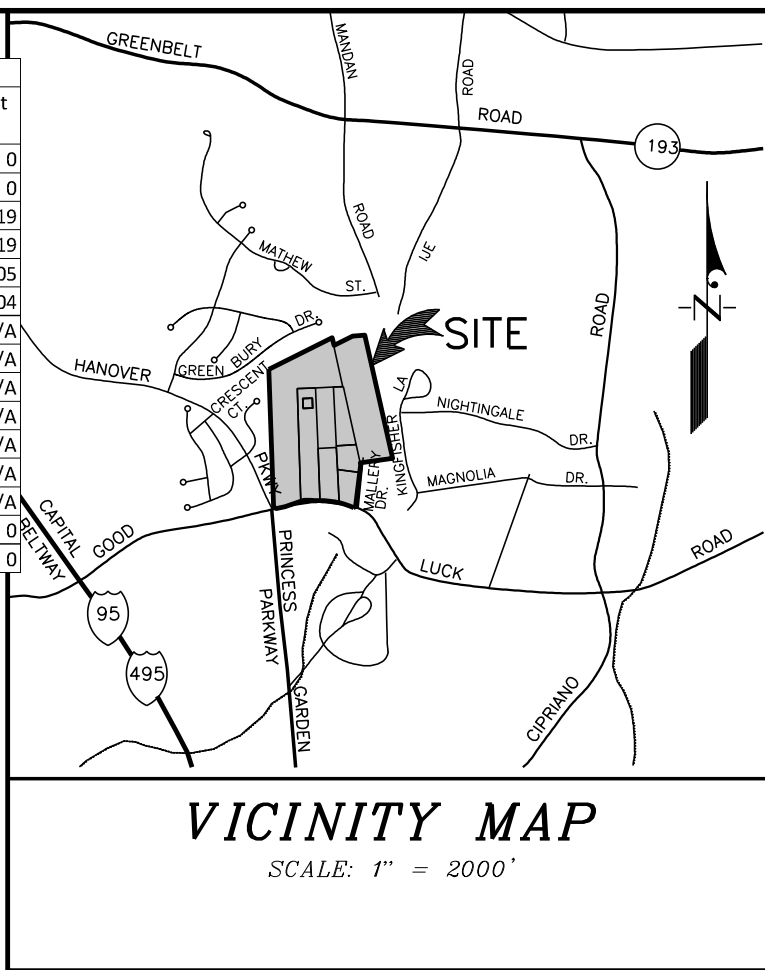


Forest Conservation Act Reporting Information				
	Original Approval	Revision Number (1)	Revision Number (2)	Change Since Last Approval
Gross Tract (Acres)	40.04	40.04		0
Existing Woodland (Acres)	18.89	18.89		0
Woodland Cleared (Acres)	15.87	15.87		0
Woodland Retained On-Site (Acres)	3.02	3.02		0
Woodland Retained Off-Site (Acres)	1.87	1.87		0
On-Site Woodland Easement/Preservation and Planting (Acres)	2.82	2.86		0.04
Board Amount	N/A	N/A		N/A
Fee-in-Lieu Amount	N/A	N/A		N/A
50' Stream Buffers Conserved (Preservation) - Linear Length	N/A	N/A		N/A
50' Stream Buffers Conserved (Preservation) - Acreage	N/A	N/A		N/A
50' Stream Buffers Newly Established (Afforestation) - Linear Length	N/A	N/A		N/A
50' Stream Buffers Newly Established (Afforestation) - Acreage	N/A	N/A		N/A
Off-Site Woodland Conservation Credits Required (Acres)	16.21	16.21		0
Off-Site Woodland Conservation Credits Provided (Acres)	0	0		0



Standard Woodland Conservation Worksheet for Prince George's County				
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 Proposed	0.00	0.00	0.00	
4 Priority Dedicated Land	0.00	0.00	0.00	
5 Net Tract (NTA)	40.04	0.00	0.00	
6 TCP Number				
7 Property Description or Subtitle on Name	102-007-2023	Revision #		1
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)	N			
11 Is this site (1) single family lot? (Y or N)	N			
12 Are there prior TCP approvals which include a	N			
13 combination of this site? (Y or N)	N			
14 Is acquisition of the property a WCA Bank? (Y or N)	N			
15 Break-even Point (preservation) =	10.18	acres		
16 Clearing permitted site restoration =	8.71	acres		
SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A Net Tract	Column B Floorplan (1:1)	Column C Off-Site and PMA parcels (1:1)	Column D Off-Site and PMA parcels (1:1)
17 Existing Woodland	18.89	0.00		
18 Woodland Conservation Threshold (WCT) =	20.00%			
19 Smaller of 17 or 18	8.01			
20 Woodland above WCT	10.88			
21 Woodland cleared	11.88	0.00	0.00	0.00
22 Woodland cleared above WCT (smaller of 16 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 (2:1) replacement requirement	1.60			
26 Afforestation Required	0.00			
27 Off-site WCA afforestation being provided on this property	15.00%			
28 Woodland Conservation Required	11.23	acres		
SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
	Column A Net Tract	Column B Floorplan (1:1)	Column C Off-Site and PMA parcels (1:1)	Column D Off-Site and PMA parcels (1:1)
29 Woodland Preservation	2.86			
30 Afforestation (Reforestation)	1.05			
31 Natural Regeneration	0.00			
32 Landscape Credits	0.00			
33 Specimen/Historic Tree Credits (CRZ Area 2.0)	0.00			
34 Forest Enhancement Credit (Area 2.0)	0.00			
35 Street Tree Credit (Clearing or 10-year canopy coverage)	0.00			
36 Area approved for fee-in-lieu	0.00			
37 Off-site Woodland Conservation Credits Required	16.21			
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	20.89	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 May 16, 2023 Date				
NOTES:				
1. The area of existing woodland (18.89 AC) is based on TCP2-16-97 (10.62 AC) and TCP2-007-13 (8.52 AC) minus the area dedicated for Blue Brook Drive on the Book M&B 237, Plat 87 (0.25 AC).				
2. The previously existing off-site woodland conservation easement shown on TCP2-16-97-06 was vacated in full per off-site woodland conservation easement transfer certificate Book 4360 Page 114 and Book 4360 Page 125.				
3. Woodland Preservation has been generated within the circle and/or portion of the mapped right-of-way of C-104 (Blue Brook Drive) per Section 25-1220(i)(V)(ii) and Section 25-1220(i)(V)(iii) of the Prince George's County Code.				
4. Woodland preserved, planted or regenerated in full meets woodland conservation requirements on-site here have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber 4212 F. 302. Revisions to the TCP2 may require a revision to the recorded easement.				

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

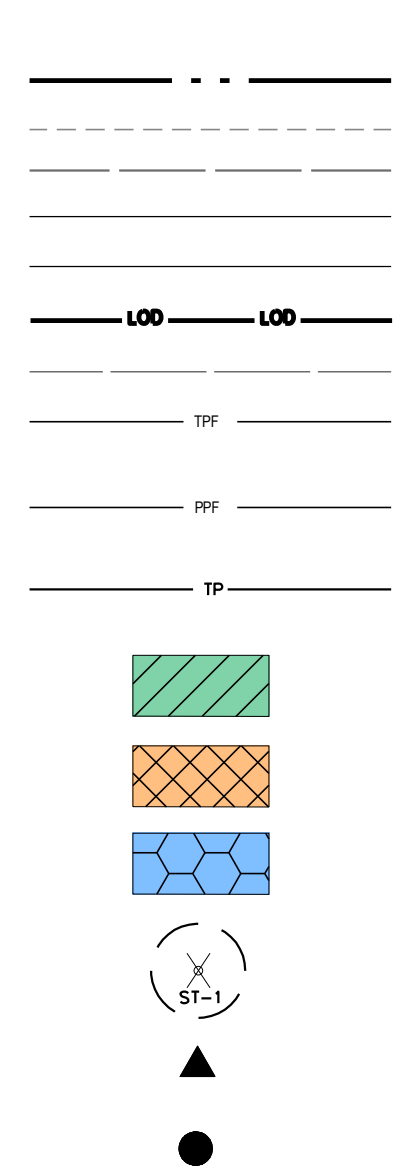
WOODLAND PRESERVATION AREA (WPA)	
NO.	AREA (AC)
1	2.64
2	0.22
TOTAL	2.86

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
1					
2					
3					
TOTAL					

Site Statistics Table					
		Total			
Site Statistics		40.04 ac			
Gross tract area		0 ac			
Existing 100-year floodplain		40.04 ac			
Net tract area		0 ac			
Existing woodland in the floodplain		18.89 ac			
Existing woodland not in floodplain		18.89 ac			
Existing PMA		0 ac			
Regulated stream (linear feet of centerline)		0 ft			
Riparian (wooded) buffer up to 300 feet wide		0 ft			

Figure area 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-80
Zone	Aviation Policy Area (APA)	N/A
Administrative	The Grid (TWD)	3A, 3B, 3C
Administrative	WSSC Grid (Sheet 20)	20N037
Administrative	Planning Area (Plan Area)	2,61
Administrative	Basin District (CD)	21
Administrative	Countywide District (CD)	3
Administrative	General Plan 2002 Tier (Tier)	Developing Tier
Administrative	General Plan Growth Policy (2015)	Conservation
Administrative	Police District	II
Administrative	Joint Base Andrews Land Use Control Area	None

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

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

W/ Mike Petrakis hereby acknowledges 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 MEDICAL CENTER 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

ATWELL

166.830.0300 www.atwell.com

17721 WOODMERE RD. SUITE 200 WOODMERE, MD 20701

DATE: May 16, 2025

SAI: Mike Petrakis

DESIGNED BY: SAI

CHECKED BY: MAP

REVISIONS: J-A73023

DATE: MARCH 2025

REVISIONS: C6-01