MCPB Item No.

Date: 5-26-16

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

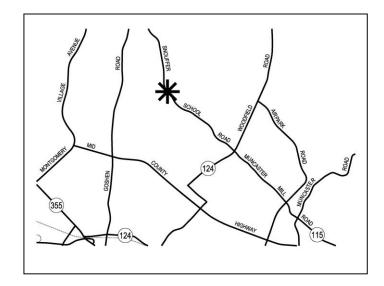
Part D: Amended Final Forest Conservation Plan, MR2010738 (Montgomery County Multi Agency Service Park)

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**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).

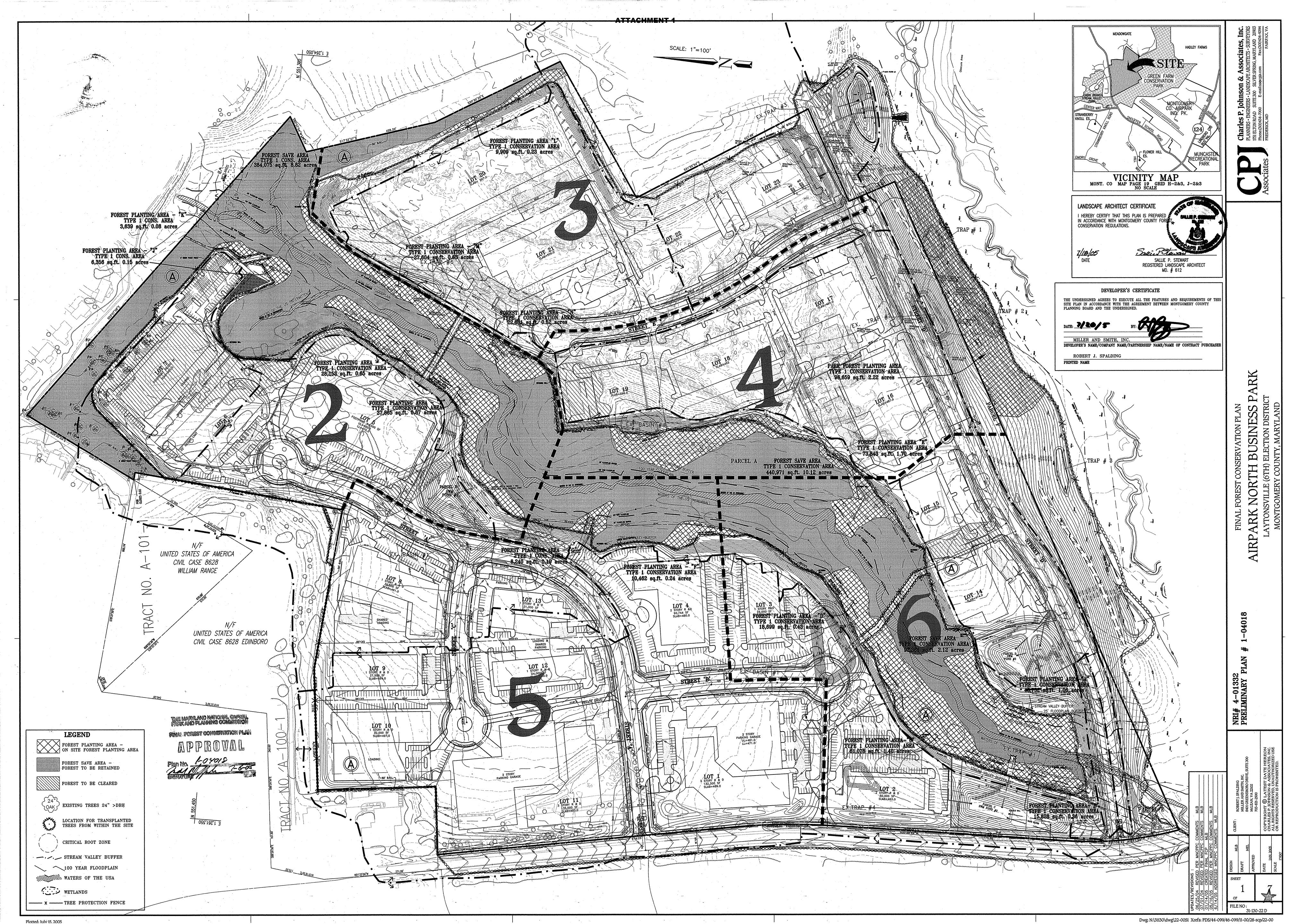
The proposed amendment is the sixth amendment of the FFCP (Attachment 2), and allows for the disturbance associated with the proposed Snouffer School Road North project. The Limit of Disturbance (LOD) on the sediment control plan must match the LOD on the FFCP; therefore, the FFCP had to be amended to 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.

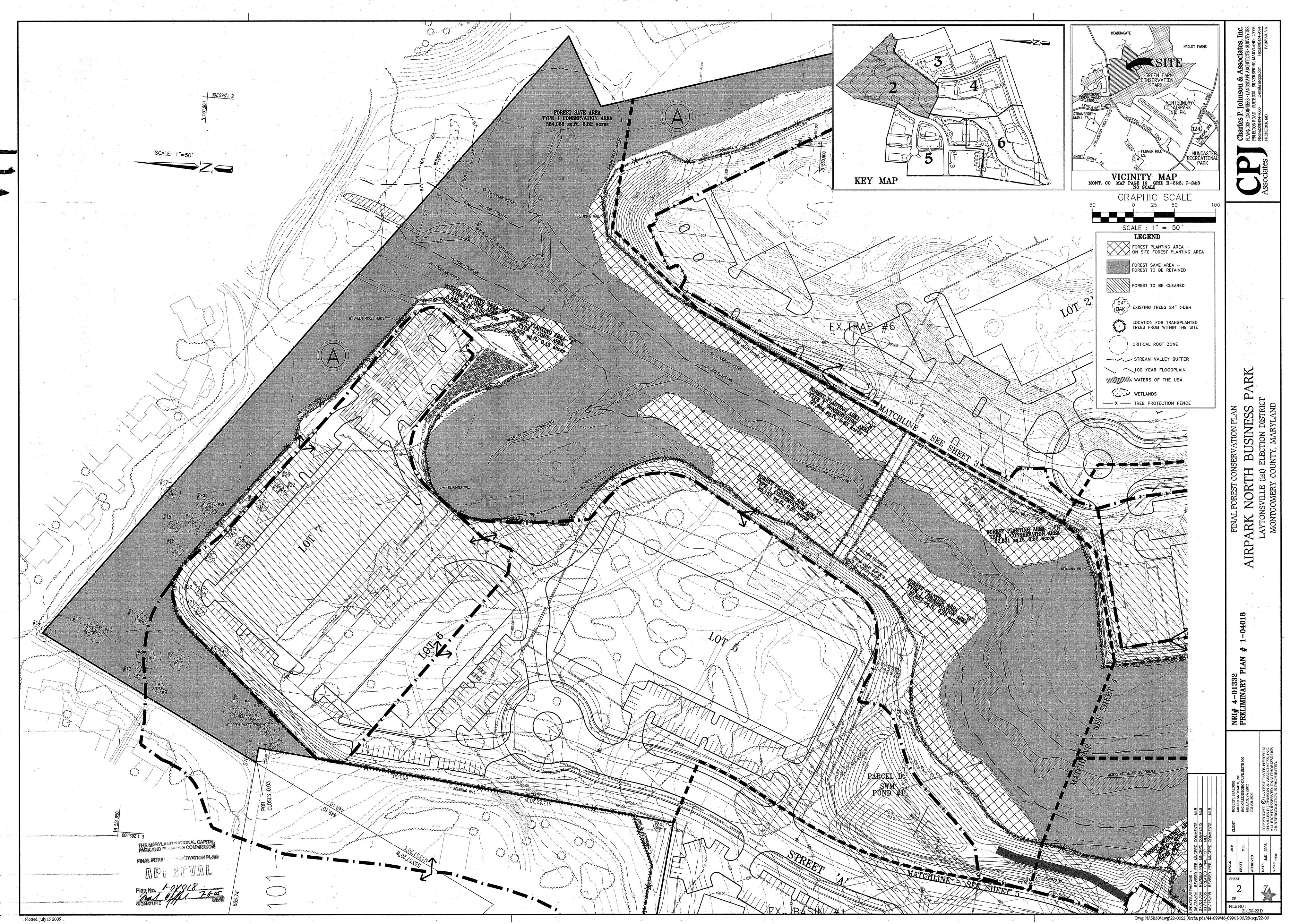
#### Conclusion

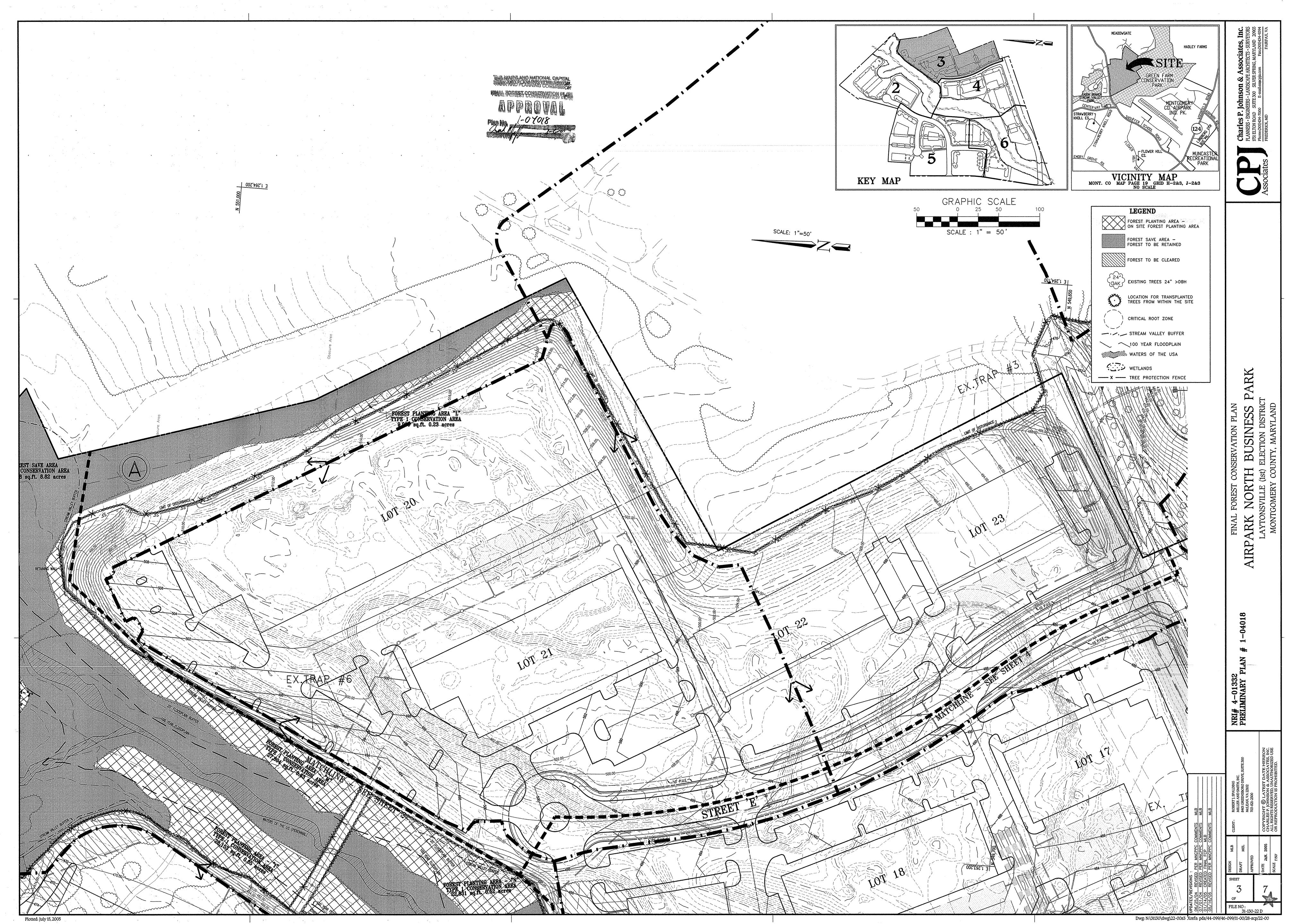
Staff recommends that the Planning Board approve the Amended Final Forest Conservation Plan.

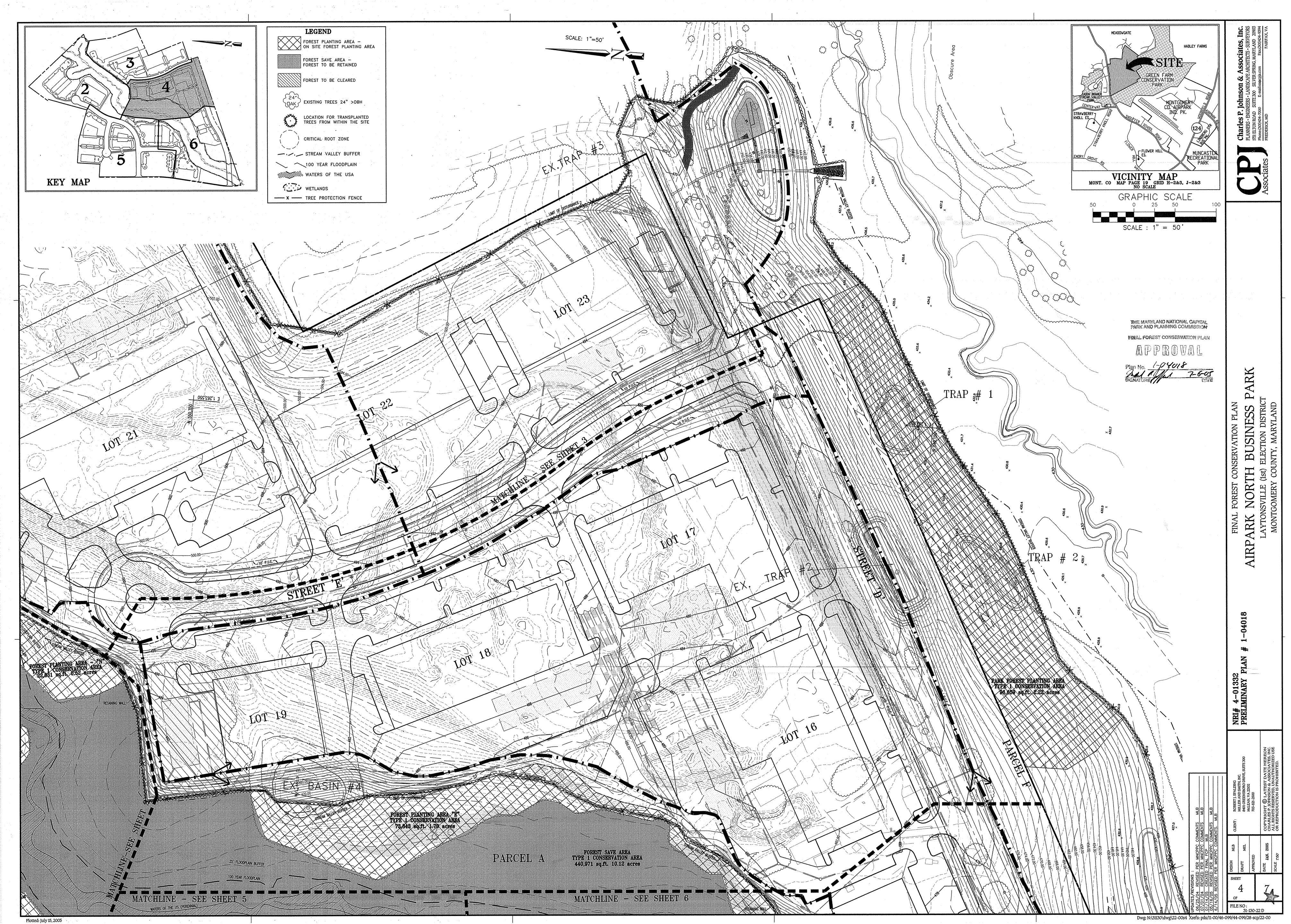
#### ATTACHMENTS:

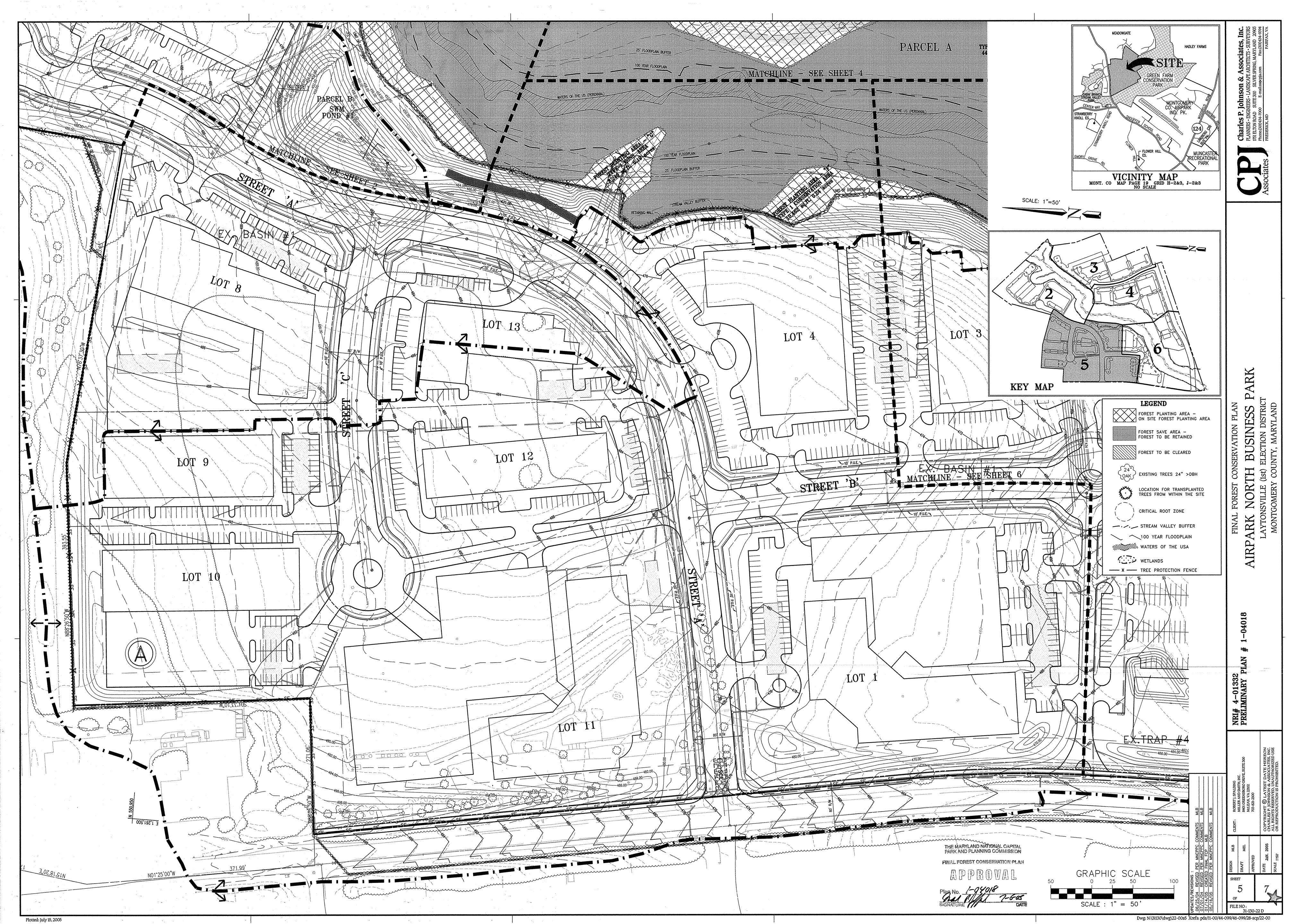
- 1. 2004 Preliminary Forest Conservation Plan
- 2. Proposed Amended Final Forest Conservation Plan

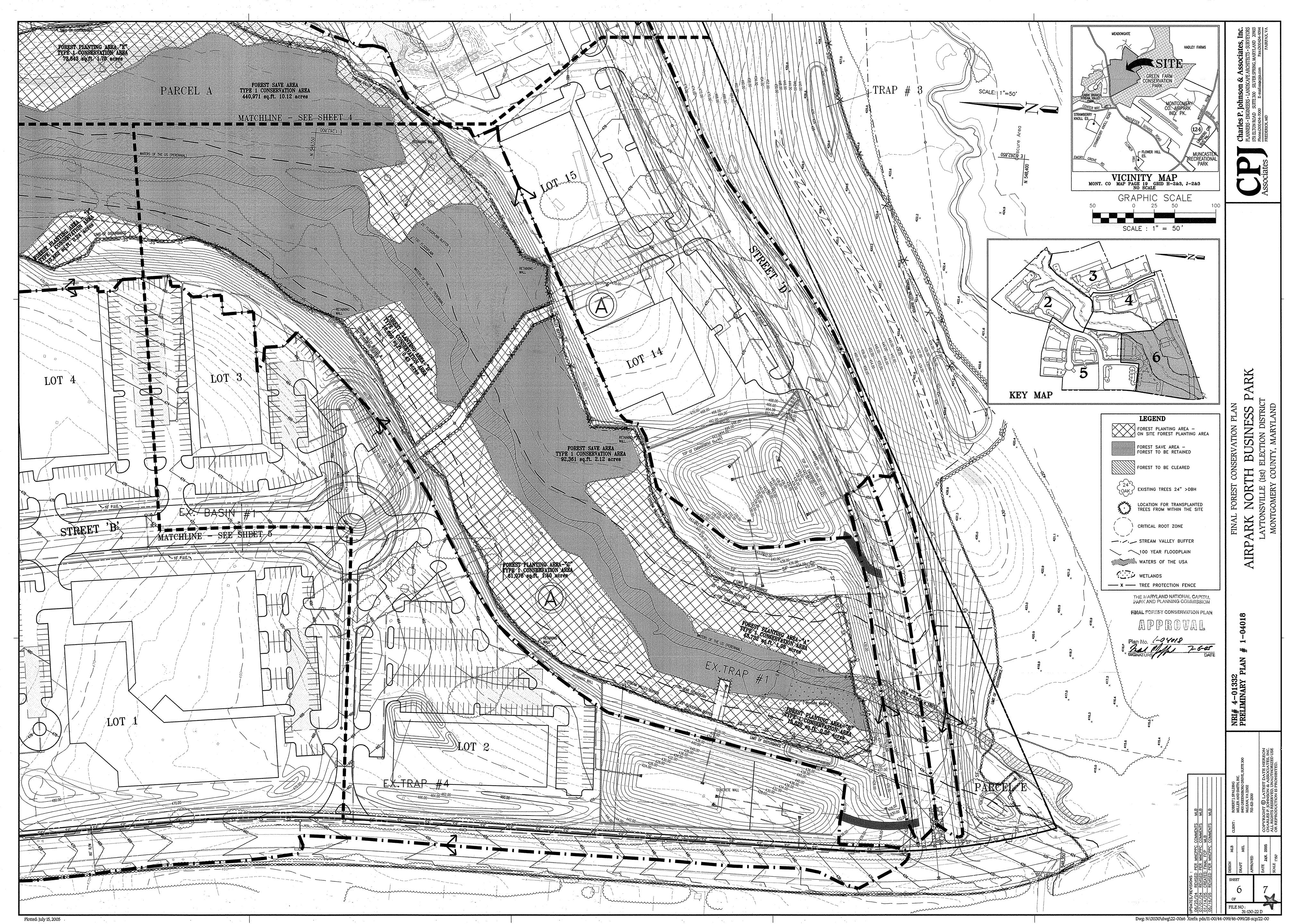












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FOREST CALCULATIO	NS (In Sq.	Ft.)	ette virtualisation of the state of the stat		Appen inger in
	TOTAL AREA	EXISTING FOREST	RETAINED FOREST	CLEARED FOREST	REFORES -ATION
Wetlands	0.17	0.10	0.10	0.00	0.0
Floodplain	12.23	8.18	7.80	0.38	2.8
Stream Valley Buffer - Linear Feet: 4268'			•		
(Inc. Floodplain & Wetlands)	27.40	17.75	17.29	0.47	0.4
Priority Area (Inc. Stream Valley Buffer, Floodplain					
& Wetlands)	27.40	17.75	17.29	0.47	10.5
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REFORESTATION CHART	Ac.	e Version of the state of the desire of the desire of the state of the	The state of the s	Segue to the second	ingang and phononestrumons on a constant and a
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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	llex 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" h
113	Lindera benzoin	Spicebush	5 gal. cont. 24"-30" h
114	Viburnum lentango	Nannyberry	5 gal. cont. 24"-30" hi

	STATION AREA FOR PAR cres © 200 3/4"-1" cal.		ıs 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	llex 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" h
30	Lindera benzoin	Spicebush	5 gal. cont. 24"-30" h
29	Viburnum lentango	Nannyberry	5 gal. cont. 24"-30" l

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

. 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 retention and reforestation areas by Planning Board enforcement shall be as specified in

#### INDIVIDUAL TREE PRESERVATON AND STRESS REDUCTION MEASURES TREE ID# SPECIES & SIZE (DBH) ADDITIONAL COMMENTS X X X X <30% CRZ Disturbed 36" Double Red Maple To Be Removed 26" Red Maple X X X X <30% CRZ Disturbed 24" Red Oak 26" Red Oak X X X <30% CRZ Disturbed 24" Red Oak X <30% CRZ Disturbed 24" Tulip Poplar $\mathbf{x} \mid \mathbf{x} \mid \mathbf{x}$ 8 30" Tulip Poplar CRZ Within Conservation Area CRZ Within Conservation Area 26" Black Gum 10 26" Red Oak CRZ Within Conservation Area <30% CRZ Disturbed 11 24" Tulip Poplar CRZ Within Conservation Area 12 25 Tulip Poplar 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 CRZ Within Conservation Area 17 24" Tulip Poplar 18 24" Red Maple CRZ Within Conservation Area 19 24" Tulip Poplar CRZ Within Conservation Area 20 24" Tulip Poplar CRZ Within Conservation Area To Be Removed 21 24" Tulip Poplar To Be Removed 22 24" Tulip Poplar 23 26" Tulip Poplar To Be Removed To Be Removed 24 24" Tulip Poplar 24" Tulip Poplar To Be Removed 26 25" Tulip Poplar 27 24" Tulip Poplar To Be Removed 28 24" Red Maple To Be Removed

(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 PLOW WITH A SERRATED CUTTING EDGE OR A ROOT CUTTER WITH A 36" WHEEL TO A DEPTH OF A 8". CHAIN DRIVEN TRENCHERS 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.

REFORESTATION

DO NOT MOW

REFORESTATION PROJECT

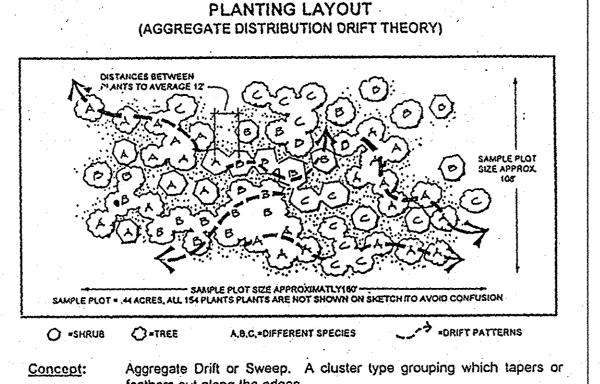
NOTES:

1. ATTACHMENT OF SIGN TO TREES PROHIBITED.
2. SIGNS SHOULD BE PROPERLY MAINTAINED.
3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
4. SIGNS SHOULD BE PLACED AT OR NEAR APPROXIMATE EDGE OF CRITICAL ROOT ZONE WHEN EVER POSSIBLE, AT OR NEAR TREE PROTECTION FENCE.
5. SIGNS SHOULD BE PLACED AS TO BE VISIBLE TO ALL CONSTRUCTION PERSONAL AND FROM ALL DIRECTIONS.
6. AT A MINIMUM, THE INFORMATION INDICATED FOR EACH TYPE OF SIGN ABOVE SHALL BE SHOWN FOR EACH AREA BEING PROTECTED.
7. SEE PAGE J9 IN STATE F.C.A. MANUAL FOR OTHER SIGN INFORMATION.

HARDWOOD OR METAL POST-

EXISTING GRADE-

THROUGHOUT THE ROOT ZONE. (SP)- SANITARY PRUNING IS THE REMOVAL OF DEAD\DYING LIMBS ON A TREE TO IMPROVE ITS HEALTH AND APPEARANCE.



feathers out along the edges.

Aggregate massing or drifts are one of the most common vegetation distribution patterns occurring in nature. Principle seed bearers are at the central core of the cluster with seed dispersal outwards, often windblown with densities thinning out along the fringes or extremities. Groupings blend through and into other groupings. Imagine the fallout of windblown milkweed seeds. They often appear as aggregate drifts, elongated and tear drop in shape.

-----MIN,11"-----

CONSERVATION AREA

DO NOT MOW

REFORESTATION PROJECT

ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 SIGNS SHOULD BE PROPERLY MAINTAINED.
 AUGUST INJURY TO ROOTS WHEN PLACING POSTS FOR THE

SIGNAGE

NOTES:

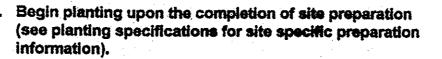
Application: This does not mean that plants must be in a grid pattern, that drifts of shrubs cannot blend into groupings of trees or that groupings of same species cannot occur together. It simply means that the installer should meet the aforementioned forest conservation act criteria at the same time replicating natures aggregate drift patterns (see detail).

> When using this theory to lay out a planting plan the size of the drifts will depend on the quantity of plants allocated, the scale of the site, and the careful consideration of the installer.

> > - HIGHLY VISIBLE

## PLANTING METHOD (1-3 gallon container grown stock)

size of the root ball. Scarify the sides of the hole to



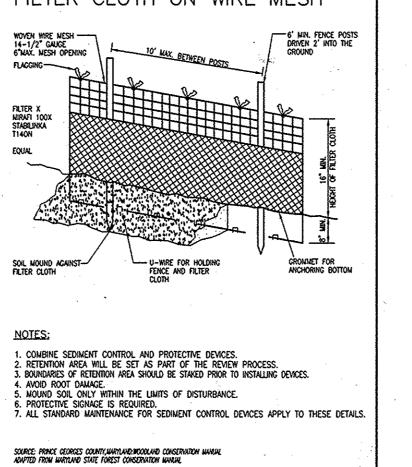


3. Slice sides of the root ball if pot bound, and place onto the bottom of the hole. Hole should be the same depth as the root ball. Do not butterfly root ball, as this method causes air pockets. Backfill with the existing native soil. A polymer gel soil moisture enhancer mixed into backfill soil is optional depending on site conditions.

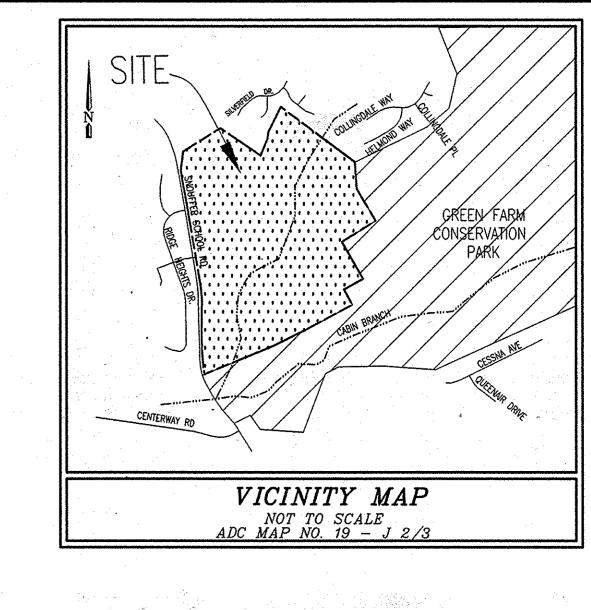


- 4. Tamp existing back fill soil around root ball. Avoid excessive tamping and other soil compacting activities.
- 5. No fertilizer is necessary at the time of planting because site specific fertilizer determined by soil test results was applied during site preparation.
- 6. Mulch with 3" of shredded hardwood mulch, shredded pinebark mulch or composted woodchips.
- 7. Water all plants at the time of initial planting.

# TREE PROTECTION/REFORESTATION FENCE FILTER CLOTH ON WIRE MESH 1. TREE PROTECTION DEVICE ONLY. 2. RETENTION/REFORESTATION AREA WILL BE SET AS PART OF THE REVIEW PROCESS. 3. BOUNDARIES OF AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE. 4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS. 5. WIRE SHOULD BE SECURELY ATTACHED TO POSTS. 6. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION. 7. PROTECTIVE SINAGE IS ALSO RECOMMENDED.



TREE PROTECTION AND SEDIMENT CONTROL (3)



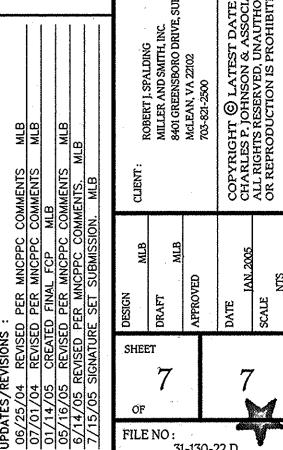
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION FINAL FOREST CONSERVATION PLAN

### **Approval Recommendations**

Approval subject to the following Conditions:

- 1. Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual")
- 2. 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.

  3. Record plat to show appropriate notes and/or easements. Agreements must be approved by M-NCPPC staff prior to recording plats.
- 4. Maintenace agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas, however, maintenance and management agreement can be submitted at the same time as the financial security.
- 5. 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.



Plotted: Iuly 15, 2005

UNDISTURBED SOIL

DISTURBED SOIL

PLANTING ON SLOPE

ORGENIE GRACE

TREE PIT TO BE FIVE TIMES THE ROOTBALL IS PREFERRED, PARTICULARLY IN POOR SOIL

SOIL MX BACKFU

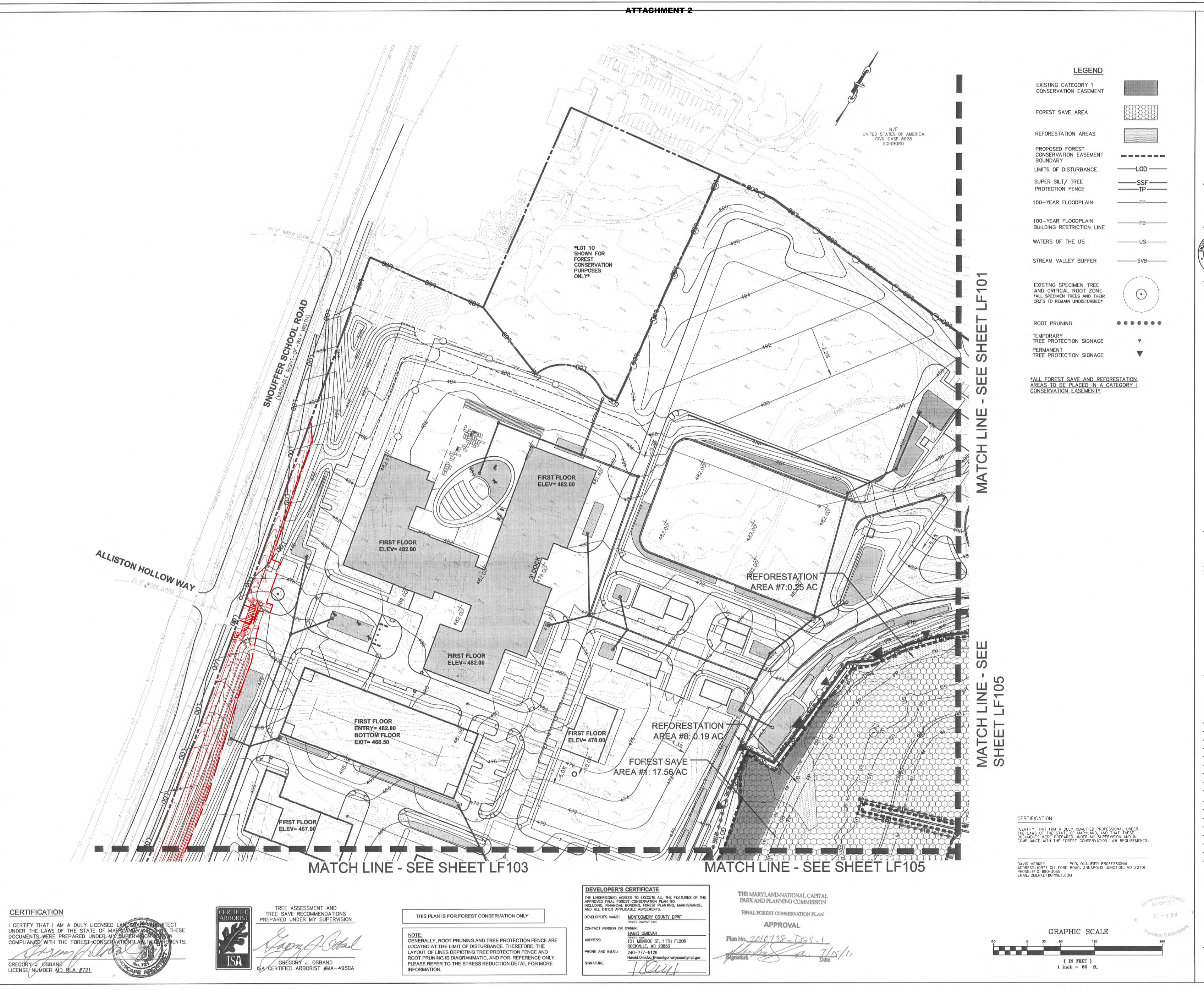
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AIRP. 0401

NORTH INDUSTRIAL ONSVILLE (6TH) ELECTION DISTRIC

NRI# 4-01332 PRELIMINARY PLAN

31-130-22 D



PRIME CONSULTANT: BHANOT ENGINEERS INC 20400 OBSERVATION DR, SUITE 208 GERMANTOWN, MARYLAND 20876 PHONE: 301-591-3833

FAX: 301-528-2051 ARCHITECT/PLANNER: TORTI GALLAS AND PARTNERS, INC. 1300 SPRING STREET, SUITE 400

SILVER SPRING, MARYLAND 20910 PHONE: 301-588-4800 FAX: 301-650-2255 CIVIL ENGINEER:

A MORTON THOMAS AND ASSOCIATES, INC. 12750 TWINBROOK PARKWAY ROCKVILLE, MARYLAND 20852 PHONE: 301-881-2545 FAX: 301-881-0814

USER AGENCY: MONTGOMERY COUNTY PUBLIC SCHOOLS MARYLAND NATIONAL CAPITAL PARK AND PLANNING

MONTGOMERY COUNTY DEPARTMENT OF POLICE MONTGOMERY COUNTY FIRE RESCUE SERVICES

DEPARTMENT OF GENERAL SERVICES OFFICE OF SPECIAL PROJECTS

101 MONROE STREET, 9TH FLOOR

ROCKVILLE, MD 20850 PROJECT # 470907

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RFP/IFB

PROFESSIONAL CERTIFICATION
"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A

DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND." LICENCE NO. 32151, EXPIRATION DATE 07-18-2011

5

PRELIMINARY/PROGRESS (NOT FOR CONST.) OWNER REVIEW PRICING

PERMIT CONSTRUCTION DOCUMENTS REVISIONS

DESIGN DRAWN APPROVED SCALE 1"=60" DATE 2011 MAY CAD FILE PROJECT NO. 110-081.001

DRAWING TITLE

AMENDED FOREST CONSERVATION PLAN

DRAWING NO.

LF102