



**MCPB
 ITEM # //
 9/10/09**



MEMORANDUM

DATE: August 31, 2009

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RYK*
 Development Review Division

Catherine Conlon, Subdivision Supervisor *CC*
 Development Review Division

FROM: Richard A. Weaver (301-495-4544) *RAW*
 Development Review Division

REVIEW TYPE: Preliminary Plan Amendment
APPLYING FOR: Request to consolidate approved lots

PROJECT NAME: Airpark North Business Park
CASE NO. 12004018E (formerly 1-04018)
REVIEW BASIS: Pursuant to Chapter 50, the Subdivision Regulations

ZONE: I-4
LOCATION: On the east side of Snouffer School Road opposite intersection
 with Alliston Hollow Way
MASTER PLAN: Gaithersburg and Vicinity

APPLICANT: Webb Tract, L.L.C. (Airpark North)
ATTORNEY: Lerch, Early and Brewer
ENGINEER: Gutschick, Little and Weber

FILING DATE: June 26, 2009

Staff Recommendation: Approval of Preliminary Plan No. 12004018E, subject to the following conditions:

- 1) Applicant and future heirs and assigns continue to be bound by all conditions of approval for Preliminary Plan 12004018, including Amendment A, Amendment B, Amendment C, and Amendment D.

SITE DESCRIPTION and SURROUNDING AREA

Airpark North Business Park, formerly known as the “Webb Tract” is a 134-acre undeveloped property located within the boundaries of the 1985 *Gaithersburg Vicinity Master Plan*. The property is located on Snouffer School Road near Centerway Road and is zoned I-4 (low-intensity, light industrial). The site is entirely within the Great Seneca Creek watershed, a Use I watershed. The 134-acre site includes 27 acres of forest and a stream and associated floodplain and wetlands that bisect the property in a southwest to northeast fashion. There are 27.4 acres of stream buffer along this stream.

A vacated Army Reserve Center is located immediately adjacent to the subject property to the north and is also zoned I-4. Also adjacent to the northern boundary of the property is residential development in Montgomery Village, which is in the Town Sector Zone. To the immediate east and south of the subject site is the M-NCPPC-owned Lois Green Farm Conservation Park, which is zoned R-200. The Montgomery County Airpark is located to the southeast of the subject site just beyond the park property. The land immediately surrounding the Airpark is zoned I-4 and is known as the Airpark Industrial Park. The subject property has considerable frontage along Snouffer School Road. Across Snouffer School Road to the west of the site is the residential development, known as Hunter’s Woods, in the R-200 zone. Alliston Hollow Way intersects with Snouffer School Road and is the sole point of access for the Hunter’s Woods neighborhood.

(Attachment A – Vicinity Map)

PREVIOUS APPROVALS

The subject preliminary plan was originally brought before the Planning Board for a public hearing on July 15, 2004, and was approved for up to 559,300 square feet of research and development office use, up to 247,626 square feet of business park use (i.e., generally light industrial and commercial office uses), and up to 461,285 square feet of warehouse use, or a combination of non-residential development with an equivalent number of weekday morning and evening peak hour trips. The approval was granted subject to conditions as set forth in the Opinion of the Board mailed on July 26, 2004. (Attachment B – Planning Board opinion)

There have been four separate amendments to the original plan that have been considered by the Planning Board subsequent to this approval and are summarized as follows:

Amendment A

This amendment was a request by the Applicant to extend the time allowed to complete a certain parking lot on Park Property that was required as a condition of the original plan approval. On May 27, 2007, the Planning Board granted a one year extension to complete the parking lot.

Amendment B

The purpose of Amendment B was to request abandonment of two public streets, Turkey Thicket Drive and Hubble Court, and to construct them as private streets. The Board approved the requested abandonment on December 4, 2008.

Amendment C

Amendment C was a request to again extend the time needed to construct the parking lot that was the subject of Amendment A. The Board granted a 16 month extension on June 5, 2008.

Amendment D

The amendment was considered simultaneously with Amendment B and was a request to make minor changes to lot lines to accommodate the reconfiguration of a street shown on the approved plan. The Planning Board approved this request on December 4, 2008.

In order to meet the Local Area Transportation Review (LATR) and Policy Area Transportation Review (PATR) requirements in effect at the time of initial approval, the Applicant was required to make certain intersection and road frontage improvements to accommodate the development of the site. The plan was also subject to the forest conservation law and, as such, forest conservation easements were required to be established on the property both to preserve forest and to act as buffers. Numerous other conditions were also placed on the plan approval including a phased plan validity period of 12 years and an Adequate Public Facility validity period of 12 years (each now extended an additional 2 years or until August 2018).

PROJECT DESCRIPTION

In a letter dated June 22, 2009 (Attachment C) the Applicant provides a detailed explanation as to the purpose of this application. To summarize, the amendment proposes to consolidate twenty-one of the twenty-three approved lots and the eight approved parcels (SWM and open space) into three lots and four parcels. Ten of the original, approved lots are already platted. Two of these (Lots 14 and 15) are located at the end of the Montgomery County Airpark runway and are to be acquired by the County Revenue Authority.

Under this proposal the consolidation would result in the creation of one new lot, Lot 10, along Snouffer School Road and two large buildable Parcels, D and F. Parcels E and G would be open space parcels along the stream valley and would be placed in Category I easements. (See Attachment D)

The letter acknowledges the potential purchase of this property by Montgomery County to relocate the Public Service Training Academy (PSTA). The Applicant professes that the consolidation of the lots into two large buildable parcels, one lot and non-buildable open space parcels better facilitates the transfer of the property to the County.

It is important to note that this amendment proposes no changes to the existing approval conditions already placed on the property. All conditions expressed in the original Opinion dated July 26, 2004 and as amended by the four ensuing amendments are to remain in full force and effect on any development of this site.

The Applicant has, however, requested that a new condition be placed on this amendment that preserves the existing approvals for the twenty-three lot plan should the County not purchase the property. In the event that the County does not purchase the property, the Applicant wishes to reserve the right to abandon any plat recorded under this amendment and to record or re-record any or all of the twenty three lots that had been approved under the original approval. Such a condition would read as follows:

- 1) In the event Montgomery County does not purchase the Subject Property within one year of the Date of Initiation of this amendment, the Applicant may, upon written notice to the Planning Board, abandon any record plats recorded in accord with this amendment approval by re-recording the eight existing recorded lots and/or proceeding with platting all remaining lots not previously covered by record plat within the validity period prescribed under Planning Board Opinion dated July 26, 2004 for North Airpark Business Park 1-04018.

STAFF ANALYSIS

Staff does not object to the reconfiguration of the lots as proposed by this amendment. In some respects it is advisable to do so since the County would be the sole user of the Property and consolidation would avoid issuance of building permits for structures that would necessarily have to be built across lot lines. The elimination of lot lines, as approved under the original approval, would allow greater flexibility for the placement of structures on the property.

With respect to the Applicant's request to preserve the lot pattern approved under the original approval should the acquisition by the County not occur in a timely manner, staff suggests an alternative method that would avoid the need to abandon any previously recorded plats as proposed by the Applicant. Staff's suggestion would involve proceeding with preparation of the record plat(s) for this amendment and allowing the

plat(s) to go through the approval and signature phases at which time they would be placed on hold, immediately prior to recordation, and held here at Park and Planning. At such time as the transaction to the County becomes imminent, the plats would be recorded upon request of the Applicant and the transaction could proceed. Should the County acquisition not occur in a timely manner, the Applicant could proceed with platting the remaining lots approved under the original approval. The plats held by Park and Planning would become null and void.

FINDINGS

As discussed above, all previous findings for preliminary plan 120040180 by the Planning Board remain valid. All approved validity periods also remain unchanged.

1) The Preliminary Plan substantially conforms to the master plan.

Staff finds that the revision does not materially change the existing approvals for uses and square footage. The Property is currently limited to a total of 1,268,211 total square feet of development for uses allowed in the I-4 zone including up to 559,300 square feet of Research and Development; up to 461,285 square feet of Warehouse and up to 247,626 square feet of Business Park. This amendment makes no changes to these limitations.

2) Public Facilities will be adequate to support and service the area of the proposed subdivision.

The development of this site continues to be bound to the square footages approved with the original approval. The finding of Adequate Public Facilities, including schools, fire and rescue access, roads, water and sewer remains valid for the square footages approved.

3) The size, shape, width and orientation of the proposed lots are appropriate for the location of the subdivision and for the uses contemplated.

The lots are of the appropriate dimensions with respect to size, shape, width and orientation to accommodate a single user of the property. The proposal conforms to all other applicable sections of the Subdivision Regulations

4) The Application satisfies all the applicable requirements of the Montgomery County Forest Conservation Law, Chapter 22A of the Montgomery County Code.

The original approval by the Planning Board included provisions to satisfy the requirement of Chapter 22A as shown on the approved preliminary forest conservation plan. The Property continues to be bound by the conditions of the approved forest conservation plan. Category I easements, in accordance with that plan, will be shown on the record plats.

5) The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site.

This finding is based on the fact that the Montgomery County Department of Permitting Services approved a stormwater management concept for the entire site at the time of the original preliminary plan approval. This amendment does not change the elements of that concept.

6) The Application conforms to the Zoning Ordinance.

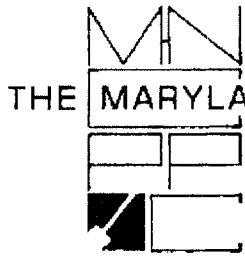
Staff finds that the lots conform to the standards of the I-4 zone.

CONCLUSION

Based on the findings discussed above, staff recommends approval of the preliminary plan amendment. All other conditions of approval as contained in the Planning Board Opinion dated July 26, 2004 remain in full force and effect.

Attachments:

- Attachment A – Vicinity Map
- Attachment B – Board Opinions
- Attachment C - Request Letter
- Attachment D – Preliminary Plan



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date Mailed: July 26, 2004

Action: Approved Staff Recommendation

Motion of Comm. Wellington, seconded by
Comm. Bryant with a vote of 4-0;

Comms. Berlage, Bryant, Robinson and
Wellington voting in favor; Comm. Perdue
absent

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-04018

NAME OF PLAN: North Airpark Business Park

On 09/11/03, Airpark North Business Park submitted an application for the approval of a preliminary plan of subdivision of property in the I-4 zone. The application proposed to create 23 lots on 134.07 acres of land. The application was designated Preliminary Plan 1-04018. On 07/15/04, Preliminary Plan 1-04018 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-04018 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-04018.

Approval, Subject to the Following Conditions:

- 1) As outlined in the Transportation Planning memorandum dated July 2, 2004 (Attachment C), limit the preliminary plan to up to 559,300 square feet of research and development office use, up to 247,626 square feet of business park use (i.e., generally light industrial and commercial office uses), and up to 461,285 square feet of warehouse use, or a combination of non-residential development with an equivalent number of weekday morning and evening peak hour trips.
- 2) Satisfy Local Area Transportation Review (LATR) at the intersection of Goshen Road and Centerway Road by constructing separate northbound and southbound Goshen Road right-turn lanes prior to release of building permits for the last 10% of the total approved development (i.e., or up to 1,141,390 square feet of the total 1,268,211 square feet). As an alternative,

contribute the equivalent cost of the intersection improvement to the anticipated future Montgomery County Department of Public Works and Transportation's (DPWT) Capital Improvements Program (CIP) project to widen Goshen Road between Odendhal Avenue and Warfield Road, if construction funding is readily anticipated prior to release of the initial building permits.

- 3) Satisfy LATR at two intersections along Snouffer School Road at Centerway Road and Alliston Hollow Way/proposed northwestern main site access point at Street "A" by widening Snouffer School Road from two to four through lanes with a fifth lane for a separate left-turn lane at the approaches to these two intersections.
- 4) Satisfy Policy Area Transportation Review (PATR) by widening Snouffer School Road from two to four through lanes from Centerway Road to Goshen Road with a fifth center lane for a separate left-turn lane approaching intersecting streets. Include a five-foot sidewalk with a landscaped street panel on the northeast side. A sidewalk on the southwest side of Snouffer School Road would take or damage existing mature trees and is not recommended.

The contract to reconstruct Snouffer School Road from two through lanes to four through lanes from Centerway Road westerly across the site frontage (including installation of traffic signals at the two site access driveways if determined to be warranted by DPWT) shall be let prior to release of the first building permit. The contract to construct the remainder of the Snouffer School Road widening from the western property line to Goshen Road shall be let at the earlier of either of two occurrences:

- a. Prior to release of building permits for 75% or more of the total approved development.
 - b. Three years after the first building permit is released.
- 5) If determined to be warranted by DPWT, install traffic signals at two intersections along Snouffer School Road:
 - a. Existing Alliston Hollow Way/proposed northwestern main site access point at Street "A".
 - b. Existing access point to Green Farm Conservation Park/proposed southeastern site access point at Street "D".
 - 6) Dedicate approximately eight feet of right of way for 80 feet from the opposite right-of-way line along Snouffer School Road and provide a five-foot sidewalk along the property frontage.
 - 7) Provide a maximum of 30 bike racks with one or two racks at each of the 23 proposed buildings. The specific location of the bike racks is to be determined in coordination with Park and Planning's Bicycle Coordinator and DPWT.
 - 8) Pay the transportation - development impact tax with credits for the cost of the transportation improvement described in Condition No's. 2, 3, 4 and 5 as legally permitted.

- 9) All road right-of ways shown on the approved preliminary plan shall be dedicated and constructed, by the applicant, to the full width mandated by the Master Plan, and to the design standards imposed by all applicable road codes. Only those roads (or portions thereof) expressly designated on the preliminary plan, "To Be Constructed By _____" are excluded from this condition.
- 10) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- 11) Compliance with the Montgomery County Department of Permitting Services (MCDPS) requirements for complex structures, as determined by MCDPS.
- 12) Record plat to reflect a Category I easement over all areas of forest conservation and stream valley buffers.
- 13) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s).
- 14) Compliance with conditions of MCDPS stormwater management approval letter dated, June 29, 2004.
- 15) On-site lighting plan to be submitted to MNCPPC staff prior to release of individual building permits that show conformance to Illuminating Engineers Society of North America (IESNA) standards. Light fixture to have zero cutoff and no light intrusion into neighboring residential properties.
- 16) Applicant to construct, at Applicant's expense, a paved entrance road to the Lois Green Conservation Park along the south side of the Applicant's property to extend from Snouffer School Road at a location approved by appropriate State, County and M-NCPPC transportation staff, into parkland and ending just past the current driveway entrance to the historic house. Limits of disturbance for the road grading and construction on Park property to be located outside of stream buffers, and applicable engineering plans to be approved by M-NCPPC staff. Both sides of the entrance road and any park areas disturbed by its construction to be planted and landscaped as approved by M-NCPPC staff with the goal of creating an aesthetically pleasing, park like entrance. Applicant's plantings to be maintained and guaranteed by Applicant for at least three (3) years.
- 17) Applicant to engineer, construct and maintain a stormwater management facility sufficient to accommodate stormwater from the constructed park entrance road, the southeast corner of Applicant's property, and the future parking area and improvements to be constructed by M-NCPPC on the portion of Green Conservation Park draining to this facility. M-NCPPC to supply Applicant with concept drawings adequate to determine the needed stormwater control capacity. Applicable engineering plans to be approved by M-NCPPC staff. Necessary easements to allow Applicant to maintain the portions of stormwater facility on parkland to be provided by M-NCPPC.

- 18) The entrance road's stream crossing to be constructed to minimize impacts on the stream and downstream aquatic resources.
 - 19) Prior to the end of the validity period for the first stage, (see conditions #27), applicant to dedicate to M-NCPPC, the land that lies on the south side of the newly constructed park entrance road (not to include the stormwater facility proposed at the corner of the new road and Snouffer School Road, or RPZ).
 - 20) Prior to the end of the validity period for the first stage, (see conditions #27), Park entrance monument and signage to be provided by Applicant and located at the corner of Snouffer School Road and the new park entrance road. Monumentation and signage to be approved by M-NCPPC staff.
 - 21) Prior to the end of the validity period for the first stage, (see conditions #27), applicant to engineer and construct a paved parking lot, and an adequate entrance off of Snouffer School Road for such parking lot, at the Park Master Planned location for the Park Natural Discovery Area, located south of the new park entrance road.
 - 22) Prior to the end of the validity period for the first stage, (see conditions #27), applicant to provide engineering and construction of an adequate stormwater management facility for such parking lot and entrance. Parking lot size, configuration and exact location to be determined by M-NCPPC staff but shall not be larger than 44 parking spaces. Design to include adequate turn around area for buses. All designs and engineering plans to be approved by M-NCPPC staff. If Applicant is unable to obtain the needed permits and approvals for such parking lot at this location, Applicant shall construct the parking lot on park property at a location off of the new park entrance road to be determined by M-NCPPC staff.
 - 23) A plat of reservation for all lots and property affected by the RPZ for a period not to exceed three years to allow potential purchase by the Montgomery County Revenue Authority and/or Federal Aviation Administration (FAA).
 - 24) Prior to recordation of plat(s) for Lots 14 through 17, relocation of Street "D" as shown on the approved preliminary plan, as necessary, to avoid the Montgomery County Airpark's Runway Protection Zone (RPZ), to the extent required by the Federal Aviation Administration or the Montgomery County Revenue Authority.
 - 25) Prior to recordation of initial plat, applicant to provide staff with a copy of an executed agreement between the FAA and/or the Montgomery County Revenue Authority and applicant regarding the right to over flight, noise and vibration associated with the Montgomery County Airpark, and to address the other conditions as prescribed in the Revenue Authority's letter dated, July 8, 2004, as applicable.
 - 26) Compliance with approved landscape plan for Snouffer School Road frontage
 - 27) The Preliminary Plan will remain valid for one hundred forty-five (145) months from the date of mailing of the Planning Board Opinion. Record plats must be recorded in phases based upon the following schedule:
-

- Phase I (expires 37 months from the date of mailing of the Planning Board Opinion): 200,000 square feet of the approved density.
- Phase II (expires 73 months from the date of mailing of the Planning Board Opinion): 400,000 square feet of the approved density.
- Phase III (expires 109 months from the date of mailing of the Planning Board Opinion): 300,000 square feet of the approved density.
- Phase IV (expires 145 months from the date of mailing of the Planning Board Opinion): all remaining development.

Prior to the expiration period, the final record plat for all remaining lots within each phase must be recorded, or a request for extension must be filed.

- 28) The Adequate Public Facility (APF) review for the Preliminary Plan will remain valid for one hundred forty-five (145) months from the date of mailing of the Planning Board Opinion.
- 29) No plat(s) to be recorded prior to thirteen (13) months from the mailing date of the Planning Board opinion.
- 30) Prior to recordation of initial plat, applicant to resubmit landscape plan for the Snouffer School frontage to MNCPPC technical staff to address long term screening with overstory and understory of the buildings fronting on Snouffer School Road.
- 31) Concurrent with condition ^(#29) #30, MNCPPC to explore the purchase of, or easement on, Lot #7 to provide access for local neighborhood to Lois Green Farm Conservation Park.
- 32) Other necessary easements shall be shown on the record plats.



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 07-180
Preliminary Plan No. 12004018A
Airpark North Business Park
Date of Hearing: May 24, 2007

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION¹

WHEREAS, pursuant to Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review preliminary plan applications; and

WHEREAS, on March 22, 2007, Webb Tract, L.L.C. ("Applicant"), filed an application to revise the previous conditions of approval to a previously approved project located on 134 acres of land on the east side of Snouffer School Road opposite intersection with Alliston Hollow Way ("Property" or "Subject Property"), in the Gaithersburg Master Plan area ("Master Plan"); and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 12004018A, Airpark North Business Park ("Preliminary Plan" or "Application"); and

WHEREAS, Staff issued a memorandum to the Planning Board, dated May 11, 2007, setting forth its analysis, and recommendation for approval, of the revised Application subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and the staffs of other governmental agencies, on May 24, 2007, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

APPROVED AS TO LEGAL SUFFICIENCY

M. N. C. P. P. C. LEGAL DEPARTMENT

¹ This Resolution constitutes the written opinion of the Board in this matter and satisfies any requirement under the Montgomery County Code for a written opinion.

WHEREAS, on May 24, 2007, the Planning Board approved the Application subject to certain conditions, on motion of Commissioner Bryant; seconded by Commissioner Robinson; with a vote of 5-0, Commissioners Bryant, Hanson, Perdue, Robinson, and Wellington voting in favor.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board approved an amendment to Preliminary Plan No. 12004018A to revise Condition #21 as described below, for the Subject Property, as follows:

- 1) Previous condition #21, shall be amended as follows:
 - 21). Prior to April 30, 2008, applicant to engineer and construct a paved parking lot, and an adequate entrance off of Snouffer School Road for such parking lot, at the Park Master Planned location for the Park Natural Discovery Area, located south of the new park entrance road.
- 2) All other previous conditions of approval as contained in the Planning Board Opinion dated July 26, 2004 remain in full force and effect.

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff, which the Board hereby adopts and incorporates by reference and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

1. *The Preliminary Plan substantially conforms to the master plan.*

The revision does not substantially change the plan. As determined by the Planning Board at the initial hearing for this project, the plan is in conformance with the land use recommendations of the Gaithersburg and Vicinity Master Plan.

2. *Public facilities will be adequate to support and service the area of the proposed subdivision.*

By virtue of a thorough review and recommendations of approval from all agencies including the Montgomery County Department of Public Works and Transportation, the Montgomery County Department of Permitting Services, the Maryland State Highway Administration and the Montgomery County Department of Fire and Rescue Services, this plan will be adequately served by public facilities.

3. *The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.*

The configuration of the lots was not changed as part of this plan revision. Lot shape, size, width and orientation remain in compliance with Chapter 50.

4. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

At the initial hearing, the plan was reviewed for compliance with Chapter 22A off the Montgomery County Code and found to be able to comply with all requirements of that Chapter by the Planning Board. The revision required no changes to the forest conservation plan.

5. *The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.*

The Montgomery County Department of Permitting Services reviewed and approved a stormwater management concept for the entire project at the initial review. The concept was not changed as part of this revision and remains valid.

BE IT FURTHER RESOLVED, that the date of this Resolution is OCT 18 2007 (which is the date that this Resolution is mailed to all parties of record); and


BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

At its regular meeting, held on Thursday, October 4, 2007, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, on motion of Commissioner Robinson, seconded by Commissioner Bryant, with Commissioners Hanson, Robinson, and Bryant voting in favor, and Commissioners Cryor and Lynch absent, ADOPTED the above Resolution.

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Preliminary Plan No. 12004018A
Airpark North Business Park
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which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for Preliminary Plan No. 12004018A, Airpark North Business Park.



Royce Hanson, Chairman
Montgomery County Planning Board



MONTGOMERY COUNTY PLANNING BOARD
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

JAN 16 2009

MCPB No. 09-03
Preliminary Plan Amendment No. 12004018B
Centerpark
Date of Hearing: December 4, 2008

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION¹

WHEREAS, pursuant to Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review preliminary plan applications; and

WHEREAS on March 12, 2008, Centerpark East, L.L.C. ("Applicant"), filed an application for approval of amendment to a preliminary plan of subdivision of property that requested an abandonment of two previously recorded/platted rights-of-way (Turkey Thicket Drive and Hubble Court) to be replaced by two private street parcels, and reconfiguration of the boundaries of the abutting lots on 134 acres of land located on the east side of Snouffer School Road opposite the intersection with Alliston Hollow Way ("Property" or "Subject Property"), in the Gaithersburg and Vicinity master plan area ("Master Plan"); and

WHEREAS, Applicant's preliminary plan amendment application was designated Preliminary Plan Amendment No. 12004018B, Centerpark ("Preliminary Plan" or "Application"); and

WHEREAS, Planning Board staff ("Staff") issued a memorandum to the Planning Board, dated November 22, 2008, setting forth its analysis, and recommendation for approval of the Application ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Staff and the staff of other governmental agencies, on December 4, 2008, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

¹ This Resolution constitutes the written opinion of the Board in this matter and satisfies any requirement under the Montgomery County Code for a written opinion.

Approved as to
 Legal Sufficiency:

Christina Sorrento 12/30/08

8787 Georgia Avenue, NCRPPC Legal Department 10 Chairman's Office 301.495.4605 Fax: 301.495.1320

www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

WHEREAS, on December 4, 2008, the Planning Board approved the Application subject to certain conditions, on motion of Commissioner Robinson; seconded by Commissioner Alfandre; with a vote of 5-0 Commissioners Alfandre, Cryor, Hansen, Presley and Robinson voting in favor.

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board approves Preliminary Plan No. 12004018B on 134 acres of land located on the east side of Snouffer School Road opposite the intersection with Alliston Hollow Way in the Gaithersburg and Vicinity Master Plan area, including the abandonment of the previously dedicated rights of way for Turkey Thicket Drive and Hubble Court pursuant to Section 50-15 of the Montgomery County Code, and subject to the following conditions:

- 1) The Applicant must construct Hubble Court and Turkey Thicket Drive as private streets in conformance with the "Typical Section" as shown on submitted preliminary plan drawings dated October 24, 2008. The sidewalk must be offset by a minimum of 5 feet from the pavement edge.
- 2) The Applicant (builder) must certify to the Montgomery County Department of Permitting Services (DPS), MNCPPC Staff, and the future lot tenants by means of a covenant in the land records that all private streets in the development have been designed and constructed to the structural standards of a County tertiary road.
- 3) Prior to recordation of plat(s), the Applicant must provide proposed access easement language and the funding mechanism and road maintenance agreements to the Department of Parks staff for review and approval. Construction and perpetual maintenance shall be at no cost to M-NCPPC or the Izaak Walton League.
- 4) All other previous conditions of approval for Preliminary Plan No. 120040180 as contained in the Planning Board Opinion dated July 26, 2004, and as amended by Resolution dated October 18, 2007, remain in full force and effect.

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff, which the Board hereby adopts and incorporates by reference, and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

1. *The previously dedicated rights of way for Turkey Thicket Drive and Hubble Court have not been in public use and qualify for abandonment pursuant to Sections 50-15(c) and 49-68 of the Montgomery County Code.*

The long standing use of the existing Turkey Thicket Drive right-of-way as a private road by the Applicant, M-NCPPC and the Izaak Walton League does not constitute public use. The right-of-way plat was recorded on August 9, 2007. However, the right-of-way was never improved and therefore was not accepted by the Montgomery County Department of Transportation. As the Board indicated, because there are no official demarcations of the entrance for public access or any indication that such facilities exist on this road, occasional use by M-NCPPC employees or the caretaker of the Izaak Walton League facility does not constitute "public use". In addition, Hubble Court has no previous public use established within it and is unimproved. M-NCPPC, the Izaak Walton League, and the Applicant all support the abandonment of the rights-of-way and the privatization of Turkey Thicket Drive.

Pursuant to its authority under Sec. 50-15(c) the Planning Board finds that there is no documented public use within the rights-of-way for either Turkey Thicket Drive or Hubble Court, and that the Plan was appropriately forwarded to all affected property owners and agencies and that there is no opposition to the abandonment as evidenced by testimony received and presented to the Board.

2. *The Preliminary Plan substantially conforms to the Gaithersburg Master Plan.*

The Board finds that the Preliminary Plan remains substantially unchanged by this amendment and continues to conform to the Gaithersburg Master Plan.

3. *Public facilities remain adequate to support and service the area of the proposed subdivision.*

The Board finds that because the Preliminary Plan generates no additional development, the previous findings for adequate public facilities remain valid, including adequate access and safety for pedestrians and vehicles.

4. *The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.*

The Board finds that the size, width, shape, and orientation of the proposed lots as amended continue to be appropriate for the location of the subdivision.

5. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

The previous preliminary forest conservation plan remains valid for this Preliminary Plan; therefore, the Planning Board finds that the Preliminary Plan continues to satisfy all requirements of Chapter 22A, the Forest Conservation law.

6. *The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.*

The approved stormwater concept remains valid since no additional development is approved as part of this Application.

BE IT FURTHER RESOLVED, that this Preliminary Plan will remain valid for 36 months from the Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended) of the original approval and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed; and

BE IT FURTHER RESOLVED, that the date of this Resolution is JAN 16 2009 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

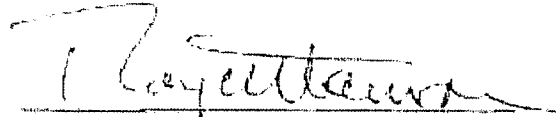
* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Robinson, seconded by Commis-

MCPB No. 09-03
Preliminary Plan No. 12004018B
Centerpark
Page 5 of 5

sioner Cryor, with Commissioners Hanson, Robinson, Alfandre, and Cryor voting in favor of the motion, and Commissioner Presley absent, at its regular meeting held on Thursday, January 8, 2009, in Silver Spring, Maryland.

A handwritten signature in black ink, appearing to read "Royce Hanson", written over a horizontal line.

Royce Hanson, Chairman
Montgomery County Planning Board



MONTGOMERY COUNTY PLANNING BOARD
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 09-04
 Preliminary Plan Amendment No. 12004018D
 Centerpark
 Date of Hearing: December 4, 2008

JAN 12 2009

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION¹

WHEREAS, pursuant to Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review preliminary plan applications; and

WHEREAS, on August 25, 2008, Centerpark East, L.L.C. ("Applicant"), filed an application for approval of an amendment to a preliminary plan of subdivision of property that would eliminate a previously approved but unplatted road (Chafee Court) and reconfigure the interior lot lines on 134 acres of land located on the east side of Snouffer School Road opposite the intersection with Alliston Hollow Way ("Property" or "Subject Property"), in the Gaithersburg and Vicinity master plan area ("Master Plan"); and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 12004018D, Centerpark ("Preliminary Plan" or "Application"); and

WHEREAS, Planning Board staff ("Staff") issued a memorandum to the Planning Board, dated November 22, 2008, setting forth its analysis, and recommendation for approval of the Application ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Staff and the staff of other governmental agencies, on December 4, 2008, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

¹ This Resolution constitutes the written opinion of the Board in this matter and satisfies any requirement under the Montgomery County Code for a written opinion.

Approved as to
 Legal Sufficiency:

Christina Sorrento 12/30/08

8787 Georgia Avenue, Suite 200, Gaithersburg, MD 20878-4910 Chairman's Office: 301.495.4605 Fax: 301.495.1320

www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

WHEREAS, on December 4, 2008, the Planning Board approved the Application subject to certain conditions, on motion of Commissioner Robinson ; seconded by Commissioner Alfandre; with a vote of 5-0 Commissioners Alfandre, Cryor, Hansen, Presley and Robinson voting in favor.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board approved the amendment to Preliminary Plan No. 12004018D to eliminate unplatted Chaffee Court from the plan drawing and establish new lot lines for the lots immediately abutting the former road on 134 acres of land located on the east side of Snouffer School Road opposite the intersection with Alliston Hollow Way in the Gaithersburg and Vicinity Master Plan area, subject to the following condition:

All other previous conditions of approval for Preliminary Plan 120040180 as contained in the Planning Board Opinion dated July 26, 2004, and as amended by Resolution dated October 18, 2007, remain in full force and effect.

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff, which the Board hereby adopts and incorporates by reference, and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the condition of approval, that:

1. *The Preliminary Plan substantially conforms to the Master Plan.*

The Board finds that the plan remains substantially unchanged by this amendment and continues to conform to the Master Plan.

2. *Public facilities will be adequate to support and service the area of the proposed subdivision.*

The Board finds that because the amendment generates no additional development, the previous findings for adequate public facilities remain valid, including access and safety for vehicles and pedestrians.

3. *The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.*

The Board finds that the size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.

- 4. The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

The previous preliminary forest conservation plan remains valid for this amendment, therefore, the Planning Board finds that the Preliminary Plan continues to satisfy all requirements of Chapter 22A, the Forest Conservation law.

- 5. The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.*

The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. The approved stormwater concept remains valid since no additional development is approved as part of this application.

BE IT FURTHER RESOLVED, that this Preliminary Plan will remain valid for 36 months from the Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended) of the original approval except as modified by subsequent Planning Board action and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed; and

BE IT FURTHER RESOLVED, that the date of this Resolution is JAN 12 2009 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

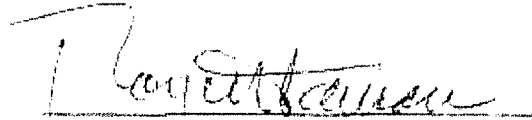
* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Robinson, seconded by Commis-

MCPB No. 09-04
Preliminary Plan No. 12004018D
Centerpark
Page 4 of 4

sioner Cryor, with Commissioners Hanson, Robinson, Alfandre, and Cryor voting in favor of the motion, and Commissioner Presley absent, at its regular meeting held on Thursday, January 8, 2009, in Silver Spring, Maryland.

A handwritten signature in black ink, appearing to read "Royce Hanson", written over a horizontal line.

Royce Hanson, Chairman
Montgomery County Planning Board

June 22, 2009

BY HAND DELIVERY

Ms. Catherine Conlon
Subdivision Supervisor
Development Review Division
Maryland-National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

**Re: Letter of Explanation
Limited Preliminary Plan Amendment No. 12004018E
Centerpark (Airpark North Business Park)**

Dear Ms. Conlon:

On behalf of Webb Tract/Centerpark East/Centerpark West LLCs (the "Applicants"), we are submitting this Limited Preliminary Plan Amendment No. 12004018E (the "Amendment") for Centerpark (formerly the Airpark North Business Park) (the "Property"). The Amendment modifies the number of lots and the lot layout of Centerpark to facilitate Montgomery County's potential purchase of the Property for public purposes. This letter of explanation serves to meet the various requirements contained in the Development Review Manual for the submission of limited preliminary plan amendments.

Specifically, the Amendment reduces the number of lots currently contained in the subdivision from twenty-three lots and eight parcels to three lots and four parcels. Lots 14 and 15 are intended for purchase by the Montgomery County Revenue Authority and are not proposed to be included in Montgomery County's potential purchase of the Property. Montgomery County's potential purchase of the Property will relocate the nearly forty year old Public Safety Training Academy ("PSTA") to a modern and sustainable facility on the Property.

The Amendment does not affect the development standards, the overall amount of development permitted on the Property, or the conditions of approval of the underlying preliminary plan. The Property will retain the existing I-4 zoning as recommended in the *Gaithersburg and Vicinity Master Plan*. The Amendment does not reduce any of the setbacks from neighboring properties and does not change the height limits permitted by the approved preliminary plan. The application complies with the findings required for approval of preliminary plan amendments. These findings are summarized below.

1. ***The Preliminary Plan substantially conforms to the master plan.***
The revision does not materially change the approved preliminary plan. As determined by the Planning Board at the initial hearing for this project, the plan is in conformance with the land use recommendations of the 1985 *Gaithersburg and Vicinity Master Plan*. The staff report for the approved preliminary plan states that “a new zone, the I-4 Zone, was created specifically for land around the airpark. The Sectional Map Amendment (SMA) that implemented the 1985 Plan’s recommendations was adopted in 1986 and officially rezoned the subject project to I-4 as well as the 300-acre Airpark Industrial Park...”.

2. ***Public facilities will be adequate to support and service the area of the proposed subdivision.***
As found during the review of the initial application for this project, all public facilities were found to be adequate. The revision does not increase demands on public facilities beyond that of the approved preliminary plan. Since no additional vehicular trips are proposed, Resolution 16-376 indicates “an application to amend a previously approved preliminary plan of subdivision does not require a new test for adequacy of public facilities if...the number of trips which will be produced by the revised plan is not greater than the number of trips produced by the original plan.”

3. ***The size, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.***
The revision maintains a variety of lot sizes, which are suitable for uses in the zone. The shapes of the lots are compatible with lots in the subdivision and the zone, and serve the purposes of Montgomery County, Maryland for its acquisition.

4. ***The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.***
At the initial hearing, the approved preliminary plan was reviewed for compliance with Chapter 22A of the Montgomery County Code and found to comply with all requirements of that Chapter by the Planning Board. The combination of forest retention and reforestation exceeds the minimum requirements and creates a “surplus that can be used for banking,” as referenced in the original staff report. The amendment maintains a substantial surplus, to be used for banking, with no modifications to the limits of disturbance shown in the Forest Conservation Plan associated with Preliminary Plan Amendment 12004018B.

5. ***The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on a determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.***

The Montgomery County Department of Permitting Services reviewed and approved a stormwater management concept for the entire project at the initial review. This application does not modify the approved concept or the stormwater management concept amendment associated with Preliminary Plan Amendment 12004018B.

Given the unique circumstances of this Amendment and the limited relief which it seeks, we respectfully request that the Staff Report recommend and the Planning Board Resolution contain a condition substantially similar to the following:

New lots 10, 14 and 15 and Parcels D, E, F and G are approved to amend the 23 platted lots and 8 parcels known as Airpark North Business Park in order to facilitate the planned conveyance by the applicant of the subject property to Montgomery County, Maryland for public purposes. These new lots do not include Lots 14 and 15, which are intended for purchase by the Montgomery County Revenue Authority. During the validity period subsequent to this amendment's approval by the Planning Board, the applicant may abandon this amendment by written notice to the Planning Board if the subject property is not purchased as intended by Montgomery County, Maryland. If the applicant records the plats approved by this amendment, but Montgomery County, Maryland thereafter does not purchase the subject property, the applicant may, without prejudice (upon notice to the Planning Board and within one year from the date of the Resolution of approval): (a) abandon the recorded plats and re-record the 23 previously platted lots and 8 parcels (known as Airpark North Business Park); and (b) record plats for the balance of the subject property not previously covered by a record plat within the time period allowed in the original Resolution.

As part of this Amendment application, we are submitting the following items in addition to five copies of this Letter of Explanation:

1. Application Form and Checklist.
2. Fee schedule.
3. \$2,250 filing fee.
4. Original certified plans with Opinion/Resolution.

5. Application notice prepared by the Applicant (draft copy).
6. Adjacent property owner list + HOA, Civics, School, Cluster (one paper copy and two sets of labels).
7. Five sets of the amended redlined plans.
8. Five sets of the amendment plans (black & white) with new title information, & list of amendment items on plan.
9. Applicant certificate of compliance.
10. CD with PDF of new amended plans.
11. Traffic statement prepared by C. Craig Hedberg, I.T.S. (2 copies).
12. Signage information (dated pictures, affidavit, & and location plan).

In conclusion, the proposed amendment facilitates the potential purchase of the Property by the County, which will provide a great public benefit through the development of a sustainable and state of the art PSTA. We look forward to working with you on this limited preliminary plan amendment approval. Thank you very much.

Sincerely,

 A handwritten signature in black ink, appearing to read "R. Brewer, Jr.", followed by the initials "AHB" in a similar script.

Robert G. Brewer, Jr.

 A handwritten signature in black ink, appearing to read "April H. Birnbaum".

April H. Birnbaum

cc: Charles D. Ellison, Jr.
David M. O'Bryan
C. Craig Hedberg

To: Centerpark East, Centerpark West, and the Webb Tract LLCs
From: C. Craig Hedberg
Date: June 18, 2009
Subject: Transportation Statement
Airpark North Business Park

C. CRAIG HEDBERG
President

This Transportation Statement is submitted in conjunction with Preliminary Plan Amendment 12004018E for Centerpark (Airpark North Business Park), which is located north of Snouffer School Road and east of the intersection of Snouffer School Road and Alliston Hollow Way in Gaithersburg, MD. The site is proposed to have two driveways that accommodate unrestricted traffic movements, one of which aligns with Alliston Hollow Way and the second of which is a "T" intersection located approximately 1300 feet to the east. The purpose of this Amendment is to modify the number of lots and the lot layout to facilitate potential purchase of certain lots.

The site was approved by the Planning Board on July 15, 2004 for a total of 1,268,211 SF (consisting of up to 559,300 SF R&D, 461,285 SF Warehouse, and 247, 626 SF Business Park), as shown in the Board opinion mailed on July 26, 2004. These representative uses/densities for Airpark North Business Park generated the peak hour trips from the original traffic studies summarized in Table A.

Table A
Trip Generation
Airpark North

Density/Use	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
559,300 SF R&D (ITE Code 760)	577	117	694	89	515	604
192,720 SF Warehouse (ITE Code 150)	109	24	133	27	83	110
Subtotal Driveway "A"	686	141	827	116	598	714
247,626 SF Business Park (ITE Code 770)	295	57	352	78	261	339
268,565 SF Warehouse (ITE Code 150)	137	31	168	36	107	143
Subtotal Driveway "B"	432	88	520	114	368	482
Total Site Trips	1118	229	1347	230	966	1196

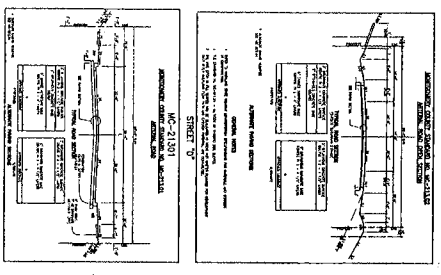
No modifications to the original approval are proposed by this Amendment that will modify the Total Trip Envelope shown in the last line of Table A. Therefore, there will be no changes to the transportation-related conditions associated with the original approval.

Please contact me with questions regarding this memorandum.

cc: Robert G. Brewer, Jr., Esq.

PLANNING BOARD'S COMMENTS:
 The Planning Board has reviewed the proposed plan and has no comments at this time. The Board will continue to monitor the project and will advise the applicant if any changes are needed.

DEVELOPER'S COMMENTS:
 The developer has reviewed the comments and has no further comments to make at this time.



TRACT NO. A-101-1
 N/4
 UNITED STATES OF AMERICA
 ONE CASE BEAR
 WILLIAM HANCOCK

TRACT NO. A-100-1

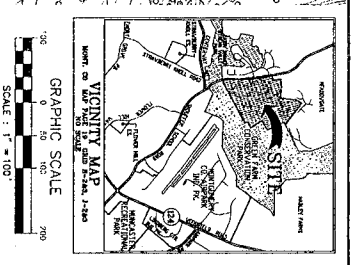
STREET MAP, & C
 10/21/11
 10/21/11

NO.	DATE	BY	REVISION
1	10/21/11	JPH	INITIAL DESIGN FOR RECORD AND CONSTRUCTION

PRELIMINARY PLAN #1-04018

AMENDED PRELIMINARY PLAN - REDLINE EXHIBIT
AIRPARK NORTH BUSINESS PARK
 LAYTONSVILLE (54) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

OWNER'S CERTIFICATE
 I, the undersigned, being the owner of the above described property, hereby certify that the above described plan is a true and correct copy of the original plan as filed in the office of the County Clerk of Montgomery County, Maryland, and that the same is in accordance with the provisions of the Subdivision Control Act, Chapter 23, of the Code of Montgomery County, Maryland, and that the same is in accordance with the provisions of the Subdivision Control Act, Chapter 23, of the Code of Montgomery County, Maryland, and that the same is in accordance with the provisions of the Subdivision Control Act, Chapter 23, of the Code of Montgomery County, Maryland.



CPJ Associates Charles P. Johnson & Associates, Inc.
 PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS
 10000 ROCKHILL DRIVE, SUITE 100, ROCKVILLE, MARYLAND 20850
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