



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB  
Items and  
7/19/07

July 5, 2007

**MEMORANDUM**

**TO:** Montgomery County Planning Board

**VIA:** John A. Carter, Chief *JAC*  
Community-Based Planning Division

Sue Edwards, Team Leader, I-270 Corridor *SE*  
Community-Based Planning Division

**FROM:** Pamela Johnson, Planner Coordinator, I-270 Team *PJ*  
Community-Based Planning Division (301-495-4590)

- SUBJECT:**
1. Preliminary Forest Conservation Plan: – Clarksburg Elementary School No. 8, 12615 Royal Crown Drive, Germantown, R-200 Zone, 1989 Germantown Master Plan.
  2. Mandatory Referral No. 07301-MCPS-1 – Clarksburg Elementary School No. 8, 12615 Royal Crown Drive, Germantown, R-200 Zone, 1989 Germantown Master Plan.

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**STAFF RECOMMENDATION NO. 1: APPROVE the Forest Conservation Plan, with the following conditions:**

1. Submit a Final Forest Conservation Plan (FCP) that meets the requirements of Section 109(B) of the Forest Conservation Regulation. Final FCP to be approved by the staff of the M-NCPPC prior to any clearing or grading for the new facility.
2. Place onsite stream buffer and afforestation areas in a Category 1 easement. The easement must be protected by split-rail fencing or other measures approved by Environmental Planning.

**STAFF RECOMMENDATION NO. 2: APPROVE transmittal of the following comments to the Montgomery County Public Schools.**

1. Coordinate with Department of Parks staff and with the staff of the Montgomery County Historical Society in the developing and implementing the Feasibility Study for the Reuse of the Barn in the Waters House Special Park.

2. Plant a row of hardwood trees, spaced forty-five feet apart along the southern edge of the pedestrian path leading from the northern sidewalk of the faculty parking lot to the property line with the Waters House Special Park.
3. Coordinate and provide the following improvements to the Waters House Special Park:
  - a. Construct an eight-foot wide trail connection to the edge of the MCPS property to allow future connections by the Department of Parks;
  - b. Allow for Parks maintenance staff to enter and exit the park through MCPS property; and
  - c. Prohibit retaining walls on park property.
4. Submit a Local Area Transportation Review study if the student enrollment of the Clarksburg Elementary School No. 8 exceeds the 740 students analyzed in the traffic study for this application.

## **PROJECT SUMMARY**

Montgomery County Public Schools (MCPS) is planning to build a new elementary school, Clarksburg No. 8 at 12615 Royal Crown Drive in the Neelsville section of Germantown. The site is adjacent to the historic Waters House Special Park and the North Germantown Greenway Stream Valley Park; the site is bounded from the east by Milestone Manor Lane, by the southeast and south by Royal Crown and Royal Carriage Drives, and on the west by Green Village Circle. The school is intended to ultimately support 740 students. The existing 10.75-acre site, currently undeveloped, is zoned R-200, for single-family detached residential use. Low-density residences and parks, including the historic Waters House, surround the site. Construction is expected to begin on the planned facility in the spring of 2008 and the school to open in August 2009.

## **PROJECT DESCRIPTION**

**Neighborhood Context** – The new school site is surrounded by parkland to the north and low-density housing in the Milestone area of Germantown immediately to the southeast, south, and southwest. The school property was once a part of the historic Waters House complex and remains part of the setting of the adjacent Waters House Special Park; the site also abuts the North Germantown Greenway. Milestone Manor Lane and Royal Crown Drive border the property on the east and southeast and Royal Carriage Drive and Village Green Circle on the south and west. These roadways separate the school from single-family detached housing in the Milestone subdivision, all within the R-200 Zone.

**Project Description** – MCPS will construct a 33-classroom, 87,867-square-foot elementary school in the Neelsville section of Germantown. The new partial two-level school will serve up to 740 students in the eastern Germantown and Clarksburg areas in grades K-5, with space also provided for the Preschool Education Program. The school will be a “green” school, closely resembling the Great Seneca Creek Elementary School in Germantown. The building will be located in the front (south) central portion of the property, with its front entrance off the administration suite facing Royal Crown Drive.

The rectangular school will have an interior courtyard, special security features, and community-use facilities grouped so they can be used separately from the remaining school. Preschool, kindergarten, and the first and second grades will be on the first floor, while classrooms for the upper grades will be on the second. The gymnasium is planned as an alternate addition. The building exterior will be reddish and cream-colored brick. Playgrounds and ballfields will be located north and west of the building.

A separate bus loop in front of the building will have an access drive from Royal Crown Drive and an exit drive onto Royal Carriage Drive. A faculty parking lot and student drop-off lot, with 87 parking spaces (and nine future spaces) will be on Milestone Manor Lane, beside the Waters House Special Park. An asphalt apron is provided on the east side of the lot's entrance drive, leading to the Park's edge, so that a potential driveway may extend into the Park, and the faculty parking lot used for overflow from the Waters House. An interconnected path system links the school entrance with its parking lots, adjacent roadways and the edge of the Special Park, and will eventually connect to a park trail system extending into the Special Park and Greenway.

**Subject Site** – The site is part of the original agricultural property associated with the Waters House. The currently undeveloped school site is an irregularly shaped parcel, defined by roadways on three sides. The site features a tall mound in its northeastern section and an embankment with a stand of trees in the rear (north) portion adjacent to the Special Park. The site was a depository for excavated dirt during the development of the Milestone subdivision in the 1990's; a fill area in the western part of the site has been stabilized with tall grasses.

An existing gravel driveway leads from Milestone Manor Lane through the eastern corner of the property to the Waters House.

**Proposed Landscaping and Lighting** – The proposed landscaping includes a mix of shade and ornamental trees, shrubs and grasses at the front of the school, and at the corners of both parking lots, and around the playground areas. Dogwoods, maples, red buds, and saucer magnolias are included in the landscape plan. Exterior lighting is designed to shield adjoining residences from intrusive glare, while maintaining light level for safety and security purposes.

## ANALYSIS

**Master Plan Conformance** – The proposal is consistent with the 1989 Adopted and Approved Germantown Master Plan. The project conforms with the land use and zoning designations of the Plan, which recommends low-density residential development and R-200 zoning (for single-family detached housing) for the Analysis Area NE-1 (on page 79) in which the site is located. The proposal also conforms with the additional statement on page 79 that an elementary school should be located on this site, and with the depiction of a proposed elementary school on the site on the “Existing and Proposed Community Facilities Map” on page 132.

Staff finds that the proposal complies with the Plan statements on page 233 that recommend preservation of the setting of the Dr. William Waters House, as summarized in the following:

The Dr. William A. Waters House (Site #19/1) is an historic resource located in this area. This resource is designated on the Master Plan for Historic Preservation and is significant to the County both architecturally and historically. Appropriate efforts should be made to encourage its preservation and sensitive adaptive reuse.

While the school site is a separate parcel from the Waters House, staff believes the subject property, once part of the Waters farmstead, significantly contributes to views of the Waters House from Royal Crown Drive. Staff worked with MCPS and their consultants in determining the current location of the school. This location permitted the best views of the house from Royal Crown Drive.

**Conformance with Development Standards** – The site is in the R-200 Zone, which permits publicly owned and operated uses. The use meets the development standards for the R-200 Zone (as listed in the following table), except for the parking lot used for bus loading and unloading. The lot has a minimum setback of ten feet at the two corner entrances on Royal Crown Drive, but a substantially greater one between the corners. Staff believes that an average setback of forty feet, maintained between the corners, is appropriate. The applicant explained that the reduced setback was needed to provide more turning room for vehicles and greater stacking room.

<b>Development Standards – R-200 Zone and Parking Facilities</b>		
<b>Development Standard</b>	<b>Required</b>	<b>Provided</b>
Lot size	20,000 sq. ft.	10.75 acres
<b>Building Setbacks</b>		
– Front	40'	64'-6"
– Side (east)	12'	229'
– Sum of both sides	25'	221'
– Rear	30'	201'
Building Height	50'	35'
<b>Parking and Driveway Setbacks</b>		
– Parking lot for bus drop-off and pick-up	40'	10'*
– Faculty parking lot/student drop-off	40'	40'
– Interior greenspace	5%	20%
<b>Other Development Standards and Setbacks</b>		
Required parking spaces	n.a.	87+9 future

\*NOTE: This standard does not meet Zoning Ordinance requirements. Staff supports the reduction of the setback.

**Compatibility** – The site has been long-planned as a site for an elementary school to serve the Milestone community and other parts of Germantown, as well as Clarksburg. The school has been placed on the site in a manner to preserve views of the setting of the historic Waters House from Royal Crown Drive. Staff worked with MCPS to ensure compatibility, future linkages, shared use of the pedestrian paths/hiker-biker trail systems, driveways, and the parking lot. Staff finds that the project will be compatible with the surrounding community. Staff also supports the “green” design features successful at Great Seneca Elementary School that will also be implemented at this location.

**Transportation and Access** – Staff recommend that the Planning Board transmit the following comment to Montgomery County Public Schools (MCPS):

Any mandatory referral submission for future improvements at the school must include Local Area Transportation Review (LATR) study for determining Adequate Public Facilities (APF) if those improvements are designed to accommodate a core capacity greater than 740 students at the school.

**School Location, Access, Pedestrian Facilities, Parking, and Circulation** – The site is bordered on three sides by a loop (going clockwise from east to west) of Milestone Manor Lane, Royal Crown Drive, Royal Carriage Drive, and Village Green Circle. Royal Crown Drive, Royal Carriage Drive and Milestone Manor Lane exist as secondary residential streets consisting of two-lane roadways with a sidewalk on both sides, within 60' wide or greater rights-of-way. Royal Crown Drive connects to Observation Drive, which is a four-lane divided arterial roadway within a 100' wide right-of-way, providing regional access to Ridge Road (MD 27). The area is a relatively new residential neighborhood, and a full complement of sidewalks provides for safe pedestrian movements. Staff recommends that the school coordinate with the Department of Public Works and Transportation to provide safe school crossings on Milestone Manor Lane.

Consultants for the Department of Parks and the Montgomery County Historical Society are undertaking a Feasibility Study on the Adaptive Reuse of the Waters House Barn as a Visitor Information Center, with potential access to the school parking lot and student drop-off area. The directional driveways along Milestone Drive to the staff/visitor lots will provide access to both the school and the Waters House. Staff finds no conflict between the school and the Waters House traffic using the same access points from Milestone Manor Lane.

The applicant has submitted the queuing analysis to ensure that no school-associated vehicles stack (queue) on off-site streets during morning drop-off and afternoon pick-up periods. The queuing diagram submitted by the MCPS demonstrates that there will be adequate stacking area to accommodate the total projected number of vehicles on site during the afternoon pick-up period.

Staff finds that the proposed access to the school and internal vehicular/pedestrian circulation system as shown on the site plan is adequate.

**Local Area Transportation Review** – The consultant for the applicant submitted a traffic study that presented traffic-related impacts for the new school. According to this study, the proposed new Clarksburg Elementary School No. 8 with the proposed capacity of 740 students would generate 370 morning and 193 evening peak hour trips, respectively, using the trip generation rates obtained from other existing elementary schools within Montgomery County. As a requirement of the mandatory referral review and the Local Area Transportation Review Guidelines, the applicant is required to submit a traffic impact study. The following is a summary of the traffic analysis.

The congestion standard for the Germantown East Policy Area is a critical lane volume (CLV) of 1,450. Based on the submitted traffic analysis, all analyzed intersections operate at an acceptable level within the congestion standard. With the future traffic volumes from the proposed school enrollment and the relocated Montgomery County Visitor Center at the Waters House, the acceptable level of the traffic conditions at all analyzed intersections are projected to continue. (See the attached Memorandum from Transportation Planning staff for the results of the intersection capacity analysis.)

**Landscaping** – Staff believes the landscaping and lighting for the school is compatible with the surrounding community and adjacent parkland. Staff does recommend the planting of a row of shade trees, spaced forty-five feet apart, on the southern side of the pedestrian path leading from the northern sidewalk of the faculty parking lot to the property line of the Waters House Special Park, to provide shade for future users of the pedestrian and biker trail that will be developed and extended into the parkland.

**Forest Conservation Law Compliance** – The 10.76-acre site has an approved Natural Resources Inventory/Forest Stand Delineation (NRI/FSD, No. 4-07187) granted on March 23, 2007. Staff has reviewed the Preliminary Forest Conservation Plan (FCP) submitted for the project. The plan shows the site containing 0.11 acre of forest, which the applicant intends to retain. The total planting requirement is 1.50 acres. The applicant will meet this requirement by planting 0.68 acre of forest onsite and contributing 0.82 acre to a suitable forest mitigation bank. Staff recommends approval of the FCP.

**Environmental Guidelines** – The project complies with the Environmental Guidelines (*Guidelines for Environmental Management of Development in Montgomery County*) in terms of stream buffer protection and creation of forest. The applicant will stabilize a badly degraded section of stream bank onsite as part of this project.

**Water Quality** – The site is in the Upper Little Seneca South subwatershed of the Little Seneca Creek Watershed, outside of the special protection area (SPA). Little Seneca Creek is classified as a Use IV-P watershed. The *Countywide Stream Protection Strategy* (CSPS, 2003 Update) lists subwatershed stream quality and current habitat status conditions as 'good' and habitat stability as 'unstable' based on data collected between 1994 and 2000.

**Stormwater Management** – The Montgomery County Department of Permitting Services (MDPS) approved the stormwater management concept request for Clarksburg Elementary School No. 8 on June 1, 2007. The stormwater management concept consists of onsite channel protection measures via existing Milestone Pond 4, onsite water quality control via filtration, and onsite recharge via additional storage below the surface sand filters.

**LEED Design** – The project will be registered for Leadership in Energy and Environmental Design (LEED) certification through the United States Green Building Council. Energy conservation is a primary design factor for the school. The configuration and orientation of the building, the selection of materials, and the mechanical/electrical systems used, all reflect the importance and consideration placed on energy conservation. The building will be designed to exceed ASHRAE 90.1-2004 energy requirements, BOCA Basic Energy Conservation codes, and Montgomery County energy conservation codes. The design will incorporate the ANSI/ASHRAE/IES Energy Design for New Buildings.

**Parks** – The subject site is adjacent to the 3.9-acre Waters House Special Park and the North Germantown Greenway Stream Valley Park. Based on the school's proximity to park property, staff requested that MCPS provide for and agree to the following park-related features:

- Construct an eight-foot wide trail connection to the edge of the school property to allow future connections by the Department of Parks.
- Allow for parks maintenance staff to enter and exit the park through MCPS property.
- Prohibit retaining walls located on park property.

The applicant agreed to all the noted amenities and conditions; staff recommends approval.

**Historic Preservation/Feasibility Study for Possible Adaptive Reuse of Waters House Barn Project** – The Dr. William Waters House, at 21200 Waters Road, and its outbuildings including the barn, are the focus of the nearly four-acre Waters House Special Park. Originally known as "Pleasant Fields", or the "Basil Waters House", the House and its setting are listed in the Montgomery County Master Plan for Historic Places. The historic house has 1780's and 1880's sections and agricultural outbuildings represent a typical farm complex from the late 19<sup>th</sup> and 20<sup>th</sup> century.

The school building has been sited as much as possible to protect the view of the Waters House from Royal Crown Drive. While Historic Preservation staff would have preferred that the school architecture recall aspects of the Waters House, the selected school design is one of a prototype of designs for County schools and the applicant has limited options. Considering these constraints, staff believes the design to be compatible with the adjacent Waters House.

Staff notes the consultants' Feasibility Study underway for the potential Adaptive Re-Use of the Waters House Bank Barn into an exhibit and visitor center. Results of this study are to be considered by the Planning Board in September 2007. The potential re-use is only expected to generate four vehicle trips during the morning and evening rush hours.

## **COMMUNITY OUTREACH**

The MCPS and their consultants began conducting a series of meetings in the fall of 2006 with the community to plan the project and examine alternative design schemes. A major community concern was the impact of various schemes on the Waters House. The selected location seemed the best location to preserve views (from Royal Crown Drive). Some community members wanted to know which residents would attend the school, but information was unavailable on this subject. Others expressed an interest in linking the school's pedestrian system with the Department of Parks trail system located north of the school site so students could eventually walk to school without crossing public streets. Staff has discussed pathway links between the school and the adjacent park with MCPS and their consultants. The Department of Parks plans to eventually extend park trails to connect with the school's pedestrian system.



In April 2007, staff became aware of the potential adaptive reuse of the barn at the Waters House Special Park, and on June 13, 2007, a joint community meeting was held to present the final design plans for the school and the plans for the Feasibility Study for the Adaptive Reuse Study of the Waters House barn. Staff notified the adjacent property owners, and homeowners and community associations of the plans for a future school and the park of the community meeting and of the Planning Board hearing for the Mandatory Referral. Attendees at the community meeting expressed interest in details of the school's final design, but offered no specific comments. No other recent comments have been expressed to staff by the community on the proposal.

## **CONCLUSION**

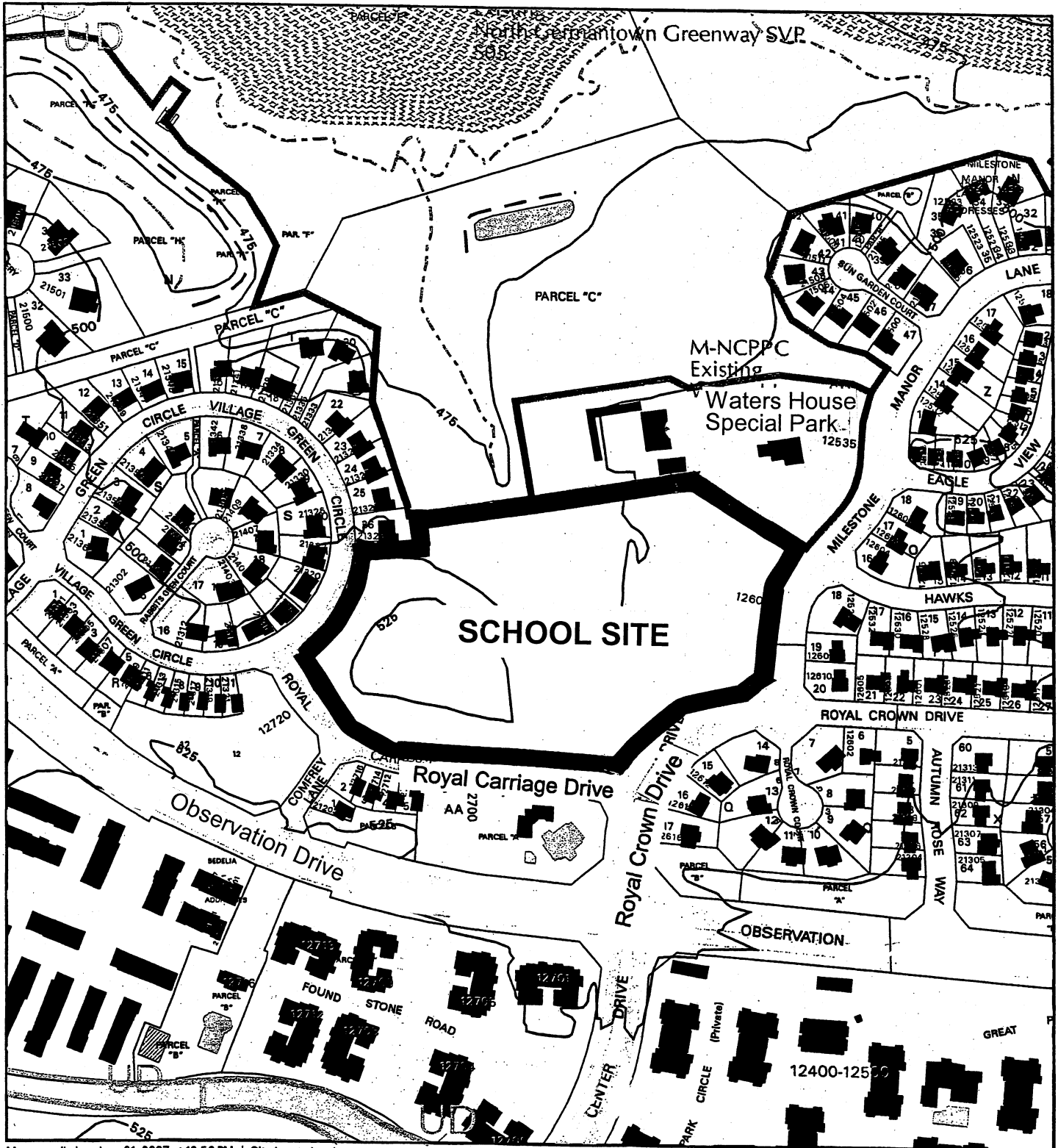
The project conforms with the 1989 Germantown Master Plan and the standards of the R-200 Zone, and is needed to meet student projections for the Clarksburg High School cluster. The proposal is compatible with the surrounding area, with the attached conditions. The school provides sufficient views of the adjacent Water House Special Park and the North Germantown Greenway Stream Valley Park. Staff recommends approval of the Preliminary Forest Conservation Plan with the conditions shown on pages one and two of this report, and approval to transmit the comments to MCPS for the Mandatory Referral.

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### **Attachments**

1. Vicinity Map – Clarksburg Elementary School No. 8
2. Zoning Map
3. Site Plan
4. Landscape Plan
5. Circulation Plan
6. Elevations
7. Memorandum from Transportation Planning
8. Memorandum from Environmental Planning
9. Memorandum from Park Planning and Stewardship

CLARKSBURG ELEMENTARY SCHOOL NO. 8



Map compiled on June 01, 2007 at 12:56 PM | Site located on base sheet no - 229NW12

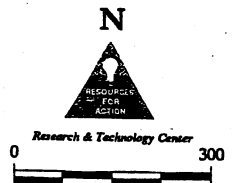
NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



# Comprehensive Amendment to the Master Plan for Germantown Montgomery County, Maryland

## Zoning and Highway Plan

### ZONING MAP ATTACHMENT 2

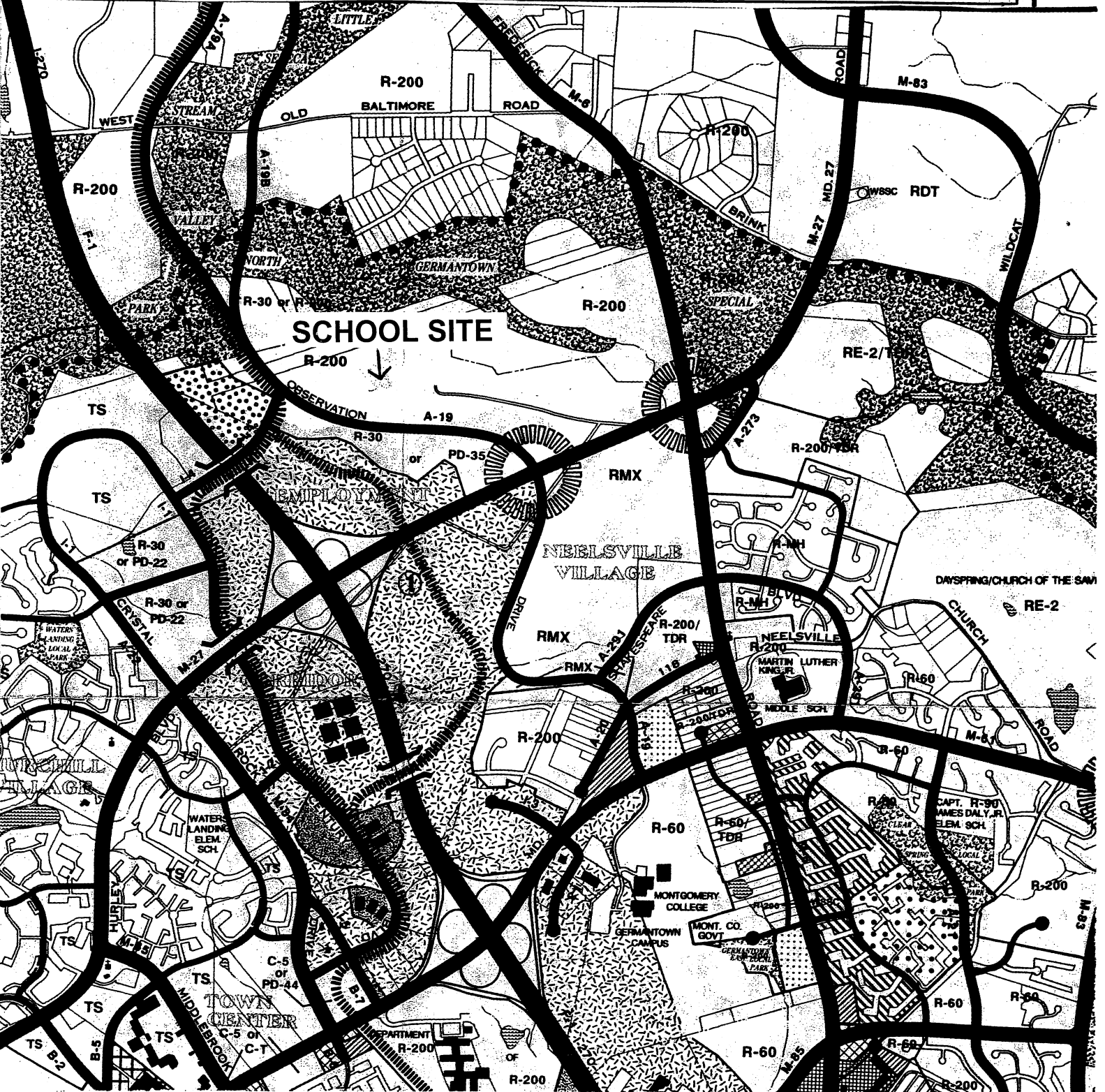
- PRIMARY HIGHWAY
- MAJOR HIGHWAY
- ARTERIAL BUSINESS DISTRICT/INDUSTRIAL ZONE
- PRIMARY SECONDARY ROAD
- BARREN ROAD
- CL. OR 4AC
- TRANSFER EASEMENT
- GRADE-SEPARATED INTERCHANGE
- GRADE-SEPARATED INTERSECTION

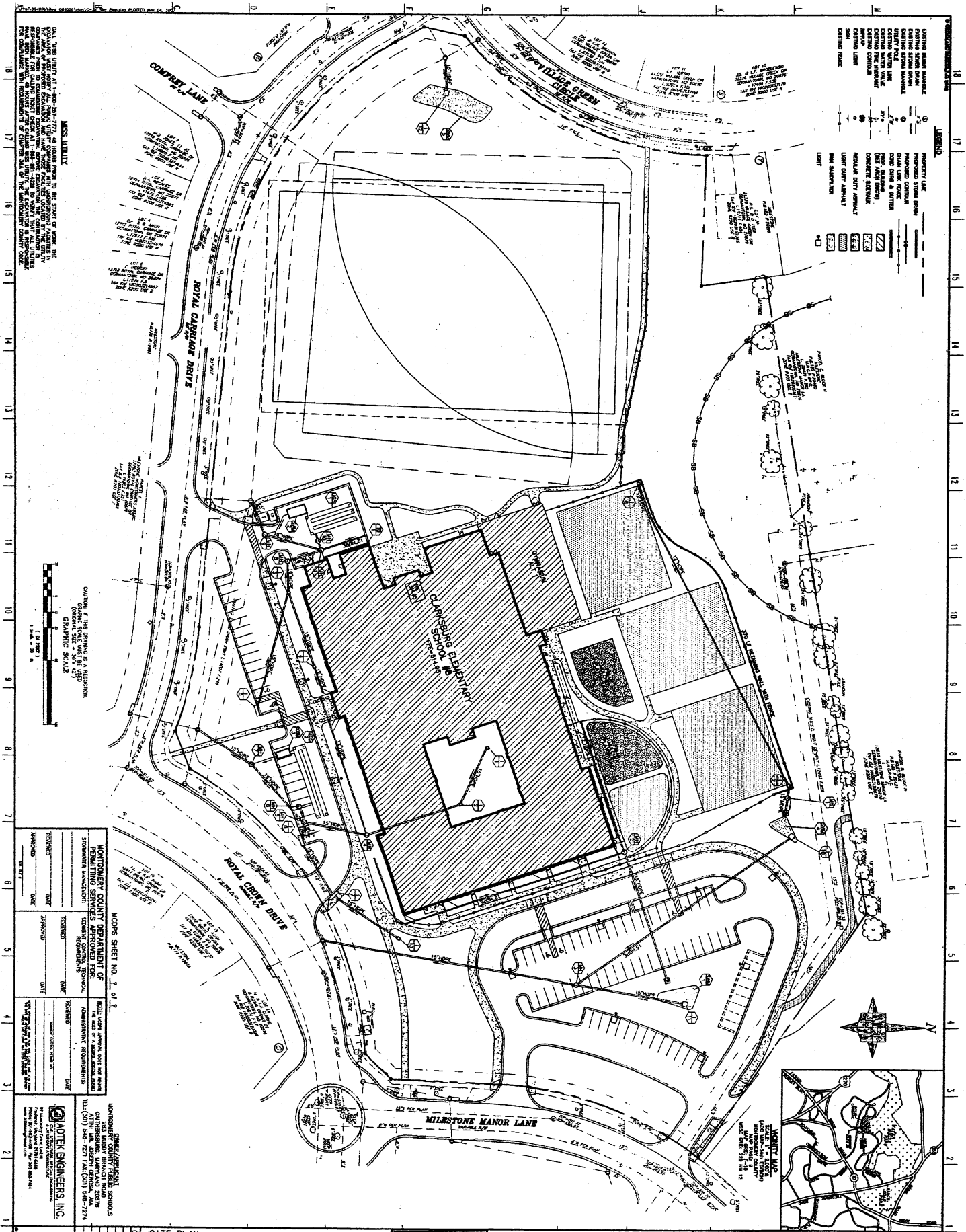
The specific signature of the land use plan is shown in the map of preliminary subdivision plan approval.

Montgomery County Department of Public Works

RURAL ZONE	RESIDENTIAL ONE-FAMILY	MULTIPLE-FAMILY, MEDIUM DENSITY RESIDENTIAL	CONVENIENCE COMMERCIAL
RURAL DENSITY TRANSFER ZONE	RESIDENTIAL TRANSFERABLE DEVELOPMENT RIGHTS	MULTIPLE-FAMILY PLANNED RESIDENTIAL	GENERAL COMMERCIAL
RESIDENTIAL ONE-FAMILY	RESIDENTIAL TRANSFERABLE DEVELOPMENT RIGHTS	RESIDENTIAL MIXED USE DEVELOPMENT	HIGHWAY COMMERCIAL
RESIDENTIAL ONE-FAMILY	RESIDENTIAL TRANSFERABLE DEVELOPMENT RIGHTS	PLANNED DEVELOPMENT/TOWN SECTION	LIMITED COMMERCIAL
RESIDENTIAL ONE-FAMILY	RESIDENTIAL TOWNHOUSE	PLANNED MOBILE HOME DEVELOPMENT	LOW-DENSITY OFFICE COMMERCIAL
RESIDENTIAL ONE-FAMILY	RESIDENTIAL TOWNHOUSE	COMMERCIAL INSTITUTIONAL	LIGHT INDUSTRIAL
RESIDENTIAL ONE-FAMILY	RESIDENTIAL TOWNHOUSE	OFFICE BUILDING, INTENSITY MODERATE	TECHNOLOGY AND BUSINESS PARK
RESIDENTIAL ONE-FAMILY	MULTIPLE-FAMILY, LOW DENSITY RESIDENTIAL	COMMERCIAL OFFICE BUILDING	RESEARCH AND DEVELOPMENT

The Maryland-National Capital Park and Planning Commission

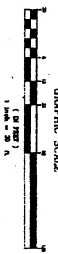




CALL THIS DRAFT AT 1-800-231-7771. NO WORK SHALL BE PERMITTED TO BE DONE ON THIS SITE UNTIL THE DATE OF THE COMMENCEMENT OF WORK IS SPECIFIED IN THE PERMIT. THE DRAFTER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE DRAFTER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE DRAFTER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

**LEGEND**

- EXISTING BOUNDARY MARKERS
- EXISTING STORM SEWERS
- EXISTING STORM MANHOLES
- EXISTING WATER MAINS
- EXISTING WATER VALVES
- EXISTING SANITARY MAINS
- EXISTING SANITARY MANHOLES
- EXISTING LIGHT
- EXISTING DRIVE
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED WATER MAIN
- PROPOSED WATER VALVE
- PROPOSED SANITARY MAIN
- PROPOSED SANITARY MANHOLE
- PROPOSED LIGHT
- PROPOSED DRIVE



GRAPHIC SCALE  
1" = 20'

MDDS SHEET NO. 2 of 2

REVISION	DATE	DESCRIPTION

MANHOLE SIZES: 36" DIA. (UNLESS OTHERWISE NOTED)  
CONCRETE SIZES: 18" DIA. (UNLESS OTHERWISE NOTED)  
PIPE SIZES: 18" DIA. (UNLESS OTHERWISE NOTED)

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PIPE SIZES: 18" DIA. (UNLESS OTHERWISE NOTED)

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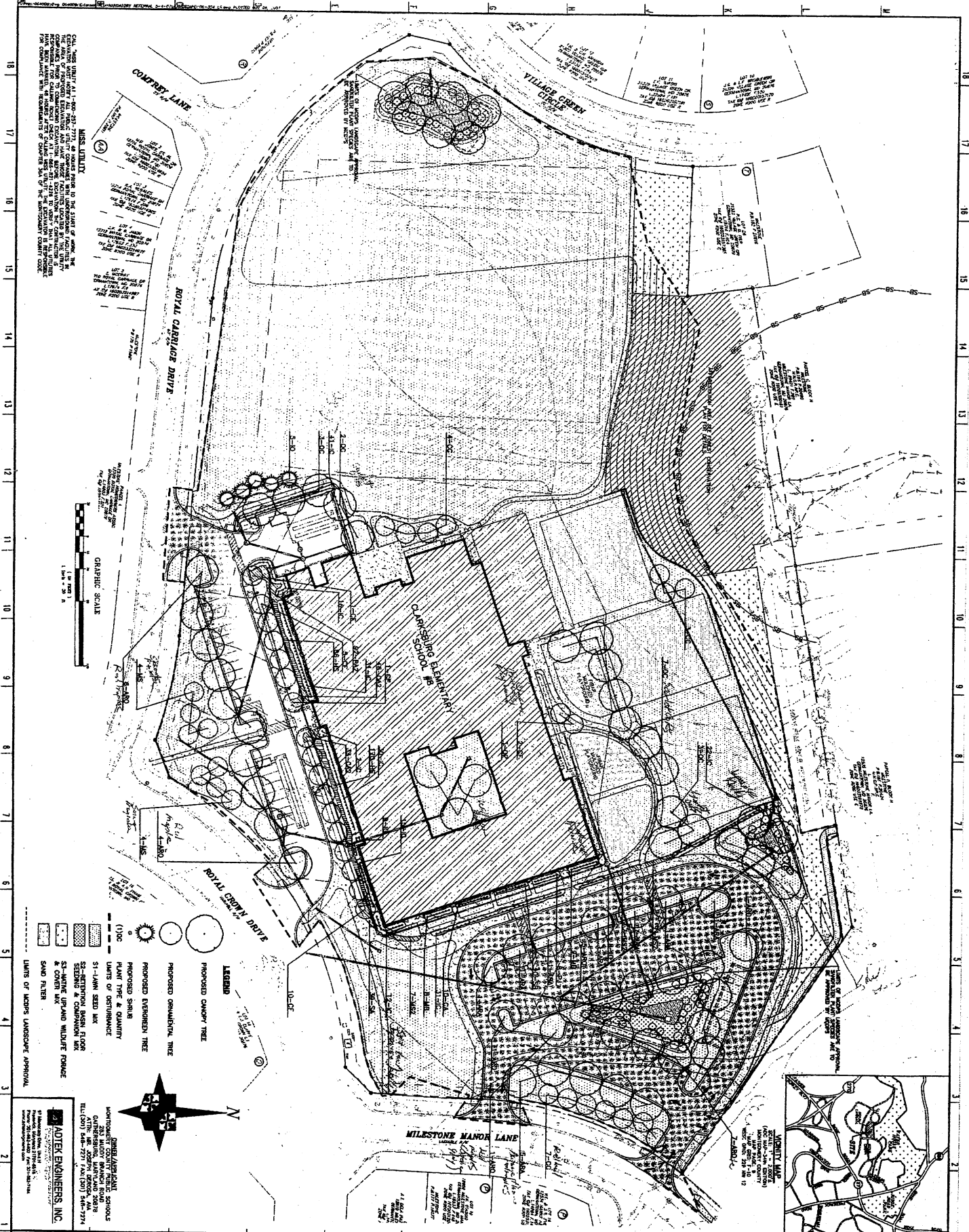
**SITE PLAN**  
CLARKSBURG ELEMENTARY SCHOOL NO. 8  
12601 ROYAL CROWN DRIVE, GERMANTOWN, MD 20876

**GRIMM + PARKER**  
ARCHITECTS

2 Bethesda Metro Center  
Suite 2350  
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Tel 301-222-0500  
Fax 301-222-0510

7305 Beverly Road  
Suite 205  
McLean, VA 22101  
Tel 703-209-8100  
Fax 703-209-8750

17705 Beltsville Drive  
Suite 1600  
Calverton, MD 20740  
Tel 301-595-1000  
Fax 301-595-0095



- LEGEND**
- PROPOSED ORNAMENTAL TREE
  - PROPOSED CANOPY TREE
  - PROPOSED EVERGREEN TREE
  - PLANT TREE & QUANTITY
  - PROPOSED SHRUB
  - LIMITS OF DISTURBANCE
  - ST-1-LAWN SEED MIX
  - ST-2-INTERMEDIATE PRAIRIE MIX
  - ST-3-HARDY UPLAND WILDLIFE FORAGE & COVER MIX
  - SAND FILTER

**OWNER/CLIENT**  
 MARYLAND STATE DEPARTMENT OF EDUCATION  
 282 MOUNT VERNON ROAD  
 COLLEGE PARK, MARYLAND 20740  
 TEL: (301) 486-7271 FAX: (301) 486-7274

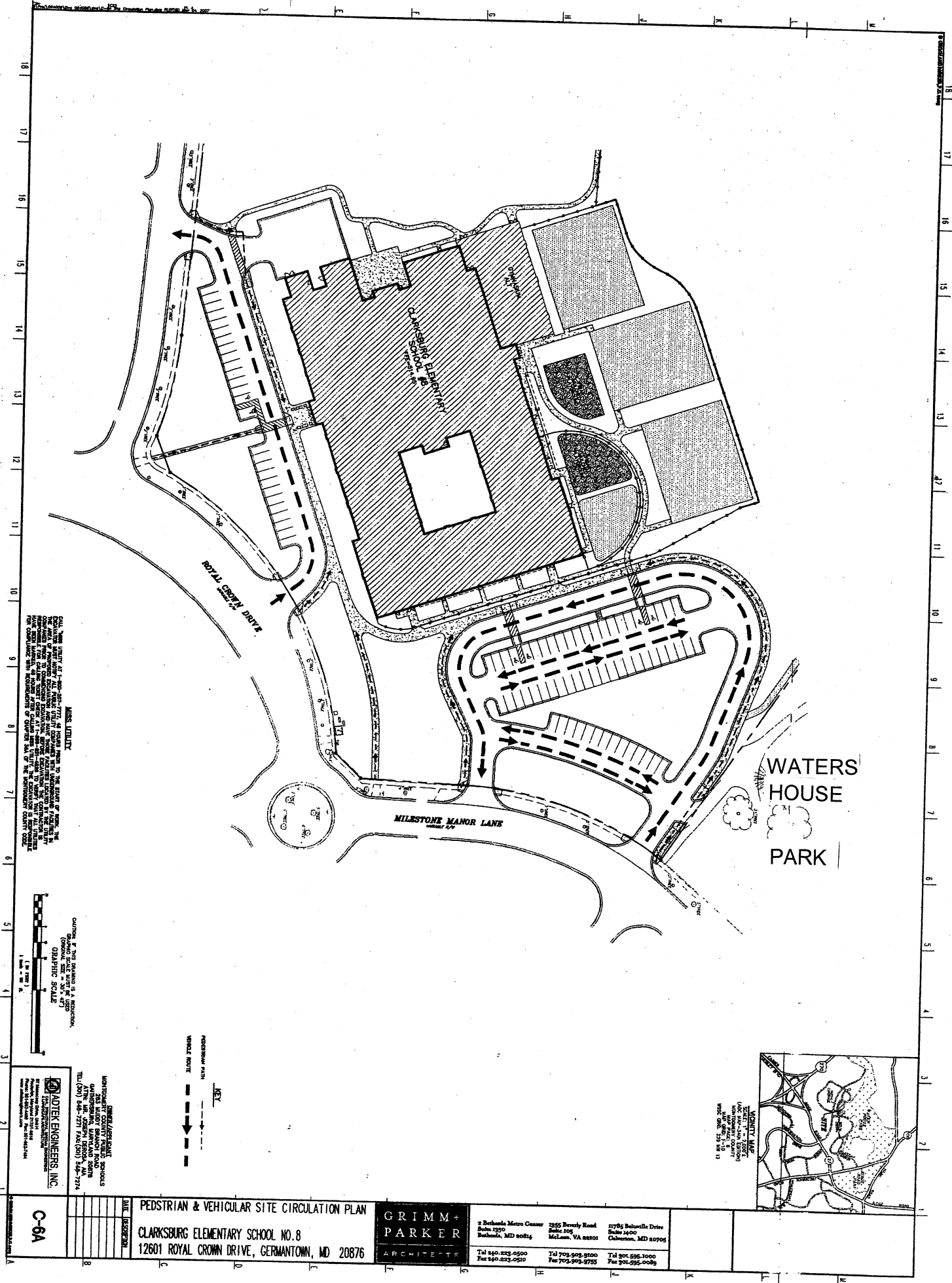
**DESIGNER/ENGINEER**  
 ADTEK ENGINEERS, INC.  
 10000 WOODBURN ROAD  
 GREENBELT, MARYLAND 20740  
 TEL: (301) 486-7271 FAX: (301) 486-7274

**SITE LANDSCAPE PLANTING PLAN**  
 CLARKSBURG ELEMENTARY SCHOOL NO. 8  
 12601 ROYAL CROWN DRIVE, GERMANTOWN, MD 20876

DATE: 08/14/08  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

2 Bethesda Metro Center Suite 200 Bethesda, MD 20814 Tel 301-983-0900 Fax 301-983-0765	555 Beverly Road Suite 102 McLean, VA 22101 Tel 703-807-9400 Fax 703-807-9765	1785 Suburban Drive Suite 100 Caterons, MD 20745 Tel 901-595-1000 Fax 901-595-0069
--	---	--

DATE: 08/14/08  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]



**MISS IDENTITY**

CALL THE UTILITY AT 1-800-327-7773, OR REFER TO THE STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY FOR THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

**GRAPHIC SCALE**

1" = 20' 0"

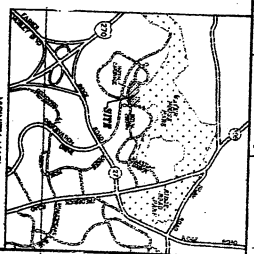
0 5 10 15 20

**OWNER/ARCHITECT**

MONTGOMERY COUNTY PUBLIC SCHOOLS  
 6400 BROADWAY, SUITE 100  
 GAITHERSBURG, MARYLAND 20878  
 TEL: (301) 286-2271 FAX: (301) 286-2274

**ARCHITECT**

ADTEK ENGINEERS, INC.  
 10000 WOODBURN ROAD, SUITE 100  
 GAITHERSBURG, MARYLAND 20878  
 TEL: (301) 286-2271 FAX: (301) 286-2274



**PEDSTRIAN & VEHICULAR SITE CIRCULATION PLAN**

**CLARKSBURG ELEMENTARY SCHOOL NO. 8**  
 12601 ROYAL CROWN DRIVE, GERMANTOWN, MD 20876

**GRIMM + PARKER ARCHITECTS**

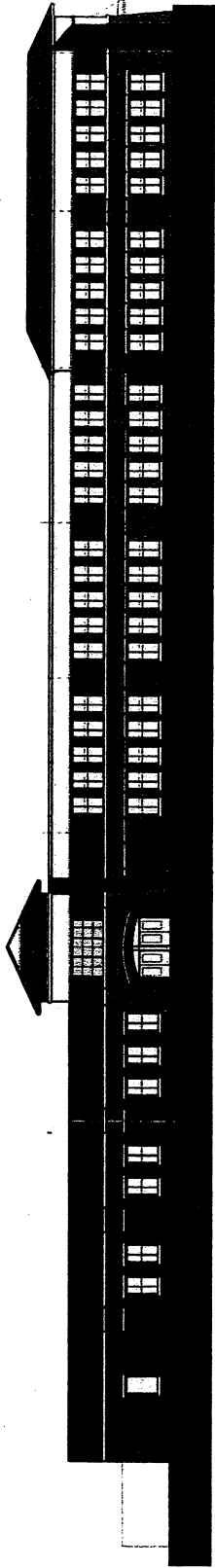
2 Bethesda Metro Center Suite 1200 Bethesda, MD 20814  
 2255 Beverly Road Suite 100 McLean, VA 22101  
 17785 Beltsville Drive Suite 1400 Calverton, MD 20745

Tel 301.223.0200 Fax 301.223.0510  
 Tel 703.903.9700 Fax 703.903.9755  
 Tel 301.595.1000 Fax 301.595.0039

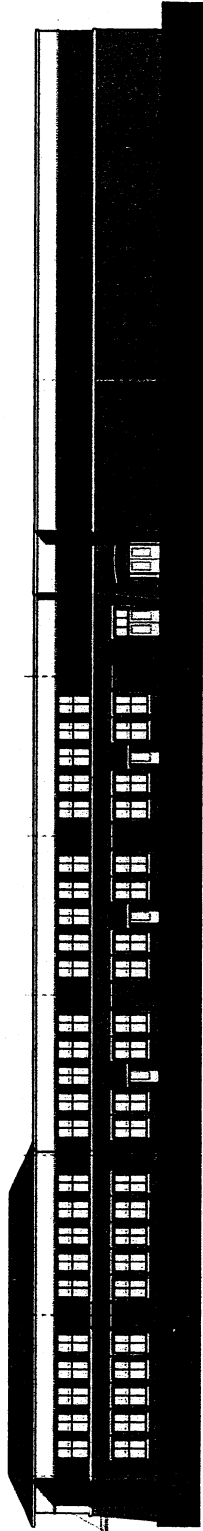
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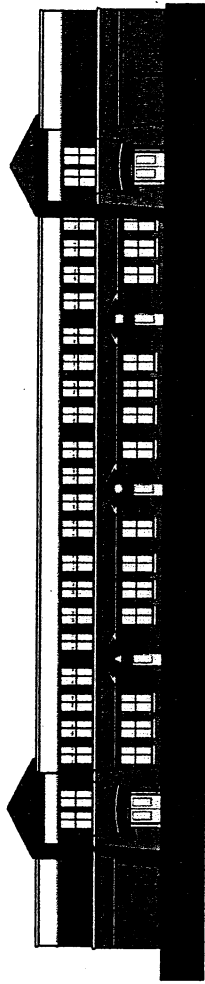
Elevations



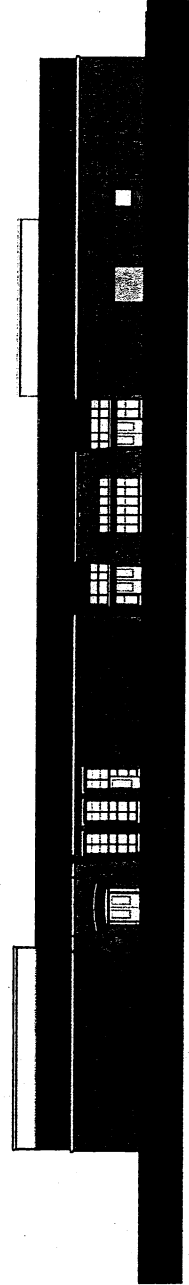
South Elevation



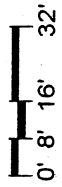
North Elevation



East Elevation



West Elevation



Clarksburg Elementary School # 8  
Grimm + Parker Architects

## ATTACHMENT 7



### MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

June 28, 2007

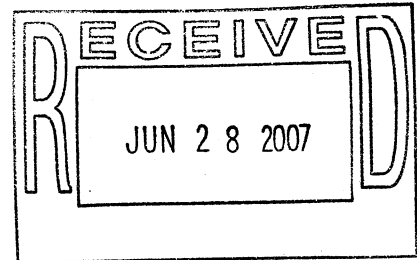
#### MEMORANDUM:

TO: Pamela Johnson  
Community-Based Planning Division

VIA: Daniel K. Hardy, Supervisor *DKH*  
Transportation Planning

FROM: Ki H. Kim, Planner *KHK*  
Transportation Planning

SUBJECT: Mandatory Referral No. 07301-MCPS-1  
Clarksburg Elementary School #8, Germantown



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This memorandum is Transportation Planning staff's review of the subject Mandatory Referral. The subject Mandatory Referral is for the proposed new Clarksburg Elementary School #8 to be located in the northwest quadrant of the intersection of Royal Crown Drive and Royal Carriage Drive in the Germantown East Policy Area.

#### RECOMMENDATION

Based on our review of the site plan and the traffic study provided by the applicant, Transportation Planning staff recommends approval of this mandatory referral with the following comment:

1. Submit a Local Area Transportation Review study if the student enrollment of the Clarksburg Elementary School #8 exceeds the 740 students analyzed in the traffic study for this application.

#### DISCUSSION

##### Access and Circulation

The site plan includes two separate one-way driveway loops, a bus loop and a student drop off loop. The student drop off loop consists of two driveways, one-way in and one-way out, from Milestone Manor Lane to the staff/visitor lots. The full length of the student drop off loop will be used as a stacking area during student drop-off and pick-up periods. The bus loop will be



constructed with the access point on Royal Crown Drive and the egress point on Royal Carriage Drive.

Royal Crown Drive, Royal Carriage Drive and Milestone Manor Lane exist as secondary residential streets consisting of two-lane roadways with a sidewalk on both sides, within 60' wide or greater rights-of-way. Royal Crown Drive connects to Observation Drive, which is a four-lane divided arterial roadway within a 100' wide right-of-way, providing regional access to Ridge Road (MD 27). The area is a relatively new residential neighborhood and a full complement of sidewalks provides for safe pedestrian movements. The school needs to coordinate with DPWT to provide safe school crossings on Milestone Manor Lane.

The Montgomery County Visitor Information Center will be relocated to the Waters House site and will have access from the parking lots/student drop-off area. The directional driveways along Milestone Drive to the staff/visitor lots will provide access to both the school and the Waters House. Staff finds there will be no conflict between the school and the Waters House traffic using the same access points from Milestone Manor Lane.

The applicant has submitted the queuing analysis to ensure that no school-associated vehicles stack (queue) on off-site streets during morning drop-off and afternoon pick-up periods. The queuing diagram submitted by the School demonstrates that there will be adequate stacking area to accommodate the total projected number of vehicles on site during the afternoon pick-up period.

Staff finds that the proposed access to the school and internal vehicular/pedestrian circulation system as shown on the site plan is adequate.

#### Local Area Transportation Review

The proposed new Clarksburg Elementary School #8 with the proposed capacity of 740 students would generate 370 morning and 193 evening peak hour trips, respectively, using the trip generation rates obtained from other existing elementary schools within Montgomery County. As a requirement of the mandatory referral review and the Local Area Transportation Review Guidelines, the applicant is required to submit a traffic impact study. The following is a summary of the traffic analysis.

The congestion standard for the Germantown East Policy Area is a critical lane volume (CLV) of 1,450. Based on the submitted traffic analysis, all analyzed intersections operate at an acceptable level within the congestion standard. With the future traffic volumes from the proposed school enrollment and the relocated Montgomery County Visitor Center at the Waters House, the acceptable level of the traffic conditions at all analyzed intersections are projected to continue. The result of the intersection capacity analysis with CLV is shown in Table 1.

**Table 1**

<b>Intersection Capacity Analysis with CLV During the Weekday Peak Hour</b>				
<b>Intersection</b>	<b>Existing Traffic Volumes</b>		<b>Background and Total Future Traffic Volumes</b>	
	AM	PM	AM	PM
Observation Dr/Royal Crown Drive	644	334	713	385
Royal Crown Dr/Royal Carriage Drive	35	28	132	95
Milestone Manor La/Hawks Nest Lane	41	38	333	109

KK:tc



## ATTACHMENT 8

### MONTGOMERY COUNTY PLANNING DEPARTMENT THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

#### MEMORANDUM

**DATE:** July 2, 2007

**TO:** Pamela Johnson, Community Based Planning

**VIA:** Jorge A. Valladares, Environmental Planning *JAV.*

**FROM:** Michael Zamore, Environmental Planning *MZ*

**SUBJECT:** 1. Forest Conservation Plan for Mandatory Referral No. 07301-MCPS-1  
Clarksburg Elementary School No. 8

2. Mandatory Referral No. 07301-MCPS-1:  
Clarksburg Elementary School No. 8

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#### **STAFF RECOMMENDATIONS:**

1. **Approval** of the Forest Conservation Plan, with the following conditions:
  - a) Applicant to submit a Final Forest Conservation Plan that meets the requirements of Section 109(B) of the Forest Conservation Regulation. Final FCP to be approved by M-NCPPC staff prior to any clearing or grading for the new facility.
  - b) Applicant to place onsite stream buffer and afforestation areas in a Category 1 conservation easement. Easement to be protected by split-rail fencing or other measure approved by Environmental Planning.
2. **Approval** of Mandatory Referral No. 07301-MCPS-1 for Clarksburg Elementary School No. 8

#### Discussion

##### **Forest Conservation Law Compliance**

The 10.76-acre site has an approved Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) (No. 4-07187) granted on March 23, 2007. Environmental Planning staff has reviewed the preliminary forest conservation plan (FCP) submitted for the project. The plan shows the site containing 0.11 acre of forest, which the applicant intends to retain. The total planting requirement is 1.50 acres. The applicant will meet this requirement by planting 0.68 acre of forest onsite and contributing 0.82 acre to a suitable forest mitigation bank. Staff recommends approval of the FCP.

##### **Environmental Guidelines**

The project complies with the *Environmental Guidelines (Guidelines for Environmental Management of Development in Montgomery County)* in terms of stream buffer protection and creation of forest. The applicant will stabilize a badly degraded section of stream bank onsite as part of this project.

## **Water Quality**

The site is in the Upper Little Seneca South subwatershed of the Little Seneca Creek watershed, outside the special protection area (SPA). Little Seneca Creek is designated as a Use IV-P watershed. The *Countywide Stream Protection Strategy* (CSPS, 2003 Update) lists subwatershed stream quality and current habitat status conditions as 'good' and habitat stability as 'unstable' based on data collected between 1994 and 2000.

## **Stormwater Management**

The Montgomery County Department of Permitting Services (MDPS) approved the stormwater management concept request for Clarksburg Elementary School # 8 on June 1, 2007. The stormwater management concept consists of onsite channel protection measures via existing Milestone Pond 4, onsite water quality control via filtration, and onsite recharge via additional storage below the surface sand filters.

## **LEED Design**

The project will be registered for Leadership in Energy and Environmental Design (LEED) certification through the United States Green Building Council. Energy conservation is a primary design factor for the school. The configuration and orientation of the building, the selection of materials, and the mechanical/electrical systems used, all reflect the importance and consideration placed on energy conservation. The building will be designed to exceed ASHRAE 90.1-2004 energy requirements, BOCA Basic Energy Conservation codes, and Montgomery County energy conservation codes. The design will incorporate the ANSI/ASHRAE/IES Energy Design for New Buildings.

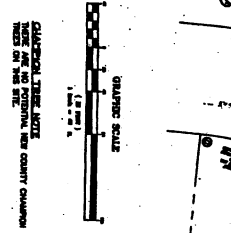
# FOREST CONSERVATION PLAN

**SITE TABULATIONS:**

NO.	DATE	DESCRIPTION	BY	CHECKED
1	8/11	PRELIMINARY DESIGN	J.P.	J.P.
2	8/11	REVISIONS TO DESIGN	J.P.	J.P.
3	8/11	FINAL DESIGN	J.P.	J.P.

DATE: 8/11/08  
 PROJECT: CLARKSBURG ELEMENTARY SCHOOL  
 LOCATION: 12601 ROYAL CROWN DRIVE, GERMANTOWN, MD 20876  
 SCALE: AS SHOWN  
 DRAWN BY: J.P.  
 CHECKED BY: J.P.  
 APPROVED BY: J.P.

NO.	DATE	DESCRIPTION	BY	CHECKED
1	8/11	PRELIMINARY DESIGN	J.P.	J.P.
2	8/11	REVISIONS TO DESIGN	J.P.	J.P.
3	8/11	FINAL DESIGN	J.P.	J.P.

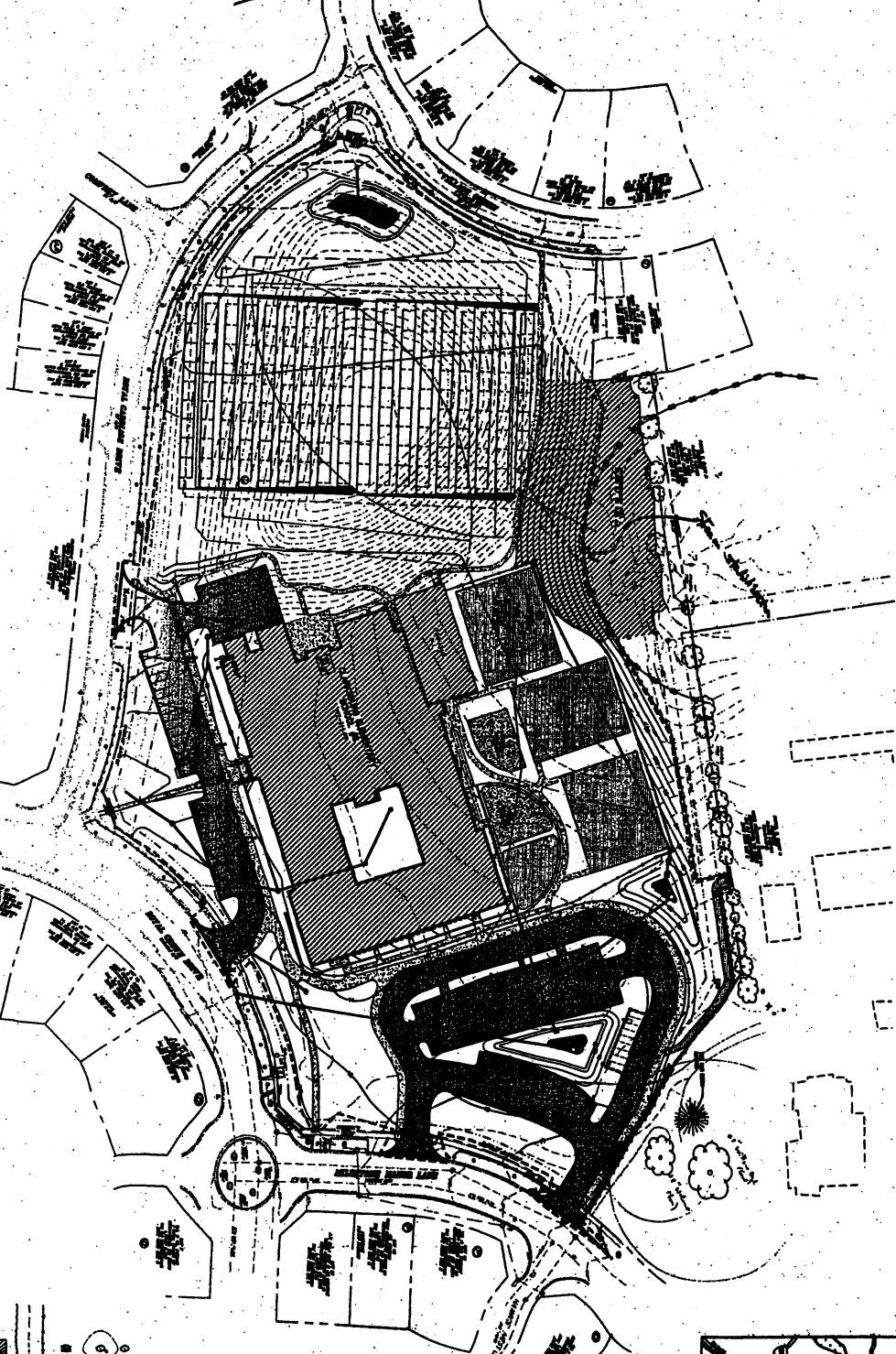


**CERTIFICATION OF QUALIFIED PROFESSIONAL ENGINEER:**

I, \_\_\_\_\_, a duly licensed Professional Engineer in the State of Maryland, do hereby certify that I am the author of the design and construction documents for the project described above, and that I am a duly licensed Professional Engineer in the State of Maryland.

DATE: 8/11/08  
 PROJECT: CLARKSBURG ELEMENTARY SCHOOL  
 LOCATION: 12601 ROYAL CROWN DRIVE, GERMANTOWN, MD 20876  
 SCALE: AS SHOWN  
 DRAWN BY: J.P.  
 CHECKED BY: J.P.  
 APPROVED BY: J.P.

**ADLER ENGINEERS, INC.**  
 1000 ...  
 ...



**GRIMM PARKER**

12601 ROYAL CROWN DRIVE, GERMANTOWN, MD 20876

## ATTACHMENT 9



# MONTGOMERY COUNTY DEPARTMENT OF PARKS

THE MARYLAND - NATIONAL CAPITAL PARK AND PLANNING COMMISSION

June 28, 2007

### MEMORANDUM

**TO:** Pam Johnson, Planning Coordinator, Community Based Planning Division

**VIA:** John Hench, Acting Division Chief, Park Planning and Stewardship Division  
Lyn Coleman, Master Planner/Supervisor, Park Planning and Stewardship Division

**FROM:** Brian Murphy, Senior Natural Resource Specialist, PPS Division

**SUBJECT:** **PARK COMMENTS/CONDITIONS RELATED TO THE CLARKSBURG  
ELEMENTARY SCHOOL #8 (07301-MCPS-1) MANDATORY REFERRAL  
SUBMISSION**

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### SUMMARY

The above-mentioned project is immediately adjacent to the Waters House Special Park Property. Based on the school's proximity to park property staff has requested the following Park related amenities:

- 8' trail connections to the edge of the school property to allow future connections by the Department of Parks.
- Parks maintenance staff must be permitted to enter and exit the park through MCPS property.
- No retaining walls to be located on park property.

The applicant has agreed to all of the amenities and conditions; staff recommends approval.