



## Charles W. Woodward High School, Final Forest Conservation Plan, MR2020022



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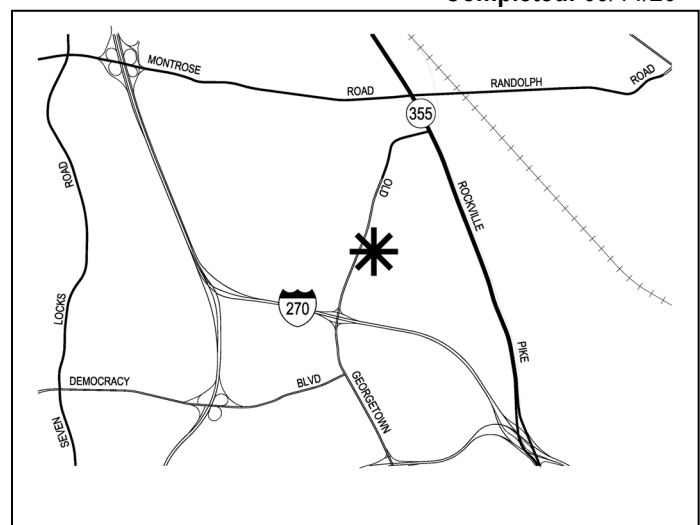


Carrie Sanders, Chief, Mid-County Division, [carrie.sanders@montgomeryplanning.org](mailto:carrie.sanders@montgomeryplanning.org), 301-495-4653

### Description

- Final Forest Conservation Plan associated with the Mandatory Referral for the construction of the Charles W. Woodward High School; requesting to clear 2.68 acres forest and a variance request to remove and impact specimen trees;
- 11211 Old Georgetown Road, Rockville MD;
- 27.31 acres zoned R-90;
- 1992 *North Bethesda-Garrett Park Master Plan*;
- Applicant: Montgomery County Public Schools;
- Filing date: April 27, 2020.

Completed: 09/14/20



### Summary

- Staff recommends approval with conditions.
- Staff has received community correspondence regarding the north parking lot placement, location of the Phase 2 stadium, and tree removal for this Application.
- The Applicant has received approval of a Stormwater Management Concept and confirmed the final limits of disturbance.
- Staff recommends approval of the Variance request to remove 27 trees and impact, but save, 4 additional trees.
- The Applicant must provide the trail connection to Timberlawn Local Park to justify the removal of Tree No.17 per Phase 1, with the final location of the trail to be confirmed by the M-NCPPC Parks Department during the Park Permit approval process.
- Pursuant to Chapter 22A of the County Code, the Planning Board's actions on Forest Conservation Plans are regulatory and binding.

## INTRODUCTION

The Final Forest Conservation Plan is limited to Phases 0 and 1, with Phase 2 anticipated at a later date. The Planning Board action on the Forest Conservation Plan is regulatory and binding.

## RECOMMENDATION AND CONDITIONS

Staff recommends approval of Final Forest Conservation Plan No. MR2020022, subject to the following regulatory and binding conditions:

1. Prior to issuance of a building permit for this development Application, the Applicant must record an M-NCPPC approved Certificate of Compliance in an M-NCPPC approved off-site forest bank within the Lower Rock Creek or Cabin John watershed to satisfy the reforestation requirement for a total of **6.82** acres of mitigation credit. The offsite requirement may be met by purchasing from a mitigation bank elsewhere in the County, subject to Staff approval, if forest is unavailable for purchase within the Lower Rock Creek or Cabin John watershed.
2. The Limits of Disturbance on the Sediment Control Plan must be consistent with the Limits of Disturbance as shown on the approved Final Forest Conservation Plan to be approved by the Planning Board.
3. The Applicant must provide the trail connection to Timberlawn Local Park to justify the removal of Tree No.17 per Phase 1, with the final location of the trail to be confirmed by the M-NCPPC Parks Department during the Park Permit approval process.
4. The Final Forest Conservation Plan must show the planting locations of at least 145 total caliper inches of native shade trees, each at least three inches caliper, to mitigate the removal of 579 inches of specimen trees. The planting locations must be approved by Planning staff. All trees to be planted as mitigation for trees protected under Section 22A-12 must be planted prior to issuance of the Use and Occupancy Certificate of Phase 1.
5. All trees credited towards variance mitigation must be at least five (5) feet away from any structures, stormwater management facilities, PIEs, PUEs, ROWs, utility lines, and/or their associated easements.
6. The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC Forest Conservation Inspector.
7. Prior to any demolition or land disturbing activities, the Applicant must hold a pre-construction meeting with the M-NCPPC Forest Conservation Inspector.
8. The Certified Final Forest Conservation Plans must include an updated worksheet to show 2.68 acres of forest being cleared.

## SITE DESCRIPTION

The site of the future Charles W. Woodward High School is located at 11211 Old Georgetown Road in Rockville, Maryland. The Property, owned by the Board of Education, is comprised of a parcel that is approximately 27.31 acres. The Property is bounded by Old Georgetown Road to the west, Cedarwood Drive and M-NCPPC property (Timberlawn Local Park) to the south, residential properties to the east, and the County-owned Edson Lane property and residential properties to the north. The Property is currently developed with Tilden Middle School, as well as athletic fields, tennis courts, parking for the school, and an existing cellular tower. The site slopes down from west to east and has a drop in elevation of approximately thirty (30) feet. The Property has no streams, wetlands, floodplains or associated buffers but has 2.68 acres of high priority forest. The property is located in both the Lower Rock Creek and Cabin John watersheds, with the majority of the property located in the Lower Rock Creek watershed.



Figure 1: Site Vicinity





*Figure 2: Subject Property*

## **PROJECT DESCRIPTION**

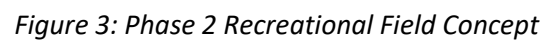
The primary purpose of the Project is to provide a new facility for the re-opening of the Charles W. Woodward High School in the fall of 2025. Before the school opens at Woodward High School it will be a temporary holding space for Northwood High School from September 2023 through June 2025 as Northwood High School undergoes reconstruction.

The Project will be implemented in three (3) phases, as summarized below:

- Phase 0 - includes demolition of the existing Tilden Middle School building and construction of sediment control basins for entire site, sized for all phases of work.
- Phase 1 - includes the construction of a comprehensive high school with tennis and basketball courts as well as parking for cars and buses.
- Phase 2 - includes additional parking in a parking structure, full athletic facilities, and an addition to the school building for a special core program.



This Final Forest Conservation Plan shows removal of 2.68 acres of high priority forest and impacts to thirty-one (31) specimen trees. Twenty-seven (27) of the impacted trees with a DBH of 30" or greater are proposed for removal. Due to the topography of the site, several retaining walls are also needed.

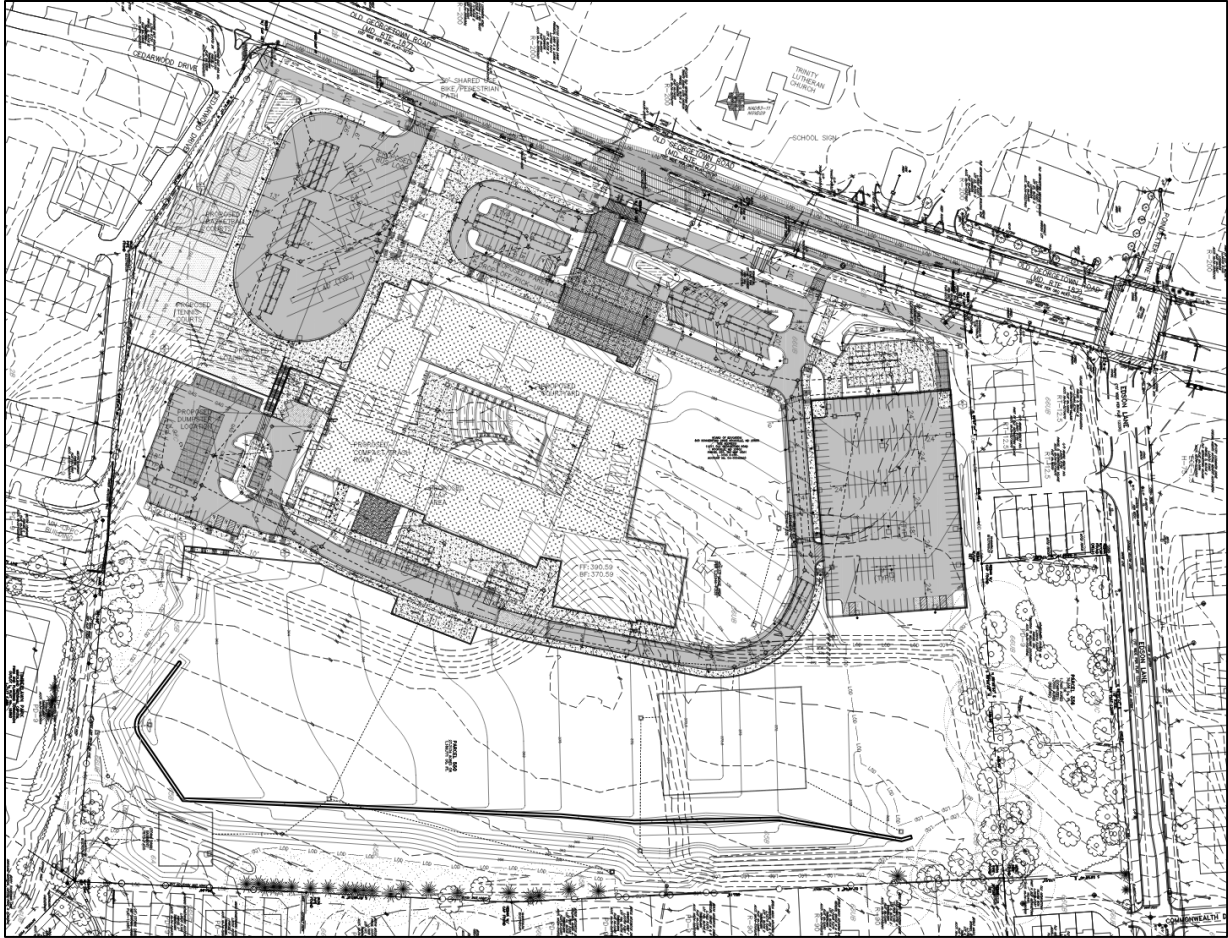


## **SUMMARY OF ISSUES ADDRESSED FROM PRELIMINARY FOREST CONSERVATION PLAN**

The Preliminary Forest Conservation Plan (PFCP) was reviewed by the Planning Board on July 23, 2020. During the review of the PFCP, the Planning Board expressed concern that the Stormwater Management Concept was not approved, which could alter the final limits of disturbance (LOD). Since the July 23 Planning Board hearing, the Applicant has worked with Parks staff and Planning staff to address a number of items that were unresolved when previously presented to the Planning Board.

The first item that has been resolved is that the Applicant has received approval of a Stormwater Management Concept and confirmed the final limits of disturbance. The second item that has been resolved is that the Applicant has also worked with Planning staff and Parks staff to provide a trail connection between Timberlawn Local Park and the subject Property as well as enhance the tree plantings along the Old Georgetown Road frontage, consistent with the Green Corridors Policy included in the 1992 *North Bethesda-Garrett Park Master Plan*.

The remainder of this staff report describes the Preliminary Forest Conservation Plan (PFCP) conditions and the revisions included within the Final Forest Conservation Plan (FFCP), submitted September 1, 2020.



*Figure 3: Updated Mandatory Referral Plans - Phases 0 and 1*



The revisions to the FFCP are discussed in greater detail in the following points:

1. The Limits of Disturbance (LOD) shown on the Preliminary Forest Conservation Plan (PFCP) was larger than necessary for the demolition and construction shown on the associated Mandatory Referral. The FFCP provides an accurate LOD and Tree Variance request for the disturbance that corresponds to Phase 0 and Phase 1.
2. The Applicant has provided an approved Stormwater Management Concept letter dated August 5, 2020 from the Montgomery County Department of Permitting Services (MCDPS). The LOD reflects the locations of facilities shown on the Final Forest Conservation Plan. The Stormwater Management Concept approval identifies the need for a Park Permit for Phase 1.
3. The Applicant has agreed to provide the pedestrian trail connection from the school Property to Timberlawn Local Park in Phase 1. This improvement is now shown on the FFCP. This trail connection necessitates the removal of Variance Tree No. 17.
4. The LOD as shown on the FFCP includes Phases 0 and 1 and a portion of Phase 2. All areas within the LOD are tied to the sediment control permit for Phases 0 and 1 and not for future construction associated with Phase 2.

The remainder of this staff report will provide further details regarding the review and approval of the FFCP.

## **COMMUNITY CONCERNS**

Planning Staff has received correspondence regarding concerns associated with the FFCP. The community has expressed concerns regarding the removal of trees along the northern boundary of the site for the proposed parking structure associated with Phase 2. Further description of this area is in the Variance Request section (page 10) of this report.

The community also raised a concern regarding the maintenance of a nest of chimney swifts that currently live in the old Tilden Middle School building (to be demolished). Though it is not an issue for the FFCP, Planning staff suggested the Applicant pursue establishing a nesting structure somewhere onsite to encourage the chimney swifts to maintain their habitat on the site. The Applicant has acknowledged the concern and stated they could not accommodate this request within their program.

The community also raised concerns regarding the design and location of the future stadium, anticipated with Phase 2. They have expressed concerns with the approach to discuss the issues related to the stadium at a later phase and felt it is more pertinent to determine the best location (on site or offsite) as a part of Phase 1 to ensure the most feasible option for the community and the Applicant. The location of the stadium does not impact this Final Forest Conservation Plan, however the location will affect the Mandatory Referral associated with Phase 2 of this project. The Applicant has determined to delay consideration of the athletic fields and associated limits of disturbance to a subsequent Mandatory Referral.

## ANALYSIS AND FINDINGS

### Environmental Guidelines

Staff approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD # 420200230) for the Subject Property on October 4, 2019. The Property includes two forest stands for a total of 2.68 acres of forest onsite. There are some steep grades on the north-eastern and southern sides of the Property; some of the moderate slopes are on erodible soils. The site contains no wetlands, streams or stream buffers, critical habitats, or cultural features. The NRI/FSD does not include the “Edson Property,” a forested 1.75-acre parcel north of the Property, which will be included in Phase 2 (see Attachment 1 for NRI).



Figure 5: Edson Property

### Forest Conservation

The Property is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code). The Property has 2.68 acres of forest, all of which is categorized as being the highest priority for retention due to the presence of slopes greater than 25 percent and the presence of numerous specimen trees, per COMCOR 22A.00.01.07.

The Applicant has proposed to remove 2.68 acres of forest onsite in Phases 0 and 1. The resulting forest mitigation requirement of 6.82 acres will be met by providing equivalent credit in an approved off-site forest mitigation bank. The mitigation must occur in the same watershed as the school location. Since

the school Property is located in both the Lower Rock Creek and Cabin Branch watersheds, the mitigation must occur in either of those watersheds. If there are no approved mitigation banks in either of those watersheds, then the Applicant could use any mitigation bank elsewhere in the county. There also will be impacts to thirty-one (31) specimen trees. Twenty-seven (27) of the specimen trees are to be removed.

The Applicant has provided appropriate justification to justify the impacts/removals of the variance tree impacts associated with Phases 0 and 1. Since the Stormwater Management Concept is now approved, staff can confirm if the impacts to the variance trees are associated with the proposed stormwater management sediment control infrastructure.

At the July 23 Planning Board hearing for the PFCP, there were conditions of approval requiring adjustments to the plan. These adjustments are reflected in the submitted FFCP.

#### Variance Request

Section 22A-12(b) (3) of Montgomery County Forest Conservation Law provides criteria that identify certain individual trees as high priority for retention and protection. Any impact to these trees, including removal of the subject tree or disturbance within the tree's critical root zone (CRZ) requires a variance. An applicant for a variance must provide certain written information in support of the required findings in accordance with Section 22A-21 of the County Forest Conservation Law. The law requires no impact to trees that: measure 30 inches or greater, DBH; are part of a historic site or designated with a historic structure; are designated as a national, State, or County champion tree; are at least 75 percent of the diameter of the current State champion tree of that species; or trees, shrubs, or plants that are designated as Federal or State rare, threatened, or endangered species.

On August 25, 2020, the Applicant submitted an amended variance request in association with the FFCP (see Attachment 4. As stated, the Project will require disturbance of the root zones of a total of thirty-one (31) specimen trees. Twenty-seven (27) of the impacted trees will be required to be removed and are considered high priority for retention under Section 22A-12(b) (3) of the County Forest Conservation Law.



Table 1: Applicant's Tree Variance Table

TREE VARIANCE TABLE													
Tree #	Species (Scientific Name)	Species (Common Name)	D.B.H (inches)	CRZ (SF)	IMPACT (SF)	IMPACTS (%)	Tree Condition	Comments	Status	Variance	Mitigation	Impact Comments	
1	QUERCUS PALUSTRIS	PIN OAK	36	9161	9161	100	GOOD	DEAD LIMBS, OHW	REMOVE	YES	YES	SIDEWALK CONNECTION	
2	ACER RUBRUM	RED MAPLE	40	11310	11310	100	GOOD	DEAD LIMBS, SPLIT @ 5'	REMOVE	YES	YES	SIDEWALK CONNECTION & PARKING LOT REMOVAL	
3	ACER RUBRUM	RED MAPLE	32	7238	7238	100	GOOD	SPLIT @ 6'	REMOVE	YES	YES	PARKING LOT REMOVAL & RETAINING WALL	
4	MORUS RUBRA	RED MULBERRY	30	6362	6362	100	GOOD		REMOVE	YES	YES	PARKING LOT REMOVAL & RETAINING WALL	
5	MORUS RUBRA	RED MULBERRY	30	6362	6362	100	GOOD		REMOVE	YES	YES	PARKING LOT REMOVAL & RETAINING WALL	
6	QUERCUS RUBRA	RED OAK	35.5	8908	8908	100	GOOD	DEAD LIMBS	REMOVE	YES	NO	PROPOSED UTILITIES & RETAINING WALLS	
7	QUERCUS RUBRA	RED OAK	38.5	10477	10477	100	GOOD		REMOVE	YES	NO	PROPOSED UTILITY, GRADING & RETAINING WALL	
8	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	50	17671	17671	100	GOOD		REMOVE	YES	NO	PROPOSED ELECTRIC UTILITY	
9	PINUS STROBUS	WHITE PINE	38	10207	10207	100	GOOD		REMOVE	YES	NO	PROPOSED ELECTRIC UTILITY	
10	PINUS STROBUS	WHITE PINE	31	6793	6793	100	GOOD		REMOVE	YES	NO	PROPOSED ELECTRIC UTILITY	
11	PINUS STROBUS	WHITE PINE	42	12469	12469	100	GOOD		REMOVE	YES	NO	PROPOSED PARKING LOT & GRADING	
12	PINUS STROBUS	WHITE PINE	40	11310	11310	100	GOOD		REMOVE	YES	NO	PROPOSED PARKING LOT & GRADING	
14	ROBINIA PSEUDOACACIA	BLACK LOCUST	45	14314	1276	9	GOOD		SAVE/PROTECT	YES	NO	PROPOSED SEWER UTILITY & GRADING	
15	PRUNUS SEROTINA	BLACK CHERRY	30	6362	605	10	GOOD		SAVE/PROTECT	YES	NO	PROPOSED SEWER UTILITY & GRADING	
17	ACER RUBRUM	RED MAPLE	50	17671	17671	100	GOOD	SPLIT @ 5'	REMOVE	YES	YES	PROPOSED SEWER CONNECTION	
22	PLATANUS OCCIDENTALIS	SYCAMORE	34	8171	8171	100	GOOD		REMOVE	YES	NO	PROPOSED STORM STRUCTURE & GRADING	
30	PINUS STROBUS	WHITE PINE	30	6362	445	7	GOOD		SAVE/PROTECT	YES	NO	GRADING	
37	PINUS STROBUS	WHITE PINE	31	6793	2379	35	GOOD		REMOVE	YES	NO	MAJOR AMOUNT OF GRADING	
38	PINUS STROBUS	WHITE PINE	31	6793	2191	32	GOOD		REMOVE	YES	NO	MAJOR AMOUNT OF GRADING	
49	QUERCUS ALBA	WHITE OAK	41	11882	2137	18	GOOD		SAVE/PROTECT	YES	NO	IN PROPOSED PARKING LOT	
50	PINUS STROBUS	WHITE PINE	31	6793	6793	100	GOOD		REMOVE	YES	YES	IN PROPOSED PARKING LOT	
51	PINUS STROBUS	WHITE PINE	30	6362	6362	100	GOOD		REMOVE	YES	YES	IN PROPOSED PARKING LOT	
52	PINUS STROBUS	WHITE PINE	30	6362	6362	100	GOOD		REMOVE	YES	YES	IN PROPOSED PARKING LOT	
53	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	30	6362	6362	100	GOOD		REMOVE	YES	YES	IN PROPOSED PARKING LOT	
54A	PLATANUS OCCIDENTALIS	SYCAMORE	34	8171	8171	100	GOOD		REMOVE	YES	YES	IN PROPOSED PARKING LOT	
54B	PLATANUS OCCIDENTALIS	SYCAMORE	34	8171	8171	100	GOOD		REMOVE	YES	YES	IN PROPOSED PARKING LOT	
57	QUERCUS RUBRA	RED OAK	31	6793	6793	100	GOOD		REMOVE	YES	YES	PROPOSED DRIVE AISLE	
59	QUERCUS ALBA	WHITE OAK	44	13685	13685	100	GOOD		REMOVE	YES	YES	EXISTING SCHOOL DEMO, PROPOSED DRIVE AISLE	
60	PINUS STROBUS	WHITE PINE	32	7238	7238	100	GOOD		REMOVE	YES	YES	IN PROPOSED SCHOOL	
61	PINUS STROBUS	WHITE PINE	30	6362	6362	100	GOOD	TRIPLE @ 5'	REMOVE	YES	YES	IN PROPOSED SCHOOL	
62	PINUS STROBUS	WHITE PINE	35	8659	8659	100	GOOD		REMOVE	YES	YES	IN PROPOSED SCHOOL	

Staff continues to recommend the Planning Board grant variance approval for the removal of tree numbers 57, 59, 60, 61, and 62 (see Figures 6 & 7). No alternative design will avoid the removal of the trees within the center of the Property.

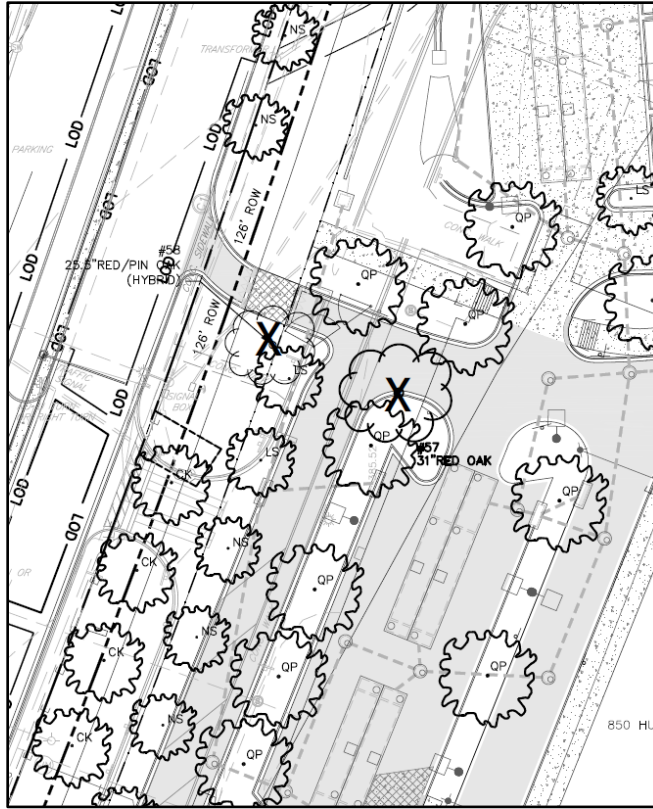


Figure 6: Plan Sheet L-1.4

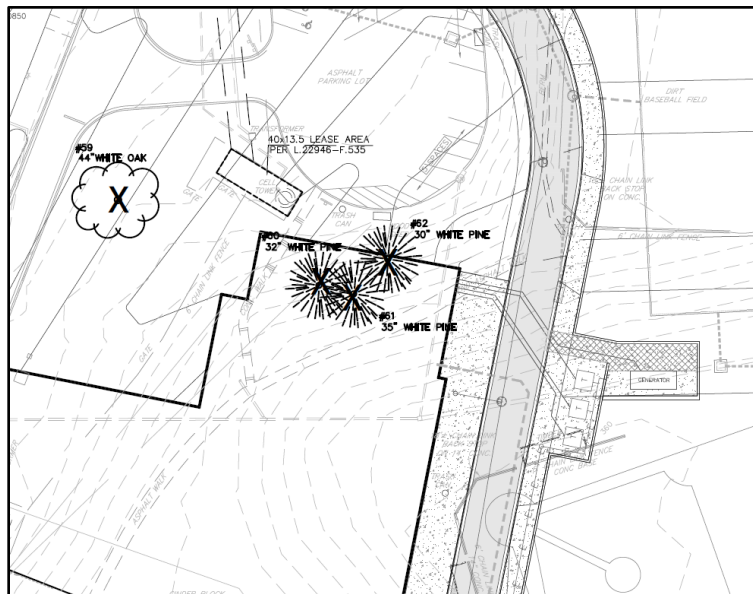


Figure 7: Plan Sheet L-1.1 part 1

Variance tree numbers 37 and 38 are located on the eastern boundary adjacent to existing single-family homes (see Figure 8). The impact to these trees is due to significant grading associated with the site development. Staff supports this requested variance.

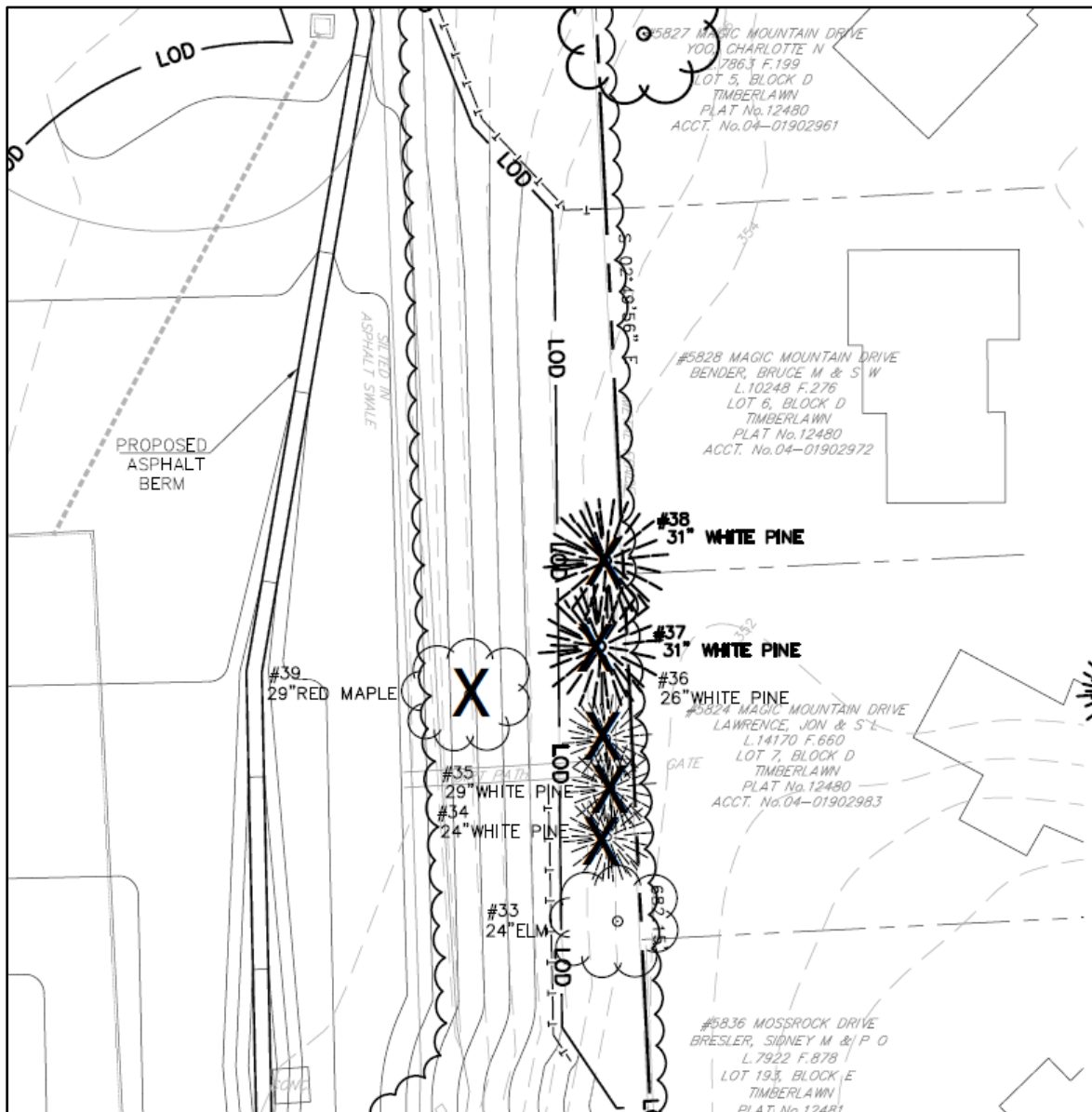


Figure 8: Plan Sheet L-1.1 part 2



Variance trees numbers 50, 51, 52, 53, 54a, and 54b are located along the northern boundary and are proposed for removal to create the proposed parking lot (see Figure 10). The community raised concerns regarding tree removal along this portion of the site. Planning Staff supports this request due to the need for parking facilities associated with development of the school program. In addition, leaving these trees with a high level of impact to the critical root zone of each tree could result in an ensuing hazardous condition as some of the trees are highly susceptible to construction impacts.

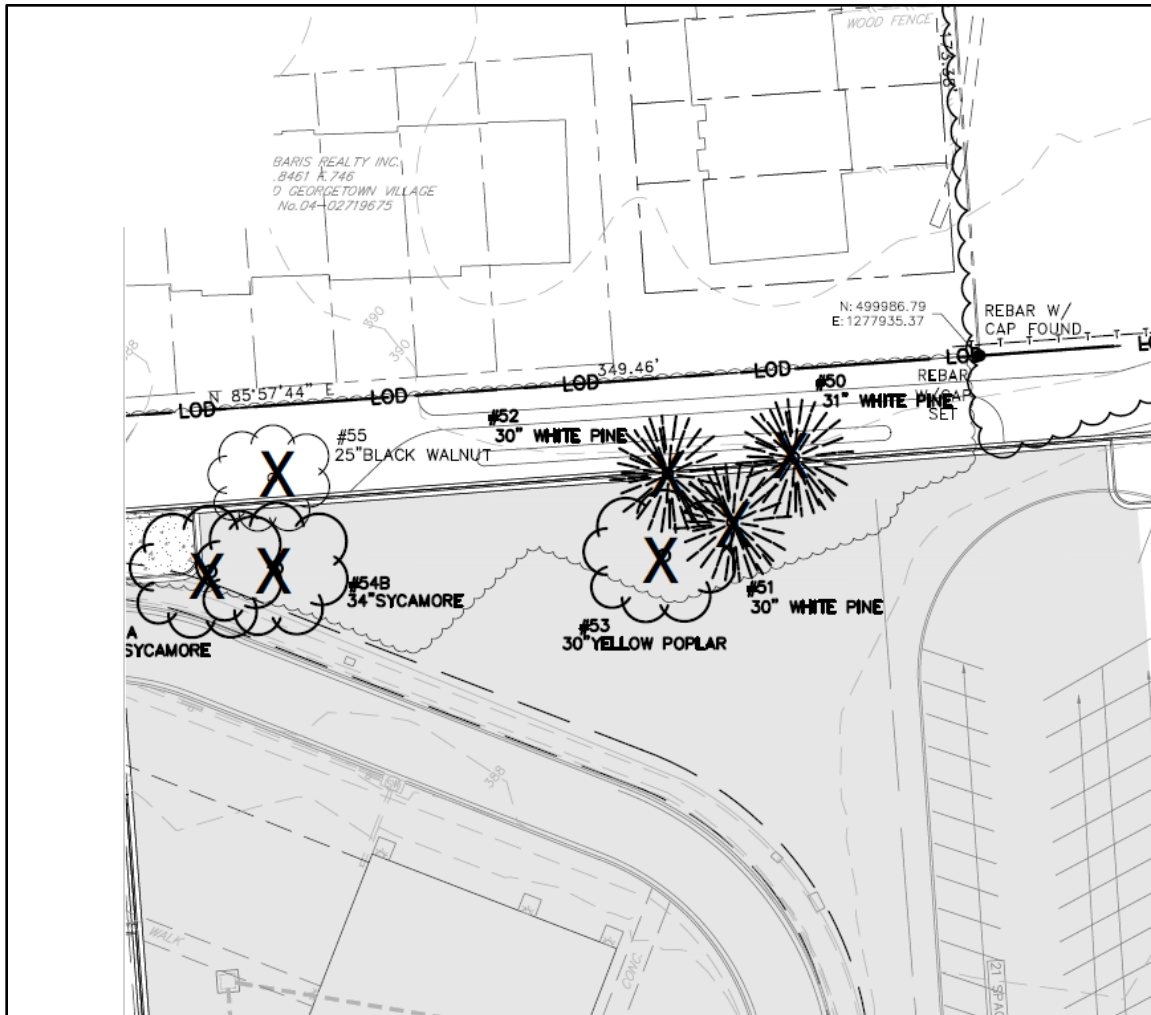


Figure 10: Plan Sheet L-1.1 part 4

Variance trees number 6, 7, 8, 9, 10, 11, and 12 are located on the southern boundary (see Figure 11). Planning staff understands these trees will impacted due to proposed retaining walls, grading and electric utilities. Planning Staff recommends approval to impacts to these trees.

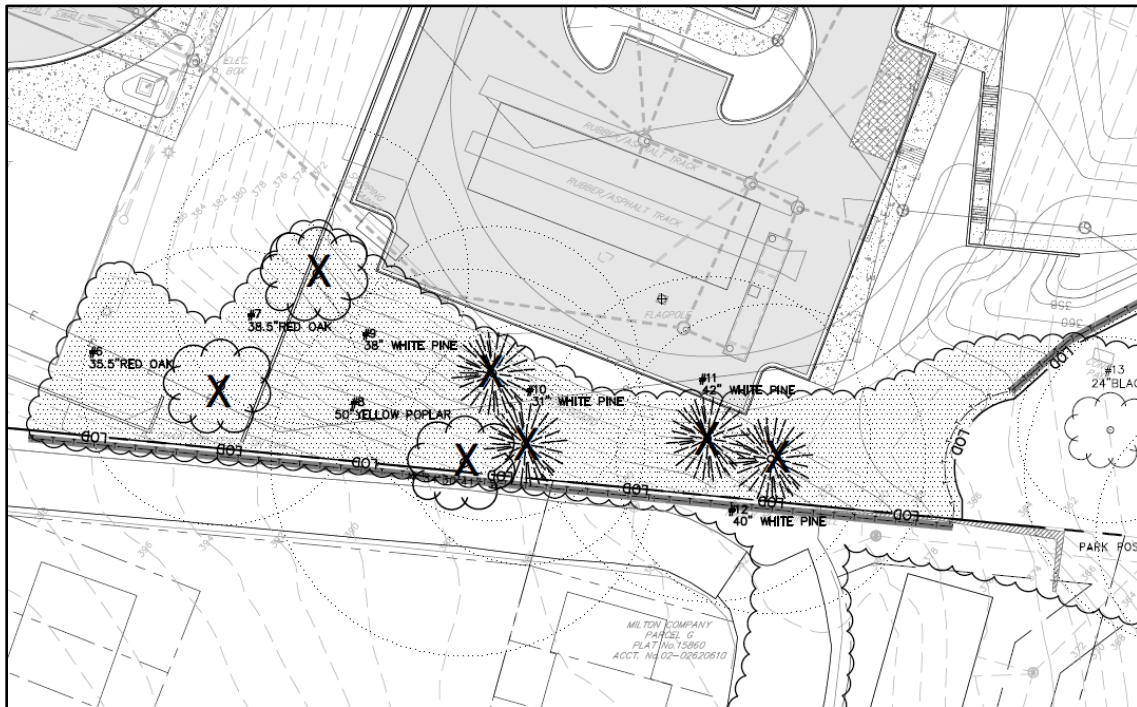


Figure 11: Plan Sheet L-1.2 part 1

Variance tree number 17 is located on the southern boundary of the Property, in a location proposed for a sewer connection and pedestrian path to connect to Timberlawn Local Park (see Figure 12) as a part of a Park Permit process. Planning staff supports the sewer connection and path to impact Variance tree number 17.

Variance tree number 22 (see Figure 12) is being removed due a proposed storm drain structure and grading constraint. Planning staff support this request.

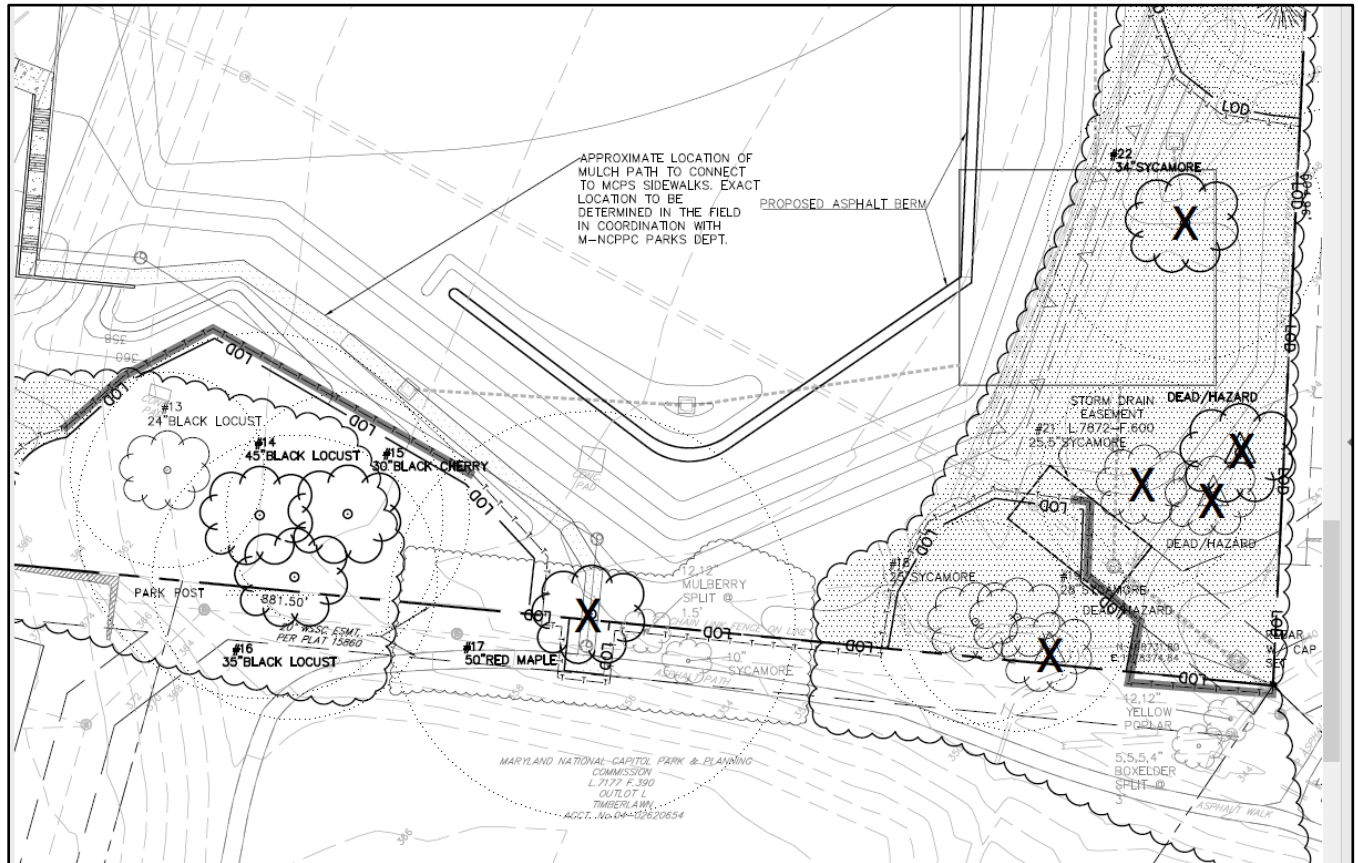


Figure 12: 4Plan Sheet L-1.2 part 2

Variance trees number 1, 2, 3, 4 and 5 are located on the southeastern boundary corner (see Figure 13). These trees are located in an area with grade constraints and the Applicant proposes to provide retaining walls and a sidewalk connection into the site. Planning staff support this request to remove these trees.

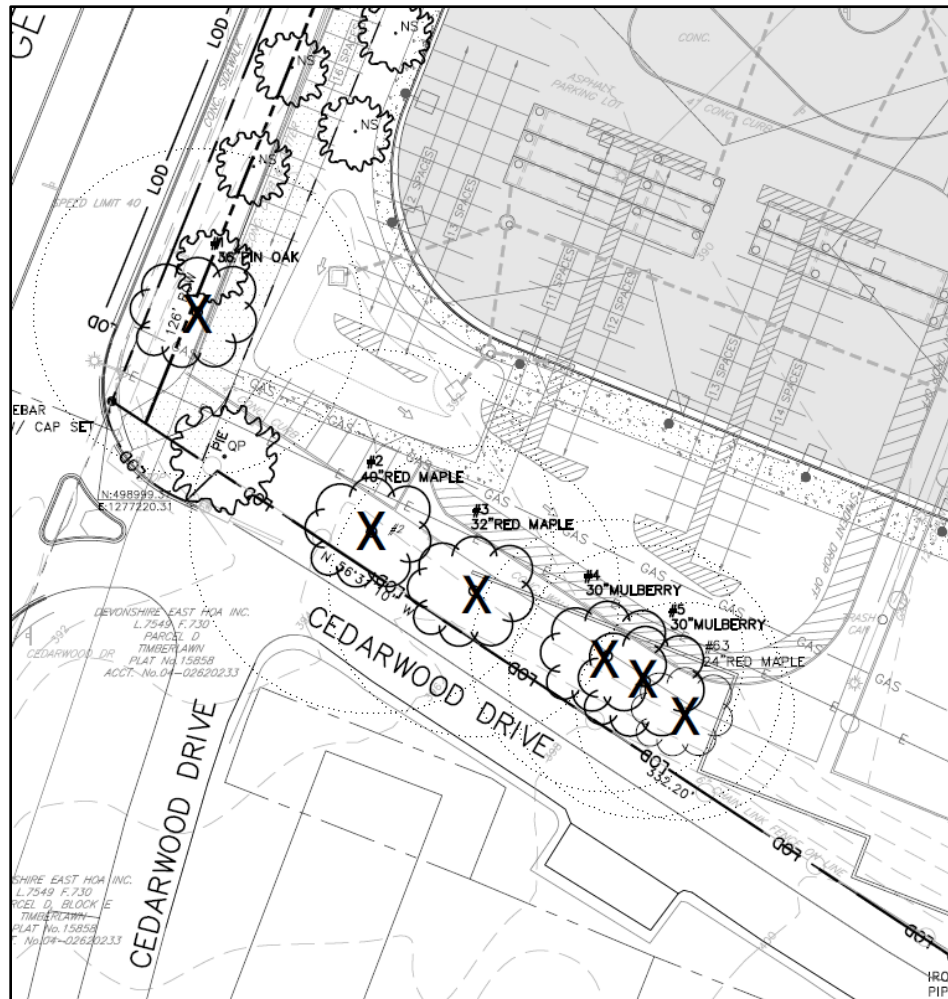


Figure 13: 5Plan Sheet L-1.3

#### Unwarranted Hardship

Per Section 22A-21, a variance may only be granted if the Planning Board finds that leaving the requested trees in an undisturbed state will result in unwarranted hardship. While the Property is sizable in developable acreage, it is also challenging due to existing grading and slopes along the edges.

The proposed school building will be constructed in the center of the Property. The proposed arrangement of site elements prioritizes the separation of car and school bus traffic to optimize pick-up and drop-off activities, and to treat stormwater run-off on-site. Development is generally confined to areas outside of the forest.



Most of the variance trees are along the perimeter of the Subject Property, except for trees number. 57, 59, 60, 61 and 62, which are located within the center of the Subject Property.

Leaving the requested trees in an undisturbed state would result in an unwarranted hardship because the Applicant could not remove the existing features or build a larger and modern school with necessary additional capacity to serve the community, new recreation facilities built to current state standards, separated student drop-off areas, site grading and stormwater management facilities.

#### Variance Findings

The following findings are required for the Planning Board to approve the variance request:

1. *Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.*

Removal of and disturbance to the trees is due to the need for the construction of a new high school to serve the public. Granting this variance will not confer a special privilege on the Applicant as disturbance of the specified trees is a result of the need to reconfigure the Property while minimizing impacts to the forest. Redevelopment of the Subject Property is a continuation of an existing permitted use.

2. *The need for the variance is not based on conditions or circumstances which are the result of the actions by the applicant.*

The requested variance is not based on conditions or circumstances that are the result of actions by the Applicant. The variance is necessary due to the need to address stormwater run-off on-site and the requirements to reconstruct new facilities.

3. *The need for the variance is not based on a condition relating to land or building use, either permitted or non-conforming, on a neighboring property.*

The requested variance is a result of the location of trees on the Subject Property and the impacts by the proposed layout with the school building, and not a result of characteristics or conditions of land or building use on a neighboring property.

4. *Granting the variance will not violate State water quality standards or cause measurable degradation in water quality.*

Tree removals have been minimized by compact design of the layout ensuring the preservation of as many specimen trees as possible. In addition, this property will be developed in accordance with the latest Maryland Department of the Environment criteria for stormwater management. This includes Environmental Site Design to provide for protecting the natural resources to the Maximum Extent Practicable. This includes limiting the impervious areas and providing on-site stormwater management systems. Additional improvements to the property include control of erosion and outfall stabilization. The specimen trees being removed outside of forest areas will be mitigated by the planting of 49 three-inch caliper trees on-site. In time, the canopy growth of the new trees will replace the water quality form and function of the trees proposed for removal. Specimen trees being removed as part of the overall forest removal are

included in the mitigation for the forest removal. Therefore, the proposed activity will not degrade the water quality of the downstream areas and will not result in measurable degradation in water quality.

*County Arborist's Recommendation on the Variance*

In accordance with Montgomery County Code Section 22A-21(c), the Planning Department is required to refer a copy of the variance request to the County Arborist in the Montgomery County Department of Environmental Protection for a recommendation prior to acting on the request. As of the date of this staff report, the County Arborist has not submitted correspondence regarding the variance request with mitigation.

*Variance Recommendation*

Staff recommends that the variance be granted.

**Conclusion**

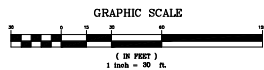
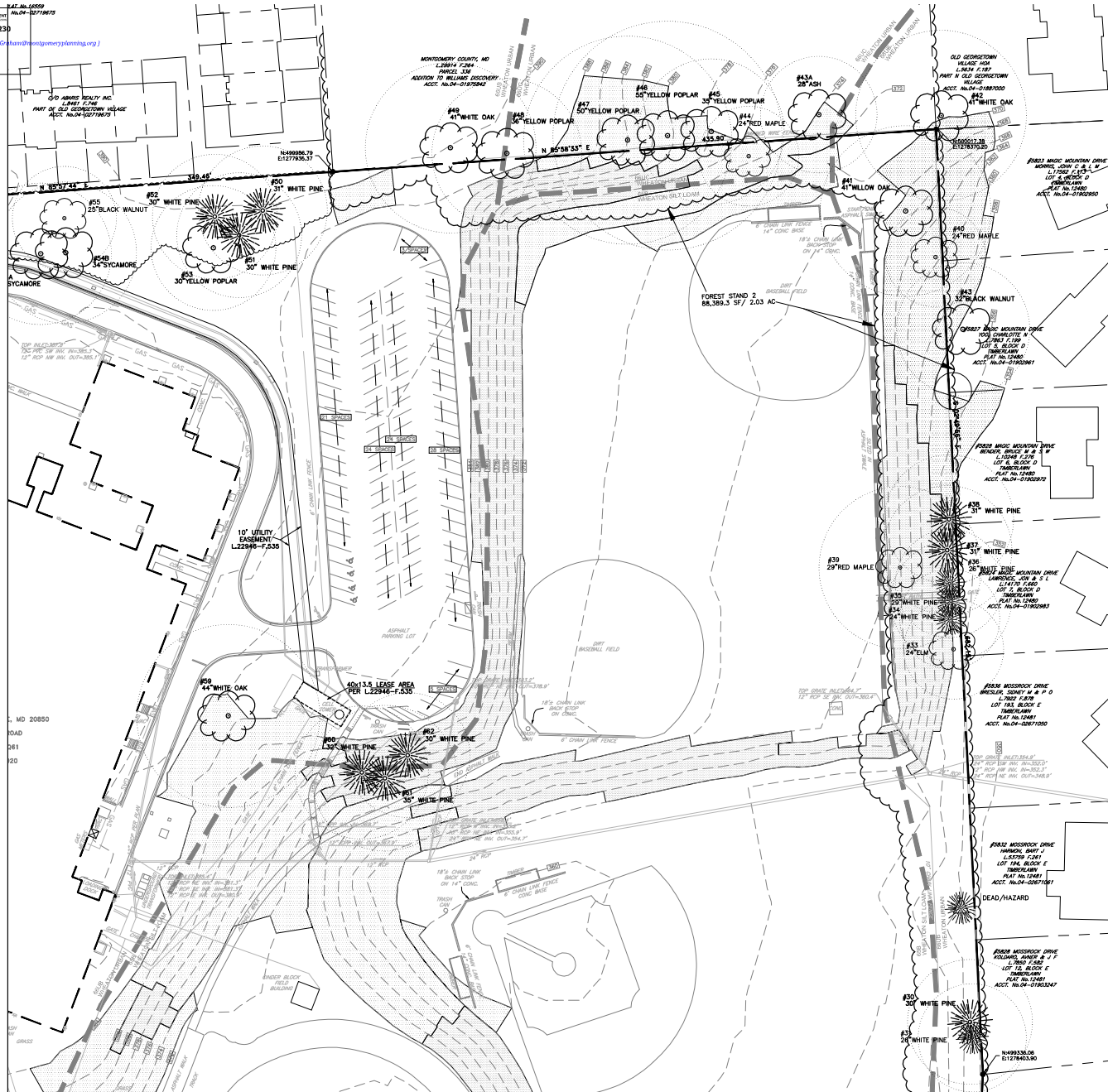
The proposed Final Forest Conservation Plan meets the requirements of Chapter 22A Forest Conservation Law. Therefore, Staff recommends that the Planning Board approve the Final Forest Conservation Plan and associated variance, with the above conditions.

Attachments:

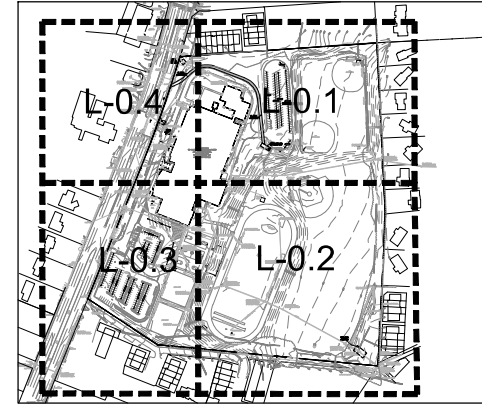
1. NRI
2. September 1, 2020 - Final Forest Conservation Plan
3. August 5, 2020 Storm Water Approval Letter
4. Tree Variance request August 25, 2020

# ATTACHMENT 1

MONTGOMERY PLANNING DEPARTMENT  
APPROVED - 420200230  
Tumiko Graham (Tumiko.Graham@montgomeryplanning.org)  
10/04/19



MATCHLINE SHEET L-0.2



SCALE: 1" = 200'-0"

- LEGEND**
- #1 WHITE PINE EXISTING SIGNIFICANT TREE ≥24" AND <30"DBH WITH TAG NUMBER AND CRZ
  - #1 32" WHITE PINE EXISTING SPECIMEN TREE >30"DBH WITH TAG NUMBER AND CRZ
  - 160 SPRINGLOW 200 GLENHILL SOIL BOUNDARY
  - PROPERTY BOUNDARY
  - ADJ. PROPERTY BOUNDARY
  - FOREST TREELINE
  - SCRUB/SHRUB LINE
  - EX. CONTOUR
  - STEEP SLOPES ≥ 25%
  - MODERATE SLOPES 15% ≥ 25% ON ERODIBLE SOILS
  - DEAD/HAZARD TREE

**CERTIFICATION OF QUALIFIED PROFESSIONAL**  
I, HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, UNIFORM AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

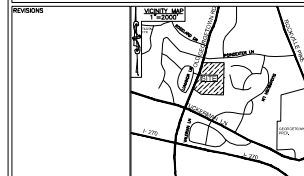
09.20.19  
MICHAEL A. NORTON  
OWNER / OWNER OR OWNER'S REPRESENTATIVE  
DATE

**NATURAL RESOURCE INVENTORY/  
FOREST STAND DELINEATION  
NO. 420200230**

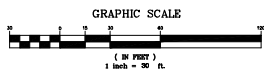
**PROJECT**  
WOODWARD HIGH SCHOOL  
11211 OLD GEORGETOWN RD  
ROCKVILLE, MD 20902

**PREPARED FOR**  
MONTGOMERY COUNTY PUBLIC SCHOOLS  
45 WEST GUDE DRIVE SUITE 4300  
ROCKVILLE, MD 20850

**NORTON LAND DESIGN**  
LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING  
1148 GEORGE WALL DRIVE, 2ND FLOOR  
BELL CITY, MD 21040  
P: 410.542.9159  
WWW.NORTONLANDDESIGN.COM



**WATER CLASS** 1-P  
**WATERSHED** C&D CREEK  
**PRIMINARY** LOWER ROCK CREEK  
**TAX MAP** G0541  
**DATE** 09/20/19  
**SCALE** AS SHOWN  
**DATE** SEPTEMBER 19, 2019  
**PROJ. NO.** 214HW08  
**DATE** 09/20/19  
**SCALE** 1" = 200'-0"  
**SHEET NO.** L-0.1



MATCHLINE SHEET L-0.1

- LEGEND**
- EXISTING SIGNIFICANT TREE ≥24" AND <30" DBH WITH TAG NUMBER AND ORZ
  - EXISTING SPECIMEN TREE ≥30" DBH WITH TAG NUMBER AND ORZ
  - SOIL BOUNDARY
  - PROPERTY BOUNDARY
  - ADJ. PROPERTY BOUNDARY
  - FOREST TREELINE
  - SCRUB/SHRUB LINE
  - EX. CONTOUR
  - STEEP SLOPES ≥ 25%
  - MODERATE SLOPES 15% ≥ 25% ON ERODIBLE SOILS
  - EX. EASEMENT
  - DEAD/HAZARD TREE

MATCHLINE SHEET L-0.3



**CERTIFICATION OF QUALIFIED PROFESSIONAL**  
 I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMPLIES WITH ALL APPLICABLE REQUIREMENTS OF THE MARYLAND PROFESSIONAL LANDSCAPE ARCHITECTURE ACT, MONTGOMERY COUNTY FOREST CONSERVATION LAWS, AND ANY OTHER APPLICABLE LAWS.

09.20.19  
 DATE

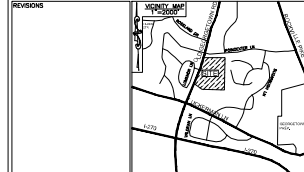
MECHAN, A. MONTGOMERY  
 MONTGOMERY COUNTY, MD 20801  
 QUALIFIED PROFESSIONAL

**NATURAL RESOURCE INVENTORY/  
 FOREST STAND DELINEATION  
 NO. 420200230**

**PROJECT**  
 WOODWARD HIGH SCHOOL  
 11211 OLD GEORGETOWN RD  
 ROCKVILLE, MD 20902

**PREPARED FOR**  
 MONTGOMERY COUNTY PUBLIC SCHOOLS  
 45 WEST GUDE DRIVE SUITE 4300  
 ROCKVILLE, MD 20850

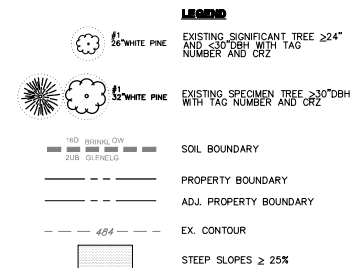
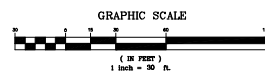
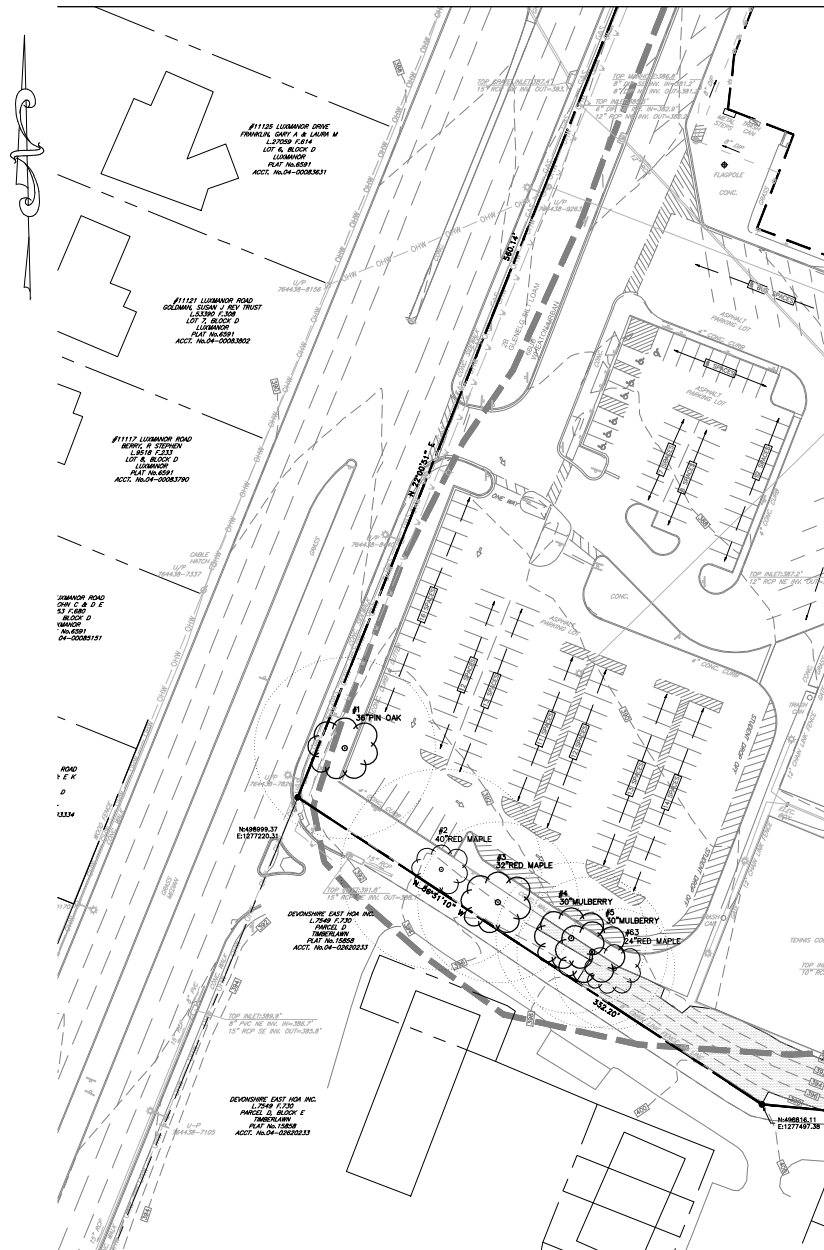
**NORTON LAND DESIGN**  
 LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING  
 1148 CORSEY HALL DRIVE, 2ND FLOOR BELLEVILLE, MD 21040  
 P: 410.542.9159 WWW.NORTONLANDDESIGN.COM



WATER CLASS	1-P	WATERSHED	C&D - JOHN CREEK / LOWER ROCK CREEK	FILED	2403100581D
TAX MAP	00561	200' SHEET	21HW08	FILED	080
SCALE	AS SHOWN	DATE	SEPTEMBER 2019	PROJ. NO.	19-049
				SHEET NO.	L-0.2



MATCHLINE SHEET L-0.4

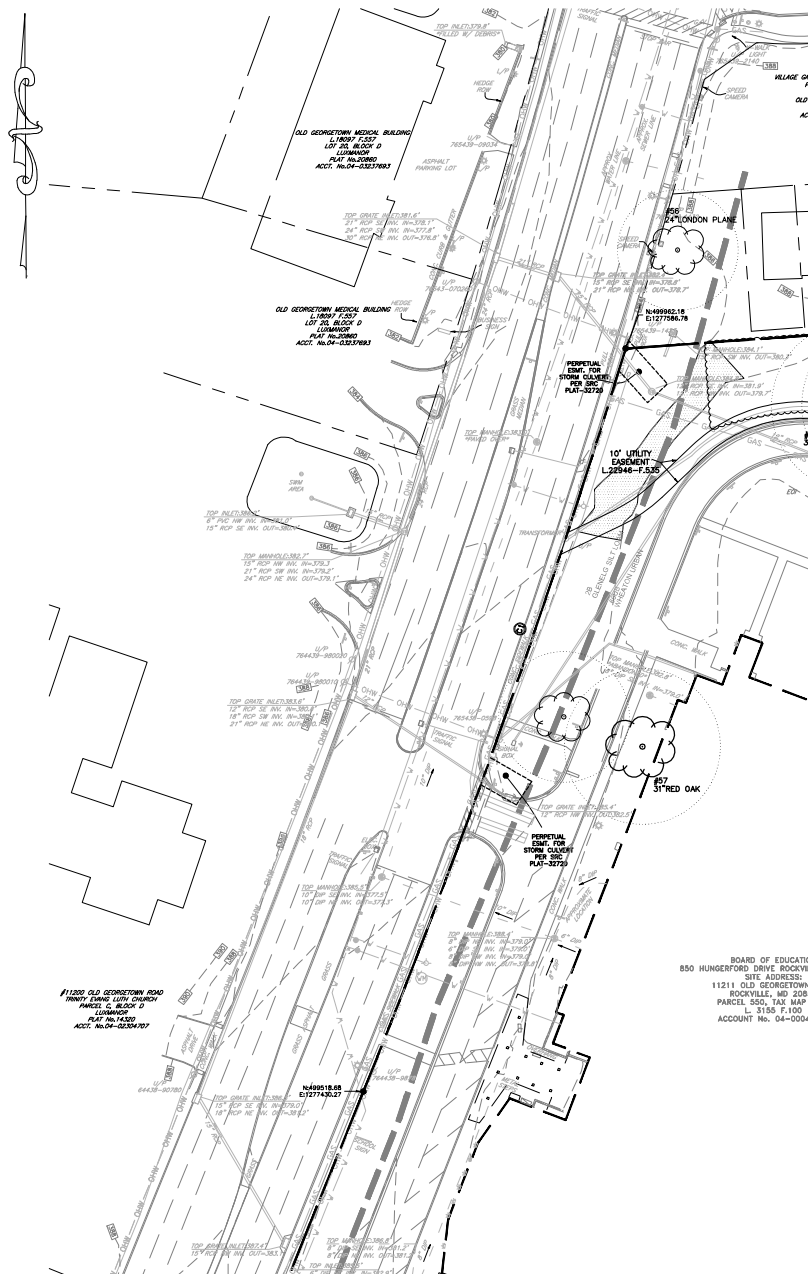


MATCHLINE SHEET L-0.2

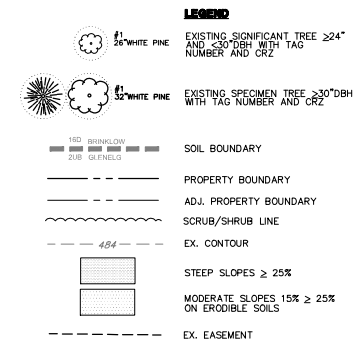
**CERTIFICATION OF QUALIFIED PROFESSIONAL**  
 I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON WAS PREPARED BY ME IN ACCORDANCE WITH MARYLAND STATE, WMFAPC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

09.20.19  
 DATE  
 MICHAEL E. NORTON  
 NORTON / CONRAD, INC. 18.08.01  
 QUALIFIED PROFESSIONAL

<b>NATURAL RESOURCE INVENTORY / FOREST STAND DELINEATION NO. 420200230</b>			
<b>PROJECT</b> WOODWARD HIGH SCHOOL 11211 OLD GEORGETOWN RD ROCKVILLE, MD 20902			
<b>PREPARED FOR</b> MONTGOMERY COUNTY PUBLIC SCHOOLS 45 WEST GUDE DRIVE SUITE 4300 ROCKVILLE, MD 20850			
<b>NORTON LAND DESIGN</b> LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING 2148 CORSEY HALL DRIVE, 2ND FLOOR ELICOTT CITY, MD 21042 P. 410.542.9159 WWW.NORTONLANDDESIGN.COM			
<b>REVISIONS</b>			
WATER CLASS PERMIT TAX MAP SCALE AS SHOWN	1-P 00561 200 SHEET 21ANW05 19-049	WATERSHED CASH / OHN CREEK / LOWER ROCK CREEK 2403100581D 19-049	TAX MAP 00561 200 SHEET 21ANW05 19-049



MATCHLINE SHEET L-0.1



**CERTIFICATION OF QUALIFIED PROFESSIONAL**  
 I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MUNICIPAL AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

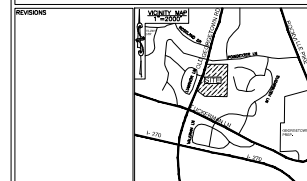
09.20.19  
 MICHAEL A. NORTON  
 BOARD / CHARTERED 08.19.2021  
 QUALIFIED PROFESSIONAL

**NATURAL RESOURCE INVENTORY/  
 FOREST STAND DELINEATION  
 NO. 420200230**

**PROJECT**  
 WOODWARD HIGH SCHOOL  
 11211 OLD GEORGETOWN RD  
 ROCKVILLE, MD 20902

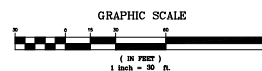
**PREPARED FOR**  
 MONTGOMERY COUNTY PUBLIC SCHOOLS  
 45 WEST GUDE DRIVE SUITE 4300  
 ROCKVILLE, MD 20850

**NORTON LAND DESIGN**  
 LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING  
 2148 GORSEY HALL DRIVE, 2ND FLOOR ELICOTT CITY, MD 21042  
 P. 410.542.9159 WWW.NORTONLANDDESIGN.COM



WATER CLASS	WATERSHED	WATER BODY
PRIMINARY	CANON CREEK / LOWER ROCK CREEK	WATER BODY
TAX MAP	00541	200' SHEET
SCALE	AS SHOWN	DATE
	19-049	PROJ. NO.
		SHEET NO.
		L-0.4

MATCHLINE SHEET L-0.3





## NRI/FSD TABULATION TABLE

ACREAGE OF TRACT:	27.31
ACREAGE OF EX. FOREST:	2.68
ACREAGE OF EXISTING WETLANDS	0.00
ACREAGE OF FORESTED WETLANDS	0.00
ACREAGE OF WETLAND BUFFERS	0.00
ACREAGE OF STREAM BUFFERS	0.00
ACREAGE OF FORESTED STREAM BUFFER	0.00
ACREAGE OF 100 YEAR FLOODPLAIN	0.00
LINEAR EXTENT OF STREAMS	0'
AVERAGE WIDTH OF STREAM BUFFER	0'

## GENERAL NRI/FSD NOTES

1. THIS PROPERTY IS ZONED R-90.
2. THE TOTAL TRACT AREA IS 27.31 ACRES.
3. SITE FIELD WORK WAS PERFORMED AUGUST, 2019, BY BRANDON PARSONS (REVIEWED BY MICHAEL NORTON), NORTON LAND DESIGN LLC.
4. THE PROPERTY TAX ACCOUNT NUMBERS ASSOCIATED WITH THE PLANE ARE 00045920.
5. THE PROPERTY IS NOT WITHIN AN GVA OR PMA.
6. 2" TOPOGRAPHY & BOUNDARY SURVEY WAS PROVIDED FROM POTOMAC VALLEY SURVEYS.
7. THERE IS PRIME AGRICULTURAL SOILS ON THE PROPERTY (SEE SOIL TABLE).
8. THERE IS ERODIBLE SOIL ON THE PROPERTY (SEE SOIL TABLE).
9. ALL TREES 24" AND GREATER ON THE PROPERTY ARE SURVEY LOCATED AND MEASURED WITH A FORESTER DIAMETER TAPE MEASURE.
10. ALL TREES 24" AND GREATER OFFSITE ARE LOCATED AND MEASURED BY OCCULAR ESTIMATE ONLY.
11. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON OR OFFSITE AT THE TIME OF THE FIELD INVESTIGATION.
12. NO TREES OCCUR WITHIN THE STUDY AREA WHICH ARE RECOGNIZED AS CURRENT STATE CHAMPION TREES.

THE SUBJECT PROPERTY IS NOT LISTED AS INDIVIDUAL HISTORIC SITES AS FOUND IN THE MNCPPC HISTORIC PROPERTIES INTERACTIVE MAP.

## SOIL TABLE

SOILS	ERODIBLE	HYDRIC	CONTAINS 15-25% SLOPES	CONTAINS > 25% SLOPES	CAPABILITY SUBCLASS SYMBOL	PRIME AGRICULTURAL SOIL
2B GLENELG SILT LOAM 3-8% SLOPES	NO	NO	NO	YES	Ile	YES
2C GLENELG SILT LOAM 8-15% SLOPES	YES	NO	NO	YES	Ile	NO
6A BAILE SILT LOAM 0-3% SLOPES	NO	YES	NO	NO	I/W	NO
65B WHEATON SILT LOAM 0-8% SLOPES	YES	NO	YES	YES	Ile	NO
66UB WHEATON-URBAN LAND COMPLEX 0-8% SLOPES	NO	YES	NO	YES	Ile	NO
66UC WHEATON-URBAN LAND COMPLEX 8-15% SLOPES	NO	YES	NO	YES	Ile	NO

## SITE NARRATIVE AND FOREST SUMMARY

### INTRODUCTION

Norton Land Design completed a Natural Resource Inventory & Forest Stand Delineation for the project known as Woodward High School located in Rockville, Montgomery County, MD in August, 2019. The delineation was conducted using the guidelines set forth in the MDCNR's *Forest Conservation Technical Manual* and MNCPPC's *Trees, Approved Technical Manual*.

### GENERAL INFORMATION

This is a 27.31 acre site that consists of Liber 2166 & Folio 100, owned by Montgomery County Board of Education. The site is currently developed. The site is bordered by residents on the northern, southern, eastern, and western sides. The site has vehicular access from Old Georgetown Rd. The site lies within the Cabin John Creek and the Lower Rock Creek watersheds. Use I-P.

### ENVIRONMENTAL FEATURES

#### 100 YEAR FLOOD PLAIN

The FEMA flood map Community Panel # 24031C 0360D indicates there is no floodplain on the property.

### SOILS

The *Soil Survey of Montgomery County, Maryland* describes the soil types that are present on the property as follows. The general soil association for this part of the county is Urban Land-Wheaton-Glenelg.

**Soil type 2B - Glenelg silt loam, 3 to 8 percent slopes.** This soil is very deep and well drained. It is usually found on broad ridgetops in upland areas. The slope are generally smooth, but some are dissected by drainageways. This soil is well suited for dwellings and urban development. The only limitation is its moderate permeability which can limit the absorption from septic leach.

**Soil type 2C - Glenelg silt loam, 8 to 15 percent slopes.** This soil is very deep and well drained. It is usually found on broad ridgetops and upland areas. The potential as habitat for openland wildlife and woodland wildlife is good. There are only slight limitations of the soils for dwellings with basements and lawns and landscapes due to moderate permeability. The moderate permeability can also limit the absorption from septic fields.

**Soil type 6A - Baile silt loam, 0 to 3 percent slopes.** The high water table and slow permeability are the main limitations on sites for septic tank absorption fields. Most areas are used as woodland or pasture. The suitability for wild herbaceous plants, hardwood trees, and coniferous plants is good. The potential as habitat for openland wildlife and woodland wildlife is good. These soils are classified as hydric soils.

**Soil type 65B - Wheaton silt loam, 0 to 8 percent slopes.** This very deep, well drained soil is in areas that have been graded, cut, and filled for recreational use such as golf courses, playgrounds, or athletic fields. Moderate permeability is the main limitation for this soil. This soil also has a high water table.

**Soil type 66UB - Wheaton - Urban land complex, 0 to 8 percent slopes.** Typical of this soil, it has been graded, cut, filled, or otherwise disturbed during stabilization. Yards, open areas between buildings and streets, and other areas that have not been urbanized are suitable for lawns, shade and ornamental trees, shrubs, vines and gardens. Areas that have been deeply excavated are poorly suited for vegetation.

**Soil type 66UC - Wheaton - Urban land complex, 8-15 percent slopes.** Typical of this soil, it has been graded, cut, filled, or otherwise disturbed during stabilization. Yards, open areas between buildings and streets, and other areas that have not been urbanized are suitable for lawns, shade and ornamental trees, shrubs, vines and gardens. Areas that have been deeply excavated are poorly suited for vegetation.

### NATURAL WETLANDS

There were no wetlands observed within 100' of the property during the field investigation. No wetland buffers exist near the property.

### STREAMS AND DRAINAGEWAYS

There were no streams observed onsite and within 100' of the property. The site is within the Northwest Branch Watershed, Use IV.

### TOPOGRAPHY AND STEEP SLOPES

There are areas of steep slopes on the property, on the north-eastern and southern side of the property. Some areas of steep slopes appear to be located on forest area. There are some areas of moderate slopes on erodible soils.

### CRITICAL HABITATS

The MDCNR has been notified of the project area and description. There appears to be no critical wildlife habitats from the field inspection. Copies of correspondence will be provided.

## CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN DRAWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MDCPPC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

09.20.19  
DATE

MICHAEL A. NORTON  
NORTON / LOWME DB 18.08.01  
QUALIFIED PROFESSIONAL

FILE			
NATURAL RESOURCE INVENTORY/ FOREST STAND DELINEATION NO. 420200230			
PROJECT			
WOODWARD HIGH SCHOOL 11211 OLD GEORGETOWN RD ROCKVILLE, MD 20902			
PREPARED FOR			
MONTGOMERY COUNTY PUBLIC SCHOOLS 45 WEST GUDE DRIVE SUITE 4300 ROCKVILLE, MD 20850			
NORTON LAND DESIGN LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING 1148 CORSEY HALL DRIVE, 2ND FLOOR P.O. BOX 542 9100 BELLICOTT CITY, MD 21040 WWW.NORTONLANDDESIGN.COM			
REVISIONS			
WATER CLASS I-P PRIORITY TAX MAP 00561 SCALE AS SHOWN			
WATERSHED NORTH CREEK LOWER ROCK CREEK 200 FEET DATE SEPTEMBER 2019			
FIELD FLOODPLAIN 24031C0361D JOB NO. 24031C0361D SHEET NO. 1-0.5			

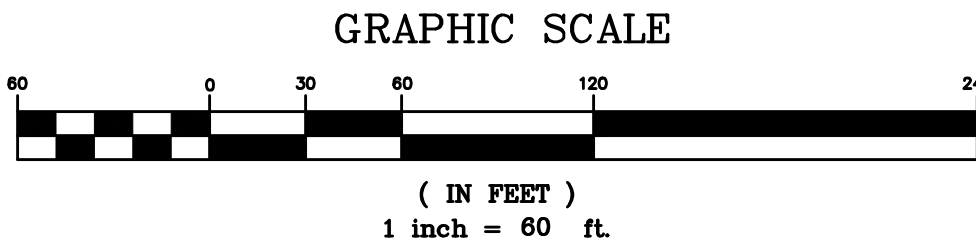


WOODWARD HIGH SCHOOL  
FINAL FOREST CONSERVATION PLAN  
11211 OLD GEORGETOWN ROAD, ROCKVILLE, MD 20852  
PLAN #MR2020022

ATTACHMENT 2

SHEET INDEX

- L-1.0A FINAL FOREST CONSERVATION PLAN- COVER SHEET
- L-1.0 FINAL FOREST CONSERVATION PLAN- RESOLUTION PAGE
- L-1.1 FINAL FOREST CONSERVATION PLAN- W/ DRAWING KEY
- L-1.2 FINAL FOREST CONSERVATION PLAN
- L-1.3 FINAL FOREST CONSERVATION PLAN
- L-1.4 FINAL FOREST CONSERVATION PLAN- W/ FOREST CONSERVATION WORKSHEET
- L-1.5 FINAL FOREST CONSERVATION PLAN- NOTES & DETAILS



**NORTON LAND DESIGN**  
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5148 DORSEY HALL DRIVE, 2ND FLOOR ELLICOTT CITY, MD 21042  
BALT. 443.542.9199 DC 240.342.2329 WWW.NORTONLANDDESIGN.COM

**CERTIFICATION OF QUALIFIED PROFESSIONAL**  
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNCP&PC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

8.25.2020  
DATE

*Michael A. Norton*  
MICHAEL A. NORTON  
MCMR / CMAR 08.18.06.01  
QUALIFIED PROFESSIONAL

DEVELOPER'S CERTIFICATE	
The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. MR2020022 including, financial bonding, forest planting, maintenance, and all other applicable agreements.	
Developer's Name:	MONTGOMERY COUNTY PUBLIC SCHOOLS
Contact Person or Owner:	VERONICA HILL DIRECTOR, DIVISION OF FACILITIES MANAGEMENT, MCPS
Address:	45 WEST GIDE DRIVE, SUITE 4300, ROCKVILLE, MD 20850
Phone and Email:	240-314-1000 Veronica_Hill@mcpsmd.org
Signature:	<i>Veronica Hill</i>

OWNER/APPLICANT  
MONTGOMERY COUNTY PUBLIC SCHOOLS  
ATTENTION: SHIHO SHIBASAKI  
45 WEST GIDE DRIVE, SUITE 4300  
ROCKVILLE, MD 20850  
(240) 314-1094  
SHIHO\_C\_SHIBASAKI@MCPSMD.ORG

FINAL FOREST CONSERVATION PLAN  
COVER SHEET

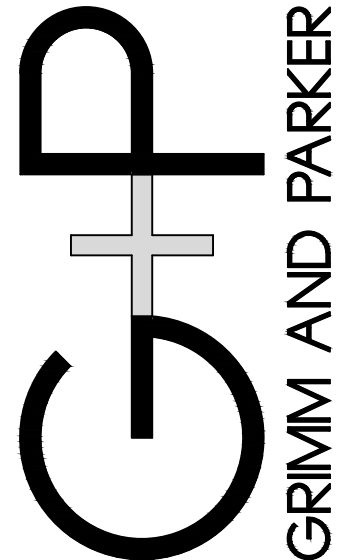
Woodward High School Reopening  
11211 Old Georgetown Rd, Rockville, MD 20852

DATE	DESCRIPTION

L-1.0A

04/13/2020  
MANDATORY REFERRAL  
MR2020022  
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11720 Beltsville Drive  
Suite 600  
Calverton, MD 20705  
Tel 301.595.1000  
www.grimmandparker.com

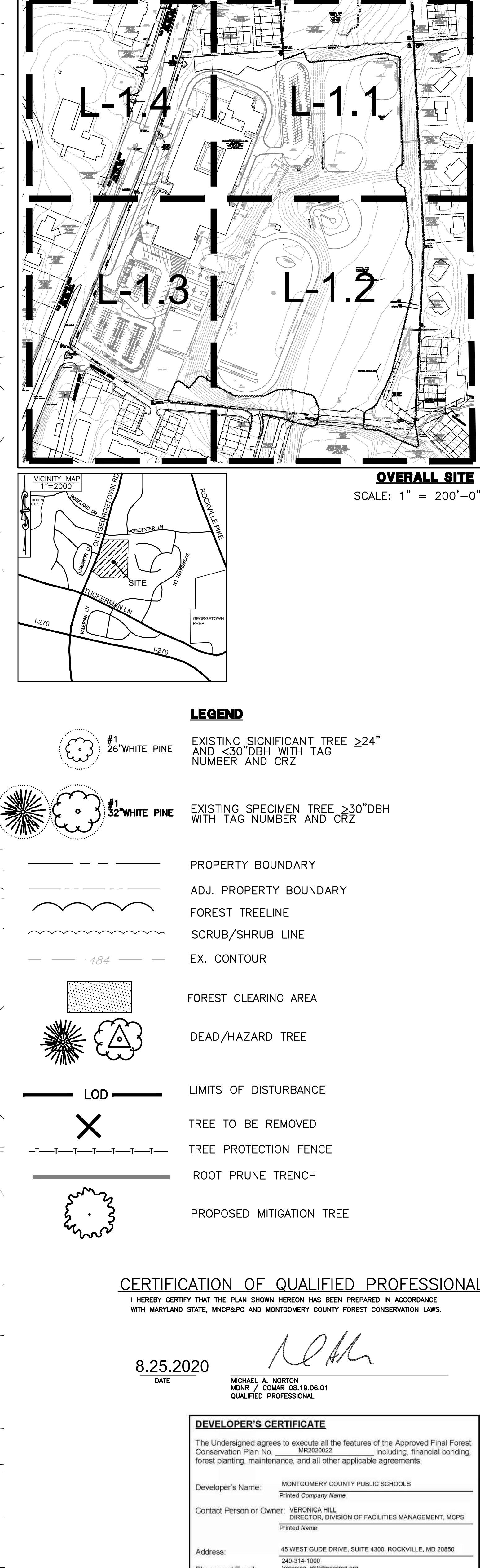


GP # 21843



LIBER: 3155 / 29914 EOLG: 100 / 0264  
PARCEL: P550 / 336 TAX MAP: CQ61  
WSSC MAP: 214NW06  
ACCOUNT NO: 00045920 / 01975842  
ELECTION DISTRICT: 04





MATCHLINE SHEET L-1.2



WATER CLASS		WATERSHED		FEMA FLOODPLAIN		MONTGOMERY COUNTY PUBLIC SCHOOLS ATTENTION: SHIHO SHIBASAKI 45 WEST GUE DRIVE, SUITE 4300 ROCKVILLE, MD 20850 (240) 314-1094 SHIHO_C.SHIBASAKI@CPSMD.ORG	
I-P		CABIN JOHN CREEK/ LOWER ROCK CREEK		MAP: PANEL # 24031C0361D			
TRIBUTARY							
XAP MAP		ZOO SHEET		ADC MAP		GRID	
GQ561		214NW06					
SCALE		DATE		PROJ. NO.		SHEET NO.	
AS SHOWN		MAR 2020		19-049		L-1.1	

Woodward High School Reopening  
11211 Old Georgetown Rd, Rockville, MD 20852

11720 Beltsville Drive  
Suite 600  
Calverton, MD 20705  
Tel 301.595.1000  
[www.grimmandparker.com](http://www.grimmandparker.com)

**G+P**  
GRIMM AND PARKER

GP# 21843

L-1.1

04/13/2020  
MANDATORY REFERRAL  
MR2020022

LIBER: 3155/29914 FOLIO: 100/0264  
PARCEL: P550/336 TAX MAP: GQ61  
WSSC MAP: 214NW06  
ACCOUNT NO.: 00045920/01975842  
ELECTION DISTRICT: 04



**NORTON LAND DESIGN**  
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING  
5140 DORSEY HALL DRIVE, 2ND FLOOR  
BALTIMORE, MD 21242  
WWW.NORTONLANDDESIGN.COM

**CERTIFICATION OF QUALIFIED PROFESSIONAL**  
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE  
WITH MARYLAND STATE, MNCPPC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

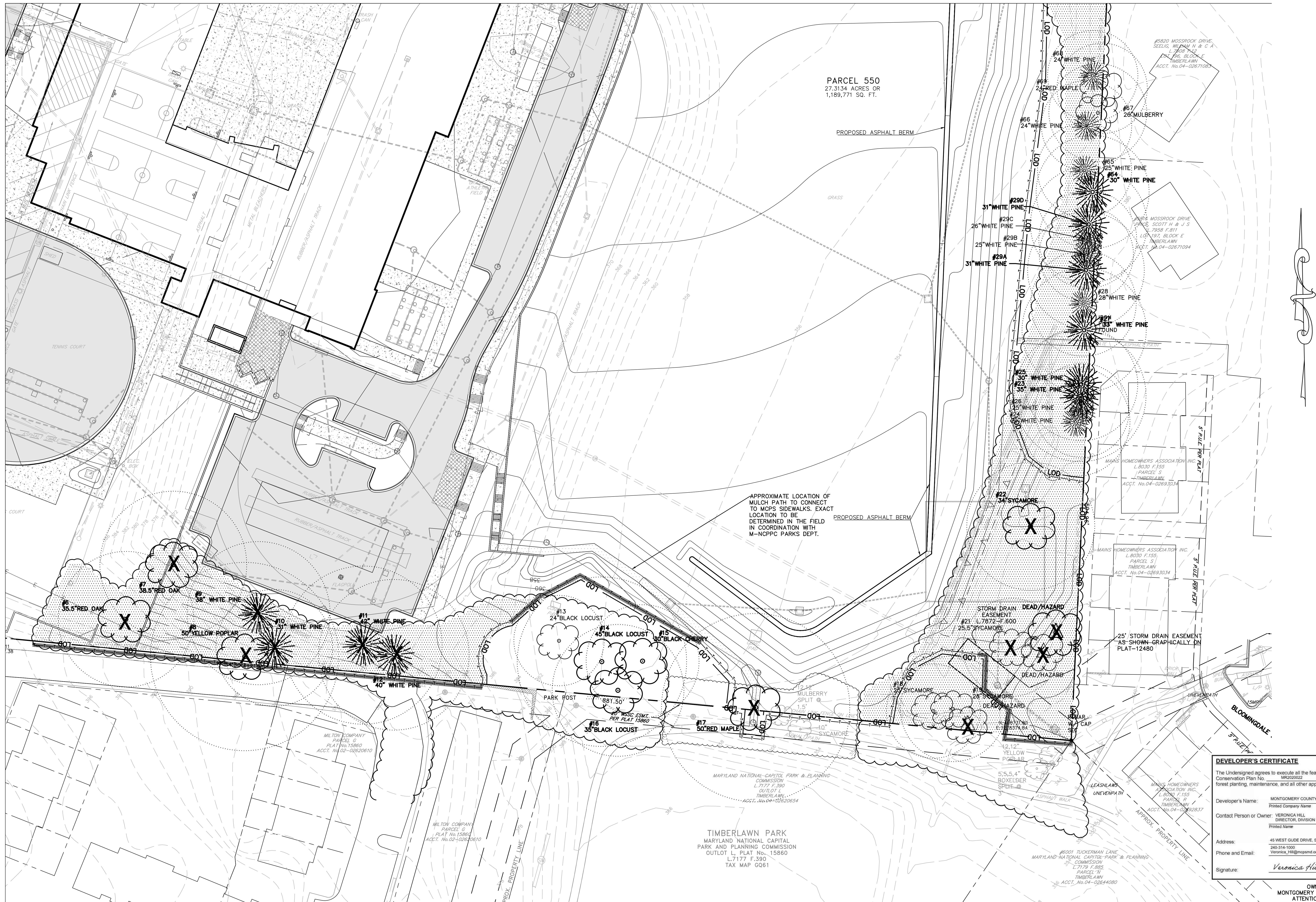
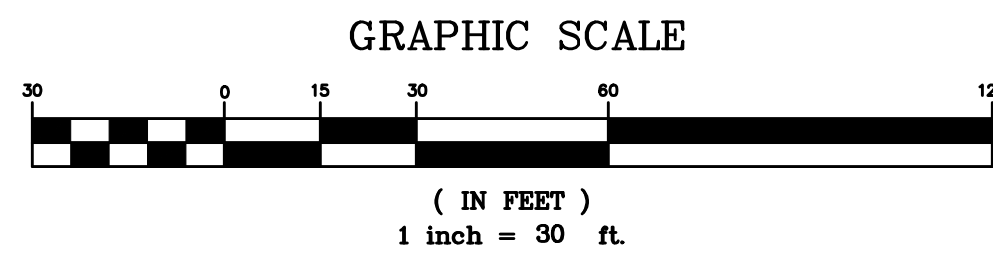
8.25.2020  
DATE

MICHAEL A. NORTON  
MONTGOMERY COUNTY  
QUALIFIED PROFESSIONAL

MATCHLINE SHEET L-1.1

**LEGEND**

- #1 26" WHITE PINE EXISTING SIGNIFICANT TREE ≥24" AND <30" DBH WITH TAG NUMBER AND CRZ
- #32 32" WHITE PINE EXISTING SPECIMEN TREE ≥30" DBH WITH TAG NUMBER AND CRZ
- PROPERTY BOUNDARY
- ADJ. PROPERTY BOUNDARY
- FOREST TREELINE
- SCRUB/SHRUB LINE
- EX. CONTOUR
- EX. EASEMENT
- FOREST CLEARING AREA
- LOD
- LIMITS OF DISTURBANCE
- PROPOSED MITIGATION TREE
- TREE TO BE REMOVED
- TREE PROTECTION FENCE
- ROOT PRUNE TRENCH



**DEVELOPER'S CERTIFICATE**

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. MR2020022, including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: MONTGOMERY COUNTY PUBLIC SCHOOLS  
Printed Company Name: \_\_\_\_\_  
Contact Person or Owner: VERONICA HILL  
DIRECTOR, DIVISION OF FACILITIES MANAGEMENT, MCPS  
Printed Name: \_\_\_\_\_  
Address: 45 WEST GULF DRIVE, SUITE 4300, ROCKVILLE, MD 20850  
Phone and Email: Veronica\_Hill@mcpsmd.org  
Signature: Veronica Hill

OWNER/APPLICANT  
MONTGOMERY COUNTY PUBLIC SCHOOLS  
ATTENTION: SHIHO SHIBASAKI  
45 WEST GULF DRIVE, SUITE 4300  
ROCKVILLE, MD 20850  
(240) 314-1094  
SHIHO\_C.SHIBASAKI@MCPSMD.ORG

**FINAL FOREST CONSERVATION PLAN**

Woodward High School Reopening  
11211 Old Georgetown Rd, Rockville, MD 20852

DATE	DESCRIPTION

**L-1.2**

04/13/2020  
MANDATORY REFERRAL  
MR2020022

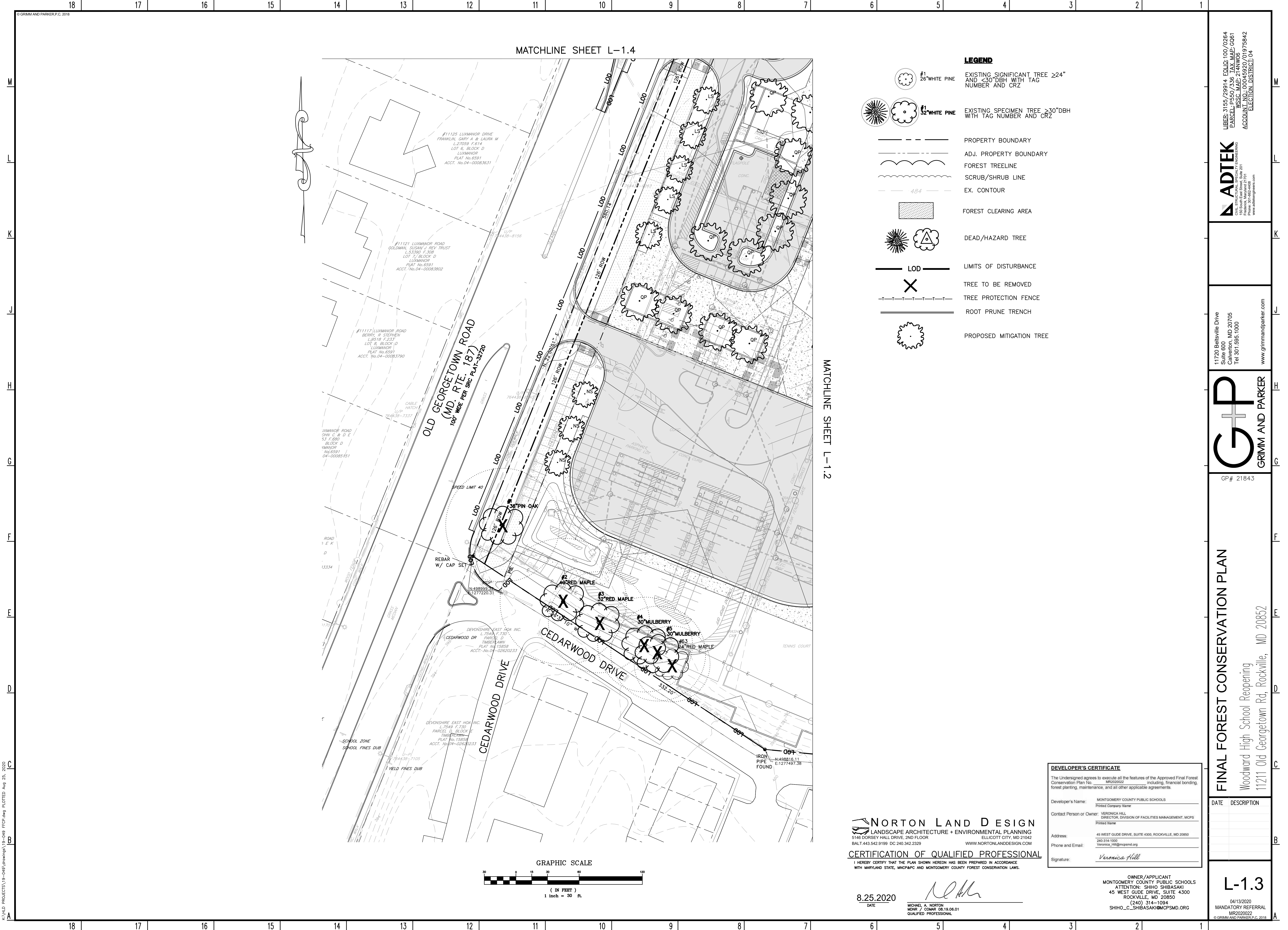
**ADTEK**  
CIVIL, ENVIRONMENTAL, LANDSCAPE ARCHITECTURE  
1100 South East Street, Suite 201  
Phone: 301-652-4426  
www.adtekgreens.com

11720 Beltsville Drive  
Suite 800  
Calverton, MD 20705  
Tel 301.595.1000  
www.grimmandparker.com

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GRIMM AND PARKER  
GP# 21843

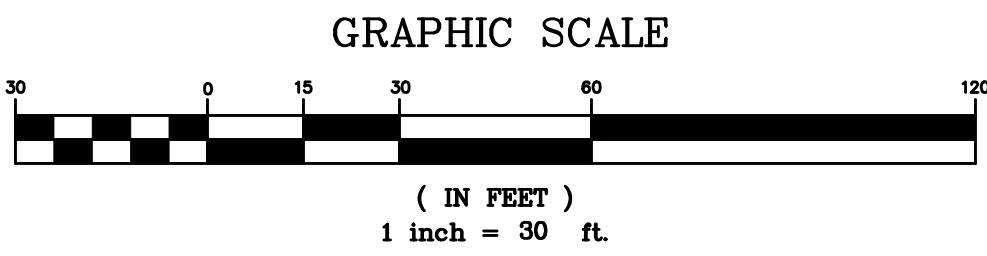
LIBER: 3155/29914 EOLG: 100/0264  
PARCEL: P550/336 TAX MAP: G061  
ACCOUNT: 000445920/0975842  
ELECTION DISTRICT 04





MATCHLINE SHEET L-1.4

MATCHLINE SHEET L-1.2



**LEGEND**

- #1 26" WHITE PINE EXISTING SIGNIFICANT TREE ≥24" AND <30" DBH WITH TAG NUMBER AND CRZ
- #1 32" WHITE PINE EXISTING SPECIMEN TREE ≥30" DBH WITH TAG NUMBER AND CRZ
- PROPERTY BOUNDARY
- ADJ. PROPERTY BOUNDARY
- FOREST TREELINE
- SCRUB/SHRUB LINE
- EX. CONTOUR
- FOREST CLEARING AREA
- DEAD/HAZARD TREE
- LOD LIMITS OF DISTURBANCE
- TREE TO BE REMOVED
- TREE PROTECTION FENCE
- ROOT PRUNE TRENCH
- PROPOSED MITIGATION TREE

**NORTON LAND DESIGN**  
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING  
5146 DORSEY HALL DRIVE, 2ND FLOOR ELICOTT CITY, MD 21042  
BALT. 443.942.9199 DC 240.342.2329 WWW.NORTONLANDDESIGN.COM

**CERTIFICATION OF QUALIFIED PROFESSIONAL**  
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNCPPAC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

8.25.2020  
DATE  
MICHAEL A. NORTON  
MONTGOMERY COUNTY PUBLIC SCHOOLS  
QUALIFIED PROFESSIONAL

**DEVELOPER'S CERTIFICATE**

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Developer's Name: MONTGOMERY COUNTY PUBLIC SCHOOLS  
Printed Company Name:  
Contact Person or Owner: VERONICA HILL  
DIRECTOR, DIVISION OF FACILITIES MANAGEMENT, MCPS  
Printed Name:  
Address: 45 WEST GUDE DRIVE, SUITE 4300, ROCKVILLE, MD 20850  
240.314.1000  
Phone and Email: Veronica\_Hill@mcpsmd.org  
Signature: Veronica Hill

OWNER/APPLICANT  
MONTGOMERY COUNTY PUBLIC SCHOOLS  
ATTENTION: SHIHO SHIBASAKI  
45 WEST GUDE DRIVE, SUITE 4300  
ROCKVILLE, MD 20850  
(240) 314-1094  
SHIHO\_C.SHIBASAKI@MCPSMD.ORG

**FINAL FOREST CONSERVATION PLAN**

Woodward High School Reopening  
11211 Old Georgetown Rd, Rockville, MD 20852

DATE	DESCRIPTION

**L-1.3**  
04/13/2020  
MANDATORY REFERRAL  
MR2020022  
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**ADTEK**  
150 South East Street, Suite 201  
Ft. Lauderdale, FL 33301  
Phone: 305.462.4400  
www.adtekgreen.com

LIBER: 3155/29914 EQLID: 100/0264  
PARCEL: P550/336 TAX MAP: G061  
NASS: MAC: 244W06  
ACCOUNT NO: 000695207/01975642  
ELECTION DISTRICT: 04

11720 Beltsville Drive  
Suite 600 MD 20705  
Tel 301.395.1000  
www.grimmandparker.com

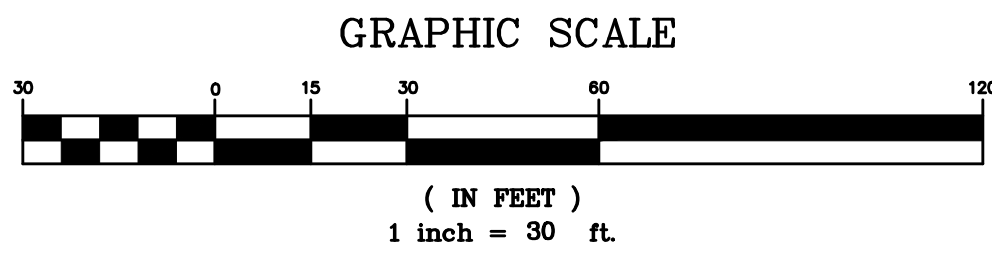
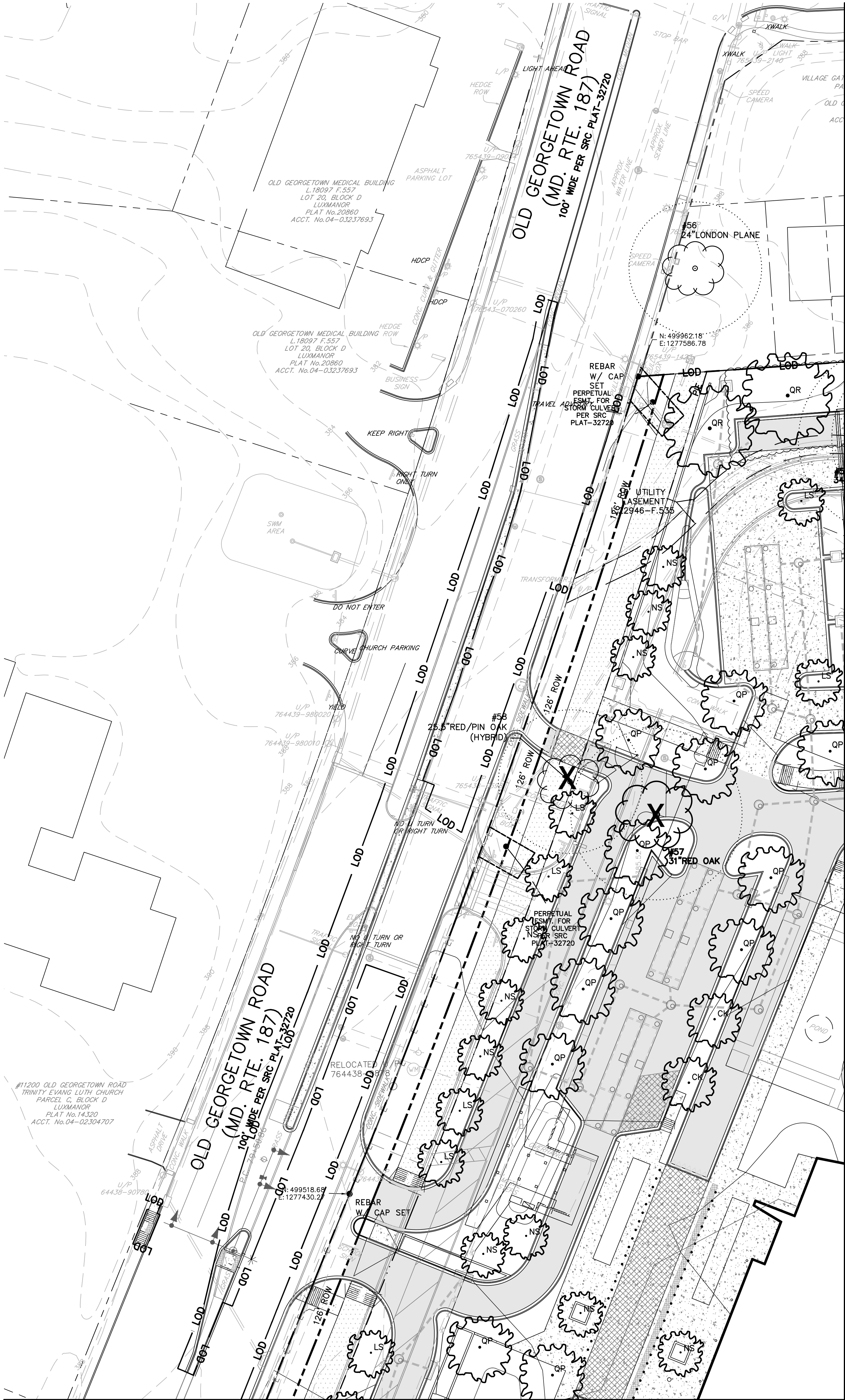
**G+P**  
GRIMM AND PARKER  
GP # 21843



	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
M																		
L																		
K																		
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D																		
C																		
B																		
A																		

FOREST CONSERVATION WORKSHEET					
WOODWARD HIGH SCHOOL					
5-Aug-02					
NET TRACT AREA:					
A. Total tract area ... 27.89 *					
B. Land dedication acres (parks, county facility, etc.) ... 0.00					
C. Land dedication for roads or utilities (not being constructed by this plan) ... 0.31					
D. Area to remain in commercial agricultural production/use ... 0.00					
E. Other deductions (specify) ... 0.00					
F. Net Tract Area ... 27.58					
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 = 4.14					
H. Conservation Threshold ... 20% x F = 5.52					
EXISTING FOREST COVER:					
I. Existing forest cover ... 2.68					
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 with no mitigation ... 0.00					
M. Clearing permitted without mitigation ... 0.00					
PROPOSED FOREST CLEARING:					
N. Total area of forest to be cleared ... 2.07					
O. Total area of forest to be retained ... 0.61					
PLANTING REQUIREMENTS:					
P. Reforestation for clearing above conservation threshold ... 0.00					
Q. Reforestation for clearing below conservation threshold ... 4.14					
R. Credit for retention above conservation threshold ... 0.00					
S. Total reforestation required ... 4.14					
T. Total afforestation required ... 1.46					
U. Credit for landscaping (may not exceed 20% of "S") ... 0.00					
V. Total reforestation and afforestation required ... 5.60 **					

\*TOTAL TRACT AREA PLUS 0.58 AC OF OFFSITE LOD  
\*\*5.60 ACRES OF PLANTING REQUIREMENT TO BE MET THROUGH THE PURCHASE OF OFFSITE FOREST BANKING



MATCHLINE SHEET L-1.1

MATCHLINE SHEET L-1.3

**NORTON LAND DESIGN**  
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING  
5148 DORSEY HALL DRIVE, 2ND FLOOR ELICOTT CITY, MD 21042  
BALT. 443.542.9199 DC 240.342.2329 WWW.NORTONLANDDESIGN.COM

**CERTIFICATION OF QUALIFIED PROFESSIONAL**  
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNCPSMD AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

8.25.2020  
DATE

MICHAEL A. NORTON  
MONTGOMERY COUNTY PUBLIC SCHOOLS  
QUALIFIED PROFESSIONAL

OWNER/APPLICANT  
MONTGOMERY COUNTY PUBLIC SCHOOLS  
ATTENTION: SHIHO SHIBASAKI  
45 WEST GUDE DRIVE, SUITE 4300  
ROCKVILLE, MD 20850  
(240) 314-1094  
SHIHO\_C.SHIBASAKI@MCPSPMD.ORG

LIBER: 3155 / 20914, FOLIO: 00 / 0064  
PARCEL: P559 / 336 TAX MAP: CG61  
VSSC MAP: 214NW06  
ACCOUNT NO.: 00045920 / 01975842  
ELECTION DISTRICT: 04

**ADTEK**  
CIVIL STRUCTURAL SPECIALTY ENGINEERING  
150 South East Street, Suite 201  
Rockville, MD 20850  
Phone: 301-582-4088  
www.adtekengineering.com

#1 26" WHITE PINE  
EXISTING SIGNIFICANT TREE ≥24" AND <30" DBH WITH TAG NUMBER AND CRZ

#1 32" WHITE PINE  
EXISTING SPECIMEN TREE ≥30" DBH WITH TAG NUMBER AND CRZ

PROPERTY BOUNDARY  
ADJ. PROPERTY BOUNDARY  
FOREST TREELINE  
SCRUB/SHRUB LINE  
EX. CONTOUR

FOREST CLEARING AREA  
DEAD/HAZARD TREE

LOD  
LIMITS OF DISTURBANCE  
TREE TO BE REMOVED  
TREE PROTECTION FENCE  
ROOT PRUNE TRENCH

PROPOSED MITIGATION TREE

Sequence of Events for Property Owners Required to Comply With Forest Conservation and/or Tree-Save Plans

- Pre-Construction**
- An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The property owner should contact the Montgomery County Planning Department inspection staff before construction to verify the limits of disturbance and discuss tree protection and tree care measures. The developer's representative, construction superintendent, ISA certified arborist or Maryland-licensed tree expert that will implement the tree protection measures, forest conservation inspector, and Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.
  - No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:
    - Root pruning
    - Crown reduction or pruning
    - Watering
    - Fertilizing
    - Vertical mulching
    - Root aeration matting
- Measures not specified on the forest conservation plan may be required as determined by the forest conservation inspector in coordination with the arborist.
- A Maryland-licensed tree expert or an International Society of Arboriculture-certified arborist must perform all stress reduction measures. Documentation of stress reduction measures must be either observed by the forest conservation inspector or sent to the inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The forest conservation inspector will determine the exact method to convey the stress reductions measures during the pre-construction meeting.
  - Temporary tree protection devices shall be installed per the Forest Conservation Plan/Tree Save Plan and prior to any construction activities. Tree protection fencing locations should be staked prior to the pre-construction meeting. The forest conservation inspector, in coordination with the DPS sediment control inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan. Temporary tree protect devices may include:
    - Chain link fence (four feet high)
    - Super silt fence with wire strung between support poles (minimum 4 feet high) with high visibility flagging.
    - 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
  - Temporary protection devices shall be maintained and installed by the contractor for the duration of construction project and must not be altered without prior approval from the forest conservation inspector. No equipment, trucks, materials, or debris may be stored within the tree protection fence areas during the entire construction project. No vehicle or equipment access to the fenced area will be permitted. Tree protection shall not be removed without prior approval of forest conservation inspector.
  - Forest retention area signs shall be installed as required by the forest conservation inspector, or as shown on the approved plan.
  - Long-term protection devices will be installed per the Forest Conservation Plan/Tree Save Plan and attached details. Installation will occur at the appropriate time during the construction project. Refer to the plan drawing for long-term protection measures to be installed.
  - Periodic inspections by the forest conservation inspector will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the forest conservation inspector, must be made within the timeframe established by the inspector.
- During Construction**
- After construction is completed, an inspection shall be requested. Corrective measures may include:
    - Removal and replacement of dead and dying trees
    - Pruning of dead or declining limbs
    - Soil aeration
    - Fertilization
    - Watering
    - Wound repair
    - Clean up of retention areas
- Post-Construction**
- After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both the Department of Permitting Services and the forest conservation inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.

DEVELOPER'S CERTIFICATE	
The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. MR2020022 including, financial bonding, forest planting, maintenance, and all other applicable agreements.	
Developer's Name:	MONTGOMERY COUNTY PUBLIC SCHOOLS
Contact Person or Owner:	VERONICA HILL DIRECTOR, DIVISION OF FACILITIES MANAGEMENT, MCPS
Address:	45 WEST GUDE DRIVE, SUITE 4300, ROCKVILLE, MD 20850
Phone and Email:	240-314-1000 Veronica.Hill@mcpssmd.org
Signature:	Veronica Hill

FINAL FOREST CONSERVATION PLAN

Woodward High School Reopening  
11211 Old Georgetown Rd, Rockville, MD 20852

DATE	DESCRIPTION

L-1.4

04/13/2020  
MANDATORY REFERRAL  
MR2020022  
© GRIMM AND PARKER P.C. 2016









MCPB No. 20-067  
Forest Conservation Plan No. MR2020022  
Project Name: Woodward High School Reopening  
Date of Hearing: July 23, 2020

AUG 14 2020

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 22A, the Montgomery County Planning Board is authorized to review forest conservation plan applications; and


WHEREAS, on April 31, 2020, the Montgomery County Board of Education ("Applicant"), filed an application for approval of a Preliminary Forest Conservation Plan for 11211 Old Georgetown Road, Rockville Maryland ("Subject Property") associated with the construction of the Charles W. Woodward High School, which will provide a new facility for the re-opening of the school in the fall of 2025, located within the 1992 North Bethesda Garrett Park Master Plan ("Master Plan") area; and

WHEREAS, Applicant's Preliminary Forest Conservation Plan application was designated Forest Conservation Plan No. MR2020022, Woodward High School Reopening ("Preliminary Forest Conservation Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board Staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board dated July 13, 2020, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on July 23, 2020, the Planning Board held a public hearing on the Application, and at the hearing the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, at the hearing, the Planning Board voted to approve the Application subject to certain conditions, by the vote as certified below.

Approved  George Anderson, Vice Chair, Montgomery County Planning Board  
Legal Sufficiency: [www.montgomeryplanningboard.org](http://www.montgomeryplanningboard.org) E-Mail: [mcp-chair@mncppc.org](mailto:mcp-chair@mncppc.org)  
M-NCPPC Legal Department

MCPB No. 20-067  
Preliminary Forest Conservation Plan No. MR2020022  
Woodward High School Reopening  
Page 5

Removal of and disturbance to the trees is due to the need for the construction of a new high school to serve the public. Granting this variance will not confer a special privilege on the Applicant as disturbance of the specified trees is a result of the need to reconfigure the Property while minimizing impacts to the forest. Redevelopment of the Subject Property is a continuation of an existing permitted use.

2. The need for the Variance is not based on conditions or circumstances which are the result of the actions by the Applicant.

The requested variance is not based on conditions or circumstances that are the result of actions by the Applicant. The variance is necessary due to the need to address stormwater run-off on-site and the requirements to reconstruct new facilities.

3. The need for the Variance is not based on a condition related to land or building use, either permitted or non-conforming, on a neighboring property.

The requested variance is a result of the location of trees in the center of the Subject Property and the impacts by the proposed layout with the school building, and not a result of characteristics or conditions of land or building use on a neighboring property.

4. Granting the Variance will not violate State water quality standards or cause measurable degradation in water quality.

Staff generally recommends that the Planning Board approve variance requests with mitigation to replace the form and function of the trees proposed for removal, outside of areas of forest removal. The Applicant will determine the overall mitigation at FFCP, once an updated tree variance is evaluated. Water quality will improve with the proposed development by reducing the untreated water runoff and providing new facilities during the redevelopment. State water quality standards will not result in measurable degradation in water quality.

Mitigation for Trees Subject to the Variance Provisions

The Planning Board generally approves variance requests with mitigation to replace the form and function of the trees proposed for removal, outside of areas of forest removal. The Board approves the removal of trees No. 57, 59, 60, 61, and 62. The Applicant will plant the required trees for mitigation to replace the form and function of the variance trees proposed for removal. The 5 trees designated for removal outside of forest will be mitigated at a

MCPB No. 20-067  
Preliminary Forest Conservation Plan No. MR2020022  
Woodward High School Reopening  
Page 2

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Preliminary Forest Conservation Plan No. MR2020022 on the Subject Property, subject to the following conditions:<sup>1</sup>

- Prior to any demolition, clearing, grading or construction on the Property, the Applicant must submit and obtain approval of a Final Forest Conservation Plan to be approved by the Planning Board.
- Prior to issuance of a Sediment Control Permit from the Montgomery County Department of Permitting Services (MCDPS), the Applicant must obtain approval of a Final Forest Conservation Plan from the Planning Board. The limits of disturbance on the Final Forest Conservation Plan must be consistent with the limits of disturbance on the approved Preliminary Forest Conservation Plan.
- The Limits of Disturbance on the Sediment Control Plan must be consistent with the Limits of Disturbance as shown on the approved Final Forest Conservation Plan to be approved by Planning Board.
- Prior to approval of the Final Forest Conservation Plan, the Applicant may need to obtain approval of a Park Permit, to be confirmed by the Montgomery Parks Department.
- Forest clearing for later phases of school construction will be determined and approved as a part of the Final Forest Conservation Plan to be approved by the Planning Board.
- Prior to approval of the Final Forest Conservation Plan, the Applicant must obtain approval of a Storm Water Management concept plan by the MCDPS.
- The Final Forest Conservation Plan submission must include an amended Tree Variance request that includes trees No. 45 and 47.
- The variance to remove trees identified under 22A-12 of the County Code is limited to trees No. 57, 59, 60, 61, and 62.
- The Final Forest Conservation Plan must show the planting locations of at least 43 total inches caliper of native shade trees, each at least 3 inches caliper, to mitigate the removal of variance trees number 57, 59, 60, 61, and 62.
- The variance to remove trees identified under 22A-12 is limited to trees No. 57, 59, 60, 61, and 62. The Applicant must submit additional justification for the removal of other trees identified under 22A-12 through a revised tree variance request, to be approved by the Planning Board.
- The mitigation in terms of caliper inches and location of the plantings for the removal of other trees protected under Section 22A-12 of the County Code must be shown on the Final Forest Conservation Plan.
- All trees to be planted as mitigation for trees protected under Section 22A-12 must be planted prior to issuance of the Use and Occupancy Certificate.
- All trees credited towards variance mitigation must be at least five (5) feet away from any structures, stormwater management facilities, PIEs, PUEs, ROWs, utility lines, and/or their associated easements.

<sup>1</sup> For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner, or any successor in interest to the terms of this approval.

MCPB No. 20-067  
Preliminary Forest Conservation Plan No. MR2020022  
Woodward High School Reopening  
Page 6

rate of 1" caliper per 4" DBH removed, using a minimum 3" caliper native shade tree. The Applicant must plant 43 caliper inches, which must be shown on the Final Forest Conservation Plan.

BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Planning Board in this matter, and the date of this Resolution is AUG 14 2020 (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 Vice Chair Fani-González, seconded by Commissioner Cichy, with Chair Anderson, Vice Chair Fani-González, and Commissioners Cichy, Patterson, and Verma voting in favor at its regular meeting held on Thursday, July 30, 2020, in Silver Spring, Maryland.

  
Casey Anderson, Chair  
Montgomery County Planning Board

MCPB No. 20-067  
Preliminary Forest Conservation Plan No. MR2020022  
Woodward High School Reopening  
Page 3

- The Applicant must comply with all tree protection and tree save measures to be determined at the time of the approved of Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC Forest Conservation Inspector.
- Prior to any demolition and/or land disturbing activities, the Applicant must hold a pre-construction meeting with the M-NCPPC Forest Conservation Inspector.
- Prior to certification of the plans, coordinate with M-NCPPC Staff on minor corrections and clarifications as necessary.

BE IT FURTHER RESOLVED, that having given full consideration to the recommendations of its Staff as presented at the hearing and as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

- The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A and the protection of environmentally sensitive features.

A. Environmental Guidelines

Staff approved a Natural Resources Inventory/Forest Stand Delineation (NRI/FSD # 420200230) for the Subject Property on 10/4/2019. The Property includes 2 forest stands for a total of 2.68 acres of forest onsite. There are some steep grades on the north-eastern and southern sides of the Property; some of the moderate slopes are on erodible soils. The site contains no wetlands, streams or stream buffers, critical habitats, or cultural features. The NRI/FSD does not include the "Edson Property," a forested 1.75-acre parcel north of the Property, which will be included in Phase 2.

B. Forest Conservation

The Board finds that as conditioned, the Forest Conservation Plan complies with the requirements of the Forest Conservation Law.

The Property has 2.68 acres of forest, all of which is categorized as being the highest priority for retention due to the presence of slopes greater than 25 percent and the presence of numerous specimen trees.

The Applicant has proposed to remove all 2.68 acres of forest onsite, including impacts to 43 specimen trees which includes removal of 41 specimen trees.

MCPB No. 20-067  
Preliminary Forest Conservation Plan No. MR2020022  
Woodward High School Reopening  
Page 4

The Applicant does not provide appropriate justification for most of the forest and variance tree impacts associated with Phase 0 and Phase 1. For example, there are areas proposed for clearing and impacts that do not correspond to any proposed development within Phases 0 or 1. Also, without an approved Stormwater Management Concept, the Board cannot confirm if the proposed infrastructure is valid within the shown limits of disturbance (LOD). These items must be reconciled, and additional justification must be provided prior to approval of the Final Forest Conservation Plan (FFCP) by the Planning Board as conditioned. Impacts to trees, forest, and offsite disturbance will be addressed at FFCP.

C. Forest Conservation Variance

Section 22A-12(b)(3) of the Forest Conservation Law identifies certain individual trees as high priority for retention and protection ("Protected Trees"). Any impact to these Protected Trees, including removal or any disturbance within a Protected Tree's critical root zone ("CRZ"), requires a variance under Section 22A-12(b)(3) ("Variance"). Otherwise such resources must be left in an undisturbed condition.

The Applicant submitted a variance request in association with the PFCP. The Project will require the removal of 41 protected trees and disturbance but retention of 2 other trees. In total the Applicant's submission for the tree variance is for 43 trees that are considered high priority for retention under Section 22A-12(b)(3) of the County Forest Conservation Law. In addition, the Applicant did not include a variance request for 2 trees that are considered high propriety for retention under Section 22A-12 and are subject to the variance provisions found in 22A-21.

The Planning Board conditioned the Approval to update the tree variance request and submit the updated request with the FFCP to provide a more accurate description of the trees impacted for Phase 0 and Phase 1.

In accordance with Section 22A-21(a), the Applicant has requested a Variance and the Board finds that the Applicant would suffer unwarranted hardship by being denied reasonable and significant use of the Subject Property without the Variance.

The Board made the following findings necessary to grant the Variance:


- Granting the Variance will not confer on the Applicant a special privilege that would be denied to other applicants.

 **NORTON LAND DESIGN**  
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING  
5148 DORSET HALL DRIVE, 2ND FLOOR ELLICOTT CITY, MD 21042  
BALT. 443.542.9199 DC 240.342.2329 [WWW.NORTONLANDDESIGN.COM](http://WWW.NORTONLANDDESIGN.COM)

CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNCPPC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

8.25.2020  
DATE

  
MICHAEL A. NORTON  
MDNR / COMAR 08.18.06.01  
QUALIFIED PROFESSIONAL

DEVELOPER'S CERTIFICATE	
The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. MR2020022 including, financial bonding, forest planting, maintenance, and all other applicable agreements.	
Developer's Name:	MONTGOMERY COUNTY PUBLIC SCHOOLS
Contact Person or Owner:	VERONICA HILL DIRECTOR, DIVISION OF FACILITIES MANAGEMENT, MCPS
Address:	45 WEST GULF DRIVE, SUITE 4300, ROCKVILLE, MD 20850
Phone and Email:	240-314-1000 Veronica_Hill@mcpsmd.org
Signature:	

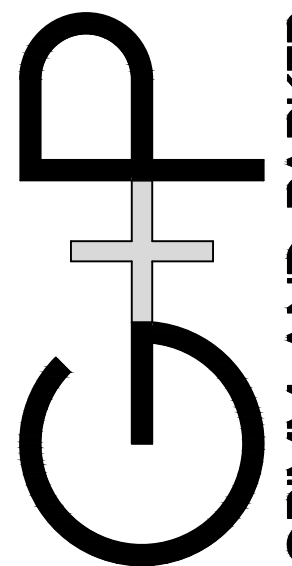
OWNER/APPLICANT  
MONTGOMERY COUNTY PUBLIC SCHOOLS  
ATTENTION: SHIHO SHIBASAKI  
45 WEST GULF DRIVE, SUITE 4300  
ROCKVILLE, MD 20850  
(240) 314-1094  
SHIHO\_C\_SHIBASAKI@MCPSMD.ORG

FINAL FOREST CONSERVATION PLAN  
RESOLUTION PAGE  
Woodward High School Reopening  
11211 Old Georgetown Rd, Rockville, MD 20852

DATE	DESCRIPTION

L-1.0  
04/13/2020  
MANDATORY REFERRAL  
MR2020022  
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11720 Beltsville Drive  
Suite 600  
Calverton, MD 20705  
Tel 301.595.1000  
[www.grimmandparker.com](http://www.grimmandparker.com)

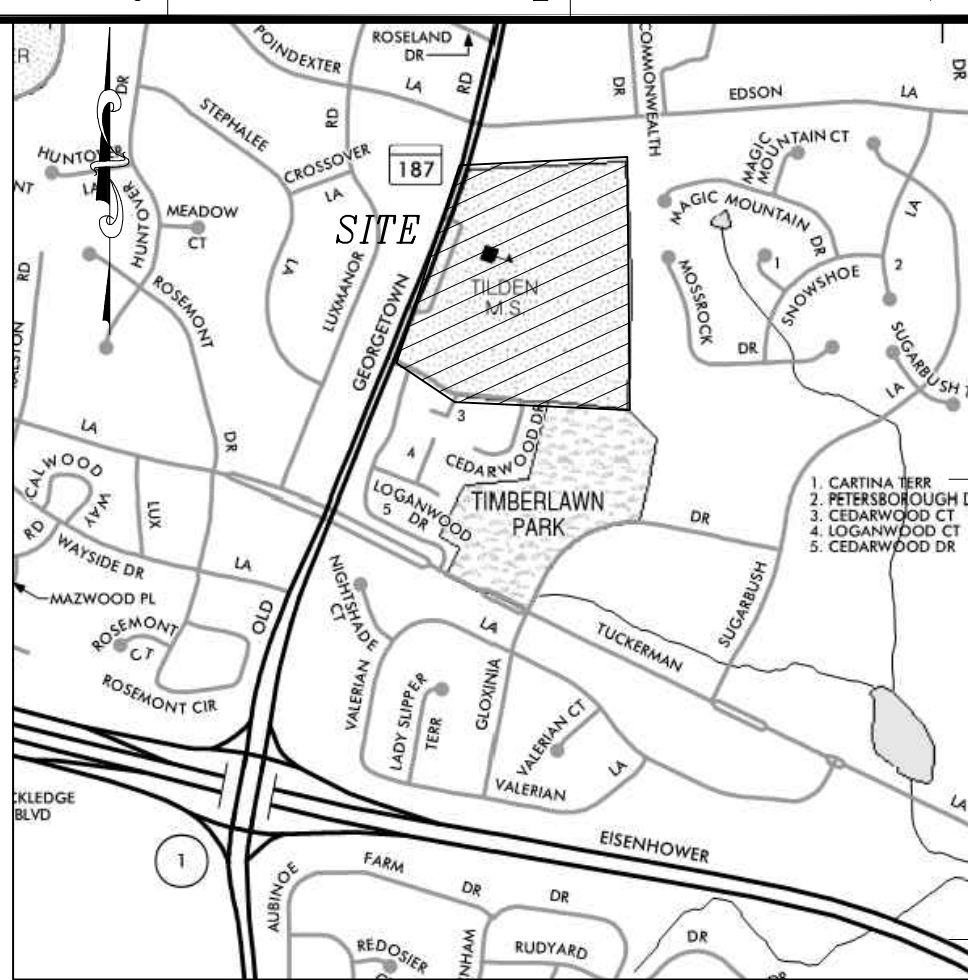
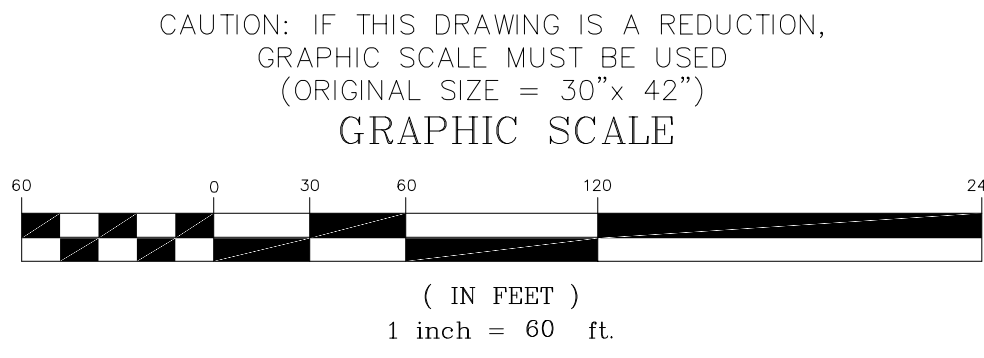
  
GRIMM AND PARKER  
GP# 21843

LIBER: 3155 / 29914 EOLG: 100 / 0264  
PARCEL: P550 / 336 TAX MAP: QG61  
MSSC MAP: 214HW06  
ACCOUNT NO: 00045920 / 01975842  
ELECTION DISTRICT: 04

  
ADTEK  
500 S. SPRINGFIELD AVE. SUITE 201  
FREDERICK, MARYLAND 21701  
[www.adtekengravers.com](http://www.adtekengravers.com)



ATTACHMENT 3



VICINITY MAP  
SCALE: 1" = 1,000'  
(NCSG GRID: 214 NW 06)  
MONTGOMERY COUNTY

LEGEND

NOTE:  
THE CONTRACTOR IS ALSO RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES (NOT LOCATED BY MISS UTILITY) WITHIN MOPS PROPERTY AT THEIR EXPENSE. ALL UTILITIES SHOWN ON THE PLANS ARE PROVIDED FOR INFORMATION ONLY AND SHALL BE CONSIDERED APPROXIMATE. MOPS SHALL NOT BE RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES. ANY UTILITIES OR OTHER UNDERGROUND FACILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S SOLE EXPENSE.

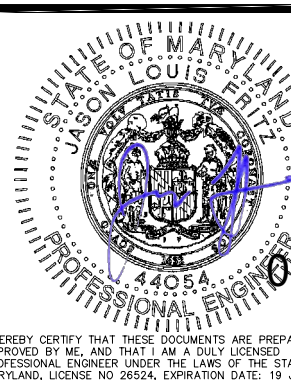
MISS UTILITY  
CALL "MISS UTILITY AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. BEFORE EXCAVATION THE CONTRACTOR IS RESPONSIBLE FOR CALLING TICKET CHECK AT 1-866-821-4226 TO VERIFY THAT ALL UTILITIES HAVE BEEN MARKED, 48 HOURS AFTER CALLING MISS UTILITY. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

- PROPOSED BUILDING
- PROPOSED VEGETATED ROOF (ESDv SWM PRACTICE)
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LIGHT DUTY ASPHALT
- PAVEMENT IN RIGHT-OF-WAY
- PROPOSED REGULAR DUTY ASPHALT
- PROPOSED 2" MILL & OVERLAY (MIN 5' OUTSIDE SAW CUT)
- PROPOSED MULCHED PLAY AREA
- PROPOSED BIOFILTER (ESDv SWM PRACTICE)
- FUTURE BUILDING ADDITION
- PROPERTY LINE
- LOD
- PERVIOUS AREA
- SOIL TYPE DIVIDE
- EXISTING WATERSHED DIVIDE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED SAND FILTER OR OTHER STRUCTURAL SWM PRACTICE
- PROPOSED PERVIOUS CONCRETE (ESDv SWM PRACTICE)
- PROPOSED STAMPED CONCRETE
- PROPOSED STAMPED HEAVY DUTY CONCRETE
- BORING LOCATION
- PROPOSED WATERSHED DIVIDE
- POTENTIAL CELL TOWER LOCATION
- RAISED PLANTERS

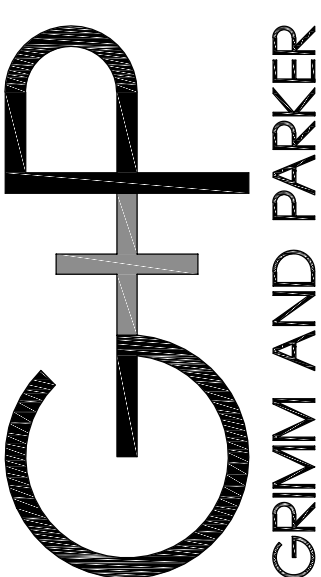
NOTES:

- PLEASE REFER TO THE DRAINAGE AREA MAPS (EXISTING DRAINAGE ARE TO OUTFALLS—SHEET C1-0A, PROPOSED DRAINAGE AREA TO OUTFALL — SHEET C1-0B, PROPOSED STORMWATER MANAGEMENT DRAINAGE AREA MAP—SHEET C1-0C) FOR THE DRAINAGE AREAS.
- THERE IS NO UGS-2 FACILITY PROPOSED, AS IT IS NOT NEEDED FOR THE CABIN JOHN DRAINAGE AREA (DA-2)

OWNER/APPLICANT  
MONTGOMERY COUNTY PUBLIC SCHOOLS  
ATTENTION: SHIHO SHIBASAKI  
45 WEST GULF DRIVE, SUITE 4300  
ROCKVILLE, MD 20850  
(240) 314-1094  
SHIHO\_C.SHIBASAKI@MCPSPD.ORG



11720 Beltsville Drive  
Suite 600  
Calverton, MD 20705  
Tel 301.595.1000  
www.grimmandparker.com



GP# 21918

PRELIMINARY STORMWATER MANAGEMENT CONCEPT PLAN

Woodward High School Reopening  
11211 Old Georgetown Rd, Rockville, MD 20852

DATE	DESCRIPTION
07/16/2020	09-SWM-MR2020022-001
07/16/2020	65% CD SUBMISSION



## ATTACHMENT 4



August 25, 2020

Maryland National Capital Park and Planning Commission (M-NCPPC)  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: Woodward High School  
Request for Specimen Tree Variance  
MR# - MR 2020022  
NRI# - 42020230  
Norton# 19-049

Dear Intake Division,

On behalf of the Montgomery County Public Schools and pursuant to Section 22A-21 *Variance provisions* of the Montgomery County Forest Conservation Ordinance and recent revisions to the State Forest Conservation Law enacted by S.B. 666, we are writing to request a variance(s) to allow impacts to or the removal of the following trees identified on the approved Natural Resource Inventory/Forest Stand Delineation for the above-named County construction project:

### **Project Description:**

The proposed school is going to replace an existing school; Tilden Middle School, located at 11211 Old Georgetown Rd, in Rockville, Montgomery County, Maryland. This is a 27.31-acre site that owned by the Montgomery County Board of Education. The site currently hosts an existing school, associated parking, athletic fields and play areas. The site is bordered by residential properties on east, north and south sides, as well as a portion of park property on the north and south sides. The site has vehicle access from Old Georgetown Rd Ave.

Proposed construction consists of a new building to replace the existing, new parking circulation, and stormwater management.

### **Requirements for Justification of Variance:**

Section 22A-21(b) *Application requirements* states that the applicant must:

- (1) Describe the special conditions peculiar to the property which would cause the unwarranted hardship;



- (2) Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas;
- (3) Verify that State water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance; and
- (4) Provide any other information appropriate to support the request.

**Justification of Variance:**

- (1) Describe the special conditions peculiar to the property which would cause the unwarranted hardship;

**Response:** As part of the program, the task is to provide the community with an updated school facility that includes safe access to school by way of updated vehicle circulation. The school must be large to handle growing student capacity. Stormwater management is designed to ensure environmental quality following the construction of the new building and parking areas.

This work will require disturbance of the root zones of a total of thirty-one (31) specimen trees. Twenty-seven (27) of the impacted trees will be required to be removed. Impact justification for each variance tree is provided in the "Tree Variance Table" below. The limits of disturbance has been re-evaluated to maximize tree survival.

If MCPS is not allowed to impact the trees, the school will not be able to be constructed due to the close proximity of specimen trees to the proposed school, parking, amenities, site grading, and updated stormwater utilities. As such, this would cause an *unwarranted hardship* to the community that it serves.

- (2) Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas;

**Response:** If the County were required to keep all improvements outside the root zones of the specimen trees, the building, safe access drive aisles, stormwater facilities, and parking would fail to be built due to the close proximity of specimen trees.

- (3) Verify that State water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance;

**Response:** Tree removals have been minimized by compact design of the layout ensuring the preservation of as many specimen trees as possible. In addition, this property will be developed in accordance with the latest Maryland Department of the Environment criteria for stormwater management. This includes Environmental Site Design to provide for protecting the natural resources to the Maximum Extent Practicable. This includes limiting the impervious areas and providing on-site stormwater management systems. A Stormwater Management Concept is currently under review by the Montgomery County Department of Permitting Services to ensure that this criterion is enforced. Additional

improvements to the property include control of erosion and outfall stabilization. Therefore, the proposed activity will not degrade the water quality of the downstream areas and will not result in *measurable degradation in water quality*.

- (4) Provide any other information appropriate to support the request.

**Response:** Specimen tree mitigation will be required due to removals. Additional canopy planting will serve to create greater ecological quality while establishing further buffering of adjacent land uses (residential).

As further basis for its variance request, the applicant can demonstrate that it meets the Section 22A-21(d) *Minimum criteria*, which states that a variance must not be granted if granting the request:

- (1) Will confer on the applicant a special privilege that would be denied to other applicants;

**Response:** The proposed school is in conformance with the County's General plan. As such, this is not a *special privilege* to be conferred on the applicant.

- (2) Is based on conditions or circumstances which are the result of the actions by the applicant;

**Response:** Montgomery County Public Schools has taken no *actions leading to the conditions or circumstances* that are the subject of this variance request.

- (3) Arises from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; or

**Response:** The surrounding land uses (residences) do not have any inherent characteristics or conditions that have created or contributed to this particular need for a variance.

- (4) Will violate State water quality standards or cause measurable degradation in water quality.

**Response:** Granting this variance request will not violate State water quality standards or cause measurable degradation in water quality.

TREE VARIANCE TABLE												
Tree #	Species (Scientific Name)	Species (Common Name)	D.B.H (Inches)	CRZ (SF)	IMPACT (SF)	IMPACTS (%)	Tree Condition	Comments	Status	Variance	Mitigation	Impact Comments
1	QUERCUS PALUSTRIS	PIN OAK	36	9161	9161	100	GOOD	DEAD LIMBS, OHW	REMOVE	YES	YES	SIDEWALK CONNECTION
2	ACER RUBRUM	RED MAPLE	40	11310	11310	100	GOOD	DEAD LIMBS, SPLIT @ 5'	REMOVE	YES	YES	SIDEWALK CONNECTION & PARKING LOT REMOVAL
3	ACER RUBRUM	RED MAPLE	32	7238	7238	100	GOOD	SPLIT @ 6'	REMOVE	YES	YES	PARKING LOT REMOVAL & RETAINING WALL
4	MORUS RUBRA	RED MULBERRY	30	6362	6362	100	GOOD		REMOVE	YES	YES	PARKING LOT REMOVAL & RETAINING WALL
5	MORUS RUBRA	RED MULBERRY	30	6362	6362	100	GOOD		REMOVE	YES	YES	PARKING LOT REMOVAL & RETAINING WALL
6	QUERCUS RUBRA	RED OAK	35.5	8908	8908	100	GOOD	DEAD LIMBS	REMOVE	YES	NO	PROPOSED UTILITIES & RETAINING WALLS
7	QUERCUS RUBRA	RED OAK	38.5	10477	10477	100	GOOD		REMOVE	YES	NO	PROPOSED UTILITY, GRADING & RETAINING WALL
8	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	50	17671	17671	100	GOOD		REMOVE	YES	NO	PROPOSED ELECTRIC UTILITY
9	PINUS STROBUS	WHITE PINE	38	10207	10207	100	GOOD		REMOVE	YES	NO	PROPOSED ELECTRIC UTILITY
10	PINUS STROBUS	WHITE PINE	31	6793	6793	100	GOOD		REMOVE	YES	NO	PROPOSED ELECTRIC UTILITY
11	PINUS STROBUS	WHITE PINE	42	12469	12469	100	GOOD		REMOVE	YES	NO	PROPOSED PARKING LOT & GRADING
12	PINUS STROBUS	WHITE PINE	40	11310	11310	100	GOOD		REMOVE	YES	NO	PROPOSED PARKING LOT & GRADING
14	ROBINIA PSEUDOACACIA	BLACK LOCUST	45	14314	1276	9	GOOD		SAVE/PROTECT	YES	NO	PROPOSED SEWER UTILITY & GRADING
15	PRUNUS SEROTINA	BLACK CHERRY	30	6362	605	10	GOOD		SAVE/PROTECT	YES	NO	PROPOSED SEWER UTILITY & GRADING
17	ACER RUBRUM	RED MAPLE	50	17671	17671	100	GOOD	SPLIT @ 5'	REMOVE	YES	YES	PROPOSED SEWER CONNECTION
22	PLATANUS OCCIDENTALIS	SYCAMORE	34	8171	8171	100	GOOD		REMOVE	YES	NO	PROPOSED STORM STRUCTURE & GRADING
30	PINUS STROBUS	WHITE PINE	30	6362	445	7	GOOD		SAVE/PROTECT	YES	NO	GRADING
37	PINUS STROBUS	WHITE PINE	31	6793	2379	35	GOOD		REMOVE	YES	NO	MAJOR AMOUNT OF GRADING
38	PINUS STROBUS	WHITE PINE	31	6793	2191	32	GOOD		REMOVE	YES	NO	MAJOR AMOUNT OF GRADING
49	QUERCUS ALBA	WHITE OAK	41	11882	2137	18	GOOD		SAVE/PROTECT	YES	NO	IN PROPOSED PARKING LOT
50	PINUS STROBUS	WHITE PINE	31	6793	6793	100	GOOD		REMOVE	YES	YES	IN PROPOSED PARKING LOT
51	PINUS STROBUS	WHITE PINE	30	6362	6362	100	GOOD		REMOVE	YES	YES	IN PROPOSED PARKING LOT
52	PINUS STROBUS	WHITE PINE	30	6362	6362	100	GOOD		REMOVE	YES	YES	IN PROPOSED PARKING LOT
53	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	30	6362	6362	100	GOOD		REMOVE	YES	YES	IN PROPOSED PARKING LOT
54A	PLATANUS OCCIDENTALIS	SYCAMORE	34	8171	8171	100	GOOD		REMOVE	YES	YES	IN PROPOSED PARKING LOT
54B	PLATANUS OCCIDENTALIS	SYCAMORE	34	8171	8171	100	GOOD		REMOVE	YES	YES	IN PROPOSED PARKING LOT
57	QUERCUS RUBRA	RED OAK	31	6793	6793	100	GOOD		REMOVE	YES	YES	PROPOSED DRIVE AISLE
59	QUERCUS ALBA	WHITE OAK	44	13685	13685	100	GOOD		REMOVE	YES	YES	EXISTING SCHOOL DEMO, PROPOSED DRIVE AISLE
60	PINUS STROBUS	WHITE PINE	32	7238	7238	100	GOOD		REMOVE	YES	YES	IN PROPOSED SCHOOL
61	PINUS STROBUS	WHITE PINE	30	6362	6362	100	GOOD	TRIPLE @ 5'	REMOVE	YES	YES	IN PROPOSED SCHOOL
62	PINUS STROBUS	WHITE PINE	35	8659	8659	100	GOOD		REMOVE	YES	YES	IN PROPOSED SCHOOL

### Conclusion:

For the above reasons, the applicant respectfully requests that the Planning Board APPROVE its request for a variance from the provisions of Section 22A of the Montgomery County Forest Conservation Ordinance, and thereby, GRANTS permission to impact/remove the specimen trees in order to allow the construction of this vital project.

The recommendations in this report are based on tree conditions noted at the time the NRI/FSD field work was conducted. Tree condition can be influenced by many environmental factors, such as wind, ice and heavy snow, drought conditions, heavy rainfall, rapid or prolonged freezing temperatures, and insect/disease infestation. Therefore, tree conditions are subject to change without notice.

The site plans and plotting of tree locations were furnished for the purpose of creating a detailed Tree Protection Plan. All information is true and accurate to the best of my knowledge and experience. All conclusions are based on professional opinion and were not influenced by any other party.

Sincerely,



Michael Norton

