





A map of the area around the intersection of Highway 301 and Highway 100. The map shows several streets: COUNCILMAN BRANCH, COLLECTOR BRANCH, SPRING GARDENS AVE, TRADE ZONE AVE, QUEEN MARIE CT, QUEEN ANN, QUEEN, KIRBY CT, CLARETT, and LANDING. A large black arrow points from the word 'SITE' to a location on the intersection of Highway 301 and Highway 100. The map also shows a 'TRADE ZONE' and a 'DISTRICT BRANCH'.

VICINITY MAP
SCALE 1" = 2000'

1. OWNER INFORMATION: WASHINGTON RECREATION LIBRARY CONSORTIUM
901 COMMERCIE DRIVE
UPPER MARLBORO, MARYLAND 20774
2. PROPERTY LOCATION: 901 COMMERCIE DRIVE
UPPER MARLBORO, MARYLAND 20774
3. ELECTION DISTRICT: 7TH, QUEEN ANNE
SUBDIVISION NAME: COLUMBIA CENTER
4. TOTAL NUMBER OF LOTS: 2
200 SCALE REFERENCE: MAP 5533/5653
GRID C/D-10
5. PG COUNTY ADC MAP: 077 C3
74A
266M
6. PG COUNTY TAX MAP: 7
E-1-E (EMPLOYMENT AND INSTITUTIONAL AREA)
13. EXISTING WATER AND SEWER DESIGNATION: W-3, S-3
14. PROPOSED SEWER DESIGNATION: S-3
15. CURRENT USE: BOOK STORAGE FACILITY
16. PROPOSED USE: BOOK STORAGE FACILITY
17. LOT AREA: 145,982±SF (3.35±AC.)
18. GROSS: 145,982±SF (3.35±AC.)
B. NET: 145,982±SF (3.35±AC.)
19. OPEN SPACE: REQUIRED: 20% OF 3.35 ACRES = 0.87 ACRES
PROVIDED: 1.46 ACRES
20. TREE CONSERVATION PLAN: TCP1-087-96
21. WITHIN CHEESAPEAKE BAY CRITICAL AREA: NO
21. SOURCE OF TOPOGRAPHY: DRAWINGS FROM A MARION THOMAS ENGINEERING CONSULTING FIRM
AS BUILT CONDITIONS. TOPOGRAPHIC SURVEY PROVIDED BY MARION THOMAS AND ASSOCIATES, INC., DATED JULY 2008
22. DATUM BASED ON MARYLAND STATE PLAN, NAD 83/DTM/GVD 29 BASED ON GPS OBSERVATIONS.
23. THE PROJECT IS LOCATED WITHIN THE COLUMBIA BRANCH WATERSHED.
24. THE PROJECT IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS PER FEMA FL 17.1
25. THERE ARE NO CEMETARIES OR GRAVES LOCATED ON THIS SITE.
26. THERE ARE NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
27. THE SURROUNDING PROPERTY IS ZONED E-1-A & INDICATED ON THE PLAN.
28. LOT 4 & BLOCK IS AS SHOWN ON A RECORD PLAT RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK 141, PLAT #199.
29. THE RECORDED DEED FOR THE PROPERTY IS AS RECORDED IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 8332, FOLIO 369.

1. THIS PLAN IS SUBMITTED TO FULFILL THE WOODELAND CONSERVATION REQUIREMENTS FOR SDP 9211/02.
2. CUTTING OR CLEARING OF WOODELAND NOT IN CONFORMANCE WITH THIS PLAN OR WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING DIRECTOR SHALL BE DESIGNEE SHALL BE SUBJECT TO A \$9.00 PER SQUARE FOOT MITIGATION FEE.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF GRADING PERMITS. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION OR THE DEPARTMENT OF ENVIRONMENTAL RESOURCES, AS APPROPRIATE, SHALL BE CONTACTED PRIOR TO THE START OF ANY WORK IN ORDER TO CONDUCT A PRE-CONSTRUCTION MEETING WHERE IMPLEMENTATION OF WOODELAND CONSERVATION MEASURES SHOWN ON THIS PLAN WILL BE DISCUSSED IN DETAIL.
4. THE DEVELOPER OR BUILDER OF THE LOTS OR PARCELS SHOWN ON THIS PLAN SHALL NOTIFY FUTURE BUYERS OF ANY WOODELAND 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.
5. THE OWNERS OF THE PROPERTY SUBJECT TO THIS TREE CONSERVATION PLAN ARE SOLELY RESPONSIBLE FOR CONFORMANCE TO THE REQUIREMENTS CONTAINED HEREIN.
6. THE PROPERTY IS WITHIN THE DEVELOPED TREE AND IS ZONED E-I-A.
7. THE SITE IS NOT ADJACENT TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A SCENIC BYWAY.
8. THIS SITE IS NOT ADJACENT TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER.
9. THIS PLAN IS GRANDFATHERED UNDER CB-27-2010.
10. THE -08 REVISION TO LOT P-087-98 IS LIMITED TO REVISIONS TO LOT 4, BLOCK D FOR EXPANSION OF EXISTING FACILITY.
11. OTHER TREE PROTECTION DEVICES INCLUDED IN THE WOODELAND MANUAL MAY BE SUBSTITUTED ON-SITE IF DETERMINED APPROPRIATE BY THE INSPECTOR.

Single Lot TCP II with Previously Approved TCP I
Woodland Conservation Worksheet
for
Prince George's County

Zone:	Gross Tract:	E-TA
Floodplain:		0.00
Previously Dedicated Land:		0.00
Net Tract (NTA):		0.00
Property Description or Subdivision Name:	LOT 4, BLOCK D COLLINGTON CENTER	
Owner:	Washington Research Library Consortium	
Address:	901 Commerce Dr., Upper Marlboro, MD 20774	
Phone:		
TCPI Number:	TCPI#-087-39	

Woodland Conservation Calculations:	Net Tract (acres)	Floodplain (acres)
Acres of Existing Woodland	0.50	0.00
Woodland Conservation Required for Lot per TCPI	0.00%	0.00
Area of Woodland Cleared per TCPI	0.00	0.00
Area of Woodland Cleared per TCPI	0.00	0.00
Area of Woodland above WCT that was not cleared by TCPI	0.00	0.00
Additional Woodland Cleared by TCPI	0.00	0.00
Does the TCPI show 2:1 replacement	0.00	0.00
Clearing above WCT	0.00	0.00
Additional 1/4:1 Replacement required =	0.00	0.00
Additional 2:1 Replacement required =	0.00	0.00
Total Woodland Conservation Required for this Lot:	0.00	0.00

Woodland Conservation Provided:	(acres)
Woodland Preservation	0.00
Reforestation / Replacement	0.00
Afforestation	0.00
Area approved for fee-in-lieu	0.00
Credits Received for Off-site Mitigation on another property	0.00
Off-site Mitigation provided on this property	0.00
Total Woodland Conservation Provided	0.00

Area of net tract woodland not cleared	0.50 acres
Woodland retained not part of requirements:	0.50 acres

Prepared by:	Jonathan Krait
Address:	2530 Riva Road, Suite 200 Annapolis, MD 21401 410-224-7590
Phone	
Licence	3374

SOP-9211-2

APPROVED
PLAN

THIS PLAN COMPLIES WITH THE CURRENT REQUIREMENTS OF SUBTITLE 25 AND THE WOODLAND AND WILDLIFE CONSERVATION TECHNICAL MANUAL.

SIGNED: J. Kraft DATE: 12/10/13

JONATHAN KRAFT
2530 RIVA ROAD, SUITE 200
ANNAPOLIS, MD 21401
PHONE: 410-224-7590
EMAIL: jkraft@bowmanmcq.com

[illegible]

<p align="center">M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL FREE CONSERVATION PLAN TCPII-067-96</p>		
Approved by		Date
	JPM	7/31/99
01	JPM	12/1/99
02	JPM	12/18/2000
03	JPM	9/27/2000
04	KIF	8/25/2000
05	KIF	3/14/2001
06	<i>[Signature]</i>	<i>[Signature]</i>
07		

*NOTE: THE TCPII-67-96-06 REVISION IS LIMITED TO REVISIONS TO LOT 4, BLOCK D FOR EXPANSION OF THE EXISTING FACILITY.

Bowman Consulting Group, Ltd.
28590 Riva Road
Suite 200
Annapolis, Maryland 21401
Phone: (410) 224-7590
Fax: (410) 224-7592
www.bowmanconsulting.com

TREE CONSERVATION PLAN II
 SPECIFIC DESIGN PLAN
 WASHINGTON RESEARCH LIBRARY CONSORTIUM

PRINCE GEORGE'S COUNTY

20th ELECTION DISTRICT (QUEEN ANNE)

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional Landscape Architect under the laws of the State of Maryland. License No. 3374
Expiration Date: September 17, 2014



PLAN STATUS

DATE		DESCRIPTION	
BPW	BPW	DC	
DESIGN	DRAWN	CHK	
SCALE	H: V:	1" = 30'	
JOB No.	4924-01-001		
DATE :	OCTOBER 1, 20		
FILE No.	N/A		

SHEET 2 OF 2