

ABBREVIATIONS	
CONC.	CONCRETE
FI	FIRE HYDRANT
W	WATER
S	SEWER
R/W	RIGHT OF WAY
WM	WATER METER
SD	STORM DRAIN
MH	MANHOLE
L	LIBER
F	FOLI
C/O	CLEANOUT
GFA	GROSS FLOOR AREA
GR	SIX RISERS
AC	AIR CONDITIONER
RM.	ROOM
ELEC.	ELECTRIC
TRAN.	TRANSFORMER
INV.	INVERT
BLDG	BUILDING
EX	EXISTING
PD	PEDESTAL
OHW	OVERHEAD WIRE
MB	MAIL BOX

LEGEND	
	FIRE HYDRANT
	WATER VALVE
	SEWER MANHOLE
	STORM DRAIN MANHOLE
	LIGHT POLE
	CAMERA POLE
	WIRE FENCE
	CONCRETE PAVEMENT
	BITUMINOUS PAVEMENT
	GRAVEL PAVEMENT
	DIRT SURFACE
	ASPHALT CURB
	RETAINING WALL
	CONCRETE CURB
	EXIST. PRIVATE WATER LINE
	EXISTING PRIVATE SEWER MAIN
	STORM DRAIN
	SIGN

Type 2 Environmental Legend	
	Specimen Tree / Critical Root Zone (ST / CRZ)
	Existing Tree Line
	Brushline
	Wetlands
	Wetlands Buffer (25')
	Regulated Stream
	Top of Stream Bank
	Stream Buffer (75')
	Slopes > 15%
	100 Year Floodplain
	PMA - Primary Management Area
	Woodland Preservation Area (WPA) (TCP2-031-09)
	Woodland Retained - Assumed Cleared (WP-AC)
	Woodland Restoration Area (WRA) (TCP2-031-09)
	Proposed Limits of Disturbance PHASE 2A (Current Application)
	Proposed Limits of Disturbance PHASE 2B (Current Application)
	Proposed Limits of Disturbance PHASE 2C (Current Application)
	Proposed Micro-Bio-Retention Facilities (MBRF)
	Proposed 'Pavedrain' Pavement (Pervious Paving)
	Proposed WSSC Sewer (Private)
	Proposed WSSC Water (Private)
	Proposed Woodland Preservation Signage
	Proposed Specimen Tree Signage

ON-SITE EASEMENT LEGEND	
	Woodland Retained Assumed Cleared (WPAC)
	Woodland Retained Assumed Cleared (WPAC)
	Woodland Retained Assumed Cleared (WPAC)
	Woodland Retained Assumed Cleared (WPAC)
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	Proposed Specimen Tree Signage

**ATTENTION:**  
THIS PLAN SHALL BE USED ONLY FOR ITS INTENDED PURPOSE AS NOTED IN THE TITLE BLOCK.

48 Hours  
Before You Dig  
Call  
**"MISS UTILITY"**  
Service Protection Center

NEVER  
Dig  
Without  
Calling  
MISS UTILITY

CALL TOLL FREE  
1-800-257-7777  
www.missutility.net/tlcs

NOTE: EXISTING UTILITY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION THAT WAS AVAILABLE AT THE TIME OF THE BASE PLAN PREPARATION. DUE TO THE NATURE OF THE INFORMATION, IT IS NOT POSSIBLE TO GUARANTEE THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITY MAINS, LINES AND/OR SERVICES THAT MAY OR COULD BE AFFECTED BY THE ANTICIPATED CONSTRUCTION SHOWN HEREON. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY TO DETERMINE THE LOCATION OF ANY RECORD UTILITY MAINS, LINES, AND/OR SERVICES AND PERFORM TEST PIT EXCAVATIONS BY HAND AS REQUIRED.

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**Note:**  
Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a "Woodland and Wildlife Habitat Conservation Easement" recorded in the Prince George's County Land Records at Book \_\_\_\_\_ Page \_\_\_\_\_. Revisions to the TCP2 may require a revision to the recorded easement.

"No Woodland Conservation Easement is required for Phase 2 of the TCP (associated with DSP-19049 Laurel Hospital). A Woodland Conservation Easement shall be provided for all future phases of development on this site".

**Note:**  
A Global Stability Report prepared by KIM Engineering on April 3, 2020, has determined that based on the layout shown on this plan, the over consolidated clays will be mitigated such that no factor of safety line is required, as verified by the Department of Permitting, Inspections and Enforcement.

**Property Owners Awareness Certificate**

I/We University of Maryland Medical Systems hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP 2) and that we understand the requirements as set forth in this TCP 2.

*Darryl Mealy* 7/13/2020  
Owner Representative Date  
Mr. Darryl Mealy, Vice President

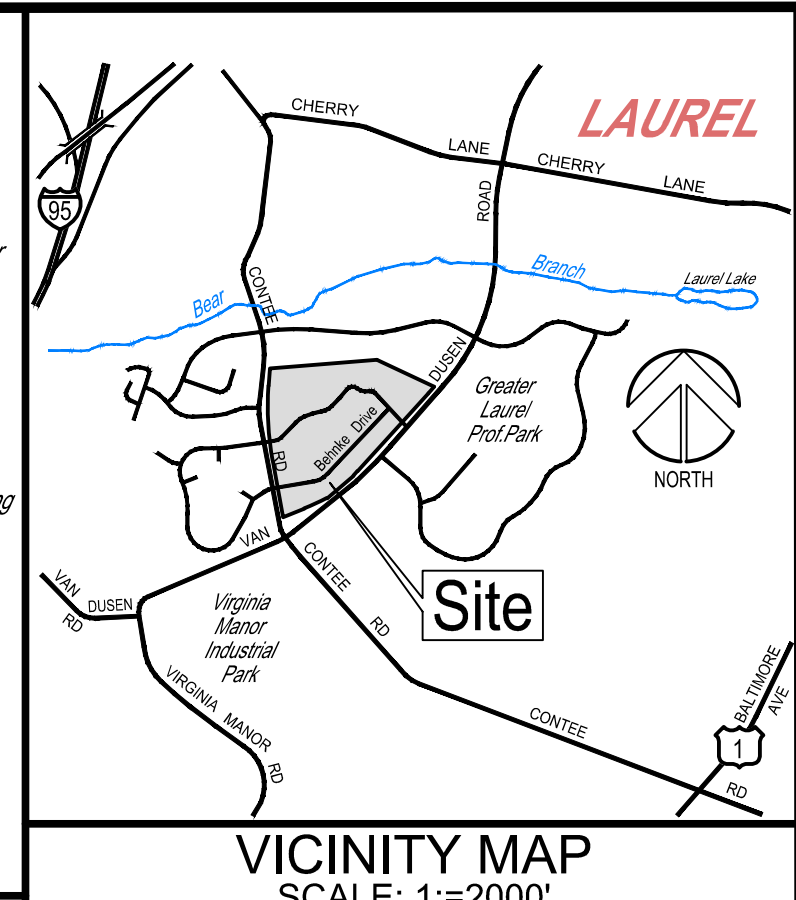
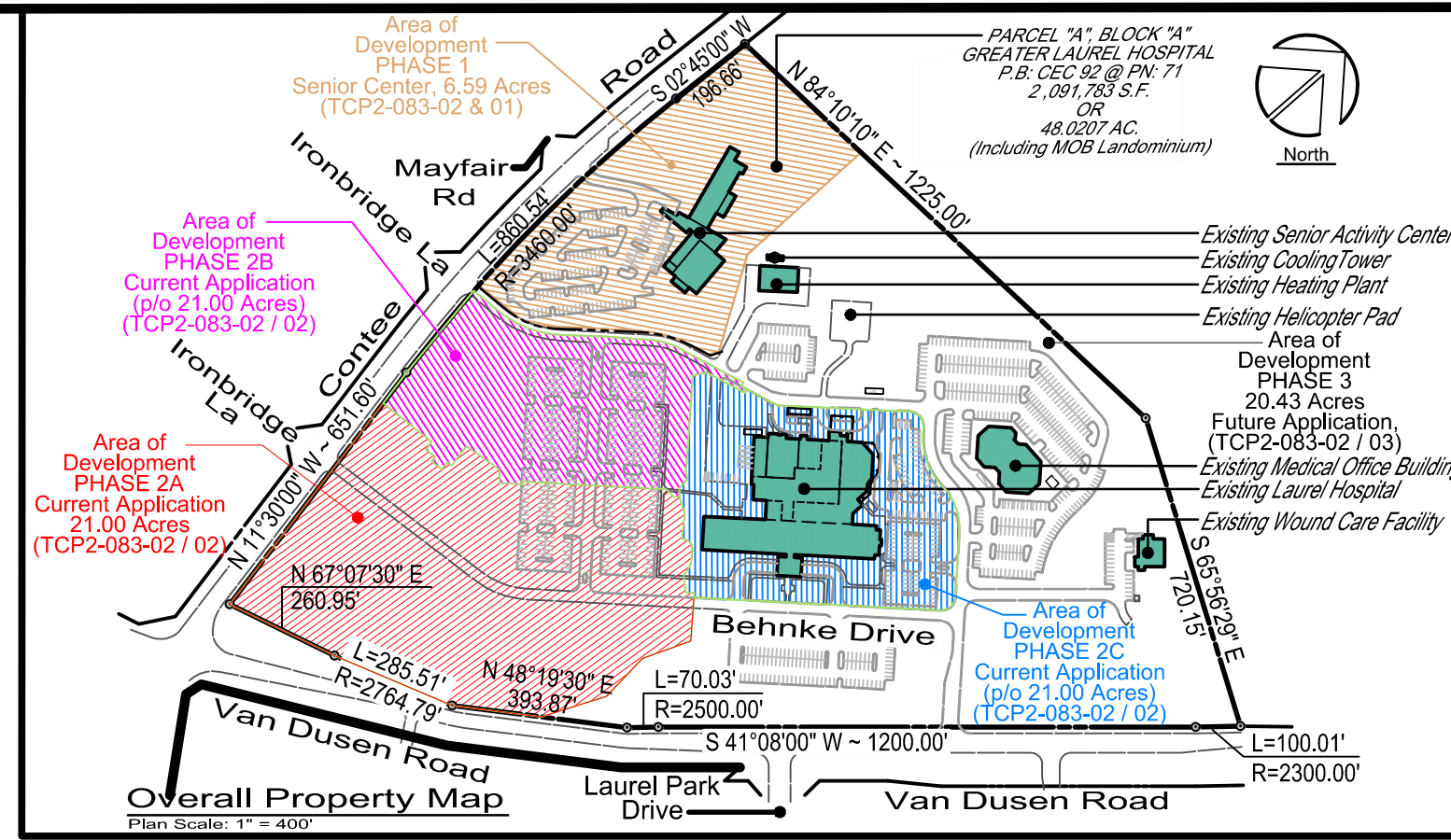
**Owner/Developer/Applicant**  
University of Maryland Medical System  
Darryl Mealy, Vice President  
Construction and Facilities Planning  
110 South Poca Street 6th Floor  
Baltimore, Maryland 21201  
Office (410) 328-3527  
Cell (443) 257-5486  
Email: dmealy@umms.edu

**Jm Forestry Services, LLC**  
11552 Timberbrook Drive  
Waldorf, MD 20601  
Phone: 301-645-4977  
E-mail: jpmarkovich@comcast.net

REVISIONS:	
DESIGN: WAJ	DATE: March, 2020
DRAFT: HAL	COMP: JEC
CHECK: JEC	SURVEY: JEC-Other

JOYCE ENGINEERING CORPORATION	
DESIGN: WAJ	DATE: March, 2020
DRAFT: HAL	COMP: JEC
CHECK: JEC	SURVEY: JEC-Other

Type Two TCP  
**TYPE-2**  
Sheet 1 of 2



SPECIMEN TREE TABLE						
Tree #	Common Name	Latin Name	DBH (inch)	Condition Rating	Comments	Disposition
1	Southern Red Oak	Quercus falcata	36	Fair (78)	Trunk & top damage, decay, dieback, needs pruning	Save
2	Southern Red Oak	Quercus falcata	34	Fair (72)	Trunk & top damage, decay, dieback, needs pruning, v-fork (4)	Save

\*Trees denoted with an asterisk (\*) are located off-site but within 100-foot of the property boundary.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
FOR OFFICIAL USE ONLY

APPLICATION NAME: LAUREL HOSPITAL PROPERTY  
APPLICATION NO.: DSP-19049, DGS-677, & DGS-707  
TCP NO.: TCP2-031-09-02  
SIGNATURE APPROVAL OF THIS PLAN IS IN ACCORDANCE WITH FCDB RESOLUTION NO. 2020-69 DATED MAY 14, 2020.  
SIGNATURE APPROVAL DATE: 09/15/2020  
Digitally signed by Jill Kosack  
Jill Kosack  
Date: 2020.11.03 09:15:05 -0500  
AUTHORIZED SIGNATURE

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-R
Zone	Aviation Policy Area (APA)	NA
Administrative	Tax Grid (TMG)	5 E-4
Administrative	WSSC Grid (Sheet 20)	218NE07
Administrative	Planning Area (Plan Area)	60
Administrative	Election District (ED)	10
Administrative	Councilmanic District (CD)	1
Administrative	General Plan 2035 ESA	ESA-2
Administrative	Traffic Analysis Zone (COG) (TAZ-COG)	866
Administrative	PG Traffic Analysis Zone (TAZ-PG)	2217

**QUALIFIED PROFESSIONAL CERTIFICATION**

This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual.

Signed: *John P. Markovich* Date: 10/9/2020

John P. Markovich  
JM Forestry Services, LLC  
11552 Timberbrook Drive  
Waldorf, MD 20601  
Phone: 301-645-4977  
E-mail: jpmarkovich@comcast.net

STATE OF MARYLAND  
BOARD OF FORESTERS

Prince George's County Planning Department, M-NCP&PC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP 2- 031-2009 / 02				
Original	Approved By:	Date:	DRD#	Reason for Revision
01 Revision	Kim Finch	07/17/2009	DSP 90034	
02 Revision	Kim Finch	01/24/2012	DSP 90034/02	
03 Revision	Marjorie J. J.	10/28/2020	DSP 19049	FMF Development
04 Revision				

**Type Two Tree Conservation Plan**  
Parcel "A" Block "A" ~ Laurel Regional Hospital  
Plat Book: CEC 92 Plat No. 71  
University of Maryland Medical System Property  
**Freestanding Medical Facility (FMF)**  
Phase 1  
Laurel Election District Number 10  
Prince George's County, Maryland



1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.  
2. SIGNS SHOULD BE PROPERLY MAINTAINED.  
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.  
4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.  
5. SIGNS SHOULD BE INSTALLED AT SAME TIME AS TREE PROTECTION DEVICE.  
6. LOCATE SIGNS APPROXIMATELY EVERY 50 FEET ALONG FENCING.  
7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

WOODLAND PRESERVATION AREA SIGN

August 2018 A-4, DET-1

1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.  
2. SIGNS SHOULD BE PROPERLY MAINTAINED.  
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7. SIGNS SHOULD BE IN PLACE IMMEDIATELY FOLLOWING STAKE OUT OF L.O.D., AND REMAIN IN PLACE IN PERPETUITY.

SPECIMEN TREE SIGN

1. SILT FENCE TO BE HEeled INTO SOIL.  
2. WIRE, SNOW FENCE, ETC. FOR TREE PROTECTION ONLY.  
3. BOUNDARIES OF RETENTION AREA WILL BE ESTABLISHED AS PART OF THE TREE CONSERVATION PLAN REVIEW PROCESS.  
4. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.  
5. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.  
6. DEVICE SHOULD BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.  
7. PROTECTION SIGNS ARE ALSO REQUIRED.  
8. LOCATE FENCE OUTSIDE THE CRITICAL ROOT ZONE.

TYPE 4 (TEMPORARY) TREE PROTECTION FENCE COMBINATION SILT FENCE & TREE PROTECTION

1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.  
2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED, FLAGGED AND/OR FENCED PRIOR TO TREINGING.  
3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.  
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.  
5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

ROOT PRUNING

#### Standard Type 2 Tree Conservation Plan Notes

- This plan is submitted to fulfill the woodland conservation requirements for DSP 19049. If DSP 19049 expires, then this TCP2 also expires and is no longer valid.
- Cutting or clearing woodlands 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, Inspections and Enforcement (DPIE), as appropriate, 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 is zoned R-R.
- 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 by C827-2010, Section 25-11(w).

#### Tree 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 understorey 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. \*\*No WPA is proposed for this phase as no woodlands are present on this phase of the development.\*\*
- 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 commencement of clearing and 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 TCF 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 parts 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 or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chainsaw 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 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 photographs 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.

#### If development is proposed to be completed in phases

- Work on this project will be initiated in three (3) phases. All temporary TPFs required for a given phase shall be installed prior to any disturbance within that phase of work.

#### When off-site woodland conservation is proposed:

- Prior to the issuance of the first permit for the development shown on this TCP2, all off-site woodland conservation required by this plan shall be identified on an approved TCP2 plan and recorded as an off-site easement in the land records of Prince George's County. Proof of recordation of the off-site conservation shall be provided to the M-NCP&PC Planning Department prior to the issuance of any permit for the associated plan. In accordance with Subtitle 25, Division 2, Sec. 25-122, Methods for Meeting the Woodland and Wildlife Conservation Requirements, if off-site woodland conservation is approved to meet the requirements, then the following locations shall be considered in the order listed within the same eight-digit sub watershed, within the same watershed, within the same river basin, within the same growth policy tier, or within Prince George's County. Applicants shall demonstrate to the Planning Director or designee due diligence in seeking out opportunities for off-site woodland conservation locations following these priorities. All woodland conservation is required to be not within Prince George's County.

#### When invasive plant species are to be removed by the permittee:

- Invasive plant removal shall be completed prior to issuance of use permits for a particular phase in which Woodland Preservation is proposed and conform to the recommendation of the invasive plant removal plan shown for that phase of the development.

#### When Virginia Pines are present within 40 feet of the limits of disturbance in a preservation area:

- The subject property contains Virginia Pine (Pinus virginiana) that are subject to wind throw. All Virginia Pine greater than 6 inches in diameter within 40 feet of the final proposed limits of disturbance or the property boundary of the property shall be cut down by hand during the clearing of the site.
- After the Virginia Pine have been removed, the contractor responsible for implementation of the TCP2 shall submit an evaluation of the stocking levels for the residual stand, management techniques to be applied to the residual stand, and supplemental planting requirements to the M-NCP&PC Planning Department. This evaluation shall be submitted prior to the issuance of the first building permit to ensure that all high risk trees have been removed, a planting schedule and/or details for the management of natural regeneration to fully restock the site must be shown on the plan.

#### POST DEVELOPMENT NOTES

##### When woodlands and/or specimen, historic or champion trees are to remain:

- If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After proper documentation has been

- completed per the handbook "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.
- If a tree or portion thereof are in imminent danger of striking a structure, parking area, or other high use areas 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.
- 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.
- The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
- The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tops.
- The use of any herbicide shall be done in accordance with the label instructions.
- The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

Woodlands preserved, planted or regenerated in fulfillment of Woodland Conservation requirements on-site have been placed in a Woodland and Wildlife Habitat Conservation Easement recorded in the Prince George's County Land Records at Book \_\_\_\_\_ Page \_\_\_\_\_. Revisions to the TCP2 may require a revision to the recorded easement.

#### Property Owners Awareness Certificate

I/ We \_\_\_\_\_ University of Maryland Medical Systems hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP 2) and that we understand the requirements as set forth in this TCP 2.

*Darryl Mealy*  
Owner Representative  
Mr. Darryl Mealy, Vice President

Date

#### Owner/Developer/Applicant

University of Maryland Medical System  
Darryl Mealy, Vice President  
Construction and Facilities Planning  
110 South Patuxent Street 6th Floor  
Baltimore, Maryland 21201  
Office (410) 328-3527  
Cell (443) 252-5486  
Email: dmealy@ummm.edu

#### Woodland Conservation Worksheet for Governmental and Linear Projects in Prince George's County

##### SECTION 1-Establishing Site Information

1 Property Description or Name:	Beltsville - Laurel Senior Center	Rev. No:	01
2 Project Location:		Rev. No:	01
3 TCP2 Number:	TCP2-031-09		
4 NRI Number:	NRI-187-2018		
5 Zone:	R-R		
6 Gross Tract:	47.59 acres		
7 Project Area/Limits:	47.59 acres		

##### SECTION 2-Determining Requirements

8 Existing Woodland in Project Limits = WCT	5.46	or	11.47%
9 Woodland Cleared in Project Limits	3.09		
10 Total area of woodland cleared (subject to 1:1 replacement)	3.09		
11 Off-Site Woodland Conservation Provided (afforestation)	0.00		
12 Off-Site Woodland Conservation Provided (preservation)	0.00		
13 Woodland Conservation Requirement:	5.46	acres	

##### SECTION 3- Meeting the Requirements

14 Woodland Preserved	2.37		
15 Afforestation/Reforestation	0.17	Bond amount:	\$ 2,221.56
16 Natural Regeneration	0.00		
17 Landscape Credit	0.00		
18 Specimen/Historic Tree Credit (CRZ area *2.0)	0.00		
19 Forest Enhancement Credit (Area * .25)	0.00		
20 Street Tree Credit (Existing or 10-year canopy coverage)	0.00		
21 Prior Credit for Off-site Woodland Conservation	0.00		
22 Current Credit for Off-site Woodland Conservation	2.92		
23 Off-site Woodland Conservation provided (afforestation)	0.00		
24 Off-site Woodland Conservation provided (preservation)	0.00		
25 Area Approved for Fee-in-lieu/PFA	0.00	Fee amount:	\$0.00
26 Area Approved for Fee-in-lieu/non-PFA	0.00	Fee amount:	\$0.00
27 Woodland Conservation Provided	5.46	acres	

28 Prepared by: John Markovich

L.F. #153

Signed

Date

#### Phased Woodland Conservation Worksheet for Prince George's County

SECTION 1 - Establishing Site Information (Enter acres for each zone)			
1 Zone:	R-R		
2 Gross Tract:	48.00		Indicate acreages only in columns for which there is a corresponding zone.
3 Floodplain:	0.00		
4 Previously Dedicated Land:	0.00		
5 Net Tract (NTA):	48.00	0.00	0.00
6 TCP II or #2 Number:	2-031-09	Revision:	2
7 Property Description or Subdivision Name:	Laurel Regional Hospital (7300 Van Dusen Road)		
8 TCP1 Number:	NA		
9 Is this site subject to the 1989 Ordinance? (Y/N):	N	2010 Ordinance? (Y/N):	N
10 Break-even Point (preservation acres) =	9.60		
11 Acres of Net Tract clearing permitted w/o reforestation=	-2.83		

SECTION II - Determining Woodland Conservation Requirements (Enter acres for each corresponding column)			
12 Existing Woodland on Net Tract (acres)	6.77		
13 Existing Woodland in Floodplain (acres)	0.00		
14 Woodland Conservation Threshold (NTA) =	20.00%		
15 Smaller of 10 or 12	6.77		
16 Woodland above WCT	0.00		
17 Plan Number: (This must be completed for each phase)	DSP-90034	DSP-90034	DSP-19049
18 Revision Number:	0	2	3
19 Plan Phase or Name:	Phase 1 Senior Center	Phase 2 Forensic Medical Facility	Phase 3 Future Application
20 TCP2 Number for this Phase or Section	2-031-02	2-031-02-01	2-031-02-02
21 Revision Number:	APPROVED	APPROVED	PENDING
22 Status:	7/17/2009	1/24/2012	5/14/2020
23 Approval Date:	6.58	0.00	21.00
24 Total area in this application (acres)	6.58	0.00	21.00
25 Floodplain area in this application (acres)	0.00	0.00	0.00
26 Net Tract area in this application (acres)	6.58	0.00	21.00
27 Woodland on the Net Tract for this phase (acres)	1.51	0.00	0.00
28 Woodland in the Floodplain for this phase	0.00	0.00	0.00
29 Woodland Cleared on Net Tract for this phase	0.00	0.00	0.00
30 Woodland Cleared in Floodplain for this phase	0.00	0.00	0.00
31 Off-site Woodland Clearing (1:1)	0.00	0.00	0.00
32 Off-site WCA being provided on this property (preservation)	0.00	0.00	0.00
33 Off-site WCA being provided on this property (afforestation)	0.00	0.00	0.00
34 Cumulative acres of Net Tract Woodland cleared	0.00	0.00	0.00
35 Cumulative acres of Floodplain woodland cleared	0.00	0.00	0.00
36 Smaller of 14 or 26	0.00	0.00	0.00
37 Woodland Clearing below WCT	0.00	0.00	0.00
38 Clearing below WCT (2:1 replacement requirement)	0.00	0.00	1.04
39 Replacement for clearing above the WCT (0.25 : 1)	0.00	0.00	0.00
40 Replacement for clearing below the WCT (2 : 1)	0.00	0.00	1.04
41 Afforestation Required Threshold (AFT) =	0.43	0.43	0.43
42 Cumulative Woodland Conservation Required	7.20	7.20	7.72

Latest phase indicates cumulative requirement through that phase of work

SECTION III - Meeting the Requirements			
43 Woodland Preservation	1.51	0.00	4.74
44 Afforestation/Reforestation	0.17		0.17
45 Natural Regeneration	0.00		0.00
46 Landscape Credits			0.00
47 Specimen & Historic Tree Credit (CRZ area)			0.00
48 Specimen & Historic Tree Credit			0.00
49 Forest Enhancement Credit			0.00
50 Forest Enhancement Credit (25% of enhancement area)			0.00
51 Street Tree Credit (Existing or 10-year canopy)			0.00
52 Area approved for fee-in-lieu			0.00
53 Off-site Woodland Conservation Credits Required		0.68	0.84
54 Off-site WCA (preservation) being provided on this property	0.00	0.00	0.00
55 Off-site WCA (afforestation) being provided on this property	0.00	0.00	0.00
56 Cumulative Woodland Conservation Provided	1.68	1.68	7.72
57 Woodland saved on this phase but not counted	0.00	0.00	0.00
58 Existing Net Tract Woodland in later phases	5.26	5.26	0.00
59 Requirement Status per Phase	-0.263	-0.263	

Prepared by: John Markovich  
License Number: L.F. #153

*John P. Markovich*  
Signature  
10/9/2020  
Date

**ATTENTION:**  
THIS PLAN SHALL BE USED ONLY FOR ITS INTENDED PURPOSE AS NOTED IN THE TITLE BLOCK.

48 Hours  
Before You Dig  
Call

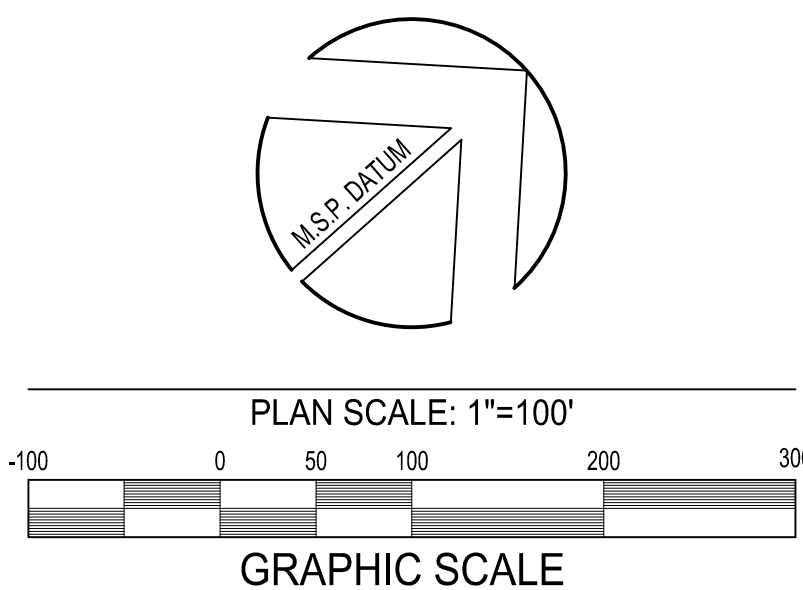
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Type Two Tree Conservation Plan  
Parcel "A" Block "A" ~ Laurel Regional Hospital  
Plat Book: CEC 92 Plat No. 71  
University of Maryland Medical System Property  
Freestanding Medical Facility (FMF)  
Phase 1

Laurel Election District Number 10  
Prince George's County, Maryland

THE MARYLAND NATIONAL CAPITAL, PARK AND PLANNING COMMISSION  
APPROVATION NAME: LAUREL SENIOR CENTER  
SUB-CATEGORY: 1.00 - PARK, RECREATION, & OPEN SPACE  
FORM NO. 100-00000-0000  
REQUIREMENTS: APPROVAL OF THIS PLAN IS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT. NO CONSTRUCTION SHALL BE PERMITTED WITHOUT THE WRITTEN PERMISSION OF THE COMMISSION. THIS PLAN IS VALID FOR 180 DAYS FROM THE DATE OF APPROVAL.  
Jill Kosack  
COMMISSIONER

JOYCE ENGINEERING CORPORATION  
CIVIL ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE CONSTRUCTION MANAGEMENT  
1010 BALDWIN AVENUE • BELTSVILLE, MARYLAND 20705  
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DESIGN: WAJ DATE: March, 2020 JOB No.: 93022-FMF  
DRAFT: HAL COMP: JEC SCALE: 1"=100'  
CHECK: JEC SURVEY: JEC-Others SHEET: 2 OF 2

Type Two TCP  
TYPE-2  
Sheet 2 of 2