

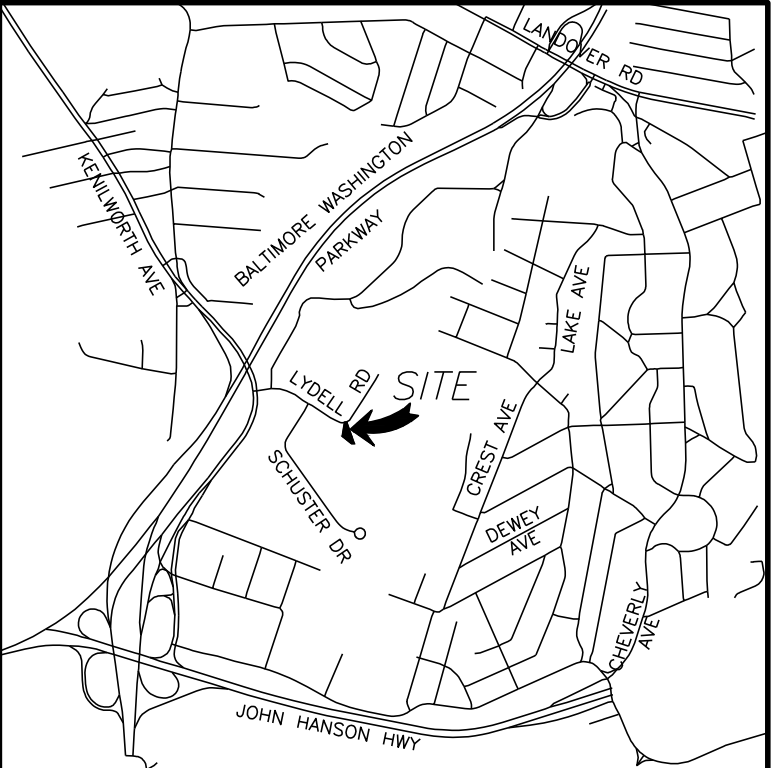
CALL MISS UTILITY
1-800-257-7777
48 hrs, Before Excavation

Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I-Establishing Site Information- (Enter acres for each zone)				
1 Zone	1.90	0.00	0.00	
2 Gross Tract	1.90	0.00	0.00	
3 Floodplain	0.04	0.00	0.00	
4 Previously Dedicated Land	0.00	0.00	0.00	
5 Net Tract (NTA)	1.86	0.00	0.00	
6 TCP Number	TCP2	Revision #	0	
7 Property Description or Subdivision Name:	Kenilworth Interchange Industrial Park - Lot 23			
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 lot/s? (Y or N)	N			
14 Is any portion of the property in a WC Bank? (Y or N)	N	0.58	acres	
15 Break-even Point (preservation) =	1.18	acres		
16 Clearing permitted w/o reforestation =	1.18	acres		
SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A VCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
17 Existing Woodland		1.76	0.04	
18 Woodland Conservation Threshold (WCT) =	15.00%	0.28		
19 Smaller of 17 or 18		0.28		
20 Woodland above WCT		1.48		
21 Woodland cleared		1.76	0.04	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)		1.48		
23 Clearing above WCT (0.25 - 1) replacement requirement		0.37		
24 Woodland cleared below WCT		0.28		
25 Clearing below WCT (2:1 replacement requirement)		0.56		
26 Afforestation Required Threshold (AFT) =	15.00%	0.00		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		0.97		
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		0.07		
37 Off-site Woodland Conservation Credits Required		0.90		
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		0.97		
41 Area of woodland not cleared	0.00	acres		
42 Net tract woodland retained not part of requirements	0.00	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	0.00	acres		
47 Prepared by: Mike Petrakis		Signed	Date	6/23/2025

NOTE: 0.90 Acres of off-site woodland credits were previously obtained from woodland mitigation bank TCP II-015-97.

GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If grading permit 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 Permits, Inspection and Enforcement, shall be contracted 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 Environmental Strategy Area, ESA-1 and is zoned IE (Industrial, Employment).
- 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 not grandfathered under CB-27-2010, Section 25-177(g).



VICINITY MAP

SCALE: 1" = 200'
ADC MAP BOOK: 5530 3B/3C
WSSC 200' SHEET: 204NE04/05

LEGEND

PROPERTY BOUNDARY

EX. CONTOUR (2')

EX. CONTOUR (10')

PROP. CONTOUR (2')

PROP. CONTOUR (10')

LIMIT OF DISTURBANCE

EX. TREELINE

PRIMARY MANAGEMENT AREA (PMA)

REGULATED STREAM (CENTERLINE)

STREAM BUFFER (50')

EX. EASEMENT

TREE PROTECTION FENCE (TEMPORARY)

TREE PROTECTION FENCE (PERMANENT)

CLEARED FLOODPLAIN AREA (C-FP)

CLEARED OFF-SITE AREA (C-OS)

WOODLAND PRESERVATION AREA (WPA)

WOODLAND REFORESTATION/ AFFORESTATION AREA (WRA)

REFORESTATION/ AFFORESTATION SIGN

Site Statistics Table	
Site Statistics	Total
Gross Tract Area	1.90 ac.
Existing 100-Year Floodplain	0.04 ac.
Net Tract Area	1.86 ac.
Existing Woodland in the Floodplain	0.00 ac.
Existing Woodland Net Tract	0.73 ac.
Existing Woodland Total	0.73 ac.
Existing PMA	.04 ac.
Regulated Streams (linear feet of centerline)	0 ft.

GENERAL INFORMATION TABLE

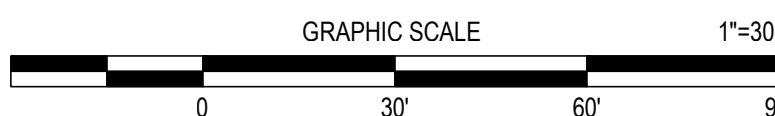
LAYER CATEGORY	LAYER NAME	VALUE
Zone	Zoning (Zone)	Prior: I-1 (Light Industrial) Current: IE (Industrial, Employment)
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	58E2
Administrative	WSSC Grid (Sheet 20)	204NE04
Administrative	Planning Area (Plan Area)	68: Baldensburg/Prince Georges & Vicinity
Administrative	Election District (ED)	2
Administrative	Councilmatic District (CD)	5
Administrative	General Plan 2002 Tier (Tier)	Developed
Administrative	General Plan Growth Policy (2036)	Established Communities
Administrative	Police District	1

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - -			
Approved by	Date	DRD #	Reason for Revision
00			
01			
02			
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE 2 LOT 14, BLOCK B

KENILWORTH INTERCHANGE INDUSTRIAL PARK

BALDENSURG DISTRICT No. 2
PRINCE GEORGE'S COUNTY, MARYLAND



OWNER

SQUARE 2122 LLC
2413 SCHUSTER DR
HYATTSVILLE, MD 20781

APPLICANT

CIVIL CONSTRUCTION, LLC
2413 SCHUSTER DR
HYATTSVILLE, MD 20781
ATTN: STEVE SALEHI
EMAIL: SSALEHI@CIVILLCC.COM

SHEET 1 OF 2 (FOR SHEETS 1 THRU 2, REFER TO ATWELL DWG. 54.008-2 THRU 54.008-2)

August 29, 2025 DATE Mike Petrakis Qualified Professional COMAR 08.19.06.01		DATE DESCRIPTION REVISIONS		BY DATE		REVISIONS DATE	
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