

SECTION I-Establishing Site Information: (Enter acres for each zone)			
1 Zone	N/A	0.00	0.00
2 Gross Tract	40.04	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):	40.04	0.00	0.00

6 TCP Number	102-007-2023	Revision #	1
7 Property Description or Subdivision Name:	Proposed Name:		
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 2015 Ordinance and in RFA (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	N		
13 combination of this lots? (Y or N)	N		
14 Is acquisition of the property in a WCA Bank? (Y or N)	N		
15 Break-even Point (preservation) =	10.18	acres	
16 Cleaning permitted w/o restoration =	8.71	acres	

SECTION II-Determining Requirements (Enter acres for each corresponding column)			
WCA/TAP %	Column A Net Tract	Column B Floodplain (11)	Column C Off-Site and PMA Impacts (11)
17 Existing Woodland	18.88	0.00	
18 Woodland Conservation Threshold (WCT) =	20.00%	0.01	
19 Smaller of 17 or 18	0.01		
20 Woodland above WCT	10.88		
21 Woodland cleared	11.08	0.00	0.00
22 Woodland cleared above WCT (smaller of 18 or 17)	10.88		
23 Clearing above WCT (0.25 = 1% replacement requirement)	2.72		
24 Woodland cleared below WCT	0.80		
25 Clearing below WCT (2% replacement requirement)	0.00		
26 Afforestation Required Threshold (AFT) =	15.00%	0.00	
27 Off-site WCA Afforestation being provided on this property	0.00		
28 Woodland Conservation Required	11.53	acres	

SECTION III-Meeting the Requirements (Enter acres for each corresponding column)			
29 Woodland Preservation	2.88	Bond amount \$	21,376.16
30 Afforestation / Reforestation	0.00		
31 Natural Regeneration	0.00		
32 Land-use Credits	0.00		
33 Specimen/Habitat Tree Credits (CR2 area = 2.0)	0.00		
34 Forest Enhancement Credit (Area = 2.0)	0.00		
35 Offset Tree Credit (Offsetting or 10-year canopy coverage)	0.00		
36 Area approved for fee-in-lieu	0.00	Fee amount	\$0.00
37 Off-site Woodland Conservation Credits Required	0.00		
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	20.88	acres	

41 Area of woodland not cleared	7.21	acres	
42 Net tract woodland retained not part of requirements:	4.35	acres	
43 100-foot riparian woodland retained	0.00	acres	
44 On-site woodland conservation provided	4.48	acres	
45 On-site woodland conservation alternatives provided	0.00	acres	
46 On-site woodland retained not credited	4.35	acres	

47 Prepared by Michael A. Petrakis
Signed: *MAP* May 16, 2025
Date

NOTES:
1. The area of existing woodland (18.88 AC) is based on TCP2-16-97 (10.62 AC) and TCP2-007-13 (8.82 AC) minus the area dedicated for base Stock Drive on Parcel MAB 227, Plat B7 (0.25 AC).
2. The previously existing off-site woodland conservation assessment shown on TCP-016-97-06 was voided in full per off-site woodland conservation agreement certificate Book 4360 Page 114 and Book 4360 Page 125.
3. Woodland Preservation has been granted within the on-site undisturbed portion of the retained riparian edge-of-way of C-154 (Blue Brook Drive) per Section 25-122(b)(1)(vi) and Section 25-122(b)(1)(vi)(i) of the Prince George's County Code.
4. Woodlands preserved, planted or replanted in fulfillment of woodland conservation requirements in this plan have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber 4912 Folio 302. Revisions to this TCP may require a revision to the recorded easement.
5. The required off-site woodland conservation credit for the site, amounting to 16.21 acres, are recorded in the Prince George's County Land Records at Liber 49214 Folio 368-591.

WOODLAND PRESERVED - NOT CREDITED (WP-NC)	
NO.	AREA (AC)
1	0.10
2	0.06
3	4.19
TOTAL	4.35

WOODLAND PRESERVATION AREA (WPA)	
NO.	AREA (AC)
1	2.64
2	0.22
TOTAL	2.86

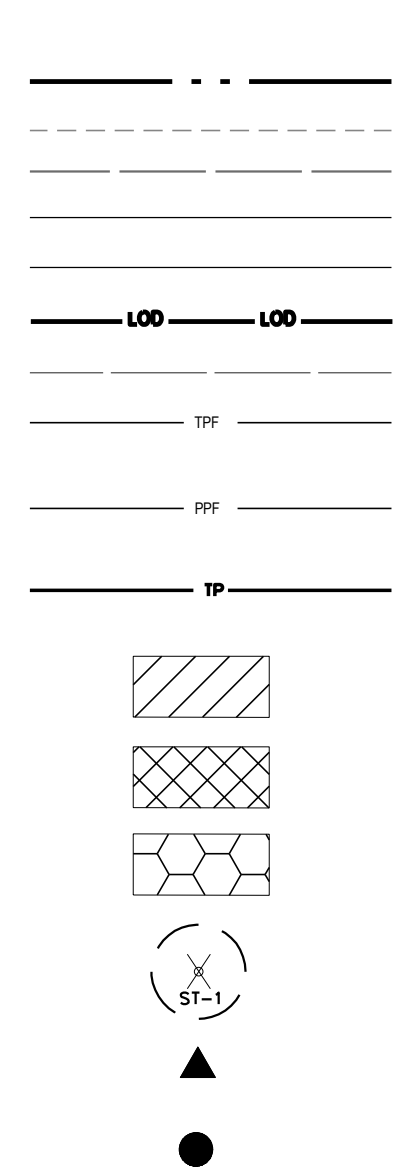
WOODLAND REFORESTATION / AFFORESTATION AREA (WRA)	
NO.	AREA (AC)
1	0.31
2	0.94
3	0.37
TOTAL	1.62

SPECIMEN TREE TABLE					
NO.	COMMON NAME	SCIENTIFIC NAME	DBH (INCH)	CONDITION RATING	REMOVE
ST-1	Southern Red Oak	Quercus falcata	34"	Good	Yes
ST-2	Southern Red Oak	Quercus falcata	34"	Good	Yes
ST-3	Southern Red Oak	Quercus falcata	30"	Good	Yes

NOTE: This plan is in accordance with the following: (entered from the list of requirements of Subtitle 25 approved by the Planning Board on February 2, 2023 for the removal of the following specified specimen trees (Section 25-122(b)(1)(i)(ii) ST-1, ST-2, & ST-3)

Site Statistics Table		
Site Statistics	Total	
Gross tract area	40.04 ac.	
Existing 100-year floodplain	0 ac.	
Net tract area	40.04 ac.	
Existing woodland in the floodplain	0 ac.	
Existing woodland net tract	18.88 ac.	
Existing woodland total	18.88 ac.	
Existing PMA	0 sf	
Regulated stream (linear feet of centerline)	0 lf	
Riparian (wooded) buffer up to 300 feet wide	0 lf	

Figure are to be provided in acres rounded to the nearest 1/100th of an acre unless otherwise indicated.



GENERAL INFORMATION TABLE		
LAYER CATEGORY	LAYER NAME	VALUE
Zone	Zone (Zone)	R-50
Zone	Zone (Zone)	N/A
Administrative	Zone (Zone)	33.43, B3
Administrative	Zone (Zone)	200437
Administrative	Zone (Zone)	2.67
Administrative	Zone (Zone)	21
Administrative	Zone (Zone)	3
Administrative	Zone (Zone)	2
Administrative	Zone (Zone)	II
Administrative	Zone (Zone)	None

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2 - 007 - 2023			
Approved by	Date	Reason for Revision	
Marc Juba	11/16/2023		
Chadwick M. Smith	6/9/2025	N/A	Revision to site layout
01			
02			
03			
04			
05			
06			
07			
08			

W/ Luke Klock, I hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Date: 4/11/2023

W/ I hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Contract Purchaser: _____ Date: _____

OWNER
LUMINIS HEALTH
DOCTORS COMMUNITY MEDICAL CENTER
8118 GOOD LUCK ROAD
LANHAM, MD 20706
ATTN: GREG VINCI
PHONE: (301) 552-8118

APPLICANT
LUMINIS HEALTH
DOCTORS COMMUNITY HOSPITAL
8118 GOOD LUCK ROAD
LANHAM, MD 20706
ATTN: GREG VINCI
PHONE: (301) 552-8118

TREE CONSERVATION PLAN - TYPE 2
PARCEL 1
LUMINIS HEALTH DOCTORS COMMUNITY MEDICAL CENTER
DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=50'

0 50 100 150

SHEET 1 OF 2

May 16, 2025
DATE
Mike Petrakis
Qualified Professional
CONTRACTOR OR 15.05.01

DATE DESCRIPTION REVISIONS

SAI PREPARED BY CHECKED BY APPROVED BY

J-A73023

C6-01

ATWELL
666.850.0300 www.atwelleng.com
11721 WOODMERE RD, SUITE 300
NICHOLS BLVD, MD 20721

GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If this 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 Permitting and Eminent Domain 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 Environmental Strategy Area, ESA-2 and has a prior zoning of R-80 (One-Family Detached Residential) and current zoning of RSF-56 (Residential, Single-Family-56).
- The property is adjacent to Good Luck Road which is a designated historic road.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is grandfathered under CB-20-204, Section 25-119(g).

WOODLAND 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 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 (TPFs) 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 the start of any clearing or 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 Limits 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 part 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 into the disturbed area, the permittee shall remove said trees using a chain saw. Corrective measures requiring the removal of the hazardous tree portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chain saw to near the existing ground level. The stump 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 events 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.

- 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 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.
- If 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 A-300 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 properly disposed of by recycling, chipping or other acceptable 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.

AFFORESTATION AND REFORESTATION NOTES

- All afforestation/reforestation bonding, based on square footage, shall be posted with the county prior to the issuance of any permits. These bonds will be retained as surety until all required activities have been satisfied or the required timeframe for maintenance has passed, whichever is longer.
- The planting of afforestation or reforestation areas shall be completed prior to the issuance of the first building permit. (This standard note may be modified as necessary to address which building permits are adjacent to the proposed planting areas.) Seeding planting is to occur from November through May only. No planting shall be done while ground is frozen. Planting with larger caliper stock or containerized stock may be done at any time provided a detailed maintenance schedule is provided.
- If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type 2 Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title to the homeowner, the developer or builder shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the county.
- Reforestation areas shall not be mowed. The management of competing vegetation around individual trees and the removal of noxious, invasive, and non-native vegetation within the reforestation areas is acceptable.
- All required temporary tree protection fencing shall be installed prior to the clearing and grading of the site and shall remain in place until the permanent tree protection fencing is installed with the required planting. The temporary fencing is not required to be installed if the permanent fencing is installed prior to clearing and grading of the site. Failure to install and maintain temporary or permanent tree protective fencing is a violation of this TCP2.
- Afforestation/reforestation areas shall be posted with notification signage, as shown on the plans, at the same time as the permanent protection fencing installation. These signs shall remain in perpetuity.
- The county inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- At time of issuance of the first permit, the following information shall be submitted to the M-NCPPC Planning Department regarding the contractor responsible for implementation of this plan: contractor name, business name (if different), address, and phone number. Results of annual survival checks for each of the required four years after tree-planting shall be reported to the M-NCPPC Planning Department.
- Failure to establish the afforestation or reforestation within the prescribed time frame will result the forfeiture of the reforestation bond and/or a violation of this plan including the associated \$9.00 per square foot penalty unless the county inspector approves a written extension.

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PLANTING SPECIFICATION NOTES

- Quantity: (See Plant Schedule)
- Type: (See Plant Schedule)
- Plant Quality Standards: The plants selected shall be healthy and sturdy representatives of their species. Seedlings shall have a minimum top growth of 18". The diameter of the root collar (the part of the root just below ground level) shall be at least 3/8". The roots shall be well developed and at least 6" long, no more than twenty-five percent (25%) of the root system (both primary and auxiliary/fine roots) shall be present.

Plants that do not have an abundance of well developed terminal buds on the leaders and branches shall be rejected.

If the plants cannot be planted immediately after delivery to the reforestation site, they shall be stored in the shade with their root masses protected from direct exposure to sun and wind by the use of straw, peat moss, compost, or other suitable material and shall be maintained through periodic watering, until the time of planting.

- Planting Handling: The quantity of seedlings taken to the field shall not exceed the quantity that can be planted in a day. Seedlings, once removed from the nursery or temporary storage area shall be planted immediately.
- Timing of Planting: The best time to plant seedlings is while they are dormant, prior to spring budding. The most suitable months for planting are March and April, when the soil is moist, but may be planted from March through November. No planting shall be done while ground is frozen. Planting shall occur within one growing season of the issuance of grading/building permits and/or reaching the final grades and stabilization of planting areas.

- Seeding Planting: Tree seedlings shall be hand planted using a dibble bar or sharp-shooter shovel. It is important that the seedling be placed in the hole so that the roots can spread out naturally. They should not be twisted, balled up or bent. Most soil should then be packed firmly around the roots. Seedlings should be planted at a depth where their roots lie just below ground surface. Air pockets should not be left after closing the hole which would leave the roots to dry out. See planting details for further explanation. If the contractor wishes to plant to another method, the preparer of this tree conservation plan must be contacted and give his approval before planting may begin.

- Spacing: See Plant Schedule and/or Planting Plan for spacing requirements. Also refer to the Planting Layout detail for a description of the general planting theory.
- Soil: Upon the completion of all grading operations, a soil test shall be conducted to determine what soil preparation and soil amendments (if any, are necessary to create good tree growing conditions. Soil samples shall be taken at a rate that provides one soil sample for each area that appears to have a different soil type (if the entire area appears uniform, then only one sample is necessary), and submitted for testing to a private company. The company of choice shall make recommendations for improving the existing soil. The soil will be tested and recommended for corrections of soil texture, pH, magnesium, phosphorus, potassium, calcium and organic matter.

- Soil Improvement Measures: The soil shall then be improved according to the recommendations made by the testing company.
- Fencing and Signage: Final protective fencing shall be placed on the visible and/or development side of planting areas. The final protective fence shall be installed upon completion of planting operation unless it was installed during the initial stages of development. Signs shall be posted per the signage detail on this sheet.

- Planting method: Consult the Planting Detail(s) shown on this plan.
- Mulching: Apply two-inch thick layer of woodchip or shredded hardwood mulch (as noted) at each planting site (see detail shown on this plan).
- Groundcover Establishment: The remaining disturbed area between seedling site shall be seeded and stabilized with white clover seed at the rate of 5 lbs/acre.

- Mowing: No mowing shall be allowed in any planting area.
- Survival Check for Bond Release: The seedling planting is to be checked at the end of each year for four years to assure that no less than 75% of the original planted quantity survives. If the minimum number has not been provided the area must be supplemented with additional seedlings to reach the required number at time of planting.

- Source of Seedlings: John S. Ayton - State Tree Nursery
3424 Gallagher Road
Preston, MD 21655

FOUR-YEAR MANAGEMENT PLAN FOR REAFFORESTATION AREAS

Field check the re-afforestation area according to the following schedule:

- Year 1: Site Preparation and Tree Planting
Survival check once annually (September-November) (see Note 1)
Weeding is needed (2 x month)
Control of undesirable vegetation as needed (1 x in June and 1 x in September min.)

- Year 2-3: Reinforcement planting is needed (See Note 2)
Survival check once annually (September-November)
Control of undesirable vegetation if needed (1 x in May and 1 x in August min.)

- Year 4: Reinforcement planting if needed. (See Note 2)
Survival Check (September-November)

- Survival Check: Check planted stock against plant list (or as-built) by walking the site and taking inventory. Plants must show vitality. Submit field data forms (Condition Check Sheets) to owner after each inspection. Remove all dead plants.
- Reinforcement Planting: Replace dead or missing plants in sufficient quantity to bring the total number of live plants to at least 75% of the number originally planted. If a particular species suffers unusually high mortality, replace with an alternative plant type.
- Mass/lineation: Fertilization or weeding during years 1 through 3 will be done on an as needed basis. Special rural operators or recommendations will be conducted on an as needed basis.

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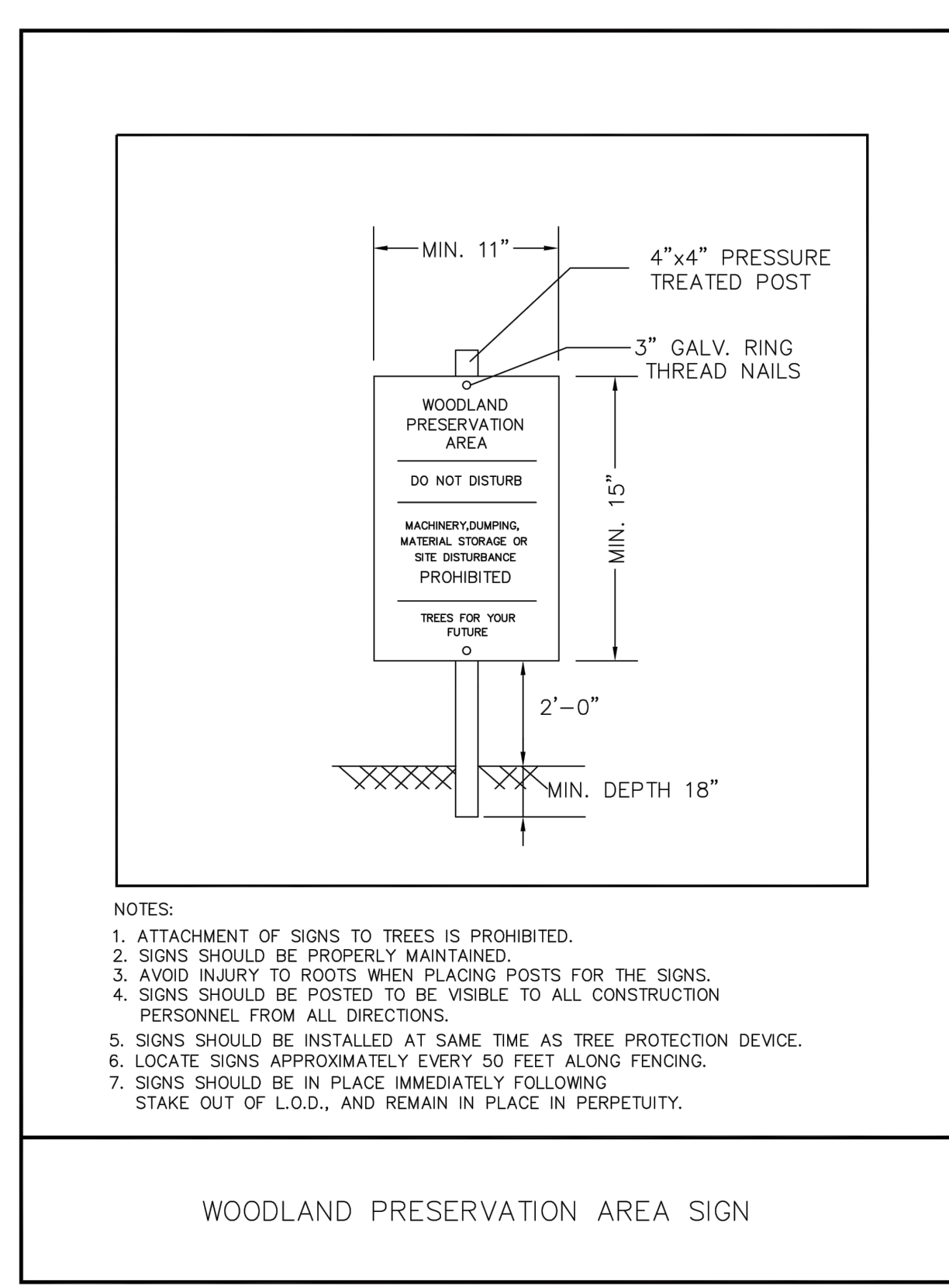
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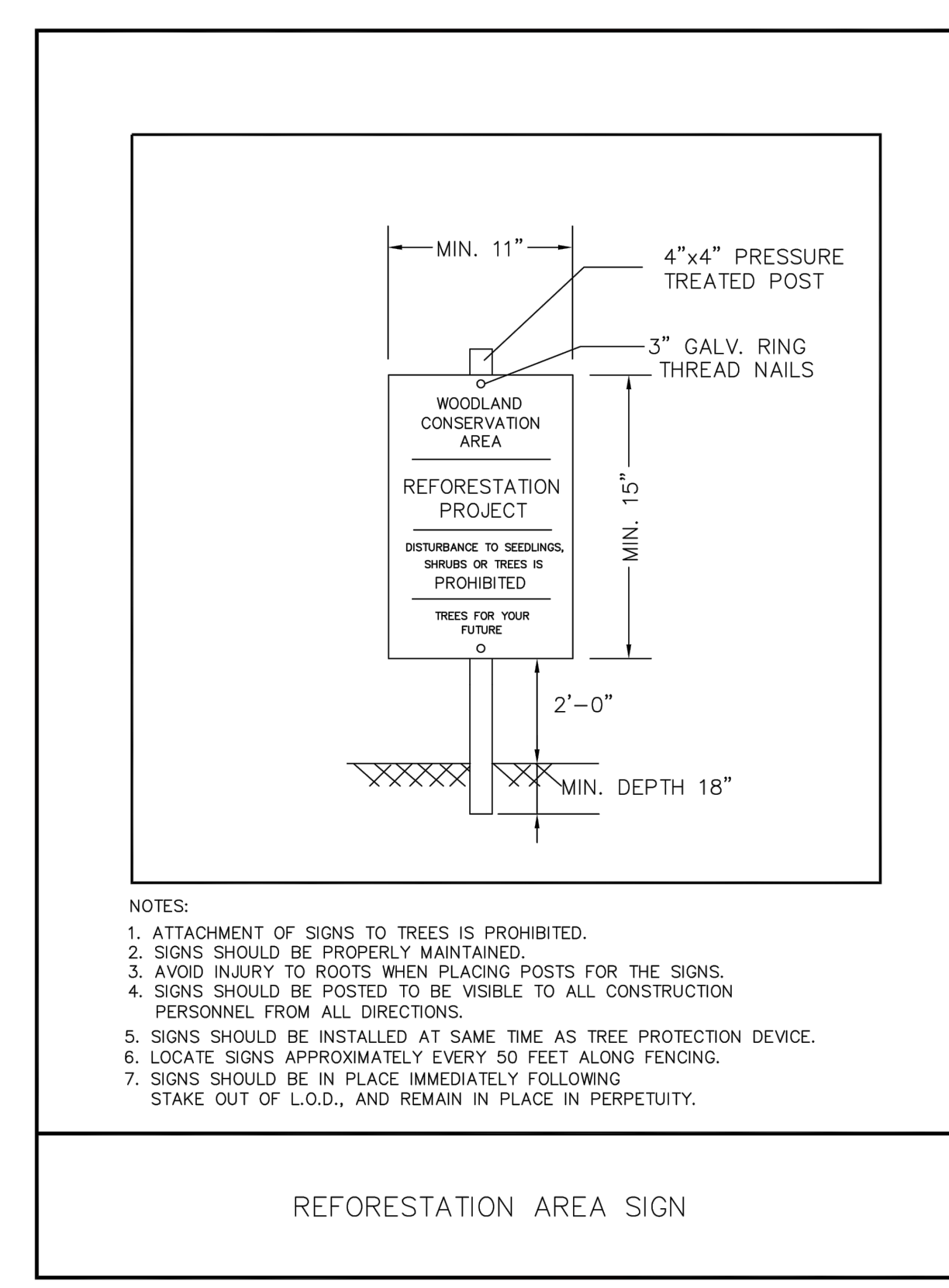
TCP-17:Woodland Preservation Area Sign



WOODLAND PRESERVATION AREA SIGN

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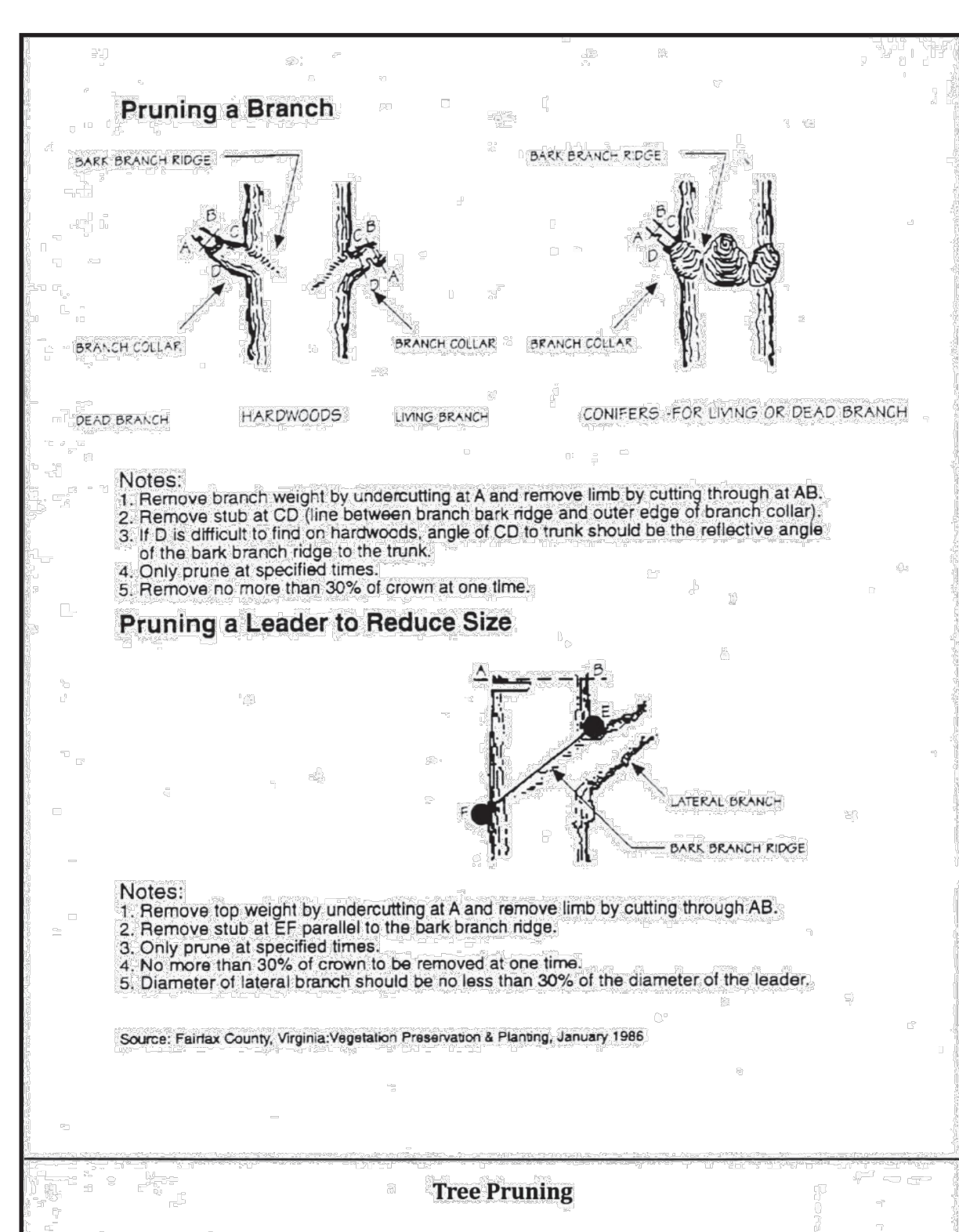
TCP-18:Reforestation Area Sign



REFORESTATION AREA SIGN

Prince George's County Planning Department

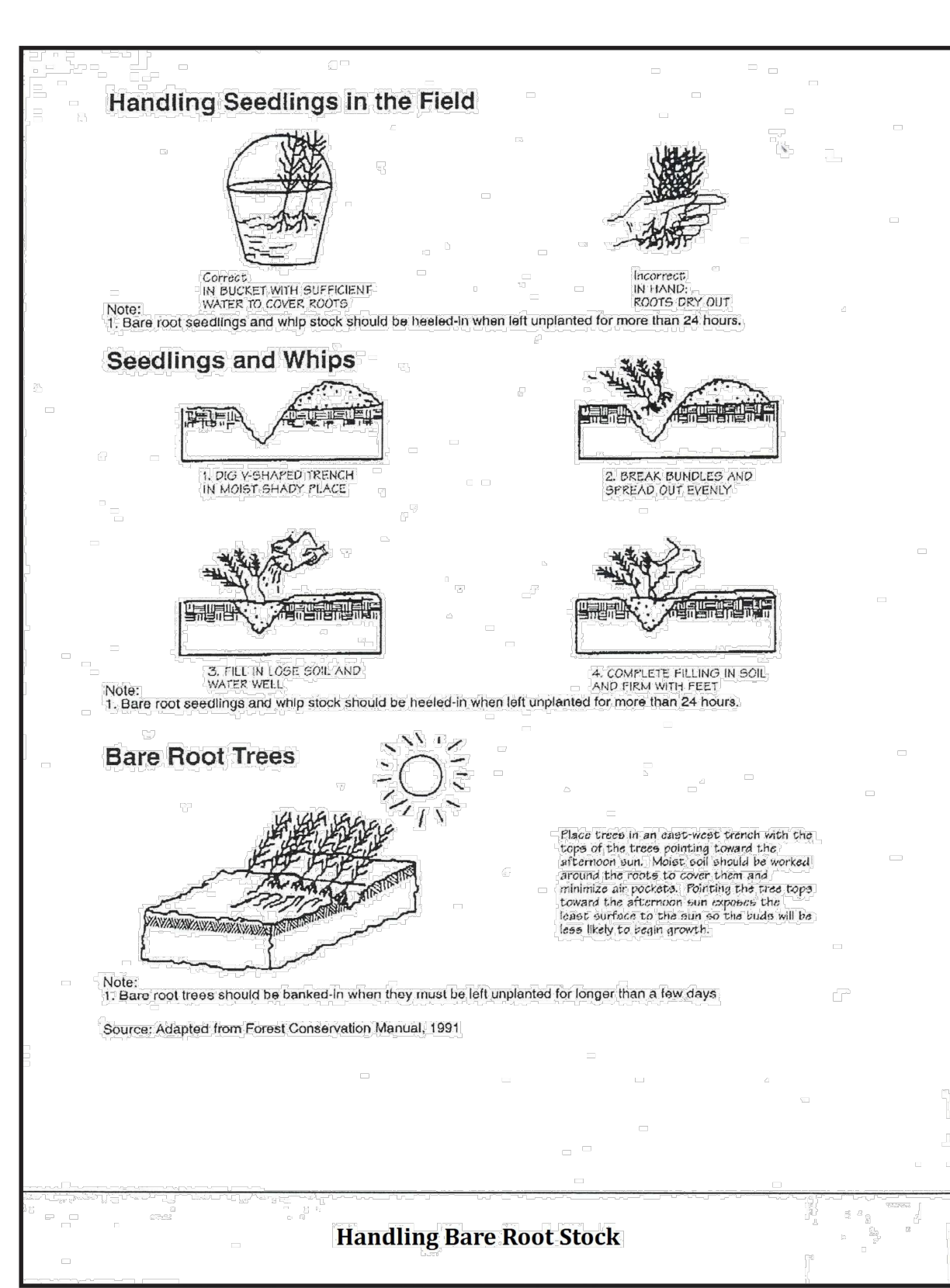
TCP-27:Tree Pruning Detail



Tree Pruning

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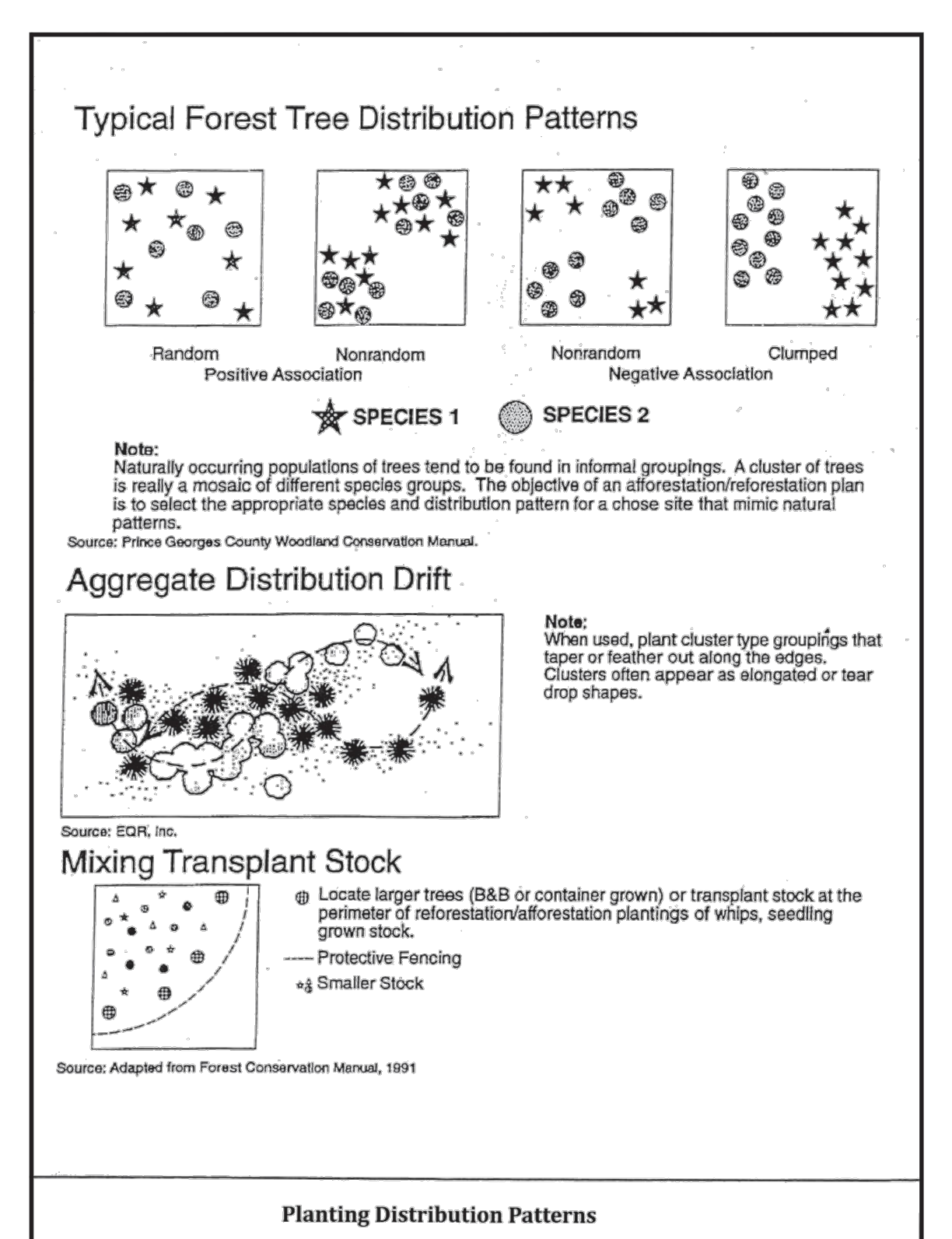
TCP-31:Handling Bare Root Stock



Handling Bare Root Stock

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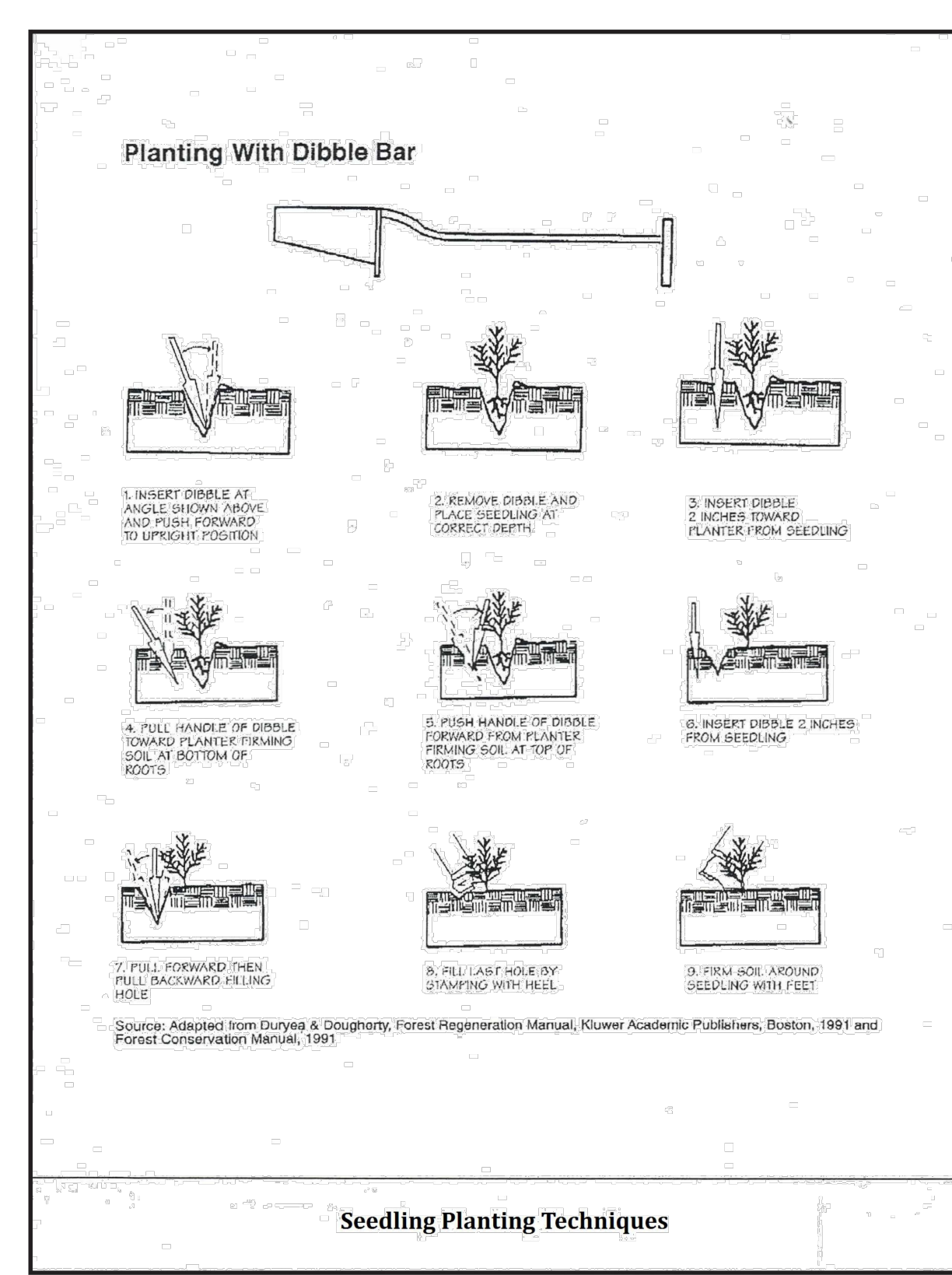
TCP-28:Planting Distribution Patterns



Planting Distribution Patterns

Prince George's County Planning Department

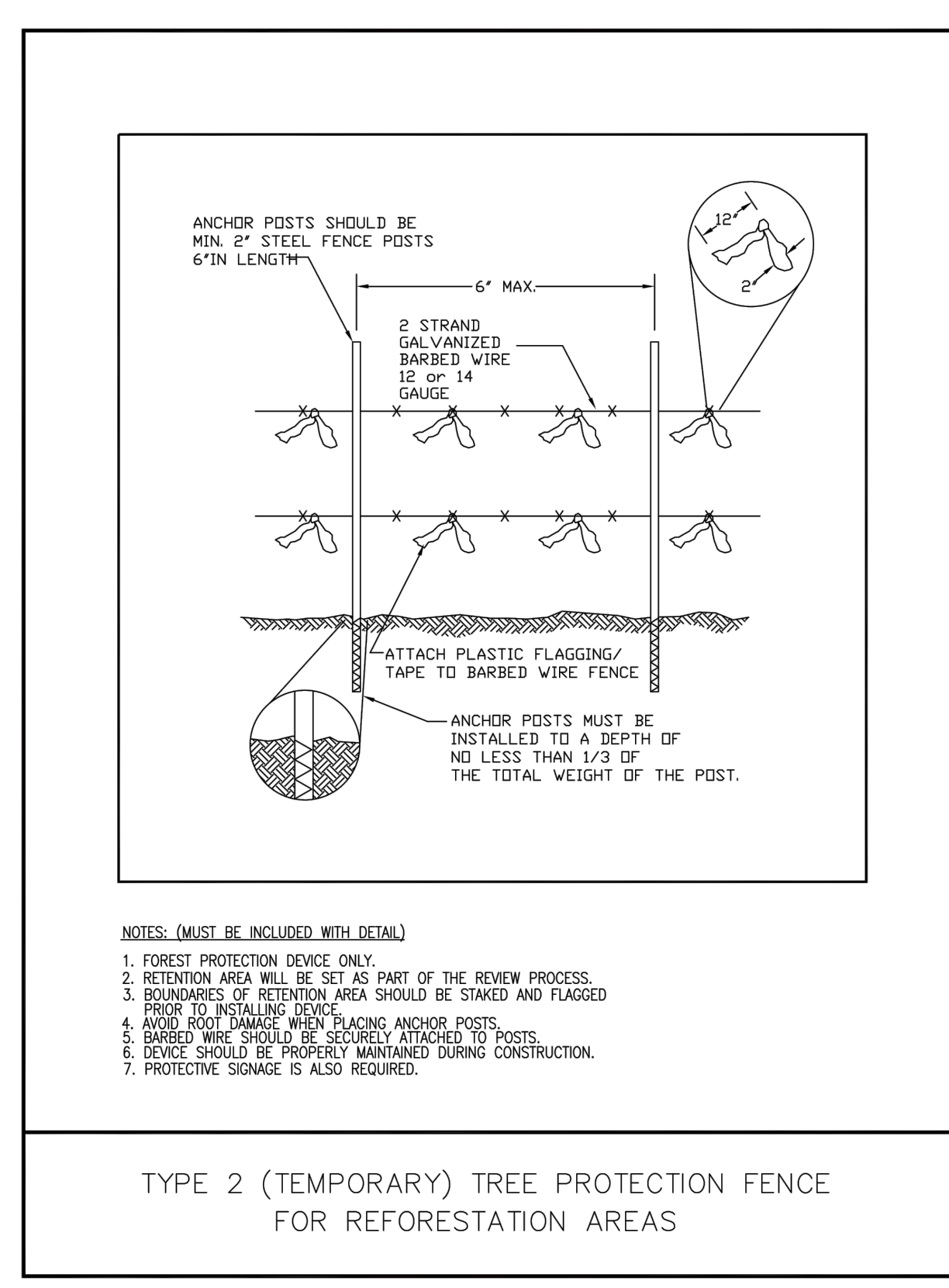
TCP-33:Seeding Planting Techniques



Seeding Planting Techniques

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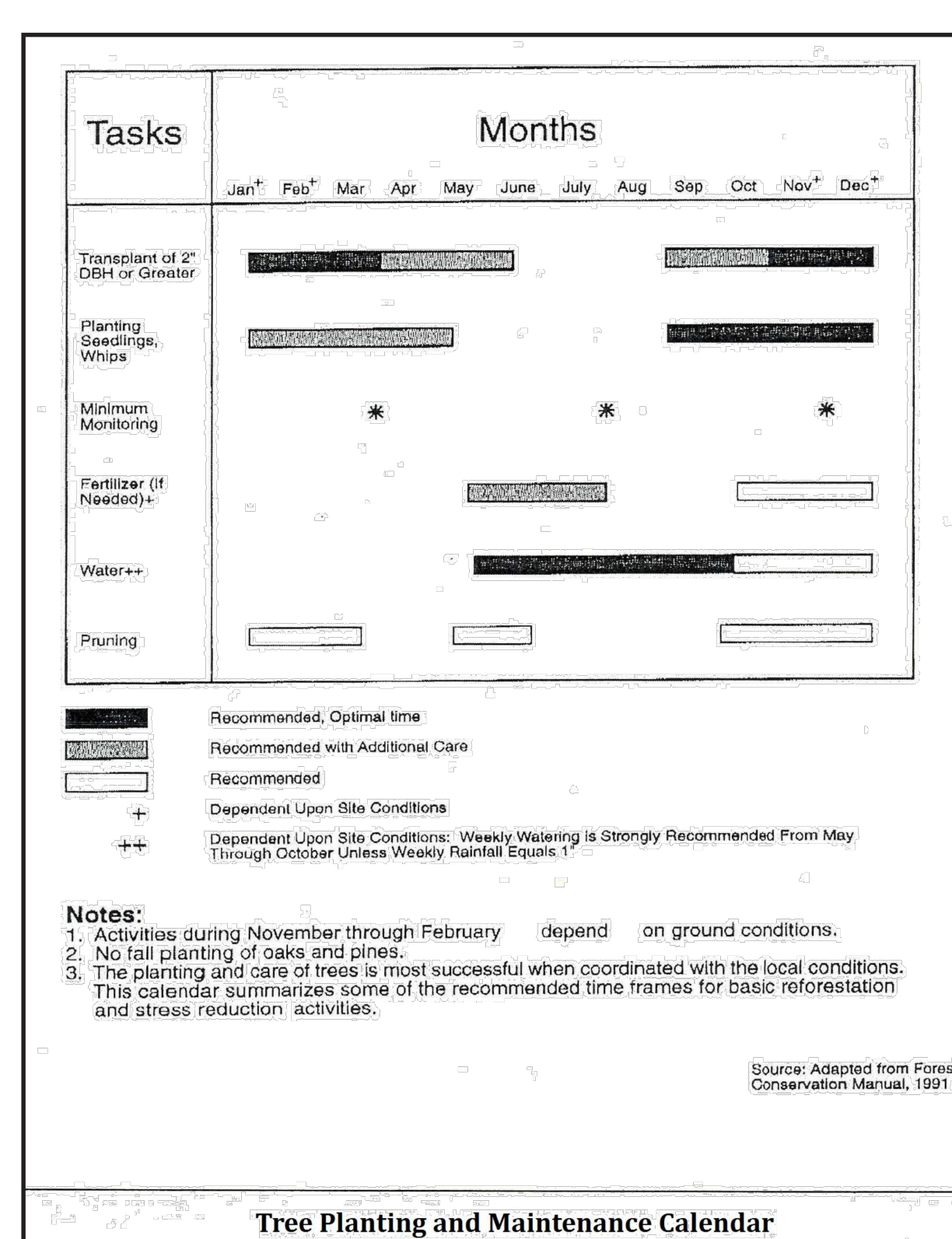
TCP-28:Type 2 (Temporary) Tree Protection Fence for Reforestation Areas



TYPE 2 (TEMPORARY) TREE PROTECTION FENCE FOR REFORESTATION AREAS

Prince George's County Planning Department

TCP-29:Tree Planting and Maintenance Calendar



Tree Planting and Maintenance Calendar

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TCP-34:Tree Staking and Guying Specifications