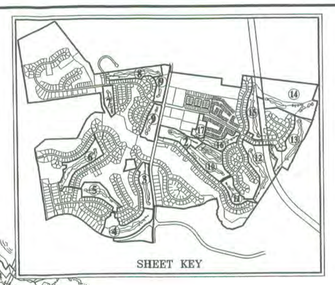

M.N.C.P.P.C.
Prince George's County Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN

TCP II/ 97 / 95

Approved by

	JOHN MARKOVICH	8/7/95
01	JOHN MARKOVICH	2/19/04
02	K. FINCH	8/25/06
03	K. FINCH	2/7/08
04	K. FINCH	6/21/13
05	K. FINCH	11/03/14
06		

07 KFinch 9/22/14

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	12-26-08
4	01-31-12		
5		SKIPPED	
6	06-25-13	EPS	06-25-13

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Signature: _____

Title: _____

OWNER	L/F	PARCEL	ACRES
ALBERT TURNER ET. AL.	3899/840	53	4.00
ALBERT TURNER ET. AL.	3899/840	53	56.66
ALBERT TURNER ET. AL.	3951/609	50	9.86
M.C.D. EMPLOYEES ASSOCIATES	4038/283	31	57.45
ALBERT TURNER ET. AL.	5550/191	3	44.00
ALBERT TURNER ET. AL.	5550/191	3	210.31
ALBERT TURNER ET. AL.	5550/1918194	10	205.97
ALBERT TURNER ET. AL.	5550/191	3	6.00
ALBERT TURNER ET. AL.	5550/191	10	1.00
PAUL A. BATSON ET. AL.	5134/347	32	0.54
ALBERT TURNER ET. AL.	5619/210	32	57.50
MARTHA BEALL ET AL TRUSTEES	3638/841	2	3.00
MARTHA BEALL ET AL TRUSTEES	3638/841	2	265.72

Tree Conservation Plan SDP-0306 TCPII/97/95

SHEET INDEX

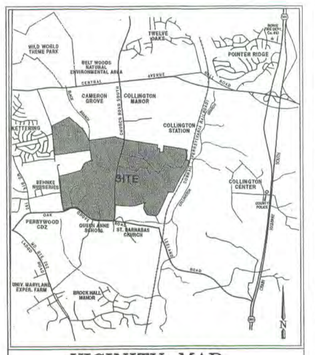
Sheet 1 Cover Sheet – 300-scale overall plan and General Notes
Sheet 2-8 Holes #1 - #7
Sheet 9 Holes #8, #9 & Maintenance Building
Sheets 10 Hole #10 and Driving Range
Sheets 11-16 Holes #11-#18
Sheets 17-17B 30-scale Clubhouse Landscape Plan & Landscape Details
Sheets 18 TCP Notes, Details and worksheet

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.



VICINITY MAP
PRINCE GEORGES COUNTY
NTS

SCALE: 1"=300'

GENERAL NOTES - GOLF COURSE

Zone:	R-L
Gross Site Area	256.22 ac.
100-Year Flood Plain	8.16 ac.
Net Area	248.06 ac.
HOA 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	69,70,76,77
WSSC Map Reference	201NE12/13, 201SE12/13
Basic Plan Reference	A-9427,A-9578
CDP Reference	CDP-0602
Preliminary Plan Reference	#4-01032
Planning Area	Bowie/Collington
Boundary	Surveys by Charles P. Johnson & Associates, Inc. & by M-K Enterprises. Two foot Aerial
Topography	Delineated by McCarthy & Assoc.
Wetlands	Approved by Corps of Engineers

1. This development proposes private streets pursuant to section 24-128(b)(14) of the subdivision regulations. Gates, Guardhouses or other buildings or structures that are in keeping with the overall development scheme may be located within these street rights of way.
2. The use of private roads in this subdivision is approved by Bill # CB-72-2000.
3. There are no known cemeteries on this site.
4. All cart paths shall be field located in consultation with the Environmental Planning Section.
5. On-street parking shall be prohibited throughout the proposed development
6. Public utilities shall be buried wherever possible on site.
7. All existing structures to be removed unless otherwise noted on plan.
8. All building sitings are conceptual unless building ties are shown.
9. 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 record plats or applicable recorded documents.
10. A wetland mitigation area can be found on sheet 4 in parcel D.
11. The A-44 right-of-way shown on previously approved plans has been removed pursuant to City of Bowie CR11-2006 adopted by the Bowie City Council on February 11, 2006.
12. Per Condition 2.b of #PGCPB 07-172 for CDP-0602/02 and #PGCPB 07-173 for CDP-0603/01, the homeowners' association will be permitted to meet in the Bowieville mansion until the Golf Course Clubhouse is completed.
13. This approval is subject to the conditions of Alternative Compliance approval #AC-13006, approved 22 April 2013, buffering incompatible uses between the historic Bowieville Mansion and the Clubhouse.

FOREST CALCULATIONS-PARCELS IN PHASE I-A - GOLF COURSE

PARCEL	USE	SHEET #	AREA (sq.ft)	AREA (Ac.)	EXISTING FOREST (sq.ft.)	RETAINED FOREST (sq.ft.)	CLEARED FOREST (sq.ft.)	RETAINED FOREST WITH F.P.	WOOD. CONS. AREA (sq.ft.)	W.C.A. (Ac.)
1-A	Golf	2	480086	11.16	228967	111236	118729	14047	84029	1.9
2-A	Golf	3	480570	11.03	142782	95401	47361	0	95401	2.2
3-A	Golf	4	669161	15.36	23961	8925	14936	0	8925	0.2
4	Golf	5	515699	11.84	106474	65133	41341	11177	53856	1.2
5-A	Golf	6	709916	16.23	0	0	0	0	0	0.0
6-A	Golf	7	782756	8.55	257218	120922	136396	13031	106907	2.5
7-A	Golf	8	630158	14.67	501834	202802	299132	0	189455	4.3
8-A	Golf	9	305580	6.87	34404	25864	8750	0	26854	0.6
9-A	Golf	9	69812	1.60	130906	78374	54532	8982	69612	1.6
10-A	Golf	10	519433	11.92	342310	174085	168225	0	173429	4.0
11	Golf	11	337205	7.74	329536	146325	183214	0	143908	3.3
12-A	Golf	12	677853	15.56	172734	72949	99775	0	71982	1.7
13-A	Golf	13	636446	14.66	334101	307932	26169	0	307932	7.1
14-A	Golf	13	740064	16.99	582604	267111	315493	74149	192749	4.2
15	Golf	14	318342	7.31	318342	196802	122740	120918	61187	1.4
16	Golf	14	428742	9.84	428742	137115	291627	32766	104072	3.6
17-A	Golf	15	609462	13.99	370130	116315	253814	0	107592	2.5
18-A	Golf	16	387432	8.89	246595	58042	188622	0	55338	1.3
19-A	Golf	16	356933	8.19	356933	121581	235352	0	120595	2.8
20	Golf	16	182531	4.19	88225	1078	87147	0	1016	0.0
22	Golf	17	30893	0.71	0	0	0	0	0	0.0
25	Golf	16	4256	0.10	4256	1948	2308	0	0	0.0
B	HOA	15	19911	0.46	19911	19911	0	0	18519	0.4
C	HOA	14	1105822	25.39	1105822	1105822	0	166666	1089113	25.0
D	HOA	4	164929	3.79	52907	51091	1816	7478	43613	1.0
F	HOA	15	85198	2.19	85198	80878	4310	0	80878	2.1
TOTALS			10747859	246.74	6275024	3039237	3540787	3084697	3233129	74.2

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 BRL
- 25' WETLAND BUFFER
- LIMIT OF DISTURBANCE
- PATUXENT MANAGEMENT AREA BUFFERS
- TREE PROTECTION FENCE – TEMPORARY
- TREE PROTECTION FENCE – PERMANENT (SPLIT RAIL FENCE)
- EDGE CONDITION

REVISIONS:
TCPII Rev 01 – approved 2/19/2004
- Add layout for 18-hole golf course.

TCPII Rev 02 – approved 8/25/2006
- Remove reference to A-44 Right-of-Way.
- Revise golf cart path alignment based of field conditions and Environmental Planning comments.

TCPII Rev 03 – approved 2/7/2008
- Revise layout of Clubhouse & Swim/Tennis facility.
- Update plan to reflect the as-built location of the cart path at Holes 1-10.

TCPII Rev 04 – approved 6/2013
- Update plan to reflect the as-built location of the cart path at Holes 11-18.
- Update the cover sheet to reflect current plans for entire Oak Creek club project.
- Update ponds and bio-filter outfalls per as-built locations.
- Update Conservation worksheet and all parcel charts to reflect all above changes.
- Update revised Clubhouse layout & add comfort stations.

TCPII Rev 05
- Revise layout of Clubhouse parking.
- Update worksheet to reflect current approvals.

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QR label certifies that this plan meets the following approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVAL

PROJECT NAME:	OAK CREEK CLUB
PROJECT NUMBER:	SDP-0306-07

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

DPLS-403

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M-NCPPC APPROVAL

PROJECT NAME:	Oak Creek Club (Telecommunication Facility)
PROJECT NUMBER:	SDP-0306-04

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:

9/16/14
Date

Susie P. Stewart
Sallie 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 SDP APPROVAL CONDITIONS SPS
02/09/04 SUBMIT SIGNATURE SET TCP REV01 MLB
05/10/06 UPDATE GOLF LAYOUT MLB

UPDATES/REVISIONS :
10/01/06 TCP REV.02, SDP REV./01 ADD CLUBHOUSE LANDSCAPE PLAN, REVISED AREA OF PH. 1A SPS
01/25/08 SUBMIT FOR CERTIFICATION SDP REV/02 & TCP REV3 SPS
10/07/10 UPDATE FOR CART PATH WEST OF CHURCH RD. & REMOVE A-44 R/W. UPDATE OVERALL LAYOUT SPS

UPDATES/REVISIONS :
11/12/12 REVISE CLUBHOUSE,PARKING LOT #3, PUTTING GREEN AND PARKING TABULATIONS SPS
04/02/13 UPDATE SHEET INDEX TO INCLUDE SHEET 17B SPS
06/12/13 SUBMIT FOR CERTIFICATION OF SDP-0306/06 & TCP/rev04 SPS

GRAPHIC SCALE
300 0 150 300 600
SCALE : 1" = 300'

TYPE II TCP - PHASE IA-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:cpja.com Fax:(301)434-9394
FREDERICK, MD FAIRFAX, VA

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

PRELIMINARY PLAN NO.	4-01032
SITE PLAN NO.	0306
DESIGN	MLB
SHEET	1
OF	18
DRAFT	LF
DATE	NOV.2002
SCALE	1"300'
FILE NO.:	31-120-22.3 D

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DEVELOPER
NVR MS CAVALIER OAK CREEK OWNER, LLC
11700 PLAZA AMERICA DR. SUITE 310
RESTON, VA 20190 (703) 649-5100

LEGAL COUNSEL
LAW OFFICES OF NORMAN D. RIVERA, LLC
17251 MELFORD BOULEVARD • SUITE 200
BOWIE, MARYLAND 20715 • (301) 352-4973

GOLF COURSE OWNER
TOLL OAK CREEK GOLF, LLC
250 GIBRALTAR ROAD
HORSHAM, PA 19044 •

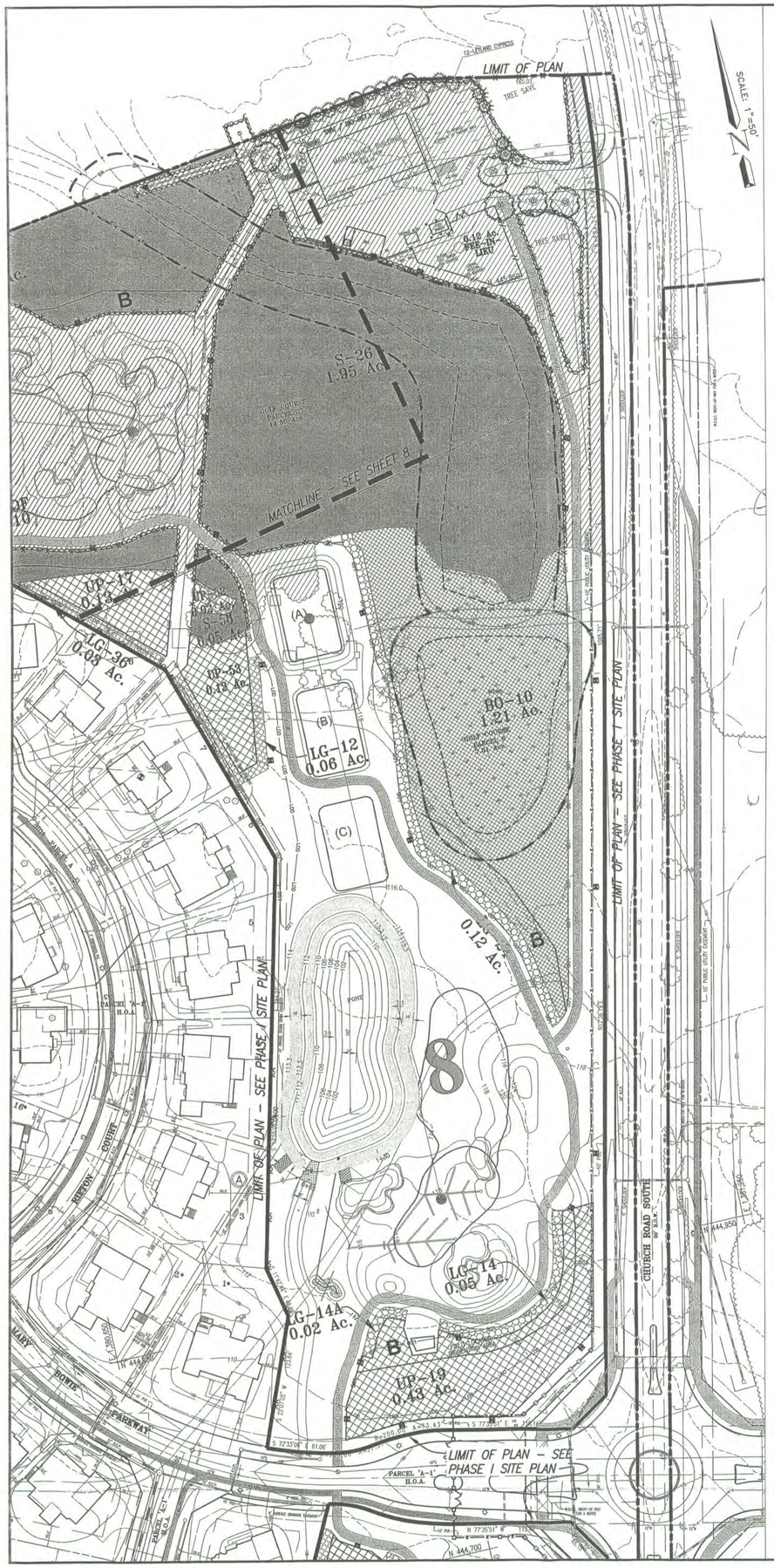
PLANNER/ENGINEER/SURVEYOR
CHARLES P. JOHNSON AND ASSOCIATES
1751 ELTON ROAD
SILVER SPRING, MARYLAND 20903 • (301) 434-7000

GOLF COURSE ARCHITECTS, ASGCA
AULT, CLARK & ASSOCIATES, LTD.
3821 FARAGUT AVENUE
KENSINGTON, MARYLAND 20895 • (301) 942-0716

ENVIRONMENTAL CONSULTANT
McCARTHY AND ASSOCIATES
14458 OLD MILL ROAD • SUITE 201
UPPER MARLBORO, MARYLAND • (301)627-7505

Plotted: Sept. 9, 2014

Dwg: N:\31100\dwg\22-golf-s1 Xrefs: TOPO-EA/TOPO-WE/21-apo/21-WE/22-EA/22-WE/21-GOLF/21-EA/46-099/44-099



SCALE: 1"=50'

TCP-2 LEGEND

- LOCATION OF WETLANDS
- LOCATION OF WATERS OF THE USA
- FOREST SAVE AREA (WOODLAND CONSERVATION CREDIT)
- EXISTING TREE LINE
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- PATUXENT MANAGEMENT AREA BUFFERS
- TREE PROTECTION FENCE - TEMPORARY
- TREE PROTECTION FENCE - PERMANENT (SPLIT RAIL FENCE)
- EDGE CONDITION

Schedule for Section 4.3.a
Parking Lot Landscaped Strip

1.) Linear feet of street frontage of parking lot: 76.0'
2.) Option selected (1,2,3,4 or 5): #5
3.) Number of plants required: Min. 25' of existing woodland
4.) Number of plants provided: 70' of exisiting woodland plus 5 evergreen trees- (to supplement understory.)

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 COUNTED – EXISTING FOREST NOT CLEARED BUT NOT COUNTED AS WCA, INCLUDES AREA 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 CARTPAITHS 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'

PLANTING SCHEDULE FOR STORMWATER POND

Quantity	Symbol	Scientific Name	Common Name	Planting Size
Shade Trees				
1	AC	Acer rubrum	Red Maple	2 1/2" - 3" cal.;B&B
Ornamental Trees				
3	CC	Cercis Canadensis	Redbud	7'-9' ht. ; B&B
Shrubs				
4	CA	Clethra alnifolia	Pepperbush	30-36"; B&B
5	IG	Ilex glabra	Inkberry	30-36"; B&B
38	LC	Lobelia cardinalis	Cardinal Flower	30-36"; 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				
4	CC	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	7'-9' ht.; B&B
Evergreen Trees				
12	CL	X Cupressocyparis leylandii	Leyland Cypress	10' ft.; B&B
5	IO	Ilex opaca	American Holly	6'-8' ht.; B&B

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

M.N.C.P.P.C.
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II/ 97 / 95
Approved by

	JOHN MARKOVICH	8/7/95
01	JOHN MARKOVICH	2/19/04
02	K. FINCH	8/25/06
03	K. FINCH	2/04/08
04	K. FINCH	6/21/13
05	[illegible]	11/03/14
06		

-01 KFinch 9/22/14

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
01	06-07-06	RUTH GROVER	09-05-06
02	10-04-07	RUTH GROVER	02-07-08

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Signature: _____

Title: _____

TREE CONSERVATION PLAN CERTIFIED BY:

9/16/14 Date

Sollie P. Stewart, RLA, ASLA
MD Registered Landscape Architect #612

Seal not valid without signature

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M-NCPPC APPROVAL
PROJECT NAME: OAK CREEK CLUB
PROJECT NUMBER: SDP-0306-07
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

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M-NCPPC
APPROVAL
PROJECT NAME: Oak Creek Club (Telecommunication Facility)
PROJECT NUMBER: SDP-0306-04
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number

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 REVO1 MLB
05/10/06 UPDATE GOLF LAYOUT MLB
01/10/08 UPDATE PER SWM POND AT MAINT. BUILDING SPS

UPDATES/REVISIONS :
12/16/07 UPDATE CART PATH PER AS-BUILT AND FINAL BRIDGE DESIGN SPS
1/25/08 SUBMIT FOR CERTIFICATION SDP REV/02 & TCP REV03
4/02/13 UPDATE BIO-FILTER LOCATIONS @ HOLES #8 & #9 SPS
06/12/13 SUBMIT FOR CERTIFICATION OF TCPII/rev04 SPS

TCP II - PHASE 1A - GOLF COURSE

OAK CREEK CLUB

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

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

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

PRELIMINARY PLAN NO: 4-00032		SITE PLAN NO. 0306	
DESIGN: MLB		SHEET	9 OF 18
DRAFT: MEL			
DATE: SEPT. 2003			
SCALE: 1"50'		FILE NO: 31-120-22.3 D	

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Dwg: N:\33100\dwg\22-golf-s9 Xrefs: 46-099/21-golf/21-we/topo-we/22-WE/83-099/83-EA-GOLF/44-099

Phased WOODLAND CONSERVATION Worksheet for Prince George's County

SECTION I - Determining Site Information (Enter areas for each zoning)

	R-L	L-A-C	
1. Zone			
2. Gross Tract	344.35	32.00	Include acreages only in columns for which there is a corresponding zone.
3. Floodplain	76.82	0.00	
4. Previously Dedicated Land	0.00	0.00	
5. Net Tract (#3-4.)	308.35	23.00	0.00

6. Property Description or Subdivision Name: Oak Creek Club
7. Is this site subject to the 1991 Ordinance? No
8. Break-even Point (preservation screen) = 240.37
9. Acres of Net Tract clearing permitted with retention: 170.32

SECTION II - Determining Woodland Conservation Requirements (Enter areas for each corresponding solution)

10. Existing Woodland on Net Tract (#5)	178.95				
11. Existing Woodland in Floodplain (#3)	73.32				
12. Woodland Cleared on Net Tract (#10) ÷	200.51	0.00			
13. Greater of 11 or 13	200.51				
14. Woodland above WCT	117.95				

	SDP-0306	SDP-0601	SDP-0611 & Future SDP	SDP-0617	mNCPPC
15. Plan Number: (This must be completed for each phase)	TCPII/01/97	TCPII/02/97	TCPII/03/97	TCPII/04/97	Park "OOS" Future
16. Plan Phase or Stage	TCPII/01/97	TCPII/02/97	TCPII/03/97	TCPII/04/97	TCPII/05/96
17. Total area in this Phase or Section	76	50	90	96	96
18. Revision Number	Approved	Approved	Approved	Approved	Approved
19. Approval Date	6/26/2013	6/15/2015	9/5/2000	9/5/2000	9/5/2000
20. Total area in this application (acres)	305.89	309.53	268.66	88.75	35.97
21. Floodplain area in this application (acres)	73.32	73.32	73.32	73.32	73.32
22. Net Tract area in this application (acres)	232.57	183.96	195.34	15.43	4.80
23. Woodland on Net Tract in this application (acres)	144.56	171.54	59.20	25.41	31.51
24. Woodland in the Floodplain for this phase	7.56	26.51	37.41	7.76	1.85
25. Woodland Cleared on Net Tract for this phase	83.56	133.80	13.95	7.66	16.03
26. Woodland Cleared in Floodplain for this phase	0.56	1.73	1.25	0.00	0.00
27. Offsite Woodland Clearing (-1.)	0.00	1.04	0.00	0.00	0.00
28. Offsite WCA being provided on this property (preservation)	0.00	0.00	0.00	0.00	0.00
29. Offsite WCA being provided on this property (afforestation/re)	0.00	0.00	0.00	0.00	0.00
30. Woodland Cleared on Net Tract for Woodland Retained	83.51	182.51	211.40	218.14	388.16
31. Overdedication acres of Floodplain woodland cleared	0.56	3.39	9.04	3.93	1.85
32. Woodland Cleared Above WCT (Greater of 15 or 32)	83.51	182.51	211.40	212.80	222.80
33. Woodland Clearing below WCT	0.00	0.00	0.00	5.34	44.79
34. Clearing below WCT (2:1 replacement requirement)	0.00	0.00	0.00	10.68	89.58
35. Replacement for clearing below the WCT (0.25 :1)	0.00	0.00	0.00	2.67	22.40
36. Replacement for clearing below the WCT (0.5 :1)	0.00	0.00	0.00	5.34	44.79
37. Woodland Conservation Threshold	19.30%	19.30%	19.30%	19.30%	19.30%
38. Total Woodland Conservation Required	240.97	237.50	288.43	291.96	384.98

Label phase indicators consistently throughout the submittal.

SECTION III - Meeting the Requirements

						Total
40) Woodland Preservation	74.39	49.46	27.28	12.63	15.22	178.97
41) Reforestation/Afforestation	36.00	8.35	13.97	2.80	1.67	62.84
42) Natural Regeneration						0.00
43) Specimen & Historic Tree Credit (CRZ area * 2)						0.00
44) Forest Enhancement Credit (acre * 0.25)						0.00
45) Areas approved for fee-in-lieu/ FFA						0.00
46) Areas approved for fee-in-lieu/ WCT						0.00
47) Credit for Woodland Conservation on another property	0.00	22.38	1.66		9.99	34.04
48) Offsite WCA (preservation) being provided on this property	18.00					18.00
49) Offsite WCA (afforestation) being provided on this property			2.96			2.96
50) Total Woodland Conservation Provided	128.39	80.19	45.87	15.43	26.88	297.32
51) Woodland saved on this phase but not counted	-74.89	-74.89	-55.90	0.00	0.00	-7.50
52) Existing Net Tract Woodland in later phases	289.38	121.51	61.81	36.42	4.80	513.91
53) Replacement Status per Phase						

18.00 acres if Offsite WCA (preservation) being provided on this offsite lands of TCPII/97/95, for Largo Town Center
2.96 acres if Offsite WCA (afforestation/reforestation mitigation) being provided within the limits of TCPII/04/04 for Kingdom
0.12 Ac. fee-in-lieu to be provided by the owner of the communications monopole located on Golf Course Parcel D

Prepared by: Daniel F. Stewart, RLA #MD612
Signature
License Number

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

LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS:

TREE SAVE AREA, NOT CLEARED, NOT COUNTED – EXISTING FOREST WILL NOT BE CLEARED, BUT THEY ARE NOT COUNTED AS WCA.

TREE SAVE, NOT FOREST, NOT CLEARED – EXISTING TREES THAT DO NOT MEET FOREST CRITERIA THAT WILL BE SAVED.

SHRUB SCRUB SAVE AREA – FOREST WILL BE COUNTED AS CLEARED. UNDERSTORY TREES, SHRUBS, ETC., TO BE PRESERVED

PLANTING PROCEDURES FOR REFORESTATION AREAS (LANDSCAPE AND SEEDLING STOCK)
All tree planting for woodland replacement, reforestation will be completed within 6 months of the completion of final grading, provided that it can be done within the specified planting window. An additional 6 months may be necessary in order to plant during the planting window. Failure to establish the woodland replacement, reforestation or afforestation for the golf course within the described Plan including the associated $1.50 per square foot penalty unless a written extension is approved the DER time frame will result in a failure to receive a Use Permit for the golf course and/or a violation of this

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

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

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

Name _____
Business Name _____
Address _____
Phone Number _____

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

* Species List – Based on the native forest association of the area in which Oak Creek Club Community is located (see "Reforestation Plant Lists").

* Seedling size to be 1/4" to 1/2" caliper with roots not less than 8" long. Landscape stock to range from 1" – 2 1/2" caliper.

* Spacing and Quantity – See "Reforestation Plant Lists".

* Layout – For seedlings see "Planting Layout" detail. For landscape stock – see TCP–II planting plan.

* The designated regulatory agency shall inspect site.

* Infestations of invasive species are present. Tree shelters increase native cavity nesting bird mortality and * No tree shelters are to be used for seedlings unless excessive deer browse is evident or opposite

inhibit plants' ability to establish root systems.

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

* Each landscape tree should be mulched with 2–3" of composted shredded hardwood mulch unless they are in a planting bed where mulch will be spread throughout.

PREPARATION (EXPOSED AND NEWLY GRADED SOILS)

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

2) Soils shall be free of contaminants (oil products, concentrated soluble salts, ferrous iron, soluble aluminum and soluble manganese).

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

4) Flat areas and slopes up to 3:1 shall be loose and friable to a depth of at least 6 inches. The top layer of soil shall be loosened by raking, discing or other acceptable means before seeding.

5) Slopes steeper than 3:1 grade shall have the top 1–3 inches of soil loose and friable before seeding.

6) Seed and fertilizer. Seed with a hydroseeder for sites larger than one half acre. Dry seed with a manual centrifugal spreader for sites less than one half acre or that are inaccessible to hydroseeding equipment (see seeding specifications to follow for either method used). Fertilizer to be incorporated into the hydroseed mix if hydroseeding is performed, or it is to be applied with a manual centrifugal spreader if dry seeding is the method used. Fertilizer type, analysis, and application rate to be determined by University of Maryland Cooperative Extension Service or a qualified Ecologist based

on soil test results.
7) Herbicide applications for the control of invasive species after planting will be done as part of the maintenance agreement, only with written permission from Environmental Planning. There will be no use of herbicides within the PMA.

PLANT INSTALLATION METHODS

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

* Hand digging is acceptable in situations where the auger cannot be applied (slopes, wet areas, confined spaces, etc.) See "Planting Methods" detail.

PLANT CRITERIA FOR REFORESTATION AREAS (LANDSCAPE AND SEEDLING STOCK)

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

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

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

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

* Container–grown plants shall not have roots that encircle the rootball.

* All plants shall be certified pest–free by the Department of Agriculture of the state of origin.

SPECIFICATIONS FOR HYDROSEEDING ALL REFORESTATION AREAS WITH A STABILIZATION SEED MIX (SWM POND AREA EXCLUDED)

* Timing
Apply seed upon the completion of site preparation (herbicide application, topical or incorporated soil amendment applications grading, etc.)

* Stabilization seed mix to consist of a non–turf building ground cover.
I. State certified weed free seed (labeled) graded.
II. Rate – 50 lbs/acre (for disturbed, exposed or newly graded soils and overseeding existing vegetation with less than 60% cover).
Note: For best success rates under drought conditions i.e.; unusually dry seasons, S/W facing slopes, sandy soils etc., the application rate should be reduced to 25–30 lbs/acre
III. Apply seed uniformly with a hydroseeder. The slurry includes seed, fertilizer, mulch binder (where applicable) on a firm, moist seedbed. Note: The seed and fertilizer will be mixed on site and the seeding shall be immediate without interruption.

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

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

* Gel
As necessary provide a water absorbing co–polymer which can absorb up to 400 times its own weight to aid in fluffing the surface and during application and to provide a lubricant coating to protect the plant when passing through the hydroseeder nozzle.

* Irrigation
If soil moisture is deficient, supply new seeding with adequate water for plant growth until they are firmly established. This is especially true when seeding is made in abnormally dry or hot seasons, or on adverse sites.

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR label certifies 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 (Telecommunication Facility)
PROJECT NUMBER: SDP-0306-04
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.

PHASE IA -FOREST SAVE CALCULATIONS

SYM.	AREA (SF)	AREA (AC)	SHEET #
S-1	19137	0.44	2
S-2	5218	0.12	2
S-3	7358	0.17	2
S-4	19424	0.45	2
S-5	16356	0.38	2
S-6	38344	0.88	2
S-7	75623	1.74	2
S-8	19718	0.45	2
S-9	1893	0.04	2
S-10	50253	1.15	2
S-11	1114	0.03	2
S-13	3498	0.08	2
S-14	7275	0.17	2
S-16	9552	0.22	2
S-17	22460	0.52	2
S-18	7216	0.17	2
S-19	38349	0.88	2
S-20	35443	0.81	2
S-21	40665	0.93	2
S-22	30387	0.70	2
S-23	41600	0.96	2
S-24	19034	0.44	2
S-25	39,290	0.90	2
S-26	84807	1.95	2
S-27	64406	1.48	2
S-28	2004	0.05	2
S-29	253967	5.83	10
S-30	43536	1.00	10
S-31	36230	0.83	11
S-31A	2891	0.07	11
S-32	43916	0.96	11
S-33	40540	0.93	11
S-34	8597	0.20	11
S-35	41643	0.96	11
S-36	63490	1.46	12
S-37	169375	3.89	12
S-38	1300	0.03	12
S-39	142389	3.27	13
S-39A	7860	0.18	13
S-40	60976	1.40	13
S-41	REMOVED	0.00	15
S-42	80935	1.86	15
S-43	REMOVED	0.00	13
S-44	19413	0.45	13
S-45	2227	0.12	13
S-46	4494	0.10	13
S-47	90413	2.08	14
S-48	1175737	27.00	14
S-49	40148	0.92	14
S-50	100208	2.30	15
S-51	27751	0.64	15
S-52	16115	0.37	15
S-53	5189	0.12	15
S-54	19579	0.24	16
S-55	26264	0.65	16
S-56	16743	0.38	15
S-57	REMOVED	0.00	15
S-58	2381	0.05	15
SUBTOTAL	**3238853**	**74.35**	

PHASE IA REFORESTATION

SYM	(SF.)	(AC.)	SHEET #
UPLAND REFORESTATION			
UR-1	13169	0.30	2
UR-2	10737	0.25	2
UR-3	15691	0.36	2
UR-4	21349	0.49	2
UR-5	18610	0.43	3
UR-6	42471	0.98	3
UR-7	40958	0.94	4
UR-8	53969	1.24	4
UR-9	277427	6.37	4
UR-9A	8752	0.20	4
UR-10	48437	1.11	5
UR-11	26848	0.62	6
UR-12	46231	1.04	6
UR-12A	17610	0.41	6
UR-13	11776	0.27	13
UR-14	4881	0.11	8
UR-15	2887	0.07	8
UR-16	2883	0.07	8
UR-17	57132	0.13	8
UR-18	141311	3.02	9
UR-19	18603	0.43	9
UR-20	37850	0.87	9
UR-21	28470	0.65	9
UR-22	6602	0.15	9
UR-23	23900	0.55	10
UR-24	2038	0.05	10
UR-25	2983	0.07	10
UR-26	2942	0.07	10
UR-27	2992	0.07	2
UR-28	14979	0.34	11
UR-29	35254	0.81	11
UR-30	600	0.01	11
UR-31	4103	0.09	11
UR-32	319063	0.73	11
UR-33	62793	1.44	12
UR-34	60806	1.40	12
UR-35	139097	3.14	12, 13
UR-36	9114	0.21	12,13
UR-37	REMOVED	0.00	13
UR-38	2049	0.05	13
UR-39	1522	0.03	15
UR-40	78285	1.75	13
UR-41	8775	0.20	13
UR-42	619	0.01	15
UR-43	32136	0.74	15
UR-44	7423	0.17	15
UR-45	7723	0.18	15
UR-46	62031	0.14	16
UR-47	REMOVED	0.00	16
UR-48	15101	0.35	4
UR-49	52043	1.19	4
UR-50	613	0.01	3
UR-51	9296	0.21	3
UR-52	856	0.02	8
UR-53	5532	0.13	8
UR-54	1616	0.04	15
SUBTOTAL	**1139180**	**26.15**	

PHASE IA REFORESTATION (CONT'D)

SYM	(SF.)	(AC.)	SHEET #
BOTTOM LAND REFORESTATION			
BO-1	5607	0.13	2
BO-2	3060	0.12	2
BO-3	1502	0.03	4
BO-4	78524	1.83	4
BO-5	11275	0.26	4
BO-6	36404	0.84	4
BO-7	15314	0.35	5
BO-8	14608	0.34	5
BO-9	REMOVED	0.00	7
BO-10	52505	1.21	9
BO-11	12505	0.29	9
BO-12	5870	0.13	9
BO-13	7243	0.17	13
BO-14	4122	0.09	13
SUBTOTAL	**291642**	**6.77**	

LARGE STOCK REFORESTATION			
LG-1	4449	0.10	2
LG-2	6272	0.14	2
LG-3	13103	0.30	3
LG-4	3935	0.09	4
LG-5	4000	0.09	4
LG-6	4734	0.11	4
LG-6A	3780	0.09	4
LG-7	11175	0.26	4
LG-8	1061	0.02	6
LG-8A	3777	0.09	6
LG-9	20155	0.05	6
LG-9	12236	0.28	6
LG-10	15235	0.34	6
LG-11	REMOVED	0.00	6
LG-12	2419	0.06	8
LG-13	REMOVED	0.00	9
LG-14	19791	0.45	9
LG-14A	655	0.02	9
LG-15	10792	0.25	9
LG-16	5492	0.13	9
LG-17	4730	0.11	9
LG-18	4308	0.10	10
LG-19	1600	0.04	10
LG-20	REMOVED	0.00	11
LG-21	1226	0.03	11
LG-22	1214	0.03	12
LG-23	14026	0.32	12
LG-24	5202	0.12	9
LG-25	15536	0.36	12
LG-26	1600	0.04	13
LG-27	742	0.02	13
LG-28	1523	0.03	13
LG-29	1207	0.03	13
LG-30	REMOVED	0.00	16
LG-31	REMOVED	0.00	16
LG-32	1,436	0.03	16
LG-33	5,726	0.13	4
LG-34	6,784	0.16	4
LG-35	1,008	0.02	4
LG-36	1,513	0.03	5
LG-37	2545	0.06	5
SUBTOTAL	**179055**	**4.10**	
TOTAL	**1569757.92**	**38.03**	

UPLAND REFORESTATION AREA: acres
24.90 acres @ 350 1–3 gal. cont. trees/acre = 8,715 trees

QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
1100	Acer rubrum	Red Maple	3/4" – 1" cal. cont.	20' o.c.
1100	Carya tomentosa	Mockernut Hickory	3/4" – 1" cal. cont.	20' o.c.
1100	Liquidambar styraciflua	Sweet Gum	3/4" – 1" cal. cont.	20' o.c.
1100	Quercus rubra	Red Oak	3/4" – 1" cal. cont.	20' o.c.
1000	Liquidambar styraciflua	Sweet Gum	3/4" – 1" cal. cont.	20' o.c.
1000	Quercus rubra	Northern Red Oak	3/4" – 1" cal. cont.	20' o.c.
1200	Ilex opaca	American Holly	6–8" in height	8' o.c.
1115	Pinus taeda	Loblolly Pine	6–8" in height	8' o.c.

BOTTOM–LAND REFORESTATION AREA: acres
5.90 acres @ 350 1–3 gal. cont. trees/acre = 2069 trees

QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
210	Acer rubrum	Red Maple	3/4" – 1" cal. cont.	20' o.c.
210	Fraxinus pennsylvanica	Green Ash	3/4" – 1" cal. cont.	20' o.c.
210	Carpinus caroliniana	Ironwood	3/4" – 1" cal. cont.	20' o.c.
210	Liriodendron tulipifera	Tulip Poplar	3/4" – 1" cal. cont.	20' o.c.
210	Liquidambar styraciflua	Sweet Gum	3/4" – 1" cal. cont.	20' o.c.
210	Platanus occidentalis	Sycamore	3/4" – 1" cal. cont.	20' o.c.
220	Prunus serotina	Black Cherry	3/4" – 1" cal. cont.	20' o.c.
296	Ilex opaca	American Holly	6–8" in height	8' o.c.
293	Pinus taeda	Loblolly Pine	6–8" in height	8' o.c.

LARGE STOCK REFORESTATION AREA: acres
4.69 acres @ 200 5–7 gal. cont. trees/acre = 938 trees

QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
120	Acer rubrum	Red Maple	1 1/2 –2" cal. B&B	20' o.c.
120	Liquidambar styraciflua	Sweet Gum	1 1/2 –2" cal. B&B	20' o.c.
120	Liriodendron tulipifera	Tulip Poplar	1 1/2 –2" cal. B&B	20' o.c.
260	Ilex opaca	American Holly	6–8" in height	8' o.c.
298	Pinus taeda	Loblolly Pine	6–8" in height	8' o.c.

MAINTENANCE BUILDING BUFFERING

QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
12	Cupressocyparis 'Leylandii'	Leyland Cypress	6–8" height	12'– 15' o.c.

REFORESTATION MANAGEMENT PLAN

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

I. Field check the planting area according to the following schedule:
Year 1: 3 times (March–April), (July–August), (October–November)
Year 2–3: Twice annually (April–May), (September–October).
Years 4–5: Once annually (May–September). If appropriate, remove temporary tree protection fencing at this time.

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

II. Watering is dependent on rainfall and the mount and frequency will vary. Plants will be watered as needed, during years 1–3, depending on rainfall, time of season, and installation timing.

III. Control of invasive species will be achieved by annually mulching individual trees with composted woodchips or shredded hardwood mulch, re–flagging them as needed and spot applications of herbicide applied directly to target species competing with reforestation plants. Be careful not to spray herbicide onto or inside the critical root zone of desirable plants.

IV. Fertilizing within the first 3 years of the maintenance period may not be necessary and will be based on the soil test results and the UMCP Ext. Service Recommendations.

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

VI. Perimeter fencing and signage will be removed after five years based on the planting date.

VII. The Warranty service obligations are such that at the end of the 5–year period, at (1,000) seedlings per acre or (500) 1" caliper trees per acre plant survivability must be above 75% and at (200) 2 1/2" caliper trees per acre, survivability must be 100%. The applicant will be charged with a mitigation fee to restock the area and it will be levied based on the square footage of the affected area.

LONG TERM PROTECTION

Protection of forest areas, as established through the forest conservation process, relies upon adherence to protection and maintenance standards during construction and preservation of these areas as undisturbed open space after construction to ensure their long–term survival. In order to provide for identification of these measures and ensure that they are carried out, refer to this Type II Tree Conservation Plan.

TREE PROTECTION MEASURES

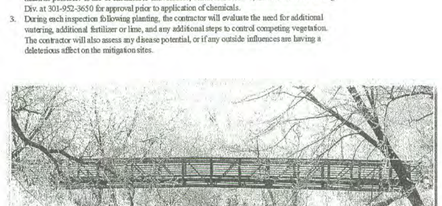
Tree protection fence and signs are to be installed along the perimeter of existing forest and individual trees to remain. It is to be installed outside of the critical root zone of the trees and the root pruning line (if present) and will be smooth wire fencing. It is to be installed before any more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

TREE PROTECTION SEQUENCE

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

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

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



CARTPATH OVERPASS FOR CHURCH ROAD
CONCEPTUAL DESIGN ONLY: FINAL DESIGN TO BE APPROVED BY PARK AND PLANNING BEFORE CONSTRUCTION

Standard Type II Tree Conservation Plan Notes

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

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INVASIVE SPECIES TO BE REMOVED FROM EXISTING FOREST

Common Name	Scientific Name
HERBACEOUS	
Garlic Mustard[1]	Alliaria petiolata[1] (A. Officinalis)
a grass	Arthraxon hispidus
Crown–vetch[2]	Coronilla varia[2]
Tall Fescue, K31 Fescue	Festuca elatior (F. arundinacea)
Setting–cup clover[2]	Lysipedesia sessilis[2]
a grass[1]	Microstegium vimineum[1] (Eulalia viminea)
Common Reed[1]	Phragmites australis[1] (P. communis)
Japanese Knotweed	Pleygonum cuspidatum
Mile–a–minute Vine, Devil–s Tearthumb[1]	Polygonum perfoliatum[1]
Lesser Celandine	Ranunculus ficaria
VINES	
Porcelain Berry[1]	Ampelopsis brevipedunculata[1]
Oriental Bittersweet[1]	Celastrus orbiculatus[1]
Cinnamon Vine[1]	Dioscorea batatas[1]
Climbing Euonymus, Wintercreeper	Euonymus fortunei
English Ivy[2]	Hedera helix[2]
Japanese Honeysuckle[1]	Lonicera japonica[1]
Kudzu[1]	Pueraria lobata[1]
Periwinkle	Vinca minor
Wisteria[2]	Wisteria floribunda, W. sinensis[2]
SHRUB	
Japanese Barberry	Berberis thunbergii
Russian Olive	Elaeagnus angustifolium
Autumn Olive	Elaeagnus umbellata
Winged Euonymus, Winged Wahoo	Euonymus alatus
Privet Ligustrum spp.	Ligustrum spp.
Bush Honeysuckles, including	Lonicera spp.[1]
Belle Honeysuckle	Lonicera x bella
Amur Honeysuckle	Lonicera maackii
Morrow–s Honeysuckle	Lonicera morrowii
Tartarian Honeysuckle	Lonicera tatarica
Bamboo–nursing varieties[1]	Phyllostachys spp. Pseudosasa japonica[2]
Common Buckthorn	Rhamnus cathartica
European Buckthorn	Rhamnus frangula
Multiflora Rose[1]	Rosa multiflora[1]
Strawberry–raspberry, Ballooberry	Rubus illecebrosus
Wineberry	Rubus phoenicolasius
Japanese Spirea[1]	Spiraea japonica[1]
Coralberry	Symphoricarpos orbiculatus
TREES	
Norway Maple[1]	Acer platanoides[1]
Tree of Heaven	Ailanthus altissima
White Mulberry	Morus alba
Empress Tree	Paulownia tomentosa
Sweet Cherry, Bird Cher