

Maryland Science and Tech Center 4-02093

FINAL RECOMMENDATION (REVISED)

APPROVAL, subject to the following conditions:

1. Prior to the issuance of permits and in conjunction with a specific design plan, the existing approved Type II Tree Conservation Plan (TCPII/36/99) shall be revised to reflect the proposed development. The revised Type II TCP shall be in conformance with TCPI/44/98-01 and approved TCPII/36/99 (dated October 29, 2000) and shall meet all requirements of the Woodland Conservation Ordinance. This plan will be designated as TCPII/36/99-01.
2. The proposed development shall be limited to the construction of two stormwater management ponds, which will result in the generation of zero AM and PM trips. Any development causing a transportation impact greater than that identified above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.
3. Prior to the issuance of any permits that impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit to the M-NCPPC Planning Department copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
4. At the time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain all of the Patuxent River Primary Management Area (PMA), except for impacts specifically approved by the Planning Board. The following note shall be placed on the plat:

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation is prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”
5. Development of this subdivision shall be in compliance with the approved Type I Tree Conservation Plan (TCPI/44/98-01) or as modified and approved by the Planning Board with future preliminary plan approvals. The following note shall be placed on the final plat of subdivision:

“Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (I/44/98-01), or as modified and approved by the Planning Board with future preliminary plan approvals, or as modified by an approved Type II tree conservation plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved tree conservation plan and will make the owner subject to mitigation under the Woodland Conservation Ordinance.”
6. All commercial structures shall have installed a fire suppression system in accordance with National Fire Protection Association Standard 13D and all applicable Prince George's County laws.

7. In conformance with the *Adopted and Approved Bowie-Collington-Mitchellville and Vicinity Master Plan*, the location of the master plan trail in the vicinity of regional stormwater management pond #2 shall be determined at the time of review of the SDP for the pond. The location should be free of environmental constraints and agreeable to DPR, the applicant, and the trails coordinator. Every possible effort shall be made to locate the trail on Parcel 6 (to be conveyed to M-NCPPC) and not on Parcel A. If the trail is located on Parcel A, it shall be located within a 30-foot-wide public use easement to the benefit of DPR.
8. Prior to the issuance of any permit for grading, clearing, or construction of any facility or structure, a specific design plan shall be approved.
9. Prior to signature approval of the preliminary plan of subdivision, General Note 16 shall be revised to read in total:

“Any subsequent submittal of a preliminary plan of subdivision shall demonstrate conformance to the approved CDP in the amount and general location of the required 25 percent open space.”

STAFF RECOMMENDS APPROVAL OF TREE CONSERVATION PLAN TCPI/44/98-01.