

ABBREVIATIONS	
CONC.	CONCRETE
FM	FIRE HYDRANT
W	WATER
S	SEWER
R/W	RIGHT OF WAY
WM	WATER VALVE
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

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 Reforestation 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	

LEGEND	
	FIRE HYDRANT
	WATER VALVE
	SEWER MANHOLE
	STORM DRAIN MANHOLE
	LIGHT 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
	EXISTING METAL FENCE
	EXISTING TREE LINE
	PROPERTY CORNER
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	OVERHEAD WIRES
	EXISTING CONTOUR (10 FOOT)
	EXISTING CONTOUR (2 FOOT)
	BENCH MARK
	EXISTING TREE W/ TREE SIZE

ON-SITE EASEMENT LEGEND

	WOODLAND RETAINED - ASSUMED CLEARED (WP-AC)
	WOODLAND REFORESTATION AREA (WRA)
	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

Area of Development PHASE 2A Current Application 21.00 Acres (TCP2-083-02 / 02)

Area of Development PHASE 2B Current Application p/o 21.00 Acres (TCP2-083-02 / 02)

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

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

MEMBER
THE CALL SYSTEMS INTERNATIONAL

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

NOTE: EXISTING UTILITY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION WHICH WAS AVAILABLE AT TIME OF THE BASE PLAN PREPARATION. DUE TO CONFIDENTIALITY INFORMATION DISCLOSURE RESTRICTIONS, CIVIL, INC. SHALL NOT BE LIABLE OR RESPONSIBLE FOR THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND ELEVATION 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.

ELECTRONIC FILE DISCLAIMER: THE INFORMATION CONTAINED HEREON WAS PREPARED AS AN ELECTRONIC "DWT" FILE. BY CIVIL, INC. CIVIL HAS TAKEN REASONABLE STEPS TO ASSURE THE ACCURACY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE. HOWEVER, JEC CANNOT GUARANTEE THAT CHANGES AND/OR ALTERATIONS HAVE NOT BEEN MADE TO THE FILE. NO RELIANCE ON THE INFORMATION CONTAINED HEREON SHALL BE MADE UNLESS THE INFORMATION IS FIRST COMPARED TO THE SIGNED ORIGINAL DOCUMENT. CIVIL SHALL ASSUME NO LIABILITY OR RESPONSIBILITY, AND DOES NOT GRANT ANY WARRANTY, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF ANY INFORMATION THAT HAS BEEN TRANSMITTED OR RECEIVED VIA COMPUTER OR OTHER ELECTRONIC MEANS. IF VERIFICATION OF THE INFORMATION CONTAINED HEREON OR IF THE ELECTRONIC FILE USED TO CREATE THIS DOCUMENT IS REQUIRED, PLEASE CONTACT CIVIL DIRECTLY. THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM INCLUDING ELECTRONIC OR PHOTO REPRODUCTION WITHOUT THE EXPRESS WRITTEN PERMISSION OF CIVIL BY ACCEPTANCE OF THIS DOCUMENT, THE RECIPIENT ACKNOWLEDGES ACCEPTANCE OF THE ABOVE TERMS AND CONDITIONS.

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
Owner Representative
Mr. Darryl Mealy, Vice President

9/28/2024
Date

Area of Development PHASE 2C Current Application p/o 21.00 Acres (TCP2-083-02 / 02)

Area of Development PHASE 3 Future Application p/o 20.43 Acres (TCP2-083-02 / 03)

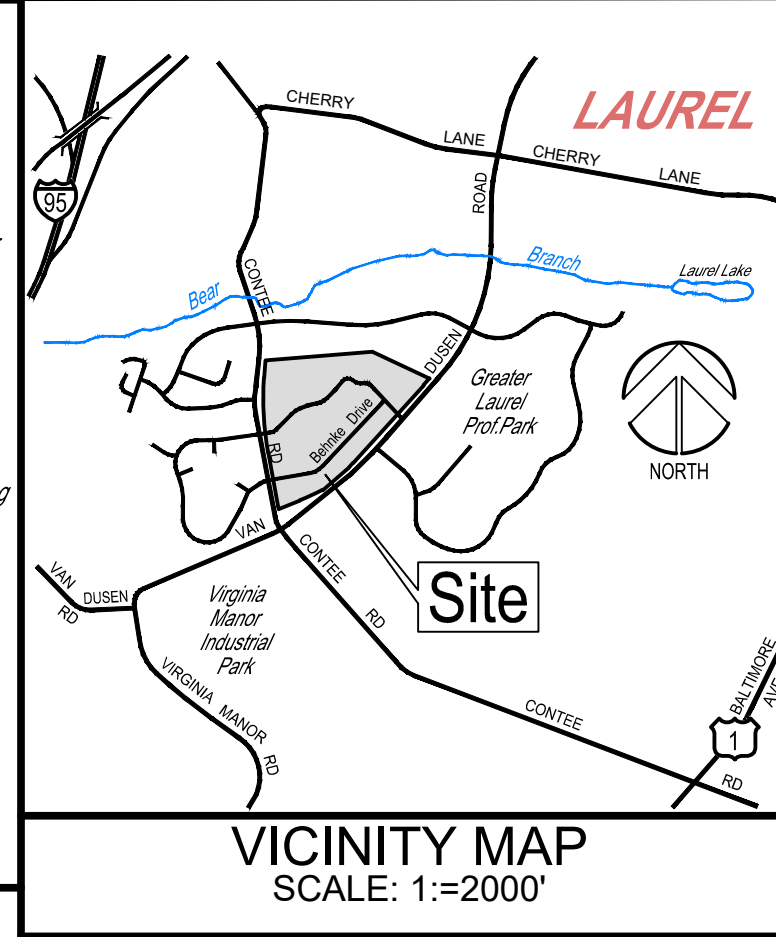
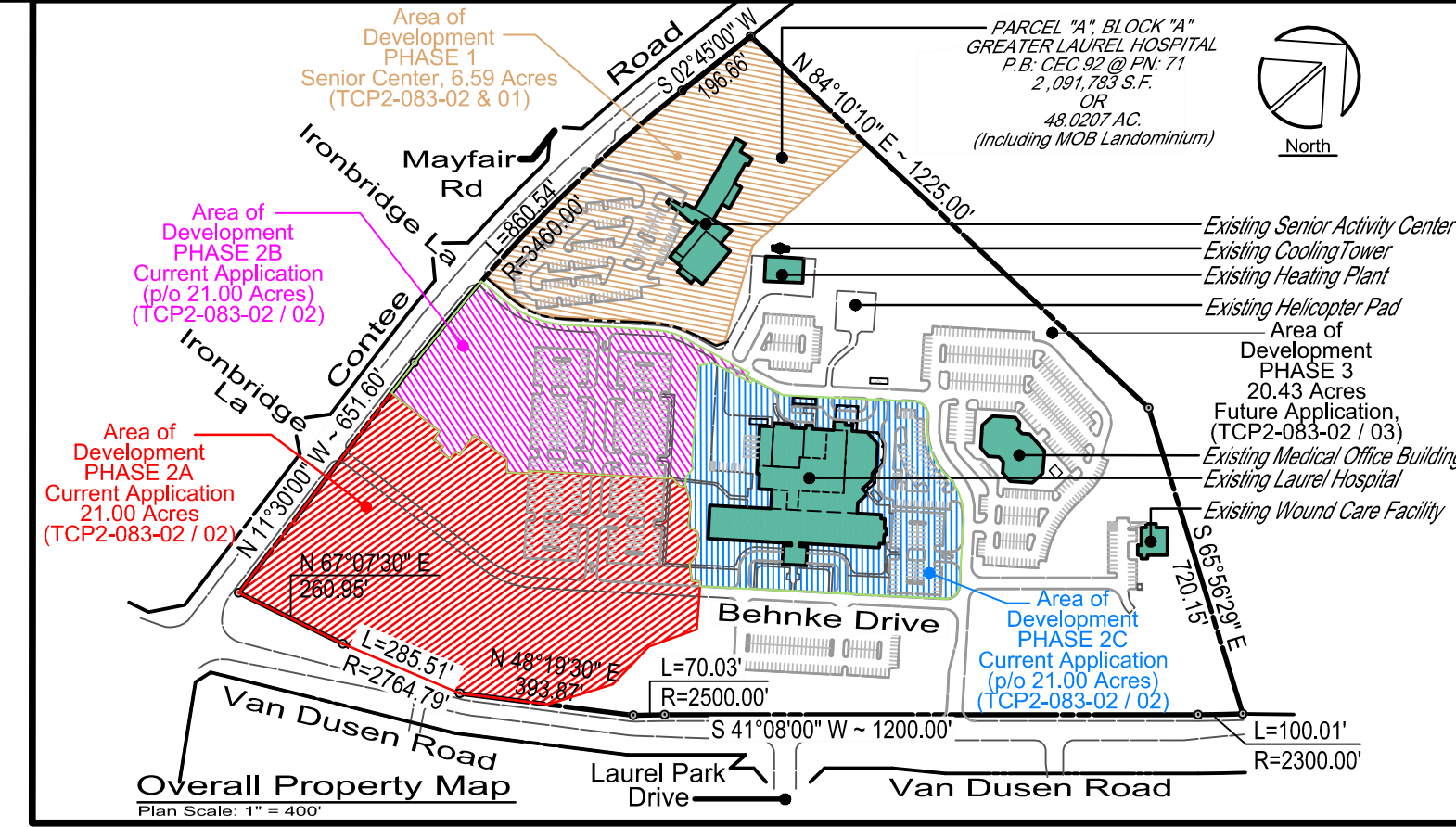
Owner/Developer/Applicant
University of Maryland Medical System
Darryl Mealy, Vice President
Construction and Facilities Planning
110 South Poca Street 6th Floor
Baltimore, Maryland 21201
Office (410) 328-3521
Cell (443) 257-5486
Email: dmealy@umm.edu

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

REVISIONS:
03.28.2022: Revised to Add Connector, MOB to 3 Stories and relocate Lower Level Drop-off Entrance.
09.27.2024: Revised to Remove Retaining Wall and 16 Parking Spaces NE of MOB. Revised Grading and Relocated MOB.

DESIGN: WAJ			
DRAFT: HAL	DATE: September, 2024	COMP: JEC	JOB No. 93022-FMF
CHECK: JEC	DATE: September, 2024	SCALE: 1"=100'	SHEET: 1 OF 2

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	<i>Quercus falcata</i>	36	Fair (78)	Trunk & top damage, decay, dieback, needs pruning	Save
2	Southern Red Oak	<i>Quercus falcata</i>	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.

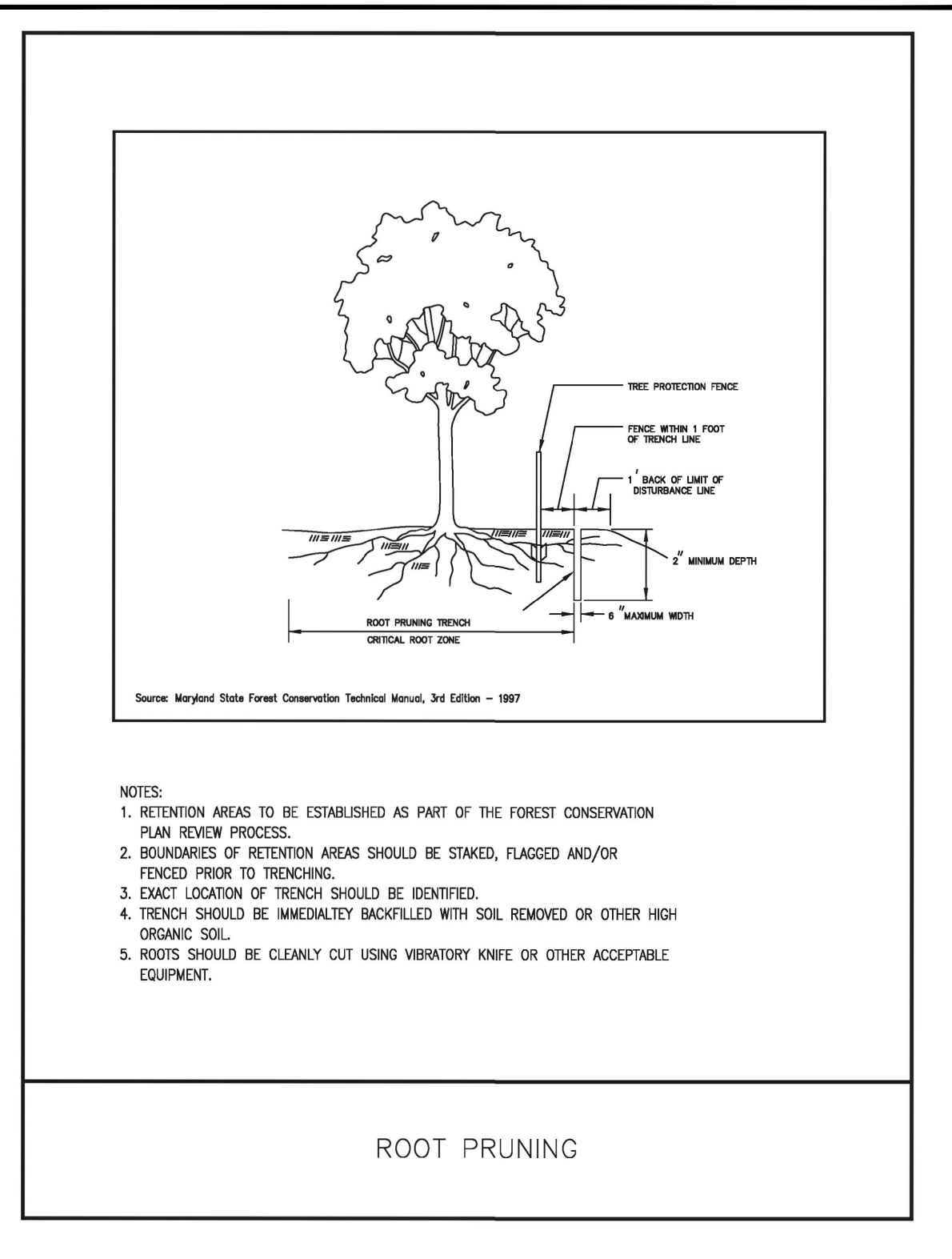
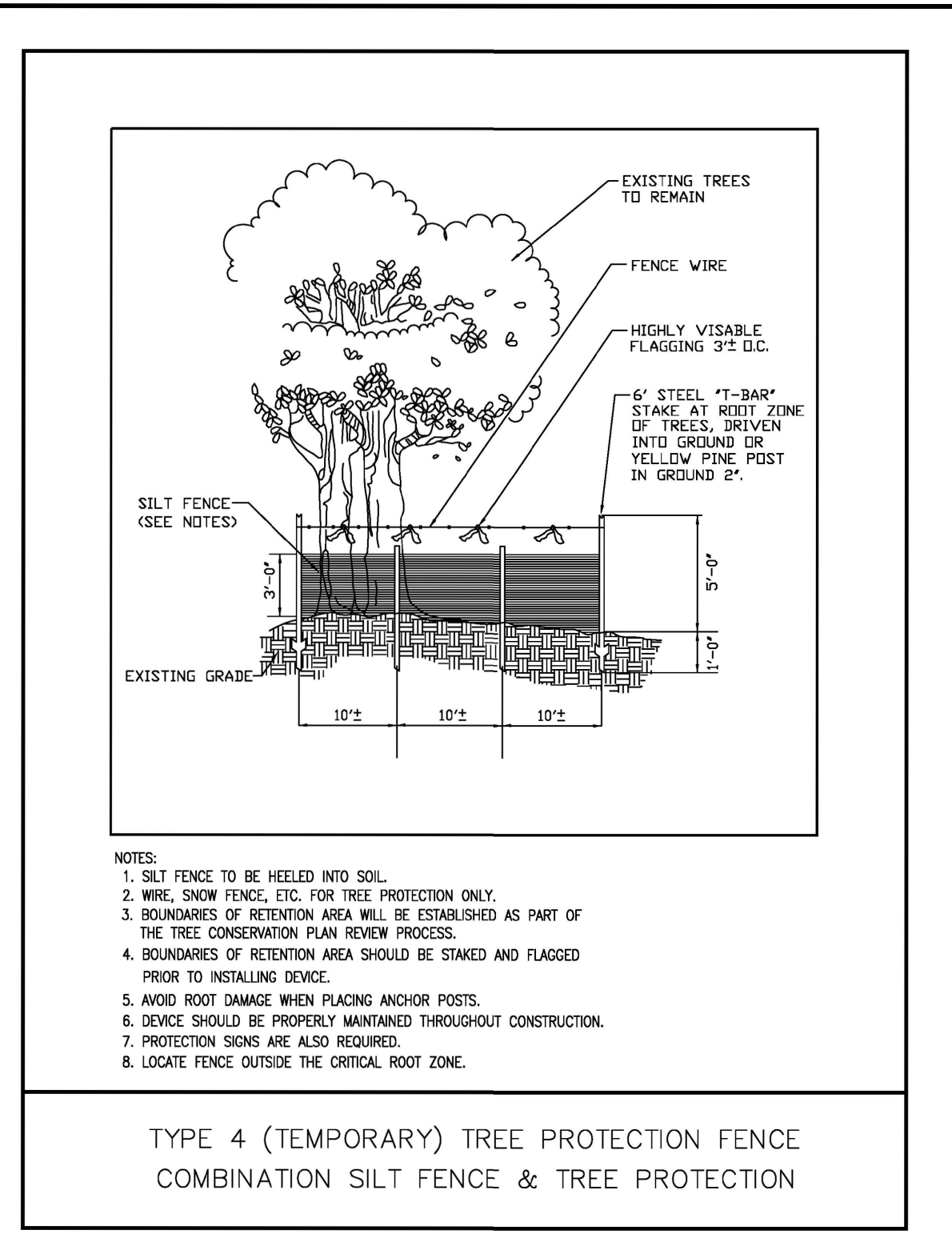
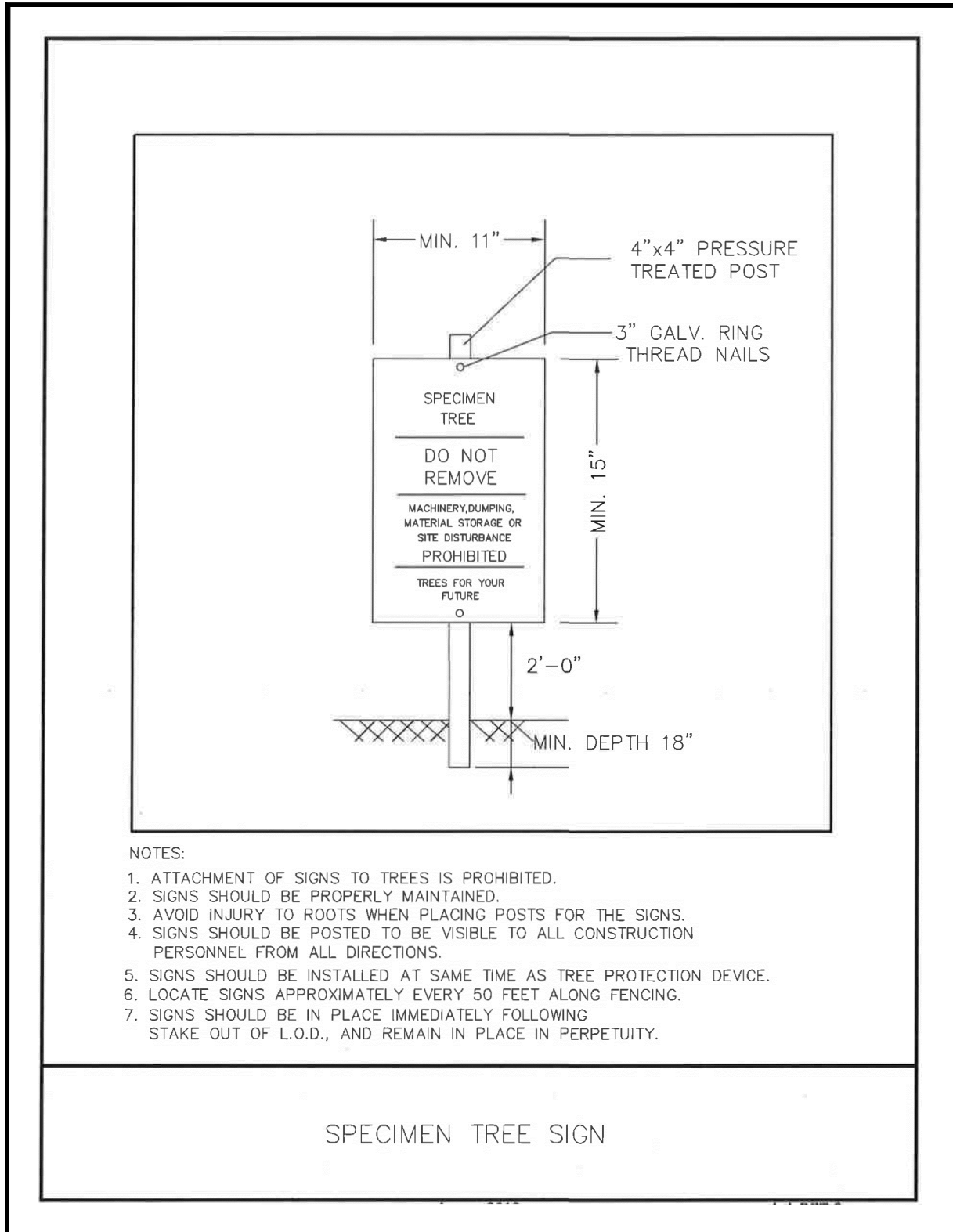
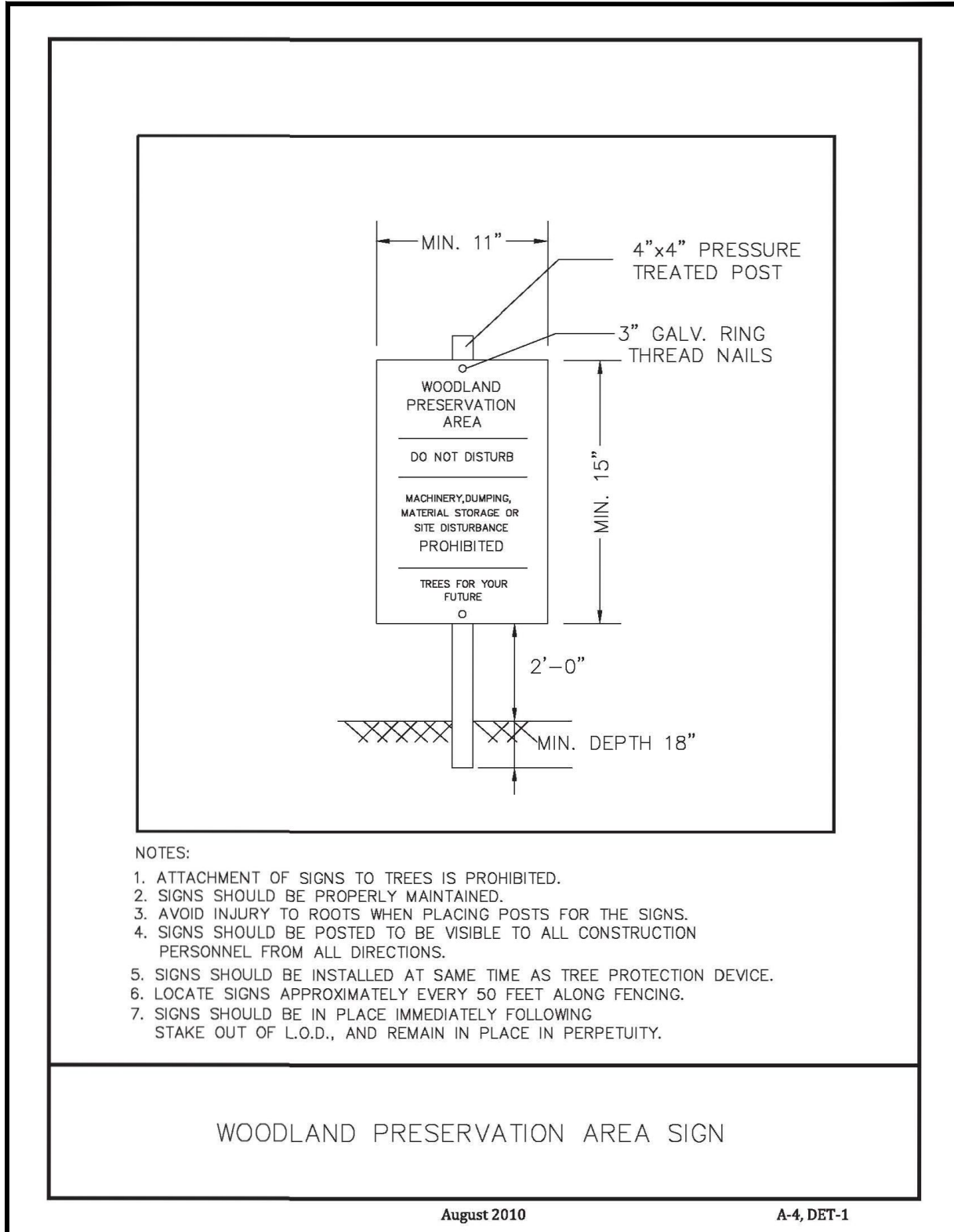
General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	R-R
Zone	Aviation Policy Area (APA)	NA
Administrative	Tax Grid (TMG)	5 E-4
Administrative	WSSC Grid (Sheet 20)	218NE07
Administrative	Planning Area (Plan Area)	60
Administrative	Election District (ED)	10
Administrative	Councilmanic 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 plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.
Signed: *Kenneth R. Wallis* Date: *12-24-24*
Kenneth R. Wallis
Atwell, LLC
2661 Riva Road, Building 800
Annapolis, MD 21401
Ph: (410) 897-9290
Email: kwallis@atwell.com

Prince George's County Planning Department, M-NCP&PC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2- 031-09				
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	Marc Jubba	10/28/2020	DSP 19049	FMF Development
04 Revision	Marc Jubba	06/22/2022	DSP 19049/01	FMF / MOB Arch Elev & S.F.
	<i>Vanessa Hanks</i>	01/02/2024	DSP 19049/02	Retaining Wall Removal

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



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 USA-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 CE27-2010, Section 25-119(g).

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 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. **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 Limbs 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 trees 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 material 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 or 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-NCPPC, Planning Department prior to the issuance of any permit. In 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 met 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 first proposed limit 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 this 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-NCPPC 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 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.

- 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-growth 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 be used only 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

9/28/2024
Date

Owner/Developer/Applicant

University of Maryland Medical System
Darryl Mealy, Vice President
Construction and Facilities Planning
110 South Paca Street 6th Floor
Baltimore, Maryland 21201
Office (410) 328-3527
Cell (443) 257-5486
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
2 Project Location:	
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: Kenneth R. Wallis
Signature: *Kenneth R. Wallis*
Date: 12/4/2024

Phased Woodland Conservation Worksheet for Prince George's County

SECTION I - Establishing Site Information (Enter acres for each zone)			
1 Zone:	R-R		
2 Gross Tract:	48.02		
3 Floodplain:	0.00		
4 Previously Dedicated Land:	0.00		
5 Net Tract (NTA):	48.02	0.00	
6 TCP 1 or 2 Number:	2-031-09	Revision:	3
7 Property Description or Subdivision Name:	Laurel Regional Hospital (7300 Van Dusen Road)		
8 TCP1 Number:	NA		
9 Is the 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)			
18 Revision Number			
19 Plan Phase or Name:	DSP-09034	DSP-09034	DSP-19049
20 TCP2 Number for this Phase or Section	2-083-02	2-083-02-01	2-083-02-02
21 Revision Number			
22 Status	APPROVED	APPROVED	PENDING
23 Approval Date	7/17/2009	1/24/2012	5/14/2020
24 Total area in this application (acres)	6.89	0.00	21.00
25 Floodplain area in this application (acres)	0.00	0.00	0.00
26 Net Tract area in the application (acres)	6.89	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 (acres)	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 28	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	0.00
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	0.00
41 Afforestation Required	1.43	1.43	2.24
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
46 Landscape Credits			0.00
47 Specimen & Historic Tree (CRZ area)			0.00
48 Forest Enhancement Credit (25% of enhancement area)			0.00
49 Street Tree Credit (Existing or 10-year canopy)			0.00
50 Area approved for fee-in-lieu			0.00
51 Off-site Woodland Conservation Credits Required	0.00	0.00	0.68
52 Off-site WCA (preservation) being provided on this property	0.00	0.00	0.00
53 Off-site WCA (afforestation) being provided on this property	0.00	0.00	0.00
54 Cumulative Woodland Conservation Provided	1.68	1.68	2.24
55 Woodland saved on this phase but not counted	0.00	0.00	0.00
56 Existing Net Tract Woodland in later phases	5.28	5.28	0.00
57 Requirement Status per Phase	-0.263	-0.263	

Prepared by: Kenneth R. Wallis
License Number: *Kenneth R. Wallis*
Date: 12/4/2024

Prince George's County Planning Department, M-NCP&PC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2- 031-09				
	Approved By:	Date:	DRD#	Reason for Revision
Original	Kim Finch	07/17/2009	DSP 90034	
01 Revision	Kim Finch	01/24/2012	DSP 90034/02	
02 Revision	Marc Juba	10/28/2020	DSP 19049	FMF Development
03 Revision	Marc Juba	06/22/2022	DSP 19049/01	FMF / MOB /CONN. Arch
04 Revision	<i>Charles Mealy</i>	01/02/2024	DSP 19049/02	Retaining Wall Removal

Qualified Professional Certification

This plan complies with the current requirements of Prince George's Code and the Environmental Technical Manual.

Signed: *Kenneth R. Wallis* Date: 12-4-24

Kenneth R. Wallis
Atwell, LLC
2661 Riva Road, Building 800
Annapolis, MD 21401
Phone: (410) 897-9290
Email: kwallis@atwell.com

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

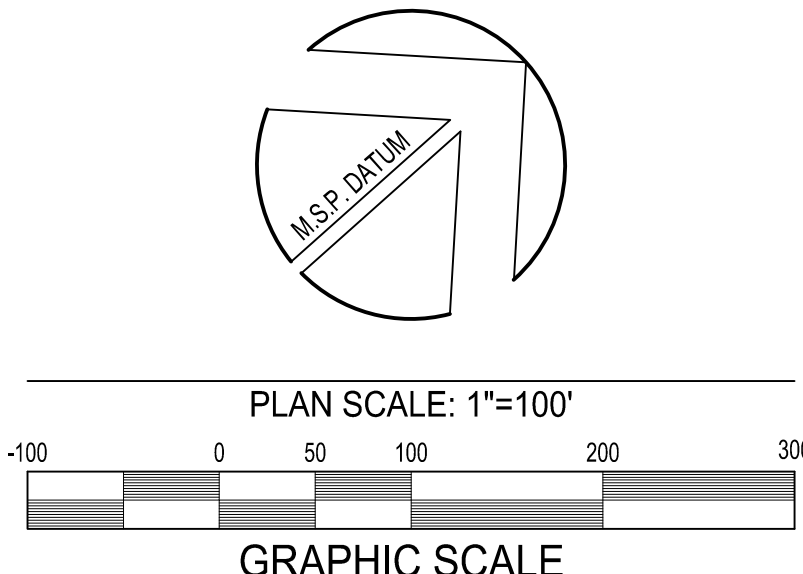
ATTENTION:
THIS PLAN SHALL BE USED ONLY FOR ITS INTENDED PURPOSE AS NOTED IN THE TITLE BLOCK.

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

NOTE: EXISTING UTILITY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION WHICH WAS AVAILABLE AT THE TIME OF THE DISE PLAN PREPARATION. DUE TO COMPLEXITY, INFORMATION DISCLOSURE RESTRICTIONS, CIVIL, INC. SHALL NOT BE LIABLE OR RESPONSIBLE FOR THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND ELEVATION 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.

AS AN ELECTRONIC "GEO" FILE, BY CIVIL, INC. CIVIL HAS TAKEN REASONABLE STEPS TO ASSURE THE ACCURACY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE. HOWEVER, CIVIL CANNOT GUARANTEE THAT CHANGES AND/OR ALTERATIONS SHALL BE MADE UNLESS THE INFORMATION IS FIRST COMPARED TO THE SIGNED ORIGINAL. HAVE NOT BEEN MADE TO THE FILE. NO RELIANCE ON THE INFORMATION CONTAINED HEREON ELECTRONIC FILE. DISCLAIMER: THE INFORMATION CONTAINED HEREON WAS PREPARED BY CIVIL, INC. CIVIL ASSUMES NO LIABILITY OR RESPONSIBILITY, AND DOES NOT GRANT ANY WARRANTY, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF ANY INFORMATION THAT HAS BEEN TRANSMITTED OR RECEIVED VIA COMPUTER OR OTHER ELECTRONIC MEANS. IF VERIFICATION OF THE INFORMATION CONTAINED HEREON, OR IF THE ELECTRONIC FILE USED TO CREATE THIS DOCUMENT IS REQUIRED, PLEASE CONTACT CIVIL, INC. DIRECTLY. THE DOCUMENT RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM INCLUDING ELECTRONIC OR PHOTO CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE REPRODUCED, STORED IN A REPRODUCTION METHOD, OR THE EXPRESS WRITTEN PERMISSION OF CIVIL, INC. ACCEPTANCE OF THIS DOCUMENT, THE RECIPIENT ACKNOWLEDGES ACCEPTANCE OF THE ABOVE TERMS AND CONDITIONS.

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



JOYCE ENGINEERING CORPORATION			
DESIGN: WAJ	DATE: September, 2024	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