

Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I-Establishing Site Information- (Enter acres for each zone)				
1 Zone	C-M			
2 Gross Tract	4.68	0.00	0.00	
3 Floodplain:	0.00	0.00	0.00	
4 Previously Dedicated Land:	0.00	0.00	0.00	
5 Net Tract (NTA):	4.68	0.00	0.00	
6 TCP Number	TCP2-005-2025	Revision #	0	
7 Property Description or Subdivision Name:	6889 NEW HAMPSHIRE AVENUE			
8 Is this site subject to the 1989 or 1991 Ordinance	N			
9 Is this site subject to the 1991 Ordinance	N			
10 Subject to 2010 Ordinance and in PFA (Priority Funding Area)	Y			
11 Is this one (1) single family lot? (Y or N)	N			
12 Are there prior TCP approvals which include a	N			
13 combination of this lots? (Y or N)				
14 Is any portion of the property in a VNC Bank? (Y or N)	N			
15 Break-even Point (preservation) =	0.88	acres		
16 Clearing permitted w/o reforestation =	0.72	acres		
SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
17 Existing Woodland		1.60	0.00	
18 Woodland Conservation Threshold (WCT) =	15.00%	0.70		
19 Smaller of 17 or 18		0.70		
20 Woodland above WCT		0.90		
21 Woodland cleared		1.17		
22 Woodland cleared above WCT (smaller of 18 or 17)		0.90	0.00	0.00
23 Clearing above WCT (0.25 - 1) replacement requirement		0.22		
24 Woodland cleared below WCT		0.27		
25 Clearing below WCT (2.1 replacement requirement)		0.54		
26 Afforestation Required Threshold (AFT) =	15.00%	0.00		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		1.20	acres	
SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
29 Woodland Preservation		0.00		
30 Afforestation / Reforestation		0.00		
31 Natural Regeneration		0.00		
32 Landscape Credits		0.00		
33 Specimen/Historic Tree Credit (CR2 area * 2.0)	0.00	0.00		
34 Forest Enhancement Credit (Area * .25)	0.00	0.00		
35 Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
36 Area approved for fee-in-lieu		0.00		
37 Off-site Woodland Conservation Credits Required		1.20		
38 Off-site WCA (preservation) being provided on this property		0.00		
39 Off-site WCA (afforestation) being provided on this property		0.00		
40 Woodland Conservation Provided		1.20	acres	
41 Area of woodland not cleared		0.43	acres	
42 Net tract woodland retained not part of requirements:		0.43	acres	
43 100-floodplain woodland retained		0.00	acres	
44 On-site woodland conservation provided		0.00	acres	
45 On-site woodland conservation alternatives provided		0.00	acres	
46 On-site woodland retained not credited		0.43	acres	
47 Prepared by:	JAYNE SPECTOR	Signed	04/23/2025	Date

Woodland Conservation Summary Table												
Sheet	Gross Tract Area	100-Year Floodplain (FP)	Net Tract Area (NTA)	Ex. Woodland (NTA)	Ex. Woodland (FP)	Woodland Cleared Net Tract (C-NTA)	Woodland Cleared Floodplain (C-FP)	Woodland Cleared Off-Site (C-OS)	Woodland Preservation Area (WPA)	Woodland Reforestation Area (WRA)	Woodland Retained / Not Credited (WR-NC)	Woodland Retained / Assumed Cleared (WR-AC)
1	4.68	0	4.68	1.6	0	1.17	0	-	0	0	0.43	0

GENERAL NOTES

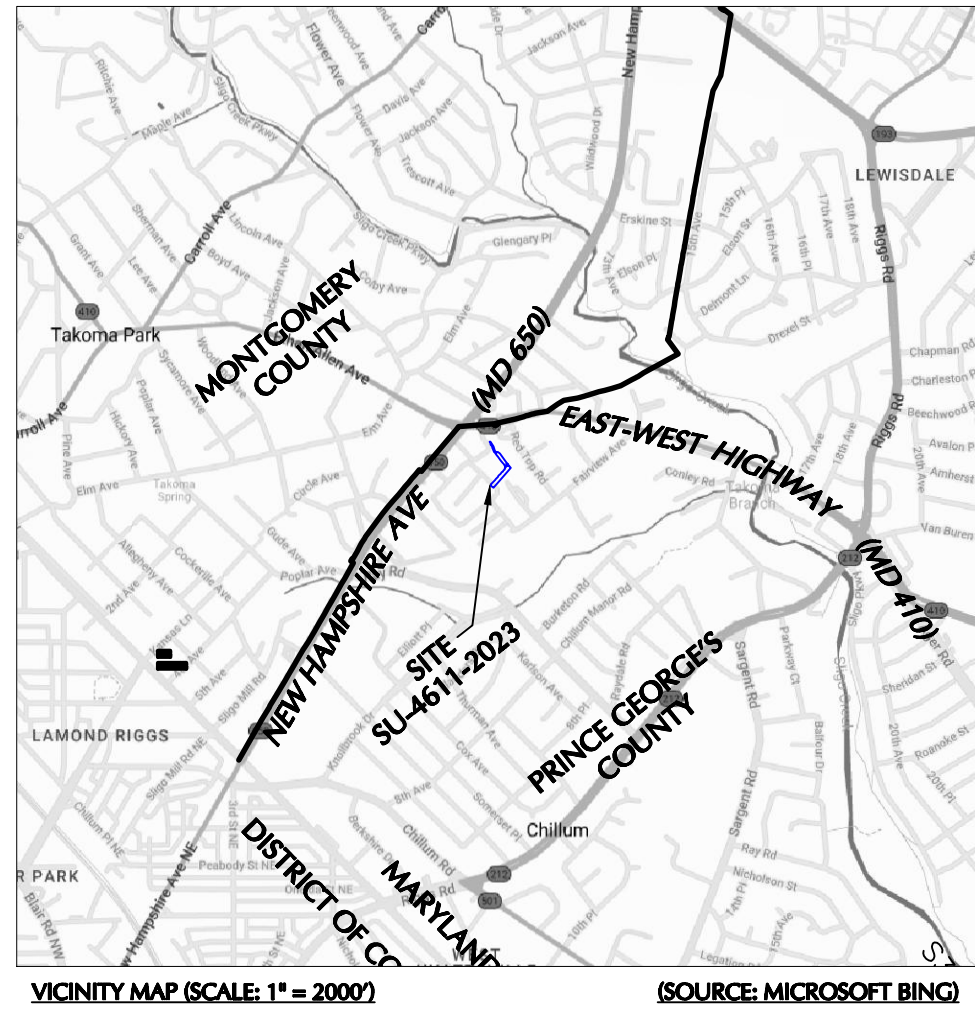
- THIS PLAN IS SUBMITTED TO FULFILL THE WOODLAND CONSERVATION REQUIREMENTS FOR PLAN #53029-2021-0. IF PLAN #53029-2020-0 EXPIRES, THEN THIS TCP2 ALSO EXPIRES AND IS NO LONGER VALID.
- CUTTING OR CLEARING OF WOODLAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR OR DESIGNEE SHALL BE SUBJECT TO A \$9.00 PER SQUARE FOOT MITIGATION FEE.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT SHALL BE CONTACTED PRIOR TO 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 A 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 DEVELOPED TIER AND IS ZONED CS.
- THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
- THE PROPERTY IS ADJACENT TO NEW HAMPSHIRE AVENUE WHICH IS CLASSIFIED AS A MASTER PLANNED ARTERIAL ROADWAY.
- THE PLAN IS GRANDFATHERED UNDER CB-020-2024, SECTION 119(G).
- 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 TO BE CLEARED ON THE APPROVED TCP2.
- 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 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 TPF'S 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 HIGH SIGNATURE AS SHOWN ON THE PLANS AT THE SAME TIME AS THE TEMPORARY TPF INSTALLATION. THESE SIGNS MUST REMAIN IN PERPETUITY.
- 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 HAS A POTENTIAL TO FALL AND STRIKE 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 IN TO THE DISTURBED AREA, THE PERMITEE 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 MAY THE TREE BE CUT BY CHAINSAW TO NEAR THE EXISTING GROUND.
- IF A TREE OR TREES BECOME HAZARDOUS PRIOR TO BOND RELEASE FOR THE PROJECT, DUE TO STORM EVENTS OR OTHER SITUATIONS NOT RESULTING FROM AN ACTION BY THE PERMITEE, 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.

OFF-SITE CONSERVATION NOTES

- PRIOR TO THE ISSUANCE OF THE FIRST PERMIT FOR THE DEVELOPMENT SHOWN ON THIS TCP2, ALL OFF-SITE WOODLAND CONSERVATION REQUIRED BY THIS PLAN SHALL BE IDENTIFIED ON AN APPROVED TCP2 PLAN AND RECORDED AS AN OFF-SITE EASEMENT IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY. PROOF OF RECORDATION OF THE OFF-SITE CONSERVATION SHALL BE PROVIDED TO THE M-NCPPC, PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT FOR THE ASSOCIATED PLAN.

LEGEND

- PROPERTY BOUNDARY
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- STEEP SLOPES (>15%)
- EASEMENT
- TREE LINE
- EXISTING TREE
- TREE PROTECTION FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROP. BUILDING
- PROP. CONCRETE AREA
- PROP. MICRO-BIORETENTION AREA
- PROP. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- WOODLAND PRESERVED--NOT CREDITED
- PROP. STORM PIPE
- SANITARY SEWER
- DOMESTIC WATER
- GAS MARK OUTLINE
- COMMUNICATION MARK OUT LINE
- ELECTRIC MARK OUT LINE
- CHAINLINK FENCE



Forest Conservation Act Reporting Information (Change Table)				
	Original Approval	Revision Number (-01)	Revision Number (-02)	Cumulative Change
Net Tract (Acres)	4.68	-	-	-
Existing Woodland (Acres)	1.6	-	-	-
Woodland Cleared (Acres)	1.17	-	-	-
Woodland Retained On-Site (Acres)	0.43	-	-	-
Woodland Planted On-Site (Acres)	0	-	-	-
On-Site Woodland Easement/Preservation and Planting (Acres)	0	-	-	-
On-Site Wooded Floodplain in Easement (Acres)	0	-	-	-
Bond Amount	-	-	-	-
Fee-in-Lieu Amount	0	-	-	-
50' Stream Buffers Conserved (Preservation) - Linear Length	-	-	-	-
50' Stream Buffers Conserved (Preservation) - Acreage	-	-	-	-
50' Stream Buffers Newly Established (Afforestation) - Linear Length	-	-	-	-
50' Stream Buffers Newly Established (Afforestation) - Acreage	-	-	-	-
Off-Site Woodland Conservation Credits Required (Acres)	1.2	-	-	-
Off-Site Woodland Conservation Credits Provided (Acres)	0	-	-	-

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 2 TREE CONSERVATION PLAN APPROVAL TCP2-005-2025				
Approved by	Date	DRD #	Reason for Revision	
00 Christian Moali	5/7/2025	N/A	N/A	
01				
02				
03				
04				
05				

Drawing Title		Project No.	Drawing No.
STORM-DRAIN, PAVING, AND STORMWATER MANAGEMENT PLAN SET		270120901	TC-101
TREE CONSERVATION PLAN		Date 04/23/2025	
		Drawn By JT/AP	
		Checked By JS	

LANGAN

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Project

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TAKOMA PARK
PRINCE GEORGE'S COUNTY
MARYLAND