

Standard Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (Enter acres for each zone)

1 Zone:	R-R
2 Gross Tract:	517.78
3 Floodplain:	119.94
4 Previously Dedicated Land:	0.00
5 Net Tract (NTA):	397.94

6 TCP Number: TCP2-149-02

7 Property Description or Subdivision Name: Villages of Savannah - Phases 4-6

8 Is this site subject to the 1983 or 1991 Ordinance? Y

9 Is this site subject to the 1991 Ordinance? N

10 Subject to 2010 Ordinance and in PFA (Priority Funding Area)? N

11 Is this one (1) single family lot? (Y or N) N

12 Are there prior TCP approvals which include a combination of this lot? (Y or N) N

13 Is any portion of the property in a WC Bank? (Y or N) N

14 Break-even Point (preservation) = 144.07 acres

15 Clearing permitted with restoration = 257.93 acres

SECTION II - Determining Requirements (Enter acres for each corresponding column)

	Column A Woodland Preservation	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
16 Existing Woodland	402.00	95.97		
17 Woodland Conservation Threshold (WCT) =	20.00%	79.59		
18 Smaller of 17 or 18	79.59			
19 Woodland above WCT	322.41			
20 Woodland cleared	109.76	1.31	0.26	
21 Woodland cleared above WCT (smaller of 20 or 21)	109.76			
22 Clearing above WCT (0.25 : 1) replacement requirement	27.44			
23 Woodland cleared below WCT	0.00			
24 Clearing below WCT (2 : 1 replacement requirement)	0.00			
25 Afforestation Required Threshold (AFT) =	15.00%	0.00		
26 Off-site WCA being provided on this property	0.00			
27 Woodland Conservation Required	108.60			

SECTION III - Meeting the Requirements (Enter acres for each corresponding column)

	Column A Woodland Preservation	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
28 Woodland Preservation	142.91			
29 Afforestation / Reforestation	0.00			
30 Natural Regeneration	0.00			
31 Landscape Credits	0.00			
32 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00			
33 Forest Enhancement Credit (Area * 25)	0.00			
34 Street Tree Credit (existing or 10-year canopy coverage)	0.00			
35 Area approved for fee-in-lieu	0.09			
36 Off-site Woodland Conservation Credits Required	0.00			
37 Off-site WCA (preservation) being provided on this property	0.00			
38 Off-site WCA (afforestation) being provided on this property	0.00			
39 Woodland Conservation Provided	150.79			

40 Area of woodland not cleared: 282.24 acres

41 Net tract woodland retained not part of requirements: 149.33 acres

42 100-foot floodplain woodland retained: 94.66 acres

43 On-site woodland conservation provided: 150.70 acres

44 On-site woodland conservation alternatives provided: 243.99 acres

45 On-site woodland retained not credited: 243.99 acres

46 Prepared by: Sallie P Stewart, PLA ASLA

47 Date: 2/23/23

Individual TCP2 with Previously Approved TCP1 or TCP2

Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (Enter acres for each zone)

1 Zone:	R-R
2 Gross Tract:	0.54
3 Floodplain:	0.00
4 Previously Dedicated Land:	0.00
5 Net Tract (NTA):	0.54

6 Property Description or Subdivision Name: Villages of Savannah - Lot 89B

7 Current TCP Number: TCP2-149-02

8 Previous TCP Number: TCP2-149-02

9 Site subject to the 2010 Ordinance (Y or N) N

10 Is this a priority funding area? (Y or N) N

SECTION II - Determining Woodland Conservation Requirements (Enter acres in corresponding column)

	Net tract	Floodplain
11 Woodland Conservation Calculations:		
12 Area of Existing Woodland	0.46	0.00
13 Woodland Conservation Required for per TCP1 or TCP2	0.00%	0.00
14 Area of Woodland Cleared per previous TCP1 or TCP2	0.00	0.00
15 Area of Woodland Cleared per current TCP2	0.46	0.00
16 Area of Woodland above WCT not cleared by previous TCP1 or TCP2	0.00	0.00
17 Additional Woodland Cleared by current TCP2	0.09	0.00
18 Does the TCP1 show 2:1 replacement?	N	
19 Clearing above WCT (14:1 Replacement)	0.00	0.00
20 Clearing below WCT (2:1 Replacement)	0.09	0.18
21 Total Woodland Conservation Required:	0.09	0.18

SECTION III - Meeting the Requirement (Enter acres in corresponding column)

	Net tract	Floodplain
22 Woodland Conservation Provided:	0.00	0.00
23 Woodland Preservation	0.00	0.00
24 Natural Regeneration	0.00	0.00
25 Landscape Credits	0.00	0.00
26 Area approved for fee-in-lieu	0.09	0.18
27 Credits Received for Off-Site Mitigation on another property	0.00	0.00
28 Off-site Mitigation provided on this property	0.00	0.00
29 Total Woodland Conservation Provided	0.09	0.18

29 Area of net tract woodland not cleared: 0.00 acres

30 Woodland retained not part of requirements: 0.00 acres

31 Prepared by: Sallie P Stewart, PLA ASLA

32 Date: Feb. 23, 2023

33 Qualifications: MD LA #612

- GENERAL NOTES
- This plan is submitted to revise the woodland conservation requirements for Lot 89B by removing 0.00 acres of "Woodland Preserved-Not Credited" on site and providing fee-in-lieu.
 - Cutting or clearing of woodland in conformance with this plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$9.00 per square foot mitigation fee.
 - Pre-construction meeting is required prior to the issuance of grading permits. The Department of Permitting, Inspections and Enforcement (DPIE) shall be contacted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
 - The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
 - The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
 - The property is within the Developing Tier and is zoned R-R.
 - The site is not adjacent to a roadway designated as scenic, historic, a parkway, or a scenic byway.
 - The site is not adjacent to a roadway classified as arterial or greater.
 - This plan is grand-fathered under CB-27-2010, Section 25-119 (g).

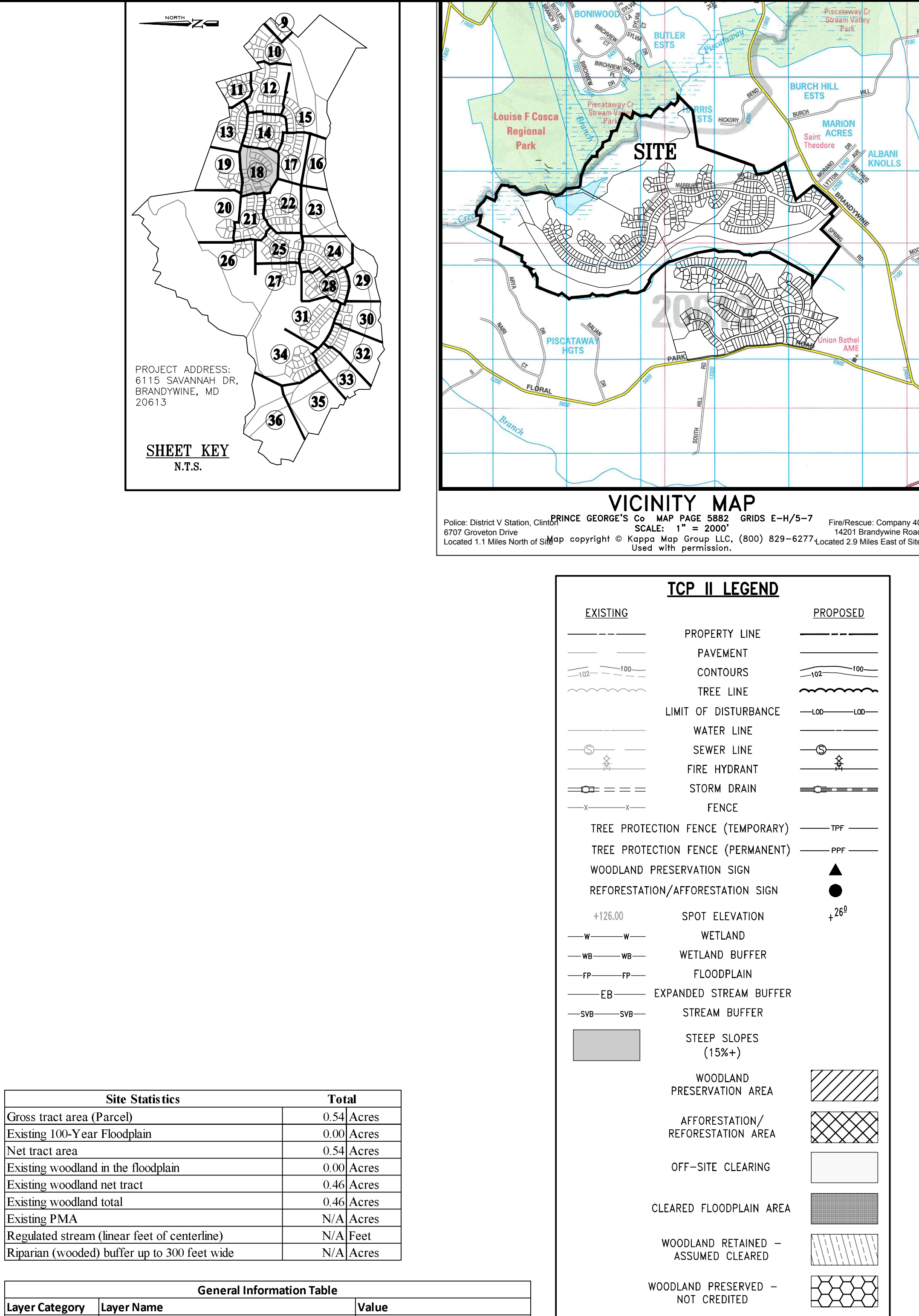
- TREE PRESERVATION AND RETENTION NOTES
- All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified by the county as dead, dying, or hazardous.
 - Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
 - The location of all temporary tree protection fencing (TPF) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the locations by the county inspector, installation of the TPFs may begin.
 - All temporary tree protection fencing required by this plan shall be installed prior to commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCP2.
 - Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TPF installation. These signs must remain in perpetuity. Removal of Hazardous Trees or Limbs by Developers or Builders.
 - The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or parts thereof designated by the county as dead, dying, or hazardous may be removed.
 - A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree is at risk of falling and striking a structure, parking area, or other high use area and result in personal injury or property damage.
 - During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permittee shall remove said trees using a chain saw. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector the tree or portions thereof shall be removed. The stumps shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
 - If a tree or trees become hazardous prior to bond release for the project, due to storm event or other situations not resulting from an action by the permittee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
 - Corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A300 Pruning Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
 - Debris from the tree removal or pruning that occurs within 35 feet of the woodland edge may be removed and wood chips disposed of by recycling, chipping or other appropriate methods. All debris that is more than 35 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.
 - Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a Licensed Tree Expert.

- NATURAL REGENERATION NOTES
- All areas designated for reforestation shall be reforested by natural regeneration. The following requirements and conditions apply:
- All existing turf, ground covers, and invasive species shall be exterminated using a general broadcast herbicide such as "Round-Up" or equivalent. Secondary applications shall be applied as necessary.
 - Care shall be taken to avoid spraying any herbicide seedlings or seedlings.
 - Root-tilling of turf areas and manual removal of invasive vines shall be completed two weeks after chemical treatments are completed.
 - Reforestation signs shall be installed every fifty feet or as appropriate and two-strand wire fencing shall be installed along road frontages adjacent to any reforestation areas.
 - Reforestation internal to the site shall be posted as required in the direction of any trails used to reach those areas.
 - Natural regeneration shall be encouraged by semi-annual maintenance of the designated areas. The maintenance shall, at a minimum, require removal of competitive and invasive species from the desired indigenous hardwoods. This maintenance shall occur for a period of two years.
 - After one and two years, all desirable seedlings and saplings shall be counted and flagged with surveyors tape in the late fall.
 - After two years there is less than one seedling per 60 square feet and there are indications that natural regeneration is not occurring adequately, then the owners shall plant those areas with container grown seedlings at a rate of one per 60 square feet. Only naturally occurring species already present within the site shall be used.

- POST-DEVELOPMENT NOTES
- When woodlands and/or specimen, historic, or champion trees are to remain:
- If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a certified arborist or licensed tree expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been completed per the handbook "Guidance For Prince George's County Property Owners, Preservation Of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.
- If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high-use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
- Tree work to be completed within a road right-of-way requires a permit from the Maryland Department Of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCP2. The work is required to be conducted by a licensed tree expert.
- The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pumpers or chainsaws). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
 - The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops. The use of any herbicide shall be done in accordance with the label instructions.
 - The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of the equipment for the punny and/or cutting of trees.

- TREE PROTECTION MEASURES
- Tree protection fence and signs are to be installed along the perimeter of existing forest and individual trees to remain. It is to be installed outside of the critical root zone of the trees and the root pruning line (if present) and will be smooth wire fencing. It is to be installed before any more grading. If possible, install before sediment control measures. Necessary signage may be determined during the pre-construction meeting. Grounds maintenance staff shall be instructed to avoid disturbance within designated conservation areas. Root pruning is to be performed as per TCP1-A, typically outside the critical root zone of specified forest edges and specified individual trees to remain. It is to be accomplished by a vibratory plow with a serrated cutting edge or a root cutter with a 36" wheel to a depth of 8". Other stress reduction/tree protection measures for individual trees should be implemented at this time.
- WHEN THE USE OF FEE-IN-LIEU IS PROPOSED
- All required fee-in-lieu payments shall be made to the woodland conservation fund. Proof of deposit shall be provided prior to issuance of any permits related to this TCP2 unless the project is phased. Phased projects shall pay the fee-in-lieu amount for each phase prior to the issuance of any permit for that phase and shown in the fee-in-lieu breakdown on this TCP2.

- PROTECTION OF REFORESTATION AND AFFORESTATION AREAS BY INDIVIDUAL HOMEOWNERS NOTES
- Reforestation fencing and signage shall remain in place in accordance with the approved TCP2 plan.
 - Reforestation areas shall not be mowed; however, the management of competing vegetation and removal of noxious, invasive, and non-native vegetation around individual trees is acceptable.

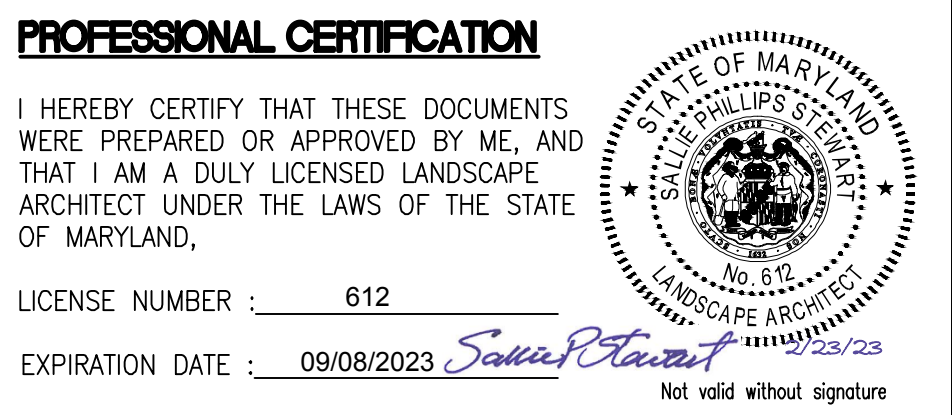


General Information Table

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-R
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMS)	Map 134/A3-D3 and A4-D4
Administrative	WSSC Grid (Sheet 20)	216SE06 & SE 05, 217SE05 & SE06
Administrative	Planning Area (Plan Area)	85A
Administrative	Election District (ED)	11
Administrative	Councilmanic District (CD)	9
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy (2035)	Established Communities
Administrative	Police District	II

Forest Conservation Act Reporting Information (Change Table)

	Revision Number (6)	Revision Number (7)	Change Since Last Approval
Gross Tract (Acres)	517.78	517.78	0
Existing Woodland (Acres)	497.97	497.97	0
Woodland Cleared (Acres)	111.24	111.24	0.09
Woodland Retained On-Site (Acres)	386.73	386.64	(-0.09)
Woodland Planted On-Site (Acres)	7.79	7.79	0
On-Site Woodland Easement/Preservation and Planting (Acres)	142.91	142.91	0
On-Site Wooded Floodplain in Easement (Acres)	95.97	95.97	0
Bond Amount	\$101,799.72	\$101,799.72	\$0.00
Fee-In-Lieu Amount	\$0.00	\$1,176.12	\$1,176.12
50' Stream Buffers Conserved (Preservation) - Linear Length	n/a	n/a	n/a
50' Stream Buffers Conserved (Preservation) - Acreage	n/a	n/a	n/a
50' Stream Buffers Newly Established (Afforestation) - Linear Length	n/a	n/a	n/a
50' Stream Buffers Newly Established (Afforestation) - Acreage	n/a	n/a	n/a
Off-Site Woodland Conservation Credits Required (Acres)	0	0	0
Off-Site Woodland Conservation Credits Provided (Acres)	0	0	0



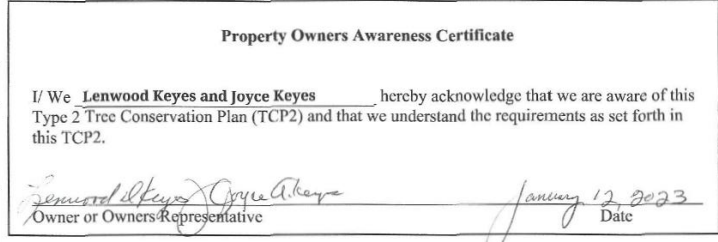
Prince George's County Planning Department, M-NPPC

Environmental Planning Section

TYPE 2 TREE CONSERVATION PLAN APPROVAL

TCP2-149-02

Approved by	Date	DRD #	Reason for Revision
01 J.L. Stasz	12/24/2002		
01 J.L. Stasz	2/07/2006		
02 J.L. Stasz	5/08/2006		
03 J.L. Stasz	10/10/2007		
04 K. Finch	8/31/2010	DSP-05036-01	
05 K. Finch	2/3/2020	DSP-05036-03	Revise LOD at recreation area and remove master plan trail to acquisition area.
06 C. Schneider	10/4/2021	DSP-05036-07	Revise LOD in Phase 6.
07 J.L. Stasz	3/31/2023		Revise Lot 89B woodland preserved-not credited



UPDATES/REVISIONS :

04/09/19	ADD REVISION CLOUDS	SPS
09/05/19	ADDRESS APPROVAL CONDITIONS DSP-05036-03	SPS
04/15/21	UPDATE LOD FOR FINAL ENGINEERING	SPS
11/10/22	UPDATE TREE SAVE AREA FOR LOT 89B	JNH
01/26/23	ADDRESS REVIEW COMMENTS FOR LOT 89D	CRM

TCP II-149-02-07

LOT 89B

VILLAGES OF SAVANNAH

(FORMERLY SADDLE CREEK)

BRANDYWINE (11th) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

Charles P. Johnson & Associates, Inc.

Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

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CLIENT: LINWOOD D. KEYES
GIES SAVANNAH ESTATE
BRANDYWINE, MD 20613

WSSC GRID TAX MAP:

DRAWN SPS SHEET 1 OF 1

DATE JAN 2023

FILE NO.: 38-132-224-D

SCALE: 1" = 20'

ALL AFFORESTATION AND ASSOCIATED FENCING SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE ADJACENT BUILDING PERMITS. A CERTIFICATION PREPARED BY A QUALIFIED PROFESSIONAL MAY BE USED TO PROVIDE VERIFICATION THAT THE AFFORESTATION HAS BEEN COMPLETED. IT MUST INCLUDE, AT A MINIMUM, PHOTOS OF THE AFFORESTATION AREAS AND THE ASSOCIATED FENCING FOR EACH LOT, WITH LABELS ON THE PHOTOS IDENTIFYING THE LOCATIONS AND A PLAN SHOWING THE LOCATIONS WHERE THE PHOTOS WERE TAKEN.

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation.