


<h2 style="margin: 0;">M.N.C.P.C. APPROVALS</h2>			
PROJECT NAME: OAK CREEK CLUB			
PROJECT NUMBER: SDP-0306			
<i>For Conditions of Approval use this Cover Sheet of Approval Sheet The Revision Lists Below Apply to this Sheet</i>			
Approval or Revision #	Approval Date	Reviewer's Signature	Certification Date
1	10-02-03	RUTH GROVER	02-17-04
1	03-07-06	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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 by digital or other methods of reproduction, the signature of a
 licensed engineer, architect or landscape architect below guarantees
 the plans are the approved or certified plans:


Signature: _____
 Title: _____

TREE CONSERVATION PLAN CERTIFIED BY:
 

Date: 2/8/16 *Sallie P. Stewart*


Sallie P. Stewart, RIA, ASLA
 MD Registered Landscape Architect #512

Seal not valid without signature

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	<p>PROJECT NAME: OAK CREEK CLUB</p>
<p>PROJECT NUMBER: SDP-0306-09</p>	
<p>FOR CONDITIONS OF APPROVAL, SEE SITE PLAN COVER SHEET OR APPROVAL SHEET. REVISION NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER.</p>	

Prince George's County Planning Department, U-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCPI - 097-95				
	Approved by	Date	DOB #	Reason for Revision
00	JOHN MARKOVICH	08/07/95	COP-9902, COP-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 & re-build 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 SDP-0306-07	Add clubhouse for SDP-0306-04. Update clubhouse parking & TCP2 worksheet per SDP-0306-07
08	K. FINCH	07/19/16	--	Revis Loop for SD outfall @ Hole #4. Add detail acreage
09	K. FINCH	12/21/16	SDP-0306-08	Revis limits of SDP and total acreage
10			SDP-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 SPS
11/20/03	ADDRESSED SDP APPROVAL CONDITIONS SPS
02/09/04	SUBMIT CHANGING RPA & REV. AREA & PLAN SPS
05/10/06	UPDATE GOLF LAYOUT MLB
UPDATES/REVISIONS :	
10/01/06	TOP REV/02 & SDP REV/01 ADD CLUBHOUSE LANDSCAPE PLAN SPS
01/25/08	SUBMIT FOR CERTIFICATION SDP REV/02 & TOP REV3 SPS
04/02/13	UPDATE CLUBHOUSE AREA SPS
06/12/13	SUBMIT FOR CERTIFICATION OF SDP-0306/08 & TOP/REV04 SPS

<h2 style="margin: 0;">TCP II - PHASE IA - GOLF COURSE</h2> <h1 style="margin: 0;">OAK CREEK CLUB</h1> <h3 style="margin: 0;">QUEEN ANNE (7TH) ELECTION DISTRICT</h3> <h3 style="margin: 0;">PRINCE GEORGE'S COUNTY, MARYLAND</h3>	
	<p>Charles P. Johnson & Associates, Inc. PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS 1951 ELLER ROAD SUITE 300 SILVER SPRING, MARYLAND 20903 Phone: 202-834-7200 E-Mail: cpi@cpia.com Fax: 202-844-9194 FREDERICK, MD FAIRFAX, VA</p>

CLIENT: TOLL OAK CREEK GOLF LLC 250 GIBBALTAL ROAD HORSHAM, PA 19044	PRELIMINARY PLAN NO. 4-0002	SITE PLAN NO. 1336
DESIGN MLB	SHEET	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; font-size: 24px;">2</div> <div style="border: 1px solid black; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; font-size: 24px;">19</div> </div>
DRAFT MEL	DATE SEP. 2002	FILE NO.
SCALE 1"=50'	31-120-22.3 D	

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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
1	AD	Acer rubrum	Red Maple	2 1/2" - 3" cal B&B
1	CB	Cercis canadensis	Redbud	7-9" Ht. B&B
1	CA	Calluna vulgaris	Heather	30-36" B&B
1	CB	Cercis canadensis	Redbud	30-36" B&B
1	CB	Cercis canadensis	Redbud	30-36" B&B

PLANTING SCHEDULE

Quantity	Symbol	Scientific Name	Common Name	Planting Size
4	CC	Cercis canadensis Forest Parsy	Forest Parsy Redbud	7-9" Ht. B&B
12	CL	X Cupressus nana (var. nana)	Leyland Cypress	10" Ht. B&B
5	IO	Ilex opaca	American Holly	6-8" Ht. B&B

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.

GRAPHIC SCALE

SCALE: 1" = 50'

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 SOIL/SUBURB AREA
- UPLAND AFFORESTATION/REFORESTATION
- BOTTOM LAND AFFORESTATION/REFORESTATION
- LARGE STOCK AFFORESTATION/REFORESTATION
- FOREST CLEAR AREA
- SELECT GLAD/REE 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 (SPUR 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 MCA. Includes Area 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-NCPPC
Environmental Planning Section
TYPE 2 TREE CONSERVATION PLAN APPROVAL
TCPII - 097-95

Approved by	Date	DRD #	Reason for Revision
JOHN MARKOVICH	08/07/95	CDP-9902, CDP-9903 & 4-01032	N/A
JOHN MARKOVICH	02/19/04	SDP-0306	Approval of 18-hole golf course
K. FINCH	08/25/06	SDP-0306-01	Remove A-44 & revise cart path
K. FINCH	02/04/08	SDP-0306-02	Revised rec. facilities & as-built cart path @ Holes 1-10
K. FINCH	12/17/08	SDP-0306-03	Add Golf Course Maintenance Bldg.
K. FINCH	06/21/13	SDP-0306-06	Revised for as-built cart path @ Holes 11-18, ponds & big filters, clubhouse & comfort stations
skipped			Assigned with SDP-0306-08 for architecture only. No revision required.
K. FINCH	09/22/14	SDP-0306-04	Add LOD for cell tower per SDP-0306-04. Update clubhouse parking & TOP2 worksheet per SDP-0306-07
K. FINCH	07/19/16	SDP-0306-07	Revised LOD for SD outfall @ Hole #4. Add detail sheet 19 of 19
K. FINCH	12/12/16	SDP-0306-08	Revised limits of SDP and total acreage
K. FINCH	02/23/17	SDP-0306-09	Church Road Improvements and golf cart bridge

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
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Signature: _____
Title: _____

TREE CONSERVATION PLAN CERTIFIED BY:

2/8/17 *Seal of Prince George's County*
Date: 2/8/17
Seal not valid without signature

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M-NCPPC APPROVAL

PROJECT NAME: OAK CREEK CLUB
PROJECT NUMBER: SDP-0306-09

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PERSON NUMBERS MUST BE INCLUDED IN THE PROJECT NUMBER.

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@cpja.com FAX: 301-434-0394
FREDERICK, MD FAIRFAX, VA

PRELIMINARY PLAN NO. 4-01032
SITE PLAN NO. 0306

CLIENT: TOLL OAK CREEK GOLF LLC
200 GIBBARTS ROAD
HORSHAM, PA 19044

DESIGN: MJB
SHEET: 9
DRAFT: MJB
OF: 19

DATE: SEPT. 2002
FILE NO.: 31-120-223 D

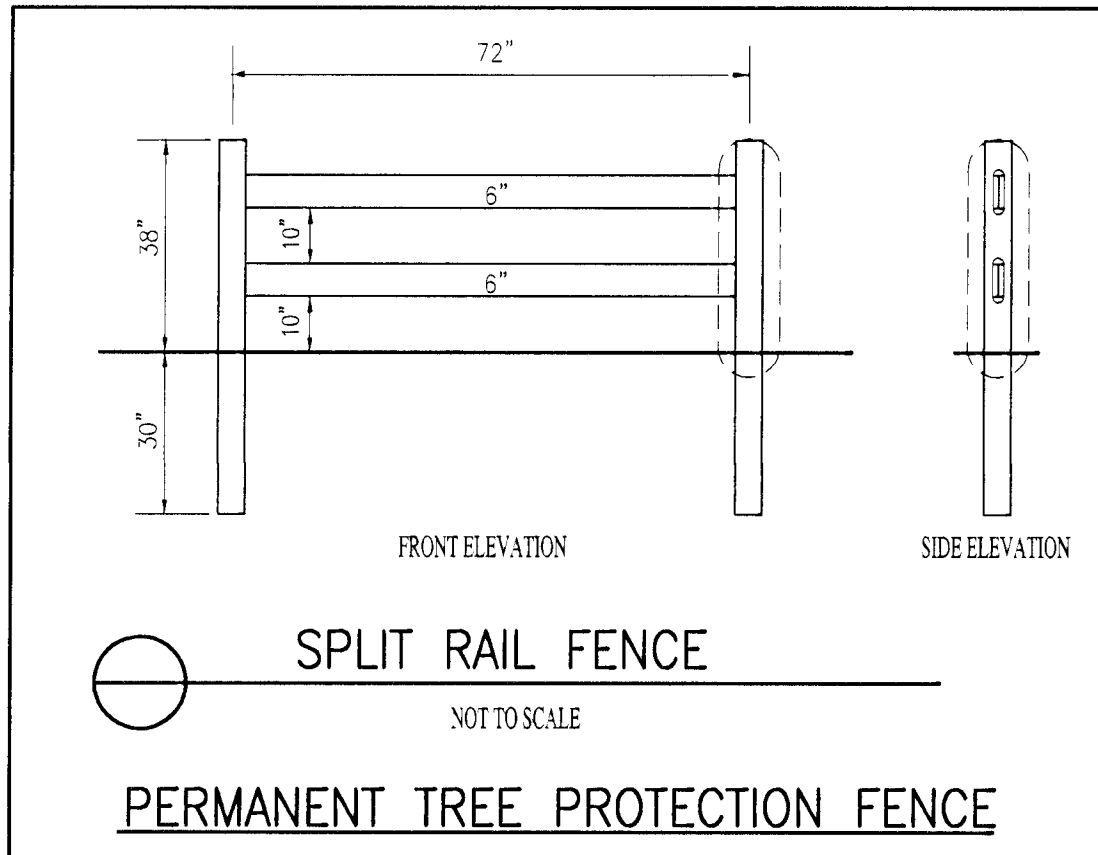
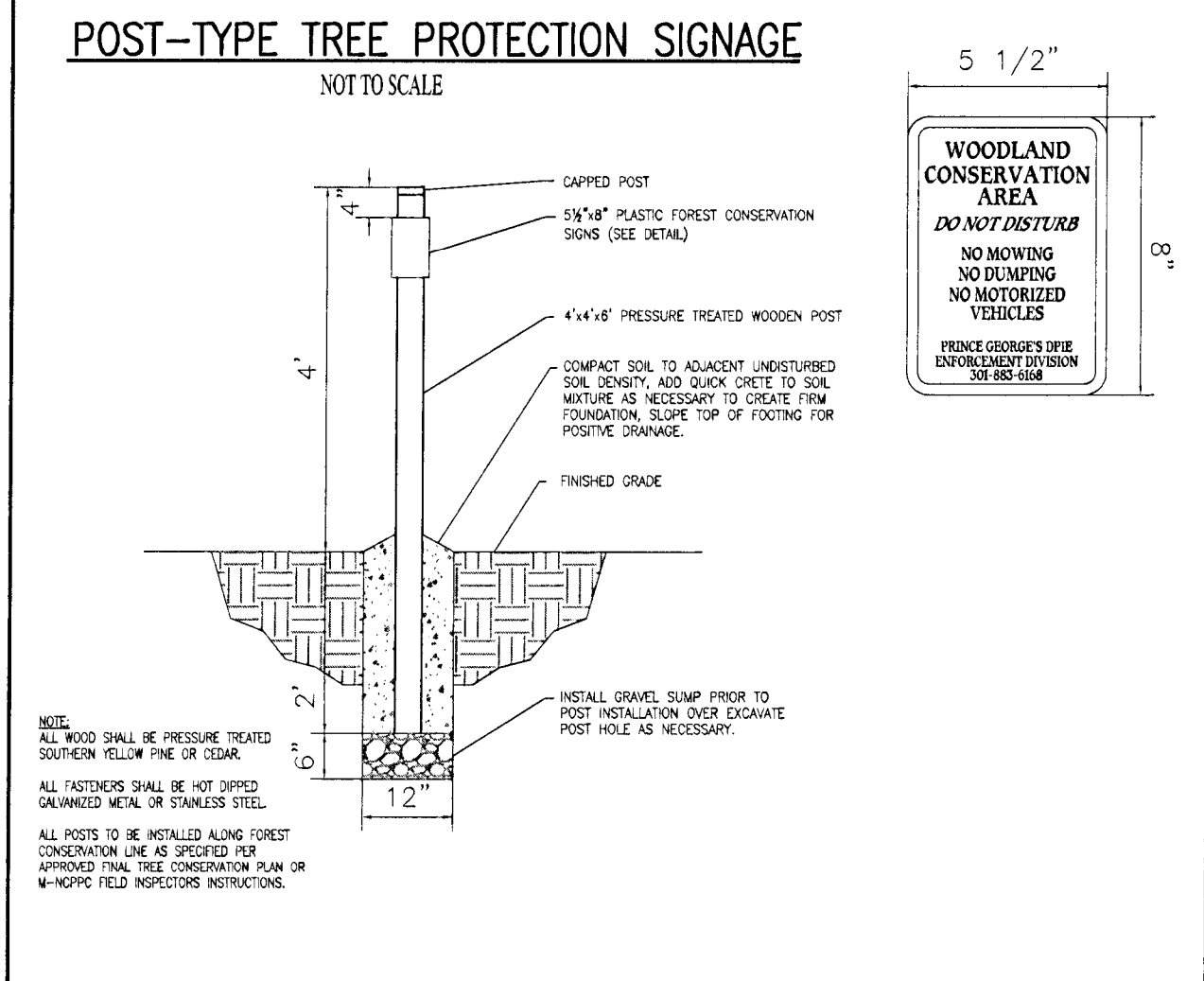
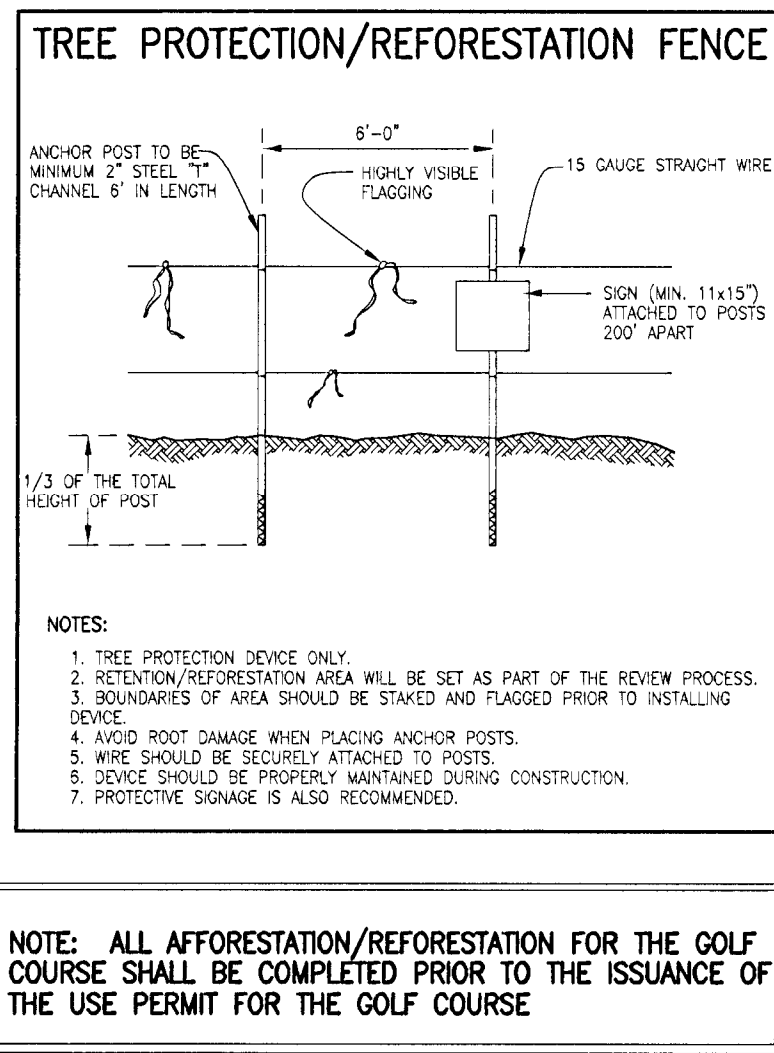
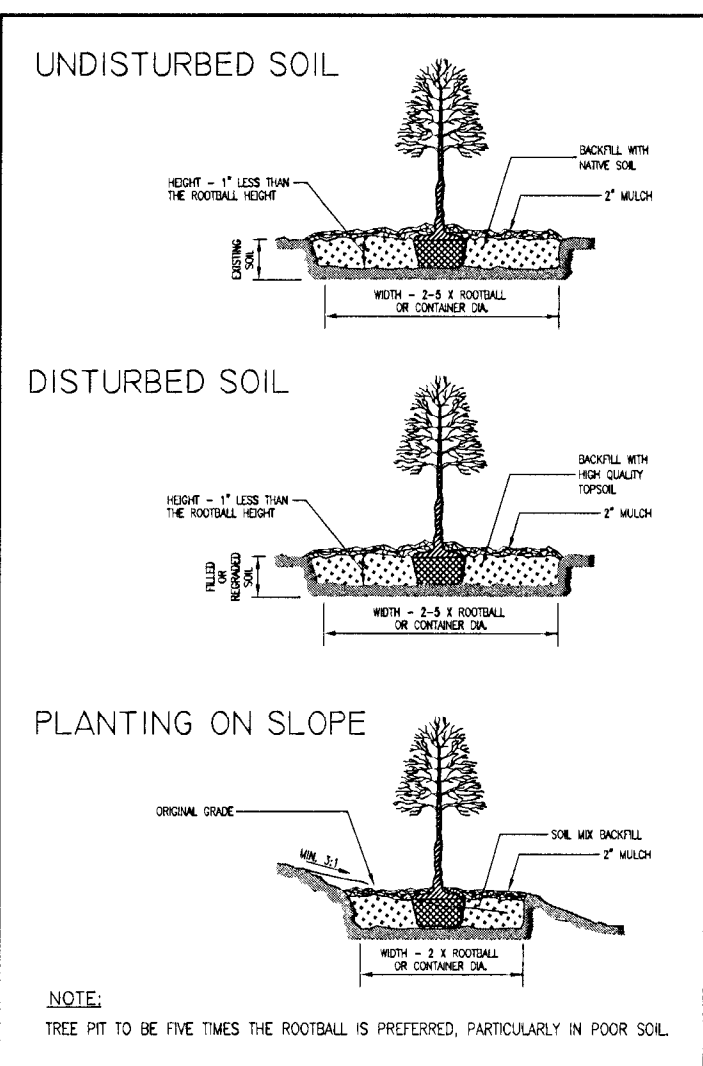
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UPDATES/REVISIONS:

- 08/20/03 ADDRESSED P&P COMMENTS MJB
- 09/23/03 ADDRESSED REFERRAL COMMENTS SPS
- 11/20/03 ADDRESSED APPROVAL CONDITIONS SPS
- 02/09/04 SUBMIT SIGNATURE SET TCP REV01 MJB
- 05/10/06 UPDATE GOLF LAYOUT MJB
- 07/10/08 UPDATE PER SHW POND AT MAINT. BUILDING SPS
- 12/15/07 UPDATE CART PATH PER AS-BUILT AND FINAL SERVICE DESIGN SPS
- 1/23/08 SUBMIT FOR CERTIFICATION SDP REV02 & TCP REV03
- 4/02/13 UPDATE BO-INTER LOCATIONS 9 HOLES 18 & 19 SPS
- 06/12/13 SUBMIT FOR CERTIFICATION OF TCP/REV04 SPS
| 08/06/14 | SUBMIT FOR CERTIFICATION OF TCP/REV07 | | |

Plotted: Feb. 8, 2017

Dwg: N:\3100\dwg\22-golf-99 Xrefs: 46-099\21-golf\21-we\topo-we\22-WE\83-099\53-EA-GOLF\44-099\53-CHURCH ROAD



M.N.C.P.C. APPROVALS			
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<p>TREE CONSERVATION PLAN CERTIFIED BY:</p>		
		
<p><i>2/8/15</i> <i>Emily Stewart</i></p>	<p>Date: <i>Sally P. Stewart, P.A., ASLA</i></p>	
<p><small>MO Required Landscape Architect #612</small></p>		
<p><i>Seal not valid without signature</i></p>		

UPDATES/REVISIONS :
 03/25/16 REV. LOD FOR SD OUTFALL @HOLE #4(REV 08), ADD SHEET 19 SPS
 07/18/16 SUBMIT FOR APPROVAL OF TCPII/rev08 SPS