



	condition and comments on the reason for the determination of the condition, proposed disposition and any comments regarding special preservation treatments or recommendations. A note should also be added to indicate that the trees were field located. (All trees within 100 feet of the proposed LOD shall be field located.)		
	Regulated streams and their required buffers (buffers measured from top of bank and as shown on an approved NRI)		
	Wetlands and their required buffers as shown on an approved NRI		
	100-year floodplain delineation as shown on an approved NRI		
	Critical habitat areas as obtained from the Maryland Department of Natural Resources, Wildlife and Heritage Division		
	Forest Interior Dwelling Species (FIDS) habitat and designated buffers		
	Location of PMA as shown on an approved NRI		
	Slopes 15% and greater		
	Adjacent historic sites or districts labeled as listed in the latest edition of "Illustrated Inventory of Historic Sites and District Plan for Prince George's County, Maryland."		
	Unmitigated 65 dBA Ldn noise contour shown and labeled if site is adjacent to or in the vicinity of a roadway of arterial classification or greater		
	Utilities and their associated easements if applicable		
	All other easements		
	A note regarding the location and current possession of "previously dedicated land" is provided		

### C. Proposed Site Features

Feature	Included Y/N	Comment
Lot lines with dimensions, setbacks, lot and block numbers, and lot area		
Internal roads with limits of paving and street grades		
Proposed building locations (to be represented by actual proposed building footprints or the maximum limits of proposed construction)		
Conceptual grading and proposed limits of disturbance (see Sec. 25-122(b) for requirements regarding limits of disturbance)		
Conceptual stormwater management methods and facilities		
Water and sewer lines and easements or well and septic		
Public utility easements (PUE) where required		
Proposed noise mitigation measures shown (as necessary)		
Mitigated 65 dBA Ldn noise contour shown and labeled (as necessary)		
Building restriction lines from all property lines and the required 25-foot building restriction line from the 100-year floodplain		

### D. Woodland Conservation Information

Information Type	Included Y/N	Comment
Woodland Conservation Worksheet (showing zoning and proper calculations of all acreages to the nearest one-hundredth of an acre; do not deduct land from the gross tract area that has not, to date, been dedicated)		
Standard TCPI Notes and other TCPI notes that may be appropriate		
Woodland Conservation Areas (WCAs) (must address Sec. 25-122(b) and Sections 6.5.4 and 6.6 of the Woodland and Wildlife Habitat Conservation Technical Manual)		
Woodlands clearly identified by the treatment proposed (Woodland Preservation Area, Woodland Reforestation/Afforestation Area, etc.)		

	Acreage shown to the nearest 1/100th acre for each of the woodland treatment areas shown		
	All woodland conservation areas are a minimum size of 10,000 square feet and a width of 50 feet except where these areas abut other protected woodlands previously protected by a TCP or other prior approved mechanism, such as a conservation easement, and where the combined total of these areas is 10,000 square feet in size and 50 feet in width. Landscaped areas may be 35 feet in width.		
	There are no woodland conservation areas located on lots one (1) acre or less in size; within 40 feet of the front and rear of all building footprints; within 20 feet of the sides of all building footprints; within 30 feet of a commercial or industrial building; within 10 feet of the rear lot line of a town house; or within 5 feet of a parking lot. These dimensions are shown on the plan.		
	Woodland preservation is not located within the 100-year floodplain, utility easements, or other areas where control of the land and its preservation is not possible		
	Land to be dedicated or conveyed containing WCAs of any kind, has received approval from the future property owner/s. The approval documents shall be provided with the TCP1.		
	For TCP1s with more than one sheet, a Woodland Conservation Summary Table as shown in Part A, Section 6.2 of the Environmental Technical Manual has been provided on the cover sheet		
	For projects where woodland conservation is located on lots/parcels, a "Lot-by-Lot table" has been provided as shown in Part A, Section 6.2 of the Environmental Technical Manual		

## Standard Type 1 Tree Conservation Plan Notes

### TCP1 General Notes to include with all Type 1 TCPs:

1. This plan is conceptual in nature and is submitted to fulfill the woodland conservation requirements for     (Insert Plan #)    . If     (Insert Plan #)     expires, then this TCP1 also expires and is no longer valid.
2. The TCP1 will be modified by a Type 2 Tree Conservation Plan in conjunction with the approval of a detailed site plan, a specific design plan, and/or a grading permit application, whichever comes first.
3. The Type 2 Tree Conservation Plan will provide specific details on the type and location of protection devices, signs, reforestation, afforestation, and other details necessary for the implementation of the requirements on this site. The details and limits of disturbance shown on the TCP2 shall be consistent with all other plans for the site, including the stormwater management plan and the erosion and sediment control plan.
4. Changes to the type, location, or extent of the woodland conservation reflected on this plan are subject to the conformance provisions of Section 25-119(c) of the Woodland Conservation Ordinance.
5. Cutting, clearing, or damaging woodlands contrary to this plan, as modified by a Type 2 Tree Conservation Plan, or in the absence of an approved Type 2 Tree Conservation Plan, without the expressed written consent of the Prince George's County Planning Board or designee shall be subject to appropriate mitigation which may include restoration of the disturbed area and a fine not to exceed \$9.00 per square foot of woodland disturbed.
6. 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 the approved TCP2 at time of contract signing. Future owners of the property are also subject to this requirement.
7. The property is within the \_\_\_\_\_ (*Developed, Developing, Rural*) Tier and is zoned \_\_\_\_\_.
8. The property is adjacent to \_\_\_\_\_ (*state street/road name*) which is a designated \_\_\_\_\_ (*scenic, historic, scenic and historic, parkway, or scenic byway*) roadway.  
  
*If no adjacent roadway is designated as scenic, historic, a parkway or a scenic byway then use the following note for #7:*  
  
The site is not adjacent to a roadway designated as scenic, historic, a parkway or a scenic byway.
9. The property is adjacent to \_\_\_\_\_ (*provide roadway name*) which is classified as a \_\_\_\_\_ (*provide roadway classification if arterial or greater*) roadway.

*If no adjacent roadway is classified as arterial or greater, then use the following note for #8:*

- The site is not adjacent to a roadway classified as arterial or greater.
10. This plan is/is not grandfathered by CB-27-2010, Section 25-119(g).

**The following additional Notes shall be provided on the Type 1 TCPs when appropriate:**

9. Plans for stormwater management are contained in Conceptual Stormwater Management Plan #\_\_\_\_\_. The proposed stormwater management facilities shown on this TCP1 are in conformance with the concept plan approval. The TCP2 shall show the final design for storm water management in conformance with the approved Final Stormwater Management Plan.
10. Lands to be dedicated to a public agency will only be used to fulfill the woodland conservation requirements if the agency provides written authorization for the use of those lands prior to signature approval of this plan. Land proposed for dedication that contains woodland conservation includes \_\_\_\_\_ (*describe the portion of the property to be dedicated*) to be dedicated to \_\_\_\_\_ (*agency to receive dedication*).

**If Virginia pines are present:**

The Type 2 TCP shall address the treatment of all Virginia pines (*Pinus virginiana*) that are located within 40 feet of the final proposed limit of disturbance or the boundary of the property. The TCP2 shall also include a planting schedule and/or details for the management of natural regeneration to fully restock the site.

## Construction Tolerance Chart

General Tolerance: G=Good;M=Medium; P=Poor

Limiting Factors: I=physical injury;R=root zone impacts;P=pest complications;C=climactic tolerance

Common Name	Botanical Name	General Tolerance	Limiting Factors	Comments
ash, green	<i>Fraxinus pennsylvanica</i>	G	P	borers
ash, white	<i>Fraxinus americana</i>	M	I, R, C	
Atlantic white cedar	<i>Chamaecyparis thyoides</i>	G	C	
baldcypress	<i>Taxodium distichum</i>	G	R, C	
basswood	<i>Tilia americana</i>	M	I, R	
beech, American	<i>Fagus grandifolia</i>	P	I, R, P, C	
birch, black/sweet	<i>Betula lenta</i>	M	I, C	
birch, river/red	<i>Betula nigra</i>	G		
blackgum	<i>Nyssa sylvatica</i>	G		
black locust	<i>Robinia pseudoacacia</i>	G	P, C	weak wood
black walnut	<i>Juglans nigra</i>	P	I, R, C	allelopathic
bigtooth aspen	<i>Populus grandidentata</i>	P	I, R, C	weak wood
butternut/white walnut	<i>Juglans cinerea</i>	P	I, R, C	weak wood, allelopathic
catalpa, southern	<i>Catalpa bignonioides</i>	G	R	
cherry, black	<i>Prunus serotina</i>	M	I, P	eastern tent caterpillar
crabapple species	<i>Malus spp.</i>	M	I, P, C	fire-blight, scab
cryptomeria, Japanese	<i>Cryptomeria japonica</i>	G		
cucumber tree	<i>Magnolia acuminata</i>	M	I	
dogwood, flowering	<i>Cornus florida</i>	M	I, P, C	Discula anthracnose
downy serviceberry	<i>Amelanchier arborea</i>	M	I, R, C	
eastern hophornbeam	<i>Ostrya virginiana</i>	M	R, C	
eastern redcedar	<i>Juniperus virginiana</i>	G		
elm, American	<i>Ulmus americana</i>	M	P	Dutch elm disease
elm, Chinese	<i>Ulmus parvifolia</i>	M	R, P	
elm, Siberian	<i>Ulmus pumila</i>	M	C, P	weak wood
elm, slippery	<i>Ulmus rubra</i>	M	R, P, C	
fringetree	<i>Chionanthus virginicus</i>	M	I, R, C	
ginko/maiden-hair tree	<i>Ginko biloba</i>	G		
hemlock, eastern	<i>Tsuga canadensis</i>	P	I, R, P, C	woolly adelgid
hickory, butternut	<i>Carya cordiformis</i>	M	R, C	
hickory, mockernut	<i>Carya tomentosa</i>	M, P	R, C	
hickory, pignut	<i>Carya glabra</i>	M	R, C	
hickory, shagbark	<i>Carya ovata</i>	M, P	R, C	

## Construction Tolerance Chart

General Tolerance: G=Good;M=Medium; P=Poor

Limiting Factors: I=physical injury;R=root zone impacts;P=pest complications;C=climactic tolerance

Common Name	Botanical Name	General Tolerance	Limiting Factors	Comments
holly, American	<i>Ilex opaca</i>	G		
honeylocust	<i>Gleditsia triacanthos</i>	G	I, P	
hornbeam, American	<i>Carpinus caroliniana</i>	M	R, C	
magnolia, southern	<i>Magnolia grandiflora</i>	M	I, C	
magnolia, sweetbay	<i>Magnolia virginiana</i>	G	C	
maple, Norway	<i>Acer platanoides</i>	M, G	I, R	invasive exotic, allelopathic
maple, red	<i>Acer rubrum</i>	G		weak wood
maple, silver	<i>Acer saccharinum</i>	P	I, R, P, C	weak wood
maple, sugar	<i>Acer saccharum</i>	P	C	
oak, black	<i>Quercus velutina</i>	G	R	
oak, chestnut	<i>Quercus prinus</i>	G, M	R, C	
oak, pin	<i>Quercus palustris</i>	G		iron chlorosis in alkaline soil
oak, laurel	<i>Quercus laurifolia</i>	G	R	
oak, northern red	<i>Quercus rubra</i>	G, M	R, C	
oak, post	<i>Quercus stellata</i>	G	R	
oak, sawtooth	<i>Quercus acutissima</i>	G	R	
oak, scarlet	<i>Quercus coccinea</i>	G	R	
oak, southern red	<i>Quercus falcata</i>	G	R, C	
oak, swamp chestnut	<i>Quercus michauxii</i>	G	R, C	
oak, swamp white	<i>Quercus bicolor</i>	G	R, C	
oak, water	<i>Quercus nigra</i>	G	R, C	
oak, white	<i>Quercus alba</i>	G, M	R, C	
oak, willow	<i>Quercus phellos</i>	G, M	R, C	
persimmon, common	<i>Diospyros virginiana</i>	G	P	
pine, Austrian	<i>Pinus nigra</i>	G, M	P	
pine, eastern white	<i>Pinus strobus</i>	M	I, R, P, C	weak wood
pine, loblolly	<i>Pinus taeda</i>	G	C	
pine, pitch	<i>Pinus rigida</i>	G		
pine, scotch	<i>Pinus sylvestris</i>	G	C	
pine, shortleaf	<i>Pinus echinata</i>	M	P	
pine, Virginia	<i>Pinus virginiana</i>	M	C	weak wood, wind-throw hazard
plum, American	<i>Prunus americana</i>	M	I, R, P	
redbud, eastern	<i>Cercis canadensis</i>	M	R, C	

## Construction Tolerance Chart

General Tolerance: G=Good;M=Medium; P=Poor

Limiting Factors: I=physical injury;R=root zone impacts;P=pest complications;C=climactic tolerance

Common Name	Botanical Name	General Tolerance	Limiting Factors	Comments
sassafrass	<i>Sassafrass albidum</i>	G		weak wood
silverbell, Carolina	<i>Halesia carolina</i>	M	I, R, C	
snowbell, American	<i>Styrax americana</i>	M	I, R	
sourwood	<i>Oxydendrum arboreum</i>	P	I, R, P, C	
spruce, Colorado blue	<i>Picea pungens</i>	M	R, C	
stewartia, Virginia	<i>Stewartia malacodendron</i>	G		
sweetgum	<i>Liquidambar styraciflua</i>	G	R	
sycamore, American	<i>Patanus occidentalis</i>	M	P, C	anthracnose
tulip poplar/tulip tree	<i>Liriodendron tulipifera</i>	P	I, R, C	weak wood
yellowwood	<i>Cladrastis kentukea</i>	P	I, R, P, C	

Adapted from: Fairfax County, Virginia Public Facilities Manual



**Basic Standard Woodland Conservation Worksheet for Prince George's County**

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

1	Zone:			
2	Gross Tract:			
3	Floodplain:			
4	Previously Dedicated Land:			
5	Net Tract (NTA):	0.00	0.00	0.00
6	Property Description or Subdivision Name:	Basic Standard Worksheet		
7	Is this site subject to the 1989 Ordinance?(y/n)			
8	Is this one (1) single family lot? (y,n)			
9	Are there prior TCP approvals which include a combination of this lot/s? (y,n)			
10	Is this a Woodland Conservation Bank?			
11	Break-even Point (preservation) =	#DIV/0!	acres	
12	Clearing permitted w/o reforestation=	#DIV/0!	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)
13	Existing Woodland			
14	Woodland Conservation Threshold (WCT) =	#DIV/0!	#DIV/0!	
15	Smaller of 13 or 14	#DIV/0!		
16	Woodland above WCT	#DIV/0!		
17	Woodland cleared			
18	Woodland cleared above WCT (smaller of 16 or 17)	#DIV/0!		
19	Clearing above WCT (0.25 : 1) replacement requirement	#DIV/0!		
20	Woodland cleared below WCT	#DIV/0!		
21	Clearing below WCT (2:1 replacement requirement)	#DIV/0!		
22	Afforestation Threshold (AFT) =	#DIV/0!	#DIV/0!	
23	Off-site Conservation being provided on this property		0.00	
24	Woodland Conservation Required		#DIV/0!	

**SECTION III-Meeting the Requirements**

25	Woodland Preservation		
26	Afforestation / Reforestation		
27	Area approved for fee-in-lieu		\$0.00
28	Credits for Off-site Conservation on another property		
29	Off-site Conservation (preservation) being provided on this property		
30	Off-site Conservation (afforestation) being provided on this property		
31	Total Woodland Conservation Provided	#DIV/0!	#DIV/0!

32 Area of woodland not cleared 0.00 acres  
 33 Woodland retained not part of requirements: 0.00 acres

**Basic Standard Woodland Conservation Worksheet for Prince George's County**

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

1	Zone:	R-R	R-T	
2	Gross Tract:	8.50	5.50	
3	Floodplain:	0.50	0.50	
4	Previously Dedicated Land:	0.00	0.00	
5	Net Tract (NTA):	8.00	5.00	0.00
6	Property Description or Subdivision Name:	Example Basic Standard Worksheet		
7	Is this site subject to the 1989 Ordinance?(y/n)	N		
8	Is this one (1) single family lot? (y,n)	N		
9	Are there prior TCP approvals which include a combination of this lot/s? (y,n)	N		
10	Is this a Woodland Conservation Bank?	N		
11	Break-even Point (preservation) =	4.48	acres	
12	Clearing permitted w/o reforestation=	7.52	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)
13	Existing Woodland		12.00	1.00
14	Woodland Conservation Threshold (WCT) =	20.00%	2.60	
15	Smaller of 13 or 14		2.60	
16	Woodland above WCT		9.40	
17	Woodland cleared		10.50	0.38
18	Woodland cleared above WCT (smaller of 16 or 17)		9.40	
19	Clearing above WCT (0.25 : 1) replacement requirement		2.35	
20	Woodland cleared below WCT		1.10	
21	Clearing below WCT (2:1 replacement requirement)		2.20	
22	Afforestation Threshold (AFT) =	15.00%	0.00	
23	Off-site Conservation being provided on this property		0.00	
24	Woodland Conservation Required		<b>6.43</b>	

**SECTION III-Meeting the Requirements**

25	Woodland Preservation	1.10	
26	Afforestation / Reforestation	4.50	
27	Area approved for fee-in-lieu	0.83	\$10,846.44
28	Credits for Off-site Conservation on another property	0.00	
29	Off-site Conservation (preservation) being provided on this property	0.00	
30	Off-site Conservation (afforestation) being provided on this property	0.00	
31	Total Woodland Conservation Provided	<b>6.43</b>	

32 Area of woodland not cleared 1.50 acres  
 33 Woodland retained not part of requirements: 0.40 acres

1:1 Impacts: 0.13 ac. for the off-site connection of sewer line  
 0.25 ac. required by condition of approval  
 0.38 ac. Total 1:1 impacts (Does not include 1:1 floodplain impacts)

**Guidelines for the Completion of the Prince George’s County Woodland Conservation  
Worksheet  
(Basic Standard Worksheet)**

All areas shown on this worksheet should be rounded to the nearest 1/100<sup>th</sup> of an acre. Remember all of the areas that are shaded on the spreadsheet **MUST** be filled in for the Excel spreadsheet to make the necessary calculations. The areas that are not shaded are protected cells that **MUST NOT** be altered or the worksheet will not calculate properly.

<b>I Establishing Site Information</b>		
1	Zone	Identify all zoning categories for the site. Three shaded boxes allow for multiple zones on one property.
2	Gross Tract	The total area of all lots and parcels to be included on the Tree Conservation Plan FOR EACH ZONE. (Example: The property has 8.5 acres in the R-R zone and 5.5 acres in the R-T zone. The total site area is 14.0 acres but should be listed separately for each zoning category.)
3	Floodplain	The area of one-hundred year floodplain. Fill in the amount for each zone. (Example: The property has 0.50 acres of floodplain in the R-R zone and 0.50 acres in the R-T zone. The total floodplain for the site is 1.0 acre but should be listed separately for each zoning category. Refer to Section 27-124.01, of the Zoning Ordinance for information regarding the one hundred (100) year floodplain)
4	Previously Dedicated Land	The area of any land which was dedicated to public use prior to the approval of any Tree Conservation Plans for the property. Do not include any area which HAS NOT YET been dedicated.
5	Net Tract Area (NTA)	This area is the Gross Tract (2) minus the Floodplain (3) minus Previously Dedicated Land (4) (Example: The property has 8.5 acres in the R-R zone, 0.50 acre in the floodplain, and no previously dedicated land. The Net Tract area in the R-R zone is 8.00 acres. AND the property also has 5.5 acres in the R-T zone, 0.50 acres in the floodplain, and no previously dedicated land. The Net Tract area in the R-T zone is 5.00 acres.)
6	Property Description or Subdivision Name	This should include the name of the project and assigned TCP number.
7	Is this site subject to the 1989 Ordinance?	Was the plan previously approved under the requirements of the 1989 Woodland Conservation and Tree Preservation Ordinance? Answer yes or no by using a capital “Y” or “N”.
	Reforestation Requirement Reduction Questions	The answers to questions 8, 9, 10 and 11 are important for establishing requirements.
8	Is this one (1) single family lot? (y/n)	Answer yes or no by using a capital “Y” or “N”.
9	Are there prior TCP approvals which include a combination of this lot/s?(y/n)	Answer yes or no by using a capital “Y” or “N”.

10	Is this a Woodland Conservation Bank? (y/n)	Answer yes or no by using a capital "Y" or "N". (A woodland conservation bank with no clearing has no WCT or AFT. A woodland conservation bank with previous or proposed clearing must meet its own woodland conservation requirement prior to providing marketable credits.)
11	Break-even Point	If the woodland above the woodland conservation threshold (16) is greater than "0", then the Break-even-Point= (0.2) x woodland above the WCT + the WCT. This is the amount of forest that must be retained so that no mitigation is needed. If the area of woodland above the woodland conservation threshold is equal to "0", then the Break-even-Point = Existing Woodland (13).
12	Clearing permitted without reforestation	Existing woodland on the net tract (13) minus the break-even point (11)
<b>II Determining Requirements</b>		
	Woodland Conservation Calculations	The answers to questions 13 through 23 establish the total woodland conservation requirements for the site.
13	Existing Woodland	Column B – Area of existing woodland on the net tract (sum of all zones) Column C – Area of existing woodland in the floodplain (sum of all zones) This information shall be established on a Forest Stand Delineation (FSD) as either a stand alone FSD or as part of an approved NRI, if required.
14	Woodland Conservation Threshold WCT	Column A – The percentage of Woodland Conservation required based on the zoning category(s) of the site (Refer to WCO Subtitle 25, Section 25-121, for threshold requirements by zone). Column B – The percentage (14A) multiplied by the Net Tract Area (5)
15	Smaller of (13) or (14)	Which number is less? The amount of existing woodland on the net tract area (sum of all zones) or the woodland conservation threshold? The smaller of 13B or 14B.
16	Woodland above WCT	Area of woodland on the net tract (sum of all zones) that is greater than the Woodland Conservation Threshold. (13B)-(14B)
17	Woodland cleared	Column B – Woodland on the net tract proposed to be cleared Column C – Woodland in the floodplain proposed to be cleared Column D – Woodland located off-site proposed to be cleared (Unavoidable clearing for the proposed development.)  Note: Column D shall also be used for any other "condition of approval" circumstance where 1:1 replacement is required. If off-site clearing AND other 1:1 clearing is required, the sum of the areas shall be entered and individual areas shall be listed at the bottom of the worksheet.
18	Woodland cleared above WCT(smaller of 16 or 17)	This determines the area of woodland above the WCT that has been cleared. Enter the smaller of 16B or 17B
19	Clearing above WCT (0.25:1 replacement requirement)	If the woodland cleared on the net tract for all zones (17B) is less than the WCT (14B) then the clearing is above the WCT (14B) and the replacement is calculated by multiplying the woodland cleared on the net tract for all zones by 0.25. If the woodland cleared on the net tract for all zones (17B) is greater

		than the WCT (14B) then part of the clearing is above the WCT (14B) and part is below the WCT. The replacement is calculated by multiplying the woodland above the WCT (16) by 0.25. The remainder of the clearing is calculated at 2:1 for clearing below the threshold. (This will be done on line #20).
20	Woodland cleared below WCT	This is the total woodland cleared on the net tract for all zones (17B) minus the woodland above the WCT (16B).
21	Clearing below WCT (2:1 replacement requirement)	If the woodland cleared on the net tract for all zones (17B) is greater than the WCT (14B), then part of the clearing is below the WCT (14B). The woodland cleared on the net tract for all zones (17B) that is above the WCT has already been calculated in #19. To calculate the replacement for clearing below the WCT (14B), the woodland above the threshold (16) is subtracted from the total cleared (17B). The result is multiplied by 2 for the required replacement.
22	Afforestation Threshold (AFT)	Column A - The percentage of afforestation required based on the zoning category(s) of the site. (Refer to WCO Subtitle 25, Section 25-121, for threshold requirements by zone). Column B - (22A) multiplied by the net tract area for all zones (5). Is the existing woodland on the net tract for all zones (13B) less than the result? If so, the result is (22A) multiplied by (5) for all zones, minus the existing net tract woodland (13B) Otherwise the result is "0"- no afforestation is required. (Note: Lots that were platted prior to November 21, 1992, are exempt from the afforestation requirement)
23	Off-site Conservation being provided on this property	This number is the sum of Off-site Conservation (preservation) (28) and Off-site Conservation (afforestation) (29) being provided on this property. This number represents the acreage available on the property to establish a woodland conservation bank.
24	Woodland Conservation Required	The total woodland conservation requirement for the property is the sum of the following: <ul style="list-style-type: none"> <li>• Smaller of existing woodland on the net tract (13B) or the WCT (14B)</li> <li>• 0.25:1 replacement requirement for clearing above the WCT (19)</li> <li>• 2:1 replacement requirement for clearing below the WCT (21)</li> <li>• Afforestation threshold (AFT) requirement (22B)</li> <li>• Off-site conservation provided on this property (22)</li> <li>• 1:1 replacement for clearing in the floodplain (17C)</li> <li>• 1:1 replacement for off-site clearing (17D)</li> <li>•</li> </ul> <i>Minus</i> woodland cleared below WCT (20)
<b>III</b>	<b>Meeting the Requirements</b>	
	Woodland Conservation Provided	
25	Woodland Preservation	Acreage of woodland to remain on-site in perpetuity. This area must meet the definition of a woodland conservation area (refer to Woodland and Wildlife Habitat Ordinance (WCO), Section 25-206 (b) Design Criteria)
26	Afforestation/ Reforestation	Acreage of woodland to be planted on-site that shall remain in perpetuity. This area must meet the criteria for on-site afforestation/reforestation (refer to the WCO, Section 25-206 (b) Design Criteria)

27	Area approved for fee-in-lieu	This fee counts toward meeting the woodland conservation requirement. Fee-in-lieu is not accepted for requirements of one acre or more and is available only after all other options have been exhausted. Documentation must be provided to justify the use of this option and must be approved prior to calculating the area into the worksheet. This fee is calculated on a square footage basis and is subject to change.
28	Credits for Off-site Conservation on another property	Acreage of requirement to be met at an off-site woodland conservation bank. The woodlands must be located on an approved woodland conservation bank. A list of approved woodland conservation banks is available through the Environmental Planning Section
29	Off-site Conservation (preservation) being provided on this property	Acreage of woodland to remain on-site in perpetuity. This area must meet the definition of woodland as defined in the WCO, Section 25-202. Definitions. This area is to be established in the land records as a woodland conservation bank and may be used to meet the woodland conservation requirements of another property unable to meet all or part of their requirements on-site.
30	Off-site Conservation (afforestation) being provided on this property	Acreage of woodland to be planted on-site that shall remain in perpetuity. This area must meet the minimum planting requirements as defined in the WCO, Section 25-202. Definitions. This area is to be established in the land records as a woodland conservation bank and may used to meet the woodland conservation requirements of another property unable to meet all or part of their requirements on-site.
31	Total Woodland Conservation Provided	The total woodland conservation provided must equal or exceed the woodland conservation required (23) for the property and is the sum of the following: <ul style="list-style-type: none"> <li>• Woodland Preservation (24)</li> <li>• Afforestation/ Reforestation (25)</li> <li>• Area approved for fee-in-lieu (26)</li> <li>• Credits for off-site conservation on another property (27)</li> <li>• Off-site conservation (preservation) being provided on this property (28)</li> <li>• Off-site conservation (afforestation) being provided on this property (29)</li> </ul>
32	Area of woodland not cleared	This is the acreage of on-site woodland that is not cleared. It is the difference of existing woodland on the net tract (13a) minus the woodland cleared on the net tract (17a)
33	Woodland retained not part of requirements	This is the net tract woodland that is not cleared and also not counted as preservation; it is the difference of the area of woodland not cleared (31) minus Woodland Preservation (24)
34	Prepared by	All plans must be prepared by a Qualified Professional. (See Definitions in the WCO) The original plans must be <b>signed and dated in blue ink</b> . (In the lower right corner of the plan).

Woodland Conservation Worksheet  
for  
Prince George's County Government Projects

Property Description or Subdivision Name: Government Worksheet

1	Zone:		
2	Gross Tract:		
3	Existing Woodland = WCT		or <span style="border: 1px solid black; padding: 2px;">#DIV/0!</span>
4	Woodland Cleared		
5	Total area of woodland cleared (subject to 1:1 replacement)	0.00	
6	Off-Site Mitigation Provided (afforestation)	0.00	
7	Off-Site Mitigation Provided (preservation)	0.00	
8	Woodland Conservation Requirement:		
9	Woodland Conservation Provided:		
10	Woodland preserved		
11	Afforestation		
12	Reforestation		
13	Prior Credit for Off-site Mitigation		Location:
14	Current Credit for Off-site Mitigation		Location: Name & TCP#
15	Off-site Mitigation provided (afforestation)		
16	Off-site Mitigation provided (preservation)		
17	Area Mitigated by Woodland Conservation Fund		or <span style="border: 1px solid black; padding: 2px;">\$0.00</span>
18	Total Woodland Conservation Provided		

Last Rev. August 2010

Woodland Conservation Worksheet  
for  
Prince George's County Government Projects

Property Description or Subdivision Name: Example Government Worksheet

1	Zone:	R-R	
2	Gross Tract:	40.00	
3	Existing Woodland = WCT	15.00	or <span style="border: 1px solid black; padding: 2px;">37.50%</span>
4	Woodland Cleared	8.00	
5	Total area of woodland cleared (subject to 1:1 replacement)	8.00	
6	Off-Site Mitigation Provided (afforestation)	0.00	
7	Off-Site Mitigation Provided (preservation)	0.00	
8	Woodland Conservation Requirement:	15.00	
9	Woodland Conservation Provided:		
10	Woodland preserved	7.00	
11	Afforestation	3.00	
12	Reforestation		
13	Prior Credit for Off-site Mitigation		Location:
14	Current Credit for Off-site Mitigation	5.00	Location: Wood Acres
15	Off-site Mitigation provided (afforestation)		TCP2/895/10
16	Off-site Mitigation provided (preservation)		
17	Area Mitigated by Woodland Conservation Fund		or <span style="border: 1px solid black; padding: 2px;">\$0.00</span>
18	Total Woodland Conservation Provided	15.00	



Woodland Conservation Worksheet for Prince George's County, Maryland

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

Include acreages only in columns for which there is a corresponding zone.

6 Property Description or Subdivision Name:	Phased Worksheet		
7 Is this site subject to the 1989 Ordinance?			
8 Break-even Point (preservation acres) =	#DIV/0!		
9 Acres of Net Tract clearing permitted w/o refores	#DIV/0!		

Woodland Conservation Requirement Calculations:

10 Existing Woodland on Net Tract (acres)								
11 Existing Woodland in Floodplain (acres)								
12 Woodland Conservation Threshold (NTA) =	#DIV/0!	#DIV/0!						
13 Smaller of 10 or 12		#DIV/0!						
14 Woodland above WCT		#DIV/0!						
15 Plan Number: (This must be completed for each phase)								
16 Plan Phase or Name:								<b>Total</b>
17 Total area in this application (acres)								<b>0.00</b>
18 Floodplain area in this application (acres)								<b>0.00</b>
19 Net Tract area in the application (acres)		0.00						<b>0.00</b>
20 Woodland on the Net Tract for this phase (acres)								<b>0.00</b>
21 Woodland in the Floodplain for this phase								<b>0.00</b>
22 Woodland Cleared on Net Tract for this phase								<b>0.00</b>
23 Woodland Cleared in Floodplain for this phase								<b>0.00</b>
24 Off-site Woodland Clearing (1:1)								<b>0.00</b>
25 Off-site Conservation being provided on this property								<b>0.00</b>
26 Cumulative acres of Net Tract Woodland cleared		0.00						
27 Cumulative acres of Floodplain woodland cleared		0.00						
28 Smaller of 14 or 26		#DIV/0!						
29 Woodland Clearing below WCT		#DIV/0!						
30 Clearing below WCT (2:1 replacement requirement)		#DIV/0!						
31 Replacement for clearing above the WCT (0.25 : 1)		#DIV/0!						
32 Replacement for clearing below the WCT (2 : 1)		#DIV/0!						
33 Afforestation Threshold (AFT) =	#DIV/0!	#DIV/0!						
34 Cumulative Woodland Conservation Required		#DIV/0!						

Latest phase indicates cumulative requirement through that phase of work

Woodland Conservation Provided:

35 Preservation								<b>Total</b>
36 Reforestation								<b>0.00</b>
37 Afforestation								<b>0.00</b>
38 Area approved for fee-in-lieu								<b>0.00</b>
39 Credit for Off-site Mitigation on another property								<b>0.00</b>
40 Off-site Mitigation provided on this property								<b>0.00</b>
41 Total Woodland Conservation Provided		<b>0.00</b>						<b>0.00</b>
42 Woodland saved on this phase but not counted		0.00						0.00
43 Existing Net Tract Woodland in later phases								
44 Requirement Status per Phase		#VALUE!						

Woodland Conservation Worksheet for Prince George's County, Maryland

1 Zone:	R-R	R-T		
2 Gross Tract:	8.50	5.50		Include acreages only in columns for which there is a corresponding zone.
3 Floodplain:	0.50	0.50		
4 Previously Dedicated Land:	0.00	0.00		
5 Net Tract (NTA):	8.00	5.00	0.00	

6 Property Description or Subdivision Name:	Example Phased Worksheet		
7 Is this site subject to the 1989 Ordinance?	N		
8 Break-even Point (preservation acres) =	4.48		
9 Acres of Net Tract clearing permitted w/o refores	7.52		

Woodland Conservation Requirement Calculations:

10 Existing Woodland on Net Tract (acres)		12.00					
11 Existing Woodland in Floodplain (acres)		1.00					
12 Woodland Conservation Threshold (NTA) =	20.00%	2.60					
13 Smaller of 10 or 12		2.60					
14 Woodland above WCT		9.40					
15 Plan Number: (This must be completed for each phase)		Phase 1	Phase 2				
16 Plan Phase or Name:							<b>Total</b>
17 Total area in this application (acres)		10.00	4.00				14.00
18 Floodplain area in this application (acres)		1.00	0.00				1.00
19 Net Tract area in the application (acres)		9.00	4.00				13.00
20 Woodland on the Net Tract for this phase (acres)		9.00	3.00				12.00
21 Woodland in the Floodplain for this phase		1.00	0.00				1.00
22 Woodland Cleared on Net Tract for this phase		8.00	2.50				10.50
23 Woodland Cleared in Floodplain for this phase		0.00	0.00				0.00
24 Off-site Woodland Clearing (1:1)		0.00	0.38				0.38
25 Off-site Conservation being provided on this property		0.00	0.00				0.00
26 Cumulative acres of Net Tract Woodland cleared		8.00	10.50				
27 Cumulative acres of Floodplain woodland cleared		0.00	0.00				
28 Smaller of 14 or 26		8.00	9.40				
29 Woodland Clearing below WCT		0.00	1.10				
30 Clearing below WCT (2:1 replacement requirement)		0.00	2.20				
31 Replacement for clearing above the WCT (0.25 : 1)		2.00	2.35				
32 Replacement for clearing below the WCT (2 : 1)		0.00	2.20				
33 Afforestation Threshold (AFT) =	15.00%	0.00	0.00				
34 Cumulative Woodland Conservation Required		4.60	6.43				

Latest phase indicates cumulative requirement through that phase of work

Woodland Conservation Provided:

35 Preservation		0.75	0.35				<b>Total</b>
36 Reforestation		3.85	0.65				4.50
37 Afforestation		0.00	0.00				0.00
38 Area approved for fee-in-lieu		0.00	0.83				0.83
39 Credit for Off-site Mitigation on another property		0.00	0.00				0.00
40 Off-site Mitigation provided on this property		0.00	0.00				0.00
41 Total Woodland Conservation Provided		4.60	6.43				6.43
42 Woodland saved on this phase but not counted		0.25	0.15				0.40
43 Existing Net Tract Woodland in later phases		3.00	0.00				
44 Requirement Status per Phase							

Single Lot TCP2 with Previously Approved TCP1  
Woodland Conservation Worksheet  
for  
Prince George's County

1 Zone:				
2 Gross Tract:				
3 Floodplain:				
4 Previously Dedicated Land:				
5 Net Tract (NTA):	0.00	0.00	0.00	
6 Property Description or Subdivision Name:	Single Lot TCP2 with previously approved TCP1			
7 Owner:				
8 Address:				
9 Phone:				
10 Previous TCP1 Number:				
Woodland Conservation Calculations:			Net Tract (acres)	Floodplain (acres)
11 Acreage of Existing Woodland				
12 Woodland Conservation Required for Lot per TCP1		#DIV/0!		
13 Area of Woodland Cleared per TCP1				
14 Area of Woodland Cleared per TCP2				
15 Area of Woodland above WCT not cleared by TCP1				
16 Additional Woodland Cleared by TCP2	0.00			0.00
17 Does the TCPI show 2:1 replacement				
18 Clearing above WCT	0.00	Additional 1/4:1 Replacement required =		0.00
19 Clearing below WCT	0.00	Additional 2:1 Replacement required =		0.00
20 Total Woodland Conservation Required for this Lot:			<b>0.00</b>	
21 Woodland Conservation Provided:			(acres)	
22 Woodland Preservation				
23 Reforestation / Replacement				
24 Afforestation				
25 Area approved for fee-in-lieu			=	\$0.00
26 Credits Received for Off-site Mitigation on another property				
27 Off-site Mitigation provided on this property				
28 Total Woodland Conservation Provided			<b>0.00</b>	
29 Area of net tract woodland not cleared	0.00	acres		
30 Woodland retained not part of requirements:	0.00	acres		

Single Lot TCP2 with Previously Approved TCP1  
Woodland Conservation Worksheet  
for  
Prince George's County

1 Zone:	R-R		
2 Gross Tract:	2.50		
3 Floodplain:	0.00		
4 Previously Dedicated Land:	0.00		
5 Net Tract (NTA):	2.50	0.00	0.00
6 Property Description or Subdivision Name:	Example Single Lot TCP2 with previously approved TCP1		
7 Owner:	Shell M.E. Beans		
8 Address:	4972 Stalk Pass		
9 Phone:	301-555-1212		
10 Previous TCP1 Number:	TCP1/825/2010		
Woodland Conservation Calculations:		Net Tract (acres)	Floodplain (acres)
11 Acreage of Existing Woodland		2.50	
12 Woodland Conservation Required for Lot per TCP1	27.60%	0.69	
13 Area of Woodland Cleared per TCP1		0.75	0.00
14 Area of Woodland Cleared per TCP2		1.35	0.00
15 Area of Woodland above WCT not cleared by TCP1		1.25	
16 Additional Woodland Cleared by TCP2	0.60		0.00
17 Does the TCPI show 2:1 replacement	N		
18 Clearing above WCT	0.60	Additional 1/4:1 Replacement required =	0.15
19 Clearing below WCT	0.00	Additional 2:1 Replacement required =	0.00
20 Total Woodland Conservation Required for this Lot:		<b>0.84</b>	
21 Woodland Conservation Provided:		(acres)	
22 Woodland Preservation		0.84	
23 Reforestation / Replacement		0.00	
24 Afforestation		0.00	
25 Area approved for fee-in-lieu		0.00	= \$0.00
26 Credits Received for Off-site Mitigation on another property		0.00	
27 Off-site Mitigation provided on this property		0.00	
28 Total Woodland Conservation Provided		<b>0.84</b>	
29 Area of net tract woodland not cleared	1.15	acres	
30 Woodland retained not part of requirements:	0.31	acres	