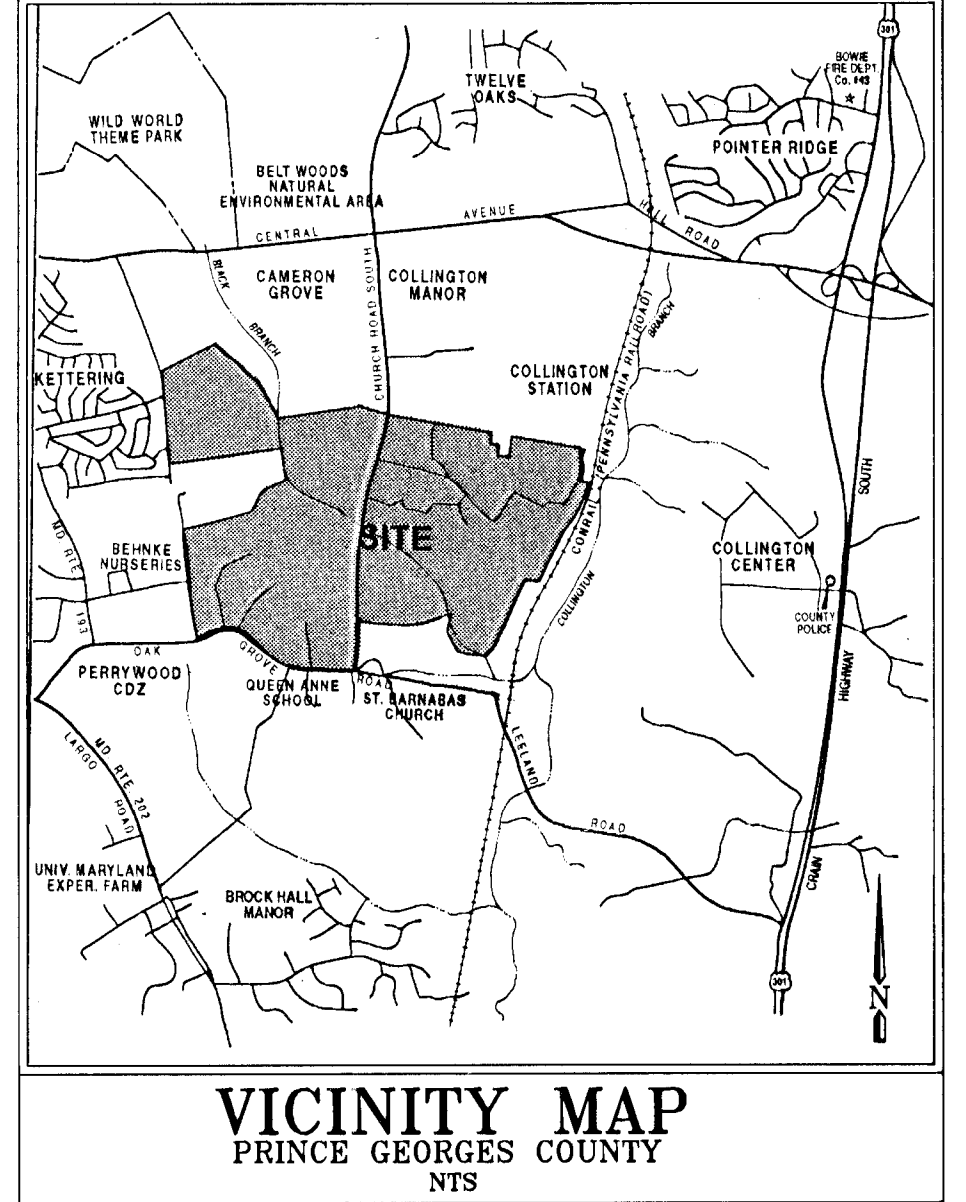
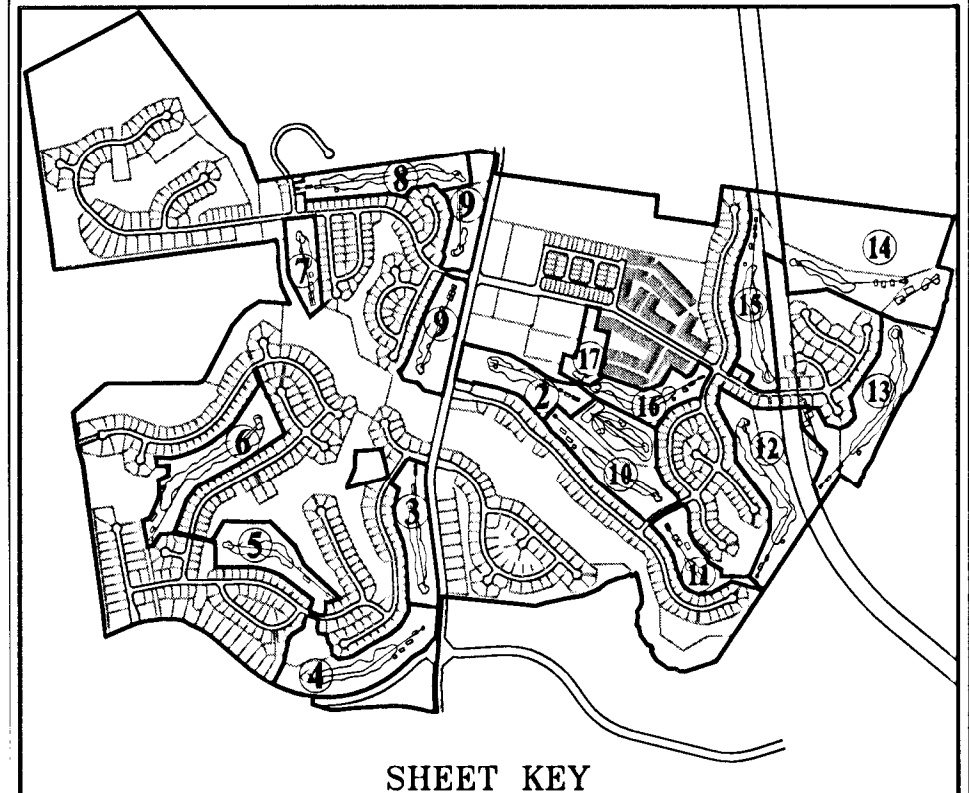


OWNER	LOT	PARCEL	ACRES
ALBERT TURNER ET AL	3899/840	53	4.00
ALBERT TURNER ET AL	3899/840	53	56.66
ALBERT TURNER ET AL	3951/524	52	56.66
W.C. EMPLOYEES ASSOCIATES	4358/283	31	51.45
ALBERT TURNER ET AL	5550/191	3	44.00
ALBERT TURNER ET AL	5550/191	3	210.31
ALBERT TURNER ET AL	5550/191/8194	10	206.97
ALBERT TURNER ET AL	5550/191	10	6.00
ALBERT TURNER ET AL	5550/191	10	1.00
PAUL A. BARTON ET AL	5134/347	32	0.54
ALBERT TURNER ET AL	5610/100	32	41.00
MARTHA BEALL ET AL TRUSTEES	9639/641	2	1.00
MARTHA BEALL ET AL TRUSTEES	9639/641	2	265.72

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: OAK CREEK CLUB			
PROJECT NUMBER: SDP-0306			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet The Revision Listed Below Apply to this Sheet			
Approval of Revision #	Approval Date	Reviewer's Signature	Certification Date
1	10-02-03	RUTH GROVER	02-17-04
2	08-07-06	RUTH GROVER	09-05-06
3	10-04-07	RUTH GROVER	02-07-08
4	04-24-08	RUTH GROVER	12-26-08
5	01-31-12	SKIPPED	
6	06-25-13	EPS	06-25-13
If this Approval Block has been duplicated or modified in any way by digital or other methods of reproduction, the signature of a licensed engineer, architect or landscape architect below guarantees the plans are the approved certified plans:			
Signature: _____			
Title: _____			

Prince Georges County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP II - 097-95			
Approved by	Date	DRD #	Reason for Revision
00 John Markovich	8/7/1995	SDP-0305	Golf course, bank area of 25 acres established
01 John Markovich	7/19/2004	SDP-0305	Golf course, bank area expanded by 1.0 acre
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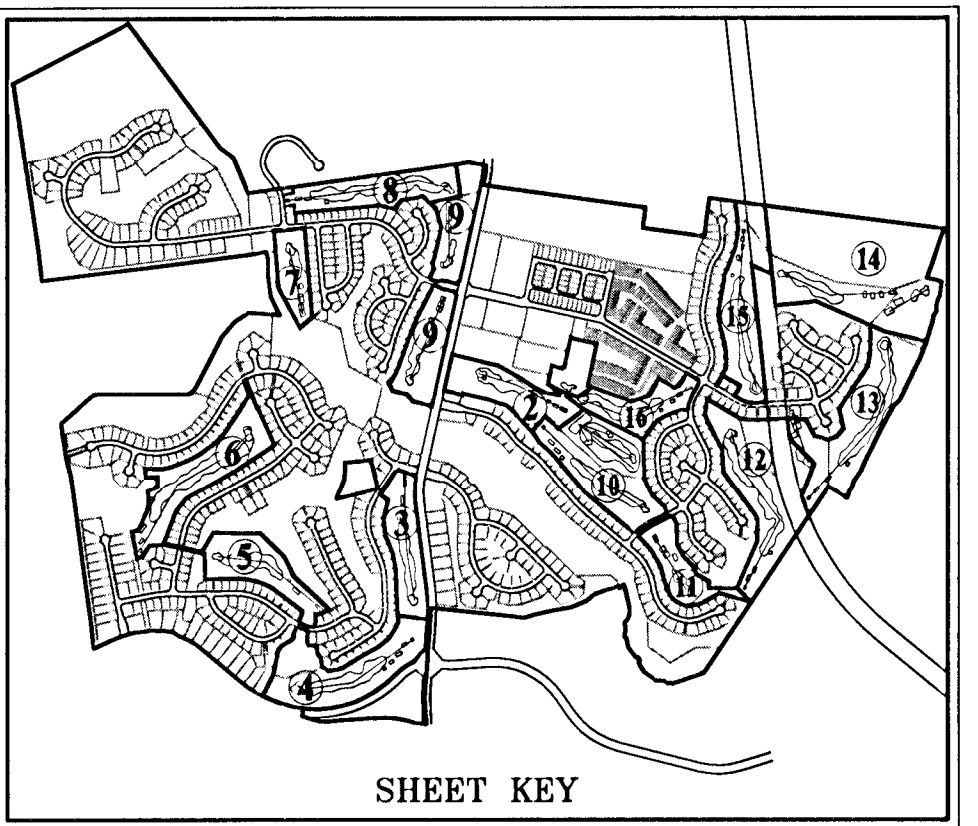
Tree Conservation Plan SDP-0306 TCP II/97/95  
SHEET INDEX  
Cover Sheet - 300-scale overall plan and General Notes  
Holes #1-#7  
Holes #8 & Maintenance Building  
Hole #10 and Driving Range  
Holes #11-#18  
30-scale Clubhouse Landscape Plan & Landscape Details  
TCP Notes & worksheet  
TCP Details

GENERAL NOTES	
Zone	R/L
Gross Site Area	6.16 ac.
100-Year Flood Plain	6.16 ac.
Net Area	257.24 ac.
WMA Property	31.34 ac.
Existing Water Service Area	W-4C
Existing Sewer Service Area	S-3
Proposed Sewer	Public
Council District	6
Tax Map Reference	89 70 78 77
WSSC Map Reference	201NE12/13 201SE12/13
Base Plan Reference	48477/48478
CDP Reference	CDP-9602
Preliminary Plan Reference	44-0132
Planning Area	Bowie/Collington
Boundary	Surveys by Charles P. Johnson & Assoc. Inc. & M-K Enterprises
Topography	Two foot Aerial
Wetlands	Delineated by McCarthy & Assoc.
	Corps of Engineers permit #02-NY-0257/200294343

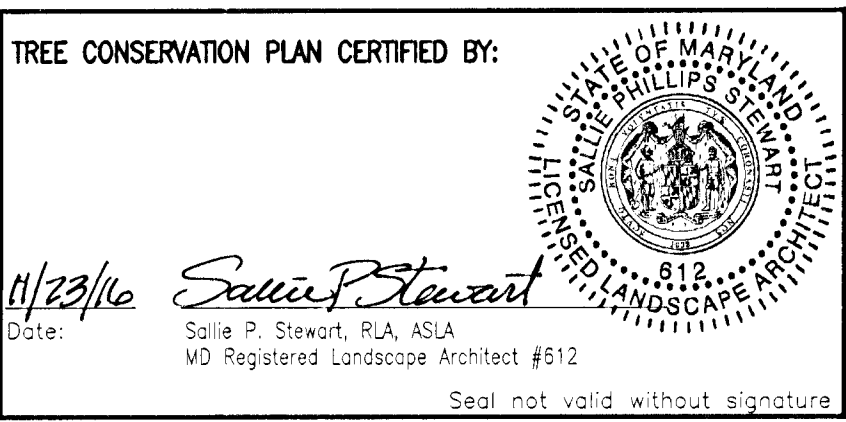
- This development proposes private streets pursuant to section 24-128(b)(14) of the subdivision regulations. The subdivision regulations require that all structures that are in keeping with the overall development scheme may be located within these street rights of way. The use of private roads in this subdivision is approved by the Board of Public Works on 11/17/2006.
- There are no known cemeteries on this site.
- All lot paths shall be field located in consultation with the Environmental Planning Section.
- On-street parking shall be prohibited throughout the proposed development.
- Public utilities shall be buried wherever possible on-site.
- All existing structures to be removed unless otherwise noted on plan.
- All building setbacks are consistent with the zoning ordinance. For recorded information, please see records plans or applicable recorded documents.
- This plan should not be used as a legal document for representation of bearings, distances, lot square footages and easements. For recorded information, please see records plans or applicable recorded documents.
- A wetland mitigation area can be found on sheet 4 in parcel D.
- The A-44 right-of-way removed pursuant to City of Bowie CR11-2009 adopted by the Bowie City Council on February 11, 2009.
- Per Condition 2.0 of #PDCPB 07-172 for CDP-9602/2 and #PDCPB 07-173 for CDP-0903/1, the homeowners association will be permitted to meet in the Bowieville mansion until the Golf Course Clubhouse is completed.
- This approval is subject to the conditions of Alternative Compliance approval #60-13000, approved 22 April 2013, buffering incompatible uses between the historic Bowieville Mansion and the Clubhouse.
- This plan is covered by stormwater management consent approvals as follows:  
Overall project - #6597-2001 (11/1/2012)  
Maintenance Bldg - #4852-2005-01 (11/21/2012)  
Clubhouse - #20345-2006 (11/10/2012)

FOREST CALCULATIONS-PARCELS IN PHASE IA - GOLF COURSE									
PARCEL	USE	SHEET #	AREA (AC)	EXISTING FOREST (%)	RETAINED FOREST (%)	CLEARED FOREST (%)	FOREST W/IN #	WOOD POND AREA (AC)	
1	SDP	2	486,096	11.15	22,999	10,116	1,289	1,547	54,920
2	SDP	3	450,618	11.08	14,792	9,645	4,752	0	95,461
3	SDP	4	688,641	15.35	23,961	5,047	1,797	0	38,925
4	SDP	5	511,319	11.74	10,647	6,111	4,359	1,177	53,956
5A	SDP	8	609,690	15.04	0	0	0	0	0
6	SDP	7	287,570	6.51	25,715	1,919	1,812	1,281	136,960
7	SDP	8	638,154	14.65	50,934	12,635	1,963	0	188,858
8	SDP	9	326,596	7.71	14,894	2,500	3,761	0	26,561
9	SDP	10	424,317	10.43	13,995	3,857	5,955	1,992	84,175
10	SDP	11	526,106	11.94	24,210	1,731	1,857	0	179,429
11	SDP	12	337,000	7.74	20,936	1,834	1,802	0	143,905
12	SDP	13	617,551	15.26	17,724	7,735	8,902	0	71,985
13	SDP	14	618,646	14.56	32,417	30,760	26,199	0	307,902
14	SDP	15	740,656	16.39	58,261	28,745	11,592	74,149	187,142
15	SDP	16	1,133,342	7.31	31,814	12,182	12,760	1,207	51,187
16	SDP	17	428,742	9.34	42,047	1,806	2,392	10,765	154,027
17A	SDP	18	634,706	14.55	37,018	10,773	1,287	0	157,960
18	SDP	15	367,430	8.89	20,660	5,867	1,876	0	59,588
19	SDP	19	336,839	8.04	35,999	1,664	1,287	0	15,999
20	SDP	19-17	1,559,918	1.57	16,625	1,075	8,764	0	1,075
21	SDP	19-17	36,088	0.71	0	0	0	0	0
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82	SDP	19-17	36,185	0.67	29,195	0	26,181	0	0
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97	SDP	19-17	36,185	0.67	29,195	0	26,181	0	0
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99	SDP	19-17	36,185	0.67	29,195	0	26,181	0	0
TOTALS			11,580,890	84.40	827,849	82.11	269,886	10,947	33,330





M.N.C.P.C. APPROVALS			
PROJECT NAME:		OAK CREEK CLUB	
PROJECT NUMBER:		SDP-0306	
For Conditions of Approval, see Site Plan Cover Sheet or Approval Sheet The Revision Listed Below Applies to this Sheet			
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5	01-31-12		
6	06-25-13	SKIPPED EPS	06-25-13
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THIS BLOCK IS FOR OFFICIAL USE ONLY

OR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.

**M-NCCPC APPROVAL**

PROJECT NAME: OAK CREEK CLUB

PROJECT NUMBER: SDP-0306-08

FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER.

TCP II - PHASE IA - GOLF COURSE

**OAK CREEK CLUB**

QUEEN ANNE (7TH) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

**CPI Associates** Charles P. Johnson & Associates, Inc.  
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS  
1781 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903  
Phone: 301-584-7000 E-mail: cpi@cpia.com FAX: 301-584-9104  
FREDERICK, MD FAIRFAX, VA

CLIENT:	TOLL OAK CREEK GOLF LLC 250 GIBKALTAR ROAD HORSHEAL, PA 19044	PRELIMINARY PLAN NO:	4-0302	SITE PLAN NO:	0306
DESIGN:	MLB	SHEET:	2	19	
DRAFT:	MEL	OF:			
DATE:	SEPT. 2002	FILE NO.:			
SCALE:	1"=50'				31-120-223 D

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**TOP-2 LEGEND**

- LOCATION OF WETLANDS
- LOCATION OF WATERS OF THE USA
- FOREST SAVE AREA (WOODLAND CONSERVATION CREDIT)
- EXISTING TREE LINE
- PROPOSED TREE LINE
- DISTURBED AREAS CONVERTED TO SCRUB/SHRUB AREA
- UPLAND AFFORESTATION/REFORESTATION
- BOTTOM LAND AFFORESTATION/REFORESTATION
- LARGE STOCK AFFORESTATION/REFORESTATION
- FOREST CLEAR AREA
- SELECT CLEAR/TREE SAVE AREA (SEE NOTE, THIS SHEET)
- WOODLAND CONSERVATION SIGN
- REFORESTATION/AFFORESTATION SIGN
- EXISTING 100 YEAR FLOODPLAIN
- 25' WETLAND BUFFER
- LIMIT OF DISTURBANCE
- PATIENT MANAGEMENT AREA BUFFERS
- TREE PROTECTION FENCE - TEMPORARY
- TREE PROTECTION FENCE - PERMANENT (SPLIT RAIL FENCE)
- EDGE CONDITION

**GRAPHIC SCALE**

SCALE: 1" = 50'

**Golf Course Forest Edge Condition Categories:**

- Removal of invasive species up to 20 feet from the edge of Forest Conservation Area.
- Removal of invasive species and augmentation of natural leaf litter with additional pine straw.
- 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.

Prince George's County Planning Department, M-NCCPC			
Environmental Planning Section			
TYPE 2 TREE CONSERVATION PLAN APPROVAL			
TCP# - 097-05			
Approved by	Date	DRD #	Reason for Revision
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06 SKIPPED	N/A	SDP-0306-05	This number was not used by DRD
07 K. Finch	9/22/2014	SDP-0306-07	Assigned with SDP for architecture only. No revision required.
08 K. Finch	7/19/2015		Update clubhouse parking & TCP2 worksheet per SDP-0306-07.
09 K. Finch	7/19/2015		Revise LOD for SD outfall @ Hole #4; Add detail sheet 19 of 19.
10		SDP-0306-08	Revise limits of SDP and total acreage
11		SDP-0306-09	Church Road improvements and golf cart bridge
12			
13			

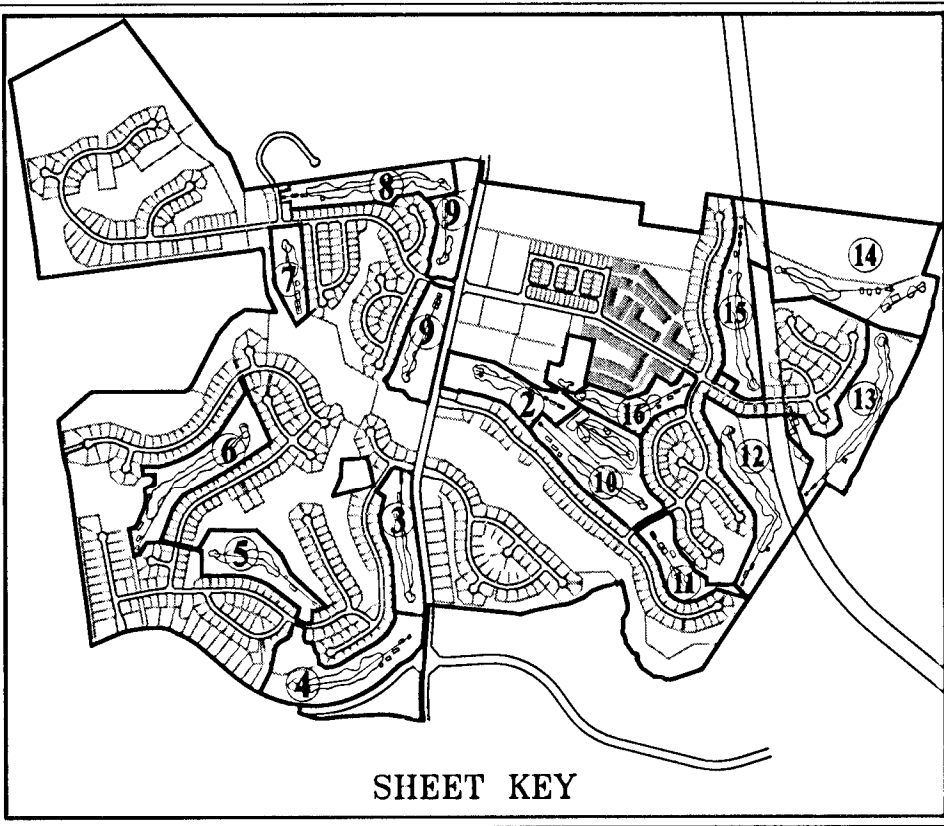
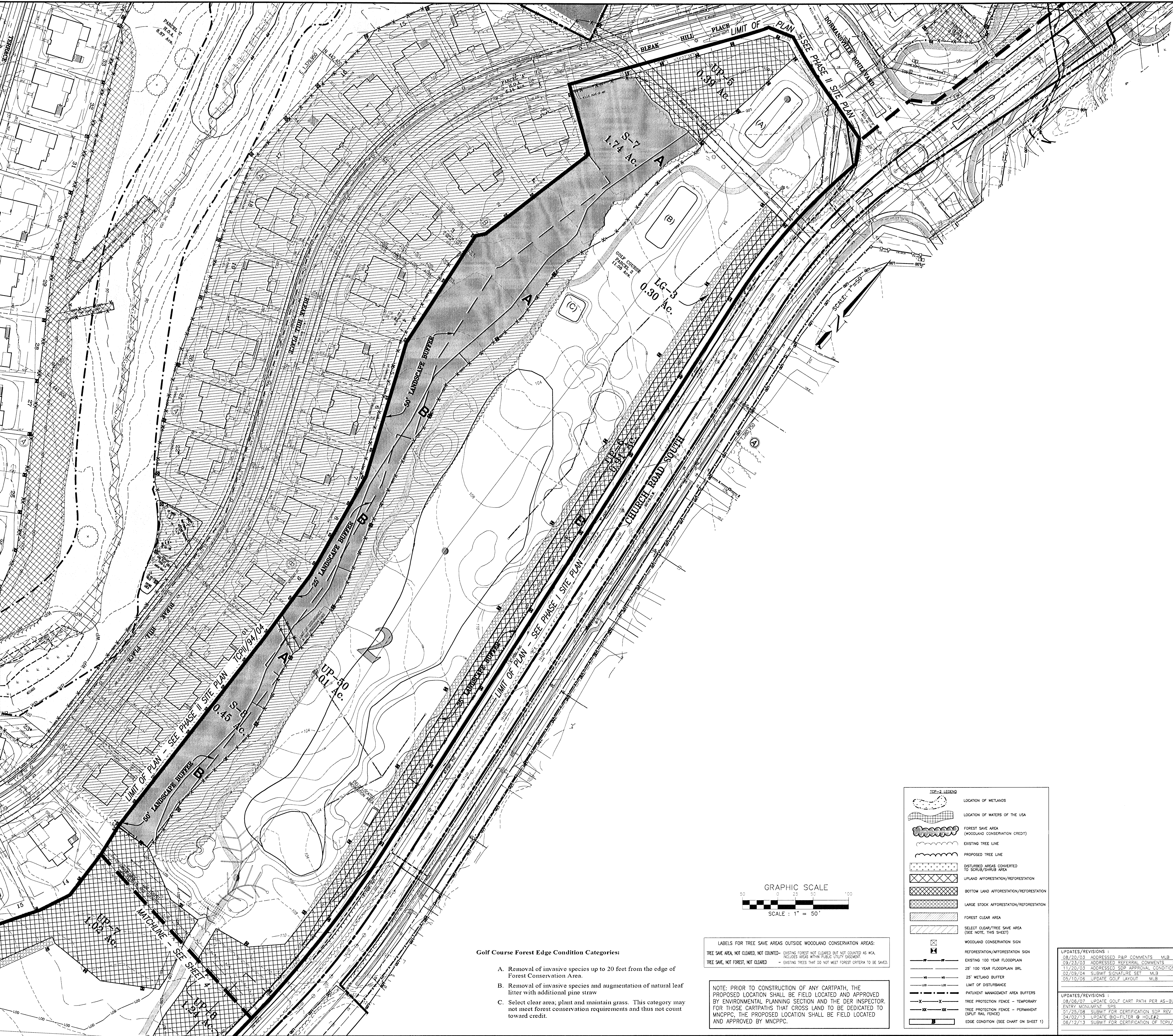
**UPDATES/REVISIONS:**

- 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 MLB
- 05/19/06 UPDATE GOLF LAYOUT MLB

**UPDATES/REVISIONS:**

- 10/01/06 TCP REV/02 & SDP REV/01 ADD CLUBHOUSE LANDSCAPE PLAN SPS
- 01/25/08 SUBMIT FOR CERTIFICATION SDP REV/02 & TCP REV3 SPS
- 04/02/13 UPDATE CLUBHOUSE AREA SPS
- 06/12/13 SUBMIT FOR CERTIFICATION OF SDP-0306/08 & TCP/REV04 SPS
- 07/18/16 UPDATE CHURCH ROAD & REV. AREA OF PLAN SPS





Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPH - 097-95			
Approved by	Date	DRD #	Reason for Revision
00 JOHN MARKOVICH	08/07/95	CDP-9902, CDP-9903 & 4-01032	N/A
01 JOHN MARKOVICH	02/19/04	SDP-0306	Approval of 18-hole golf course
02 K. FINCH	08/25/06	SDP-0306-01	Remove A-44 & revise cart path
03 K. FINCH	02/04/08	SDP-0306-02	Revised rec. facilities & as-built cart path @ Holes 1-10
04 K. FINCH	12/17/08	SDP-0306-03	Add Golf Course Maintenance Bldg.
05 K. FINCH	06/21/13	SDP-0306-06	Revise for as-built cart path @ Holes 11-18, ponds & bio filters, clubhouse & comfort stations
06		skipped	#Assigned with SDP-0306-06 for architecture only. No revision required
07 K. FINCH	09/22/14	SDP-0306-04	Add LOD for call lower per SDP-0306-04. Update clubhouse parking & TCP2 worksheet per SDP-0306-07
08 K. FINCH	07/19/16	---	Revise LOD for SD outfall @ Hole #4. Add detail sheet 19 of 19
09		SDP-0306-08	Revise limits of SDP and total acreage
10		SDP-0306-09	Church Road Improvements and golf cart bridge
11			

M.N.C.P.C. APPROVALS

PROJECT NAME: OAK CREEK CLUB

PROJECT NUMBER: SDP-0306

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
The Revision Label Below Apply to this 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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Signature:

Title:

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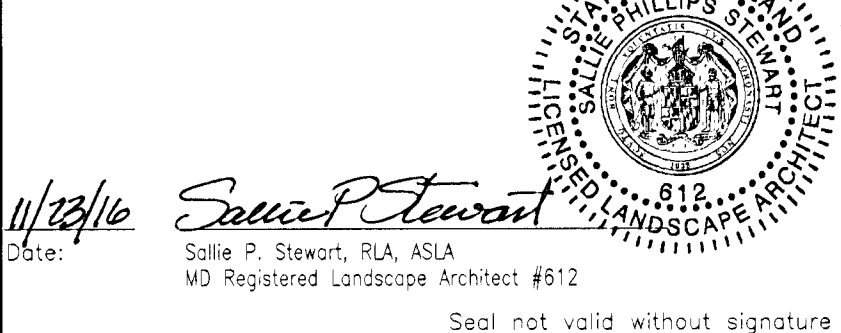
M-NCPPC APPROVAL

PROJECT NAME: OAK CREEK CLUB

PROJECT NUMBER: SDP-0306-08

FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET  
PROJECT NUMBER MUST BE INCLUDED IN THE PROJECT NUMBER.

TREE CONSERVATION PLAN CERTIFIED BY:



TCP II - PHASE IA - GOLF COURSE  
OAK CREEK CLUB  
QUEEN ANNE (7TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

**CPI** Charles P. Johnson & Associates, Inc.  
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS  
171 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20905  
PHONE: 301/454-1000 E-MAIL: cpi@cpia.com FAX: 301/454-0394  
FREDERICK, MD FAIRFAX, VA

CLIENT: TOLL OAK CREEK GOLF LLC 250 GIBBALTAR ROAD HORSHAM, PA 19044		PRELIMINARY PLAN NO. 4-2003		SITE PLAN NO. 0306	
DESIGN	MLB	SHEET	3	OF	19
DRAFT	MLB	DATE	SEPT. 2003	FILE NO.	31-120-223 D
SCALE	1"=50'				

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Golf Course Forest Edge Condition Categories:

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

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

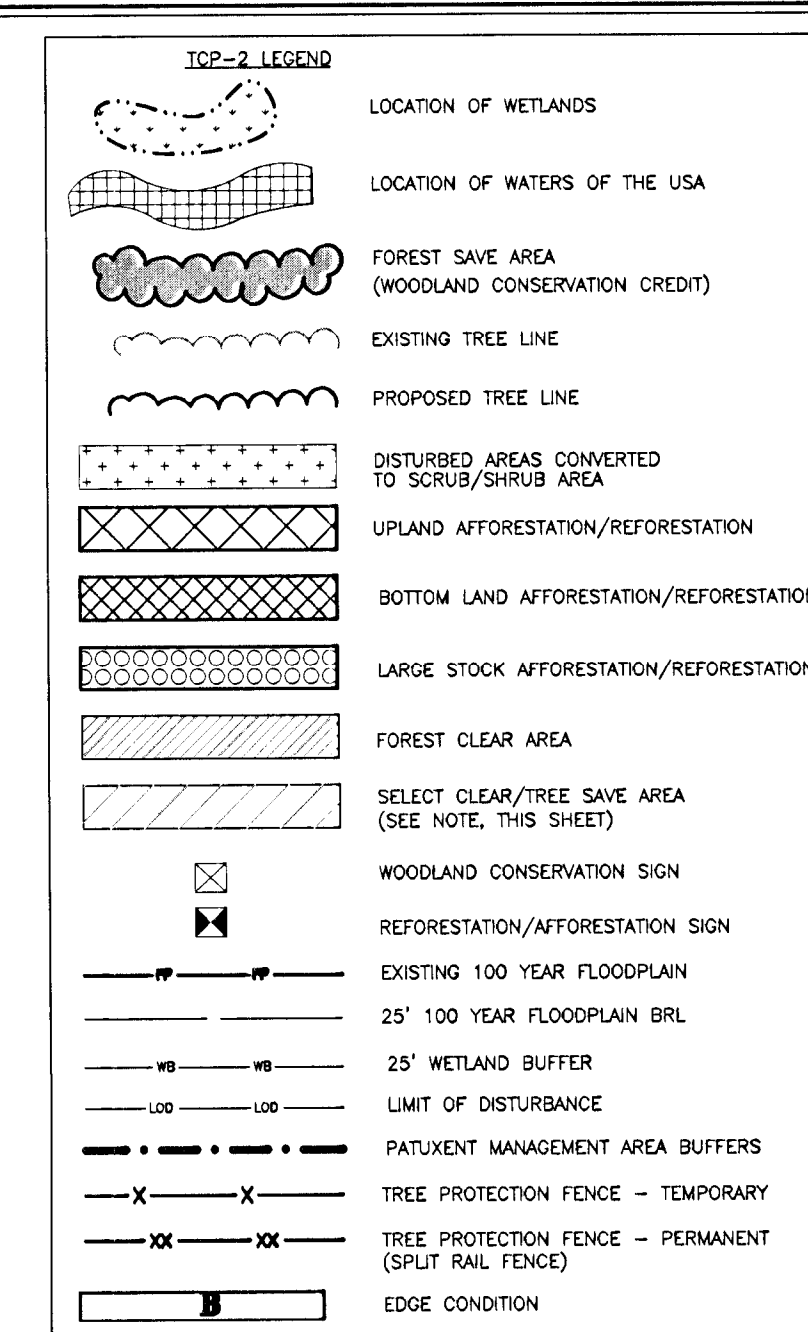
NOTE: PRIOR TO CONSTRUCTION OF ANY CARTPATH, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY ENVIRONMENTAL PLANNING SECTION AND THE DER INSPECTOR. FOR THOSE CARTPATHS THAT CROSS LAND TO BE DEDICATED TO MNCPPC, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY MNCPPC.

TOP-2 LEGEND	
	LOCATION OF WETLANDS
	LOCATION OF WATERS OF THE USA
	FOREST SAVE AREA (WOODLAND CONSERVATION CREDIT)
	EXISTING TREE LINE
	PROPOSED TREE LINE
	DISTURBED AREAS CONVERTED TO SCRUB/SHRUB AREA
	UPLAND AFFORESTATION/REFORESTATION
	BOTTOM LAND AFFORESTATION/REFORESTATION
	LARGE STOCK AFFORESTATION/REFORESTATION
	FOREST CLEAR AREA
	SELECT CLEAR/TREE SAVE AREA (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
	PATIENT MANAGEMENT AREA BUFFERS
	TREE PROTECTION FENCE - TEMPORARY (SPILT RAIL FENCE)
	TREE PROTECTION FENCE - PERMANENT (SPILT RAIL FENCE)
	EDGE CONDITION (SEE CHART ON SHEET 1)

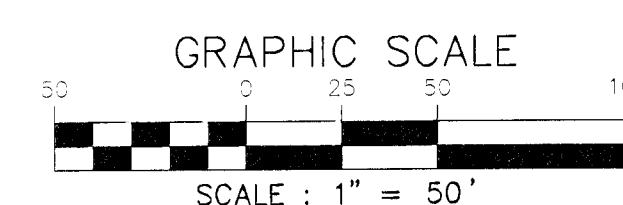
UPDATES/REVISIONS	
08/20/03	ADDRESSED P&P COMMENTS MLB
09/23/03	ADDRESSED REFERRAL COMMENTS SPS
11/20/03	ADDRESSED SDP APPROVAL CONDITIONS SPS
02/09/04	SUBMIT SIGNATURE SET MLB
05/10/06	UPDATE GOLF LAYOUT MLB

UPDATES/REVISIONS	
08/06/07	UPDATE GOLF CART PATH PER AS-BUILT & FOR ENTRY MONUMENT SPS
01/25/08	SUBMIT FOR CERTIFICATION SDP REV 02/ & TCP REV 04/02/13
04/02/13	UPDATE BIO-FILTER @ HOLE #2 SPS
06/12/13	SUBMIT FOR CERTIFICATION OF TCP/rev04 SPS






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 MNCPCC, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY MNCPCC.



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APPROVAL BY THE PLANNING  
BOARD, ITS DESIGNEE OR  
THE DISTRICT COUNCIL.

**M-NCPPC  
APPROVAL**



PROJECT NAME:	OAK CREEK CLUB
PROJECT NUMBER:	SDP-0306-08
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISIONS TO WORKS MUST BE INDICATED IN THE REVISION NUMBER.	


TCP II - PHASE IA - GOLF COURSE  
OAK CREEK CLUB  
QUEEN ANNE (7TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

**CPI**  
Associates

**Charles P. Johnson & Associates, Inc.**  
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS  
1751 ELTON ROAD SUITE 500 SILVER SPRING, MARYLAND 20903  
Phone: (301) 434-7000 E-mail: csocpia.com Fax: (301) 434-9394  
FREDERICK, MD FAIRFAX, VA

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	DATE	SEPT. 2002	OF	
	SCALE	1"=10'	FILE NO:	31-120-22.3 D

Prince George's County Planning Department, M/NCPP Environmental Planning Section TYPE 2 TREE CONSTRUCTION AND MAINTENANCE TCP11-097-05				
	Approved by	Date	DRD #	Reason for Revision
00	John Markovitch	8/7/1995		Golf course, bank area of 25 acres established
01	John Markovitch	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 & SDP worksheet per SDP-0306-06
08	K. Finch	7/19/2016	--	Revise 100' for SDP outfall @ Hole #4. Add detail (sheet 19 of 19)
09	<i>K. Finch</i>	<i>12/2/16</i>	SDP-0306-08	Revise limits of SDP and total acreage
10			SDP-0306-09	Church Road improvements and golf cart bridge
11				
12				
13				

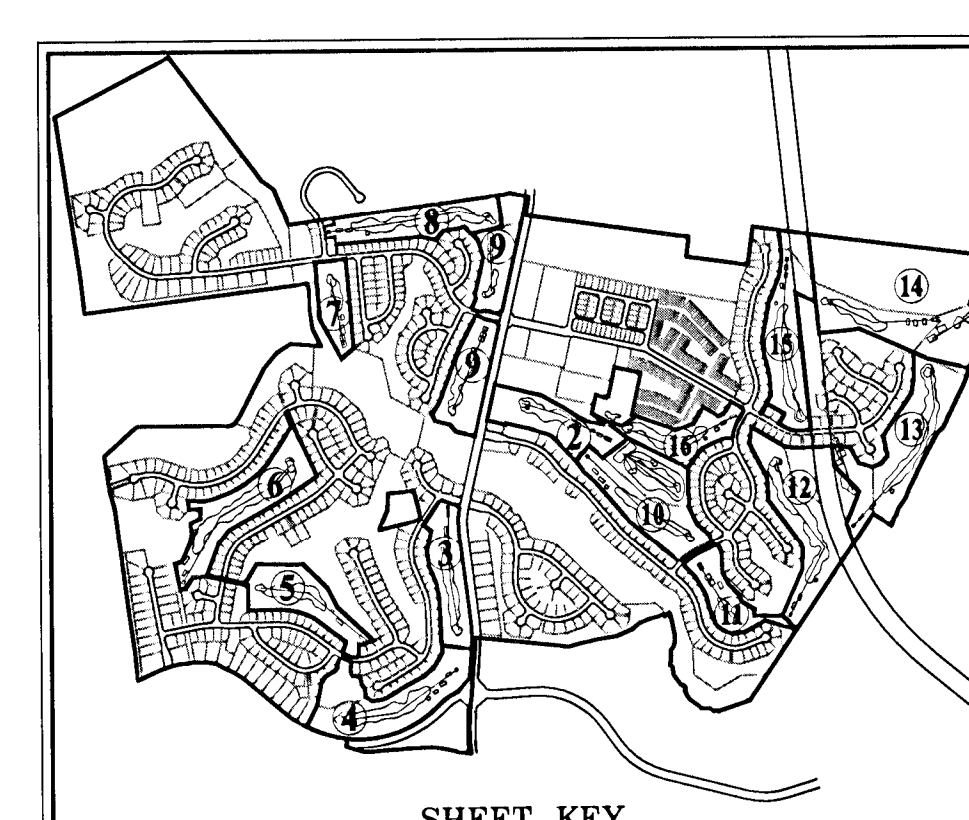
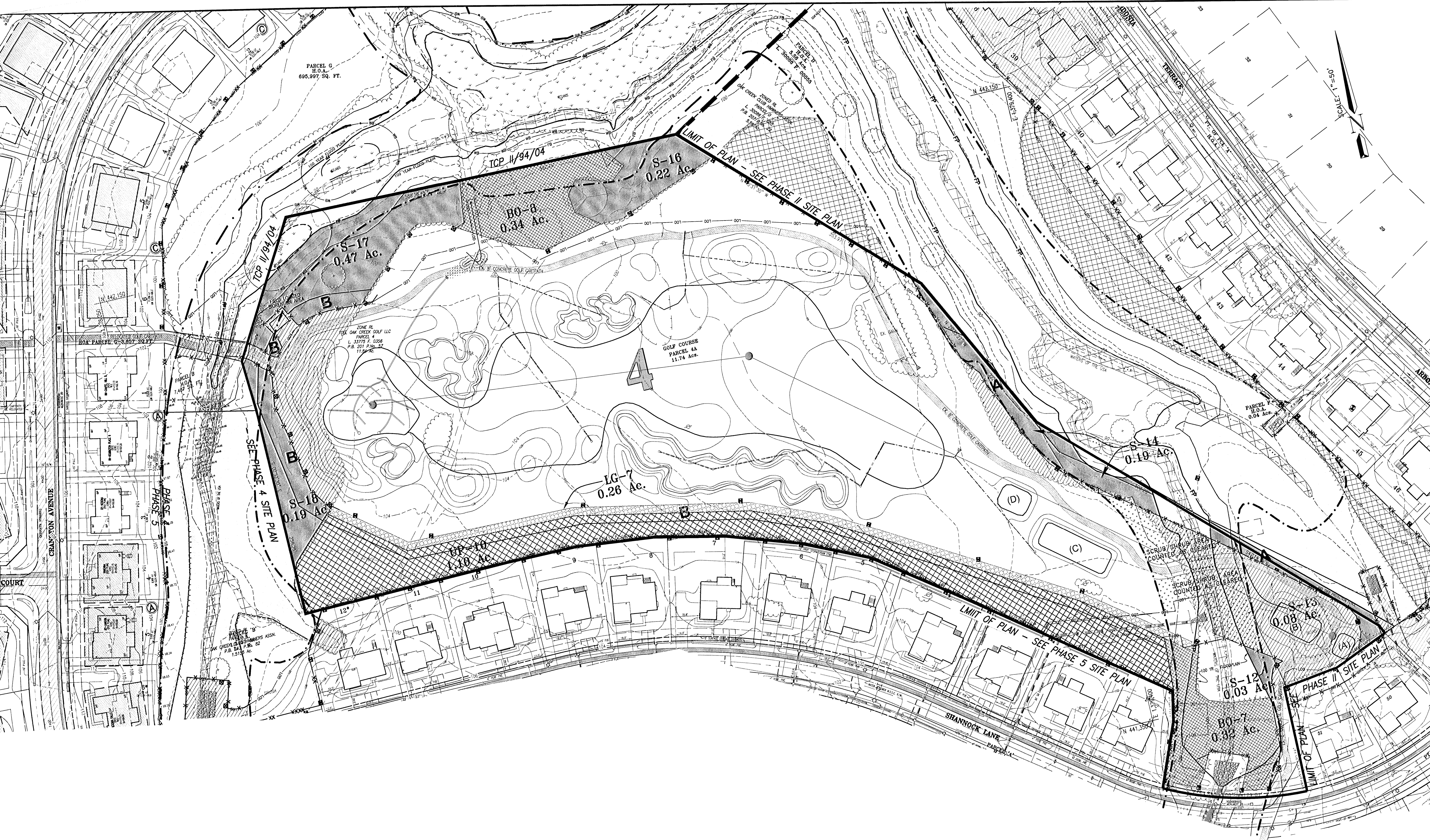
TREE CONSERVATION PLAN CERTIFIED BY:
 

11/23/16 *Sally P. Stewart*  
 Date: Sally P. Stewart, RLA, ASLA  
 MD Registered Landscape Architect #612

Seal not valid without signature

UPDATES/REVISIONS :	
08/20/03	ADDRESSED P&P COMMENTS MLB
09/23/03	ADDRESSED REFERRAL COMMENTS SPS
11/20/03	ADDRESSED SSP APPROVAL CONDITIONS SPS
02/02/04	SUBMIT SIGNATURE SET MLB
05/10/06	SUBMIT GOLF LAYOUT MLB
1/25/08	SUBMIT FOR CERTIFICATION REV 02/ & TCP REV.3 SPS
UPDATES/REVISIONS :	
08/12/04	UPD. 100' BIO-FILTER @ #4 & OAK GROVE RD SPS
06/12/13	SUBMIT FOR CERTIFICATION OF TCP1/rev04 SPS
08/06/14	SUBMIT CERTIFICATION OF TCP1/REV.07





M.N.C.P.C. APPROVALS			
PROJECT NAME: OAK CREEK CLUB			
PROJECT NUMBER: SDP-0306			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revision Listed Below Apply to this Sheet.			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
1	10-02-03	RUTH GROVER	02-17-04
2	08-07-06	RUTH GROVER	09-05-06
3	10-04-07	RUTH GROVER	02-07-08
4	04-24-08	RUTH GROVER	12-26-08
5	01-31-12		
6	06-25-13	SKIPPED EPS	06-25-13

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Signature: \_\_\_\_\_  
Title: \_\_\_\_\_

Tree Conservation Plan Certified by:

*11/23/16 Julie Stewart*  
Date: \_\_\_\_\_  
Signature: Julie Stewart, RLA, ASLA  
NO Registered Landscape Architect #812  
Seal not valid without signature

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**W-MNCPCC APPROVAL**

PROJECT NAME: OAK CREEK CLUB  
PROJECT NUMBER: SDP-0306-08

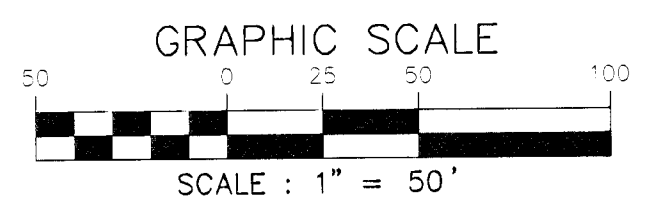
FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER.

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.

**TCP-2 LEGEND**

- LOCATION OF WETLANDS
- LOCATION OF WATERS OF THE USA
- FOREST SAVE AREA (WOODLAND CONSERVATION CREDIT)
- EXISTING TREE LINE
- PROPOSED TREE LINE
- DISTURBED AREAS CONVERTED TO SCRUB/SHRUB AREA
- UPLAND AFFORESTATION/REFORESTATION
- BOTTOM LAND AFFORESTATION/REFORESTATION
- LARGE STOCK AFFORESTATION/REFORESTATION
- FOREST CLEAR AREA
- SELECT CLEAR/TREE SAVE AREA (SEE NOTE, THIS SHEET)
- WOODLAND CONSERVATION SIGN
- REFORESTATION/AFFORESTATION SIGN
- EXISTING 100' YEAR FLOODPLAIN
- 25' 100' YEAR FLOODPLAIN SBL
- 25' WETLAND BUFFER
- LIMIT OF DISTURBANCE
- PATIENT MANAGEMENT AREA BUFFERS
- TREE PROTECTION FENCE - TEMPORARY
- TREE PROTECTION FENCE - PERMANENT (SPLIT RAIL FENCE)
- EDGE CONDITION



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 MNCPCC, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY MNCPCC.

Prince George's County Planning Department, MNCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TERM - 09/05			
Approved by	Date	DRD #	Reason for Revision
01 John Markovich	8/7/1995		Golf course, bank area of 15 acres established
02 John Markovich	2/25/2005	SDP-0306	Golf course, bank area expanded by 3.2 acre
03 K. Finch	8/25/2008	SDP-0306-01	Remove A-44 & revise cart path
04 K. Finch	2/4/2009	SDP-0306-02	Revised ref. facilities & easement cart path @ holes 1-10
05 K. Finch	11/17/2008	SDP-0306-03	Add Golf Course Maintenance Bldg
06 K. Finch	6/22/2011	SDP-0306-04	Telephone consultation tower on maintenance yard
07 SKIPPED	N/A	SDP-0306-05	This number was not used by DRD
08 K. Finch	9/22/2014	SDP-0306-06	Assigned with SDP for architecture only. No revision required.
09 K. Finch	7/19/2015	SDP-0306-07	Update clubhouse parking & TCR worksheet per SDP-0306-07
10 K. Finch	12/17/16	SDP-0306-08	Revise limits of SDP and total acreage
11 K. Finch	12/17/16	SDP-0306-09	Church road improvements and golf cart bridge
12			
13			

UPDATES/REVISIONS	
08/20/03	ADDRESSED P&P COMMENTS - MJB
09/23/03	ADDRESSED REFERRAL COMMENTS - SPS
11/20/03	ADDRESSED SDP APPROVAL CONDITIONS - SPS
02/09/04	SUBMIT SIGNATURE SET - TCP REV/01
05/10/06	UPDATE GOLF LAYOUT - MJB
01/25/08	SUBMIT FOR CERTIFICATION SDP REV/02 & TCP REV/03
UPDATES/REVISIONS	
4/2/13	UPDATE CART PATH & TEES @ HOLE #4 - SPS
06/12/13	SUBMIT FOR CERTIFICATION OF TCP/REV/04 - SPS
03/29/18	REV. LOP FOR SD LUTRAL, HOLE #4/REV. CRI, ADD SHEET 19 - SPS
08/06/14	SUBMIT CERTIFICATION OF TCP REV/07

TCP II - 97 - 95 - PHASE IA - GOLF COURSE

**OAK CREEK CLUB**

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

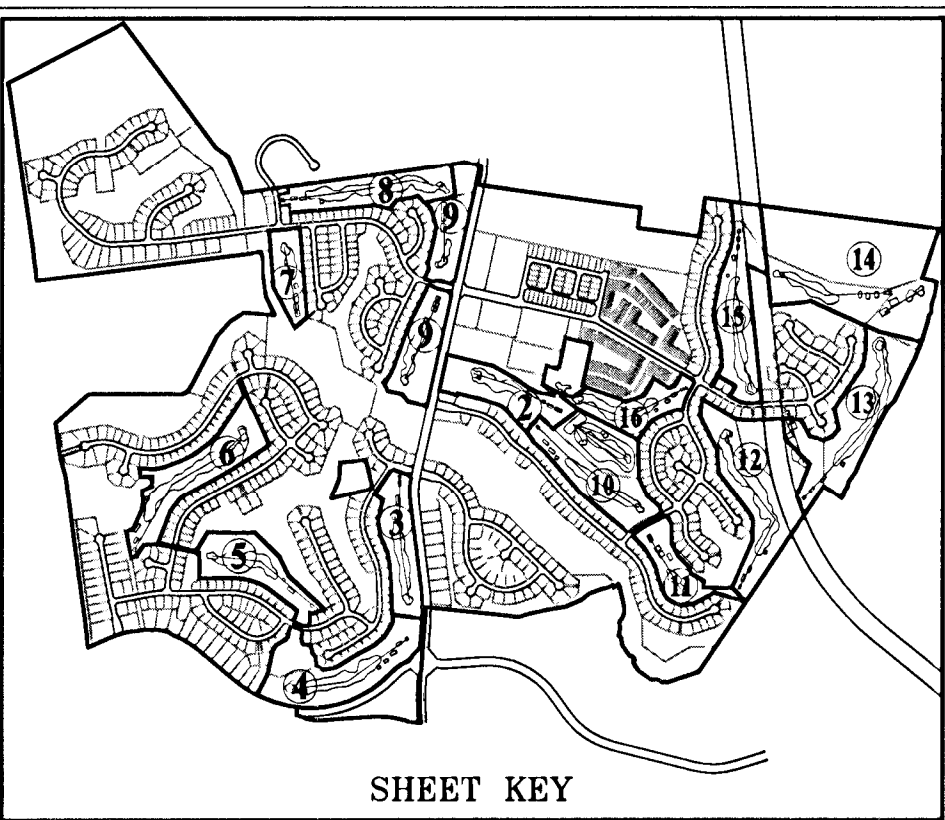
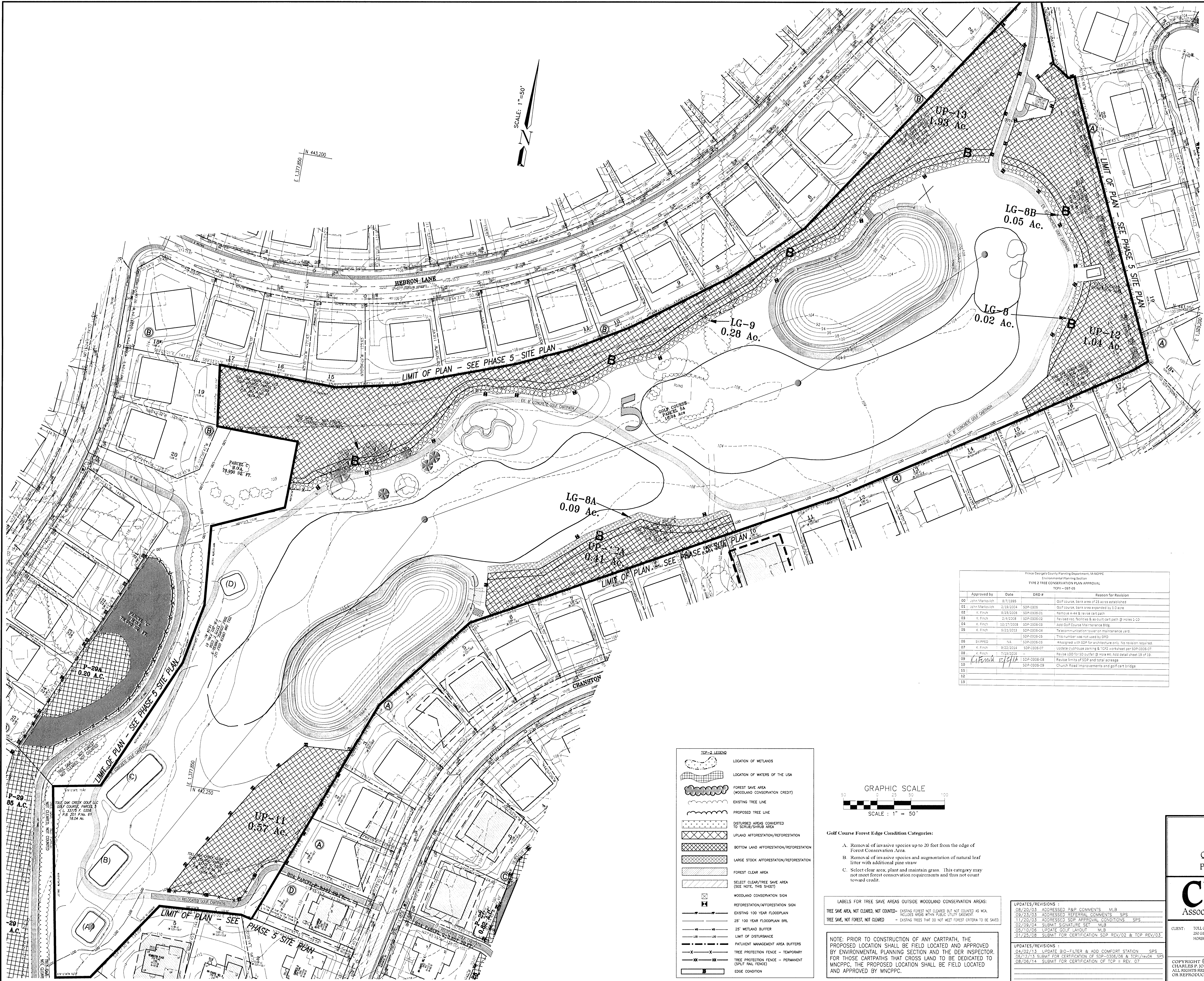
**CPI Associates** Charles P. Johnson & Associates, Inc.  
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS  
1751 ELTON ROAD, SUITE 300 SILVER SPRING, MARYLAND 20903  
Phone: (301) 634-7000 E-mail: cpi@cpia.com Fax: (202) 434-4294  
FREDERICK, MD FAIRFAX, VA

CLIENT: TOLL OAK CREEK GOLF LLC  
200 OAKMARTIN ROAD  
RODSHAM, VA 24064

PRELIMINARY PLAN NO.	SITE PLAN NO.
4-0002	0006
DISION	MJB
DRAFT	MEI
DATE	SEPT. 2002
SCALE	1"=50'
SHEET	5
OF	19
FILE NO.	31-120-22.3 D

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M.N.C.P.P.C. APPROVALS			
PROJECT NAME: OAK CREEK CLUB			
PROJECT NUMBER: SDP-0306			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet The Revision Listed Below Apply to this Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
1	08-07-06	RUTH GROVER	02-17-04
2	10-04-07	RUTH GROVER	09-05-06
3	04-24-08	RUTH GROVER	02-07-08
4	01-31-12		12-26-08
5		SKIPPED	
6	06-25-13	EPS	06-25-13

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Signature: \_\_\_\_\_  
Title: \_\_\_\_\_

**TREE CONSERVATION PLAN CERTIFIED BY:**

*4/12/16* *Charles P. Johnson*  
Date: 4/12/16  
Sole P. Stewart, RLA, ASLA  
MD Registered Landscape Architect #812  
Seal not valid without signature

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M-NCPPC APPROVAL

PROJECT NAME: OAK CREEK CLUB  
PROJECT NUMBER: SDP-0306-08

FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET.  
REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER.

TC2 II - PHASE IA - GOLF COURSE  
**OAK CREEK CLUB**  
QUEEN ANNE (7TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

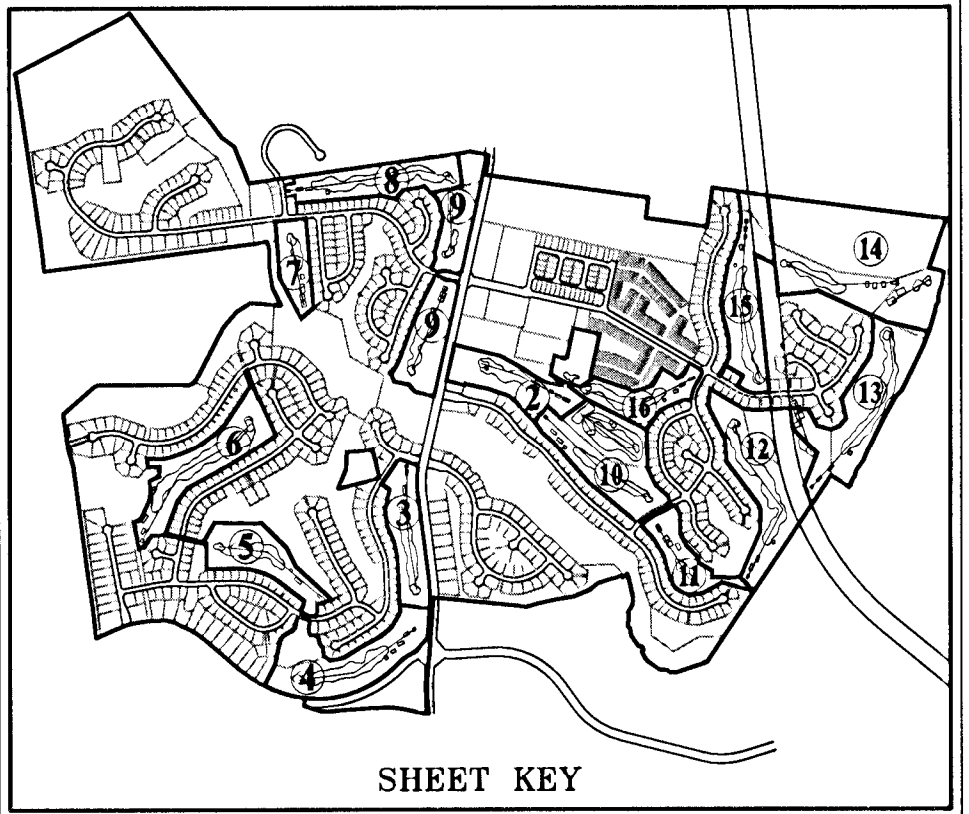
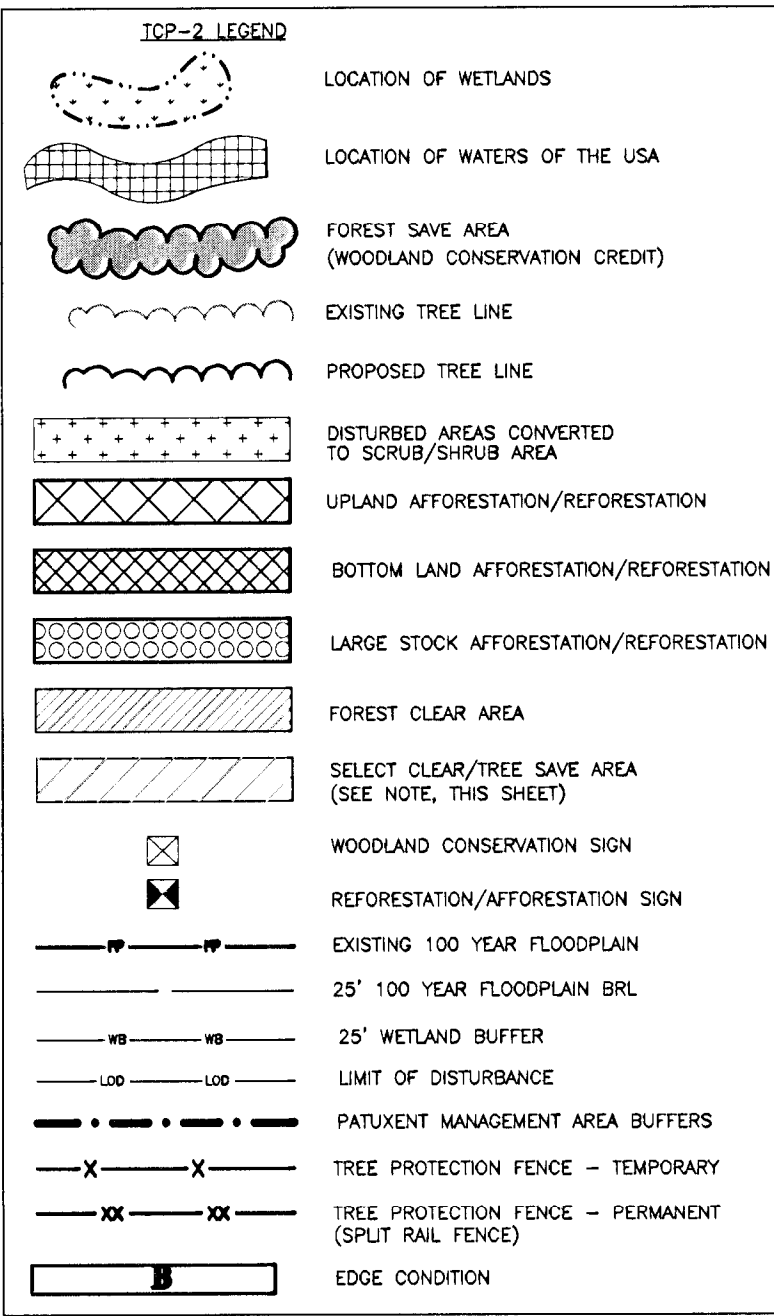
**CPI Associates** Charles P. Johnson & Associates, Inc.  
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS  
1781 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903  
Phone: (301) 434-1000 E-mail: cpi@cpia.com FAX: (301) 434-1004  
FREDERICK, MD FAIRFAX, VA

CLIENT: TOLL OAK CREEK GOLF LLC 250 GIBBALTAR ROAD HUNTSVILLE, PA 15884	PRELIMINARY PLAN NO: 4-0002 DESIGN: MLB DRAFT: MEL DATE: SEPT. 2002 SCALE: 1/8" = 1'-0"	SITE PLAN NO: 0006 SHEET: 6 OF: 19 FILE NO: 31-120-22.3 D
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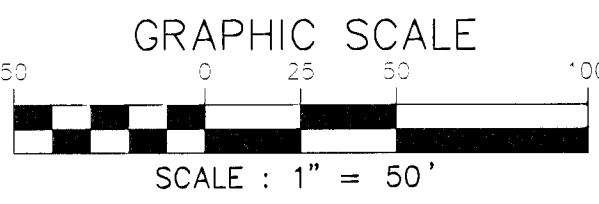


LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS:  
TREE SAVE AREA, NOT CLEARED, NOT COUNTED - EXISTING FOREST NOT CLEARED BUT NOT COUNTED AS WCA, INCLUDES WCA WITHIN PUBLIC UTILITY RIGHT-OF-WAY.  
TREE SAVE, NOT FOREST, NOT CLEARED - EXISTING TREES THAT DO NOT MEET FOREST CRITERIA TO BE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



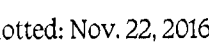
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  - Removal of invasive species and augmentation of natural leaf litter with additional pine straw.
  - Select clear area; plant and maintain grass. This category may not meet forest conservation requirements and thus not count toward credit.



Prince George's County Planning Department, MNCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPII - 097-05				
Approved by	Date	DRD #	Reason for Revision	
01 John Markovich	8/7/1995	SDP-0306	Golf course, bank area of 25 acres established	
02 John Markovich	2/15/2004	SDP-0306-01	Golf course, bank area expanded by 1.0 acre	
03 K. Finch	8/25/2005	SDP-0306-02	Remove A-44 & revise cart path	
04 K. Finch	2/4/2008	SDP-0306-03	Revised rec. facilities & asphalt cart path @ Holes 1-10	
05 K. Finch	12/17/2008	SDP-0306-04	Add Golf Course Maintenance Bldg	
06 K. Finch	8/21/2013	SDP-0306-05	Communication tower on maintenance yard.	
07		SDP-0306-06	This number was not used by DRD	
08 K. Finch	8/21/2013	SDP-0306-07	Assigned with SDP for architecture only, no revision required.	
09 K. Finch	8/21/2013	SDP-0306-08	Update clubhouse parking & TCPII worksheet per SDP-0306-07	
10 K. Finch	7/18/2016	SDP-0306-09	Revised COI for 100' buffer @ Holes 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 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1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 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1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 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<p>THIS BLOCK IS FOR OFFICIAL USE ONLY</p> <p>OR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.</p> <p><b>M-NCPPC APPROVAL</b></p>		
PROJECT NAME: OAK CREEK CLUB		
PROJECT NUMBER: SDP-0306-08		
<p>FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET.          REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER.</p>		


**SHEET KEY**

## TCP II - PHASE IA - GOLF COURSE

# OAK CREEK CLUB

### QUEEN ANNE (7TH) ELECTION DISTRICT

### PRINCE GEORGE'S COUNTY, MARYLAND



Charles P. Johnson & Associates, Inc.

PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

195 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903

PHONE: 201.544-7200 E-MAIL: cpjohnson@cpi.com FAX: 201.544-4994

(FREDERICK, MD) FAIRFAX, VA

CLIENT: TOLL OAK CREEK GOLF LLC  
250 GIBBALT PARK ROAD  
HOOVER, AL 36044

<p>PRELIMINARY PLAN NO. 4-00302</p>	<p>SITE PLAN NO. 0506</p>
<p>DESIGN MLB</p>	<p>SHEET 8</p>
<p>DRAFT MEL</p>	<p>DATE SEPT. 2002</p>
<p>SCALE 1"=50'</p>	<p>FILE NO. 31-100-22.3 D</p>

19

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





**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.

**PLANTING SCHEDULE FOR STORMWATER POND**

Quantity	Symbol	Scientific Name	Common Name	Planting Size
Shade Trees	AC	Acer rubrum	Red Maple	2 1/2" - 3" cal. B&B
Ornamental Trees	CC	Cercis canadensis	Redbud	7-9 ft. B&B
Shrubs	CA	Claytonia arifolia	Peppercorn	36-36" B&B
	IG	Ilex glabra	Holly	36-36" B&B
	LC	Lobelia cardinalis	Cardinal Flower	36-36" B&B

Quantities to be verified by landscape contractor at time of installation.

**PLANTING SCHEDULE**

Quantity	Symbol	Scientific Name	Common Name	Planting Size
Shade Trees	CC	Cercis canadensis	Forest Pansy Redbud	7-9 ft. B&B
Evergreen Trees	CL	Chlorophytum parvifolium	Leyland Cypress	10' H. B&B
	IG	Ilex glabra	American Holly	6' H. B&B

Quantities to be verified by landscape contractor at time of installation.

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

**GRAPHIC SCALE**

50 0 25 50 100

SCALE: 1" = 50'

**SHEET KEY**

LOCATION OF WETLANDS

LOCATION OF WATERS OF THE USA

FOREST SAVE AREA (WOODLAND CONSERVATION CREDIT)

EXISTING TREE LINE

PROPOSED TREE LINE

DISTURBED AREAS CONVERTED

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 BIL

25' WETLAND BUFFER

LIMIT OF DISTURBANCE

PATIENT MANAGEMENT AREA BUFFERS

TREE PROTECTION FENCE - TEMPORARY

TREE PROTECTION FENCE - PERMANENT (SPLIT RAIL FENCE)

EDGE CONDITION

**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.

INCLUDED AREA WITHIN PUBLIC UTILITY EASEMENT

TREE SAVE, NOT FOREST, NOT CLEARED - EXISTING TREES THAT DO NOT MEET FOREST CRITERIA TO BE SAVED.

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

PROJECT NAME: OAK CREEK CLUB

PROJECT NUMBER: SDP-0306

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

The Revision Listed Below Apply to this Sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
1	10-02-03	RUTH GROVER	02-17-04
2	08-07-06	RUTH GROVER	09-05-06
3	10-04-07	RUTH GROVER	02-07-08
4	04-24-08	RUTH GROVER	12-26-08
5	01-31-12	SKIPPED	
6	06-25-13	EPS	08-25-13

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: \_\_\_\_\_

Title: \_\_\_\_\_

**TREE CONSERVATION PLAN CERTIFIED BY:**

11/23/16 *Salvatore P. Stewart*

Salvatore P. Stewart, P.L.A., A.S.A.

MD Registered Landscape Architect #612

Seal not valid without signature

**THIS BLOCK IS FOR OFFICIAL USE ONLY**

OR LAND SURVEYORS THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL.

**M-NCPPC APPROVAL**

PROJECT NAME: OAK CREEK CLUB

PROJECT NUMBER: SDP-0306-08

FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET

REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER.

**TCP II - PHASE IA - GOLF COURSE**

**OAK CREEK CLUB**

QUEEN ANNE (7TH) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

**CPI Associates**

Charles P. Johnson & Associates, Inc.

PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

17511 ELLEN ROAD SUITE 300 SILVER SPRING, MARYLAND 20903

Phone: (301) 434-7000 E-mail: cpi@cpia.com Fax: (301) 434-9594

FREDERICK, MD

PRELIMINARY PLAN NO. 4-01002 SITE PLAN NO. 0306

CLIENT: TOLL OAK CREEK GOLF LLC 200 GIBBALTAR ROAD HORMAN, PA 19044

DESIGN: MCB SHEET: 9 OF 19

DRAWN: MCB

DATE: SEPT. 2002

SCALE: 1"=50'

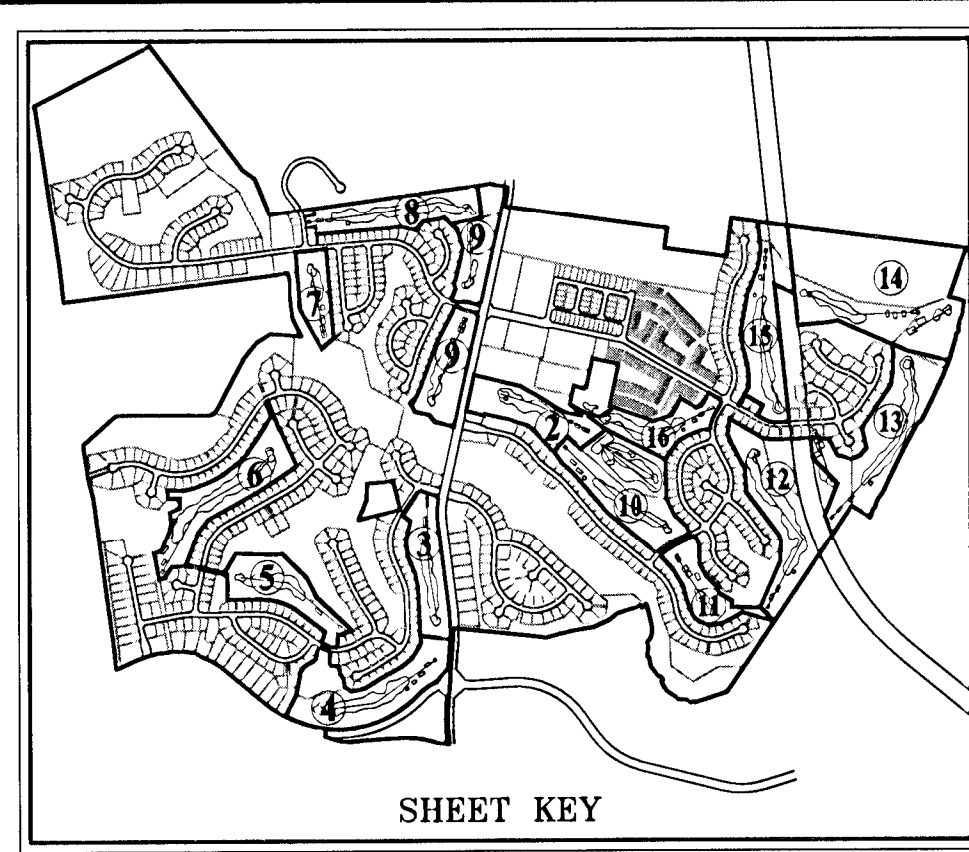
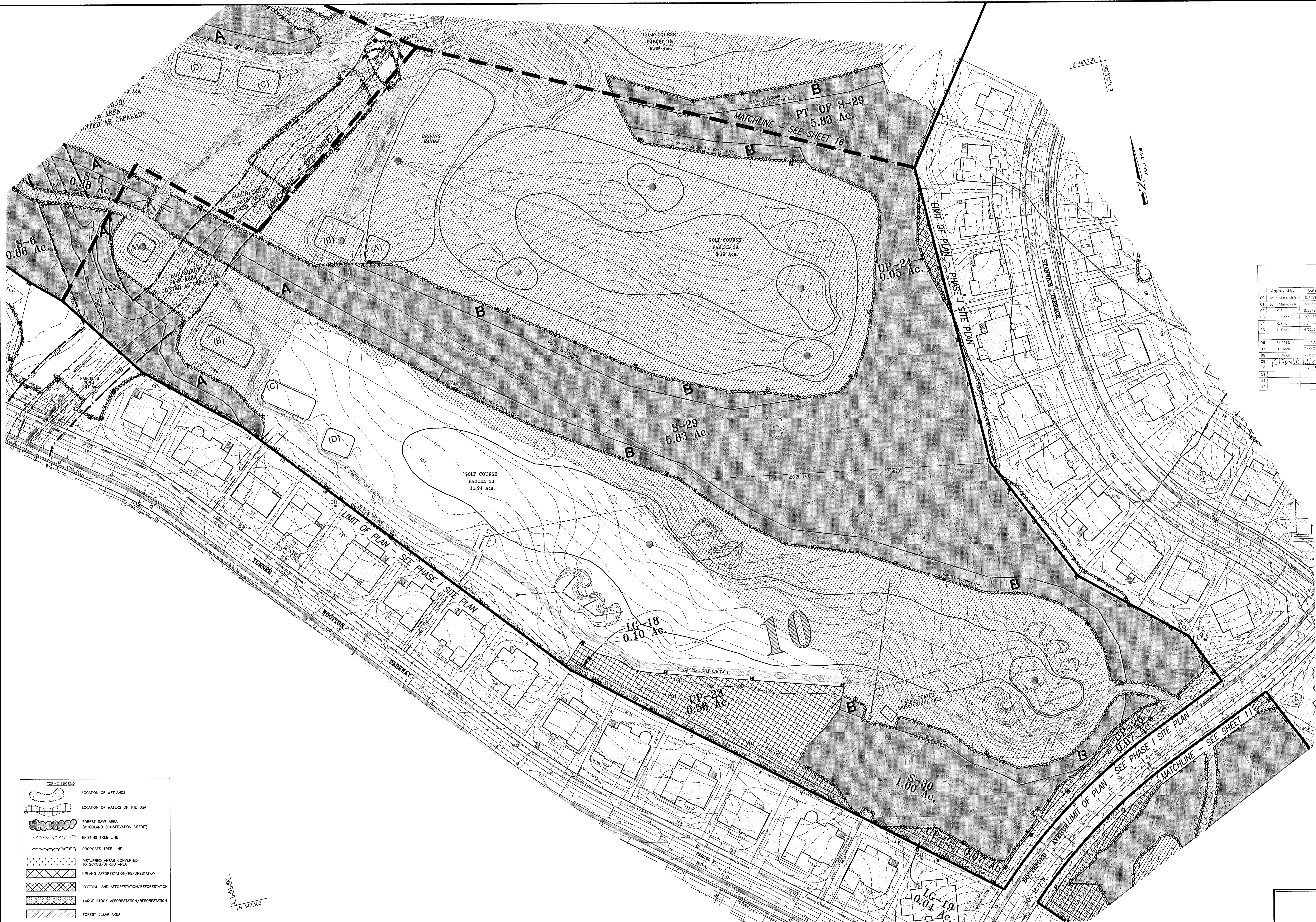
FILE NO.: 31-120-223 D

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**UPDATES/REVISIONS:**

- 08/20/03 ADDRESSED P&P COMMENTS MLB
- 09/25/03 ADDRESSED REFERRAL COMMENTS SPS
- 11/20/03 ADDRESSED SDP APPROVAL CONDITIONS SPS
- 02/09/04 SUBMIT SIGNATURE SET TOP REV01 MCB
- 05/10/05 UPDATE GOLF LAYOUT MCB
- 07/10/05 UPDATE PER SWM POND AT MAINT. BUILDING SPS
- 12/15/07 UPDATE CART PATH PER AS-BUILT AND FINAL BRIDGE DESIGN SPS
- 1/25/08 SUBMIT FOR CERTIFICATION SDP REV02 & TOP REV03
- 4/02/11 UPDATE BO-FILTER LOCATIONS & HOLES #8 & #9 SPS
- 05/12/13 SUBMIT FOR CERTIFICATION OF TCP/rev04 SPS
- 08/06/14 SUBMIT FOR CERTIFICATION OF TCP/rev07





Prince George's County Planning Department - M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCN#-037-05			
Approved by	Date	DRD #	Reason for Revision
00 John Markovich	8/7/1995		Golf course, bank area of 25 acres established
01 John Markovich	2/29/2004	SDP-0306	Golf course, bank area expanded by 1.0 acre
02 K. Finch	8/25/2008	SDP-0306-02	Remove #14 & #15 cart path
03 K. Finch	2/17/2009	SDP-0306-03	Revised res. facilities & rebuilt cart path @ Holes 1-10
04 K. Finch	12/17/2008	SDP-0306-04	Add Golf Course Maintenance Bldg.
05 K. Finch	6/21/2013	SDP-0306-05	Telecommunication tower on maintenance yard.
		SDP-0306-06	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	9/12/2014	SDP-0306-07	Update clubhouse parking & TCR2 worksheet per SDP-0306-07.
08 K. Finch	7/13/2016	SDP-0306-08	Revise CDP for 10 cart path @ Hole #14. Add detail sheet 15 of 19.
09	11/20/16	SDP-0306-09	Revise limits of SDP and total acreage
10		SDP-0306-09	Church Road improvements and golf cart bridge
11			
12			
13			

M.N.C.P.P.C. APPROVALS			
PROJECT NAME:		OAK CREEK CLUB	
PROJECT NUMBER:		SDP-0306	
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet The Revision Listed Below Apply to this Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
	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	12-28-08
4	01-31-12		
5		SKIPPED	
6	06-25-13	EPS	06-25-13

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Signature: \_\_\_\_\_

Title: \_\_\_\_\_

TREE CONSERVATION PLAN CERTIFIED BY:

*11/20/16 Julie P. Johnson*

Date: 11/20/16  
Sole P. Stewart, RLA, ASA  
NO Registered Landscape Architect #512

See not valid without signature

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M-NCPPC APPROVAL

PROJECT NAME: OAK CREEK CLUB

PROJECT NUMBER: SDP-0306-08

FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. WORK NUMBER MUST BE FOLLOWED IN THE PROJECT NUMBER.

TOP-2 LEGEND	
	LOCATION OF WETLANDS
	LOCATION OF WATERS OF THE USA
	FOREST SAVE AREA (WOODLAND CONSERVATION CREDIT)
	EXISTING TREE LINE
	PROPOSED TREE LINE
	DISTURBED AREAS CONVERTED TO SCRUB/SHRUB AREA
	UPLAND AFFORESTATION/REFORESTATION
	BOTTOM LAND AFFORESTATION/REFORESTATION
	LARGE STOCK AFFORESTATION/REFORESTATION
	FOREST CLEAR AREA
	SELECT CLEAR/TREE SAVE AREA (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 FENCES)
	EDGE CONDITION

- 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.

NOTE: PRIOR TO CONSTRUCTION OF ANY CARPATH, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY ENVIRONMENTAL PLANNING SECTION AND THE DER INSPECTOR. FOR THOSE CARPATHS 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 MCA. INCLUDES AREAS WITHIN PUBLIC TRAIL PARKING

TREE SAVE, NOT FOREST, NOT CLEARED - EXISTING TREES THAT DO NOT MEET FOREST CRITERIA TO BE SAVED

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 REV 01 MLB
05/10/06	UPDATE GOLF LAYOUT - MLB
12/15/07	REVISE CART PATH PER AS-BUILT - SPS
UPDATES/REVISIONS :	
01/26/08	SUBMIT FOR CERTIFICATION SDP REV/02 & TCP REV/03
4/02/13	UPDATE BIG-FILTER LOCATION @ HOLE #10 - SPS
08/12/13	SUBMIT FOR CERTIFICATION OF TCP/rev04 - SPS
08/06/14	SUBMIT FOR CERTIFICATION OF TCP/rev7

TCP II - PHASE IA - GOLF COURSE

OAK CREEK CLUB

QUEEN ANNE (7TH) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

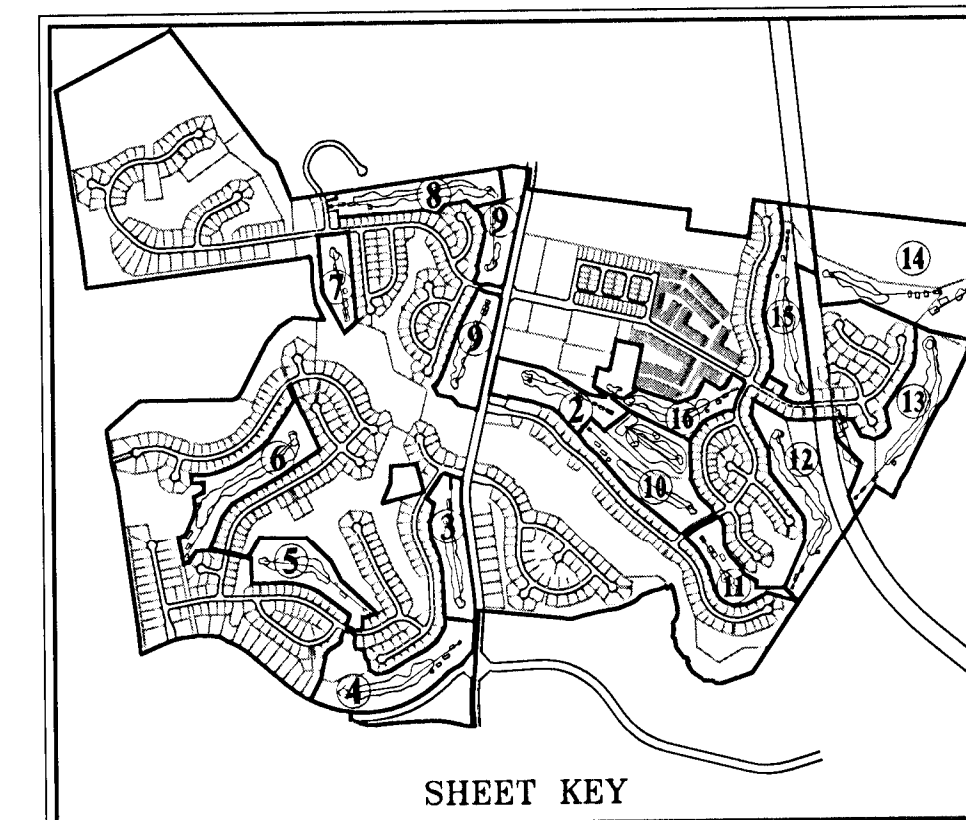
**CPIJ** Associates

Charles P. Johnson & Associates, Inc.  
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS  
1051 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903  
Phone: (301) 434-7000 E-mail: cpij@cpia.com Fax: (301) 434-9394  
FREDERICK, MD HOBBSVILLE, VA

CLIENT:	TOLL OAK CREEK GOLF LLC 250 GIBBALTAR ROAD HOBBSVILLE, VA 20644
PRELIMINARY PLAN NO.	4-0002
SITE PLAN NO.	0306
DESIGN	MLB
DRAFT	MLB
DATE	SEPT. 2002
SCALE	1"=50'
SHEET	10
OF	19
FILE NO.	31-120-22.3 D

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Prince George's County Planning Section, MDNPPC Environmental Planning Section TYPE 2 TREE REMOVAL PLAN APPROVAL TCM – 03/15/05				
Approved by	Date	DHD #	Reason for Revision	
01 John Markovich	8/7/1995		Go/consue, bank area of 13 acres established	
01 John Markovich	2/19/2004	SOP-0308	Go/consue, bank area expanded by 1.0 acre	
02 K. Finch	8/15/2005	SOP-0302-01	Remove A-4 & re-eval catch path	
02 K. Finch	2/24/2008	SOP-0302-02	Re-eval catch facilities & re-eval catch path @ Holes 1-13	
04 K. Finch	7/27/2008	SOP-0302-03	Add GOLF Course Master-plan bid	
04 K. Finch	6/27/2013	SOP-0305-04	Telecommunication tower on maintenance yard	
		SOP-0306-09	This number was not used by DHD	
06 SKIPPED	N/A	SOP-0304-05	Associated with SGP for architecture only, no revision required	
07 K. Finch	9/12/2014	SOP-0302-07	Upper catch basins & TSS outfall per the SGP-0206-02	
08	7/19/2016	SOP-0302-08	Revised SGP for SGP 0206-02, Add dead shell area of 19.	
09 <i>X Finch 12/7/16</i>		SOP-0302-08	Revis limits of SGP and total acreage	
		SOP-0306-09	Church Road improvements and golf cart bridge	
10				
11				
12				

M.N.C.P.P.C. APPROVALS			
PROJECT NAME:		OAK CREEK CLUB	
PROJECT NUMBER:		SDP-0306	
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet The Revision Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
1	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	12-28-08
4	01-31-12		
5		SKIPPED	
6	06-25-13	EPS	06-25-13

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Signature: \_\_\_\_\_

Title: \_\_\_\_\_

TREE CONSERVATION PLAN CERTIFIED BY:

4/23/16 *Eric P. Stewart*

Date: *Eric P. Stewart*  
Sally A. Stewart, RLA, AIA  
MD Registered Landscape Architect #612

STATE OF MARYLAND  
DEPARTMENT OF THE ENVIRONMENT  
DIVISION OF LAND MANAGEMENT  
OFFICE OF LAND CERTIFICATION  
1100 N. EUSTACE AVENUE  
B-112  
BETHESDA, MARYLAND 20814  
TEL: 301-291-6000 FAX: 301-291-6001  
WWW.DENR.MD.GOV

Consent given without planning

A rectangular stamp with a black border. The text inside reads: "THIS BLOCK IS FOR OFFICIAL USE ONLY" in all caps. Below this, in smaller text, it says: "OR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNEE OR THE DISTRICT COUNCIL." At the bottom of the stamp, it says "M-NCPPC APPROVAL". To the right of the stamp is a square QR code.

PROJECT NAME:	OAK CREEK CLUB
PROJECT NUMBER:	SDP-0306-08
FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET	
FOR ADDITIONAL INFORMATION SEE THE PROJECT NUMBER	

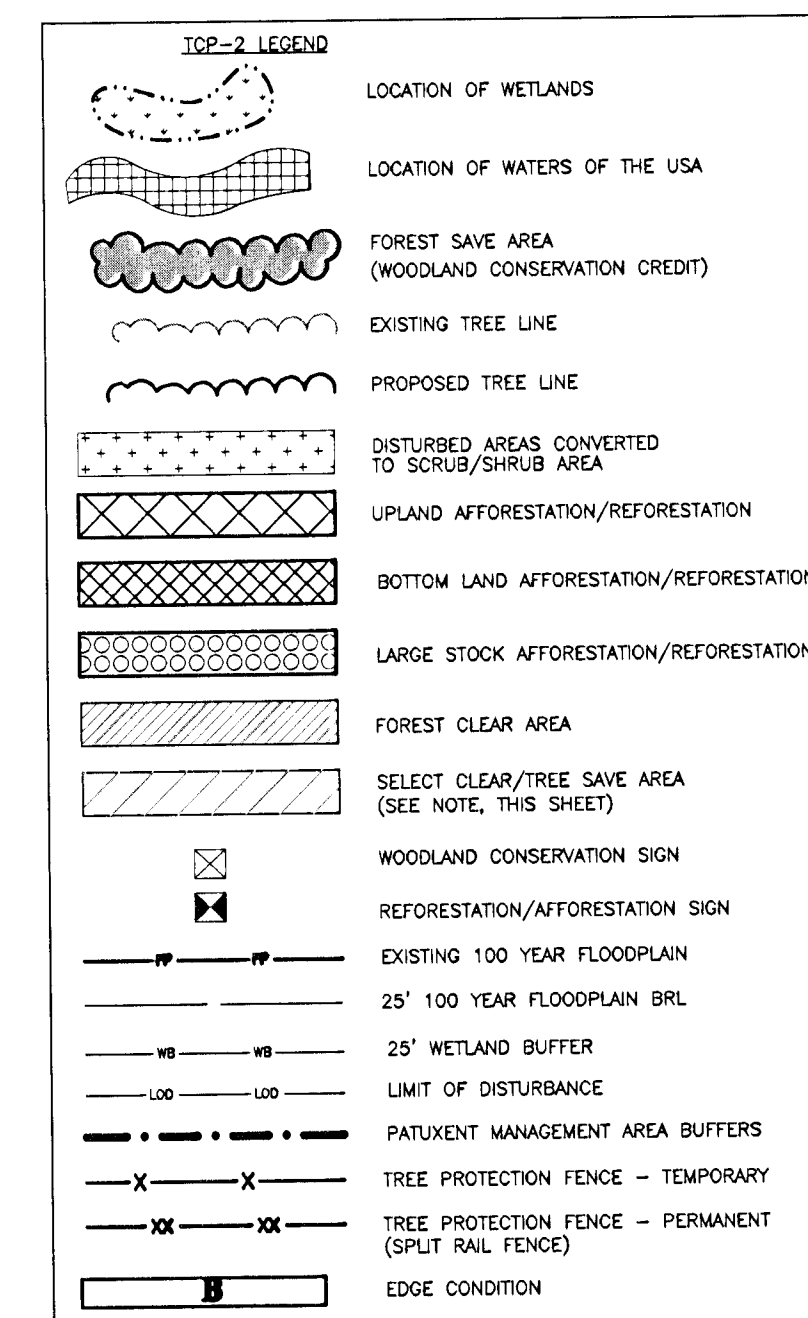
TCP II - PHASE IA - GOLF COURSE  
OAK CREEK CLUB  
QUEEN ANNE (7TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

**CPI**  
Associates

**Charles P. Johnson & Associates, Inc.**  
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS  
1751 ELTON ROAD SUITE 500 SILVER SPRING, MARYLAND 20903  
Phone: (301) 434-7000 E-mail: [cpj@cpja.com](mailto:cpj@cpja.com) Fax: (301) 434-9394  
FREDERICK, MD FAIRFAX, VA

CLIENT: TOLL OAK CREEK GOLF LLC 250 GIBBALTAL ROAD HONGKONG, PA 15044	PRELIMINARY PLAN NO.	SITE PLAN NO.	
	4-0032	0006	
	DRAWN MLB	SHEET	
	DESIGN MEL	11	1
COPYRIGHT © LATPST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS STRICTLY PROHIBITED.	DATE	FILE NO.	
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	SCALE		

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	SCALE	1" = 1'-0"	FILE NO.:	31-120-22.3

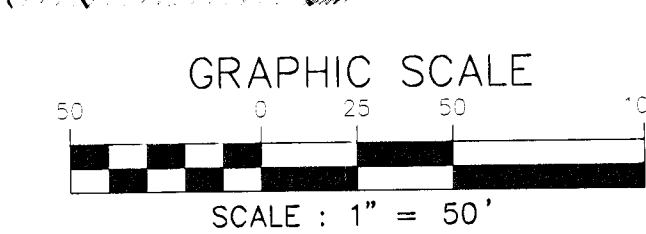


**Golf Course Forest Edge Condition Categories:**

- 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.

LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS:	
TREE SAVE AREA, NOT CLEARED, NOT COUNDED-	EXISTING TREES NOT CLEARED, BUT NOT COUNDED AS HDA. 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 MNCPCC, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY MNCPCC.



UPDATES/REVISIONS :	
08/20/03	ADDRESSED P&P COMMENTS VLB
09/23/03	ADDRESSED REFERRAL COMMENTS SPS
09/23/03	ADDRESSED SDP APPROVAL CONDITIONS SPS
02/09/04	SUBMIT SIGNATURE SET TCP REV #1 VLB
05/12/06	UPDATE O&F LAUNCH VLB
07/25/08	SUBMIT FOR CERT. SDP REV#2 & TCP REV#3

UPDATES/REVISIONS :	
04/02/13	UPDATE CART PATH & BIO-FILTER @ HOLE #11 SPS
08/12/13	SUBMIT FOR CERTIFICATION OF TCP1/rev04 SPS
08/06/14	SUBMIT FOR CERTIFICATION OF TCP1/ rev#7

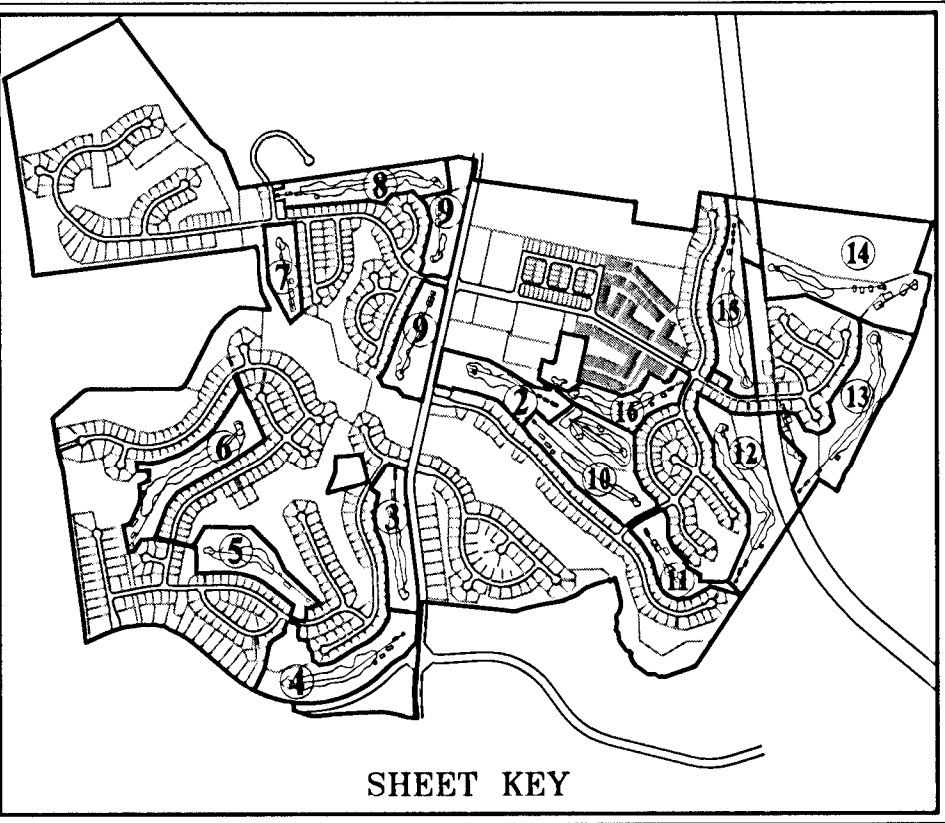
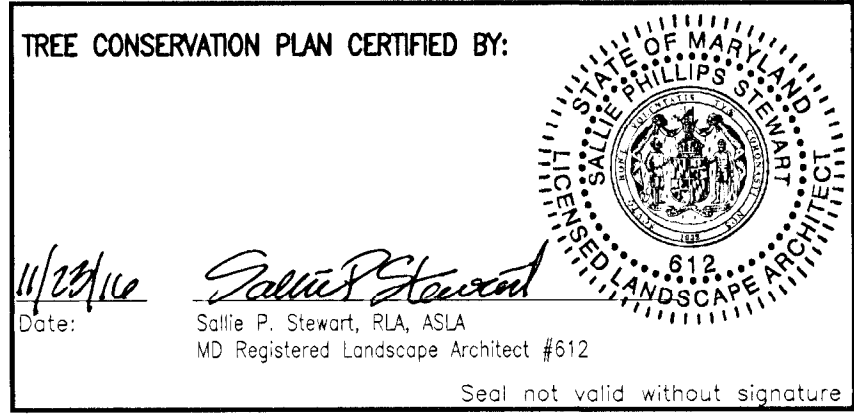
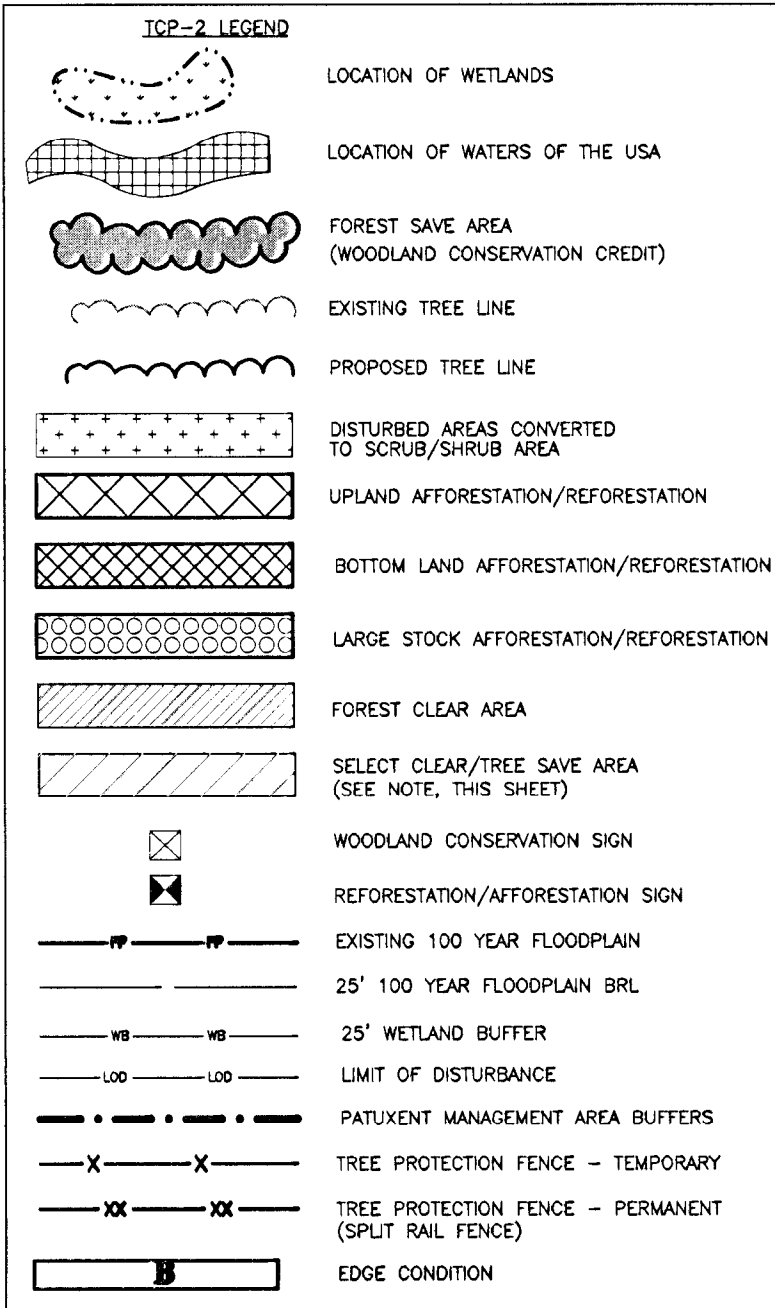
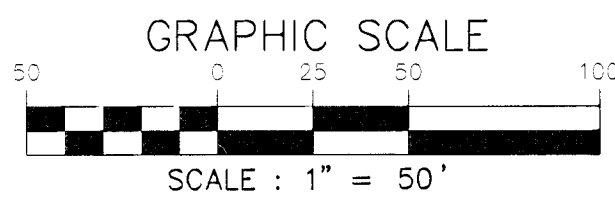


LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS:  
TREE SAVE AREA, NOT CLEARED, NOT COUNTED - EXISTING FOREST NOT CLEARED BUT NOT COUNTED AS WSA  
INCLUDES AREAS WITHIN PUBLIC UTILITY EASEMENTS  
TREE SAVE, NOT FOREST, NOT CLEARED - EXISTING TREES THAT DO NOT MEET FOREST CRITERIA TO BE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

#### Golf Course Forest Edge Condition Categories:

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



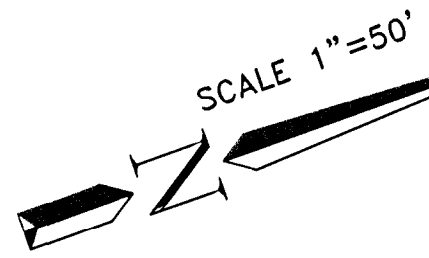
M.N.C.P.P.C. APPROVALS			
PROJECT NAME: OAK CREEK CLUB			
PROJECT NUMBER: SDP-0306			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revision Label Below Apply to This Sheet.			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
1	10-02-03	RUTH GROVER	02-17-04
2	08-07-06	RUTH GROVER	09-05-06
3	10-04-07	RUTH GROVER	02-07-08
4	04-24-08	RUTH GROVER	12-26-08
5	01-31-12		
6	06-25-13	SKIPPED	06-25-13
		EPS	

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Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Prince George's County Planning Department, MNCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP# - 097-05			
Approved by	Date	ORD #	Reason for Revision
00 John Markovich	8/7/1995		Golf course, bank area of 15 acres established
01 John Markovich	2/19/2004	SDP-0306	Golf course, bank area expanded by 1.0 acre
02 K. Finch	8/25/2008	SDP-0306-01	Remove 4.44 & revise cart path
03 K. Finch	2/4/2009	SDP-0306-02	Remove re. facilities & construct cart path @ holes 1-10
04 K. Finch	12/17/2009	SDP-0306-03	Add Golf Course Maintenance Bldg
05 K. Finch	6/21/2013	SDP-0306-04	Telecommunication tower on maintenance yard.
06 SKIPPED	NA	SDP-0306-05	This number was not used by DRD
07 K. Finch	9/22/2014	SDP-0306-06	Assigned with SDP for architecture only. No revision required.
08 K. Finch	7/19/2016	SDP-0306-07	Update clubhouse parking & TOP2 worksheet per SDP-0306-07.
09 K. Finch	7/19/2016	SDP-0306-08	Revise LOD for SD outfall @ Hole #4; Add detail sheet 19 of 19.
10 K. Finch	7/19/2016	SDP-0306-09	Revise limits of SDP and total acreage
11 K. Finch	7/19/2016	SDP-0306-10	Church road improvements and golf cart bridge
12			
13			



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M-NCPCC APPROVAL

PROJECT NAME: OAK CREEK CLUB  
PROJECT NUMBER: SDP-0306-08

TCP II - PHASE IA - GOLF COURSE  
OAK CREEK CLUB  
QUEEN ANNE (7TH) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

**CPJ** Charles P. Johnson & Associates, Inc.  
PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS  
17515 LEBANON ROAD SUITE 200 SILVER SPRING, MARYLAND 20903  
PHONE: (301) 434-7000 E-MAIL: cjp@cpja.com FAX: (301) 434-9294  
FREDERICK, MD FAIRFAX, VA

CLIENT: TOLL OAK CREEK GOLF LLC  
250 GIBBALTAR ROAD  
HORSHAM, PA 19044

PRELIMINARY PLAN NO. 4-0032 SITE PLAN NO. 0306

DESIGN MLB SHEET 12 19

DRAFT MET. OF

DATE SEPT. 2002 FILE NO. 31-120-22.3 D

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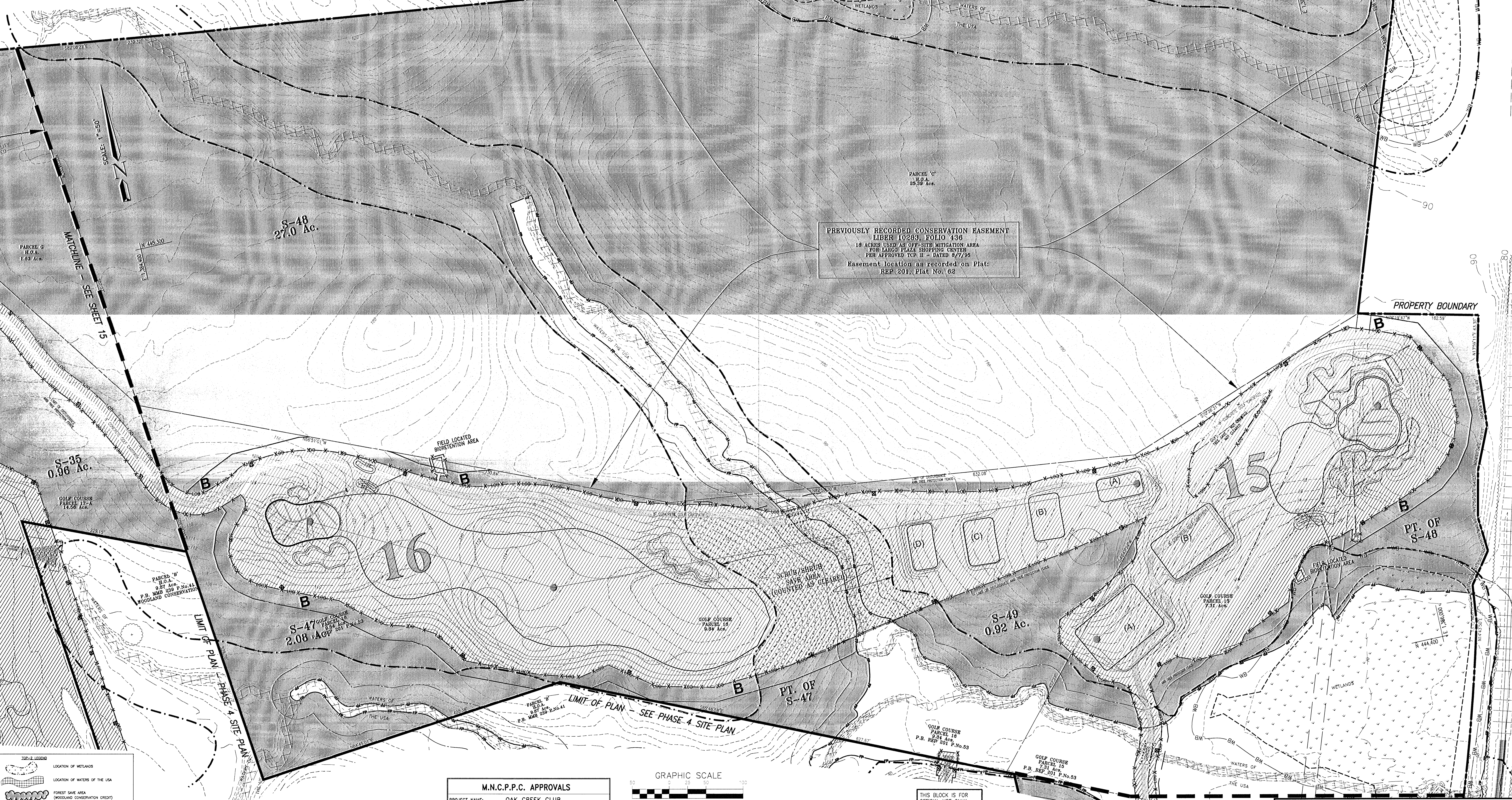




NOTE: PRIOR TO CONSTRUCTION OF ANY CARTPATH, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY ENVIRONMENTAL PLANNING SECTION AND THE DER INSPECTOR. FOR THOSE CARTPATHS THAT CROSS LAND TO BE DEDICATED TO MNCPPC, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY MNCPPC.

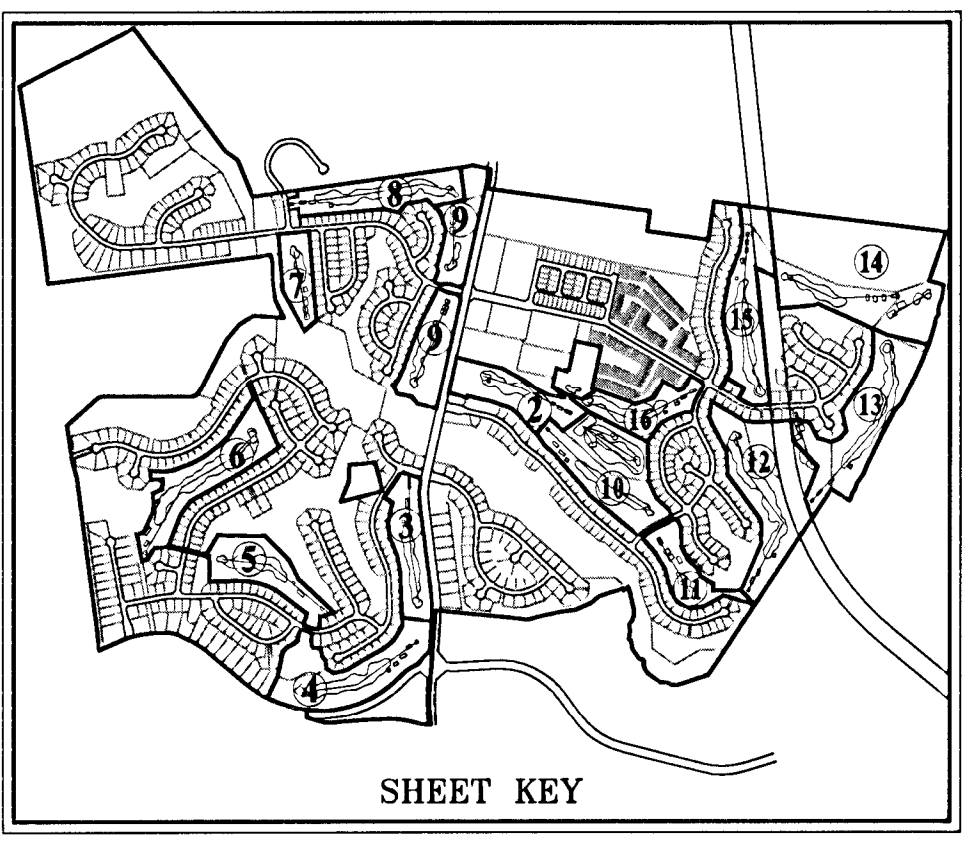
LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS:  
TREE SAVE AREA, NOT CLEARED, NOT COUNTED - EXISTING FOREST NOT CLEARED BUT NOT COUNTED AS WCA INCLUDING AREAS WITH PUBLIC UTILITY EASEMENT  
TREE SAVE, NOT FOREST, NOT CLEARED - EXISTING TREES THAT DO NOT MEET FOREST CRITERIA TO BE SAVED.

- 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.

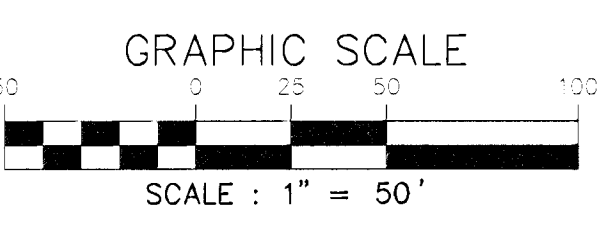


**TOP-2 LEGEND**

- LOCATION OF WETLANDS
- LOCATION OF WATERS OF THE USA
- FOREST SAVE AREA (WOODLAND CONSERVATION CREDIT)
- EXISTING TREE LINE
- PROPOSED TREE LINE
- DISTURBED AREAS CONVERTED TO SCRUB/SHRUB AREA
- UPLAND AFFORESTATION/REFORESTATION
- BOTTOM LAND AFFORESTATION/REFORESTATION
- LARGE STOCK AFFORESTATION/REFORESTATION
- FOREST CLEAR AREA
- SELECT CLEAR/TREE SAVE AREA (SEE NOTE, THIS SHEET)
- WOODLAND CONSERVATION SIGN
- REFORESTATION/AFFORESTATION SIGN
- EXISTING 100 YEAR FLOODPLAIN
- 25' WETLAND BUFFER
- LIMIT OF DISTURBANCE
- PATIENT MANAGEMENT AREA BUFFERS
- TREE PROTECTION FENCE - TEMPORARY
- TREE PROTECTION FENCE - PERMANENT (UPST. RAIL FENCE)
- EDGE CONDITION



M.N.C.P.P.C. APPROVALS				
PROJECT NAME: OAK CREEK CLUB				
PROJECT NUMBER: SDP-0306				
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. The Revision Listed Below Apply to this Sheet.				
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date	
1	10-02-03	RUTH GROVER	02-17-04	
2	08-07-06	RUTH GROVER	09-05-06	
3	10-04-07	RUTH GROVER	02-07-08	
4	04-24-08	RUTH GROVER	12-28-08	
5	01-31-12			
6	06-25-13	SKIPPED	06-25-13	
		EPS		
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Signature: _____				
Title: _____				



Prince George's County Planning Department, MNCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCRP-097-05				
Approved by	Date	DRD #	Reason for Revision	
00 John Markovich	8/7/1995		Golf course, bank area of 28 acres established	
01 John Markovich	2/29/2004	SDP-0306	Golf course, bank area expanded by 1.0 acre	
02 K. Finch	8/25/2006	SDP-0306-01	Remove auto & 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 Aids	
05 K. Finch	6/21/2013	SDP-0306-04	Telecommunication tower on maintenance yard	
06 SKIPPED	NA	SDP-0306-05	This number was not used for DRD	
07 K. Finch	9/22/2014	SDP-0306-07	Reassigned with SDP for architecture only. No revision required.	
08 K. Finch	7/12/2015	SDP-0306-08	Update clubhouse parking & TCRP worksheet per SDP-0306-07	
09 K. Finch	7/12/2015	SDP-0306-08	Revise LOP for 50' buffer @ Hole #4. Add detail sheet 19 of 19.	
10 K. Finch	12/11/16	SDP-0306-09	Raise limits of SDP and total acreage	
11			Church Road improvements and golf cart bridge	
12				
13				

THIS BLOCK IS FOR OFFICIAL USE ONLY. OR LABEL CERTIFIES THAT THIS PLAN MEETS CONDITIONS OF FINAL APPROVAL BY THE PLANNING BOARD, ITS DESIGNER OR THE DISTRICT COUNCIL.

**M-NCPPC APPROVAL**

PROJECT NAME: OAK CREEK CLUB  
PROJECT NUMBER: SDP-0306-08

FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER.

**TREE CONSERVATION PLAN CERTIFIED BY:**

*W. H. H. H.* *Seamus H. H.*  
DATE: \_\_\_\_\_  
Sally P. Stewart, RLA, ASLA  
MD Registered Landscape Architect #612  
Seal not valid without signature

UPDATES/REVISIONS :	
08/20/03	ADDRESSED P&P COMMENTS - MLB
09/23/03	ADDRESSED REFERRAL COMMENTS - SPS
11/22/03	ADDRESSED SDP APPROVAL CONDITIONS - SPS
02/09/04	SUBMIT SIGNATURE SET TCRP REV01 - MLB
05/10/06	REVISED GOLF LAYOUT - MLB
07/25/08	SUBMIT FOR CERT. SDP REV. 02 & TCRP REV. 03
UPDATES/REVISIONS :	
4/2/13	UPDATE CART PATH & BIO-FILTER @ HOLES #15 & #16 SPS
06/12/13	SUBMIT FOR CERTIFICATION OF TCRP/rev04 - SPS
08/06/14	SUBMIT FOR CERTIFICATION OF TCRP/rev07

TCPII - PHASE IA - GOLF COURSE

**OAK CREEK CLUB**

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

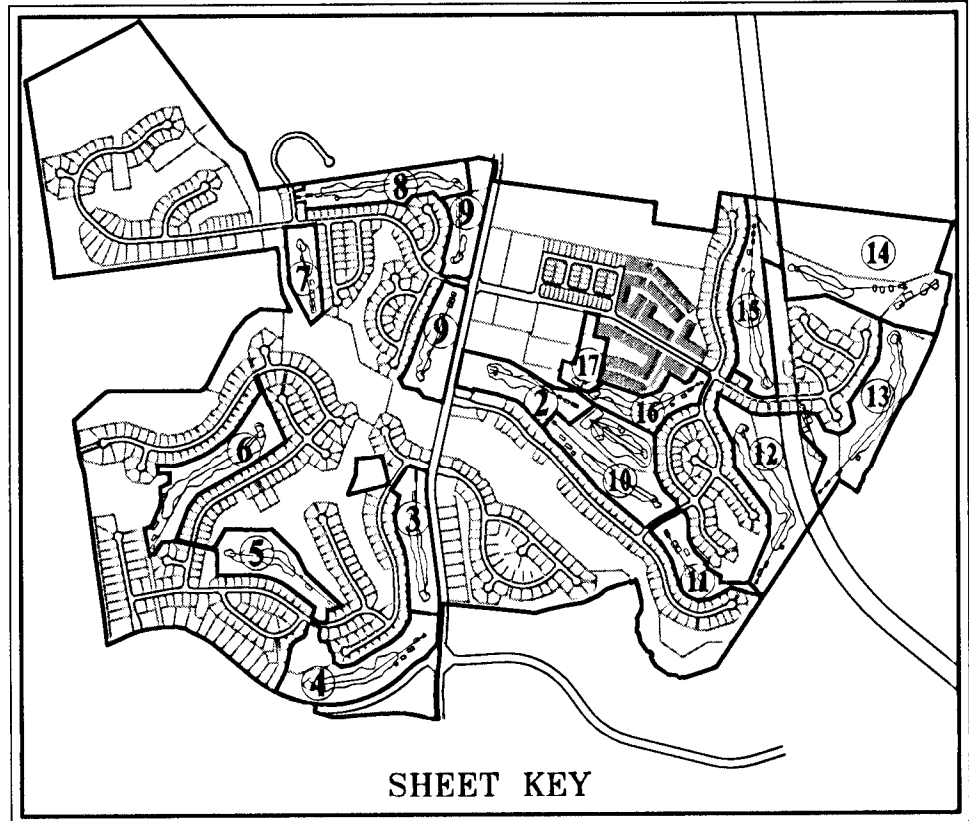
**CPJ** Charles P. Johnson & Associates, Inc.  
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS  
1751 ELTON ROAD SUITE 500 SILVER SPRING, MARYLAND 20903  
Phone: 301.584.7000 E-mail: cpj@cpja.com FAX: 301.584.8004  
FREDERICK, MD FAIRFAX, VA

CLIENT: TOLL OAK CREEK GOLF LLC  
250 GIBBALTAR ROAD  
HORSHAM, PA 19044

PRELIMINARY PLAN NO. 4-0302	SITE PLAN NO. 0306
DESIGN MLB	SHEET 14
DRAFT MEL	OF 19
DATE SEPT. 2002	FILE NO. S-120-22.3 D
SCALE 1"=50'	

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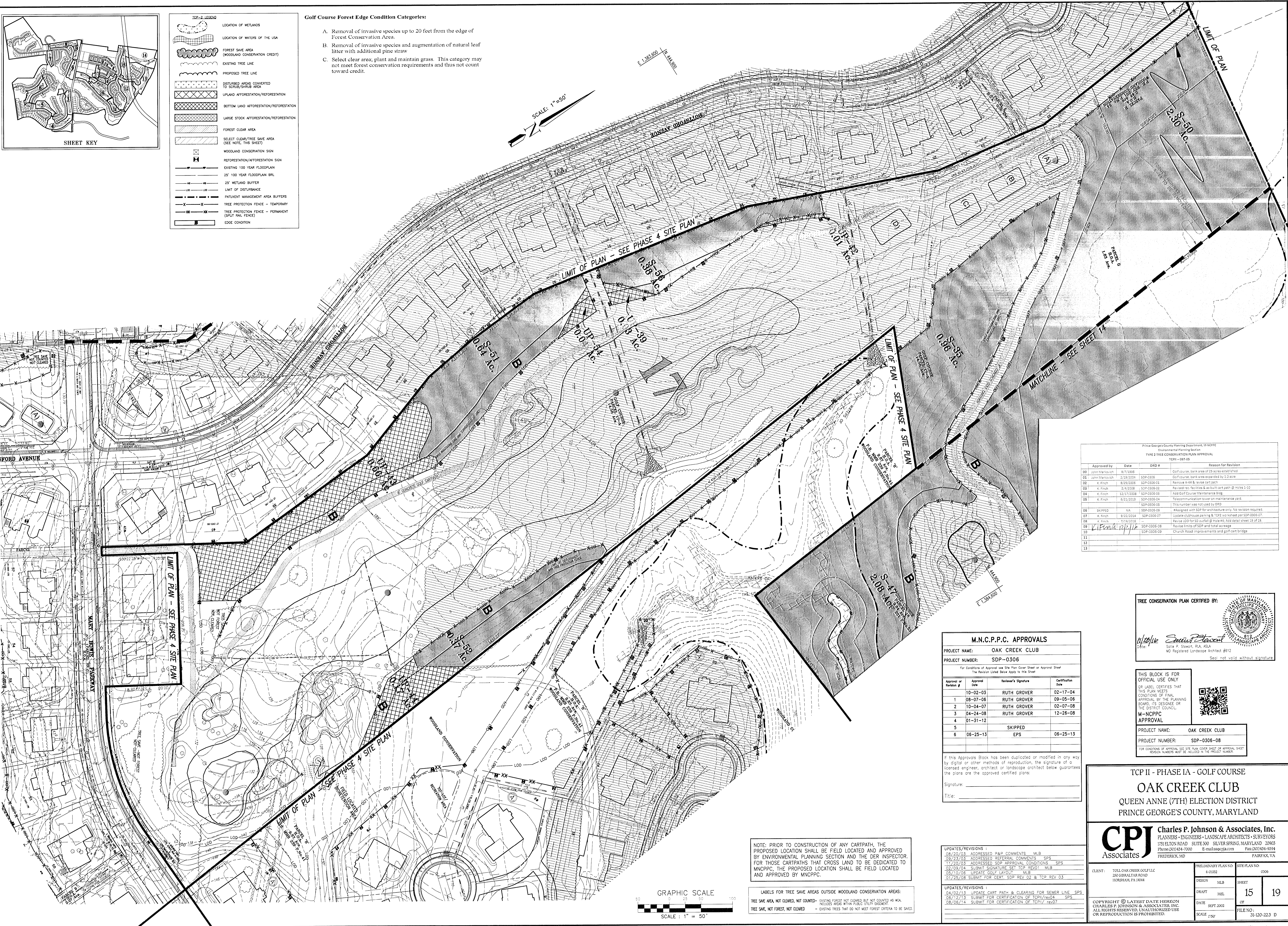




TOP-2 LEGEND	
	LOCATION OF WETLANDS
	LOCATION OF WATERS OF THE USA
	FOREST SAVE AREA (WOODLAND CONSERVATION CREDIT)
	EXISTING TREE LINE
	PROPOSED TREE LINE
	DISTURBED AREAS CONVERTED TO SCRUB/SHRUB AREA
	UPLAND AFFORESTATION/REFORESTATION
	BOTTOM LAND AFFORESTATION/REFORESTATION
	LARGE STOCK AFFORESTATION/REFORESTATION
	FOREST CLEAR AREA
	SELECT CLEAR/TREE SAVE AREA (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
	PATIENT MANAGEMENT AREA BUFFERS
	TREE PROTECTION FENCE - TEMPORARY
	TREE PROTECTION FENCE - PERMANENT (SPLIT RAIL FENCE)
	EDGE CONDITION

Golf Course Forest Edge Condition Categories:

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



Prince George's County Planning Department, M-NCPFC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPII - 097-05			
Approved by	Date	DRD #	Reason for Revision
00 John Markovich	8/1/1995		Golf course, bank area of 25 acres established
01 John Markovich	2/28/2000	SDP-0305	Golf course, bank area expanded by 1.0 acre
02 K. Finch	8/28/2000	SDP-0306-01	Remove A-44 & revise cart path
03 K. Finch	2/4/2008	SDP-0306-02	Revised rec. facilities & an built cart path @ Hole 1-10
04 K. Finch	12/17/2008	SDP-0306-03	Final Golf Course Maintenance Sign
05 K. Finch	6/23/2013	SDP-0306-04	Telecommunication tower on maintenance yard
06 SKIPPED	N/A	SDP-0306-05	This number was not used by DRD
07 K. Finch	9/23/2014	SDP-0306-06	Assigned with SDP for Architecture only; no revision required
08 K. Finch	7/19/2015	SDP-0306-07	Update clubhouse parking & TSP associated per SDP-0306-07
09 K. Finch	7/19/2015	SDP-0306-08	Revised SDP for SDP outfall @ Hole #4; Add detail sheet 19 of 19.
10 K. Finch	12/17/16	SDP-0306-09	Revised limits of SDP and total acreage
11		SDP-0306-10	Church Road Improvements and golf cart bridge
12			
13			

M.N.C.P.P.C. APPROVALS			
PROJECT NAME: OAK CREEK CLUB			
PROJECT NUMBER: SDP-0306			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet The Revision Listed Below Apply to this Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
1	10-02-03	RUTH GROVER	02-17-04
2	08-07-08	RUTH GROVER	09-05-08
3	10-04-07	RUTH GROVER	02-07-08
4	04-24-08	RUTH GROVER	12-28-08
5	01-31-12	SKIPPED	
6	06-25-13	EPS	06-25-13
If this Approval Block has been duplicated or modified in any way by digital or other methods of reproduction, the signature of a licensed engineer, architect or landscape architect below guarantees the plans are the approved certified plans.			
Signature: _____			
Title: _____			

TREE CONSERVATION PLAN CERTIFIED BY:

*W. Finch* *James P. Johnson*

Date: 9/23/2014 Date: 9/23/2014

Site: Prince George's County, MD Registered Landscape Architect #612

Seal not valid without signature

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M-NCPFC APPROVAL

PROJECT NAME: OAK CREEK CLUB

PROJECT NUMBER: SDP-0306-08

FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER.

TCP II - PHASE IA - GOLF COURSE

OAK CREEK CLUB

QUEEN ANNE (7TH) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

**CPJ** Charles P. Johnson & Associates, Inc.

PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

1751 ELTON ROAD, SUITE 300 SILVER SPRING, MARYLAND 20903

Phone: (202) 434-7000 E-mail: cpj@cpj.com Fax: (301) 434-9394

FREDERICK, MD FAIRFAX, VA

CLIENT:	TOLL OAK CREEK GOLF LLC 200 GIBBALTAR ROAD HOBOKEN, NJ 07030	PRELIMINARY PLAN NO:	4-00032	SITE PLAN NO:	0006
DESIGN:	MLB	SHEET:	15	OF:	19
DRAFT:	MLB	DATE:	SEPT. 2002	FILE NO.:	31-120-22.3 D
SCALE:	1"=50'				

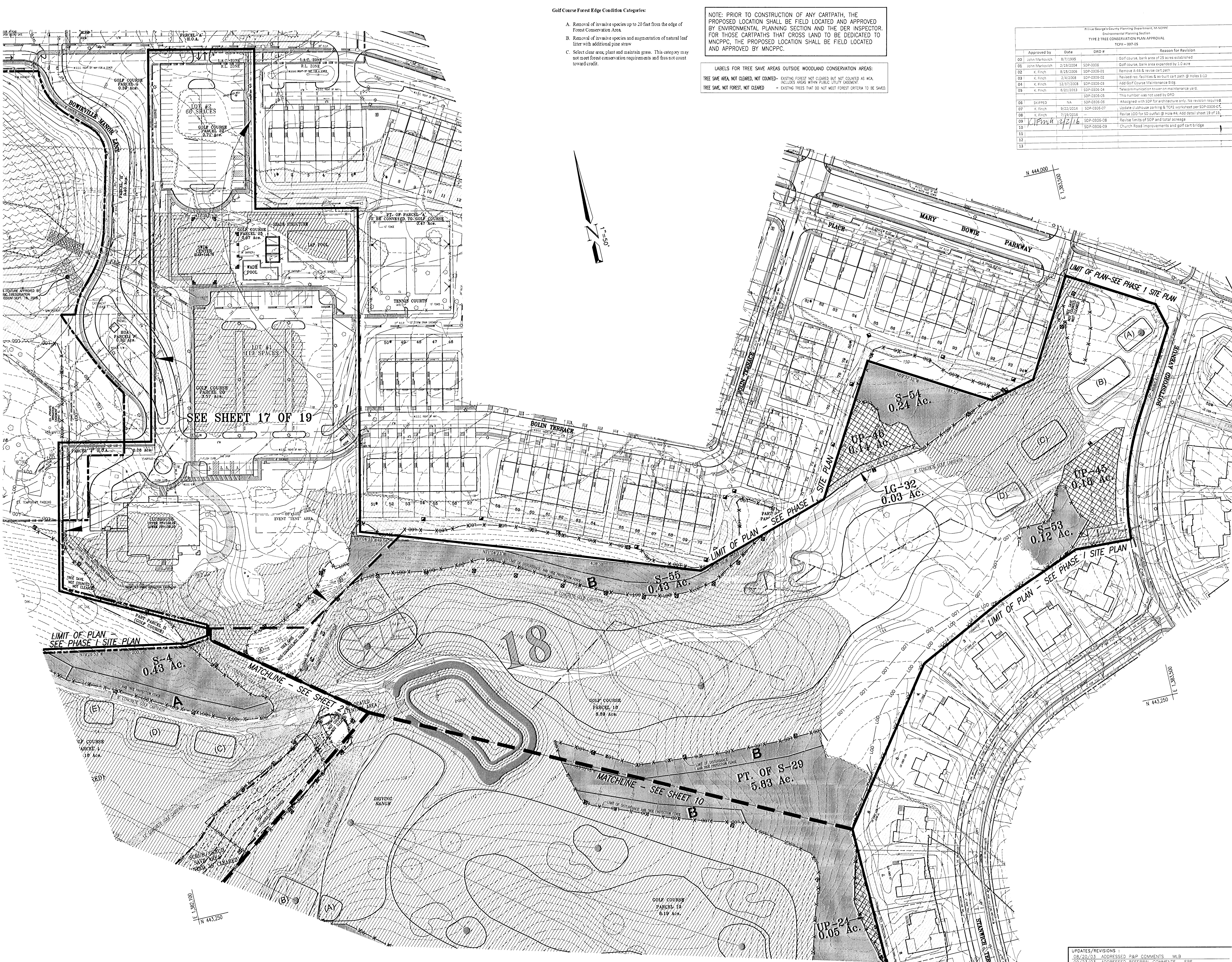
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NOTE: PRIOR TO CONSTRUCTION OF ANY CARTPATH, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY ENVIRONMENTAL PLANNING SECTION AND THE DER INSPECTOR. FOR THOSE CARTPATHS THAT CROSS LAND TO BE DEDICATED TO MNCPPC, THE PROPOSED LOCATION SHALL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

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  
TREE SAVE, NOT FOREST, NOT CLEARED: - EXISTING AREAS WITHIN PUBLIC UTILITY RIGHT-OF-WAY  
TREE SAVE, NOT FOREST, NOT CLEARED: - EXISTING TREES THAT DO NOT MEET FOREST CRITERIA TO BE SAVED





Golf Course Forest Edge Condition Categories:

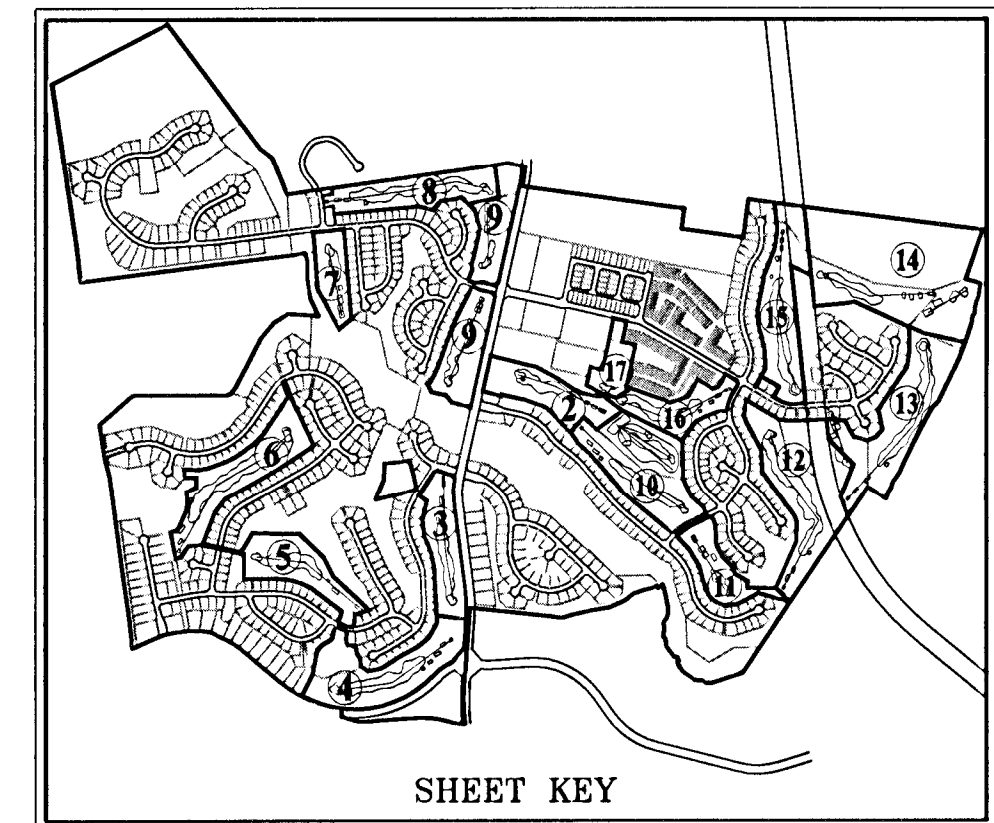
- A. Removal of invasive species up to 20 feet from the edge of Forest Conservation Area.
- B. Removal of invasive species and augmentation of natural leaf litter with additional pine straw.
- C. Select clear area, plant and maintain grass. This category may not meet forest conservation requirements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

NOTE: PRIOR TO CONSTRUCTION OF ANY CARPATH, THE PROPOSED LOCATION SHALL BE FIELD LOCATED AND APPROVED BY ENVIRONMENTAL PLANNING SECTION AND THE DER INSPECTOR. FOR THOSE CARPATHS 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 CORRIDOR.  
TREE SAVE, NOT FOREST, NOT CLEARED - EXISTING TREES THAT DO NOT MEET FOREST CRITERIA TO BE SAVED.

Prince George's County Planning Department, MNCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPI - 097-05			
Approved by	Date	DRD #	Reason for Revision
John W. Hovick	8/12/2005	SDP-0306	Golf course, bank area of 15 acres established
John W. Hovick	2/19/2004	SDP-0306	Golf course, bank area expanded by 1.0 acre
K. Finch	8/25/2005	SDP-0306-01	Remove A-44 & revise cart path
K. Finch	2/4/2008	SDP-0306-02	Revised rec facilities & built cart path @ holes 2-10
K. Finch	2/27/2008	SDP-0306-03	Added golf course maintenance site
K. Finch	6/27/2003	SDP-0306-04	Telecommunication tower on maintenance yard
K. Finch	6/27/2003	SDP-0306-05	This number was not used by DRD
SKIPPED	NA	SDP-0306-06	Assigned with SDP for architectural, no revision required
K. Finch	9/23/2014	SDP-0306-07	Update clubhouse parking & TCE worksheet per SDP-0306-07
K. Finch	7/25/2015	SDP-0306-08	Revised LOD for 50 outfall @ hole #4. Add detail sheet 18 of 18.
K. Finch	2/2/16	SDP-0306-08	Revised limits of SDP and total acreage
K. Finch	2/2/16	SDP-0306-09	Church Road improvements and golf cart bridge



**TOP-2 LEGEND**

- LOCATION OF WETLANDS
- LOCATION OF WATERS OF THE USA
- FOREST SAVE AREA (WOODLAND CONSERVATION CREDIT)
- EXISTING TREE LINE
- PROPOSED TREE LINE
- DISTURBED AREAS CONVERTED TO SCRUB/SHRUB AREA
- UPLAND AFFORESTATION/REFORESTATION
- BOTTOM LAND AFFORESTATION/REFORESTATION
- LARGE STOCK AFFORESTATION/REFORESTATION
- FOREST CLEAR AREA
- SELECT CLEAR/TREE SAVE AREA (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
- PATIENT MANAGEMENT AREA BUFFERS
- TREE PROTECTION FENCE - TEMPORARY
- TREE PROTECTION FENCE - PERMANENT (SPRINT RAIL FENCE)
- EDGE CONDITION

M.N.C.P.C. APPROVALS			
PROJECT NAME: OAK CREEK CLUB			
PROJECT NUMBER: SDP-0306			
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet The Revision Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
1	10-02-03	RUTH GROVER	02-17-04
2	08-07-06	RUTH GROVER	09-05-06
3	10-04-07	RUTH GROVER	02-07-08
4	04-24-08	RUTH GROVER	12-26-08
5	01-31-12		
6	06-25-13	SKIPPED	06-25-13
		EPS	
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Signature: _____			
Title: _____			

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**M-NCCPC APPROVAL**

PROJECT NAME: OAK CREEK CLUB  
PROJECT NUMBER: SDP-0306-08

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET  
REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER

TREE CONSERVATION PLAN CERTIFIED BY:

*W. J. Hovick* *David P. Hovick*

W. J. Hovick, P.E.  
David P. Hovick, P.E.  
MD Registered Landscape Architect #512

Seal not valid without signature

TCPI II - PHASE IA - GOLF COURSE

**OAK CREEK CLUB**

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

**CPI Associates** Charles P. Johnson & Associates, Inc.  
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS  
1751 ELTON ROAD SUITE 200 SILVER SPRING, MARYLAND 20906  
Phone: 301.584.1000 E-mail: cpi@cpia.com Fax: 301.584.9394  
FREDERICK, MD FAIRFAX, VA

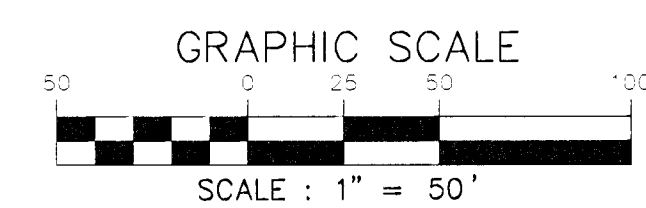
CLIENT: TOLL OAK CREEK GOLF LLC  
350 GIBRALTAR ROAD  
HONOLULU, HI 96844

PRELIMINARY PLAN NO: 4-01002  
DESIGN: M.L.B.  
DRAFT: M.L.B.  
DATE: SEPT. 2002  
SCALE: 1"=50'

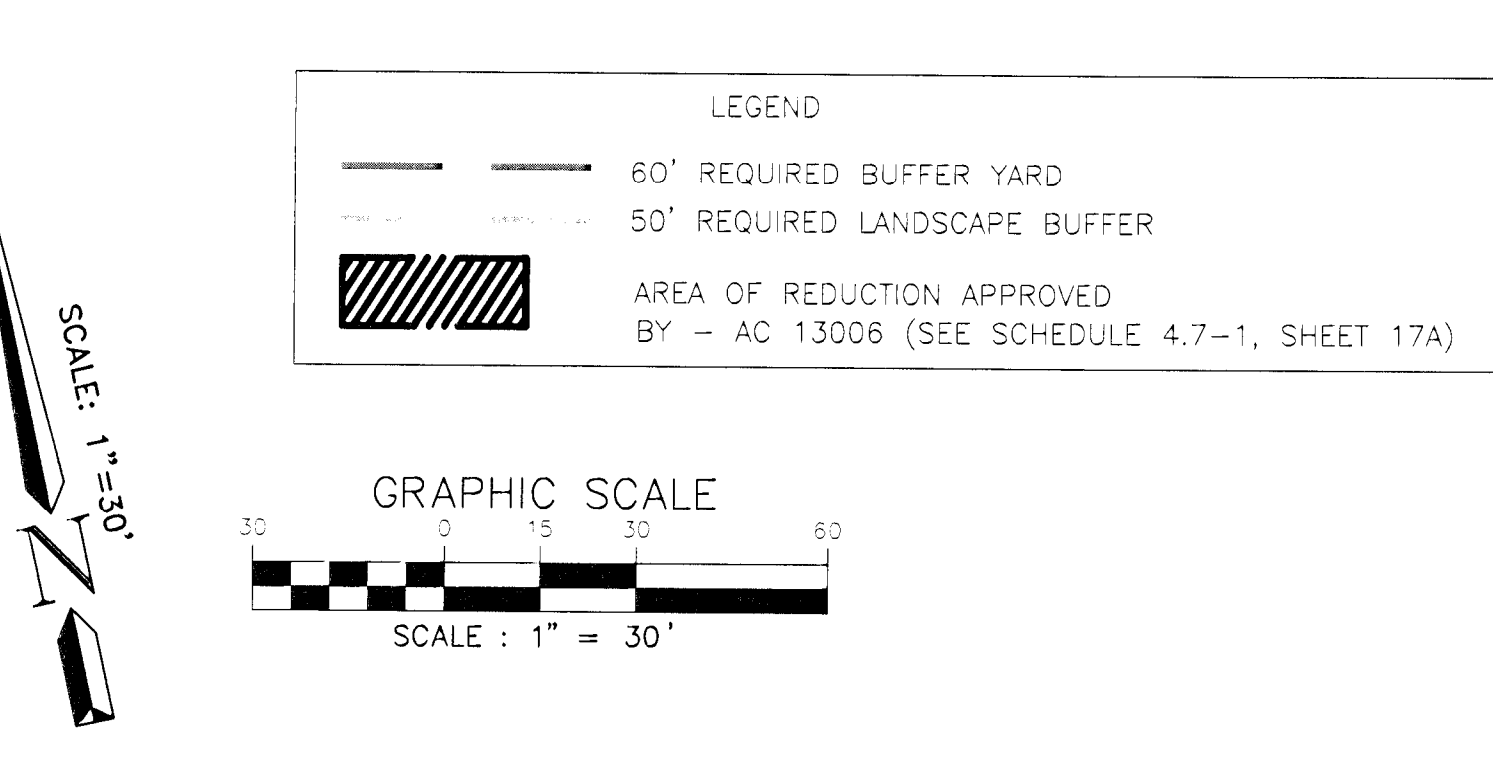
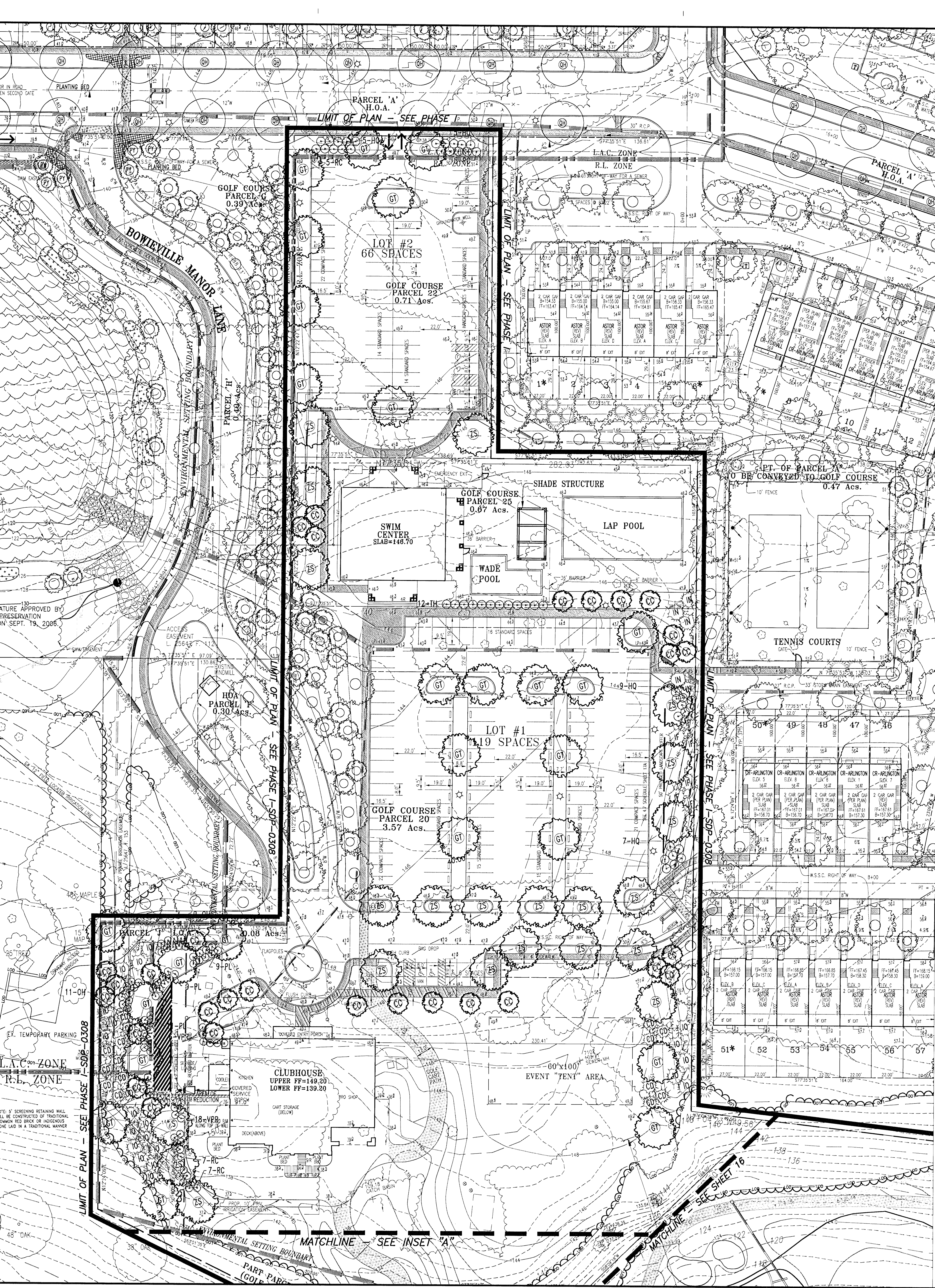
SITE PLAN NO: 0306  
SHEET: 16  
OF: 19  
FILE NO: 31-120-22.3 D

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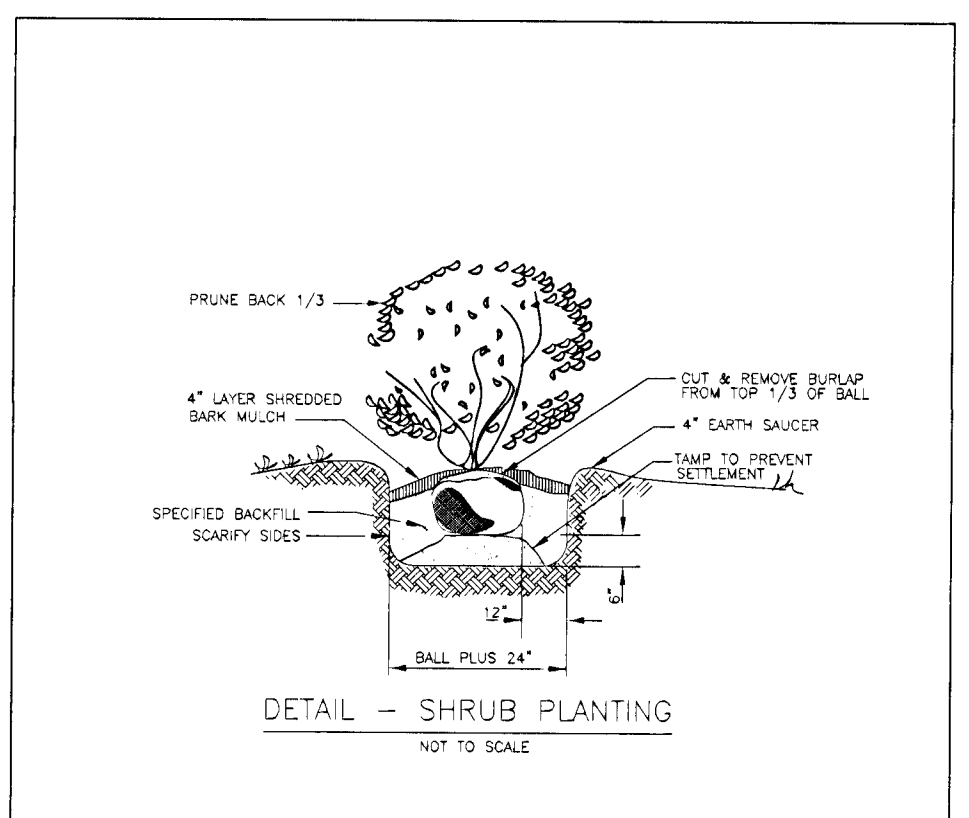
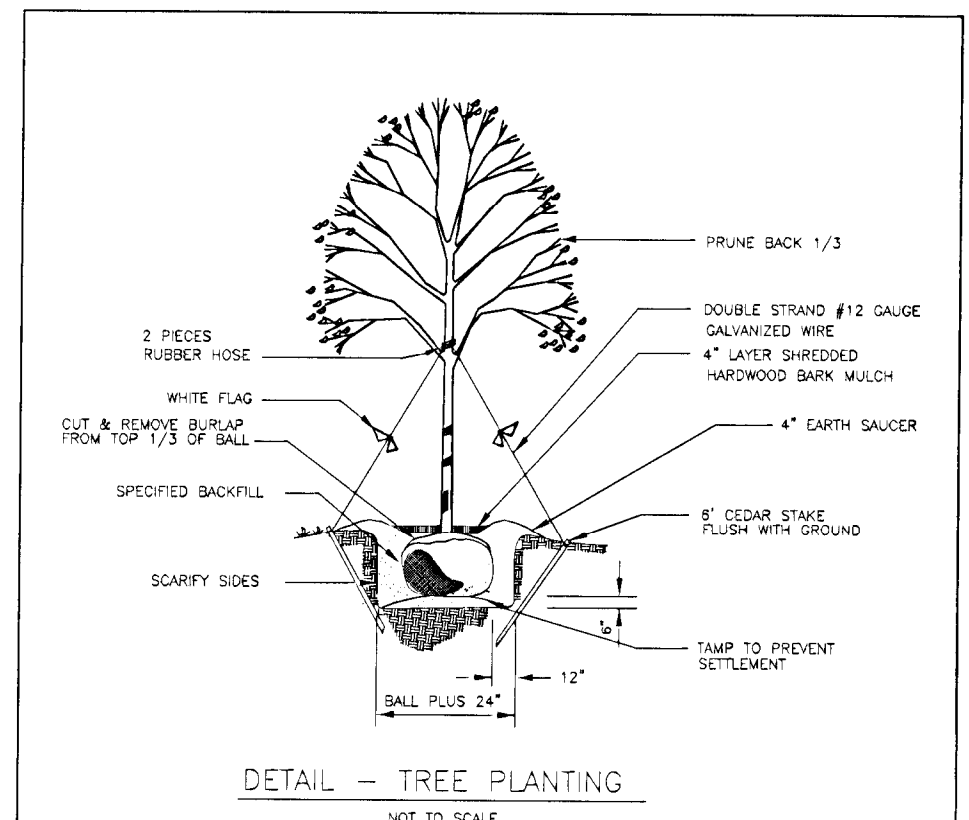
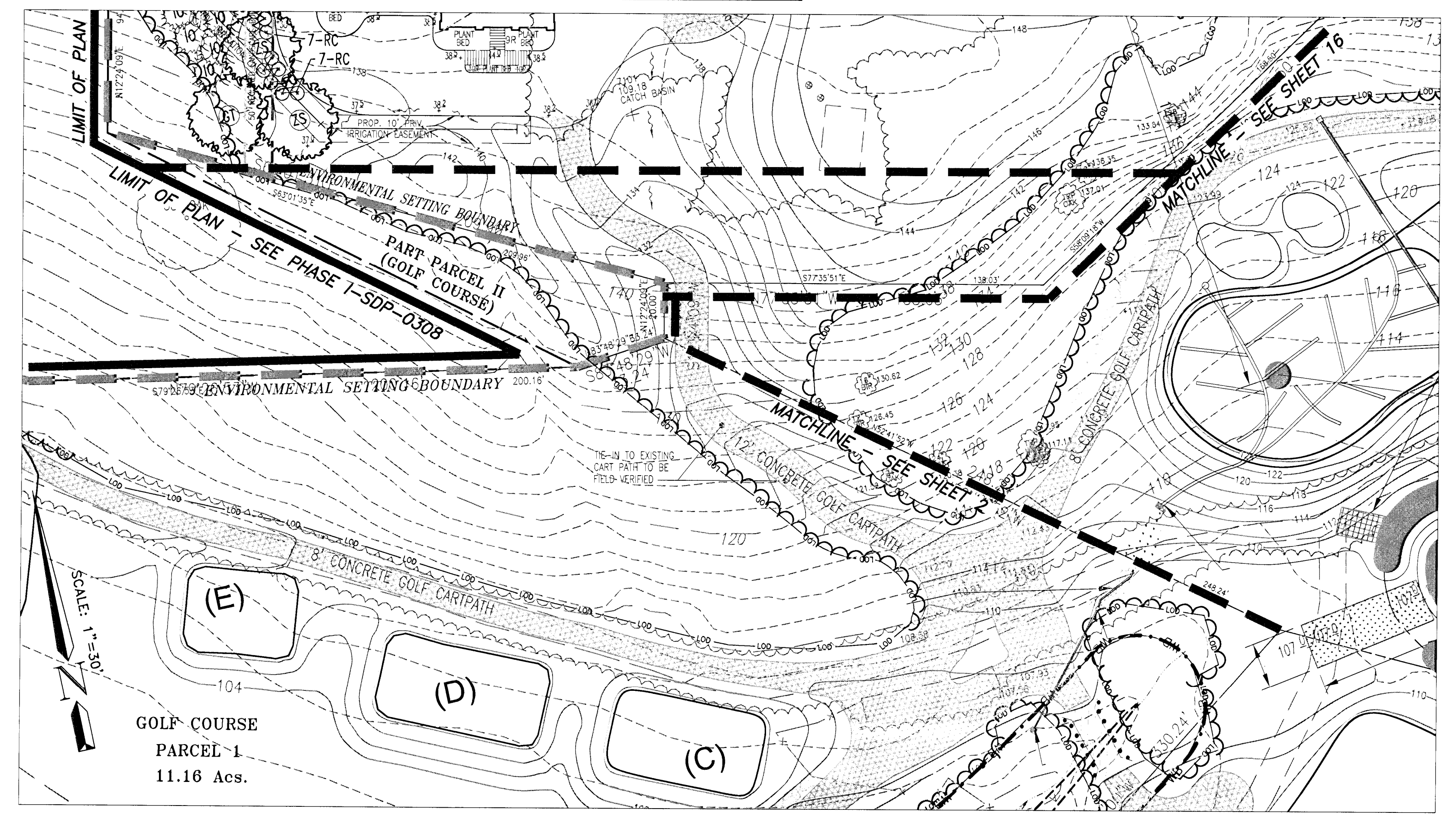
UPDATES/REVISIONS	
08/20/03	ADDRESSED R&P COMMENTS M.L.B.
09/23/03	ADDRESSED REFERRAL COMMENTS SPS
11/20/03	ADDRESSED SDP APPROVAL CONDITIONS SPS
02/09/04	SUBMIT SIGNATURE SET TCP REV 01 M.L.B.
05/10/06	UPDATE GOLF LAYOUT M.L.B.
10/01/06	ADD CLUBHOUSE LANDSCAPE PLAN, REVISED AREA PH. 1A SPS
UPDATES/REVISIONS	
12/15/07	UPDATE CART PATH PER AS-BUILT SPS
07/25/08	SUBMIT FOR CERT. SDP REV 02 & TCP REV 03 SPS
04/02/13	UPDATE REV. CLUBHOUSE SPS
08/12/13	SUBMIT FOR CERTIFICATION OF SDP-0306/08 & TCPI/rev04 SPS
08/08/14	SUBMIT FOR CERTIFICATION OF TCPI/rev07







INSET "A"

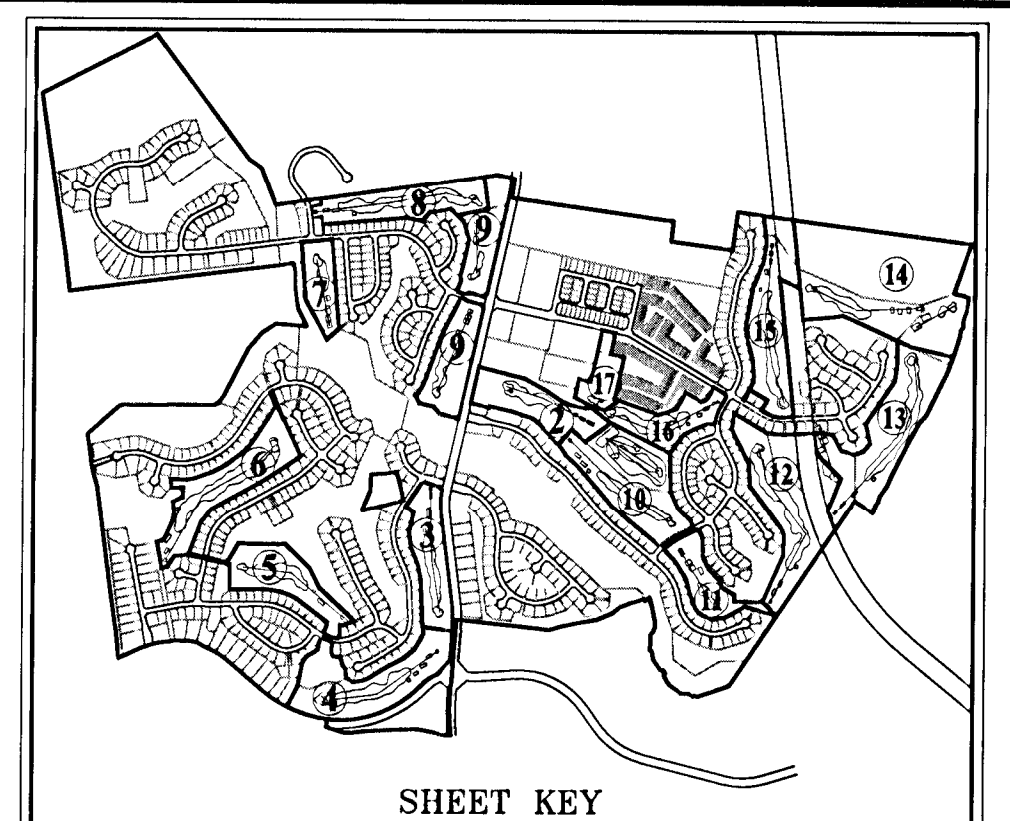


PLANTING SCHEDULE FOR GOLF CLUBHOUSE AREA			
Quantity	Symbol	Scientific Name	Common Name
20	GT	Gleditsia triacanthos	Thornless Honeylocust
22	ZS	Zebrakia semata 'Green Vase'	Japanese Zebrakia
Evergreen Trees			
14	CD	Cedrus deodora	Deodar Cedar
11	IF	Ilex attenuata 'Foster'	Foster Holly
5	IN	Ilex 'Nellie Stevens'	Nellie Stevens Holly
20	IO	Ilex attenuata 'Foster'	Foster Holly
Ornamental Trees			
30	CC	Cercis canadensis	Eastern Redbud
Shrubs			
20	HQ	Hydrangea quercifolia	Oakleaf Hydrangea
20	OH	Osmanthus heterophyllus 'Goshiki'	Goshiki False Holly
29	PL	Prunus laurocerasus 'Schipkensis'	Schipka Cherry Laurel
24	RC	Rhododendron catalpaense	Catawba Rhododendron
12	TH	Taxus media 'Hicksii'	Hickory Pine
24	VPR	Viburnum punctatum	Black Haw

M.N.C.P.C. APPROVALS			
PROJECT NAME: OAK CREEK CLUB			
PROJECT NUMBER: SDP-0306			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
1	10-02-03	RUTH GROVER	02-17-04
2	08-07-06	RUTH GROVER	09-05-06
3	10-04-07	RUTH GROVER	02-07-08
4	04-24-08	RUTH GROVER	12-26-08
5	01-31-12	SKIPPED	
6	06-25-13	EPS	06-25-13

M.N.C.P.C. APPROVALS			
PROJECT NAME: OAK CREEK CLUB			
PROJECT NUMBER: SDP-0306			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
1	10-02-03	RUTH GROVER	02-17-04
2	08-07-06	RUTH GROVER	09-05-06
3	10-04-07	RUTH GROVER	02-07-08
4	04-24-08	RUTH GROVER	12-26-08
5	01-31-12	SKIPPED	
6	06-25-13	EPS	06-25-13

M.N.C.P.C. APPROVALS			
PROJECT NAME: OAK CREEK CLUB			
PROJECT NUMBER: SDP-0306			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
1	10-02-03	RUTH GROVER	02-17-04
2	08-07-06	RUTH GROVER	09-05-06
3	10-04-07	RUTH GROVER	02-07-08
4	04-24-08	RUTH GROVER	12-26-08
5	01-31-12	SKIPPED	
6	06-25-13	EPS	06-25-13



SHEET KEY

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M-NCPCC APPROVAL

PROJECT NAME: OAK CREEK CLUB

PROJECT NUMBER: SDP-0306-08

FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER.

TREE CONSERVATION PLAN CERTIFIED BY:

*Walter J. Stewart*

Date: 10/11/13

MD Registered Landscape Architect #812

Seal not valid without signature

DPLS-403

CLUBHOUSE LANDSCAPE PLAN - GOLF COURSE

OAK CREEK CLUB

QUEEN ANNE (7TH) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

**CPJ** Associates

Charles P. Johnson & Associates, Inc.

PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903

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

FREDERICK, MD FAIRFAX, VA

CLIENT: TOLL OAK CREEK GOLF LLC 350 GORHAM ROAD HORSHAM, PA 19064

PRELIMINARY PLAN NO. 4-0032 SITE PLAN NO. 0306

DESIGN: SELB SHEET: 17 OF 19

DRAFT: MEL

DATE: DEC 2002

FILE NO.: 31-120-223 D

SCALE: 1"=30'

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Schedule 4.7-1 for Lot 50A in Landbay H

Buffering Incompatible Uses Requirements

1)General Plan designation:

Developed Tier, Corridor Node or Center

X

Developing or Rural Tier

2)Use of proposed development:

Parking lot for golf clubhouse

3)Impact of proposed development:

M

4)Use of adjoining development:

Single Family Townhouse

5)Impact of adjoining development:

N/A

6)Minimum required bufferyard (A, B, C, D or E):

A

B

X

C

D

E

7)Minimum required building setback:

40

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 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.)

11)Linear feet of buffer strip required along property line and right-of-way:

100

linear

feet

12)Percentage of required bufferyard occupied by existing trees:

0

%

13)Is a six (6) foot high fence or wall included in bufferyard?

yes

X

no

(The required plant material may be reduced by fifty percent (50%) when a six (6) foot high fence or wall is provided.)

14)Total number of plant units required in buffer strip:

120

p.u.

15)Total number of plant units provided:

shade trees

6

x

10

p.u.=

60

p.u.

evergreen trees

9

x

5

p.u.=

45

p.u.

ornamental trees

0

x

5

p.u.=

0

p.u.

shrubs

16

x

1

p.u.=

16

p.u.

Total

121

p.u.

Schedule 4.7-1 for Historic Site

Buffering Incompatible Uses Requirements

1)General Plan designation:

Developed Tier, Corridor Node or Center

X

Developing or Rural Tier

2)Use of proposed development:

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, D or E):

A

B

C

D

X

E

7)Minimum required building setback:

60

feet

8)Building setback provided:

91

feet

9)Minimum required width of landscape yard:

50

feet

10)Width of landscape yard provided:

Varies- min. 38

feet

(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.)

11)Linear feet of buffer strip required along property line and right-of-way:

188

linear

feet

12)Percentage of required bufferyard occupied by existing trees:

14

%

13)Is a six (6) foot high fence or wall included in bufferyard?

yes

X

no

(The required plant material may be reduced by fifty percent (50%) when a six (6) foot high fence or wall is provided.)

14)Total number of plant units required in buffer strip: \* See note below

14% of 357 or 307

p.u.

15)Total number of plant units provided:

shade trees

9

x

10

p.u.=

90

p.u.

evergreen trees

23

x

5

p.u.=

115

p.u.

ornamental trees

7

x

5

p.u.=

35

p.u.

shrubs

72

x

1

p.u.=

72

p.u.

Total

312

p.u.

\* 14% of the total area of the buffer is occupied by existing trees, so the total number of plant units provided has been reduced by 14% to 307 plant units required.

Alternative Compliance #AC-13006, approved April 22, 2013 for reduced 4.7-1 Landscape bufferyard.

Schedule 4.7-1 for Lot 51A in Landbay H

Buffering Incompatible Uses Requirements

1)General Plan designation:

Developed Tier, Corridor Node or Center

X

Developing or Rural Tier

2)Use of proposed development:

golf course clubhouse

3)Impact of proposed development:

L

4)Use of adjoining development:

Single Family Townhouse

5)Impact of adjoining development:

N/A

6)Minimum required bufferyard (A, B, C, D or E):

A

X

B

C

D

E

7)Minimum required building setback:

30

feet

8)Building setback provided:

230

feet

9)Minimum required width of landscape yard:

20

feet

10)Width of landscape yard provided:

40

feet

(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.)

11)Linear feet of buffer strip required along property line and right-of-way:

98

linear

feet

12)Percentage of required bufferyard occupied by existing trees:

0

%

13)Is a six (6) foot high fence or wall included in bufferyard?

yes

X

no

(The required plant material may be reduced by fifty percent (50%) when a six (6) foot high fence or wall is provided.)

14)Total number of plant units required in buffer strip:

80

p.u.

15)Total number of plant units provided:

shade trees

4

x

10

p.u.=

40

p.u.

evergreen trees

15

x

5

p.u.=

75

p.u.

ornamental trees

3

x

5

p.u.=

15

p.u.

shrubs

0

x

1

p.u.=

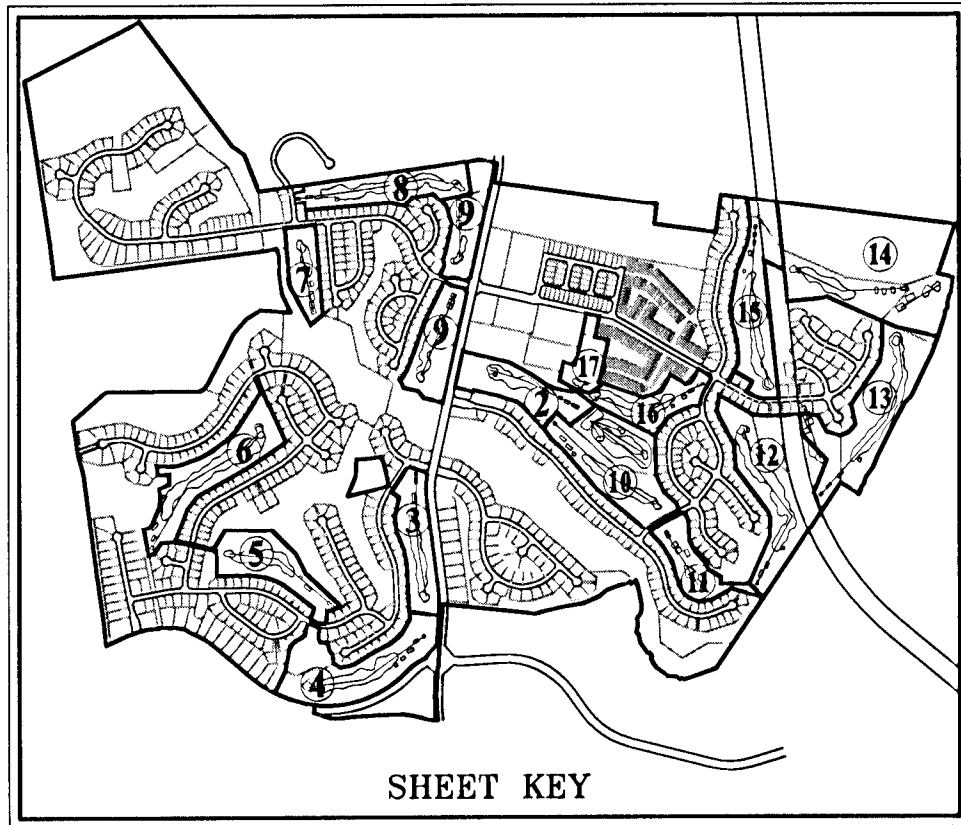
0

p.u.

Total

130

p.u.



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPH - 097-05			
Approved by	Date	DRD #	Reason for Revision
00	John Markovich	8/7/1995	
01	John Markovich	2/19/2004	SDP-0306
02	K. Finch	8/25/2006	SDP-0306-01
03	K. Finch	2/4/2008	SDP-0306-02
04	K. Finch	12/17/2008	SDP-0306-03
05	K. Finch	6/21/2013	SDP-0306-05
06	SKIPPED	NA	SDP-0306-06
07	K. Finch	9/22/2014	SDP-0306-07
08	K. Finch	7/19/2016	SDP-0306-08
09	K. Finch	7/19/2016	SDP-0306-08
10	K. Finch	7/19/2016	SDP-0306-09
11			
12			
13			

Tree Canopy Coverage Schedule for Sec. 25-128			
Project Name:	TCP2#:	DRD Case #:	Area (acres)
Oak Creek Golf Clubhouse	TCP2/9795	SDP-0306	
Site Calculations:	Zone 1:	R-L	229.23
	Zone 2:	R-L	
	Zone 3:		
	Zone 4:		
Total Acres:			229.23
Total Acres (gross acres)	TCC Required (Acres)	TCC Required in (SF)	
	20.0%	45.85	1997052
A. TOTAL ON-SITE WC PROVIDED (acres) =			5945068.8
B. TOTAL AREA EXISTING TREES (non-WC acres) =			0
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			0
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			5945069
E. TOTAL SQUARE FOOTAGE REQUIRED =			1997052
			Requirement Satisfied

Credit Categories for Landscape Trees	TCC Credit per Tree Based on Size at Planting (SF)	Number of Trees	TCC Credit (SF)
Deciduous - columnar shade tree (50' or less height)	2 - 1/2 - 3" = 65 3 - 3 1/2" = 75		0
Deciduous - ornamental tree (20' or less height with equal spread). Minimum planting size 7' - 9" in height	1 - 1/2 - 1-3/4" = 75 2 - 2 1/2" = 100		0
Deciduous - minor shade tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height	2 - 1/2 - 3" = 110 2 - 1/2 - 3" = 160		0
Deciduous - major shade tree (50' and greater ht. with spread equal to or greater than ht) Minimum planting size 12 to 14' in height	3 - 3 1/2" = 175 2 - 1/2 - 3" = 225		0
Evergreen - columnar tree (less than 30' height with spread less than 15')	6 - 8" = 40 8 - 10" = 50 10 - 12" = 75		0
Evergreen - small tree (30-40' height with spread of 15-20')	8 - 10" = 100 10 - 12" = 125 6 - 8" = 125		0
Evergreen - medium tree (40-50' height with spread of 20-30')	8 - 10" = 150 10 - 12" = 175 6 - 8" = 150		0
Evergreen - large tree (50' height or greater with spread of over 30')	8 - 10" = 200 10 - 12" = 250		0
TOTAL NUMBER OF TREES/TCC CREDIT (SF)		0	0
(Manually enter information/figures into shaded areas)			
Prepared by	Date		

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

PROJECT NAME: OAK CREEK CLUB

PROJECT NUMBER: SDP-0306

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
The Revision Listed Below Apply to this Sheet

Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
10-02-03		RUTH GROVER	02-17-04
08-07-06		RUTH GROVER	08-05-06
10-04-07		RUTH GROVER	02-07-08
04-24-08		RUTH GROVER	12-26-08
01-31-12			
08-25-13		EPS	06-25-13

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Signature: \_\_\_\_\_

Title: \_\_\_\_\_

TREE CONSERVATION PLAN CERTIFIED BY:

11/13/16

Signature: \_\_\_\_\_

Date: 11/13/16

Solia P. Stewart, R.L.A., A.S.L.A.  
MD Registered Landscape Architect #612

Seal not valid without signature

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W-MCPPP APPROVAL

PROJECT NAME: OAK CREEK CLUB

PROJECT NUMBER: SDP-0306-08

FOR CONDITIONS OF APPROVAL SEE SITE PLAN COVER SHEET OR APPROVAL SHEET  
REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER.

DPLS-403

CLUBHOUSE LANDSCAPE PLAN - GOLF COURSE

OAK CREEK CLUB

QUEEN ANNE (7TH) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates

Charles P. Johnson & Associates, Inc.

PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

101 ELTON ROAD, SUITE 500 SILVER SPRING, MARYLAND 20910

Phone: (301) 434-7000 E-mail: cjohnson@cpjpa.com Fax: (301) 434-9394

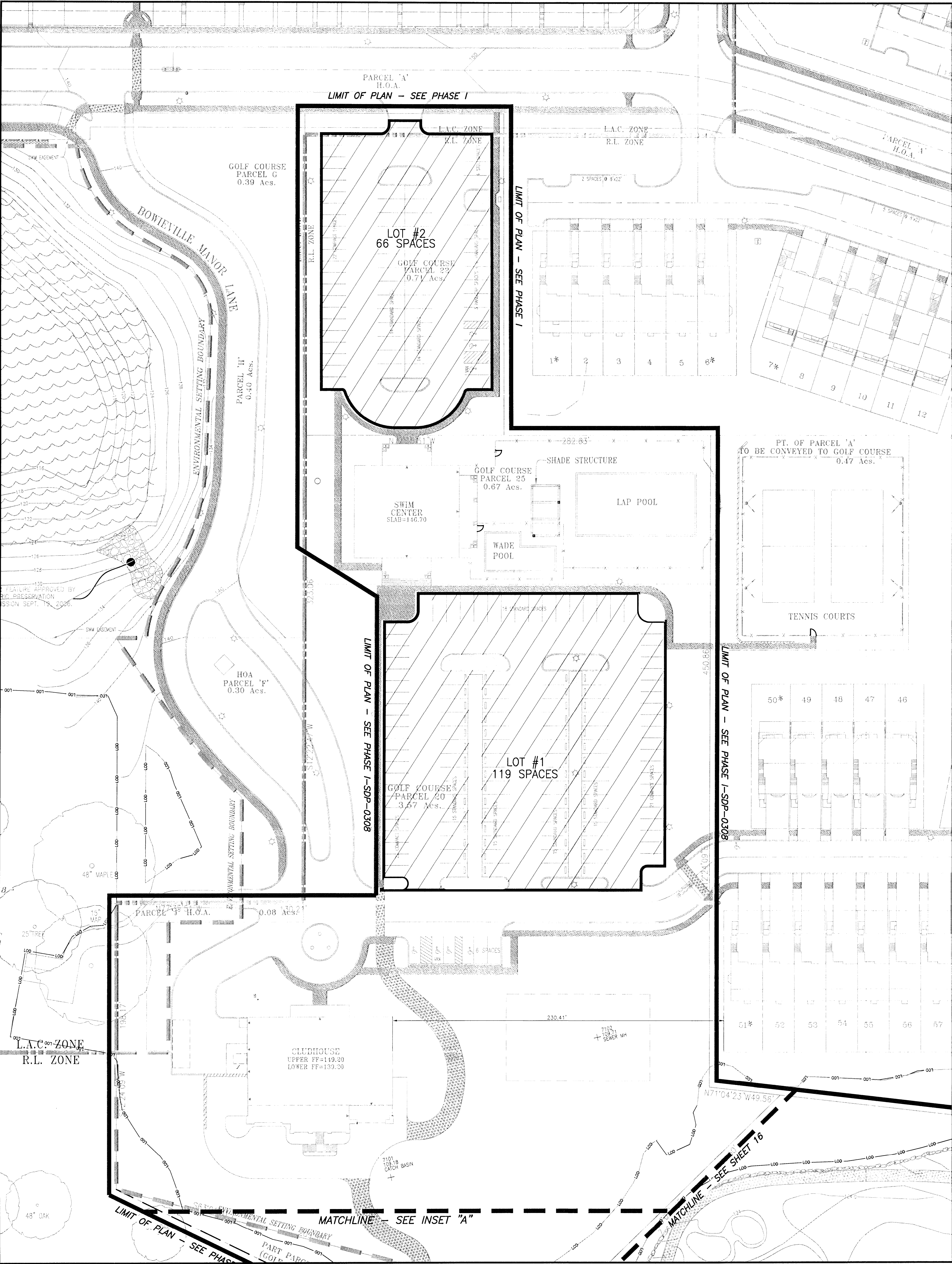
FREDERICK, MD FAIRFAX, VA

CLIENT: TOLL OAK CREEK GOLF LLC 250 GIBBALTAR ROAD HONOLULU, HI 96844	PRELIMINARY PLAN NO. 4-0303	SITE PLAN NO. 0306
DESIGN: MEB	SHEET: 17A	18
DRAFT: MEB	OF: 17A	
DATE: DEC. 2002	FILE NO. 31-120-22.3 D	
SCALE: 1"=50'		

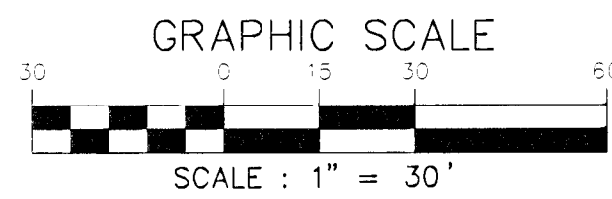
UPDATES/REVISIONS :  
4/02/13 ADD 4.7 SCHEDULES FOR BUFFERS @ HISTORIC SITE AND TH LOT5 SDA & STA. ADD TREE CANOPY COVER WORKSHEET - SPS  
05/17/13 SUBMIT FOR CERTIFICATION OF SDP-0306/08 & TCPH/rev04 - SPS  
02/05/14 REMOVE LOT #3. UPDATE SCHEDULES - SPS

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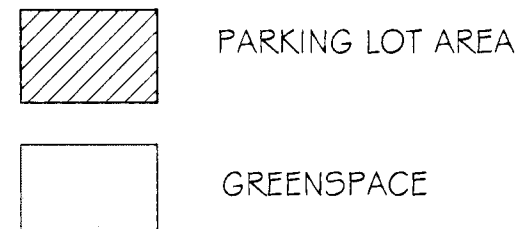




SCALE: 1"=30'



LEGEND

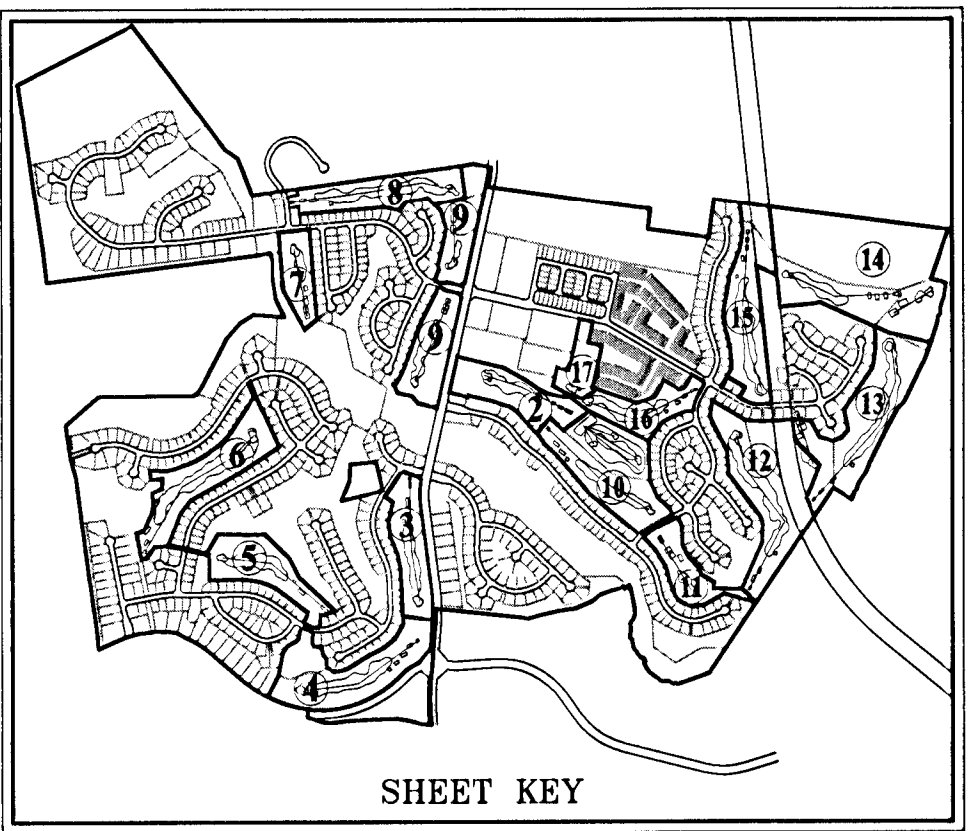


INTERIOR PLANTING- 4.3C-LOT #1		
	REQUIRED	PROVIDED
TOTAL AREA OF PARKING LOT		38,930 S.F.
PERCENT OF TOTAL AREA (REQUIRED FOR INTERIOR PLANTING AREA)	8%	11%
PLANTING AREA	3,089 S.F.	4,390 S.F.
NO. TREES: 1 TREE/300 SQ.FT.	11	15

INTERIOR PLANTING- 4.3C-LOT #2		
	REQUIRED	PROVIDED
TOTAL AREA OF PARKING LOT		22,961 S.F.
PERCENT OF TOTAL AREA (REQUIRED FOR INTERIOR PLANTING AREA)	5%	9%
PLANTING AREA	1,223 S.F.	2,291 S.F.
NO. TREES: 1 TREE/300 SQ.FT.	5	8

PARKING LOT SCHEDULE 4.3A-PARKING LOT #2

- Linear feet of street frontage of parking lot: 93
- Option 1 selected
- Number of plants required: 2 shade trees (or equivalent ornamental or evergreen trees)  
10 shrubs
- Number of plants provided: 2 shade trees  
0 ornamental trees  
0 evergreen trees  
10 shrubs



Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPI - 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	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 13 of 13.
09 K. Finch	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			

M.N.C.P.C. APPROVALS

PROJECT NAME: OAK CREEK CLUB

PROJECT NUMBER: SDP-0306

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet  
The Revision Listed Below Apply to this Sheet

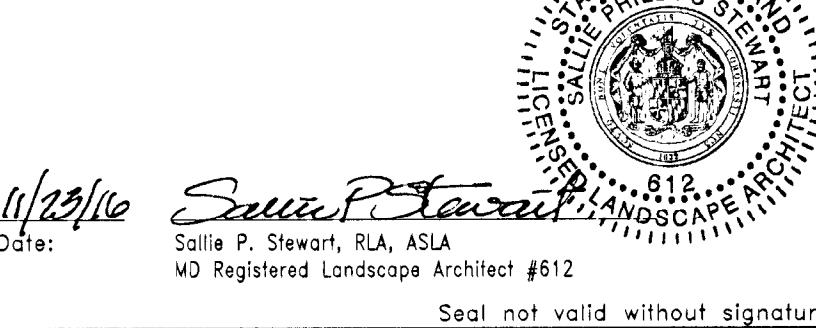
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
	10-02-03	RUTH GROVER	02-17-04
1	08-07-06	RUTH GROVER	09-05-06
2	10-04-07	RUTH GROVER	02-07-08
3	04-24-08	RUTH GROVER	12-26-08
4	01-31-12	SKIPPED	
5			
6	06-25-13	EPS	06-25-13

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Signature: \_\_\_\_\_

Title: \_\_\_\_\_

TREE CONSERVATION PLAN CERTIFIED BY:



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M-NCPPC APPROVAL

PROJECT NAME: OAK CREEK CLUB

PROJECT NUMBER: SDP-0306-08

FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER.



DPLS-403

CLUBHOUSE LANDSCAPE PLAN - GOLF COURSE

OAK CREEK CLUB

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

**CPJ**  
Associates

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Phone: 301-434-7000 E-mail: cjohnson@cpja.com Fax: 301-434-0334  
FREDERICK, MD FAIRFAX, VA

CLIENT: TOLL OAK CREEK GOLF LLC 330 GIBBALTAR ROAD HORSHAAM, PA 19044		PRELIMINARY PLAN NO: 4-0302	SITE PLAN NO: 0306
DESIGN: MLB	SHEET: 17B	18	
DRAFT: MEL	OF: 17B		
DATE: DEC. 2002	FILE NO: 31-120-22.3 D		
SCALE: 1"=30'			

UPDATES/REVISIONS:  
04/02/13 REVISE CLUBHOUSE, PARKING LOT #3, PUTTING GREEN, AND PARKING TABULATIONS, CREATE SHEET 17B SPS  
06/10/13 SUBMIT FOR CERTIFICATION OF SDP-0306-08 & TCP1/rev04 SPS  
02/23/14 REMOVE LOT #3, UPDATE SCHEDULES SPS

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