



SECTION 1 - Establishing Site Information (Enter acres for each zone)

1 Zone	16.80		
2 Forest Tract	40.04		
3 Floodplain	0.00		
4 Previously Dedicated Land	0.00		
5 Net Tract (N/A)	40.04	0.00	0.00

6/TCPI Number: 7/Property Description or Subdivision Name: Doctor's Hospital

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): Y

11/Is this site (1) Single Family (Y or N): N

12/Is this site (2) Multi-Family (Y or N): N

13/Is this site (3) Commercial (Y or N): N

14/Is this site (4) Industrial (Y or N): N

15/Is this site (5) Other (Y or N): N

16/Is any portion of the property in a WC Bank? (Y or N): N

17/Does the property have a floodplain? (Y or N): N

18/Is the property in a floodplain? (Y or N): N

19/Is the property in a floodplain? (Y or N): N

20/Is the property in a floodplain? (Y or N): N

21/Is the property in a floodplain? (Y or N): N

22/Is the property in a floodplain? (Y or N): N

23/Is the property in a floodplain? (Y or N): N

24/Is the property in a floodplain? (Y or N): N

25/Is the property in a floodplain? (Y or N): N

26/Is the property in a floodplain? (Y or N): N

27/Is the property in a floodplain? (Y or N): N

28/Is the property in a floodplain? (Y or N): N

29/Is the property in a floodplain? (Y or N): N

30/Is the property in a floodplain? (Y or N): N

31/Is the property in a floodplain? (Y or N): N

32/Is the property in a floodplain? (Y or N): N

33/Is the property in a floodplain? (Y or N): N

34/Is the property in a floodplain? (Y or N): N

35/Is the property in a floodplain? (Y or N): N

36/Is the property in a floodplain? (Y or N): N

37/Is the property in a floodplain? (Y or N): N

38/Is the property in a floodplain? (Y or N): N

39/Is the property in a floodplain? (Y or N): N

40/Is the property in a floodplain? (Y or N): N

SECTION 2 - Determining Requirements (Enter acres for each corresponding column)

	Column A WCT/AFT	Column B Net Tract	Column C Floorplan (1:1)	Column D Off-Site Impacts (1:1)
17 Existing Woodland	16.80	0.00	0.00	0.00
18 Woodland Conservation Threshold (WCT) -	40.04	0.00	0.00	0.00
19 (Smaller of 17 or 18)	16.80	0.00	0.00	0.00
20 Woodland above WCT	10.88	0.00	0.00	0.00
21 Woodland cleared	15.28	0.00	0.00	0.00
22 Woodland cleared above WCT (smaller of 19 or 21)	10.88	0.00	0.00	0.00
23 Clearing below WCT (21 replacement requirement)	2.77	0.00	0.00	0.00
24 Clearing below WCT (21 replacement requirement)	4.41	0.00	0.00	0.00
25 Clearing below WCT (21 replacement requirement)	8.07	0.00	0.00	0.00
26 Clearing below WCT (21 replacement requirement)	15.90	0.00	0.00	0.00
27 Clearing below WCT (21 replacement requirement)	8.07	0.00	0.00	0.00
28 Clearing below WCT (21 replacement requirement)	8.71	0.00	0.00	0.00
29 Clearing below WCT (21 replacement requirement)	8.71	0.00	0.00	0.00
30 Clearing below WCT (21 replacement requirement)	8.71	0.00	0.00	0.00
31 Clearing below WCT (21 replacement requirement)	8.71	0.00	0.00	0.00
32 Clearing below WCT (21 replacement requirement)	8.71	0.00	0.00	0.00
33 Clearing below WCT (21 replacement requirement)	8.71	0.00	0.00	0.00
34 Clearing below WCT (21 replacement requirement)	8.71	0.00	0.00	0.00
35 Clearing below WCT (21 replacement requirement)	8.71	0.00	0.00	0.00
36 Clearing below WCT (21 replacement requirement)	8.71	0.00	0.00	0.00
37 Clearing below WCT (21 replacement requirement)	8.71	0.00	0.00	0.00
38 Clearing below WCT (21 replacement requirement)	8.71	0.00	0.00	0.00
39 Clearing below WCT (21 replacement requirement)	8.71	0.00	0.00	0.00
40 Clearing below WCT (21 replacement requirement)	8.71	0.00	0.00	0.00

SECTION 3 - Meeting the Requirements (Enter acres for each corresponding column)

	Column A WCT/AFT	Column B Net Tract	Column C Floorplan (1:1)	Column D Off-Site Impacts (1:1)
29 Woodland Preservation	1.86	0.00	0.00	0.00
30 Afforestation / Reforestation	1.33	0.00	0.00	0.00
31 Natural Regeneration	0.00	0.00	0.00	0.00
32 Land-use Credits	0.00	0.00	0.00	0.00
33 Specimen Historic Tree Credit (CRZ area 7.0)	0.00	0.00	0.00	0.00
34 Forest Enhancement Credit (New 2%)	0.00	0.00	0.00	0.00
35 Street Tree Credit (Easting or 10-year canopy coverage)	0.00	0.00	0.00	0.00
36 Forest approved for tree-in-view	2.77	0.00	0.00	0.00
37 Off-site Woodland Conservation Credits Required	16.20	0.00	0.00	0.00
38 Off-site WCA (afforestation) being provided on this property	0.00	0.00	0.00	0.00
39 Off-site WCA (afforestation) being provided on this property	1.65	0.00	0.00	0.00
40 Woodland Conservation Provided	16.24	0.00	0.00	0.00

41 Area of woodland not cleared: 3.00 acres

42 Net tract woodland retained not part of requirements: 1.65 acres

43 100% Woodland Conservation Credits: 0.00 acres

44 On-site woodland conservation provided: 3.28 acres

45 On-site woodland conservation alternatives provided: 0.00 acres

46 On-site woodland retained not credited: 1.65 acres

47 On-site woodland retained not credited: 0.00 acres

48 On-site woodland retained not credited: 0.00 acres

49 On-site woodland retained not credited: 0.00 acres

50 On-site woodland retained not credited: 0.00 acres

51 On-site woodland retained not credited: 0.00 acres

52 On-site woodland retained not credited: 0.00 acres

53 On-site woodland retained not credited: 0.00 acres

54 On-site woodland retained not credited: 0.00 acres

55 On-site woodland retained not credited: 0.00 acres

56 On-site woodland retained not credited: 0.00 acres

57 On-site woodland retained not credited: 0.00 acres

58 On-site woodland retained not credited: 0.00 acres

59 On-site woodland retained not credited: 0.00 acres

60 On-site woodland retained not credited: 0.00 acres

STANDARD TYPE 1 TREE CONSERVATION PLAN NOTES

1. The property is adjacent to Good Luck Road which is a designated historic roadway.

2. The site is not adjacent to a roadway classified as arterial or greater.

3. This plan is not grandfathered by CS-27-2010, Section 25-199(g).

4. The following additional notes shall be provided on the Type 1 TCPs when appropriate:

5. Plans for stormwater management are contained in Conceptual Stormwater Management Plan # 4724-2021. The proposed stormwater management facilities shown on the TCP1 are in conformance with the concept plan approval. The TCP1 shall show the final design for stormwater management in conformance with the approved Final Stormwater Management Plan.

6. The Type 2 Tree Conservation Plan will provide specific details on the type and location of protection devices, signs, information, afforestation, and other details necessary for the implementation of the requirements on the site. The details and limits of disturbance shown on the TCP2 shall be consistent with all other plans for the site, including the stormwater management plan and the erosion and sediment control plan.

7. Changes to the type, location, or extent of the woodland conservation reflected on this plan are subject to the conformance provisions of Section 25-119(c) of the Woodland Conservation Ordinance.

8. Clearing, cutting, or damaging woodlands contrary to this plan, as modified by a Type 2 Tree Conservation Plan, or in the absence of an approved Type 2 Tree Conservation Plan, without the expressed written consent of the Prince George's County Planning Board or designs that are subject to appropriate regulation which may include restoration of the disturbed area and a fine not to exceed \$9.00 per square foot of woodland disturbed.

9. The developer or holder 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 the approved TCP1 at time of contract signing. Future owners of the property are also subject to the requirements.

10. The property is within Environmental Strategy Area, ESA-2 and is zoned R-80.

LEGEND

PROPERTY BOUNDARY

EX. CONTOUR (2)

EX. CONTOUR (10)

PROP. CONTOUR (2)

PROP. CONTOUR (10)

LIMIT OF DISTURBANCE

EX. EASEMENT

WOODLAND PRESERVATION AREA (WPA)

WOODLAND REFORESTATION / AFFORESTATION AREA (WRA)

WOODLAND RETAINED - NOT CREDITED (WR-NC)

SPECIMEN CHAMPION, HISTORIC TREE PROPOSED FOR REMOVAL

SPECIMEN CHAMPION, HISTORIC TREE TO BE SAVED

WOODLAND PRESERVED - NOT CREDITED (WP-NC)

NO.	AREA (AC)
1	1.62
2	0.03
TOTAL	1.65

WOODLAND REFORESTATION / AFFORESTATION AREA (WRA)

NO.	AREA (AC)
1	0.25
2	0.69
3	0.27
4	0.22
TOTAL	1.33

WOODLAND PRESERVATION AREA (WPA)

NO.	AREA (AC)
1	1.71
2	0.24
TOTAL	1.95

GENERAL INFORMATION TABLE

LAYER	LAYER NAME	VALUE
Category	Zone	R-80
Category	Zone	Residential Policy Area (RPA)
Category	Administrative	The Ord (TMO)
Category	Administrative	WSSC Ord (Sheet 25)
Category	Administrative	Planning Area Plan Area
Category	Administrative	General Plan Growth Policy (2035)
Category	Administrative	Police District
Category	Administrative	Joint East-Anneville Land Use Control Area

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
TREE CONSERVATION PLAN APPROVAL
TCP 1 -

Approved by	Date	DPO #	Reason for Revision
01			
02			
03			
04			
05			
06			

SPECIMEN TREE TABLE

NO.	SPECIES/BOTANICAL NAME	DATE	CONDITION	REMARKS
S1-1	Southern Red Oak / Quercus Falcata	34"	Good	Yes
S1-2	Southern Red Oak / Quercus Falcata	41"	Good	Yes
S1-3	Southern Red Oak / Quercus Falcata	38"	Good	Yes

OWNERS
DOCTORS HOSPITAL, INC.
8108 GOOD LUCK ROAD
LANHAM, MD 20706

MAGNOLIA GARDENS REAL ESTATE, LLC
101 EAST STATE STREET
KENNETT SQUARE, PA 19320

ATTN: LUCAS KLOCK
PHONE: (301) 343-5518

APPLICANT
LUMINUS HEALTH
ANNE ARUNDEL MEDICAL CENTER
2001 MEDICAL PARKWAY
ANNAPOLIS, MD 21401
ATTN: LUCAS KLOCK
PHONE: (301) 343-5518

March 31, 2022
DATE
Mike Petroski
Qualified Professional
CONARR 08-19-06-01

DATE: MARCH 2022
DESCRIPTION: REVISIONS
BY: J-A73023
DATE: MARCH 2022
REVISIONS: 54.002-Z

4-21018
TREE CONSERVATION PLAN - TYPE 1
REMAINDER OF LOTS 3 & 4 AND LOTS 5-A & 5-B, MAGNOLIA SPRINGS AND
PARCELS 2 & 3, DOCTORS HOSPITAL
CONSOLIDATED AS PARCEL 1
DOCTORS COMMUNITY
MEDICAL CENTER
DISTRICT No. 21
PRINCE GEORGE'S COUNTY, MARYLAND

GRAPHIC SCALE 1"=50'

11711 WOODBURN ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20701
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Engineers / Surveyors / Planners

J-A73023
54.002-Z