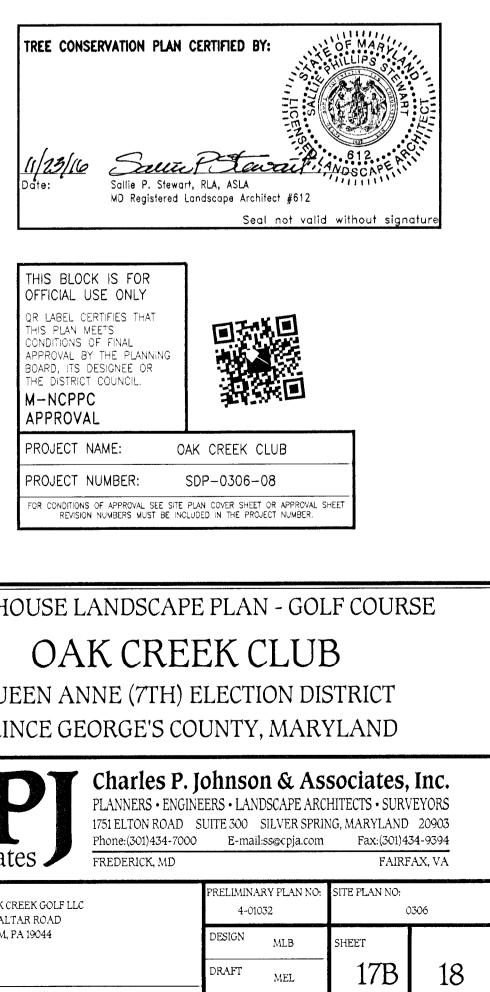
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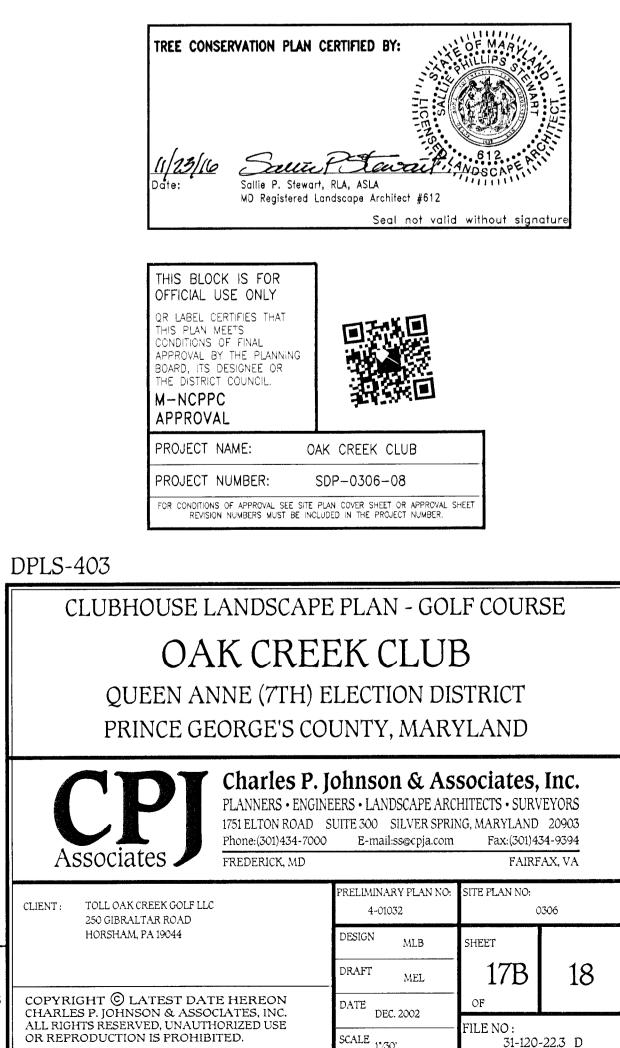
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Signature:







UPDATES/REVISIONS 04/02/13 REVISE CLUBHOUSE, PARKING LOT #3, PUTTING GREEN AND PARKING TABULATIONS, CREATE SHEET 17B SPS 06/12/13 SUBMIT FOR CERTIFICATION OF SDP-0306/06 & TCPII/rev04 _SPS 02/03/14 REMOVE LOT #3, UPDATE SCHEDULES. SPS

Dwg: N:\31100\dwg\22-golf-s17A&17B Xrefs: 46-099/21-ea/TOPO-EA/21-golf/44-099

DEC. 2002

SCALE 1"/30"

FILE NO :

31-120-22.3 D

SHEET KEY

	M.N.	C.P.P.C. APPROVALS					
N/	NAME: OAK CREEK CLUB						
N	NUMBER: SDP-0306						
or Conditions of Approval see Site Plan Cover Sheet or Approval Sheet The Revision Listed Below Apply to this Sheet							
•	Approval Date	Reviewer's Signature	Certification Date				
	10-02-03	RUTH GROVER	02-17-04				
	08-07-06	RUTH GROVER	09-05-06				
	10-04-07	RUTH GROVER	02-07-08				
	04-24-08	RUTH GROVER	12-26-08				
	01-31-12						
		SKIPPED					
	06-25-13	EPS	06-25-13				
provals Block has been duplicated or modified in any way or other methods of reproduction, the signature of a engineer, architect or landscape architect below guarantees are the approved certified plans:							

ITING PROCEDURES FOR REFORESTATION AREAS (LANDSCAPE AND SEEDLING STOCK) ree planting for woodland replacement, reforestation will be completed within 6 months of the pletion of final grading, provided that it can be done within the specified planting window. An ional 6 months may be necessary in order to plant during the planting window. Failure to olish the woodland replacement, reforestation or afforestation for the golf course within the described including the associated \$1.50 per square foot penalty unless a written extension is approved the DER. frame will result in a failure to receive a Use Permit for the golf course and/or a violation of this shall be notified prior to soil preparation or initiation of any tree planting on this site.

Its of survival checks for all tree planting shall be reported to DER. \cdot to the issuance of any permits, the contractor responsible for soil preparation, site preparation, planting and tree maintenance must be identified.

ness Name _____ ess ____

ie Number Planting window for bare root seedlings — December 1st — April 30th . Planting window for scape stock — March 1st — December 30th. No planting will occur while the ground is frozen. species List — Based on the native forest association of the area in which Oak Creek Club munity is located (see "Reforestation Plant Lists").

Seeding size to be 1/4" to 1/2" caliper with roots not less than 8' long. Landscape stock to range $1" - 2 \ 1/2"$ caliper. Spacing and Quantity — See "Reforestation Plant Lists".

ayout — For seedlings see "Planting Layout" detail. For landscape stock — see TCP-11 planting plan. he designated regulatory agency shall inspect site.

tations of invasive species are present. Tree shelters increase native cavity nesting bird mortality and to tree shelters are to be used for seedlings unless excessive deer browse is evident or adjacent it plants' ability to establish root systems.

ach individual seedling is to be flagged with florescent flagging tape and mulched with 2" of posted wood chips or shredded hardwood mulch for maintenance and monitoring purposes. ach landscape tree should be mulched with 2-3" of composted shredded hardwood mulch ss they are in a planting bed where mulch will be spread throughout.

PREPARATION (EXPOSED AND NEWLY GRADED SOILS)

contractor is to perform soil tests in proposed planting areas prior to site preparation, to identify ntial nutrient and pH deficiencies. coils shall be free of contaminants (oil products, concentrated soluble salts, ferrous iron, soluble

inum and soluble manganese). pply soil amendments, if specified, prior to tilling, discing, raking, final grading, etc. Soil

ndments are to be determined by the University of Maryland Cooperative Extension Service qualified Ecologist based on soil test results. lat areas and slopes up to 3:1 shall be loose and friable to a depth of at least 6 inches. The top of soil shall be loosened by raking, discing or other acceptable means before seeding.

Slopes steeper than 3:1 grade shall have the top 1—3 inches of soil loose and friable before Seed and fertilizer. Seed with a hydroseeder for sites larger than one half acre. Dry seed with anual centrifugal spreader for sites less than one half acre or that are inaccessible to hydroseeding

pment (see seeding specifications to follow for either method used). Fertilizer is to be rporated into the hydroseed mix if hydroseeding is performed, or it is to be applied with a manual rifugal spreader if dry seeding is the method used. Fertilizer type, analysis, and application rate e determined by University of Maryland Cooperative Extension Service or a qualified Ecologist based soil test results.

erbicide applications for the control of invasive species after planting will be done as part of maintenance agreement, only with written permission from Environmental Planning. There will be use of herbicides within the PMA.

IT INSTALLATION METHODS

Auger planting method is preferred for level areas, as it creates better soil porosity by drilling ble much larger than the root system and producing tilled backfill, see "Method for Auger Tree tina" detail.

land digging is acceptable in situations where the auger cannot be applied (slopes, wet areas, ined spaces, etc.) See "Planting Methods" detail. IT CRITERIA FOR REFORESTATION AREAS (LANDSCAPE AND SEEDLING STOCK)

Plants supplied shall conform in all respects to the current edition of the American Standard for ery stock (ANSI Z60.1). They shall be nursery grown in accordance with good horticultural tice and grown under climatic conditions similar to those in the locality of the project. Plant names be those given in the edition of Standard Plant Names, American Joint committee on Horticultural ienclature.

Prior to planting, protect plants at all times from sun and drying winds. Plants that cannot be planted ediately shall be kept in the the shade, and kept well watered. Plants shall not remain unplanted for e than three (3) calendar days unless adequate irrigation and protection from the elements is provided

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

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

Container-grown plants shall not have roots that encircle the rootball. All plants shall be certified pest-free by the Department of Agriculture of the state of origin.

CIFICATIONS FOR HYDROSEEDING ALL REFORESTATION AREAS WITH A BILIZATION SEED MIX (SWM POND AREA EXCLUDED)

y seed upon the completion of site preparation (herbicide application, topical or incorporated soil ndment applications grading, etc.)

Stabilization seed mix to consist of a non-turf building ground cover. ate certified weed free seed (labeled) graded.

ate — 50 lbs/acre (for disturbed, exposed or newly graded soils and overseeding existing tation with less than 60% cover). : For best success rates under drought conditions i.e.; unusually dry seasons, S/W facing slopes, y soils etc., the application rate should be reduced to 25-30 lbs/acre pply seed uniformly with a hydroseeder. The slurry includes seed, fertilizer, mulch binder ere applicable) on a firm, moist seedbed. Note: The seed and fertilizer will be mixed on site and seeding shall be immediate without interruption.

Mulch Binder (for 20% or greater exposed soils only). e only wood cellulose fiber mulch as manufactured by Conwed, or an approved equal. h at the rate of 35 pounds per 1000 square feet. Do not use on sites which have more than 80% ing ground cover as seed will adhere to the vegetation causing it to dry out. On sites where sed soils and existing ground cover exists, apply mulch binder to exposed soils only after seed been applied to the entire site.

, analysis and application rates previously listed as specified by University of Maryland perative Extension Service and/or a qualified ecologist based on the soil test results.

necessary provide a water absorbing co-polymer which can absorb up to 400 times its own ht to aid in fluffing the surface soil during application and to provide a lubricant coating to ect the plant when passing through the hydroseeder nozzle.

oil moisture is deficient, supply new seeding with adequate water for plant growth until they firmly established. This is especially true when seeding is made in abnormally dry or hot sons, or on adverse sites.

ORESTATION MANAGEMENT PLAN

The Contractor implementing the reforestation plan is subject to a binding maintenance eement for the length of 5 years. IPM practices will be employed as needed to control ased, insects and weeds. The contractor is responsible for the following:

Field check the planting area according to the following schedule:

r 1: 3 times (March-April), (July-August), (October-November) - 2-3: Twice annually (April-May), (September-October).

rs 4—5: Once annually (May—September). If appropriate, remove temporary tree protection fencing at this time.

b Data Forms (Condition check sheets) will be sent to the client after each visit. Watering is dependent on rainfall and the mount and frequency will vary. Plants will be ered as needed, during years 1-3, depending on rainfall, time of season, and installation timing.

Control of invasive species will be achieved by annually mulching individual trees with posted woodchips or shredded hardwood mulch, re-flagging them as needed and spot

ications of herbicide applied directly to target species competing with reforestation ts. Be careful not to spray herbicide onto or inside the critical root zone of desirable plants. Fertilizing within the first 3 years of the maintenance period may not be necessary and will be ed on the soil test results and the UMCP Ext. Service Recommendations.

Pest control is to be accomplished by identifying insect and disease, problems and applying ropriate integrated pest management practices as needed.

Perimeter fencing and signage will be removed after five years based on the planting date. The Warranty service obligations are such that at the end of the 5-year period, at (1,000) seedling acre or (500) 1" caliper trees per acre plant survivability must be above 75% and at (200) 2 1/2" per trees per acre, survivability must be 100%. The applicant will be charged with a mitigation fee estock the area and it will be levied based on the square footage of the affected area. G TERM PROTECTION

ection of forest areas, as established through the forest conservation process, relies upon erence to protection and maintenance standards during construction and preservation of these is as undisturbed open space after construction to ensure their long-term survival. In order to ride for identification of these measures and ensure that they are carried out, refer to this Type ee Conservation Plan.

PROTECTION MEASURES

e protection fence and signs are to be installed along the perimeter of existing forest and individual s to remain. It is to be installed outside of the critical root zone of the trees and the root pruning (if present) and will be smooth wire fencing. It is to be installed before any more grading. If sible, install before sediment control measures. Necessary signage may be determined during the -construction meeting. Grounds maintenance staff shall be instructed to avoid disturbance within gnated Conservation areas. Root Pruning is to be performed as per TCP-II, typically outside the cal root zone of specified forest edges and specified individual trees to remain. It is to be omplished by a vibratory plow with a serrated cutting edge or a root cutter with a 36" wheel to a th of 8". Other stress reduction/tree protection measures for individual trees should be implemented his time.

TREE PROTECTION SEQUENCE

- 1. Pre-construction meeting: After the boundaries of the limits of disturbance have been staked and flagged, but before any disturbance has taken place on-site, a pre-construction meeting at the construction site shall be held. The developer, contractor, or project manage, all construction personnel, contracted tree professional and appropriate local inspectors shall attend. The purpose of the meeting will be to field verify the limits of clearing as specified on the plan and make any necessary adjustments. They will authorize installation of protection devices and determine location and quantity of necessary signage. Enforcement staff will also discuss the value and importance of the preservation areas, outline responsibilities and discuss violation penalties. An additional inspection may be required after installation of the protection devices before construction is authorized to begin.
- 2. Tree protection measures and devices shall be implemented after the pre-construction meeting and prior to any disturbance or clearing activity including erosion control devices.
- 3. If pruning is specified, do so before installing fence to avoid damage to fencing.
- 4. Root prune all designated areas.
- 5. Install tree protection fence and signs (see detail this page). To be maintained at least through the construction period for retention areas, and through the 2-year maintenance period for reforestation areas unless waived by county inspector.
- 6. When silt fence is specified, it should be positioned outside of the tree protection fence. In areas where silt fence and tree protection fence are to be used a "combination tree protection silt fence" can be used instead. This determination can be made at the pre-construction meeting (see alternative fence detail this page).
- . Approved clearing will take place after all tree protection measures are completed and will occur outside the tree protection fence.
- 8. Upon completion of construction, corrective measures may include: Removal of dead or dying trees, pruning of dead or declining limbs, soil aeration, fertilization, watering of specimen tress when specified, and cleanup of retention areas.
- 9. Inspection and approval by regulatory agency for Prince George's County. 10. Removal of temporary protective measures, such as tree protection fence and signs.

REFORESTATION INSPECTION AND PLANTING NARRATIVE

1. REFORESTATION INSPECTION SCHEDULE: There shall be five inspections for forest conservation. A. The first inspection shall occur after flagging/staking of the L.O.D. and/or stream buffers and prior to any clearing, grading, or sediment control measures. This inspection is to address the issues of tree protection and sediment control. The developer and representatives from M-NCPPC and MCDEP will meet to walk the proposed limits of disturbance and determine the final locations of sediment control devices and tree protection devices.

B. The second inspection shall occur after placement of sediment control devices and tree protection devices and prior to clearing and grading. This inspection is to determine the completion and adequacy of protective measures.

C. The third inspection shall occur prior to planting in reforestation areas. The pre-planting inspection is to make final decisions regarding the best implementation of the Planting Plan, including, but not limited to the final placement and selection of plant species, determination of the regeneration potential of existing plants to remain, and a determination of the best edge planting treatment. The purchase and delivery of plant materials should not be made unit after this inspection, since a determination may be made in the field to alter the choice of plant material.

D. The fourth inspection shall occur immediately following the completion of the reforestation planting. This inspection is to determine the completion and adequacy of the planting.

E. The fifth and final inspection shall occur at the completion of the two-year maintenance program. The purpose of this inspection is to determine the success and adequacy of the maintenance program (and deer management program). Final determination will be made at this time as to whether additional plantings and a further maintenance program are necessary.

2. PRE-PLANTING CONSIDERATIONS A. In areas with substantial growth of invasive groundcover species, measures shall be taken to remove and control invasives. The infested area should be mown prior to commencement of planting. Necessary weed control measure should be determined during the pre-planting inspection, including, but not limited to mulching, periodic mowing around the reforestation plantings, and fabric coverings. The use of chemical weed controls will be limited to extreme cases, and only with prior written approval by MNCPPC staff. Where periodic mowing will occur as a weed control measure, the typical tree planting distribution pattern should be modified so as to allow access by mowing equipment without damage to plantings.

B. A soils analysis will be conducted prior to commencement of reforestation on land where extensive agricultural use has occurred in the past. Test pits will be dug in areas of undisturbed soil to determine if a gragipan layer is present. If fragipan is present, it should be pierced by auguring and planting. Holes should be dug to twice the normal diameter for the material planted.

C. Soils should be treated by incorporating natural mulch within the top 12 inches or mulch or leaf mold compost are preferred.

D. If fill material is used at the planting site, it should be clean fill with 12 inches of native soil. Stockpiling of native top soils must be done in such a way that the height of the pile does not damage the seed bank.

Scrub-Shrub Wetland Preservation Areas

Several goif holes (specifically at #3 green, #4 tees, #10tees, and #16 tees) are aligned such that they cross forested tributaries of either Black Branch or Collington Branch. The removal of major canopy trees within the county's designated stream buffer has been allowed for the purpose of creating sight-lines across the wetland/streams. However, in all such cases, existing low-growing woody shrubs and herbaceous plan species are to remain in place. These sight corridors, within the limits of the required fiftyfoot buffer, are to remain as preservation areas.

The following precautions and procedures shall be implemented by the goif course superintendent at the Oak Creek Golf course in the maintenance of the sensitive clearing areas:

- Maintenance of the sensitive clearing areas on the golf course shall be performed once a year. These maintenance activities should occur in the winter as part of seasonal golf
- course maintenance operations. No mechanized equipment may enter flowing waters, or any wetland areas in connection
- with this project. All proposed clearing in existing wetlands to accommodate golf course sight lines shall be
- done by hand and/or hand-held machine. Grubbing of stumps and/or land disturbing activities is strictly prohibited. Stumps, root mat, low-lying vegetation and brush shall be left intact in all areas within the Patuxent Management Area (PMA) designated for hand clearing. Should any such area
- experience severe erosion or soil disturbance during maintenance activities, such area shall be stabilized immediately with the following native/sensitive area seed mix (35% red top, 30% creeping red fescue, 25% Virginia wild ryegrass, 10% switch grass). Sensitive clearing as depicted in the approved goif course plans may be implemented to
- achieve any of the following accepted goals for clearing per the American National Standards Institute (ANSI) section A300 for tree pruning: o Clean: Selective pruning to remove one or more of the following parts: dead, diseased, and/or broken branches.
- o Thin: Selective pruning to reduce density of live branches. o Raise: Selective pruning to provide vertical clearance.
- o Reduce: Selective pruning to decrease height and/or spread (consideration must be given to the ability of a species to tolerate this type of pruning). When pruning limbs from trees or vegetation to remain, a cut to remove a branch at its point of origin should be made close to the trunk or parent limb, without cutting into the branch bark ridge or collar, or leaving a stub. Also, branches too large to support with one
- hand should be precut as shown above to avoid splitting of the wood or tearing of the bark. (See figure 4-2) • The application of herbicides and fungicides that are not approved by the EPA for use in
- an aquatic environment will not be permitted in the PMA. Any invasive plants shall be removed by hand or through us of an EPA approved aquatic

Standard Type II Tree Conservation Han Notes

- Cutting or clearing of woodland not in conformance with this Plan or without the expressed written consent of the Planning director or designee shall be subject to a \$ 1.50 / square foot mitigation fee
- The Department of Environmental Resources, (DER) must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this Plan.
- Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas, (Tree Save Areas, Reforestation Areas, Aforestation Areas or selective Clearing Areas,) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property, the Owner/Developer or Owner Representative shall notify the Purchaser of the property of any Woodland Conservation Areas.
- All appropriate bonds will be posted with the Building Official prior to the issuance of any permits. These bonds will be posted with the Building Official until all required activities have been satisfied
- The location of all Tree Protective Devices, (TPDs,) shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the Inspector, installation of the TPDs may begin. TPD installation shall be completed prior to installation of initial sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.
- Since work on this project will be initiated in several phase, all TPDs required for a given phase shall be installed prior to any disturbance within that phase of work.
- Woodland conservation Tree Save areas and/or Reforestation Areas shall be posted as shown at the same time as Tree Protective Device installation and/or start of reforestation activities. The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on
- Results of survival checks for all tree plantings shall be reported to the DER Inspector for that site. 10. Prior to issuance of any permits, the Contractor responsible for soil preparation, site preparation,

tree planting and tree maintenance must be identified.

R Blocks St FCP TCP II Notes doc

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 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 A-300 Pruning Standards ("Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices").
- 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 A-300 Pruning Standards ("Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices")
- 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 lost or parcels which the trees are located. Only after approval of the appropriate inspector may the tree 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.
- Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.

Removal of Hazardous Trees, Hazardous Limbs, Noxious Plants, Invasive Plants or Non-Native Plants in Woodland Conservation Areas Owned by Individual Homeowners.

- 1. If the developer or builder no longer has an interest in the property the homeowner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation areas is not permitted.
- The removal of noxious, invasive, and non-natives plant species from the woodland conservation areas may be done with the use of hand-held equipment only such as pruners or a chain saw. These plants may be cut near the ground and the material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
- The broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.
- Note: The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

Protection of Reforestation and Afforestation Areas by Developers or Builders

- Reforestation and afforestation areas shall be planted prior to the occupancy of the nearest building or residence. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type II Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title, to the homeowner, the developer shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the Environmental Planning Section.
- Reforestation areas shall not to be mowed, however, the management of competing vegetation around individual trees is acceptable.

Protection of Reforestation and Afforestation Areas by Individual Homeowners

- Reforestation fencing and signage shall remain in place in accordance with the approved Type II Tree II Tree Conservation Plan or until the trees have grown sufficiently to have crown closure.
- Reforestation areas shall not to be mowed, however, the management of competing vegetation around individual trees is acceptable.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

- A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th flood of the County Administration Building at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-952-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be allowed, it may be subject to additional replacement requirements, mitigation, and fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.
- Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas which are saved but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be tilled or have other ground disturbances which would result in damage to the tree roots. Raking the leaves and overseeding with native grasses, native flowers or native groundcover is acceptable. Seeding with invasive grasses including any variety of Kentucky 31 fescue is not acceptable.

R: BLOCKS SIFCP Hazardous trees.doc

Common Name	Scientific Name
HERBACEO	,
Garlie Mustard ¹	Alliaria petiolata ¹ (A. Officinalis)
a grass	Arthraxon hispidus
Crown-vetch ²	Coronaria varia ² Esotuas sistias (E. amp dinassa)
Tall Fescue, K31 Fescue	Festuca elatior (F. arundinacea) Lespedeza cuneata ²
Serice a Lespedeza ² a grass ¹	Microstegium vimineum ¹ (Eulalia viminea)
Common Reed ¹	Phragmites australis ¹ (P. communis)
Japanese Knotweed	Ploygon um cuspidatum
Mile-a-minute Vine, Devil=s Tearthumb	
Lesser Celandine	Ranunculus ficaria
VINES	
Porcelain Berry ¹	Ampelopsis brev iped unculata ¹
Oriental Bittersweet ¹	C ela stru s orbicala tus ¹
Cinnamon Vine ¹	Dio scorea batatas ¹
Climbing Euonymus, Wintercreeper	Euonymus fortunei
English Ivy ²	Hedera helix ²
Japaneșe Honeysuckie ¹	Lonicera japonica
Kudzu ²	Pueraria lobata ²
Periwinkle	Vincaminor Wittenia flatiburgia Wittenanaia?
Wisteria ²	Wisteria floribunda, W. sinensis ²
SHRUB	Berberis thunbergii
Japanese Barberry Russian Olive	Elaeagnus angustifo liu m
Autumn Olive	Ela eagun s'um bella ta
Winged Euonymus, Winged Wahoo	Euonymus alatus
Privet Ligustrum spp.	
Bush Honey suckles ¹ , including	Lonicera spp. ¹
Belle Honeysuckle	Lonicera x bella
Amur Honeysuckle	Lonicera maackii
Morrow =s Hon eysuckie	Lonicera morrowii
Tartarian Honeysuckle	Lonicera tatarica
Bamboo-running varieties ² Phyl	lostachys spp. Pseudosasa japonica ²
Common Buckthorn	Rhamnus cathartica
European Buckthorn	Rhamnus frangula
Multiflora Rose ¹	Rosa multiflora
Strawberry-raspberry, Balloonberry	Rubus illecebrosus
Wineberry Japanese Spira es ¹	Rubus pho enicola sius Enimena in ponical
Japanese Spiraea ¹ Coralberry	Spiraea japonica ¹ Symphoricarpos orbiculatus
	oy as provide the of oto tear and a
TREES Norway Maple ¹	Acer plantanoid es ¹
Tree of Heaven	A ilanthus altissima
White Mulberry	Morus alba
EmpressTree	Paulownia tomentosa
•	us av ium
1 The most serious threats to natural for	rests because they are both damaging and strongl

LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS: TREE SAVE AREA, NOT CLEARED, NOT COUNTED - EXISTING FOREST WILL NOT BE CLEARED, TREE SAVE, NOT FOREST, NOT CLEARED SHRUB SCRUB SAVE AREA

Ranking by Maryland Natural Heritage Program, 21 July 1994.

- BUT THEY ARE NOT COUNTED AS WCA. - EXISTING TREES THAT DO NOT MEET FOREST CRITERIA THAT WILL BE SAVED. - FOREST WILL BE COUNTED AS CLEARED.
- UNDERSTORY TREES, SHRUBS, ETC. TO BE PRESERVED

TASKS MONTHS AN FEB MAR APR MAY JUNE JULY AUG SEPT DOT NOV DE TRANSPLANT OF 2" DBH OR GREATER PLANTING SEEDINGS MINIMUM FERTILIZER WATER ...

* ACTIVITIES DURING THESE MONTHS ARE DEPENDENT UPON GROUND CONDITIONS GREATLY RECOMMENDED

RECOMMENDED WITH ADDITIONAL CARE RECOMMENDED

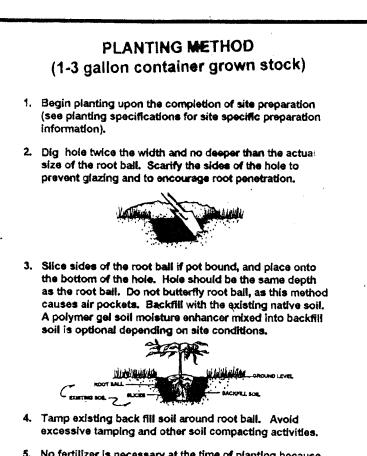
+ DEPENDANT UPON SITE CONDITIONS

NOTE:

TIMPP AND ILL

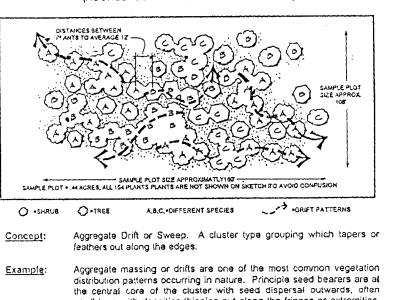
DEPENDANT UPON SITE CONDITIONS: WEEKLY WATERING IS GREATLY RECOMMENDED FROM MAY THROUGH OCTOBER UNLEGS WEEKLY RAINFALL EQUALS I"

The planting and care of trees is most successful when coordinated with the local climatic conditions. This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.



- 5. No fertilizer is necessary at the time of planting because site specific fertilizer determined by soil test results was
- applied during site preparation. 6. Mulch with 3" of shredded hardwood mulch, shredded
- pinebark mulch or composted woodchips 7. Water all plants at the time of initial planting.

PLANTING LAYOUT (AGGREGATE DISTRIBUTION DRIFT THEORY)



vindblown with densities thinning out along the fringes or extremities. Groupings blend through and into other groupings. Imagine the fallout of windblown milkweed seeds. They often appear as aggregate drifts, elongated and lear drop in shape. Application: This does not mean that plants must be in a grid pattern, that drifts of

shrubs cannot blend into groupings of trees or that groupings of same species cannot occur together. It simply means that the installer should meet the aforementioned forest conservation act criteria at the same time replicating natures aggregate drift patterns (see detail). When using this theory to lay out a planting plan the size of the drifts -

will depend on the quantity of plants allocated, the scale of the site,

ADDITIONAL NOTES (FOR ALL SHEETS IN THIS SET):

and the careful consideration of the installer,

- 1. Cutting or cleaning of wood and not in conformance with this Plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$1.50 per square foot
- mitigation fee. 2. The Site Development Inspector must be contacted at (301) 731-8790 prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this Plan. 3. Property owners shall be notified by the Developer or Contractor of any Forest Conservation Areas (Forest Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these
- areas. Upon the sale of the property, the owner developer or owners representative shall notify the purchaser of the property of any Forest Conservation Areas. 4. All appropriate bonds will be posted with M-NCPPC prior to the issuance of any permits. These bonds will be retained as surety by M-NCPPC until all required activities have been satisfied.
- 5. All existing trash and impervious areas shown on the plan to be removed must be removed and any disturbed soil must be stabilized and seeded. It may be necessary to scarify and/or aerate the soil. Four inches of topsoil will be added if none exists after the impervious area is removed. 6. All plant installation shall follow the latest edition of the M-NCPPC publication "A Technical
- Manual for Woodland Conservation Development in Prince George's County". 7. Plants shall be inspected by the contractor, and any material that is either damaged or which has root ball compaction, j-rooted or kinked root systems will be replaced. No plants will be stored on site. Plants will be planted immediately once received from the nursery.
- 8. Stock will be planted in random order to reflect natural growth of the forest. (See planting layout detail this sheet) 9. Planting hole should be limited to 2.5 X root ball diameter. Native soil material will be used to
- backfill planting site and area will be packed to remove air pocket Rake soil evenly over the planting field and cover hole with three inches of mulch. Water to settle soil and provide moisture as needed. 10. The need for deer protection and specific measures necessary to be determined as part of the pre-
- construction meeting. 11. The services of licensed arborist shall be retained to evaluate the appropriate measures necessary
- to ensure the survival of the large and specimen trees proposed to be preserved whose critical root zone will be impacted by construction. 2. The number of trees planted may be adjusted, depending on the size of stock used, during later stages of the FCP approval process.

FOREST MAINTENANCE SCHEDULE:

- 1. Forest planting to commence at the initial stages of development. Forest planting areas are to be covered by a five-year maintenance program, with a two-year bond. The landscape contractor will inspect all planted areas every six months after planting for two years. At the end of the two year inspection, the contractor will request M-NCPPC inspection and will ensure that 75% of the original stocking level is live and vigorous. Thereafter, maintenance measures will continue until completion of the inspections at the end of the 3^{rd} , 4^{th} , and 5^{th} years, beyond the bonding period.
- In years one and two each forest planting area will be maintained by either mowing or chemical treatment. Control of exotic and invasive species is to be done without the use of herbicides as much as possible. If use of chemical is unavoidable, contact M-NCPPC, Environmental Planning Div. at 301-952-3650 for approval prior to application of chemicals.
- 3. During each inspection following planting, the contractor will evaluate the need for additional watering, additional fertilizer or line, and any additional steps to control competing vegetation. The contractor will also assess any disease potential, or if any outside influences are having a deleterious affect on the mitigation sites.

	1A -FOREST	SAVECALC						
SYM.	AREA (SF)	AREA (AC)	SHEET	SYM.	(S.F.)	(Ac.)	SH	
S-1	17921	0.41	2					
S-2	4603	0.11	2		EFORESTATIC			
S-3	7279	0.17	2	UP-1	12533	0.29		
S-4	18942	0.43	2]	UP-2	10737	0.25		
S-5	16356	0.38	2	UP-3	19475	0.45		
S-6	38344	0.88	2	UP-4	21349	0.49		
S-7	75623	1.74	3	UP-5	16992	0.39		
S-8	19778	0.45	3	UP-6	39738	0.91		
5-9	1846	0.04	4	UP-7	44398	1.02		
S-10	50258	1.15	4	UP-8	53969	1.24		
S-12	1114	0.03	5	UP-9	27740	0.64		
S-13	3498	0.08	5	UP-9A	8752	0.20		
S-14	8294	0.19	5	UP-10	47805	1.10		
S-16	9552	0.22	5	UP-11	24718	0.57		
S-17	20295	0.47	5	UP-12	45231	1.04		
S-18	10389	0.24	5	UP-12A	17810	0.41		
S-19	38349	0.88	7	UP-13	84068	1.93		
S-20	33090	0.76	7	UP-14	4881	0.11		
S-21	16590	0.38	7	UP-15	28877	0.66		
S-22	30307	0.70	8	UP-16	2883	0.07		
S-23	41600	0.96	8	UP-17	5732	0.13		
S-24	19334	0.44	8	UP-18	14136	0.32		
S-25	39,280	0.90	8	UP-19	18603	0.43		
S-26	84807	1.95	9	UP-20	37805	0.87		
S-27	74880	1.72	9	UP-21	28470	0.65		
S-28	8440	0.19	9	UP-22	REMOVED	0.00		
S-29	253975	5.83	10	UP-23	24395	0.56		
2.40								

S-39A

60600

90410

40148

100208

2381

TOTAL 3177351

27751

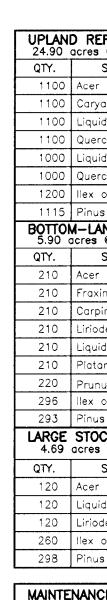
S-41 REMOVED

S-43 REMOVED

S-45 5227 S-46 4494

S-44 19394

S-42 80935



	ULA TIONS		PHA	SE IA REFOR	RESTATIO	NC
(AC)	SHEET	1	SYM.	(S.F.)	(Ac.)	SHEET
0.41	2					
0.11	2		UPLAND REF	ORESTATIC	N	
0.17	2	1	UP-1	12533	0.29	
0.43	2	1	UP-2	10737	0.25	
0.38	2	1	UP-3	19475	0.45	
0.88	2	1	UP-4	21349	0.49	
1.74	3		UP-5	16992	0.39	
0.45	3		UP-6	39738	0.91	
0.04	4		UP-7	44398	1.02	
1.15	4		UP-8	53969	1.24	
0.03	5		UP-9	27740	0.64	
0.08	5		UP-9A	8752	0.20	
0.00	5		UP-10	47805	1.10	
0.22	5		UP-10	24718	0.57	
				1	1.04	
0.47	5		UP-12	45231		
0.24	5		UP-12A	17810	0.41	
0.88	7		UP-13	84068	1.93	1
0.76	7		UP-14	4881	0.11	
0.38	7		UP-15	28877	0.66	
0.70	8		UP-16	2883	0.07	
0.96	8	Ì	UP-17	5732	0.13	
0.44	8		UP-18	14136	0.32	
0.90	8	1	UP-19	18603	0.43	
1.95	9	1	UP-20	37805	0.87	
1.72	9		UP-21	28470	0.65	
0.19	9		UP-22	REMOVED	0.00	
5.83	10		UP-23	24395	0.56	1
1.00	10		UP-24	2038	0.05	1
0.83	11		UP-25	2983	0.07	1
0.07	11		UP-26	2942	0.07	1
0.97	11		UP-27	6093	0.14	
0.93	11		UP-28	14953	0.34	1
0.20	11		UP-29	3524	0.04	1
0.96	15		UP-29	600	0.08	1
0.50	12		UP-30	4103	0.01	1
3.89	12		UP-32	31903		
	13			j j	0.73	1
0.03			UP-33	62793	1.44	1
3.27	13		UP-34	60806	1.40	1
0.18	13		UP-35	74010	1.70	12, 1
1.39	13		UP-36	9228	0.21	12,1
0.00]	UP-37	62106	1.43	1
1.86	13		UP-38	2049	0.05	1
0.00	13		UP-39	1522	0.03	1
0.45	13		UP-40	87506	2.01	1
0.12	13	1	UP-41	8775	0.20	1
0.10	13		UP-42	619	0.01	1
2.08	14	1	UP-43	28931	0.66	1
27.00	14	1	UP-44	7423	0.17	1
0.92	14	1	UP-45	7723	0.18	1
2.30	15	1	UP-46	6203	0.14	1
0.64	15	1	UP-47	REMOVED	0.00	1
0.37	15		UP-48	15079	0.35	•
0.12	16		UP-49	52043	1.19	
0.24	16	1	UP-50	613	0.01	
0.43	16	1	UP-50	9296	0.01	
0.43	10			1		
			UP-52	856	0.02	
0.00	15	1	UP-53	5552	0.13	
0.05	9	1	UP-54	1616	0.04	1
72.96		1	SUBTOTAL	1214984	27.89	

SYM.	IA REFORE (\$.F.)	(Ac.)	SHEET
	ND REFORES		
BO-1	5600	0.13	
BO-2	5060	0.12	
BO-3	1356	0.03	
BO-4	79088	1.82	
BO-5	11275	0.26	
BO-6	36048	0.83	
BO-7	14102	0.32	N
BO-8	14608	0.34	
BO-9	REMOVED	0.00	-
BO-10	52508	1.21	
BO-11	12505	0.29	
BO-12	5870	0.13	
BO-12 BO-13	7243	0.13	
BO-14	4122	0.09	
BO-15	REMOVED	0.00	
SUBTOTAL	249385	5.73	
LARGE STO	CK REFORES	TATION	
LG-1	4449	0.10	
LG-2	6272	0.14	
LG-3	13102	0.30	
LG-4	3935	0.09	
LG-5	4000	0.09	
LG-6	4734	0.11	
LG-6A	3780	0.09	
LG-7	11240	0.26	
LG-7 LG-8	1061	0.20	
LG-8A	3777	0.09	
LG-8B	2015	0.05	
LG-9	12238	0.28	
LG-10	15235	0.34	
LG-11	REMOVED	0.00	
LG-12	2419	0.06	
LG-13	REMOVED	0.00	
LG-14	1979	0.05	
LG-14A	655	0.02	
LG-15	10792	0.25	
LG-16	5482	0.13	
LG-10 LG-17	4738		
LG-18	4308	0.10	
LG-19	1600	0.04	
LG-20	7405	0.17	
LG-21	1228	0.03	
LG-22	1214	0.03	
LG-23	14028	0.32	
LG-24	5202	0.12	
LG-25	15536	0.36	
LG-26	1600	0.04	
LG-27	742	0.02	
LG-28	1523	0.02	
LG-20 LG-29	1207	0.03	
LG-30	REMOVED	0.00	
LG-31	REMOVED	0.00	
EG-32	1,456	0.03	
LG-33	5,726	0.13	
LG-34	6,764	0.16	
LG-35	1,028		
LG-36	1,513	0.03	
LG-37	2545	0.06	
SUBTOTAL	186526		
TOTAL	#VALUE	37.89	
IIUIAL		1 31.69	1

SECTION 1- Establishing Site Information (Enter acres for each a				1
Zone: Gross Tract:	R-L 884.75	L-A-C 33.00		l Include ad
Floodplain:	78 50	0.00		for which
Previously Dedicated Land:	0.00	0.00]
Net Tract (NTA):	806 25	33.00	0.00]
Property Description or Subdivision Name:			Oak Creek Club	2
TCP1 Number Is this site subject to the 1989 Ordinance? No	TCPI-91-92			
Break-even Point (preservation acres) = 249				
Acres of Net Tract clearing permitted w/o refore 170.	24			
SECTION II - Determining Woodland Conservation Requireme		for each correspo	nding column)	
Existing Woodland on Net Tract (acres) Existing Woodland in Floodplain (acres)	419.31			
Woodland Conservation Threshold (WCT) = 24.61%	206 51			
Smaller of 11 or 13	206.51			
Woodland above WCT	212.80	000 0000 0		1
Plan Number: (This must be completed for each phase)	SDP-0306	SDP-0308 & SDP-0610	SDP-0411, 0610 & 1501	SDP-0
Plan Phase or Name:	Goif Course	Landbays 'A'-'J		Landbays
TCP2 Number for this Phase or Section	TCP11-97-95	TCPII-109-03	TCPII-94-04	TCPII-5
Revision Number	08	04	07	02
Status Anoroi ol Doto	7/19/2016	Approved 7/11/2013	pending	Approv 8/28/20
Approval Date Total area in this application (acres)	265.40	309.82	206.85	0/20/20
Floodplain area in this application (acres)	8.16	26.94	30.35	
Net Tract area in the application (acres)	257.24	282.88	176.50	
Woodland on the Net Tract for this phase (acres)	144.06	171.94	69.84	
Woodland in the Floodplain for this phase	7.68 64.77	26.91 133.95	28 22 16.95	
Woodfand Cleared on Net Tract for this phase Woodfand Cleared in Floodplain for this phase	04.77	1.77	1 23	
Off-site Woodland Clearing (1:1)	0.00	1.06	0.00	
Off-site WCA being provided on this property (preservation)	18.00	0.00	0.00	1
Off-site WCA being provided on this property (aff/reforestation)	0.00	0.00	2.96	
Dummulative acres of Net Tract Woodland cleared	64.77	198.72 2.35	215.67 3.58	1
Cummulative acres of Floodplain woodfand cleared Woodland Cleared above WCT (Smaller of 15 or 32)	0.58	198.72	212.80	
Woodland Clearing below WCT	0.00	0.00	2.87	1
Clearing below WCT (2:1 replacement requirement)	0.00	0.00	5.74	
Replacement for clearing above the WCT (0.25 : 1)	16.19	49.68	53 20	
Replacement for clearing below the WCT (2 : 1)	0.00		5.74	
Afforestation Threshold (AFT) = 19.80% Cumulative Woodland Conservation Required	241.29		0.00	
			quirement through that	
SECTION III - Meeting the Requirements				
Woodland Preservation	72.96	49.48	24.25	
Afforestation/Reforestation	37.89	8.62	20.43	-
Natural Regeneration Specimen & Historic Tree Credit (CRZ area * 2)				
Forest Enhancement Credit (area * 0.25)	-			+
Area approved for fee-in-lieu/ PFA				
Area approved for fee-in-lieu/ Non-PFA	0.12			ļ
Credit for Off-site Conservation on another property	8.06	22 36	1 58	
Off-site WCA (preservation) being provided on this property Off-site WCA (afforestation) being provided on this property	18.00		2.96	;
Total Woodland Conservation Provided	137 03	217.49	266.71	1
Woodland saved on this phase but not counted	-11.67	-11.49	25.68	
Existing Net Tract Woodland in later phases	293.25	121 31	51.47	
Requirement Status per Phase				1

Prepared by Sallie P Soundar License Number: MP LA #612

NOTE: The tree coverage requirements on this site have been met using woodland conservation on-site as follows: **Tree canopy coverage required:** 45.85 acres (229.23 acres x 20%. This is the percentage of minimum canopy coverage required as shown in Tree Canopy Coverage Schedule shown on sheet 17A of 18 of this set.) Tree canopy coverage provided using woodland conservation: 128.47 acres as shown for the Golf /course in the TCP Worksheet above.

REFORESTATION AREA: cres @ 350 1-3 gal. cont.	acres trees/acre = 8,715 trees		
SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
Acer rubrum	Red Maple	3/4' — 1" cal. cont.	20'o.c.
Carya tomentosa	Mockernut Hickory	3/4' - 1" cal. cont.	20'o.c.
Liquidambar styraciflua	Sweet Gum	3/4' - 1" cal. cont.	20'o.c.
Quercus rubra	Red Oak	3/4' — 1" cal. cont.	20'o.c.
Liquidambar styraciflua	Sweet Gum	3/4' - 1" cal. cont.	20'o.c.
Quercus rubra	Northern Red Oak	3/4' - 1" cal. cont.	20'o.c.
llex opaca	American Holly	6-8' in height	8' o.c.
Pinus taeda	Lobiolly Pine	6-8' in height	8' o.c.
-LAND REFORESTATION cres @ 350 1-3 gal. cont.	AREA: acres trees/acre = 2069 trees		
SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
Acer rubrum	Red Maple	3/4' - 1" cal. cont.	20'o.c.
Fraxinus pennsylvanica	Green Ash	3/4' - 1" cal. cont.	20'o.c.
Carpinus caroliniana	Ironwood	3/4' - 1" cal. cont.	20'o.c.
Liriodendron tulipifera	Tulip Poplar	3/4' - 1" cal. cont.	20'o.c.
Liquidambar styraciflua	Sweet Gum	3/4' — 1" cal. cont.	20'o.c.
Platanus occidentalis	Sycamore	3/4' - 1" cal. cont.	20' o.c.
Prunus serotina	Black Cherry	3/4' - 1" cal. cont.	20' o.c.
llex opaca	American Holly	1-3 gal. cont.	8' o.c.
Pinus taeda	Lobiolly Pine	1-3 gal. cont.	8'o.c.
STOCK REFORESTATION cres @ 200 5-7 gal. cor	AREA: acres at. trees/acre = 938 trees		
SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
Acer rubrum	Red Maple	1 1/2 -2" cal. B&B	20'o.c.
Liquidambar styraciflua	Sweet Gum	1 1/2 -2" cal. B&B	20'o.c.
Liriodendron tulipifera	Tulip Poplar	1 1/2 −2" cal. B&B	20'o.c.
llex opaca	American Holly	1-3 gal. cont.	8' o.c.
Pinus taeda	Loblolly Pine	1-3 gal. cont.	8' o.c.
SCIENTIFIC NAME		SIZE	SPACING
Cupressocyparis 'Leylandii'	Leyland Cypress	1-3 gal, cont.	12'- 15' o.

NOTE: ALL UNDISTURBED AREAS MUST BE FIELD INSPECTED WITH MNCPPC AND THE CONTRACTOR PRIOR TO PLANTING TO DETERMINE BOTH THE NEED FOR AND METHODS OF INVASIVE SPECIES CONTROL, AND THE POSSIBILITY OF REDUCTION IN THE NUMBER OF TREES TO BE PLANTED BASED UPON ANY NATURAL REGENERATION WHICH MAY HAVE OCCURRED WITHIN THE PLANTING AREAS.

NOTE: PRIOR TO CONSTRUCTION OF ANY CARTPATH, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY ENVIRONMENTAL PLANNING SECTION AND THE DER INSPECTOR. FOR THOSE CARTPATHS THAT CROSS LAND TO BE DEDICATED TO MNCPPC, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY MNCPPC.

PROJECT NAME: OAK CREEK CLUB							
PROJECT N	UMBER:	SDP-0306					
For		pproval see Site Plan Cover Sheet or Approval n Listed Below Apply to this Sheet	Sheet				
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date				
	10-02-03	RUTH GROVER	02-17-04				
1	08-07-06	RUTH GROVER	09-05-06				
2 10-04-07		RUTH GROVER	02-07-08				
3 04-24-08		RUTH GROVER	12-26-08				
4	01-31-12						
5		SKIPPED					
6	06-25-13	EPS	06-25-13				
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QR LABEL CERTIFIES THAT THIS PLAN MEETS	
CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR	
THE DISTRICT COUNCIL. M-NCPPC APPROVAL	27
	AK CREEK
PROJECT NUMBER:	SDP-0306
FOR CONDITIONS OF APPROVAL SEE SITE REVISION NUMBERS MUST BE INC	PLAN COVER SHE
TREE CONSERVATION PLAN	CERTIFIED F
11/13/16 South	Peter
Date: Sallie P. Stewar MD Registered	
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Associates

FREDERICK, MD

CLIENT : TOLL OAK CREEK GOLF LLC 250 GIBRALTAR ROAD

HORSHAM, PA 19044

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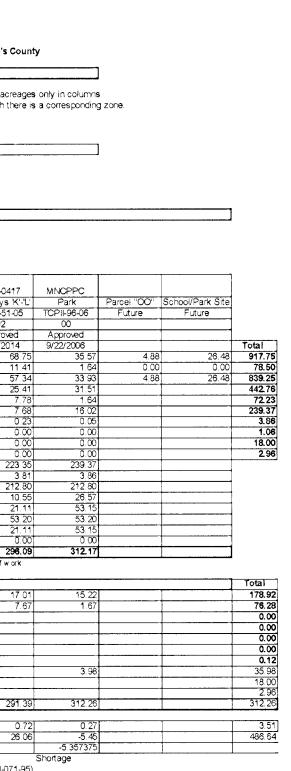
				onmental Planning Section ONSERVATION PLAN APPROVAL
				TCPII – 097-05
	Approved by	Date	DRD #	Reason for Revision
00	John Markovich	8/7/1995	1	Golf course, bank area of 25 acres established
01	John Markovich	2/19/2004	SDP-0306	Golf course, bank area expanded by 1.0 acre
02	K. Finch	8/25/2006	SDP-0306-01	Remove A-44 & revise cart path
03	K. Finch	2/4/2008	SDP-0306-02	Revised rec. facilities & as-built cart path @ Holes 1-10
04	K. Finch	12/17/2008	SDP-0306-03	Add Golf Course Maintenance Bldg.
05	K. Finch	6/21/2013	SDP-0306-04	Telecommunication tower on maintenance yard.
i			SDP-0306-05	This number was not used by DRD
06	SKIPPED	NA	SDP-0306-06	#Assigned with SDP for architecture only. No revision required.
07	K. Finch	9/22/2014	SDP-0306-07	Update clubhouse parking & TCP2 worksheet per SDP-0306-07.
08	K. Finch	7/19/2016		Revise LOD for SD outfall @ Hole #4; Add detail sheet 19 of 19.
09	YFmile	12/2/16	SDP-0306-08	Revise limits of SDP and total acreage
10	P		SDP-0306-09	Church Road improvements and golf cart bridge
11			<u></u>	
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Prince George's County Planning Department, M~NCPPC

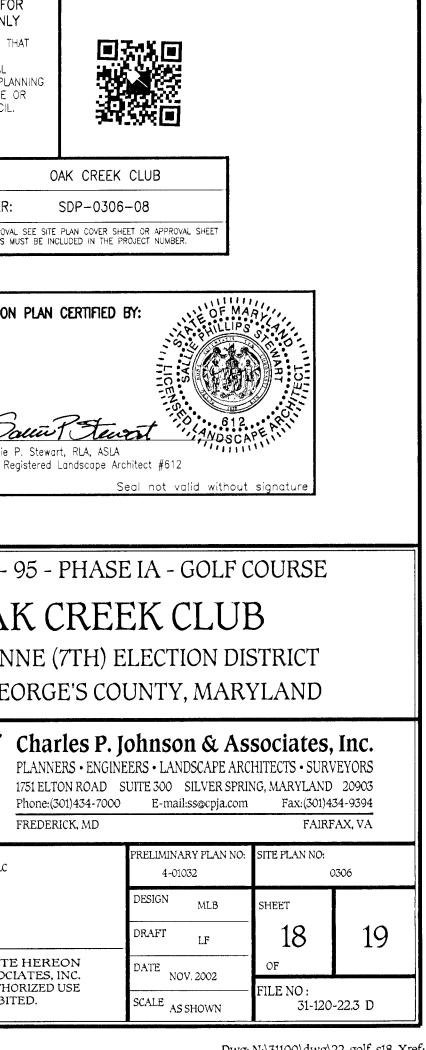
08/20/03 ADDRESSED P&P COMMENTS MLB 11/20/03ADDRESSEDSDPAPPROVALCONDITIONSSPS2/09/04SUBMITSIGNATURESETTCPREV/01MLB05/10/06UPDATEGOLFLAYOUTMLB01/25/08SUBMITFORCERT.SDPREV02& TCPREV03SPS04/02/13UPDATECHARTSFORREVISIONSNOTEDONSHEET1SPS

UPDATES/REVISIONS :

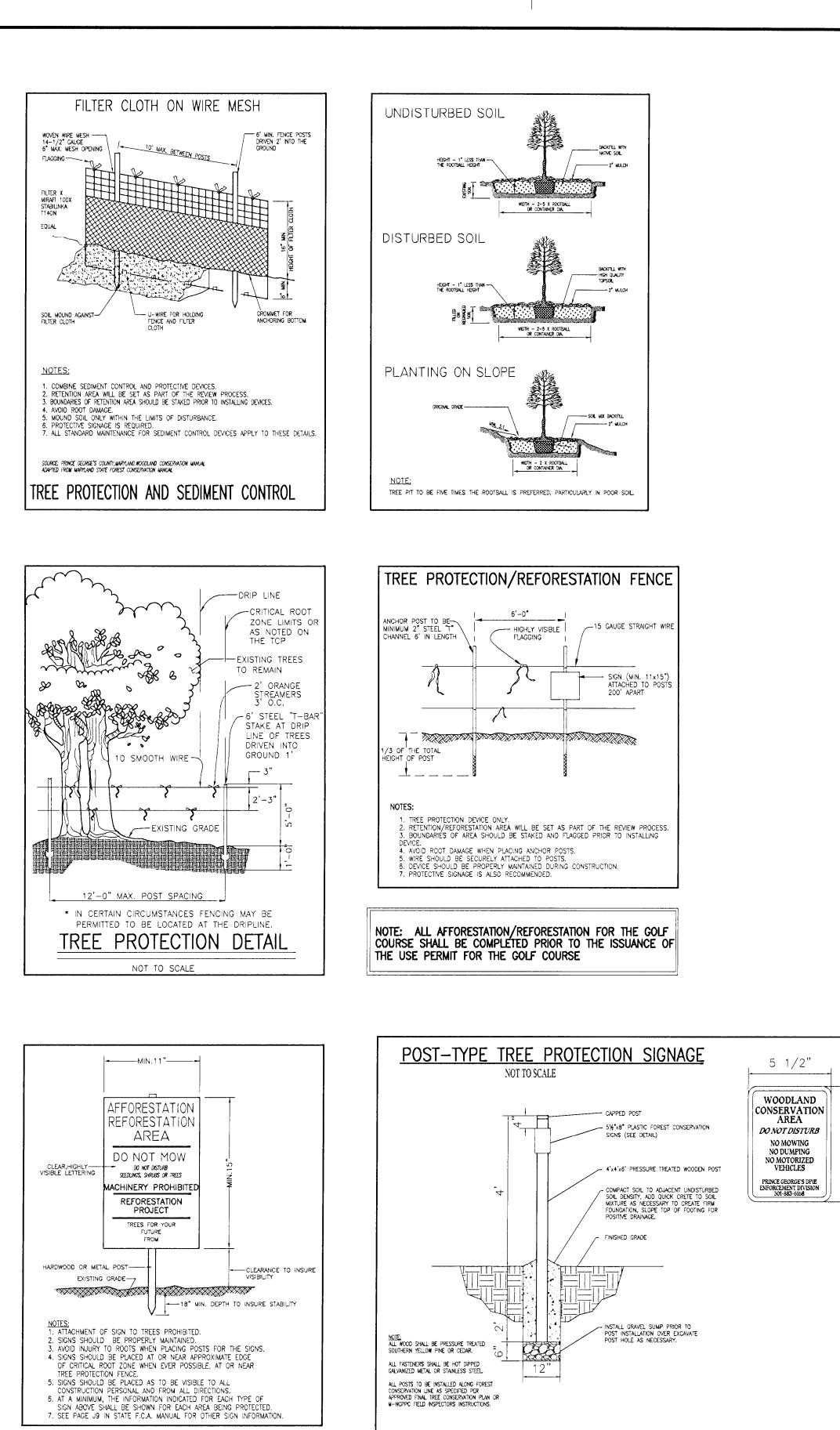
JPDATES/REVISIONS : 6/12/13 SUBMIT FOR CERTIFICATION OF SDP-0306/06 & TCPII/rev04 3/25/16 REV. LOD FOR SD OUTFALL @HOLE #4(REV 08), ADD SHEET 19 S /18/16 SUBMIT FOR APPROVAL OF TCPII/rev08

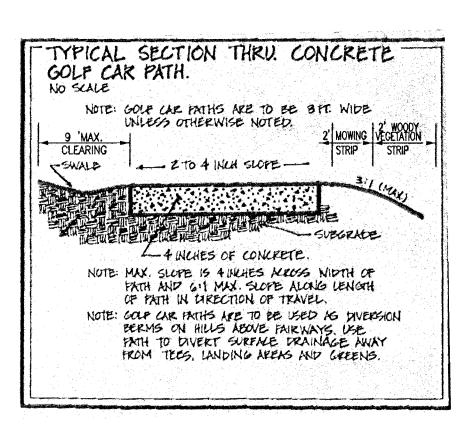


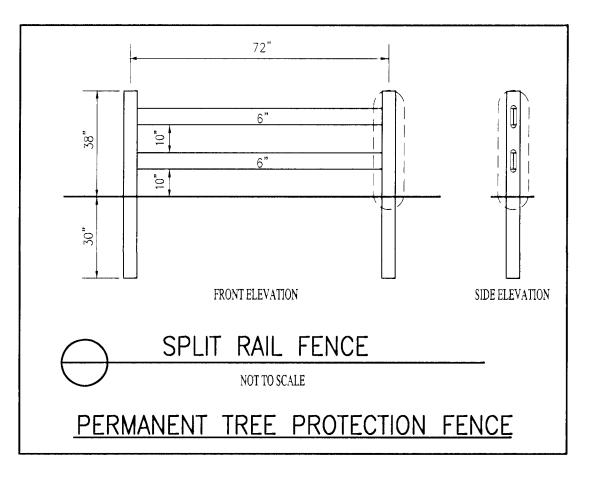
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			Enviro	ounty Planning Department, M-NCPPC Inmental Planning Section ONSERVATION PLAN APPROVAL TCPII – 097-05
	Approved by	Date	DRD #	Reason for Revision
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07	K. Finch	9/22/2014	SDP-0306-07	Update clubhouse parking & TCP2 worksheet per SDP-0306-07.
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09	VIFINCH	12/2/16	SDP-0306-08	Revise limits of SDP and total acreage
10	P		SDP-0306-09	Church Road improvements and golf cart bridge
11			r	
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			M.N.C	.P.P.C.	APPROVALS	
		PROJECT N			REEK CLUB	
	ŀ	PROJECT N	UMBER:	SDP-0	0306	
		For	al Sheet			
		Approval or	Approval		Apply to this Sheet wer's Signature	Certification
		Revision #	Date 10-02-03	DII	TH GROVER	Date 02-17-04
		1	08-07-06		TH GROVER	09-05-06
		2	10-04-07		TH GROVER	02-07-08
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		PROJECT N	UMBER:	SDP-03	306-08	
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UPDATES/REVISIONS : 03/25/16 REV. LOD FOR SD OUTFALL @HOLE #4(REV 08), ADD SHEET 19 S 07/18/16 SUBMIT FOR APPROVAL OF TCPII/rev08 SI

