Woodland Conservation Worksheet
for
Prince George's County Government Projects

Property Description or Subdivision Name: TCPII-153-95 Hopkins Property

Zone:	RUR, RUT		
Gross Tract:	67.82		
Existing Woodland + WGT	36.00	or	53.08%
Woodland Cleared	30.83		
Total area of woodland cleared (subject to 1:1 replacement):	0.00		
Off-Site Mitigation Provided (afforestation)	10.83		
Off-Site Mitigation Provided (preservation)	0.00		
Woodland Conservation Requirement:	67.45		
Woodland Conservation Provided:			
Woodland preserved:	30.83		
Afforestation	6.00		
Reforestation	0.00		
Prior Credit for Off-site Mitigation	0.00	Location:	
Additional for Off-Site Mitigation	10.83	Location:	
Off-site Mitigation provided (afforestation)	10.83		
Off-site Mitigation provided (preservation)	0.00		
Area Mitigated by Woodland Conservation Fund	9.80		$0.00
Total Woodland Conservation Provided:	67.45		

Prepared by:
License Number:

Signed Date

Revised 11-06

MITIGATION BANK NOTES

1. This plan does not propose the disturbance of any existing woodlands and therefore is not required to identify or provide any woodland conservation to address the on-site requirements. The sole purpose of this tree conservation plan (TCPII) is to provide off-site mitigation areas to satisfy the requirements for other properties. Any future activities on this property, including the clearing of any woodland will initiate the woodland conservation requirements for this property and demostrate how those requirements are being satisfied, in addition to mitigation for the current request.
2. 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 $150 per square foot mitigation fee, (ii) replacement of the disturbed woodlands and other requirements that may be required due to the Code. The full replacement requirements associated with the clearing of woodlands.
3. Per CB-60-2005, the seller of any property is required to inform the purchaser at the time of contract signature that the property is subject to a Tree Conservation Plan and shall provide the purchaser with a copy of the approved plan that depicts the area subject to the Tree Conservation Plan.
4. Off-site woodland conservation mitigation areas created for the purpose of satisfying off-site requirements may not be used to satisfy the requirements for this property in the future.
5. All off-site mitigation on this property shall be encumbered by a declaration of Covenants recorded in the Land Records of Prince George's County, Maryland and/or other protection as approved by the Environmental Planning Section, Maryland National Capital Park and Planning Commission (EPS). The Declaration of Covenants shall encumber only the portion of the property included in the off-site mitigation bank, and be described by a metes and bounds description.
6. A copy of the recordation of any declaration of covenants encumbering any portion of this property, a draft of the document shall be submitted to the Environmental Planning Section, M-NCPPC Forappropriate review and approval.
7. Off-site woodland conservation mitigation banks may not encumber lands previously protected or encumbered by permanent protection instruments.
8. Each subsequent commitment for a portion of the mitigation bank shall require the submittal of signed sales agreement and draft Transfer Certificate to the Environmental Planning Section for review prior to recordation. The Transfer Certificate shall clearly cross-reference the appropriate TCPIIs and project names (banking property and benefitting property).
9. All off-site woodland conservation areas established on existing (preserved) woodlands shall provide for the ratio of 2 acres of existing woodlands for every 1 acre of off-site woodland conservation mitigation required, in accordance with Mr Article 5-1607(b)(2). Off-site woodland conservation areas established as afforestation areas shall provide for the ratio of 1.5 acres of off-site mitigation for every 1 acre of off-site mitigation required, but may not be transferred for two years after establishment unless an alternate method is justified.
10. The TCPII Off-site Woodland Conservation Summary Table shall be updated with each Transfer Certificate submitted to identify the acreages affected, the benefitting property name and TCPII number and the recordation numbers.
11. If a Transfer Certificate is recorded and is later found to be unnecessary, a written request shall be submitted to EPS. The EPS will approve the release of the Transfer request. If it is determined that the Transfer Certificate may be released, the EPS will notify the applicant that a release document may be submitted for processing.
12. The purchase or sale of off-site woodland conservation credits does not convey any real property or development rights and may be subject to Maryland property transfer tax at time of recordation of a Transfer Certificate.
13. Timber harvesting activities on the site may occur only after the approval of a Forest Stewardship Plan by the Prince George's County Forestry Board and after approval of a revised TCPII by the EPS.

RANDOM DISTRIBUTION PATTERN

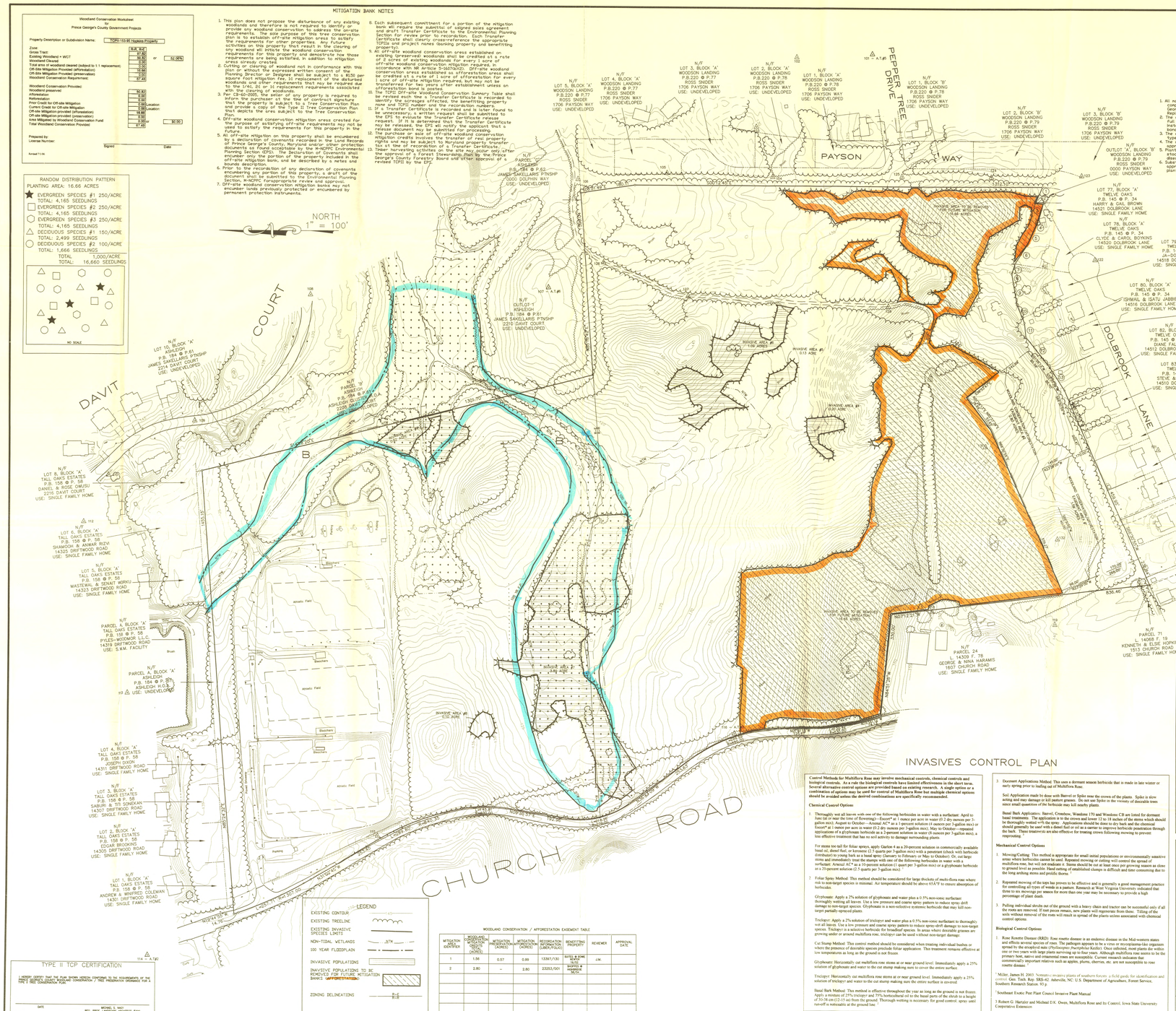
PLANTING AREA: 16.66 ACRES

- EVERGREEN SPECIES #1 250/ACRE — TOTAL: 4,165 SEEDLINGS
- EVERGREEN SPECIES #2 250/ACRE — TOTAL: 4,165 SEEDLINGS
- EVERGREEN SPECIES #3 250/ACRE — TOTAL: 4,165 SEEDLINGS
- DECIDUOUS SPECIES #1 150/ACRE — TOTAL: 2,499 SEEDLINGS
- DECIDUOUS SPECIES #2 100/ACRE — TOTAL: 1,666 SEEDLINGS

TOTAL 1,000/ACRE
TOTAL 16,660 SEEDLINGS

NO SCALE

NORTH
1" = 100'


DAVIT COURT
DOLBROOK LANE
PEPPER TREE DRIVE
PAYSON WAY
CHURCH ROAD
N/F LOT 10, BLOCK 'A' ASHLEIGH P.B. 184 @ P.61 JAMES SAKELLARIS PTNSHP 2214 DAVIT COURT USE: UNDEVELOPED
N/F LOT 8, BLOCK 'A' TALL OAKS ESTATES P.B. 158 @ P. 58 DANIEL & ROSE OWUSU 2216 DAVIT COURT USE: SINGLE FAMILY HOME
N/F LOT 6, BLOCK 'A' TALL OAKS ESTATES P.B. 158 @ P. 58 SHAMOON & ANWAR RIZVI 14325 DRIFTWOOD ROAD USE: SINGLE FAMILY HOME
N/F LOT 5, BLOCK 'A' TALL OAKS ESTATES P.B. 158 @ P. 58 MASTEWAL & SENAIT WORKU 14323 DRIFTWOOD ROAD USE: SINGLE FAMILY HOME
N/F PARCEL 'A' BLOCK 'A' TALL OAKS ESTATES P.B. 158 @ P. 58 PYLES-WOODMOR LLC 14319 DRIFTWOOD ROAD USE: S.W.M. FACILITY
N/F PARCEL 'A' ASHLEIGH P.B. 184 @ P.61 ASHLEIGH H.O.A. USE: UNDEVELOPED
N/F LOT 4, BLOCK 'A' TALL OAKS ESTATES P.B. 158 @ P. 58 JOSEPH DIXON 14311 DRIFTWOOD ROAD USE: SINGLE FAMILY HOME
N/F LOT 3, BLOCK 'A' TALL OAKS ESTATES P.B. 158 @ P. 58 SABURI & TITI SONEKAN 14307 DRIFTWOOD ROAD USE: SINGLE FAMILY HOME
N/F LOT 2, BLOCK 'A' TALL OAKS ESTATES P.B. 158 @ P. 58 EDGAR BROOKINS 14305 DRIFTWOOD ROAD USE: SINGLE FAMILY HOME
N/F LOT 1, BLOCK 'A' TALL OAKS ESTATES P.B. 158 @ P. 58 ANDREW & WINNIFRED COLEMAN 14301 DRIFTWOOD ROAD USE: SINGLE FAMILY HOME
N/F OUTLOT 1 ASHLEIGH P.B. 184 @ P.61 JAMES SAKELLARIS PTNSHP 2210 DAVIT COURT USE: UNDEVELOPED
N/F PARCEL 'B' ASHLEIGH P.B. 184 @ P.61 JAMES SAKELLARIS PTNSHP 2205 DOLPHIN WAY USE: UNDEVELOPED
N/F PARCEL 'C' ASHLEIGH P.B. 184 @ P.62 JAMES SAKELLARIS PTNSHP 2000 DOLPHIN WAY USE: UNDEVELOPED
N/F LOT 5, BLOCK 'A' WOODSON LANDING P.B.220 @ P.77 ROSS SNIDER 1706 PAYSON WAY USE: UNDEVELOPED
N/F LOT 4, BLOCK 'A' WOODSON LANDING P.B.220 @ P.77 ROSS SNIDER 1706 PAYSON WAY USE: UNDEVELOPED
N/F LOT 3, BLOCK 'A' WOODSON LANDING P.B.220 @ P.77 ROSS SNIDER 1706 PAYSON WAY USE: UNDEVELOPED
N/F LOT 2, BLOCK 'A' WOODSON LANDING P.B.220 @ P.78 ROSS SNIDER 1706 PAYSON WAY USE: UNDEVELOPED
N/F LOT 1, BLOCK 'A' WOODSON LANDING P.B.220 @ P.78 ROSS SNIDER 1706 PAYSON WAY USE: UNDEVELOPED
N/F LOT 1, BLOCK 'B' WOODSON LANDING P.B.220 @ P.78 ROSS SNIDER 1706 PAYSON WAY USE: UNDEVELOPED
N/F LOT 2, BLOCK 'B' WOODSON LANDING P.B.220 @ P.79 ROSS SNIDER 1706 PAYSON WAY USE: UNDEVELOPED
N/F LOT 3, BLOCK 'B' WOODSON LANDING P.B.220 @ P.79 ROSS SNIDER 1706 PAYSON WAY USE: UNDEVELOPED
N/F OUTLOT 'A', BLOCK 'B' WOODSON LANDING P.B.220 @ P.79 ROSS SNIDER 0000 PAYSON WAY USE: UNDEVELOPED
N/F LOT 77, BLOCK 'A' TWELVE OAKS P.B. 145 @ P. 34 HARRY & GAGLIA BROWN 14501 DOLBROOK LANE USE: SINGLE FAMILY HOME
N/F LOT 78, BLOCK 'A' TWELVE OAKS P.B. 145 @ P. 34 CLYDE & CAROL BOYKINS 14505 DOLBROOK LANE USE: SINGLE FAMILY HOME
N/F LOT 79, BLOCK 'A' TWELVE OAKS P.B. 145 @ P. 34 A-DONNA HAYES 14518 DOLBROOK LANE USE: SINGLE FAMILY HOME
N/F LOT 80, BLOCK 'A' TWELVE OAKS P.B. 145 @ P. 34 ISHMAIL & ISATU JABBIE 14516 DOLBROOK LANE USE: SINGLE FAMILY HOME
N/F LOT 81, BLOCK 'A' TWELVE OAKS P.B. 145 @ P. 34 CURTIS & ANITA HARRIS 14514 DOLBROOK LANE USE: SINGLE FAMILY HOME
N/F LOT 82, BLOCK 'A' TWELVE OAKS P.B. 145 @ P. 34 DIANE FALLICA 14512 DOLBROOK LANE USE: SINGLE FAMILY HOME
N/F LOT 83, BLOCK 'A' TWELVE OAKS P.B. 145 @ P. 34 STEVE & EDITH CHALK 14510 DOLBROOK LANE USE: SINGLE FAMILY HOME
N/F LOT 84, BLOCK 'A' TWELVE OAKS P.B. 145 @ P. 34 VERNON & LENITA MCBRYDE 14508 DOLBROOK LANE USE: SINGLE FAMILY HOME
N/F LOT 85, BLOCK 'A' TWELVE OAKS P.B. 145 @ P. 34 CLARK & JUNE ALLEN 14506 DOLBROOK LANE USE: SINGLE FAMILY HOME
N/F LOT 86, BLOCK 'A' TWELVE OAKS P.B. 145 @ P. 34 AMOS & VELMA JONES 14504 DOLBROOK LANE USE: SINGLE FAMILY HOME
N/F LOT 87, BLOCK 'A' TWELVE OAKS P.B. 145 @ P. 33 DAVID & ARLENE WRIGHT 14502 DOLBROOK LANE USE: SINGLE FAMILY HOME
N/F LOT 88, BLOCK 'A' TWELVE OAKS P.B. 145 @ P. 33 TYRONE & REGINA QUEEN 14500 DOLBROOK LANE USE: SINGLE FAMILY HOME
N/F LOT 89, BLOCK 'A' TWELVE OAKS P.B. 145 @ P. 33 STEWART STREET 14422 DOLBROOK LANE USE: SINGLE FAMILY HOME
N/F PARCEL 71 L. 14068 F. 19 KENNETH & ELSIE HOPKINS 1513 CHURCH ROAD USE: SINGLE FAMILY HOME
N/F PARCEL 24 14309 F. 78 GEORGE & NINA HARAMIS 1607 CHURCH ROAD USE: SINGLE FAMILY HOME
INVASIVE AREA #1 1.09 ACRES
INVASIVE AREA #2 0.13 ACRE
INVASIVE AREA #3 0.30 ACRE
INVASIVE AREA #4 0.32 ACRE
INVASIVE AREA #5 5.10 ACRES
INVASIVE AREA #6 1.46 ACRES
WATER AREA TO BE REMOVED FROM FUTURE MITIGATION 10.66 ACRES
Athletic Field
Bleachers
Parking
Shed
Brush
SUPER DUTY
MAIN LINE
WSSC 12" WATER
WSSC 8" WATER
WSSC 8" SEWER
WSSC 12" SEWER
WSSC 16" WATER
WSSC 24" WATER
WSSC 30" WATER
WSSC 36" WATER
WSSC 42" WATER
WSSC 48" WATER
WSSC 54" WATER
WSSC 60" WATER
WSSC 66" WATER
WSSC 72" WATER
WSSC 78" WATER
WSSC 84" WATER
WSSC 90" WATER
WSSC 96" WATER
WSSC