



March 21, 2025

By Electronic Mail

Mr. Patrick Butler
Chief – Upcounty Planning Area
Maryland-National Capital Park and Planning Commission
2425 Reedie Drive, 14th Floor
Wheaton, Maryland 20902

Re: Request to Abandon Site Plan Approval No. 8-19880100

Dear Mr. Butler:

On behalf of our client, Civic MD LLC (“Owner”), we request the abandonment of Site Plan Approval No. 8-19880100 (“Site Plan”) associated with the Owner’s property located at 20261 Goldenrod Lane, Germantown, Maryland 20876 (the “Property”). The Property is further identified as Lot Two (2) in the Goldenrod Industrial Center Subdivision on Plat No. 15463.

The Property received Preliminary Plan and Record Plat approval in 1984 and Site Plan approval in 1988. In 1990, the Property was improved with a 17,999 square-foot office building constructed in accordance with the then-applicable I-3 zoning under an optional method project, which required approval of the Site Plan. The Property has since been rezoned to EOF-0.75 H-100 T. In 2024, the Owner purchased the Property in order to redevelop the Property as a first-of-its kind in Montgomery County charter school for the M.E.C.C.A. Business Learning Institute, serving 250 students beginning in the 2025-2026 school year (the “Project”). Under the current EOF zoning, an educational institution is a permitted use. Because the Property has already been platted, no preliminary plan approval is required, nor is a site plan necessary for this project.

In order to proceed with the Project, the Site Plan needs to be abandoned. The Owner requests abandonment of the Site Plan and understands that any rights or approvals associated with the Site Plan will be voided by this abandonment.

As we have discussed with the Planning Department, the Owner is under a very tight timetable to complete the mandatory referral process and obtain remaining building permits in order to construct the improvements necessary to open the charter school this upcoming 2025 school year. Accordingly, the Owner requests the abandonment of the Site Plan to become effective immediately, and we appreciate your immediate attention to this abandonment process. While the Site Plan abandonment is being processed, the Property will proceed through the mandatory referral process concurrently and as quickly as possible.

Please do not hesitate to contact me with any questions regarding this request. Thank you very much for your assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stuart R. Barr", with a stylized flourish at the end.

Stuart R. Barr

cc: Civic MD LLC c/o Lenny Dymond, Civic Builders

MANDATORY REFERRAL NARRATIVE

MECCA Business Learning Institute Public Charter School (MR2024010.R2)

20261 Goldenrod Lane, Germantown, MD 20876

General Description of the Project:

The MECCA Business Learning Institute (MBLI) proposes the establishment of a public charter school located at 20261 Goldenrod Lane in Germantown, MD. The property is currently owned by Civic Builders MD LLC, and the school will operate under a lease agreement. The surrounding area includes institutional and commercial uses, such as Montgomery College, Germantown Campus (Pinkney Innovation Complex for Science and Technology, PIC MC) next door, a Spark by Hilton hotel across the street, and Holy Cross Germantown Hospital nearby, providing an ideal location for community integration. The proposed facility will include classrooms, administrative offices, and shared spaces designed to support educational programs and student activities.

The structure's footprint and modifications will comply with all zoning requirements, while any necessary adjustments to utilities or infrastructure will be coordinated with relevant county authorities. The proposed school site is accessible via Goldenrod Lane, with nearby access to public transportation routes and major roadways, facilitating connectivity for students, staff, and visitors.

Key Features of the Project:

- **Hours of Operation:** The school will operate Monday through Friday from 7:00 AM to 6:00 PM, with school starting at 8:00 AM and ending at 4:00 PM. Before care will be available starting at 7:00 AM, and extracurricular activities may extend operations until 8:00 PM on weekdays and occasional weekends. Extracurricular activities may extend operations until 8:00 PM on weekdays and occasional weekends.
- **Proposed Uses:** The facility will be used for educational purposes, including classrooms for grades 6-12, administrative offices, and support spaces such as a cafeteria and library.

Phasing Plan:

PHASING PLAN

PHASE 1



INTERIOR DEMOLITION - EXISTING 1-STOREY BUILDING



INTERIOR ALTERATION & RENOVATION - EXISTING BUILDING
REMOVAL OF PORTION OF EXISTING BUILDING

PHASE 2



REMAINING PORTION OF EXISTING BUILDING



CONSTRUCTION OF ONE-STOREY ADDITION AND STAIR TOWER TO ROOF

PHASE 1 & PHASE 2

MIDDLE SCHOOL COMPLETED FOR OCCUPANCY FALL 2025

PHASE 3



FUTURE THREE-STOREY HIGH SCHOOL ADDITION - NOT PART OF THIS CONTRACT

Compliance with Public Plans:

The proposed project aligns with Montgomery County's General Plan, environmental guidelines, and the approved Germantown Master Plan. The project supports educational and community development goals outlined in these plans. No deviations or non-conformances are anticipated at this time.

Pedestrian and Bicycle Safety Impact Statement:

The project does not include plans for bicycle storage or pathways, as the location is not within a residential area and is not anticipated to generate significant bicycle traffic. Existing pedestrian access will remain unchanged, and the design includes clearly marked pedestrian crossings and sidewalks that ensure safety and convenience. A review of pedestrian safety has been conducted, confirming that no significant risks are present. Any future safety measures, if required, will be coordinated with county agencies.

Typical Roadway Section:

The project adheres to the applicable Montgomery County standards for roadway sections. No variances are anticipated. Should variances become necessary, their justifications will be provided.

Historic Work Permit:

The project does not impact any County-designated historic properties. No Historic Work Permit application is required, and the Maryland Historical Trust has not identified any concerns.

Phasing Schedule:

The project will be completed in a single phase with demolition expected to commence in Fall/Winter 2024 and operations beginning in Fall 2025.

Common or Quasi-Public Land Use:

The project does not include land intended for common or quasi-public use. All property will remain under the ownership of Civic Builders MD LLC and managed under the lease agreement.

Funding Source:

The project is funded through a combination of sources and investments facilitated by Civic Builders MD LLC.

Potential Impacts on Public Parkland:

The project does not impact any public parkland or land owned by M-NCPPC. No mitigation efforts are necessary.

Green Building Certification:

The project is committed to incorporating sustainable building practices and energy-efficient designs where feasible to align with best practices in environmental stewardship. These efforts include the potential implementation of high-efficiency HVAC systems, LED lighting, and water-conserving fixtures to minimize environmental impact and promote sustainability.

Community Engagement:

The MBLI team has conducted outreach efforts to engage local stakeholders, including residents, businesses, and institutions. Community input has been considered in the project design to

ensure alignment with local needs and priorities. The application cycle for the school's inaugural classes, offering approximately 250 seats, has opened and closed, with over 500 applications received, reflecting strong community interest and support. The project has also garnered the support of Senator Nancy King further emphasizing its significance and value to the community. Future collaboration will focus on maintaining open communication with the community throughout construction and operation, ensuring ongoing engagement and alignment with the needs of the local population.

Transportation and Traffic Management:

Comprehensive transportation plans have been developed to ensure safe and efficient access to the site. Designated parent drop-off and pick-up zones are incorporated into the site circulation plan to minimize congestion during peak arrival and dismissal periods. The site is strategically located near public transportation routes, enhancing accessibility for students, staff, and visitors.

Traffic management strategies will include clear signage, striped crosswalks, and designated vehicular lanes to promote safe circulation throughout the site. On-site queuing areas have been designed to accommodate parent vehicles and buses without causing traffic to back up onto adjacent streets. Staff will assist with traffic management during critical times to ensure an orderly flow.

At this time, the facility will serve middle school students only, and no student drivers are anticipated. Accordingly, no student parking spaces are planned or allocated.

These measures are intended to provide a safe and efficient transportation system for all users while maintaining compliance with applicable county and state traffic management guidelines.

Environmental Considerations:

Stormwater management systems will comply with county and state regulations to minimize environmental impact. Green infrastructure will be integrated where feasible. Additionally, waste reduction measures, including recycling programs, will be implemented to promote sustainability.



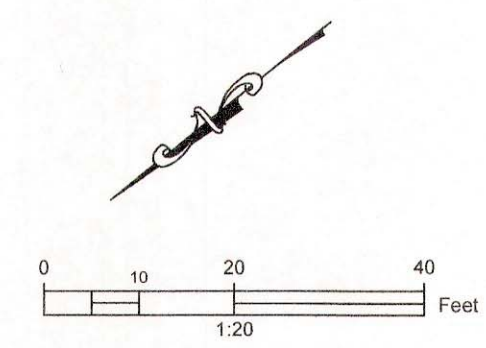
Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 24-Jan-25
TO: Charles B. Branch - chuck.branch@thinkalphafirst.
Alpha Associates, Incorporated
FROM: Marie LaBaw
RE: The Mecca Business Learning Institute Public Charter School
20261 Goldenrod Lane

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **23-Jan-25** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

***** New building on existing site *****



LEGEND:

- ▲ MAIN ENTRANCE
- ➔ ADA ACCESS PATH
- FIRE DEPARTMENT ACCESS
- PROPOSED 4" BOLLARD

NOTES:

A FIRE COMMAND CENTER IS NOT REQUIRED

FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.

BY: *SAC* FW: *DPS* DATE: 1/24/2025

SITE:

2.60 ACRES
ZONING: EOF-0.75, H-100T

- NOTES:**
- THIS SKETCH PLAN DOES NOT REPRESENT A SURVEY.
 - ALL FEATURES SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE ONLY.
 - PROPERTY LINE SHOWN HEREON IS PER ROUGH APPROXIMATION FROM THE MONTGOMERY COUNTY PROPERTY VIEW ONLY.
 - FOR THE COMPLETE PHASING PLAN SEE G100.

OWNER/DEVELOPER:
MBEF COLLEGE & CAREER ACADEMIES, INC.

ADDRESS:
702 RUSSELL AVE. SUITE 440
GAITHERSBURG, MD 20877

PHONE:
204-223-1776

ATTN:

REVISIONS		
No.	ITEM	DATE

PROJ. NO.: 2405048.00
DATE: 01/17/2025
SHEET NO.:

C301

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ALL RIGHTS RESERVED

POST DEVELOPMENT SITE PLAN

PROFESSIONAL CERTIFICATION

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER 27203 EXPIRATION DATE 03/28/2025



z:\projects\2024_10\24050480\Drawings\c301\c301.dwg
1/23/2025



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher Conklin
Director

May 14, 2025

Mr. Jonathan Casey, Planner III
UpCounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Dr.
Wheaton, MD 20902

RE: Mandatory Referral No. MR2024010
Traffic Impact Study (TIS)
MBLI MECCA Charter School
20261 Goldenrod Lane, Germantown

Dear Mr. Casey:

We have completed our review of the Mandatory Referral plan dated March 3, 2025 (revision date). We also reviewed the Traffic Impact Study, prepared by The Traffic Group and dated March 19, 2025. The Development Review Committee did not review this plan. The applicant will be providing a public charter school for a maximum of 250 students for grades 6-12. Any increase in students will require a new mandatory referral. The school will operate Monday through Friday, from 7 a.m. to 6 p.m. The school will start at 8 a.m. and end at 4 p.m. Before care will be available starting at 7 a.m, after care up to 6 p.m. and extracurricular activities may extend operations until 8 p.m. on weekdays and occasional weekends. Based on the review of the plans and the TIS, we have the following comments:

Significant Comments

1. Traffic Impact Study

- a. Motor Vehicle - The applicant's consultant studied four intersections, including their two existing access points. The counts were conducted on February 25, 2025, between the hours of 6:30 a.m. and 9:30 a.m. and 3:00 p.m. to 7:00 p.m. Eight background developments were included in the traffic analysis. All intersections were shown to operate at an acceptable level of service.

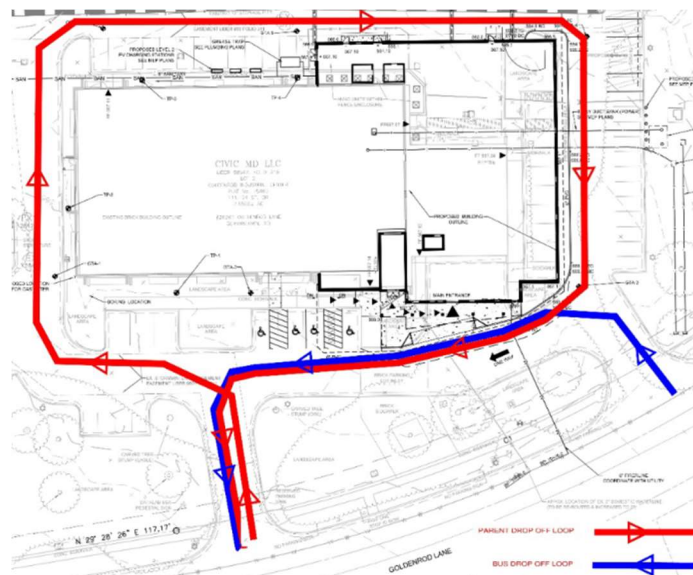
Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

- b. Drop off and pick up – Montgomery County asked the applicant to provide additional information for pick up and drop off. The information below is not contained in the TIS. The applicant provided a map showing the pickup and drop-off for 250 maximum students. The drop off is in the same location by the main entrance but the critical piece is the arrival times are staggered to avoid a bottleneck at drop off. Because we are working within the existing property footprint, we have implemented a strictly staggered arrival and dismissal schedule - a practice that aligns with current processes at traditional MCPS public schools. Accordingly, while buses and cars will use the same entry loop, the schedule ensures there is no overlap or operational conflict between school buses and passenger vehicles. Staff is going to be on site to ensure a smooth traffic flow while prioritizing pedestrian safety.



- i. Please find below the requested transportation details for the first year of operation:
1. **Student Transportation Mix (Estimated):**
 - a. **School Bus:** 60% of students (150 students)
 - b. **Parent Drop-Off / Carpool:** 35% of students (87 students)
 - c. **Walkers/Bikers:** 5% of students (13 students)
 2. **Bus Operations:**
 - a. **Location:** Located separately from the car loop to ensure a safe and efficient flow of traffic. Blue line in graphic above.

- b. **Number of Buses:** 5–6 yellow school buses (standard capacity)
- c. **Estimated Arrival Window:** Only school buses will be permitted to enter and exit the site between 7:15 a.m. and 7:35 a.m.
- d. **Estimated Dismissal Window:** 4:00 p.m. – 4:15 p.m.

3. **Car Drop-Off/Pick-Up:**

- a. **Location:** The designated car loop, as shown in the attached site plan. Red line in graphic above
- b. **Drop-Off Window:** After the last bus has exited the site parent drop-off will begin and continue through 7:30 a.m. to 8:00 a.m. When parents arrive early, they will be directed to wait within the on-site queuing path. This approach is intended to manage early arrivals in an orderly manner and prevent any traffic backup onto Goldenrod Lane. Staff will be stationed to ensure vehicles remain in the designated area until the drop-off window begins.

Pick-Up Window: 4:00 p.m. – 4:30 p.m.

ii. Specifically:

- 1. MBLI staff will be positioned on-site, and law enforcement will be stationed along Goldenrod Lane to actively manage vehicle flow and ensure pedestrian safety during arrival and dismissal. We are coordinating with Montgomery County Police to provide support at the site entrance during arrival and dismissal, which is consistent with MCPS practices to assist with traffic flow and ensure safety.
- 2. We will also incorporate appropriate signage to guide traffic flow and reinforce the staggered access schedule.
- 3. Given that we are a new school to the area, we plan to contract with the Montgomery County Police Department for on-site support during arrival and dismissal to help ensure a safe and smooth traffic flow, particularly as routines are being established. This will be in addition to having our school security staff on-site to assist with internal vehicle flow and pedestrian safety.

- c. Vision Zero – The applicant's consultant completed two speed studies, both north and south of the site along Goldenrod Lane. The north study location shows that the speeds are within the acceptable limits. The south speed study shows that the speeds exceed 10 mph, therefore, 20 percent more.
 - d. Pedestrian – The applicant's consultant defined the Pedestrian Level of Comfort (PLOC) and referred to the Planning map. According to the map, the PLOC along the applicant's frontage is defined as Somewhat Comfortable for the sidewalk and Undesirable for the crossing of the driveways.
 - e. Illuminance – The applicant's consultant studied the lighting within 500 feet of the site using Agi32 Software.
 - f. ADA compliance – The applicant evaluated ADA facilities, including curb ramps, sidewalk ramps and traffic signals for non-compliance.
 - g. Bicycle – The applicant evaluated conditions within 900 feet of the site for Bicycle Level of Traffic Stress (LTS). The Bicycle Master Plan recommends a sidepath along the applicant's street frontage.
 - h. Bus Transit – The applicant's consultant evaluated bus shelters and amenities at bus stops. This area is served by Bus Routes 55, 70 and 83.
 - i. Final – This application is for a public charter and therefore, is not required to mitigate for off-site deficiencies; however, they are required to meet today's requirements for their on-site work, which includes their sidewalk and ramps. MCDOT recommends the applicant upgrade their sidewalk to a 10-foot wide sidepath and the ramps at their driveways be made ADA compliant. This is a standard requirement of public facilities.
2. All Planning Board Opinions relating to this plan or any subsequent revision, project plans, or site plans should be submitted to the Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.
3. Cross-section – The applicant must install the following behind the curb to comply with the Complete Streets -
- a. 10-foot-wide asphalt sidepath.
 - b. 8-foot buffer; and
 - c. ADA-compliant ramps at the driveway access points.

If additional right-of-way is needed for these improvements to be in the right-of-way, we recommend the applicant dedicate the right-of-way prior to issuance of any right-of-way or building permit.

4. Sight distance- Prior to issuance of the right-of-way or building permit, whichever is first, the applicant must submit a sight distance evaluation certified by an engineer. This certification must be approved by DPS right-of-way staff before the issuance of any permit.
5. Storm drain – Prior to issuance of any right-of-way or building permit, the applicant must submit storm drain and/or flood plain studies, with computations, for DPS right-of-way review and approval. Analyze the capacity of the existing downstream public storm drain system and the impact of the post-development ten (10) year storm runoff on the same. If the proposed subdivision drains to an existing closed section street, include spread computations in the impact analysis.
6. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
7. If the proposed development will alter any existing streetlights, replacement of signing, and/or pavement markings, at the time of right-of-way permit submission, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
8. If the proposed development will alter or impact any existing County maintained transportation system management component and systems (i.e., traffic signals, signal poles, handboxes, Accessible pedestrian signals, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.) in any way, the developer will be required to submit plans to relocate the impacted facilities. Please contact Mr. Kamal Hamud of our Transportation Systems Engineering Team at (240) 777-2190 for proper execution procedures. All costs associated with such relocations and modifications shall be the responsibility of the applicant.
9. Trees in County rights of way—spacing and species must be in accordance with the applicable MCDOT standards. Tree planting within the public right of way must be coordinated with the DPS Right-of-Way Plan Review Section.
10. The right-of-way permit will include a 10-foot-wide, asphalt sidepath, ADA-compliant ramps, and street trees along the applicant's Goldenrod Lane frontage.

Thank you for the opportunity to review this Mandatory Referral Plan and Traffic Impact Study. If you have any questions or comments regarding this letter, please contact me for this project at rebecca.torma-kim@montgomerycountymd.gov or (240) 777-7170.

Mr. Jonathan Casey
Mandatory Referral & Traffic Impact Study
No. MR2024010
May 14, 2025
Page 6

Sincerely,

Rebecca Torma

Rebecca Torma,
Development Review Manager
Development Review Team
Office of Transportation Policy

SharePoint\Transportation\Director's Office\Development Review\Rebecca\developments\12002091A Polo Estates APFO ext.docx

cc-e: Correspondence folder FY 2025

SOIL TABLE

SOILS	ERODIBLE	HYDRIC	CONTAINS 15-25% SLOPES	CONTAINS > 25% SLOPES	CAPABILITY SUBCLASS SYMBOL	PRIME AGR. SOIL
1C GAILA SILT LOAM 8-15% SLOPES	NO	NO	N/A	-	Ile	NO
17B OCCOQUAN SILT LOAM 3-8% SLOPES	NO	NO	N/A	-	Ile	NO

Significant/Specimen Tree Summary 24" +

Tree #	Species (Scientific Name)	Species (Common Name)	D.B.H. (Inches)	CRZ (SF)	Impact (SF)	Impact (%)	Tree Condition	Comments	Disposition
1	QUERCUS ALBA	WHITE OAK	33	7698	1878	24%	GOOD		SAVE
2	QUERCUS PALUSTRIS	PIN OAK	26	4778	2385	50%	GOOD		REMOVE
3	QUERCUS ALBA	WHITE OAK	27	5153	0	0%	GOOD	OFFSITE	SAVE
4	ACER RUBRUM	RED MAPLE	45	14314	287	2%	GOOD	OFFSITE	SAVE
5	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	25	4418	296	7%	GOOD	OFFSITE	SAVE
6	ACER RUBRUM	RED MAPLE	28	5542	0	0%	GOOD		SAVE
7	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	24	4072	0	0%	FAIR		SAVE
8	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	34	8171	0	0%	GOOD	OFFSITE	SAVE
9	PLATANUS OCCIDENTALIS	SYCAMORE	34	8171	0	0%	GOOD	OFFSITE	SAVE
10	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	30	6362	0	0%	GOOD	OFFSITE	SAVE
11	QUERCUS ALBA	WHITE OAK	28	5542	0	0%	GOOD	OFFSITE	SAVE
12	QUERCUS ALBA	WHITE OAK	24	4072	0	0%	GOOD	OFFSITE	SAVE
13	QUERCUS RUBRA	RED OAK	24	4072	0	0%	GOOD	OFFSITE	SAVE
14	QUERCUS ALBA	WHITE OAK	24	4072	0	0%	GOOD	OFFSITE	SAVE
15	QUERCUS ALBA	WHITE OAK	24	4072	0	0%	GOOD	OFFSITE	SAVE
16	QUERCUS PRINUS	CHESTNUT OAK	34	8171	0	0%	GOOD		SAVE
17	QUERCUS PRINUS	CHESTNUT OAK	28	5542	0	0%	GOOD		SAVE
18	QUERCUS PRINUS	CHESTNUT OAK	42	12469	0	0%	GOOD		SAVE

NOTE: BOLD DENOTES SPECIMEN TREE

PROPERTY TABULATION TABLE

ACREAGE OF TRACT(S):	2.55
ACREAGE OF EX. FOREST:	0.15
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	0.00
AVERAGE WIDTH OF STREAM BUFFER	0.00

LEGEND

	SUBJECT PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING 2' CONTOURS
	SOIL TYPE BOUNDARY
	FOREST BOUNDARY
	LIMIT OF DISTURBANCE
	SIGNIFICANT TREE 24-29.9" DBH WITH CRZ
	SPECIMEN TREE ≥30" DBH WITH CRZ
	STEEP SLOPES ≥ 25%
	LIMIT OF EXISTING DEVELOPED AREA
	GRAPHIC SCALE (IN FEET) 1 inch = 20 ft.

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.

3.20.2025

DATE

MICHAEL A. NORTON

MISS UTILITY

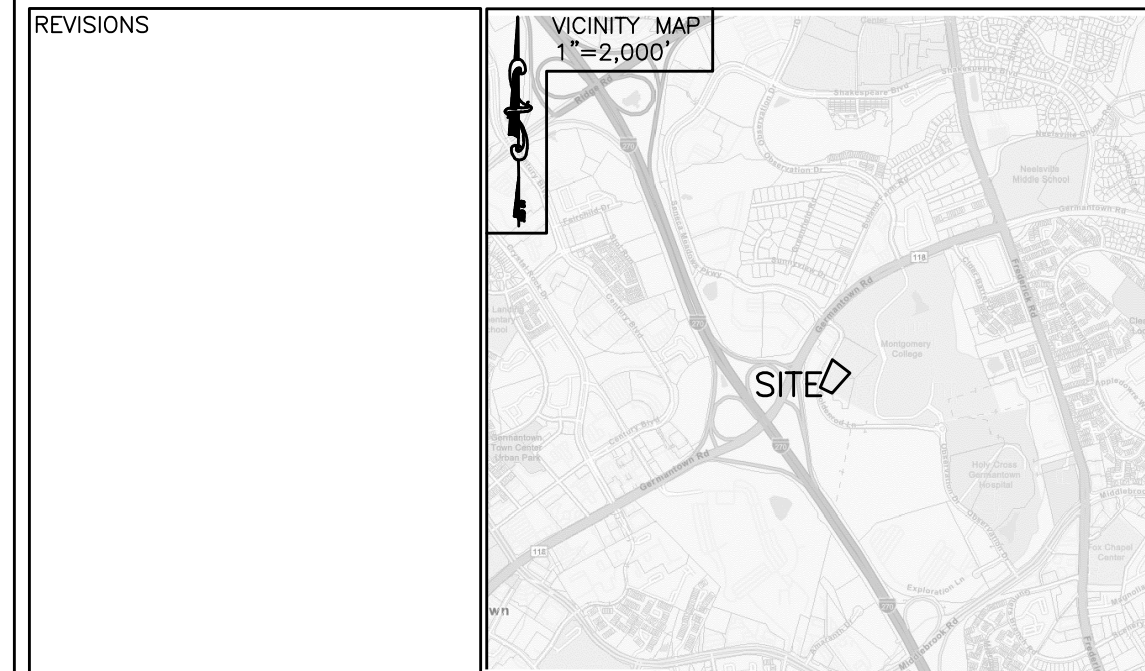
FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/ITICS 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

NATURAL RESOURCE INVENTORY/ FOREST STAND DELINEATION NO. 42025139E

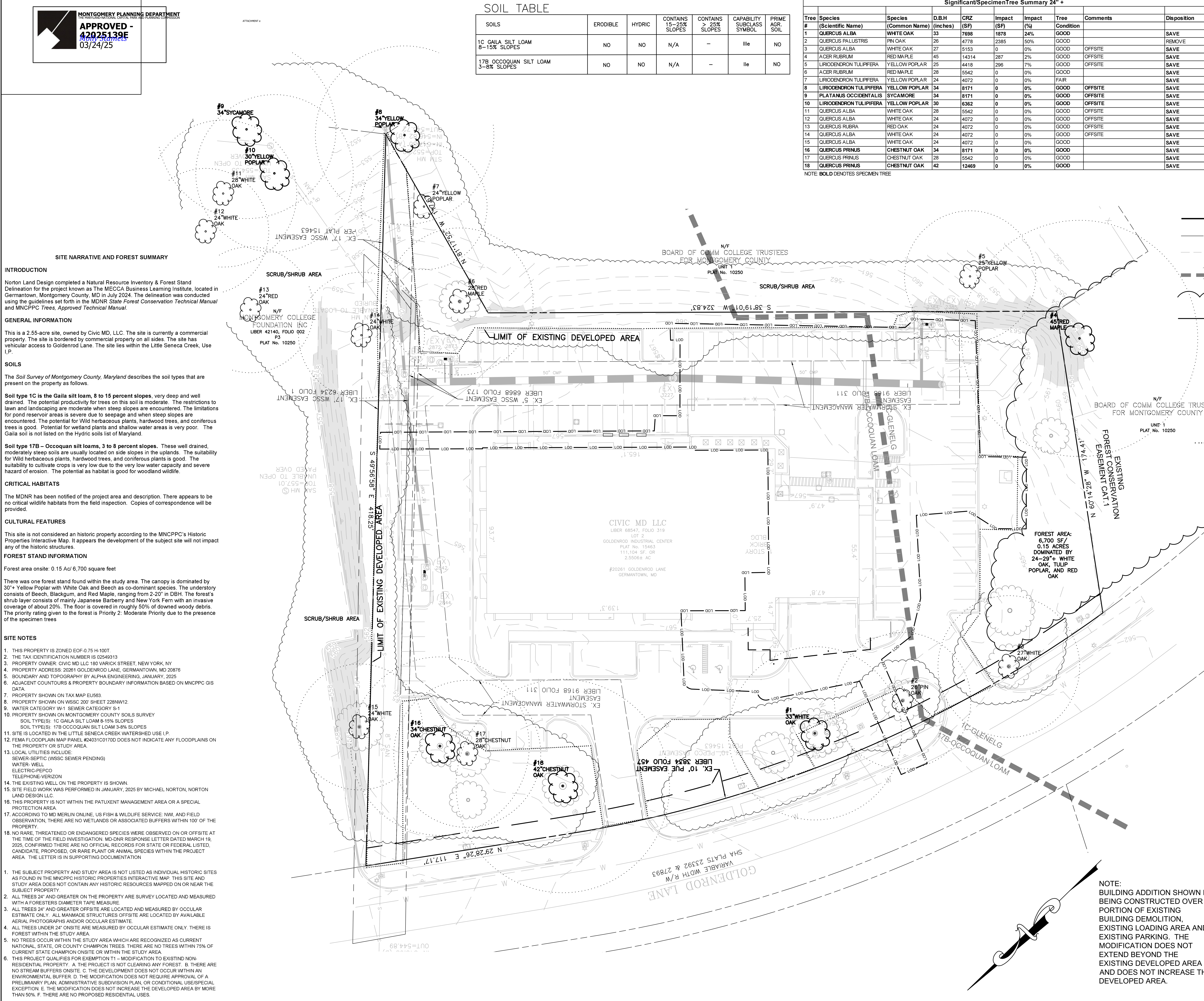
THE MECCA BUSINESS LEARNING INSTITUTE PUBLIC CHARTER SCHOOL FOR CIVIC MD, LLC/CIVIC BUILDERS 20261 GOLDENROD LANE, GERMANTOWN, MARYLAND

PREPARED FOR: OWNER/DEVELOPER:
MBEF COLLEGE & CAREER ACADEMIES, INC.
702 RUSSELL AVE, SUITE 440
GAITHERSBURG, MD 20877
204-223-1776

nld LAND DESIGN
LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING
5146 DORSEY HALL DRIVE
ELICOTT CITY, MD 21042
O 443 542 9199
NORTONLANDDESIGN.COM



WATER CLASS	I, P	WATERSHED	LITTLE SENECA CR	FEMA FLOODPLAIN MAP PANEL #	24031C0170D
TRIBUTARY	N/A				
TAX MAP	EU563	200 SHEET	228NW12	ADC MAP PAGE	X
SCALE	AS SHOWN	DATE	FEBRUARY 2025	PROJ. NO.	25-010
				SHEET NO.	L-0.1



NOTE:
BUILDING ADDITION SHOWN IS
BEING CONSTRUCTED OVER A
PORTION OF EXISTING
BUILDING DEMOLITION,
EXISTING LOADING AREA AND
EXISTING PARKING. THE
MODIFICATION DOES NOT
EXTEND BEYOND THE
EXISTING DEVELOPED AREA
AND DOES NOT INCREASE THE
DEVELOPED AREA.

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.
- 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.
 - Typical tree protection devices include:
 - Chain link fence (four feet high)
 - Super silt fence with wire strung between the 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.
 - Typical stress reduction measures may include, but are not limited to:
 - Root pruning with a root cutter or vibratory plow designed for that purpose. Trenchers are not allowed, unless approved by the Forest Conservation Inspector
 - Crown Reduction or pruning
 - Watering
 - Fertilizing
 - Vertical mulching
 - Root aeration systems
- 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.
- Temporary tree protection devices must be installed per the approved Forest Conservation Plan, Exemption Plan, or Tree Save Plan and prior to any land disturbance. 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.
- 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:
 - Parking or driving of equipment, machinery or vehicles of any type.
 - Storage of any construction materials, equipment, stockpiling, fill, debris, etc.
 - Dumping of any chemicals (i.e., paint thinner), mortar or concrete remainder, trash, garbage, or debris of any kind.
 - Felling of trees into a protected area.
 - Trenching or grading for utilities, irrigation, drainage, etc.
- 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

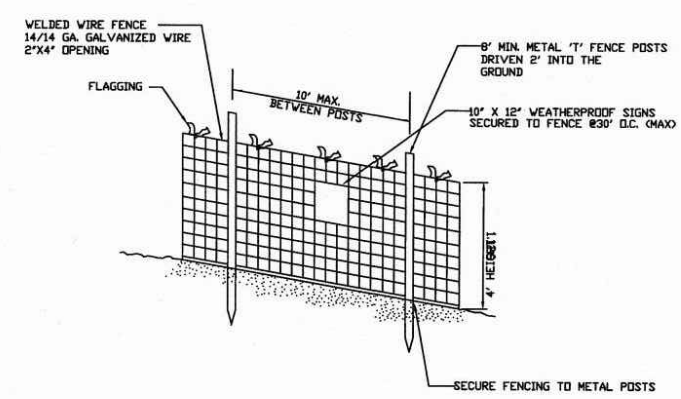
- Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to tree protection devices must be completed within the timeframe given by the Inspector.
- The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forest understory, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions, and the relative timeframes to restore these areas, will be determined by the Forest Conservation Inspector.

Post-Construction

- 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:
 - Removal, and possible replacement, of dead, dying, or hazardous trees
 - Pruning of dead or declining limbs
 - Soil aeration
 - Fertilization
 - Watering
 - Wound repair
- g. Clean up of retention areas, including trash removal
- 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.
- Long-term protection measures, including permanent signage, must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed.

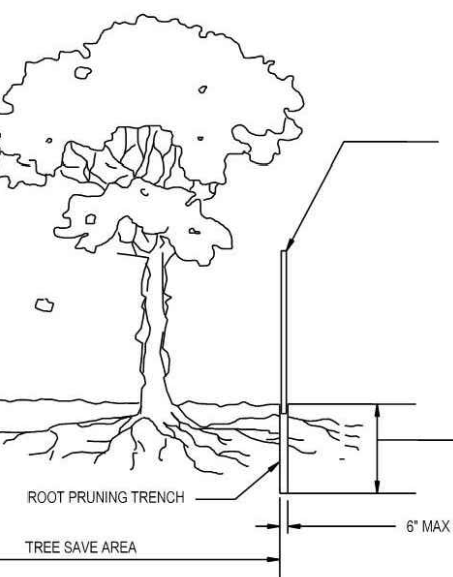
Tree Protection Fence Detail

Not to scale



NOTES

- Practice may be combined with sediment control fencing.
- Location and limits of fencing should be coordinated in field with arborist.
- Boundaries of protection area should be staked prior to installing protective device.
- Root damage should be avoided.
- Protection signage is required.
- Fencing shall be maintained throughout construction.



NOTES

- RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRECONSTRUCTION MEETING.
- BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRECONSTRUCTION MEETING AND FLAGGED PRIOR TO TRENCHING.
- EXACT LOCATION OF TRENCH SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FOREST CONSERVATION (FC) INSPECTOR.
- TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FC INSPECTOR.
- ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.
- ALL PRUNING MUST BE EXECUTED WITH LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FC INSPECTOR.

ROOT PRUNING DETAIL

NTS

Significant Specimen Tree Summary 24" +									
Tree #	Species (Scientific Name)	Species (Common Name)	D.B.H. (inches)	CRZ (SF)	Impact (SF)	Impact (%)	Tree Condition	Comments	Disposition
1	QUERCUS ALBA	WHITE OAK	33	7696	1678	24%	GOOD		SAVE
2	QUERCUS PALustris	PN OAK	26	4778	2385	92%	GOOD		REMOVE
3	QUERCUS ALBA	WHITE OAK	27	5153	0	0%	GOOD	OFFSITE	SAVE
4	ACER RUBRUM	RED MAPLE	45	14314	287	2%	GOOD	OFFSITE	SAVE
5	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	25	4418	286	7%	GOOD	OFFSITE	SAVE
6	ACER RUBRUM	RED MAPLE	28	5542	0	0%	GOOD		SAVE
7	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	24	4072	0	0%	FAIR		SAVE
8	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	34	8171	0	0%	GOOD	OFFSITE	SAVE
9	PLATANUS OCCIDENTALIS	SYCAMORE	34	8171	0	0%	GOOD	OFFSITE	SAVE
10	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	30	6362	0	0%	GOOD	OFFSITE	SAVE
11	QUERCUS ALBA	WHITE OAK	28	5542	0	0%	GOOD	OFFSITE	SAVE
12	QUERCUS ALBA	WHITE OAK	24	4072	0	0%	GOOD	OFFSITE	SAVE
13	QUERCUS RUBRA	RED OAK	24	4072	0	0%	GOOD	OFFSITE	SAVE
14	QUERCUS ALBA	WHITE OAK	24	4072	0	0%	GOOD	OFFSITE	SAVE
15	QUERCUS ALBA	WHITE OAK	24	4072	0	0%	GOOD	OFFSITE	SAVE
16	QUERCUS PRINUS	CHESTNUT OAK	34	8171	0	0%	GOOD		SAVE
17	QUERCUS PRINUS	CHESTNUT OAK	28	5542	0	0%	GOOD		SAVE
18	QUERCUS PRINUS	CHESTNUT OAK	42	12469	0	0%	GOOD		SAVE

NOTE: BOLD DENOTES SPECIMEN TREE

TOTAL DBH INCHES OF SPECIMEN TREES REMOVED 26
X 0.25 = REQUIRED CALIPER INCHES MITIGATION 6.5
TOTAL AMOUNT OF 3" CAL. TREES FOR SPECIMEN TREE MITIGATION 3

TREE MITIGATION PLANTING PLAN SCHEDULE					
TANICAL NAME	COMMON NAME	SIZE	FORM	SPACING	QUANTITY COMMENTS
TREES:					
NS	<i>Nyssa sylvatica</i>	Blackgum	3" cal.	B&B	AS SHOWN 3

LEGEND

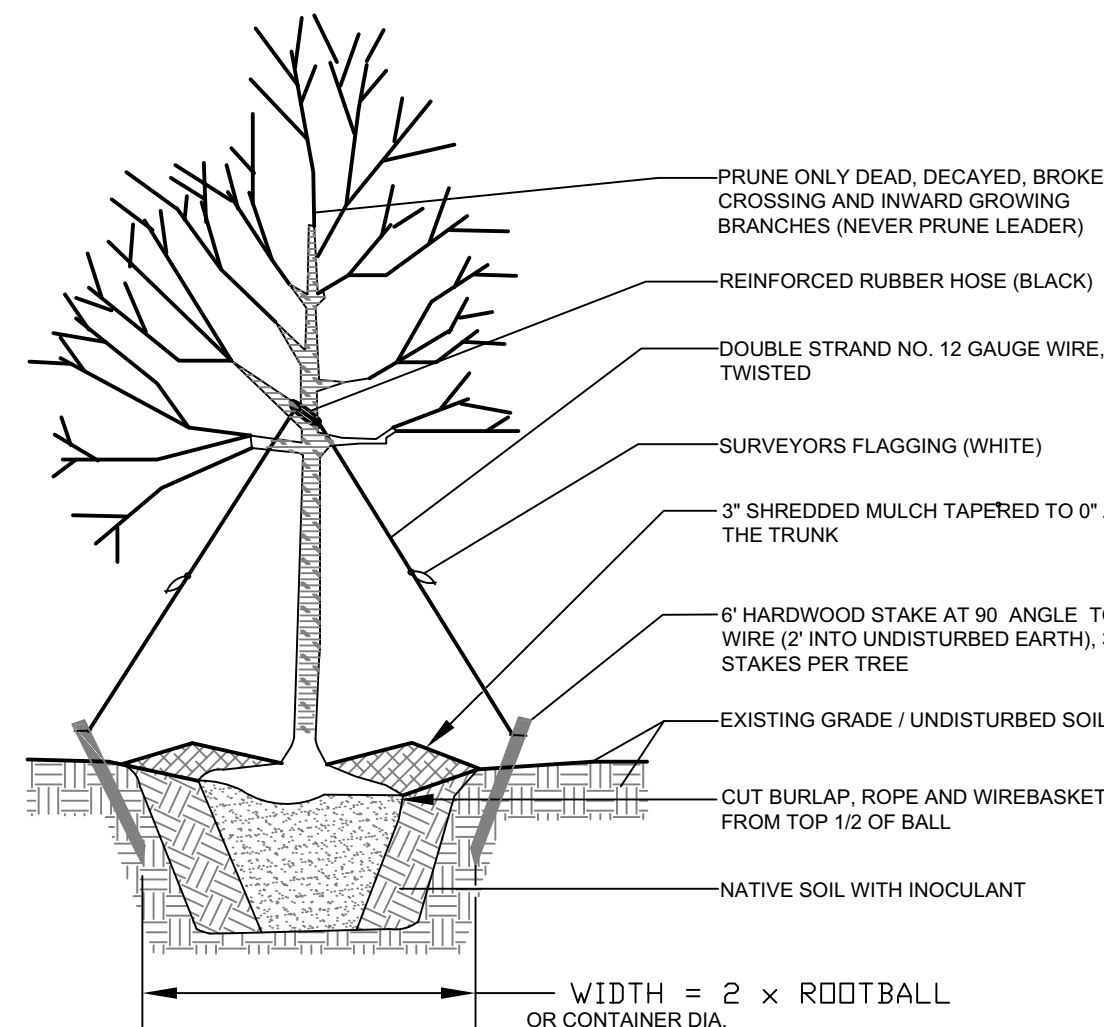
- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING 2' CONTOURS
- SOIL TYPE BOUNDARY
- FOREST BOUNDARY
- LIMIT OF EXISTING DEVELOPED AREA
- LIMIT OF DISTURBANCE
- REGULATED TREE TO BE REMOVED
- SIGNIFICANT TREE 24-29.9" DBH WITH CRZ
- SPECIMEN TREE ≥30" DBH WITH CRZ
- PROPOSED MITIGATION TREE
- TEMPORARY TREE PROTECTION FENCE
- TEMPORARY TREE PROTECTION FENCE/ROOTPRUNE

PLANTING SCHEDULE

TASKS	MONTHS											
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
TRANSPLANT OF 2" DBH OR GREATER												
PLANTING SEEDLINGS, WHIPS												
MINIMUM MONITORING												
FERTILIZER * (IF NEEDED)												
WATER **												
PRUNING												

KEY

- * ACTIVITIES DURING THESE MONTHS ARE DEPENDENT UPON GROUND CONDITIONS
 - Greatly Recommended
 - Recommended with Additional Care
 - Recommended
 - DEPENDENT UPON SITE CONDITIONS
 - DEPENDENT UPON SITE CONDITIONS. WEEKLY WATERING IS GREATLY RECOMMENDED FROM MAY THROUGH OCTOBER UNLESS WEEKLY RAINFALL EQUALS 1"
- NOTES:
The planting and care of trees is most successful when coordinated with the local climatic conditions. This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.



NOTES

- STAKES AND WIRES MUST BE REMOVED NO LATER THAN 12 MONTHS AFTER PLANTING.
- PLANTING HOLE SHALL BE DUG BY A BACKHOE OR OTHER MACHINE AND FINISHED BY HAND.
- IF SURROUNDING SOIL IS COMPACTED AS DETERMINED BY LANCPCC PLANNING DEPT INSPECTOR OR PARKS DEPT FOREST ECOLOGIST, AN AREA UP TO 5 TIMES THE DIA. OF THE ROOT MASS SHALL BE EXCAVATED OR ROTOTILLED TO A 1" DEPTH AND THE SOIL SHALL BE AMENDED.
- DO NOT DAMAGE OR CUT LEADER.
- ROOT FLAIR EVEN WITH LEVEL OF UNDISTURBED GROUND.

DECIDUOUS PLANTS - (2" Caliper or Larger)

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks

Detail No. SEPTEMBER 2006

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.

3.20.2025
DATE

MICHAEL A. NORTON

TITLE
**TREE SAVE PLAN
NO. 42025139E**

PROJECT
**THE THECCA BUSINESS LEARNING INSTITUTE
PUBLIC CHARTER SCHOOL
OR
CIVIC MD, LLC/CIVIC BUILDERS
20261 GOLDENROD LANE, GERMANTOWN, MARYLAND**

PREPARED FOR
**OWNER/DEVELOPER:
MBEF COLLEGE & CAREER ACADEMIES, INC.
702 RUSSELL AVE, SUITE 440
GAITHERSBURG, MD 20877
204-223-1776**

nld NORTON LAND DESIGN
LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING
5146 DORSEY HALL DRIVE
2ND FLOOR
ELLIOTT CITY, MD 21042
O.443.542.9199
NORTONLANDDESIGN.COM

REVISIONS		SITE	

WATER CLASS	I,P	WATERSHED	FEMA FLOODPLAIN MAP PANEL #
TRIBUTARY	N/A	LITTLE SENECA CR	24031C0170D
TAX MAP	EUS63	2200 SHEET	228NW12
SCALE	DATE	PROJ. NO.	SHEET NO.
AS SHOWN	FEBRUARY 2025	25-010	L-0.2



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

February 24, 2025

Mr. Charles Branch
Alpha Associates, Inc.
535 West King Street
Martinsburg, WV 25401

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
Germantown Charter School
Preliminary Plan #: TBD
SM File #: 294907
Tract Size/Zone: 2.6 ac. / EOF
Total Concept Area: 0.22 ac.
Lots/Block: 2
Parcel(s): 004
Watershed: Lower Seneca Creek
Redevelopment (Yes/No): Yes

Dear Mr. Branch:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The plan is requesting a full waiver from stormwater management due to site constraints, and on the grounds that the project is not increasing imperviousness on the existing site and is minimizing disturbance to the extent practicable. The proposed expansion of the building is also located above existing vehicular area, and the roof area will contribute less runoff contamination.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. An engineered sediment control plan must be submitted for this project.
2. There are existing oil/grit separators and underground detention pipe on the site (DEP asset number 11671, 11826, 12223, and 12756) which are to remain in operation. As a condition of this approval, those structures must be in proper working order and any outstanding repairs or maintenance recommended by the most recent DEP inspection must be addressed prior to issuance of a Sediment Control Permit.

In lieu of payment of a stormwater management waiver fee, current dimensional As-Built Plans must also be prepared by the applicant and approved by DPS prior closure of the Sediment Control Permit to document the key physical attributes of the facilities. These as-built plans will be submitted to DPS as a formal revision to the approved sediment control plans.

This list may not be all-inclusive and may change based on available information at the time.



2425 Reedy Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311
www.montgomerycountymd.gov/permittingservices

Mr. Charles Branch
February 24, 2025
Page 2 of 2

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**. See condition No. 2 above.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Patrick Fitzgerald at 240-777-6362; Patrick.fitzgerald@montgomerycountymd.gov.

Sincerely,



Mark Etheridge, Manager
Water Resources Section
Division of Land Development Services

cc: Neil Braunstein
SM File # 294907

ESD: Required/Provided 2,540 cf / 0 cf
PE: Target/Achieved: 2.0" / 0"
STRUCTURAL: 0 cf
WAIVED: 2,540 cf.