Montgomery Planning

TOURNAMENT PLAYERS CLUB AT AVENEL

SITE PLAN AND FOREST CONSERVATION PLAN AMENDMENTS 81984111F & F20250130



Request to modify holes 10 and 11 of the TPC Potomac at Avenel Farm golf course with impacts to the Forest Conservation Plan and existing easements, zoned RE-2C to be consistent with a Special Exception Amendment S-914-C approved on June 26, 2024 by the Board of Appeals.

COMPLETED: 10/10/2025
PLANNING BOARD HEARING DATE: 10/23/2025
MCPB ITEM NO. XX

Montgomery County Planning Board
2425 Reedie Drive, Floor 14 Wheaton MD 20902
Montgomeryplanning.org

Planning Staff

Joshua Penn, Planner III, Joshua.penn@montgomeryplanning.org, 301-495-4546

Nkosi Yearwood, Supervisor Upcounty Planning, nkosi.yearwood@montgomeryplanning.org

Patrick Butler, Chief Upcounty Planning, patrick.butler@montgomeryplanning.org

LOCATION/ADDRESS

10000 Oaklyn Drive, Potomac

MASTER PLAN

2002 Potomac Subregion Master Plan

ZONE

RE-2C

PROPERTY SIZE

260 Acres

APPLICANT

James Triola, TPC Avenel

ACCEPTANCE DATE

October 3, 2024

REVIEW BASIS

Chapter 59 & 22A

Summary:

- Site Plan and Forest Conservation Plan Amendments to allow for stream restoration project and associated construction to alleviate flooding of holes 10 and 11 of the golf course.
- The proposed Application is consistent with the most recent Special Exception Amendment.
- Original Site Plan No. 819841110 approved in September 1984 and amended over the years for the construction of the Avenel Golf Course community being amended for the limited purpose of modifying holes 9 and 10.
- Original Forest Conservation Plan No. 819941110approved in September 1994 and converted with this application to F20250130 is being amended to accommodate the redesign of holes 9 and 10.
- Removal and onsite replacement of 0.07 acres of Category I Conservation easement for drainage outfalls.
- 1.09 acres of forest clearing of which all will be replanted onsite at a 1:1 ratio.
- Staff recommends approval of the Site Plan Amendment and Forest Conservation Plan Amendment with conditions.

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SECTION 1: RECOMMENDATIONS AND CONDITIONS

SITE PLAN AMENDMENT 81984111F

Staff recommends approval of Site Plan Amendment No. 81984111F, for the stream restoration and reconstruction of holes 10 and 11. All site development elements shown on the latest electronic version of the Site Plan, as of the date of this Staff Report submitted via ePlans to the M-NCPPC, are required. All previous conditions of approval for the Site Plan, as amended, remain in full force and effect.

1. The Applicant must file for and receive a Park Construction Permit before any of the proposed improvements will begin.
2. The Applicant must file an Asset Protection Plan with WSSC before any of the proposed improvements begin.

FOREST CONSERVATION PLAN F20250130

Staff recommends approval with conditions of Final Forest Conservation Plan No. F20250130 ("FCP"). All site development elements shown on the latest electronic version of the Preliminary/Final Forest Conservation Plan No. F20250130, as of the date of this Staff Report submitted via ePlans to the M-NCPPC, are required except as modified by the following conditions:

1. The Applicant must schedule the required site inspections by M-NCPPC Forest Conservation Inspection Staff per Section 22A.00.01.10 of the Code of Montgomery County Regulations ("COMCOR"), Forest Conservation Regulations.

2. The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC Forest Conservation Inspection Staff.

3. The Limits of Disturbance ("LOD") shown on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved Final Forest Conservation Plan.

4. Before the start of any demolition, clearing, grading, or construction for this Forest Conservation Plan, whichever comes first, the Applicant must:

    a) Record a Category I Conservation Easement over all areas of forest retention, and forest planting as specified on the approved Final Forest Conservation Plan. The Category I

Conservation Easement must be in a form approved by the M-NCPPC Office of the General Counsel and must be recorded in the Montgomery County Land Records by deed.

b) Install permanent conservation easement signage along the perimeter of the conservation easements as shown on the FCP, or as directed by the M-NCPPC Forest Conservation Inspection Staff.

c) Install the permanent conservation easement fencing along the perimeter of the conservation easements as shown on the FCP, or as directed by the M-NCPPC Forest Conservation Inspection Staff.

d) Execute a five-year Maintenance and Management Agreement ("MMA") in a form approved by the M-NCPPC Office of the General Counsel. The MMA is required for all forest planting areas, mitigation tree plantings, including variance tree mitigation plantings, and landscape plantings credited toward meeting the requirements of the FCP. The MMA includes invasive species management control measures as deemed necessary by the M-NCPPC Forest Conservation Inspection Staff. All proposed measures should be chosen with consideration for the proximity of the on-site stream and wetlands and the sensitive nature of this watershed. The use of herbicides should be avoided where possible.

e) Submit a cost estimate for the reforestation/afforestation and other FCP requirements, which includes but is not limited to trees and shrubs, variance mitigation trees, five years of maintenance including invasive species management controls (for all planted areas), permanent easement posts and signage, mulching, staking, tree protection, and tree protection removal credited toward meeting the requirements as shown on the FCP. This cost estimate must be reviewed and approved by the M-NCPPC Planning Department Inspection Staff prior to the submission of financial surety to determine the amount of the financial surety.

f) Submit financial surety, in a form approved by the M-NCPPC Office of the General Counsel, to the M-NCPPC Planning Department Inspection Supervisor for the requirements of the FCP.

5. Within the first planting season following the release of the first Sediment and Erosion Control Permit from the Montgomery County Department of Permitting Services for the Subject Property, or as directed by the M-NCPPC Forest Conservation Inspection Staff the Applicant must install the afforestation/reforestation plantings as shown on the approved FCP.

6. Within the first planting season following the release of the first Sediment and Erosion Control Permit from the Montgomery County Department of Permitting Services for the Subject Property, or as directed by the M-NCPPC Forest Conservation Inspection Staff, the Applicant

must install the variance tree mitigation plantings on the Subject Property as shown on the approved FCP. The variance tree mitigation plantings must be a minimum size of 3 caliper inches totaling 21.25 caliper inches, as shown on the approved FCP. Adjustments to the planting locations of these trees is permitted with the approval of the M-NCPPC Forest Conservation Inspection Staff.

7. Before the start of any demolition, clearing, grading or construction for the development Application, whichever comes first, or within 60 days of the mailing date of the Planning Board Resolution approving the amendment to the Final Forest Conservation Plan, the Applicant must record a new Category I Conservation Easement reflecting the entire easement area excluding the area that is authorized to be removed. The new easement agreement must be approved by the M-NCPPC Office of the General Counsel and must be recorded in the Montgomery County Land Records by deed before recordation of the Deed of Release of Conservation Easement for the existing conservation easement.

8. Before the start of any demolition, clearing, grading or construction for the development Application, whichever comes first, or within 60 days of the mailing date of the Planning Board Resolution approving the amendment to the Final Forest Conservation Plan, the Applicant must submit a Deed of Release of Conservation Easement for the entirety of the existing Category I Conservation Easement recorded among the County Land Records in Book 54677, Page 384 in a form approved by the M-NCPPC Office of General Counsel. The Deed of Release must be recorded in the Montgomery County Land Records. The entirety of the existing easement remains in full force and effect until the Deed of Release has been approved and recorded in the Montgomery County Land Records. The Deed of Release cannot be approved by M-NCPPC until the new easement is recorded.

SECTION 2: SITE DESCRIPTION

VICINITY

The subject property is located at 10000 Oaklyn Drive, 500 feet southwest of Berman Woods Way, Potomac, and is zoned RE-2C, consisting of 226.65 acres, within the 2002 Potomac Subregion Master Plan area (the "Property"). The Tournament Players Club ("TPC") Potomac at Avenel Farm golf course is located southeast of downtown Potomac. The area is predominantly residential in the RE-2, RE-2C, and R-200 zone surrounding the Property.

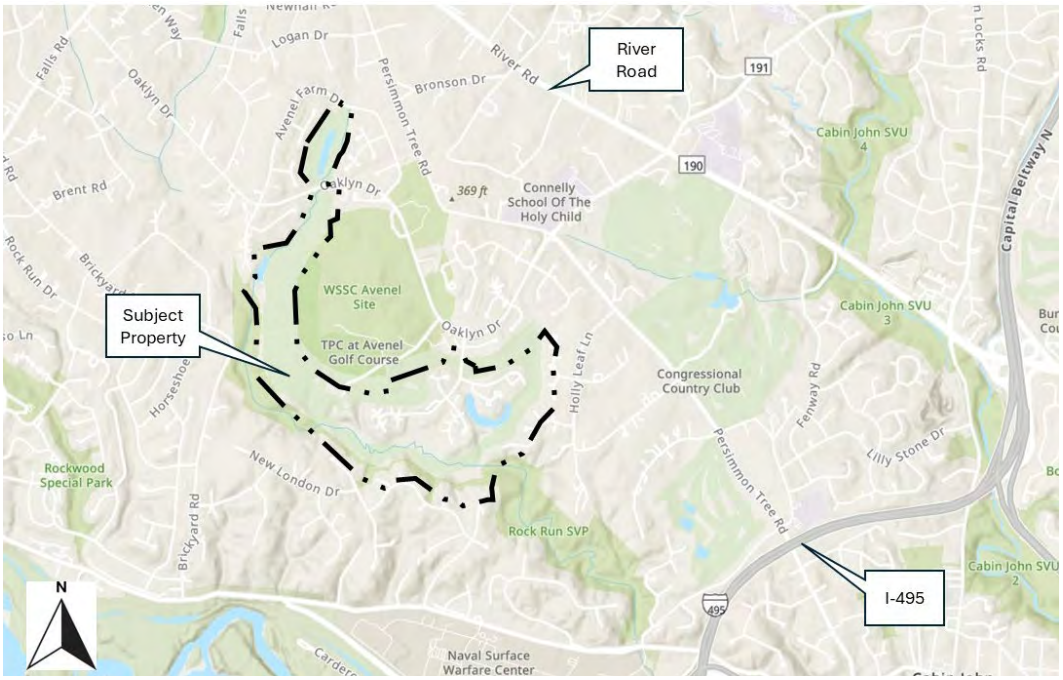


Figure 1: Vicinity Map

PROPERTY DESCRIPTION

The Property has been developed with the golf course and associated facilities since the mid-1980s. The site includes a golf course, clubhouse with pro shop, locker rooms, administrative offices, dining area, maintenance building, shelter/rest areas, snack stand, and parking areas.

The overall property of 226 acres includes 38.39 acres of forest, 3.38 acres of wetlands, and 39.15 acres of 100-year floodplain.

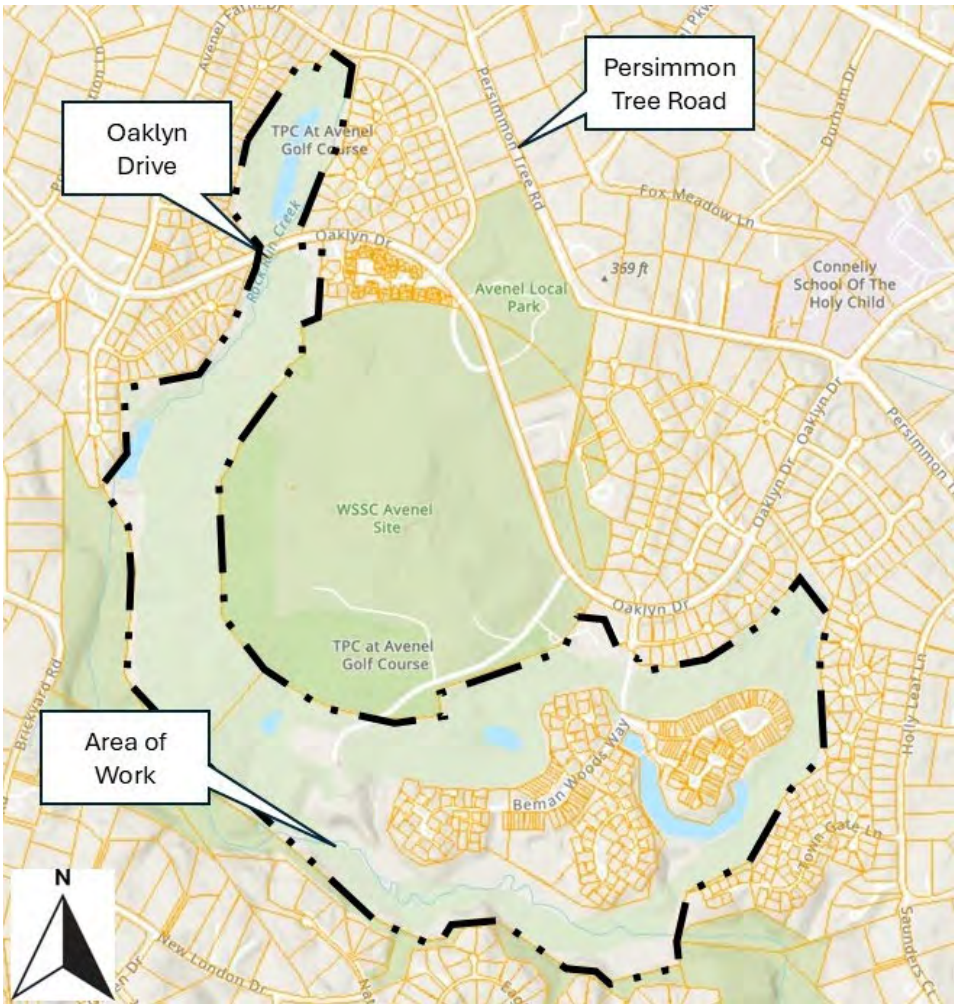


Figure 2: Subject Property



Figure 3: Aerial Photograph of Work Area (Holes 10 & 11)

SECTION 3: PROJECT DESCRIPTION

PREVIOUS APPROVALS

The Property has been developed with the golf course and associated facilities since shortly after the Montgomery County Board of Appeals (the "Board of Appeals") approved the original special exception for the Property in an opinion dated June 13, 1984 (the "Original Special Exception"), authorizing the Applicant to construct and operate the golf course and associated structures, including a clubhouse with pro shop, locker rooms, administrative offices, and a dining area, a maintenance building, shelter/rest areas, a snack stand, and parking areas.

The Original Special Exception was subsequently modified six times, most recently in June of this year. On June 26, 2024 (effective date of Opinion July 15, 2024), the Board of Appeals approved a minor modification to S-914-C to permit stream restoration improvements adjacent to holes 10 and 11 of the golf course.

The original Site Plan No. 819841110, was approved by the Montgomery County Planning Board (the "Planning Board') on September 10, 1984. The FFCP was adopted or amended with each Site Plan Amendment, until the most recent Application where the FFCP number was converted to F2025013.

The Planning Board approved Site Plan Amendment 81984111A on July 19, 2007, permitting improvements to the existing golf course and related facilities, including stream restoration, golf hole reconfiguration, competitive enhancements, a clubhouse addition, and additional modifications.

Site Plan Amendment No. 81984111B was approved administratively on March 6, 2008, for minor revisions generally to the parking and entrance areas.

Site Plan Amendment No. 81984111C was also approved administratively, on June 23, 2008, focusing primarily on stream restoration, planting, and landscape revisions.

Site Plan Amendment No. 81984111D (certified March 2, 2016) and Site Plan Amendment No. 81984111E (certified November 14, 2018) were both solely for amendments to the Forest Conservation Plan.

PROPOSAL

The Applicant is proposing stream restoration improvements adjacent to holes 10 and 11. The restoration effort is needed to alleviate flooding and degradation adjacent to and involving holes 10 and 11 and will improve the stream system's ability to handle increased stormwater volume, velocity, and upstream sediment. The increase in stormwater volume and velocity is largely due to development upstream of the subject Property, and increased rain events.

The Applicant proposes utilizing the principles of Natural Channel Design to restore approximately 4,030 linear feet of stream channel and five (5) acres of adjacent floodplain. Natural Channel Design is an empirical methodology that establishes a stable stream's dimension, pattern (horizontal alignment), and profile (vertical alignment) from local reference reach conditions and Regional Curve data and then incorporates the reference geomorphic parameters and subsequently determined ratios into the stream restoration design. This design approach will also create more meanderings and natural in-stream grade-control structures than exist in the subject area currently, which will slow the velocity of the water.

The proposed restoration will begin approximately 175 feet upstream of the common property line between the subject Property and a parcel owned by M-NCPPC described as "PAR B AVENEL". The offsite starting point for the restoration project is necessary for stream realignment to avoid and cover an exposed sanitary sewer line located immediately northwest of where Rock Run enters the Property (this sewer line is discussed further below). The downstream limits of the proposed restoration project terminate just upstream of the confluence of Rock Run and an unnamed tributary that flows into Rock Run from the north. The restoration termination point is just downstream of an existing bridge that will be replaced with a new bridge with redesigned supports to better facilitate the

function of the stream's flood-prone area. Additionally, this location currently has a wider flood-prone area width due to the tributary's influence on the channel. The design proposes to utilize the existing transition, which currently has established riparian vegetation to support the transition.

The Applicant is focused on minimizing impacts to the existing forest conservation easements in the area.

The Applicant has met with M-NCPPC's Parks department, as a small part of Montgomery Parks' land is located within the limits of disturbance. The Applicant proposes to remove tree #391 from Montgomery Parks' property and has had discussions with Montgomery Parks regarding this. Montgomery Parks has also requested to be included in discussions with M-NCPPC regarding forest conservation matters for the Property. The Applicant must file for and receive a Park Construction Permit before any of the proposed improvements will begin.

There is an exposed sewer structure in Rock Run, and the Applicant has met with the Washington Suburban Sanitary Commission ("WSSC") several times to coordinate. On June 6, 2024, the Applicant provided WSSC with 60% design plans, and these are in the review process at WSSC. The Applicant will file an Asset Protection Plan with WSSC before any of the proposed improvements begin.

There are also wetlands in the subject area of the Property, and while the Applicant will be impacting them, there will be no net loss of wetlands upon completion. The goals of the impact are to improve wetland quality and connectivity to the stream channel, as well as to restore them in a manner that promotes better directional floodplain flow during rain events, all of which help protect the integrity of the entire stream system.

The focus of the proposed restoration is to alleviate flooding and degradation adjacent to and involving holes 10 and 11, and to improve the stream system's ability to handle increased stormwater volume, velocity, and upstream sediment.

SECTION 4: COMMUNITY OUTREACH

The Applicant has complied with all submittal and noticing requirements.

The Applicant communicated with its neighbors several times prior to filing these Applications. On or about April 22, 2025, the Applicant mailed personalized letters to the immediate neighbors of holes 10 and 11, notifying them of the proposed stream improvements, and inviting them to reach out to the Applicant with any questions and attend a meeting at the Property on May 9, 2025. On or about April 23 and 24, the Applicant notified the TPC Potomac membership and the Avenel Community Association of the May 9 meeting. Approximately 18 people attended the meeting on May 9, 2025.

Most attendees were immediate neighbors of holes 10 and 11, or players at the golf course, and of the immediate neighbors, their main questions were whether their properties would be impacted or if their residential streets would be used for construction access, neither of which will be the case. Of the players at the golf course, their questions were mainly related to how their play might be impacted during construction or in the ultimate condition. As noted above, the only impact would be minor temporary workarounds on the course while the improvements are implemented. On May 14, the Property was posted and notices were mailed to all parties typically required to receive notice under M-NCPPC regulations (though a pre- submission community meeting is not mandatory for the recent minor modification to the Special Exception, nor for these Site Plan Amendment and Forest Conservation Plan Applications), On June 5, a meeting was held and there were approximately six attendees, and only one question was asked following the presentation.

As of the date of this Staff Report, no correspondence has been received for these applications.

SECTION 7: SITE PLAN 81984111F FINDINGS AND ANALYSIS

Site Plan Amendment No. 81984111F requests to implement stream restoration improvements adjacent to holes 10 and 11. The proposed Site Plan Amendment does not alter the intent of the previous findings, which remain applicable, except as modified below.

1. ***When reviewing an application, the approval findings apply only to the site covered by the application.***

   The findings herein apply only to the Subject Property.

2. ***To approve a Site Plan, the Planning Board must find that the proposed development:***

   a) ***satisfies any previous approval that applies to the site;***

      The Applicant is filing these Applications with M-NCPPC to amend the Site Plan and Forest Conservation Plan consistent with the minor modification approved by the Board of Appeals.

   a) ***satisfies under Section 7.7.1.B.5 the binding elements of any development plan or schematic development plan in effect on October 29, 2014;***

      There was no approved development plan or schematic development plan in effect on

October 29, 2014 for the Property, and therefore this requirement is inapplicable.

b) satisfies under Section 7.7.1.B.5 any green area requirement in effect on October 29, 2014 for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment;

The zoning on the Property on October 29, 2014, was not the result of a Local Map Amendment, and therefore, this requirement is inapplicable.

c) satisfies applicable use standards, development standards, and general requirements under this Chapter;

The Site Plan Amendment proposes only stream restoration improvements adjacent to holes 10 and 11 of the golf course, and these improvements will have no effect on the use standards, development standards, or general requirements of the Zoning Ordinance.

d) Satisfies the applicable requirements of:

i. ***Chapter 19, Erosion, Sediment Control, and Stormwater Management; and***

DPS approved a Combined Stormwater Management Concept/ Site Development Stormwater Management Plan on October 29, 2024. The plan proposes to meet required stormwater management goals via its associated stream restoration.

ii. ***Chapter 22A, Forest Conservation***

The Application satisfies all of the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A, and is in compliance with the Montgomery County Planning Department's Environmental Guidelines as further discussed in the findings for Forest Conservation Plan F20250130.

e) Provides safe, well-integrated parking, circulation patterns, building massing, and, where required, open spaces and site amenities;

The Site Plan Amendment proposes only stream restoration improvements adjacent to holes 10 and 11 of the golf course, and these improvements will have no effect on the use standards, development standards, or general requirements of the Zoning Ordinance.

f) Substantially conforms with the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan;

The Site Plan Amendment proposes only stream restoration improvements adjacent to holes 10 and 11 of the golf course, and these improvements will have no effect on the use standards, development standards, or general requirements of the Zoning Ordinance.

g) will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the development is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required, the Planning Board must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage;

The Site Plan Amendment proposes only stream restoration improvements adjacent to holes 10 and 11 of the golf course, and these improvements will have no effect on the use standards, development standards, or general requirements of the Zoning Ordinance.

h) on a property in a Rural Residential or Residential zone, is compatible with the character of the residential neighborhood; and

The Site Plan Amendment proposes only stream restoration improvements adjacent to holes 10 and 11 of the golf course, and these improvements will have no effect on the use standards, development standards, or general requirements of the Zoning Ordinance.

i) on a property in all other zones, is compatible with existing, approved, or pending adjacent development.

The site is zoned RE-2C, a residential zone, and this section does not apply

3. To approve a Site Plan for a Restaurant with a Drive-Thru, the Planning Board must also find that a need exists for the proposed use due to an insufficient number of similar uses presently serving existing population concentrations in the County, and the uses at the location proposed will not result in a multiplicity or saturation of similar uses in the same general neighborhood.

Not applicable, this Site Plan does not include a restaurant with a drive-thru.

4. ***For a property zoned C-1 or C-2 on October 29, 2014 that has not been rezoned by Sectional Map Amendment or Local Map Amendment after October 30, 2014, if the proposed development includes less gross floor area for Retail/Service Establishment uses than the existing development, the Planning Board must consider if the decrease in gross floor area will have an adverse impact on the surrounding area.***

   Not applicable, the Subject Property was not zoned C-1 or C-2 on October 29, 2014.

SECTION 8: FOREST CONSERVATION PLAN F20250130 FINDINGS AND ANALYSIS

All Forest Conservation Law, Chapter 22A requirements are satisfied.

The Property is subject to the Montgomery County Forest Conservation Law, Chapter 22A of the County Code ("FCL"). The Tournament Players Club at Avenel has an overall Final Forest Conservation Plan No. 81984111, as amended, which was renumbered to F20250130 with the most recent amendment. This application amends that Final Forest Conservation plan and is in compliance with Montgomery County Environmental Guidelines and Chapter 22A, Montgomery County Forest Conservation Law as conditioned in this Staff Report.

FOREST CONSERVATION

Final Forest Conservation Plan Amendment

The Applicant has submitted a Final Forest Conservation Plan Amendment No. F20250130 ("FFCP") (Attachment A) for concurrent review with the Site Plan Amendment No. 81984111F.

The proposed Forest Conservation Plan amendment will maintain the existing conservation areas on the site and within the stream buffer. The existing stream has migrated into the conservation areas north of hole 10, and the proposed stream restoration will realign the channel to remove it from the conservation easements. Within the area of the stream restoration work, the conservation easements will be restored and replanted to match the previous afforestation, and the wetland areas restored.

Chapter 22A-12(e)(1)(B)(i) requires: "All unforested stream valley buffers on site must be afforested or reforested, except if the applicant demonstrates to the satisfaction of the Planning Board or Planning Director that: (i) afforestation or reforestation in the stream valley buffer would be in conflict with allowable uses as established in the latest version of the environmental guidelines." The entire stream buffer area within the Property was afforested to the maximum extent possible per the original Forest Conservation Plan. At that time, the Applicant and M- NCPPC coordinated and negotiated extensively in order to meet the re/afforestation requirements for the site and establish the maximum amount of forest areas within the stream buffers without interfering with the established golf course

maintenance and playability requirements. The original approvals for the golf course were issued in 1984, prior to the establishment of the forest conservation laws. The continued use and enjoyment of the Property as a golf course precludes any additional reforestation being established within the stream buffer.

Further, any additional tree planting within the stream valley buffer would be in conflict with the allowable uses of the Property as a golf course. Firstly, the playability of the golf course is reliant upon unimpeded sight lines from the tee boxes through to the fairway and ultimately to the putting green complex. Considering the proximity of the stream valley buffer, which is unavoidable due to existing site constraints, afforesting the unforested stream valley buffer would, unequivocally, block the required site lines, thus rendering these two golf holes unusable. Secondly, from agronomic and maintenance perspectives, the particular grass species on the golf course requires a significant amount of sunlight hours per day as well as a high level of air circulation to achieve and maintain optimal growth and recovery conditions, as well as to lower the risk of certain turf diseases. Considering the proximity of the stream valley buffer to holes 10 and 11, afforesting the unforested stream valley buffer would include these requirements, thus resulting in perpetually poor turf quality that would not only be considered below the industry standard, but also be unacceptable in the marketplace, and would disqualify the Property from hosting a PGA Tour event. Thirdly, portions of existing WSSC easements are located within the stream valley buffer. WSSC does not permit tree planting within its easements.

Considering the entire Property, holes 10 and 11 are the most difficult to safely access with construction equipment and stage with construction materials, as these two golf holes are the most constrained by forest, stream, wetlands, steep slopes, public utility easements, and the proximity of surrounding property lines. The Applicant is proposing a haul road that originates due east of the hole 1 green and terminates in the work area due west of hole 10 tees; this route does involve entering the high side of the stream buffer in areas on holes 1 and 9 as well as the edge of a Forest Conservation Easement. Similarly, the Applicant is proposing material stockpiling and nightly equipment staging areas along holes 10 and 11, which, in some locations are technically within the stream buffer; however, they are located in uplands and are part of the established, maintained golf course playing corridors. The Applicant has explored all other potential access routes and associated staging options and, in consultation with the Applicant's General Contractor, has deemed this access and staging scenario, as currently depicted, to be the safest for all parties – contractors, golfers, golf club staff, and adjacent property owners. The Applicant does not seek to remove trees within these access and staging areas; rather to work around existing trees and minimize impacts to CRZs. Further, if and where impacts to CRZs are unavoidable, the Applicant will perform this work under the guidance and recommendations of a Certified Arborist, and in adherence to any additional Best Management Practices set forth by M-NCPPC.

The key elements of this FFCP amendment are broken into 3 parts:

Additional offsite area:

The applicant added 0.15 acres of offsite area to the forest conservation worksheet. The entirety of the 0.15 acres is forested and the Applicant is proposing to remove 0.04 acres of forest in this area. This does not generate a planting requirement, as noted in the FCP worksheet on page 4 of the FFCP.

Additional onsite clearing:

The proposed work mentioned above requires an additional 1.09 acres of forest clearing, of which all will be replanted onsite at a 1:1 ratio and will not affect the overall worksheet.

Easement Removal:

The Applicant is proposing the removal of two minor areas, 0.05 and 0.02 acres, totaling 0.07 acres of easement. Two new areas of easement equaling 0.07 acres will be added onsite.

The FFCP submitted for this Application conforms to the requirements established by the original overall FFCP and does not alter the requirements established by the overall FFCP worksheets, with the exception of the additional offsite area added.

Forest Conservation Variance Request

Section 22A-12(b)(3) of Montgomery County Forest Conservation Law provides criteria that identify certain individual trees as a high priority for retention and protection ("Protected Trees"). Any impact to these trees, including removal of the subject tree or disturbance within the tree's critical root zone ("CRZ") requires a variance under Section 22A-12(b)(3) ("Variance"). Otherwise, such resources must be left in an undisturbed condition. An applicant for a variance must provide certain written information in support of the required findings in accordance with Section 22A-21 of the County Forest Conservation Law. The law requires no impact to trees that: measure 30 inches or greater diameter breast height (DBH); are part of an historic site or designated with an historic structure; are designated as a national, State, or County champion trees; are at least 75 percent of the diameter of the current State champion tree of that species; or trees, shrubs, or plants that are designated as Federal or State rare, threatened, or endangered species.

Variance Request

The Applicant submitted a Variance request dated July 10, 2025 (Attachment D). The Applicant proposes to impact twelve (12) and remove two (2) trees that are 30 inches or greater DBH, which are considered high priority for retention under Section 22A-12(b)(3) of the County Forest Conservation Law (Table 4).

Tree Number	Scientific Name	Common Name	DBH	Impact (%)	Status
T191	Liriodendron tulipfera	Tulip Poplar	34"		Remove
T391	Liriodendron tulipfera	Tulip Poplar	51"		Remove
485	Fagus grandifolia	American Beech	33"	36.9	Impact
486	Quercus rubra	Northren Red Oak	39"	35.3	Impact
487	Quercus rubra	Northren Red Oak	46"	35.7	Impact
T398	Plantanus occiendentalis	Sycamore	34"	10.2	Impact
T121	Plantanus occiendentalis	Sycamore	36"	17.1	Impact
T124	Liriodendron tulipfera	Tulip Poplar	33"	1.6	Impact
T125	Liriodendron tulipfera	Tulip Poplar	31"	1.6	Impact
T301	Liriodendron tulipfera	Tulip Poplar	41"	1.3	Impact
T304	Acer rubrum	Red Maple	45"	8	Impact
714	Liriodendron tulipfera	Tulip Poplar	49"	2.1	Impact
T305	Plantanus occiendentalis	Sycamore	64"	5.2	Impact
T309	Acer rubrum	Red Maple	32"	26.4	Impact

Table 1 – Protected Trees, Impacted or Removed

Unwarranted Hardship Basis

Per Section 22A-21, a variance may only be considered if the Planning Board finds that leaving the requested trees in an undisturbed state would result in unwarranted hardship, denying the Applicant reasonable and significant use of their property.

Due to existing site constraints—numerous water, sewer, and forest conservation easements, steep topography, and the golf course itself, the Applicant would be unable to make the necessary stream channel and floodplain improvements if it had to work around and preserve the variance trees.

The inability to impact or remove these Protected Trees would make the Project infeasible and leave the stream in a degraded state. Therefore, there is a sufficient unwarranted hardship to justify a variance request because the Applicant would otherwise be denied the ability to repair and enhance the stream.

Section 22A-21 of the County Forest Conservation Law sets forth the findings that must be made by the Planning Board in order for a variance to be granted. Staff has made the following determinations in the review of the variance request and the proposed Forest Conservation Plan:

a. Variance Findings.

The following determinations are based on the required findings for granting of the requested variance:

i. Will not confer on the applicant a special privilege that would be denied to other applicants.

Granting the variance will not confer a special privilege on the Applicant as the impacts are necessary to satisfy stream restoration design requirements for this Property. Granting a variance to allow disturbance within the developable portion of the site is not unique to this Applicant. Therefore, the granting of this variance is not a special privilege granted only to this Applicant and would be denied to other applicants.

ii. Is not based on conditions or circumstances which are the result of the actions by the applicant.

The requested variance is not based on conditions or circumstances which are the result of actions by the Applicant. The requested variance is based upon the existing site conditions, development standards of the zone, and necessary design requirements of this Application.

iii. Is not based on a condition relating to land or building use, either permitted or non-conforming, on a neighboring property.

The requested variance is a result of the existing conditions and the proposed site design and layout of the Property, and not as a result of land or building use on a neighboring property.

iv. Will not violate State water quality standards or cause measurable degradation in water quality.

The variance will not violate State water quality standards or cause measurable degradation in water quality. The stream restoration is driving the variance request. The overall water quality will be increased as a result of the restoration efforts. Therefore, the Application will not violate State water quality standards or cause measurable degradation in water quality.

<u>Mitigation for Trees Subject to the Variance Provisions</u>

There are two Protected Trees proposed for removal in this variance request resulting in a total of 85 inches of DBH being removed as shown on the FFCP. The mitigation should be at a rate that approximates the form and function of the trees being removed. These trees will be replaced at a ratio of approximately one-inch caliper for every four inches removed using trees that are a minimum of three caliper inches in size. This results in a total mitigation of 21.25 inches with the installation of 8 three-inch caliper overstory trees native to the Piedmont Region of Maryland on the Property outside of any rights-of-way and outside of any utility easements. Although these trees will not be as large as the trees lost, they will be planted on the Subject Property and provide some immediate benefit,

ultimately replacing the canopy lost by the removal of two Protected Trees. There is some disturbance within the CRZ of three trees; however, these trees will receive adequate tree protection measures, and the functions they currently provide will continue. Therefore, no mitigation is recommended for trees that are impacted but retained. As conditioned, the mitigation trees will be protected as part of a five-year maintenance and management agreement.

Variance Recommendation

Staff recommends approval of the variance request, if approved with condition of amending the mitigation amount on the plans to match the amount discussed above.

SECTION 9: CONCLUSION

As conditioned, the Site Plan Amendment and Forest Conservation Plan applications each satisfy the applicable standards of the *Zoning Ordinance* and *Forest Conservation Law* and substantially conform to the recommendations of the 2002 *Potomac Subregion Master Plan.* Therefore, Staff recommends approval of the Site Plan Amendment and Forest Conservation Plan amendment with the conditions specified at the beginning of this report.

ATTACHMENTS

Attachment A: Site Plan and FCP Plan

Attachment B: Variance Request

Attachment C: Agency Letters

Attachment A: Site Plan and Forest Conservation Plan

TPC AVENEL

GOLF COURSE RENOVATIONS

SITE PLAN 81984111F

2ND ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

NOTE
M-NCPPC STAFF TO INSPECT TREE-SAVE AND FOREST-SAVE AREAS AND PROTECTION DEVICES PRIOR TO CLEARING AND GRADING

SITE INSPECTIONS

APPLICANT SHALL CONDUCT A PRE CONSTRUCTION MEETING WITH M-NCPPC STAFF AND MCDPS SEDIMENT CONTROL STAFF PRIOR TO CLEARING AND GRADING.

M_NCP&PC STAFF MUST INSPECT TREE-SAVE AND FOREST-SAVE AREAS AND PROTECTION DEVICES PRIOR TO CLEARING AND GRADING.

PRIOR TO OCCUPANCY OF THE BUILDING, THE APPLICANT SHALL SCHEDULE WITH M-NCPPC STAFF AN INSPECTION TO ENSURE COMPLIANCE WITH THE DEVELOPMENT PROGRAM AND SITE PLAN ENFORCEMENT AGREEMENT.

APPLICANT SHALL SEND WRITTEN NOTICE TO M-NCPPC'S AND MCDPS SITE ENFORCEMENT INSPECTION UNITS TO INITIATE SCHEDULING OF PRE CONSTRUCTION MEETINGS AND SITE INSPECTIONS.

GENERAL NOTES

1

1. TOTAL AREA OF TRACT: 226.65 AC.; 9,872,874 SQ.FT. ; SPECIAL EXCEPTION AREA ±260 ACRES.
2. EXISTING ZONING: RE-2C. PREVIOUS ZONING PRIOR TO OCTOBER 30, 2014 WAS RE-2C/TDR 2, EXISTING LAND-USE: GOLF COURSE
3. BOUNDARY FROM SURVEY LOG DEWBERRY (BS 259) APRIL 1987, AUGMENTED BY SALES DATA WITH METES AND BOUNDS PREPARED BY DEWBERRY.
4. TOPOGRAPHY ON SITE FROM A SURVEY BY PHOTO SCIENCE INCORPORATED, NOVEMBER 1990. CONTOUR INTERVAL 2 FOOT. TOPOGRAPHY IN THE RENOVATION AREA FROM A LIDAR SURVEY BY SURVEWING AND MAPPING, LLC, MARCH 2023.
5. 100 YEAR FLOODPLAIN FROM DEWBERRY FLOODPLAIN STUDY NOVEMBER 2005. WETLANDS ON SITE DELINEATED AND FLAGGED BY Mc CARTHY & ASSOCIATES. FLAGS FIELD SURVEYED BY DEWBERRY IN JUNE 2005 . A REVISED FLOODPLAIN STUDY WAS PERFORMED BY ENGINEERING103, LLC IN CONJUNCTION WITH THE STREAM RESTORATION DESIGN, JUNE 2024. WETLANDS WITHIN THE RENOVATION AREA WERE DELINEATED AND FLAGGED BY WETLAND STUDIES AND SOLUTIONS, INC IN MARCH 2024. SURVEYED BY DEWBERRY.
6. SUBWATERSHED: ROCK RUN, USE CLASS I WATERS. WATERSHED: MIDDLE POTOMAC.
7. THERE ARE NO HISTORIC RESOURCES ONSITE, ACCORDING TO MERLIN, AND THE M-NCPPC LOCATIONAL ATLAS OF HISTORIC SITES IN MONTGOMERY COUNTY, MD, 1976.
8. TOURNAMENT PLAYERS CLUB AT AVENEL SPECIAL EXCEPTION S-914 APPROVAL OPINION DATED JUNE 13, 1984 BY THE MONTGOMERY COUNTY BOARD OF APPEALS. AN ADMINISTRATIVE MODIFICATION WAS APPROVED BY THE BOARD OF APPEALS, OPINION DATED JULY 15, 2024.
9. A LETTER DATED MARCH 25, 2024 WAS RECEIVED FROM THE WILDLIFE AND HERITAGE SERVICE (MD DNR) STATING THAT THERE ARE NO OFFICIAL STATE OR FEDERAL RECORDS FOR LISTED RARE, THREATENED, OR ENDANGERED PLANT OR ANIMAL SPECIES WITHIN THE PROJECT AREA.

TOURNAMENT PLAYERS CLUB AVENEL IMPERVIOUS AREA CALCULATIONS*

EXISTING

ITEM	WITHIN STREAM BUFFER	OUTSIDE STREAM BUFFER	WITHIN WETLAND BUFFER	OUTSIDE WETLAND BUFFER	WITHIN 100-YR FLOODPLAIN BUFFER	OUTSIDE 100-YR FLOODPLAIN BUFFER
CART PATH	108,455	251,254	3,207	356,503	47,736	311,973
BUILDING	3,247	36,066	0	39,313	357	38,955
PAVEMENT	22,539	169,427	0	191,966	0	191,966
SIDEWALK	1,523	17,376	0	18,899	0	18,899
TOTAL	**135,764**	**474,123**	**3,207**	**606,680**	**48,094**	**561,793**

PROPOSED

ITEM	WITHIN STREAM BUFFER	OUTSIDE STREAM BUFFER	WITHIN WETLAND BUFFER	OUTSIDE WETLAND BUFFER	WITHIN 100-YR FLOODPLAIN BUFFER	OUTSIDE 100-YR FLOODPLAIN BUFFER
CART PATH	78,938	272,880	8,796	343,022	20,290	331,528
BUILDING	3,279	40,360	0	43,639	0	43,639
PAVEMENT	24,436	202,838	0	227,274	0	227,274
SIDEWALK	2,193	21,675	0	23,868	0	23,868
TOTAL	**108,845**	**537,753**	**8,796**	**637,802**	**20,290**	**626,309**

TOTAL EXISTING CART PATH IMPERVIOUS	359,709
TOTAL EXISTING BUILDING IMPERVIOUS	39,313
TOTAL EXISTING PAVEMENT IMPERVIOUS	191,966
TOTAL EXISTING SIDEWALK IMPERVIOUS	18,899
TOTAL EXISTING IMPERVIOUS	**609,887**
TOTAL PROPOSED CART PATH IMPERVIOUS	351,818
TOTAL PROPOSED BUILDING IMPERVIOUS	43,639
TOTAL PROPOSED PAVEMENT IMPERVIOUS	227,274
TOTAL PROPOSED SIDEWALK IMPERVIOUS	23,868
TOTAL PROPOSED IMPERVIOUS	**646,599**

* ALL NUMBERS ARE REFLECTED IN SQUARE FEET

SITE SUMMARY 1

RE 2-C

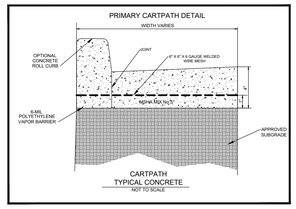
	REQUIRED/PERMITTED	APPROVED SITE PLAN No. 8-84111
BUILDING SETBACKS		
MAIN BUILDING (CLUBHOUSE)		
FROM STREET	40 FT. MIN.	670 FT.
FROM REAR LOT LINE	30 FT. MIN.	470 FT.
FROM SIDE		
ONE SIDE	12 FT. MIN.	65 FT.
SUM OF BOTH SIDES	25 FT. MIN.	2,750 FT. MIN.
ACCESSORY BUILDINGS SETBACKS		
FROM STREET	80 FT. MIN.	N/A
FROM REAR LOT LINE	10 FT. MIN.	N/A
FROM SIDE LOT LINE	15 FT. MIN.	N/A
BUILDING HEIGHT		
MAIN BUILDING	50 FT MAX.	35 FT MAX.
ACCESSORY BUILDING	NOT SPECIFIED	N/A
BUILDING COVERAGE INCLUDING ACCESSORY BUILDINGS	25 % MAX	0.45%

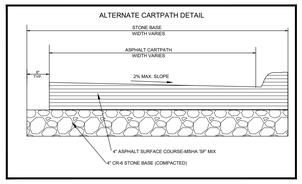
PARKING TABULATIONS

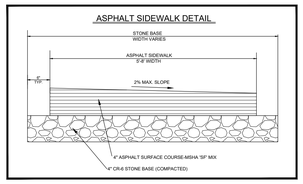
	REQUIRED / PERMITTED	EXISTING
PARKING SPACES		
EX. PRIVATE CLUB	2.5 SP. / 1,000 SF GFA 84 SP MIN	
3,600 SF ADDITION	2.5 SP. / 1,000 SF GFA 9 ADDITIONAL SPACES REQUIRED	250 SPACES AT THE CLUBHOUSE 20 SPACES AT THE MAINTENANCE BLDG
INTERNAL GREEN SPACE	5% MINIMUM 3,758 SF MIN	5.5% PROVIDED 4,128 SF PROVIDED

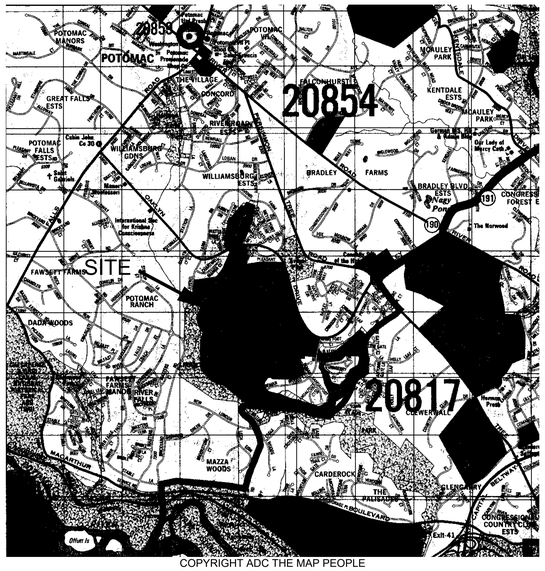
EASEMENT & UTILITY NOTES:

1. THE LOCATION OF EASEMENTS SHOWN HEREON IS APPROXIMATE ONLY. INFORMATION HAS BEEN TAKEN FROM AVAILABLE PLATS AND DEEDS. THIS PLAN SHOULD NOT BE USED FOR THE PLANNING OR INSTALLATION OF ANY UTILITIES WITH RESPECT TO THE EASEMENTS SHOWN. NO CERTIFICATION IS MADE OR IMPLIED AS TO THE ACCURACY AND OR COMPLETENESS OF THE EASEMENTS SHOWN HEREON.
2. UTILITY RELOCATIONS TO BE PERFORMED BY UTILITY COMPANIES.









COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20610187
SCALE: 1"=2000'

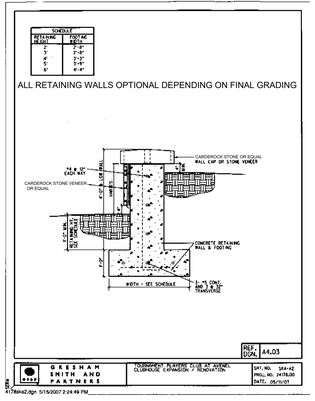
BUILDING HEIGHT AND SETBACK NOTES

THE HEIGHT OF THESE BUILDINGS, AS DEFINED BY THE MONTGOMERY COUNTY ZONING ORDINANCE, IS 50' MAXIMUM, WHICH COMPLIES WITH SITE PLAN 8-84111 APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD.

THE SETBACKS FOR THESE BUILDINGS, AS DEFINED BY THE MONTGOMERY COUNTY ZONING ORDINANCE, ARE 40' MINIMUM FROM PUBLIC STREETS, 30' MINIMUM FROM REAR LOT LINE, AND 12' MINIMUM FROM SIDE LOT LINE, WHICH COMPLY WITH SITE PLAN 8-84111 APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD.

MCDPS / M-NCP&PC SITE PLAN INSPECTION SCHEDULE

APPROVAL SIGNATURE	DATE	TASK PERFORMED
		PRE CONSTRUCTION MEASURES IN PLACE BEFORE CLEARING AND GRADING
		COURSE GRADING, STREAM RESTORATION, CLUBHOUSE EXPANSION/ RENOVATION
		INSTALLATION OF LANDSCAPING FOR STREAM & CLUBHOUSE
		STREET TREES ALONG CLUB HOUSE DRIVE AND LIGHTING TO BE COMPLETED AFTER WIDENING OF CLUB HOUSE DRIVE
		POST CONSTRUCTION PROTECTION PRIOR TO PLANTING (REFORESTATION)
		AFTER REFORESTATION-BEGINNING OF FIVE YEAR MAINTENANCE PERIOD
		AFTER FIVE YEAR MAINTENANCE PERIOD MUST MEET SURVIVABILITY



RETAINING WALL SCHEDULE

WALL NAME	HEIGHT @ CENTER	LENGTH (LF)	NOTES:
1-A	8'	118'	
7-A	4'	83'	
9-A	4'	130'	
9-B	4'	133'	
9-C	4'	142'	
9-D	4'	91'	
9-E	3'	192'	
10-A	4'	72'	
10-B	3'	107'	
10-C	3'	172'	*Tie into existing wall at # 11 back tee*
10-D	6'	112'	
10-E	3'	50'	
12-A	4'	41'	
12-B	6'	67'	
13-A	3'	24'	
14-A	6'	35'	
17-A	2'	58'	
17-B	2'	64'	
17-C	3'	208'	

** All walls 2' in height or less to be gravity walls (free standing)*
** All walls greater than 2' in height to be constructed as follows:*
8" CMU (block) on poured concrete footer with Carderock stone facing and top.
All retaining walls are optional depending on final grading

TPC AVENEL
SITE PLAN AMENDMENT 81984111A
DEVELOPMENT PROGRAM

THE RENOVATIONS TO THE GOLF COURSE AND RELATED FACILITIES WITHIN THE PROJECT WILL BE DEVELOPED IN 2 PHASES AS SET FORTH IN THIS DEVELOPMENT PHASING PLAN. CONSTRUCTION ACTIVITIES WITHIN PHASE II MAY PROCEED BEFORE, DURING OR AFTER PHASE I CONSTRUCTION COMMENCEMENT OR COMPLETION. THE DEVELOPMENT PHASES MAY BE CONSTRUCTED CONCURRENTLY.

Phase	Activities in Phase	Phase Timeline[1]

I	• Golf course renovations, stream restoration work and clubhouse addition and renovations	• Staking limits of disturbance- 30 days prior to Day 1[2]
		• Mobilization of contractors- 10 days prior to Day 1
		• Erosion and sediment control measures- Day 1[3]
		  ◦ Furnish- Day 1
		  ◦ Install- Day 1
		  ◦ Maintain- Day 1- ongoing
		  ◦ Remove- Day 210- completion of grassing
		• Clearing operations- Day 7
		• Mass excavation and earthwork- Day 15
		• Shaping- Day 20
		• Clubhouse construction and associated landscaping- Day 30[4]
		• Golf course drainage- Day 35
		• Storm drainage- Day 45
		• Irrigation- Day 50
		• Greens construction- Day 75
		• Finish grading- Day 80
		• Cart path construction and pedestrian pathways- Day 175[5]
		• Tee construction- Day 180
		• Bunker construction- Day 180
		• Grassing- Day 210

II	• Clubhouse entry drive widening	• Timing of Phase II to be determined[6]

[1] All activities including in the phasing timeline are +/- 30 days.
[2] Day 1 is projected to be September 1, 2007, however this date is dependant on permitting, weather and contractor mobilization scheduling.
[3] Per Condition #10 of Site Plan Amendment approval, TPC is permitted to perform clearing and grading activities prior to approval of the certified site plan. Clearing and grading shall correspond to the construction phasing timeline to minimize soil erosion.
[4] Clubhouse construction cannot commence until the certified site plan is approved and building permit(s) are issued. Landscaping associated with the clubhouse addition will be completed along with construction of the clubhouse addition.
[5] Construction of all cart paths, pedestrian pathways and sidewalks shall be completed no later than six (6) months after final grading of the golf course.
[6] Street tree planting and street lighting along the clubhouse entry drive shall be completed no later than six (6) months after completion of the clubhouse entry drive road widening.

SHEET INDEX:

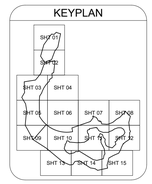
*	SP-000	07-BSITE-81984111F-000	COVER SHEET
	SP-001	07-BSITE-81984111F-001	APPROVAL SHEET
**	SP-002	07-BSITE-81984111F-002	APPROVAL SHEET
*	SP-010	07-BSITE-81984111F-010	OVERALL PLAN
	SP-101	07-BSITE-81984111F-101	PLAN VIEWS
	SP-102	07-BSITE-81984111F-102	PLAN VIEWS
*	SP-103	07-BSITE-81984111F-103	PLAN VIEWS
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*	SP-115	07-BSITE-81984111F-115	PLAN VIEWS
*	LL-000	08-BLL-81984111F-000	LANDSCAPE COVER SHEET
*	LL-010	08-BLL-81984111F-010	LANDSCAPE OVERALL PLAN
*	LL-101	08-BLL-81984111F-101	LANDSCAPE PLAN VIEWS
*	LL-102	08-BLL-81984111F-102	LANDSCAPE PLAN VIEWS
*	LL-103	08-BLL-81984111F-103	LANDSCAPE PLAN VIEWS
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*	LL-114	08-BLL-81984111F-114	LANDSCAPE PLAN VIEWS
*	LL-115	08-BLL-81984111F-115	LANDSCAPE PLAN VIEWS
*	LL-150	08-BLL-81984111F-150	NOTES AND DETAILS

* SHEETS REVISED UNDER THIS AMENDMENT
** SHEETS ADDED UNDER THIS AMENDMENT

LIST OF AMENDMENT ITEMS

1. STREAM RESTORATION IMPROVEMENTS ADJACENT TO HOLES 10 AND 11 OF THE GOLF COURSE AND RECONFIGURING THE PLAY AREA OF HOLES 10 AND 11

KEYPLAN



Developer's Certificate

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVAL NO. **81984111F** INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

Developer: Tournament Players Club at Avenel, LLC (Company) James Triola (Contact Person)
Address: 1 PGA TOUR Blvd, Ponte Vedra Beach, FL 32082
Phone: 904.285.3700
Email: jimtriola@pgatourhq.com
Signature: _____

Date: DEC 2024 Sheet: SP-000

07-BSITE-81984111F-000

Dewberry
CONTACT
DANIEL SCHLEGEL
4601 FORBES BLVD
LANHAM, MD 20706
PH: 301.364.1851
www.dewberry.com
DEWBERRY ENGINEERS INC.
2101 GAITHER ROAD SUITE 340
ROCKVILLE, MD 20850
PH: 301.548.6200 FX: 301.258.7607

Drawn by: MAW
Designed by: KDM
Checked by: AB
Preliminary Plan #: 11984040
Tax Map #:
Zoned: RE-2C
Prior zone before 10/30/2014 RE-2C / TDR 2

REVISIONS

No.	DATE	BY	Description

LEGAL DESCRIPTION
Plts 16705, 16706
PARCEL P, A, B & C, BLOCK J

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL LLC
1 PGA TOUR BLVD
PONTE VEDRA, FL 32082
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

COVER SHEET
SITE PLAN 81984111F
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

N:\PROJECT\2024_Fia\5071919\6 - Avenel 2024\CAD\01-Site Plan - MNCPPC\07-BSITE-81984111F-000.dwg, Cover-000, 1/13/2025 10:33:01 PM, smrck, 1:1

Jul 08 08 08:32a DPS LAND DEV. DIVISION 240-777-6333 p.1

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

July 3, 2008

Ms. Joanne M. Chwick
Dewberry
203 Perry Parkway Suite 1
Gaithersburg, MD 20877

Re: Stormwater Management CONCEPT Request
for TPC @ Avenel
Preliminary Plan #:
SM File #: 222908
Tract Size/Zone: 220 acres/RSZC
Total Concept Area: 125 acres
Lots/Blocks: LIK
Parcel(s): A,B,C
Watershed: Rock Run

Dear Ms. Chwick:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is conditionally acceptable. The stormwater management concept consists of on-site channel protection volume via the existing onsite stormwater management ponds; on-site water quality control and onsite recharge via a biofilter, nonstructural measures and modifications to the existing onsite stormwater management ponds.

The following conditions will need to be addressed prior to the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. Parts of the golf course drain to the existing stormwater management ponds. Calculations must be submitted to show the existing ponds meet the water quality criteria as defined in the 2000 Maryland Stormwater Management Design Manual (MDE Manual).
5. Water quality for the sections of the golf course which does not drain to the existing ponds will also meet the MEQ manual water quality criteria through nonstructural means.
6. A revised stormwater concept will be required if any changes are made to this submission.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850-4166 • 240/777-6300, 240/777-6256 TTY

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to the office, or additional information received during the development process, or a change in any applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Nadine Visintella Piontka at 240-777-6334.

Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:dm CN222908

cc: C. Conlon
S. Federline
SM File # 222908

Qtr. credits: Acres: 125 acres
Qtr. credits: Acres: 125 acres
Recharge is provided

MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 07-158
Site Plan No. 81984111A
Project Name: TPC Avenel
Date of Hearing: July 19, 2007

SEP 19 2007

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is vested with the authority to review site plan applications; and

WHEREAS, on February 6, 2007, TPC Avenel ("Applicant"), filed an application for approval of a site plan for improvements to the existing golf course and related facilities, including stream restoration, golf hole reconfiguration, competitive enhancements, clubhouse addition and additional modifications ("Site Plan" or "Plan") on 226 acres of RE-2C/TDR-zoned land, located south of River Road and directly off of Bradley Boulevard in the Potomac subregion ("Property" or "Subject Property"); and

WHEREAS, Applicant's site plan application was designated Site Plan No. 81984111A, TPC Avenel (the "Application"); and

WHEREAS, Planning Board staff ("Staff") issued a memorandum to the Planning Board, dated July 6, 2007, and a revised memorandum to the Planning Board, dated July 17, 2007, setting forth its analysis of, and recommendation for approval of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Staff and the staffs of other governmental agencies, on July 19, 2007, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

APPROVED AS TO LEGAL SUFFICIENCY
M-NCPPC LEGAL DEPARTMENT

8787 Georgia Avenue, Silver Spring, Maryland 20910 Chairman's Office: 301.495.4605 Fax: 301.495.1320
www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org
100% recycled paper

MCPB No. 07-158
Site Plan No. 81984111A
TPC Avenel
Page 2

WHEREAS, on July 19, 2007 the Planning Board approved the Application subject to conditions on the motion of Commissioner Lynch; seconded by Commissioner Cryor; with a vote of 5-0, Commissioners Bryant, Cryor, Hanson, Lynch and Robinson voting in favor.

NOW, THEREFORE, BE IT RESOLVED that, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Montgomery County Planning Board APPROVES Site Plan No. 81984111A for improvements to the existing golf course and related facilities, including stream restoration, golf hole reconfiguration, competitive enhancements, clubhouse addition and additional modifications, on 226 gross acres in the RE-2C/TDR zone, subject to the following conditions:

1. Special Exception Conformance
The proposed development shall comply with the following conditions of approval for Special Exception S-914-C dated January 17, 2007.
2. Preliminary Plan Conformance
The proposed development shall comply with the conditions of approval for Preliminary Plan #11984104, as listed in the Planning Board opinion dated September 10, 1984.
3. Site Plan Conformance
The proposed development shall comply with the conditions of approval for Site Plan No. 819841110 as listed in the Planning Board opinion dated October 8, 1984.
4. Landscaping
a. Locations and types of tee box landscaping and golf course "accent" tree plantings to be provided with prior to completion of the certified site plan. The exact locations and types of tee box landscaping and golf course "accent" tree plantings will have a minimal effect on the overall design, layout, quality or intent of the site plan, therefore, any modifications or changes to the locations and types of tee box landscaping and/or golf course "accent" tree plantings requested by the Applicant subsequent to approval of the certified site plan may be approved by the Planning Director, or his/her designee.
b. Provide alternative plant materials as part of the landscape plan for future selection of plant materials.
5. Lighting
a. Provide a lighting distribution and photometric plan with summary report and tabulations to conform to IESNA standards for commercial development.
b. All light fixtures that will have any impact on surrounding residential properties shall be cut-off fixtures and able to be equipped with shields, reflectors or refractors to assist in negating glare onto surrounding residential properties.
c. Deflectors shall be installed on all fixtures causing potential glare or excess illumination at the perimeter of the property, specifically on the perimeter fixtures abutting the adjacent residential properties.

James C. Triola
Vice President, Operations
Tournament Players Club at Avenel, LLC

June 28, 2007
First Amended July 12, 2007
Second Amended August 14, 2007

VIA FEDERAL EXPRESS

Ms. Candy Bunnag
The Maryland-National Capital Park & Planning Commission
Environmental Planning Division
8787 Georgia Avenue
Silver Spring, MD 20910

Re: TPC Avenel Construction Management Plan
Site Plan No. 8-84111

Dear Ms. Bunnag:

As discussed, pursuant to recommended condition 7(d) of the staff recommendation regarding the above-referenced Site Plan, we are submitting this letter to serve as the Construction Management Plan. The approved Stormwater Control Plan (DPS/DPS Permit 1231393) will outline the sequence of construction for the stream channel including the Stream Channel Restoration Work.

During the entirety of the construction period of this site work, a Design Professional from Land Science, the company designing the stream construction work, will be onsite to inspect all aspects of the stream restoration work as required by DPS. The inspection will ensure that all is not to impact the following key construction stages of the stream restoration work: 1) Excavation of Stream Channel to subgrade elevations; 2) Grading and shaping of the entire stream corridor; 3) Placement of sod within the stream corridor; 4) Point in time when/if/only when the plants noted is removed. Stream channel restoration will be done in sections. Any section will undergo/point out to employees before moving on to the next in the list. A stream section will be considered accepted before another section is approved up to meadows park. In addition, the Maryland Historical Trust (301-986-1567) will be the project liaison (PGA TOUR Construction Services Inc.) the project manager and will act as the liaison between the owner and MCDPS, MCDEP and MNCPPC.

As requested the completed stream channel work will be surveyed by Dewberry as each section is completed.

If you have any questions, or need additional information, please contact me.

Thank you for your attention to this request.

Very truly yours,

James C. Triola

F:\Rockville\VOL2\PROJECT\2024 File\50171916 - Avenel 2024\CAD\01-Site Plan - MNCPPC\07-BSITE-81984111F-000.dwg, 9/23/2024 4:35:07 PM, rmward

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d. Illumination levels shall not exceed 0.5 footcandles (fc) at any property line abutting residential properties.
e. The height of the light poles shall not exceed 12 feet, not including the mounting base and luminaire.
6. Pedestrian Circulation
The internal pedestrian pathways and cart paths shall be consistent in width, location and material with the site plan and forest conservation plan.
7. Forest Conservation and Environmental Review
The Applicant shall comply with the following conditions of approval from M-NCPPC-Environmental Planning in the memorandum dated July 5, 2007:
a. The Applicant must comply with the conditions of approval for the final Forest Conservation Plan. The Applicant must meet all of the conditions contained in 7(a)(1) and 7(a)(3) prior to MCDPS' issuance of sediment and erosion control permits. Conditions include, but are not limited to the following:
1) The final forest conservation plan must be revised to include the following:
a. Add forest planting to the following areas to the extent that such plantings do not impact golf flight lines, sight lines or golf course agronomic conditions, with final plans to be approved by M-NCPPC Environmental Planning Staff:
- Slopes adjoining existing forest on the western side of the stream near the green for hole #6.
- Part of the stream buffer adjoining the south side of the stream near the hole #10 tee boxes.
- Part of the stream buffer adjoining the south side of the stream near the hole #11 tee boxes.
b. Locations and details of permanent markers (such as fences or signs) that clearly identify the boundaries of forest retention, forest planting, and environmental buffers. Markers and scorecard notations must indicate restricted access to wetland areas.
c. Forest conservation worksheet shall be revised to confirm that all reforestation and afforestation requirements will be met through onsite forest planting.
d. Detailed planting plan for forest planting areas.
e. Tree protection plan for individual trees 24 inches and greater in diameter at breast height (dbh) that are proposed for retention and are located outside a forest stand.
f. Plan to control invasive plants, clear, and wildfowl predation.
g. Revised environmental landscape plan that provides planting details for non-forested areas within the environmental buffers.
h. Revised plan that identifies areas within environmental buffers that have high maintenance, low maintenance, or no maintenance. All wetland areas will have low or no maintenance.

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2) Financial security to cover the installation and required maintenance of forest planting areas must be reviewed and approved by M-NCPPC staff prior to the pre-planting meeting with the M-NCPPC Inspector.
3) The Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) must be revised to show the correct location and amount of existing forest.
b. Category I conservation easements must be placed over forest retention and forest planting areas. Record plats must be re-recorded to add these conservation easements prior to the release of financial security for forest planting.
c. Prior to the issuance of the sediment control permit, the Applicant must submit a letter of intent to issue a Nontidal Wetlands and Waterways Permit from the Maryland Department of the Environment (MDE) for the proposed changes. The letter may be in the form of an electronic correspondence directly from MDE and must be submitted to DPS and M-NCPPC Environmental Planning staff.
d. The Applicant must define the key construction stages of the stream restoration work that require onsite inspection by the design professional. After consultation with DEP, the designation of "key construction stages" must be added to the PGA Tour letter of June 28, 2007 and must be provided to M-NCPPC. An addendum to the letter must be approved by DEP and/or DPS prior to the pre-construction meeting.
e. The commitments made in the PGA Tour letter dated June 28, 2007, as revised by condition (d), must be added directly or by reference to the certified site plan.
f. The Applicant must submit as-built surveys of completed stream channel work, as identified in the PGA Tour letter of June 28, 2007, to DEP and/or DPS as each stream channel section is completed.
g. The Applicant must provide an initial certification of the golf course under the Audubon International Cooperative Sanctuary Program for Golf Courses no later than 24 months after the completion of golf course construction activities or July 2010, whichever comes first, with proof of recertification every two years for the life of the special exception. The Applicant must submit documentation of initial and continuing certification to M-NCPPC Environmental Planning.
h. The Applicant must revise the integrated pest management (IPM) plan to include specific information on chemical storage, use, and disposal, as specified in MCDEP's letter dated July 9, 2007. The revised IPM plan must be found to be acceptable by DEP prior to scheduling the pre-planting meeting with the M-NCPPC Inspector.
i. Inspection and maintenance plan, prepared by LandStudies, Inc. dated July 27, 2007, must be revised to address all items specified below, unless amended and approved by DEP, DPS and M-NCPPC at the preconstruction meeting. The revised inspection and maintenance plan must be submitted for DEP technical review and approval prior to scheduling the pre-construction meeting:
1) Inspections and maintenance must cover a minimum of three years post construction, and will be extended beyond three years to include any of

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the following significant flow events that did not occur within the three year post construction period: bankfull discharge based on project design flows; 2-year storm event, 10-year storm event, 50-year, and 100-year storm event. Plan must provide measures to implement basic repairs, and to remediate damage to parkland during construction, and three years post construction, that local inspectors or the Stream Engineer attributed to on-site sediment control or stream channel failure on TPC Avenel.
2) Written reports on all inspections, maintenance, and remedial work must be generated by a qualified consultant, with reports submitted to M-NCPPC and DEP at the following time intervals: bi-weekly during the construction period; within one week after each of the storm events specified in condition (1), above; and annually during the post-construction period.
3) All non-emergency repair and remedial work must be approved by the Maryland Department of the Environment and DPS, in consultation with the Stream Engineer or TPC Avenel, after each of the storm events specified in condition (1) above.
8. Stormwater Management
The proposed development is subject to Stormwater Management Concept approval conditions dated July 3, 2006, unless amended and approved by the Montgomery County Department of Permitting Services.
9. Development Program
Applicant shall construct the proposed development in accordance with a Development Program. A Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of certified site plan. Development Program shall include a phasing schedule as follows:
a. Street tree planting and street lighting along Club House Drive shall be completed no later than six months after completion of the clubhouse drive road widening.
b. Pedestrian pathways, including the sidewalks and cart paths, shall be completed no later than six months after final grading of the golf course holes has been completed.
c. Landscaping associated with the parking lot and building addition shall be completed as construction of each facility is completed.
d. Clearing and grading shall correspond to the construction phasing, to minimize soil erosion.
e. Phasing of dedications, stormwater management, sediment/erosion control, forestation, community paths or other features.
10. Clearing and Grading
The Applicant may begin clearing and grading prior to M-NCPPC approval of the certified site plan only after the final Forest Conservation Plan and Sediment Control Plans have been approved. The certified site plan shall be approved by M-NCPPC prior to issuance of any building permit or recording of plat(s).

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11. Certified Site Plan
Prior to approval of the certified site plan, the following revisions shall be included and/or information provided, subject to staff review and approval:
a. Development program, M-NCPPC/DPS inspection schedule, site plan index, and site plan resolution.
b. Limits of disturbance.
c. Methods and locations of tree protection.
d. Category I conservation easement areas and revised plans.
e. Note stating the M-NCPPC staff must inspect tree-save and forest-save areas and protection devices prior to clearing and grading.

BE IT FURTHER RESOLVED that all site development elements as shown on the TPC Avenel drawings stamped by the M-NCPPC on June 14, 2007, shall be required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that, having given full consideration to the recommendations and findings of its Staff, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

1. *The Site Plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development if required, unless the Planning Board expressly modifies any element of the project plan.*

An approved development plan or a project plan is not required for the subject development. However, the Applicant has been approved for a special exception modification (S-914-C) for modifications to the existing course to make improvements to existing golf course facilities and this application is consistent with the conditions of approval from the Board of Appeals in the resolution dated January 17, 2007.

2. *The Site Plan meets all of the requirements of the RE-2C/TDR zone and where applicable conforms to an urban renewal plan approved under Chapter 56.*

Requirements of the RE-2C/TDR zone

The Staff Report contains a data table that lists the Zoning Ordinance required development standards and the developments standards proposed for approval. The Board finds, based on the aforementioned data table, and other evidence and testimony of record, that the Application meets all of the applicable

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requirements of the RE-2C/TDR Zone. The following data table sets forth the development standards approved by the Planning Board and binding on the Applicant.

Data Table

	Development Standards Approved by the Board and Binding on the Applicant
Min. Tract Area (ac.):	226.66
Min. Building Setbacks For Clubhouse Addition (ft.)	
Main Building	
from street (Oaklyn Drive)	670
rear yard	470
side yard	652/730 combined
Accessory Building	
from street (Oaklyn Drive)	N/A
rear yard	N/A
side yard	N/A
Max. Building Coverage (%)	0.45
Max. Building Height (ft.)	
Main Building	35
Accessory Building	N/A
Parking Spaces Required	
Ex. Private Club (2.5 spaces/1000 sf GFA)	64
Addition (3,800 sf)	9
(2.5 spaces/1000 sf GFA) Total Required	93
Total Provided	250 (at clubhouse) 20 (at maintenance bldg.)
Min. Internal Green Space (%):	5.5% (4,128 sf)

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3. *The locations of the buildings and structures, the open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

a. Buildings and Structures

The locations of buildings and structures are adequate, safe and efficient.

The one-story clubhouse addition has been sited on the northeast side of the existing building to minimize disturbance and impacts to the stream buffer. Currently, the clubhouse is located directly on the edge of the stream buffer and the cart path is within the limits of the stream buffer. The existing patio area is in the location of the proposed expansion and would not have been within the stream buffer during the 1984 review of the site plan. The proposed 40,380 square foot addition encroaches 3,279 square feet into the buffer but is within an already disturbed area and is located in the most logical area for placement and service. Any location other than the north side where the entrance and parking are situated would most likely result in further encroachment and disturbance within the proposed buffer.

Existing and proposed retaining walls associated with the clubhouse and regraded tee boxes, fairways and greens are located throughout the golf course. The walls range in size from 3 feet to 8 feet depending on the location and contain a stone veneer or equal material.

The proposed entry signs consist of masonry material and highlight the entrance to the golf course on both sides of Clubhouse Drive at the entrance from Oaklyn Drive.

b. Open Spaces

The plan proposes approximately 211 acres of open space, or 94 percent of the subject golf course property, exclusive of the driveways, carts paths, clubhouse and surface parking lot. Open space is adequate, safe and efficient and provides a significant buffer to the stream valley park and neighboring residential community.

c. Landscaping and Lighting

The proposed landscaping and lighting is safe, adequate and efficient.

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The proposed landscaping on the site consists of additional shade trees along Club House Drive and within the parking lot area, as well as ornamental and accent planting around the tee boxes and within the fairways to provide markers for the golfers. Foundation planting around the clubhouse addition provides for year-round color and texture.

The lighting plan consists of 12-foot-tall cast aluminum posts with acorn style Washington Globe luminaire fixtures along Clubhouse Drive and within the parking area.

d. Recreation Facilities

The proposed development is not subject to the M-NCPPC Recreation Guidelines since residential development is not part of the application; however, the modified golf course provides for recreational opportunities for adjacent residents.

e. Vehicular and Pedestrian Circulation

Vehicular and pedestrian circulation is safe, adequate and efficient.

Existing access points to the site will be maintained from the existing 24-foot-wide drive via Oaklyn Drive to the existing clubhouse. The drive is contained within a variable 50 to 70-foot-wide access easement and is not being altered with this amendment.

The internal cart paths run parallel and through the proposed golf course and range in size from eight feet without a curb to 16-feet-wide with a 4 inch by 4 inch curb. The cart paths affected by the regrading are being replaced and will align and connect to the existing paths. An existing internal sidewalk follows Clubhouse Drive from Oaklyn Drive to the clubhouse facility.

4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.*

The improvements to the golf course, including the clubhouse addition and relocation of pathways are compatible with other uses and other site plans adjacent to the existing development. The proposed height of the clubhouse addition is consistent with the existing structure and is sited appropriately to the environmental features and existing course facilities. Existing forest and tree areas are being preserved to provide for buffers to the adjacent residences while allowing views and vistas into the golf course.

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5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

The Site Plan amendment is limited to proposed changes to the existing golf course and its facilities. The amendment does not include the residential portion of the subdivision.

The current stream is in the process of downcutting and active channel adjustment. The proposed project includes a major environmental component for stream restoration and floodplain reconstruction. The proposed work would reconnect the stream to a wider floodplain by removing the built-up sediments and re-establishing wetlands and native vegetation in the more frequently inundated areas along the stream edges in a new floodplain. This process would provide more storage capacity alongside the stream channel for high flows to spread out, slow down, and filter out sediment and pollutants. The restoration technique involves a great deal of research to determine the appropriate floodplain elevations, based on historic data and soil borings and the appropriate channel dimensions to handle the current flows in a non-erosive manner.

The submitted final Forest Conservation Plan (FCP) shows 25.30 acres of existing forest. This is smaller than the existing forest (28.66 acres) that was identified on the approved NRI/FSD (# 4-06080) and the preliminary FCP that was conditionally approved at the special exception stage. As part of this review, the NRI/FSD must be revised and corrected to remove those areas of tree cover that do not meet the definition of forest.

The final FCP proposes clearing 1.31 acres and retaining 23.99 acres of the 25.30 acres of existing forest. Under the Forest Conservation Law, the project is required to plant a total of 16.32 acres of forest. The FCP proposes to plant 15.80 acres as forest and 0.52 acre as landscaping. There is adequate space within the golf course site to meet the entire forest planting requirement onsite and as forest planting (i.e., without the use of landscape credits), including three areas along or near the stream where forest plantings could be located without interfering with the golf course play. This would increase the onsite forest planting to meet the required amount and would increase the length riparian forest cover within the site.

The application satisfies conditions 7 and 9 of the special exception modification related to the forest conservation plan, which provide for forest planting areas next to adjoining residences that currently have clear views of the golf course, alternative forest planting areas in the same general locations and the use of permanent fencing on some parts of the golf course and signs on

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other parts of the course to demarcate forest conservation areas and environmental buffers. The Applicant is providing tree shelters and deer repellent to help protect planted trees from deer. The conservation easements will be shown on record plats.

Additionally, the Applicant has satisfied conditions 8 and 10 (a-e) of the Special Exception with respect to environmental guidelines and review, separate from the forest conservation requirements and as referenced in the July 5, 2007 memorandum from Environmental Planning.

DPS approved a stormwater management concept on July 3, 2006. There are three existing stormwater management wet ponds on the golf course that provide water quantity and quality controls for part of the site. Areas of the golf course that are not controlled by the ponds will be addressed through a combination of nonstructural stormwater management methods. Other improvements on the site, including renovations to the clubhouse and entrance road widening, will be treated through biofiltration and grass channels.

BE IT FURTHER RESOLVED, that this resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this Site Plan shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this resolution is SEP 19 2007 (which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * * * * * * * * * * *

At its regular meeting, held on Thursday, September 6, 2007, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, on motion of Commissioner Bryant, seconded by Commissioner Robinson, with Commissioners Hanson, Robinson, Bryant, Cryor, and Lynch voting in favor, ADOPTED the above Resolution, which constitutes the final

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decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for Site Plan No. 81984111A – TPC Avenel.

Royce Hanson, Chairman
Montgomery County Planning Board

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Memorandum

TO: Rollin Stanley, Planning Director

FROM: Rose Krasnow, Chief, Development Review

VIA: Robert Kronenberg, Supervisor, Development Review

RE: TPC Avenel
SITE PLAN #81984111C

DATE: June 19, 2008

Pursuant to Montgomery County Code Division 59-D-3 (Minor Amendments), Planning Director may approve in writing any application for an amendment to the certified site plan. Administrative or "Director Level" Amendments are modifications to the approved Certified Site Plan that are considered minor in nature and do not alter the intent and objectives of the plan.

A Pre-Application meeting with the community/public/parties of record is not required. A Pre-Submittal meeting with the DRD Intake Section is also not required; however, submittal of the application to DRD is applicable. Administrative Amendments must satisfy the noticing and posting requirements as identified in Sections 4.C and 4.D (a) (ii) of the Development Manual and require approval of the Planning Director.

On June 3, 2008, TPC Avenel ("Applicant") filed a site plan amendment application designated Site Plan No. 81974111C ("Amendment") for approval of the following modifications specifically related to the relocation of the #9 green:

1. Addition of 0.97 ac. of disturbed area;
2. Addition of one arch-span bridge to replace the culvert and span the channel and floodplain;
3. Addition of 18,240 square feet (0.40 acres) of afforestation/reforestation within the existing stream buffer;
4. Addition of 2,380 square feet of landscape tree planting area (species to be planted will be from previously approved "Optional Accent Plant List", located on the Landscape Plan within the Certified Site Plan);
5. A 64% reduction in impervious cover within the existing stream buffer;

1

6. Creation of 0.60 acres of additional wetland and riparian areas;
7. Removal of a stone-faced culvert and weirs, resulting in unimpeded flows and a wider channel and ending pool;
8. Removal of four trees equal to or greater than 24" dbh;
9. Provide for an opportunity to plant many of the same aquatic and wetland plants that will be used in the floodplain areas throughout the golf course, all of which will improve water quality, reduce non-point source pollutants, and create an increased number of habitats for several organisms; and
12. Provide for an opportunity to plant trees within areas delineated on the plan, strategically placed to act as a cooling mechanism for the newly created wetlands, pools and riparian areas.

A notice regarding the subject site plan amendment was sent to all parties of record by the Applicant on May 29, 2008. The notice gave the interested parties 15 days to review and comment on the contents of the amended site plan. Staff did not receive any correspondence from the parties of record.

The proposed amendment is consistent with the provisions of Section 59-D-2.6 of the Montgomery County Zoning Ordinance for Minor Plan Amendments. The amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board for the originally approved site plan. Additionally, the Department of Permitting Services provided a letter dated June 4, 2008 acknowledging that the proposed modifications do not alter the conditions of approval for Special Exception S-914C and have no impact upon the surrounding properties

This Amendment shall remain valid as provided in Montgomery County Code § 59-D-3.8. The Applicant is responsible for submitting a new certified site plan reflecting the specific modifications after approval by the Director.

ACCEPTED & APPROVED BY:

Rollin Stanley, Planning Director

6-25-08
Date Approved

2

LIST OF AMENDMENT ITEMS

1. STREAM RESTORATION IMPROVEMENTS ADJACENT TO HOLES 10 AND 11 OF THE GOLF COURSE AND RECONFIGURING THE PLAY AREA OF HOLES 10 AND 11

Developer's Certificate

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVAL NO. **81984111F** INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

Developer: Tournament Players Club at Avenel, LLC (Company) James Triola (Contact Person)
Address: 1 PGA TOUR Blvd, Ponte Vedra Beach, FL 32082
Phone: 904.285.3700
Email: jimtriola@pgatourhq.com
Signature: _____

Dewberry

CONTACT
DANIEL SCHLEGEL
DEWBERRY ENGINEERS INC.
4601 FORBES BLVD
2101 GARTNER ROAD SUITE 340
LANHAM, MD 20706
ROCKVILLE, MD 20850
PH: 301.364.1351
PH: 301.948.5300 FX: 301.258.7607
www.dewberry.com

Drawn by: MAW
Designed by: KDM
Checked by: AB
Preliminary Plan #: 11984104O
Tax Map #: FN123, FN342, FN343, FN561, FN562, FN563, FP121, FP341, FP561, GN122
Zoned: RE-2C
Prior zone before 10/30/2014 RE-2C / TDR 2

No.	DATE	BY	Description

LEGAL DESCRIPTION
Plats 16705, 16706
PARCEL P, A, B & C, BLOCK J

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

APPROVAL SHEET
SITE PLAN 81984111F
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: SP-001

07-BSITE-81984111F-001

LIST OF AMENDMENT ITEMS

1. STREAM RESTORATION IMPROVEMENTS ADJACENT TO HOLES 10 AND 11 OF THE GOLF COURSE AND RECONFIGURING THE PLAY AREA OF HOLES 10 AND 11

Developer's Certificate

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE SITE PLAN AND ALL CONDITIONS AND MODIFICATIONS AND/OR LIMITATIONS OF DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.

Developer: Tournament Players Club at Avenel, LLC — James Triola
Company — Contact Person

Address: 1 PGA TOUR Blvd Ponte Vedra Beach, FL 32082

Phone: 904.285.3700

Email: jimtriola@pgatourhq.com

Signature: _____

Date: SEPT 2024

Sheet: SP-002

07-BSITE-81984111F-002

APPROVAL SHEET
SITE PLAN 81984111F
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT — MONTGOMERY COUNTY, MARYLAND

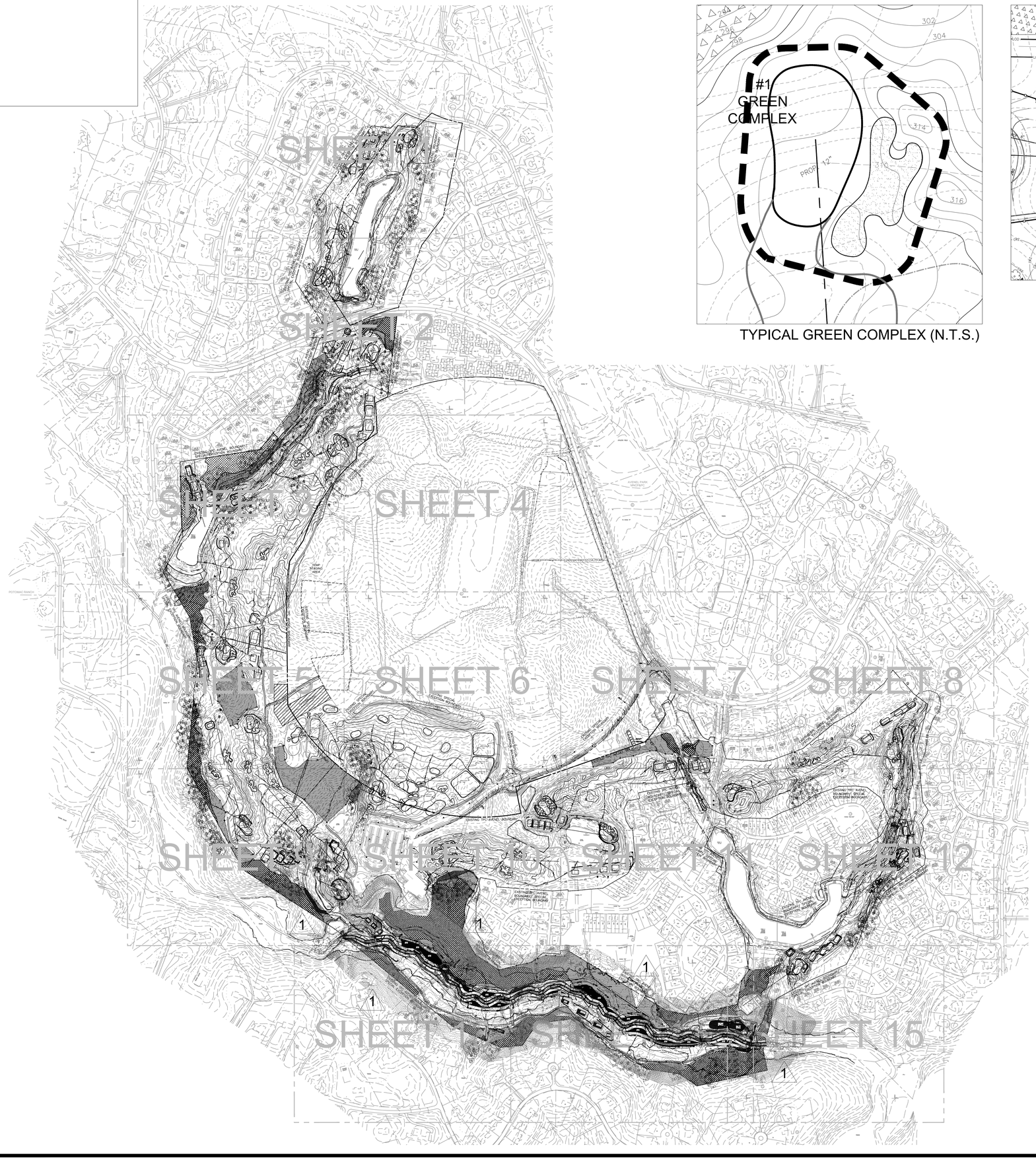
OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
-
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

LEGAL DESCRIPTION
Plats 16705, 16706
PARCEL P.t.A, B & C, BLOCK J

REVISIONS

No.	DATE	BY	Description

Property Address:
10133, 10162, 10341, 10361, 10363, 10365, 10367, 10369, 10371, 10541, 10560, 10561, 10562, 10564, 10565, 10566, 10567, 10568, 10570, 10572, 10574, 10576, 10578, 10580, 10582, 10584, 10586, 10588, 10590, 10592, 10594, 10596, 10598, 10600, 10602, 10604, 10606, 10608, 10610, 10612, 10614, 10616, 10618, 10620, 10622, 10624, 10626, 10628, 10630, 10632, 10634, 10636, 10638, 10640, 10642, 10644, 10646,


SHEET 1
SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
SHEET 10
SHEET 11
SHEET 12
SHEET 13
SHEET 14
SHEET 15
#1 GREEN COMPLEX
#1 TEE COMPLEX
PROP 12"
PROP 18"
PROP 24"
PROP 30"
PROP 36"
PROP 42"
PROP 48"
PROP 54"
PROP 60"
PROP 66"
PROP 72"
PROP 78"
PROP 84"
PROP 90"
PROP 96"
PROP 102"
PROP 108"
PROP 114"
PROP 120"
PROP 126"
PROP



- EXISTING TOPOGRAPHY
- EXISTING TPC AVENEL BOUNDARY
- EXISTING SPECIAL EXCEPTION BOUNDARY
- EXISTING TEE
- EDGE OF EXISTING PLAYING SURFACE
- EXISTING GREEN
- EXISTING BUNKER
- EXISTING STREAM
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING STREAM BUFFER
- EXISTING TREELINE
- EXISTING BUILDING
- EXISTING SEWER
- EXISTING WATER MAIN
- PROPOSED LIMITS OF DISTURBANCE (2007)
- PROPOSED TOPOGRAPHY
- PROPOSED TEE COMPLEX
- PROPOSED EDGE OF PLAYING SURFACE
- PROPOSED GREEN COMPLEX
- PROPOSED BUNKER
- PROPOSED WALL
- PROPOSED FLIGHT LINE
- PROPOSED STREAM
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- PROPOSED WETLAND BUFFER
- PROPOSED FLOODPLAIN
- PROPOSED 25' BUILDING SETBACK FROM FLOODPLAIN
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- PROPOSED 8' CART PATH W/O CURB
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2007

- FOREST RETAINED (2007 PLAN)
- AFFORESTATION\ REFORESTATION (2007 PLAN)
- CRITICAL ROOT ZONE
- ROOT PRUNE
- TREE PROTECTION DEVICE (TEMPORARY)
- TREE PROTECTION DEVICE PERMANENT--SMOOTH WIRE FENCE
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- ENVIRONMENTAL AREA SIGN (PERMANENT)
- FOREST CONSERVATION SIGN ADJACENT TO COURSE (PERMANENT)
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- PROPOSED REALIGNED STREAM BANK (2024 PLAN)
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- PROPOSED 2024 LIMITS OF WORK

KEYPLAN

SHT 01 SHT 02 SHT 03 SHT 04 SHT 05 SHT 06 SHT 07 SHT 08 SHT 09 SHT 10 SHT 11 SHT 12 SHT 13 SHT 14 SHT 15

0' 50' 100'
1"=50'

LIST OF AMENDMENT ITEMS

1. STREAM RESTORATION IMPROVEMENTS ADJACENT TO HOLES 10 AND 11 OF THE GOLF COURSE AND RECONFIGURING THE PLAY AREA OF HOLES 10 AND 11

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Address: 1 PGA TOUR Blvd, Ponte Vedra Beach, FL 32082
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Dewberry
DEWBERRY ENGINEERS INC.
2101 GAITHER ROAD SUITE 340
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PH: 301.548.6300 FX: 301.258.7607
www.dewberry.com

CONTACT
DANIEL SCHLEGEL
4601 FORBES BLVD
LANHAM, MD 20706
PH: 301.364.1881
dschlegel@dewberry.com

Drawn by: MAW
Designed by: KDM
Checked by: AB
Preliminary Plan #: 11984104 0

Tax Map #: FN123, FN342, FN343, FN561, FN562, FN563, FP121, FP341, FP561, GN122
Zoned: RE-2C
Prior zone before 10/30/2014 RE-2C / TDR 2

No.	DATE	BY	Description
REVISIONS			

LEGAL DESCRIPTION
Plats 16705, 16706
PARCEL "B-A, B & C, BLOCK J

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

PLAN VIEWS
SITE PLAN 81984111F
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: DEC 2024
Sheet: SP-101

07-BSITE-81984111F-101

MATCHLINE - SEE SHEET 1



MATCHLINE - SEE SHEET 3

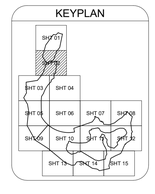
MATCHLINE - SEE SHEET 4

EXISTING TOPOGRAPHY
EXISTING TPC AVENEL BOUNDARY
EXISTING SPECIAL EXCEPTION BOUNDARY
EXISTING TEE
EDGE OF EXISTING PLAYING SURFACE
EXISTING GREEN
EXISTING BUNKER
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2007

FOREST RETAINED (2007 PLAN)
AFFORESTATION/ REFORESTATION (2007 PLAN)
CRZ CRITICAL ROOT ZONE
RP ROOT PRUNE
TP23 TREE PROTECTION DEVICE (TEMPORARY)
TP21 TREE PROTECTION DEVICE PERMANENT--SMOOTH WIRE FENCE
SSF TREE PROTECTION DEVICE TEMPORARY SUPERSILT FENCE
ENVIRONMENTAL AREA SIGN (PERMANENT)
FOREST CONSERVATION SIGN ADJACENT TO COURSE (PERMANENT)
FOREST CONSTION SIGN ALONG S-E BOUNDARY (PERMANENT)
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FOREST STAND BOUNDARY
37 SPECIMEN TREE (SAVED)
(2024) 37 (2007) 37 SPECIMEN TREE (TO BE REMOVED)
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PROPOSED 2024 LIMITS OF DISTURBANCE
PROPOSED 2024 LIMITS OF WORK

KEYPLAN



0' 50' 100'
1"=50'

LIST OF AMENDMENT ITEMS

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Dewberry
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Drawn by:	MAW
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Checked by:	AB
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PONTE VEDRA BEACH, FL 32082
Phone: 904-285-3709
JIMTRIOLA@PGATOURHQ.COM

PLAN VIEWS
SITE PLAN 81984111F
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: DEC 2024
Sheet: SP-102

07-BSITE-81984111F-102

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 5

CHARTWELL MANOR COURT

AVENEL FAIRWAY DRIVE

AREA SET ASIDE FOR ON-SITE BRIDLE PATH EASEMENT

EXISTING TPC AVENEL BOUNDARY / SPECIAL EXCEPTION BOUNDARY

LOT 114 Residential RE2C/TDR 2

LOT 113 Residential RE2C/TDR 2

LOT 115 Residential RE2C/TDR 2

LOT 34 Residential RE2C/TDR 2

LOT 33 Residential RE2C/TDR 2

LOT 32 Residential RE2C/TDR 2

LOT 31 Residential RE2C/TDR 2

LOT 30 Residential RE2C/TDR 2

LOT 29 Residential RE2C/TDR 2

LOT 26 Residential RE2C/TDR 2

LOT 27 Residential RE2C/TDR 2

LOT 28 Residential RE2C/TDR 2

LOT 38 Residential RE2C/TDR 2

LOT 39 Residential RE2C/TDR 2

LOT 40 Residential RE2C/TDR 2

LOT 41 Residential RE2C/TDR 2

LOT 42 Residential RE2C/TDR 2

EYE

#7 TEE COMPLEX

#6 GREEN COMPLEX

#6 FAIRWAY

#2 GREEN COMPLEX

#7 FAIRWAY

#2 FAIRWAY

POND 2
W.S. 262.8
2-YR 267.52
10-YR 269.62
100-YR 272.97

EXISTING INLET TO BE INITIALLY BLOCKED AND THEN BURIED WITH PROPOSED GRADING

TEMP STAGING AREA

Limits of Work (2024)

1

EXISTING TOPOGRAPHY
EXISTING TPC AVENEL BOUNDARY
EXISTING SPECIAL EXCEPTION BOUNDARY
EXISTING TEE
EDGE OF EXISTING PLAYING SURFACE
EXISTING GREEN
EXISTING BUNKER
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Dewberry

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PH: 301 548-9300 FX: 301 258.7607
www.dewberry.com

Drawn by: MAW
Designed by: KDM
Checked by: AB
Preliminary Plan #: 11984104[illegible]

Tax Map #: FN123, FN342, FN343, FN561, FN562, FN563, FP121, FP341, FP561, GN122

Zoned: RE-2C
Prior zone before 10/30/2014 RE-2C / TDR 2

No.	DATE	BY	REVISIONS Description

LEGAL DESCRIPTION
Plats 16705, 16706
PARCEL P, A, B & C, BLOCK J

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1 PGA TOUR BLVD.
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PLAN VIEWS
SITE PLAN 81984111F
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: DEC 2024
Sheet: SP-103

07-BSITE-81984111F-103

P:\PROJECT\2024 Files\07171916 - Avenel 2024\CAD\07-Site Plan - MNGPDS\07-BSITE-81984111F-000.dwg, 103, 1/13/2025 12:51:52 PM, Jennis, 1:1

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 6

#3 TEE COMPLEX

EXISTING TPC AVENEL BOUNDARY

EXISTING SPECIAL EXCEPTION BOUNDARY

TREES

1

K

- EXISTING TOPOGRAPHY
- EXISTING TPC AVENEL BOUNDARY
- EXISTING SPECIAL EXCEPTION BOUNDARY
- EXISTING TEE
- EDGE OF EXISTING PLAYING SURFACE
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Dewberry

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PLAN VIEWS
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Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: DEC 2024
Sheet: SP-104

07-BSITE-81984111F-104

P:\PROJECT\2024 Fall\07191916 - Avenel 2024\CAD\01-Site Plan - MNGPPS\07-BSITE-81984111F-000.dwg, 104, 1/13/2025 12:49:15 AM, Jennck, 1:1

MATCHLINE - SEE SHEET 3

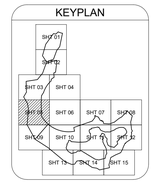


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MONTGOMERY COUNTY, MARYLAND

Date: DEC 2024
Sheet: SP-105

07-BSITE-81984111F-105

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 10

PARCEL "A"

EXISTING SPECIAL EXCEPTION BOUNDARY

EX. DRIVING RANGE EASEMENT

EX. ALTERNATE DRIVING RANGE EASEMENT

PRACTICE RANGE

PRACTICE TEE

PARKING

TREES

RELOCATE EXISTING RANGE BALL STORAGE FACILITY

TEMPORARILY FROZEN/DECOMMISSIONED GOLF CART PATHS. ROOT PRUNE ONLY ALONG WIDTH OF INSTALLATION. INSTALLATION OF STORM DRAIN, MIN. 10' WIDE TRENCH

EX. 50' ACCESS EASEMENT

PROP BRIDGE

LEGEND

- EXISTING TOPOGRAPHY
- EXISTING TPC
- AVENEL BOUNDARY
- EXISTING SPECIAL EXCEPTION BOUNDARY
- EXISTING TEE
- EDGE OF EXISTING PLAYING SURFACE
- EXISTING GREEN
- EXISTING BUNKER
- EXISTING STREAM
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING STREAM BUFFER
- EXISTING TREELINE
- EXISTING BUILDING
- EXISTING SEWER
- EXISTING WATER MAIN
- PROPOSED LIMITS OF DISTURBANCE (2007)
- PROPOSED TOPOGRAPHY
- PROPOSED TEE COMPLEX
- PROPOSED EDGE OF PLAYING SURFACE
- PROPOSED GREEN COMPLEX
- PROPOSED BUNKER
- PROPOSED WALL
- PROPOSED FLIGHT LINE
- PROPOSED STREAM
- PROPOSED WETLAND AREA
- PROPOSED WETLAND BUFFER
- PROPOSED FLOODPLAIN
- PROPOSED 25' BUILDING SETBACK FROM FLOODPLAIN
- PROPOSED BRIDGE
- PROPOSED 8' CART PATH W/O CURB
- PROPOSED 10' CART PATH W/ 4"X4" CURB
- PROPOSED 16' CART PATH W/ 4"X4" CURB
- PROPOSED 20' CART PATH W/ 4"X4" CURB.

2007

- FOREST RETAINED (2007 PLAN)
- AFFORESTATION\ REFORESTATION (2007 PLAN)
- CRZ — CRITICAL ROOT ZONE
- RP — ROOT PRUNE
- TPD3 — TREE PROTECTION DEVICE (TEMPORARY)
- TPD1 — TREE PROTECTION DEVICE PERMANENT--SMOOTH WIRE FENCE
- SSF — TREE PROTECTION DEVICE TEMPORARY SUPERSILT FENCE
- ENVIRONMENTAL AREA SIGN (PERMANENT)
- FOREST CONSERVATION SIGN ADJACENT TO COURSE (PERMANENT)
- FOREST CONSERVATION SIGN ALONG S-E BOUNDARY (PERMANENT)
- AFFORESTATION/REFORESTATION SIGN (PERMANENT)
- LOW MAINTENANCE PLANTING ROCK MONUMENT
- FOREST STAND BOUNDARY
- SPECIMEN TREE (SAVED)
- (2024) SPECIMEN TREE (TO BE REMOVED)
- TREE SAVED <24" DIAMETER (SAVED)

- FOREST CLEARED AND REFORESTED (2024 PLAN)
- FOREST CLEARED AND RELOCATED TO NEW CONSERVATION EASEMENT (2024 PLAN)
- RELOCATED NEW CONSERVATION EASEMENT (2024 PLAN)
- WETLAND RESTORATION (2024 PLAN)
- SPECIMEN TREE CRZ IMPACT (2024 PLAN)
- SPECIMEN TREE MITIGATION (2024 PLAN)
- PROPOSED REALIGNED STREAM BANK (2024 PLAN)
- PROPOSED 2024 LIMITS OF DISTURBANCE
- PROPOSED 2024 LIMITS OF WORK

KEYPLAN

SHT 01, SHT 02, SHT 03, SHT 04, SHT 05, SHT 06, SHT 07, SHT 08, SHT 09, SHT 10, SHT 11, SHT 12, SHT 13, SHT 14, SHT 15

0' 50' 100'

1"=50'

LIST OF AMENDMENT ITEMS

1. STREAM RESTORATION IMPROVEMENTS ADJACENT TO HOLES 10 AND 11 OF THE GOLF COURSE AND RECONFIGURING THE PLAY AREA OF HOLES 10 AND 11

Developer's Certificate

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVAL NO. **81984111F** INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

Developer: Tournament Players Club at Avenel, LLC (Company) James Triola (Contact Person)

Address: 1 PGA TOUR Blvd, Ponte Vedra Beach, FL 32082

Phone: 904.285.3700

Email: jimtriola@pgatourhq.com

Signature:

Dewberry

CONTACT
DANIEL SCHLEGEL
4601 FORBES BLVD
LANHAM, MD 20706
PH: 301 364-1681

DEWBERRY ENGINEERS INC.
2101 GAITHER ROAD SUITE 340
ROCKVILLE, MD 20850
PH: 301.548.6300 FX: 301.258.7607
www.dewberry.com

Drawn by: MAW
Designed by: KDM
Checked by: AB
Preliminary Plan #: 11984104O

Tax Map #: FN123, FN342, FN343, FN561, FN562, FN563, FP121, FP341, FP561, GN122

Zoned: RE-2C
Prior zone before 10/30/2014 RE-2C / TDR 2

REVISIONS

No.	DATE	BY	Description

LEGAL DESCRIPTION
Plats 16705, 16706
PARCEL "A", B & C, BLOCK J

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

PLAN VIEWS
SITE PLAN 81984111F
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: DEC 2024
Sheet: SP-106

07-BSITE-81984111F-106

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 11

K

5A

TREES

PARCEL "A"

PT. PAR. "E"
2.71 AC

OAKLYN DRIVE

RAPLEY RIDGE LN.

RETAINING WALL

TREES

PARCEL "B"

PARCEL "D"

2C

5A

12 - KR

1 - PS

11- PL

14 - KR

perennial connection

2- PL

4 - KR

4 - KR

2- QP

7- QP

BEGIN SIDEWALK TRANSITION FROM 8' TO 5' WIDTH

EXISTING PRE-FABRICATED TOURNAMENT STORAGE FACILITY TO BE RENOVATED

EXISTING TPC AVENEL BOUNDARY/ SPECIAL EXCEPTION BOUNDARY

PT. PARCEL "A"

HOA BUILDING

EX. MAINTENANCE/ EQUIP. STOR. BUILDING

NEW PRE-FABRICATED METAL STRUCTURE AND ROOF

NEW GOLF COURSE MAINTENANCE BLDG.

CONCRETE WALLS @ 5' HEIGHT, NO ROOF

MAINTENANCE BLDG ACCESS

EXISTING SPECIAL EXCEPTION BOUNDARY

CLUB HOUSE ENTRANCE

3- QP

TELEPHONE PEDESTAL

ELECTRIC BOX

2- QP

ELECTRIC MANHOLE

3- QP

EXISTING TPC AVENEL BOUNDARY

#16 TEE COMPLEX

#16 TEE COMPLEX

NEW 10' CART PATH W/ 8"X4" CURB, CURB ON TEE-SIDE OF PATH

NEW 10' CART PATH W/ 4"X4" CURB, CURB ON GREEN-SIDE OF PATH

OAKLYN DRIVE

BEMAN WOODS WAY

BEMAN WOODS WAY

WINGFOOT CT

EXISTING TPC AVENEL BOUNDARY/ SPECIAL EXCEPTION BOUNDARY

LOT 293 Residential RE2C/TDR 2

LOT 292 Residential RE2C/TDR 2

LOT 291 Residential RE2C/TDR 2

EXISTING TOPOGRAPHY
EXISTING TPC AVENEL BOUNDARY
EXISTING SPECIAL EXCEPTION BOUNDARY
EXISTING TEE
EDGE OF EXISTING PLAYING SURFACE
EXISTING GREEN
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PROPOSED 20' CART PATH W/ 4"X4" CURB.
2007
FLOODPLAIN PLANTING AREAS
TRANSITION MEADOW PLANTING AREAS

LIST OF AMENDMENT ITEMS

1. STREAM RESTORATION IMPROVEMENTS ADJACENT TO HOLES 10 AND 11 OF THE GOLF COURSE AND RECONFIGURING THE PLAY AREA OF HOLES 10 AND 11

KEYPLAN

SHT 01 SHT 02 SHT 03 SHT 04 SHT 05 SHT 06 SHT 07 SHT 08 SHT 09 SHT 10 SHT 11 SHT 12 SHT 13 SHT 14 SHT 15

0' 50' 100'
1"=50'

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Email: jimtriola@pgatourhq.com
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Dewberry
CONTACT
DANIEL SCHLEGEL
4601 FORBES BLVD
LANHAM, MD 20706
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DEWBERRY ENGINEERS INC.
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www.dewberry.com

Drawn by: MAW
Designed by: KDM
Checked by: AB
Preliminary Plan #: 11984104O

Tax Map #: FN123, FN342, FN343, FN561, FN562, FN563, FP121, FP341, FP561, GN122

Zoned: RE-2C
Prior zone before 10/30/2014 RE-2C / TDR 2

No.	DATE	BY	Description
REVISIONS			

LEGAL DESCRIPTION
Plats 16705, 16706
PARCEL "B", "D", "E" & "F" & C. BLOCK J

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

LANDSCAPE PLAN VIEWS
SITE PLAN 81984111F
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: DEC 2024
Sheet: LL-107

08-LL-81984111F-107

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 12

CRIMSON LEAF TER

CRIMSON LEAF CT

CRIMSON LEAF TERRACE

WILLOW GATE LN

WILLOW GATE CT

LOT 269 Residential RE2C/TDR 2

LOT 270 Residential RE2C/TDR 2

LOT 271 Residential RE2C/TDR 2

LOT 272 Residential RE2C/TDR 2

LOT 273 Residential RE2C/TDR 2

LOT 274 Residential RE2C/TDR 2

LOT 275 Residential RE2C/TDR 2

LOT 287 Residential RE2C/TDR

LOT 288 Residential RE2C/TDR 2

LOT 289 Residential RE2C/TDR 2

LOT 290 Residential RE2C/TDR 2

LOT 106 Residential RE2C/TDR 2

LOT 107 Residential RE2C/TDR 2

LOT 108 Residential RE2C/TDR 2

LOT 109 Residential RE2C/TDR 2

PARCEL "A"

#15 TEE COMPLEX

#14 GREEN COMPLEX

#14 FAIRWAY

#15 FAIRWAY

EX 14

EX 37

EX 38

EX 39

EX 40

EX 41

EX 42

EX 43

EX

NEW 12' CART PATH W/ 4"X4" CURB, CURB ON THIS SIDE OF PATH.

NEW 8' CART PATH W/O CURB.

NEW 8' CART PATH W/O CURB.

STREAM CHANNEL RESTORATION & FLOODPLAIN CREATION

EXISTING TPC AVENEL BOUNDARY SPECIAL EXCEPTION BOUNDARY

EXISTING TPC AVENEL BOUNDARY SPECIAL EXCEPTION BOUNDARY

Optional Tree Schedule-
(Necessity, placement, arrangement to be determined in field by Golf Course Architect)

3 Cercis canadensis "Eastern Redbud" 5-7\ cal. 20' O.C.-min spacing
6 Pinus strobus "Eastern White Pine" 8-10' cal. 25' O.C. min spacing
7 Quercus palustris "Pin Oak" 3-10" cal. 20' O.C. min. spacing

Optional Tree Schedule-
(Necessity, placement, arrangement to be determined in field by Golf Course Architect)

Acer rubrum "Red Maple" 2.5"-10" cal 20' O.C. min spacing
Fagus grandifolia "American Beech" 2.5"-10" cal. 20' O.C. min spacing
Juniperus virginiana "Eastern Red Cedar" 2.5"-10" cal. 20' O.C. min spacing
3 Magnolia x soulangiana 'Susan' "Saucer Magnolia var. 'Susan'" 2.5"-10" cal. 20' O.C. min spacing
8 Pinus strobus "Eastern White Pine" 2.5"-10" cal. 20' O.C. min spacing
3 Prunus sarrulata 'Kwanzan' "Japanese Flowering Cherry" 2.5"-7" cal. 20' O.C. min spacing
3 Prunus x yedoensis "Yoshino Cherry" 2.5-7" cal. 20' O.C. min spacing

EXISTING TOPOGRAPHY
EXISTING TPC AVENEL BOUNDARY
EXISTING SPECIAL EXCEPTION BOUNDARY
EXISTING TEE
EDGE OF EXISTING PLAYING SURFACE
EXISTING GREEN
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2007
FLOODPLAIN PLANTING AREAS
TRANSITION MEADOW PLANTING AREAS

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0' 50' 100'
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CONTACT
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PH: 301 364 1881

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Designed by: KDM
Checked by: AB
Preliminary Plan #: 11984104O

Tax Map #: FN123, FN342, FN343, FN561, FN562, FN563, FP121, FP341, FP561, GN122
Zoned: RE-2C
Prior zone before 10/30/2014 RE-2C / TDR 2

REVISIONS

No.	DATE	BY	Description

LEGAL DESCRIPTION
Plats 16705, 16706
PARCEL 'P-A, B & C, BLOCK J

OWNER
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LANDSCAPE PLAN VIEWS
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Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: DEC 2024
Sheet: LL-108

08-LL-81984111F-108

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 13

Optional Tree Schedule-
(Necessity, quantity, placement, arrangement to be determined in field by Golf Course Architect)

2 *Cornus florida* "Flowering Dogwood" 2.5"-3"" cal. 20' O.C. min spacing
3 *Prunus serrulata* "Kwanzan" Japanese Flowering Cherry" 2.5"-3" cal. 20' O.C. min spacing
1 *Quercus palustris* "Pin Oak" 2.5"-10" cal. 20' O.C. min spacing

Optional Tree Schedule-
(Necessity, quantity, placement, arrangement to be determined in field by Golf Course Architect)

9 *Acer rubrum* "Red Maple" 2.5-10" cal. 20' O.C. min spacing
2 *Cornus florida* "Flowering Dogwood" 2.5"-3" cal. 20' O.C. min spacing
6 *Fagus grandifolia* "American Beech" 2.5-10" cal. 20' O.C. min spacing
12 *Pinus strobus* "Eastern White Pine" 2.5-10" cal. 20' O.C. min. spacing
2 *Prunus serrulata* 'Kwanzan' "Japanese Flowering Cherry" 2.5-3" cal. 20' O.C. min spacing
5 *Quercus alba* "White Oak" 2.5-10" cal. 20' O.C. min spacing
3 *Quercus rubra* "Northern Red Oak" 2.5-10" cal. 20' O.C. min spacing

Optional Tree Schedule-
(Necessity, quantity, placement, arrangement to be determined in field by Golf Course Architect)

3 *Fagus grandifolia* "American Beech" 2.5"-10" cal. 20' O.C. min spacing
2 *Juniperus virginiana* "Eastern Red Cedar" 2.5"-10" cal. 20' O.C. min spacing
2 *Pinus strobus* "Eastern White Pine" 2.5"-10" cal. 20' O.C. min spacing

Optional Tree Schedule-
(Necessity, quantity, placement, arrangement to be determined in field by Golf Course Architect)

4 *Acer rubrum* "Red Maple" 2.5-10" cal. 20' O.C. min. spacing
3 *Cercis canadensis* "Eastern Redbud" 2.5-10" cal. 20' O.C. min spacing
3 *Fagus grandifolia* "American Beech" 2.5-10" cal. 20' O.C. min. spacing
5 *Picea abies* "Norway Spruce" 2.5-10" cal. 20' O.C. min. spacing
6 *Pinus strobus* "Eastern White Pine" 2.5-10" cal. 20' O.C. min. spacing
2 *Prunus serrulata* 'Kwanzan' "Japanese Flowering Cherry" 2.5-10" cal. 20' O.C. min spacing
4 *Quercus alba* "White Oak" 2.5-10" cal. 20' O.C. min. spacing
2 *Quercus rubra* "Northern Red Oak" 2.5-10" cal. 20' O.C. min. spacing

#1 FAIRWAY
#8 FAIRWAY
#8 GREEN COMPLEX
#1 TEE COMPLEX
#9 TEE COMPLEX
#9 FAIRWAY
#9 GREEN COMPLEX
EX 1
EX 9
2C
16D
AREA 6
POND
W.E. 258.9
POND
EX W.E. 235.0
ROCK RUN
PARCEL "A"
PT.2
PARCEL "B"
N 921
TREES
EXISTING TPC AVENEL BOUNDARY / SPECIAL EXCEPTION BOUNDARY
STREAM CHANNEL RESTORATION AND FLOODPLAIN & WETLAND CREATION
NEW 10' CART PATH W/ 4"X4" CURB ON THIS SIDE OF PATH
NEW 10' CART PATH W/ 4"X4" CURB ON TEE-SIDE OF PATH
EXISTING 8' CART PATH W/O CURB
EXISTING 10' CART PATH W/ 4"X4" CURB
PROP BRIDGE
EX 25' WIDE ESMT
EX 60' ESMT
EX 18" S 66°-20'42"A
EX 15" S 66°-20'42"A
EX 16" S 66°-20'42"A
EX 18" S 66°-20'42"A
1320000 E
481200 N

EXISTING TOPOGRAPHY
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PROPOSED 16' CART PATH W/ 4"X4" CURB
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2007
FLOODPLAIN PLANTING AREAS
TRANSITION MEADOW PLANTING AREAS

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0' 50' 100'
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Small Area Renovation
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MONTGOMERY COUNTY, MARYLAND

Date: DEC 2024
Sheet: LL-109

08-LL-81984111F-109

C:\PROJECTS\2024 File\81971916 - Avenel_2024\CAD\01-Landscape_Avenel-PLOT-81984111F.dwg, 109, 7/10/2025 2:17:03 AM, smeck, 1:1

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 14

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1"=50'

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THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVAL NO. **81984111F** INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

Developer: Tournament Players Club at Avenel, LLC — James Triola (Company / Contact Person)
Address: 1 PGA TOUR Blvd, Ponte Vedra Beach, FL 32082
Phone: 904.285.3700
Email: jimtriola@pgatourhq.com
Signature:

Dewberry
DEWBERRY ENGINEERS INC.
2101 GAITHER ROAD SUITE 340
ROCKVILLE, MD 20850
FAX: 240.453.3000 TX: 301.258.7607
www.dewberry.com

CONTACT
DANIEL SCHLEGEL
4601 FORBES BLVD
LANHAM, MD 20706
PH: 301.364.1881

Drawn by: MAW
Designed by: KDM
Checked by: AB
Preliminary Plan #: 11984104O

Tax Map #: FN123, FN342, FN343, FN561, FN562, FN563, FP121, FP341, FP561, GN122
Zoned: RE-2C
Prior zone before 10/30/2014 RE-2C / TDR 2

No.	DATE	BY	Description
REVISIONS			

LEGAL DESCRIPTION
Plats 16705, 16706
PARCEL 'P,A, B & C, BLOCK J

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD.
PONTE VEDRA BEACH, FL 32082
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

LANDSCAPE PLAN VIEWS
SITE PLAN 81984111F
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: DEC 2024
Sheet: LL-110

08-LL-81984111F-110

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 15

EXISTING TOPOGRAPHY
EXISTING TPC
AVENEL BOUNDARY
EXISTING SPECIAL
EXCEPTION BOUNDARY
EXISTING TEE
EDGE OF EXISTING
PLAYING SURFACE
EXISTING GREEN
EXISTING BUNKER
EXISTING STREAM
EXISTING WETLAND
EXISTING WETLAND BUFFER
EXISTING STREAM BUFFER
EXISTING TREELINE
EXISTING BUILDING
EXISTING SEWER
EXISTING WATER MAIN
PROPOSED LIMITS OF
DISTURBANCE (2007)
PROPOSED TOPOGRAPHY
PROPOSED TEE COMPLEX
PROPOSED EDGE OF
PLAYING SURFACE
PROPOSED GREEN COMPLEX
PROPOSED BUNKER
PROPOSED WALL
PROPOSED FLIGHT LINE
PROPOSED STREAM
PROPOSED WETLAND AREA
PROPOSED WETLAND BUFFER
PROPOSED FLOODPLAIN
PROPOSED 25' BUILDING
SETBACK FROM FLOODPLAIN
PROPOSED BRIDGE
PROPOSED 8' CART
PATH W/O CURB
PROPOSED 10' CART
PATH W/ 4"X4" CURB
PROPOSED 16' CART
PATH W/ 4"X4" CURB
PROPOSED 20' CART
PATH W/ 4"X4" CURB.
2007
FLOODPLAIN PLANTING
AREAS
TRANSITION MEADOW
PLANTING AREAS

LIST OF AMENDMENT ITEMS

1. STREAM RESTORATION IMPROVEMENTS ADJACENT TO HOLES 10 AND 11 OF THE GOLF COURSE AND RECONFIGURING THE PLAY AREA OF HOLES 10 AND 11

KEYPLAN

SHT 01 SHT 02 SHT 03 SHT 04 SHT 05 SHT 06 SHT 07 SHT 08 SHT 09 SHT 10 SHT 11 SHT 12 SHT 13 SHT 14 SHT 15

0' 50' 100'
1"=50'

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SITE PLAN 81984111F
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: DEC 2024
Sheet: LL-111

08-LL-81984111F-111

MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 15

EXISTING TPC AVENEL BOUNDARY/ SPECIAL EXCEPTION BOUNDARY

TURNBERRY DRIVE

PARCEL "EYE-EYE"

PARCEL "HH"

PARCEL "MM"

PARCEL "NN"

PARCEL "LL"

PARCEL "JJ"

PARCEL "KK"

PARCEL "II"

PARCEL "GG"

PARCEL "FF"

PARCEL "EE"

PARCEL "DD"

PARCEL "CC"

PARCEL "AA"

PARCEL "Z"

PARCEL "Y"

PARCEL "X"

PARCEL "W"

PARKING

PUMP HOUSE

EX. ELEC VAULT TOP=255.72'

EX. U/G ELEC

#14 TEE COMPLEX

#18 GREEN COMPLEX

#13 TEE COMPLEX

#12 FAIRWAY

AUTUMN GATE LN

ORCHARD GATE COURT

TOWN GATE CT

TOWN GATE PL

AVENEL

POND 3
W.E. 238.9
W.E. 239.4
2-YR 241.6
10-YR 243.8
100-YR 245.8

2C

2B

16D

Optional Tree Schedule
(Necessity, placement, arrangement to be determined in field by Golf Course Architect)

2 Cryptomeria japonica "Japanese Cedar" 2.5"-10" cal. 20' O.C. min spacing
2 Juniperus virginiana "Eastern Red Cedar" 2.5"-10" cal. 20' O.C..min spacing
3 Pinus strobus "Eastern White Pine" 2.5"-10" cal. 20' O.C. min spacing
1 Quercus palustris "Pin Oak" 2.5"-10" cal. 20' O.C. min spacing
1 Quercus rubra "Northern Red Oak" 2.5"-10" cal. 20' O.C. min spacing

Optional Tree Schedule
(Necessity, placement, arrangement to be determined in field by Golf Course Architect)

2 Fagus grandifolia "American Beech" 2.5"-10" cal. 20' O.C. min spacing
2 Prunus serrulata 'Kwanzan" Japanese Flowering Cherry" 2.5-7" cal. 20' O.C. min spacing
4 Quercus alba "White Oak" 2.5-10" cal.-20' O.C..min spacing
3 Pinus strobus "Eastern White Pine" 2.5-10" cal. 20' O.C. min spacing

EXISTING TOPOGRAPHY
EXISTING TPC AVENEL BOUNDARY
EXISTING SPECIAL EXCEPTION BOUNDARY
EXISTING TEE
EDGE OF EXISTING PLAYING SURFACE
EXISTING GREEN
EXISTING BUNKER
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PROPOSED 8' CART PATH W/O CURB
PROPOSED 10' CART PATH W/ 4"X4" CURB
PROPOSED 16' CART PATH W/ 4"X4" CURB
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2007
FLOODPLAIN PLANTING AREAS
TRANSITION MEADOW PLANTING AREAS

LIST OF AMENDMENT ITEMS

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0' 50' 100'
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DANIEL SCHLEGEL
4601 FORBES BLVD
LANHAM, MD 20706
PH: 301.364.1881
dschlegel@dewberry.com

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LANDSCAPE PLAN VIEWS
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2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: DEC 2024
Sheet: LL-112

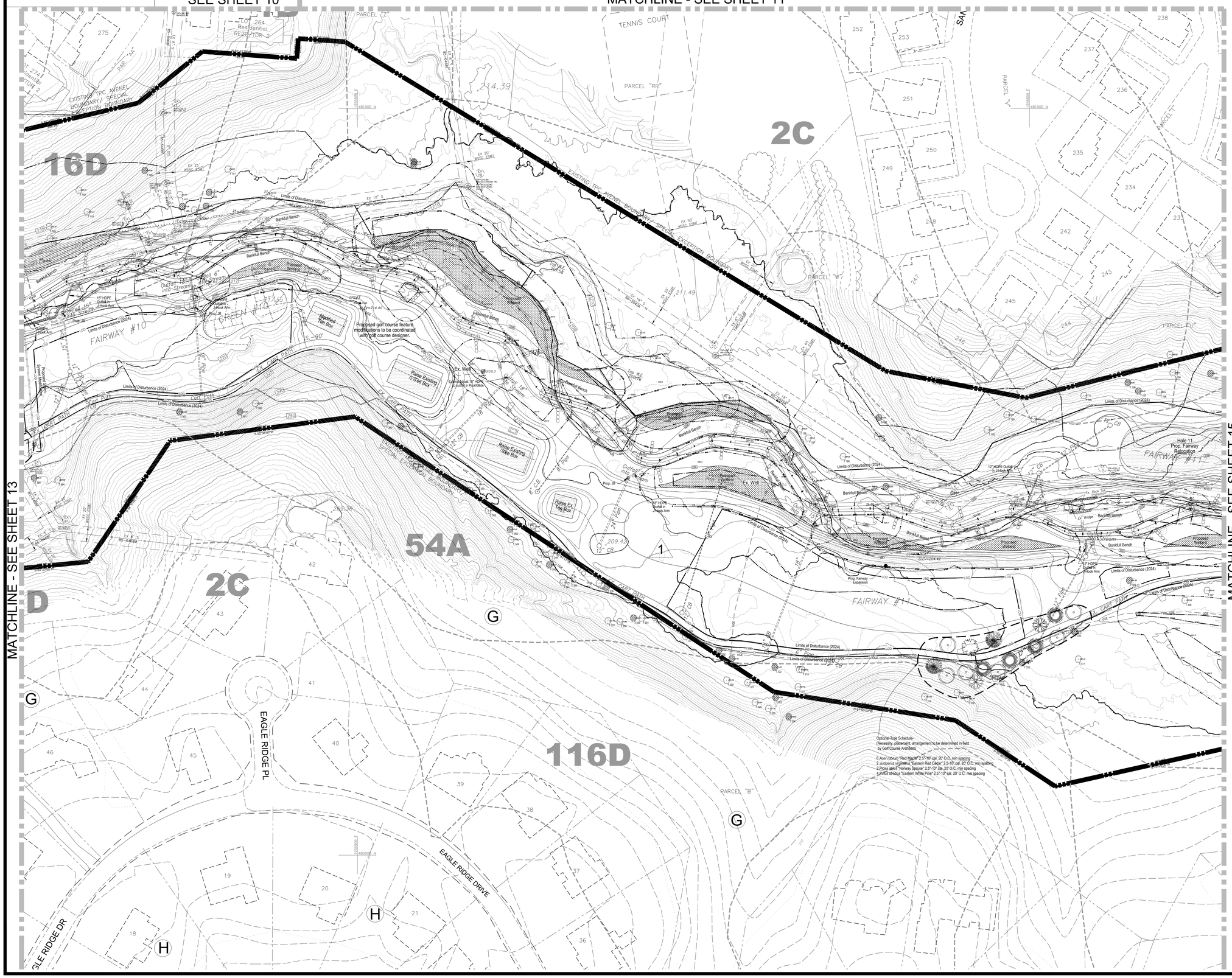
08-LL-81984111F-112

MATCHLINE
SEE SHEET 9

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 14


ROCK RUN
FAIRWAY #1
FAIRWAY #16
NATELLI WOODS LANE
TENNIS COURT
TREES
PARCEL "B"
EXISTING TPC AVENEL BOUNDARY
SPECIAL EXCEPTION BOUNDARY
Limits of Disturbance (2024)
Limits of Disturbance (2007)
Limits of Disturbance (2024)
Limits of Disturbance (2024)
Limits of Disturbance (2024



EXISTING TOPOGRAPHY
EXISTING TPC AVENEL BOUNDARY
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EXISTING TEE
EDGE OF EXISTING PLAYING SURFACE
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2007
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TRANSITION MEADOW PLANTING AREAS

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REVISIONS

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LEGAL DESCRIPTION
Plats 16705, 16706
PARCEL Pt.A, B & C; BLOCK J

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

LANDSCAPE PLAN VIEWS
SITE PLAN 81984111F
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: DEC 2024
Sheet: LL-114

08-LL-81984111F-114

MATCHLINE
SEE SHEET 11

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 14

#13 TEE COMPLEX

#12 GREEN COMPLEX

NEW 10' CART PATH W/ 4"X4" CURB. CURB ON THIS SIDE OF PATH.

#12 FAIRWAY

16D

Proposed golf course feature modifications to be coordinated with golf course designer.

54A

Optional Tree Schedule
(Necessity, quantity, placement, arrangement TBD in field by GC Architect)

3 *Fagus grandifolia* "American Beech" 2-½"-3" cal. 20' O.C. min spacing
2 *Magnolia x soulangiana* 'Susan' "Saucer Magnolia var. 'Susan'" 2.5-10" cal. 20' O.C. min spacing
4 *Picea abies* "Norway Spruce" 2.5-10" cal. 20' O.C. min spacing
6 *Pinus strobus* "Eastern White Pine" 2.5-10" cal. 20' O.C. min spacing
3 *Prunus serrulata* 'Kwanzan' "Japanese Flowering Cherry" 2.5-10" cal. 20' O.C. min spacing
2 *Prunus x yedoensis* "Yoshino Cherry" 2.5-10" cal. 20' O.C. min spacing

FOX GATE COURT

TOWN GATE LANE

PARCEL "S"

PARCEL "N"

PARCEL "R"

PARCEL "T"

PARCEL "P"

PARCEL "Q"

PARCEL "B"

LOT 242 Residential RE2C/TDR 2

LOT 243 Residential RE2C/TDR 2

LOT 244 Residential RE2C/TDR 2

LOT 245 Residential RE2C/TDR 2

LOT 247 Residential RE2C/TDR 2

MNCP&PC
5702 / 360
81.53 AC.
P711

EXISTING TOPOGRAPHY
EXISTING TPC
AVENEL BOUNDARY
EXISTING SPECIAL EXCEPTION BOUNDARY
EXISTING TEE
EDGE OF EXISTING PLAYING SURFACE
EXISTING GREEN
EXISTING BUNKER
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REVISIONS

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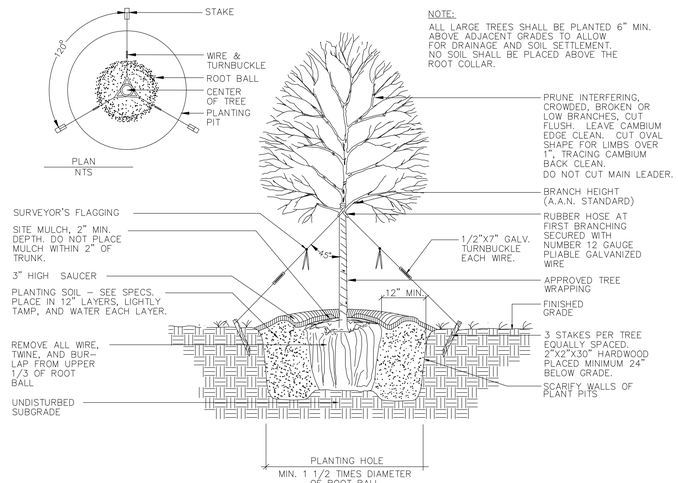
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MONTGOMERY COUNTY, MARYLAND

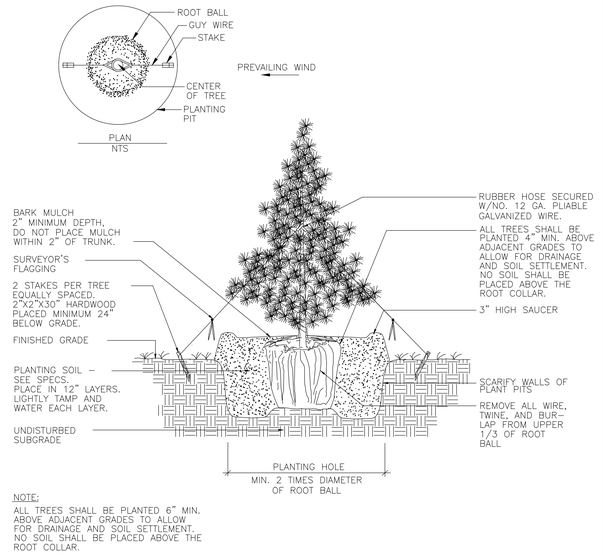
Date: DEC 2024
Sheet: LL-115

08-LL-81984111F-115



NURSERY STOCK TREE PLANTING DETAIL

NOT TO SCALE

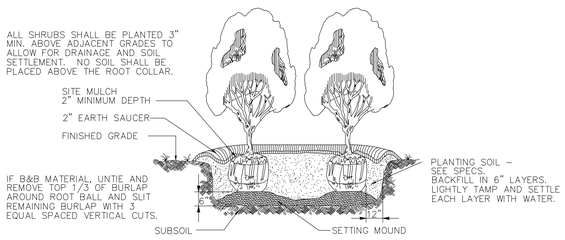


NOTE:

ALL TREES SHALL BE PLANTED 6" MIN. ABOVE ADJACENT GRADES TO ALLOW FOR DRAINAGE AND SOIL SETTLEMENT. NO SOIL SHALL BE PLACED ABOVE THE ROOT COLLAR.

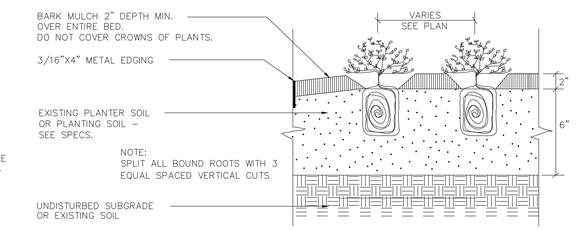
TYPICAL EVERGREEN TREE PLANTING DETAIL

(NOT TO SCALE)



NURSERY STOCK SHRUB PLANTING DETAIL

NOT TO SCALE



GROUNDCOVER/PERENNIAL/ORNAMENTAL GRASS PLANTING

NOT TO SCALE

LANDSCAPE PLANTING NOTES AND SPECIFICATIONS

- ALL PLANTS TO BE NURSERY GROWN AND FURNISHED IN ACCORDANCE WITH ASN. "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60.1 LATEST EDITION.
- ALL TREES TO BRANCH SYMMETRICALLY AROUND CENTRAL LEADER NO FORKED LEADER STOCK WILL BE ACCEPTED.
- ANY SUBSTITUTIONS ARE TO BE OF EQUIVALENT TYPE & SIZE AND MUST BE APPROVED IN WRITING BY THE LANDISCAPE ARCHITECT/ENGINEER PRIOR TO INSTALLATION.
- CONTAINER STOCK MAY BE SUBSTITUTED FOR BALLED & BURLAPPED STOCK UPON APPROVAL BY THE LANDISCAPE ARCHITECT/ENGINEER.
- INSTALLATION OF PINES AND OAKS SHALL BE DURING SPRING PLANTING SEASON ONLY UNLESS OTHERWISE APPROVED BY LANDISCAPE ARCHITECT/ ENGINEER.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FIVE (5) DAYS PRIOR TO INSTALLATION AND/OR CONSTRUCTION.
- ANY DAMAGE TO EXISTING UTILITIES, BUILDINGS, PAVING, CURB, WALKS, AND EXISTING VEGETATION SHALL BE REPAIRED TO PREVIOUS CONDITION OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL AREAS TO BE PLANTED SHOULD BE FINISHED WITH A MINIMUM 2" FINE TEXTURED, SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED ON PLAN.
- ALL AREAS DISTURBED DURING INSTALLATION SHALL BE SEEDED UNLESS OTHERWISE NOTED.
- POTABLE WATER SHALL BE MADE AVAILABLE TO ALL PLANT MATERIALS AS REQUIRED FOR GROWTH.
- IF PLANT MATERIAL CANNOT BE INSTALLED IN ACCORDANCE WITH THIS PLAN, THE CONTRACTOR SHALL CONTACT THE LANDISCAPE ARCHITECT/ ENGINEER FOR RESOLUTION PRIOR TO INSTALLATION.

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NOTES AND DETAILS
SITE PLAN 81984111F

TOURNAMENT PLAYERS CLUB AT AVENEL

Small Area Renovation

2ND ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: LL-150

08-LL-81984111F-150

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TPC AVENEL

GOLF COURSE RENOVATIONS

FOREST CONSERVATION PLAN F20250130

(AMENDMENT TO FOREST CONSERVATION PLAN 81984111E)

2ND ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

GENERAL NOTES

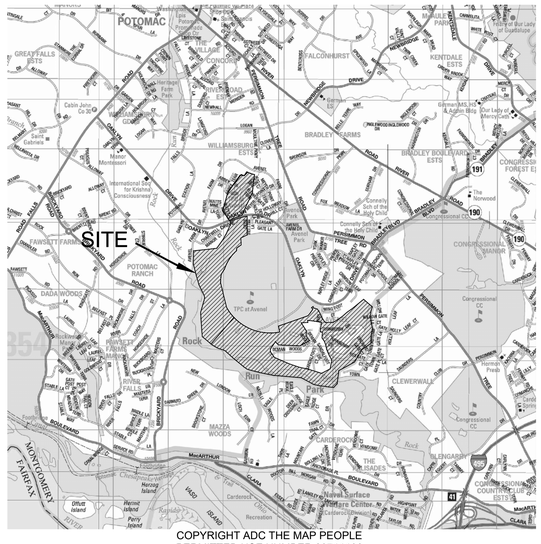
1

1. TOTAL AREA OF TRACT: 226.65 AC.; 9,872,874 SQ.FT. ; SPECIAL EXCEPTION AREA +260 ACRES.
PT PARCEL A, PARCEL H, & PARCEL C; TAX ID 00274470, 00274581, & 00274572.
2. EXISTING ZONING: RE-2C. PREVIOUS ZONING PRIOR TO OCTOBER 30, 2014 WAS RE-2C/TDR 2; EXISTING LAND-USE: GOLF COURSE
3. BOUNDARY FROM SURVEY LOG DEWBERRY (BS 259) APRIL 1987, AUGMENTED BY SALES DATA WITH METES AND BOUNDS PREPARED BY DEWBERRY.
4. TOPOGRAPHY ON SITE FROM A SURVEY BY PHOTO SCIENCE INCORPORATED, NOVEMBER 1990. CONTOUR INTERVAL 2 FOOT. TOPOGRAPHY IN THE RENOVATION AREA FROM A LIDAR SURVEY BY SURVEYWING AND MAPPING, LLC, MARCH 2024.
5. 100 YEAR FLOODPLAIN FROM DEWBERRY FLOODPLAIN STUDY NOVEMBER 2005. WETLANDS ON SITE DELINEATED AND FLAGGED BY Mc CARTHY & ASSOCIATES. FLAGS FIELD SURVEYED BY DEWBERRY IN JUNE 2005. A REVISED FLOODPLAIN STUDY WAS PERFORMED BY ENGINEERING365, LLC IN CONJUNCTION WITH THE STREAM RESTORATION DESIGN, JUNE 2024. WETLANDS WITHIN THE RENOVATION AREA WERE DELINEATED AND FLAGGED BY WETLAND STUDIES AND SOLUTIONS, INC, BY MICHAEL KLEBASKO USING A D-TAPE, IN MARCH 2024. SURVEYED BY DEWBERRY.
6. SUBWATERSHED: ROCK RUN, USE CLASS I WATERS.
WATERSHED: MIDDLE POTOMAC. NOT WITHIN AN SPA.
7. THERE ARE NO HISTORIC RESOURCES ONSITE, ACCORDING TO MERLIN, AND THE M-NCPPC LOCATIONAL ATLAS OF HISTORIC SITES IN MONTGOMERY COUNTY, MD, 1976.
8. TOURNAMENT PLAYERS CLUB AT AVENEL SPECIAL EXCEPTION S-914 APPROVAL OPINION DATED JUNE 13, 1984 BY THE MONTGOMERY COUNTY BOARD OF APPEALS.
9. TREE GROWTH WITHIN AND ALONG THE EDGE[1] OF THE CATEGORY I FOREST CONSERVATION EASEMENT AREA WHICH HAS BEEN DEMONSTRATED BY TPC AVENEL TO HAVE A DEFINED IMPACT ON GOLF FLIGHT LINES, SIGHT LINES OR GOLF COURSE AGRONOMIC CONDITIONS, MAY BE PERMITTED TO BE TRIMMED OR REMOVED UPON CONCURRENCE BY THE M-NCPPC INSPECTOR IN ADVANCE. THE TRIMMING/ REMOVAL SHALL BE THE MINIMUM NEEDED TO ELIMINATE SUCH IMPACTS, AND MAY REQUIRE IN-PLACE MITIGATION AS DETERMINED BY THE MNCPPC INSPECTOR."
[1] EDGE IS DEFINED AS THE AREA WITHIN THE FIRST 15' INSIDE THE FOREST CONSERVATION EASEMENT BOUNDARY.
10. A LETTER DATED MARCH 25, 2024 WAS RECEIVED FROM THE WILDLIFE AND HERITAGE SERVICE (MD DNR) STATING THAT THERE ARE NO OFFICIAL STATE OR FEDERAL RECORDS FOR LISTED RARE, THREATENED, OR ENDANGERED PLANT OR ANIMAL SPECIES WITHIN THE PROJECT AREA.

RESOURCE DATA

1

TOTAL TRACT AREA	226.65 AC.
EXISTING FOREST	38.39 AC.
EXISTING STREAM BUFFER	82.45 AC.
EXISTING FORESTED STREAM BUFFER	19.65 AC.
EXISTING WETLANDS	3.38 AC.
EXISTING FORESTED WETLANDS	2.13 AC.
EXISTING 100-YEAR FLOODPLAIN	39.15 AC.
EXISTING 100-YEAR FORESTED FLOODPLAIN	6.97 AC.
AVERAGE WIDTH OF BUFFER	238 FT.
LINEAR FEET OF STREAM(S)	10,752 FT.



COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20711182
SCALE: 1"=2000'

SHEET INDEX:

*(PREVIOUS SHEET 1)	FCP-000	02-FCP-F20250130-000	COVER SHEET
**(NEW SHEET)	FCP-001	02-FCP-F20250130-001	APPROVALS SHEET
**(NEW SHEET)	FCP-002	02-FCP-F20250130-002	CONSERVATION EASEMENT DESCRIPTIONS
*(PREVIOUS SHEET 2)	FCP-010	02-FCP-F20250130-010	OVERALL SHEET
*(PREVIOUS SHEET 3)	FCP-011	02-FCP-F20250130-011	DETAIL SHEET
*(PREVIOUS SHEET 4)	FCP-101	02-FCP-F20250130-101	PLAN VIEWS
*(PREVIOUS SHEET 5)	FCP-102	02-FCP-F20250130-102	PLAN VIEWS
*(PREVIOUS SHEET 6)	FCP-103	02-FCP-F20250130-103	PLAN VIEWS
*(PREVIOUS SHEET 7)	FCP-104	02-FCP-F20250130-104	PLAN VIEWS
*(PREVIOUS SHEET 8)	FCP-105	02-FCP-F20250130-105	PLAN VIEWS
*(PREVIOUS SHEET 9)	FCP-106	02-FCP-F20250130-106	PLAN VIEWS
*(PREVIOUS SHEET 10)	FCP-107	02-FCP-F20250130-107	PLAN VIEWS
*(PREVIOUS SHEET 11)	FCP-108	02-FCP-F20250130-108	PLAN VIEWS
*(PREVIOUS SHEET 12)	FCP-109	02-FCP-F20250130-109	PLAN VIEWS
*(PREVIOUS SHEET 13)	FCP-110	02-FCP-F20250130-110	PLAN VIEWS
*(PREVIOUS SHEET 14)	FCP-111	02-FCP-F20250130-111	PLAN VIEWS
*(PREVIOUS SHEET 15)	FCP-112	02-FCP-F20250130-112	PLAN VIEWS
*(PREVIOUS SHEET 16)	FCP-113	02-FCP-F20250130-113	PLAN VIEWS
*(PREVIOUS SHEET 17)	FCP-114	02-FCP-F20250130-114	PLAN VIEWS
*(PREVIOUS SHEET 18)	FCP-115	02-FCP-F20250130-115	PLAN VIEWS
*(PREVIOUS SHEET 19)	FCP-150	02-FCP-F20250130-150	SPECIMEN TREE LIST AND DISPOSITION
*(PREVIOUS SHEET 20)	FCP-151	02-FCP-F20250130-151	SPECIMEN TREE LIST AND DISPOSITION
**(NEW SHEET)	FCP-152	02-FCP-F20250130-152	SPECIMEN TREE LIST AND DISPOSITION
*(PREVIOUS SHEET 21)	FCP-153	02-FCP-F20250130-153	AFFORESTATION/REFORESTATION PLANTING TABLES
*(PREVIOUS SHEET 22)	FCP-200	02-FCP-F20250130-200	OVERALL BUFFER EXHIBIT
*(PREVIOUS SHEET 23)	FCP-201	02-FCP-F20250130-201	BUFFER EXHIBIT
*(PREVIOUS SHEET 24)	FCP-202	02-FCP-F20250130-202	BUFFER EXHIBIT
*(PREVIOUS SHEET 25)	FCP-203	02-FCP-F20250130-203	BUFFER EXHIBIT
*(PREVIOUS SHEET 26)	FCP-204	02-FCP-F20250130-204	BUFFER EXHIBIT
*(PREVIOUS SHEET 27)	FCP-205	02-FCP-F20250130-205	BUFFER EXHIBIT
*(PREVIOUS SHEET 28)	FCP-206	02-FCP-F20250130-206	BUFFER EXHIBIT
*(PREVIOUS SHEET 29)	FCP-207	02-FCP-F20250130-207	BUFFER EXHIBIT
*(PREVIOUS SHEET 30)	FCP-208	02-FCP-F20250130-208	BUFFER EXHIBIT
*(PREVIOUS SHEET 31)	FCP-209	02-FCP-F20250130-209	BUFFER EXHIBIT
*(PREVIOUS SHEET 32)	FCP-210	02-FCP-F20250130-210	BUFFER EXHIBIT
*(PREVIOUS SHEET 33)	FCP-211	02-FCP-F20250130-211	BUFFER EXHIBIT
*(PREVIOUS SHEET 34)	FCP-212	02-FCP-F20250130-212	BUFFER EXHIBIT
*(PREVIOUS SHEET 35)	FCP-213	02-FCP-F20250130-213	BUFFER EXHIBIT
*(PREVIOUS SHEET 36)	FCP-214	02-FCP-F20250130-214	BUFFER EXHIBIT
*(PREVIOUS SHEET 37)	FCP-215	02-FCP-F20250130-215	BUFFER EXHIBIT

* SHEETS REVISED UNDER THIS AMENDMENT
** SHEETS ADDED UNDER THIS AMENDMENT

LIST OF AMENDMENT ITEMS

1 STREAM RESTORATION IMPROVEMENTS ADJACENT TO HOLES 10 AND 11 OF THE GOLF COURSE AND RECONFIGURING THE PLAY AREA OF HOLES 10 AND 11

NOTE:
MNCPPC INSPECTOR, IN COORDINATION WTH DPS INSPECTOR, MAY MAKE FIELD ADJUSTMENTS TO TREE PROTECTION AND TREE CARE MEASURES TO INCREASE SURVIVABILITY OF TREES AND FOREST AS SHOWN ON THE APPROVED PLAN. MNCPPC INSPECTOR MAY ALSO MAKE FIELD ADJUSTMENTS TO THE LOCATION OF PERMANENT AND TEMPORARY SIGNS AND FENCING

NOTE:
PLAN REVISED 2/08 AND 7/08 TO REFLECT CHANGES TO THE AFFORESTATION AREAS BASED ON SITE CONDITIONS AND MEETINGS WITH THE INSPECTOR. THE PLAN WAS ALSO REVISED TO REMOVE TREES #801 AND #803 ADJACENT TO THE CLUBHOUSE AND TO REVISE THE AFFORESTATION AREA ADJACENT TO THE CLUBHOUSE TO INCLUDE LOW MAINTENANCE AREAS AND REVISED PLANTING DESIGNATIONS. THE PLAN ALSO SHOWS THE REMOVAL OF TREES #434, #426 AND #432 DUE TO THE REALIGNMENT OF THE 9TH GREEN.

NOTE:
EXISTING FIELD LOCATED FENCING OVERWRITES ANY TEMPORARY FENCING SHOWN ON THE REVISED FOREST CONSERVATION PLAN. MNCP&PC APPROVAL REQUIRED TO REVISE THE LOCATION OF ANY TREE FENCING.

*MARKERS AND SCORECARDS SHALL INCLUDE A NOTATION INDICATING RESTRICTED ACCESS TO WETLAND AREAS.

NOTE:
PROPOSED PATHWAYS HAVE BEEN REVISED TO ACCURATELY REFLECT THE AS-BUILT PATHS. HOWEVER, FIELD ADJUSTMENTS WERE MADE AT THE TIME OF PATH INSTALLATION AND PATHS MAY FALL SLIGHTLY OUTSIDE OF THE LIMITS OF DISTURBANCE IN SOME AREAS.

M-NCPPC

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

August 13, 2007

Ms. Joanne Cheok
Dewberry
203 Perry Parkway, Suite 1
Gaithersburg, Maryland 20877-2169

Re: Final Forest Conservation Plan
Property Name: Avenel Property, Parcels B and C, and part of Parcel A
Plan Number: 81984111A
Tract size/Zone: 260 ac./RE-2C/TDR
Total Plan Area: 260 ac.

Dear Ms. Cheok:

Based on the review by Environmental Planning staff of the Maryland-National Capital Park and Planning Commission, the final forest conservation plan mentioned above is acceptable. The final forest conservation plan consists of 23.97 acres of forest retained, 1.31 acres of forest removed, and 16.34 acres of forest planting. The following items will need to be addressed prior to any clearing or grading occurring on-site:

1. Inspections consistent with Section 110 of the Forest Conservation Regulations.
2. The NRI/FSD must be revised to show the correct amount of existing forest.
3. The applicant must submit a letter of intent to issue a Nontidal Wetlands and Waterways Permit from the Maryland Department of the Environment (MDE) for the proposed changes. The letter may be in the form of an electronic correspondence directly from MDE and must be submitted to DPS and M-NCPPC Environmental Planning staff.
4. The applicant must define the key construction stages of the stream restoration work that require onsite inspection by the design professional. After consultation with DEP, the designation of "key construction stages" must be added to the PGA Tour letter of June 28, 2007 and must be provided to M-NCPPC. An addendum to the letter must be approved by DEP.
5. Inspection and maintenance plan, prepared by LandStudies, Inc. dated July 2007 must be revised to address all items specified in site plan condition no. 7i. The revised inspection and maintenance plan must be submitted for DEP technical review and approval.

Prior to the pre-planting meeting with the M-NCPPC inspector, the following items will need to be addressed:

1. Financial security to cover the installation and required maintenance of forest planting areas must be reviewed and approved by M-NCPPC staff.
2. The integrated pest management (IPM) plan must be revised to include specific information on chemical storage, use, and disposal, as specified in DEP's letter dated July 9, 2007. The IPM plan must be found to be acceptable by DEP.
3. Green ash is currently not allowed to be planted. Alternative species to be planted must be approved by the M-NCPPC inspector.

Prior to the release of financial security for forest planting, Category I conservation easements must be placed over forest retention and forest planting areas. Record plats must be re-recorded to add these conservation easements.

This letter must appear on all reproduced copies of the approved final forest conservation plan. Any changes from the approved final forest conservation may constitute grounds to rescind or amend any approval actions taken, and to re-evaluate the site for additional or amended plantings. If there are any subsequent additions or modification planned for this development, a separate amendment must be submitted to M-NCPPC for review and approval prior to those changes occurring. If you have any questions regarding these actions, please feel free to contact Candy Bunnag at 301-495-4543.

Sincerely,

Mary Dolan, Acting Chief
Environmental Planning
Countywide Planning

Cc: FCP File # *8198411A*

SITE SUMMARY

1

RE 2-C

	REQUIRED/PERMITTED	APPROVED SITE PLAN No. 8-84111
BUILDING SETBACKS		
MAIN BUILDING (CLUBHOUSE)		
FROM STREET	40 FT. MIN.	670 FT.
FROM REAR LOT LINE	30 FT. MIN.	470 FT.
FROM SIDE		
ONE SIDE	12 FT. MIN.	65 FT.
SUM OF BOTH SIDES	25 FT. MIN.	2,750 FT. MIN.
ACCESSORY BUILDINGS SETBACKS		
FROM STREET	80 FT. MIN.	N/A
FROM REAR LOT LINE	10 FT. MIN.	N/A
FROM SIDE LOT LINE	15 FT. MIN.	N/A
BUILDING HEIGHT		
MAIN BUILDING	50 FT MAX.	35 FT MAX.
ACCESSORY BUILDING	NOT SPECIFIED	N/A
BUILDING COVERAGE INCLUDING ACCESSORY BUILDINGS	25 % MAX	0.45%

PARKING TABULATIONS

	REQUIRED / PERMITTED	EXISTING
PARKING SPACES		
EX. PRIVATE CLUB	2.5 SP. / 1,000 SF GFA 84 SP MIN	
3,600 SF ADDITION	2.5 SP. / 1,000 SF GFA 9 ADDITIONAL SPACES REQUIRED	250 SPACES AT THE CLUBHOUSE 20 SPACES AT THE MAINTENANCE BLDG
INTERNAL GREEN SPACE	5% MINIMUM 3,758 SF MIN	5.5% PROVIDED 4,128 SF PROVIDED

Developer's Certificate
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. F20250130 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

Developer: Tournament Players Club at Avenel, LLC (Company) James Triola (Contact Person)
Address: 1 PGA TOUR Blvd, Ponte Vedra Beach, FL 32082
Phone: 904.285.3700
Email: jimtriola@pgatourhq.com
Signature: _____

Dewberry
DEWBERRY ENGINEERS INC.
2000 CLOPPER ROAD, SUITE 340
ROCKVILLE, MD 20850
PH: 301.948.8300 FX: 301.258.7607
www.dewberry.com

CONTACT
DANIEL SCHLEGEL
ANGELA BIZZARO, PLA
LANHAM, MD 20706
PH: 301.364.1881
www.dewberry.com

Drawn by: MAW
Designed by: KDM
Checked by: AB
Preliminary Plan #: 119841040
Tax Map #: FN123, FN342, FN343, FN561, FN562 FN563, FP121, FP341, FP561, GN122
Zoned: RE-2C
Prior zone before 10/30/2014 RE-2C / TDR 2

REVISIONS

No.	DATE	BY	Description

LEGAL DESCRIPTION
Plats 16706, 16706
PARCEL PtA, B & C; BLOCK J

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

COVER SHEET
FINAL FOREST CONSERVATION PLAN F20250130
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-000

02-BFCP-F20250130-000

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APPROVALS SHEET
FINAL FOREST CONSERVATION PLAN F20250130
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation

2ND ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

Date:	Sheet:
SEPT 2024	FCP-001

02-BFCP-F20250130-001

Developer's Certificate
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. F20250130 INCLUDING BUT NOT LIMITED TO, SEDIMENT CONTROL, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

Developer: Tournament Players Club at Avenel, LLC — James Triola
Company — Contact Person

Address: 1 PGA TOUR Blvd, Ponte Vedra Beach, FL 32082

Phone: 904.285.3700

Email: jmtriola@pgatourhq.com

Signature: _____

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

LEGAL DESCRIPTION
Plats 16705, 16706
PARCEL P, L, B & C, BLOCK J

REVISIONS

No.	DATE	BY	Description

Zoned: RF-2C
Prior zone before 10/30/2014
RE2C 77DR 2

Tax Map #:
FN123, FN342, FN343, FN561, FN562
FN583, FP721, FP841, FP861, GN122

Drawn by: MAW
Designed by: KDM
Checked by: AB
Preliminary Plan #: 119841040

CONTACT
DANIEL SCHLEGEL
DEWBERRY ENGINEERS INC.
4601 FORBES BLVD SUITE 340
2101 GAITHER ROAD SUITE 340
LANHAM, MD 20706
ROCKVILLE, MD 20850
PH: 301.364.1881
PH: 301.948.8300 FX: 301.258.7607
www.dewberry.com

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FOREST CONSERVATION EASEMENT AREA J			
Point	Northing	Easting	Description
427	485698.716	1256568.945	
428	485697.263	1256569.229	
429	485692.055	1256633.075	
430	485617.063	1256657.116	
431	485617.063	1256657.116	
432	485682.625	1256449.295	
433	485682.778	1256664.173	
434	485554.440	1256705.196	
435	485579.637	1256642.487	
436	485579.637	1256642.487	
437	485604.624	1256616.088	
438	485618.764	1256611.848	
439	485618.764	1256611.848	
440	485665.526	1256575.290	
441	485674.477	1256587.820	

FOREST CONSERVATION EASEMENT AREA K			
Point	Northing	Easting	Description
153	484583.608	1253839.606	
154	484583.608	1253839.606	
155	484654.284	1253940.397	
156	484654.772	1253941.249	
157	484654.772	1253941.249	
158	484657.580	1253939.759	
159	484714.799	1253969.122	
160	484714.799	1253969.122	
161	484762.513	1253956.419	
162	484798.709	1253966.148	
163	484798.709	1253966.148	
164	484798.709	1253966.148	
165	484849.707	1254108.310	

FOREST CONSERVATION EASEMENT AREA L			
Point	Northing	Easting	Description
370	484783.598	1253704.744	
371	481740.016	1253471.077	
372	481757.779	1253540.027	
373	481757.779	1253540.027	
374	481761.678	1253388.070	
375	481798.844	1253594.541	
376	481798.844	1253594.541	
377	481821.747	1253594.619	
378	481821.747	1253594.619	
379	481821.747	1253594.619	
380	481821.747	1253594.619	
381	483064.374	1254629.198	
382	483064.374	1254629.198	
383	483064.374	1254629.198	
384	483926.981	1254821.543	
385	483926.981	1254821.543	
386	483894.501	1254819.740	
387	483879.382	1254756.534	
388	483879.382	1254756.534	
389	483879.382	1254756.534	
390	483909.352	1254735.702	
391	483909.352	1254735.702	
392	483792.956	1255058.633	
393	483839.613	1255056.773	
394	483839.613	1255056.773	
395	483876.722	1254981.776	
396	483884.187	1254959.093	
397	483884.187	1254959.093	
398	483916.841	1254819.740	
399	483925.813	1254756.534	
400	483925.813	1254756.534	
401	483965.920	1254828.655	

FOREST CONSERVATION EASEMENT AREA M			
Point	Northing	Easting	Description
318	483704.436	1255218.568	RAPT
319	483704.436	1255218.568	
320	483842.703	1254979.977	
321	483503.798	1253950.800	
322	483503.798	1253950.800	
323	482610.959	1253771.818	
324	482093.988	1253701.267	
325	482093.988	1253701.267	
326	482507.210	1253768.383	
327	482210.451	1253923.369	
328	482210.451	1253923.369	
329	482371.880	1254230.678	
330	482219.213	1254359.389	
331	482219.213	1254359.389	
332	482269.716	1254270.111	
333	482273.719	1254380.883	
334	482273.719	1254380.883	
335	482307.171	1254369.809	
336	482325.985	1254353.775	

FOREST CONSERVATION EASEMENT AREA N			
Point	Northing	Easting	Description
521	481104.793	1254327.493	
522	481104.534	1254380.328	
523	481104.534	1254380.328	
524	481101.177	1254413.638	
525	481092.091	1254424.343	
526	481092.091	1254424.343	
527	481088.486	1254448.368	
528	481092.043	1254458.368	
529	481092.043	1254458.368	
530	481088.486	1254481.742	
531	481088.486	1254481.742	
532	481056.395	1254519.604	
533	481056.395	1254519.604	
534	481019.226	1254539.697	
535	481002.349	1254556.491	
536	481002.349	1254556.491	
537	480997.611	1254614.497	
538	480925.330	1254625.089	
539	480925.330	1254625.089	
540	480978.921	1254664.368	
541	480852.820	1254710.395	
542	480852.820	1254710.395	
543	480808.513	1254795.787	
544	480788.434	1254797.447	
545	480788.434	1254797.447	
546	480764.398	1254762.331	
547	480796.607	1254743.134	
548	480796.607	1254743.134	
549	481009.710	1254442.338	

FOREST CONSERVATION EASEMENT AREA O			
Point	Northing	Easting	Description
888	485929.181	1254901.580	
889	485929.181	1254901.580	
890	485985.418	1255011.903	
891	485974.332	1255046.025	
892	485974.332	1255046.025	
893	486021.978	1255125.518	
894	486027.514	1255166.926	
895	486027.514	1255166.926	
896	486064.050	1255240.606	
897	486111.455	1255228.876	
898	486111.455	1255228.876	
899	486479.641	1255192.404	
900	486453.961	1255163.898	
901	486505.164	1255053.339	

FOREST CONSERVATION EASEMENT AREA P			
Point	Northing	Easting	Description
907	480546.786	1256532.301	
908	480528.783	1256661.247	
909	480528.783	1256661.247	
910	480494.157	1256755.835	
911	480494.157	1256755.835	
912	480359.983	1256894.909	
913	480359.983	1256894.909	
914	480351.319	1256972.106	
915	480351.319	1256972.106	
916	480351.319	1256972.106	
917	480599.534	1255595.579	
918	480599.885	1255665.476	
919	480599.885	1255665.476	
920	480605.723	1255710.843	
921	480609.044	1255726.634	
922	480609.044	1255726.634	
923	480618.854	1255765.116	
924	480618.854	1255765.116	
925	480613.997	1255774.389	
926	480605.441	1255805.740	
927	480605.441	1255805.740	
928	480595.527	1255949.065	
929	480538.045	1256000.170	
930	480538.045	1256000.170	
931	480451.577	1256100.523	
932	480437.254	1256123.538	
933	480437.254	1256123.538	
934	480351.372	1256166.841	
935	480389.794	1255535.644	
936	480413.341	1255527.269	

FOREST CONSERVATION EASEMENT AREA Q			
Point	Northing	Easting	Description
752	480437.242	1256039.396	
753	480437.242	1256039.396	
754	480502.578	1256053.510	
755	480502.578	1256053.510	
756	480845.268	1256606.683	
757	480845.268	1256606.683	
758	480870.354	1257207.091	
759	480870.354	1257207.091	
760	480870.354	1257207.091	
761	480918.340	1257193.543	
762	480870.354	1257207.091	
763	480870.354	1257207.091	
764	480944.589	1257193.543	
765	480948.984	1257207.857	
766	480948.984	1257207.857	
767	480947.980	1257207.599	
768	480947.980	1257207.599	
769	480948.984	1257207.857	
770	480944.534	1257301.130	
771	480976.824	1257415.496	
772	480976.824	1257415.496	
773	480976.805	1257422.605	
774	480948.709	1257480.464	
775	480948.709	1257480.464	
776	480948.709	1257480.046	
777	480941.288	1257474.946	
778	480941.288	1257474.946	
779	480947.261	1257447.485	
780	480938.046	1257430.313	
781	480938.046	1257430.313	
782	480868.781	1257255.142	
783	480893.954	1257263.844	
784	480893.954	1257263.844	
785	480820.234	1257246.568	
786	480791.731	1257213.714	
787	480791.731	1257213.714	
788	480748.668	1257207.599	
789	480772.907	1257264.582	
790	480772.907	1257264.582	
791	480773.991	1257265.162	
792	480773.720	1257268.748	
793	480773.720	1257268.748	
794	480768.880	1257275.128	
795	480768.880	1257275.128	
796	480736.373	1257284.692	
797	480741.419	1257153.995	
798	480741.419	1257153.995	
799	480731.722	1257144.453	
800	480734.246	1257146.322	
801	480731.722	1257144.453	
802	480734.246	1257146.322	
803	480731.722	1257144.453	
804	480705.423	1257139.365	
805	480705.423	1257139.365	
806	480681.447	1257149.794	
807	480614.515	1257132.495	
808	480614.515	1257132.495	
809	480616.757	1257000.020	
810	480622.026	1257011.525	
811	480622.026	1257011.525	
812	480591.424	1256871.661	
813	480573.960	1256758.914	
814	480573.960	1256758.914	
815	480535.096	1256644.596	
816	480601.980	1256599.751	

FOREST CONSERVATION EASEMENT AREA R			
Point	Northing	Easting	Description
847	480255.211	1256305.699	
848	480246.887	1256442.000	
849	480246.887	1256442.000	
850	480236.511	1256475.255	
851	480264.384	1256506.621	
852	480264.277	1256532.381	
853	480264.277	1256532.381	
854	480220.598	1256661.247	
855	480261.478	1256664.569	
856	480261.478	1256664.569	
857	480261.447	1256755.835	
858	480221.094	1256755.835	
859	480229.589	1256796.842	
860	480229.589	1256796.842	
861	480300.433	1256881.067	
862	480321.799	1256921.709	
863	480321.799	1256921.709	
864	480382.795	1257065.721	
865	480382.795	1257065.721	
866	480303.992	1257195.654	
867	480303.344	1257222.043	
868	480303.344	1257222.043	
869	480378.388	1257230.674	
870	480388.998	1257230.674	
871	480388.998	1257230.674	
872	480394.599	1257232.871	
873	480408.277	1256853.300	
874	480408.277	1256853.300	
875	480478.776	1257065.721	
876	480478.776	1257065.721	
877	480427.318	1257152.269	
878	480427.318	1257152.269	

FOREST CONSERVATION EASEMENT AREA S			
Point	Northing	Easting	Description
824	480698.122	1257327.915	
825	480704.220	1257373.174	
826	480704.672	1257373.174	
827	480713.578	1257392.205	
828	480713.578	1257392.205	
829	480713.578	1257392.205	
830	480636.382	1257388.541	
831	480602.922	1257385.048	
832	480602.922	1257385.048	
833	480491.487	1257357.841	
834	480491.487	1257357.841	
835	480429.276	1257341.396	
836	480429.276	1257341.396	
837	480424.968	1257301.163	
838	480424.968	1257301.163	
839	480424.276	1257270.180	
840	480460.309	1257270.180	
841	480460.309	1257270.180	
842	480493.427	1257266.598	
843	480493.427	1257266.598	
844	480561.633	1257315.750	
845	480561.812	1257502.674	

FOREST CONSERVATION EASEMENT AREA T			
Point	Northing	Easting	Description
196	484624.586	1253694.596	
197	484624.586	1253694.596	
198	484718.588	1253739.253	
199	484707.976	1253790.114	
200	484707.976	1253790.114	
201	484707.976	1253790.114	
202	484707.976	1253790.114	
203	484707.976	1253790.114	
204	484707.976	1253790.114	
205	484707.976	1253790.114	
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418	484707.976	1253790.114	
419	484707.976	1253790.114	
420	484707.976	1253790.114	
421	484707.976	1253790.114	
422	484707.976	1253790.114	
423	484707.976	1253790.114	
424	484707.976	1253790.114	
425	484707.976	1253790.114	

FOREST CONSERVATION EASEMENT AREA U			
Point	Northing	Easting	Description
1	484654.586	1253694.596	
2	484654.586	1253694.596	
3	484718.588	1253739.253	
4	484707.976	1253790.114	
5	484707.976	1253790.114	
6	484707.976	1253790.114	
7	484707.976	1253790.114	
8	484707.976	1253790.114	
9	484707.976	1253790.114	
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198

TPC AVENEL

N

Scale: 1" = 200'

0 200' 400'

SCALE: 1"=200'

- FOREST CLEARED (2007 PLAN)
- FOREST RETAINED (2007 PLAN)
- AFFORESTATION\ REFORESTATION (2007 PLAN)
- CRZ — CRZ — CRITICAL ROOT ZONE
- RP — RP — ROOT PRUNE
- TPD3 — TPD3 — TREE PROTECTION DEVICE (TEMPORARY)
- TPD1 — TPD1 — TREE PROTECTION DEVICE PERMANENT--SMOOTH WIRE FENCE
- SSF — SSF — TREE PROTECTION DEVICE TEMPORARY SUPERSILT FENCE
- ENVIRONMENTAL AREA SIGN (PERMANENT)
- FOREST CONSERVATION SIGN ADJACENT TO COURSE (PERMANENT)
- FOREST CONSERVATION SIGN ALONG S-E BOUNDARY (PERMANENT)
- AFFORESTATION/REFORESTATION SIGN (PERMANENT)
- LOW MAINTENANCE PLANTING ROCK MONUMENT (A)
- FOREST STAND BOUNDARY
- 37 SPECIMEN TREE (SAVED) (A) (AA)
- (2024) 37 / (2007) X 37 SPECIMEN TREE (TO BE REMOVED)
- TREE SAVED <24" DIAMETER (SAVED)

- FOREST CLEARED AND REFORESTED (2024 PLAN)
- FOREST CLEARED AND RELOCATED TO NEW CONSERVATION EASEMENT (2024 PLAN)
- RELOCATED NEW CONSERVATION EASEMENT (2024 PLAN)
- WETLAND RESTORATION (2024 PLAN)
- SPECIMEN TREE CRZ IMPACT (2024 PLAN)
- SPECIMEN TREE MITIGATION (2024 PLAN)
- PROPOSED REALIGNED STREAM BANK (2024 PLAN)
- PROPOSED 2024 LIMITS OF DISTURBANCE
- PROPOSED 2024 LIMITS OF WORK

TEMP STAGING AREA

AVENEL PARK MNCP&PC

Note: LOD was field adjusted 5+/-around for changes to the plan during construction

Note: LOD was field adjusted 5+/-around for changes to the plan during construction

LIST OF AMENDMENT ITEMS

1. STREAM RESTORATION IMPROVEMENTS ADJACENT TO HOLES 10 AND 11 OF THE GOLF COURSE AND RECONFIGURING THE PLAY AREA OF HOLES 10 AND 11

Developer's Certificate

THE DEVELOPER AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. F20250130 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

Developer: Tournament Players Club at Avenel, LLC — James Triola
Company — Contact Person

Address: 1 PGA TOUR Blvd, Ponte Vedra Beach, FL 32082

Phone: 904.285.3700

Email: jimtriola@pgatourhq.com

Signature: _____

02-FCP-F20250130-003

Date: SEPT 2024

Sheet: FCP-003

OVERALL SHEET
FINAL FOREST CONSERVATION PLAN F20250130
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT — MONTGOMERY COUNTY, MARYLAND

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
-
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

LEGAL DESCRIPTION
Plats 16705, 16706
PARCEL Pt.A, B & C, BLOCK J

REVISIONS

No.	DATE	BY	Description

Zone: RE-2C
Prior zone before 10/30/2014 RE-2C TDR 2

Tax Map #: FN123, FN342, FN343, FN561, FN562, FN563, FP121, FP341, FP561, GN122

Preliminary Plan #: 119841040

Designed by: AB
Checked by: KDM
Drawn by: MAW

CONTACT
DANIEL SCHLEGEL
4601 FORBES BLVD
LANHAM, MD 20706
PH: 301.364.1881
www.dewberry.com

Dewberry
DEWBERRY ENGINEERS INC.
2101 GAITHER ROAD SUITE 340
ROCKVILLE, MD 20850
PH: 301.948.8300 FX: 301.258.7607
www.dewberry.com

F:\PROJECT\2024 File\50171916 - Avenel 2024\CADD\01-FCP_Amend - FV02-BFCP-F20250130-000.dwg, 003, 1/12/2025 10:22:12 PM, wmack, 1:1

PLANTING DISTRIBUTION PATTERNS

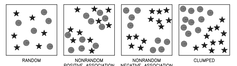
AFFORESTATION & REFORESTATION AREAS

AGGREGATE DISTRIBUTION DRIFT



NOTE: PLANT CLUSTER TYPE GROUPINGS THAT TAPER OUT ALONG EDGES. CLUSTERS OFTEN APPEAR AS ELONGATED OR TEAR-DROP SHAPES.

TYPICAL FOREST TREE DISTRIBUTION PATTERNS



◎ SPECIES 1 ★ SPECIES 2

NOTE: NATURALLY OCCURING POPULATIONS OF TREESTEND TO BE FOUND IN INFORMAL GROUPINGS. A CLUSTER OF TREES IS REALLY A MOSAIC OF DIFFERNT SPECIES GROUPS. THE OBJECTIVE OF AN AFFORESTATION/ REFORESTATION PLAN IS TO SELECT THE APPROPRIATE SPECIES AND DISTRIBUTION PATTERN FOR A CHOSEN SITE THAT MIMICS NATURAL SUCCESSION.

MIXING TRANSPLANT STOCK

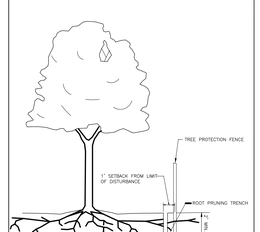


LOCATE LARGER TREES (B&B OR CONTAINER) OR SHRUBS CLOSE TO AT THE PERIMETER OF REFORESTATION (AFFORESTATION) PLANTINGS OF WHIPS OR SEEDLING GROWN STOCK.

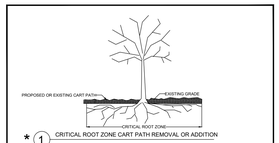
PROTECTIVE FENCING

NURSERY STOCK

ROOT PRUNING DETAIL



NOTE:
1. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO TRENCHING.
3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.



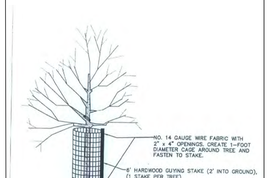
★ 1 CRITICAL ROOT ZONE CART PATH REMOVAL OR ADDITION

NOTES:
1. USE EXTREME CARE TO PROTECT EXISTING ROOT WHILE CONSTRUCTING OR REMOVING CARTPATH.
2. USE HAND EQUIPMENT OR SMALL, RUBBER-TIRED EQUIPEMNT TO REMOVE EXISGNTG PAVEMENT OR TO PLACE NEW PAVEMENT. HEAVY EQUIPMENT TRAFFIC SHALL NOT BE ALLOWED OVER ROOT ZONE OR OUTSIDE LIMITS OF DISTURBANCE.

ROOT AERATION MAT/TREE ROOT PROTECTION PROCEDURE:
1. OBTAIN AN ARBORIST STUDY TO DETERMINE SPECIFIC RECOMMENDATIONS FOR TREE PROTECTION.
2. AERATE EXISTING ROOT ZONE.
3. HYDRAULICALLY INJECT ENTIRE ROOT ZONE WITH BENEFICAL BACTERIA, FUNGI & MICRORHIZAS BLEND.
4. IN AREAS OF FILL, BACKFILL BY HAND OVER EXISTING GRADE WITH 2 INCHES OF A 50-50 COMPOST AND PEAGRAVEL MIXTURE, COVER PEAGRAVEL MIXTURE WITH FILTER FABUC.
5. IN CRITICAL ROOT AREAS OUTSIDE OF LIMITS OF DISTURBANCE, SURFACE MULCH WITH 2 INCHES OF COMPOSED WOOD CHIPS.

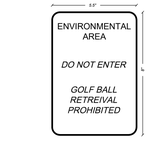
DETAIL 1:
NOT TO SCALE

TREE SHELTER DETAIL



NOTES:
1. HEIGHT OF CAGE SHALL BE 4--FEET (MIN.).
2. CAGE SHALL BE FASTENED TO STAKE WITH TWO (MIN.) 11-INCH RELEASABLE CABLE TIES (ONE AT TOP AND ONE 6" (MIN.) ABOVE THE GROUND.
3. DO NOT DAMAGE TREE DURING INSTALLATION.
4. SUBSTITUTIONS MUST BE APPROVED BY FOREST ECOLOGIST.
5. CAGES TO BE REMOVED AT DIRECTION OF FOREST ECOLOGIST.

Permanent Signage for
○ ENVIRONMENTAL AREAS



Notes:
1. Attachment of signs to trees is prohibited.
2. Signs should be properly maintained.
3. Avoid injury to roots when placing posts for signs.
4. Signs should be placed at a maximum interval of 150' to protect no or low maintenance areas within environmental buffers.

1

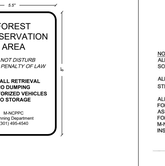
Permanent Signage for
⊕ AFFORESTATION/REFORESTATION AREAS



Notes:
1. Attachment of signs to trees is prohibited.
2. Signs should be properly maintained.
3. Avoid injury to roots when placing posts for signs.
4. Signs should be placed at a maximum interval of 150' along all LOD's and along areas of forest planting.

1

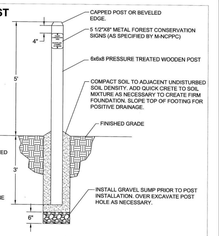
Permanent Signage for
✻ FOREST CONSERVATION AREAS (Adjacent to Golf Course)
⊠ FOREST CONSERVATION AREAS (Along Special Exception Boundary)



Notes:
1. Attachment of signs to trees is prohibited.
2. Signs should be properly maintained.
3. Avoid injury to roots when placing posts for signs.
4. Signs should be placed at a maximum interval of 150' along areas of forest retention.

1

PERMANENT FOREST CONSERVATION EASEMENT POST



NOTE:
ALL WOOD SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE OR CEDAR.

ALL FASTENERS SHALL BE STAINLESS STEEL 1-1/2" IN LENGTH.

ALL POSTS TO BE INSTALLED ALONG ADJACENT CONSERVATION EASEMENT LINE AS SPECIFIED PER APPROVED FINAL FOREST CONSERVATION PLAN OR M-NCPPC FIELD INSPECTOR'S INSTRUCTIONS.

MONTGOMERY COUNTY PLANNING DEPT. JULY 2008

FOREST CONSERVATION WORKSHEET

NET TRACT AREA:		
A. Total tract area ...		260.00
B. Land dedication acres (parks, county facility, etc.) ...		0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...		0.00
D. Area to remain in commercial agricultural production/use ...		0.00
E. Other deductions (specify)		0.00
F. Net Tract Area ...		260.00
LAND USE CATEGORY: (from *Trees Technical Manual*) Input the number "1" under the appropriate land use, limit to only one entry.		
ARA 0 / MDR 0 / IDA 1 / HDR 0 / MPD 0 / CIA 0		
G. Afforestation Threshold ...	15% x F =	39.00
H. Conservation Threshold ...	20% x F =	52.00
EXISTING FOREST COVER:		
I. Existing forest cover ... =		22.90
J. Area of forest above afforestation threshold ... =		0.00
K. Area of forest above conservation threshold ... =		0.00
BREAK EVEN POINT:		
L. Forest retention above threshold with no mitigation ... =		0.00
M. Clearing permitted without mitigation ... =		0.00
PROPOSED FOREST CLEARING:		
N. Total area of forest to be cleared ... =		1.39 Ⓒ
O. Total area of forest to be retained ... =		21.51
PLANTING REQUIREMENTS:		
P. Reforestation for clearing above conservation threshold ... =		0.00
Q. Reforestation for clearing below conservation threshold ... =		2.78
R. Credit for retention above conservation threshold ... =		0.00
S. Total reforestation required ... =		2.78
T. Total afforestation required ... =		16.10
U. Credit for landscaping (may not exceed 20% of "S") ... =		0.00
V. Total reforestation and afforestation required ... =		18.88 Ⓒ

worksheet updated 8/5/2002

1

FOREST CONSERVATION WORKSHEET
Avenel - Adjacent Parks Property Disturbance
(WITHIN THE SAME WATERSHED)

NET TRACT AREA:		
A. Total tract area ...		0.15
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...		0.00
C. Land dedication acres (parks, county facility, etc.) ...		0.00
D. Land dedication for roads or utilities (construction not required by this plan) ...		0.00
E. Area to remain in commercial agricultural production/use ...		0.00
F. Other deductions (specify)		0.00
G. Net Tract Area ... =		0.15
LAND USE CATEGORY: (from Chapter 22A-3. Definitions) Input the number "1" under the appropriate land use, limit to only one entry.		
ARA 0 / CDR 0 / MDR 0 / IDA 1 / HDR 0 / MPD 0 / CIA 0		
G. Afforestation Threshold ...	20% x G =	0.03
H. Conservation Threshold ...	25% x G =	0.04
EXISTING FOREST COVER:		
I. Existing forest cover ... =		0.15
J. Area of forest above afforestation threshold ... =		0.12
K. Area of forest above conservation threshold ... =		0.11
BREAK EVEN POINT:		
L. Forest retention above threshold with no mitigation ... =		0.06
M. Clearing permitted without mitigation ... =		0.09
PROPOSED FOREST CLEARING:		
N. Total area of forest to be cleared ... =		0.04
O. Total area of forest to be retained ... =		0.11
PLANTING REQUIREMENTS:		
P. Reforestation for clearing above conservation threshold ... =		0.02
Q. Reforestation for clearing below conservation threshold ... =		0.00
R. Credit for retention above conservation threshold ... =		0.07
S. Total reforestation required ... =		0.00
T. Total afforestation required ... =		0.00
U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an Equity Focus Area (EFA). For projects within EFA, may not exceed 20% of "S") ... =		0.00
V. Total reforestation and afforestation required ... =		0.00

worksheet date 4/3/2023

FOREST CONSERVATION WORKSHEET
Avenel - Adjacent Parks Property Disturbance
(OUTSIDE OF THE SAME WATERSHED)

NET TRACT AREA:		
A. Total tract area ...		0.15
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...		0.00
C. Land dedication acres (parks, county facility, etc.) ...		0.00
D. Land dedication for roads or utilities (construction not required by this plan) ...		0.00
E. Area to remain in commercial agricultural production/use ...		0.00
F. Other deductions (specify)		0.00
G. Net Tract Area ... =		0.15
LAND USE CATEGORY: (from Chapter 22A-3. Definitions) Input the number "1" under the appropriate land use, limit to only one entry.		
ARA 0 / CDR 0 / MDR 0 / IDA 1 / HDR 0 / MPD 0 / CIA 0		
G. Afforestation Threshold ...	20% x G =	0.03
H. Conservation Threshold ...	25% x G =	0.04
EXISTING FOREST COVER:		
I. Existing forest cover ... =		0.15
J. Area of forest above afforestation threshold ... =		0.12
K. Area of forest above conservation threshold ... =		0.11
BREAK EVEN POINT:		
L. Forest retention above threshold with no mitigation ... =		0.06
M. Clearing permitted without mitigation ... =		0.09
PROPOSED FOREST CLEARING:		
N. Total area of forest to be cleared ... =		0.04
O. Total area of forest to be retained ... =		0.11
PLANTING REQUIREMENTS:		
P. Reforestation for clearing above conservation threshold ... =		0.04
Q. Reforestation for clearing below conservation threshold ... =		0.00
R. Credit for retention above conservation threshold ... =		0.07
S. Total reforestation required ... =		0.00
T. Total afforestation required ... =		0.00
U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an Equity Focus Area (EFA). For projects within EFA, may not exceed 20% of "S") ... =		0.00
V. Total reforestation and afforestation required ... =		0.00

worksheet date 4/3/2023

NOTES:
1. THE TOTAL AREA OF WORK WITHIN MONTGOMERY PARKS PROPERTY IS 0.15 ACRES.
2. LIMITS OF WORK IN AND ADJACENT TO THE STREAM WITHIN THE MONTGOMERY PARKS PROPERTY (0.15 ACRES) INCLUDE THE AREA NEEDED TO INSTALL THE PUMP-AROUND SYSTEM AND TO ACCESS THE IN-STREAM GRADING. NO TREES WILL BE DISTURBED WITHIN THIS AREA.
3. LIMITS OF CONSTRUCTION AND DISTURBANCE (0.04 ACRES) WILL BE LIMITED TO JUST THE IN-STREAM GRADING, INCLUDING THE REMOVAL OF SPECIMEN TREE T391.
4. MITIGATION FOR REMOVAL OF SPECIMEN TREE T391 WILL BE ACCOMPLISHED IN ACCORDANCE WITH THE PARKS DEPARTMENT RULES FOR MITIGATION--EITHER BY ON-SITE REPLACEMENT, FEE IN LIEU, OR A COMBINATION.
5. MITIGATION FOR THE REMOVAL OF ANY OTHER TREES MEASURING 4 INCHES IN CALIPER OR GREATER ON MONTGOMERY PARKS PROPERTY WHICH ARE DAMAGED OR REMOVED WILL BE ACCOMPLISHED IN ACCORDANCE WITH THE PARKS DEPARTMENT RULES FOR MITIGATION--EITHER BY ON-SITE REPLACEMENT, FEE IN LIEU, OR A COMBINATION.

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 SCD WILL MEET TO WALK THE PROPOSED LIMITS OF DISTURBANCE AND DETERMINE THE FINAL LOCATIONS OF SEDIMENT CONTROL DEVICES AND TREE PROTECTION DEVICES.

B. THE SECOND INSPECTION SHALL OCCUR AFTER PLACEMENT OF SEDIMENT CONTROL DEVICES AND TREE PROTECTION DEVICES, AND PRIOR TO CLEARING AND GRADING. THIS INSPECTION IS TO DETERMINE THE COMPLETION AND ADEQUACY OF PROTECTIVE MEASURES.

C. THE THIRD INSPECTION SHALL OCCUR PRIOR TO PLANTING IN REFORESTATION AREAS. THIS INSPECTION SHALL BE CONDUCTED AFTER REMOVAL OF TEMPORARY TREE PROTECTION AND IMPLEMENTATION OF THE PLANTING PLAN, INCLUDING BUT NOT LIMITED TO, THE FINAL PLACEMENT AND SELECTION OF PLANT SPECIES, DETERMINATION OF THE REGENERATION POTENTIAL OF EXISTING PLANTS TO REMAIN, AND A DETERMINATION OF THE BEST EDGE PLANTING TREATMENT. THE PURCHASE AND DELIVERY OF PLANT MATERIALS SHOULD NOT BE MADE UNTIL AFTER THIS INSPECTION SINCE A DETERMINATION MAY BE MADE IN THE FIELD TO ALTER THE CHOICE OF PLANT MATERIAL.

D. THE FOURTH INSPECTION SHALL OCCUR IMMEDIATELY FOLLOWING THE COMPLETION OF THE REFORESTATION PLANTING. THIS INSPECTION IS TO DETERMINE THE COMPLETION AND ADEQUACY OF THE PLANTING.

E. THE FIFTH AND FINAL INSPECTION SHALL OCCUR AT THE COMPLETION OF THE TWO-YEAR MAINTENANCE PROGRAM. THE PURPOSE OF THIS INSPECTION IS TO DETERMINE THE SUCCESS AND ADEQUACY OF THE MAINTENANCE PROGRAM (AND DEER MANAGEMENT PROGRAM). A FINAL DETERMINATION WILL BE MADE AT THIS TIME AS TO WHETHER ADDITIONAL PLANTINGS AND A FURTHER MAINTENANCE PROGRAM ARE NECESSARY.

2. PRE-PLANTING CONSIDERATIONS

A. IN AREAS WITH SUBSTANTIAL GROWTH OF INVASIVE/GROUNDCOVER SPECIES, MEASURES SHALL BE TAKEN TO REMOVE AND CONTROL INVASIVES. NECESSARY WEED CONTROL MEASURES SHOULD BE DETERMINED DURING THE PRE-PLANTING INSPECTION, INCLUDING BUT NOT LIMITED TO, MULCHING AROUND THE REFORESTATION PLANTINGS, AND FABRIC COVERINGS. THE USE OF CHEMICAL WEED CONTROLS WILL BE LIMITED TO EXTREME CASES AND, AND ONLY WITH PRIOR WRITTEN APPROVAL BY MNCPPC STAFF.

B. A SOILS ANALYSIS WILL BE CONDUCTED PRIOR TO COMMENCEMENT OF REFORESTATION. ON LAND WHERE EXTENSIVE AGRICULTURAL USE HAS OCCURRED IN THE PAST, TEST PITS WILL BE DUG IN AREAS OF UNDISTURBED SOIL TO DETERMINE IF A FRAGIPAN LAYER IS PRESENT. IF FRAGIPAN IS PRESENT, IT SHOULD BE PIERCED BY AUGURING AND PLANTING HOLES SHOULD BE DUG TO TWICE THE NORMAL DIAMETER FOR THE MATERIAL PLANTED.

C. SOILS SHOULD BE TREATED BY INCORPORATING NATURAL MULCH WITHIN THE TOP 12 INCHES, OR AMENDMENTS AS DETERMINED BY THE SOILS ANALYSIS. NATURAL AMENDMENTS, SUCH AS ORGANIC MULCH OR LEAF MOLD COMPOST ARE PREFERRED.

D. IF FILL MATERIAL IS USED AT THE PLANTING SITE, IT SHOULD BE CLEAN FILL WITH 12 INCHES OF NATIVE SOIL. STOCKPILING OF NATIVE TOP SOILS MUST BE DONE IN SUCH A WAY THAT THE HEIGHT OF THE PILE DOES NOT DAMAGE THE SEED BANK.

3. PLANT STOCK STORAGE

IT IS RECOMMENDED THAT PLANTING OCCUR WITHIN 24 HOURS OF DELIVERY TO THE SITE. PLANT MATERIALS WHICH ARE LEFT UNPLANTED FOR MORE THAN 24 HOURS SHOULD BE PROTECTED FROM DIRECT SUN AND WEATHER AND KEPT MOIST. NURSERY STOCK SHOULD NOT BE LEFT UNPLANTED FOR MORE THAN TWO (2) WEEKS.

4. ON-SITE INSPECTION

PRIOR TO PLANTING, PLANTING STOCK SHOULD BE INSPECTED. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS, AND DISEASE SHOULD BE REPLACED.

5. PLANTING SPECIFICATIONS

A. CONTAINER GROWN STOCK: SUCCESSFUL PLANTING OF CONTAINER GROWN STOCK REQUIRES CAREFUL SITE PREPARATION AND INSPECTION OF THE PLANT MATERIAL ROOT SYSTEM. CAUTION IS RECOMMENDED WHEN SELECTING PLANTS GROWN IN A SOILS MEDIUM DIFFERING FROM THAT OF THE PLANTING SITE. THE PLANT SHOULD BE REMOVED FROM THE CONTAINER AND THE ROOTS EXAMINED. ANY ROOTS THAT ARE CIRCLING THE ROOT BALL SHOULD BE CUT. SUBSTITUTION IS STRONGLY RECOMMENDED. J-SHAPED OR KINKED ROOT SYSTEMS SHOULD ALSO BE NOTED, AND SUBSTITUTED IF NECESSARY. ROOTS MAY NOT BE TRIMMED ON-SITE, DUE TO THE INCREASED CHANCES OF SOIL BORNE DISEASES. THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED. NATIVE STOCKPILED SOILS SHOULD BE USED TO BACKFILL PLANTING FIELD. BALE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH 2 TO 4 INCHES OF MULCH.

B. BALLED AND BURLAPPED TREES: BALLED AND BURLAPPED TREES MUST BE HANDLED WITH CARE WHILE PLANTING. TREES SHOULD NOT BE PICKED UP BY THE TRUNK OR DROPPED, AS BOTH PRACTICES WILL TEND TO SEPARATE THE TRUNK FROM THE ROOT BALL. PRIOR TO PLANTING, ROOT BALLS SHOULD BE KEPT MOIST.

C. PLANTING FIELDS SHOULD BE CREATED EQUAL TO 2.5 TIMES THE DIAMETER OF THE ROOT BALL. USE WATERING TO SETTLE SOIL BACKFILLED AROUND TREES. STOCKPILED NATIVE TOP SOILS, IF AVAILABLE, SHOULD BE USED TO BACKFILL THE PLANTING FIELD. AMENDMENTS ARE NOT RECOMMENDED IN THE PLANTING FIELD, AS STUDIES HAVE SHOWN THAT ROOTS WILL BE ENCOURAGED TO STAY WITHIN THE AMENDED SOILS. SOILS SHOULD BE RAKED EVENLY OVER THE PLANTING FIELD AND COVERED WITH 2 TO 4 INCHES OF MULCH.

D. STAKING OF TREES IS NOT RECOMMENDED EXCEPT IN AREAS OF HIGH WINDS. MOVEMENT IS NECESSARY TO STRENGTHEN THE TRUNK OF THE PLANTED TREE. IF STAKES ARE USED, THEY SHOULD BE REMOVED AFTER THE FIRST GROWING SEASON. WRAPPING IS ALSO NOT RECOMMENDED DUE TO THE INCREASED OPPORTUNITIES FOR INSECT INFESTATION AND DISEASE.

6. POST-PLANTING CONSIDERATIONS

A. SOIL STABILIZATION: FOR AREAS OF LARGE-SCALE DISTURBANCE, SOILS MUST BE STABILIZED USING A NON-TURF-BUILDING GROUND COVER OR ENGINEERING FABRIC.

B. PROTECTIVE DEVICES: TO PREVENT DAMAGE OF PLANTED AREAS, ALL REFORESTATION AND AFFORESTATION SITES MUST BE POSTED WITH APPROPRIATE SIGNS AND FENCED. CONSTRUCTION EQUIPMENT SHALL BE PROHIBITED IN THESE AREAS.

C. IN AREAS WHERE A SIGNIFICANT RISK OF DAMAGE BY DEER IS ANTICIPATED, A DEER MANAGEMENT PROGRAM MUST BE REVIEWED AND APPROVED BY M-NCPPC. ANY SUBSTANTIAL DAMAGE OR DESTRUCTION RESULTING FROM A FAILURE TO COMPLY WITH THE APPROVED DEER MANAGEMENT PROGRAM MUST BE REPAIRED BEFORE REFORESTATION BONDS WILL BE RELEASED.

D. SURVIVAL RATE OF REFORESTATION MATERIAL TO BE 75% AT THE END OF THE SECOND GROWING SEASON.

Invasive Species Control

The invasive species observed on this site included English Ivy, Japanese Honeysuckle, Multiflora Rose and Mile-a-minute. These species are found within some of the forest areas but more often found in the greatest concentrations in the less maintained open areas and partially open areas located in the vicinity of the streams that flow through this property. Because many of these areas will be re-graded as part of this site plan no control of invasive species should begin until the limit of disturbance has been established in the field. Then and only then should invasive species control be initiated for those areas outside of the limit of disturbance.

It is recommended that the invasive species present on this site be controlled. Many invasive species if simply cut and left in contact with moist soils will re-sprout. An effective control method for small areas of invasive species is to either cut the stems at ground level or when possible pull the stems from the ground and disposing of the stems. Some of the invasive vines that are present, Japanese Honeysuckle, English Ivy and Mile-a-minute can be easily pulled from the ground along with the root systems, this would be similar to weeding landscape beds but would be done in the forest areas and other open areas where the invasive species are found. This method of control causes minimal impacts to the forest areas and should be done in the early spring when soils are moist and loose. This control method will significantly reduce but not eliminate re-growth of these species. Additional control over a three to four year period will eliminate most plants if done periodically throughout the growing season. This method will cause the invasive species to die because those plants will not be able to produce adequate nutrient stores in their roots. Herbicides shall be used only as a last option with approval from M-NCPPC. When used for control of invasive species, herbicides shall be applied in accordance with the label requirements by a licensed applicator and extreme caution must be exercised to insure that native species are not controlled adversely impacted by any broadcast spray.

For some of the larger vines such as English Ivy and Japanese Honeysuckle that are growing into the canopies of the trees the vines should be cut at ground level and at two or six feet above ground level in order to create a gap so that the top portion of the vine does not contact the ground to re-sprout root. This will cause the upper portion of the vine that had grown into the tree canopy to die, slowly decay and drop to the ground. The cut stem should immediately be sprayed with an approved herbicide for control of that species and applied in accordance with the label requirements. The herbicide once applied to the cut stem will be drawn into the root system of the plant and greatly reduce any potential re-growth of these invasive species. The Multiflora Rose as with the larger vines should be cut at ground level, the upper portion of the cut stem should be removed and disposed of and the cut stem remaining in the soil should be immediately sprayed with an approved herbicide for that species. The spraying can be done with a hand-held spray bottle or a backpack sprayer but the spray must be limited to the cut stem only.

Because the vegetation being removed involves the removal of invasive species it is extremely important that all individuals performing the work be knowledgeable in the identification of these invasive species so that only the invasive species are controlled not the native species that is also present and intermixed with the invasive species. All invasive species control work done in forest areas shall be accomplished with hand tools only, no motorized wheeled equipment. When control is being done in open non-forest areas the use of motorized wheeled equipment is acceptable. Motorized wheeled equipment used for hauling shall not be driven into this forest areas it should be parked in the open areas adjacent to the areas where the invasive species are being controlled. All invasive species control work must be done by or under the supervision of an arborist or appropriate licensed/qualified professional.

Deer Management Plan

Deer issues associated with afforestation typically involve browse damage to the branch tips often involving the entire tree. Because the afforestation on this site is being done with planting stock that will be greater than one inch caliper (primarily 2-2.5 inch caliper) the browse damage will not be an issue since the deer will not be able to reach the tops of the trees. The bigger issue will be stem damage associated the deer rubbing antlers against the tree stems. This can cause significant damage and sometimes tree mortality.

Control methods such as fencing to exclude deer from the afforestation area are not practical on this site because of the high public visibility. Therefore, it is recommended that protective devices such as tree shelters be placed around the stems of all trees in the afforestation areas.

In the event that the tree shelters do not sufficient protect the planted trees, the use of odor based repellents will be employed.

The golf course already uses dogs as part of a Geese Patrol to reduce impacts to the site associated with the Geese. These patrols will continue and will act to provide some control of the deer.

The combination of the Geese Patrol and the tree shelters around all tree stems will effectively control tree damage in the afforestation areas not only from Deer but also Geese.

Tree Protection

a. An on-site pre-construction meeting shall be required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The owner shall contact the Maryland National Capital Park and Planning Commission inspection staff prior to commencing construction to verify the limits of disturbance and discuss tree protection and tree care measures. The attendants at this meeting should include: developer's representative, construction superintendent, ISA certified arborist or MD license tree expert that will implement the tree protection measures, M-NCPPC inspector, and DPS sediment control inspector.
b. No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:
   i. Root pruning
   ii. Crown Reduction or pruning
   iii. Watering
   iv. Fertilizing
   v. Vertical mulching
   vi. Root aeration matting
   vii. Measures not specified on the forest conservation plan may be required as determined by the M-NCPPC inspector in coordination with the arborist.
c. A State of Maryland licensed tree expert, or an International Society of Arboriculture certified arborist must perform all stress reduction measures. Documentation of stress reduction measures must be either observed by the MNCPPC inspector or sent to the MNCPPC inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The MNCPPC inspector will determine the exact method to convey the stress reductions measures during the pre-construction meeting.
d. Temporary tree protection devices shall be installed per the Forest Conservation Plan and prior to any construction activities. Tree protection fencing locations should be staked prior to the pre-construction meeting. M-NCPPC inspector, in coordination with the DPS sediment control inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan. Temporary tree protect devices may include:
   i. Chain link fence (four feet high)
   ii. Snow fence (four feet high)
   iii. Super silt fence
   iv. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
e. Temporary protection devices shall be maintained and installed by the contractor for the duration of construction project and must not be altered without prior approval from MNCPPC. No equipment, trucks, materials, or debris may be stored within the tree protection fence areas during the entire construction project. No vehicle or equipment access to the fenced approval of MNCPPC. Tree protection devices to be coordinated with erosion and sediment control devices as indicated on the approved Erosion and Sediment Control plan approved by the Department of Permitting Services.
f. Forest retention area signs shall be installed as required by the MNCPPC inspector, or as shown approved plan.
g. Long-term protection devices will be installed per the Forest Conservation Plan and attached details. Installation will occur at the appropriate time during the construction project. Refer to the plan drawing for long-term protection measures to be installed.
h. Periodic inspections by MNCPPC will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the MNCPPC inspector, must be made within the timeframe established by the MNCPPC inspector.
i. After construction is completed, an inspection shall be requested. Corrective measures which may be required include:
   i. Removal and replacement of dead and dying trees
   ii. Pruning of dead or declining limbs
   iii. Soil aeration
   iv. Fertilization
   v. Watering
   vi. Wound repair
   vii. Clean up of retention areas
j. After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. No additional grading, sodding, or burial may take place.

SPECIMEN TREE MITIGATION TABLE

TREE REMOVED	CALIPER (INCHES)	MITIGATION REQUIRED @ 1" / 4"
#T191	34	8.5
TOTAL	34	8.5

Total mitigation for specimen tree #T191 will be met by on-site tree planting.

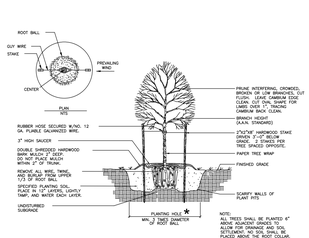
PROPOSED REPLACEMENT TREES

CALIPER (INCHES)	QUANTITY	TOTAL INCHES
3.0	3	9.0
TOTAL	3	9.0

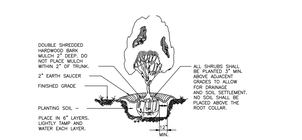
MITIGATION TREE PLANT SCHEDULE

KEY	QUANTITY	LATIN NAME	COMMON NAME	SIZE	ROOT COND.
SHADE TREES					
PO	1	Platanus occidentalis	Sycamore	3" CALIPER	B&B
QC	2	Quercus coccinea	Scarlet Red Oak	3" CALIPER	B&B

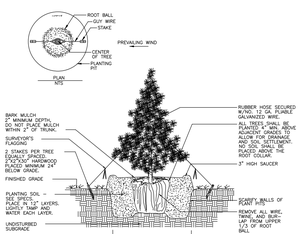
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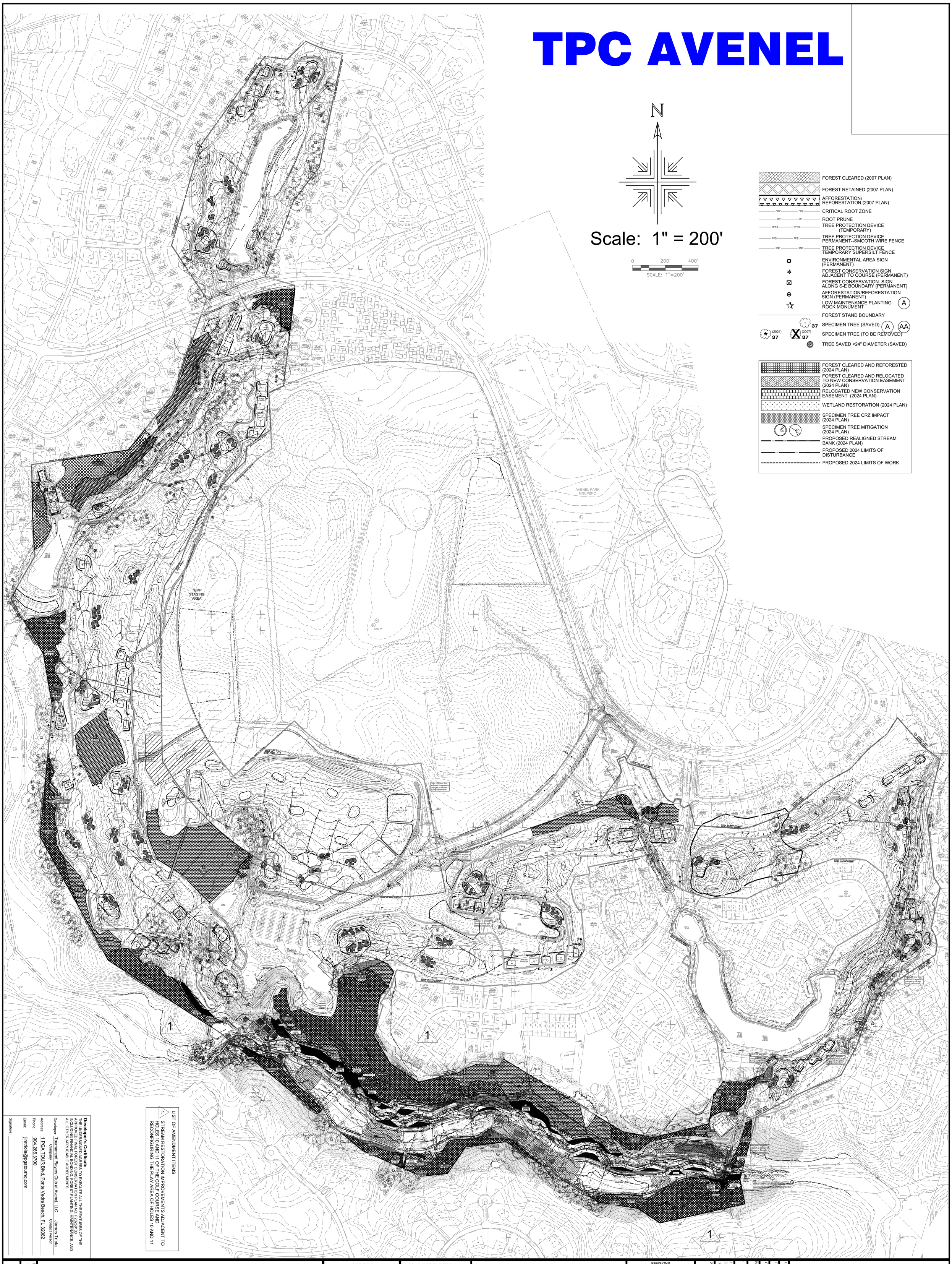
TYPICAL TREE PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL
(NOT TO SCALE)


ROOT BALL
GUY WIRE
STAKE
PREVAILING WIND
CENT

TPC AVENEL



LIST OF AMENDMENT ITEMS

1. STREAM RESTORATION IMPROVEMENTS ADJACENT TO HOLES 10 AND 11 OF THE GOLF COURSE AND RECONFIGURING THE PLAY AREA OF HOLES 10 AND 11

Developer's Certificate
THE DEVELOPER AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. F20250130 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

Developer: Tournament Players Club at Avenel, LLC James Triola
Company Contact Person
Address: 1 PGA TOUR Blvd, Ponte Vedra Beach, FL 32082
Phone: 904.285.3700
Email: jimtriola@pgatourhq.com
Signature: _____

OVERALL SHEET
FINAL FOREST CONSERVATION PLAN F20250130
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
-
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

LEGAL DESCRIPTION
Plats 16705, 16706
PARCEL Pt.A, B & C, BLOCK J

REVISIONS

No.	DATE	BY	Description

Zone: RE-2C
Prior zone before 10/30/2014 RE-2C TDR 2
Tax Map #: FN123, FN342, FN343, FN561, FN562, FN563, FP121, FP341, FP561, GN122
Preliminary Plan #: 119841040
Checked by: AB
Designed by: KDM
Drawn by: MAW

CONTACT
DANIEL SCHLEGEL
4601 FORBES BLVD
LANHAM, MD 20706
PH: 301.364.1881
www.dewberry.com

Dewberry
DEWBERRY ENGINEERS INC.
2101 GAITHER ROAD SUITE 340
ROCKVILLE, MD 20850
PH: 301.948.8300 FX: 301.258.7607
www.dewberry.com

02-FCP-F20250130-010 | Date: SEPT 2024 | Sheet: FCP-010

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PLANTING DISTRIBUTION PATTERNS

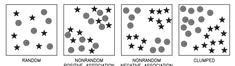
AFFORESTATION & REFORESTATION AREAS

AGGREGATE DISTRIBUTION DRIFT



NOTE: PLANT CLUSTER TYPE GROUPINGS THAT TAPER OUT ALONG EDGES. CLUSTERS OFTEN APPEAR AS ELONGATED OR TEAR-DROP SHAPES.

TYPICAL FOREST TREE DISTRIBUTION PATTERNS



SPECIES 1 ★ SPECIES 2

NOTE: NATURALLY OCCURING POPULATIONS OF TREESTEND TO BE FOUND IN INFORMAL GROUPINGS. A CLUSTER OF TREES IS REALLY A MOSAIC OF DIFFERENT SPECIES GROUPS. THE OBJECTIVE OF AN AFFORESTATION/ REFORESTATION PLAN IS TO SELECT THE APPROPRIATE SPECIES AND DISTRIBUTION PATTERN FOR A CHOSEN SITE THAT MIMICS NATURAL SUCCESSION.

MIXING TRANSPLANT STOCK

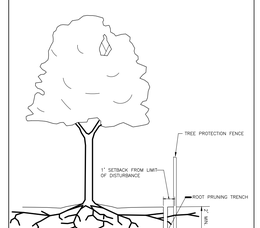


LOCATE LARGER TREES (B&B OR CONTAINER) OR SHRUBS CLOSE TO AT THE PERIMETER OF REFORESTATION /AFFORESTATION PLANTINGS IF WHIPS OR SEEDLING GROWN STOCK.

PROTECTIVE FENCING

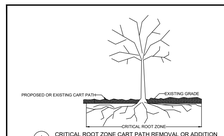
NURSERY STOCK

ROOT PRUNING DETAIL



NOTE:
1. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO TRENCHING.
3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

DETAIL 1:
NOT TO SCALE

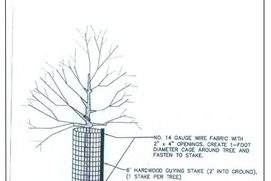


★ 1 CRITICAL ROOT ZONE CART PATH REMOVAL OR ADDITION

NOTES:
1. USE EXTREME CARE TO PROTECT EXISTING ROOT WHILE CONSTRUCTING OR REMOVING CARTPATH.
2. USE HAND EQUIPMENT OR SMALL, RUBBER-TIRED EQUIPEMNT TO REMOVE EXISINTG PAVEMENT OR TO PLACE NEW PAVEMENT. HEAVY EQUIPMENT TRAFFIC SHALL NOT BE ALLOWED OVER ROOT ZONE OR OUTSIDE LIMITS OF DISTURBANCE.

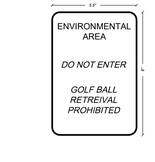
ROOT AERATION MATTFREE ROOT PROTECTION PROCEDURE:
1. OBTAIN AN ARBORIST STUDY TO DETERMINE SPECIFIC RECOMMENDATIONS FOR TREE PROTECTION.
2. AERATE FACILITY ROOT ZONE.
3. HYDRAULICALLY INJECT ENTIRE ROOT ZONE WITH BENEFICAL BACTERIA, FUNGI & MICHORRHIZAS BLEND.
4. IN AREAS OF FILL, BACKFILL BY HAND OVER EXISTING GRADE WITH 2 INCHES OF A 50-50 COMPOST AND PEAGRAVEL MIXTURE. COVER PEAGRAVEL MIXTURE WITH FILTER FABRIC.
5. IN CRITICAL ROOT AREAS OUTSIDE OF LIMITS OF DISTURBANCE, SURFACE MULCH WITH 2 INCHES OF COMPOSED WOOD CHIPS.

TREE SHELTER DETAIL



NOTES:
1. HEIGHT OF CAGE SHALL BE 4-FEET (MIN.).
2. CAGE SHALL BE FASTENED TO STAKE WITH TWO (MIN.) 11-INCH RELEASABLE CABLE TIES (ONE AT TOP AND ONE 6" (MIN.) ABOVE THE GROUND.
3. DO NOT DAMAGE TREE DURING INSTALLATION.
4. SUBSTITUTIONS MUST BE APPROVED BY FOREST ECOLOGIST.
5. CAGES TO BE REMOVED AT DIRECTION OF FOREST ECOLOGIST.

Permanent Signage for
○ ENVIRONMENTAL AREAS



Notes:
1. Attachment of signs to trees is prohibited.
2. Signs should be properly maintained.
3. Avoid injury to roots when placing posts for signs.
4. Signs should be placed at a maximum interval of 150' to protect no or low maintenance areas within environmental buffers.

1

Permanent Signage for
⊕ AFFORESTATION/REFORESTATION AREAS



Notes:
1. Attachment of signs to trees is prohibited.
2. Signs should be properly maintained.
3. Avoid injury to roots when placing posts for signs.
4. Signs should be placed at a maximum interval of 150' along all LOD's and along areas of forest planting.

1

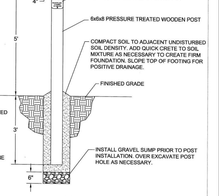
Permanent Signage for
✻ FOREST CONSERVATION AREAS (Adjacent to Golf Course)
☒ FOREST CONSERVATION AREAS (Along Special Exception Boundary)



Notes:
1. Attachment of signs to trees is prohibited.
2. Signs should be properly maintained.
3. Avoid injury to roots when placing posts for signs.
4. Signs should be placed at a maximum interval of 150' along areas of forest retention.

1

PERMANENT FOREST CONSERVATION EASEMENT POST



NOTE:
ALL WOOD SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE OR CEDAR.

ALL FASTENERS SHALL BE STAINLESS STEEL 1-2" IN LENGTH.

ALL POSTS TO BE INSTALLED ALONG FOREST CONSERVATION EASEMENT LINE AS SPECIFIED PER APPROVED FINAL FOREST CONSERVATION PLAN OR M-NCPPC FIELD INSPECTOR'S INSTRUCTIONS.

MONTGOMERY COUNTY PLANNING DEPT. JULY 2008

Dewberry
DEWBERRY ENGINEERS INC.
8401 GEORGIA AVE, SUITE 940
ROCKVILLE, MD 20850
PH: 301.948.8300 FX: 301.258.7807
www.dewberry.com

CONTACT
DANIEL SCHLEGEL
8401 GEORGIA AVE
LANHAM, MD 20706
PH: 301.364.1881
www.dewberry.com

Drawn by: MAW
Designed by: KDM
Checked by: AB
Preliminary Plan #: 119841040

Tax Map #: FN123, FN342, FN343, FN561, FN562 FN563, FP121, FP341, FP561, GN122

Zoned: RE-2C
Prior zone before 10/30/2014 RE-2C / TDR 2

No.	DATE	BY	Description
			REVISIONS

LEGAL DESCRIPTION
Plat 16705, 16706
PARCEL P, A, B & C, BLOCK J

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL
1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

DETAIL SHEET
FINAL FOREST CONSERVATION PLAN F20250130
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-011

02-BFCP-F20250130-011

FOREST CONSERVATION WORKSHEET

NET TRACT AREA:

A. Total tract area ...		260.00
B. Land dedication acres (parks, county facility, etc.) ...		0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...		0.00
D. Area to remain in commercial agricultural production/use ...		0.00
E. Other deductions (specify)		0.00
F. Net Tract Area		260.00

LAND USE CATEGORY: (from *Trees Technical Manual*)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	1	0	0	0

G. Afforestation Threshold ...	15%	x F =	39.00
H. Conservation Threshold ...	20%	x F =	52.00

EXISTING FOREST COVER:

I. Existing forest cover ..... =		22.90
J. Area of forest above afforestation threshold ..... =		0.00
K. Area of forest above conservation threshold ..... =		0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation .... =		0.00
M. Clearing permitted without mitigation ..... =		0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared ..... =		1.39 Ⓒ
O. Total area of forest to be retained ..... =		21.51

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold .... =		0.00
Q. Reforestation for clearing below conservation threshold .... =		2.78
R. Credit for retention above conservation threshold ..... =		0.00
S. Total reforestation required ..... =		2.78
T. Total afforestation required ..... =		16.10
U. Credit for landscaping (may not exceed 20% of "S") ..... =		0.00
V. Total reforestation and afforestation required ..... =		18.88 Ⓒ

worksheet updated 8/5/2002

1

FOREST CONSERVATION WORKSHEET
Avenel - Adjacent Parks Property Disturbance
(WITHIN THE SAME WATERSHED)

NET TRACT AREA:

A. Total tract area ...		0.15
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...		0.00
C. Land dedication acres (parks, county facility, etc.) ...		0.00
D. Land dedication for roads or utilities (construction not required by this plan) ...		0.00
E. Area to remain in commercial agricultural production/use ...		0.00
F. Other deductions (specify)		0.00
G. Net Tract Area ..... =		0.15

LAND USE CATEGORY: (from Chapter 22A-3. Definitions)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	CDR	MDR	IDA	HDR	MPD	CIA
0	0	0	1	0	0	0

G. Afforestation Threshold ...	20%	x G =	0.03
H. Conservation Threshold ...	25%	x G =	0.04

EXISTING FOREST COVER:

I. Existing forest cover ..... =		0.15
J. Area of forest above afforestation threshold ..... =		0.12
K. Area of forest above conservation threshold ..... =		0.11

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation .... =		0.06
M. Clearing permitted without mitigation ..... =		0.09

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared ..... =		0.04
O. Total area of forest to be retained ..... =		0.11

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold .... =		0.02
Q. Reforestation for clearing below conservation threshold .... =		0.00
R. Credit for retention above conservation threshold ..... =		0.07
S. Total reforestation required ..... =		0.00
T. Total afforestation required ..... =		0.00
U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an Equity Focus Area (EFA). For projects within EFA, may not exceed 20% of "S") ..... =		0.00
V. Total reforestation and afforestation required ..... =		0.00

worksheet date 4/3/2023

FOREST CONSERVATION WORKSHEET
Avenel - Adjacent Parks Property Disturbance
(OUTSIDE OF THE SAME WATERSHED)

NET TRACT AREA:

A. Total tract area ...		0.15
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...		0.00
C. Land dedication acres (parks, county facility, etc.) ...		0.00
D. Land dedication for roads or utilities (construction not required by this plan) ...		0.00
E. Area to remain in commercial agricultural production/use ...		0.00
F. Other deductions (specify)		0.00
G. Net Tract Area ..... =		0.15

LAND USE CATEGORY: (from Chapter 22A-3. Definitions)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	CDR	MDR	IDA	HDR	MPD	CIA
0	0	0	1	0	0	0

G. Afforestation Threshold ...	20%	x G =	0.03
H. Conservation Threshold ...	25%	x G =	0.04

EXISTING FOREST COVER:

I. Existing forest cover ..... =		0.15
J. Area of forest above afforestation threshold ..... =		0.12
K. Area of forest above conservation threshold ..... =		0.11

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation .... =		0.06
M. Clearing permitted without mitigation ..... =		0.09

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared ..... =		0.04
O. Total area of forest to be retained ..... =		0.11

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold .... =		0.04
Q. Reforestation for clearing below conservation threshold .... =		0.00
R. Credit for retention above conservation threshold ..... =		0.07
S. Total reforestation required ..... =		0.00
T. Total afforestation required ..... =		0.00
U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an Equity Focus Area (EFA). For projects within EFA, may not exceed 20% of "S") ..... =		0.00
V. Total reforestation and afforestation required ..... =		0.00

worksheet date 4/3/2023

NOTES:
1. THE TOTAL AREA OF WORK WITHIN MONTGOMERY PARKS PROPERTY IS 0.15 ACRES.
2. LIMITS OF WORK IN AND ADJACENT TO THE STREAM WITHIN THE MONTGOMERY PARKS PROPERTY (0.15 ACRES) INCLUDE THE AREA NEEDED TO INSTALL THE PUMP-AROUND SYSTEM AND TO ACCESS THE IN-STREAM GRADING. NO TREES WILL BE DISTURBED WITHIN THIS AREA.
3. LIMITS OF CONSTRUCTION AND DISTURBANCE (0.04 ACRES) WILL BE LIMITED TO JUST THE IN-STREAM GRADING, INCLUDING THE REMOVAL OF SPECIMEN TREE T391.
4. MITIGATION FOR REMOVAL OF SPECIMENT TREE T391 WILL BE ACCOMPLISHED IN ACCORDANCE WITH THE PARKS DEPARTMENT RULES FOR MITIGATION--EITHER BY ON-SITE REPLACEMENT, FEE IN LIEU, OR A COMBINATION.
5. MITIGATION FOR THE REMOVAL OF ANY OTHER TREES MEASURING 4 INCHES IN CALIPER OR GREATER ON MONTGOMERY PARKS PROPERTY WHICH ARE DAMAGED OR REMOVED WILL BE ACCOMPLISHED IN ACCORDANCE WITH THE PARKS DEPARTMENT RULES FOR MITIGATION--EITHER BY ON-SITE REPLACEMENT, FEE IN LIEU, OR A COMBINATION.

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 NCPPC AND SCD/DPS WILL MEET TO WALK THE PROPOSED LIMITS OF DISTURBANCE AND DETERMINE THE FINAL LOCATIONS OF SEDIMENT CONTROL DEVICES AND TREE PROTECTION DEVICES.

B. THE SECOND INSPECTION SHALL OCCUR AFTER PLACEMENT OF SEDIMENT CONTROL DEVICES AND TREE PROTECTION DEVICES, AND PRIOR TO CLEARING AND GRADING. THIS INSPECTION IS TO DETERMINE THE COMPLETION AND ADEQUACY OF PROTECTIVE MEASURES.

C. THE THIRD INSPECTION SHALL OCCUR PRIOR TO PLANTING IN REFORESTATION AREAS. THIS INSPECTION SHALL OCCUR AFTER REMEDIAL ACTIONS ARE TAKEN, IF NECESSARY, FOR THE FIRST IMPLEMENTATION OF THE PLANTING PLAN, INCLUDING BUT NOT LIMITED TO, THE FINAL PLACEMENT AND SELECTION OF PLANT SPECIES, DETERMINATION OF THE REGENERATION POTENTIAL OF EXISTING PLANTS TO REMAIN, AND A DETERMINATION OF THE BEST EDGE PLANTING TREATMENT. THE PURCHASE AND DELIVERY OF PLANT MATERIALS SHOULD NOT BE MADE UNTIL AFTER THIS INSPECTION SINCE A DETERMINATION MAY BE MADE IN THE FIELD TO ALTER THE CHOICE OF PLANT MATERIAL.

D. THE FOURTH INSPECTION SHALL OCCUR IMMEDIATELY FOLLOWING THE COMPLETION OF THE REFORESTATION PLANTING. THIS INSPECTION IS TO DETERMINE THE COMPLETION AND ADEQUACY OF THE PLANTING.

E. THE FIFTH AND FINAL INSPECTION SHALL OCCUR AT THE COMPLETION OF THE TWO-YEAR MAINTENANCE PROGRAM. THE PURPOSE OF THIS INSPECTION IS TO DETERMINE THE SUCCESS AND ADEQUACY OF THE MAINTENANCE PROGRAM (AND DEER MANAGEMENT PROGRAM). A FINAL DETERMINATION MAY BE MADE AT THIS TIME AS TO WHETHER ADDITIONAL PLANTINGS AND A FURTHER MAINTENANCE PROGRAM ARE NECESSARY.

2. PRE-PLANTING CONSIDERATIONS

A. IN AREAS WITH SUBSTANTIAL GROWTH OF INVASIVE/GROUNDCOVER SPECIES, MEASURES SHALL BE TAKEN TO REMOVE AND CONTROL INVASIVES. NECESSARY WEED CONTROL MEASURES SHOULD BE DETERMINED DURING THE PRE-PLANTING INSPECTION, INCLUDING BUT NOT LIMITED TO, MULCHING AROUND THE REFORESTATION PLANTINGS, AND FABRIC COVERINGS. THE USE OF CHEMICAL WEED CONTROLS WILL BE LIMITED TO EXTREME CASES AND, AND ONLY WITH PRIOR WRITTEN APPROVAL BY MNCPPC STAFF.

B. A SOILS ANALYSIS WILL BE CONDUCTED PRIOR TO COMMENCEMENT OF REFORESTATION. ON LAND WHERE EXTENSIVE AGRICULTURAL USE HAS OCCURRED IN THE PAST, TEST PITS WILL BE DUG IN AREAS OF UNDISTURBED SOIL TO DETERMINE IF A FRAGIPAN LAYER IS PRESENT. IF FRAGIPAN IS PRESENT, IT SHOULD BE PIERCED BY AUGURING AND PLANTING HOLES SHOULD BE DUG TO TWICE THE NORMAL DIAMETER FOR THE MATERIAL PLANTED.

C. SOILS SHOULD BE TREATED BY INCORPORATING NATURAL MULCH WITHIN THE TOP 12 INCHES, OR AMENDMENTS AS DETERMINED BY THE SOILS ANALYSIS. NATURAL AMENDMENTS, SUCH AS ORGANIC MULCH OR LEAF MOLD COMPOST ARE PREFERRED.

D. IF FILL MATERIAL IS USED AT THE PLANTING SITE, IT SHOULD BE CLEAN FILL WITH 12 INCHES OF NATIVE SOIL. STOCKPILING OF NATIVE TOP SOILS MUST BE DONE IN SUCH A WAY THAT THE HEIGHT OF THE PILE DOES NOT DAMAGE THE SEED BANK.

3. PLANT MATERIAL STORAGE

IT IS RECOMMENDED THAT PLANTING OCCUR WITHIN 24 HOURS OF DELIVERY TO THE SITE. PLANT MATERIALS WHICH ARE LEFT UNPLANTED FOR MORE THAN 24 HOURS SHOULD BE PROTECTED FROM DIRECT SUN AND WEATHER AND KEPT MOIST. NURSERY STOCK SHOULD NOT BE LEFT UNPLANTED FOR MORE THAN TWO (2) WEEKS.

4. ON-SITE INSPECTION

PRIOR TO PLANTING, PLANTING STOCK SHOULD BE INSPECTED. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS, AND DISEASE SHOULD BE REPLACED.

5. PLANTING SPECIFICATIONS

A. CONTAINER GROWN STOCK: SUCCESSFUL PLANTING OF CONTAINER GROWN STOCK REQUIRES CAREFUL SITE PREPARATION AND INSPECTION OF THE PLANT MATERIAL ROOT SYSTEM. CAUTION IS RECOMMENDED WHEN SELECTING PLANTS GROWN IN A SOILS MEDIUM DIFFERING FROM THAT OF THE PLANTING SITE. THE PLANT SHOULD BE REMOVED FROM THE CONTAINER AND THE ROOTS EXAMINED. PLANTS WITH ROOTS THAT HAVE GROWN IN A SPIRAL PATTERN OR SUBSTITUTION IS STRONGLY RECOMMENDED. J-SHAPED OR KINKED ROOT SYSTEMS SHOULD ALSO BE NOTED, AND SUBSTITUTED IF NECESSARY. ROOTS MAY NOT BE TRIMMED ON-SITE, DUE TO THE INCREASED CHANCES OF SOIL BORNE DISEASES. THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED. NATIVE STOCKPILED SOILS SHOULD BE USED TO BACKFILL PLANTING FIELD. BALE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH 2 TO 4 INCHES OF MULCH.

B. BALLED AND BURLAPPED TREES: BALLED AND BURLAPPED TREES MUST BE HANDLED WITH CARE WHILE PLANTING. TREES SHOULD NOT BE PICKED UP BY THE TRUNK OR DROPPED, AS BOTH PRACTICES WILL TEND TO SEPARATE THE TRUNK FROM THE ROOT BALL. PRIOR TO PLANTING, ROOT BALLS SHOULD BE KEPT MOIST.

C. PLANTING FIELDS SHOULD BE CREATED EQUAL TO 2.5 TIMES THE DIAMETER OF THE ROOT BALL. USE WATERING TO SETTLE SOIL BACKFILLED AROUND TREES. STOCKPILED NATIVE TOP SOILS, IF AVAILABLE, SHOULD BE USED TO BACKFILL THE PLANTING FIELD. AMENDMENTS ARE NOT RECOMMENDED IN THE PLANTING FIELD, AS STUDIES HAVE SHOWN THAT ROOTS WILL BE ENCOURAGED TO STAY WITHIN THE AMENDED SOILS. SOILS SHOULD BE RAKED EVENLY OVER THE PLANTING FIELD AND COVERED WITH 2 TO 4 INCHES OF MULCH.

D. STAKING OF TREES IS NOT RECOMMENDED EXCEPT IN AREAS OF HIGH WINDS. MOVEMENT IS NECESSARY TO STRENGTHEN THE TRUNK OF THE PLANTED TREE. IF STAKES ARE USED, THEY SHOULD BE REMOVED AFTER THE FIRST GROWING SEASON. WRAPPING IS ALSO NOT RECOMMENDED DUE TO THE INCREASED OPPORTUNITIES FOR INSECT INFESTATION AND DISEASE.

6. POST-PLANTING CONSIDERATIONS

A. SOIL STABILIZATION: FOR AREAS OF LARGE-SCALE DISTURBANCE, SOILS MUST BE STABILIZED USING A NON-TURF-BUILDING GROUND COVER OR ENGINEERING FABRIC.

B. PROTECTIVE DEVICES: TO PREVENT DAMAGE OF PLANTED AREAS, ALL REFORESTATION AND AFFORESTATION SITES MUST BE POSTED WITH APPROPRIATE SIGNS AND FENCED. CONSTRUCTION EQUIPMENT SHALL BE PROHIBITED IN THESE AREAS.

C. IN AREAS WHERE A SIGNIFICANT RISK OF DAMAGE BY DEER IS ANTICIPATED, A DEER MANAGEMENT PROGRAM MUST BE REVIEWED AND APPROVED BY M-NCPPC. ANY SUBSTANTIAL DAMAGE OR DESTRUCTION RESULTING FROM A FAILURE TO COMPLY WITH THE APPROVED DEER MANAGEMENT PROGRAM MUST BE REPAIRED BEFORE REFORESTATION BONDS WILL BE RELEASED.

D. SURVIVAL RATE OF REFORESTATION MATERIAL TO BE 75% AT THE END OF THE SECOND GROWING SEASON.

Invasive Species Control

The invasive species observed on this site included English Ivy, Japanese Honeysuckle, Multiflora Rose and Mile-a-minute. These species are found within some of the forest areas but more often found in the greatest concentrations in the less maintained open areas and partially open areas located in the vicinity of the streams that flow through this property. Because many of these areas will be re-graded as part of this site plan no control of invasive species should begin until the limit of disturbance has been established in the field. Then and only then should invasive species control be initiated for those areas outside of the limit of disturbance.

It is recommended that the invasive species present on this site be controlled. Many invasive species if simply cut and left in contact with moist soils will re-sprout. An effective control method for small areas of invasive species is to either cut the stems at ground level or when possible pull the stems from the ground and disposing of the stems. Some of the invasive vines that are present, Japanese Honeysuckle, English Ivy and Mile-a-minute can be easily pulled from the ground along with the root systems, this would be similar to weeding landscape beds but would be done in the forest areas and other open areas where the invasive species are found. This method of control causes minimal impacts to the forest areas and should be done in the early spring when soils are moist and loose. This control method will significantly reduce but not eliminate re-growth of these species. Additional control over a three to four year period will eliminate most plants if done periodically throughout the growing season. This method will cause the invasive species to die because those plants will not be able to produce adequate nutrient stores in their roots. Herbicides shall be used only as a last option with approval from M-NCPPC. When used for control of invasive species, herbicides shall be applied in accordance with the label requirements by a licensed applicator and extreme caution must be exercised to insure that native species are not controlled adversely impacted by any broadcast spray.

For some of the larger vines such as English Ivy and Japanese Honeysuckle that are growing into the canopies of the trees the vines should be cut at ground level and at two or six feet above ground level in order to create a gap so that the top portion of the vine does not contact the ground to re-sprout root. This will cause the upper portion of the vine that had grown into the tree canopy to die, slowly decay and drop to the ground. The cut stem should immediately be sprayed with an approved herbicide for control of that species and applied in accordance with the label requirements. The herbicide once applied to the cut stem will be drawn into the root system of the plant and greatly reduce any potential re-growth of these invasive species. The Multiflora Rose as with the larger vines should be cut at ground level, the upper portion of the cut stem should be removed and disposed of and the cut stem remaining in the soil should be immediately sprayed with an approved herbicide for that species. The spraying can be done with a hand-held spray bottle or a backpack sprayer but the spray must be limited to the cut stem only.

Because the vegetation being removed involves the removal of invasive species it is extremely important that all individuals performing the work be knowledgeable in the identification of these invasive species so that only the invasive species are controlled not the native species that is also present and intermixed with the invasive species. All invasive species control work done in forest areas shall be accomplished with hand tools only, no motorized wheeled equipment. When control is being done in open non-forest areas the use of motorized wheeled equipment is acceptable. Motorized wheeled equipment used for hauling shall not be driven into this forest areas it should be parked in the open areas adjacent to the areas where the invasive species are being controlled. All invasive species control work must be done by or under the supervision of an arborist or appropriate licensed/qualified professional.

Deer Management Plan

Deer issues associated with afforestation typically involve browse damage to the branch tips often involving the entire tree. Because the afforestation on this site is being done with planting stock that will be greater than one inch caliper (primarily 2-2.5 inch caliper) the browse damage will not be an issue since the deer will not be able to reach the tops of the trees. The bigger issue will be stem damage associated the deer rubbing antlers against the tree stems. This can cause significant damage and sometimes tree mortality.

Control methods such as fencing to exclude deer from the afforestation area are not practical on this site because of the high public visibility. Therefore, it is recommended that protective devices such as tree shelters be placed around the stems of all trees in the afforestation areas.

In the event that the tree shelters do not sufficient protect the planted trees, the use of odor based repellents will be employed.

The golf course already uses dogs as part of a Geese Patrol to reduce impacts to the site associated with the Geese. These patrols will continue and will act to provide some control of the deer.

The combination of the Geese Patrol and the tree shelters around all tree stems will effectively control tree damage in the afforestation areas not only from Deer but also Geese.

Tree Protection

a. An on-site pre-construction meeting shall be required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The owner shall contact the Maryland National Capital Park and Planning Commission inspection staff prior to commencing construction to verify the limits of disturbance and discuss tree protection and tree care measures. The attendants at this meeting should include: developer's representative, construction superintendent, ISA certified arborist or MD license tree expert that will implement the tree protection measures, M-NCPPC inspector, and DPS sediment control inspector.
b. No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:
   i. Root pruning
   ii. Crown Reduction or pruning
   iii. Watering
   iv. Fertilizing
   v. Vertical mulching
   vi. Root aeration matting
   vii. Measures not specified on the forest conservation plan may be required as determined by the M-NCPPC inspector in coordination with the arborist.
c. A State of Maryland licensed tree expert, or an International Society of Arboriculture certified arborist must perform all stress reduction measures. Documentation of stress reduction measures must be either observed by the MNCPPC inspector or sent to the MNCPPC inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The MNCPPC inspector will determine the exact method to convey the stress reductions measures during the pre-construction meeting.
d. Temporary tree protection devices shall be installed per the Forest Conservation Plan and prior to any construction activities. Tree protection fencing locations should be staked prior to the pre-construction meeting. M-NCPPC inspector, in coordination with the DPS sediment control inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan. Temporary tree protect devices may include:
   i. Chain link fence (four feet high)
   ii. Snow fence (four feet high)
   iii. Super silt fence
   iv. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
e. Temporary protection devices shall be maintained and installed by the contractor for the duration of construction project and must not be altered without prior approval from MNCPPC. No equipment, trucks, materials, or debris may be stored within the tree protection fence areas during the entire construction project. No vehicle or equipment access to the fenced approval of MNCPPC. Tree protection devices to be coordinated with erosion and sediment control devices as indicated on the approved Erosion and Sediment Control plan approved by the Department of Permitting Services.
f. Forest retention area signs shall be installed as required by the MNCPPC inspector, or as shown approved plan.
g. Long-term protection devices will be installed per the Forest Conservation Plan and attached details. Installation will occur at the appropriate time during the construction project. Refer to the plan drawing for long-term protection measures to be installed.
h. Periodic inspections by MNCPPC will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the MNCPPC inspector, must be made within the timeframe established by the MNCPPC inspector.
i. After construction is completed, an inspection shall be requested. Corrective measures which may be required include:
   i. Removal and replacement of dead and dying trees
   ii. Pruning of dead or declining limbs
   iii. Soil aeration
   iv. Fertilization
   v. Watering
   vi. Wound repair
   vii. Clean up of retention areas
j. After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. No additional grading, sodding, or burial may take place.

FOREST CLEARED AREA (AC)

AA	0.01
BB	0.02
CC	0.03
DD	0.01
EE	0.08
FF	0.07
GG	0.03
HH	0.05
II	0.13
JJ	0.62
KK	0.11
LL	0.13
MM	0.02
NN	0.01
OO	0.03
PP	0.04
TOTAL	1.39 AC

FOREST RETAINED AREA (AC)

A	0.70
C	1.58
D	0.65
E	1.27
F	1.04
H	0.15
J	0.21
K	0.17
L	1.55
M	7.35
N	0.71
O	0.32
P	1.06
Q	1.46
R	2.93
S	0.37
Ⓒ TOTAL	21.51 AC

AFFORESTATION/ REFORESTATION AREA (AC)

1	0.12
2	1.08
3 4	1.03
5	1.86
6	0.14
7	4.16
8 9 10	0.84
11 12	0.45
13	0.30
14	0.51
15	0.11
16	0.17
17	1.19
18	1.40
19	0.75
20	0.33
21	0.07
22	0.33
23	0.02
24	0.27
25	0.14



MATCHLINE - SEE SHEET 2

EXISTING TOPOGRAPHY
EXISTING TPC AVENEL BOUNDARY
EXISTING SPECIAL EXCEPTION BOUNDARY
EXISTING TEE
EDGE OF EXISTING PLAYING SURFACE
EXISTING GREEN
EXISTING BUNKER
EXISTING STREAM
EXISTING WETLAND
EXISTING WETLAND BUFFER
EXISTING STREAM BUFFER
EXISTING TREELINE
EXISTING BUILDING
EXISTING SEWER
EXISTING WATER MAIN
PROPOSED LIMITS OF DISTURBANCE (2007)
PROPOSED TOPOGRAPHY
PROPOSED TEE COMPLEX
PROPOSED EDGE OF PLAYING SURFACE
PROPOSED GREEN COMPLEX
PROPOSED BUNKER
PROPOSED WALL
PROPOSED FLIGHT LINE
PROPOSED STREAM
PROPOSED WETLAND AREA
PROPOSED WETLAND BUFFER
PROPOSED FLOODPLAIN
PROPOSED 25' BUILDING SETBACK FROM FLOODPLAIN
PROPOSED BRIDGE
PROPOSED 8' CART PATH W/O CURB
PROPOSED 10' CART PATH W/ 4"X4" CURB
PROPOSED 16' CART PATH W/ 4"X4" CURB
PROPOSED 20' CART PATH W/ 4"X4" CURB.
2007

FOREST CLEARED (2007 PLAN)
FOREST RETAINED (2007 PLAN)
AFFORESTATION/ REFORESTATION (2007 PLAN)
CRITICAL ROOT ZONE
ROOT PRUNE
TREE PROTECTION DEVICE (TEMPORARY)
TREE PROTECTION DEVICE PERMANENT–SMOOTH WIRE FENCE
TREE PROTECTION DEVICE TEMPORARY SUPERSILT FENCE
ENVIRONMENTAL AREA SIGN (PERMANENT)
FOREST CONSERVATION SIGN ADJACENT TO COURSE (PERMANENT)
FOREST CONSERVATION SIGN ALONG S-E BOUNDARY (PERMANENT)
AFFORESTATION/REFORESTATION SIGN (PERMANENT)
LOW MAINTENANCE PLANTING ROCK MONUMENT (A)
FOREST STAND BOUNDARY
SPECIMEN TREE (SAVED) (A) (AA)
(2024) SPECIMEN TREE (TO BE REMOVED) (2007)
TREE SAVED <24" DIAMETER (SAVED)

FOREST CLEARED AND REFORESTED (2024 PLAN)
FOREST CLEARED AND RELOCATED TO NEW CONSERVATION EASEMENT (2024 PLAN)
RELOCATED NEW CONSERVATION EASEMENT (2024 PLAN)
WETLAND RESTORATION (2024 PLAN)
SPECIMEN TREE CRZ IMPACT (2024 PLAN)
SPECIMEN TREE MITIGATION (2024 PLAN)
PROPOSED REALIGNED STREAM BANK (2024 PLAN)
PROPOSED 2024 LIMITS OF DISTURBANCE
PROPOSED 2024 LIMITS OF WORK

KEYPLAN
SHT 01 SHT 02 SHT 03 SHT 04 SHT 05 SHT 06 SHT 07 SHT 08 SHT 09 SHT 10 SHT 11 SHT 12 SHT 13 SHT 14 SHT 15
0' 50' 100'
1"=50'

LIST OF AMENDMENT ITEMS

1. STREAM RESTORATION IMPROVEMENTS ADJACENT TO HOLES 10 AND 11 OF THE GOLF COURSE AND RECONFIGURING THE PLAY AREA OF HOLES 10 AND 11

Developer's Certificate

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. F20250130 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

Developer: Tournament Players Club at Avenel, LLC (Company) James Triola (Contact Person)
Address: 1 PGA TOUR Blvd, Ponte Vedra Beach, FL 32082
Phone: 904.285.3700
Email: jimtriola@pgatourhq.com
Signature:

Dewberry
DEWBERRY ENGINEERS INC.
2000 CLOPPER ROAD, SUITE 340
ROCKVILLE, MD 20850
PH: 301.948.8300 FX: 301.258.7807
www.dewberry.com

CONTACT
DANIEL SCHLEGEL
4601 FORBES BLVD
LANHAM, MD 20706
PH: 301.364.1881
www.dewberry.com

Drawn by: MAW
Designed by: KDM
Checked by: AB
Preliminary Plan #: 119841040
Tax Map #: FN123, FN342, FN343, FN561, FN562 FN563, FP121, FP341, FP561, GN122
Zoned: RE-2C
Prior zone before 10/30/2014 RE-2C / TDR 2

REVISIONS			
No.	DATE	BY	Description

LEGAL DESCRIPTION
Plats 16706, 16706
PARCEL 'PLA, B & C, BLOCK J

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

PLAN VIEWS
FINAL FOREST CONSERVATION PLAN F20250130
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-101

02-BFCP-F20250130-101

\\PROJECTS\2024 File\50171916 - Avenel 2024\CAD\Ph1-FCP_Avenel -(VDC-BFCP-F20250130-000.dwg, 101), 1/13/2025 10:17:17 PM, jamack, 1:1

MATCHLINE - SEE SHEET 1


#5 FAIRWAY
#4 FAIRWAY
#5 GREEN COMPLEX
#4 TEE COMPLEX
#4 TEE COMPLEX
#6 TEE COMPLEX
#3 GREEN COMPLEX
#3 FAIRWAY
#3 TEE COMPLEX
#6 TEE COMPLEX
POND 1
W.E. 238.4
EXISTING TPC AVENEL BOUNDARY/ SPECIAL EXCEPTION BOUNDARY
EXISTING TPC AVENEL BOUNDARY
(NEW 8' CART PATH W/O CURB.
(NEW 10' CART PATH WITH 4"X4" CURB. CURB ON THIS SIDE OF PATH.
(NEW 12' CART PATH WITH 4"X4" CURB. CURB ON THIS SIDE OF PATH.
EXISTING STORM DRAIN TO BE ABANDONED
EXISTING 8' CART PATH W/O CURB.
EXISTING CART PATH W/O CURB. LIMIT VARIES.
EX. 20' WSSC ESMT.
EX. 12" BUR
EX. 8" W
EX. 20" W
EX. 8" S
EX. 12" BUR
EX. 8" W
EX. 8" S
EX. 8" W
EX. 8" S
EX. 8" W
EX. 8" S

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 5

CHARTWELL MANOR COURT

AVENEL FARM DRIVE

EXISTING TPC AVENEL BOUNDARY/ SPECIAL EXCEPTION BOUNDARY

AREA SET ASIDE FOR ON-SITE BRIDLE PATH EASEMENT

STREAM RELOCATION, FLOODPLAIN & WETLAND CREATION

NEW 10' CART PATH WITH 4'X4' CURB ON ONE SIDE OF GREEN

NEW 10' CART PATH WITH 4'X4' CURB ON ONE SIDE OF PATH

NEW 10' CARTPATH WITH 4'X4' CURB, CURB ON TWO SIDE OF PATH

PROP BRIDGE

EXISTING INLET TO BE INITIALLY BLOCKED AND THEN BURIED WITH PROPOSED GRADING

POND 2
W.E. 262.8
2-YR 267.52
10-YR 269.62
100-YR 272.94

EXISTING AVENEL BOUNDARY

EXISTING STREAM EXCEPTION BOUNDARY

TEMP STAGING AREA

Limits of Work (2024)

1

#2 GREEN COMPLEX

#6 FAIRWAY

#6 GREEN COMPLEX

#7 TEE COMPLEX

#7 FAIRWAY

#2 FAIRWAY

6A

2C

16D

54A

A 3,4 AF/REF 1.03 AC

B RETAINED 1.58 AC

B1 CLEARED 0.02 AC

C RETAINED 1.59 AC

CC CLEARED 0.03 AC

D RETAINED 0.65 AC

E RETAINED 3.81 AC

EYE

LOT 114 Residential RE2C/TDR 2

LOT 113 Residential RE2C/TDR 2

LOT 115 Residential RE2C/TDR 2

LOT 34 Residential RE2C/TDR 2

LOT 33 Residential RE2C/TDR 2

LOT 32 Residential RE2C/TDR 2

LOT 31 Residential RE2C/TDR 2

LOT 30 Residential RE2C/TDR 2

LOT 29 Residential RE2C/TDR 2

LOT 28 Residential RE2C/TDR 2

LOT 27 Residential RE2C/TDR 2

LOT 26 Residential RE2C/TDR 2

LOT 38 Residential RE2C/TDR 2

LOT 39 Residential RE2C/TDR 2

LOT 40 Residential RE2C/TDR 2

LOT 41 Residential RE2C/TDR 2

LOT 42 Residential RE2C/TDR 2

LOT 43 Residential RE2C/TDR 2

EXISTING TOPOGRAPHY
EXISTING TPC AVENEL BOUNDARY
EXISTING SPECIAL EXCEPTION BOUNDARY
EXISTING TEE
EDGE OF EXISTING PLAYING SURFACE
EXISTING GREEN
EXISTING BUNKER
EXISTING STREAM
EXISTING WETLAND
EXISTING WETLAND BUFFER
EXISTING STREAM BUFFER
EXISTING TREELINE
EXISTING BUILDING
EXISTING SEWER
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PROPOSED LIMITS OF DISTURBANCE (2007)
PROPOSED TOPOGRAPHY
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PROPOSED EDGE OF PLAYING SURFACE
PROPOSED GREEN COMPLEX
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PROPOSED WETLAND BUFFER
PROPOSED FLOODPLAIN
PROPOSED 25' BUILDING SETBACK FROM FLOODPLAIN
PROPOSED BRIDGE
PROPOSED 8' CART PATH W/O CURB
PROPOSED 10' CART PATH W/ 4"X4" CURB
PROPOSED 16' CART PATH W/ 4"X4" CURB
PROPOSED 20' CART PATH W/ 4"X4" CURB.
2007

FOREST CLEARED (2007 PLAN)
FOREST RETAINED (2007 PLAN)
AFFORESTATION/ REFORESTATION (2007 PLAN)
CRZ CRITICAL ROOT ZONE
RP ROOT PRUNE
TPD TREE PROTECTION DEVICE (TEMPORARY)
TPD TREE PROTECTION DEVICE PERMANENT--SMOOTH WIRE FENCE
SSF TREE PROTECTION DEVICE TEMPORARY SUPERSILT FENCE
ENVIRONMENTAL AREA SIGN (PERMANENT)
FOREST CONSERVATION SIGN ADJACENT TO COURSE (PERMANENT)
FOREST CONSERVATION SIGN ALONG S-E BOUNDARY (PERMANENT)
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FOREST STAND BOUNDARY
(2024) 37 (2007) 37 SPECIMEN TREE (SAVED) (A) (AA)
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TREE SAVED <24" DIAMETER (SAVED)

FOREST CLEARED AND REFORESTED (2024 PLAN)
FOREST CLEARED AND RELOCATED TO NEW CONSERVATION EASEMENT (2024 PLAN)
RELOCATED NEW CONSERVATION EASEMENT (2024 PLAN)
WETLAND RESTORATION (2024 PLAN)
SPECIMEN TREE CRZ IMPACT (2024 PLAN)
SPECIMEN TREE MITIGATION (2024 PLAN)
PROPOSED REALIGNED STREAM BANK (2024 PLAN)
PROPOSED 2024 LIMITS OF DISTURBANCE
PROPOSED 2024 LIMITS OF WORK

KEYPLAN

SHT 01 SHT 02 SHT 03 SHT 04 SHT 05 SHT 06 SHT 07 SHT 08 SHT 09 SHT 10 SHT 11 SHT 12 SHT 13 SHT 14 SHT 15

0' 50' 100'
1"=50'

LIST OF AMENDMENT ITEMS

1. STREAM RESTORATION IMPROVEMENTS ADJACENT TO HOLES 10 AND 11 OF THE GOLF COURSE AND RECONFIGURING THE PLAY AREA OF HOLES 10 AND 11

Developer's Certificate

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. F20250130 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

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Dewberry
DEWBERRY ENGINEERS INC.
2201 COOPERATIVE WAY, SUITE 340
ROCKVILLE, MD 20850
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Drawn by: MAW
Designed by: KDM
Checked by: AB
Preliminary Plan #: 119841040
Tax Map #: FN123, FN342, FN343, FN561, FN562 FN563, FP121, FP341, FP561, GN122
Zoned: RE-2C
Prior zone before 10/30/2014 RE-2C / TDR 2

REVISIONS

No.	DATE	BY	Description

LEGAL DESCRIPTION
Plats 16705, 16706
PARCEL P, A, B & C, BLOCK J

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

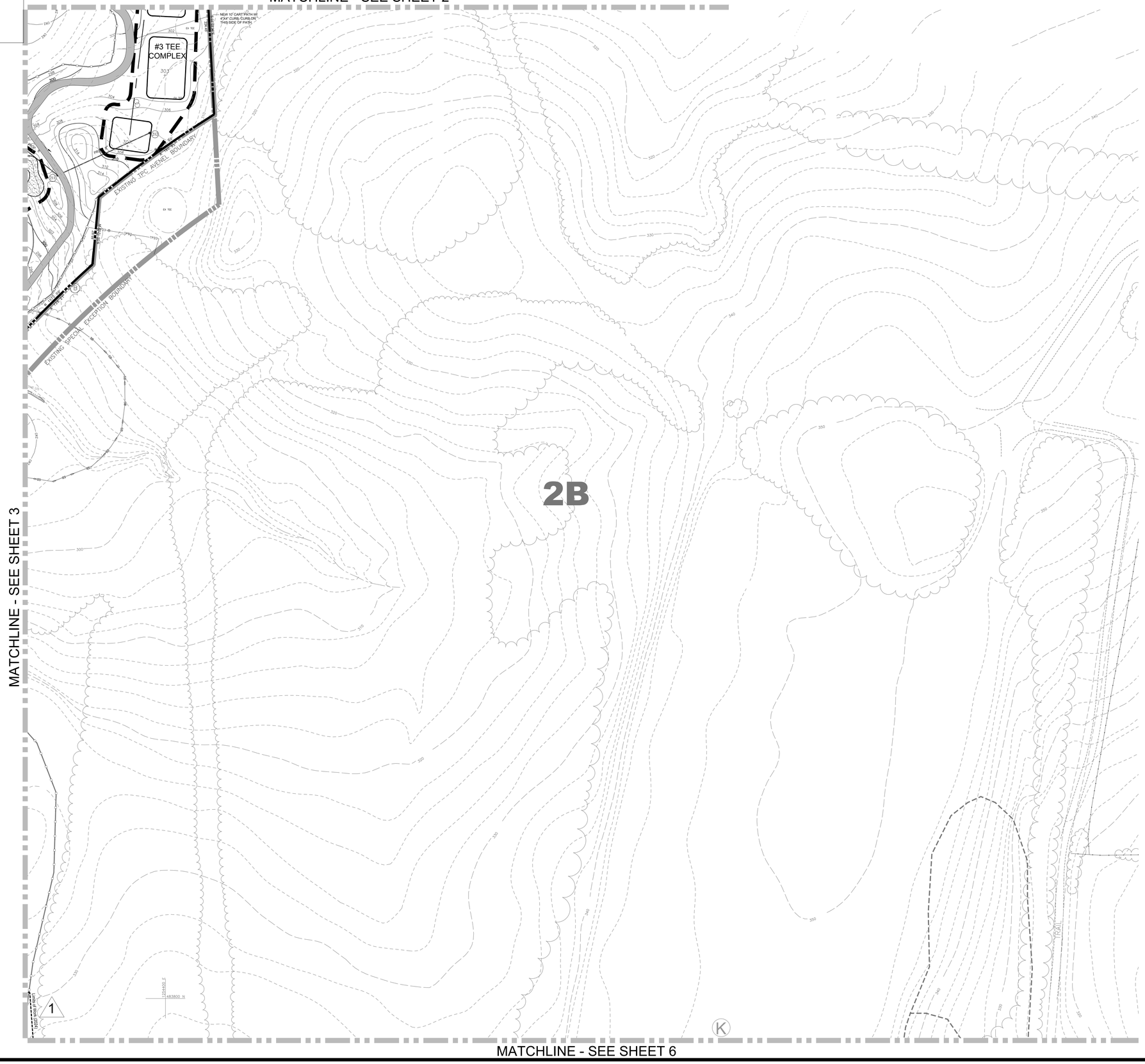
PLAN VIEWS
FINAL FOREST CONSERVATION PLAN F20250130
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-103

02-BFCP-F20250130-103

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MATCHLINE - SEE SHEET 2



MATCHLINE - SEE SHEET 3

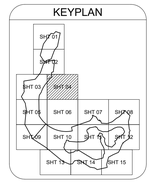
MATCHLINE - SEE SHEET 6

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0' 50' 100'
1"=50'

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CONTACT
DANIEL SCHLEGEL
4550 FORBES BLVD
LANHAM, MD 20706
PH: 301.364.1881
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Drawn by: MAW
Designed by: KDM
Checked by: AB
Preliminary Plan #: 119841040

Tax Map #: FN123, FN342, FN343, FN561, FN562 FN563, FP121, FP341, FP561, GN122

Zoned: RE-2C
Prior zone before 10/30/2014 RE-2C / TDR 2

REVISIONS			
No.	DATE	BY	Description

LEGAL DESCRIPTION
Plat 16705, 16706
PARCEL 'P-A, B & C, BLOCK J

OWNER
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JIMTRIOLA@PGATOURHQ.COM

PLAN VIEWS
FINAL FOREST CONSERVATION PLAN F20250130
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-104

02-BFCP-F20250130-104

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MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 6

RETAINED 1.24 AC

CLEARED 0.01 AC

CLEARED 0.11 AC

AF/REF 1.86 AC

AF/REF 0.14 AC TREE CANOPY EXISTS IN THIS LOCATION

RETAINED 1.04 AC

#1 GREEN COMPLEX

#2 TEE COMPLEX

#7 GREEN COMPLEX

#8 TEE COMPLEX

#1 FAIRWAY

#2 FAIRWAY

#7 FAIRWAY

#8 FAIRWAY

TV COMPOUND 65,000 SF (1.5 AC)

Note: LOD was field adjusted to account for changes to the path during construction

TEMPORARY STAGING AREA (2024)

Limits of Work (2024)

PUTTING GREEN

PRACTICE TEE

CHIPPING GREEN

EX. ALTERNATE DRIVING RANGE EASEMENT

TEMPORARY HAUL ROAD

APPROXIMATE LOCATION OF 2024

EXISTING TPC AVENEL BOUNDARY

EXISTING SPECIAL EXCEPTION BOUNDARY

EXISTING STORM DRAIN TO BE ABANDONED IN PLACE

NEW 8' CART PATH W/O CURB

NEW 10' CART PATH W/ 4"X4" CURB ON THIS SIDE OF PATH

RELOCATED EXISTING MAINTENANCE GARAGE FACILITY

PROP BRIDGE

ROCK RUN

PARCEL "B"

2B

2C

1

A

AA

E

EE

F

DD

G

LEGEND

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KEYPLAN

SHT 01 SHT 02 SHT 03 SHT 04 SHT 05 SHT 06 SHT 07 SHT 08 SHT 09 SHT 10 SHT 11 SHT 12 SHT 13 SHT 14 SHT 15

0' 50' 100'

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Preliminary Plan #: 119841040

Tax Map #: FN123, FN342, FN343, FN561, FN562 FN563, FP121, FP341, FP561, GN122

Zoned: RE-2C
Prior zone before 10/30/2014 RE-2C / TDR 2

No.	DATE	BY	Description
REVISIONS			

LEGAL DESCRIPTION
Plats 16705, 16706
PARCEL P, A, B & C, BLOCK J

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD
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PLAN VIEWS
FINAL FOREST CONSERVATION PLAN F20250130
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-105

02-BFCP-F20250130-105

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MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 10

PARCEL "A"

5B

2C

PARKING

GROVE OF WHITE PINES

EXISTING SPECIAL EXCEPTION BOUNDARY

EX. DRIVING RANGE EASEMENT

EX. ALTERNATE DRIVING RANGE EASEMENT

PRACTICE RANGE

PRACTICE TEE

RELOCATE EXISTING RANGE BALL STORAGE FACILITY

NEW 8' CART PATH W/O CURB

NEW 20' CART PATH W/ 4"X4" CURB, CURB ON BOTH SIDES OF PATH

Note: LOD was field adjusted to account for changes to the path during construction

TEMPORARILY PROTECT ROOTS WITH 15' WIDE WOOD CHIP BASE. ROOT PRUNE ONLY ALONG WIDTH REQUIRED FOR INSTALLATION OF STORM DRAIN, MAX. 72" WIDE TRENCH. (A)

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Plats 16705, 16706
PARCEL P, A, B & C, BLOCK J

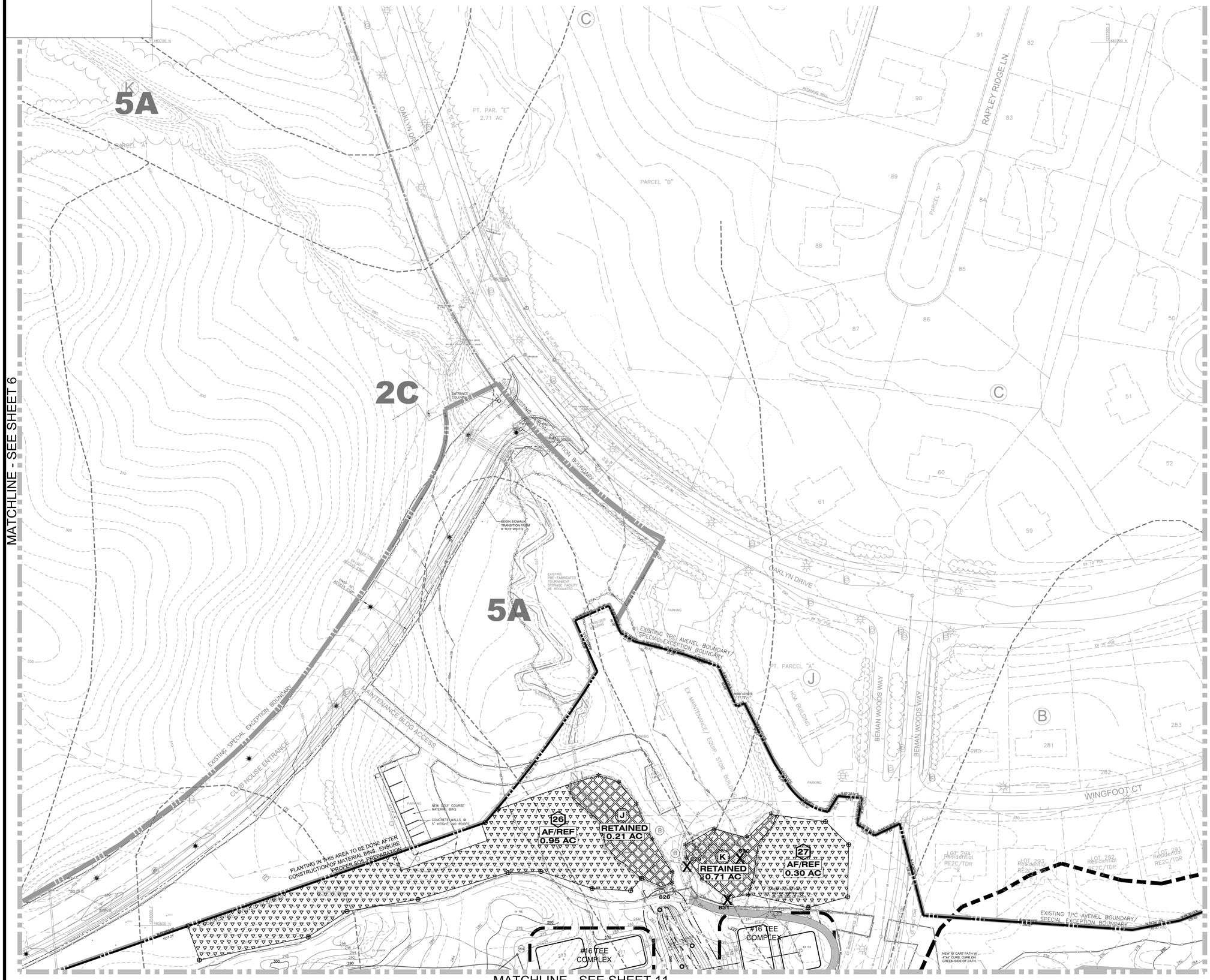
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MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-106

02-BFCP-F20250130-106

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2000 CLOPPER ROAD, SUITE 340
ROCKVILLE, MD 20850
PH: 301.948.8300 FX: 301.258.7807
www.dewberry.com

CONTACT
DANIEL SCHLEGEL
ASSOCIATE DIRECTOR
LANHAM, MD 20706
PH: 301.364.1881
www.dewberry.com

Drawn by: MAW
Designed by: KDM
Checked by: AB
Preliminary Plan #: 119841040
.
Tax Map #: FN123, FN342, FN343, FN561, FN562 FN563, FP121, FP341, FP561, GN122
Zoned: RE-2C
Prior zone before 10/30/2014 RE-2C / TDR 2

REVISIONS

No.	DATE	BY	Description

LEGAL DESCRIPTION
Plat 16705, 16706
PARCEL 'A', B & C, BLOCK J

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

PLAN VIEWS
FINAL FOREST CONSERVATION PLAN F20250130
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-107

02-BFCP-F20250130-107

J:\PROJECTS\2024_FIA\5017191A - Avenel 2024\CAD\01-FCP_Avenel_A1(01-BFCP-F20250130-000.dwg, 107, 1/12/2025 3:53:37 PM, smicks, 1:1

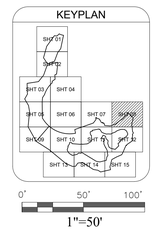


EXISTING TOPOGRAPHY
EXISTING TPC AVENEL BOUNDARY
EXISTING SPECIAL EXCEPTION BOUNDARY
EXISTING TEE
EDGE OF EXISTING PLAYING SURFACE
EXISTING GREEN
EXISTING BUNKER
EXISTING STREAM
EXISTING WETLAND
EXISTING WETLAND BUFFER
EXISTING STREAM BUFFER
EXISTING TREELINE
EXISTING BUILDING
EXISTING SEWER
EXISTING WATER MAIN
PROPOSED LIMITS OF DISTURBANCE (2007)
PROPOSED TOPOGRAPHY
PROPOSED TEE COMPLEX
PROPOSED EDGE OF PLAYING SURFACE
PROPOSED GREEN COMPLEX
PROPOSED BUNKER
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PROPOSED FLIGHT LINE
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PROPOSED 25' BUILDING SETBACK FROM FLOODPLAIN
PROPOSED BRIDGE
PROPOSED 8' CART PATH W/O CURB
PROPOSED 10' CART PATH W/ 4"X4" CURB
PROPOSED 16' CART PATH W/ 4"X4" CURB
PROPOSED 20' CART PATH W/ 4"X4" CURB.
2007

FOREST CLEARED (2007 PLAN)
FOREST RETAINED (2007 PLAN)
AFFORESTATION/ REFORESTATION (2007 PLAN)
CRITICAL ROOT ZONE
ROOT PRUNE
TREE PROTECTION DEVICE (TEMPORARY)
TREE PROTECTION DEVICE PERMANENT--SMOOTH WIRE FENCE
TREE PROTECTION DEVICE TEMPORARY SUPERSILT FENCE
ENVIRONMENTAL AREA SIGN (PERMANENT)
FOREST CONSERVATION SIGN ADJACENT TO COURSE (PERMANENT)
FOREST CONSERVATION SIGN ALONG S-E BOUNDARY (PERMANENT)
AFFORESTATION/REFORESTATION SIGN (PERMANENT)
LOW MAINTENANCE PLANTING ROCK MONUMENT (A)
FOREST STAND BOUNDARY
SPECIMEN TREE (SAVED) (A) (AA)
SPECIMEN TREE (TO BE REMOVED)
TREE SAVED <24" DIAMETER (SAVED)

FOREST CLEARED AND REFORESTED (2024 PLAN)
FOREST CLEARED AND RELOCATED TO NEW CONSERVATION EASEMENT (2024 PLAN)
RELOCATED NEW CONSERVATION EASEMENT (2024 PLAN)
WETLAND RESTORATION (2024 PLAN)
SPECIMEN TREE CRZ IMPACT (2024 PLAN)
SPECIMEN TREE MITIGATION (2024 PLAN)
PROPOSED REALIGNED STREAM BANK (2024 PLAN)
PROPOSED 2024 LIMITS OF DISTURBANCE
PROPOSED 2024 LIMITS OF WORK

KEYPLAN



0' 50' 100'
1"=50'

LIST OF AMENDMENT ITEMS

1. STREAM RESTORATION IMPROVEMENTS ADJACENT TO HOLES 10 AND 11 OF THE GOLF COURSE AND RECONFIGURING THE PLAY AREA OF HOLES 10 AND 11

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Address: 1 PGA TOUR Blvd, Ponte Vedra Beach, FL 32082
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Dewberry
DEWBERRY ENGINEERS INC.
8401 GEORGIA AVENUE, SUITE 540
SILVER SPRING, MD 20910
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No.	DATE	BY	Description

LEGAL DESCRIPTION
Plats 16706, 16796
PARCEL 'A', B & C, BLOCK J

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Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-108

02-BFCP-F20250130-108

C:\Projects\2024 Files\24071916 - Avenel 2024\CAD\PLAN-FCP_Avenel -PLOT-BFCP-F20250130-000.dwg, 108, 1/31/2025 8:51:56 PM, jamiels, 1:1

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 13

16D

#1 FAIRWAY

#8 FAIRWAY

#8 GREEN COMPLEX

#1 TEE COMPLEX

#9 TEE COMPLEX

#9 FAIRWAY

#9 GREEN COMPLEX

POND W.E. 258.9

POND EX. W.E. 235.4

APPROXIMATE LOCATION OF 50' TEMPORARY HAUL ROAD

EXISTING TPC AVENEL BOUNDARY SPECIAL EXCEPTION BOUNDARY

NEW 10' CART PATH W/ 4"X4" CURB, CURB ON THIS SIDE OF PATH.

EXISTING 8' CART PATH W/O CURB

PROP. 8' CART PATH W/O CURB

PROP. BRIDGE

PROP. 16' CART PATH W/ 4"X4" CURB

PROP. 20' CART PATH W/ 4"X4" CURB

PROP. 25' BUILDING SETBACK FROM FLOODPLAIN

PROP. WETLAND BUFFER

PROP. STREAM

PROP. WETLAND AREA

PROP. FLOODPLAIN

PROP. 8" SEWER

PROP. 6" WATER

PROP. 8" WATER

PROP. 12" WATER

PROP. 16" WATER

EX. 16" WATER

EX. 24" WATER

EX. 8" SEWER

EX. 12" SEWER

EX. 24" S

EX. 36" S

EX. 48" S

EX. 54" S

EX. 60" S

EX. 66" S

EX. 72" S

EX. 84" S

EX. 96" S

EX. 108" S

EX. 120" S

EX. 132" S

EX. 144" S

EX. 156" S

EX. 168" S

EX. 180" S

EX. 192" S

EX. 204" S

EX. 216" S

EX.

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 14

PRACTICE RANGE

PRACTICE TEE

EX. ALTERNATE DRIVING RANGE EASEMENT

DRIVING RANGE EASEMENT

CLUBHOUSE ENTRANCE

EXISTING TPC AVENEL BOUNDARY

EXISTING SPECIAL EXCEPTION BOUNDARY

Note: LOD was field adjusted to account for changes to the path during construction

#16 GREEN COMPLEX

#17 TEE COMPLEX

#18 GREEN COMPLEX

#18 FAIRWAY

#1 TEE COMPLEX

SHORTLEAF PINE CHAMPION SIZE 821

NEW 10' CART PATH W/ 4"X4" CURB. CURB ON PRACTICE FACILITY SIDE OF PATH.

NEW 20' CART PATH W/ 4"X4" CURB. CURB ON BOTH SIDES OF PATH.

NEW 10' CART PATH W/ 4"X4" CURB. CURB TO BE LOCATED ON BOTH SIDES OF PATH.

PROP. 8' SIDEWALK

PROP. BRIDGE

Prop. Club House Expansion

CLUB HOUSE

POND W.E. 258.9

Cart Path C.B.

Proposed golf course feature modifications to be coordinated with golf course designer.

Limits of Disturbance (2024)

Note: LOD was field adjusted to account for changes during construction

PARCEL "Y"

EXISTING TPC AVENEL BOUNDARY / SPECIAL EXCEPTION BOUNDARY

LOT 283 Residential RE2C/TDR 2

LOT 285 Residential RE2C/TDR 2

LOT 286 Residential RE2C/TDR 2

LOT 288 Residential RE2C/TDR 2

LOT 289

LOT 290

LOT 280 Residential RE2C/TDR 2

LOT 279 Residential RE2C/TDR 2

LOT 277 Residential RE2C/TDR 2

LOT 265 Residential RE2C/TDR 2

PAR "F"

PT.262

6A

2C

2B

16D

16E

1B

1

2

6D

7

RETAINED 0.15 AC

RETAINED (7.35AC

RETAINED 7.35 AC

RELOCATED (2024) 0.02 AC

AF/REF 0.30 AC

AF/REF (2024) 0.076 AC

AF/REF 4.16

0.20 AC LM

0.45 AC AF/REF

30 spaces at 8.5' x 18'

21 spaces at 8.5' x 18'

16 spaces at 8.5' x 18'

TREE ITIGATION

EXISTING TOPOGRAPHY
EXISTING TPC AVENEL BOUNDARY
EXISTING SPECIAL EXCEPTION BOUNDARY
EXISTING TEE
EDGE OF EXISTING PLAYING SURFACE
EXISTING GREEN
EXISTING BUNKER
EXISTING STREAM
EXISTING WETLAND
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FOREST CLEARED (2007 PLAN)
FOREST RETAINED (2007 PLAN)
AFFORESTATION/ REFORESTATION (2007 PLAN)
CRZ CRITICAL ROOT ZONE
RP ROOT PRUNE
TPZ TREE PROTECTION DEVICE (TEMPORARY)
TPZ TREE PROTECTION DEVICE PERMANENT--SMOOTH WIRE FENCE
SSF TREE PROTECTION DEVICE TEMPORARY SUPERSILT FENCE
ENVIRONMENTAL AREA SIGN (PERMANENT)
FOREST CONSERVATION SIGN ADJACENT TO COURSE (PERMANENT)
FOREST CONSERVATION SIGN ALONG S-E BOUNDARY (PERMANENT)
AFFORESTATION/REFORESTATION SIGN (PERMANENT)
LOW MAINTENANCE PLANTING ROCK MONUMENT (A)
FOREST STAND BOUNDARY
SPECIMEN TREE (SAVED) (A) (AA)
(2024) SPECIMEN TREE (TO BE REMOVED)
(2007) SPECIMEN TREE (TO BE REMOVED)
TREE SAVED <24" DIAMETER (SAVED)

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PROPOSED 2024 LIMITS OF DISTURBANCE
PROPOSED 2024 LIMITS OF WORK

KEYPLAN

SHT 01 SHT 02 SHT 03 SHT 04 SHT 05 SHT 06 SHT 07 SHT 08 SHT 09 SHT 10 SHT 11 SHT 12 SHT 13 SHT 14 SHT 15

0' 50' 100'

1"=50'

LIST OF AMENDMENT ITEMS

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Address: 1 PGA TOUR Blvd, Ponte Vedra Beach, FL 32082

Phone: 904.285.3700

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DEWBERRY ENGINEERS INC.
2201 GLADE DRIVE, SUITE 340
ROCKVILLE, MD 20850
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CONTACT
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Preliminary Plan #: 119841040
Tax Map #: FN123, FN342, FN343, FN561, FN562, FN563, FP121, FP341, FP561, GN122
Zoned: RE-2C
Prior zone before 10/30/2014 RE-2C / TDR 2

REVISIONS

No.	DATE	BY	Description

LEGAL DESCRIPTION
Plts 16705, 16706
PARCEL P, A, B & C, BLOCK J

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

PLAN VIEWS
FINAL FOREST CONSERVATION PLAN F20250130
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-110

02-BFCP-F20250130-110

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MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 12

#16 FAIRWAY

#16 TEE COMPLEX

#15 FAIRWAY

#15 GREEN COMPLEX

#17 TEE COMPLEX

#17 FAIRWAY

#17 GREEN COMPLEX

#18 TEE COMPLEX

2b

2C

5A

BEMAN WOODS WAY

BEMAN WOODS CT

SANDLEFOOT DR

SANDLEFOOT COURT

TURNBERRY DRIVE

EXISTING TPC AVENEL BOUNDARY / SPECIAL EXCEPTION BOUNDARY

EXISTING TPC AVENEL BOUNDARY / SPECIAL EXCEPTION BOUNDARY

STREAM CHANNEL RESTORATION

POND W.E. 259.4

POND 3 W.E. 244.6

POND 3 W.E. 238.9 W.E. 239.4 2-YR 241.6 10-YR 243.6 100-YR 245.8

NEW 8' CART PATH W/O CURB

NEW 10' CART PATH W 4"X4" CURB. CURB TO BE LOCATED ON BOTH SIDES OF PATH

NEW 10' CART PATH W/ 4"X4" CURB TO BE LOCATED ON BOTH SIDES OF PATH

NEW 10' CART PATH W 4"X4" CURB. CURB TO BE LOCATED ON BOTH SIDES OF PATH

EXISTING TOPOGRAPHY
EXISTING TPC AVENEL BOUNDARY
EXISTING SPECIAL EXCEPTION BOUNDARY
EXISTING TEE
EDGE OF EXISTING PLAYING SURFACE
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EXISTING BUNKER
EXISTING STREAM
EXISTING WETLAND
EXISTING WETLAND BUFFER
EXISTING STREAM BUFFER
EXISTING TREELINE
EXISTING BUILDING
EXISTING SEWER
EXISTING WATER MAIN
PROPOSED LIMITS OF DISTURBANCE (2007)
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PROPOSED TEE COMPLEX
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2007

FOREST CLEARED (2007 PLAN)
FOREST RETAINED (2007 PLAN)
AFFORESTATION/ REFORESTATION (2007 PLAN)
CRZ CRITICAL ROOT ZONE
RP ROOT PRUNE
TPD TREE PROTECTION DEVICE (TEMPORARY)
TPDI TREE PROTECTION DEVICE PERMANENT–SMOOTH WIRE FENCE
SSF TREE PROTECTION DEVICE TEMPORARY SUPERSILT FENCE
ENVIRONMENTAL AREA SIGN (PERMANENT)
FOREST CONSERVATION SIGN ADJACENT TO COURSE (PERMANENT)
FOREST CONSERVATION SIGN ALONG S-E BOUNDARY (PERMANENT)
AFFORESTATION/REFORESTATION SIGN (PERMANENT)
LOW MAINTENANCE PLANTING (A)
ROCK MONUMENT
FOREST STAND BOUNDARY
37 SPECIMEN TREE (SAVED) (A) (AA)
(2024) 37 (2007) X 37 SPECIMEN TREE (TO BE REMOVED)
TREE SAVED <24" DIAMETER (SAVED)

FOREST CLEARED AND REFORESTED (2024 PLAN)
FOREST CLEARED AND RELOCATED TO NEW CONSERVATION EASEMENT (2024 PLAN)
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PROPOSED 2024 LIMITS OF DISTURBANCE
PROPOSED 2024 LIMITS OF WORK

KEYPLAN

SHT 01 SHT 02 SHT 03 SHT 04 SHT 05 SHT 06 SHT 07 SHT 08 SHT 09 SHT 10 SHT 11 SHT 12 SHT 13 SHT 14 SHT 15

0' 50' 100'
1"=50'

LIST OF AMENDMENT ITEMS

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MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-111

02-BFCP-F20250130-111

PROJECTS\2024 File\5017191\6 - Avenel 2024\CAD\Sht\FCP_Amend - FY02-BFCP-F20250130-005.dwg, 111, 1/12/2025 9:38:14 PM, ismaks, 1:1

MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 15

#15 FAIRWAY

EXISTING TPC AVENEL BOUNDARY/ SPECIAL EXCEPTION BOUNDARY

TURNBERRY DRIVE

PARCEL "EYE-EYE"

PARCEL "HH"

PARCEL "MM"

PARCEL "NN"

PARCEL "LL"

PARCEL "JJ"

PARCEL "KK"

PARCEL "A"

PARCEL "B"

PARCEL "C"

PARCEL "D"

PARCEL "E"

PARCEL "F"

PARCEL "G"

PARCEL "I"

PARCEL "J"

2C

2B

16D

#14 TEE COMPLEX

#14 GREEN COMPLEX

#13 FAIRWAY

#13 TEE COMPLEX

NEW 10' CART PATH W/ 4"X4" CURB. CURB ON THIS SIDE OF PATH.

PUMP HOUSE

POND 3
W.E. 238.9
W.E. 239.4
2-YR 241.6
10-YR 243.8
100-YR 245.8

Note: LOD was field adjusted to account for changes to the path during construction

NOTE:
ARBORIST SHALL INSPECT FOR CONSTRUCTION IMPACTS AND IMPLEMENT ANY REQUIRED COURSE OF ACTION FOR HEALTH OF TREE

EXISTING TOPOGRAPHY
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1"=50'

LIST OF AMENDMENT ITEMS

1. STREAM RESTORATION IMPROVEMENTS ADJACENT TO HOLES 10 AND 11 OF THE GOLF COURSE AND RECONFIGURING THE PLAY AREA OF HOLES 10 AND 11

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Developer: Tournament Players Club at Avenel, LLC (Company) James Triola (Contact Person)
Address: 1 PGA TOUR Blvd, Ponte Vedra Beach, FL 32082
Phone: 904.285.3700
Email: jimtriola@pgatourhq.com
Signature:

Dewberry
DEWBERRY ENGINEERS INC.
2000 CLOPPER ROAD, SUITE 340
ROCKVILLE, MD 20850
PH: 301.948.8300 FX: 301.258.7607
www.dewberry.com

CONTACT
DANIEL SCHLEGEL
4600 FOREST AVE
LANHAM, MD 20706
PH: 301.364.1881
www.dewberry.com

Drawn by: MAW
Designed by: KDM
Checked by: AB
Preliminary Plan #: 119841040

Tax Map #: FN123, FN342, FN343, FN561, FN562 FN563, FP121, FP341, FP561, GN122

Zoned: RE-2C
Prior zone before 10/30/2014 RE-2C / TDR 2

REVISIONS			
No.	DATE	BY	Description

LEGAL DESCRIPTION
Plat: 16705, 16706
PARCEL: PA, B & C; BLOCK J

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

PLAN VIEWS
FINAL FOREST CONSERVATION PLAN F20250130
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-112

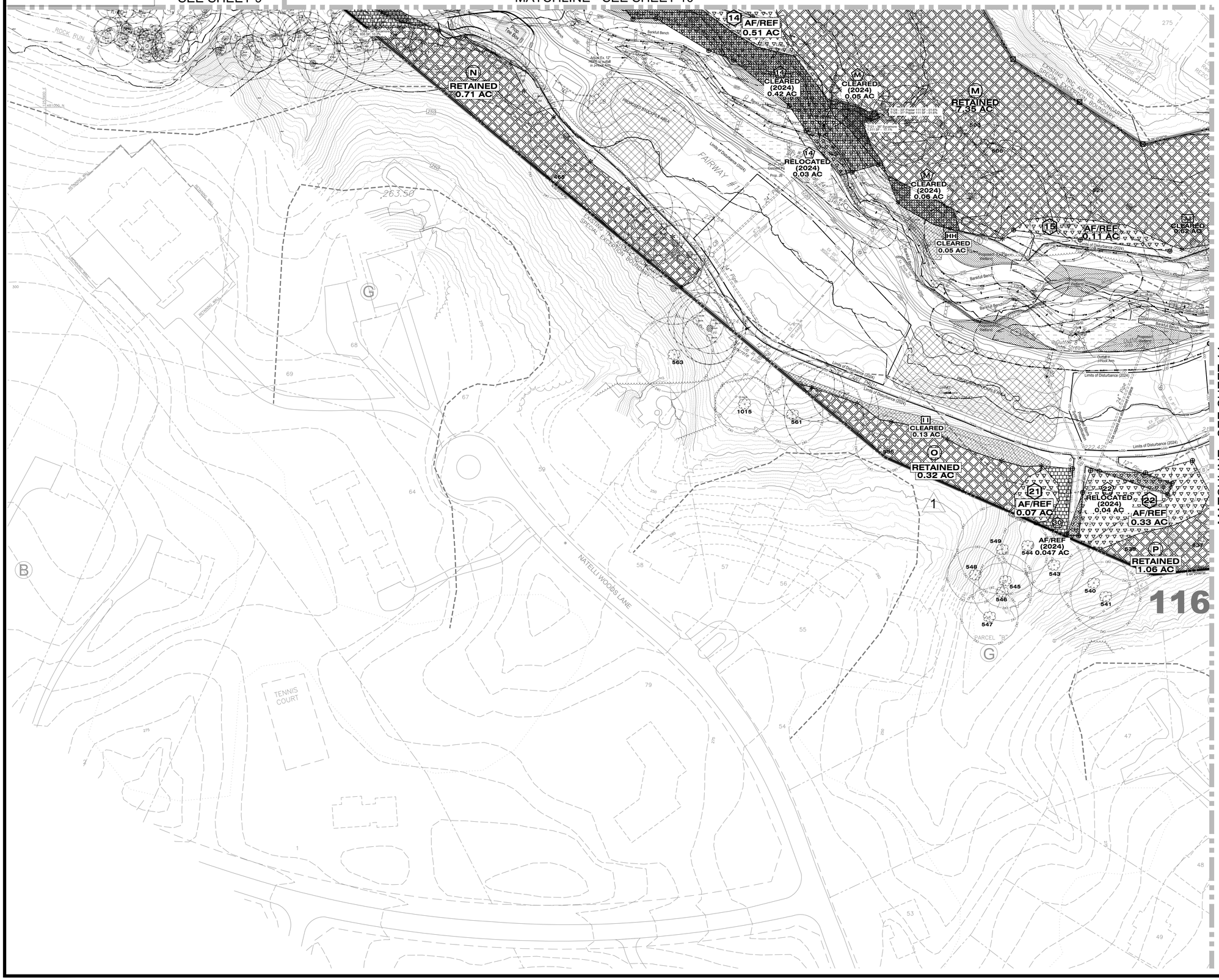
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MATCHLINE
SEE SHEET 9

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 14

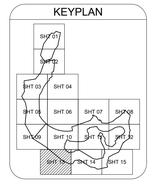


EXISTING TOPOGRAPHY
EXISTING TPC AVENEL BOUNDARY
EXISTING SPECIAL EXCEPTION BOUNDARY
EXISTING TEE
EDGE OF EXISTING PLAYING SURFACE
EXISTING GREEN
EXISTING BUNKER
EXISTING STREAM
EXISTING WETLAND
EXISTING WETLAND BUFFER
EXISTING STREAM BUFFER
EXISTING TREELINE
EXISTING BUILDING
EXISTING SEWER
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PROPOSED LIMITS OF DISTURBANCE (2007)
PROPOSED TOPOGRAPHY
PROPOSED TEE COMPLEX
PROPOSED EDGE OF PLAYING SURFACE
PROPOSED GREEN COMPLEX
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PROPOSED 25' BUILDING SETBACK FROM FLOODPLAIN
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PROPOSED 10' CART PATH W/ 4"X4" CURB
PROPOSED 16' CART PATH W/ 4"X4" CURB
PROPOSED 20' CART PATH W/ 4"X4" CURB.
2007

FOREST CLEARED (2007 PLAN)
FOREST RETAINED (2007 PLAN)
AFFORESTATION/ REFORESTATION (2007 PLAN)
CRITICAL ROOT ZONE
ROOT PRUNE
TREE PROTECTION DEVICE (TEMPORARY)
TREE PROTECTION DEVICE PERMANENT–SMOOTH WIRE FENCE
TREE PROTECTION DEVICE TEMPORARY SUPERSILT FENCE
ENVIRONMENTAL AREA SIGN (PERMANENT)
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FOREST CONSERVATION SIGN ALONG S-E BOUNDARY (PERMANENT)
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LOW MAINTENANCE PLANTING ROCK MONUMENT (A)
FOREST STAND BOUNDARY
SPECIMEN TREE (SAVED) (A) (AA)
SPECIMEN TREE (TO BE REMOVED)
TREE SAVED <24" DIAMETER (SAVED)

FOREST CLEARED AND REFORESTED (2024 PLAN)
FOREST CLEARED AND RELOCATED TO NEW CONSERVATION EASEMENT (2024 PLAN)
RELOCATED NEW CONSERVATION EASEMENT (2024 PLAN)
WETLAND RESTORATION (2024 PLAN)
SPECIMEN TREE CRZ IMPACT (2024 PLAN)
SPECIMEN TREE MITIGATION (2024 PLAN)
PROPOSED REALIGNED STREAM BANK (2024 PLAN)
PROPOSED 2024 LIMITS OF DISTURBANCE
PROPOSED 2024 LIMITS OF WORK

KEYPLAN



0' 50' 100'
1"=50'

LIST OF AMENDMENT ITEMS

1. STREAM RESTORATION IMPROVEMENTS ADJACENT TO HOLES 10 AND 11 OF THE GOLF COURSE AND RECONFIGURING THE PLAY AREA OF HOLES 10 AND 11

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www.dewberry.com

CONTACT
DANIEL SCHLEGEL
2201 RESEARCH BLVD
LANHAM, MD 20706
PH: 301.364.1821
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Drawn by: MAW
Designed by: KDM
Checked by: AB
Preliminary Plan #: 119841040
Tax Map #: FN123, FN342, FN343, FN561, FN562, FN563, FP121, FP341, FP561, GN122
Zoned: RE-2C
Prior zone before 10/30/2014 RE-2C / TDR 2

REVISIONS

No.	DATE	BY	Description

LEGAL DESCRIPTION
Plat 16705, 16706
PARCEL 'P-A, B & C, BLOCK J

OWNER
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1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
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PLAN VIEWS
FINAL FOREST CONSERVATION PLAN F20250130
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-113

02-BFCP-F20250130-113

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MATCHLINE
SEE SHEET 10

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 15

NOTE:
PROVIDE INVASIVE SPECIES CONTROL IN AREA P AS NECESSARY TO ALLOW THE REGROWTH OF NATIVE UNDERSTORY.

Proposed golf course feature modifications to be coordinated with golf course designer.

LIST OF AMENDMENT ITEMS

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2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-114

02-BFCP-F20250130-114

EXISTING TOPOGRAPHY
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EXISTING SPECIAL EXCEPTION BOUNDARY
EXISTING TEE
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EXISTING GREEN
EXISTING BUNKER
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EXISTING WETLAND BUFFER
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PROPOSED 2024 LIMITS OF WORK

KEYPLAN
SHT 01 SHT 02 SHT 03 SHT 04 SHT 05 SHT 06 SHT 07 SHT 08 SHT 09 SHT 10 SHT 11 SHT 12 SHT 13 SHT 14 SHT 15
0' 50' 100'
1"=50'

PROJECTS\2024 Files\20171916 - Avenel 2024\CAD\01-FCP_Amend - 01\02-BFCP-F20250130-000.dwg, 114-, 7/10/2025 12:38:46 AM, amack, 1:1

MATCHLINE
SEE SHEET 11

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 14

Note: LOD was field adjusted to account for changes to the path during construction

Note: LOD was field adjusted to account for changes to the path during construction

Note: LOD was field adjusted to account for changes to the path during construction

#13 TEE COMPLEX

#12 GREEN COMPLEX

#12 FAIRWAY

16D

LL CLEARED 0.13 AC

25 AF/REF 0.14 AC

Q RETAINED 1.46 AC

MM CLEARED 0.02 AC

Q RETAINED 1.46 AC

PP CLEARED 0.04 AC

S RETAINED 0.37 AC

S RELOCATED (2024) 0.01 AC

OO CLEARED 0.03 AC

NN CLEARED 0.01 AC

R CLEARED (2024) 0.09 AC

24 AF/REF 0.27 AC

24 CLEARED (2024) 0.01 AC

R RELOCATED (2024) 0.03 AC

R RETAINED 2.93 AC

ACCESS, STAGING FOR REMOVAL OF BRIDGE

EXISTING TPC AVENEL BOUNDARY SPECIAL EXCEPTION

Proposed golf course feature modifications to be coordinated with golf course designer.

Hole 11 Prop. Green Relocation

Prop. Bunker

Prop. Bunker

Outfall 6" into stream

Bandon Bench 1

Ex. Bridge

BRIDGE (T.B.R.)

MNCP&PC 5702 / 360 81.53 AC. PT.1

PARCEL "B"

PARCEL "S"

PARCEL "N"

PARCEL "U"

PARCEL "R"

PARCEL "P"

PARCEL "Q"

PT.1

FOX GATE COURT

TOWN GATE LANE

Residential RE2C/TDR 2

LOT 242 Residential RE2C/TDR 2

LOT 243 Residential RE2C/TDR 2

LOT 244 Residential RE2C/TDR 2

LOT 245 Residential RE2C/TDR 2

LOT 247 Residential RE2C/TDR 2

NOTE

TREE #710 WAS REMOVED PER NOTE #9 ON SHT 1. PLANT THIS AREA WITH A MINIMUM OF 20 PLANTINGS UTILIZING A MIXTURE OF TREES AND SHRUBS. THE PLANTINGS ARE TO BE NATIVE SPECIES SUCH AS RED BUD, SERVICE BERRY OR FLOWERING DOGWOOD FOR UNDERSTORY, AND REDTWIG DOGWOOD OR OTHER PLANTS WITH FIBROUS ROOTS TO MAINTAIN STREAM BANK STABILITY.

- EXISTING TOPOGRAPHY
- EXISTING TPC AVENEL BOUNDARY
- EXISTING SPECIAL EXCEPTION BOUNDARY
- EXISTING TEE
- EDGE OF EXISTING PLAYING SURFACE
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- PROPOSED 20' CART PATH W/ 4"X4" CURB.

2007

- FOREST CLEARED (2007 PLAN)
- FOREST RETAINED (2007 PLAN)
- AFFORESTATION/ REFORESTATION (2007 PLAN)
- CRZ — CRZ — CRITICAL ROOT ZONE
- RP — RP — ROOT PRUNE
- TPD — TPD — TREE PROTECTION DEVICE (TEMPORARY)
- TPD — TPD — TREE PROTECTION DEVICE PERMANENT--SMOOTH WIRE FENCE
- SSF — SSF — TREE PROTECTION DEVICE TEMPORARY SUPERSILT FENCE
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- SPECIMEN TREE (TO BE REMOVED) (2024) 37 (2007) 37
- TREE SAVED <24" DIAMETER (SAVED)

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KEYPLAN

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0' 50' 100'

1"=50'

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Tax Map #: FN123, FN342, FN343, FN561, FN562 FN563, FP121, FP341, FP561, GN122

Zoned: RE-2C
Prior zone before 10/30/2014 RE-2C / TDR 2

REVISIONS

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LEGAL DESCRIPTION
Plats 16705, 16706
PARCEL 'P', 'A', B & C, BLOCK J

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1 PGA TOUR BLVD
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PLAN VIEWS
FINAL FOREST CONSERVATION PLAN F20250130
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-115

02-BFCP-F20250130-115

P:\PROJECTS\2024 Plan\SM171916 - Avenel 2024\CAD\01-FCP_Avenel - #V03-BFCP-F20250130-000.dwg, 115, 7/10/2025 1:02:33 AM, smeeks, 1:1

SPECIMEN AND SIGNIFICANT TREES WITHIN 50 FEET OF LOD

Tree [1] Number	Common Name	Latin Name	Diameter (inches)	Condition [2]	Comments	Disposition
(A) 3	White Oak	*Quercus alba*	30	Fair	Top damage, decay, Severe decline	Remove
6	Yellow Poplar	*Liriodendron tulipifera*	27	Good		Save
7	Yellow Poplar	*Liriodendron tulipifera*	28	Fair	Top damage, decay, root damage	Save
8	Yellow Poplar	*Liriodendron tulipifera*	25	Fair	Top damage, root damage	Save
9	Yellow Poplar	*Liriodendron tulipifera*	31	Fair	Top damage	Save
10	Yellow Poplar	*Liriodendron tulipifera*	41	Poor	V-fork, top damage, decay, hollow	Save
11	Yellow Poplar	*Liriodendron tulipifera*	25	Fair	Top damage	Save
12	Yellow Poplar	*Liriodendron tulipifera*	31	Fair	V-fork; top damage	Save
14	Yellow Poplar	*Liriodendron tulipifera*	27	Good		Save
15	Yellow Poplar	*Liriodendron tulipifera*	27	Fair	Top damage	Save
17	Yellow Poplar	*Liriodendron tulipifera*	25	Fair	Top damage; branching	Save
22	Black Oak	*Quercus velutina*	34	Poor	V-fork, decay, hollow	Remove
23	White Oak	*Quercus alba*	39	Fair	V-fork	Save
26	White Oak	*Quercus alba*	27	Good		Remove
27	White Oak	*Quercus alba*	25	Poor	Decay, root damage	Remove
28	White Oak	*Quercus alba*	28	Good		Save
29	Red Maple	*Acer rubrum*	26	Poor	Top damage, decay	Remove
30	White Oak	*Quercus alba*	25	Good		Remove
31	White Oak	*Quercus alba*	26	Good		Save
33	Yellow Poplar	*Liriodendron tulipifera*	24	Fair	Top damage, root damage	Save
34	Yellow Poplar	*Liriodendron tulipifera*	24	Fair	Root damage	Save
36	White Oak	*Quercus alba*	25	Good		Save
37	Yellow Poplar	*Liriodendron tulipifera*	24	Poor	Top damage, decay	Remove
38	White Oak	*Quercus alba*	26	Poor	Top damage, decay, dead	Remove
40	White Oak	*Quercus alba*	30	Poor	Top damage, root damage, dead	Remove
41	White Oak	*Quercus alba*	24	Good		Save
42	White Oak	*Quercus alba*	27	Good		Save
45	White Oak	*Quercus alba*	24	Good		Save
46	White Oak	*Quercus alba*	32	Fair	V-fork	Save
49	White Oak	*Quercus alba*	25	Good		Save
51	White Oak	*Quercus alba*	29	Fair	Root damage	Save
56	Red Maple	*Acer rubrum*	24	Fair	Decay, root damage	Remove
58	Yellow Poplar	*Liriodendron tulipifera*	24	Good		Save
63	Northern Red Oak	*Quercus rubra*	25	Poor	Top damage, decay	Remove
(A) 64	White Oak	*Quercus alba*	29	Poor	Decay, root damage	Save
65	White Oak	*Quercus alba*	26	Good		Save
66	White Oak	*Quercus alba*	28	Good		Save
67	White Oak	*Quercus alba*	26	Good		Save
70	White Oak	*Quercus alba*	31	Good		Save
71	Yellow Poplar	*Liriodendron tulipifera*	24	Fair	Top damage	Remove
72	Northern Red Oak	*Quercus rubra*	27	Fair	Top damage	Remove
74	Yellow Poplar	*Liriodendron tulipifera*	25	Good		Save
75	Yellow Poplar	*Liriodendron tulipifera*	24	Good		Save
76	Yellow Poplar	*Liriodendron tulipifera*	28	Poor	Top damage, decay, hollow	Save
78	Yellow Poplar	*Liriodendron tulipifera*	27	Fair	Top damage	Save
79	Yellow Poplar	*Liriodendron tulipifera*	24	Good		Save
82	Yellow Poplar	*Liriodendron tulipifera*	27	Fair	V-fork, top damage	Save
84	Yellow Poplar	*Liriodendron tulipifera*	29	Fair	Top damage, decay	Save
87	Red Maple	*Acer rubrum*	24	Fair	Decay	Remove
89	Yellow Poplar	*Liriodendron tulipifera*	24	Fair	Top damage	Save
91	Yellow Poplar	*Liriodendron tulipifera*	25	Good		Save
93	White Oak	*Quercus alba*	25	Good		Save
94	White Oak	*Quercus alba*	34	Fair	Top damage, decay	Save
95	Black Oak	*Quercus velutina*	29	Fair	V-fork	Save
96	Northern Red Oak	*Quercus rubra*	29	Good		Save
97	Northern Red Oak	*Quercus rubra*	30	Good		Save
(A) 98	White Oak	*Quercus alba*	39	Fair	V-fork, decay, root damage	Save
(A) 99	White Oak	*Quercus alba*	31	Fair	Decay	Save
(A) 100	White Oak	*Quercus alba*	28	Poor	V-fork, decay, hollow	Save
101	White Oak	*Quercus alba*	33	Good		Save
102	Yellow Poplar	*Liriodendron tulipifera*	26	Good		Save
103	Yellow Poplar	*Liriodendron tulipifera*	26	Good		Save
104	White Oak	*Quercus alba*	26	Good		Save
105	Yellow Poplar	*Liriodendron tulipifera*	25	Poor	Decay, hollow	Save
106	White Oak	*Quercus alba*	24	Good		Save
107	White Oak	*Quercus alba*	27	Good		Save
108	Yellow Poplar	*Liriodendron tulipifera*	25	Fair	Top damage	Save
109	Yellow Poplar	*Liriodendron tulipifera*	36	Poor	Top damage, decay, hollow	Remove
110	Yellow Poplar	*Liriodendron tulipifera*	32	Poor	Top damage, decay, hollow, root damage	Remove
111	Yellow Poplar	*Liriodendron tulipifera*	30	Good		Save
112	Red Maple	*Acer rubrum*	24	Good		Save
113	Yellow Poplar	*Liriodendron tulipifera*	24	Fair	Top damage	Save
115	Red Maple	*Acer rubrum*	27	Poor	Top damage, root damage	Remove
116	Red Maple	*Acer rubrum*	39	Poor	Top damage, decay, branching	Remove
117	Yellow Poplar	*Liriodendron tulipifera*	24	Good		Save
119	Red Maple	*Acer rubrum*	24	Poor	Decay, hollow, root damage	Remove
120	Red Maple	*Acer rubrum*	29	Fair	Severe lean	Save
121	Red Maple	*Acer rubrum*	26	Fair	Top damage	Save
122	Red Maple	*Acer rubrum*	28	Poor	Top damage, decay, root damage	Remove
123	Sycamore	*Platanus occidentalis*	32	Poor	Decay, hollow	Remove
124	Green Ash	*Fraxinus pennsylvanica*	31	Poor	V-fork, decay	Save
125	Yellow Poplar	*Liriodendron tulipifera*	27	Fair	Severe lean	Save
126	Yellow Poplar	*Liriodendron tulipifera*	24	Poor	Decay, hollow	Remove
127	Yellow Poplar	*Liriodendron tulipifera*	31	Poor	V-fork, decay	Remove
128	Sycamore	*Platanus occidentalis*	33	Poor	Top damage, decay, hollow	Remove
129	Yellow Poplar	*Liriodendron tulipifera*	26	Good		Save
130	Red Maple	*Acer rubrum*	31	Poor	Top damage, decay, root damage	Remove
131	Yellow Poplar	*Liriodendron tulipifera*	32	Poor	Decay, hollow, split	Save
132	Yellow Poplar	*Liriodendron tulipifera*	24	Fair	V-fork, decay	Save
133	Yellow Poplar	*Liriodendron tulipifera*	31	Good		Save
(A) 134	Red Maple	*Acer rubrum*	35	Poor	V-fork, decay, hollow, root damage	Save
135	Red Maple	*Acer rubrum*	26	Good		Remove
136	Yellow Poplar	*Liriodendron tulipifera*	26	Good		Remove
137	Sycamore	*Platanus occidentalis*	25	Good		Remove
138	Sycamore	*Platanus occidentalis*	26	Good		Save
139	Yellow Poplar	*Liriodendron tulipifera*	29	Poor	Top damage, decay, hollow	Save
140	Northern Red Oak	*Quercus rubra*	33	Good		Save
141	Yellow Poplar	*Liriodendron tulipifera*	31	Fair	Top damage, decay	Remove
142	Northern Red Oak	*Quercus rubra*	27	Good		Save
145	American Beech	*Fagus grandifolia*	34	Fair	Decay	Remove
146	Northern Red Oak	*Quercus rubra*	27	Fair	Root damage	Save
147	American Beech	*Fagus grandifolia*	31	Good		Save
148	Yellow Poplar	*Liriodendron tulipifera*	24	Good		Save
149	Yellow Poplar	*Liriodendron tulipifera*	34	Good		Save
150	Yellow Poplar	*Liriodendron tulipifera*	31	Fair	Top damage	Save
151	Yellow Poplar	*Liriodendron tulipifera*	31	Good		Save
152	Yellow Poplar	*Liriodendron tulipifera*	26	Fair	Top damage	Save
153	Yellow Poplar	*Liriodendron tulipifera*	24	Poor	Top damage, decay, root damage	Remove
154	Red Maple	*Acer rubrum*	24	Fair	Top damage	Remove
156	Sycamore	*Platanus occidentalis*	36	Poor	V-fork, root damage	Remove
157	Yellow Poplar	*Liriodendron tulipifera*	26	Fair	Top damage	Save
158	Yellow Poplar	*Liriodendron tulipifera*	36	Fair	Top damage	Save
159	Yellow Poplar	*Liriodendron tulipifera*	26	Fair	Top damage	Save
160	Yellow Poplar	*Liriodendron tulipifera*	25	Poor	Top damage	Save
161	Yellow Poplar	*Liriodendron tulipifera*	31	Fair	Top damage	Save
162	Yellow Poplar	*Liriodendron tulipifera*	27	Fair	Top damage	Save
(A) 164	Yellow Poplar	*Liriodendron tulipifera*	24	Poor	Top damage, root damage	Save
(A) 165	Northern Red Oak	*Quercus rubra*	24	Poor	Decay	Save
(A) 166	Yellow Poplar	*Liriodendron tulipifera*	27	Poor	Top damage	Save
167	Yellow Poplar	*Liriodendron tulipifera*	24	Poor	V-fork, decay	Remove
168	White Oak	*Quercus alba*	26	Fair	Decay (lightning damage)	Remove
169	Sycamore	*Platanus occidentalis*	24	Good		Remove
172	Black Cherry	*Prunus serotina*	25	Fair	Top damage, decay	Remove
173	Northern Red Oak	*Quercus rubra*	27	Fair	V-fork	Remove
174	Sycamore	*Platanus occidentalis*	27	Fair	V-fork[3]	Remove
175	Yellow Poplar	*Liriodendron tulipifera*	25	Fair	Top damage	Remove
176	Yellow Poplar	*Liriodendron tulipifera*	26	Poor	V-fork, top damage, decay, root damage	Remove
178	Yellow Poplar	*Liriodendron tulipifera*	30	Good		Save
179	American Beech	*Fagus grandifolia*	25	Good		Save
180	Yellow Poplar	*Liriodendron tulipifera*	34	Poor	Top damage, decay, hollow	Save
181	Yellow Poplar	*Liriodendron tulipifera*	42	Good		Save
182	Yellow Poplar	*Liriodendron tulipifera*	47	Fair	V-fork, top damage	Remove
183	Red Maple	*Acer rubrum*	29	Poor	Decay, hollow	Remove
185	Yellow Poplar	*Liriodendron tulipifera*	30	Good		Remove
(A) 186	American Beech	*Fagus grandifolia*	29	Poor	Decay, hollow	Save
187	Yellow Poplar	*Liriodendron tulipifera*	27	Fair	Top damage	Remove
188	American Beech	*Fagus grandifolia*	27	Good		Save
189	Red Maple	*Acer rubrum*	30	Fair	Decay, root damage	Remove
190	Northern Red Oak	*Quercus rubra*	34	Good		Save
194	White Oak	*Quercus alba*	45	Fair	V-fork, decay	Remove
195	Yellow Poplar	*Liriodendron tulipifera*	26	Good		Save
196	Yellow Poplar	*Liriodendron tulipifera*	24	Good		Save
199	White Oak	*Quercus alba*	36	Fair	V-fork, decay	Save
201	White Oak	*Quercus alba*	34	Fair	V-fork, decay	Save
204	Yellow Poplar	*Liriodendron tulipifera*	25	Fair	Top damage	Save
205	Yellow Poplar	*Liriodendron tulipifera*	26	Good		Save
206	Yellow Poplar	*Liriodendron tulipifera*	25	Good		Save
207	White Oak	*Quercus alba*	31	Fair	Decay, root damage	Save
208	White Oak	*Quercus alba*	32	Good		Remove
209	White Oak	*Quercus alba*	27	Good		Remove
211	Yellow Poplar	*Liriodendron tulipifera*	35	Poor	V-fork, top damage, decay, hollow	Remove
212	Black Oak	*Quercus velutina*	29	Fair	Root damage	Save
213	Hickory sp.	*Carya sp.*	27	Fair	V-fork	Save
215	Northern Red Oak	*Quercus rubra*	29	Fair	Top damage	Save
216	Black Oak	*Quercus velutina*	25	Good		Remove
221	Yellow Poplar	*Liriodendron tulipifera*	29	Fair	Top damage, root damage	Remove
222	Yellow Poplar	*Liriodendron tulipifera*	29	Fair	Decay, branching	Remove
223	Yellow Poplar	*Liriodendron tulipifera*	24	Fair	Root damage	Save
224	Yellow Poplar	*Liriodendron tulipifera*	24	Fair	Root damage, branching	Save
225	Yellow Poplar	*Liriodendron tulipifera*	35	Fair	Top damage, decay	Save
226	Yellow Poplar	*Liriodendron tulipifera*	31	Fair	Top damage	Save
227	Northern Red Oak	*Quercus rubra*	32	Good		Save
228	Northern Red Oak	*Quercus rubra*	24	Fair	Decay, disease galls	Save
229	Yellow Poplar	*Liriodendron tulipifera*	26	Poor	Top damage, decay	Remove
231	White Oak	*Quercus alba*	28	Fair	Top damage	Save
232	Black Oak	*Quercus velutina*	24	Good		Save
233	American Beech	*Fagus grandifolia*	24	Good		Save
235	White Oak	*Quercus alba*	29	Good		Save
239	Yellow Poplar	*Liriodendron tulipifera*	25	Fair	Top damage	Save
240	White Oak	*Quercus alba*	28	Fair	V-fork	Save
242	Yellow Poplar	*Liriodendron tulipifera*	25	Poor	Top damage, decay, hollow	Save
244	Yellow Poplar	*Liriodendron tulipifera*	27	Poor	Top damage, decay	Save
245	White Oak	*Quercus alba*	31	Fair	Top damage, decay	Save
246	Yellow Poplar	*Liriodendron tulipifera*	26	Fair	Top damage	Save
247	Sycamore	*Platanus occidentalis*	24	Good		Save
248	Yellow Poplar	*Liriodendron tulipifera*	26	Fair	Top damage	Save
250	Yellow Poplar	*Liriodendron tulipifera*	25	Good		Save
251	Yellow Poplar	*Liriodendron tulipifera*	24	Good		Save
252	Yellow Poplar	*Liriodendron tulipifera*	27	Fair	V-fork, top damage, root damage	Save
255	Yellow Poplar	*Liriodendron tulipifera*	45	Poor	V-fork (3), top damage, decay	Save
256	White Oak	*Quercus alba*	27	Good		Save
258	White Oak	*Quercus alba*	26	Fair	Top damage, decay	Save
259	American Beech	*Fagus grandifolia*	34	Poor	V-fork, top damage, decay, hollow	Save
260	Northern Red Oak	*Quercus rubra*	25	Fair	Decay	Save
(A) 262	White Oak	*Quercus alba*	29	Fair	Stem damage	Save
264	White Oak	*Quercus alba*	42	Fair	Decay, root damage	Remove
265	White Oak	*Quercus alba*	24	Good		Save
266	Northern Red Oak	*Quercus rubra*	24	Good		Save
269	Northern Red Oak	*Quercus rubra*	28	Good		Save
270	White Oak	*Quercus alba*	25	Good		Save
271	American Beech	*Fagus grandifolia*	25	Poor	Decay, hollow	Save
275	Yellow Poplar	*Liriodendron tulipifera*	28	Good		Save
277	Sycamore	*Platanus occidentalis*	28	Poor	Decay, hollow, branching	Remove
278	White Oak	*Quercus alba*	28	Fair	Top damage, decay, root damage	Remove
280	White Oak	*Quercus alba*	31	Good		Save
281	Yellow Poplar	*Liriodendron tulipifera*	24	Good		Save
282	Yellow Poplar	*Liriodendron tulipifera*	24	Poor	Branching	Remove
283	Green Ash	*Fraxinus pennsylvanica*	26	Good		Save
284	Yellow Poplar	*Liriodendron tulipifera*	32	Good		Save
285	Yellow Poplar	*Liriodendron tulipifera*	34	Poor	V-fork, top damage, decay, branching	Save
288	White Oak	*Quercus alba*	32	Good		Save
289	White Oak	*Quercus alba*	25	Good		Save
290	Yellow Poplar	*Liriodendron tulipifera*	24	Good		Save
291	Yellow Poplar	*Liriodendron tulipifera*	28	Good		Save
292	American Beech	*Fagus grandifolia*	24	Fair	V-fork	Save
296	Northern Red Oak	*Quercus rubra*	27	Good		Save
297	American Beech	*Fagus grandifolia*	27	Fair	V-fork	Save
298	White Oak	*Quercus alba*	25	Good		Save
304	Northern Red Oak	*Quercus rubra*	27	Good		Save
305	American Beech	*Fagus grandifolia*	28	Fair	V-fork, decay	Save
306	White Oak	*Quercus alba*	26	Fair	Root damage	Save
307	Black Oak	*Quercus velutina*	30	Good		Save
308	American Beech	*Fagus grandifolia*	24	Good		Save
309	White Oak	*Quercus alba*	30	Good		Save
310	White Oak	*Quercus alba*	28	Good		Save
311	Northern Red Oak	*Quercus rubra*	28	Good		Save
312	Black Oak	*Quercus velutina*	35	Fair	Decay, root damage	Save
313	Northern Red Oak	*Quercus rubra*	28	Fair	Decay	Save
315	Northern Red Oak	*Quercus rubra*	26	Good		Save
316	Northern Red Oak	*Quercus rubra*	25	Good		Save
317	Northern Red Oak	*Quercus rubra*	34	Good		Save
318	Northern Red Oak	*Quercus rubra*	37	Good		Save
319	White Oak	*Quercus alba*	24	Good		Save
320	White Oak	*Quercus alba*	25	Fair	Top damage, decay	Save
321	Northern Red Oak	*Quercus rubra*	25	Poor	Decay, hollow	Save
324	Northern Red Oak	*Quercus rubra*	27	Good		Save
325	Yellow Poplar	*Liriodendron tulipifera*	26	Fair	Decay	Save
326	Northern Red Oak	*Quercus rubra*	32	Good		Save
328	Northern Red Oak	*Quercus rubra*	26	Fair	Decay	Save
330	Yellow Poplar	*Liriodendron tulipifera*	28	Good		Save
332	Yellow Poplar	*Liriodendron tulipifera*	24	Good		Save
333	Yellow Poplar	*Liriodendron tulipifera*	24	Good		Save
334	American Beech	*Fagus grandifolia*	29	Fair	V-fork, decay	Save
335	American Beech	*Fagus grandifolia*	30	Fair	Top damage, decay	Save
336	Yellow Poplar	*Liriodendron tulipifera*	31	Poor	Decay, hollow	Save
337	Northern Red Oak	*Quercus rubra*	25	Poor	Decay, hollow	Save
339	Northern Red Oak	*Quercus rubra*	25	Fair	Decay	Save
340	American Beech	*Fagus grandifolia*	25	Poor	Decay, hollow	Save
341	Northern Red Oak	*Quercus rubra*	25	Good		Save
342	American Beech	*Fagus grandifolia*	26	Poor	Decay, hollow	Save
345	White Oak	*Quercus alba*	25	Good		Save
347	Yellow Poplar	*Liriodendron tulipifera*	46	Fair	V-fork, decay	Save
349	Yellow Poplar	*Liriodendron tulipifera*	28	Fair	Top damage	Save
350	Yellow Poplar	*Liriodendron tulipifera*	25	Good		Save
351	Yellow Poplar	*Liriodendron tulipifera*	27	Fair	Top damage	Save
352	Black Oak	*Quercus velutina*	27	Good		Save
353	Northern Red Oak	*Quercus rubra*	34	Good		Save
354	Yellow Poplar	*Liriodendron tulipifera*	28	Good		Save
355	White Oak	*Quercus alba*	34	Poor	Decay	Save
356	Northern Red Oak	*Quercus rubra*	28	Poor	Decay, lightning	Save
357	White Oak	*Quercus alba*	26	Good		Save
358	White Oak	*Quercus alba*	27	Good		Save
359	White Oak	*Quercus alba*	25	Good		Save
360	White Oak	*Quercus alba*	24	Good		Save
362	Northern Red Oak	*Quercus rubra*	24	Good		Save
363	Northern Red Oak	*Quercus rubra*	24	Good		Save
364	White Oak	*Quercus alba*	28	Fair	Top damage	Save
365	White Oak	*Quercus alba*	29	Fair	Decay	Save
366	Yellow Poplar	*Liriodendron tulipifera*	30	Poor	Top damage, branching	Remove
367	Yellow Poplar	*Liriodendron tulipifera*	30	Fair	Top damage	Save
369	Yellow Poplar	*Liriodendron tulipifera*	26	Poor	Top damage, decay	Remove
370	Yellow Poplar	*Liriodendron tulipifera*	25	Fair	Top damage	Save
373	Yellow Poplar	*Liriodendron tulipifera*	28	Fair	Top damage, root damage	Save
374	Yellow Poplar	*Liriodendron tulipifera*	32	Poor	V-fork, top damage, decay	Save
375	Northern Red Oak	*Quercus rubra*	24	Good		Save
377	Yellow Poplar	*Liriodendron tulipifera*	25	Fair	Branching	Remove
379	Yellow Poplar	*Liriodendron tulipifera*	31	Fair	V-fork	Remove
380	Northern Red Oak	*Quercus rubra*	26	Good		Save
381	Northern Red Oak	*Quercus rubra*	29	Poor	Decay, hollow	Remove
382	Chestnut Oak	*Quercus prinus*	25	Good		Remove
(A) 383	American Beech	*Fagus grandifolia*	28	Fair	V-fork, root damage	Save
384	American Beech	*Fagus grandifolia*	28	Fair	Top damage, root damage	Remove
386	Yellow Poplar	*Liriodendron tulipifera*	25	Poor	V-fork, decay, hollow	Remove
388	Yellow Poplar	*Liriodendron tulipifera*	26	Fair	Top damage, decay	Save
389	Yellow Poplar	*Liriodendron tulipifera*	29	Fair	Top damage, root damage	Remove
390	Northern Red Oak	*Quercus rubra*	25	Good		Remove
393	American Beech	*Fagus grandifolia*	35	Poor	Root damage, decay, hollow	Remove
395	Northern Red Oak	*Quercus rubra*	26	Good		Remove
396	Yellow Poplar	*Liriodendron tulipifera*	27	Fair	Top damage	Remove
	Yellow Poplar	*Liriodendron tulipifera*	27	Fair	Root damage	Remove
(A) 399	Yellow Poplar	*Liriodendron tulipifera*	25	Fair	Top damage	Remove
400	Yellow Poplar	*Liriodendron tulipifera*	24	Good		Remove
402	Yellow Poplar	*Liriodendron tulipifera*	24	Good		Save
403	Northern Red Oak	*Quercus rubra*	26	Good		Save
(A) 404	American Beech	*Fagus grandifolia*	28	Fair	Root damage	Remove
405	Chestnut Oak	*Quercus prinus*	28	Good		Save
407	Yellow Poplar	*Liriodendron tulipifera*	24	Fair	Top damage, root damage	Save
408	Yellow Poplar	*Liriodendron tulipifera*	26	Poor	Top damage, root damage	Save
410	Yellow Poplar	*Liriodendron tulipifera*	25	Fair	Top damage	Save
412	Yellow Poplar	*Liriodendron tulipifera*	30	Fair	Top damage	Save
413	Yellow Poplar	*Liriodendron tulipifera*	27	Fair	Root damage	Save
416	Yellow Poplar	*Liriodendron tulipifera*	26	Fair	Top damage, root damage	Save
417	Black Oak	*Quercus velutina*	24	Fair	Top damage, root damage	Save
421	American Beech	*Fagus grandifolia*	25	Poor	Top damage, decay, hollow	Save
(A) 426	Northern Red Oak	*Quercus rubra*	25	Good		Save
428	Yellow Poplar	*Liriodendron tulipifera*	36	Poor	V-fork (3), decay	Remove
429	Northern Red Oak	*Quercus rubra*	24	Good		Save
(A) 432	Yellow Poplar	*Liriodendron tulipifera*	28	Fair	V-fork, decay	Save
(A) 434	Northern Red Oak	*Quercus rubra*	27	Good		Save
437	Yellow Poplar	*Liriodendron tulipifera*	24	Fair	Root damage	Save
438	Yellow Poplar	*Liriodendron tulipifera*	25	Fair	Top damage	Save
440	Yellow Poplar	*Liriodendron tulipifera*	24	Poor	Top damage, decay, hollow	Save
~~441~~	~~Yellow Poplar~~	~~*Liriodendron tulipifera*~~	~~26~~	~~Fair~~	~~Top damage~~	~~Save~~
~~443~~	~~Yellow Poplar~~	~~*Liriodendron tulipifera*~~	~~49~~	~~Poor~~	~~Top damage, root damage, decay, hollow~~	~~Save~~
~~445~~	~~Yellow Poplar~~	~~*Liriodendron tulipifera*~~	~~24~~	~~Fair~~	~~Top damage~~	~~Save~~
450	Sycamore	*Platanus occidentalis*	30	Poor	Split; decay	Save
452	Yellow Poplar	*Liriodendron tulipifera*	27	Poor	Top damage, decay, hollow	Remove
~~453~~	~~Yellow Poplar~~	~~*Liriodendron tulipifera*~~	~~27~~	~~Fair~~	~~Top damage, root damage~~	~~Save~~
~~456~~	~~Yellow Poplar~~	~~*Liriodendron tulipifera*~~	~~24~~	~~Poor~~	~~Root damage, decay, hollow, branching~~	~~Save~~
~~457~~	~~Yellow Poplar~~	~~*Liriodendron tulipifera*~~	~~24~~	~~Fair~~	~~Top damage~~	~~Save~~
~~459~~	~~Yellow Poplar~~	~~*Liriodendron tulipifera*~~	~~29~~	~~Poor~~	~~Top damage, root damage, decay, branching~~	~~Save~~
~~460~~	~~Yellow Poplar~~	~~*Liriodendron tulipifera*~~	~~34~~	~~Fair~~	~~Root damage, decay, hollow~~	~~Save~~
461	American Beech	*Fagus grandifolia*	34	Fair	Top damage, decay, hollow, branching	Save
462	Yellow Poplar	*Liriodendron tulipifera*	29	Good		Save
463	American Elm	*Ulmus americana*	45	Poor	Top damage, Dutch Elm Disease	Remove
464	American Elm	*Ulmus americana*	34	Poor	Dutch Elm Disease	Save
465	Yellow Poplar	*Liriodendron tulipifera*	27	Fair	V-fork, top damage	Save
466	Yellow Poplar	*Liriodendron tulipifera*	25	Poor	Top damage, V-fork, decay, hollow	Remove
~~468~~	~~Yellow Poplar~~	~~*Liriodendron tulipifera*~~	~~24~~	~~Fair~~	~~Top damage, disease~~	~~Save~~
~~469~~	~~Yellow Poplar~~	~~*Liriodendron tulipifera*~~	~~25~~	~~Poor~~	~~Top damage, root damage, decay, hollow~~	~~Save~~
~~472~~	~~Yellow Poplar~~	~~*Liriodendron tulipifera*~~	~~25~~	~~Fair~~	~~Top damage, root damage, branching~~	~~Save~~
~~473~~	~~Yellow Poplar~~	~~*Liriodendron tulipifera*~~	~~25~~	~~Fair~~	~~Top damage, root damage, branching~~	~~Save~~
~~475~~	~~Sycamore~~	~~*Platanus occidentalis*~~	~~28~~	~~Poor~~	~~V-fork, decay, hollow, root damage~~	~~Save~~
~~477~~	~~Yellow Poplar~~	~~*Liriodendron tulipifera*~~	~~29~~	~~Fair~~	~~Top damage~~	~~Save~~
~~480~~	~~Yellow Poplar~~	~~*Liriodendron tulipifera*~~	~~28~~	~~Fair~~	~~Top damage~~	~~Save~~
483	Red Maple	*Acer rubrum*	24	Fair	Root damage, branching	Remove
* 485	American Beech	*Fagus grandifolia*	33	Poor	Top damage, decay, hollow	Save
* 486	Northern Red Oak	*Quercus rubra*	39	Fair	V-fork, decay	Save
* 487	Northern Red Oak	*Quercus rubra*	46	Fair	V-fork, decay	Save
~~488~~	~~Yellow Poplar~~	~~*Liriodendron tulipifera*~~	~~25~~	~~Fair~~	~~Top damage~~	~~Save~~
492	Red Maple	*Acer rubrum*	26	Fair	Root damage, lean	Remove
493	Red Maple	*Acer rubrum*	29	Poor	V-fork, decay, lean	Remove
494	Yellow Poplar	*Liriodendron tulipifera*	27	Poor	Top damage, decay, lean	Remove
496	Sycamore	*Platanus occidentalis*	35	Poor	Decay, hollow	Remove
497	Yellow Poplar	*Liriodendron tulipifera*	27	Poor	Decay, hollow	Remove
498	Yellow Poplar	*Liriodendron tulipifera*	31	Poor	V-fork, decay, hollow	Save
~~499~~	~~Yellow Poplar~~	~~*Liriodendron tulipifera*~~	~~28~~	~~Good~~		~~Save~~
~~500~~	~~Yellow Poplar~~	~~*Liriodendron tulipifera*~~	~~31~~	~~Good~~		~~Save~~
~~502~~	~~Yellow Poplar~~	~~*Liriodendron tulipifera*~~	~~27~~	~~Poor~~	~~V-fork, top damage, root damage, decay~~	~~Save~~

[1] A number of trees were identified by the surveyors that were less than 24 inches Diameter at Breast Height (DBH). Those numbers are

[2] Condition

Good - The tree is in generally good health no noticable defects of problems.

Fair - The tree is in generally good health but noticable defects that may be sign of future problems with tree health or stability.

Poor - The tree has defects that could result in declining health or stability issues in the immediate future. Potentially hazardous conditions noted.

[3] This tree is a multistem tree splitting below DBH with largest stem size being reflected.

NOTE: (A)
A NUMBER OF TREES ORIGINALLY SLATED TO BE REMOVED ARE NOW BEING SAVED, OR ORIGINALLY SAVED BUT NOW BEING REMOVED. THIS WAS DONE DUE TO LOD ADJUSTMENTS, REASSESSMENT OF THE TREE'S HEALTH AND/OR THE LOCATION OF THE TREE. THE PROJECT ARBORISTS CERTIFIED THE TREES ORIGINALLY SHOWN TO BE REMOVED BUT NOW BEING SAVED AS SUITABLE TO SAVE.

NOTE:
TREES ON THIS LIST WHICH ARE STRUCK THROUGH WITH A LINE HAVE BEEN INCLUDED ON THE 2024 TREE SURVEY LIST ON SHEET 152.

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* - MINOR IMPACTS TO CRZ
** - TREE TO BE REMOVED

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LIST OF AMENDMENT ITEMS
1. STREAM RESTORATION IMPROVEMENTS ADJACENT TO HOLES 10 AND 11 OF THE GOLF COURSE AND RECONFIGURING THE PLAY AREA OF HOLES 10 AND 11

Developer's Certificate
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. F20250130 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

Developer: Tournament Players Club at Avenel, LLC (Company) James Triola (Contact Person)
Address: 1 PGA TOUR Blvd, Ponte Vedra Beach, FL 32082
Phone: 904.285.3700
Email: jimtriola@pgatourhq.com
Signature:

Dewberry
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SPECIMEN AND SIGNIFICANT TREES WITHIN 50 FEET OF LOD

Tree [1] Number	Common Name	Latin Name	Diameter (inches)	Condition [2]	Comments	Disposition
503	Yellow Poplar	*Liriodendron tulipifera*	24	Good		Save
505	Yellow Poplar	*Liriodendron tulipifera*	25	Good		Save
506	Yellow Poplar	*Liriodendron tulipifera*	26	Good		Save
511	Sycamore	*Platanus occidentalis*	32	Good		Remove
512	Sycamore	*Platanus occidentalis*	35	Fair	Top damage	Remove
513	Sycamore	*Platanus occidentalis*	30	Fair	Top damage, lean	Remove
517	Sycamore	*Platanus occidentalis*	34	Fair	Top damage, decay	Remove
518	Yellow Poplar	*Liriodendron tulipifera*	43	Fair	Root damage	Remove
520	Red Maple	*Acer rubrum*	25	Fair	V-fork, decay	Save
521	Northern Red Oak	*Quercus rubra*	41	Fair	V-fork	Save
523	White Oak	*Quercus alba*	39	Fair	V-fork	Save
525	Yellow Poplar	*Liriodendron tulipifera*	27	Good		Remove
527	Yellow Poplar	*Liriodendron tulipifera*	25	Fair	Top damage	Save
(A) 528	Yellow Poplar	*Liriodendron tulipifera*	33	Fair	Top damage	Remove
530	Northern Red Oak	*Quercus rubra*	31	Good		Save
531	White Oak	*Quercus alba*	27	Good		Save
532	Yellow Poplar	*Liriodendron tulipifera*	25	Fair	Top damage	Save
533	Northern Red Oak	*Quercus rubra*	26	Good		Save
534	White Oak	*Quercus alba*	26	Good		Save
(A) 535	Yellow Poplar	*Liriodendron tulipifera*	27	Fair	Top damage	Remove
(A) 536	Yellow Poplar	*Liriodendron tulipifera*	36	Poor	V-fork, top damage	Remove
537	White Oak	*Quercus alba*	33	Fair	V-fork	Save
539	Yellow Poplar	*Liriodendron tulipifera*	36	Poor	V-fork, top damage, decay, hollow[3]	Save
540	Northern Red Oak	*Quercus rubra*	31	Poor	V-fork, top damage, decay, hollow	Save
541	White Oak	*Quercus alba*	31	Good		Save
543	Yellow Poplar	*Liriodendron tulipifera*	26	Good		Save
544	Yellow Poplar	*Liriodendron tulipifera*	24	Good		Save
545	Yellow Poplar	*Liriodendron tulipifera*	24	Good		Save
546	Yellow Poplar	*Liriodendron tulipifera*	26	Poor	Top damage, decay, hollow	Save
547	Yellow Poplar	*Liriodendron tulipifera*	25	Good		Save
548	Yellow Poplar	*Liriodendron tulipifera*	25	Poor	Top damage, decay, hollow	Save
549	Northern Red Oak	*Quercus rubra*	40	Fair	V-fork, top damage	Save
550	Yellow Poplar	*Liriodendron tulipifera*	24	Fair	Top damage	Remove
552	Yellow Poplar	*Liriodendron tulipifera*	25	Poor	Top damage, decay, hollow	Remove
553	Yellow Poplar	*Liriodendron tulipifera*	25	Fair	Top damage	Remove
555	Yellow Poplar	*Liriodendron tulipifera*	25	Poor	Top damage, decay	Save
556	Yellow Poplar	*Liriodendron tulipifera*	37	Fair	V-fork, top damage	Save
557	Yellow Poplar	*Liriodendron tulipifera*	24	Good		Remove
560	Yellow Poplar	*Liriodendron tulipifera*	24	Poor	Root damage, branching, disease	Save
561	Yellow Poplar	*Liriodendron tulipifera*	27	Good		Save
563	White Oak	*Quercus alba*	34	Fair	V-fork, branching	Save
564	White Oak	*Quercus alba*	29	Good		Save
568	Yellow Poplar	*Liriodendron tulipifera*	24	Fair	Top damage	Save
570	Yellow Poplar	*Liriodendron tulipifera*	29	Poor	Top damage, decay, hollow	Save
572	Yellow Poplar	*Liriodendron tulipifera*	38	Poor	V-fork, top damage, decay	Save
573	Sycamore	*Platanus occidentalis*	27	Good		Save
575	Yellow Poplar	*Liriodendron tulipifera*	26	Fair	Top damage	Remove
576	Yellow Poplar	*Liriodendron tulipifera*	39	Fair	Top damage	Remove
577	Yellow Poplar	*Liriodendron tulipifera*	44	Fair	V-fork, top damage	Remove
579	Sycamore	*Platanus occidentalis*	32	Good		Remove
582	Sycamore	*Platanus occidentalis*	29	Good		Remove
583	Yellow Poplar	*Liriodendron tulipifera*	30	Good		Remove
584	Yellow Poplar	*Liriodendron tulipifera*	25	Fair	Top damage	Remove
585	Yellow Poplar	*Liriodendron tulipifera*	33	Fair	Top damage	Remove
586	American Elm	*Ulmus americana*	30	Fair	Root damage, decay	Remove
587	Yellow Poplar	*Liriodendron tulipifera*	53	Good		Remove
588	Sycamore	*Platanus occidentalis*	33	Fair	V-fork[3]	Save
590	Sycamore	*Platanus occidentalis*	24	Poor	Decay, hollow, lean	Save
591	Sycamore	*Platanus occidentalis*	34	Fair	Decay	Remove
592	Black Oak	*Quercus velutina*	25	Good		Save
593	White Oak	*Quercus alba*	24	Good		Save
595	American Beech	*Fagus grandifolia*	25	Poor	Top damage, decay, hollow	Remove
597	Sycamore	*Platanus occidentalis*	36	Fair	V-fork[3]	Remove
598	Yellow Poplar	*Liriodendron tulipifera*	26	Good		Save
599	Yellow Poplar	*Liriodendron tulipifera*	27	Fair	Top damage	Save
604	Red Maple	*Acer rubrum*	28	Fair	V-fork, decay	Remove
605	Sycamore	*Platanus occidentalis*	29	Fair	Root damage, lean	Remove
607	Yellow Poplar	*Liriodendron tulipifera*	26	Poor	Top damage, decay, hollow, split	Remove
608	Sycamore	*Platanus occidentalis*	32	Good		Remove
609	Sycamore	*Platanus occidentalis*	35	Good		Remove
610	Sycamore	*Platanus occidentalis*	32	Fair	Top damage, decay	Remove
612	Yellow Poplar	*Liriodendron tulipifera*	24	Fair	Top damage	Save
614	Yellow Poplar	*Liriodendron tulipifera*	25	Poor	Top damage, root damage	Remove
616	Sycamore	*Platanus occidentalis*	36	Fair	Decay	Remove
618	Yellow Poplar	*Liriodendron tulipifera*	40	Good		Remove
619	White Oak	*Quercus alba*	25	Poor	Decay, hollow, branching	Remove
622	Yellow Poplar	*Liriodendron tulipifera*	29	Poor	Decay, hollow, split, top damage	Save
626	Yellow Poplar	*Liriodendron tulipifera*	26	Good		Save
629	Yellow Poplar	*Liriodendron tulipifera*	26	Fair	Top damage	Save
631	Yellow Poplar	*Liriodendron tulipifera*	24	Fair	Top damage, root damage	Save
633	Yellow Poplar	*Liriodendron tulipifera*	29	Good		Save
638	Yellow Poplar	*Liriodendron tulipifera*	24	Fair	Top damage	Save
639	Yellow Poplar	*Liriodendron tulipifera*	24	Fair	Top damage	Save
640	Sycamore	*Platanus occidentalis*	35	Good		Save
643	Yellow Poplar	*Liriodendron tulipifera*	48	Fair	V-fork	Save
644	Yellow Poplar	*Liriodendron tulipifera*	24	Good		Save
645	Yellow Poplar	*Liriodendron tulipifera*	29	Fair	Top damage	Save
646	Yellow Poplar	*Liriodendron tulipifera*	26	Good		Save
647	Yellow Poplar	*Liriodendron tulipifera*	25	Fair	Top damage	Save
648	Yellow Poplar	*Liriodendron tulipifera*	24	Fair	Top damage	Save
650	Yellow Poplar	*Liriodendron tulipifera*	30	Fair	Top damage	Save
652	Yellow Poplar	*Liriodendron tulipifera*	30	Fair	Top damage	Save
654	Yellow Poplar	*Liriodendron tulipifera*	24	Fair	Top damage, root damage	Save
655	Yellow Poplar	*Liriodendron tulipifera*	27	Fair	Root damage	Save
657	Yellow Poplar	*Liriodendron tulipifera*	25	Good		Save
660	Yellow Poplar	*Liriodendron tulipifera*	29	Good		Save
661	Yellow Poplar	*Liriodendron tulipifera*	25	Fair	Top damage	Save
662	Yellow Poplar	*Liriodendron tulipifera*	36	Fair	Top damage	Save
663	Yellow Poplar	*Liriodendron tulipifera*	28	Fair	Top damage	Save
664	Sycamore	*Platanus occidentalis*	29	Fair	V-fork, root damage	Save
665	Yellow Poplar	*Liriodendron tulipifera*	24	Fair	Top damage	Remove
666	Yellow Poplar	*Liriodendron tulipifera*	27	Fair	V-fork, top damage, decay[3]	Save
669	Yellow Poplar	*Liriodendron tulipifera*	24	Fair	Top damage	Remove
670	Yellow Poplar	*Liriodendron tulipifera*	25	Fair	V-fork	Remove
673	White Oak	*Quercus alba*	33	Fair	V-fork	Save
674	White Oak	*Quercus alba*	44	Fair	V-fork, decay	Save
676	Black Oak	*Quercus velutina*	41	Fair	V-fork, decay[3]	Save
677	White Oak	*Quercus alba*	31	Good		Save
679	White Oak	*Quercus alba*	25	Good		Save
681	White Oak	*Quercus alba*	48	Poor	Decay, hollow	Save
684	Yellow Poplar	*Liriodendron tulipifera*	26	Good		Remove
685	Yellow Poplar	*Liriodendron tulipifera*	25	Fair	Top damage	Save
686	Yellow Poplar	*Liriodendron tulipifera*	31	Fair	Root damage	Save

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SPECIMEN AND SIGNIFICANT TREES WITHIN 50 FEET OF LOD

Tree [1] Number	Common Name	Latin Name	Diameter (inches)	Condition [2]	Comments	Disposition
687	Yellow Poplar	*Liriodendron tulipifera*	25	Fair	Root damage	Remove
688	Yellow Poplar	*Liriodendron tulipifera*	40	Poor	Top damage, decay, hollow	Remove
689	Sycamore	*Platanus occidentalis*	31	Good		Remove
690	Yellow Poplar	*Liriodendron tulipifera*	24	Good		Save
691	Northern Red Oak	*Quercus rubra*	30	Poor	Decay, hollow	Save
692	Yellow Poplar	*Liriodendron tulipifera*	24	Good		Save
693	Yellow Poplar	*Liriodendron tulipifera*	26	Fair	V-fork, decay[3]	Save
694	Yellow Poplar	*Liriodendron tulipifera*	37	Poor	V-fork, decay, split	Save
695	White Oak	*Quercus alba*	27	Good		Save
696	Yellow Poplar	*Liriodendron tulipifera*	26	Fair	Root damage	Save
697	Yellow Poplar	*Liriodendron tulipifera*	25	Fair	Top damage	Save
699	Yellow Poplar	*Liriodendron tulipifera*	30	Poor	V-fork, top damage, decay, hollow	Save
701	Yellow Poplar	*Liriodendron tulipifera*	27	Poor	V-fork, top damage, decay	Remove
703	Yellow Poplar	*Liriodendron tulipifera*	26	Poor	Top damage, decay, hollow, lightning	Remove
704	Yellow Poplar	*Liriodendron tulipifera*	29	Good		Save
(A) 710	Yellow Poplar	*Liriodendron tulipifera*	28	Good		Remove
711	Red Maple	*Acer rubrum*	26	Poor	V-fork, top damage, decay	Remove
(A) 713	Yellow Poplar	*Liriodendron tulipifera*	29	Poor	V-fork, top damage, decay[3]	Save
714	Yellow Poplar	*Liriodendron tulipifera*	49	Fair	V-fork (4), top damage[3]	Save
715	Yellow Poplar	*Liriodendron tulipifera*	25	Poor	Top damage, decay	Save
716	Red Maple	*Acer rubrum*	28	Poor	Top damage, root damage, decay, hollow	Save
718	Red Maple	*Acer rubrum*	49	Poor	Top damage, decay, hollow	Save
719	Sycamore	*Platanus occidentalis*	61	Fair	V-fork, split, decay	Save
720	Yellow Poplar	*Liriodendron tulipifera*	33	Fair	Top damage	Save
721	Sycamore	*Platanus occidentalis*	40	Good		Save
722	Yellow Poplar	*Liriodendron tulipifera*	32	Fair	Top damage	Save
723	Red Maple	*Acer rubrum*	26	Fair	Top damage	Save
724	Yellow Poplar	*Liriodendron tulipifera*	25	Fair	Top damage	Save
725	Yellow Poplar	*Liriodendron tulipifera*	42	Fair	V-fork, top damage	Save
726	Yellow Poplar	*Liriodendron tulipifera*	41	Poor	Top damage, root damage, decay	Save
727	Yellow Poplar	*Liriodendron tulipifera*	40	Fair	Top damage	Save
728	Yellow Poplar	*Liriodendron tulipifera*	34	Fair	Top damage, root damage	Save
729	Yellow Poplar	*Liriodendron tulipifera*	25	Fair	Top damage	Save
730	Yellow Poplar	*Liriodendron tulipifera*	37	Poor	Top damage, decay, hollow	Save
731	Yellow Poplar	*Liriodendron tulipifera*	31	Good		Save
732	Yellow Poplar	*Liriodendron tulipifera*	29	Good		Save
733	Yellow Poplar	*Liriodendron tulipifera*	28	Good		Save
734	Yellow Poplar	*Liriodendron tulipifera*	31	Good		Save
735	Yellow Poplar	*Liriodendron tulipifera*	26	Fair	Top damage	Save
736	Red Maple	*Acer rubrum*	35	Fair	Top damage, decay	Save
737	Red Maple	*Acer rubrum*	24	Poor	Top damage, decay, hollow, lightning	Save
739	Sycamore	*Platanus occidentalis*	27	Good		Save
742	Yellow Poplar	*Liriodendron tulipifera*	34	Poor	V-fork, top damage, decay, hollow	Remove
744	Red Maple	*Acer rubrum*	28	Fair	V-fork	Save
(A) 746	Red Maple	*Acer rubrum*	25	Good		Save
750	Sycamore	*Platanus occidentalis*	27	Fair	Root damage, decay, branching	Save
752	Yellow Poplar	*Liriodendron tulipifera*	29	Fair	Top damage	Save
753	Yellow Poplar	*Liriodendron tulipifera*	36	Poor	Top damage, decay, hollow	Save
754	Yellow Poplar	*Liriodendron tulipifera*	36	Poor	Top damage, decay, split	Save
755	Yellow Poplar	*Liriodendron tulipifera*	28	Fair	Top damage	Save
756	Yellow Poplar	*Liriodendron tulipifera*	29	Fair	Top damage	Save
758	Yellow Poplar	*Liriodendron tulipifera*	24	Fair	Top damage	Save
759	Sycamore	*Platanus occidentalis*	34	Poor	V-fork (3), decay	Remove
760	Sycamore	*Platanus occidentalis*	44	Fair	V-fork, root damage	Remove
761	Yellow Poplar	*Liriodendron tulipifera*	25	Good		Save
762	Yellow Poplar	*Liriodendron tulipifera*	24	Good		Save
763	Yellow Poplar	*Liriodendron tulipifera*	25	Good		Save
769	Yellow Poplar	*Liriodendron tulipifera*	24	Good		Save
771	White Oak	*Quercus alba*	27	Fair	Decay	Save
772	Yellow Poplar	*Liriodendron tulipifera*	29	Good		Save
773	Yellow Poplar	*Liriodendron tulipifera*	27	Poor	Top damage, root damage	Save
774	Yellow Poplar	*Liriodendron tulipifera*	28	Good		Save
775	White Oak	*Quercus alba*	28	Fair	Root damage	Save
777	Yellow Poplar	*Liriodendron tulipifera*	34	Fair	Top damage, root damage	Save
778	White Oak	*Quercus alba*	28	Poor	Top damage, root damage	Save
779	Yellow Poplar	*Liriodendron tulipifera*	31	Fair	Root damage	Save
781	White Oak	*Quercus alba*	27	Good		Save
783	White Oak	*Quercus alba*	30	Good		Save
787	Northern Red Oak	*Quercus rubra*	28	Good		Save
788	Yellow Poplar	*Liriodendron tulipifera*	29	Fair	Top damage, root damage, branching	Save
791	White Oak	*Quercus alba*	28	Poor	Decay, hollow	Remove
795	White Oak	*Quercus alba*	24	Fair	Top damage	Save
796	White Oak	*Quercus alba*	27	Good		Save
797	White Oak	*Quercus alba*	24	Good		Save
800	Yellow Poplar	*Liriodendron tulipifera*	24	Fair	Branching	Save
(A) 801	Yellow Poplar	*Liriodendron tulipifera*	26	Fair	Branching	Remove
802	Yellow Poplar	*Liriodendron tulipifera*	30	Poor	Top damage, decay	Remove
(A) 803	Yellow Poplar	*Liriodendron tulipifera*	24	Good		Remove
804	Yellow Poplar	*Liriodendron tulipifera*	30	Good		Save
805	Yellow Poplar	*Liriodendron tulipifera*	25	Fair	Top damage	Save
806	Yellow Poplar	*Liriodendron tulipifera*	27	Fair	Top damage, root damage	Save
807	Yellow Poplar	*Liriodendron tulipifera*	26	Good		Save
808	Yellow Poplar	*Liriodendron tulipifera*	33	Poor	Top damage, root damage, decay	Save
809	Black Oak	*Quercus velutina*	34	Good		Save
810	Yellow Poplar	*Liriodendron tulipifera*	33	Poor	Top damage, root damage, decay, branchir	Save
811	Northern Red Oak	*Quercus rubra*	55	Poor	Top damage, decay, hollow	Remove
812	Yellow Poplar	*Liriodendron tulipifera*	34	Fair	Top damage	Save
813	Yellow Poplar	*Liriodendron tulipifera*	27	Fair	Top damage	Save
814	Yellow Poplar	*Liriodendron tulipifera*	24	Poor	Root damage, decay, hollow	Save
815	Yellow Poplar	*Liriodendron tulipifera*	29	Fair	Top damage, branching	Save
817	White Oak	*Quercus alba*	25	Poor	Root damage, decay, hollow	Save
818	Yellow Poplar	*Liriodendron tulipifera*	32	Poor	Top damage, root damage, decay, hollow	Save
819	American Beech	*Fagus grandifolia*	26	Fair	Decay, lean	Save
820	Northern Red Oak	*Quercus rubra*	34	Good		Save
821	Shortleaf Pine	*Pinus echinata*	27	Good		Save
824	Weeping Willow	*Salix babylonica*	24	Fair	Top damage, root damage, decay	Remove
826	Weeping Willow	*Salix babylonica*	29	Fair	Top damage, root damage, decay	Save
(A) 827	White Oak	*Quercus alba*	38	Fair	V-fork, decay	Save
(A) 828	Red Maple	*Acer rubrum*	25	Poor	Root damage, decay, hollow	Save
829	Southern Red Oak	*Quercus falcata*	30	Poor	Decay, hollow	Remove
(A) 830	White Oak	*Quercus alba*	55	Poor	V-fork, top damage, decay, 50% dead	Remove
831	Northern Red Oak	*Quercus rubra*	39	Poor	Top damage, decay, hollow	Remove
833	Weeping Willow	*Salix babylonica*	27	Fair	Top damage, decay	Remove
834	Weeping Willow	*Salix babylonica*	25	Fair	Decay, branching	Remove
835	Red Maple	*Acer rubrum*	31	Fair	Decay, branching	Save
836	Japanese Zelkova	*Zelkova serata*	30	Poor	Top damage, root damage, decay, branchir	Remove
837	Red Maple	*Acer rubrum*	37	Poor	V-fork (6), decay	Remove
838	White Pine	*Pinus strobus*	33	Good		Save
839	White Pine	*Pinus strobus*	31	Good		Save
840	White Pine	*Pinus strobus*	31	Good		Save
841	White Pine	*Pinus strobus*	30	Fair	Top damage	Save
842	American Beech	*Fagus grandifolia*	37	Fair	Decay, branching	Save
843	American Beech	*Fagus grandifolia*	37	Fair	Decay, branching	Save

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SPECIMEN AND SIGNIFICANT TREES WITHIN 50 FEET OF LOD

Tree [1] Number	Common Name	Latin Name	Diameter (inches)	Condition [2]	Comments	Disposition
844	Sweetgum	*Liquidambar styraciflua*	26	Poor	Root damage, decay, lightning	Save
845	American Beech	*Fagus grandifolia*	42	Poor	V-fork, root damage, decay, branching	Save
846	Red Maple	*Acer rubrum*	37	Fair	Decay, branching	Save
848	Japanese Zelkova	*Zelkova serata*	37	Poor	V-fork, top damage, root damage, decay	Remove
(A) 849	Japanese Zelkova	*Zelkova serata*	30	Fair	Top damage, root damage, decay, disease	Save
852	Black Walnut	*Juglans nigra*	25	Poor	Top damage, decay, hollow	Remove
854	Red Maple	*Acer rubrum*	29	Fair	Root damage, branching	Remove
855			66	Poor	Decay, hollow, split, cabled	Remove
856	White Pine	*Pinus strobus*	34	Good		Save
857	Yellow Poplar	*Liriodendron tulipifera*	40	Fair	Top damage	Save
859	Red Maple	*Acer rubrum*	39	Poor	Decay, hollow	Remove
860	Yellow Poplar	*Liriodendron tulipifera*	31	Fair	Top damage	Remove
862	Red Maple	*Acer rubrum*	32	Fair	V-fork, decay, hollow, branching[3]	Remove
(A) 863	Yellow Poplar	*Liriodendron tulipifera*	26	Poor	Top damage, decay, hollow	Remove
864	Yellow Poplar	*Liriodendron tulipifera*	32	Poor	V-fork, top damage, decay, hollow	Remove
(A) 865	White Oak	*Quercus alba*	30	Good		Save
867	Red Maple	*Acer rubrum*	25	Fair	V-fork, decay, lean	Save
868	Northern Red Oak	*Quercus rubra*	26	Fair	Top damage, root damage	Save
869	Yellow Poplar	*Liriodendron tulipifera*	25	Good		Save
870	Yellow Poplar	*Liriodendron tulipifera*	25	Poor	V-fork, decay, hollow	Save
874	Yellow Poplar	*Liriodendron tulipifera*	24	Fair	Top damage	Save
875	Yellow Poplar	*Liriodendron tulipifera*	28	Poor	V-fork, top damage, root damage, decay	Save
876	Blackgum	*Nyssa sylvatica*	24	Poor	Root damage, decay	Save
877	Northern Red Oak	*Quercus rubra*	25	Fair	Root damage	Save
878	Yellow Poplar	*Liriodendron tulipifera*	40	Fair	Root damage	Save
879	Yellow Poplar	*Liriodendron tulipifera*	37	Fair	Top damage	Save
880	Yellow Poplar	*Liriodendron tulipifera*	24	Fair	Branching	Save
881	Yellow Poplar	*Liriodendron tulipifera*	25	Fair	Root damage, branching	Save
883	Yellow Poplar	*Liriodendron tulipifera*	24	Fair	V-fork, branching	Save
884	Northern Red Oak	*Quercus rubra*	25	Fair	Root damage, decay	Remove
885	Yellow Poplar	*Liriodendron tulipifera*	27	Poor	Top damage, decay, hollow	Save
886	Northern Red Oak	*Quercus rubra*	25	Good		Save
(A) 887	Northern Red Oak	*Quercus rubra*	26	Fair	Root damage	Save
(A) 888	Northern Red Oak	*Quercus rubra*	25	Fair	Root damage, decay	Save
(A) 889	Northern Red Oak	*Quercus rubra*	27	Fair	Root damage, branching	Save
890	Northern Red Oak	*Quercus rubra*	37	Good		Remove
891	Northern Red Oak	*Quercus rubra*	27	Fair	Root damage	Remove
892	Yellow Poplar	*Liriodendron tulipifera*	26	Good		Save
893	Yellow Poplar	*Liriodendron tulipifera*	28	Good		Save
894	Northern Red Oak	*Quercus rubra*	24	Poor	Decay, lean, cut stump	Save
(A) 895	White Oak	*Quercus alba*	28	Good		Remove
896	Yellow Poplar	*Liriodendron tulipifera*	31	Fair	V-fork	Save
897	Yellow Poplar	*Liriodendron tulipifera*	32	Good		Save
900	Yellow Poplar	*Liriodendron tulipifera*	27	Good		Save
901	Yellow Poplar	*Liriodendron tulipifera*	27	Fair	Root damage, branching	Save
(A) 902	Yellow Poplar	*Liriodendron tulipifera*	27	Poor	Top damage, root damage, decay, branchir	Remove
1001	White Oak	*Quercus alba*	31	Fair	V-fork	Save
1002	White Oak	*Quercus alba*	25	Good		Save
1003	Sycamore	*Platanus occidentalis*	26	Poor	Decay, hollow	Remove
1004	Sycamore	*Platanus occidentalis*	27	Fair	V-fork	Remove
1005	Yellow Poplar	*Liriodendron tulipifera*	29	Poor	Top damage, decay, root damage	Remove
(A) 1006	Northern Red Oak	*Quercus rubra*	27	Good		Remove
1007	Yellow Poplar	*Liriodendron tulipifera*	28	Fair	Top damage, decay, root damage	Save
1008	Yellow Poplar	*Liriodendron tulipifera*	24	Good		Save
1009	White Oak	*Quercus alba*	24	Good		Save
1010	White Oak	*Quercus alba*	33	Poor	Top damage, decay	Save
1011	Northern Red Oak	*Quercus rubra*	34	Good		Save
1012	Yellow Poplar	*Liriodendron tulipifera*	31	Poor	Decay, hollow	Remove
1013	Red Maple	*Acer rubrum*	24	Fair	Top damage	Save
1014	American Elm	*Ulmus americana*	28	Fair	Top damage	Remove
1015	Yellow Poplar	*Liriodendron tulipifera*	26	Good		Save
1016	Yellow Poplar	*Liriodendron tulipifera*	38	Poor	V-fork, top damage, decay	Save
1021	Yellow Poplar	*Liriodendron tulipifera*	32	Fair	V-fork, top damage, root damage, branchin	Save
1022	Yellow Poplar	*Liriodendron tulipifera*	31	Poor	V-fork, top damage, decay	Remove
1023	Yellow Poplar	*Liriodendron tulipifera*	33	Fair	V-fork, top damage, root damage, decay	Save
1024	White Oak	*Quercus alba*	24	Fair	Top damage, root damage	Save
1025	White Oak	*Quercus alba*	25	Fair	Top damage	Save
1026	White Oak	*Quercus alba*	37	Good		Save
1027	Yellow Poplar	*Liriodendron tulipifera*	25	Fair	Branching	Save
1028	Yellow Poplar	*Liriodendron tulipifera*	35	Fair	Top damage	Save
1029	Yellow Poplar	*Liriodendron tulipifera*	29	Good		Save

SPECIMEN TREE NUMBER 902 WAS DETERMINED TO BE A HAZARD AND THEREFORE WAS REMOVED

1 A number of trees were identified by the surveyors that were less than 24 inches Diameter at Breast Height (DBH). Those numbers are not reflected on the FCP or in this list.

[2] Condition

Good - The tree is in generally good health no noticable defects of problems.

Fair - The tree is in generally good health but noticable defects that may be sign of future problems with tree health or

Poor - The tree has defects that could result in declining health or stability issues in the immediate future. Potentially

[3] This tree is a multistem tree splitting below DBH with largest stem size being reflected.

NOTE: (A)
A NUMBER OF TREES ORIGINALLY SLATED TO BE REMOVED ARE NOW BEING SAVED, OR ORIGINALLY SAVED BUT NOW BEING REMOVED. THIS WAS DONE DUE TO LOD ADJUSTMENTS, REASSESSMENT OF THE TREE'S HEALTH AND/OR THE LOCATION OF THE TREE. THE PROJECT ARBORISTS CERTIFIED THE TREES ORIGINALLY SHOWN TO BE REMOVED BUT NOW BEING SAVED AS SUITABLE TO SAVE.

SPECIMEN TREE NUMBER 821 IS A CHAMPION SIZED TREE

NOTE: 1
TREES ON THIS LIST WHICH ARE STRUCK THROUGH WITH A LINE HAVE BEEN INCLUDED ON THE 2024 TREE SURVEY LIST ON SHEET 152

LIST OF AMENDMENT ITEMS

1. STREAM RESTORATION IMPROVEMENTS ADJACENT TO HOLES 10 AND 11 OF THE GOLF COURSE AND RECONFIGURING THE PLAY AREA OF HOLES 10 AND 11

Developer's Certificate
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. F20250130 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

Developer: Tournament Players Club at Avenel, LLC (Company) James Triola (Contact Person)
Address: 1 PGA TOUR Blvd, Ponte Vedra Beach, FL 32082
Phone: 904.285.3700
Email: jimtriola@pgatourhq.com
Signature:

Dewberry
DEWBERRY ENGINEERS INC.
8401 GEORGIA AVE, SUITE 540
ROCKVILLE, MD 20850
PH: 301.948.8300 FX: 301.258.7607
www.dewberry.com

CONTACT
DANIEL SCHLEGEL
1 PGA TOUR BLVD
LANHAM, MD 20706
PH: 301.364.1881
www.dewberry.com

Drawn by: MAW
Designed by: KDM
Checked by: AB
Preliminary Plan #: 119841040

Tax Map #: FN123, FN342, FN343, FN561, FN562 FN563, FP121, FP341, FP561, GN122
Zoned: RE-2C
Prior zone before 10/30/2014 RE-2C / TDR 2

REVISIONS

No.	DATE	BY	Description

LEGAL DESCRIPTION
Plats 16705, 16706
PARCEL P, A, B & C, BLOCK J

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

SPECIMEN TREE LIST AND DISPOSITION
FINAL FOREST CONSERVATION PLAN F20250130
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-151

02-BFCP-F20250130-151

P:\PROJECTS\2024 Fall\50171916 - Avenel 2024\CAD\01-FCP_Amend -#\02-BFCP-F20250130-000.dwg, 15\, 1/13/2025 9:23:46 PM, smick, 1:1

* - MINOR IMPACTS TO CRZ
** - TREE TO BE REMOVED

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SPECIMEN TREE TABLE

	No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Comments
	112	Tulip poplar	*Liriodendron tulipifera*	32	Fair	BB, SDW, located on steep slope
	114	Northern red oak	*Quercus rubra*	30	Poor	BB, LDW, lean, located on steep slope, supporting weight of dead neighboring tree
	115	Tulip poplar	*Liriodendron tulipifera*	37	Fair	Codom, BB, located on steep slope
	118	Red maple	*Acer rubrum*	30	Poor	Large trunk cavity, BB
	120	Red maple	*Acer rubrum*	33	Poor	Large lead broken off, BB, LDW
*	121	American Sycamore	*Platanus occidentalis*	36	Poor	Lean, LDW, BB
	122	Tulip poplar	*Liriodendron tulipifera*	30	Fair	Trunk cavity, LDW, BB
	123	Tulip poplar	*Liriodendron tulipifera*	38	Good	Roots exposed by stream erosion, located near eroding bank
*	124	Tulip poplar	*Liriodendron tulipifera*	33	Fair	CODOM, BB, SDW
*	125	Tulip poplar	*Liriodendron tulipifera*	31	Fair	CODOM with 124, BB, LDW
	127	Tulip poplar	*Liriodendron tulipifera*	36	Fair	GR, LDW, BB
	128	Tulip poplar	*Liriodendron tulipifera*	31	Good	Slight trunk decay, GR
	131	Tulip poplar	*Liriodendron tulipifera*	30	Good	LDW, GR
	135	Red maple	*Acer rubrum*	33	Fair	One sided canopy, BB, LDW
	137	Tulip poplar	*Liriodendron tulipifera*	34	Fair	CODOM, BB, LDW, located on steep slope
	138	White oak	*Quercus alba*	44	Poor	CODOM, SDW, LDW, BB, located on steep slope, dead wood throughout canopy
	146	Tulip poplar	*Liriodendron tulipifera*	35	Fair	BB, LDW
	149	Tulip poplar	*Liriodendron tulipifera*	42	Fair	CODOM, BB, LDW
	150	American Sycamore	*Platanus occidentalis*	31	Fair	Lean, SDW
	152	American Sycamore	*Platanus occidentalis*	40	Poor	Significant lean, BB, SDW
	153	American Sycamore	*Platanus occidentalis*	32	Fair	CODOM with 152, LDW
	190	White oak	*Quercus alba*	33	Poor	LDW, SDW, BB, lean, supporting weight of dead tree
**	191	Tulip poplar	*Liriodendron tulipifera*	34	Fair	BB, LDW, SDW
	196	Tulip poplar	*Liriodendron tulipifera*	40	Fair	CODOM, LDW, SDW
	197	Tulip poplar	*Liriodendron tulipifera*	42	Fair	CODOM, LDW, SDW
	200	Tulip poplar	*Liriodendron tulipifera*	30	Fair	GR, BB, LDW
	301	Tulip poplar	*Liriodendron tulipifera*	42	Poor	Large trunk cavity, CODOM, split in trunk from base to 7ft
*	304	Red maple	*Acer rubrum*	45	Poor	Large trunk cavity at base, hardware in trunk, lean, BB, LDW
*	305	American sycamore	*Platanus occidentalis*	64	Fair	CODOM, GR
	306	American sycamore	*Platanus occidentalis*	30	Good	BB, SDW
	307	Red maple	*Acer rubrum*	30	Fair	CODOM, LDW, BB, SDW
*	309	Red maple	*Acer rubrum*	32	Good	SDW, BB
	310	American sycamore	*Platanus occidentalis*	33	Fair	SDW, exposed roots
	312	American sycamore	*Platanus occidentalis*	42	Fair	CODOM, SDW, exposed roots
	316	Tulip poplar	*Liriodendron tulipifera*	30	Fair	Lean, SDW
	319	Tulip poplar	*Liriodendron tulipifera*	30	Fair	SDW, CODOM with 320
	322	Sycamore	*Platanus occidentalis*	33	Good	CODOM
	323	Tulip poplar	*Liriodendron tulipifera*	32	Fair	Lean, small canopy
	324	Tulip poplar	*Liriodendron tulipifera*	40	Good	On slope
	328	Tulip poplar	*Liriodendron tulipifera*	31	Fair	Lean uneven canopy
	330	Tulip poplar	*Liriodendron tulipifera*	31	Fair	Lean, uneven canopy
	335	Tulip poplar	*Liriodendron tulipifera*	54	Fair	CODOM SDW
	338	Sycamore	*Platanus occidentalis*	37	Good	SDW
	342	Tulip poplar	*Liriodendron tulipifera*	32	Good	
	343	Tulip poplar	*Liriodendron tulipifera*	30	Good	
	350	Tulip poplar	*Liriodendron tulipifera*	31	Poor	Canker/possible burn at base, VC, lean
	359	Tulip poplar	*Liriodendron tulipifera*	32	Good	On slope
	360	Tulip poplar	*Liriodendron tulipifera*	30	Good	
	361	Northern Red oak	*Quercus rubra*	33	Poor	Oak gall, slope, girdled roots
	363	White oak	*Quercus alba*	32	Fair	Lean
	365	Tulip poplar	*Liriodendron tulipifera*	43	Fair	CODOM
	367	Tulip poplar	*Liriodendron tulipifera*	42	Fair	CODOM exposed roots
	369	Tulip poplar	*Liriodendron tulipifera*	31	Fair	TC galls
	372	Tulip poplar	*Liriodendron tulipifera*	32	Fair	SDW
	374	Tulip poplar	*Liriodendron tulipifera*	32	Fair	LDW
	376	Sycamore	*Platanus occidentalis*	32	Poor	TC, hollow
	377	Tulip poplar	*Liriodendron tulipifera*	32	Fair	LDW
	383	Tulip poplar	*Liriodendron tulipifera*	32	Good	
	387	Tulip poplar	*Liriodendron tulipifera*	30	Fair	GR LDW
**	391	Tulip poplar	*Liriodendron tulipifera*	51	Fair	CODOM, LDW
*	398	Sycamore	*Platanus occidentalis*	34	Fair	LDW, GR, lean

SIGNIFICANT TREE TABLE

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Comments
113	Tulip poplar	*Liriodendron tulipifera*	29	Fair	BB, LDW, located on steep slope
116	Northern red oak	*Quercus rubra*	26	Poor	Significant lean, BB, LDW, located on steep slope
117	Tulip poplar	*Liriodendron tulipifera*	29	Good	Exposed roots, VC, BB
119	White oak	*Quercus alba*	27	Poor	Located on steep slope, GR, uneven canopy, BB, LDW
126	Tulip poplar	*Liriodendron tulipifera*	29	Fair	VC, BB, LDW
129	American sycamore	*Platanus occidentalis*	24	Very Poor	SDW, LDW, lean, CODOM, most of canopy dead
130	Tulip poplar	*Liriodendron tulipifera*	24	Fair	GR, SDW
132	Tulip poplar	*Liriodendron tulipifera*	25	Poor	GR, BB, LDW, restricted canopy
133	Tulip poplar	*Liriodendron tulipifera*	24	Poor	Lean, BB, LDW
134	Red maple	*Acer rubrum*	29	Poor	CODOM, BB, LDW, trunk cavity
136	Tulip poplar	*Liriodendron tulipifera*	26	Good	BB
139	Tulip poplar	*Liriodendron tulipifera*	24	Fair	One sided canopy, located on steep slope, BB
140	Tulip poplar	*Liriodendron tulipifera*	24	Fair	BB, LDW, located on steep slope
141	Tulip poplar	*Liriodendron tulipifera*	26	Fair	BB, located on steep slope, SDW
142	Tulip poplar	*Liriodendron tulipifera*	27	Fair	One sided canopy, SDW, BB
143	Tulip poplar	*Liriodendron tulipifera*	27	Fair	BB, SDW, located on steep slope
144	Tulip poplar	*Liriodendron tulipifera*	24	Fair	BB, SDW, located on steep slope
145	Tulip poplar	*Liriodendron tulipifera*	27	Fair	BB, LDW
147	Tulip poplar	*Liriodendron tulipifera*	26	Fair	BB, LDW, lean
148	Tulip poplar	*Liriodendron tulipifera*	25	Poor	BB, LDW, large lead broken off
151	Tulip poplar	*Liriodendron tulipifera*	29	Fair	BB, LDW, SDW
154	Tulip poplar	*Liriodendron tulipifera*	26	Fair	BB, LDW, SDW
155	Tulip poplar	*Liriodendron tulipifera*	27	Fair	BB, LDW, SDW
156	Red maple	*Acer rubrum*	26	Poor	CODOM, BB, LDW, jutting out of embankment
157	Black willow	*Salix nIGRa*	27	Poor	BB, LDW, SDW, significant canopy dieback
158	Tulip poplar	*Liriodendron tulipifera*	25	Fair	BB, LDW, SDW
187	Red maple	*Acer rubrum*	24	Fair	BB, LDW, SDW, trunk cavity
188	Tulip poplar	*Liriodendron tulipifera*	29	Fair	
189	Tulip poplar	*Liriodendron tulipifera*	24	Fair	
192	Tulip poplar	*Liriodendron tulipifera*	28	Fair	one sided canopy, SDW
193	Tulip poplar	*Liriodendron tulipifera*	27	Fair	CODOM, SDW

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No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Comments
194	American sycamore	*Platanus occidentalis*	24	Fair	SDW, LDW, BB, one sided canopy
195	Tulip poplar	*Liriodendron tulipifera*	28	Poor	SDW, BB, LDW
198	White oak	*Quercus alba*	27	Fair	One sided canopy, lean, SDW
199	Tulip poplar	*Liriodendron tulipifera*	26	Fair	BB, SDW, extensive sucker growth
302	Red maple	*Acer rubrum*	24	Poor	Top lead of tree broken off, LDW, SDW
308	Red maple	*Acer rubrum*	25	Fair	Lean, SDW, GR
311	Tulip poplar	*Liriodendron tulipifera*	29	Fair	GR, SDW
314	Tulip poplar	*Liriodendron tulipifera*	24	Fair	Wedged against ST315, SDW
317	Tulip poplar	*Liriodendron tulipifera*	27	Fair	One sided canopy, SDW
318	Tulip poplar	*Liriodendron tulipifera*	27	Fair	One sided canopy, SDW, GR, VC
320	Tulip poplar	*Liriodendron tulipifera*	25	Fair	CODOM with 319, SDW
321	Tulip poplar	*Liriodendron tulipifera*	25	Fair	Lean, SDW
325	Tulip poplar	*Liriodendron tulipifera*	26	Fair	BB, hardware
326	Tulip poplar	*Liriodendron tulipifera*	25	Fair	VC, SDW
327	Tulip poplar	*Liriodendron tulipifera*	25	Good	
329	Tulip poplar	*Liriodendron tulipifera*	25	Fair	Small canopy
331	Tulip poplar	*Liriodendron tulipifera*	24	Fair	Pruned, CODOM w 332
332	Tulip poplar	*Liriodendron tulipifera*	25	Fair	Pruned, CODOM w 331
333	Tulip poplar	*Liriodendron tulipifera*	28	Good	Uneven canopy
334	Tulip poplar	*Liriodendron tulipifera*	27	Fair	BB, SDW
336	Tulip poplar	*Liriodendron tulipifera*	24	Fair	LDW
337	Tulip poplar	*Liriodendron tulipifera*	26	Good	SDW
339	Tulip poplar	*Liriodendron tulipifera*	25	Fair	Uneven, pruned
340	Tulip poplar	*Liriodendron tulipifera*	28	Good	VC
341	Tulip poplar	*Liriodendron tulipifera*	24	Good	
344	Tulip poplar	*Liriodendron tulipifera*	25	Good	
345	Tulip poplar	*Liriodendron tulipifera*	26	Fair	BB
346	Tulip poplar	*Liriodendron tulipifera*	24	Fair	Uneven small canopy
347	Tulip poplar	*Liriodendron tulipifera*	29	Good	
348	Tulip poplar	*Liriodendron tulipifera*	27	Good	Slight lean
349	Tulip poplar	*Liriodendron tulipifera*	25	Fair	Small TC
351	Tulip poplar	*Liriodendron tulipifera*	25	Good	Lean
352	Tulip poplar	*Liriodendron tulipifera*	24	Fair	TC, CODOM, VC
353	Tulip poplar	*Liriodendron tulipifera*	25	Good	
354	Tulip poplar	*Liriodendron tulipifera*	25	Fair	CODOM
355	Tulip poplar	*Liriodendron tulipifera*	25	Fair	CODOM with 354
356	Tulip poplar	*Liriodendron tulipifera*	27	Fair	CODOM w 357, VC
357	Tulip poplar	*Liriodendron tulipifera*	27	Fair	CODOM w 356, VC
358	Tulip poplar	*Liriodendron tulipifera*	27	Fair	On slope, pruned
362	White oak	*Quercus alba*	27	Fair	Lean LDW slope
364	White oak	*Quercus alba*	29	Good	
366	Tulip poplar	*Liriodendron tulipifera*	27	Good	
368	Sycamore	*Platanus occidentalis*	27	Fair	Lean
370	Tulip poplar	*Liriodendron tulipifera*	27	Good	
371	Tulip poplar	*Liriodendron tulipifera*	24	Fair	lean
373	Tulip poplar	*Liriodendron tulipifera*	25	Good	
375	Tulip poplar	*Liriodendron tulipifera*	27	Good	
378	Tulip poplar	*Liriodendron tulipifera*	24	Fair	GR small canopy
379	Tulip poplar	*Liriodendron tulipifera*	25	Fair	LDW GR
380	Tulip poplar	*Liriodendron tulipifera*	26	Fair	
381	Tulip poplar	*Liriodendron tulipifera*	27	Good	
382	Tulip poplar	*Liriodendron tulipifera*	28	Fair	Uneven canopy SDW
384	Tulip poplar	*Liriodendron tulipifera*	25	Fair	GR slope
385	Tulip poplar	*Liriodendron tulipifera*	26	Good	
386	Tulip poplar	*Liriodendron tulipifera*	27	Good	
388	Tulip poplar	*Liriodendron tulipifera*	27	Good	
389	Tulip poplar	*Liriodendron tulipifera*	25	Fair	HVC, CODOM with 390
390	Tulip poplar	*Liriodendron tulipifera*	24	Poor	HVC, CODOM with 389, BB, LDW
392	Tulip poplar	*Liriodendron tulipifera*	29	Good	
393	Tulip poplar	*Liriodendron tulipifera*	24	Good	SDW
394	Tulip poplar	*Liriodendron tulipifera*	27	Fair	Lean SDW
395	Tulip poplar	*Liriodendron tulipifera*	28	Fair	LDW SDW
396	Tulip poplar	*Liriodendron tulipifera*	24	Good	
397	Tulip poplar	*Liriodendron tulipifera*	24	Fair	Small uneven canopy

Key: BB = broken branches
CODOM = codominant leaders
LDW = large dead wood
TC = trunk cavity
VC = vine cover
GR = girdling roots
SDW = small dead wood
HVC = heavy vine cover

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TREE INVENTORY TABLE

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Comments
34	Tulip poplar	*Liriodendron tulipifera*	11	Poor	Located on eroded bank. All major roots exposed. CODOM with 35
35	Tulip poplar	*Liriodendron tulipifera*	10	Poor	Located on eroded bank. All major roots exposed. CODOM with 34
36	Beech	*Fagus grandifolia*	8	Fair	One sided canopy. Brush piled against base
37	Ironwood	*Carpinus caroliniana*	5	Poor	Trunk decay and cavities
38	Tulip poplar	*Liriodendron tulipifera*	8	Poor	Top of trunk snapped off
39	Tulip poplar	*Liriodendron tulipifera*	11	Fair	Located on eroding stream bank. Exposed roots
40	Red maple	*Acer rubrum*	8	Fair	Located on eroding stream bank
41	Beech	*Fagus grandifolia*	19	Poor	Located on eroding stream bank. Exposed roots
42	Chestnut oak	*Quercus montana*	16	Fair	SDW. Located on eroding stream bank
43	Tulip poplar	*Liriodendron tulipifera*	17	Fair	Located on eroding stream bank, SDW
44	Tulip poplar	*Liriodendron tulipifera*	4	Fair	Located on eroding stream bank
45	Chestnut oak	*Quercus montana*	8	Fair	SDW
46	Beech	*Fagus grandifolia*	5	Good	SDW
47	Sycamore	*Platanus occidentalis*	10	Good	SDW
48	Beech	*Fagus grandifolia*	4	Fair	Lean
49	Beech	*Fagus grandifolia*	8	Fair	Small cavities and cankers
50	Beech	*Fagus grandifolia*	6	Poor	Located on eroding stream bank, SDW
51	Tulip poplar	*Liriodendron tulipifera*	11	Fair	GR, SDW
52	Ironwood	*Carpinus caroliniana*	5	Fair	Exposed roots, BB
53	Tulip poplar	*Liriodendron tulipifera*	18	Poor	Located on eroding stream bank, BB, SDW
54	Northern red oak	*Quercus rubra*	6	Poor	Supporting weight of neighboring trees, SDW
55	Ironwood	*Carpinus caroliniana*	5	Poor	Supporting weight of neighboring trees, exposed roots, SDW
56	Ironwood	*Carpinus caroliniana*	7	Poor	Located on eroding stream bank, exposed roots, SDW
57	Beech	*Fagus grandifolia*	11	Fair	Exposed roots, supporting weight of dead leaders from neighboring trees
58	Black locust	*Robinia pseudoacacia*	12	Poor	SDW, significant lean
59	Tulip poplar	*Liriodendron tulipifera*	10	Fair	Small canopy, dead wood piled against base
60	Red maple	*Acer rubrum*	5	Fair	SDW
61	Sycamore	*Platanus occidentalis*	4	Very Poor	SDW, severe lean
62	Tulip poplar	*Liriodendron tulipifera*	5	Fair	Growing against 61
63	Hackberry	*Celtis occidentalis*	4	Good	SDW
64	Tulip poplar	*Liriodendron tulipifera*	4	Good	
65	Sycamore	*Platanus occidentalis*	17	Good	SDW
66	Red maple	*Acer rubrum*	4	Fair	Restricted canopy
67	Tulip poplar	*Liriodendron tulipifera*	4	Fair	Lean
68	Tulip poplar	*Liriodendron tulipifera*	7	Poor	Small canopy, SDW
69	Sycamore	*Platanus occidentalis*	8	Fair	SDW
70	Tulip poplar	*Liriodendron tulipifera*	11	Fair	SDW, GR
71	Tulip poplar	*Liriodendron tulipifera*	5	Good	
72	Red maple	*Acer rubrum*	5	Good	SDW
73	Tulip poplar	*Liriodendron tulipifera*	8	Fair	Lean, dead wood against base
74	Sycamore	*Platanus occidentalis*	4	Poor	SDW, significant lean, dead wood against base
75	Tulip poplar	*Liriodendron tulipifera*	12	Fair	SDW, GR
76	Eastern red cedar	*Juniperus virginiana*	10	Poor	Trunk cavities, SDW
77	Tulip poplar	*Liriodendron tulipifera*	15	Fair	SDW
78	Red maple	*Acer rubrum*	20	Very Poor	Large leader dead, hollowed out trunk
79	Red maple	*Acer rubrum*	11	Poor	Hollowed out trunk, SDW
80	Ironwood	*Carpinus caroliniana*	5	Fair	SDW, GR, BB
81	Black ash	*Fraxinus nigra*	5	Poor	Trunk cavities, SDW
82	Ironwood	*Carpinus caroliniana*	5	Fair	Lean, CODOM, SDW
83	Ironwood	*Carpinus caroliniana*	4	Fair	SDW, GR
84	Red maple	*Acer rubrum*	10	Fair	Lean, SDW, CODOM with 85
85	Red maple	*Acer rubrum*	15	Fair	Lean,SDW, CODOM with 86
86	Red maple	*Acer rubrum*	16	Fair	SDW, CODOM
87	Red maple	*Acer rubrum*	9	Fair	Lean, CODOM with 86, 85, 84
88	Red maple	*Acer rubrum*	20	Fair	SDW, BB
89	Tulip poplar	*Liriodendron tulipifera*	20	Good	SDW
90	Beech	*Fagus grandifolia*	15	Fair	SDW, lean
91	Ironwood	*Carpinus caroliniana*	5	Very Poor	Dead leads, BB
92	Tulip poplar	*Liriodendron tulipifera*	25	Fair	BB, lean, SDW

1

TREE INVENTORY TABLE

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Comments
93	Tulip poplar	*Liriodendron tulipifera*	14	Fair	BB, SDW
94	Beech	*Fagus grandifolia*	5	Fair	SDW, BB
95	Red maple	*Acer rubrum*	9	Fair	BB, SDW
96	Red maple	*Acer rubrum*	22	Poor	Bleeding trunk cavity, BB, SDW
97	Chestnut oak	*Quercus montana*	33	Poor	LDW SDW CODOM canker
98	Hemlock	*Tsuga canadensis*	6	Good	
99	Chestnut oak	*Quercus montana*	12	Fair	Hollow space lean SDW
100	Hemlock	*Tsuga canadensis*	6	Good	
201	Chestnut oak	*Quercus montana*	4	Fair	Lean
202	Chestnut oak	*Quercus montana*	30	Fair	Lean exposed roots LDW
203	Chestnut oak	*Quercus montana*	8	Fair	Lean, heavy slope
204	Chestnut oak	*Quercus montana*	17	Poor	Ltc slope exposed roots
205	Chestnut oak	*Quercus montana*	14	Fair	Slope SDW
206	Red maple	*Acer rubrum*	4	Good	
207	Tulip poplar	*Liriodendron tulipifera*	31	Good	SDW
208	Tulip poplar	*Liriodendron tulipifera*	30	Good	
209	Tulip poplar	*Liriodendron tulipifera*	16	Good	
210	Tulip poplar	*Liriodendron tulipifera*	24	Fair	LDW bark sloughing
211	Tulip poplar	*Liriodendron tulipifera*	13	Good	
212	Tulip poplar	*Liriodendron tulipifera*	22	Fair	LDW CODOM
213	Tulip poplar	*Liriodendron tulipifera*	14	Fair	CODOM SDW bark sloughing
214	Red maple	*Acer rubrum*	11	Poor	BB SDW lean
215	Tulip poplar	*Liriodendron tulipifera*	21	Fair	Lean LDW
216	Tulip poplar	*Liriodendron tulipifera*	19	Good	
217	Tulip poplar	*Liriodendron tulipifera*	14	Good	
218	Sycamore	*Platanus occidentalis*	22	Fair	CODOM 19 21 22 hardware
219	Tulip poplar	*Liriodendron tulipifera*	16	Poor	HVC hardware
220	Tulip poplar	*Liriodendron tulipifera*	17	Fair	SDW
221	Tulip poplar	*Liriodendron tulipifera*	14	Poor	Bleeding canker
222	Tulip poplar	*Liriodendron tulipifera*	22	Fair	LDW
223	Tulip poplar	*Liriodendron tulipifera*	23	Good	
224	Tulip poplar	*Liriodendron tulipifera*	21	Good	
225	Tulip poplar	*Liriodendron tulipifera*	23	Good	
226	Northern red oak	*Quercus rubra*	5	Good	
227	White oak	*Quercus alba*	19	Fair	HVC
228	Red maple	*Acer rubrum*	5	Fair	CODOM 5 4 SDW
229	Red maple	*Acer rubrum*	6	Good	CODOM
230	Red maple	*Acer rubrum*	9	Good	CODOM
231	Ironwood	*Carpinus caroliniana*	4	Good	CODOM
232	Northern red oak	*Quercus rubra*	19	Fair	GR Lean
233	Ironwood	*Carpinus caroliniana*	5	Fair	CODOM lean
234	Ironwood	*Carpinus caroliniana*	5	Fair	CODOM lean
235	Tulip poplar	*Liriodendron tulipifera*	19	Fair	Suckered growth
236	Tulip poplar	*Liriodendron tulipifera*	18	Fair	Damaged bark
237	Tulip poplar	*Liriodendron tulipifera*	16	Good	
238	Tulip poplar	*Liriodendron tulipifera*	21	Fair	Lean
239	Tulip poplar	*Liriodendron tulipifera*	21	Fair	Hardware LDW
240	Tulip poplar	*Liriodendron tulipifera*	19	Fair	LDW
241	Tulip poplar	*Liriodendron tulipifera*	19	Poor	Large canker SDW
242	Tulip poplar	*Liriodendron tulipifera*	16	Fair	BB
243	Red maple	*Acer rubrum*	14	Fair	Lean SDW

Key: BB = broken branches
CODOM = Codominant leaders
LDW = large dead wood
TC = trunk cavity
VC = vine cover
GR = girdling roots
SDW = small dead wood
HVC = heavy vine cover

LIST OF AMENDMENT ITEMS

1. STREAM RESTORATION IMPROVEMENTS ADJACENT TO HOLES 10 AND 11 OF THE GOLF COURSE AND RECONFIGURING THE PLAY AREA OF HOLES 10 AND 11

Developer's Certificate
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. F20250130 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

Developer: Tournament Players Club at Avenel, LLC (Company) James Triola (Contact Person)
Address: 1 PGA TOUR Blvd, Ponte Vedra Beach, FL 32082
Phone: 904.285.3700
Email: jimtriola@pgatourhq.com
Signature: _____

Dewberry
DEWBERRY ENGINEERS INC.
8401 GEORGIA AVE, SUITE 940
ROCKVILLE, MD 20850
PH: 301.948.8300 FX: 301.258.7607
www.dewberry.com

CONTACT
DANIEL SCHLEGEL
8401 GEORGIA AVE
LANHAM, MD 20706
PH: 301.364.1881
www.dewberry.com

Drawn by: MAW
Designed by: KDM
Checked by: AB
Preliminary Plan #: 119841040
.
Tax Map #: FN123, FN342, FN343, FN561, FN562 FN563, FP121, FP341, FP561, GN122
Zoned: RE-2C
Prior zone before 10/30/2014 RE-2C / TDR 2

No.	DATE	BY	Description
			REVISIONS

LEGAL DESCRIPTION
Plats 16706, 16706
PARCEL Pt.A, B & C, BLOCK J

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

MONTGOMERY COUNTY, MARYLAND

SPECIMEN TREE LIST AND DISPOSITION
FINAL FOREST CONSERVATION PLAN F20250130
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT

Date: SEPT 2024
Sheet: FCP-152

02-BFCP-F20250130-152

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AFFORESTATION AREA #1--Bottomland Plantings					Acreage = 0.12
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Quercus palustris	Pin Oak	2-2.5"		B&B	3
Quercus coccinea	Scarlet Oak	2-2.5"		B&B	3
Plantanus occidentalis	Sycamore	2-2.5"		B&B	3
Acer rubrum	Red Maple	2-2.5"		B&B	3
Lindera benzoin	Spicebush		1.5-2'	Container	2
Viburnum prunifolium	Blackhaw Viburnum		1.5-2'	Container	1

AFFORESTATION AREA #2-- Upland Plantings					Acreage = 1.08
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Quercus rubra	Northern Red Oak	2-2.5"		B&B	18
Quercus alba	White Oak	2-2.5"		B&B	18
Quercus coccinea	Scarlet Oak	2-2.5"		B&B	23
Acer rubrum	Red Maple	2-2.5"		B&B	24
Liquidambar styraciflua	Sweetgum	2-2.5"		B&B	20
Kalmia latifolia	Mountain Laurel		1.5-2'	Container	18
Chionanthus virginicus	Fringe-tree		1.5-2'	Container	20

AFFORESTATION AREA #3--Bottomland Plantings					Acreage = 0.24
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Quercus palustris	Pin Oak	2-2.5"		B&B	3
Quercus coccinea	Scarlet Oak	2-2.5"		B&B	3
Plantanus occidentalis	Sycamore	2-2.5"		B&B	6
Acer rubrum	Red Maple	2-2.5"		B&B	6
Liquidambar styraciflua	Sweetgum	2-2.5"		B&B	6
Lindera benzoin	Spicebush		1.5-2'	Container	4
Cornus amomum	Silky Dogwood		1.5-2'	Container	4

AFFORESTATION AREA #4--Upland Plantings					Acreage = 0.79
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Quercus rubra	Northern Red Oak	2-2.5"		B&B	12
Quercus alba	White Oak	2-2.5"		B&B	12
Quercus coccinea	Scarlet Oak	2-2.5"		B&B	15
Acer rubrum	Red Maple	2-2.5"		B&B	15
Liquidambar styraciflua	Sweetgum	2-2.5"		B&B	20
Kalmia latifolia	Mountain Laurel		1.5-2'	Container	9
Chionanthus virginicus	Fringe-tree		1.5-2'	Container	10
Viburnum dentatum	Southern Arrowwood		1.5-2'	Container	9

AFFORESTATION AREA #5--Upland Plantings (B)					Acreage = 1.86
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Quercus rubra	Northern Red Oak	2-2.5"		B&B	30
Quercus alba	White Oak	2-2.5"		B&B	25
Quercus coccinea	Scarlet Oak	2-2.5"		B&B	45
Acer rubrum	Red Maple	2-2.5"		B&B	45
Liquidambar styraciflua	Sweetgum	2-2.5"		B&B	15
Cercis canadensis	Eastern Redbud	1-1.5"		B&B	15
Ilex opaca (M)	American Holly (male)		6'-8'	B&B	8
Ilex opaca(F)	American Holly (female)		6'-8'	B&B	9
Kalmia latifolia	Mountain Laurel		1.5-2'	Container	25
Chionanthus virginicus	Fringe-tree		1.5-2'	Container	25

AFFORESTATION AREA #6--Upland Plantings					Acreage = 0.14
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Quercus rubra	Northern Red Oak	2-2.5"		B&B	2
Quercus alba	White Oak	2-2.5"		B&B	2
Quercus coccinea	Scarlet Oak	2-2.5"		B&B	2
Acer rubrum	Red Maple	2-2.5"		B&B	2
Liquidambar styraciflua	Sweetgum	2-2.5"		B&B	2
Cercis canadensis	Eastern Redbud	1-1.5"		B&B	4
Kalmia latifolia	Mountain Laurel		1.5-2'	Container	2
Chionanthus virginicus	Fringe-tree		1.5-2'	Container	3

AFFORESTATION AREA #7--Upland Plantings (B)					Acreage = 4.16
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Quercus rubra	Northern Red Oak	2-2.5"		B&B	80
Quercus alba	White Oak	2-2.5"		B&B	55
Quercus coccinea	Scarlet Oak	2-2.5"		B&B	105
Acer rubrum	Red Maple	2-2.5"		B&B	105
Liquidambar styraciflua	Sweetgum	2-2.5"		B&B	15
Cercis canadensis	Eastern Redbud	1-1.5"		B&B	20
Ilex opaca (M)	American Holly (male)		6'-8'	B&B	9
Ilex opaca (F)	American Holly (female)		6'-8'	B&B	17
Kalmia latifolia	Mountain Laurel		1.5-2'	Container	44
Viburnum acerfolium	Mapleleaf Viburnum		1.5-2'	Container	53
Chionanthus virginicus	Fringe-tree		1.5-2'	Container	44

AFFORESTATION AREA #8--Upland Plantings (B)					Acreage = 0.18
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Quercus rubra	Northern Red Oak	2-2.5"		B&B	3
Quercus coccinea	Scarlet Oak	2-2.5"		B&B	3
Acer rubrum	Red Maple	2-2.5"		B&B	2
Liquidambar styraciflua	Sweetgum	2-2.5"		B&B	3
Liriodendron tulipifera	Yellow Poplar	2-2.5"		B&B	2
Cercis canadensis	Eastern Redbud	1-1.5"		B&B	2
Kalmia latifolia	Mountain Laurel		1.5-2'	Container	2
Viburnum acerfolium	Mapleleaf Viburnum		1.5-2'	Container	2

AFFORESTATION AREA #9--Upland Plantings (B)					Acreage = 0.21
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Quercus rubra	Northern Red Oak	2-2.5"		B&B	3
Quercus coccinea	Scarlet Oak	2-2.5"		B&B	3
Acer rubrum	Red Maple	2-2.5"		B&B	3
Liquidambar styraciflua	Sweetgum	2-2.5"		B&B	3
Liriodendron tulipifera	Yellow Poplar	2-2.5"		B&B	3
Cercis canadensis	Eastern Redbud	1-1.5"		B&B	1
Kalmia latifolia	Mountain Laurel		1.5-2'	Container	3
Viburnum acerfolium	Mapleleaf Viburnum		1.5-2'	Container	2

AFFORESTATION AREA #10--Upland Plantings (B)					Acreage = 0.45
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Quercus rubra	Northern Red Oak	2-2.5"		B&B	7
Quercus coccinea	Scarlet Oak	2-2.5"		B&B	9
Acer rubrum	Red Maple	2-2.5"		B&B	7
Liquidambar styraciflua	Sweetgum	2-2.5"		B&B	11
Liriodendron tulipifera	Yellow Poplar	2-2.5"		B&B	7
Cercis canadensis	Eastern Redbud	1-1.5"		B&B	7
Kalmia latifolia	Mountain Laurel		1.5-2'	Container	5
Viburnum acerfolium	Mapleleaf Viburnum		1.5-2'	Container	5
Vaccinium stamineum	Tall Deerberry		1.5-2'	Container	8

AFFORESTATION AREA #11 & 12--Upland Plantings					Acreage = 0.45
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Quercus rubra	Northern Red Oak	2-2.5"		B&B	9
Acer rubrum	Red Maple	2-2.5"		B&B	10
Liquidambar styraciflua	Sweetgum	2-2.5"		B&B	9
Liriodendron tulipifera	Yellow Poplar	2-2.5"		B&B	13
Cercis canadensis	Eastern Redbud	1-1.5"		B&B	7
Kalmia latifolia	Mountain Laurel		1.5-2'	Container	9
Viburnum acerfolium	Mapleleaf Viburnum		1.5-2'	Container	9

AFFORESTATION AREA #13--Bottomland Plantings					Acreage = 0.30
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Acer rubrum	Red Maple	2-2.5"		B&B	8
Plantanus occidentalis	American Sycamore	2-2.5"		B&B	8
Quercus palustris	Pin Oak	2-2.5"		B&B	6
Betula nigra	River Birch	2-2.5"		B&B	5
Nyssa sylvatica	Blackgum	2-2.5"		B&B	3
Lindera benzoin	Spicebush		1.5-2'	Container	3
Hamamelis virginiana	Witch Hazel		1.2-2'	Container	3
Viburnum prunifolium	Blackhaw Viburnum		1.5-2'	Container	3
Viburnum dentatum	Arrowwod Virburnum		1.5-2'	Container	3

AFFORESTATION AREA #14--Bottomland Plantings					Acreage = 0.51
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Acer rubrum	Red Maple	2-2.5"		B&B	14
Plantanus occidentalis	American Sycamore	2-2.5"		B&B	15
Quercus palustris	Pin Oak	2-2.5"		B&B	8
Betula nigra	River Birch	2-2.5"		B&B	8
Nyssa sylvatica	Blackgum	2-2.5"		B&B	6
Lindera benzoin	Spicebush		1.5-2'	Container	6
Hamamelis virginiana	Witch Hazel		1.2-2'	Container	3
Viburnum prunifolium	Blackhaw Viburnum		1.5-2'	Container	6
Viburnum dentatum	Arrowwod Virburnum		1.5-2'	Container	4

AFFORESTATION AREA #15--Bottomland Plantings					Acreage = 0.11
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Acer rubrum	Red Maple	2-2.5"		B&B	3
Plantanus occidentalis	American Sycamore	2-2.5"		B&B	3
Quercus palustris	Pin Oak	2-2.5"		B&B	2
Betula nigra	River Birch	2-2.5"		B&B	2
Nyssa sylvatica	Blackgum	2-2.5"		B&B	2
Lindera benzoin	Spicebush		1.5-2'	Container	2
Sambucus canadensis	Elderberry		1.5-2'	Container	2
Viburnum dentatum	Arrowwood Virburnum		1.5-2'	Container	1

AFFORESTATION AREA #16--Upland Plantings					Acreage = 0.17
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Quercus rubra	Northern Red Oak	2-2.5"		B&B	3
Quercus alba	White Oak	2-2.5"		B&B	3
Quercus velutina	Black Oak	2-2.5"		B&B	4
Acer rubrum	Red Maple	2-2.5"		B&B	3
Prunus serotina	Black Cherry	2-2.5"		B&B	3
Cercis canadensis	Eastern Redbud	1-1.5"		B&B	2
Kalmia latifolia	Mountain Laurel		1.5-2'	Container	7
Viburnum acerfolium	Mapleleaf Viburnum		1.5-2'	Container	7

AFFORESTATION AREA #17--Upland Plantings					Acreage = 1.19
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Quercus rubra	Northern Red Oak	2-2.5"		B&B	17
Quercus alba	White Oak	2-2.5"		B&B	8
Quercus coccinea	Scarlet Oak	2-2.5"		B&B	28
Acer rubrum	Red Maple	2-2.5"		B&B	28
Prunus serotina	Black Cherry	2-2.5"		B&B	13
Cercis canadensis	Eastern Redbud	1-1.5"		B&B	17
Cornus florida	Flowering Dogwood	1-1.5"		B&B	8
Kalmia latifolia	Mountain Laurel		1.5-2'	Container	20
Viburnum acerfolium	Mapleleaf Viburnum		1.5-2'	Container	20

AFFORESTATION AREA #18--Bottomland Plantings					Acreage = 1.40
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Acer rubrum	Red Maple	2-2.5"		B&B	30
Plantanus occidentalis	American Sycamore	2-2.5"		B&B	30
Quercus palustris	Pin Oak	2-2.5"		B&B	16
Betula nigra	River Birch	2-2.5"		B&B	16
Taxodium distichum	Bald Cypress	2-2.5"		B&B	49
Lindera benzoin	Spicebush		1.5-2'	Container	12
Sambucus canadensis	Elderberry		1.5-2'	Container	13
Ilex verticulata	Winterberry Holly (female)		1.5-2'	Container	6
Hamamelis virginiana	Witch Hazel		1.5-2'	Container	11
Viburnum dentatum	Arrowwood Virburnum		1.5-2'	Container	5

AFFORESTATION AREA #19--Bottomland Plantings					Acreage = 0.75
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Acer rubrum	Red Maple	2-2.5"		B&B	17
Plantanus occidentalis	American Sycamore	2-2.5"		B&B	17
Quercus palustris	Pin Oak	2-2.5"		B&B	10
Betula nigra	River Birch	2-2.5"		B&B	10
Taxodium distichum	Bald Cypress	2-2.5"		B&B	20
Lindera benzoin	Spicebush		1.5-2'	Container	5
Sambucus canadensis	Elderberry		1.5-2'	Container	5
Ilex verticulata	Winterberry Holly (female)		1.5-2'	Container	5
Hamamelis virginiana	Witch Hazel		1.5-2'	Container	5
Viburnum dentatum	Arrowwood Virburnum		1.5-2'	Container	5

AFFORESTATION AREA #20--Bottomland Plantings					Acreage = 0.33
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Acer rubrum	Red Maple	2-2.5"		B&B	7
Plantanus occidentalis	American Sycamore	2-2.5"		B&B	7
Quercus palustris	Pin Oak	2-2.5"		B&B	6
Betula nigra	River Birch	2-2.5"		B&B	6
Taxodium distichum	Bald Cypress	2-2.5"		B&B	7
Lindera benzoin	Spicebush		1.5-2'	Container	3
Ilex verticulata	Winterberry Holly (male)		1.5-2'	Container	3
Ilex verticulata	Winterberry Holly (female)		1.5-2'	Container	3
Viburnum prunifolium	Blackhaw Viburnum		1.5-2'	Container	3
Viburnum dentatum	Arrowwod Virburnum		1.5-2'	Container	3

AFFORESTATION AREA #21--Bottomland Plantings					Acreage = 0.07
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Acer rubrum	Red Maple	2-2.5"		B&B	1
Plantanus occidentalis	American Sycamore	2-2.5"		B&B	1
Quercus palustris	Pin Oak	2-2.5"		B&B	1
Liquidambar styraciflua	Sweetgum	2-2.5"		B&B	2
Liriodendron tulipifera	Yellow Poplar	2-2.5"		B&B	3
Lindera benzoin	Spicebush		1.5-2'	Container	2
Viburnum prunifolium	Blackhaw Viburnum		1.5-2'	Container	1
Viburnum dentatum	Arrowwod Virburnum		1.5-2'	Container	1

AFFORESTATION AREA #22--Bottomland Plantings					Acreage = 0.33
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Acer rubrum	Red Maple	2-2.5"		B&B	8
Plantanus occidentalis	American Sycamore	2-2.5"		B&B	6
Quercus palustris	Pin Oak	2-2.5"		B&B	5
Liquidambar styraciflua	Sweetgum	2-2.5"		B&B	8
Liriodendron tulipifera	Yellow Poplar	2-2.5"		B&B	7
Lindera benzoin	Spicebush		1.5-2'	Container	4
Viburnum prunifolium	Blackhaw Viburnum		1.5-2'	Container	4
Viburnum dentatum	Arrowwod Virburnum		1.5-2'	Container	4

AFFORESTATION AREA #23--Bottomland Plantings					Acreage = 0.02
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Acer rubrum	Red Maple	2-2.5"		B&B	1
Plantanus occidentalis	American Sycamore	2-2.5"		B&B	1
Liriodendron tulipifera	Yellow Poplar	2-2.5"		B&B	1
Lindera benzoin	Spicebush		1.5-2'	Container	1
Viburnum prunifolium	Blackhaw Viburnum		1.5-2'	Container	1
Viburnum dentatum	Arrowwod Virburnum		1.5-2'	Container	1

AFFORESTATION AREA #24--Bottomland Plantings					Acreage = 0.27
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Acer rubrum	Red Maple	2-2.5"		B&B	6
Plantanus occidentalis	American Sycamore	2-2.5"		B&B	6
Quercus palustris	Pin Oak	2-2.5"		B&B	3
Liquidambar styraciflua	Sweetgum	2-2.5"		B&B	6
Liriodendron tulipifera	Yellow Poplar	2-2.5"		B&B	6
Lindera benzoin	Spicebush		1.5-2'	Container	3
Sambucus canadensis	Elderberry		1.5-2'	Container	3
Viburnum dentatum	Arrowwod Virburnum		1.5-2'	Container	3

AFFORESTATION AREA #25--Upland Plantings					Acreage = 0.14
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Quercus rubra	Northern Red Oak	2-2.5"		B&B	3
Quercus alba	White Oak	2-2.5"		B&B	2
Quercus velutina	Black Oak	2-2.5"		B&B	3
Acer rubrum	Red Maple	2-2.5"		B&B	2
Prunus serotina	Black Cherry	2-2.5"		B&B	2
Cercis canadensis	Eastern Redbud	1-1.5"		B&B	2
Kalmia latifolia	Mountain Laurel		1.5-2'	Container	4
Viburnum acerfolium	Mapleleaf Viburnum		1.5-2'	Container	3

AFFORESTATION AREA #26--Upland Plantings					Acreage = 0.95
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Quercus rubra	Northern Red Oak	2-2.5"		B&B	21
Quercus alba	White Oak	2-2.5"		B&B	10
Quercus velutina	Black Oak	2-2.5"		B&B	20
Acer rubrum	Red Maple	2-2.5"		B&B	20
Prunus serotina	Black Cherry	2-2.5"		B&B	10
Cornus florida	Flowering Dogwood	1-1.5"		B&B	10
Cercis canadensis	Eastern Redbud	1-1.5"		B&B	10
Kalmia latifolia	Mountain Laurel		1.5-2'	Container	15
Viburnum acerfolium	Mapleleaf Viburnum		1.5-2'	Container	16

AFFORESTATION AREA #27--Upland Plantings					Acreage = 0.30
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Quercus rubra	Northern Red Oak	2-2.5"		B&B	6
Quercus alba	White Oak	2-2.5"		B&B	3
Quercus velutina	Black Oak	2-2.5"		B&B	9
Acer rubrum	Red Maple	2-2.5"		B&B	7
Prunus serotina	Black Cherry	2-2.5"		B&B	4
Cercis canadensis	Eastern Redbud	1-1.5"		B&B	4
Kalmia latifolia	Mountain Laurel		1.5-2'	Container	5
Viburnum acerfolium	Mapleleaf Viburnum		1.5-2'	Container	6

AFFORESTATION AREA #28--Upland Plantings					Acreage = 0.36
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Quercus rubra	Northern Red Oak	2-2.5"		B&B	7
Quercus alba	White Oak	2-2.5"		B&B	7
Quercus velutina	Black Oak	2-2.5"		B&B	6
Acer rubrum	Red Maple	2-2.5"		B&B	6
Prunus serotina	Black Cherry	2-2.5"		B&B	6
Cercis canadensis	Eastern Redbud	1-1.5"		B&B	7
Kalmia latifolia	Mountain Laurel		1.5-2'	Container	5
Viburnum acerfolium	Mapleleaf Viburnum		1.5-2'	Container	5

LOW MAINTENANCE AREA #29--Upland Plantings					Acreage = 0.59
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Itea virginica	Virginia Sweetspire		1.5-2'	Container	1
Viburnum dentatum	Arrowwood		1.5-2'	Container	1
Viburnum prunifolium	Blackhaw Viburnum		1.5-2'	Container	1
Clethra alnifolia	Sweet Pepperbush		1.5-2'	Container	1
Carex pennsylvanica	Pennsylvania Sedge		1.5-2'	Container	1
Festuca rubra	Creeping Red Fescue		1.5-2'	Container	1
Phlox paniculata 'David'	Garden Phlox		1.5-2'	Container	6
Solidago canadensis 'Crown of Rays'	Canadian Goldenrod		1.5-2'	Container	2
Rudbeckia hirta 'Goldstrum'	Black-Eyed Susan		1.5-2'	Container	2
Echinacea purpurea	Purple Coneflower		1.5-2'	Container	2
Achillea	Yarrow		1.5-2'	Container	2

NOTE: GREEN ASH (FRAXINUS PENNSYLVANICA) IS CURRENTLY NOT ALLOWED TO BE PLANTED. SUBSTITUTION WILL BE REQUIRED. ALTERNATIVE SPECIES MUST BE APPROVED BY THE MNCP&PC INSPECTOR NO LATER THAN THE PRE-PLANTING MEETING.

NOTE: AS DISCUSSED AND AGREED UPON WITH THE MNCP& PC REVIEWER AND INSPECTOR THE MINIMUM SIZE OF TREES MAY BE REDUCED TO 1.5 INCH CALIPER WHILE MAINTAINING THE SAME NUMBER AND SPECIES OF TREES.

AFFORESTATION AREA =30					Acreage= 1.14
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Quercus rubra	Northern Red Oak	2-2.5"		B&B	15
Quercus alba	White Oak	2-2.5"		B&B	15
Quercus velutina	Black Oak	2-2.5"		B&B	15
Acer rubrum	Red Maple	2-2.5"		B&B	15
Prunus serotina	Black Cherry	2-2.5"		B&B	15
Cercis canadensis	Eastern Redbud	1-1.5"		B&B	25
Ilex opaca (M)	American Holly (male)		6'-8'	B&B	6
Ilex opaca (F)	American Holly (female)		6'-8'	B&B	21

AFFORESTATION AREA =31					Acreage= 1.54
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Quercus rubra	Northern Red Oak	2-2.5"		B&B	20
Quercus alba	White Oak	2-2.5"		B&B	18
Quercus velutina	Black Oak	2-2.5"		B&B	18
Acer rubrum	Red Maple	2-2.5"		B&B	20
Prunus serotina	Black Cherry	2-2.5"		B&B	18
Cercis canadensis	Eastern Redbud	1-1.5"		B&B	40
Ilex opaca (M)	American Holly (male)		6'-8'	B&B	10
Ilex opaca (F)	American Holly (female)		6'-8'	B&B	30

1

2024 STREAM RESTORATION REFORESTATION AREAS (M, R, 14, 18, 24, 28) --Bottomland Plantings					Acreage = 1.12
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Acer rubrum	Red Maple	2-2.5"		B&B	22
Betula nigra	Erriver Birch	2-2.5"		B&B	23
Magnolia virginiana	Sweetbay Magnolia	1-1.5"		B&B	22
Plantanus occidentalis	American Sycamore	2-2.5"		B&B	23
Quercus palustris	Pin Oak	2-2.5"		B&B	22
Lindera benzoin	Spicebush		1.5-2'	Container	12
Sambucus canadensis	Elderberry		1.5-2'	Container	13
Viburnum dentatum	Arrowwood Virburnum		1.5-2'	Container	12

2024 STREAM RESTORATION REFORESTATION AREAS (30&31) --Bottomland Plantings					Acreage = 0.12
Species		Large Caliper Planting Stock			
Botanical Name	Common Name	Caliper	Height	Type	Quantity
Acer rubrum	Red Maple	2-2.5"		B&B	2
Betula nigra	Erriver Birch	2-2.5"		B&B	3
Magnolia virginiana	Sweetbay Magnolia	1-1.5"		B&B	3
Plantanus occidentalis	American Sycamore	2-2.5"		B&B	3
Quercus palustris	Pin Oak	2-2.5"		B&B	1
Lindera benzoin	Spicebush		1.5-2'	Container	1
Sambucus canadensis	Elderberry		1.5-2'	Container	2
Viburnum dentatum	Arrowwood Virburnum		1.5-2'	Container	1

LIST OF AMENDMENT ITEMS

1. STREAM RESTORATION IMPROVEMENTS ADJACENT TO HOLES 10 AND 11 OF THE GOLF COURSE AND RECONFIGURING THE PLAY AREA OF HOLES 10 AND 11

Developer's Certificate

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. F20250130 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

Developer: Tournament Players Club at Avenel, LLC (Company) James Triola (Contact Person)

Address: 1 PGA TOUR Blvd, Ponte Vedra Beach, FL 32082

Phone: 904.285.3700

Email: jimtriola@pgatourhq.com

Signature: _____

Dewberry
DEWBERRY ENGINEERS INC.
8401 GEORGIA AVE, SUITE 940
ROCKVILLE, MD 20850
PH: 301.948.8300 FX: 301.258.7807
www.dewberry.com

CONTACT
DANIEL SCHLEGEL
8401 GEORGIA AVE
LANHAM, MD 20706
PH: 301.364.1881
www.dewberry.com

Drawn by: MAW
Designed by: KDM
Checked by: AB
Preliminary Plan #: 119841040
Tax Map #: FN123, FN342, FN343, FN561, FN562, FN563, FP121, FP341, FP561, GN122
Zoned: RE-2C
Prior zone before 10/30/2014 RE-2C / TDR 2

No.	DATE	BY	Description
REVISIONS			

LEGAL DESCRIPTION
Plats 16705, 16706
PARCEL 'P', A, B & C, BLOCK J

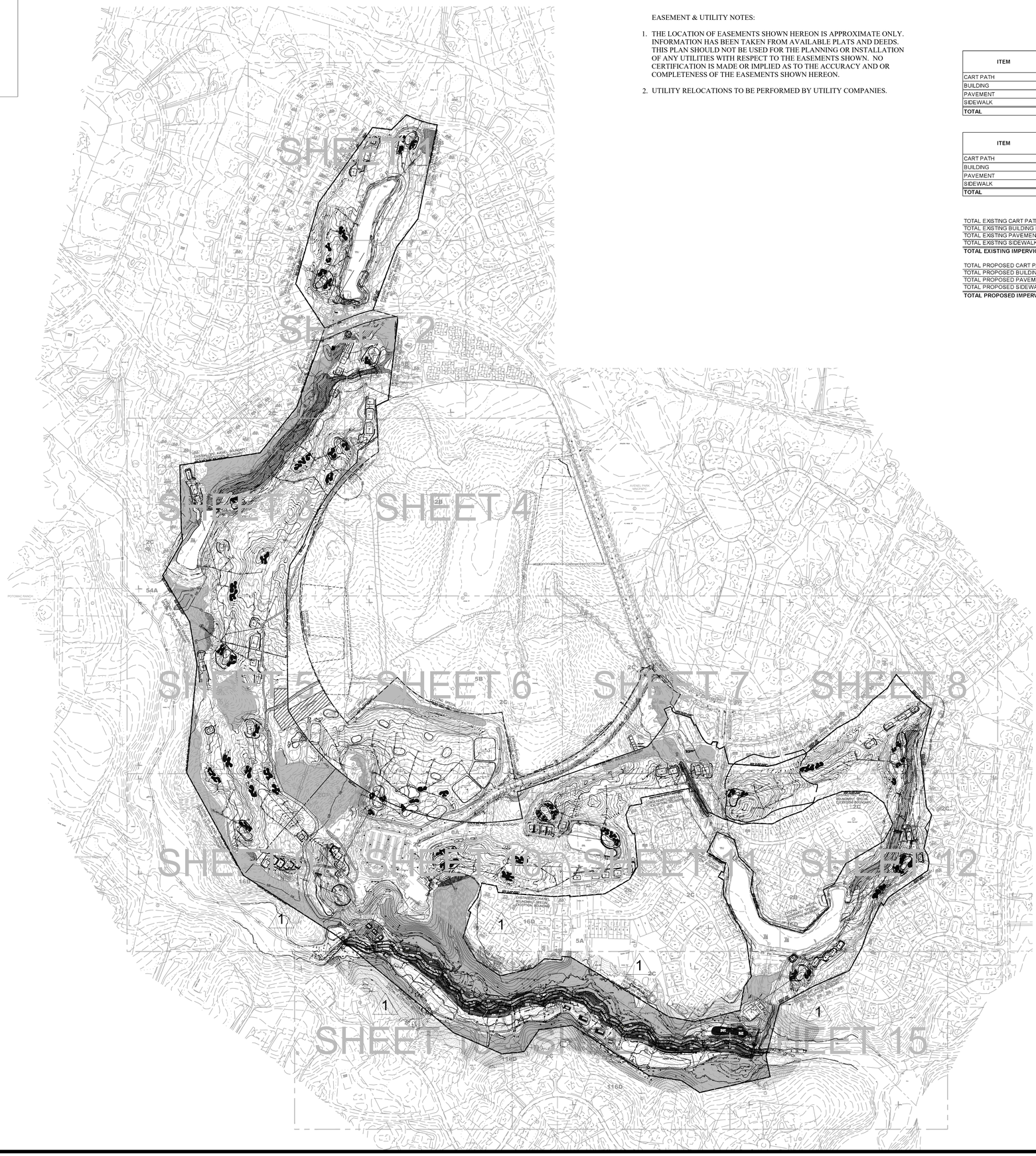
OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
Phone: 904-285-3700
JIMTRIOLA@PGATOURHQ.COM

AFFORESTATION/REFORESTATION PLANTING TABLES
FINAL FOREST CONSERVATION PLAN F20250130
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-153

02-BFCP-F20250130-153

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EASEMENT & UTILITY NOTES:

1. THE LOCATION OF EASEMENTS SHOWN HEREON IS APPROXIMATE ONLY. INFORMATION HAS BEEN TAKEN FROM AVAILABLE PLATS AND DEEDS. THIS PLAN SHOULD NOT BE USED FOR THE PLANNING OR INSTALLATION OF ANY UTILITIES WITH RESPECT TO THE EASEMENTS SHOWN. NO CERTIFICATION IS MADE OR IMPLIED AS TO THE ACCURACY AND OR COMPLETENESS OF THE EASEMENTS SHOWN HEREON.

2. UTILITY RELOCATIONS TO BE PERFORMED BY UTILITY COMPANIES.

TOURNAMENT PLAYERS CLUB AVENEL
IMPERVIOUS AREA CALCULATIONS*

EXISTING

ITEM	WITHIN STREAM BUFFER	OUTSIDE STREAM BUFFER	WITHIN WETLAND BUFFER	OUTSIDE WETLAND BUFFER	WITHIN 100-YR FLOODPLAIN BUFFER	OUTSIDE 100-YR FLOODPLAIN BUFFER
CART PATH	108,455	251,254	3,207	356,503	47,736	311,973
BUILDING	3,247	36,066	0	39,313	357	38,955
PAVEMENT	22,539	169,427	0	191,966	0	191,966
SIDEWALK	1,523	17,376	0	18,899	0	18,899
TOTAL	**135,764**	**474,123**	**3,207**	**606,680**	**48,094**	**561,793**

PROPOSED

ITEM	WITHIN STREAM BUFFER	OUTSIDE STREAM BUFFER	WITHIN WETLAND BUFFER	OUTSIDE WETLAND BUFFER	WITHIN 100-YR FLOODPLAIN BUFFER	OUTSIDE 100-YR FLOODPLAIN BUFFER
CART PATH	20,293	331,525	8,796	343,022	20,290	331,528
BUILDING	3,279	40,360	0	43,639	0	43,639
PAVEMENT	24,436	202,838	0	227,274	0	227,274
SIDEWALK	2,193	21,675	0	23,868	0	23,868
TOTAL	**50,201**	**596,398**	**8,796**	**637,802**	**20,290**	**626,309**

TOTAL EXISTING CART PATH IMPERVIOUS	359,709
TOTAL EXISTING BUILDING IMPERVIOUS	39,313
TOTAL EXISTING PAVEMENT IMPERVIOUS	191,966
TOTAL EXISTING SIDEWALK IMPERVIOUS	18,899
TOTAL EXISTING IMPERVIOUS	**609,887**
TOTAL PROPOSED CART PATH IMPERVIOUS	351,818
TOTAL PROPOSED BUILDING IMPERVIOUS	43,639
TOTAL PROPOSED PAVEMENT IMPERVIOUS	227,274
TOTAL PROPOSED SIDEWALK IMPERVIOUS	23,868
TOTAL PROPOSED IMPERVIOUS	**646,599**

* ALL NUMBERS ARE REFLECTED IN SQUARE FEET

NOTE: IMPERVIOUS AREAS OF THE CART PATHS ARE APPROXIMATE DUE TO FIELD ADJUSTMENTS OF THE PATHS DURING CONSTRUCTION.

DEFINITION OF LOW MAINTENANCE:

ALLOWS SELECTIVE CLEARING OF NON-NATIVE INVASIVE SPECIES, NOXIOUS WEEDS AS DEFINED BY THE STATE OF MD., AND WOODY VEGETATION. HEAVY MACHINERY AND EQUIPMENT WILL NOT BE ALLOWED FOR CLEARING ACTIVITIES IN WETLANDS

DEFINITION OF NOT TO BE MAINTAINED

AREA NOT TO BE MAINTAINED EXCEPT AS REQUIRED FOR FOREST PLANTING AREAS AS PART OF MAINTENANCE AND MANAGEMENT AGREEMENT. ALLOWS SELECTIVE CLEARING OF NON-NATIVE INVASIVE SPECIES & NOXIOUS WEEDS AS DEFINED BY THE STATE OF MARYLAND.

AREA OF LOW MAINTENANCE

AREA NOT TO BE MAINTAINED

SEE DEFINITIONS SHEET FCP-200

STREAM BUFFER

FLOODPLAIN BUFFER

WETLAND BUFFER

LIST OF AMENDMENT ITEMS

1. STREAM RESTORATION IMPROVEMENTS ADJACENT TO HOLES 10 AND 11 OF THE GOLF COURSE AND RECONFIGURING THE PLAY AREA OF HOLES 10 AND 11

0 300' 600'

SCALE: 1"=300'

Developer's Certificate

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Developer: Tournament Players Club at Avenel, LLC (Company) James Triola (Contact Person)

Address: 1 PGA TOUR Blvd, Ponte Vedra Beach, FL 32082

Phone: 904.285.3700

Email: jimtriola@pgatourhq.com

Signature: _____

Dewberry

DEWBERRY ENGINEERS INC.
2201 COMMERCE DR, SUITE 340
ROCKVILLE, MD 20850
PH: 301.948.8300 FX: 301.258.7607
www.dewberry.com

CONTACT
DANIEL SCHLEGEL
4300 FORBES BLVD
LANHAM, MD 20706
PH: 301.364.1881
www.dewberry.com

Drawn by: MAW
Designed by: KDM
Checked by: AB
Preliminary Plan #: 119841040

Tax Map #: FN123, FN342, FN343, FN561, FN562 FN563, FP121, FP341, FP561, GN122

Zoned: RE-2C
Prior zone before 10/30/2014 RE-2C / TDR 2

No.	DATE	BY	Description

REVISIONS

LEGAL DESCRIPTION
Plats 16705, 16706
PARCEL P-A, B & C, BLOCK J

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

OVERALL BUFFER EXHIBIT
FINAL FOREST CONSERVATION PLAN F20250130
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-200

02-BFCP-F20250130-200

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STREAM BUFFER
FLOODPLAIN BUFFER
WETLAND BUFFER

AREA OF LOW MAINTENANCE
AREA NOT TO BE MAINTAINED

SEE DEFINITIONS SHEET FCP-200

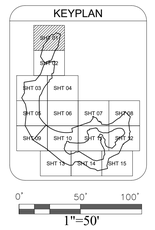


MATCHLINE - SEE SHEET 2

LIST OF AMENDMENT ITEMS

1. STREAM RESTORATION IMPROVEMENTS ADJACENT TO HOLES 10 AND 11 OF THE GOLF COURSE AND RECONFIGURING THE PLAY AREA OF HOLES 10 AND 11

KEYPLAN



0' 50' 100'
1"=50'

Developer's Certificate
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Developer: Tournament Players Club at Avenel, LLC (Company) James Triola (Contact Person)
Address: 1 PGA TOUR Blvd, Ponte Vedra Beach, FL 32082
Phone: 904.285.3700
Email: jimtriola@pgatourhq.com
Signature: _____

Dewberry
DEWBERRY ENGINEERS INC.
2201 CLARENDON BLVD, SUITE 540
ROCKVILLE, MD 20850
PH: 301.948.8300 FX: 301.258.7607
www.dewberry.com

CONTACT
DANIEL SCHLEGEL
ANGELA CRESS
LANHAM, MD 20706
PH: 301.364.1881
www.dewberry.com

Drawn by: MAW
Designed by: KDM
Checked by: AB
Preliminary Plan #: 119841040

Tax Map #:
FN123, FN342, FN343, FN561, FN562
FN563, FP121, FP341, FP561, GN122

Zoned: RE-2C
Prior zone before 10/30/2014
RE-2C / TDR 2

REVISIONS			
No.	DATE	BY	Description

LEGAL DESCRIPTION
Plats 16706, 16706
PARCEL "A", B & C, BLOCK J

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

BUFFER EXHIBIT
FINAL FOREST CONSERVATION PLAN F20250130
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-201

02-BFCP-F20250130-201

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STREAM BUFFER
FLOODPLAIN BUFFER
WETLAND BUFFER

AREA OF LOW MAINTENANCE
AREA NOT TO BE MAINTAINED

SEE DEFINITIONS SHEET FCP-200

MATCHLINE - SEE SHEET 1

#5 FAIRWAY
#4 FAIRWAY
POND 1
W.E. 298.4
#5 GREEN COMPLEX
#4 TEE COMPLEX
#4 TEE COMPLEX
#3 GREEN COMPLEX
#3 FAIRWAY
#6 TEE COMPLEX
#6 TEE COMPLEX
#3 TEE COMPLEX
STREAM RESTORATION
5B
2C
EYE
PARCEL "B"
PARCEL "C"
PARCEL "D"
EXISTING TPC AVENEL BOUNDARY/ SPECIAL EXCEPTION BOUNDARY
EXISTING TPC AVENEL BOUNDARY
STREAM RELOCATION, FLOODPLAIN & WETLAND CREATION
FLOWERGATE TER
DEER HOLLOW LN
OAKLYN DR
WATTSMINE TER
CHARTWELL MANOR CT
TSMINE LN
MATCHLINE - SEE SHEET 3
MATCHLINE - SEE SHEET 4

LIST OF AMENDMENT ITEMS

1. STREAM RESTORATION IMPROVEMENTS ADJACENT TO HOLES 10 AND 11 OF THE GOLF COURSE AND RECONFIGURING THE PLAY AREA OF HOLES 10 AND 11

KEYPLAN

SHT 01 SHT 02 SHT 03 SHT 04 SHT 05 SHT 06 SHT 07 SHT 08 SHT 09 SHT 10 SHT 11 SHT 12 SHT 13 SHT 14 SHT 15

0' 50' 100'
1"=50'

Developer's Certificate
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. F20250130 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

Developer: Tournament Players Club at Avenel, LLC — James Triola (Company / Contact Person)
Address: 1 PGA TOUR Blvd, Ponte Vedra Beach, FL 32082
Phone: 904.285.3700
Email: jimtriola@pgatourhq.com
Signature:

Dewberry
DEWBERRY ENGINEERS INC.
2201 GLADE DRIVE, SUITE 340
ROCKVILLE, MD 20850
PH: 301.948.8300 FX: 301.258.7807
www.dewberry.com

CONTACT
DANIEL SCHLEGEL
AVENEL OWNER, LLC
LANHAM, MD 20706
PH: 301.364.1881
www.dewberry.com

Drawn by: MAW
Designed by: KDM
Checked by: AB
Preliminary Plan #: 119841040

Tax Map #: FN123, FN342, FN343, FN561, FN562 FN563, FP121, FP341, FP561, GN122
Zoned: RE-2C
Prior zone before 10/30/2014 RE-2C / TDR 2

No.	DATE	BY	Description
REVISIONS			

LEGAL DESCRIPTION
Plats 16705, 16706
PARCEL P, A, B & C, BLOCK J

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

BUFFER EXHIBIT
FINAL FOREST CONSERVATION PLAN F20250130
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-202

02-BFCP-F20250130-202

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STREAM BUFFER
FLOODPLAIN BUFFER
WETLAND BUFFER

AREA OF LOW MAINTENANCE
AREA NOT TO BE MAINTAINED

SEE DEFINITIONS SHEET FCP-200

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 5

CHARTWELL MANOR COURT

AVENEL FARM DRIVE

EXISTING TPC AVENEL BOUNDARY / SPECIAL EXCEPTION BOUNDARY

AREA SET ASIDE FOR ON-SITE BRIDLE PATH EASEMENT

STREAM RELOCATION, FLOODPLAIN & WETLAND CREATION

NEW 10' CART PATH WITH 4"X4" CURB, CURB ON BOTH SIDES OF PATH

NEW 10' CART PATH W/ 4"X4" CURB, CURB ON GREEN SIDE OF CART PATH

EXISTING CART PATH (NO CURB, NO CURB)

EXISTING INLET TO BE INITIALLY BLOCKED AND THEN BURIED WITH PROPOSED GRADING

Limits of Work (2024)

#2 GREEN COMPLEX

#2 FAIRWAY

#6 GREEN COMPLEX

#6 FAIRWAY

#7 TEE COMPLEX

#7 FAIRWAY

POND 2
W.E. 262.8
2-YR 267.52
10-YR 269.62
100-YR 272.87

LOT 114 Residential RE2C/TDR 2
LOT 113 Residential RE2C/TDR 2
LOT 115 Residential RE2C/TDR 2
LOT 34 Residential RE2C/TDR 2
LOT 33 Residential RE2C/TDR 2
LOT 32 Residential RE2C/TDR 2
LOT 31 Residential RE2C/TDR 2
LOT 30 Residential RE2C/TDR 2
LOT 29 Residential RE2C/TDR 2
LOT 28 Residential RE2C/TDR 2
LOT 27 Residential RE2C/TDR 2
LOT 26 Residential RE2C/TDR 2
LOT 38 Residential RE2C/TDR 2
LOT 39 Residential RE2C/TDR 2
LOT 40 Residential RE2C/TDR 2
LOT 41 Residential RE2C/TDR 2
LOT 43 Residential RE2C/TDR 2
LOT 42 Residential RE2C/TDR 2

6A
2C
16D
54A

LIST OF AMENDMENT ITEMS

1. STREAM RESTORATION IMPROVEMENTS ADJACENT TO HOLES 10 AND 11 OF THE GOLF COURSE AND RECONFIGURING THE PLAY AREA OF HOLES 10 AND 11

KEYPLAN

SHT 01 SHT 02 SHT 03 SHT 04 SHT 05 SHT 06 SHT 07 SHT 08 SHT 09 SHT 10 SHT 11 SHT 12 SHT 13 SHT 14 SHT 15

0' 50' 100'
1"=50'

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Address: 1 PGA TOUR Blvd, Ponte Vedra Beach, FL 32082
Phone: 904.285.3700
Email: jimtriola@pgatourhq.com
Signature:

Dewberry
DEWBERRY ENGINEERS INC.
2201 COOPERATIVE WAY, SUITE 340
ROCKVILLE, MD 20850
PH: 301.948.8300 FX: 301.258.7607
www.dewberry.com

CONTACT
DANIEL SCHLEGEL
ANGELA BOWLES
LANHAM, MD 20706
PH: 301.364.1881
www.dewberry.com

Drawn by: MAW
Designed by: KDM
Checked by: AB
Preliminary Plan #: 119841040

Tax Map #: FN123, FN342, FN343, FN561, FN562 FN563, FP121, FP341, FP561, GN122
Zoned: RE-2C
Prior zone before 10/30/2014 RE-2C / TDR 2

No.	DATE	BY	Description
REVISIONS			

LEGAL DESCRIPTION
Plats 16705, 16706
PARCEL: PLA, B & C, BLOCK J

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

BUFFER EXHIBIT
FINAL FOREST CONSERVATION PLAN F20250130
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-203

02-BFCP-F20250130-203

C:\PROJECTS\2024 File\19311916 - Avenel 2024\CAD\PLAN\FCP_Avenel_PLOT-BFCP-F20250130-200.dwg, 203, 1/15/2025 8:23:18 PM, xmlotu, 1:1

STREAM BUFFER
FLOODPLAIN BUFFER
WETLAND BUFFER

AREA OF LOW MAINTENANCE
AREA NOT TO BE MAINTAINED

SEE DEFINITIONS SHEET FCP-200

MATCHLINE - SEE SHEET 2

#3 TEE COMPLEX

NEW 10' CART PATH W/ 6"x4' CURB, CURB ON THIS SIDE OF PATH

EXISTING TPC AVENEL BOUNDARY

EXISTING SPECIAL EXCEPTION BOUNDARY

2B

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 6

LIST OF AMENDMENT ITEMS

1. STREAM RESTORATION IMPROVEMENTS ADJACENT TO HOLES 10 AND 11 OF THE GOLF COURSE AND RECONFIGURING THE PLAY AREA OF HOLES 10 AND 11

KEYPLAN

SHT 01 SHT 02 SHT 03 SHT 04 SHT 05 SHT 06 SHT 07 SHT 08 SHT 09 SHT 10 SHT 11 SHT 12 SHT 13 SHT 14 SHT 15

0' 50' 100'
1"=50'

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Address: 1 PGA TOUR Blvd, Ponte Vedra Beach, FL 32082
Phone: 904.285.3700
Email: jimtriola@pgatourhq.com
Signature:

Dewberry
DEWBERRY ENGINEERS INC.
2201 CLARE HOUSE DRIVE, SUITE 340
ROCKVILLE, MD 20850
PH: 301.948.8300 FX: 301.258.7607
www.dewberry.com

CONTACT
DANIEL SCHLEGEL
ASSOCIATE DIRECTOR
LANHAM, MD 20706
PH: 301.364.1881
www.dewberry.com

Drawn by: MAW
Designed by: KDM
Checked by: AB
Preliminary Plan #: 119841040

Tax Map #: FN123, FN342, FN343, FN561, FN562 FN563, FP121, FP341, FP561, GN122

Zoned: RE-2C
Prior zone before 10/30/2014 RE-2C / TDR 2

REVISIONS

No.	DATE	BY	Description

LEGAL DESCRIPTION
Plats 16705, 16706
PARCEL 'P', A, B & C, BLOCK J

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

BUFFER EXHIBIT
FINAL FOREST CONSERVATION PLAN F20250130
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-204

02-BFCP-F20250130-204

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STREAM BUFFER
FLOODPLAIN BUFFER
WETLAND BUFFER

AREA OF LOW MAINTENANCE
AREA NOT TO BE MAINTAINED

SEE DEFINITIONS SHEET FCP-200

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 9

#2 FAIRWAY
#7 FAIRWAY
#7 GREEN COMPLEX
#2 TEE COMPLEX
#8 TEE COMPLEX
#8 TEE COMPLEX
#1 GREEN COMPLEX
#1 FAIRWAY
#8 FAIRWAY
TV COMPOUND 65,000 SF (1.5 AC)
PUTTING GREEN
PRACTICE TEE
CHIPPING GREEN
TEMPORARY STAGING AREA (2024)
TEMPORARY STAGING AREA (2024)
TEMPORARY STAGING AREA (2024)
Limits of Work (2024)
Limits of Work (2024)
Limits of Work (2024)
EX. ALTERNATE DRIVING RANGE EASEMENT
EXISTING TPC AVENEL BOUNDARY
EXISTING TPC AVENEL SPECIAL EXCEPTION BOUNDARY
EXISTING STORM DRAIN TO BE ABANDONED IN PLACE
NEW 10' CART PATH W/ 4'X4' CURB, CURB ON THIS SIDE OF PATH.
EXISTING CART PATH W/O CURB
30,500 SF (.7 AC) OF TV COMPOUND ON TPC AVENEL PROPERTY
ROCK RUN
PARCEL "B"
2C
2B

LIST OF AMENDMENT ITEMS

1. STREAM RESTORATION IMPROVEMENTS ADJACENT TO HOLES 10 AND 11 OF THE GOLF COURSE AND RECONFIGURING THE PLAY AREA OF HOLES 10 AND 11

KEYPLAN

SHT 01 SHT 02 SHT 03 SHT 04 SHT 05 SHT 06 SHT 07 SHT 08 SHT 09 SHT 10 SHT 11 SHT 12 SHT 13 SHT 14 SHT 15

0' 50' 100'
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Address: 1 PGA TOUR Blvd, Ponte Vedra Beach, FL 32082
Phone: 904.285.3700
Email: jimtriola@pgatourhq.com
Signature:

Dewberry
DEWBERRY ENGINEERS INC.
2201 GLADE ROAD, SUITE 340
ROCKVILLE, MD 20850
PH: 301.948.8300 FX: 301.258.7607
www.dewberry.com

CONTACT
DANIEL SCHLEGEL
ANDREW BRESLIN
LANHAM, MD 20706
PH: 301.364.1881
www.dewberry.com

Drawn by: MAW
Designed by: KDM
Checked by: AB
Preliminary Plan #: 119841040

Tax Map #: FN123, FN342, FN343, FN561, FN562 FN563, FP121, FP341, FP561, GN122
Zoned: RE-2C
Prior zone before 10/30/2014 RE-2C / TDR 2

REVISIONS

No.	DATE	BY	Description

LEGAL DESCRIPTION
Plats 16706, 16706
PARCEL 'P-A, B & C, BLOCK J

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

BUFFER EXHIBIT
FINAL FOREST CONSERVATION PLAN F20250130
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-205

02-BFCP-F20250130-205

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STREAM BUFFER
FLOODPLAIN BUFFER
WETLAND BUFFER

AREA OF LOW MAINTENANCE
AREA NOT TO BE MAINTAINED

SEE DEFINITIONS SHEET FCP-200

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 10

PARCEL "A"

5B

2C

PARKING

EXISTING SPECIAL EXCEPTION BOUNDARY

RELOCATE EXISTING RANGE BALL STORAGE FACILITY

EX. DRIVING RANGE EASEMENT

EX. ALTERNATE DRIVING RANGE EASEMENT

PRACTICE RANGE

PRACTICE TEE

NEW 8' CART PATH W/O CURB.

NEW 10' CART PATH W/ 4"X4" CURB, CURB ON BOTH SIDES OF PATH.

EX. 20' ACCESS EASEMENT

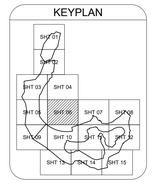
EXISTING 8' CART PATH

EXISTING 10' CART PATH

LIST OF AMENDMENT ITEMS

1. STREAM RESTORATION IMPROVEMENTS ADJACENT TO HOLES 10 AND 11 OF THE GOLF COURSE AND RECONFIGURING THE PLAY AREA OF HOLES 10 AND 11

KEYPLAN



0' 50' 100'
1"=50'

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Address: 1 PGA TOUR Blvd, Ponte Vedra Beach, FL 32082
Phone: 904.285.3700
Email: jimtriola@pgatourhq.com
Signature: _____

Dewberry
DEWBERRY ENGINEERS INC.
2201 CLOPPER ROAD, SUITE 340
ROCKVILLE, MD 20850
PH: 301.948.8300 FX: 301.258.7607
www.dewberry.com

CONTACT
DANIEL SCHLEGEL
4000 PARK GLEN, SUITE 100
LANHAM, MD 20706
PH: 301.364.1881
www.dewberry.com

Drawn by: MAW
Designed by: KDM
Checked by: AB
Preliminary Plan #: 119841040

Tax Map #:
FN123, FN342, FN343, FN561, FN562
FN563, FP121, FP341, FP561, GN122

Zoned: RE-2C
Prior zone before 10/30/2014
RE-2C / TDR 2

REVISIONS

No.	DATE	BY	Description

LEGAL DESCRIPTION
Plats 16705, 16706
PARCEL 'A', B & C, BLOCK J

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

BUFFER EXHIBIT
FINAL FOREST CONSERVATION PLAN F20250130
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-206

02-BFCP-F20250130-206

PROJECTS\2024 File\19171916 - Avenel 2024\CAD\01-FCP_Amend -FY03-BFCP-F20250130-200.dwg, 2PA, 1/10/2025 8:18:13 PM, jmmck, 1:1

STREAM BUFFER
FLOODPLAIN BUFFER
WETLAND BUFFER

AREA OF LOW MAINTENANCE
AREA NOT TO BE MAINTAINED

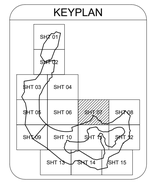
SEE DEFINITIONS SHEET FCP-200



LIST OF AMENDMENT ITEMS

1. STREAM RESTORATION IMPROVEMENTS ADJACENT TO HOLES 10 AND 11 OF THE GOLF COURSE AND RECONFIGURING THE PLAY AREA OF HOLES 10 AND 11

KEYPLAN



0' 50' 100'
1"=50'

Developer's Certificate
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Developer: Tournament Players Club at Avenel, LLC (Company) James Triola (Contact Person)
Address: 1 PGA TOUR Blvd, Ponte Vedra Beach, FL 32082
Phone: 904.285.3700
Email: jimtriola@pgatourhq.com
Signature: _____

Dewberry
DEWBERRY ENGINEERS INC.
2201 COOPERATIVE WAY, SUITE 540
ROCKVILLE, MD 20850
PH: 301.948.8300 FX: 301.258.7607
www.dewberry.com

CONTACT
DANIEL SCHLEGEL
ASSOCIATE DIRECTOR
LANHAM, MD 20706
PH: 301.364.1881
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Drawn by: MAW
Designed by: KDM
Checked by: AB
Preliminary Plan #: 119841040
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Tax Map #: FN123, FN342, FN343, FN561, FN562 FN563, FP121, FP341, FP561, GN122
Zoned: RE-2C
Prior zone before 10/30/2014 RE-2C / TDR 2

REVISIONS

No.	DATE	BY	Description

LEGAL DESCRIPTION
Plats 16705, 16706
PARCEL 'PLA, P & C, BLOCK J

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

BUFFER EXHIBIT
FINAL FOREST CONSERVATION PLAN F20250130
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-207

02-BFCP-F20250130-207

C:\PROJECTS\2024 File\3917916 - Avenel 2024\CAD\FA-FCP_Avenel -FY02-BFCP-F20250130-205.dwg, 207, 1/13/2025 8:18:41 PM, jamola, 1:1

STREAM BUFFER
FLOODPLAIN BUFFER
WETLAND BUFFER

AREA OF LOW MAINTENANCE
AREA NOT TO BE MAINTAINED

SEE DEFINITIONS SHEET FCP-200

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 12

CRIMSON LEAF TER
CRIMSON LEAF CT
CRIMSON LEAF TERRACE
WILLOW GATE LN
WILLOW GATE CT

LOT 269 Residential RE2C/TDR 2
LOT 270 Residential RE2C/TDR 2
LOT 271 Residential RE2C/TDR 2
LOT 272 Residential RE2C/TDR 2
LOT 273 Residential RE2C/TDR 2
LOT 274 Residential RE2C/TDR 2
LOT 287 Residential RE2C/TDR 2
LOT 288 Residential RE2C/TDR 2
LOT 289 Residential RE2C/TDR 2
LOT 290 Residential RE2C/TDR 2
LOT 106 Residential RE2C/TDR 2
LOT 107 Residential RE2C/TDR 2
LOT 108 Residential RE2C/TDR 2
LOT 109 Residential RE2C/TDR 2
LOT 110 Residential RE2C/TDR 2
LOT 111 Residential RE2C/TDR 2
LOT 112 Residential RE2C/TDR 2
LOT 113 Residential RE2C/TDR 2

PARCEL "A"

#15 TEE COMPLEX
#14 FAIRWAY
#15 FAIRWAY
#4 GREEN COMPLEX

6A

EXISTING TPC AVENEL BOUNDARY SPECIAL EXCEPTION BOUNDARY

NEW 10' CART PATH W/ 4'X4' CURB, CURB ON THIS SIDE OF PATH
NEW 8' CART PATH W/O CURB
NEW 6' CART PATH W/O CURB
NEW 8' CART PATH W/O CURB

STREAM CHANNEL RESTORATION & FLOODPLAIN CREATION

EX 20' WSSC ESMT

LIST OF AMENDMENT ITEMS

1. STREAM RESTORATION IMPROVEMENTS ADJACENT TO HOLES 10 AND 11 OF THE GOLF COURSE AND RECONFIGURING THE PLAY AREA OF HOLES 10 AND 11

KEYPLAN

SHT 01 SHT 02 SHT 03 SHT 04 SHT 05 SHT 06 SHT 07 SHT 08 SHT 09 SHT 10 SHT 11 SHT 12 SHT 13 SHT 14 SHT 15

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Signature:

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2201 COTTAGE ROAD, SUITE 340
ROCKVILLE, MD 20850
PH: 301.948.8300 FX: 301.258.7607
www.dewberry.com

CONTACT
DANIEL SCHLEGEL
ANNA K. SHEELEY, LLA
LANHAM, MD 20706
PH: 301.364.1881
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FN123, FN342, FN343, FN561, FN562
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RE-2C / TDR 2

REVISIONS

No.	DATE	BY	Description

LEGAL DESCRIPTION
Plats 16705, 16706
PARCEL Pt.A, B & C, BLOCK J

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

BUFFER EXHIBIT
FINAL FOREST CONSERVATION PLAN F20250130
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-208

02-BFCP-F20250130-208

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STREAM BUFFER
FLOODPLAIN BUFFER
WETLAND BUFFER

AREA OF LOW MAINTENANCE
AREA NOT TO BE MAINTAINED

SEE DEFINITIONS SHEET FCP-200

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 13

16D

#1 FAIRWAY
#8 FAIRWAY
#9 FAIRWAY
#8 GREEN COMPLEX
#1 TEE COMPLEX
#9 TEE COMPLEX
#1 TEE COMPLEX
#9 GREEN COMPLEX
POND W.E. 258.9
POND EX. W.E. 235.5
POND W.E. 223.0

APPROXIMATE LOCATION OF 2007 TEMPORARY HAUL ROAD

EXISTING TPC AVENEL BOUNDARY / SPECIAL EXCEPTION BOUNDARY

PROP. TRIBUTARY CHANNEL RESTORATION AND CREATION OF WETLAND

NEW 10' CART PATH W/ 4"x4" CURB ON THIS SIDE OF PATH

EXISTING 4" CART PATH W/O CURB

EXISTING 4" CART PATH W/ CURB

PARCEL "A"

PARCEL "B"

PARCEL "G"

ROCK RUN

F — CLEARED (2024) 0.36 AC

8 9 10 — AF/REF 0.84 AC

7 — AF/REF 4.16

FF — CLEARED 0.07 AC

GG — CLEARED 0.03 AC

L — RETAINED 1.55 AC

28 — AF/REF 0.36 AC

LIST OF AMENDMENT ITEMS

1. STREAM RESTORATION IMPROVEMENTS ADJACENT TO HOLES 10 AND 11 OF THE GOLF COURSE AND RECONFIGURING THE PLAY AREA OF HOLES 10 AND 11

KEYPLAN

SHT 01 SHT 02 SHT 03 SHT 04 SHT 05 SHT 06 SHT 07 SHT 08 SHT 09 SHT 10 SHT 11 SHT 12 SHT 13 SHT 14 SHT 15

0' 50' 100'
1"=50'

Developer's Certificate

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. F20250130 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

Developer: Tournament Players Club at Avenel, LLC (Company) James Triola (Contact Person)
Address: 1 PGA TOUR Blvd, Ponte Vedra Beach, FL 32082
Phone: 904.285.3700
Email: jimtriola@pgatourhq.com
Signature: _____

Dewberry
DEWBERRY ENGINEERS INC.
2201 GAITHER ROAD, SUITE 340
ROCKVILLE, MD 20850
PH: 301.948.8300 FX: 301.258.7607
www.dewberry.com

CONTACT
DANIEL SCHLEGEL
ANNE CHESNUT, PLA
LANHAM, MD 20706
PH: 301.364.1881
www.dewberry.com

Drawn by: MAW
Designed by: KDM
Checked by: AB
Preliminary Plan #: 119841040

Tax Map #: FN123, FN342, FN343, FN561, FN562 FN563, FP121, FP341, FP561, GN122

Zoned: RE-2C
Prior zone before 10/30/2014 RE-2C / TDR 2

REVISIONS

No.	DATE	BY	Description

LEGAL DESCRIPTION
Plat 16705, 16706
PARCEL 'P-A, B & C - BLOCK J

OWNER
TOURNAMENT PLAYERS CLUB AT AVENEL, LLC
1 PGA TOUR BLVD
PONTE VEDRA BEACH, FL 32082
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

BUFFER EXHIBIT
FINAL FOREST CONSERVATION PLAN F20250130
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-209

02-BFCP-F20250130-209

PROJECTS\2024_FIA\5017191 – Avenel 2024\CAD\01-FCP_Avenel_rPD_BFCP-F20250130-209.dwg, 209, 7/10/2025 1:25:13 AM, xmata, 1:1

STREAM BUFFER
FLOODPLAIN BUFFER
WETLAND BUFFER

AREA OF LOW MAINTENANCE
AREA NOT TO BE MAINTAINED

SEE DEFINITIONS SHEET FCP-200

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 14

PRACTICE RANGE
PRACTICE TEE
EX. ALTERNATE DRIVING RANGE EASEMENT
DRIVING RANGE EASEMENT
CLUBHOUSE ENTRANCE
EXISTING TPC AVENEL BOUNDARY
EXISTING TPC AVENEL BOUNDARY / SPECIAL EXCEPTION BOUNDARY
NEW 10' CART PATH W/ 4"X4" CURB. CURB ON PRACTICE FACILITY SIDE OF PATH.
NEW 20' CART PATH W/ 4"X4" CURB. CURB ON BOTH SIDES OF PATH.
NEW 10' CART PATH W/ 4"X4" CURB. CURB TO BE LOCATED ON BOTH SIDES OF PATH
#16 GREEN COMPLEX
#17 TEE COMPLEX
#18 GREEN COMPLEX
#18 FAIRWAY
#1 TEE COMPLEX
SHORTLEAF PINE CHAMPION SIZE 821
PROP. 8' SIDEWALK
Cart Path C.B.
CLUB HOUSE
Prop. Club House Expansion
POND W.E. 258.9
MEASURING POINT
Proposed golf course feature modifications to be coordinated with golf course designer.
Limits of Disturbance (2024)
Proposed Tee Box
Existing Tee Box to be removed
Existing Tee Box to be Relocated
Proposed Tee Box
Existing Cart Path to be Removed
Proposed Cart Path
Bankfull Bench
TOP OF SLOPE
Bankfull Bench
TREE MITIGATION
30 spaces at 8.5' x 18'
16 spaces at 8.5' x 18'
21 spaces at 8.5' x 18'
15 spaces at 8.5' x 18'
EXISTING 12' CART PATH W/ CURB
EXISTING 10' CART PATH W/ CURB
EXISTING 8' CART PATH W/ CURB
EXISTING 10' CART PATH W/ CURB ON TWO SIDES
EXISTING 10' CART PATH TO BE RETROFIT WITH 4"X4" CURB ON TWO SIDES OF PATH
EXISTING 8' CART PATH W/ CURB
EXISTING 10' CART PATH W/ CURB

STREAM BUFFER
FLOODPLAIN BUFFER
WETLAND BUFFER

AREA OF LOW MAINTENANCE
AREA NOT TO BE MAINTAINED

SEE DEFINITIONS SHEET FCP-200

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 15

#16 FAIRWAY
#16 TEE COMPLEX
#16 TEE COMPLEX
#15 FAIRWAY
#15 GREEN COMPLEX
#17 TEE COMPLEX
#17 FAIRWAY
#17 GREEN COMPLEX
#18 TEE COMPLEX
NEW 6' CART PATH W/O CURB
NEW 10' CART PATH W 4"X4" CURB. CURB TO BE LOCATED ON BOTH SIDES OF PATH
NEW 10' CART PATH W 4"X4" CURB. CURB TO BE LOCATED ON BOTH SIDES OF PATH
NEW 10' CART PATH W 4"X4" CURB. CURB TO BE LOCATED ON BOTH SIDES OF PATH
EXISTING TPC AVENEL BOUNDARY / SPECIAL EXCEPTION BOUNDARY
EXISTING TPC AVENEL BOUNDARY / SPECIAL EXCEPTION BOUNDARY
EXISTING TPC AVENEL BOUNDARY / SPECIAL EXCEPTION BOUNDARY
EXISTING TPC AVENEL BOUNDARY / SPECIAL EXCEPTION BOUNDARY
STREAM CHANNEL RESTORATION 1
STREAM CHANNEL RESTORATION 2
BEMAN WOODS WAY
BEMAN WOODS CT
SANDLEFOOT DR
SANDLEFOOT DRIVE
SANDLEFOOT COURT
TURNBERRY DRIVE
PARCEL "Z"
PARCEL "SS"
PARCEL "JJ"
PARCEL "QQ"
PAR. "OO"
PAR. "PP"
PAR. "SS"
LOT 301 Residential RE2C/TDR 2
LOT 303 Residential RE2C/TDR 2
LOT 304 Residential RE2C/TDR 2
LOT 305 Residential RE2C/TDR 2
LOT 306 Residential RE2C/TDR 2
LOT 307 Residential RE2C/TDR 2
LOT 316 Residential RE2C/TDR 2
LOT 418 Residential RE2C/TDR
POND W.E. 259.4
POND 3 W.E. 244.6
POND 3 W.E. 238.9 W.E. 239.4 2-YR 241.6 100-YR 245.8
2b
2C
5A
16C

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PONTE VEDRA BEACH, FL 32082
Phone: 904.285.3700
JIMTRIOLA@PGATOURHQ.COM

BUFFER EXHIBIT
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Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-211

02-BFCP-F20250130-211

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STREAM BUFFER
FLOODPLAIN BUFFER
WETLAND BUFFER

AREA OF LOW MAINTENANCE
AREA NOT TO BE MAINTAINED

SEE DEFINITIONS SHEET FCP-200

MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 15

#15 FAIRWAY

EXISTING TPC AVENEL BOUNDARY/ SPECIAL EXCEPTION BOUNDARY

TURNBERRY DRIVE

PARCEL "EYE-EYE"

PARCEL "HH"

PARCEL "JJ"

PARCEL "KK"

PARCEL "LL"

PARCEL "MM"

PARCEL "NN"

PARCEL "A"

PARCEL "B"

PARCEL "C"

PARCEL "D"

PARCEL "E"

PARCEL "F"

PARCEL "G"

2C

2B

16D

262.48'

265.12'

265.74'

267.19'

255.10'

264.87'

253.57'

252.27'

277.06'

#14 TEE COMPLEX

#14 GREEN COMPLEX

#13 FAIRWAY

#13 TEE COMPLEX

NEW 10' CART PATH W/ 6" CURB. CURB ON THIS SIDE OF PATH.

EXISTING 8' CART PATH W/O CURB

PUMP HOUSE

POND 3
W.E. 238.9
W.E. 239.4
2-YR 241.8
10-YR 243.8
100-YR 245.8

AUTUMN GATE LN

ORCHARD GATE COURT

TOWN GATE CT

TOWN GATE PL

AVENEL

LOT 115 Residential RE2C/TDR 2

LOT 117 Residential RE2C/TDR 2

LOT 118 Residential RE2C/TDR 2

LOT 119 Residential RE2C/TDR 2

LOT 120 Residential RE2C/TDR 2

LOT 121 Residential RE2C/TDR 2

LOT 122 Residential RE2C/TDR 2

LOT 123 Residential RE2C/TDR 2

LOT 124 Residential RE2C/TDR 2

LOT

STREAM BUFFER
FLOODPLAIN BUFFER
WETLAND BUFFER

AREA OF LOW MAINTENANCE
AREA NOT TO BE MAINTAINED

SEE DEFINITIONS SHEET FCP-200

MATCHLINE
SEE SHEET 9

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 14

14 AF/REF 0.51 AC

N RETAINED 0.71 AC

14 CLEARED (2024) 0.42 AC

M CLEARED (2024) 0.05 AC

M RETAINED 7.95 AC

14 RELOCATED (2024) 0.03 AC

M CLEARED (2024) 0.05 AC

HH CLEARED 0.05 AC

15 AF/REF 0.11 AC

N CLEARED 0.02 AC

I CLEARED 0.13 AC

O RETAINED 0.32 AC

21 AF/REF 0.07 AC

22 RELOCATED (2024) 0.04 AC

22 AF/REF 0.33 AC

30 AF/REF (2024) 0.047 AC

P RETAINED 1.06 AC

EXISTING TREE AVENEL SPECIAL EXCEPTION BOUNDARY

PARCEL "A"

PARCEL "B"

LOT 276 Rancho Viejo ADDITION

ROCK RUN

FAIRWAY #1

NATELLI WOODS LANE

TENNIS COURT

Limits of Disturbance (2024)

LIST OF AMENDMENT ITEMS

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BUFFER EXHIBIT
FINAL FOREST CONSERVATION PLAN F20250130
TOURNAMENT PLAYERS CLUB AT AVENEL
Small Area Renovation
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-213

02-BFCP-F20250130-213

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2201 GLADE ROAD, SUITE 340
ROCKVILLE, MD 20850
PH: 301.948.8300 FX: 301.258.7607
www.dewberry.com

CONTACT
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4550 FORBES BLVD
LANHAM, MD 20706
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Drawn by: MAW
Designed by: KDM
Checked by: AB
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Tax Map #: FN123, FN342, FN343, FN561, FN562 FN563, FP121, FP341, FP561, GN122
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STREAM BUFFER
FLOODPLAIN BUFFER
WETLAND BUFFER

AREA OF LOW MAINTENANCE
AREA NOT TO BE MAINTAINED

SEE DEFINITIONS SHEET FCP-200

MATCHLINE
SEE SHEET 10

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 15

2C
54A
2C
116D

16 AF/REF 0.17 AC

17 A AF/REF 1.19 AC

M RETAINED 7.35 AC

JJ CLEARED 0.62 AC

18 CLEARED (2024) 0.28 AC

19 AF/REF 0.75 AC

18 A AF/REF 1.40 AC

20 A AF/REF 0.33 AC

Q RETAINED 1.46 AC

18 CLEARED (2024) 0.05 AC

CLEARED 0.11 AC KK

P RETAINED 1.06 AC

23 AF/REF 0.02 AC

P RETAINED 1.06 AC

R RETAINED 2.93 AC

24 AF/REF 0.27 AC

R RETAINED 2.93 AC

NOTE
PROVIDE INVASIVE SPECIES CONTROL IN AREA P AS NECESSARY TO ALLOW THE REGROWTH OF NATIVE UNDERSTORY.

EXISTING TPC AVENEL BOUNDARY / SPECIAL EXCEPTION BOUNDARY

FAIRWAY #10

SHEEN #16

FAIRWAY #11

Hole 11 Prop. Fairway Relocation

Proposed golf course feature modifications to be coordinated with golf course designer.

Raise Existing Tee Box

Raise Ex. Tee Box

Modified Tree Box

Limits of Disturbance (2024)

Limits of Mass Grading (2024)

Prop. Fairway Expansion

EAGLE RIDGE PL

EAGLE RIDGE DRIVE

EAGLE RIDGE DR

PARCEL "B"

PARCEL "Z"

PARCEL "RR"

PARCEL "V"

PARCEL "T"

TENNIS COURT

LOT 264 Residential RESERVOIR

EXISTING TPC AVENEL BOUNDARY / SPECIAL EXCEPTION BOUNDARY

LIST OF AMENDMENT ITEMS

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2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-214

02-BFCP-F20250130-214

PROJECTS\2024 FAS\0171916 - Avenel 2024\CAD\01-FCP_Amend -FVS\-BFCP-F20250130-200.dwg, 214, 7/10/2025 1:36:52 AM, vmills, 1:1

STREAM BUFFER
FLOODPLAIN BUFFER
WETLAND BUFFER

AREA OF LOW MAINTENANCE
AREA NOT TO BE MAINTAINED

SEE DEFINITIONS SHEET FCP-200

MATCHLINE
SEE SHEET 11

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 14

#13 TEE COMPLEX
#12 GREEN COMPLEX
#12 FAIRWAY
TOURNAMENT TEE ONLY
NEW 10' CART PATH W/ 4"X4" CURB. CURB ON THIS SIDE OF PATH.
FOX GATE COURT
TOWN GATE LANE
PARCEL "N"
PARCEL "O"
PARCEL "P"
PARCEL "Q"
PARCEL "R"
PARCEL "S"
PARCEL "T"
PARCEL "A"
PARCEL "B"
LOT 242 Residential RE2C/TDR 2
LOT 243 Residential RE2C/TDR 2
LOT 244 Residential RE2C/TDR 2
LOT 245 Residential RE2C/TDR 2
LOT 246 Residential RE2C/TDR 2

LL
CLEARED 0.13 AC

Q
RETAINED 1.46 AC

25
AF/REF 0.14 AC

MM
CLEARED 0.02 AC

Q
RETAINED 1.46 AC

PP
CLEARED 0.04 AC

S
RETAINED 0.37 AC

S
RELOCATED (2024) 0.01 AC

DO
CLEARED 0.03 AC

NN
CLEARED 0.01 AC

24
AF/REF 0.27 AC

24
CLEARED (2024) 0.01 AC

R
CLEARED (2024) 0.09 AC

R
RELOCATED (2024) 0.03 AC

R
RETAINED 2.93 AC

ACCESS/ STAGING FOR REMOVAL OF BRIDGE

EXISTING TPC AVENEL SPECIAL EXCEPTION BOUNDARY

Proposed golf course feature modifications to be coordinated with golf course designer.

Prop. Bunker

Hole 11 Prop. Green Relocation

T301 - 42" Poplar
169 SF - 91.3%
% of Disturbance (2024)

NOTE
TREE #710 WAS REMOVED PER NOTE #9 ON SHT 1. PLANT THIS AREA WITH A MINIMUM OF 20 PLANTINGS UTILIZING A MIXTURE OF TREES AND SHRUBS. THE PLANTINGS ARE TO BE NATIVE SPECIES SUCH AS RED BUD, SERVICE BERRY OR FLOWERING DOGWOOD FOR UNDERSTORY, AND RED TWIG DOGWOOD OR OTHER PLANTS WITH FIBROUS ROOTS TO MAINTAIN STREAM BANK STABILITY.

MNCPPC
5702/360
81.53 AC.
P711

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MONTGOMERY COUNTY, MARYLAND

Date: SEPT 2024
Sheet: FCP-215

02-BFCP-F20250130-215

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Attachment B: Variance Request

Dewberry

Dewberry Engineers Inc.
5320 Spectrum Drive, Suite E
Frederick, MD 21703-7303

301.663.3158
301.663.3679 fax
www.dewberry.com

Via Eplans

Mr. Patrick Butler
M-NCPPC
2425 Reedie Drive, 14th Floor
Wheaton, MD 20902

Re: Tournament Players Club at Avenel Small Area Renovation, 10000 Oaklyn Drive, Potomac, MD 20854 (the "Property") – Site Plan Amendment No. 81984111F and Forest Conservation Plan F20250130 (the "Applications")

Dear Mr. Butler:

On behalf of the Tournament Players Club at Avenel, LLC (the "Applicant") and pursuant to Section 22A-21 Variance provisions of the Montgomery County Forest Conservation Ordinance and recent revisions to the State Forest Conservation Law enacted by S.B. 666, we are writing to request the following variances for the above-named Site Plan and Forest Conservation Plan revisions in order to implement stream restoration improvements:

1. Variance to Section 22A-12.(b)(3)(C) for the removal of two (2) specimen trees (as further described below) and identified on the approved Forest Stand Delineation, and supplemented by a survey dated April 2024;

2. 2) Variance to Section 22A-12.(b)(3)(D) for the removal of existing forest areas within the floodplain and stream buffer (as further described below); and

3. 3) Variance to Section 22A-12.(e)(1)(B) for exemption from the requirement to reforest all unforested stream valley buffers.

Project Description: The Applicant proposes a stream restoration project within Rock Run, adjacent to golf course holes 10 and 11, utilizing the principles of Natural Channel Design to restore approximately 4,030 linear feet of stream channel and 5 acres of adjacent floodplain. This restoration effort is needed to alleviate flooding and degradation adjacent to and involving holes 10 and 11, and will improve the stream system's ability to handle increased stormwater volume, velocity, and upstream sediment. The Applicant is focused on minimizing impacts to the existing forest conservation easements in the area, and has met with M-NCPPC Staff about the proposed improvements and the forest conservation easements several times. The Applicant has also met with M-NCPPC's Parks department, as a small part of Montgomery Parks' land is located within the limits of disturbance. The Applicant proposes to remove tree T391 from Montgomery Parks' property, and has had discussions with Montgomery Parks regarding this. Tree T391 is located directly adjacent to the existing stream where it crosses the property line. Montgomery Parks has also requested to be included in discussions with M-NCPPC regarding forest conservation matters for the Property. The Applicant will file for and receive a Park Construction Permit before any of the proposed improvements will begin.

The proposed Forest Conservation Plan amendment will maintain the existing conservation areas on the site and within the stream buffer to the maximum extent possible. The existing stream has migrated into the conservation areas north of hole 10, and the proposed stream restoration will realign the channel to remove it from the conservation easements to the maximum extent practicable. For safety and good design practice, it is necessary to replace and raise the two bridges within the restoration area to elevate the structures above the 100-year flood elevation. In order to accomplish this, the bridge abutments must be expanded to support the cart path approaches. These expanded abutments and walls are in conflict with the existing WSSC sewer easement adjacent to the stream, thereby necessitating the relocation of several portions of the existing sewer away from the stream.

A total of thirteen areas, totaling 1.243 acres, within the existing conservation easements will be disturbed by the proposed stream restoration project. Eight areas within the stream valley are impacted by the required grading along and adjacent to the channel; these clearing areas totaling 1.12 acres will be replanted at 1:1 ratio. Four areas within the stream valley, totaling 0.087 acres, will be permanently impacted by the stream channel and the WSSC sewer relocations. The last area, totaling 0.036 acres, lies outside the stream valley and is a permanent impact necessary for the relocation and upgrade of existing private storm drains adjacent to the golf course. The 0.123 acres of permanently impacted easement will be relocated into two new easement areas nearby, one within the stream valley and the other adjacent. Within the area of the stream restoration work, the existing and proposed conservation easements will be restored and replanted to match the previous afforestation, and the wetland areas restored.

The specific requirements of the stream channel restoration will also require the removal of two specimen trees within the limits of work: T391 (51" Tulip Poplar), and T191 (34" Tulip Poplar). The previous work in 2007 included significant root pruning along the original limits of disturbance which reduced the critical root zones ("CRZs") of several specimen trees adjacent to the current work zone. The proposed limits of work have been constrained to keep within the previous limits of work as much as possible. However, numerous site constraints for grading and the relocation of the sewer pipes require the limits of disturbance to expand beyond the previous limits near the tees for hole #10. This will result in minor impact (between 8.0% and 37%) to the CRZs of seven additional specimen trees, namely 485 (33" Beech) 36.9%, 486 (39" Northern Red Oak) 35.3%, 487 (46" Northern Red Oak) 35.7%, T398 (34" Sycamore) 10.2%, T121 (36" Sycamore) 17.1%, T124 (33" Tulip Poplar) 1.6%, and T125 (31" Tulip Poplar) 1.6%. Work adjacent to the green for hole #11 will result in minor impact to the CRZ of tree T301 (42" Tulip Poplar) 1.3%, and grading required for the replacement of the bridge and sewer pipes near the green for hole #11 will also result in minimal impact to the CRZ of tree T304 (45" Red Maple) 8.0%, tree 714 (49" Tulip Poplar) 2.1%, and to tree T305 (64" Sycamore) 5.2%. Additionally, T309 (32" Maple) lies completely within the previous limits of work and the extent of previous grading and root pruning to this tree is unknown. The proposed limits of work will impact up to 26.4% of T309's original CRZ.

Specimen tree T391 lies within the Montgomery Parks property, and mitigation for its removal will be accomplished in accordance with the Parks Department rules for mitigation—either by on-site replacement on Parks property, fee in lieu, or a combination. Mitigation for the on-Property removal of specimen tree T191 will be met by on-Property planting of trees with a minimum total caliper of 8.5".

Requirements for Justification of Variance:

Section 22A-21.(b) *Application requirements* states that the applicant must:

1. Describe the special conditions peculiar to the property or other conditions which would cause the unwarranted hardship;
2. Describe how enforcement of this Chapter will deprive the landowner of rights commonly enjoyed by others in similar areas;
3. Verify that State water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance; and
4. any other information appropriate to support the request.

Justification of Variance:

(1) Describe the special conditions peculiar to the property or other conditions which would cause the unwarranted hardship:

Response: The Applicant proposes to remove two specimen trees as described above, namely T391 (51" Tulip Poplar) located adjacent to the stream within Montgomery Parks' property, and T191 (34" Tulip Poplar) located adjacent to the stream within the Property. Due to existing site constraints—numerous water, sewer, and forest conservation easements, steep topography, and the golf course itself—the Applicant would be unable to make the necessary stream channel and floodplain improvements if it had to work around, and preserve, T391 and T191.

Specifically, T391 is located in a constricted portion of the existing floodplain adjacent to the tee boxes for hole 10 where the stream enters the Property. Between T391 and the tee boxes, there is an exposed 18" sanitary sewer pipe within the existing stream channel which poses an imminent public safety and health hazard if it remains exposed. The existing position of T391 precludes the Applicant from moving the stream away from the exposed sanitary sewer pipe and restoring appropriate soil cover over top of the pipe, per WSSC regulations. Further, T391's position also precludes the Applicant from softening the acute angle at which the stream channel enters the Property, widening the floodplain adjacent to the tee boxes on hole 10, and adjusting the channel elevations—all of which are necessary to manage the water velocity and prevent future erosion that could once again threaten WSSC assets as well as the golf course.

Specifically, T191 is located in a constricted portion of the floodplain adjacent to a forest conservation easement and sanitary sewer infrastructure. The existing position of T191 precludes the Applicant from implementing the necessary floodplain width, channel dimensions, and grade controls required to establish a stable stream system. Additionally, the Applicant has limited flexibility to adjust these stream system elements due to the existing sanitary sewer infrastructure within the same area. The relocation of a portion of the sanitary sewer further from the bend in the stream channel will have limited effect on the impacts to tree T191 due to the specific geometry of all the elements within this constricted space.

Due to the site constraints described above, the proposed stream channel restoration will require the pre-construction removal and post-construction replacement in eight areas totaling approximately 1.12 acres of existing forest conservation area within the previously recorded easement boundaries; and relocation of approximately 5,360 square feet (0.12 Ac) in five areas of the existing easement boundary, namely:

- **1,250 square feet of Reforestation Area 14,**
- **1,586 square feet of Reforestation Area 22.**
- **888 square feet of Reforestation Area 13,**
- **298 square feet of Conservation Area S, and**
- **1,338 square feet of Conservation Area R.**

These areas will be replaced within two new Reforestation Areas away from the tees and fairways; Reforestation Area 30 (0.047 acres) established adjacent to the stream valley, and Reforestation Area 31 (0.076 acres) established within the stream valley.

Section 22A-12.(e)(1)(B) requiring the reforestation of all unforested stream valley buffers is in conflict with the existing golf course use. Section 22A-12.(e)(1)(B) allows for exceptions where:

i. afforestation or reforestation in the stream valley would be in conflict with allowable uses as established by the latest version of the environmental guidelines.
iii. the stream valley buffer is not suitable to establish and retain required planting materials, in which case a substitute environmental protective measure must be implemented.

Section VI.D of the July 2021 Environmental Guidelines provides that exceptions to the guidelines may be made by the Planning Board when strict compliance would result in unreasonable hardship. The stream buffer was previously forested to the maximum extent possible without causing hardship to the full use and enjoyment of the existing golf course. The nature of, and specific requirements for, the continued operation of the golf course within the stream buffer require that the tees, fairways, greens, and roughs remain open and unencumbered by trees, namely:

a. In their current condition, holes 10 and 11 are heavily shaded; in fact, they are the most shaded, low-lying, and pocketed holes on the course.
b. The turfgrass on holes 10 and 11 is comprised of creeping bentgrass and other cool season grasses that require a minimum of 8 hours of sunlight for ideal health/growth. Currently, much of the turfgrass on holes 10 and 11 barely receives 8 hours of sunlight, with some areas already falling short of this requirement. If additional trees were to be planted in the stream buffer, these turfgrass areas will receive significantly less sunlight than required, and many areas would receive less than 2 hours of sunlight per day.
c. Additional trees will limit the airflow necessary for a healthy turfgrass plant especially during the hot and humid periods in the summer. Airflow is crucial to help cool off the grass plant, and holes 10 and 11 currently have very little airflow; this is already the most constricted in this area of the property.
d. Additional shade and airflow reduction caused by trees in the stream buffer would ultimately cause the increased use of fertilizers and pesticides in an attempt to keep the grass alive in non-ideal growing conditions.
e. Ultimately, any further reductions to sunlight and airflow to holes 10 and 11 will cause the turfgrass to become: 1) too thin to support sustained foot traffic from golfers; 2) too thin to survive required cultural practices; and 3) highly susceptible to weed (or other contamination), disease, and insect pressure, as well as to damage and/or death caused by heat and humidity. Thus, the turfgrass will no longer meet the conditioning requirements of the rest of the Property—a championship golf course—and would therefore effectively deny the Applicant its right to operate to the fullest extent afforded under the Property's approved Special Exception use. Further, these aforementioned conditions will cause significant erosion in the upland areas throughout holes 10 and 11, which will ultimately enter the new stream system causing siltation and various other environmentally undesirable effects; thus rendering these holes unplayable.
f. Stream buffer tree planting, in this case, would jeopardize the stability of the very stream system which the Applicant is seeking approval to improve. Rather, the Applicant proposes the planting of a rich variety of deeply rooted vegetation, all native to Maryland and suitable for the various soils in this area, be planted throughout the floodplain adjacent to the stream channel.
g. Lastly, planting additional trees in the stream valley adjacent to holes 10 and 11 would materially change the architecture, sight lines from tee to fairway to green, and the competitive strategy of the golf course; thus, it would cease being a championship golf course, and its ability to host a yearly PGA TOUR-sanctioned event—a use approved by the Property's Special Exception—would be lost.

(2) Describe how enforcement of this Chapter will deprive the landowner of rights commonly enjoyed by others in similar areas;

Response: If the County were to require this Applicant to keep all improvements outside the root zones of the specimen trees and to not impact any of the existing conservation easements, the stream system would then need to be relocated into the golf course fairways and greens of holes 10 and 11 to avoid the previously described existing site constraints. This shift to the stream alignment would then necessitate the relocation of the golf course into the uplands adjacent to the stream and would require extensive grading and clearing of the existing forest areas, as well as the removal of multiple other specimen trees, which is impractical. Denial of removal of specimen tree T191 or any proposed impacts to the existing easements will therefore diminish the Applicant's ability to maintain golf course holes #10 and #11, and the Property would cease to function as an 18-hole championship golf course, which would effectively deny the Applicant its right to operate to the fullest extent afforded under the Property's Special Exception. The stream buffer was previously forested to the maximum extent possible without causing hardship to the full use and enjoyment of the existing golf course. The nature of, and specific requirements for, the continued operation of the golf course within the stream buffer require that the tees, fairways, and greens, and roughs remain open and unencumbered by trees, as described in sub-paragraphs a-g on page 4 above.

(3) Verify that State water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance;

Response: The removal of these Specimen Trees will not adversely affect water quality per the State of Maryland standards, as there is no net increase in impervious area for this site, and the site is already highly pervious due to its nature as a golf course. The ESD requirements for this amendment will be met through the implementation of non-structural practices such as non-rooftop disconnect for the small runoff contribution from the narrow cart paths which are the only impervious surfaces within the proposed limits of disturbance for this amendment. The stream buffer was previously forested to the maximum extent possible without causing hardship to the full use and enjoyment of the existing golf course. The nature of, and specific requirements for, the continued operation of the golf course within the stream buffer require that the tees, fairways, and greens, and roughs remain open and unencumbered by trees, as described in sub-paragraphs a-g on page 4 above.

(4) Provide any other information appropriate to support the request.

Response: During this project, it is imperative that the stream channel and floodplain are upsized to support the water volume and velocity that this reach of Rock Run is currently subject to during rain events. In order to construct a stable stream system—with the correct dimensions, pattern, and profile for this type of system—the Applicant must utilize, at a minimum, the amount of horizontal space prescribed by the engineer's design, which includes the areas through and around T391 and T191 as well as the limited impact to the existing easements.

As further basis for its variance requests, the Applicant can demonstrate that it meets the Section 22A-21(d) *Minimum criteria*, which states that a variance must not be granted if granting the request:

(1) Will confer on the applicant a special privilege that would be denied to other applicants;

Response: The Applicant would not be subject to special privilege that would be denied to other applicants by granting these variance requests. Given the location of the two specimen trees to be removed, as well as the other nearby specimen trees and significant trees on the subject property and their associated CRZs, as well as the aforementioned easements and infrastructure constraints and impacts, not granting these variance requests restricts development rights and opportunity to the Applicant normally enjoyed by other applicants. The stream buffer was previously forested to the maximum extent possible without causing hardship to the full use and enjoyment of the existing golf course. The nature of, and specific requirements for, the continued operation of the golf course within the stream buffer require that the tees, fairways, and greens, and roughs remain open and unencumbered by trees, as described in sub-paragraphs a-g on page 4 above.

(2) Is based on conditions or circumstances which are the result of the actions by the applicant;

Response: The Applicant has taken no actions leading to the conditions or circumstances that are the subject of these variance requests. The degradation of the stream and floodplain, high sedimentation rates, and the migration of the streambed across the 18" sewer pipe and into the forest conservation areas are attributable to increases in stormwater volume and velocity largely due to development upstream of the subject Property, and increased rain events thought to be the result of climate change.

(3) Arises from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; or

Response: The neighboring land uses do not have any inherent characteristics or conditions that have created or contributed to this particular need for variances.

(4) Will violate State water quality standards or cause measurable degradation in water quality.

Response: Granting these variance requests will not violate State water quality standards, and the resulting improvements seek to improve the existing water quality conditions.

Conclusion: For the above reasons, the Applicant respectfully requests that the Planning Department APPROVE its request for a variance from the provisions of Section 22A of the Montgomery County Forest Conservation Ordinance, and thereby, GRANT permission to 1) remove the two specimen trees in order to allow the construction of this project; 2) remove portions of existing forest areas within the floodplain and stream to allow the construction of this project; and 3) not reforest that portion of the stream valley buffers required to remain open as part of the operations of the existing golf course. The recommendations in this report are based on tree conditions noted at the time the supplemental survey and environmental inspection field work was conducted. Tree condition can be influenced by many environmental factors, such as wind, ice and heavy snow, drought conditions, heavy rainfall, rapid or prolonged freezing temperatures, and insect/disease infestation. Therefore, tree conditions are subject to change without notice. The site plans and plotting of tree locations were furnished for the purpose of creating a Forest Conservation Plan. All

information is true and accurate to the best of our knowledge and experience. All conclusions are based on professional opinion and were not influenced by third party.

Sincerely,



Kevin D. Mack, RLA
Associate, Senior Landscape Architect

Attachment C: Agency Letters

DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

October 29, 2024

Mr. Alan Barney
Dewberry Engineers, Inc.
2101 Gaither Road, Suite 340,
Rockville, MD 20850-4074

Re: **COMBINED STORMWATER MANAGEMENT CONCEPT/*SITE DEVELOPMENT STORMWATER MANAGEMENT PLAN*** for
Tournament Players Club at Avenel
SITE PLAN# 81984111A
SM File #: 293504
Tract Size/Zone: 226.65 ac.
Total Concept Area: 226.65 ac.
Lots/Block: Lot B&C, Block A
Parcel(s): Parcel Pt. A
Watershed: Rock Run
Redevelopment (Yes/No): No

Dear Mr. Barney:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via its associated stream restoration.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.

2. An engineered sediment control plan must be submitted for this project.

3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this

office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to

reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Bill Musico PE at 240-777-6340.

Sincerely,

Mark Etheridge

Mark Etheridge, Manager
Water Resources Section
Division of Land Development Services

cc: Neil Braunstein
SM File # 293504

ESD: Required/Provided 0.00 cf / 0.00 cf
PE: Target/Achieved: 0.00"/ 0.00"
STRUCTURAL: 0.00 cf
WAIVED: 0.00 cf.