



**Snouffer School Road North (Webb Tract)**

**Part D: Amended Final Forest Conservation Plan, MR2010738 (Montgomery County Multi Agency Service Park)**

Amy Lindsey, Planner Coordinator, Area 2 Division, [amy.lindsey@montgomeryplanning.org](mailto:amy.lindsey@montgomeryplanning.org), 301.495.2189

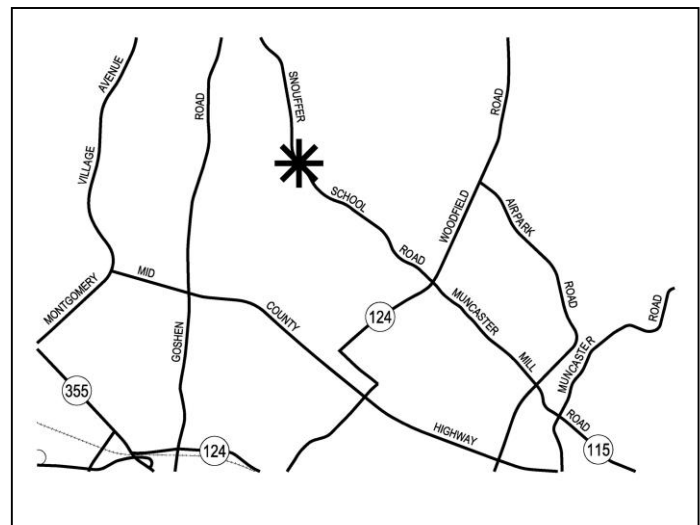
Khalid Afzal, Supervisor, Area 2 Division, [khalid.afzal@montgomeryplanning.org](mailto:khalid.afzal@montgomeryplanning.org), 301.495.4650

Glenn Kreger, Chief, Area 2 Division, [glenn.kreger@montgomeryplanning.org](mailto:glenn.kreger@montgomeryplanning.org), 301.495.4653

Completed: 5/16/16

**Description**

- Request to Amend Final Forest Conservation Plan to allow for the widening of Snouffer School Road;
- Located on the east side of Snouffer School Road opposite the intersection with Alliston Hollow Way;
- 134 acres, I-4 Zone;
- 1985 (Amended in 1990) *Gaithersburg Vicinity Master Plan*;
- Applicant: Montgomery County Department of Parks;
- Filing date: 3/23/2016.



**Summary**

- Staff recommends approval with conditions.
- Pursuant to Chapter 22A of the County Code, the Board's actions on Forest Conservation Plans are regulatory and binding.
- This is one of the three forest conservation plan actions associated with the Snouffer School Road North project, Mandatory Referral No. MR2014038.

## Condition

1. The Final Sediment Control Plan must be consistent with the final limits of disturbance shown on the approved Final Forest Conservation Plan.

## OVERVIEW

The Montgomery County Multi Agency Service Park (County Service Park or MASP), formerly known as Airpark North Business Park and Webb Tract, is a 134-acre property (Property) located on Snouffer School Road opposite the intersection with Alliston Hollow Way and is zoned I-4 (low-intensity, light industrial). To the immediate east and south of the Property is the M-NCPPC-owned Lois Y. Green Conservation Park, which is zoned R-200. The Montgomery County Airpark is located to the southeast of the Property just beyond the park property.

The Property (outlined in red) is entirely within the Great Seneca Creek watershed, a Use I watershed. It includes approximately 27 acres of forest and a stream and associated floodplain and wetlands that bisect the Property in a southwest to northeast fashion. There are approximately 27.4 acres of stream buffer along this stream.



## ANALYSIS

### Forest Conservation

This Property is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code). The Planning Board approved a Preliminary Forest Conservation Plan on July 15, 2004 with Preliminary Plan 120040180, Airpark North Business Park (Attachment 1). Staff approved a Final Forest Conservation Plan (FFCP), consistent with the PFCP, on July 6, 2005.

On September 10, 2009, the Planning Board approved mandatory referral MR2009303 for the acquisition of Airpark North Business Park (Webb Tract) for the purpose of relocating the Public Safety Training Academy (PSTA) and the County Service Park, including the Montgomery County Public Schools Food Distribution Warehouse, Montgomery County Public Schools Maintenance Facility, and the Maryland-National Capital Park and Planning Commission's Shady Grove Maintenance Facility. On January 6, 2011, the Planning Board approved mandatory referral MR2010738 for the design of the County Service Park. As part of the approval process, the Montgomery County Department of General Services (DGS) was required to amend the FFCP for the property to reflect the new use and limits of disturbance (LOD). The FFCP has been associated with the mandatory referral for the five subsequent amendments (7/15/2011, 1/21/2013, 10/4/2013, 4/9/2014, 7/16/2014).

The proposed amendment is the sixth amendment of the FFCP (Attachment 2), and allows for the disturbance associated with the proposed Snouffer School Road North project. The Limit of Disturbance (LOD) on the sediment control plan must match the LOD on the FFCP; therefore, the FFCP had to be amended to allow for issuance of a sediment control permit. Generally, minor amendments for additional LOD are handled by staff and do not require Planning Board approval. However, this FFCP is being presented to the Board to provide the Planning Board with a complete vision of the Snouffer School Road project. No additional forest or variance trees will be impacted or removed.

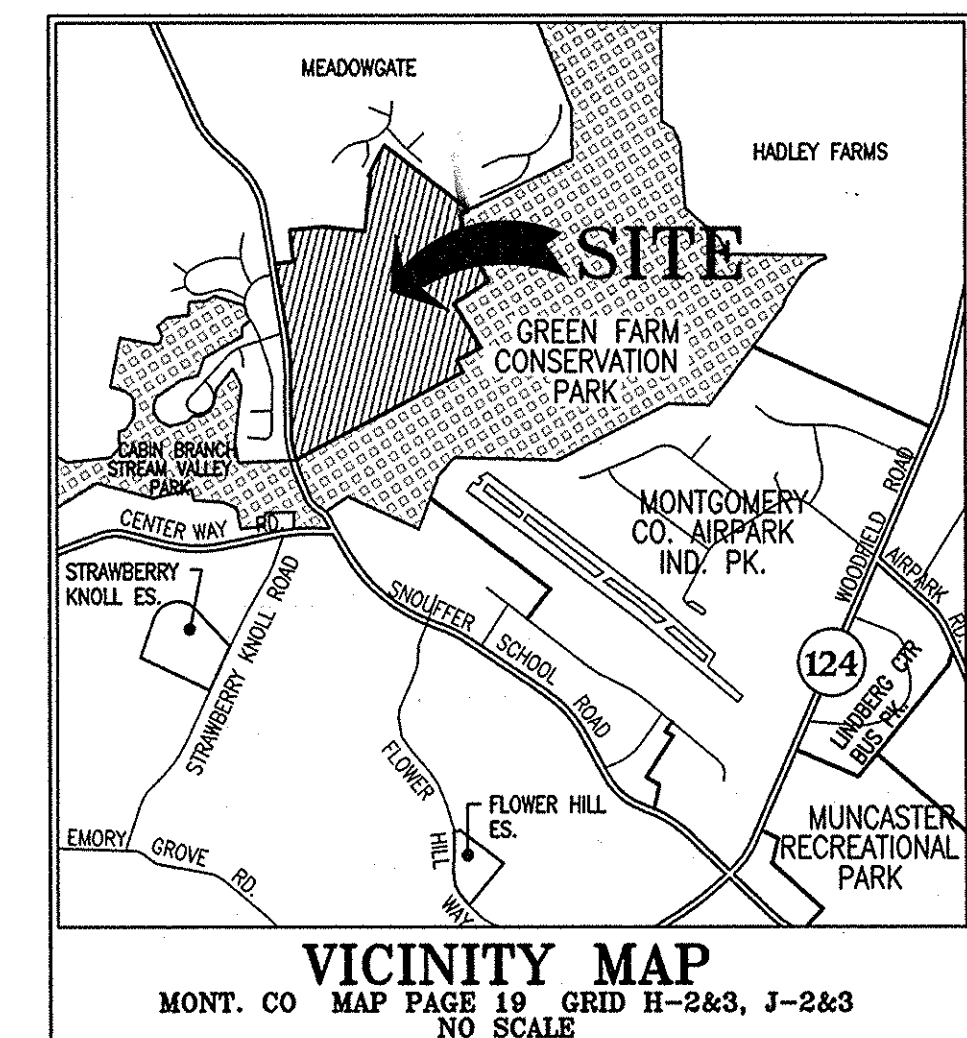
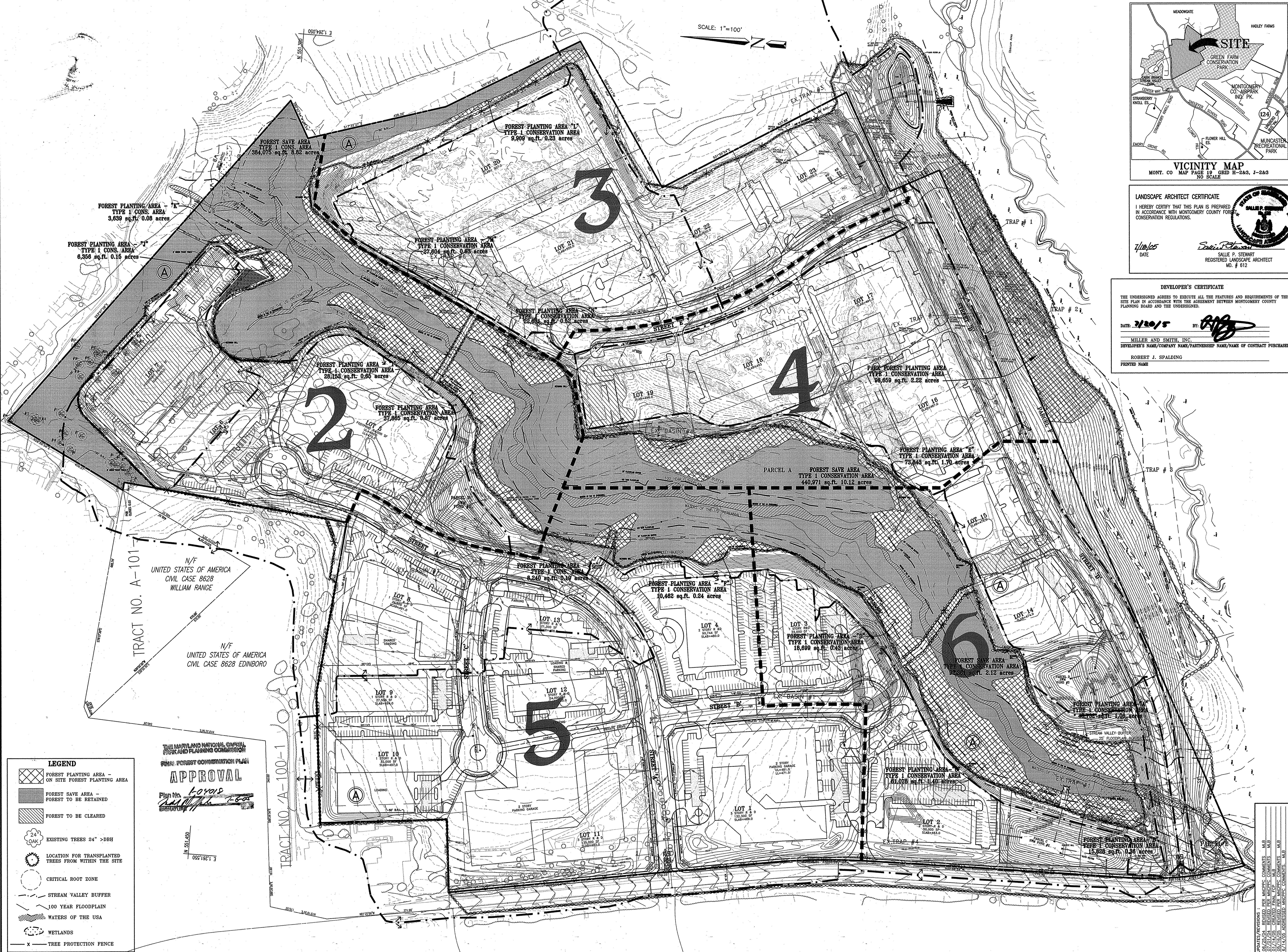
**Conclusion**

Staff recommends that the Planning Board approve the Amended Final Forest Conservation Plan.

**ATTACHMENTS:**

1. 2004 Preliminary Forest Conservation Plan
2. Proposed Amended Final Forest Conservation Plan

SCALE: 1"=100'



LANDSCAPE ARCHITECT CERTIFICATE  
I HEREBY CERTIFY THAT THIS PLAN IS PREPARED IN ACCORDANCE WITH MONTGOMERY COUNTY FOREST CONSERVATION REGULATIONS.  
DATE: 7/12/05  
SALLEE P. STEWART  
REGISTERED LANDSCAPE ARCHITECT  
MD. # 612

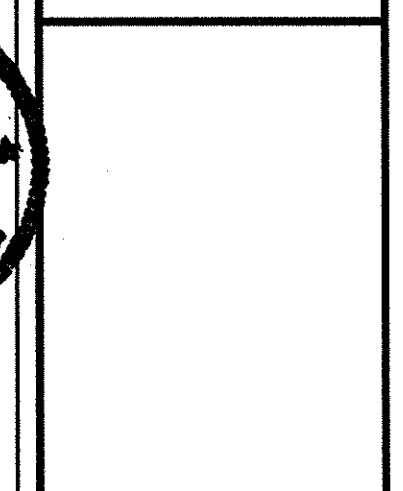
DEVELOPER'S CERTIFICATE  
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.  
DATE: 7/20/05 BY: [Signature]  
MILLER AND SMITH, INC.  
DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER  
ROBERT J. SPALDING  
PRINTED NAME

**LEGEND**

- FOREST PLANTING AREA - ON SITE FOREST PLANTING AREA
- FOREST SAVE AREA - FOREST TO BE RETAINED
- FOREST TO BE CLEARED
- EXISTING TREES 24" >DBH
- LOCATION FOR TRANSPLANTED TREES FROM WITHIN THE SITE
- CRITICAL ROOT ZONE
- STREAM VALLEY BUFFER
- 100 YEAR FLOODPLAIN
- WATERS OF THE USA
- WETLANDS
- TREE PROTECTION FENCE

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
FINAL FOREST CONSERVATION PLAN  
**APPROVAL**  
Plan No. 1-04018  
SIGNATURE: [Signature]

Charles P. Johnson & Associates, Inc.  
PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS  
101 EIGHTH ROAD, SUITE 300, SILVER SPRING, MARYLAND 20910  
Phone: 301/584-7000  
E-mail: cpj@cpja.com  
FREDERICK, MD



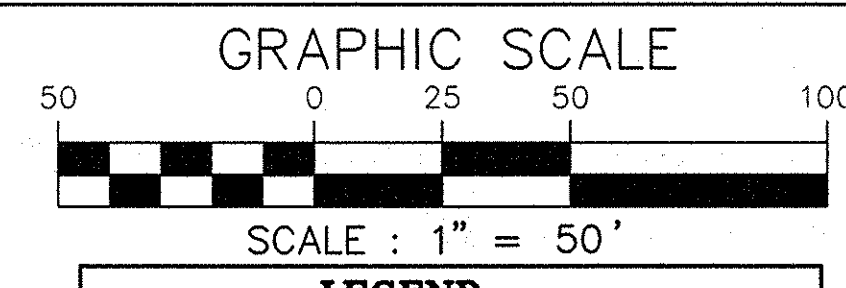
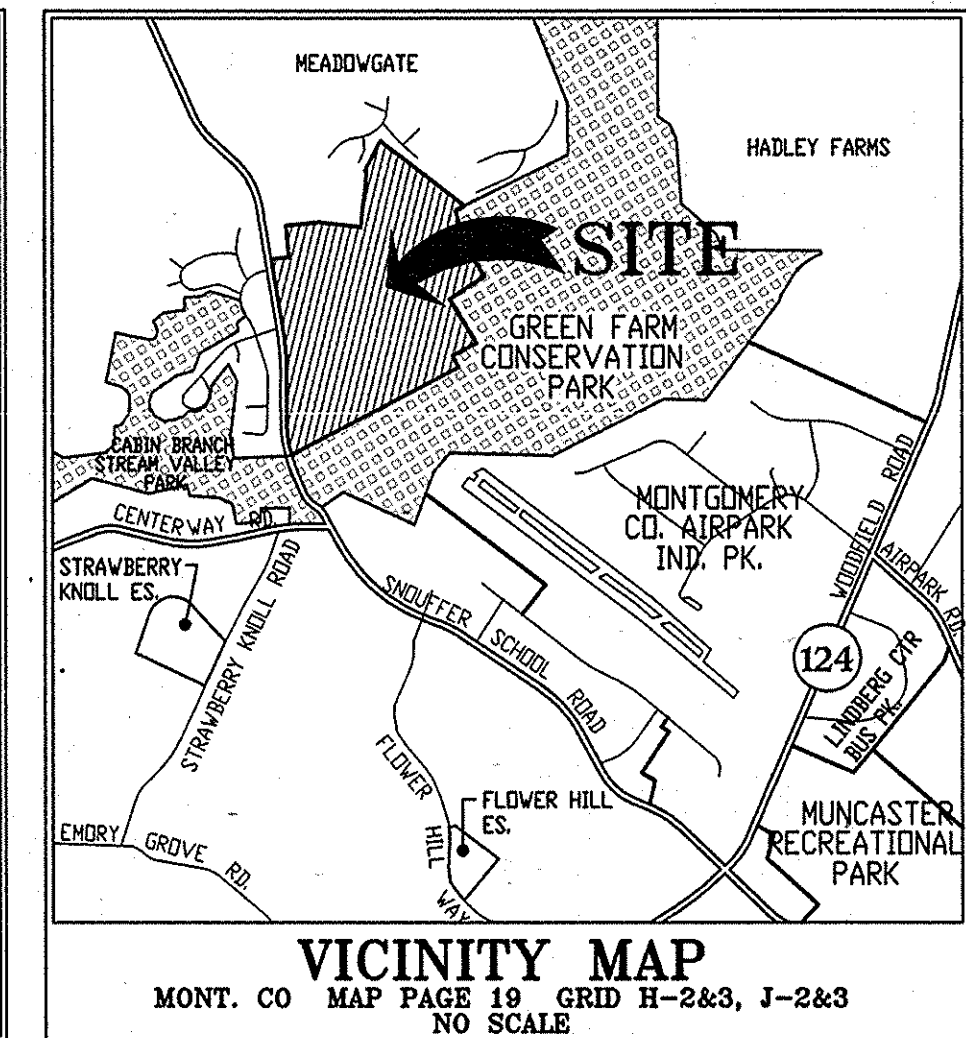
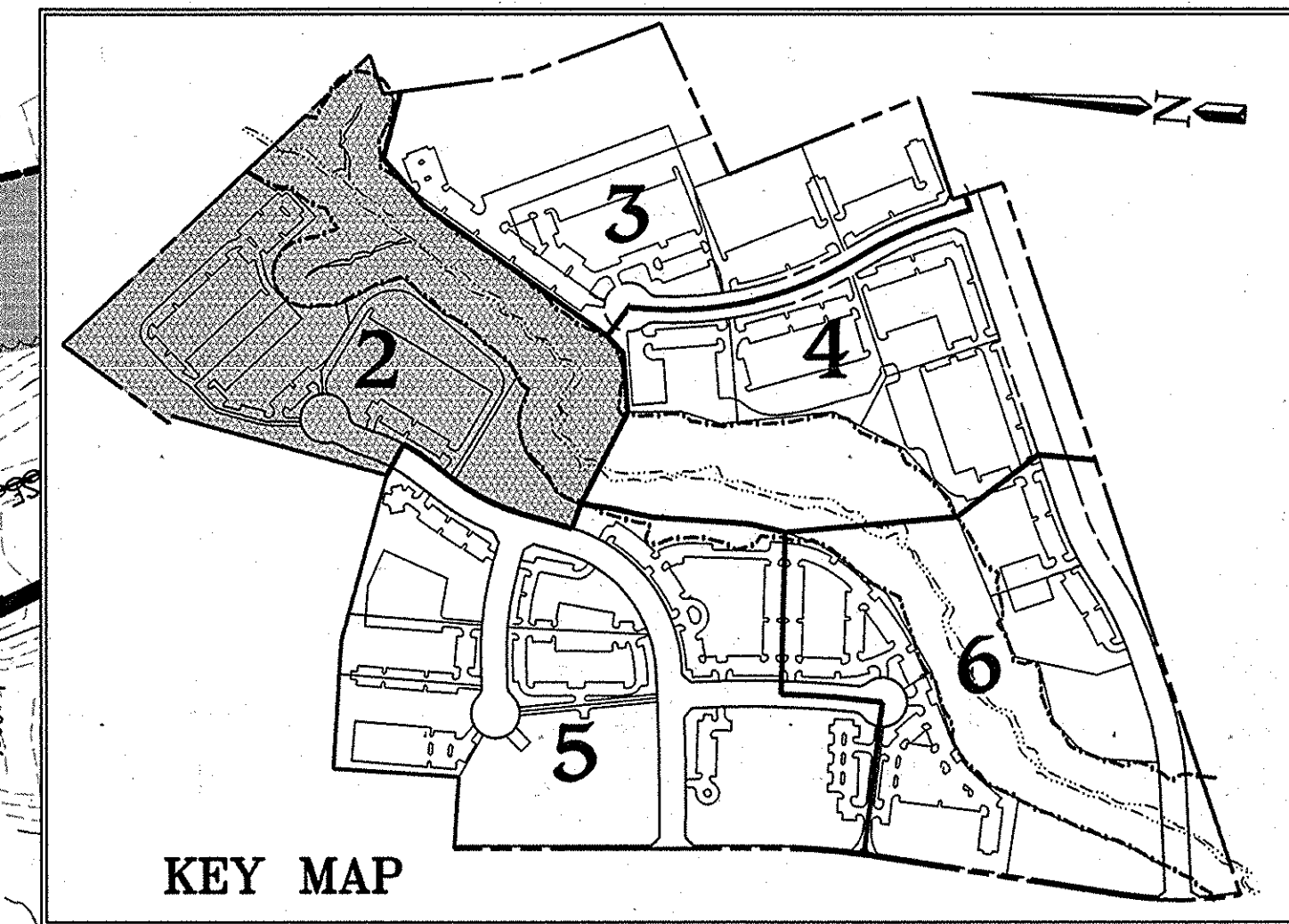
FINAL FOREST CONSERVATION PLAN  
**AIRPARK NORTH BUSINESS PARK**  
LAYTONSVILLE (6TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

NRI# 4-01392  
PRELIMINARY PLAN # 1-04018

DESIGN	CLIENT	ROBERT J. SPALDING
DRAWN	DATE	8/24/05
CHECKED	BY	SALEE P. STEWART
APPROVED	DATE	7/20/05
SCALE	SCALE	AS SHOWN
SHEET	OF	1
FILE NO.		31-150-22 D

SCALE: 1"=50'

1,283,700  
N 50,000



- LEGEND**
- FOREST PLANTING AREA - ON SITE FOREST PLANTING AREA
  - FOREST SAVE AREA - FOREST TO BE RETAINED
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  - 100 YEAR FLOODPLAIN
  - WATERS OF THE USA
  - WETLANDS
  - TREE PROTECTION FENCE



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
FINAL FOREST CONSERVATION PLAN  
**APPROVAL**  
Plan No. 1-04018  
DATE: 1/11/08  
SIGNATURE: [Signature]

DATE	REVISION
06/25/04	REVISED PER MANDPE COMMENTS
07/27/04	REVISED PER MANDPE COMMENTS
08/18/05	REVISED PER MANDPE COMMENTS

DESIGN	DATE
08/18/05	08/18/05
SCALE	1"=50'

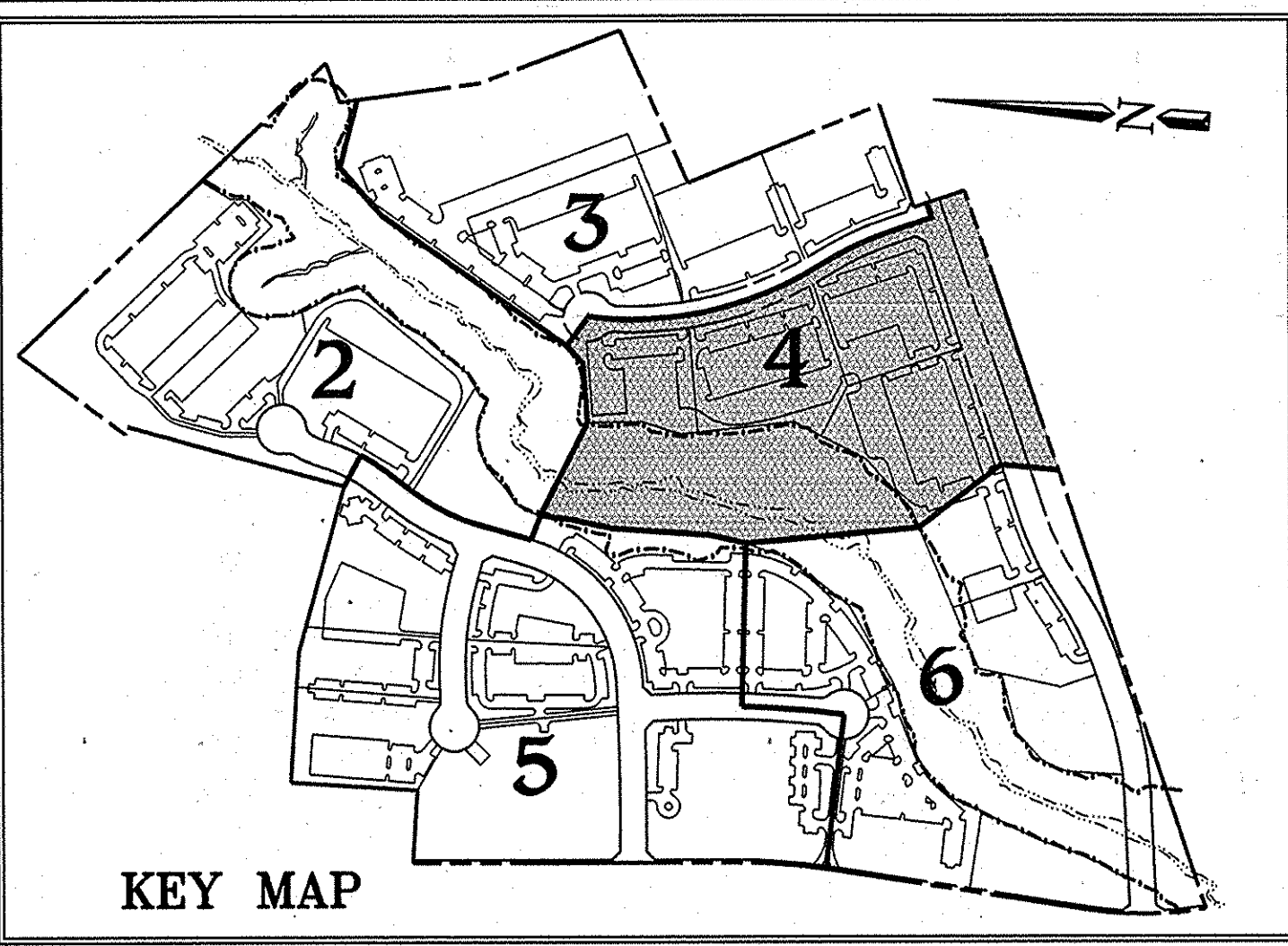
CLIENT	PROJECT
ROBERT SPALDING HALLER AND SMITH, INC. 4800 GREENSBORO DRIVE, SUITE 300 FARMERSVILLE, MD 21051 703-681-2500	AIRPARK NORTH BUSINESS PARK LAYTONSVILLE (150) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

NRI# 4-01392  
PRELIMINARY PLAN # 1-04018

**FINAL FOREST CONSERVATION PLAN**  
**AIRPARK NORTH BUSINESS PARK**  
LAYTONSVILLE (150) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

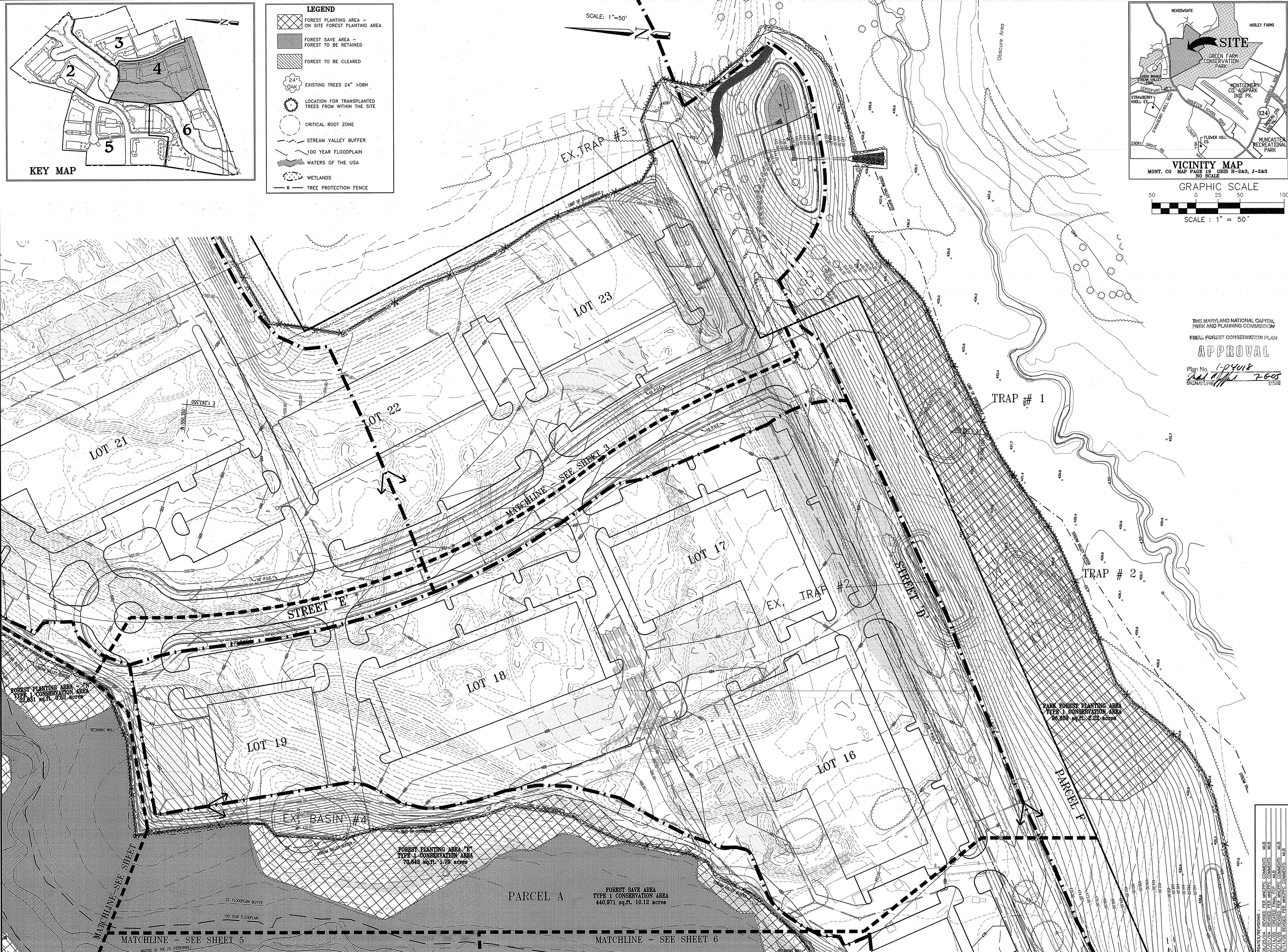
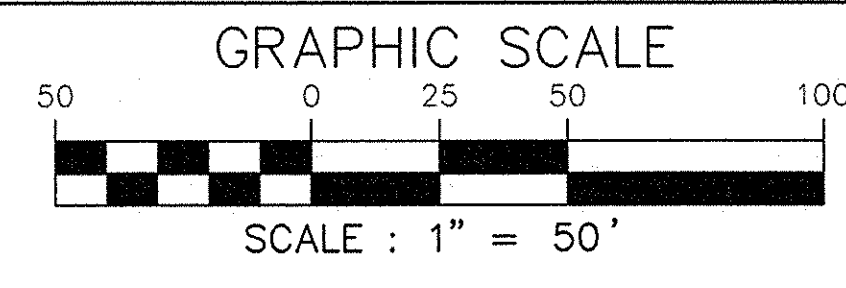
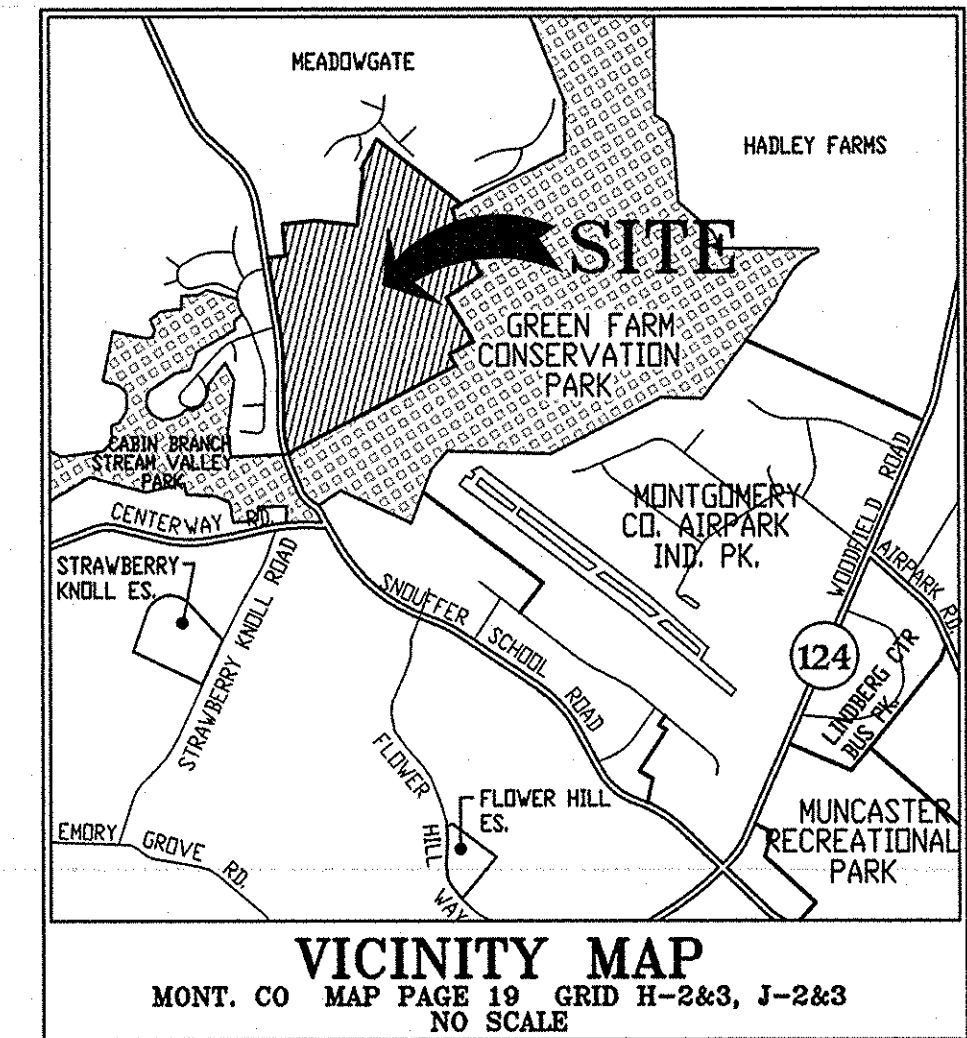
**CPJ Associates**  
Charles P. Johnson & Associates, Inc.  
PLANNERS, ARCHITECTS, LANDSCAPE ARCHITECTS, SURVEYORS  
100 EIGHTH ROAD, SUITE 300, SILVER SPRING, MARYLAND 20910  
Phone: (301) 584-7900 E-mail: cpj@cpj.com FAX: (301) 584-5994  
FARMERSVILLE, MARYLAND





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  - WETLANDS
  - TREE PROTECTION FENCE

SCALE: 1"=50'



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 FINAL FOREST CONSERVATION PLAN  
**APPROVAL**  
 Plan No. 1-04018  
 DATE 7/11/05

**CPJ** Associates  
 Charles P. Johnson & Associates, Inc.  
 PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS  
 101 ELTON ROAD, SUITE 300, SILVER SPRING, MARYLAND 20905  
 Phone: 301/584-7000 Fax: 301/584-0994  
 E-mail: cpj@cpj.com

FINAL FOREST CONSERVATION PLAN  
**AIRPARK NORTH BUSINESS PARK**  
 LAYTONSVILLE (66) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

NR# 4-01382  
 PRELIMINARY PLAN # 1-04018

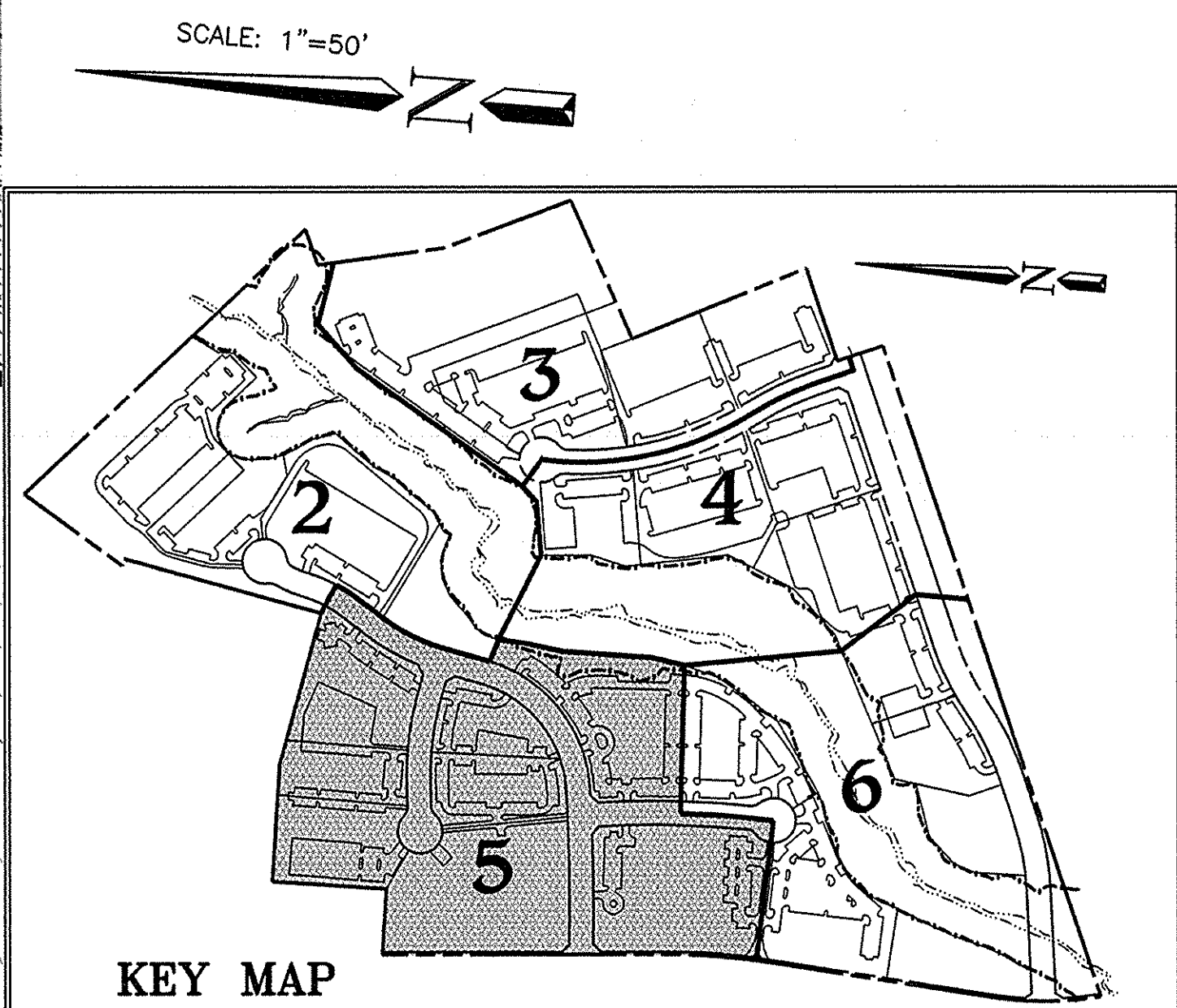
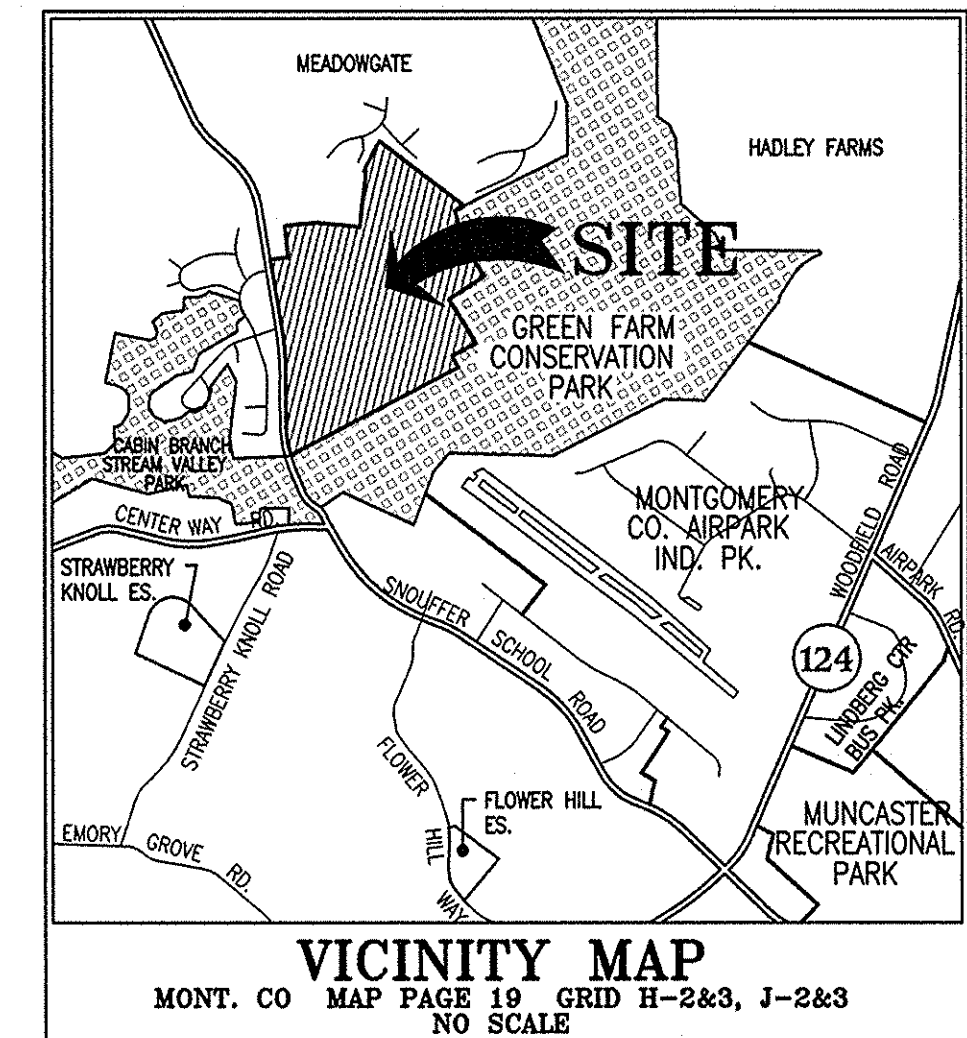
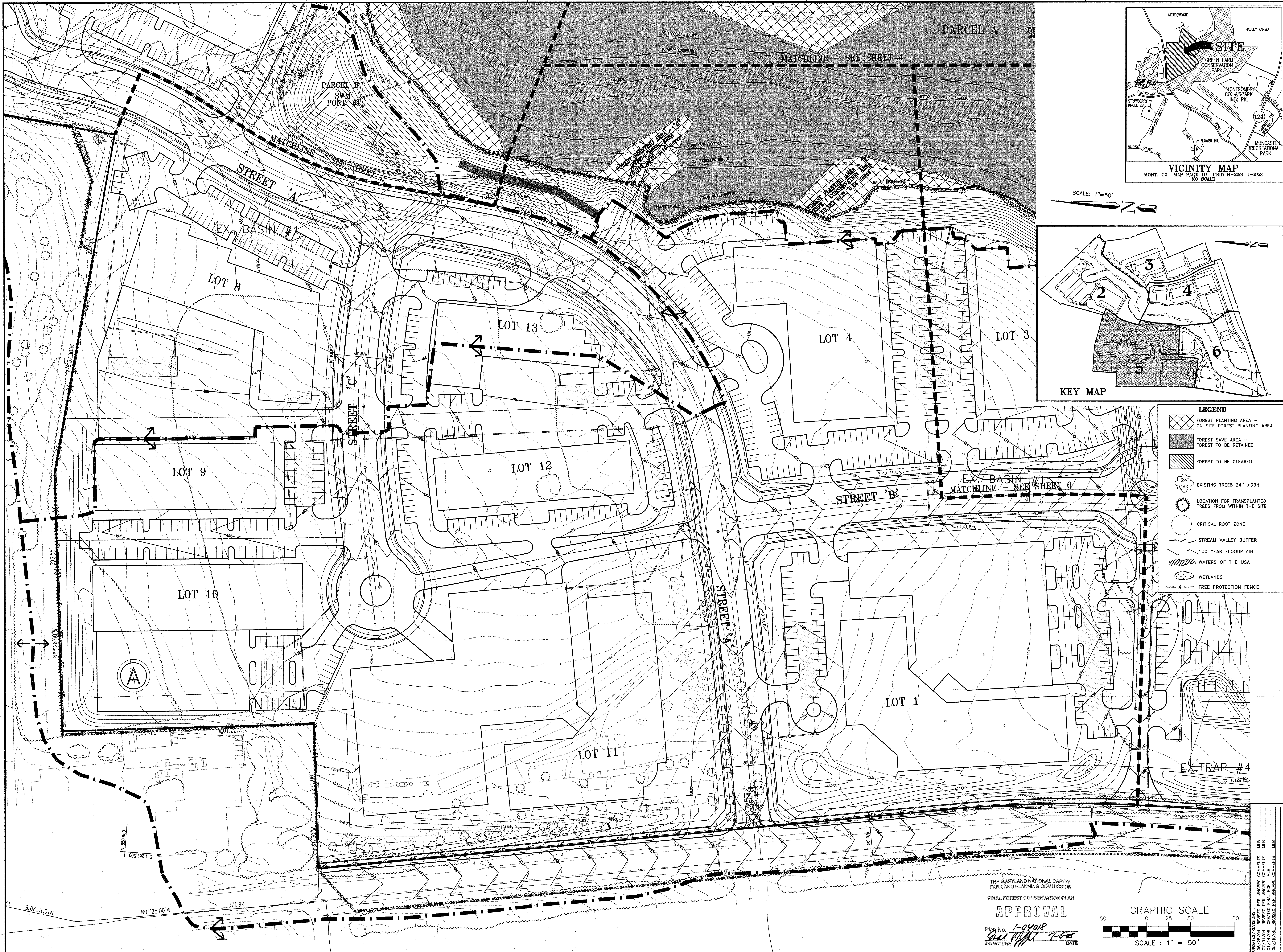
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07/07/04	REVISION PER MNCPPC COMMENTS
07/16/05	REVISION PER MNCPPC COMMENTS
07/12/05	REVISION PER MNCPPC COMMENTS

DESIGN	MRB	CLIENT	ROBERT SPALDING
DRAFT	MEL	OWNER	MALCOLM AND SISTER, INC.
APPROVED		ADDRESS	8840 GREENSBORO DRIVE, SUITE 300
DATE	JAN. 2005	CITY	GREENSBORO, NC 27409
SCALE	1/8" = 1'	PHONE	703.627.2500

FILE NO.: 01-130-22-D



**LEGEND**

- FOREST PLANTING AREA - ON SITE FOREST PLANTING AREA
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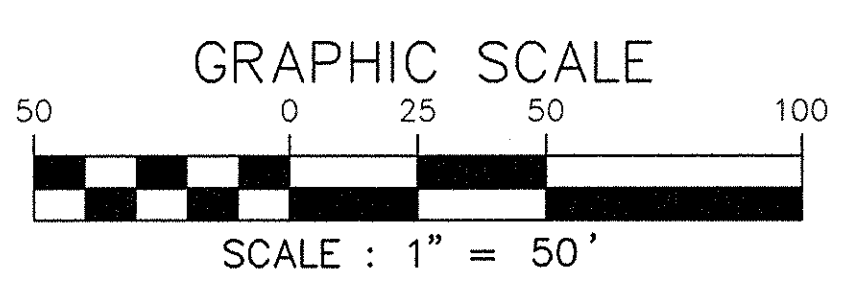
**CPJ**  
 Associates  
 Charles P. Johnson & Associates, Inc.  
 PLANNERS, ENGINEERS, ARCHITECTS, SURVEYORS  
 125 EILTON ROAD, SUITE 300, SILVER SPRING, MARYLAND 20908  
 Phone: (301) 584-7000 Fax: (301) 584-9594  
 E-mail: cpj@cpj.com  
 FREEBRIAR, MD

**FINAL FOREST CONSERVATION PLAN**  
**AIRPARK NORTH BUSINESS PARK**  
 LAYTONSVILLE (18C) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

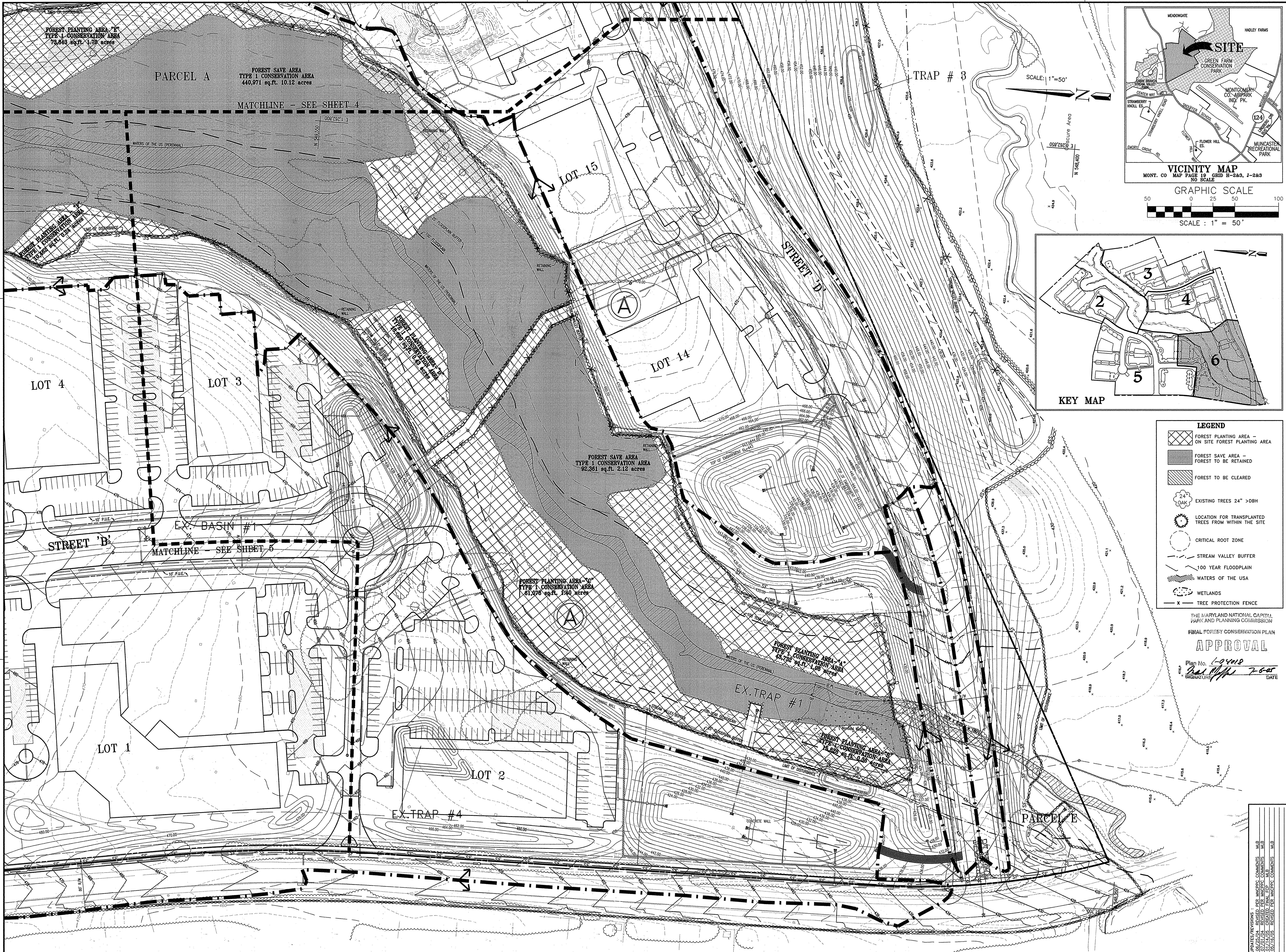
**NR# 4-01392**  
**PRELIMINARY PLAN # 1-04018**

DESIGN	MLB	ROBERT SPALDING
DRAWN	MLB	MELER AND SMITH, INC.
DATE	JAN 2005	400 GREENSBORO DRIVE, SUITE 300
SCALE	1"=50'	WYOMING, MD 20814
PROJECT	5	7-6-05
SHEET	7	
FILE NO.	31-130-22-D	

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
**APPROVAL**  
 Plan No. 1-04018  
 SIGNATURE [Signature] DATE 7-6-05







FOREST PLANTING AREA "E"  
TYPE 1 CONSERVATION AREA  
78,843 sq.ft. 1.78 acres

FOREST SAVE AREA  
TYPE 1 CONSERVATION AREA  
440,971 sq.ft. 10.12 acres

MATCHLINE - SEE SHEET 4

PARCEL A

LOT 15

LOT 14

LOT 4

LOT 3

STREET B

EX. BASIN #1

MATCHLINE - SEE SHEET 6

LOT 1

LOT 2

EX. TRAP #4

FOREST PLANTING AREA "C"  
TYPE 1 CONSERVATION AREA  
82,361 sq.ft. 1.87 acres

FOREST PLANTING AREA "D"  
TYPE 1 CONSERVATION AREA  
61,076 sq.ft. 1.39 acres

EX. TRAP #1

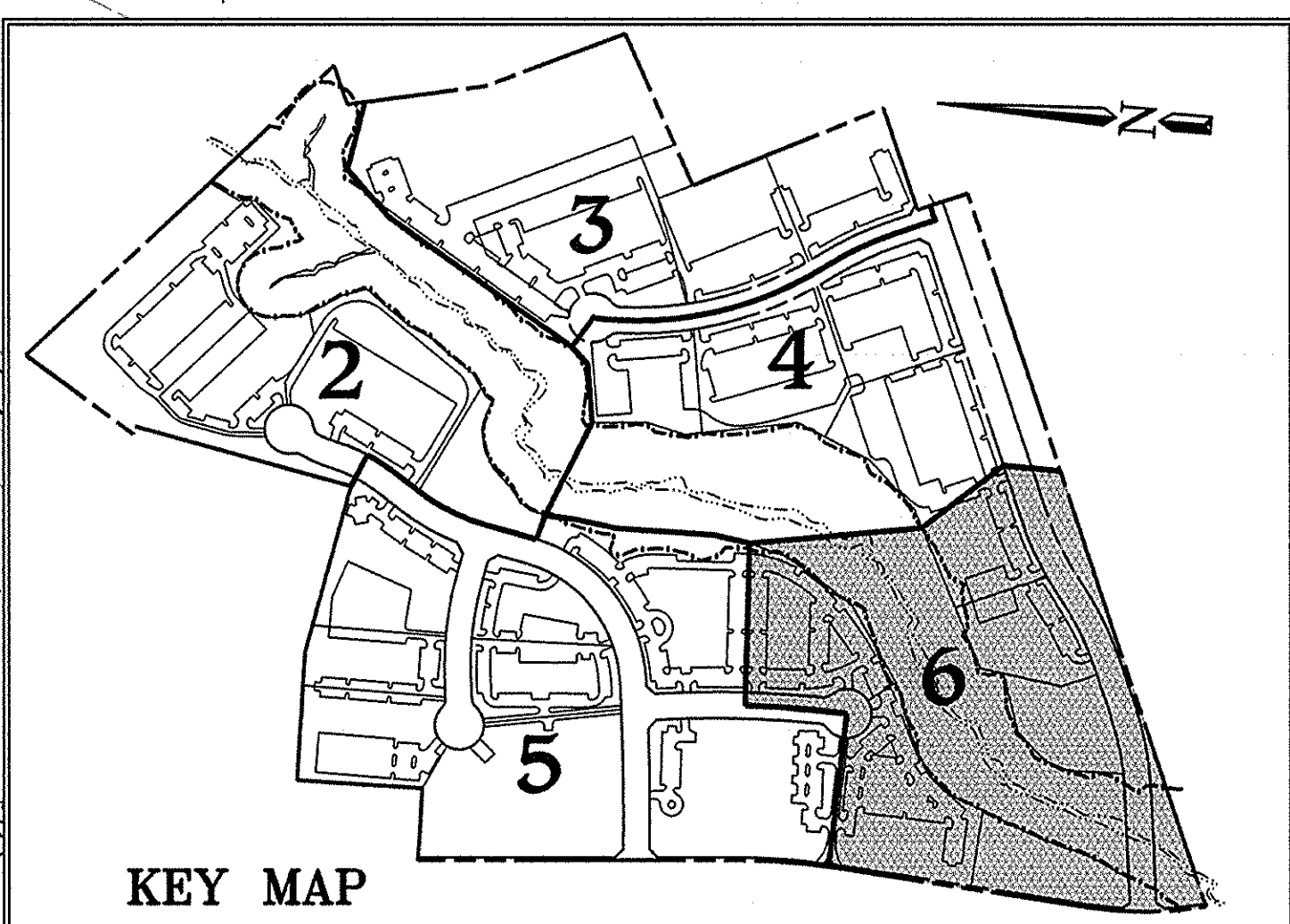
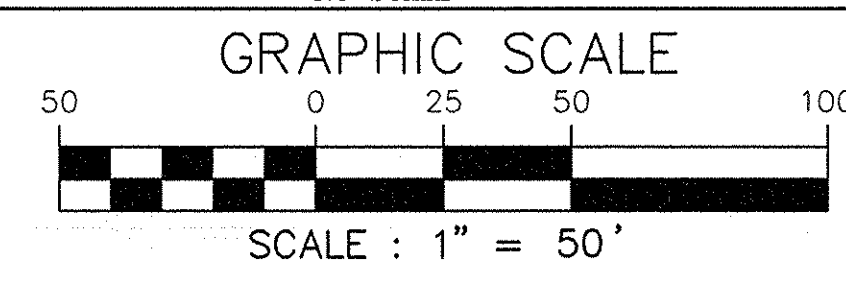
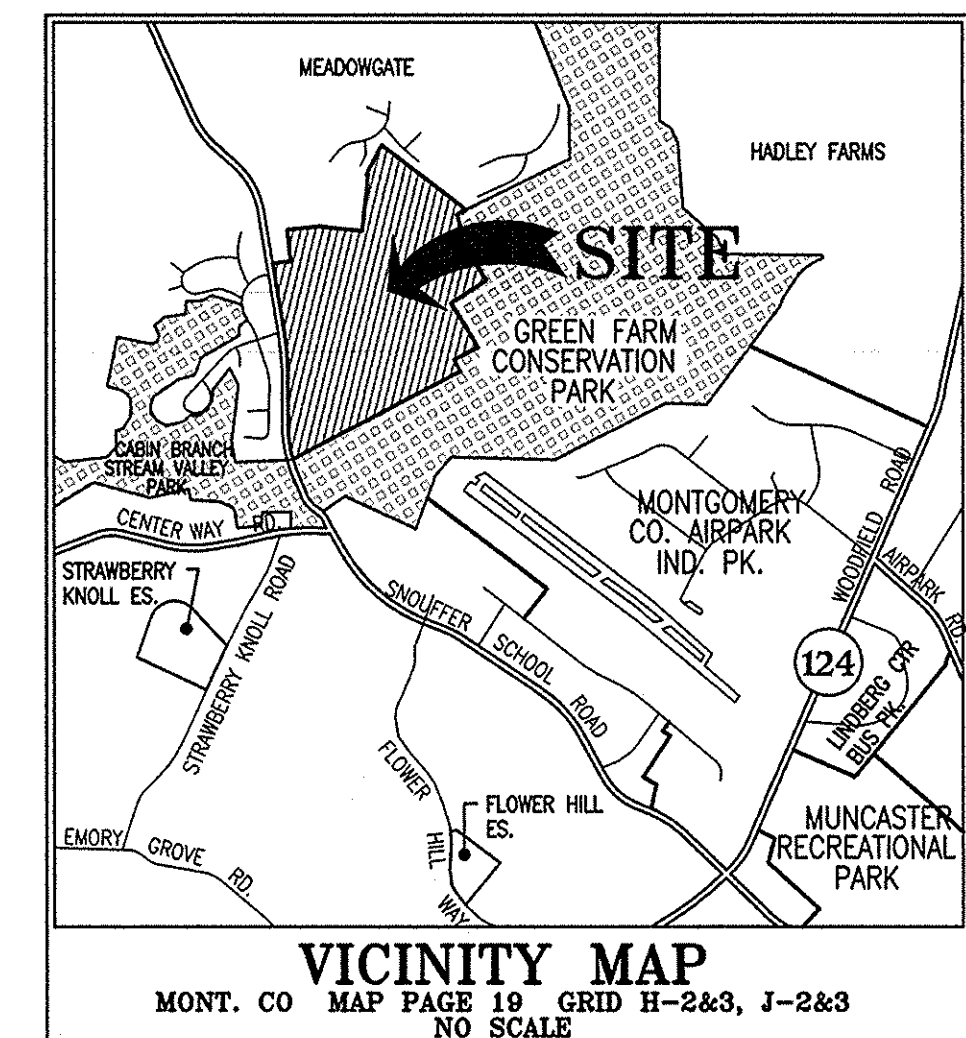
FOREST PLANTING AREA "A"  
TYPE 1 CONSERVATION AREA  
83,732 sq.ft. 1.90 acres

FOREST PLANTING AREA "B"  
TYPE 1 CONSERVATION AREA  
14,889 sq.ft. 0.34 acres

PARCEL E

TRAP # 3

SCALE: 1"=50'



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THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
FINAL FOREST CONSERVATION PLAN  
**APPROVAL**  
Plan No. L-04018  
SIGNATURE: [Signature] DATE: 7-6-05

**CPJ** Associates  
Charles P. Johnson & Associates, Inc.  
PLANNERS, ARCHITECTS, LANDSCAPE ARCHITECTS, SURVEYORS  
10000 WOODBURN ROAD, SUITE 300, SUITE SPRING, MARYLAND, 20854  
PHONE: (301) 941-7000 FAX: (301) 941-7099  
E-MAIL: cpj@cpj.com

FINAL FOREST CONSERVATION PLAN  
**AIRPARK NORTH BUSINESS PARK**  
LAYTONSVILLE (86) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

NR# 4-01392  
PRELIMINARY PLAN # 1-04018

DESIGN	MB	ROBERT SPALDING
DRAWN	MEL	MELISSA ANDERSON
APPROVED		
DATE	JAN 2005	
SCALE	1/8" = 1'	
SHEET	6	7
FILE NO.	4-130-22 D	

FOREST CONSERVATION WORKSHEET					
AIRPARK NORTH INDUSTRIAL PARK-SUBJECT TO PRELIMINARY PLAN-ZONED I-4					
NET TRACT AREA:					
A. Total tract area ...	138.11				
B. Land dedication acres (parks, county facility, etc.) ...	0.00				
C. Land dedication for roads or utilities (not being constructed by this plan) ...	0.00				
D. Area to remain in commercial agricultural production/use ...	0.00				
E. Other deductions (specify) ...	0.00				
F. Net Tract Area	138.11				
LAND USE CATEGORY: (from Trees Technical Manual)					
Input the number "1" under the appropriate land use, limit to only one entry.					
ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	0	0	1
G. Afforestation Threshold ...	15%	x F =	20.72		
H. Conservation Threshold ...	15%	x F =	20.72		
EXISTING FOREST COVER					
I. Existing forest cover ...	27.00				
J. Area of forest above afforestation threshold ...	6.28				
K. Area of forest above conservation threshold ...	6.28				
BREAK EVEN POINT:					
L. Forest retention above threshold w/ th no mitigation ...	21.97				
M. Clearing permitted w/ thout mitigation ...	5.03				
PROPOSED FOREST CLEARING:					
N. Total area of forest to be cleared ...	5.94				
O. Total area of forest to be retained ...	21.06				
PLANTING REQUIREMENTS:					
P. Reforestation for clearing above conservation threshold ...	1.48				
Q. Reforestation for clearing below conservation threshold ...	0.00				
R. Credit for retention above conservation threshold ...	0.34				
S. Total reforestation required ...	1.14				
T. Total afforestation required ...	0.00				
U. Credit for landscaping (may not exceed 20% of "S") ...	0.00				
V. Total reforestation and afforestation required ...	1.14				
Total Reforestation Provided	8.51				

FOREST CONSERVATION WORKSHEET					
AIRPARK NORTH INDUSTRIAL PARK - PARK PROPERTY - ZONE R-200					
NET TRACT AREA:					
A. Total tract area ...	7.79				
B. Land dedication acres (parks, county facility, etc.) ...	0.00				
C. Land dedication for roads or utilities (not being constructed by this plan) ...	0.00				
D. Area to remain in commercial agricultural production/use ...	0.00				
E. Other deductions (specify) ...	0.00				
F. Net Tract Area	7.79				
LAND USE CATEGORY: (from Trees Technical Manual)					
Input the number "1" under the appropriate land use, limit to only one entry.					
ARA	MDR	IDA	HDR	MPD	CIA
0	0	1	0	0	0
G. Afforestation Threshold ...	15%	x F =	1.17		
H. Conservation Threshold ...	20%	x F =	1.56		
EXISTING FOREST COVER					
I. Existing forest cover ...	1.05				
J. Area of forest above afforestation threshold ...	0.00				
K. Area of forest above conservation threshold ...	0.00				
BREAK EVEN POINT:					
L. Forest retention above threshold w/ th no mitigation ...	0.00				
M. Clearing permitted w/ thout mitigation ...	0.00				
PROPOSED FOREST CLEARING:					
N. Total area of forest to be cleared ...	1.05				
O. Total area of forest to be retained ...	0.00				
PLANTING REQUIREMENTS:					
P. Reforestation for clearing above conservation threshold ...	0.00				
Q. Reforestation for clearing below conservation threshold ...	2.10				
R. Credit for retention above conservation threshold ...	0.00				
S. Total reforestation required ...	2.10				
T. Total afforestation required ...	0.12				
U. Credit for landscaping (may not exceed 20% of "S") ...	0.00				
V. Total reforestation and afforestation required ...	2.22				
Total Reforestation Provided	2.22				

REFORESTATION REQUIRED FOR AIRPARK NORTH AND PARK AREA:	3.36
REFORESTATION AVAILABLE FOR MONTGOMERY COUNTY FOREST CONSERVATION BANK	7.37

FOREST CALCULATIONS (In Sq. Ft.)					
	TOTAL AREA	EXISTING FOREST	RETAINED FOREST	CLEARED FOREST	REFOREST -ATION
Wetlands	0.17	0.10	0.10	0.00	0.08
Floodplain Stream Valley Buffer - Linear Feet: 4268' (Inc. Floodplain & Wetlands)	27.40	17.75	17.29	0.47	0.44
Priority Area (Inc. Stream Valley Buffer, Floodplain & Wetlands)	27.40	17.75	17.29	0.47	10.50

REFORESTATION CHART	
Ac.	
A	1.08
B	0.36
C	1.40
D	0.43
E	1.70
F	0.24
G	0.19
H	0.87
I	0.65
J	0.15
K	0.08
L	0.23
M	0.83
N	0.52
PARK REFORESTATION	2.22
TOTAL	10.73

REFORESTATION AREA FOR AIRPARK NORTH:			
8.48 acres @ 200 3/4"-1" cal. trees/acre = 1696 trees plus 340 shrubs			
QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE
280	Acer rubrum	Red Maple	3/4"-1" cal. B&B
280	Cercis canadensis	Eastern Redbud	3/4"-1" cal. B&B
278	Liquidambar styraciflua	Sweet Gum	3/4"-1" cal. B&B
278	Quercus rubra	Northern Red Oak	3/4"-1" cal. B&B
290	Ilex opaca	American Holly	6-8" in height
290	Pinus strobus	White Pine	6-8" in height
113	Hamamelis virginiana	Witch Hazel	5 gal. cont. 24"-30" high
113	Lindera benzoin	Spicebush	5 gal. cont. 24"-30" high
114	Viburnum lentago	Nannyberry	5 gal. cont. 24"-30" high

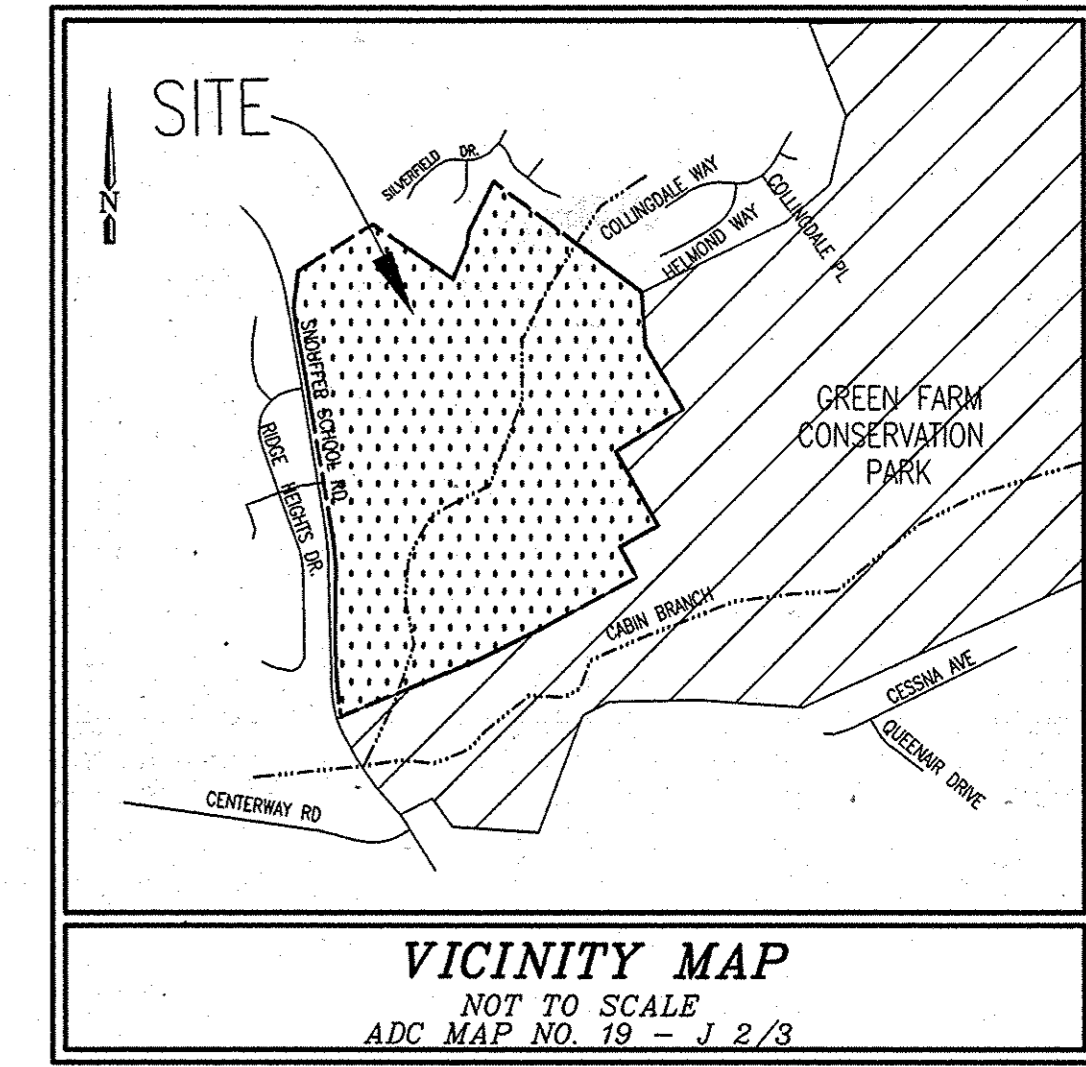
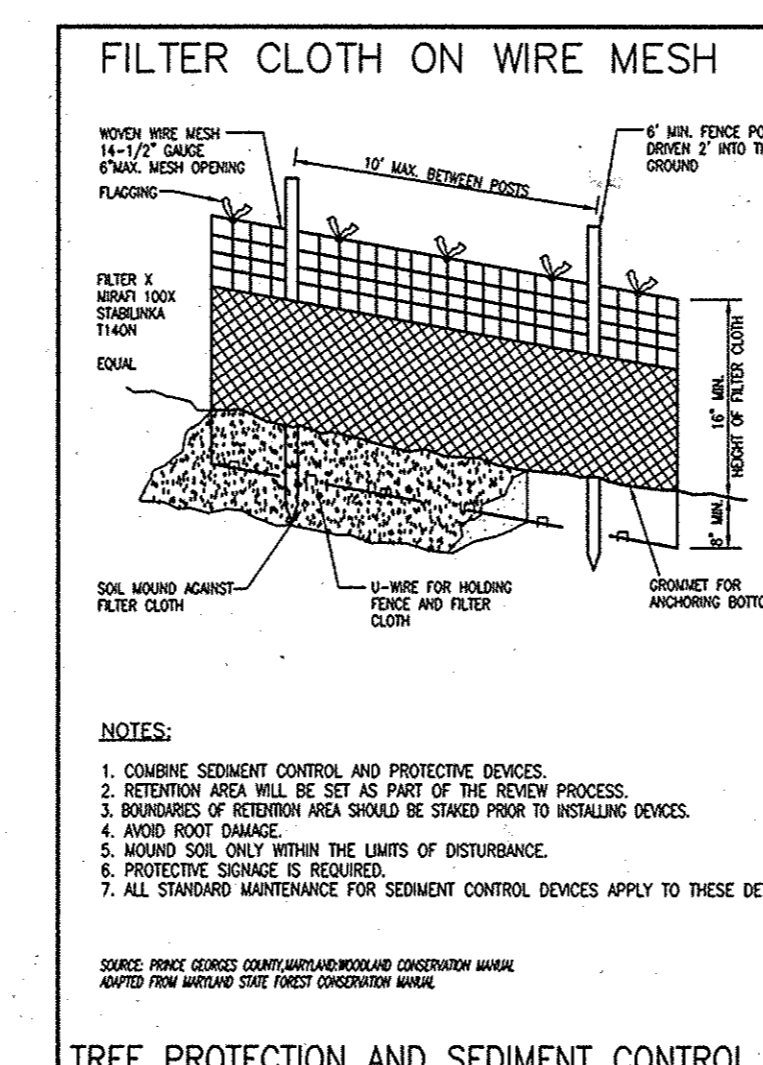
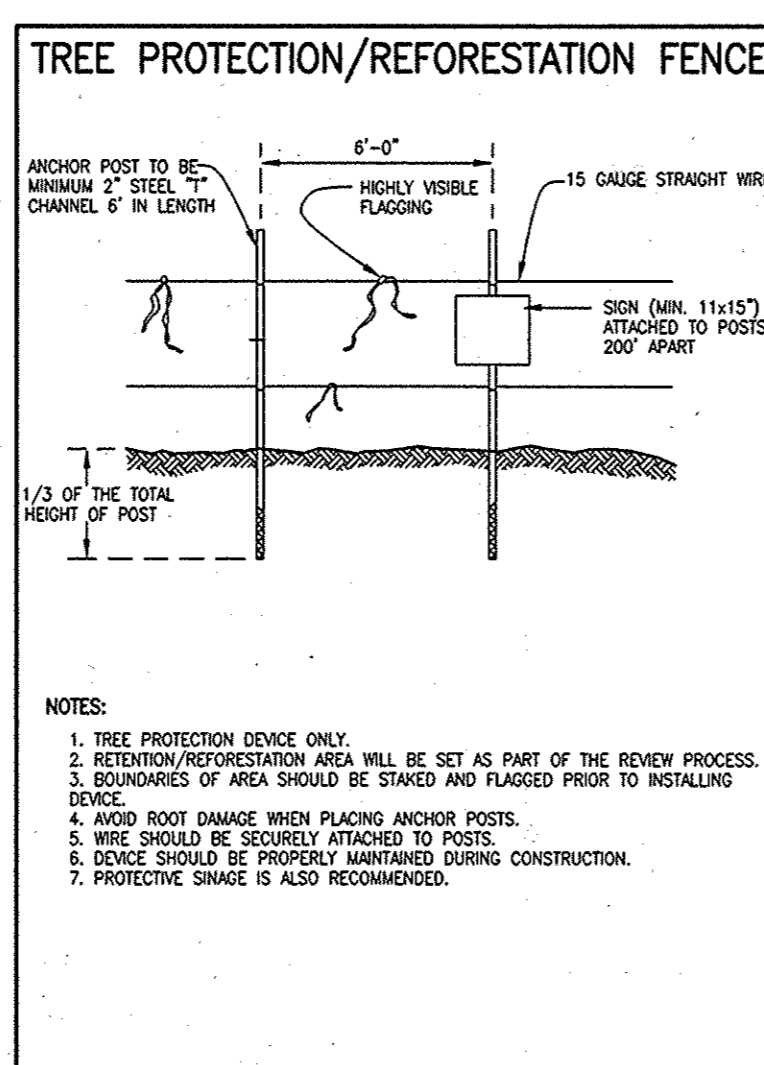
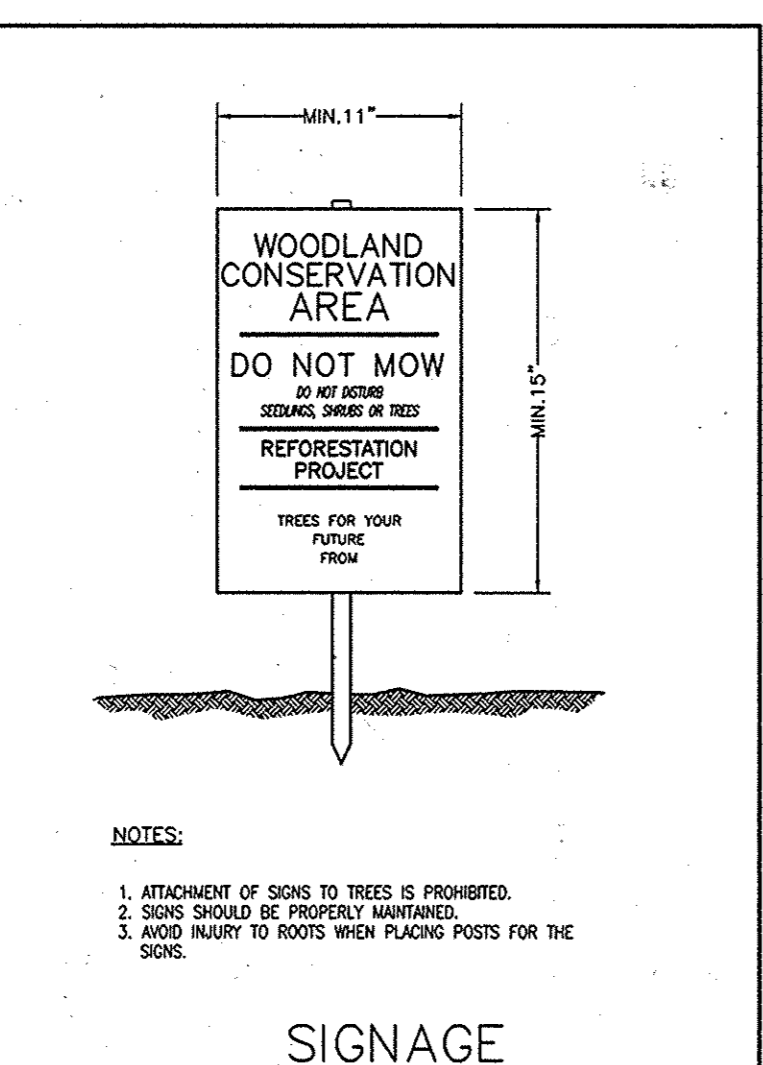
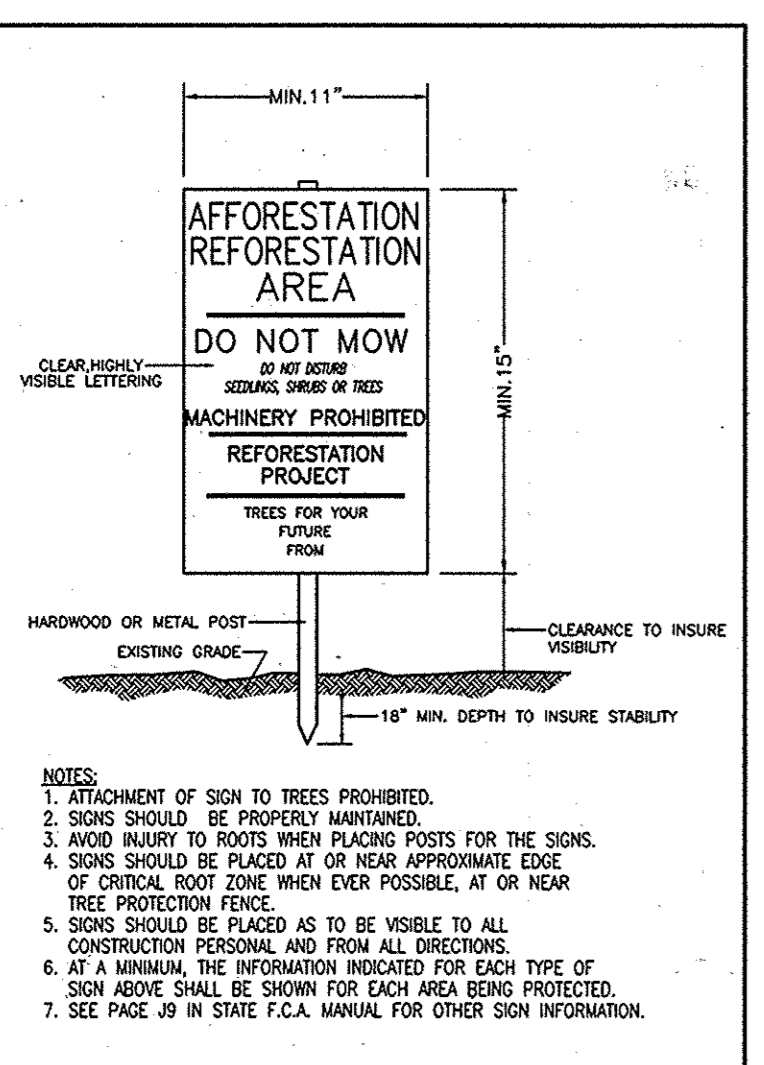
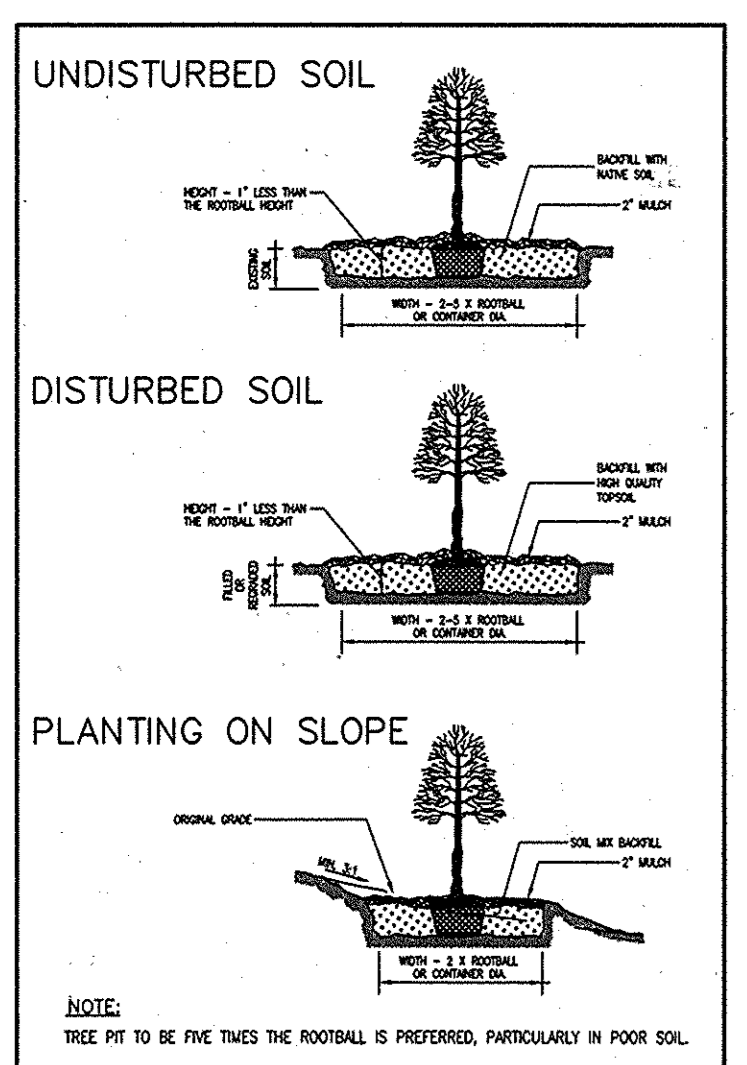
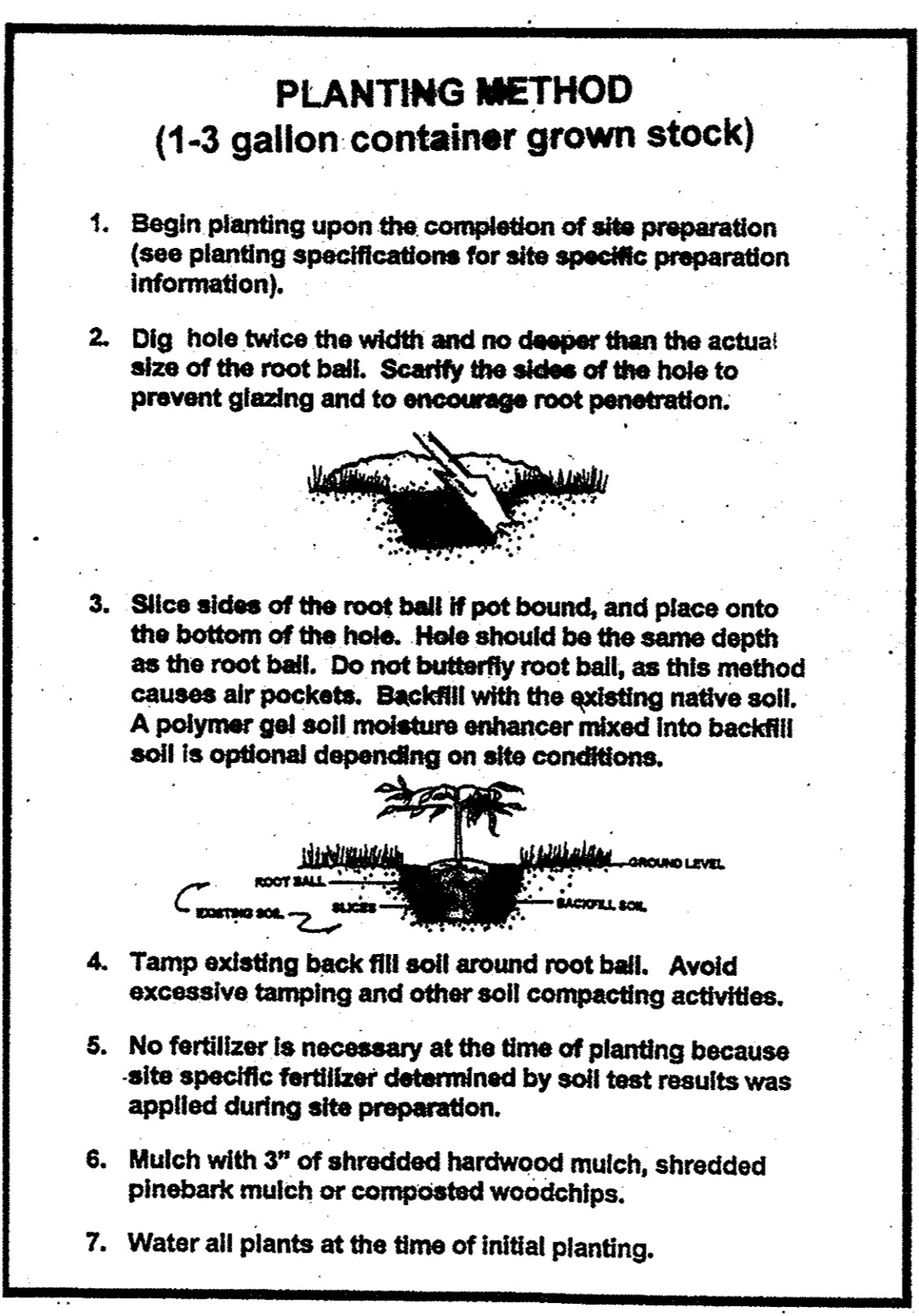
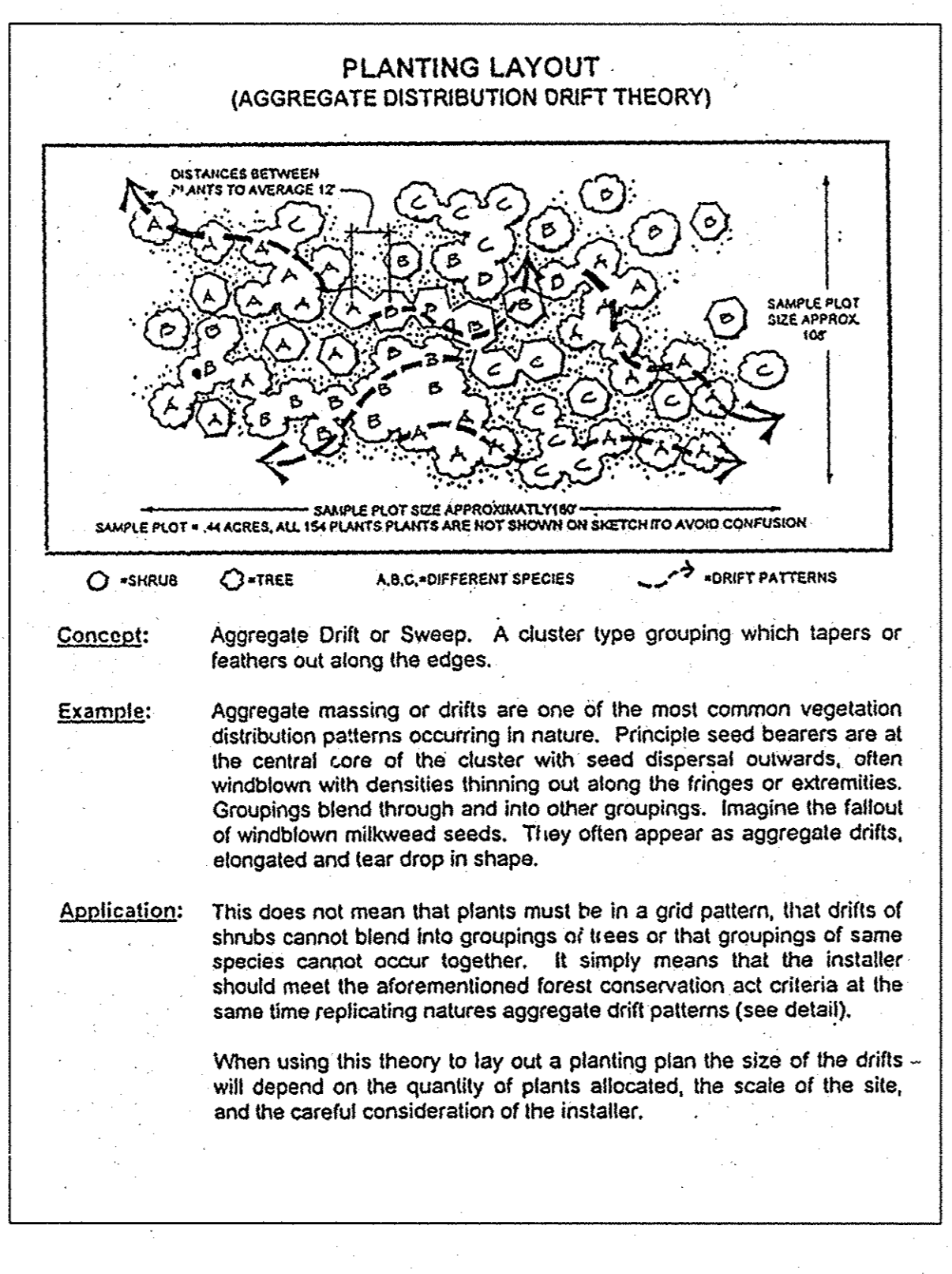
REFORESTATION AREA FOR PARK:			
2.22 acres @ 200 3/4"-1" cal. trees/acre = 444 trees plus 89 shrubs			
QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE
74	Acer rubrum	Red Maple	3/4"-1" cal. B&B
74	Cercis canadensis	Eastern Redbud	3/4"-1" cal. B&B
74	Liquidambar styraciflua	Sweet Gum	3/4"-1" cal. B&B
74	Quercus rubra	Northern Red Oak	3/4"-1" cal. B&B
74	Ilex opaca	American Holly	6-8" in height
74	Pinus strobus	White Pine	6-8" in height
30	Hamamelis virginiana	Witch Hazel	5 gal. cont. 24"-30" high
30	Lindera benzoin	Spicebush	5 gal. cont. 24"-30" high
29	Viburnum lentago	Nannyberry	5 gal. cont. 24"-30" high

INSPECTION SCHEDULE - SEQUENCE FOR SITE DEVELOPMENT		
M-NCPPC APPROVAL SIGNATURE	DATE	TASK PERFORMED
		After the limits of disturbance have been staked and flagged, but before any clearing or grading begins
		After necessary stress reduction measures have been completed and the protection measures have been installed, but before any clearing or grading begins
		After completion of all construction activities
		Before the start of any required reforestation planting
		After required reforestation and afforestation planting has been completed
		At the end of the 2-year maintenance agreement

NOTES:  
 1. Each inspection described above shall be made promptly after receipt of written notice from Developer, and all reasonable efforts shall be made by M-NCPPC to conduct the inspection and inform Developer of the results within ten (10) working days of the date of notice.  
 2. Site inspection of erosion and reforestation areas by Planning Board enforcement shall be as specified in the "Trees Technical Manual".

INDIVIDUAL TREE PRESERVATION AND STRESS REDUCTION MEASURES									
TREE ID#	SPECIES & SIZE (DBH)	RP	TP	CA	SP	ADDITIONAL COMMENTS			
1	24" Red Maple					CRZ Within Conservation Area			
2	36" Double Red Maple	X	X	X	X	<30% CRZ Disturbed			
3	26" Red Maple					To Be Removed			
4	24" Red Oak	X	X	X	X	<30% CRZ Disturbed			
5	26" Red Oak	X	X	X	X	<30% CRZ Disturbed			
6	24" Red Oak					To Be Removed			
7	24" Tulip Poplar	X	X	X	X	<30% CRZ Disturbed			
8	30" Tulip Poplar					CRZ Within Conservation Area			
9	26" Black Gum					CRZ Within Conservation Area			
10	26" Red Oak					CRZ Within Conservation Area			
11	24" Tulip Poplar	X	X	X	X	<30% CRZ Disturbed			
12	26" Tulip Poplar					CRZ Within Conservation Area			
13	26" Tulip Poplar					CRZ Within Conservation Area			
14	24" Red Maple					CRZ Within Conservation Area			
15	26" Red Oak					CRZ Within Conservation Area			
16	24" Red Maple					CRZ Within Conservation Area			
17	24" Tulip Poplar					CRZ Within Conservation Area			
18	24" Red Maple					CRZ Within Conservation Area			
19	24" Tulip Poplar					CRZ Within Conservation Area			
20	24" Tulip Poplar					CRZ Within Conservation Area			
21	24" Tulip Poplar					To Be Removed			
22	24" Tulip Poplar					To Be Removed			
23	26" Tulip Poplar					To Be Removed			
24	24" Tulip Poplar					To Be Removed			
25	24" Tulip Poplar					To Be Removed			
26	25" Tulip Poplar					To Be Removed			
27	24" Tulip Poplar					To Be Removed			
28	24" Red Maple					To Be Removed			

NOTES:  
 (RP) - ROOT PRUNING IS TO BE PERFORMED OUTSIDE THE TREE PROTECTION FENCE AND THE CRITICAL ROOT ZONE. IT IS TO BE ACCOMPLISHED BY A VIBRATORY FLOW WITH A SEPARATED CUTTING EDGE OR A ROOT CUTTER WITH A 35° WHEEL TO A DEPTH OF A 8". CHAIN DRIVEN TREACHERS ARE NOT ACCEPTABLE.  
 (TP) - TOPICAL FERTILIZER IS TO BE A DRY FORMULATION FIBROUS ROOT STIMULATOR SUCH AS ROOTS 2-4-2. APPLICATION RATE: 1 LB. OF FERT / 1" - TRUNK DIAMETER THROUGHOUT ROOT ZONE.  
 (CA) - CORE AERATION IS TO BE DONE WITH A HAND HELD MANUAL PUNCH CORE AERATOR AT 2 HOLES PER SQ. FT. THROUGHOUT THE ROOT ZONE.  
 (SP) - SANITARY PRUNING IS THE REMOVAL OF DEAD/DYING LIMBS ON A TREE TO IMPROVE ITS HEALTH AND APPEARANCE.



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 105 ELLIOTT ROAD SUITE 500 SILVER SPRING, MARYLAND 20910  
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 WWW: www.cpaia.com

**CPJ**  
 Associates

FINAL FOREST CONSERVATION PLAN  
**AIRPARK NORTH INDUSTRIAL PARK**  
 LAYTONSVILLE (6TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

NR# 4-01332  
 PRELIMINARY PLAN # 1-04018

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
**FINAL FOREST CONSERVATION PLAN**  
**APPROVAL**  
 Plan No. 1-04018  
 Signature: [Signature]  
 Date: [Date]

**Approval Recommendations**

Approval subject to the following conditions:

- Required site inspections by MNCPPC monitoring staff (as specified in "Trees Technical Manual")
- Financial security must be submitted to Environmental Planning staff prior to any clearing or grading occurring on the site, or on the adjoining park property.
- Record plat to show appropriate notes and/or easements. Agreements must be approved by MNCPPC staff prior to recording plats.
- Maintenance agreement to be reviewed and approved by MNCPPC staff prior to first inspection of planted areas, however, maintenance and management agreement can be submitted at the same time as the financial security.
- The Afforestation area on the adjoining park property and species type is subject to change depending upon requirements from the Parks Department. However, all 2.22 acres of replanting must occur on the park property. Planting, for credit, on slopes cannot exceed 3:1.

DATE	REVISIONS	BY	FOR
08/25/04	REVISED PER MNCPPC COMMENTS	MB	MB
07/17/04	REVISED PER MNCPPC COMMENTS	MB	MB
07/16/04	REVISED PER MNCPPC COMMENTS	MB	MB
07/15/04	REVISED PER MNCPPC COMMENTS	MB	MB
07/14/04	REVISED PER MNCPPC COMMENTS	MB	MB
07/13/04	REVISED PER MNCPPC COMMENTS	MB	MB
07/12/04	REVISED PER MNCPPC COMMENTS	MB	MB
07/11/04	REVISED PER MNCPPC COMMENTS	MB	MB
07/10/04	REVISED PER MNCPPC COMMENTS	MB	MB
07/09/04	REVISED PER MNCPPC COMMENTS	MB	MB
07/08/04	REVISED PER MNCPPC COMMENTS	MB	MB
07/07/04	REVISED PER MNCPPC COMMENTS	MB	MB
07/06/04	REVISED PER MNCPPC COMMENTS	MB	MB
07/05/04	REVISED PER MNCPPC COMMENTS	MB	MB
07/04/04	REVISED PER MNCPPC COMMENTS	MB	MB
07/03/04	REVISED PER MNCPPC COMMENTS	MB	MB
07/02/04	REVISED PER MNCPPC COMMENTS	MB	MB
07/01/04	REVISED PER MNCPPC COMMENTS	MB	MB

CLIENT: ROBERT BOWLING INC. 840 GREENSBORO DRIVE, SUITE 300 MIDDLEBURGH, VA 22043 PROJECT NO: 04018

DATE: 08/25/04

BY: [Signature]

FOR: [Signature]

SCALE: AS SHOWN

FILE NO: 31-130-22-D

