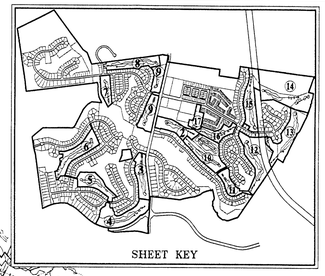

M.N.C.P.P.C.
Prince George's County Planning Department
Environmental Planning Section

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		
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: _____

LIBER/FOLIO REFS.

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	52	9.86
M.C.O. 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	5550/191&194	10	206.97
ALBERT TURNER ET. AL	5550/191	3	5.00
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	9639/641	2	3.00
MARTHA BEALL ET AL TRUSTEES	9639/641	2	265.72

Tree Conservation Plan SDP-0306 TCPII/97/95

SHEET INDEX

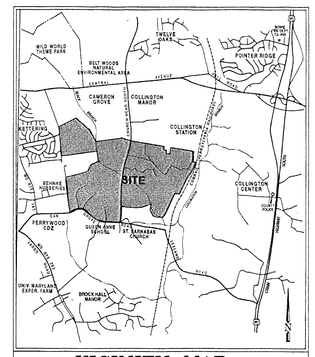
Sheet 1	Cover Sheet – 300-scale overall plan and General Notes
Sheet 2-8	Holes #1 - #7
Sheet 9	Holes #5, #9 & Maintenance Building
Sheets 10	Hole #10 and Driving Range
Sheets 11-16	Holes #11 - #18
Sheets 17-17B	30-scale Clubhouse Landscape Plan & Landscape Details
Sheets 18	TCP Notes, Details and worksheet

Golf Course Forest Edge Condition Categories:

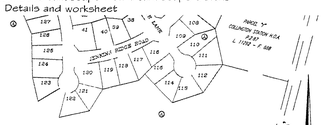
A. Removal of invasive species up to 20 feet from the edge of Forest Conservation Area.

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

Zone:	R-L
Gross Site Area	258.22 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	A8427, A8578
CDP Reference	CDP-9602
Preliminary Plan Reference	#4-01032
Planning Area	Bowie/Collington
Boundary	Surveys by Charles P. Johnson & Associates, Inc. & by M-K Enterprises.
Topography	Two foot Aerial.
Wetlands	Delineated by McCarthy & Assoc. Approved by Corps of Engineers

GOLF COURSE

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 tes 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-9902/02 and #PGCPB 07-173 for CDP-9903/01, 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-13008, 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 (Acs.)	EXISTING FOREST (sq.ft.)	RETAINED FOREST (sq.ft.)	CLEARED FOREST (sq.ft.)	RETAINED FOREST W/W.F.P.	WOOD. CONS. AREA (sq.ft.)	W.C.A. (Acs.)
1-A	Golf	2	4390095	11.16	2239967	1112361	1187291	114047	840288	1.9
2-A	Golf	3	4005731	11.03	1427621	954211	473811	0	954211	2.2
3-A	Golf	4	1669161	15.36	23961	8925	14936	0	8925	0.2
4	Golf	5	5159395	11.84	1064774	651331	413443	111777	539554	1.2
5-A	Golf	6	706916	16.23	0	0	0	0	0	0.0
6-A	Golf	7	2883750	6.51	2573181	1203221	1369961	139331	1063890	2.5
7-A	Golf	8	6391581	14.67	5013941	2028001	2985941	0	1884581	4.3
8-A	Golf	9	3035801	6.97	344041	25654	83751	0	25654	0.6
9-A	Golf	9	45812	1.05	1309961	76374	54532	9962	66412	1.5
10-A	Golf	10	5194431	11.92	3423101	1740851	1682251	0	1734291	4.0
11	Golf	11	3373001	7.74	3295391	1663251	1632141	0	1439081	3.3
12-A	Golf	12	6776651	15.56	1727241	723491	997751	0	711921	1.7
13-A	Golf	13	6384451	14.66	3341211	3079321	261891	0	3079321	7.1
14-A	Golf	13	7430641	16.99	5926041	2671111	3154931	74149	1927491	4.2
15	Golf	14	3183421	7.31	3183421	1956021	1227401	129318	611671	1.4
16	Golf	14	4287421	9.84	4287421	1871151	2416271	32766	1540721	3.5
17-A	Golf	15	6094651	13.99	3701131	1162161	2538971	0	1079021	2.5
18-A	Golf	16	3874321	8.89	2456651	590421	1866231	0	553381	1.3
19-A	Golf	18	3569331	8.19	3569331	1215811	2353521	0	1320581	2.8
20	Golf	16	1925311	4.19	88225	1078	87147	0	1016	0.0
22	Golf	17	30883	0.71	0	0	0	0	0	0.0
25	Golf	18	4256	0.10	4256	1949	2339	0	0	0.0
B	HOA	15	19911	0.46	19911	19911	0	0	18619	0.4
C	HOA	14	1105822	25.39	1105822	1105822	0	16669	1089113	25.0
D	HOA	4	164929	3.79	52907	51091	1815	7478	43613	1.0
F	HOA	15	95188	2.19	95188	90878	4310	0	90878	2.1
TOTALS			10747859	246.74	6275024	3025227	3249797	3084971	3253139	74.7

TCP-2 LEGEND

- LOCATION OF WETLANDS
- LOCATION OF WATERS OF THE USA
- FOREST SAVE AREA (WOODLAND CONSERVATION CREDIT)
- EXISTING TREE LINE
- PROPOSED TREE LINE
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- BOTTOM LAND AFFORESTATION/REFORESTATION
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- 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.

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR label certifies that this plan meets conditions of final approval by the Planning Board, in this case 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. Revisions number must be included in the Project Number

DPLS-403

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

TREE CONSERVATION PLAN CERTIFIED BY:

9/16/14
Date

Sollis P. Stewart, RLA, ASLA
MD Registered Landscape Architect #512

Seal not valid without signature

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

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-0306/05 & TCP/rev04 SPS

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 200 SILVER SPRING, MARYLAND 20903
Phone:(301)434-7000 E-mail:sscpj.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
DRAFT LF
DATE NOV.2002
SCALE 1"=300'

SHEET 1 OF 18
FILE NO.: 31-120-22.3 D

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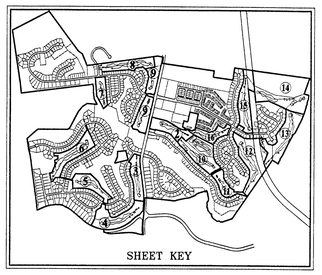
Plotted: Sept. 9, 2014

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



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	2/4/08
04	K. FINCH	6/21/13
05		
06		

KFinch 9/23/14

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

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	10-02-03	RUTH GROVER	02-17-04
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06	06-25-13	EPS	06-25-13

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Title: _____

TREE CONSERVATION PLAN CERTIFIED BY:

6/4/14
Date:

Sallie P. Stewart, RLA, ASLA
MD Registered Landscape Architect #812

Seal not valid without signature

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M-NCPPC APPROVAL

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PROJECT NUMBER: SDP-0306-07

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- WOODLAND CONSERVATION SIGN
- REFORESTATION/AFFORESTATION SIGN
- EXISTING 100 YEAR FLOODPLAIN
- 25' 100 YEAR FLOODPLAIN BRL
- WS — WS — 25' WETLAND BUFFER
- LOD — LOD — LIMIT OF DISTURBANCE
- PATUXENT MANAGEMENT AREA BUFFERS
- X — X — TREE PROTECTION FENCE – TEMPORARY
- XX — XX — TREE PROTECTION FENCE – PERMANENT (SPLIT RAIL FENCE)
- B — EDGE CONDITION

Golf Course Forest Edge Condition Categories:

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

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

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

LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS:

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

GRAPHIC SCALE
50 0 25 50 100
SCALE : 1" = 50'

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 SUBMT SIGNATURE SET MLB
05/10/06 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-0306/06 & TCP/rev04 SPS

TCP II - PHASE IA - GOLF COURSE

OAK CREEK CLUB

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250 GIBRALTAR ROAD
HORSHAM, PA 19044

PRELIMINARY PLAN NO.	4-01032
SITE PLAN NO.	0306
DESIGN MLB	
DRAFT MEL	
DATE SEPT. 2002	
SCALE 1"=50'	
SHEET	2 OF 18
FILE NO.:	31-120-22.3 D

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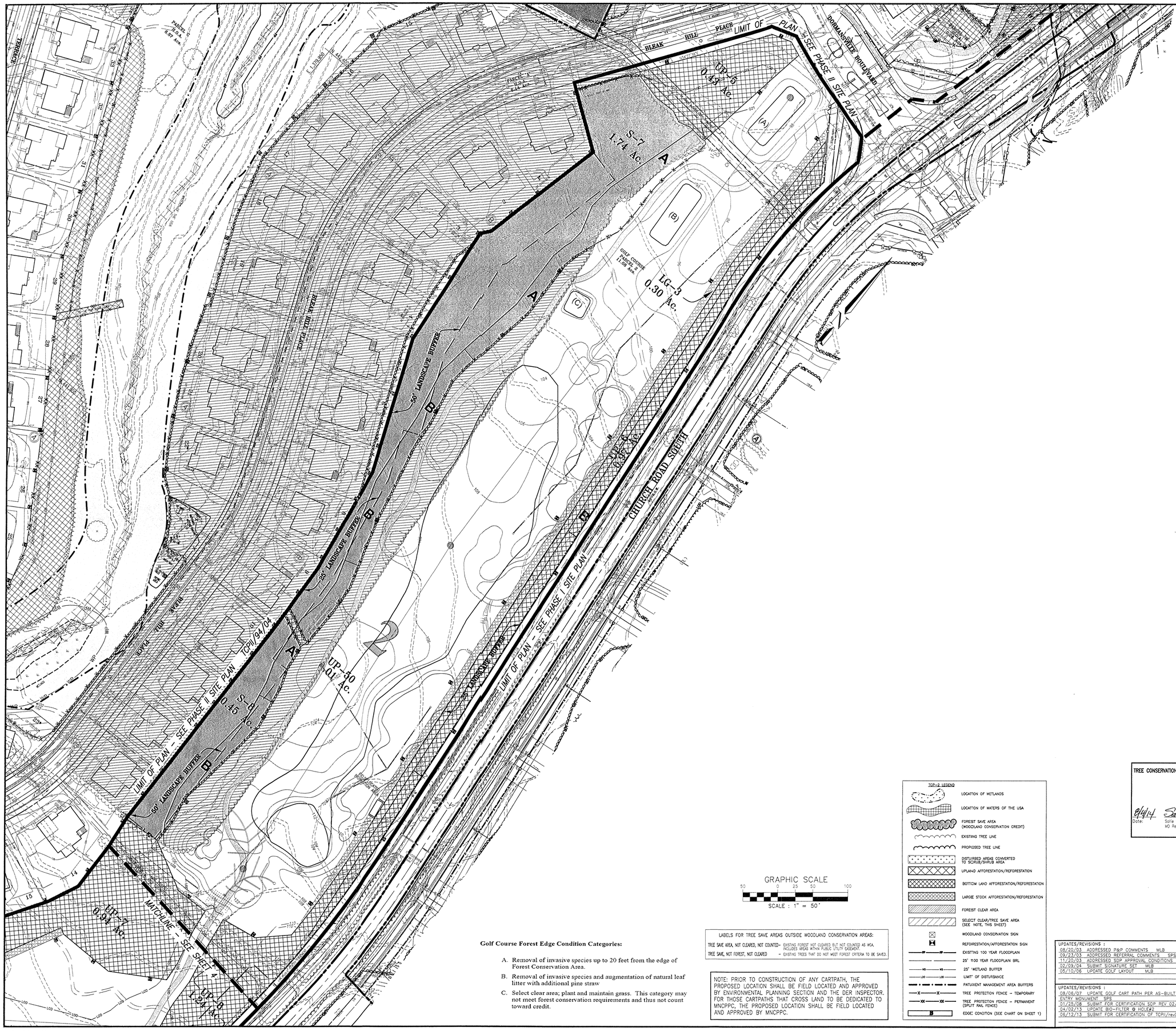

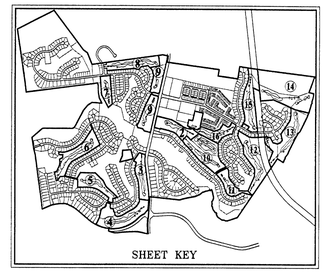

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- TREE PROTECTION FENCE - TEMPORARY
- TREE PROTECTION FENCE - PERMANENT (SPLIT RAIL FENCE)
- EDGE CONDITION (SEE CHART ON SHEET 1)

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 REV3
04/02/13 UPDATE BIO-FILTER @ HOLE#2 SPS
06/12/13 SUBMIT FOR CERTIFICATION OF TCPII/rev04 SPS

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

APPROVAL
TREE CONSERVATION PLAN

TCP II/ 97 / 95

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05		
06		

DT KFinch 9/23/14

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

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

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01	08-07-06	RUTH GROVER	08-18-06
02	10-04-07	RUTH GROVER	02-07-08

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Signature: _____

Title: _____

TREE CONSERVATION PLAN CERTIFIED BY:

9/4/14 Date:

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

Seal not valid without signature

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QR Code 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
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

TCP II - 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:ss@cpja.com Fax:(301)434-9394
FREDERICK, MD FAIRFAX, VA

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

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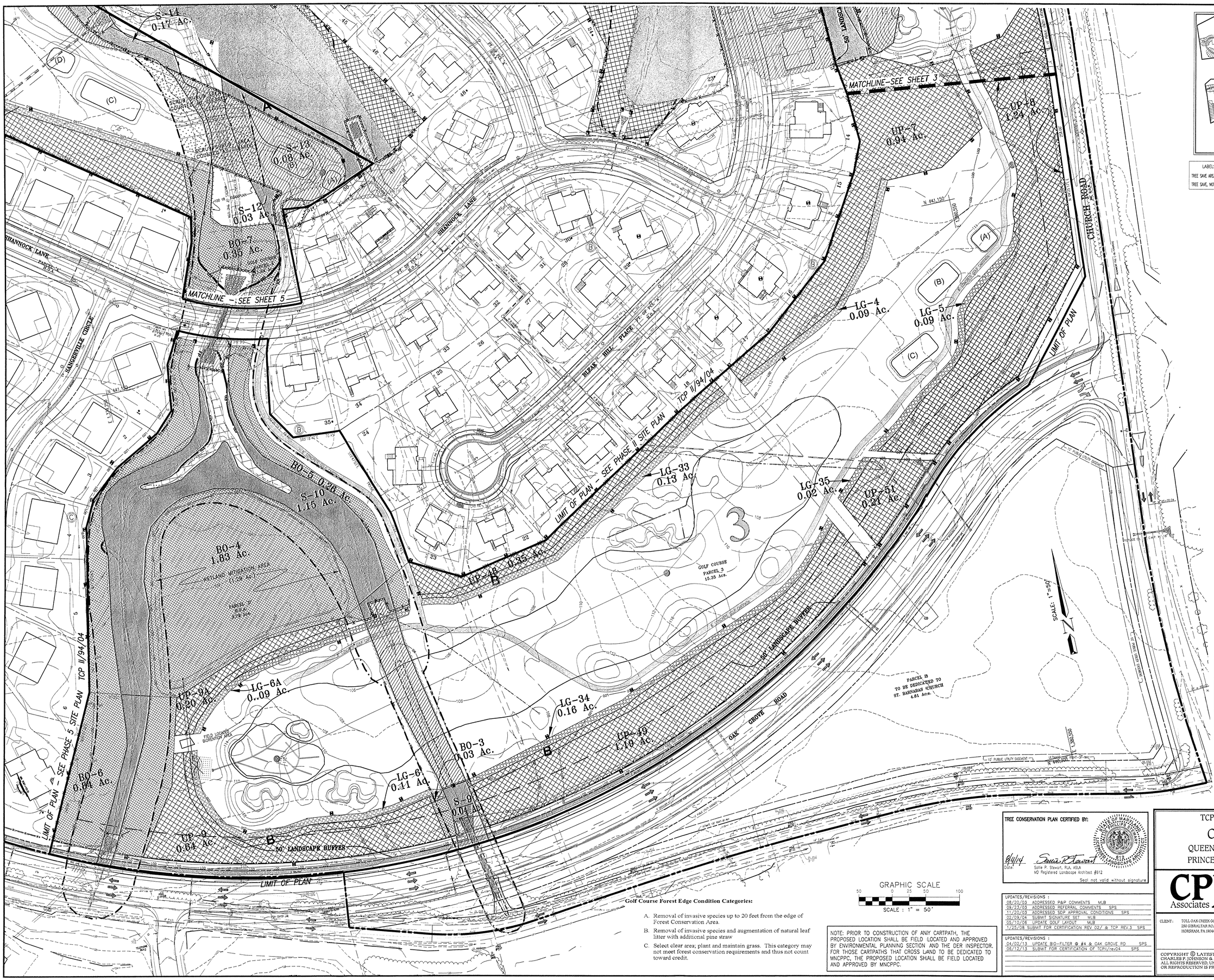
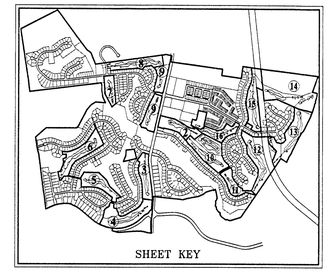
PRELIMINARY PLAN NO.	4-02032
SITE PLAN NO.	0306
DESIGN MLB	SHEET 3 OF 18
DRAFT MEL	
DATE SEPT. 2002	
SCALE 1"=50'	FILE NO.: 31-120-22.3 D

Plotted: Aug. 4, 2014
Dwg. N:\31100\dwg\22-golf-s3 Xrefs: 46-099\21-golf\21-we\topo-we\22-WE\44-099\21-EA





LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS:

TREE SAVE AREA, NOT CLEARED, NOT COUNTED- EXISTING FOREST NOT CLEARED BUT NOT COUNTED AS WCA. INCLUDES AREAS WITHIN PUBLIC UTILITY EASEMENT.

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

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

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	2/4/08
04	K. FINCH	6/21/13
05		
06		
07	K. Finch	7/23/14

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

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Signature: _____

Title: _____

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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

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 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.

TREE CONSERVATION PLAN CERTIFIED BY:

6/4/14
Date

Sallie R. Stewart
Sallie P. Stewart, RLA, ASLA
MD Registered Landscape Architect #812

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 MLB
05/10/06	UPDATE GOLF LAYOUT MLB
1/25/08	SUBMIT FOR CERTIFICATION REV 02/ & TCP REV.3 SPS

UPDATES/REVISIONS :

04/02/13	UPDATE BIO-FILTER @ #4 & OAK GROVE RD SPS
06/12/13	SUBMIT FOR CERTIFICATION OF TCPII/rev04 SPS

TCP II - 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
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Phone:(301)434-7000 E-mail:ssocpja.com Fax:(301)434-9394
FREDERICK, MD FAIRFAX, VA

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

PRELIMINARY PLAN NO.	4-03032
SITE PLAN NO.	0306
DESIGN	MLB
DRAFT	MBL
DATE	SEPT. 2002
SCALE	1"=50'
SHEET	4 OF 18
FILE NO:	31-120-22.3 D

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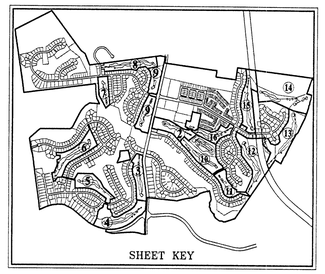

M.N.C.P.P.C.
Prince George's County Planning Department
Environmental Planning Section

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	2/4/08
04	K. FINCH	6/21/13
05		
06		

-07 9/23/14

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	08-07-06	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:

8/4/14
Date:

Sallie 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

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

Golf Course Forest Edge Condition Categories:

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GRAPHIC SCALE
50 0 25 50 100
SCALE : 1" = 50'

LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS:

TREE SAVE AREA, NOT CLEARED, NOT COUNTED - EXISTING FOREST NOT CLEARED BUT NOT COUNTED AS WCA, INCLUDES AREAS WITHIN PUBLIC UTILITY EASEMENT.

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

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

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
05/10/06 UPDATE GOLF LAYOUT MLB
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 TCPII/rev04 SPS

TCP II - 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:ssc@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.	4-03002
SITE PLAN NO.	0306
DESIGN MLB	SHEET 5 OF 18
DRAFT MEL	
DATE SEPT. 2002	
SCALE 1"=50'	FILE NO: 31-120-22.3 D

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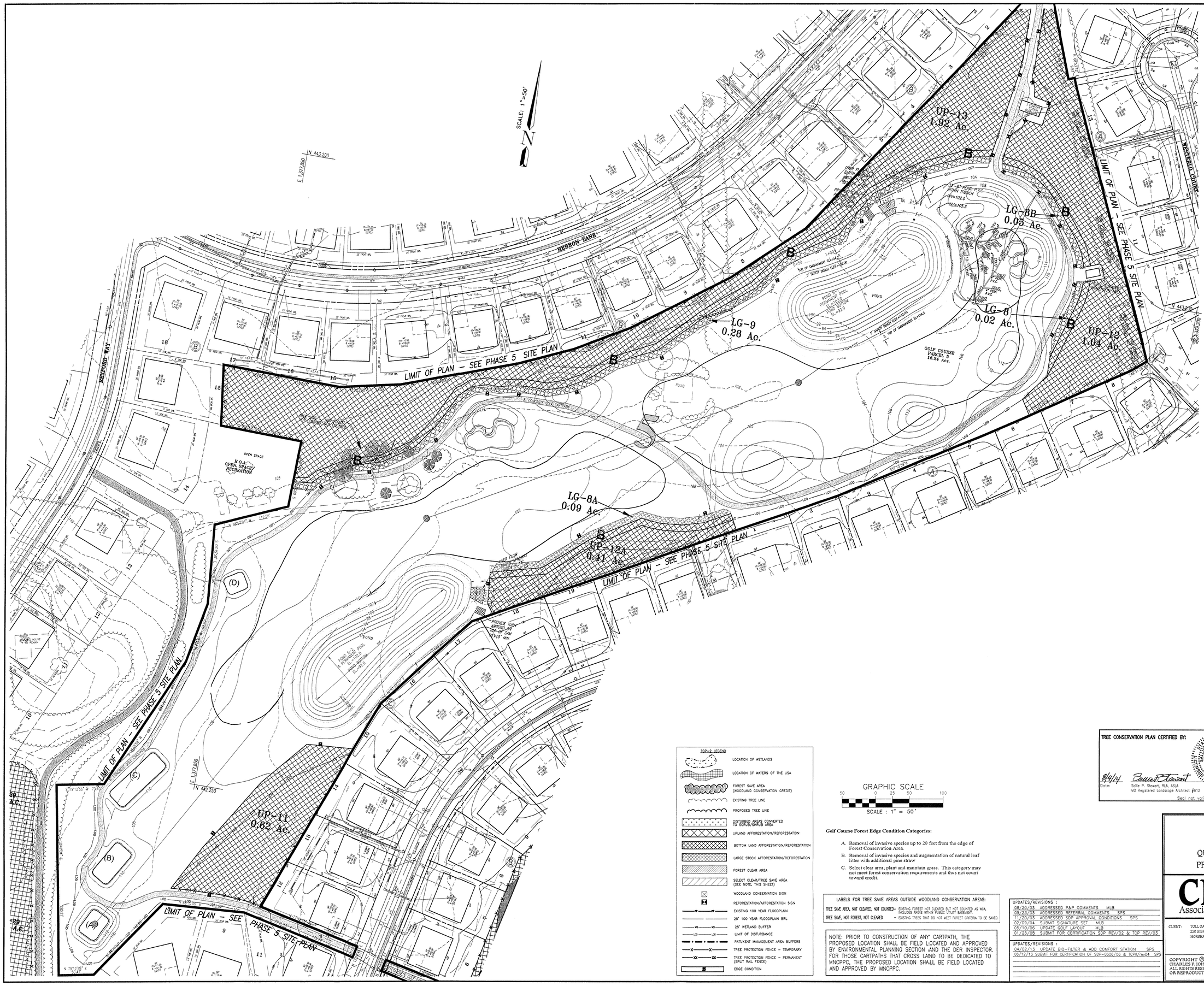
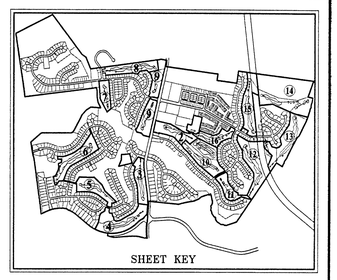
Plotted: Aug. 4, 2014
Dwg: N:\31100\dwg\22-golf-s5 Xrefs: 46-099/21-golf/21-we/topo-we/44-099/22-WE





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	2/4/08
04	K. FINCH	6/21/13
05		
06		

07 KFinch 9/23/14

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	08-07-06	RUTH GROVER	09-05-06
02	10-04-07	RUTH GROVER	02-07-08
06	06-25-13	EPS	06-25-13

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Title: _____

TCP-2 LEGEND

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

GRAPHIC SCALE
50 0 25 50 100
SCALE : 1" = 50'

Golf Course Forest Edge Condition Categories:

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UPDATES/REVISIONS :
08/20/03 ADDRESSED P&P COMMENTS MLB
09/23/03 ADDRESSED REFERRAL COMMENTS SPS
11/20/03 ADDRESSED SDP APPROVAL CONDITIONS SPS
02/09/04 SUBMIT SIGNATURE SET MLB
08/10/06 UPDATE GOLF LAYOUT MLB
01/25/08 SUBMIT FOR CERTIFICATION SDP REV/02 & TCP REV/03

UPDATES/REVISIONS :
04/02/13 UPDATE BIO-FILTER & ADD COMFORT STATION SPS
06/12/13 SUBMIT FOR CERTIFICATION OF SDP-0306/06 & TCPII/rev04 SPS

TREE CONSERVATION PLAN CERTIFIED BY:

6/4/14 Sallie P. Stewart
Date: Sallie 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-0306-07

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revisions 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 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)434-9594
FREDERICK, MD FAIRFAX, VA

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

PRELIMINARY PLAN NO.	4-02032
SITE PLAN NO.	0306
DESIGN	MLB
DRAFT	MEL
DATE	SEPT. 2002
SCALE	1"=50'
SHEET	6
OF	18
FILE NO.	31-120-22.3 D

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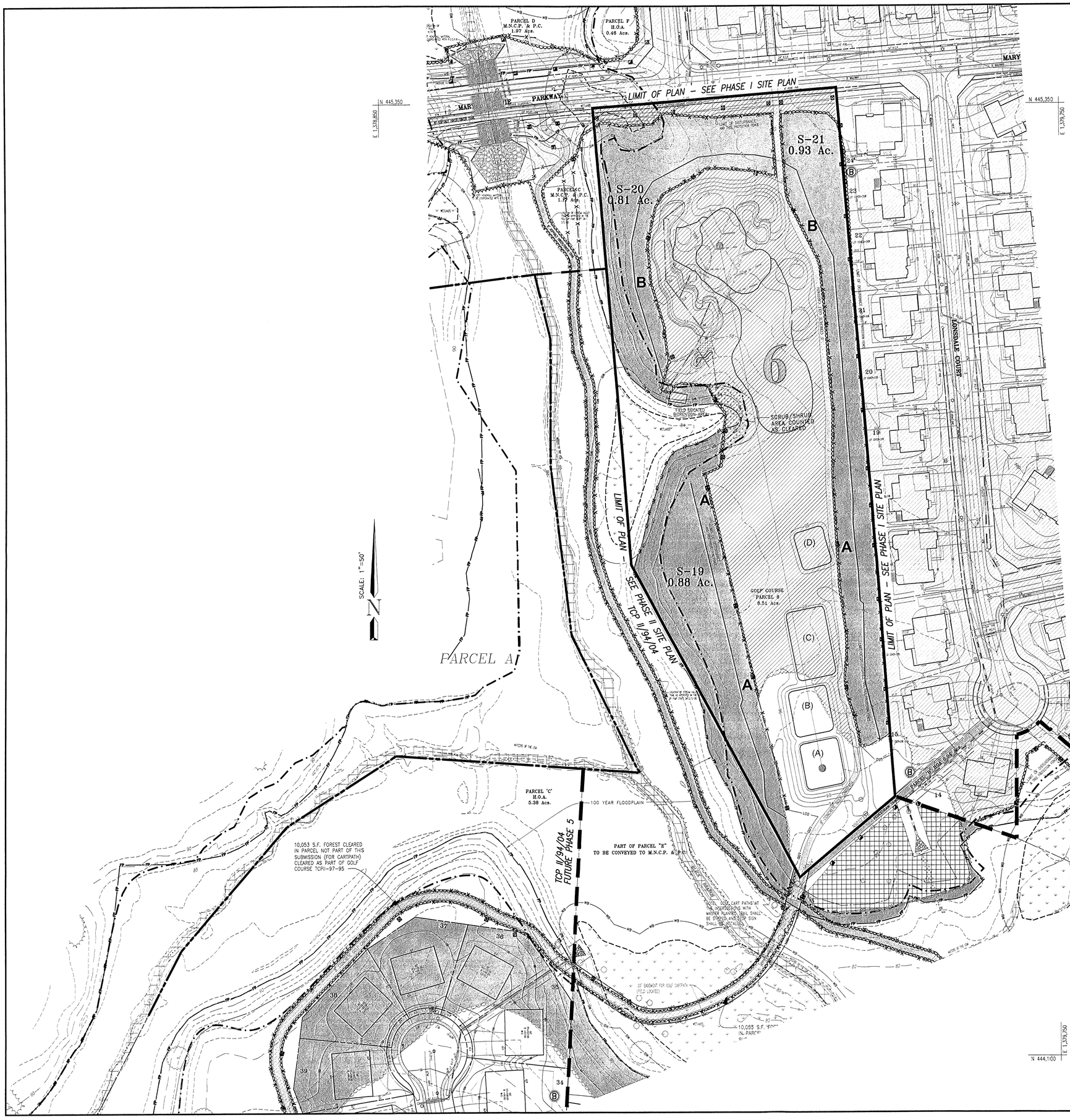

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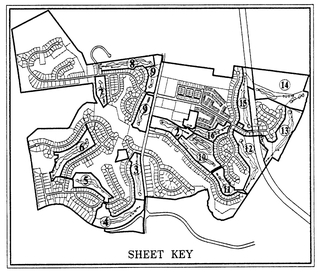
- LARGE STOCK AFFORESTATION/REFORESTATION
- FOREST CLEAR AREA
- SELECT CLEAR/TREE SAVE AREA (SEE NOTE, THIS SHEET)
- WOODLAND CONSERVATION SIGN
- REFORESTATION/AFFORESTATION SIGN
- FP — FP — EXISTING 100 YEAR FLOODPLAIN
- 25' 100 YEAR FLOODPLAIN BRL
- WB — WB — 25' WETLAND BUFFER
- LOD — LOD — LIMIT OF DISTURBANCE
- PATUXENT MANAGEMENT AREA BUFFERS
- X — X — TREE PROTECTION FENCE – TEMPORARY
- XX — XX — TREE PROTECTION FENCE – PERMANENT (SPLIT RAIL FENCE)
- B — EDGE CONDITION



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GRAPHIC SCALE
50 0 25 50 100
SCALE : 1" = 50'

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

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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	2/4/08
04	K. FINCH	6/21/13
05		
06		

07 K.Finch 9/23/14

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	08-07-06	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:

9/4/14 Susan P. Stewart
Date: Sallie 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. Revisions numbers must be included in the Project Number

UPDATES/REVISIONS :

08/20/03	ADDRESSED P&R COMMENTS	MLB
09/22/03	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

UPDATES/REVISIONS :

12/15/07	UPDATE CART PATH PER AS-BUILT NEW SWM POND	SPS
01/25/08	SUBMIT FOR CERTIFICATION SDP REV/02 & TCP REV/03	
04/02/13	UPDATE BIO-FILTER @ #6 & REMOVE BO-9	SPS
06/12/13	SUBMIT FOR CERTIFICATION OF TCP/rev.04	SPS

TCP II - PHASE IA - GOLF COURSE

OAK CREEK CLUB

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

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

PRELIMINARY PLAN NO.	4-05032
SITE PLAN NO.	SDP-0306
DESIGN	MJB
DRAFT	MEL
DATE	SEPT. 2002
SCALE	1"=50'
SHEET	7 OF 18
FILE NO.	31-121-22.3 D

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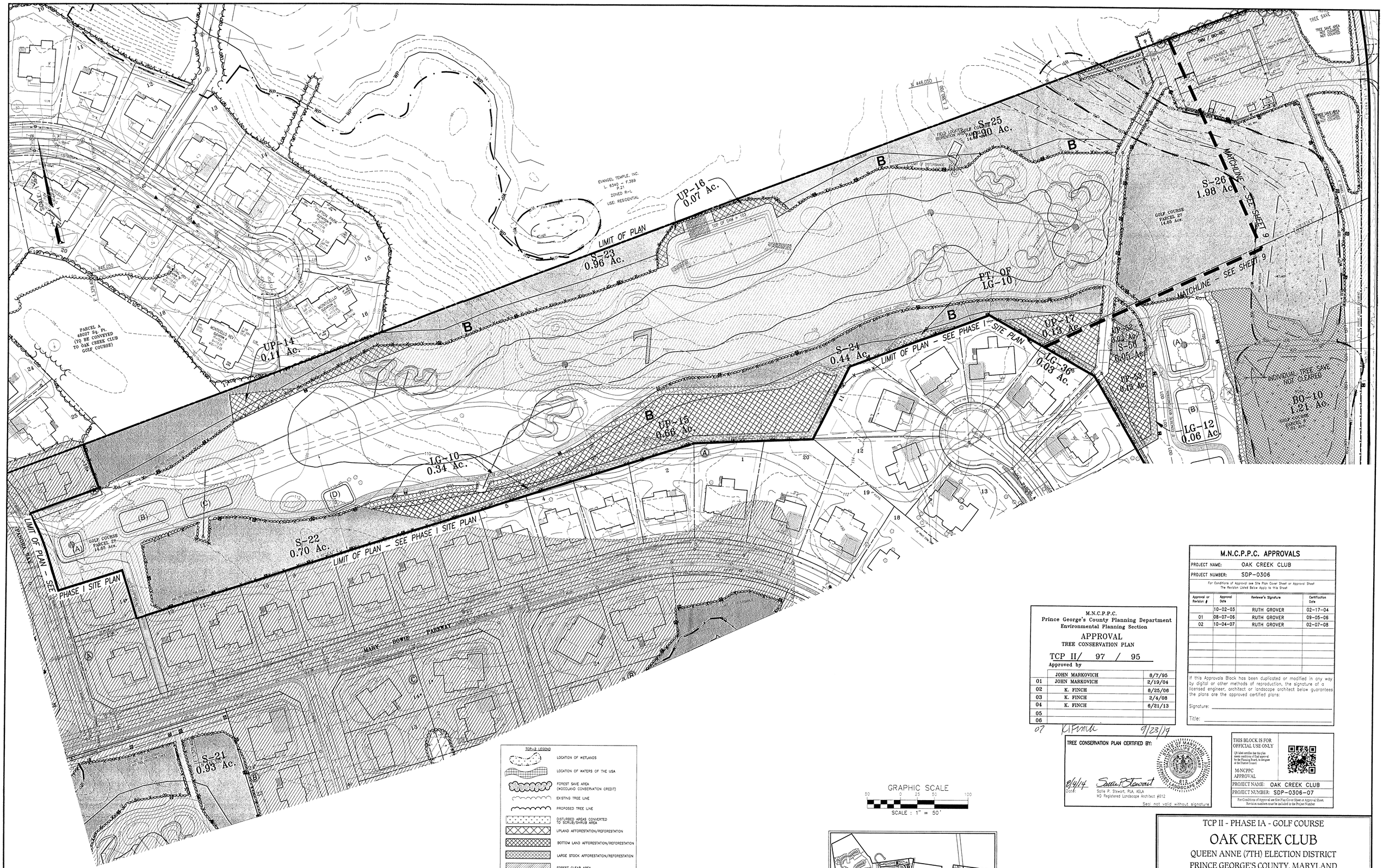
Plotted: Aug. 4, 2014
Dwg: N:\31100\dwg\22-golf-s7 Xrefs: 46-099/21-golf/21-we/topo-we/44-099/22-WE



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 (SEE CHART ON SHEET 1)

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.

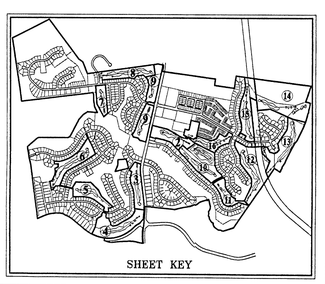
GRAPHIC SCALE
50 0 25 50 100
SCALE : 1" = 50'

LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS:

TRE SAVE AREA, NOT CLEARED, NOT COUNTED– EXISTING FOREST NOT CLEARED BUT NOT COUNTED AS WCA, INCLUDES AREAS WITHIN PUBLIC UTILITY EASEMENT.

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

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



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

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Signature: _____

Title: _____

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

APPROVAL
TREE CONSERVATION PLAN

TCP II/ 97 / 95

Approved by

	JOHN MARKOVICH	8/7/95
01	JOHN MARKOVICH	2/19/04
02	K. FINCH	8/25/06
03	K. FINCH	2/4/08
04	K. FINCH	6/21/13
05		
06		

07 K Finch 9/23/14

TREE CONSERVATION PLAN CERTIFIED BY:

8/4/14 Sallie P. Stewart
Date: Sallie P. Stewart, PLA, ASLA
MD Registered Landscape Architect #612

Seal not valid without signature

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

M-NCPPC APPROVAL

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

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
05/10/06	UPDATE GOLF LAYOUT MLB
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UPDATES/REVISIONS :

04/02/13	UPDATE BIO-FILTER LOCATION @ HOLE #7 SPS
06/12/13	SUBMIT FOR CERTIFICATION OF TCPII/rev04 SPS

TCP II - 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:ssc@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: 17406
DESIGN MLB
DRAFT MEL
DATE SEPT. 2002
SCALE 1"50'
SHEET 8 OF 18
FILE NO: 31-1207203 D

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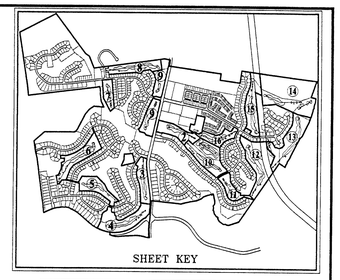
Plotted: Aug. 4, 2014

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



TCP-2 LEGEND

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- LIMIT OF DISTURBANCE
- PATUXENT MANAGEMENT AREA BUFFERS
- TREE PROTECTION FENCE - TEMPORARY
- TREE PROTECTION FENCE - PERMANENT (SPLIT RAIL FENCE)
- EDGE CONDITION

Schedule for Section 4.3.g
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 existing 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.
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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
3	IG	Ilex glabra	Inkberry	30-36" B&B
38	LC	Lobelia cardinalis	Cardinal Flower	

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

PLANTING SCHEDULE

Quantity	Symbol	Scientific Name	Common Name	Planting Size
Shade Trees				
7	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	8'-9' 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	8/25/08
03	K. FINCH	2/04/08
04	K. FINCH	6/21/13
05		
06		

"07 K Finch 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
01	10-02-03	RUTH GROVER	02-17-04
01	08-07-06	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 Sollie P. Stewart
Date: Sollie P. Stewart, RLA, ASLA
MD Registered Landscape Architect #612

Seal not valid without signature.

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR label verifies that this plan meets conditions of final approval by the Planning Board, in Ungluse 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.

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

UPDATES/REVISIONS :
12/15/07 UPDATE CART PATH PER AS-BUILT AND FINAL BRIDGE DESIGN SPS
7/25/08 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 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@cpja.com Fax:(301)434-9594
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
DRAFT: MEL
DATE: SEPT. 2002
SCALE: 1"=50'
SHEET 9 OF 18
FILE NO: 31-120-22.3 D

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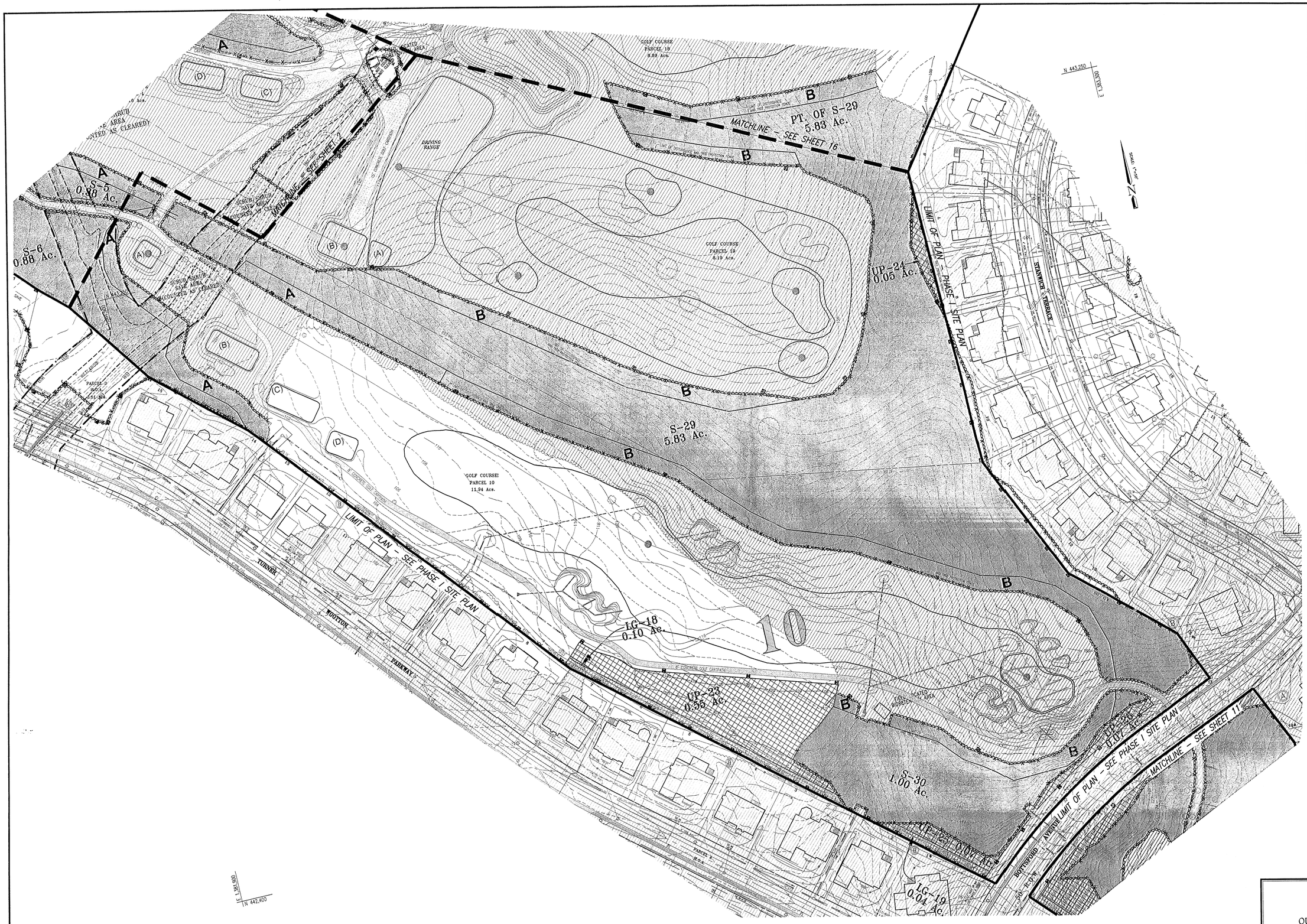
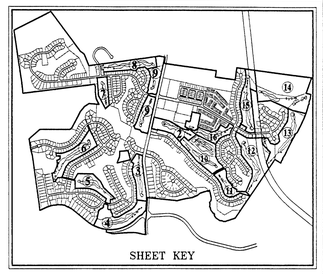
Plotted: Sept. 9, 2014
Dwg: N:\31100\dwg\22-golf-s9 Xrefs: 46-099/21-golf/21-xe/topo-we/22-WE/53-099/53-EA-GOLF/44-099





TCP-2 LEGEND

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- TREE PROTECTION FENCE - TEMPORARY
- TREE PROTECTION FENCE - PERMANENT (SPLIT RAIL FENCE)
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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
	10-02-03	RUTH GROVER	02-17-04
01	08-07-06	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:

6/4/14 Sallie P. Stewart

Date: Sallie P. Stewart, PLA, ASLA
MD Registered Landscape Architect #612

Seal not valid without signature

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All land use activities that are plan review 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-0306-07

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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.

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GRAPHIC SCALE
50 0 25 50 100
SCALE : 1" = 50'

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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	8/25/08
03	K. FINCH	2/4/08
04	K. FINCH	6/21/13
05		
06		
07	[illegible]	7/23/14

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 :
01/25/08 SUBMIT FOR CERTIFICATION SDP REV/02 & TCP REV03
4/02/13 UPDATE BIO-FILTER LOCATION @ HOLE #10 SPS
06/12/13 SUBMIT FOR CERTIFICATION OF TCPII/rev04 SPS

TCP II - 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
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Phone:(301)434-7000 E-mail:sscpja.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
DRAFT MEL
DATE SEPT. 2002
SCALE 1"=50'
SHEET 10 OF 18
FILE NO. 31-120-22.5 D

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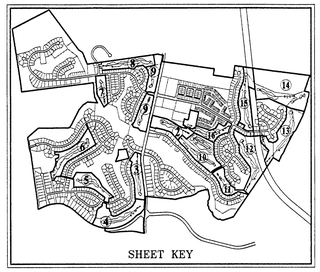
Plotted: Aug. 4, 2014
Dwg: N:\31100\dwg\22-golf-s10 Xrefs: 46-099/21-ea/TOPO-EA/21-golf/44-099/22-EA/TOPO-WE



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M.N.C.P.P.C.
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Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN

TCP II/ 97 / 95

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07	K Finch	9/24/14

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

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

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Title: _____

TREE CONSERVATION PLAN CERTIFIED BY:

STATE OF MARYLAND — SAILE PARKER STEWART — 612 — LANDSCAPE ARCHITECT

6/4/14
Date:

Saile P. Stewart
Saile 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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SCALE : 1" = 50'

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UPDATES/REVISIONS :

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09/23/03	ADDRESSED REFERRAL COMMENTS	SPS
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02/09/04	SUBMIT SIGNATURE SET TCP REV 01	MLB
05/10/06	UPDATE GOLF LAYOUT	MLB
01/25/08	SUBMIT FOR CERT. SDP REV/02 & TCP REV03	

UPDATES/REVISIONS :

06/02/13	UPDATE CART PATH & BIO-FILTER @ HOLE #11	SPS
06/12/13	SUBMIT FOR CERTIFICATION OF TCPII/rev04	SPS

TCP II - PHASE IA - GOLF COURSE

OAK CREEK CLUB

QUEEN ANNE (7TH) ELECTION DISTRICT
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FREDERICK, MD FAIRFAX, VA

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

PRELIMINARY PLAN NO.	4-01032
SITE PLAN NO.	0306
DESIGN	MLB
DRAFT	MEL
DATE	SEPT. 2002
SCALE	1"50'
SHEET	11 OF 18
FILE NO:	31-120-22.3 D

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Plotted: Aug. 4, 2014
Dwg: N:\31100\dwg\22-golf-s11 Xrefs: 46-099/21-ea/TOPO-EA/21-golf/44-099/22-EA/TOPO-WE

LABELS FOR TREE SAVE AREAS OUTSIDE WOODLAND CONSERVATION AREAS:

TREE SAVE AREA, NOT CLEARED, NOT COUNTED- EXISTING FOREST NOT CLEARED BUT NOT COUNTED AS WCA. INCLUDES AREAS WITHIN PUBLIC UTILITY EASEMENT.

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

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

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

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.

GRAPHIC SCALE
50 0 25 50 100
SCALE : 1" = 50'

TREE CONSERVATION PLAN CERTIFIED BY:

8/4/14
Date

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

Seal not valid without signature

SCALE 1"=50'

SHEET KEY

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

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Signature: _____

Title: _____

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

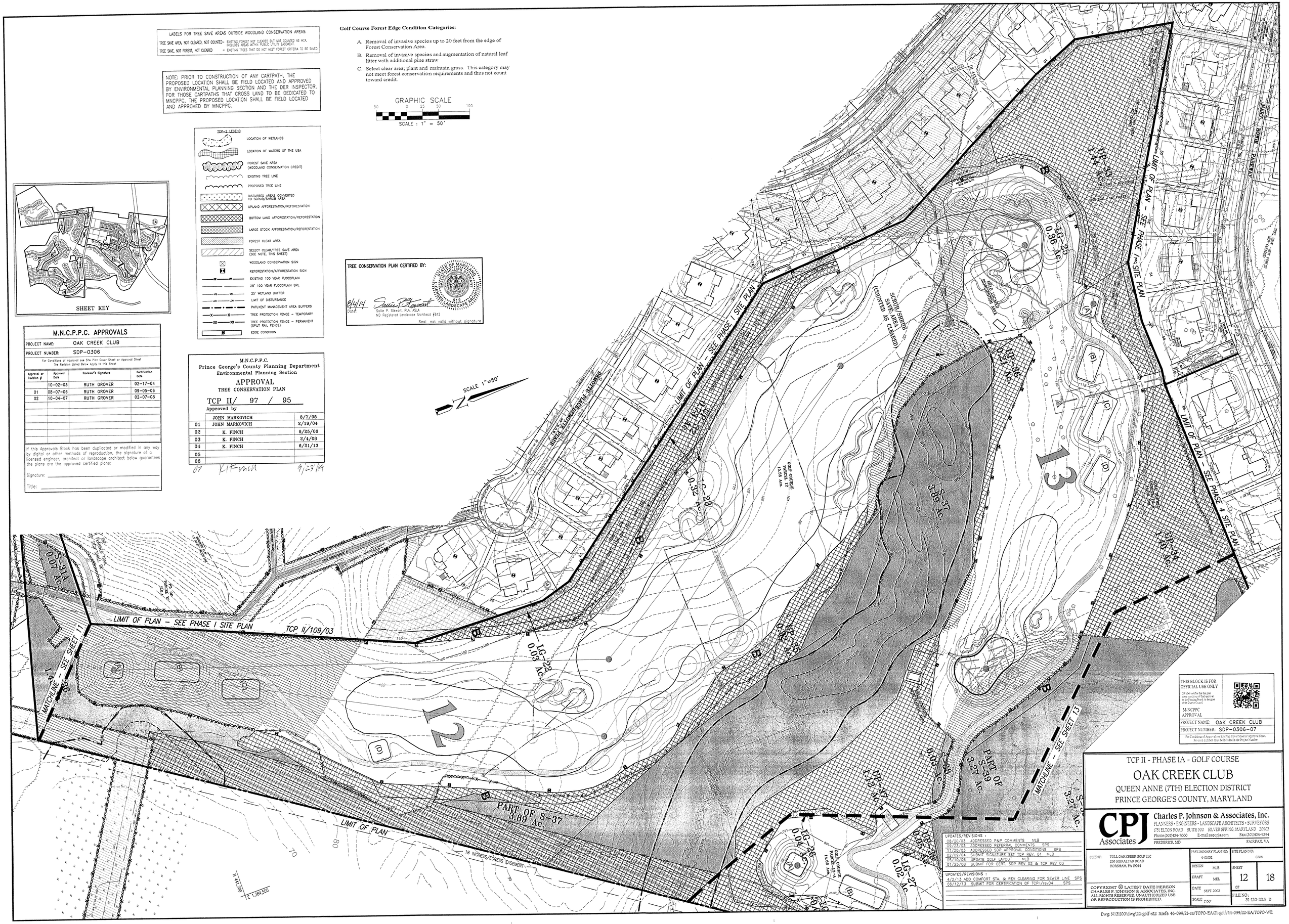
APPROVAL
TREE CONSERVATION PLAN

TCP II/ 97 / 95

Approved by

	JOHN MARKOVICH	8/7/95
01	JOHN MARKOVICH	2/19/04
02	K. FINCH	8/25/06
03	K. FINCH	2/4/08
04	K. FINCH	6/21/13
05		
06		

07 KFinch 9/23/14



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It does certify that the 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-0306-07

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revisions 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 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:sscpj@cpja.com Fax:(301)434-9394
FREDERICK, MD FAIRFAX, VA

UPDATES/REVISIONS :

08/22/03	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
01/25/08	SUBMIT FOR CERT. SDP REV 02 & TCP REV 03

UPDATES/REVISIONS :

4/2/13	ADD COMFORT STA. & REV CLEARING FOR SEWER LINE SPS
08/12/13	SUBMIT FOR CERTIFICATION OF TCPII/rev04 SPS

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

PRELIMINARY PLAN NO.	4-01032	SITE PLAN NO.	0306
DESIGN	MLB	SHEET	12 OF 18
DRAFT	MEL		
DATE	SEPT. 2002	FILE NO.:	31-120-22.3 D
SCALE	1"=50'		

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Plotted: Aug. 4, 2014

Dwg: N:\31100\dwg\22-golf-st2 Xrefs: 46-099/21-ea/TOPO-EA/21-golf/44-099/22-EA/TOPO-WE

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

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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.

SCALE: 1"=50'

E 1,386,800 N 443,850

MATCHLINE – SEE SHEET 12

MATCHLINE – SEE SHEET 14

LIMIT OF PLAN – SEE PHASE 4 SITE PLAN

LIMIT OF PLAN

MARY BOWIE PARKWAY

LEDGE SEAMOR

TCP II/109/03

PROPOSED STORM DRAIN

PROPOSED SWM POND

SCRUB/SHRUB SAVE AREA (COUNTED AS CLEARED)

SCRUB/SHRUB SAVE AREA (NOT COUNTED AS CLEARED)

TREE SAVE NOT FOREST, NOT CLEARED

WETLANDS

WATERS OF THE USA

100 YEAR FLOODPLAIN

25' WETLAND BUFFER

GOLF COURSE PARCEL 'D' 14.698 Acres

GOLF COURSE PARCEL 'A' 1.00 Acres

GOLF COURSE PARCEL 'B' 1.00 Acres

GOLF COURSE PARCEL 'C' 1.00 Acres

PART OF S-39 3.27 Ac.

S-39 3.27 Ac.

S-39A 0.18 Ac.

S-39B 0.03 Ac.

S-40 1.40 Ac.

S-41 0.45 Ac.

S-42 1.86 Ac.

S-44 0.45 Ac.

S-45 0.15 Ac.

UP-34 1.40 Ac.

UP-37 1.12 Ac.

UP-38 0.05 Ac.

UP-40 1.15 Ac.

UP-41 0.20 Ac.

LG-26 0.04 Ac.

LG-27 0.02 Ac.

LG-28 0.03 Ac.

LG-29 0.03 Ac.

BIO-13 0.17 Ac.

BIO-14 0.09 Ac.

0.10 Ac.

GRAPHIC SCALE

50 0 25 50 100

SCALE : 1" = 50'

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	08-07-06	RUTH GROVER	09-05-06
02	10-04-07	RUTH GROVER	02-07-08
06	06-25-13	EPS	06-25-13

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Signature: _____

Title: _____

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

APPROVAL
TREE CONSERVATION PLAN

TCP II/ 97 / 95

Approved by

	JOHN MARKOVICH	8/7/95
01	JOHN MARKOVICH	2/19/04
02	K. FINCH	8/25/06
03	K. FINCH	2/4/08
04	K. FINCH	6/21/13
05		
06		
07		

TREE CONSERVATION PLAN CERTIFIED BY:

6/4/14
Date:

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

Seal not valid without signature

THIS BLOCK IS FOR OFFICIAL USE ONLY
(QR label certifies the 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-0306-07

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

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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- 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

SHEET KEY

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 01MLB
05/10/06 UPDATE GOLF LAYOUT MLB
01/25/08 SUBMIT FOR CERT. SDP REV.02 & TCP REV. 03

UPDATES/REVISIONS :
4/02/13 ADD COMFORT STA. & REV CLEARING FOR SEWER SPS
06/12/13 SUBMIT FOR CERTIFICATION OF SDP-0306/06 & TCPII/rev04 SPS

TCP II - 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:ssc@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
DRAFT MEL
DATE SEPT. 2002
SCALE 1"=50'
SHEET 13 OF 18
FILE NO: 31-120-22.3 D

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Plotted: Aug. 4, 2014

Dwg: N:\31100\dwg\22-golf-s13 Xrefs: 46-099/21-ea/TOPO-EA/21-golf/44-099/22-EA/TOPO-WE

GRAPHIC SCALE
0 25 50 100
SCALE : 1" = 50'

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.

PROPERTY BOUNDARY

PARCEL 'C'
H.O.A.
25.39 Ac±

PREVIOUSLY RECORDED CONSERVATION EASEMENT
LIBER 10283, FOLIO 436
10 ACRES USED AS OFF-SITE MITIGATION AREA
FOR LARGO PLAZA SHOPPING CENTER
PER APPROVED TCP II - DATED 8/7/95
Easement location as recorded on Plat:
REP 201, Plat No. 62

PARCEL 'F'
H.O.A.
1.03± Ac.

MATCHLINE - SEE SHEET 15

S-48
27.0 Ac.

S-35
0.96 Ac.

S-47
2.08 Ac.

S-49
0.92 Ac.

PT. OF S-48

PT. OF S-47

GOLF COURSE PARCEL 17-A
14.60 Ac±

GOLF COURSE PARCEL 18
9.94 Ac±

GOLF COURSE PARCEL 19
7.91 Ac±

PARCEL 'B'
H.O.A.

PARCEL 'D'
H.O.A.
9.87 Ac±

LIMIT OF PLAN - PHASE 4 SITE PLAN

LIMIT OF PLAN - SEE PHASE 4 SITE PLAN

FORMER HIGHWAY FACILITY A-44 TO BE REMOVED

FIELD LOCATED BIORETENTION AREA

SCRUB/SHRUB SAVE AREA (COUNTED AS CLEARED)

WETLANDS

WATERS OF THE USA

MATCHLINE-SEE SHEET 13

N 445,300
E 1,384,000

N 444,400
E 1,384,000

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

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SHEET KEY

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
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- FOREST CLEAR AREA
- SELECT CLEAR/TREE SAVE AREA (SEE NOTE, THIS SHEET)
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- EXISTING 100 YEAR FLOODPLAIN
- 25' 100 YEAR FLOODPLAIN BFL
- 25' WETLAND BUFFER
- LIMIT OF DISTURBANCE
- PATUVENT MANAGEMENT AREA BUFFERS
- TREE PROTECTION FENCE - TEMPORARY
- TREE PROTECTION FENCE - PERMANENT (SPLIT 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
	10-02-03	RUTH GROVER	02-17-04
01	08-07-06	RUTH GROVER	09-05-06
02	10-04-07	RUTH GROVER	02-07-08

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Signature: _____

Title: _____

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

	JOHN MARKOVICH	8/7/95
01	JOHN MARKOVICH	2/19/04
02	K. FINCH	8/25/06
03	K. FINCH	2/4/08
04	K. FINCH	6/21/13
05		
06		

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. Revisions numbers must be included in the Project Number

THIS BLOCK IS FOR OFFICIAL USE ONLY

I/We have verified the State Fire Code meets conditions of TCPII approval by the Planning Board, its designee or the District Council

TREE CONSERVATION PLAN CERTIFIED BY:

6/4/14
Date

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

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
02/29/04 SUBMIT SIGNATURE SET TCP REVO1 MLB
05/10/06 REVISED GOLF LAYOUT MLB
01/25/08 SUBMIT FOR CERT. SDP REV 02 & TCP REV 03

UPDATES/REVISIONS :
4/2/13 UPDATE CART PATH & BIO-FILTER @ HOLES #15 & #16 SPS
06/12/13 SUBMIT FOR CERTIFICATION OF TCPII/rev04 SPS

TCP II - 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:ssc@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.	SITE PLAN NO.
4-01032	0306
DESIGN MLB	SHEET 14 OF 18
DRAFT MEL	
DATE SEPT. 2002	
SCALE 1"50'	FILE NO: 31-120-22.3 D

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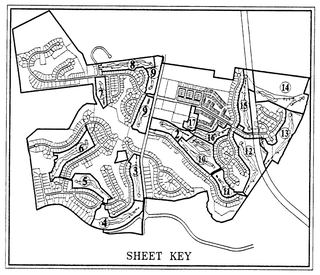
Plotted: Aug 4, 2014

Dwg: N:\31100\dwg\22-golf-st4 Xrefs: 46-099/21-ea/TOPO-EA/21-golf/44-099/22-EA/TOPO-WE



TCP=2 LEGEND

- LOCATION OF WETLANDS
- LOCATION OF WATERS OF THE USA
- FOREST SAVE AREA (WOODLAND CONSERVATION CREDIT)
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C. Select clear area; plant and maintain grass. This category may not meet forest conservation requirements and thus not count toward credit.

SCALE: 1"=50'

E 1,385,600 N 444,600

LIMIT OF PLAN

LIMIT OF PLAN – SEE PHASE 4 SITE PLAN

MATCHLINE – SEE SHEET 14

BOWIE AVENUE

MARY BOWIE PARKWAY

S-50 2.30 Ac.

S-51 0.64 Ac.

S-52 0.37 Ac.

S-53 0.58 Ac.

S-54 0.39 Ac.

S-35 0.56 Ac.

S-47 2.08 Ac.

UP-42 1.01 Ac.

UP-43 0.43 Ac.

UP-54 0.0 Ac.

PARCEL 'B' 1,100 AC.

PARCEL 'F' 1,100 AC.

PARCEL 'H' 1,100 AC.

PARCEL 'G' 1,100 AC.

FORMER PERIMETER ROADWAY TO BE REMOVED

FIELD LOCATED WETLANDS

N 444,800 E 1,384,800

GRAPHIC SCALE

50 0 25 50 100

SCALE : 1" = 50'

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

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

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	08-07-06	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:

8/4/14 Date: Sollie Stewart

Sollie P. Stewart, RLA ASLA
MD Registered Landscape Architect #812

Seal not valid without signature

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	8/25/08
03	K. FINCH	2/4/08
04	K. FINCH	6/21/13
05		
06		

9/29/14

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR label certifies that this plan is awaiting Final approval for the Planning Board, to designate in the Docket Chairs)

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

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
01/25/08	SUBMIT FOR CERT. SDP REV 02 & TCP REV 03	

UPDATES/REVISIONS :

04/02/13	UPDATE CART PATH & CLEARING FOR SEWER LINE	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
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:ssc-cpj.com Fax:(301)434-9394
FREDERICK, MD FAIRFAX, VA

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

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PRELIMINARY PLAN NO.	4-01032
SITE PLAN NO.	0306
DESIGN	MLB
DRAFT	MEL
DATE	SEPT. 2002
SCALE	1"=50'
SHEET	15 OF 18
FILE NO.	31-120-22.3 D

Plotted: Aug. 4, 2014

Dwg: N:\31100\dwg\22-golf-s15 Xrefs: 46-099/21-ea/TOPO-EA/21-golf/44-099/22-EA/TOPO-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

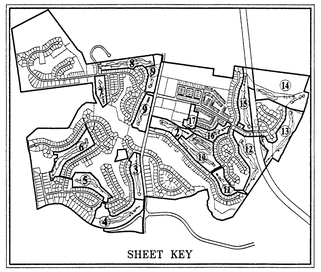
C. Select clear area; plant and maintain grass. This category may not meet forest conservation requirements and thus not count toward credit.

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.



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

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	2/4/08
04	K. FINCH	6/21/13
05		
06		

OT RFinch 9/29/14

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	08-07-06	RUTH GROVER	09-05-06
02	10-04-07	RUTH GROVER	02-07-08
03	04-24-08	RUTH GROVER	12-26-08
04	01-31-12		
05		SKIPPED	
06	06-25-13	EPS	06-25-13

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Signature: _____

Title: _____

TREE CONSERVATION PLAN CERTIFIED BY:

8/4/14 Date

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

Seal not valid without signature

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QR label certifies that this plan sheet matches a digital approval by the Planning Board, in Adobe Acrobat.

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

TCP II - PHASE IA - GOLF COURSE

OAK CREEK CLUB

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

CPJ Associates
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PRELIMINARY PLAN NO.	4-00032
SITE PLAN NO.	0306
DESIGN	MLB
DRAFT	MEL
DATE	SEPT. 2002
SCALE	1"=50'
SHEET	16 OF 18
FILE NO.	31-120-22.3 D

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
10/01/06	ADD CLUBHOUSE LANDSCAPE PLAN, REVISED AREA PH. 1A SPS

UPDATES/REVISIONS :

12/15/07	UPDATE CART PATH PER AS-BUILT SPS
01/25/08	SUBMIT FOR CERT. SDP REV/02 & TCP REV 03 SPS
04/02/13	UPDATE REV. CLUBHOUSE SPS
06/12/13	SUBMIT FOR CERTIFICATION OF SDP-0306/06 & TCPII/rev04 SPS

GRAPHIC SCALE
50 0 25 50 100
SCALE : 1" = 50'

Plotted: Aug. 4, 2014

Dwg: N:\31100\dwg\22-golf-s16 Xrefs: 46-099/21-ea/TOPO-EA/21-golf/44-099/22-EA/TOPO-WE

LEGEND

60' REQUIRED BUFFER YARD

50' REQUIRED LANDSCAPE BUFFER

AREA OF REDUCTION APPROVED BY – AC 13006 (SEE SCHEDULE 4.7–1, SHEET 17A)

SCALE: 1"=30'

GRAPHIC SCALE

30 0 15 30 60

SCALE : 1" = 30'

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

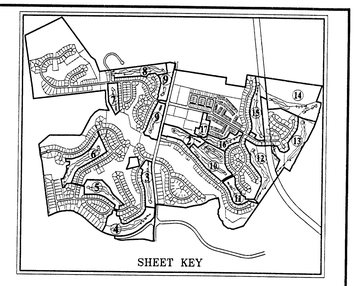
APPROVAL
TREE CONSERVATION PLAN

TCP II/ 97 / 95

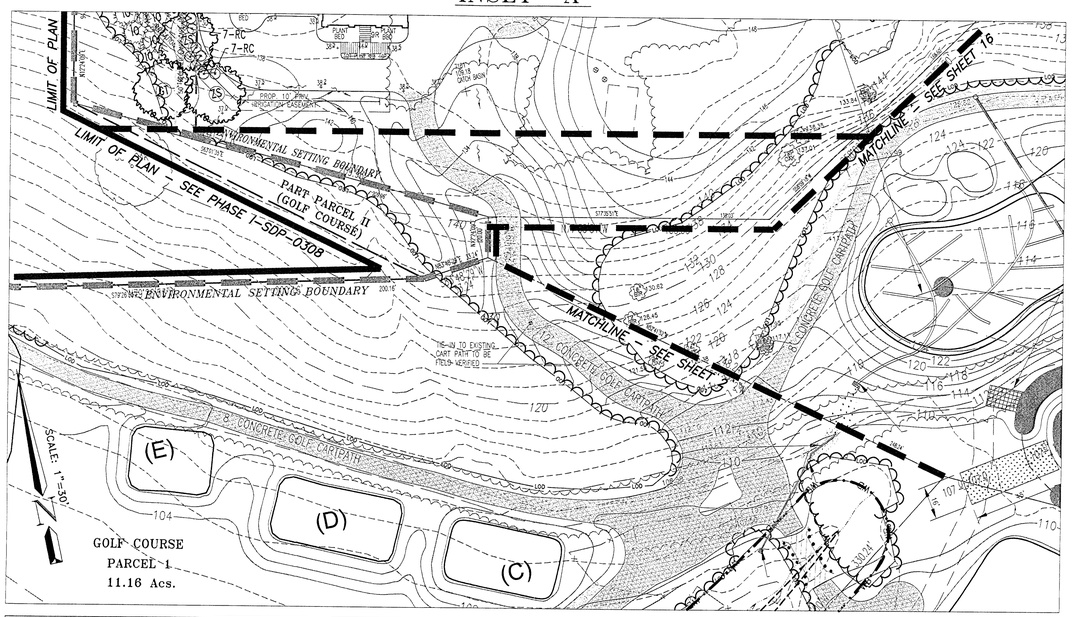
Approved by

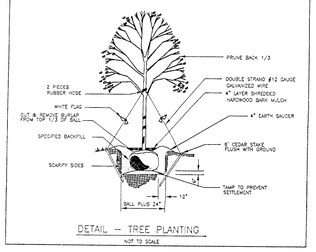
	JOHN MARKOVICH	8/7/95
01	JOHN MARKOVICH	2/19/04
02	K. FINCH	8/25/06
03	K. FINCH	2/4/08
04	K. FINCH	6/21/13
05		
06		

9/24/14

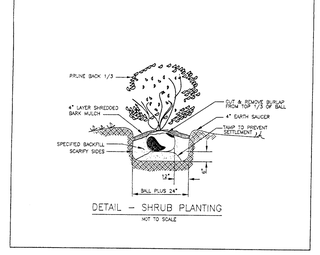


INSET "A"





DETAIL – TREE PLANTING
NOT TO SCALE



DETAIL – SHRUB PLANTING
NOT TO SCALE

PLANTING SCHEDULE FOR GOLF CLUBHOUSE AREA

Quantity	Symbol	Scientific Name	Common Name	Planting Size
Shade Trees				
28	GT	Gleditsia triacanthos	Thornless Honeylocust	2 1/2" - 3" cal.; B&B
22	ZS	Zelkova serrata 'Green Vase'	Japanese Zelkova	2 1/2" - 3" cal.; B&B
Evergreen Trees				
14	CD	Cedrus deodora	Deodor Cedar	6'-8' ht.; B&B
11	IF	Ilex attenuata 'Foster'	Foster Holly	6'-8' ht.; B&B
5	IN	Ilex 'Nellie Stevens'	Nellie Stevens Holly	6'-8' ht.; B&B
24	IO	Ilex attenuata 'Foster'	Foster Holly	6'-8' ht.; B&B
Ornamental Trees				
30	CC	Cercis canadensis	Eastern Redbud	7'-9" ht.; B&B
Shrubs				
26	HQ	Hydrangea quercifolia	Oakleaf Hydrangea	3 gal. Cont.
20	OH	Osmanthus heterophyllos 'Goshiki'	Goshiki False Holly	3 gal. Cont.
29	PL	Prunus laurocerasus 'Schipkensis'	Sckipka Cherry Laurel	3 gal. Cont.
24	RC	Rhododendron catawbiense	Catawba Rhododendron	3 gal. Cont.
12	TH	Taxus media 'Hicksii'	Hicksii Yew	18"-24" ; B&B
24	VPR	Viburnum prunifolium	Black Haw	5 gal. Cont.

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

NOTE:
SEE SHEET 17A FOR 4.7 LANDSCAPE SCHEDULES.
SEE SHEET 17B FOR 4.3 INTERIOR SCHEDULES.

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
02	10–04–07	RUTH GROVER	02–07–08
08	06–25–13	EPS	06–25–13

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Signature: _____

Title: _____

TREE CONSERVATION PLAN CERTIFIED BY:

6/4/14
Date

Sallie 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

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.
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Phone:(301)434-7000 E-mail:assocpja.com Fax:(301)434-9394
FREDERICK, MD FAIRFAX, VA

UPDATES/REVISIONS :
10/03/06 REVISED LANDSCAPE RPI
01/25/08 SUBMIT FOR CERT SDP REV/02 & TCP REV 03 SPS
01/12/09 REVISE PARKING LOT LANDSCAPE SPS
04/14/10 ADD TENNIS COURTS LIGHTS AND FENCE SPS
11/12/12 REVISE CLUBHOUSE, PARKING LOT #3, PUTTING GREEN AND PARKING TABULATIONS SPS

UPDATES/REVISIONS :
04/02/13 REV. PLANTING PLAN FOR BUFFER ADJ. TO HISTORIC SITE & BUFFER BETWEEN PARKING AND LOTS 50A & 51A ADD SHEET 17B
06/12/13 SUBMIT FOR CERTIFICATION OF SDP–0306/08 & TCPII/rev04 SPS
02/03/14 REMOVE LOT #3, UPDATE SCHEDULES. SPS

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

PRELIMINARY PLAN NO.	4-02032	SITE PLAN NO.	0306
DESIGN	MLB	SHEET	17 / 18
DRAFT	MEL		
DATE	DEC 2002	OF	
SCALE	1"=30'	FILE NO.	31-120-22.5 D

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Plotted: Aug. 4, 2014

Dwg: N:\31100\dwg\22-golf-s17 Xrefs: 46-099/21-ea/TOPO-EA/21-golf/44-099/53-EA-GOLF/53-ea-pond/53-PI/TOPO-WE

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.

95

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:	198 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.

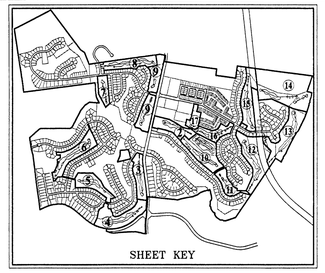
Alternative Compliance #AC-13006, approved April 22, 2013 for reduced 4.7-1 Landscape bufferyard.

95

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.

95



TREE CONSERVATION PLAN CERTIFIED BY:

6/4/14
Date

Sallie P. Stewart, RLA, ASLA
MD Registered Landscape Architect #812

Seal not valid without signature

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

01		
02		
03		
04	KFerrell	6/21/13
05		
06		
07	KFerrell	9/24/13

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
06	06-25-13	EPS	06-25-13

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MNCPPC 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

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)	% of TCC required	TCC Required (Acres)	TCC Required in (SF)
229.23	20.0%	45.85	1997052
A. TOTAL ON-SITE WC PROVIDED (acres) =	136.48	acres	5945068.8
B. TOTAL AREA EXISTING TREES (non-WC acres) =		acres	0
C. TOTAL SQUARE FOOTAGE IN LANDSCAPE TREES =			0
D. TOTAL TREE CANOPY COVERAGE PROVIDED =			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**		0
	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**		0
	2 - 2 1/2" = 100		0
	2 -1/2 - 3" = 110		0
Deciduous - **minor shade** tree (25-50' height with equal spread or greater). Minimum planting size 8-10' in height	**2 -1/2 - 3" = 160**		0
	3 - 3 1/2" = 175		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	**2 -1/2 - 3" = 225**		0
	3 - 3 1/2" = 250		0
Evergreen - **columnar** tree (less than 30' height with spread less than 15')	**6 - 8' = 40**		0
	8 - 10' = 50		0
	10 - 12' = 75		0
Evergreen - **small tree** (30-40' height with spread of 15-20')	**6 - 8' = 75**		0
	8 - 10' = 100		0
	10 - 12' = 125		0
Evergreen - **medium tree** (40-50' height with spread of 20-30')	**6 - 8' = 125**		0
	8 - 10' = 150		0
	10 - 12' = 175		0
Evergreen - **large tree** (50' height or greater with spread of over 30')	**6 - 8' = 150**		0
	8 - 10' = 200		0
	10 - 12' = 250		0
TOTAL NUMBER OF TREES/TCC CREDIT (SF) (Manually enter information/figures into shaded areas)		0	0

Prepared by _____ Date _____

DPLS-403

CLUBHOUSE LANDSCAPE PLAN - GOLF COURSE

OAK CREEK CLUB

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

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Phone:(301)434-7000 E-mail:ssoc@cpja.com Fax:(301)434-9594
FREDERICK, MD FAIRFAX, VA

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

PRELIMINARY PLAN NO: 4-02032	SITE PLAN NO: 0306
DESIGN MLB	SHEET 17A OF 18
DRAFT MEL	
DATE DEC. 2002	
SCALE 1"=50'	FILE NO: 31-120-22.3 D

UPDATES/REVISIONS :
4/02/13 ADD 4.7 SCHEDULES FOR BUFFERS @ HISTORIC SITE AND TH LOTS 50A & 51A, ADD TREE CANOPY COVER WORKSHEET SPS
06/12/13 SUBMIT FOR CERTIFICATION OF SDP-0306/05 & TCPII/rev04 SPS
02/03/14 REMOVE LOT #3, UPDATE SCHEDULES. SPS

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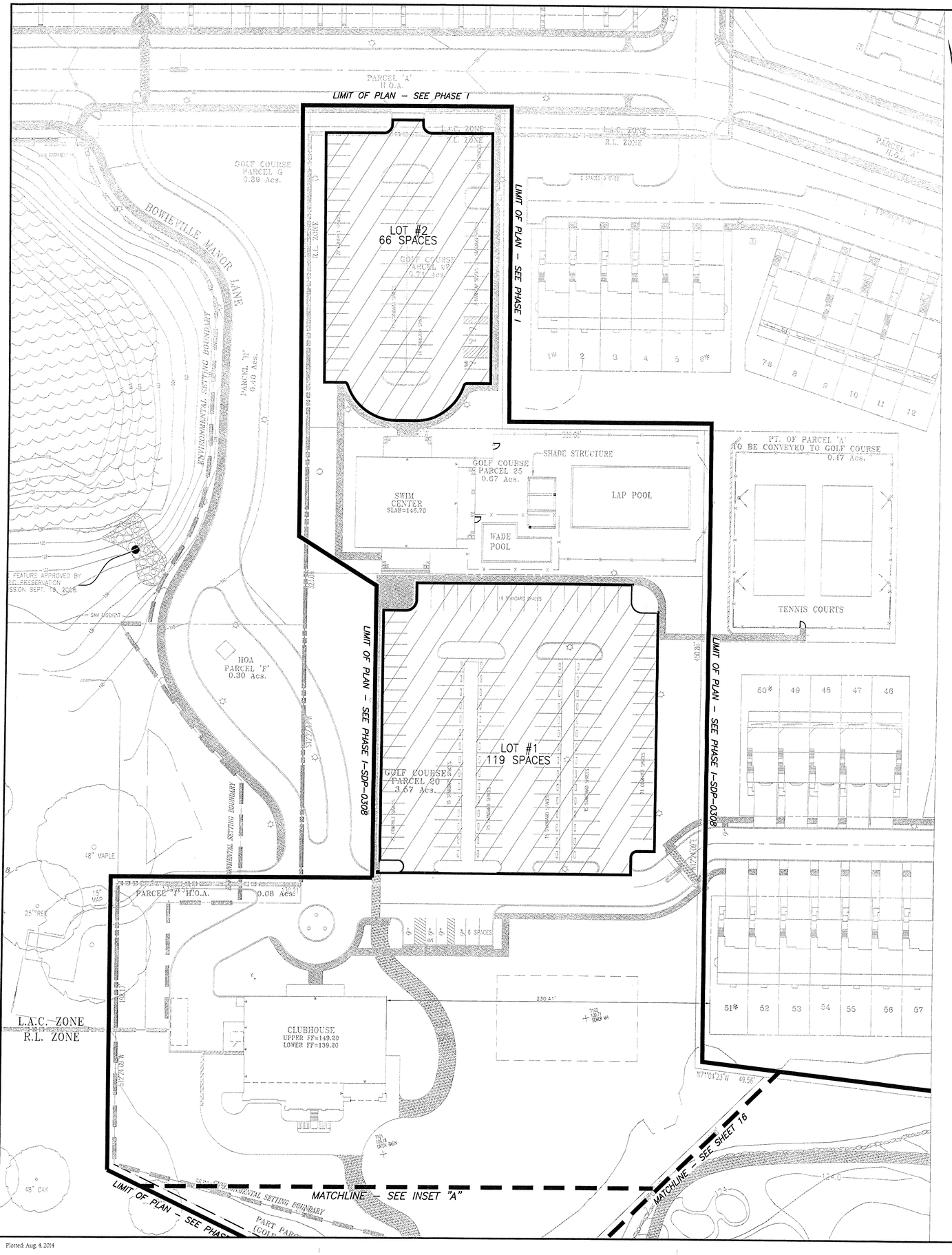
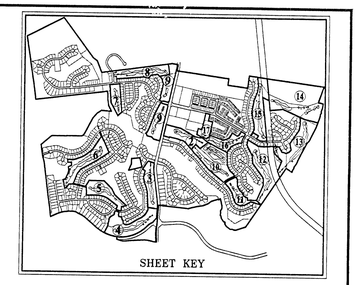


SCALE: 1"=30'

GRAPHIC SCALE

30 0 15 30 60

SCALE : 1" = 30'



LEGEND

PARKING LOT AREA

GREENSPACE

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

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

TREE CONSERVATION PLAN CERTIFIED BY:

8/4/14 Dated — Sallie P. Stewart, RLA, ASLA
MD Registered Landscape Architect #612

Seal not valid without signature

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

01		
02		
03		
04	K. Fenelli	6/21/13
05		
06		
07	K. Fenelli	9/29/14

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
06	06-25-13	EPS	06-25-13

If this Approvals Block has been duplicated or modified in any way by digital or other methods of reproduction, the signature of a licensed engineer, architect or landscape architect below guarantees the plans are the approved certified plans:

Signature: _____

Title: _____

THIS BLOCK IS FOR OFFICIAL USE ONLY

QR label verifies that this plan meets conditions of final approval by the Planning Board, or 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

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 500 SILVER SPRING, MARYLAND 20903
Phone:(301)434-7000 E-mail:ssc@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. 4-02032
SITE PLAN NO. 0306
DESIGN MLB
DRAFT MEL
DATE DEC. 2002
SCALE 1"=50'
SHEET 17B OF 18
FILE NO.: 35-120-22.3 D

UPDATES/REVISIONS :
04/22/13 REVISE CLUBHOUSE, PARKING LOT #3, PUTTING GREEN AND PARKING TABULATIONS, CREATE SHEET 17B SPS
06/12/13 SUBMIT FOR CERTIFICATION OF SDP-0306/06 & TCPII/rev04 SPS
09/03/14 REMOVE LOT #3, UPDATE SCHEDULES. SPS

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CHARLES P. JOHNSON & ASSOCIATES, INC.
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Plotted: Aug. 4, 2014

Dwg: N:\35100\dwg\22-golf-s17A&17B Xrefs: 46-099/21-ea/TOPO-EA/21-golf/44-099

Phased Woodland Conservation Worksheet for Prince George's County

SECTION 1: Determining Site Information to be entered for each phase			
		WCA	L.A.C.
1) Gross Tract		339.75	53.00
2) Floodplain		19.50	0.00
4) Previously Dedicated Land		0.00	0.00
5) Net Tract (GTA)		320.25	53.00
		0.90	0.90
		Use Entire WCB	
6) Property Description or Subdivision Name			
7) WCB Zone		WCB1/W2	
8) Is this site subject to the 1989 Ordinance?	No		
9) Woodcount Plan (preservation acres)		228.07	
10) Acres of Net Tract clearing permitted w/o reforestation		172.24	

SECTION 2: Determining Woodland Conservation Requirements	Enter an x to each corresponding column		
11) Existing woodland on Net Tract (acres)		49.22	
12) Existing Woodland in Floodplain (acres)		10.27	
13) Existing Woodland on Net Tract Prestated (WCT =	24.61%	39.01	
14) Number of 11 acre units		3.00	
15) Woodland above WCT		214.80	

	SDP-0306	SDP-0306 & Future SDP	SDP-0317	MNCPPC			
	Golf Course	Golf Course & Future	Residential	Parks, ROW	Parcel 'OO'	Schoolhouse Site	
	SDP-0306	SDP-0306	SDP-0317	4/10/2014	Future	Future	
16) TCP2 Number for this Phase or Section	TCP2-97-95	TCP2-97-95	TCP2-97-95	n/a			
17) Status	Approved	Approved	Approved	Approved			Total
18) Approval Date	9/26/2013	5/11/2015	5/10/2014	5/27/2021	9/22/2008		
20) Total area in this application (acres)	260.99	309.61	296.56	58.75	35.57	4.88	26.46 - 917.76
21) Floodplain area in this application (acres)	8.15	28.04	30.35	11.41	1.64	0.00	0.00 - 89.59
24) Net Tract area in this application (acres)	252.84	281.57	266.21	47.34	33.93	4.88	26.46 - 828.17
25) Woodland on the Net Tract for this phase (acres)	134.00	171.90	58.50	2.40	31.61		26.46 - 424.87
26) Woodland Cleared on Net Tract for this phase	13.56	28.31	28.61	7.78	1.54		0.00 - 79.80
27) Woodland Cleared on Net Tract for this phase	13.56	15.00	0.96	7.78	1.54		0.00 - 38.84
28) Woodland Cleared in Floodplain for this phase	0.00	1.17	0.23	0.23	0.00		0.00 - 3.80
29) Off-site Woodland Clearing (*1)	0.00	0.00	0.00	0.00	0.00		0.00 - 0.00
30) Reforestation for this phase (acres)	10.00	0.00	0.00	0.00	0.00		0.00 - 18.00
31) Off-site WCA obligation provided on this property (afforestation)	0.00	0.00	0.00	0.00	0.00		0.00 - 0.00
32) Cumulative acres of Net Tract woodland cleared	67.00	211.90	217.42	218.04	386.10		
33) Cumulative acres of Floodplain woodland cleared	0.00	2.20	3.56	3.81	3.95		
34) Woodland Cleared above WCT (Number of 11 # s)	67.01	197.01	217.42	212.90	212.90		
35) Woodland Clearing below WCT	0.00	0.00	0.00	5.04	22.30		
36) Clearing below WCT (2:1 Reforestation requirement)	0.00	0.00	0.00	10.08	44.59		
37) Replacement for clearing above the WCT (0.25 *)	15.86	49.36	32.87	53.25	53.25		
38) Total Reforestation for clearing above the WCT (1.0 *)	63.45	197.45	131.48	213.00	213.00		
39) Woodland retained above the WCT (1)	19.90%	87.10%	44.00%	1.13%	14.84%		
40) Total woodland retained in the Net Tract		245.91	237.50	264.18	267.88	307.50	

SECTION 3: Meeting the Requirements						Total
42) Woodland Preservation		34.90	49.60	17.20	15.20	183.90
43) Reforestation and Afforestation		30.58	8.00	14.81	0.61	54.00
44) Nature Area						0.00
45) Historic & Historic Tree Credit (CRZ area * 2)						0.00
46) Extraordinary Forest Credit (area * 3)						0.00
47) Area approved for fee-in-lieu PFA		0.00				0.00
48) Area approved for fee-in-lieu NonPFA		0.12				0.12
49) Credit for Off-site Conservation on another property		0.00	22.26	1.56	3.99	27.81
50) Credit for Off-site Afforestation on another property		18.00				18.00
51) Off-site WCA obligation being provided on this property		0.00	2.96			2.96
52) Total woodland conservation provided		104.57	216.81	260.06	287.04	507.81
53) Woodland cleared on a zone that "do not counted"		-17.00	-17.00	15.00	0.72	0.01
54) Clearing that "do not counted" in other phases		29.83	121.83	51.83	0.00	0.00
55) Replacement Status per Phase						0.00

18.00 acres FCP/Reforestation WCA (preservation) being provided on this lot/parcel
2.96 acres of Off-site WCA (afforestation/woodland mitigation) being provided within the limits of TCP2/66/CP for Kensington
2.12 Ac. fee-in-lieu to be provided by the owner of the communications monopole located on Golf Course Drive (*2)

Prepared by: Sarah P. Stewart, RLA #MD612
License No/Type — Signature

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 planting shall be reported to DER.

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

Name _____
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").
- Seeding 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.
- Protection of invasive species may be required. Tree shelters increase cost in cooler, wetter, high moisture areas. Deer fencing may be required if browsing 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.
- 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 soil 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.

PHASE 1A –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	19121	0.45	2
S-5	16356	0.38	2
S-6	38344	0.88	2
S-7	75823	1.74	2
S-8	19778	0.45	2
S-9	1893	0.04	2
S-10	50256	1.15	2
S-12	1144	0.03	2
S-13	3498	0.08	2
S-14	7279	0.17	2
S-16	9532	0.22	3
S-17	22460	0.52	3
S-18	7215	0.17	3
S-19	38349	0.88	3
S-20	35443	0.81	3
S-21	40665	0.93	3
S-22	30907	0.70	3
S-23	41600	0.96	3
S-24	19334	0.44	3
S-25	39280	0.90	3
S-26	84807	1.95	3
S-27	64408	1.48	3
S-28	20041	0.00	3
S-29	2539971	5.83	10
S-30	43358	1.00	10
S-31	36230	0.83	11
S-31A	2891	0.07	11
S-32	42016	0.96	11
S-33	42640	0.98	11
S-34	9597	0.22	11
S-35	41643	0.96	15
S-36	83450	1.92	15
S-37	31903	0.73	12
S-38	62793	1.44	12
S-39	60836	1.40	12
S-39A	7899	0.18	15
S-40	60976	1.40	15
S-41	REMOVED	0.00	13
S-42	80935	1.86	13
S-43	REMOVED	0.00	13
S-44	19413	0.45	13
S-45	5227	0.12	15
S-46	4494	0.10	15
S-47	90419	2.08	15
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	19113	0.37	15
S-53	5169	0.12	15
S-54	10519	0.24	15
S-55	28264	0.65	15
S-56	16743	0.38	15
S-57	REMOVED	0.00	15
S-58	2381	0.05	5
TOTAL	**3238853**	**74.36**	

PHASE 1A REFORESTATION

SYM.	(S.F.)	(Ac.)	SHEET #
UPLAND REFORESTATION			
UP-1	13169	0.30	2
UP-2	107327	2.46	2
UP-3	15691	0.36	2
UP-4	21349	0.49	2
UP-5	166110	3.81	3
UP-6	42471	0.97	3
UP-7	40958	0.94	4
UP-8	532691	12.23	4
UP-9	27740	0.64	4
UP-9A	8752	0.20	4
UP-10	454977	10.44	5
UP-11	26848	0.62	6
UP-12	40231	0.92	6
UP-12A	17810	0.41	6
UP-13	11778	0.27	13
UP-14	4681	0.11	8
UP-15	29877	0.69	8
UP-16	2683	0.07	8
UP-17	5726	0.13	8
UP-18	14131	0.32	9
UP-19	19603	0.45	9
UP-20	378603	8.69	9
UP-21	28470	0.65	9
UP-22	6602	0.15	9
UP-23	23900	0.55	10
UP-24	2038	0.05	10
UP-25	2953	0.07	10
UP-26	2942	0.07	10
UP-27	2992	0.07	2
UP-28	1977	0.04	11
UP-29	3524	0.08	11
UP-30	600	0.01	11
UP-31	4103	0.09	11
UP-32	31903	0.73	12
UP-33	62793	1.44	12
UP-34	60836	1.40	12
UP-35	135697	3.14	12, 13
UP-36	9512	0.21	12, 13
UP-37	REMOVED	0.00	13
UP-38	2049	0.05	13
UP-39	1502	0.03	15
UP-40	79285	1.75	13
UP-41	8775	0.20	13
UP-42	619	0.01	15
UP-43	32338	0.74	15
UP-44	7423	0.17	15
UP-45	77227	1.78	16
UP-46	6293	0.14	16
UP-47	REMOVED	0.00	16
UP-48	151160	3.35	4
UP-49	52043	1.19	4
UP-50	613	0.01	4
UP-51	9296	0.21	4
UP-52	856	0.02	8
UP-53	5552	0.13	8
UP-54	1618	0.04	15
SUBTOTAL	**1139160**	**26.15**	

PHASE 1A REFORESTATION (CONT'D)

SYM.	(S.F.)	(Ac.)	SHEET #
BOTTOM LAND REFORESTATION			
BO-1	15000	0.13	2
BO-2	5000	0.12	2
BO-3	1500	0.03	4
BO-4	79524	1.83	4
BO-5	11275	0.26	4
BO-6	36404	0.84	4
BO-7	15314	0.35	5
BO-8	14638	0.34	5
BO-9	REMOVED	0.00	7
BO-10	52506	1.21	9
BO-11	12505	0.29	9
BO-12	5810	0.13	9
BO-13	7243	0.17	13
BO-14	12500	0.29	13
SUBTOTAL	**281542**	**6.77**	

LARGE STOCK REFORESTATION

LG-1	4449	0.10	2
LG-2	6272	0.14	2
LG-3	13102	0.30	3
LG-4	3935	0.09	4
LG-5	4026	0.09	4
LG-6	4734	0.11	4
LG-6A	3750	0.09	4
LG-7	11175	0.26	5
LG-8	1061	0.02	6
LG-8A	3777	0.09	6
LG-8B	2942	0.07	10
LG-9	12238	0.28	6
LG-10	15233	0.35	8
LG-11	REMOVED	0.00	8
LG-12	2419	0.06	8
LG-13	REMOVED	0.00	9
LG-14	1979	0.05	9
LG-14A	655	0.02	9
LG-15	10792	0.25	9
LG-16	5482	0.13	9
LG-17	4738	0.11	9
LG-18	4308	0.10	10
LG-19	1600	0.04	10
LG-20	REMOVED	0.00	11
LG-21	1228	0.03	11
LG-22	12114	0.03	12
LG-23	14228	0.33	12
LG-24	5202	0.12	9
LG-25	15536	0.36	12
LG-26	1500	0.04	13
LG-27	742	0.02	13
LG-28	1523	0.03	13
LG-29	1201	0.03	13
LG-30	REMOVED	0.00	16
LG-31	REMOVED	0.00	16
LG-32	1456	0.03	16
LG-33	5,726	0.13	4
LG-34	6,764	0.16	4
LG-35	1,028	0.02	4
LG-36	1,513	0.03	4
LG-37	2545	0.06	12
SUBTOTAL	**179056**	**4.10**	
TOTAL	**1599757.92**	**36.03**	

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 Leyandii	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 diseased, 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 comparing 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 joint 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 spaces after construction to ensure that 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

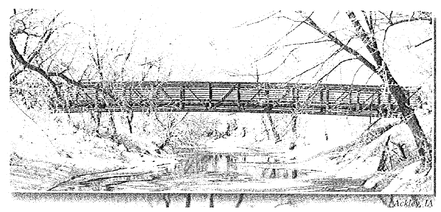
Tree protection fence and signs are to be installed along the perimeter of existing forest and individual trees to remain. It is to be installed outside of the critical root zone of the trees and the root pruning line (if present) and will be smooth wire fencing. It is to be installed before any more grading. If possible, install before sediment control measures. Necessary signage may be determined during the pre–construction meeting. Golf course 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 stand 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 manager, 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

ADDITIONAL NOTES (FOR ALL SHEETS IN THIS SET):

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 Site Development Inspector must be contacted at (301) 731-4790 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 owners representative shall notify the purchaser of the property of any Forest 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 with the Building Official until all required activities have been satisfied.
5. All existing trash and impervious areas shown on the plan to be removed must be removed and any disturbed soil must be stabilized and seeded. It may be necessary to scarify and/or aerate the soil. Four inches of topsoil will be added if none exists after the impervious area is removed.
6. All plant installation shall follow the latest edition of the M-NCPPC publication "A Technical Manual for Woodland Conservation Development in Prince George's County".
7. Plants shall be in spected by the contractor, and any material that is either damaged or which has root ball congestion, j-rooted or kinked root systems will be replaced. No plants will be stored on site. Plants will be planted immediately once received from the nursery.
8. Stock will be planted in random order to reflect natural growth of the forest. (See planting layout detail this sheet)
9. Planting holes should be limited to 2.5 X root ball diameter. Native soil material will be used to backfill planting site and area will be packed to remove air pocket Rake soil evenly over the planting field and cover hole with three inches of mulch. Water to settle soil and provide moisture as needed.
10. The need for deer protection and specific measures necessary to be determined as part of the pre-construction meeting.
11. The services of licensed arborist shall be retained to evaluate the appropriate measures necessary to ensure the survival of the large and specimen trees proposed to be preserved whose critical root zone will be impacted by construction.
12. The number of trees planted may be adjusted, depending on the size of stock used, during later stages of the FCP approval process.

FOREST MAINTENANCE SCHEDULE:

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

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 owners representative shall notify the purchaser of the property of any Forest 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 with 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)
agrass	Arthraxon hispidus
Crown-vetch[2]	Coronaria varia[2]
Tall Fescue, K31 Fescue	Festuca elatior (F. arundinacea)
Serbian bluegrass[2]	Lespedeza cuneata[2]
agrass[2]	Microstegium vimineum[2] (Eulalia viminea)
Common Reed[2]	Phragmites australis[2] (P. communis)
Japanese Knotweed	Polygonum cuspidatum
Mile-a-minute Vine, Devil's Tearthumb[2]	Polygonum perfoliatum[2]
Lesser Celandine	Ranunculus ficaria
VINES	
Porcelain Berry[1]	Ampelopsis brevipedunculata[1]
Oriental Bittersweet[2]	Celastrus orbiculatus[2]
Cinnamon Vine[1]	Dioscorea batatas[1]
Climbing Euonymus, Wintercreeper	Euonymus fortunei
English Ivy[2]	Hedera helix[2]
Japanese Honeysuckle[1]	Lonicera japonica[1]
Kudzu[2]	Pueraria lobata[2]
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.	
Bush Honeysuckles[1], including	Lonicera spp.[1]
Belle Honeysuckle	Lonicera x bella
Amur Honeysuckle	Lonicera maackii
Morrow's Honeysuckle	Lonicera morrowii
Tartarian Honeysuckle	Lonicera tatarica
Bamboo-running varieties[2]	Phyllostachys spp. Pseudosasa japonica[2]
Common Buckthorn	Rhamnus cathartica
European Buckthorn	Rhamnus frangula
Multiflora Rose[2]	Rosa multiflora[2]
Strawberry-raspberry, Ballooneberry	Rubus illecebrosus
Wineberry	Rubus phoenicolasius
Japanese Spirea[2]	Spiraea japonica[2]
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 Cherry	Prunus avium

1. The most serious threats to natural forests because they are both damaging and strongly invasive
2. Not as readily established, but once established, very persistent and damaging

Ranking by Maryland Natural Heritage Program, 21 July 1994.

R:\BLOCKS SF\FCP\Hazardous trees.doc

REFORESTATION INSPECTION AND PLANTING NARRATIVE

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

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

C. The third inspection shall occur prior to planting in reforestation are