

# Montgomery Planning

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB  
Item No.  
Date: 4/8/21

## Northwood High School - Amended Preliminary/Final Forest Conservation Plan, MR2021009

-  TG Tamika Graham, Senior Planner, Mid-County Planning, [tamika.graham@montgomeryplanning.org](mailto:tamika.graham@montgomeryplanning.org), 301.495.4551  
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 CS Carrie Sanders, Chief, Mid-County Planning, [carrie.sanders@montgomeryplanning.org](mailto:carrie.sanders@montgomeryplanning.org), 301.495.4653

### Description

Amend Preliminary/Final Forest Conservation Plan associated with the reconstruction of the existing Northwood High School building to allow for an increased enrollment capacity of students and associated site improvements.

Location: 919 University Boulevard West in Silver Spring.

Zone: R-60.

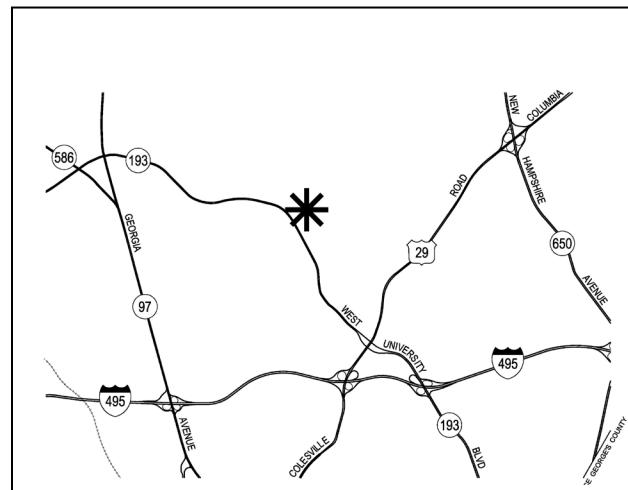
Master Plan: 2001 *Kemp Mill Master Plan* area.

Size: 29.5 acres.

Application Accepted: December 1, 2020.

Applicant: Montgomery County Public Schools (MCPS).

Completed: 3/29/21



### Summary

- Staff recommends approval with conditions.
- The Applicant proposes to:
  - Revise the Forest Conservation Table and utilize landscape canopy coverage credits.
  - Plant 3.19 acres on-site for tree canopy coverage.
  - Purchase 1.24 acres of credits in an off-site forest bank.
  - Remove 6 and impact 18 specimen trees that require a variance, per Section 22A 12(b)(3).
  - Establish a Category II Conservation Easement.
- No public correspondence has been received on this Application.
- Pursuant to Chapter 22A, the Forest Conservation Law, the Planning Board's actions on Forest Conservation Plans are regulatory and binding.

## **RECOMMENDATION AND CONDITIONS**

Staff recommends approval of the amended Preliminary/Final Forest Conservation Plan No. MR2021009, subject to the following regulatory and binding conditions:

1. The Applicant must schedule the required site inspections by M-NCPPC Forest Conservation Inspection Staff per Section 22A.00.01.10 of the Forest Conservation Regulations.
2. 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 Inspection Staff.
3. Prior to the start of any demolition, clearing, grading, or construction for this development Application, the Applicant must record a Category II Conservation Easement over all areas of forest retention, forest planting and environmental buffers as specified on the approved Forest Conservation Plan. The Category II Conservation Easement must be in a form approved by the M-NCPPC Office of the General Counsel and must be recorded in the Montgomery County Land Records by deed. The Book/Page for the easement must be referenced on the record plat.
4. Prior to the start of any demolition, clearing, grading or construction for this development Application, the Applicant must purchase credits for 1.24 acres from a forest mitigation bank or, if forest mitigation bank credits are not available, submit the forest conservation fee-in-lieu payment to the M-NCPPC Planning Department for the remaining 1.24 acres of afforestation requirement.
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, as shown on the Certified Preliminary Forest Conservation Plan.
6. Prior to any demolition, clearing, grading or construction for this development Application, the Applicant must submit financial surety, in a form approved by the M-NCPPC Office of General Counsel, to the M-NCPPC Planning Department for the 3.19 acres of new native plantings for the landscape trees credited toward meeting the requirements of the Forest Conservation Plan ("FCP").
7. Prior to any demolition, clearing, grading or construction 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 Sligo Creek and Northwest Branch watersheds to satisfy the reforestation requirement for a total of 1.24 acres of mitigation credit. The off-site requirement may be met by purchasing credits from a mitigation bank elsewhere in the County, subject to Staff approval, if forest mitigation bank credits are not available for purchase within the Sligo Creek and Northwest Branch watershed. If mitigation bank credits are not available, the Applicant is subject to the forest conservation fee-in-lieu payment to the M-NCPPC Planning Department.
8. Prior to the initial planting acceptance inspection by the M-NCPPC Forest Conservation Inspection Staff, the Applicant must install permanent conservation easement signage and fencing along the perimeter of the conservation easements as shown on the FCP or as determined by the Forest Conservation Inspection Staff.
9. Prior to any demolition, clearing, grading or construction for this development Application, the Applicant must submit a Maintenance and Management Agreement ("MMA") approved by the M-NCPPC Office of General Counsel. The MMA is required for all forest planting areas and landscape plantings credited toward meeting the requirements of the FCP. The time period for the MMA will adhere to the requirements in place when the MMA is approved by the M-NCPPC Office of General Counsel.

10. The Applicant must provide invasive species management control measures within the proposed Category II Conservation Easement(s) at the direction of the M-NCPPC Forest Conservation Inspection Staff. The cost to control non-native invasive species must be incorporated into the forest conservation financial surety.
11. The Applicant must install the Afforestation/Reforestation plantings for Planting Areas A, B, and C (outside of the limits of disturbance ("LOD")) as shown on the approved FCP, within the first planting season following the release of the first Sediment and Erosion Control Permit from the Montgomery County Department of Permitting Services for the Subject Property, or as directed by the M-NCPPC Forest Conservation Inspection Staff.
12. The Applicant must install the Afforestation/Reforestation plantings for Planting Areas A, B and C (inside the LOD), as shown on the approved FCP, in the first planting season following stabilization of the applicable disturbed area.
13. The Applicant must plant the variance tree mitigation plantings on the Subject Property with a minimum size of 3 caliper inches totaling 45 caliper inches as shown on the approved FCP. Adjustments to the planting locations of these trees is permitted with the approval of the M-NCPPC Forest Conservation Inspection Staff.
14. Within the first planting season following the release of the first Sediment and Erosion Control Permit from the Montgomery County Department of Permitting Services for the Subject Property, or as directed by the M-NCPPC Forest Conservation Inspection Staff, the Applicant must install the variance tree mitigation plantings as shown on the FCP.
15. The Limits of Disturbance ("LOD") shown on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved Final Forest Conservation Plan.
16. Copies of the Final Forest Conservation Plan and recorded Category II Conservation Easement must be kept at Northwood High School and given to the school maintenance staff(s) to ensure compliance with conditions of the Final Forest Conservation Plan.
17. At the time of certification, the Applicant must coordinate with M-NCPPC Staff on minor corrections and clarifications as necessary.

## INTRODUCTION

This report consists of staff review of the amended Preliminary/Final Forest Conservation Plan associated with the Mandatory Referral for the proposed construction of a building expansion of the Northwood High School, reconstructed athletic field, parking lot and bus loop. While the Planning Board action on a Mandatory Referral is advisory, the Forest Conservation Plan is regulatory and binding.

### Site Description and Proposed Project

The amended Preliminary/Final Forest Conservation Plan is associated with the building expansion of the existing Northwood High School ("Property" or "Subject Property") shown in Figure 1, which is 29.5 acres, including 0.27 acres of off-site limit of disturbance (LOD) on Property that is owned by the Montgomery County Board of Education. Located within the 2001 *Kemp Mill Master Plan* area, the Subject Property currently consists of a high school building, athletic fields, basketball courts, tennis courts, a cellular tower, and associated parking. Vehicle access to the building is from three existing access points along University Boulevard West (MD 193). The Property is zoned R-60 and is surrounded immediately by predominately single-family detached residential uses, also within the R-60 zone. Generally, the Subject Property is near the Northwood Chesapeake Bay Trail and Arcola Health and Rehabilitation Center to the north, Forest Knolls Elementary School to the south, and Breewood Park to the northwest (opposite of University Boulevard).



Figure 1: Site Vicinity (Subject Property outlined in red)

Generally, the Property has existing steep slopes (>25%) that will largely remain post-construction (Figure 2). The Property slopes over 22 feet from the high side along the northeastern property line, to the low sides along the residential homes on the southern side of the Property, and west from the school entrance to University Boulevard.



Figure 2: Existing Slopes on Subject Property (outlined in red)

This Project is for the revitalization of the Northwood High School that includes the demolition of the existing school building and the construction of a new 158,671-square foot building with a central courtyard, recreational and soft/hardscape play areas, a relocated school bus parking lot, a reconfigured staff parking lot, visitor and drop-off area parking lot, walkways, ramps, two (2) basketball courts, four (4) tennis courts, baseball field, softball field, and a synthetic turf football/soccer field inset within the existing surrounding track with all associated utilities to support the building services and play areas. Due to the Property's topography, several new terraced retaining walls are proposed at the front entrance along University Boulevard. The existing cell tower will remain along with the concession plaza and building located directly adjacent to the synthetic turf football field. The existing bleachers will also remain for the newly improved synthetic turf field. Overall, the expansion of approximately 1,200 seats at Northwood High School will increase the capacity to 2,700 students to accommodate projected student enrollment.

To maximize on-site vehicle stacking and minimize the overflow of traffic onto University Boulevard, substantial changes are envisioned for the school's circulation including an access road leading to the north and south of the school with centrally located terraced retaining walls to support the bus loop at the school main entrance. The school's new student drop-off area with the associated parking lot is located on the north side of the school building with an additional parking lot on the south side of the school building. An additional parking lot is located to the east of the school building. The loading area is located mid-way on the south side of the school building. In total, there are approximately 390 parking spaces which includes 22 bus parking spaces available with the revised parking lot configuration.

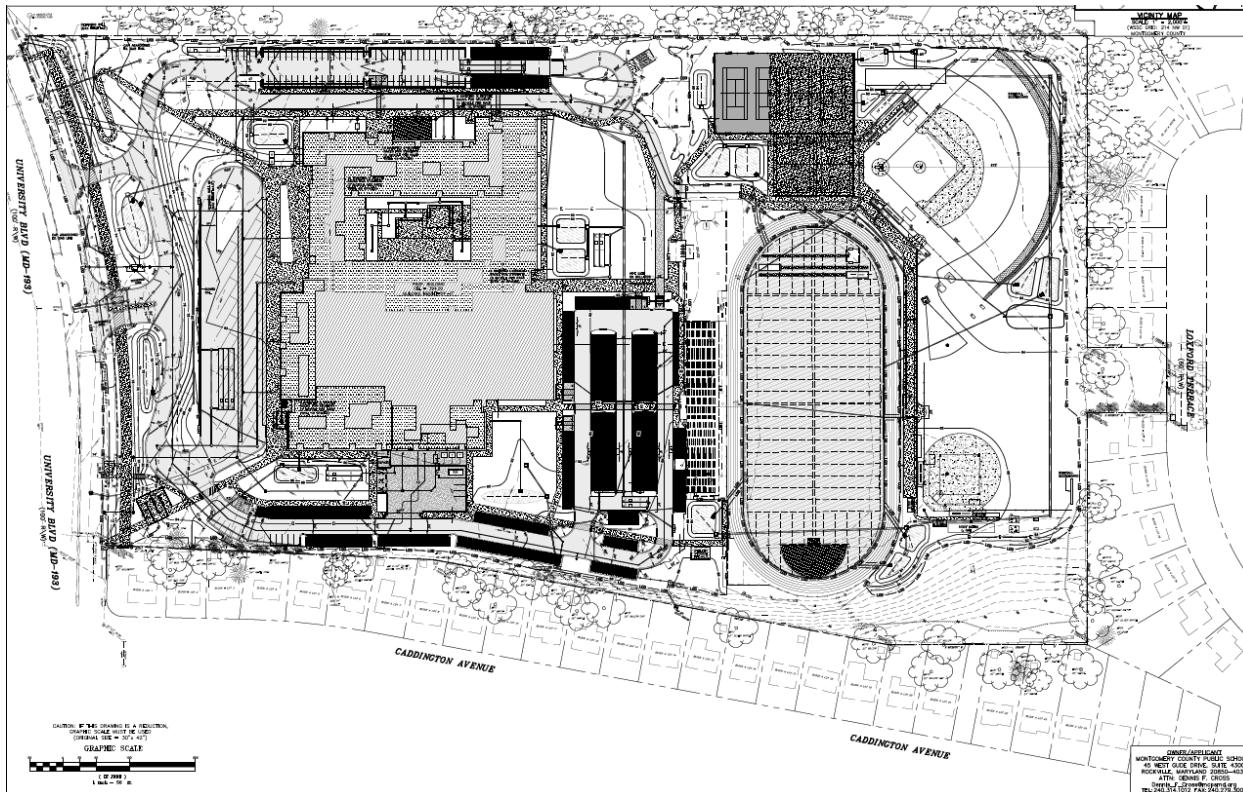


Figure 3: Proposed Site Improvements

The Montgomery County Department of Permitting Services (MCDPS) has approved the stormwater management concept plan. Previous infrastructure investments in areas of utilities and stormwater management will be preserved to the maximum extent practicable. Stormwater management will be implemented through an environmental site design (ESD) plan that includes—permeable pavement, bioretention, and a vegetative roof along with structural practices of underground sand filters as required by the State of Maryland and Montgomery County. Additional improvements to the property include control of erosion and outfall stabilization. Further, the proposed school building expansion project will be designed in compliance with MCPS's 2014 Environmental Sustainability Management Plan and will be implementing the International Green Construction Code (IgCC).

## ANALYSIS

### Environmental Guidelines

Staff approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD #420080600) for the Property on November 11, 2007. In preparation of this Application, recent field work was conducted by the Applicant to revise pertinent plan details such as the diameter and greater at breast height (DBH) of existing trees. The Subject Property is affected by steep slopes ( $\geq 25\%$ ) found along the edges of the Property near the athletic fields to the rear of the Site, abutting the adjacent residences located on Caddington Avenue, and at the front driveway between the school's entrance and University Boulevard. The Property contains no forest, streams or stream buffers, wetlands or wetland buffers, 100-year floodplains, known habitats of rare, threatened, and endangered species, historic resources, or erodible soils. The Property is located within the Sligo Creek and Northwest Branch watersheds. Most of the

existing trees are located along the perimeter of the Site and function as screening between the abutting residential uses. The Property contains approximately 165 significant and specimen trees that measure ≥24" DBH. The school building reconstruction has been designed to minimize environmental impacts and avoid impacts to individual specimen trees to the greatest extent feasible. Therefore, the proposed Project follows the Environmental Guidelines, because the Applicant is avoiding impact to the existing natural resources as much as possible and will mitigate for the proposed removal of several trees.

### **Forest Conservation**

The Property is subject to the Montgomery County Forest Conservation Law and the Applicant has submitted an amended Preliminary/Final Forest Conservation Plan shown in Attachment 1, in conjunction with Mandatory Referral No. 2021009. As previously noted, there is no forest on-site, but there are several specimen trees present that are each considered a priority for retention. The Property is an institutional development which gives the Property an afforestation requirement of 15 percent of the net tract and a conservation threshold of 20 percent.

#### Preliminary/Final Forest Conservation Plan

This amendment to the Forest Conservation Plan proposes an update to the forest conservation worksheet, landscape forest conservation credits, and a Category II Conservation Easement. The Site has a 4.43-acre requirement for afforestation and is subject to Section 22A-12.D.2 which states: "Afforestation should be accomplished by the planting of forest cover. However, if the applicant demonstrates to the satisfaction of the Planning Board or Planning Director, as the case may be, that afforestation using forest cover is inappropriate for a site because of its location in an urban setting, redevelopment context, high-density residential, commercial, industrial, planned unit development, or institutional area (as defined in Section 22A-3), or similar reason, afforestation requirements may be satisfied by tree cover." Staff recommends that the Planning Board find that using tree cover is appropriate in this instance due to the Property's location in an urban setting, its redevelopment context, and on land occupied by a school use. Additionally, this finding would be consistent with the original Forest Conservation Plan approval that permitted tree cover instead of forest cover on the Site.

The Applicant proposes to satisfy the 4.43-acre afforestation requirement with a combination of landscape forest conservation credits via 3.19 acres of on-site plantings to provide additional tree canopy coverage and 1.24-acre forest bank credits. The 3.19 acres of landscape credit areas are shown in three separate delineations on the Property and are proposed for preservation in a Category II Conservation Easement (shown as overlapping areas in subsequent map Figures 4-6.) The proposed plantings have been intentionally placed to address the lack of canopy in the parking area to the greatest extent feasible and along the Site's southern property line to address and reduce headlight glare from the new parking spaces onto existing homes. Plantings in this area include native evergreen trees that can provide a sufficient year-round buffer. Additional on-site plantings for tree cover within the Site are constrained by a new site circulation and parking arrangement and stormwater management facilities in various places strategically near existing parking on the Property. The Applicant proposes to satisfy the remaining 1.24-acre planting requirement by the purchase of credits in an off-site forest bank within the same watershed, or if unavailable, somewhere else in the County. If forest bank credits are unavailable, the Applicant will make a forest conservation fee-in-lieu payment to the M-NCPPC Planning Department.

The amended Preliminary/Final Forest Conservation Plan also requests a tree variance for the proposal to disturb the root zones of 24 specimen trees, which includes six (6) trees that will be removed and five (5) trees that require mitigation.

Forest Conservation Variance

Section 22A-12(b)(3) of the Forest Conservation Law provides criteria that identify certain individual trees as high priority for retention and protection. The law requires a variance to impact trees that: measure 30 inches or greater diameter at breast height (DBH); are part of a historic site or designated with a historic structure; are designated as national, State, or County champion trees; 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. Any impact to these trees, including removal 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 Applicant submitted a variance request dated October 27, 2020, and revised January 4, 2021, for the removal and impact to trees (Attachment 2). As shown below in Table 1, the proposed layout will remove 6 trees and impact 18 trees that are considered high priority for retention under Section 22A-12 (b) (3) of the County Forest Conservation Law.

Table 1: Specimen Tree Summary and Variance Request

Line No.	Tree ID	Species	D.B.H.	% of CRZ Impact	Status	CRZ Impact Description
1	3	Sawtooth Oak	40"	100%	Remove	Proposed sidewalk
2	6	Cherry	42"	100%	Remove	Grading and proposed parking lot
3	C17	Willow Oak	32"	100%	Remove	Proposed school building
4	C19	Willow Oak	30"	100%	Remove	Proposed school building
5	C20	Willow Oak	32"	100%	Remove	Proposed school building
6	201	Elm	30"	2%	Impact/Save	Proposed sidewalk on University Blvd.
7	203	Red Maple	40"	14%	Impact/Save	Proposed parking lot
8	210	Maple	40"	4%	Impact/Save	Proposed parking lot
9	212	Maple	30"	17%	Impact/Save	Proposed parking lot
10	213	Maple	30"	24%	Impact/Save	Grading and proposed parking lot
11	214	Willow Oak	40"	24%	Impact/Save	Proposed parking lot
12	216	Willow Oak	36"	6%	Impact/Save	Proposed parking lot
13	217	Silver Maple	42"	1%	Impact/Save	Grading
14	244	Silver Maple	40"	10%	Impact/Save	Proposed utilities and baseball field
15	278	Tulip Poplar	30"	7%	Impact/Save	Grading
16	282	Red Oak	32"	6%	Impact/Save	Grading
17	287	Red Oak	36"	8%	Impact/Save	Grading
18	292	Red Oak	30"	10%	Impact/Save	Stormwater management facility
19	293	White Oak	33"	37%	Remove with adjacent owner's permission	Grading
20	319	Tulip Poplar	30"	9%	Impact/Save	Proposed parking lot
21	324	Tulip Poplar	41"	17%	Impact/Save	Proposed parking lot
22	330	Tulip Poplar	36"	2%	Impact/Save	Grading
23	331	Tulip Poplar	36"	8%	Impact/Save	Grading
24	352	Red Oak	30"	4%	Impact/Save	Proposed baseball field



Light grey shading indicates Required Tree Mitigation

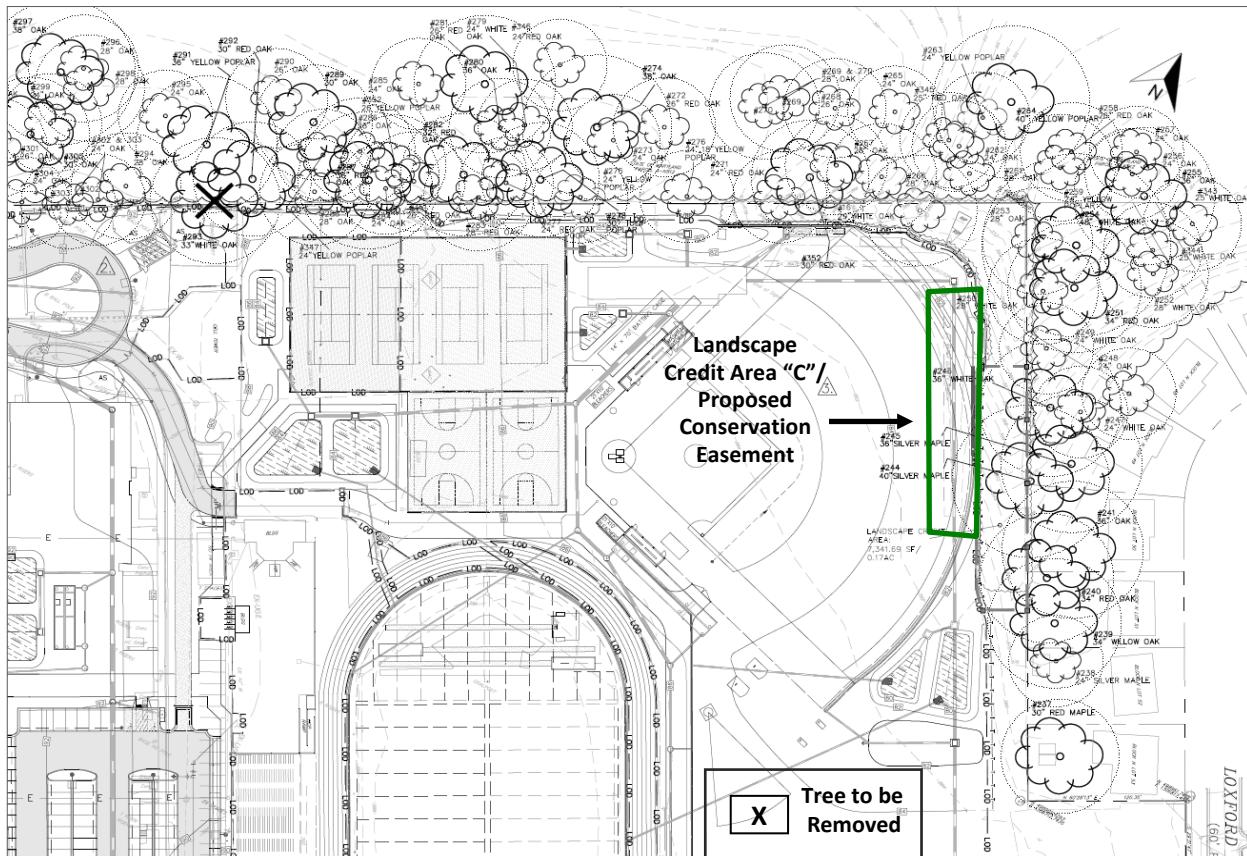


Figure 4: Proposed Tree for Removal and Landscape Credit Area/  
Category II Forest Conservation Easement – Northeast Section of Subject Property

Due to the reconstruction of the school, substantial changes to site circulation, and proposed site improvements are not generally confined to particular areas but rather, the construction impacts are widespread throughout the Site. Proposed trees for removal are identified with an "X" across several map figures (Figure 4, Figure 5, and Figure 6), which includes specimen and non-specimen trees. Corresponding with Table 1, the 24 proposed variance trees are located mostly within the center of the Subject Property where the new building will replace the existing courtyard area and along the property line abutting the residential homes on the southwestern side of the Property, and within the vehicle circulation areas.

Leaving the requested variance trees in an undisturbed state would result in an unwarranted hardship because the Applicant could not apply an alternative site arrangement that will effectively address the expansion for needed student capacity, parking, bus parking and circulation, and stormwater management improvements. As discussed in the associated Mandatory Referral review an alternative site layout was explored, but due to the site topography and circulation needs, the proposed site layout was necessary.

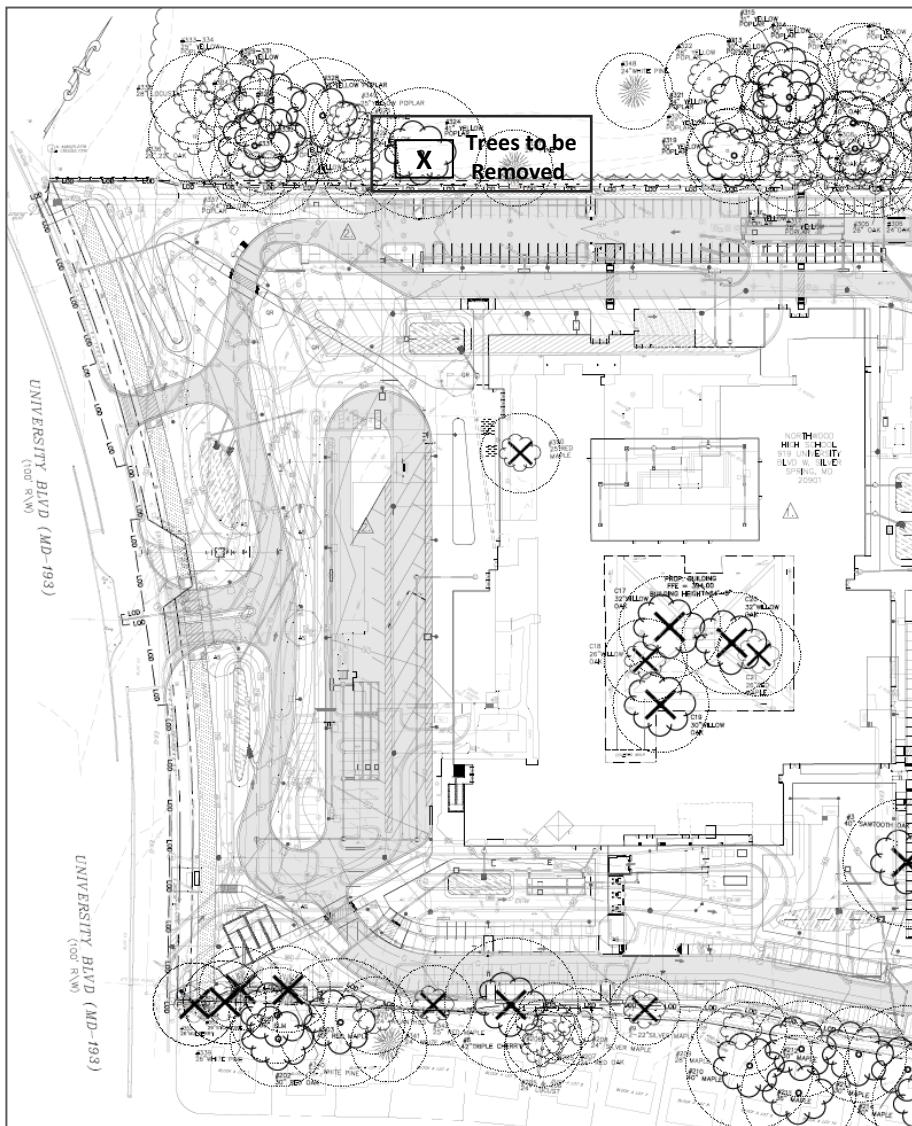


Figure 5: Proposed Trees for Removal – Southwest Section of Subject Property

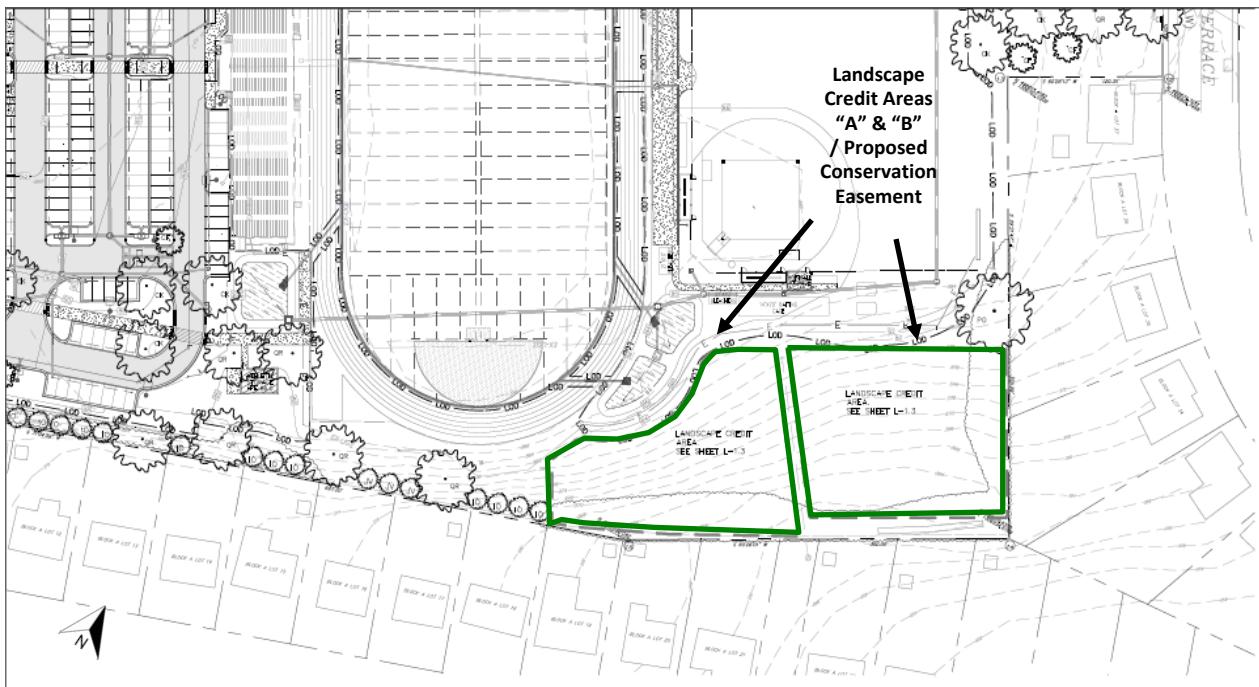


Figure 6: Proposed Landscape Credits Areas/Category II Forest Conservation Easement – Southeast Section of Subject Property

#### *Unwarranted Hardship for Variance Tree Impacts*

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. The Applicant is seeking to fulfill a significant public need while generally maintaining a similar building footprint when constructing the new school building on the Subject Property. As a result, the goal to address the existing school capacity issue within the framework of the existing building footprint will inevitably encroach upon the critical root zones of some specimen trees, most especially those located within the existing courtyard and along the perimeter of the Subject Property adjacent to existing residential dwellings.

While the Subject Property is substantial in acreage, the most challenging aspects of redeveloping the Site are passenger vehicle and school bus circulation, temporary bus parking, long-term parking, and steep grading. The school reconstruction seeks to balance the programmatic needs with a new building and access to the main building and other amenities on-site, which will generally remain located in their existing locations. Therefore, proposed on-site traffic circulation is prioritized and designed to provide safe access to the school for pedestrians and to maximize on-site vehicle stacking to minimize the overflow traffic onto University Boulevard. To provide the new square footage of a reconstructed building, reconfigured parking lots and access roads, stormwater management facilities, athletic fields, and upgraded pedestrian facilities, to the extent of fully meeting the capacity and circulation needs, would not be feasible without the granting of a variance to impact trees.

Proposed site landscaping of 3.41 acres will provide additional canopy coverage and will create greater ecological quality while establishing further buffering of adjacent residential uses. Additionally, tree

impacts and tree removal have been minimized by the Applicant proposing a building layout that is substantially similar to the existing building footprint, with the exception of the existing courtyard that is subsumed within the new building and increased drive aisle widths for improved circulation. This approach ensures the preservation of as many specimen trees as possible and limits of disturbance has been re-evaluated to maximize tree survival.

Section 22A-21 of the County Forest Conservation Law sets forth the findings that must be made by the Planning Board or Planning Director, as appropriate, for a variance to be granted. Staff has made the following determinations in the review of the variance request and the proposed Preliminary and Final Forest Conservation Plan:

#### *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 demolition and reconstruction of an outdated institutional structure that meets all the necessary and current State and County development standards. 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 and provide safe and efficient access while minimizing impacts to specimen trees. 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 Applicant has minimized disturbance and designed the new Site layout, including recreation amenities and parking improvements to maximize specimen tree retention as permitted by the new building footprint.

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 specimen trees present near the parking areas on the Subject Property and the impacts associated with the new 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.*

The Forest Conservation Law requires mitigation for the proposed variance trees in the form of tree planting or preservation. 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 plant the required trees with a minimum 3" caliper native shade trees as required mitigation to replace the form and function

of the variance trees proposed for removal. Water quality will improve with the proposed development and State water quality standards will not result in measurable degradation in water quality.

*Mitigation for Trees Subject to the Variance Provisions*

The Applicant is requesting a variance to impact 24 specimen trees, of which 6 trees will be removed. Trees #3 (40" D.B.H.), #6 (42" D.B.H.), #C17 (32" D.B.H.), #C19 (30" D.B.H.), and #C20 (32" D.B.H.), are designated for removal and will be mitigated at a rate of 1" caliper per 4" DBH removed, using a minimum 3" caliper native shade tree. For mitigation, the Applicant will plant fifteen (15), 3-inch caliper trees, or a minimum of 45 caliper inches, which are shown on the amended Preliminary/Final Forest Conservation Plan. No mitigation is required for one (1) tree that will be removed (Tree #293) and is located off-site.

*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 Preliminary/Final Forest Conservation Plan meets the requirements of Chapter 22A Forest Conservation Law. Therefore, Staff recommends that the Planning Board approve the amended Preliminary/Final Forest Conservation Plan and associated variance, with the conditions listed in this Staff Report.

**Attachments**

1. Amended Preliminary/Final Forest Conservation Plan
2. Variance Tree request

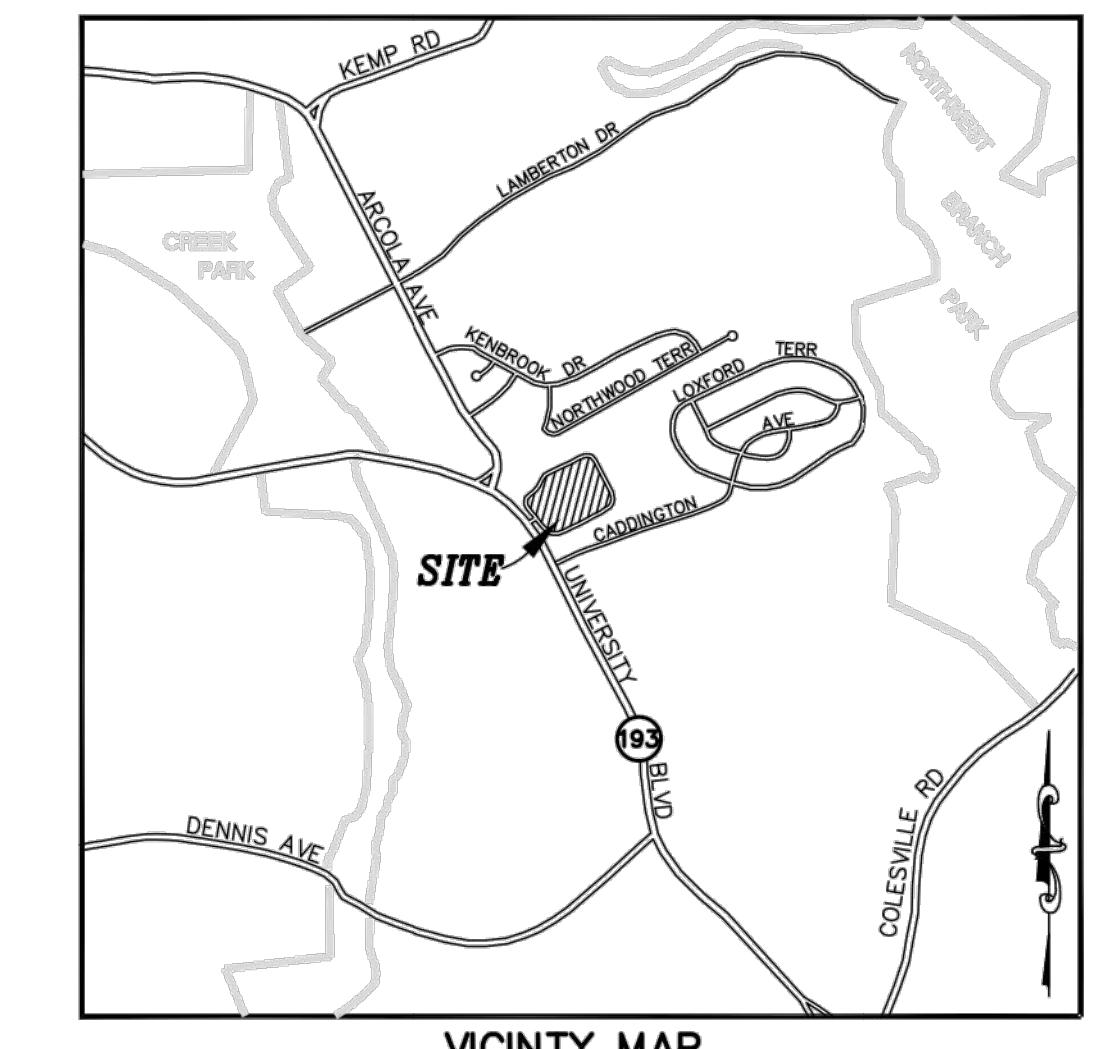
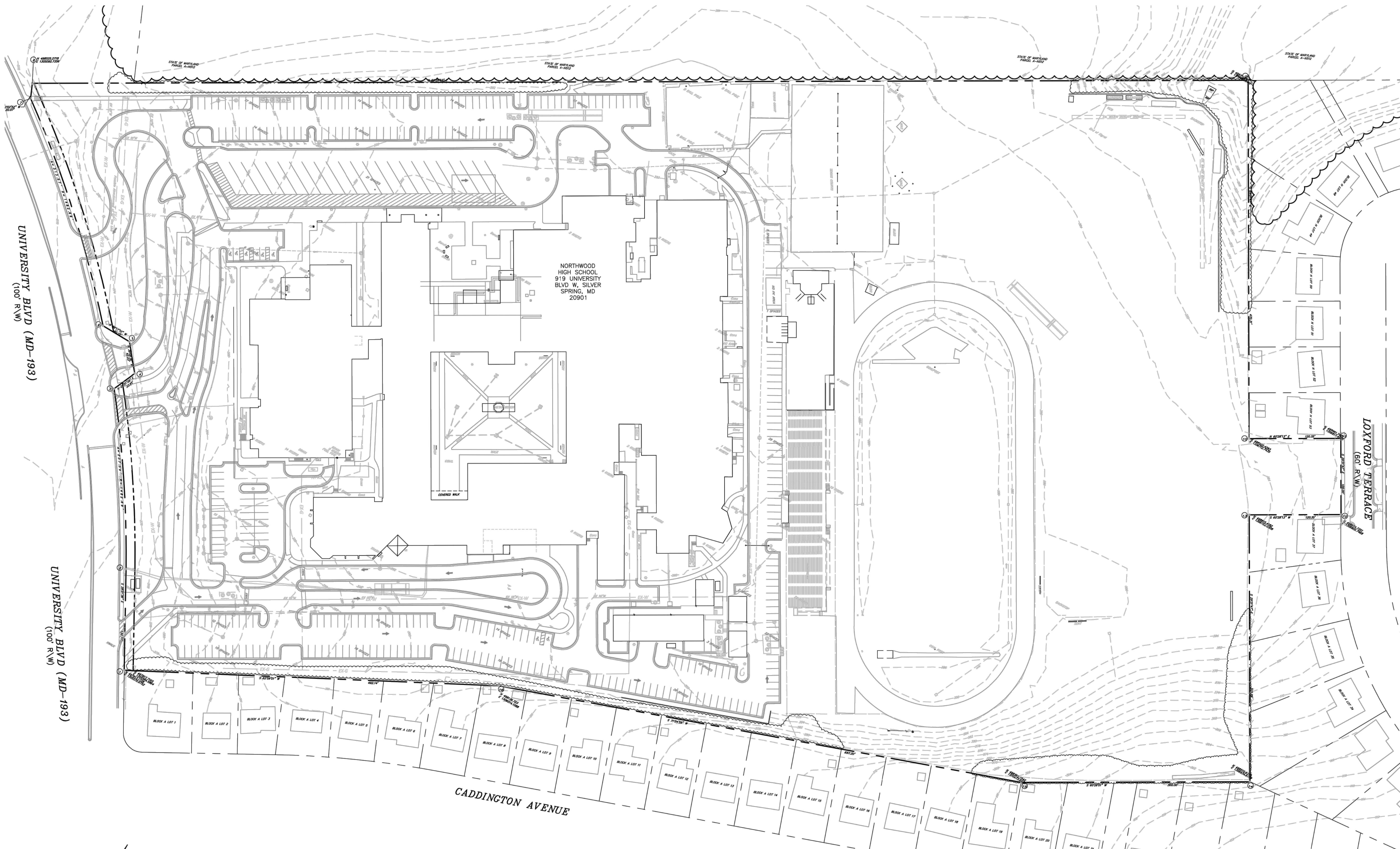
# NORTHWOOD HIGH SCHOOL

## AMENDED FINAL FOREST CONSERVATION PLAN

919 UNIVERSITY BLVD, SILVER SPRING, MD 20901

PLAN #MR2021009

AMENDMENT TO PREVIOUSLY APPROVED FCP# MR2008601



SAMAH

10521 Rosehaven Street, Suite 200 Fairfax, VA 22030  
Phone 703-691-3311 Fax 703-691-3316

ADTEK

CIVIL, STRUCTURAL AND SPECIALTY ENGINEERING  
Patrick East Business Center  
9701 Rockville Pike, Suite 101  
Frederick, Maryland 21701  
Phone: 301-662-4408 Fax: 301-662-7484  
www.adtekengineers.com

## VICINITY MAP

SCALE: 1" = 2,000±  
(WSSC GRID: 214 NW 01)  
MONTGOMERY COUNTY

## SHEET INDEX

- \*\* L-1.0 AMENDED FINAL FOREST CONSERVATION PLAN - COVER SHEET
  - \* L-1.1 AMENDED FINAL FOREST CONSERVATION PLAN
  - \* L-1.2 AMENDED FINAL FOREST CONSERVATION PLAN
  - \*\* L-1.3 AMENDED FINAL FOREST CONSERVATION PLAN
  - \* L-1.4 AMENDED FINAL FOREST CONSERVATION PLAN - LANDSCAPE CREDIT
  - \* L-1.5 AMENDED FINAL FOREST CONSERVATION PLAN - NOTES & DETAILS
- \*\* SHEET AMENDED FROM PREVIOUSLY APPROVED PLAN.  
\*\* SHEET ADDED/REPLACED FROM PREVIOUSLY APPROVED PLAN.

## LIST OF AMENDMENT ITEMS

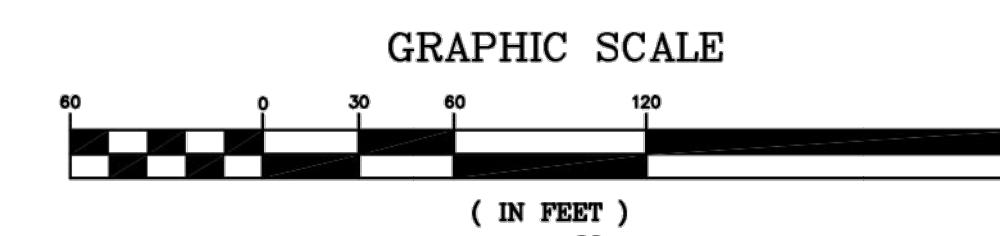
1. DEMOLITION OF EXISTING BUILDING AND COMPLETE REBUILD.
2. CHANGES TO PARKING AND DRIVE CIRCULATION WITH REGARDS TO PROPOSED SCHOOL BUILDING.
3. CHANGES TO ATHLETIC FIELD(S) POSITION/LOCATION.
4. LOCATION AND SPECIES OF LANDSCAPE FOREST CONSERVATION CREDIT TREES WHERE APPLICABLE.
5. ADDITIONAL LANDSCAPE CREDIT AREAS TOWARD FOREST CONSERVATION REQUIREMENTS.
6. UPDATED FOREST CONSERVATION WORKSHEET

MONTGOMERY COUNTY PUBLIC SCHOOLS  
45 WEST GUDGE DRIVE, SUITE 4300  
ROCKVILLE, MD 20850

NO	REVISION	DATE

## FCP NOTE:

1. THIS PLAN IS AN AMENDMENT TO PREVIOUSLY APPROVED FCP# MR2008601



**DEVELOPER'S CERTIFICATE**

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. MR2021009 including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: MONTGOMERY COUNTY PUBLIC SCHOOLS  
Printed Company Name: VERONICA HILL  
Contact Person or Owner: ASSISTANT DIRECTOR, DEPT. OF FACILITIES MANAGEMENT, MCPS  
Printed Name: Veronica\_Hill@mcpssmd.org  
Address: 45 WEST GUDGE DRIVE, SUITE 4300  
ROCKVILLE MD 20850  
Phone and Email: 240-314-1000  
Veronica\_Hill@mcpssmd.org  
Signature: \_\_\_\_\_

## CERTIFICATION OF QUALIFIED PROFESSIONAL

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

11.24.2020

DATE

MICHAEL A. NORTON  
MDNR / COMAR 08.19.06.01  
QUALIFIED PROFESSIONAL

NORTON LAND DESIGN

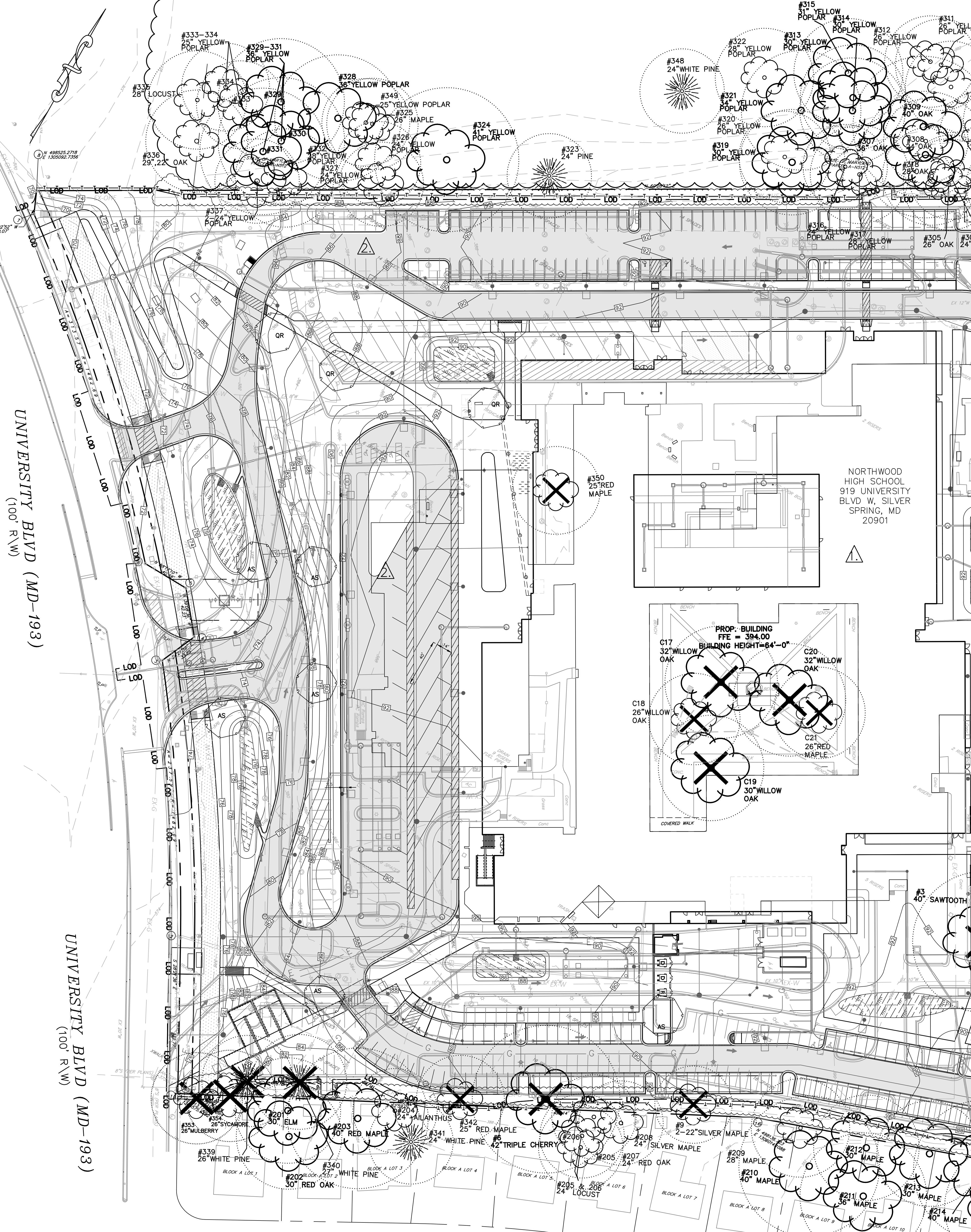
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING  
5146 DORSEY HALL DRIVE, 2ND FLOOR  
ELICOTT CITY, MD 21042  
TEL: 240.314.1012 FAX: 240.279.3003  
WWW.NORTONLANDDESIGN.COM

WATER CLASS	I-P	TERRIBUARY	CABIN JOHN CREEK/ LOWER CREEK	WATERSHED
TRIBUTARY				ELICOTT CITY, MD 21042
TAX MAP	GQ561	ZOO SHEET	21ANW06	BALT.443.5199 DC 240.342.2329
SCALE	AS SHOWN	DATE	OCT 2020	FEMA FLOODPLAIN MAP 24031C0361D
		PROJ. NO.	19-046	GRID
		SHEET NO.	L-1.0	

AMENDED  
FINAL  
FOREST  
CONSERVATION  
PLAN- COVER SHEET  
Issue Date: October 18, 2019  
Sheet Number:  
L-1.0

Sheet No. in Set: Total No. Sheets: -  
Project Number:  
Drawn By: BP  
Checked By: MN

## UNIVERSITY BLVD (MD-193)



## ENVIRONMENTAL NOTES:

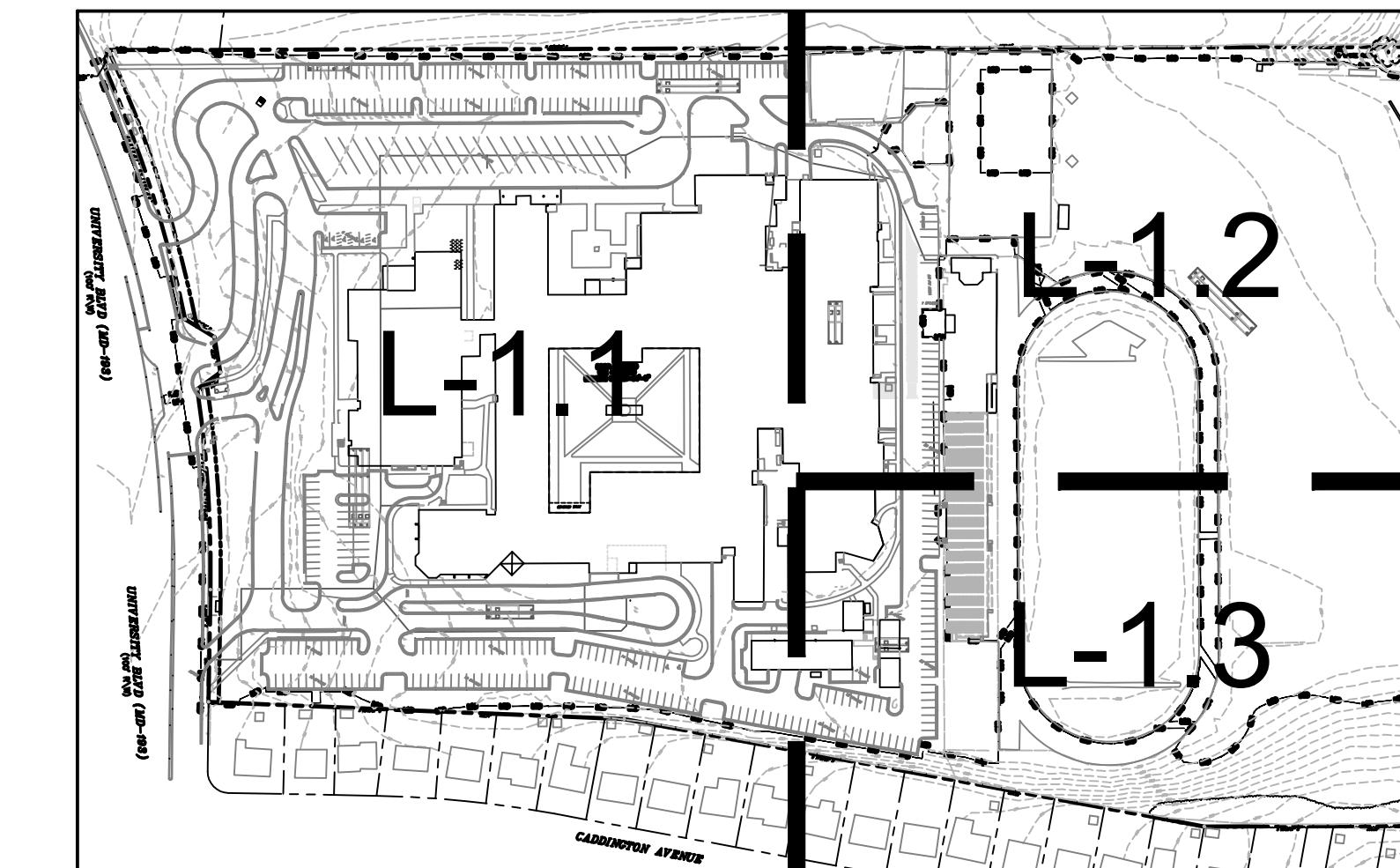
1. LIMB ALL OFFSITE TREES ALONG PROPERTY LINES WHERE NECESSARY TO ALLOW FOR PLANTING AND EASE OF CONSTRUCTION.
2. SCRUB/SHRUB AREAS ALONG NORTH AND SOUTH PROPERTY LINES MAY NEED REMOVED TO ALLOW FOR PLANTING AND/OR EASE OF CONSTRUCTION.

## FCP NOTE:

1. THIS PLAN IS AN AMENDMENT TO PREVIOUSLY APPROVED FCP# MR2008601

## MITIGATION TREE NOTE:

1. SEE TREE MITIGATION PLANT SCHEDULE ON SHEET L-1.2 FOR TOTAL PLANTING QUANTITIES.

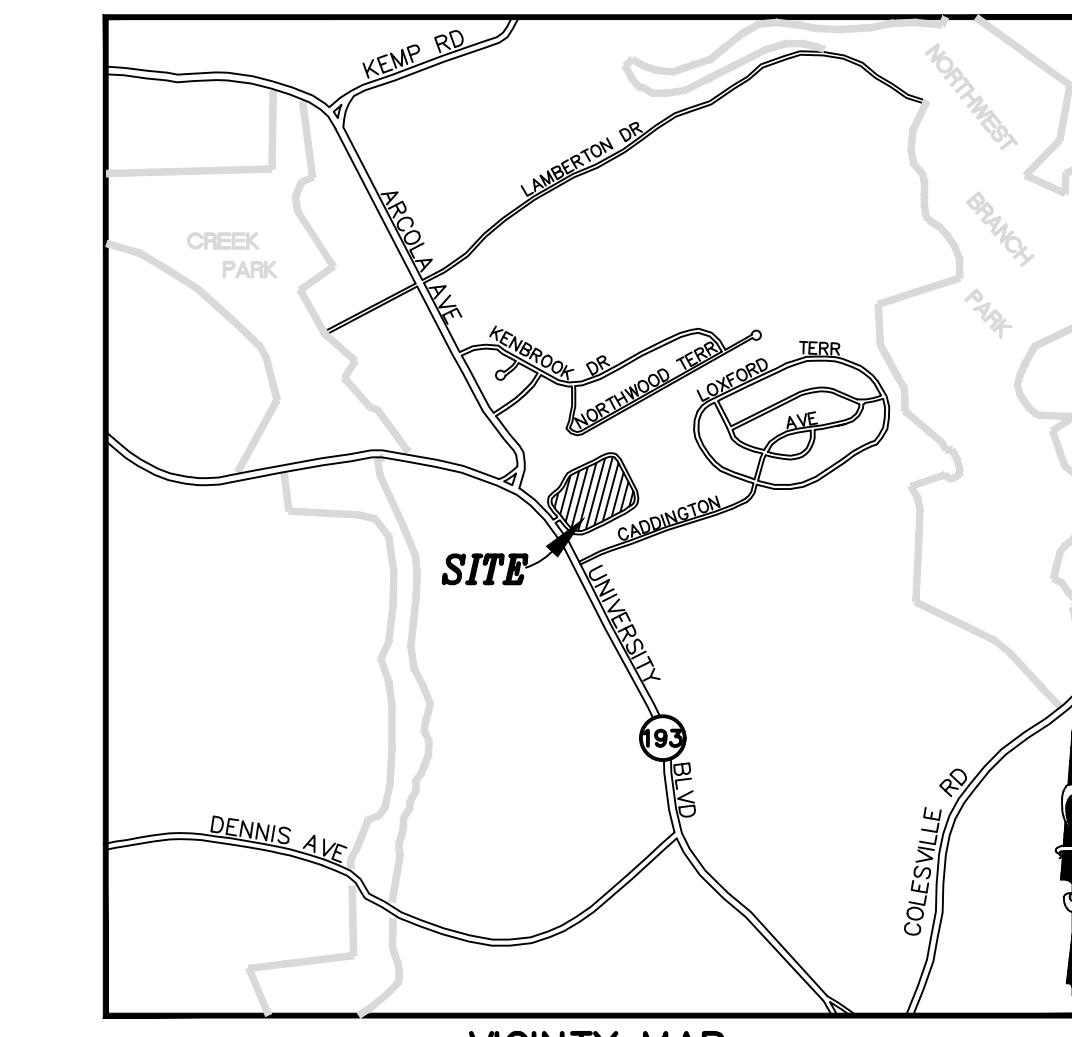


## LEGEND

- #1 26" WHITE OAK EXISTING SIGNIFICANT TREE ≥24" AND <30"DBH WITH TAG NUMBER AND CRZ
- #2 22" WHITE OAK EXISTING SPECIMEN TREE ≥30"DBH WITH TAG NUMBER AND CRZ

## OVERALL SITE

SCALE: 1" = 200'-0"

VICINITY MAP  
SCALE: 1" = 2,000± (WSSC GRID: 214 NW 01)  
MONTGOMERY COUNTY

**ADTEK**  
CIVIL STRUCTURAL AND SPECIALTY ENGINEERING  
Point East Business Center  
97 Market Street, Suite 101  
Frederick, Maryland 21701  
Phone: 301-662-4408 Fax: 301-662-7484  
[www.adtekengineers.com](http://www.adtekengineers.com)

10521 Rosehaven Street, Suite 200 Fairfax, VA 22030  
Phone 703-691-3311 Fax 703-691-3316

PROPERTY BOUNDARY	- - - - -	29.43
ADJ. PROPERTY BOUNDARY	- - - - -	0.27
FOREST TREELINE	- - - - -	0.00
SCRUB/SHRUB LINE	- - - - -	0.20
EX. CONTOUR	484	0.00
LOD	—	29.50
TREE TO BE REMOVED	X	
TREE PROTECTION FENCE	-T-T-T-T-	
TP/RP	—	
PROPOSED MITIGATION TREE FOR SPECIMEN TREE REMOVAL	AS	

## SITE TABULATIONS:

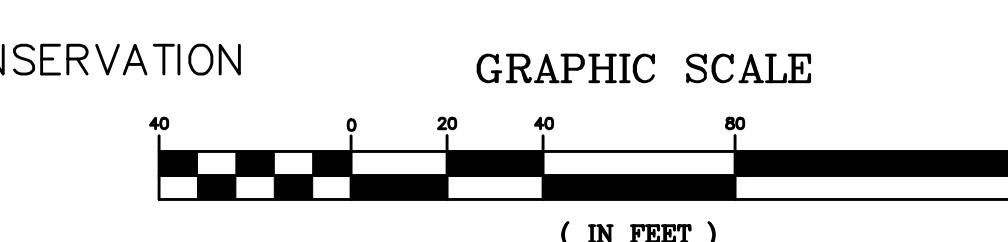
ACREAGE OF TRACT:	29.50*
ACREAGE OF TRACT REMAINING IN AGRICULTURE:	0
ACREAGE OF ROAD AND UTILITY R/W WHICH WILL NOT BE IMPROVED AS PART OF DEV. APPLICATION:	0
ACREAGE OF EX. FOREST:	0.00
ACREAGE OF TOTAL FOREST RETENTION:	0
ACREAGE OF TOTAL FOREST CLEARED:	0.00
LAND USE CATEGORY:	IDA
AFFORESTATION THRESHOLD	4.43
CONSERVATION THRESHOLD	5.90
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN WETLANDS	0.00/0.00/0.00
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN 100-YEAR FLOODPLAIN	0.00/0.00/0.00
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN STREAM BUFFERS	0.00/0.00/0.00
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITH PRIORITY AREAS	0.00/0.00/0.00
LINEAR EXTENT & AVERAGE WIDTH OF STREAM BUFFER	0/0
TOTAL DBH INCHES OF SPECIMEN TREES REMOVED	176
X 0.25 = REQUIRED CALIPER INCHES MITIGATION	44
TOTAL AMOUNT OF 3" CAL. TREES FOR SPECIMEN TREE MITIGATION	15

\*TOTAL TRACT AREA WITH OFFSITE LOD AND DEDICATION AREA ACCOUNTED FOR, (SEE FCP WORKSHEET)

## LIST OF AMENDMENT ITEMS

- △ DEMOLITION OF EXISTING BUILDING AND COMPLETE REBUILD.
- △ CHANGES TO PARKING AND DRIVE CIRCULATION WITH REGARDS TO PROPOSED SCHOOL BUILDING.
- 3. CHANGES TO ATHLETIC FIELD(S) POSITION/LOCATION.
- 4. LOCATION AND SPECIES OF LANDSCAPE FOREST CONSERVATION CREDIT TREES WHERE APPLICABLE.
- 5. ADDITIONAL LANDSCAPE CREDIT AREAS TOWARD FOREST CONSERVATION REQUIREMENTS.

## △ UPDATED FOREST CONSERVATION WORKSHEET



OWNFR/APPLICANT  
MONTGOMERY COUNTY PUBLIC SCHOOLS  
45 WEST GUDIE DRIVE, SUITE 4300  
ROCKVILLE, MARYLAND 20850-4038  
ATTN: DENNIS F. CROSS  
Dennis\_F\_Cross@mcpssmd.org  
TEL: 240.314.1012 FAX: 240.279.3003

LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING  
5149 DORSEY HALL DRIVE, 2ND FLOOR  
ELICOTT CITY, MD 21042  
BALT.443.542.5199 DC 240.342.2329  
WWW.NORTONLANDDESIGN.COM

WATER CLASS	I-P	WATERSHED	CABIN JOHN CREEK / LOWER ROCK CREEK
TRIBUTARY		MAP	MAP
TAX MAP	GQ561	200 SHEET	21ANW06
SCALE	AS SHOWN	DATE	OCT 2020
	PROJ. NO.	19-046	SHEET NO.
			L-1.1

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

MICHAEL A. NORTON  
MRNP / COMAR 08.19.06.01  
QUALIFIED PROFESSIONAL

NORTON LAND DESIGN  
16.2021  
DATE

Sheet Title: AMENDED FINAL FOREST CONSERVATION PLAN  
Issue Date: October 18, 2019  
Sheet Number: L-1.1

Sheet No. in Set: Total No. Sheets: -  
Project Number:  
Drawn By: BP  
Checked By: MN

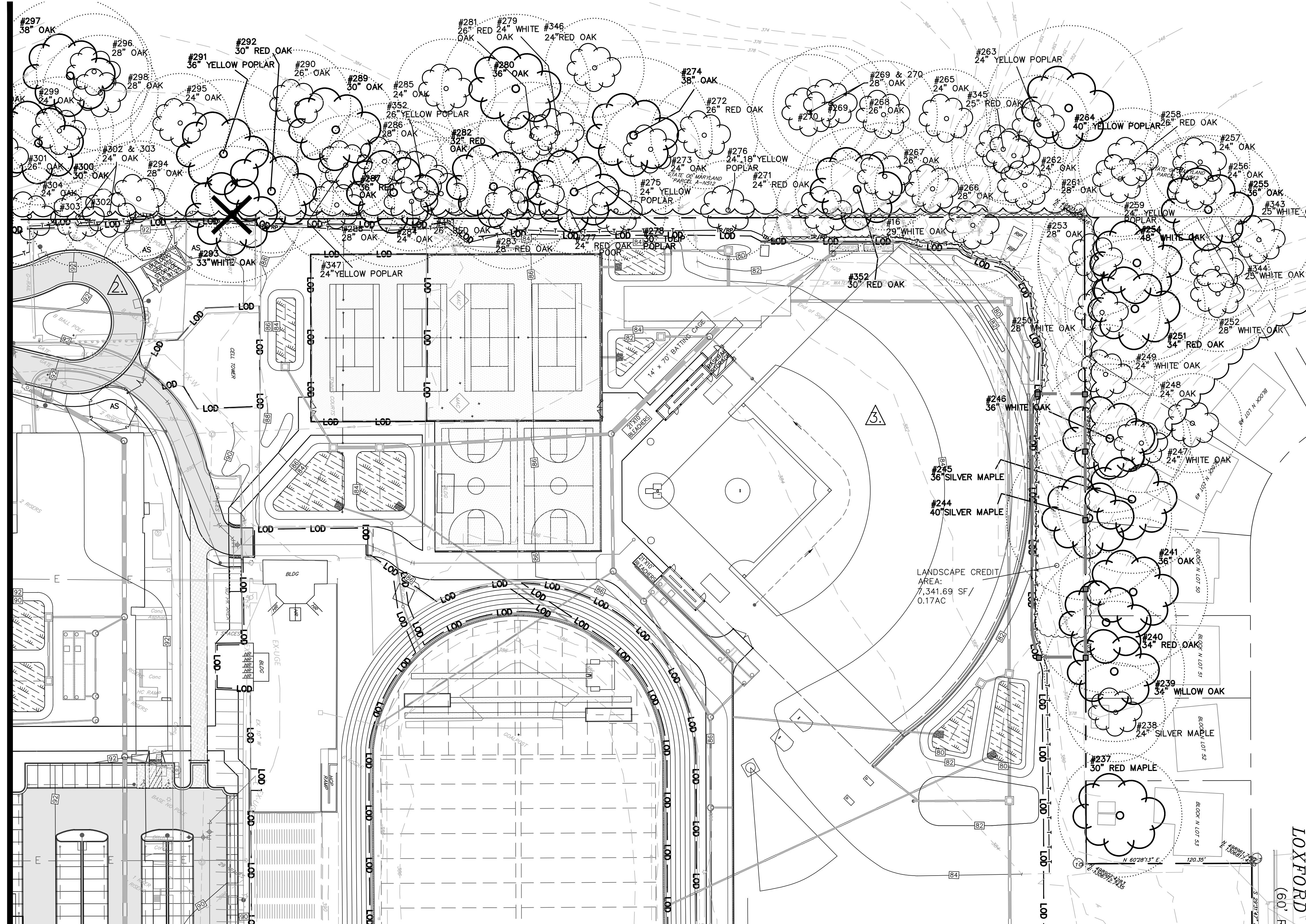
**ENVIRONMENTAL NOTES:**  
 1. LIMB ALL OFFSITE TREES ALONG PROPERTY LINES WHERE NECESSARY TO ALLOW FOR PLANTING AND EASE OF CONSTRUCTION.  
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**FCP NOTE:**  
 1. THIS PLAN IS AN AMENDMENT TO PREVIOUSLY APPROVED FCP# MR2008601

## LIST OF AMENDMENT

### ITEMS

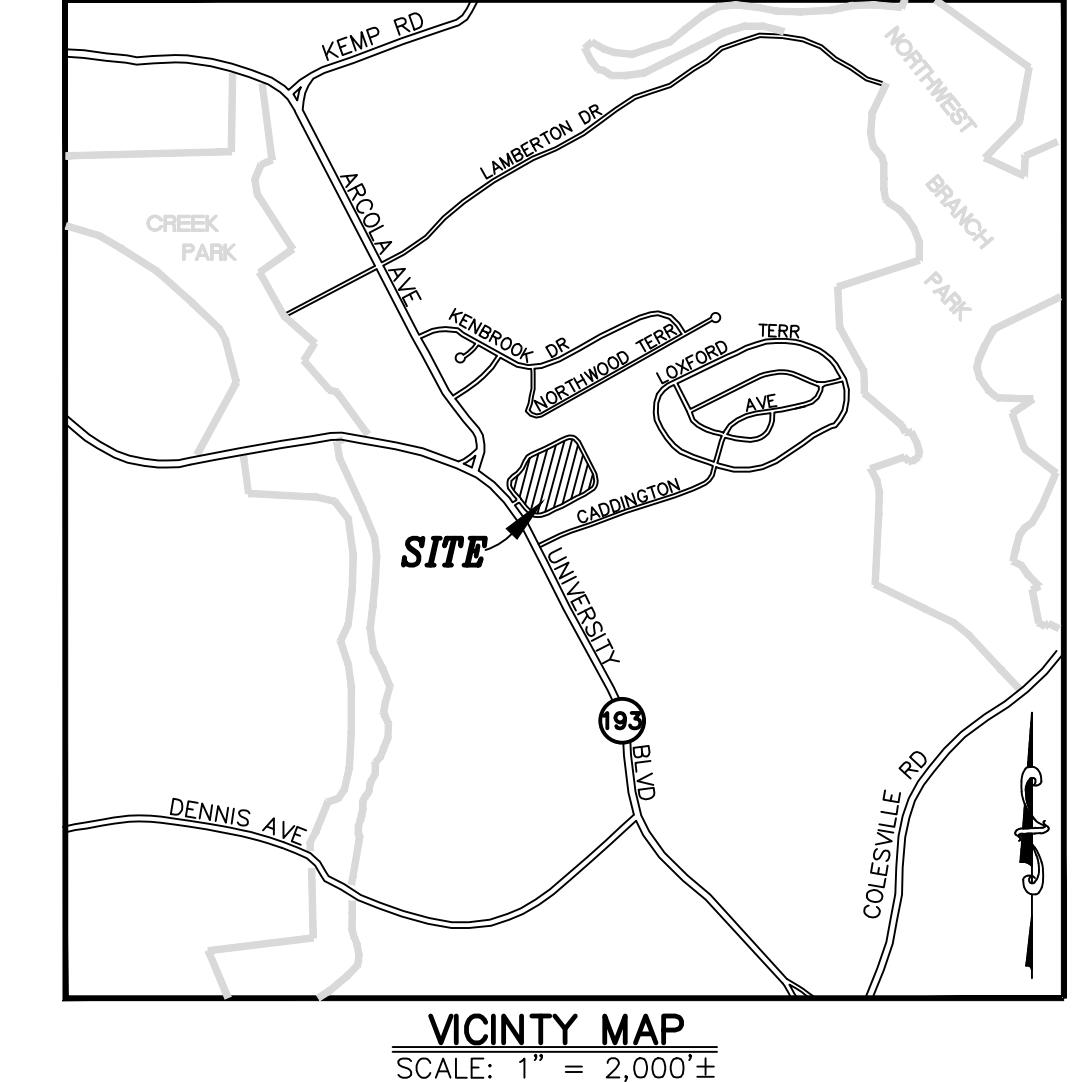
- DEMOLITION OF EXISTING BUILDING AND COMPLETE REBUILD.
- CHANGES TO PARKING AND DRIVE CIRCULATION WITH REGARDS TO PROPOSED SCHOOL BUILDING.
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- LOCATION AND SPECIES OF LANDSCAPE FOREST CONSERVATION CREDIT TREES WHERE APPLICABLE.
- ADDITIONAL LANDSCAPE CREDIT AREAS TOWARD FOREST CONSERVATION REQUIREMENTS.
- UPDATED FOREST CONSERVATION WORKSHEET



### MITIGATION TREE PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING	QUANTITY	COMMENTS
AS	Acer saccharum	Sugar Maple	3" cal.	B&B	AS SHOWN	12	
QR	Quercus rubra	Red Oak	3" cal.	B&B	AS SHOWN	3	

- L-1.1= SIX (6) Acer saccharum(AS).
- L-1.2= THREE (3) Acer saccharum(AS)
- L-1.3= THREE (3) Acer saccharum(AS)



**SAMAH**

**ADTEK**  
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 Frederick, Maryland 21701  
 Phone: 301-662-4408 Fax: 301-662-7484  
 www.adtekengineers.com

MONTGOMERY COUNTY PUBLIC SCHOOLS  
 45 WEST GUDGE DRIVE, SUITE 4300  
 ROCKVILLE, MD 20850

NO	REVISION	DATE

### DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. MR2021009 including financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: MONTGOMERY COUNTY PUBLIC SCHOOLS

Printed Company Name: VERONICA HILL

Contact Person or Owner: ASSISTANT DIRECTOR, DEPT. OF FACILITIES MANAGEMENT, MCPS

Printed Name: 45 WEST GUDGE DRIVE, SUITE 4300

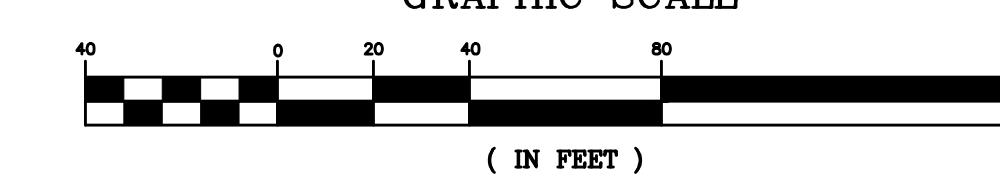
Address: ROCKVILLE, MD 20850

Phone and Email: 240-314-1000

Veronica\_Hill@mcpsmd.org

Signature: \_\_\_\_\_

### GRAPHIC SCALE



CERTIFICATION OF QUALIFIED PROFESSIONAL

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

Michael A. Norton  
MNR / COMAR 08.19.06.01  
QUALIFIED PROFESSIONAL

1.6.2021  
DATE  
MICHAEL A. NORTON  
MNR / COMAR 08.19.06.01  
QUALIFIED PROFESSIONAL

**NORTON LAND DESIGN**  
 LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING  
 5149 DORSEY HALL DRIVE, 2ND FLOOR  
 ELICOTT CITY, MD 21042  
 BALT.443.542.8199 DC 240.342.2329  
 WWW.NORTONLANDDESIGN.COM

WATER CLASS	TERRAIN	WATERSHED	FEMA FLOODPLAIN
I-P	CABIN JOHN CREEK / LOWER ROCK CREEK	5149 DORSEY HALL DRIVE, 2ND FLOOR	240.342.2329
TAX MAP	GQ561	200' SHEET	21ANW06
PROJ. NO.	19-046	ADC MAP	GRID
SCALE	AS SHOWN	DATE	OCT 2020
		PROJ. NO.	L-1.2

**AMENDED FINAL FOREST CONSERVATION PLAN**  
 Issue Date: October 18, 2019  
 Sheet Number: L-1.2

Sheet No. in Set: Total No. Sheets: -

Project Number: BP  
 Drawn By: MN  
 Checked By: MN

**ENVIRONMENTAL NOTES:**

- LIMB ALL OFFSITE TREES ALONG PROPERTY LINES WHERE NECESSARY TO ALLOW FOR PLANTING AND EASE OF CONSTRUCTION.
- SCRUB/SHRUB AREAS ALONG NORTH AND SOUTH PROPERTY LINES MAY NEED REMOVED TO ALLOW FOR PLANTING AND/OR EASE OF CONSTRUCTION.
- SCRUB/SHRUB AREA IN SOUTHEAST CORNER OF PROPERTY SHALL BE CLEARED FOR LANDSCAPE CREDIT PLANTING.

**FCP NOTE:**

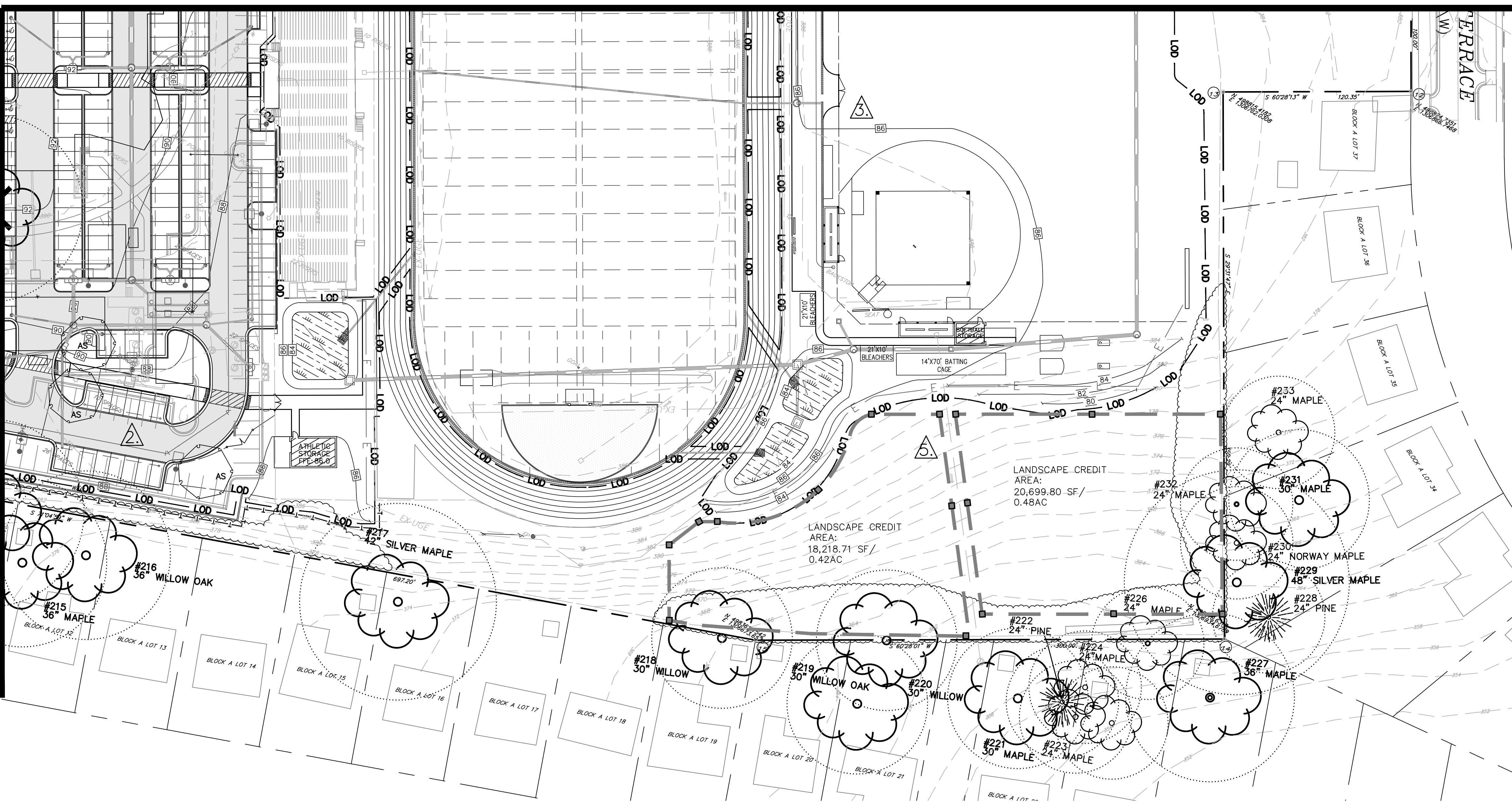
- THIS PLAN IS AN AMENDMENT TO PREVIOUSLY APPROVED FCP# MR2008601

**MITIGATION TREE NOTE:**

- SEE TREE MITIGATION PLANT SCHEDULE ON SHEET L-1.2 FOR TOTAL PLANTING QUANTITIES.

### MATCHLINE SHEET L-1.2

MATCHLINE SHEET L-1.1



#### Sequence of Events for Properties Required to Comply With Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save Plans

The property owner is responsible for ensuring all tree protection measures are performed in accordance with the approved final forest conservation plan or tree save plan, and as modified in the field by a Planning Department Forest Conservation Inspector. The measures must meet or exceed the most recent standards published by the American National Standards Institute (ANSI A300).

#### Pre-Construction

- An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance.

2. The property owner must arrange for the meeting and following people **should** must participate at the pre-construction meeting: the property owner or their representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist/Maryland Licensed Tree Expert (representing owner) that will implement the tree protection measures, the Planning Department Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector. The purpose of this meeting is to verify the limits of disturbance and discuss specific tree protection and tree care measures shown on the approved plan. No land disturbance shall begin before tree protection and stress-reduction measures have been implemented and approved by the Planning Department's Forest Conservation Inspector.

- a. Typical tree protection devices include:
- i. Chain link fence (four feet high)
  - ii. Super silt fence with wire string between the support poles (minimum 4 feet high) with high visibility flagging.
  - iii. 14 gauge, 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.

- b. Typical stress reduction measures may include, but are not limited to:
- i. Root pruning with a root cutter or vibratory plow designed for that purpose. Trenchers are not allowed, unless approved by the Forest Conservation Inspector
  - ii. Crown Reduction or pruning
  - iii. Watering
  - iv. Fertilizing
  - v. Vertical mulching
  - vi. Root aeration systems

Measures not specified on the Forest Conservation Plan may be required as determined by the Forest Conservation Inspector in coordination with the property owner's arborist.

3. A Maryland Licensed Tree expert must perform, or directly supervise, the implementation of all stress reduction measures. Documentation of the process (including

photographs) may be required by the Forest Conservation Inspector, and will be determined at the pre-construction meeting.

g. Clean up of retention areas, including trash removal

4. After the final inspection and completion of all corrective measures the Forest Conservation Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both DPS and the Forest Conservation Inspector and cannot be removed without permission of the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.

5. Tree protection fencing must be installed and maintained by the property owner for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. All construction activity within protected tree and forest areas is prohibited. This includes the following activities:

- a. Parking or driving of equipment, machinery or vehicles of any type.
- b. Storage of any construction materials, equipment, stockpiling, fill, debris, etc.
- c. Dumping of any chemicals (i.e., paint thinner), mortar or concrete remainder, trash, garbage or debris of any kind.
- d. Felling of trees into a protected area.
- e. Trenching or grading for utilities, irrigation, drainage, etc.

6. Forest and tree protection signs must be installed as required by the Forest Conservation Inspector. The signs must be waterproof and wording provided in both English and Spanish.

#### During Construction

7. Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repair to tree protection devices must be completed within the timeframe given by the Inspector.

8. The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, understory, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions, and the relative timetables to restore these areas, will be determined by the Forest Conservation Inspector.

#### Post-Construction

9. After construction is completed, but before tree protection devices have been removed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:

- a. Removal, and possible replacement, of dead, dying, or hazardous trees
- b. Pruning of dead or declining limbs
- c. Soil aeration
- d. Fertilization
- e. Watering
- f. Wound repair

### LIST OF AMENDMENT ITEMS

#### 1. DEMOLITION OF EXISTING BUILDING AND COMPLETE REBUILD.

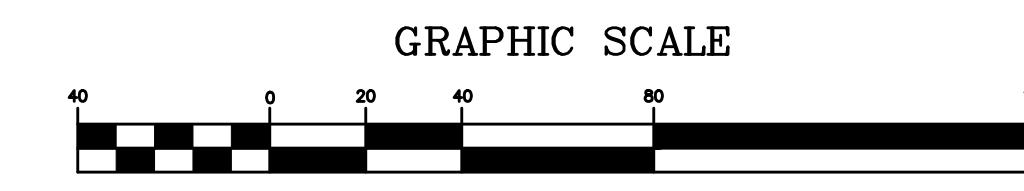
#### △ CHANGES TO PARKING AND DRIVE CIRCULATION WITH REGARDS TO PROPOSED SCHOOL BUILDING.

#### △ CHANGES TO ATHLETIC FIELD(S) POSITION/LOCATION.

#### 4. LOCATION AND SPECIES OF LANDSCAPE FOREST CONSERVATION CREDIT TREES WHERE APPLICABLE.

#### △ ADDITIONAL LANDSCAPE CREDIT AREAS TOWARD FOREST CONSERVATION REQUIREMENTS.

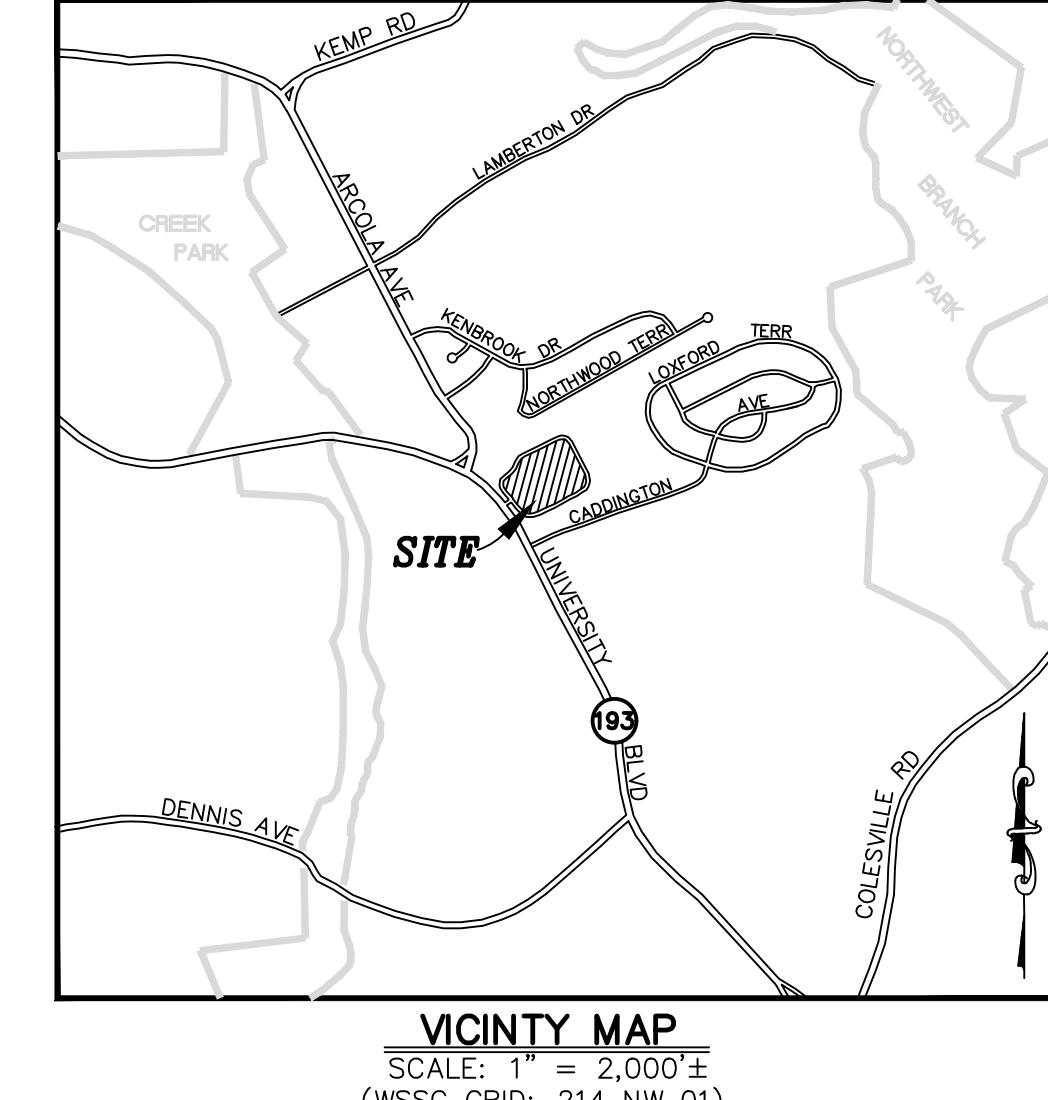
#### 6. UPDATED FOREST CONSERVATION WORKSHEET



#### CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREIN HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MNCP&PC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

*[Signature]*  
MICHAEL A. NORTON  
MDNR / COMAR 08.19.06.01  
QUALIFIED PROFESSIONAL



**ADTEK**  
CIVIL STRUCTURAL AND SPECIALTY ENGINEERING  
PARKER EAST BUSINESS CENTER  
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WWW.ADTEKEENGINEERS.COM

10521 Rosehaven Street, Suite 200, Fairfax, VA 22030  
Phone 703-691-3311 Fax 703-691-3316

<b>DEVELOPER'S CERTIFICATE</b>		
The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. MR2021008, including, financial bonding, forest planting, maintenance, and all other applicable agreements.		
Developer's Name:	MONTGOMERY COUNTY PUBLIC SCHOOLS	
Printed Company Name:	VERONICA HILL	
Contact Person or Owner:	ASSISTANT DIRECTOR, DEPT. OF FACILITIES MANAGEMENT, MCPS	
Printed Name:		
Address:	45 WEST GUIDE DRIVE, SUITE 4300 ROCKVILLE MD 20850	
Phone and Email:	240-314-1000 Veronica_Hill@mcpssmd.org	
Signature:		

MONTGOMERY COUNTY PUBLIC SCHOOLS  
45 WEST GUIDE DRIVE, SUITE 4300  
ROCKVILLE, MARYLAND 20850-4038  
ATTN: DENNIS F. CROSS  
Dennis\_F\_Cross@mcpssmd.org  
TEL: 240.314.1012 FAX: 240.279.3003

NO	REVISION	DATE

**AMENDED FINAL FOREST CONSERVATION PLAN**  
Issue Date: October 18, 2019  
Sheet Number:

L-1.3

Sheet No. in Set: Total No. Sheets: -

Project Number: Drawn By: BP  
Checked By: MN

File No.: 5146 DORSEY HALL DRIVE, 2ND FLOOR  
ELICOTT CITY, MD 21042  
FAX: 301-662-7484

WATER CLASS I-P TRIBUTARY CREEK CABIN JOHN CREEK LOWER ROCK CREEK FLOODPLAIN MAP 24031C0361D

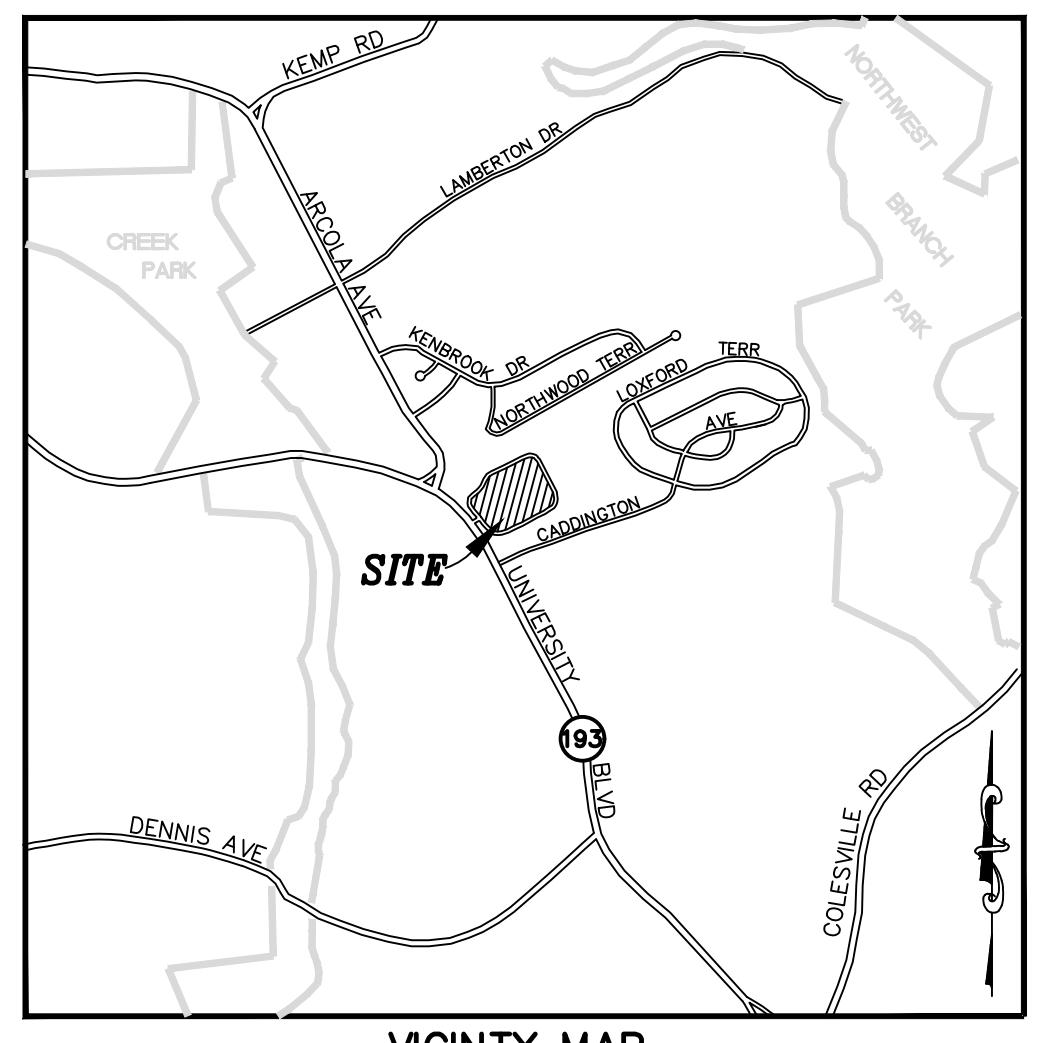
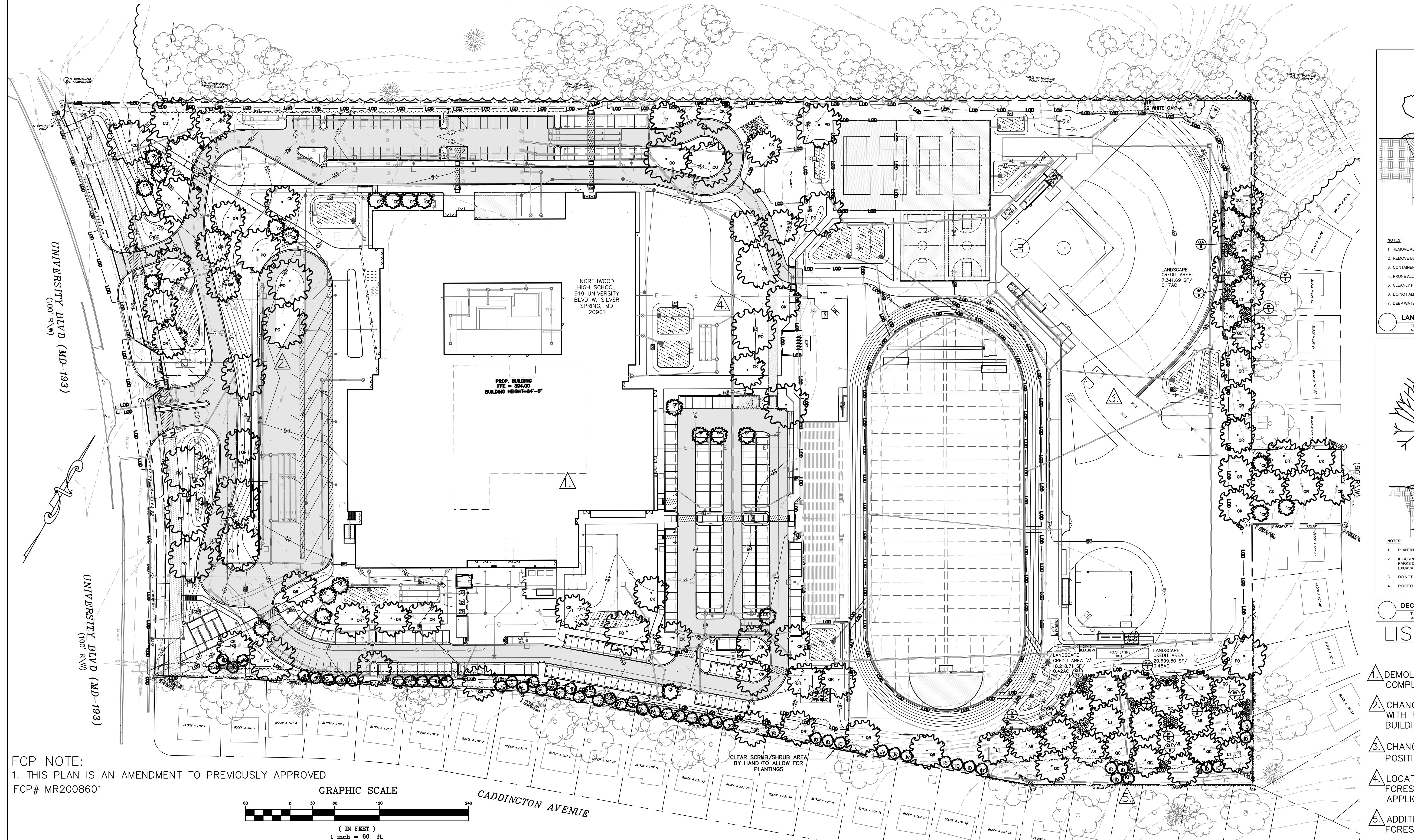
TAX MAP GQ561 ZOO SHEET 21ANW06 ADC MAP PAGE GRID

SCALE AS SHOWN DATE OCT 2020 PROJ. NO. 19-046 SHEET NO. L-1.3

LANDSCAPE CREDIT PLANT SCHEDULE- AREA 'A'							
KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING	QUANTITY	COMMENTS
<b>TREES:</b>							
AR	Acer rubrum	Red Maple	3" cal.	B&B	AS SHOWN	3	
QC	Quercus coccinea	Scarlet Oak	3" cal.	B&B	AS SHOWN	3	
LT	Liriodendron tulipifera	Tuliptree	3" cal.	B&B	AS SHOWN	3	
IO	Ilex opaca	American holly	6'-7"	B&B	AS SHOWN	4	
<b>SHRUBS:</b>							
CLA	Clethra alnifolia	Summersweet Clethra	3gal.	B&B	AS SHOWN	10	
IV	Ilex verticillata	Winterberry	3 gal.	B&B	AS SHOWN	10	
HV	Hamamelis virginiana	Common Witchhazel	3 gal.	B&B	AS SHOWN	9	

**ENVIRONMENTAL NOTES:**

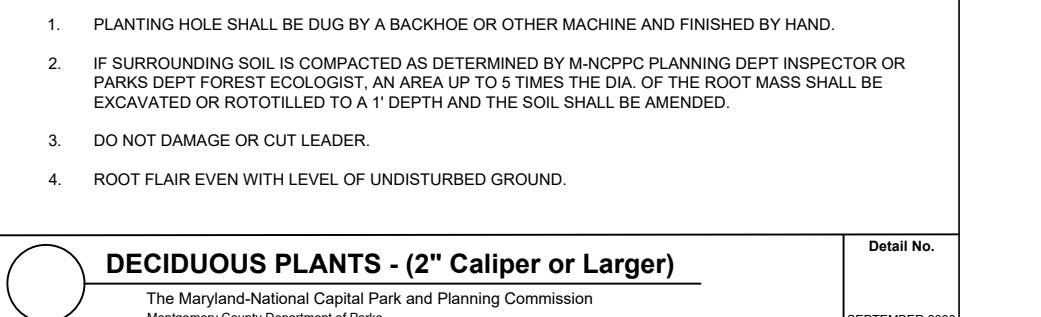
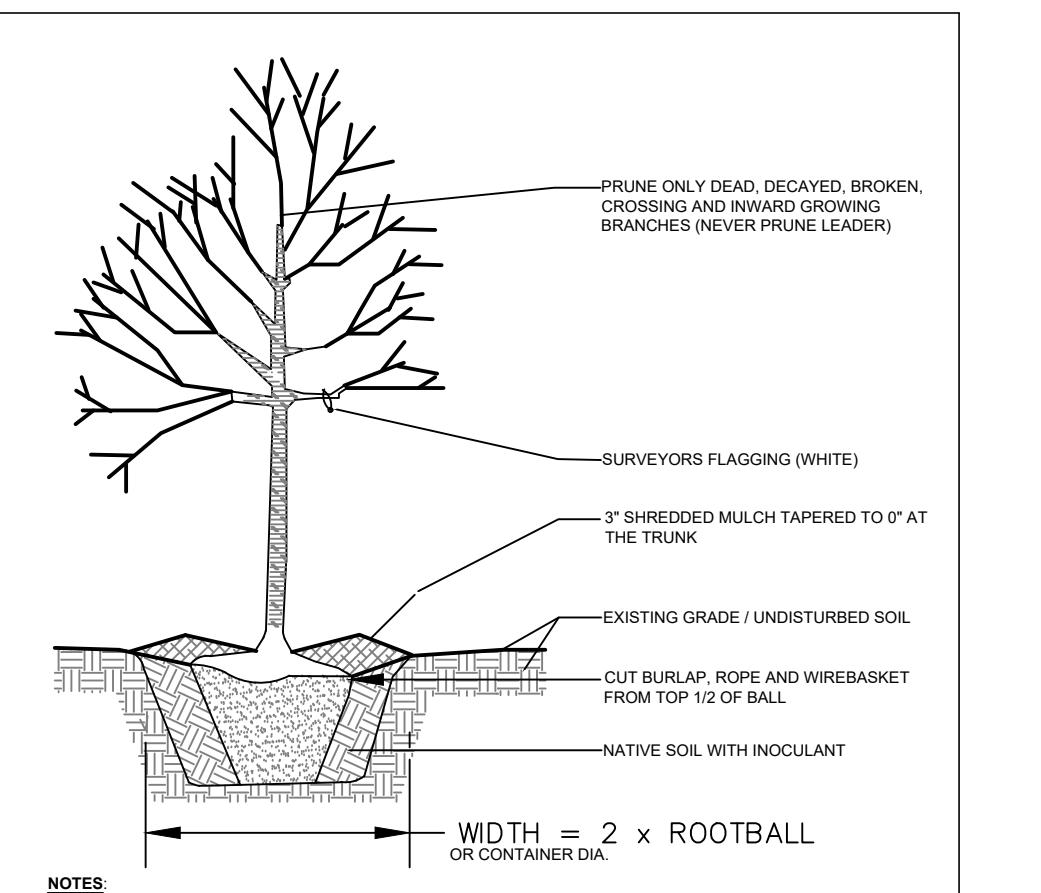
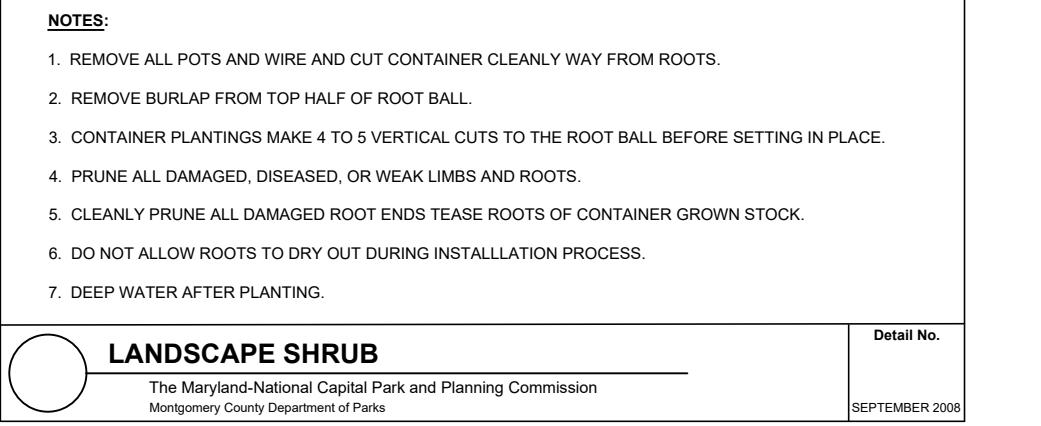
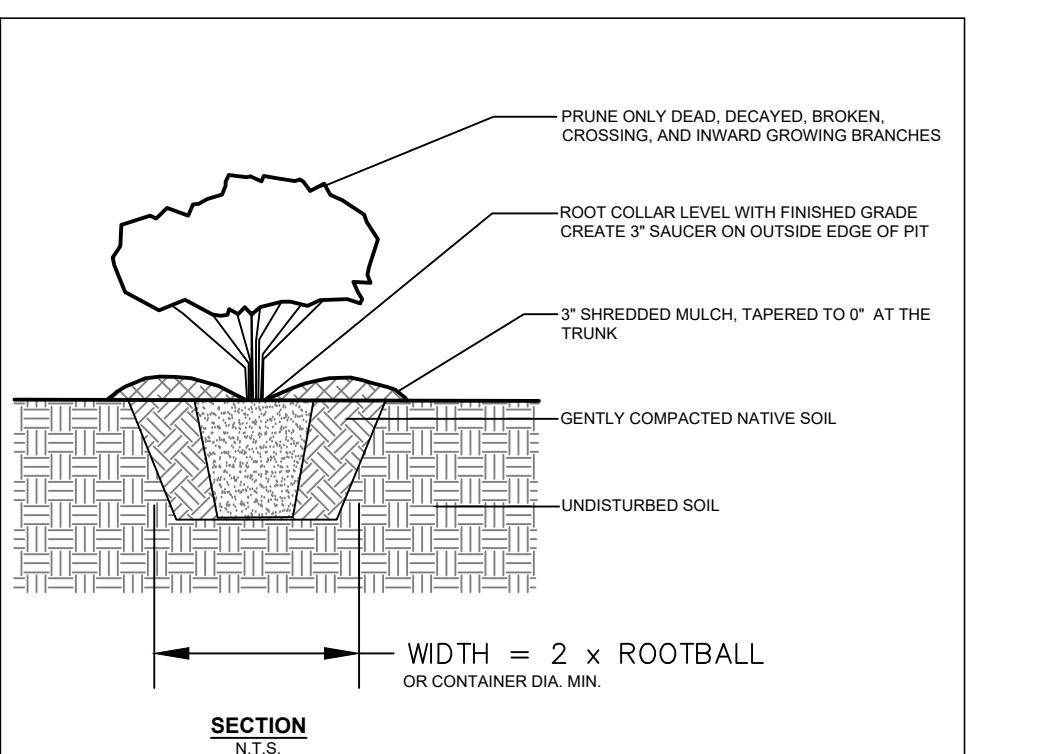
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2. SCRUB/SHRUB AREAS ALONG NORTH AND SOUTH PROPERTY LINES MAY NEED REMOVED TO ALLOW FOR PLANTING AND/OR EASE OF CONSTRUCTION.
3. SCRUB AREA ALONG EASTERN PROPERTY LINE SHALL BE REMOVED FOR LANDSCAPE CREDIT PLANTING AREA

**LEGEND**


**ADTEK**  
CIVIL, STRUCTURAL AND SPECIALTY ENGINEERING  
Point East Business Center  
97 Maryland Blvd., Suite 11  
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MONTGOMERY COUNTY PUBLIC SCHOOLS  
45 WEST GUIDE DRIVE, SUITE 4300  
ROCKVILLE, MARYLAND 20850-4038

NO	REVISION	DATE


**LIST OF AMENDMENT ITEMS**

- 1. DEMOLITION OF EXISTING BUILDING AND COMPLETE REBUILD.
- 2. CHANGES TO PARKING AND DRIVE CIRCULATION WITH REGARDS TO PROPOSED SCHOOL BUILDING.
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- 5. ADDITIONAL LANDSCAPE CREDIT AREAS TOWARD FOREST CONSERVATION REQUIREMENTS.
- 6. UPDATED FOREST CONSERVATION WORKSHEET

DEVELOPER'S CERTIFICATE	
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE, MCNCP&C AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.	
Developer's Name:	MONTGOMERY COUNTY PUBLIC SCHOOLS
Contact Person or Owner:	VERONICA HILL
Printed Name:	ASSISTANT DIRECTOR, DEPT. OF FACILITIES MANAGEMENT, MCPS
Address:	45 WEST GUIDE DRIVE, SUITE 4300 ROCKVILLE, MD 20850
Phone and Email:	240-314-1000 Veronica.Hill@mcpsmd.org
Signature:	[Signature]

**CERTIFICATION OF QUALIFIED PROFESSIONAL**

OWNER/APPLICANT  
MONTGOMERY COUNTY PUBLIC SCHOOLS  
45 WEST GUIDE DRIVE, SUITE 4300  
ROCKVILLE, MARYLAND 20850-4038  
ATTN: DENNIS F. CROSS  
Dennis\_F\_Cross@mcpsmd.org  
TEL: 240.314.1012 FAX: 240.279.3003

16.2021

WATER CLASS I-P  
TRIBUTARY CREEK  
FEMA FLOODPLAIN MAP  
24031C0361D  
TAX MAP GQ561  
200' SHEET 21ANW06  
ADC MAP PAGE GRID  
SCALE AS SHOWN DATE OCT 2020 PROJ. NO. 19-046 SHEET NO. L-1.4  
Sheet No. in Set: Total No. Sheets: -

**AMENDED FINAL FOREST CONSERVATION PLAN - LANDSCAPE CREDIT**  
Issue Date: October 18, 2019  
Sheet Number: L-1.4

Project Number:  
Drawn By: BP  
Checked By: MN



## ATTACHMENT 2



January 4, 2021

Maryland National Capital Park and Planning Commission (M-NCPPC)  
2425 Reedy Drive, 2<sup>nd</sup> Floor  
Wheaton, Maryland 20902

Re: Northwood High School  
Request for Specimen Tree Variance  
Norton# 19-046

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 onsite, located at 919 University Blvd W, in Silver Spring, Montgomery County, Maryland. This is a 29.43-acre site that owned by the Montgomery County Board of Education. The site currently hosts an existing school, associated parking, and athletic fields. The site is bordered by residential properties on east, west and south sides, and property owned by the State of Maryland on the north side. The site has vehicle access from University Blvd W.

Proposed construction consists of a new building to replace the existing, new parking circulation, new athletic fields 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 enough 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 twenty-four (24) specimen trees. Six (6) 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: Site landscaping of 3.41 acres will provide additional canopy coverage and will 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			
#									REMOVE	YES	YES	PROPOSED SIDEWALK			
3	QUERCUS ACUTISSIMA	SAWTOTH OAK	40	11310	11310	100	GOOD								
6	PRUNUS SP.	CHERRY	42	12469	12469	100	FAIR	HEAVY VINE DEAD BRANCHES	REMOVE	YES	YES	GRADING, PROPOSED PARKING LOT			
C17	QUERCUS PHELLOS	WILLOW OAK	32	7238	7238	100	GOOD			REMOVE	YES	YES	PROPOSED SCHOOL BUILDING		
C19	QUERCUS PHELLOS	WILLOW OAK	30	6362	6362	100	GOOD			REMOVE	YES	YES	PROPOSED SCHOOL BUILDING		
C20	QUERCUS PHELLOS	WILLOW OAK	32	7238	7238	100	GOOD			REMOVE	YES	YES	PROPOSED SCHOOL BUILDING		
201	ULMUS SP.	ELM	30	6362	108	2	FAIR			SAVE/PROTECT	YES	NO	PROPOSED SIDEWALK CONNECTION ON UNIVERSITY BLVD		
203	ACER RUBRUM	RED MAPLE	40	11310	1550	14	GOOD			SAVE/PROTECT	YES	NO	PROPOSED PARKING LOT		
210	ACER SP.	MAPLE	40	11310	469	4	GOOD			SAVE/PROTECT	YES	NO	PROPOSED PARKING LOT		
212	ACER SP.	MAPLE	30	6362	1109	17	GOOD			SAVE/PROTECT	YES	NO	PROPOSED PARKING LOT		
213	ACER SP.	MAPLE	30	6362	1532	24	GOOD			SAVE/PROTECT	YES	NO	GRADING, PROPOSED PARKING LOT		
214	QUERCUS PHELLOS	WILLOW OAK	40	11310	2671	24	GOOD			SAVE/PROTECT	YES	NO	PROPOSED PARKING LOT		
216	QUERCUS PHELLOS	WILLOW OAK	36	9161	548	6	GOOD			SAVE/PROTECT	YES	NO	PROPOSED PARKING LOT		
217	ACER SACCHARINUM	SILVER MAPLE	42	12469	137	1	GOOD			SAVE/PROTECT	YES	NO	GRADING		
244	ACER SACCHARINUM	SILVER MAPLE	40	11310	1129	10	GOOD			SAVE/PROTECT	YES	NO	PROPOSED UTILITIES & BASEBALL FIELD		
278	LIRIODENDRON TULIPIFERA	TULIP POPLAR	32	6362	470	7	GOOD			SAVE/PROTECT	YES	NO	GRADING		
282	QUERCUS RUBRA	RED OAK	32	7238	454	6	GOOD			SAVE/PROTECT	YES	NO	GRADING		
287	QUERCUS RUBRA	RED OAK	36	9161	778	8	GOOD			SAVE/PROTECT	YES	NO	GRADING		
292	QUERCUS RUBRA	RED OAK	30	6362	626	10	GOOD			SAVE/PROTECT	YES	NO	SWM FACILITY		
293	QUERCUS ALBA	WHITE OAK	33	7698	2818	37	GOOD	REMOVE W/ ADJ OWNER'S PERMISSION	REMOVE	YES	NO	GRADING			
319	LIRIODENDRON TULIPIFERA	TULIP POPLAR	32	6362	583	9	GOOD			SAVE/PROTECT	YES	NO	PROPOSED PARKING LOT		
324	LIRIODENDRON TULIPIFERA	TULIP POPLAR	41	11882	2038	17	GOOD			SAVE/PROTECT	YES	NO	PROPOSED PARKING LOT		
330	LIRIODENDRON TULIPIFERA	TULIP POPLAR	36	9161	190	2	GOOD			SAVE/PROTECT	YES	NO	GRADING		
331	LIRIODENDRON TULIPIFERA	TULIP POPLAR	36	9161	765	8	GOOD			SAVE/PROTECT	YES	NO	GRADING		
352	QUERCUS RUBRA	RED OAK	30	6362	240	4	GOOD			SAVE/PROTECT	YES	NO	PROPOSED BASEBALL FIELD		

### 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