



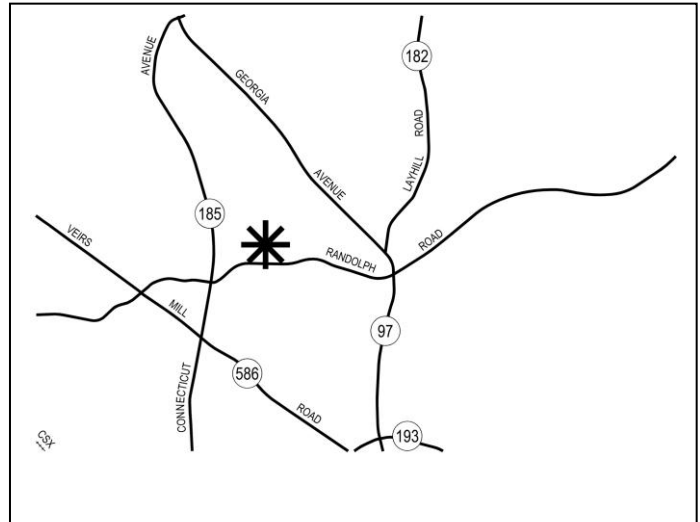
Wheaton High School/Thomas Edison High School of Technology, Forest Conservation Plan, MR2013011

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Completed: 11-29-12

Description

- Preliminary Forest Conservation Plan for MR2013011, Wheaton High School/Thomas Edison High School of Technology
- 12501 & 12601 Dalewood Drive, Silver Spring, MD
- 25.42 acres, R-60 Zone
- 1989 *Master Plan for the Communities of Kensington-Wheaton*
- Applicant: Montgomery County Public Schools (MCPS)
- Filing date: October 1, 2012



Summary

- Staff recommends **approval with conditions**.
- All forest on-site retained.
- Forest conservation planting requirements to be met off-site.
- Variance request for removal of eight specimen trees and impacts to five specimen trees.
- The proposed project does not have any proposed activities within any streams or wetlands, and no new proposed permanent encroachments in environmental buffers.

Condition

1. The Applicant must obtain approval of a Final Forest Conservation Plan from the Planning Department prior to issuance of a Sediment Control Permit from the Department of Permitting Services. The Final Forest Conservation Plan must be consistent with the approved Preliminary Forest Conservation Plan.
2. The Applicant must plant 24 three-inch caliper native trees as mitigation for the removal eight specimen trees. The species and locations of the mitigation trees must be identified on the Final Forest Conservation Plan.
3. The Applicant must restore the softball field on M-NCPPC property in conformance with MR1998901.
4. The Applicant must record a Category I Conservation Easement by deed over areas of stream valley buffers and forest retention as shown on the Preliminary Forest Conservation Plan dated 11/8/2012, prior to any demolition, clearing, or grading occurring onsite.
5. Applicant must provide a Certificate of Compliance to use an off-site forest mitigation bank prior to any demolition, clearing and grading occurring onsite.
6. Copies of the Final Forest Conservation Plan and recorded Category I Conservation Easement must be kept at Wheaton High School and Thomas Edison High School of Technology and given to the school maintenance staff(s) to ensure compliance with conditions of the Forest Conservation Plan.

Pursuant to Chapter 22A of the County Code, the Planning Board's actions on Forest Conservation Plans are regulatory and binding.

Project Description

The 25.42-acre property is located at 12501 and 12601 Dalewood Drive, Silver Spring, within the 1989 Master Plan for the Communities of Kensington-Wheaton and in the R-60 Zone. MCPS is proposing to replace the existing facility, which houses both Wheaton High School and Thomas Edison High School of Technology, with construction of two separate school buildings, and associated circulation and athletic facilities. Wheaton-Glenmont Swimming Pool, owned by M-NCPPC but operated by Montgomery County Department of Recreation, is located to the south and east. The school site provides an entrance and some parking for the pool.



Analysis

Environmental Guidelines

Staff approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD #420121520) for the school site on April 10, 2012. The Subject Property is in the Josephs Branch subwatershed of the Rock Creek watershed; a Use I watershed. The 25.42-acre site is developed with the existing schools, associated facilities, and infrastructure. There is a small strip of undeveloped forested land along the north entrance to the Wheaton-Glenmont Swimming Pool that contains a tributary to Rock Creek and Valleywood Drive. The 0.16 acres of high priority forest and 0.79 acres of stream valley buffer extend onto the Subject Property from the adjacent right-of-way (ROW). The stream buffer encroachment on the school site, approximately 0.63 acres, is primarily an access road to the Wheaton-Glenmont swimming pool. The school is not proposing any changes to this portion of the school site and the roadway will stay as is, therefore, there are no new encroachments. MCPS will protect the 0.16 acres of forested environmental buffer with a Category I Conservation Easement.



The stream buffer encroachment on the school site, approximately 0.63 acres, is primarily an access road to the Wheaton-Glenmont swimming pool. The school is not proposing any changes to this portion of the school site and the roadway will stay as is, therefore, there are no new encroachments. MCPS will protect the 0.16 acres of forested environmental buffer with a Category I Conservation Easement.

Forest Conservation

This property is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code) and a Preliminary Forest Conservation Plan has been submitted for Planning Board approval (Attachment 1). The proposed development plan will retain the entire 0.16 acres of high priority forest and generates a 3.78-acre planting requirement. MCPS is proposing to meet the planting requirement off-site.

The proposed project includes several areas of off-site disturbance. Approximately 0.84 acres of off-site disturbance is in an adjacent ROW, primarily for Randolph Road, and included in the forest conservation worksheet. However, the Applicant is showing grading and stormwater management facilities on the softball field on the adjacent Wheaton-Glenmont Pool site. The Applicant has provided a plan of compliance, demonstrating that the proposed disturbance complies with the approved Final Forest Conservation Plan for the Wheaton-Glenmont Pool (MR1998901) (Attachment 2). The Applicant will need to obtain a Park Permit for all disturbance on M-NCPPC property.

Forest Conservation Variance

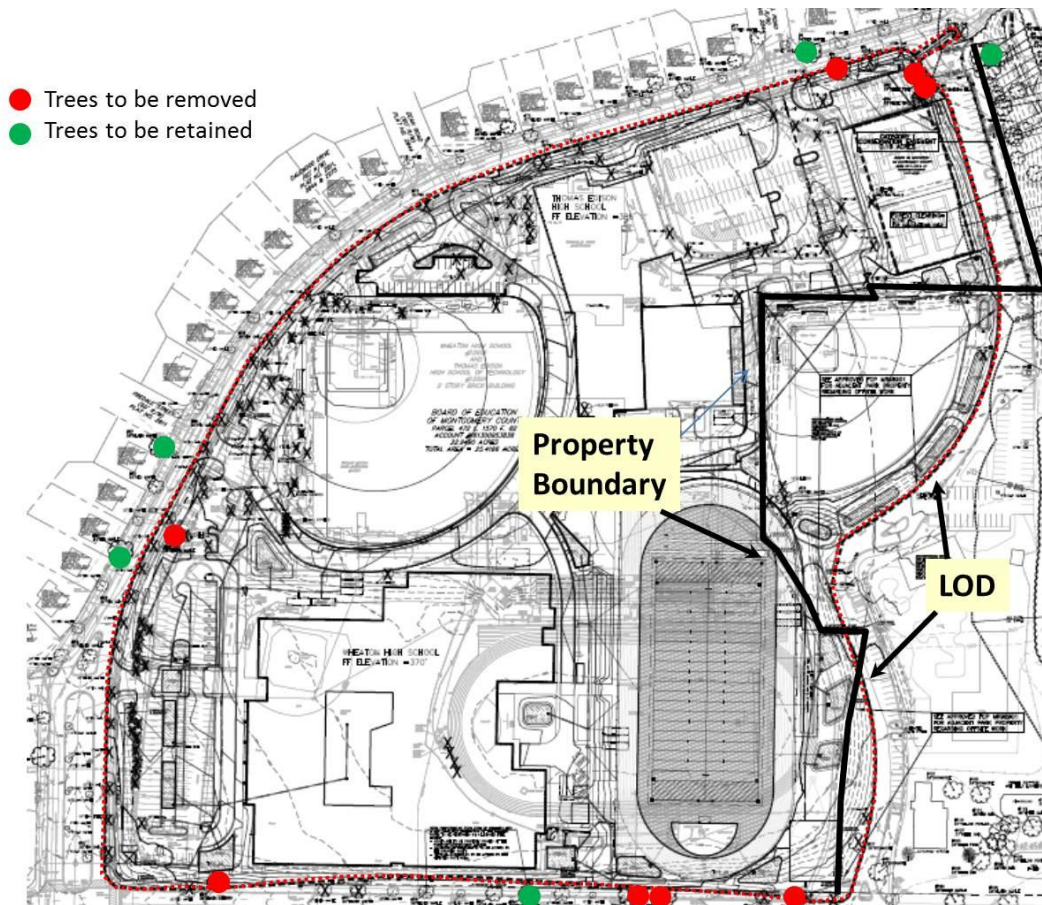
Section 22A-12(b) (3) of County code identifies certain individual trees as high priority for retention and protection. Any impact to these trees, including removal or disturbance within the tree's critical root zone (CRZ) requires a variance. An applicant for a variance must provide certain written information in support of the required findings in accordance with Section 22A-21 of the County code. The code requires no impact to trees that:

- a. measure 30 inches or greater diameter at breast height (DBH);
- b. are part of a historic site or designated with a historic structure; or
- c. 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.

The Applicant submitted a variance request on 10/11/2012 for the impacts to trees with the proposed layout (Attachment 3). The Applicant proposes to remove eight trees, and impact, but not remove, five trees that are considered high priority for retention under Section 22A-12 (b) (3) of the County code.

Unwarranted Hardship - As per Section 22A-21, a variance may only be granted if the Planning Board finds that leaving the requested trees in an undisturbed state would result in unwarranted hardship. In this case, the unwarranted hardship is caused by the public need for updated and enlarged schools that meet all regulatory requirements. The development envelope is not enlarged even though the two schools are being separated and the site is being completely redesigned. As there is no high school holding facility, both schools will remain open through the construction process, which poses a serious limitation to the site design. Additionally, all of the on-site forest is retained.

The exhibit below indicates the location of the thirteen specimen trees that are impacted by this project. Of the eight trees proposed for removal, six are within the ROW and two are on-site. The ROW trees are affected by grading and site access. The two on-site trees are impacted by a new parking entrance and a stormdrain connection.



Variance Findings - Based on the review of the variance request and the proposed Preliminary Forest Conservation Plan, staff makes the following findings:

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

Granting the variance will not confer a special privilege on the Applicant as disturbance of the specified trees is due to redesign of the entire site. Disturbance has been minimized and tree protection measures have been used to minimize damage. Therefore, staff believes that granting this variance is not a special privilege that would be denied to other applicants.

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 which are the result of actions by the applicant. The requested variance is based on the locations of the trees and the need to completely redesign the Subject Property.

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 redesign of the Subject Property to accommodate the two schools and related facilities and not a result 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 proposed project should improve water quality by the addition of modern stormwater management facilities. Additionally, the new trees proposed as mitigation for the loss of specimen trees will substantially replace the form and function of the existing tree canopy. The planted trees will also protect water quality by reducing runoff through rainfall interception and water uptake. Additionally, they will provide shade for impervious areas and improve soil texture, which also improve water quality.

Mitigation for Trees Subject to the Variance Provisions – The proposed removal of eight trees will be mitigated by additional plantings. Generally, mitigation is not recommended for trees impacted but retained. The Applicant will plant 24 native canopy trees, with a minimum size of 3” caliper, with details to be provided on the Final Forest Conservation Plan submission.

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. Staff forwarded the request to the County Arborist on 10/11/2012. The County Arborist has reviewed the variance request and recommended approval (Attachment 4).

Variance Recommendation - Staff recommends the variance be granted with the proposed mitigation.

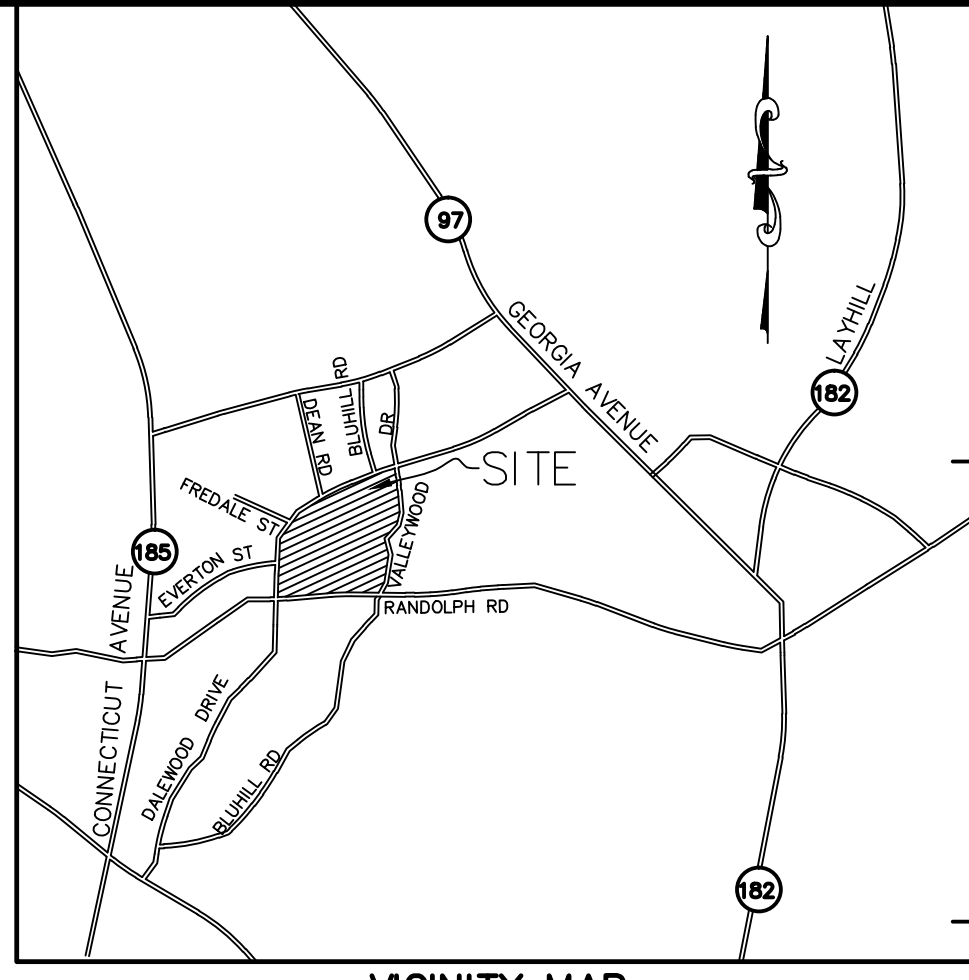
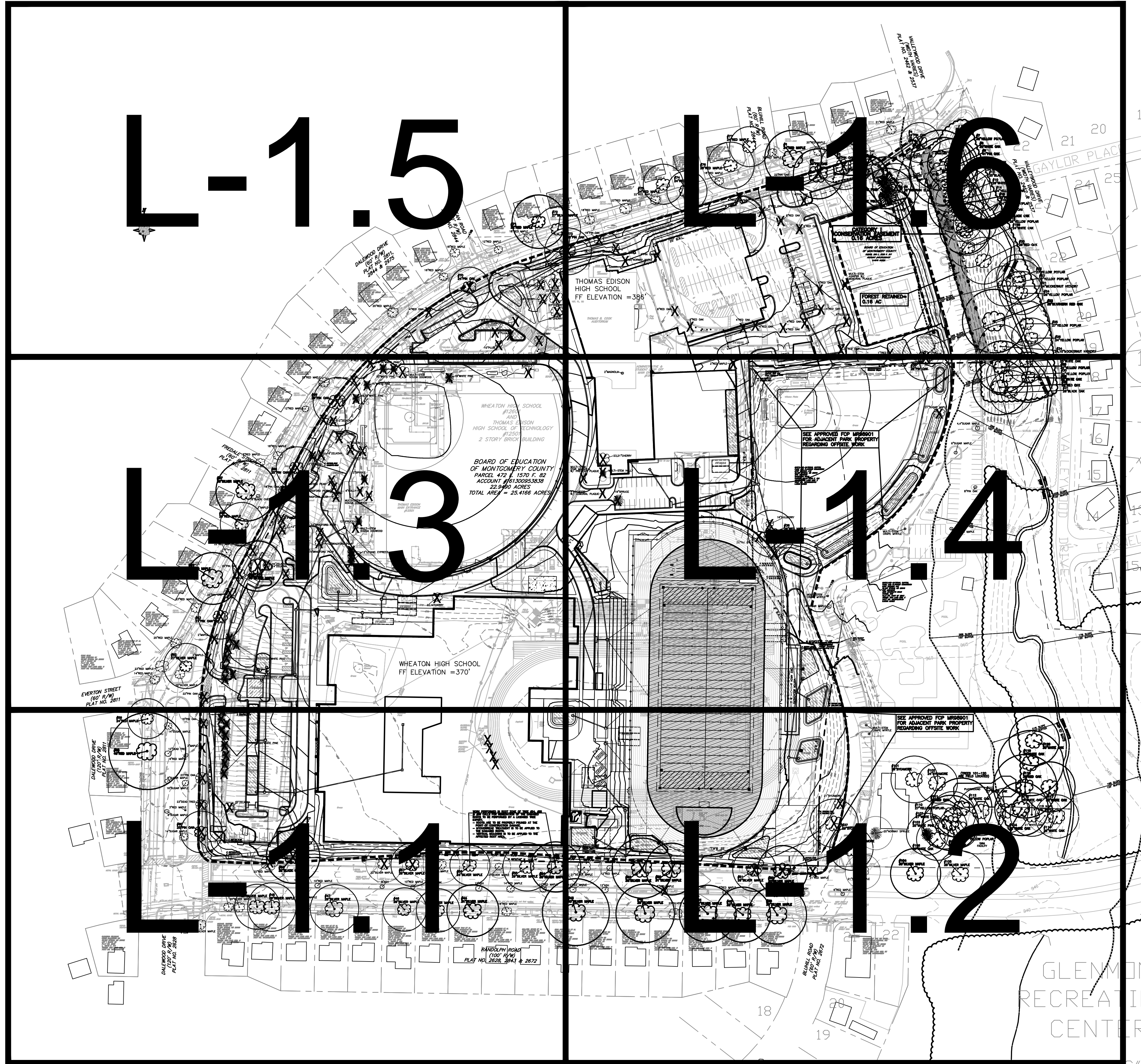
Conclusion

Staff recommends that the Planning Board approve the Preliminary Forest Conservation Plan with the conditions cited in this staff report. The variance approval is assumed into the Planning Board’s approval of the Preliminary Forest Conservation Plan.

AL:ha: N:\Area 2 Division\Lindsey,Amy\Wheaton&Edison\MR2013011-FCP-Wheaton Edison High Schools FINAL

Attachments:

1. Preliminary Forest Conservation Plan
2. Plan of compliance for MR1998901
3. Variance application
4. Letter from County Arborist



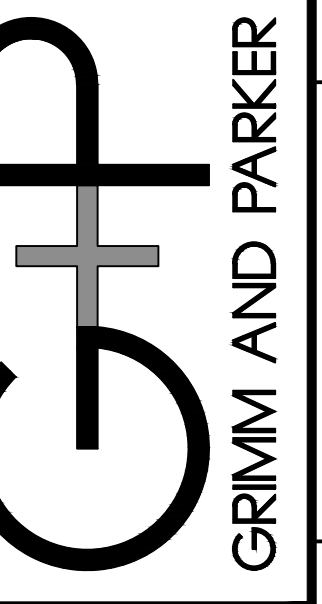
VICINITY MAP
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 MONTGOMERY COUNTY
 ADC MAP PAGE: 5285
 GRID: K-1
 (2008 EDITION)

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KEY MAP

L-15	L-16
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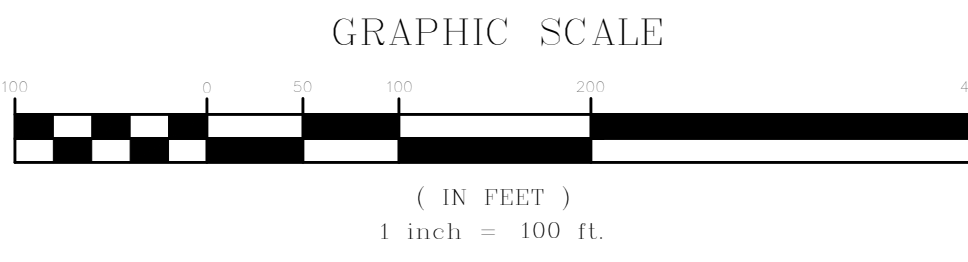
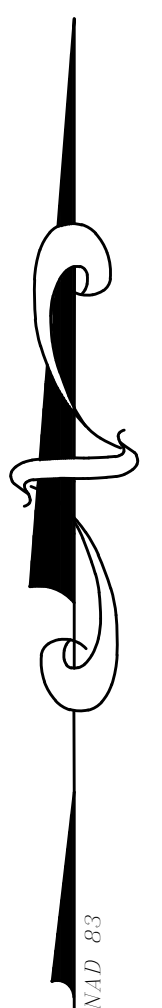


GP# 21202.02

PRELIMINARY FOREST CONSERVATION PLAN
 THOMAS EDISON HIGH SCHOOL OF TECHNOLOGY
 MONTGOMERY COUNTY, MARYLAND

DATE	DESCRIPTION

- GENERAL FCP NOTES:
- ROOT PRUNE TRENCH IS NOT TO IMPACT UTILITIES.
 - THE EXTENT OF ROOT PRUNING IS TO BE DETERMINED AT THE PRECONSTRUCTION MEETING.
 - NO CLEARING IS TO TAKE PLACE OUTSIDE OF THE LIMITS OF DISTURBANCE.
 - AREAS SHOWN TO BE CLEARED OUTSIDE OF THE LIMITS OF DISTURBANCE ARE FOR CALCULATIONS ONLY.
- SITE PLANTING NOTE:
- TREES AND SHRUBS TO BE PLANTED OUTSIDE OF L.O.D. ARE TO BE DUG WITH HAND EQUIPMENT ONLY. NO MACHINERY IS TO GO OUTSIDE OF L.O.D. PLANTS ARE TO BE INSTALLED AND STABILIZED SAME DAY.



CERTIFICATION OF QUALIFIED PROFESSIONAL

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

DATE: MICHAEL A. NORTON
 MONTGOMERY COUNTY PUBLIC SCHOOLS
 2096 GAITHER ROAD, SUITE 203
 ROCKVILLE, MARYLAND 20850-4038
 ATTN: DENNIS CROSS
 Dennis.Cross@mcpsmd.org
 TEL: 240.314.1012 FAX: 240.314.1036

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WATER CLASS	USE 1	WATERSHED	LOWER ROCK CREEK	FEMA FLOODPLAIN	MAP PANEL #
PROJECT NAME	TRIP TO ROCK CREEK	ADC MAP	24031C 0365D		
TAX MAP	H0563	200 SHEET	216NW03	ADC MAP PAGE	30
				GRID	E-19

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

Developer's Name: MONTGOMERY COUNTY PUBLIC SCHOOLS
 Contact Person or Owner: MR. R. CRAIG SHUMAN, DIRECTOR, DIVISION OF CONSTRUCTION, MCPS
 Address: 2096 GAITHER ROAD, SUITE 203, ROCKVILLE, MD 20854
 Phone and Email: 240-314-1000, Richard_C.Shumanjr@mcpsmd.org

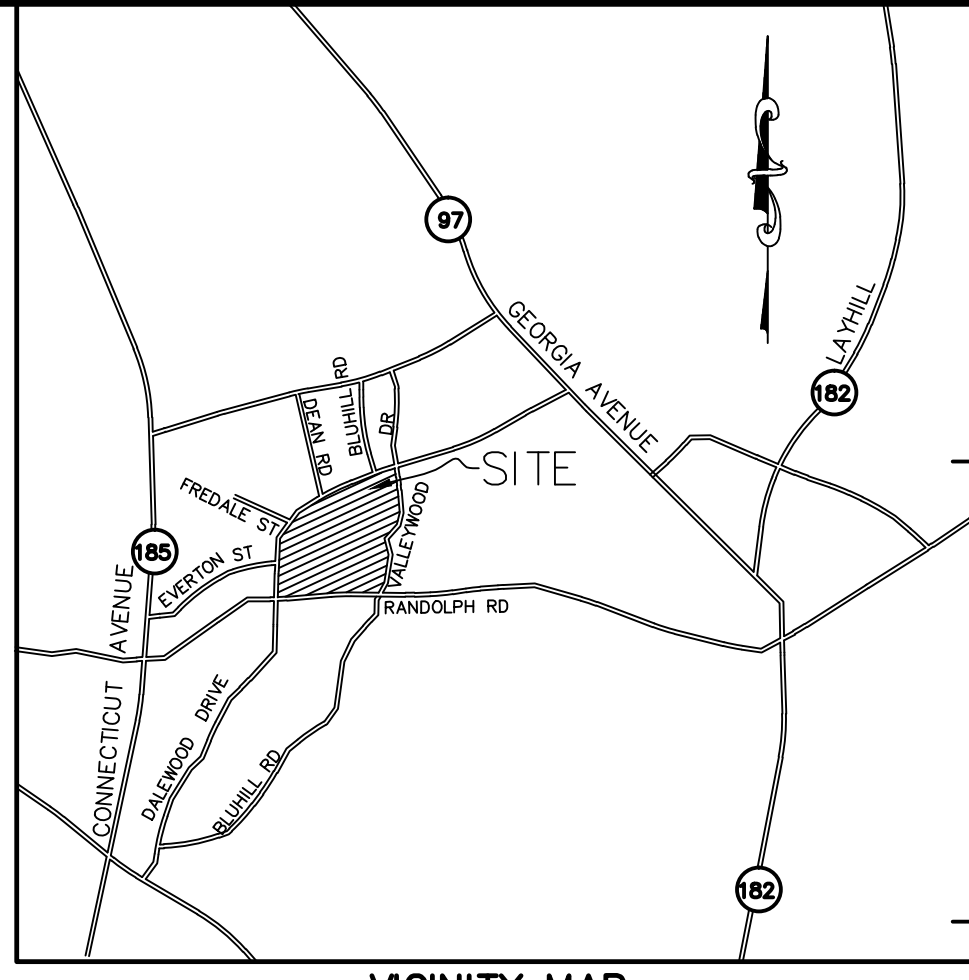
Signature: _____

L-1.0

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MATCHLINE SHEET L-1.3



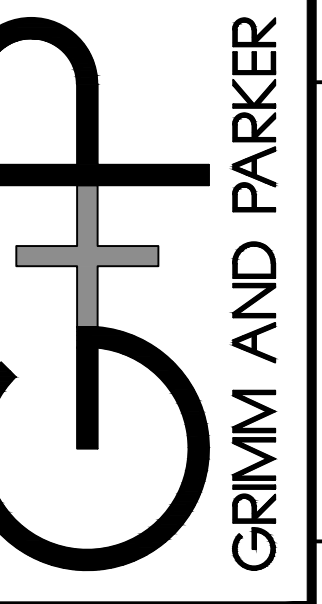
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KEY MAP

L-15	L-16
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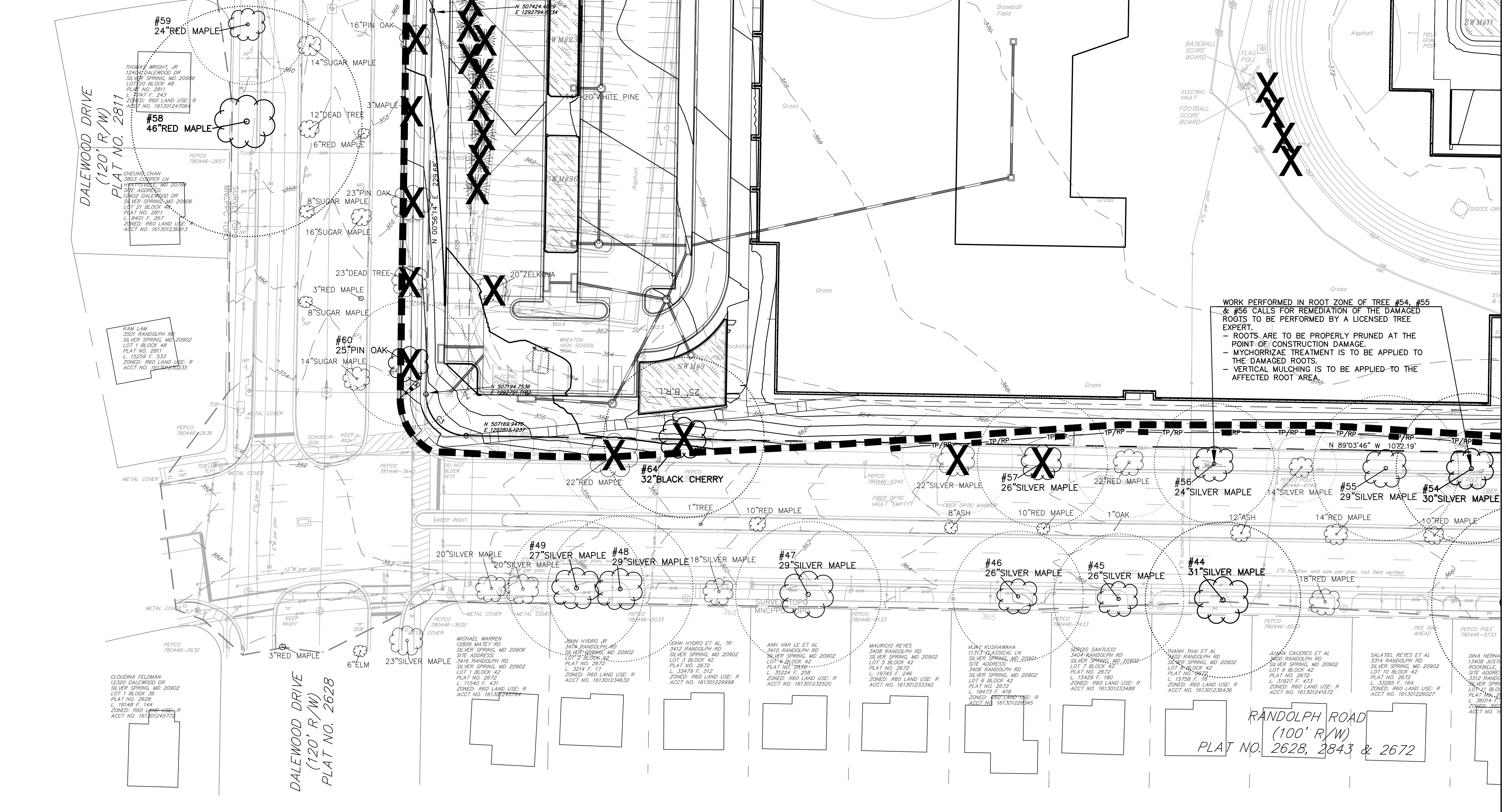
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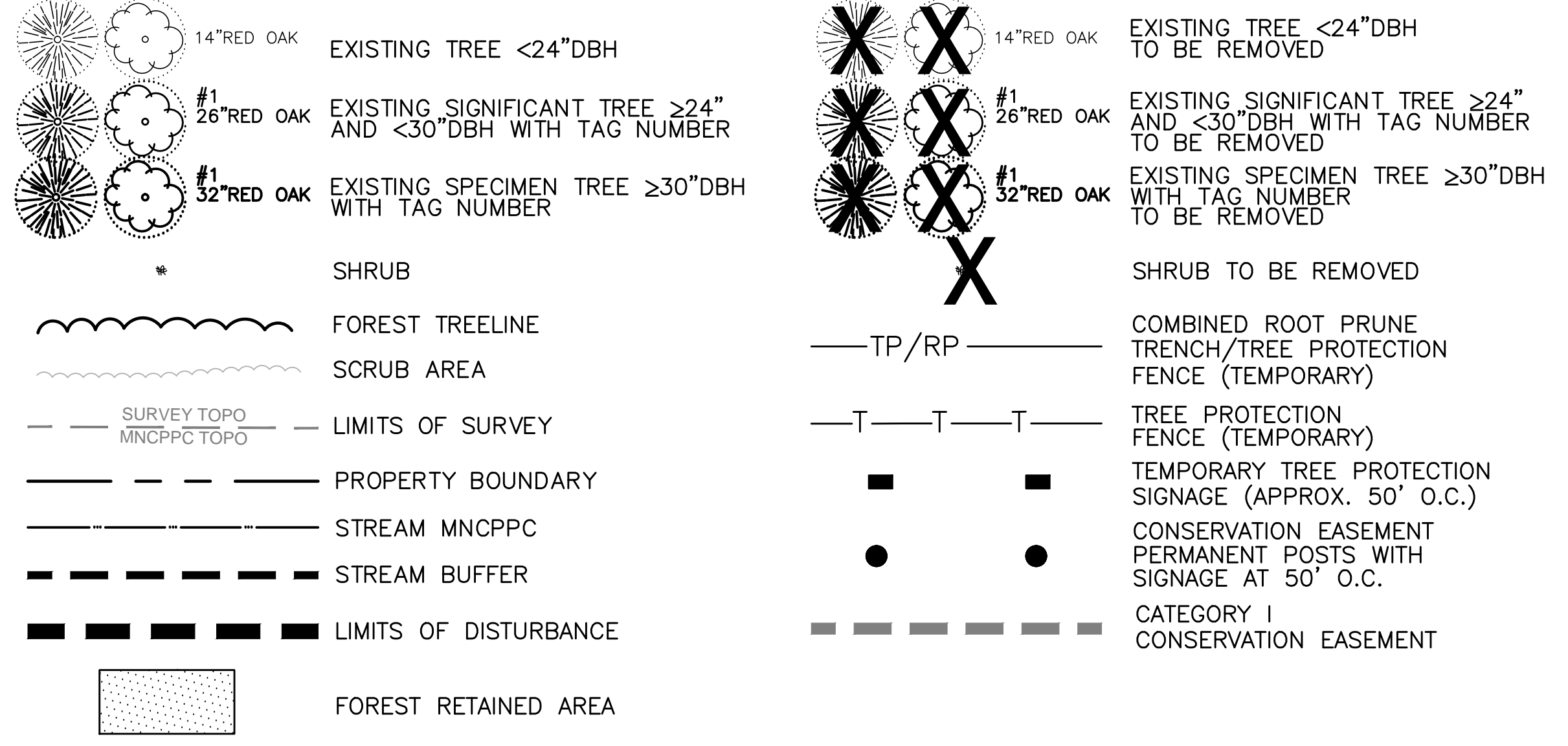
DATE	DESCRIPTION



WORK PERFORMED IN ROOT ZONE OF TREE #54, #55 & #56 CALLS FOR REMEDIATION OF THE DAMAGED ROOTS TO BE PERFORMED BY A LICENSED TREE EXPERT.
- ROOTS ARE TO BE PROPERLY PRUNED AT THE POINT OF CONSTRUCTION DAMAGE.
- MYCORRHIZAE TREATMENT IS TO BE APPLIED TO THE DAMAGED ROOTS.
- VERTICAL MULCHING IS TO BE APPLIED TO THE AFFECTED ROOT AREA.

MATCHLINE SHEET L-1.2

LEGEND



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DATE: MICHAEL A. NORTON
MONTGOMERY COUNTY PUBLIC SCHOOLS
18.06.01
QUALIFIED PROFESSIONAL

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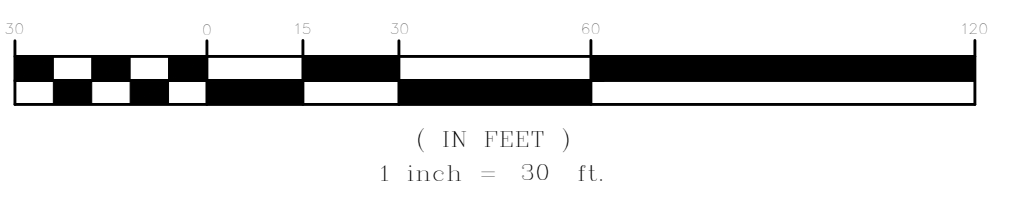
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TAX MAP	HQ563	PAGE	30	GRID	E-197

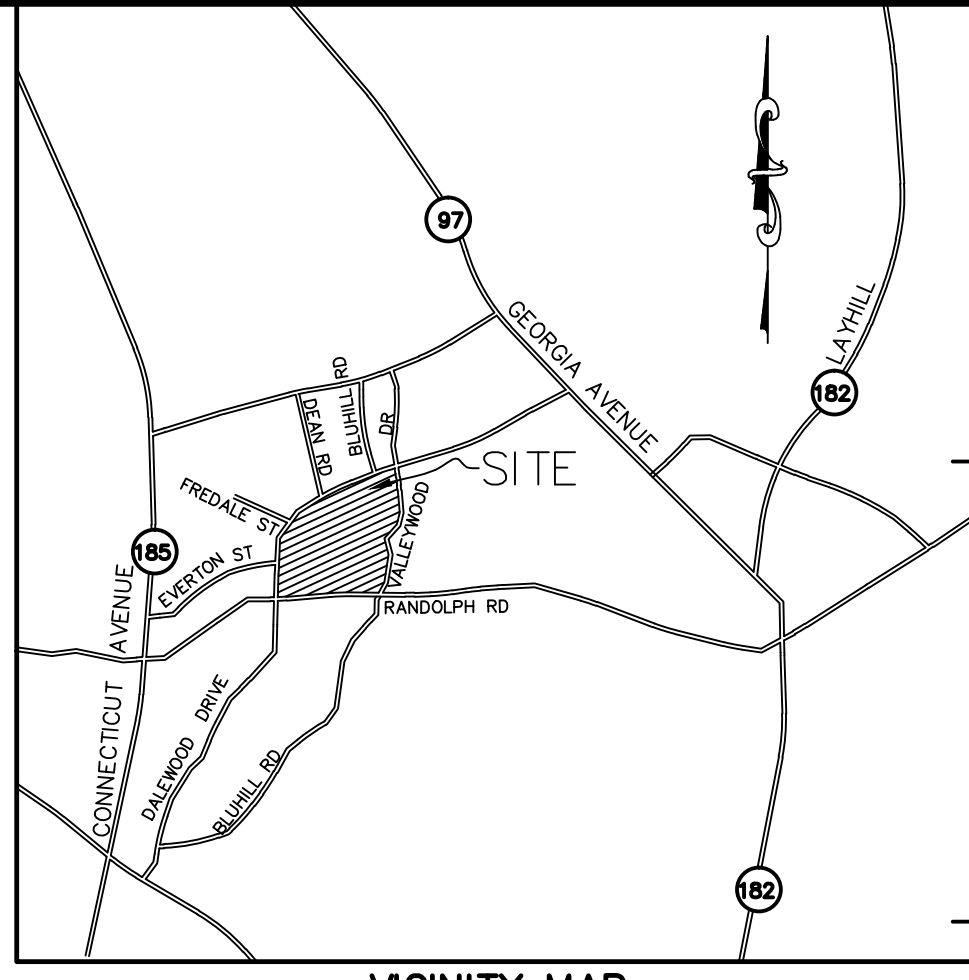
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Richard.C.Shuman@mcpsmd.org
Signature: _____

GRAPHIC SCALE

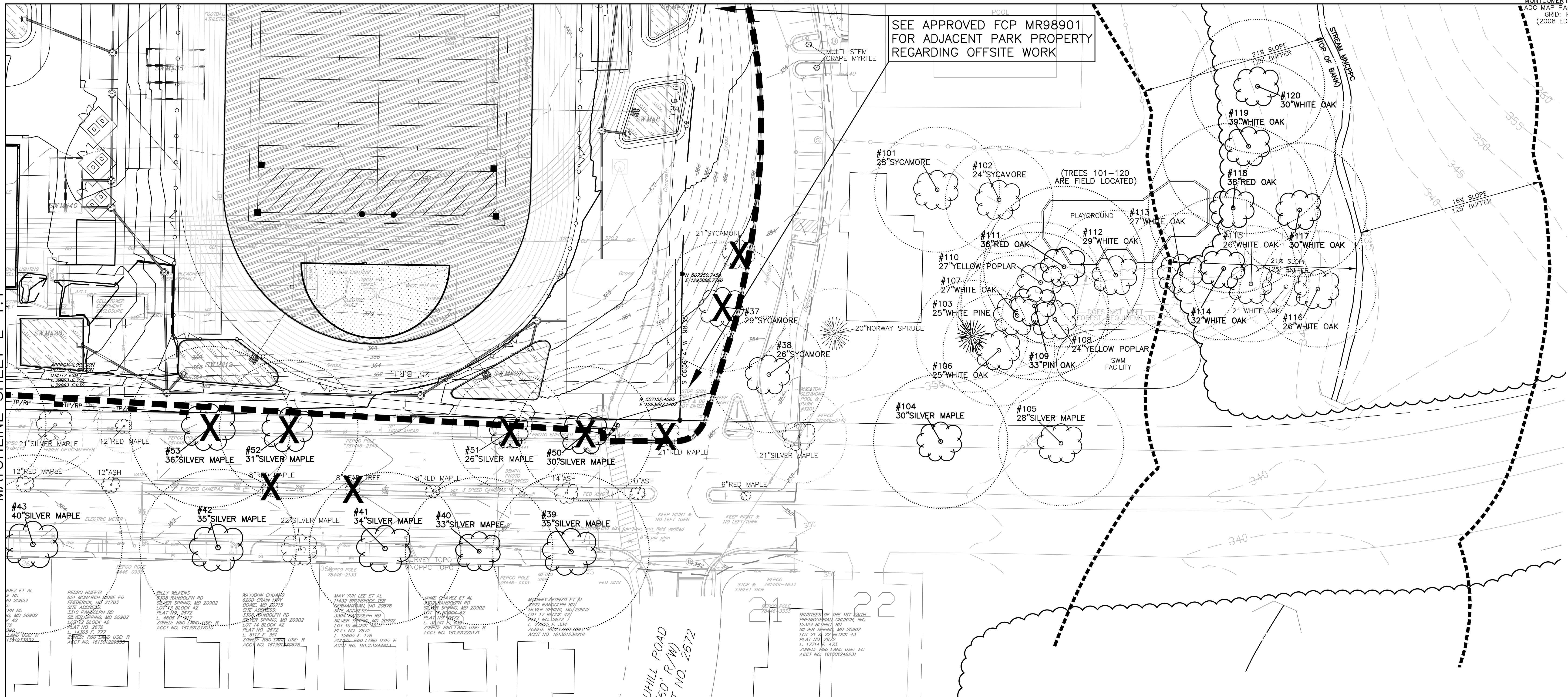




VICINITY MAP
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MONTGOMERY COUNTY
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MATCHLINE SHEET L-1.4

SEE APPROVED FCP MR98901 FOR ADJACENT PARK PROPERTY REGARDING OFFSITE WORK



MATCHLINE SHEET L-1.1

LEGEND

	14" RED OAK	EXISTING TREE <24" DBH
	26" RED OAK	EXISTING SIGNIFICANT TREE >24" AND <30" DBH WITH TAG NUMBER
	32" RED OAK	EXISTING SPECIMEN TREE >30" DBH WITH TAG NUMBER
	SHRUB	
	FOREST TREELINE	
	SCRUB AREA	
	SURVEY TOPO	LIMITS OF SURVEY
	MNCPPC TOPO	
	PROPERTY BOUNDARY	
	STREAM MNCPPC	
	STREAM BUFFER	
	LIMITS OF DISTURBANCE	
	FOREST RETAINED AREA	

	14" RED OAK	EXISTING TREE <24" DBH TO BE REMOVED
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	SHRUB	TO BE REMOVED

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BLUHILL ROAD (60' R/W) PLAT NO. 2672

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MONTGOMERY COUNTY, MARYLAND
QUALIFIED PROFESSIONAL

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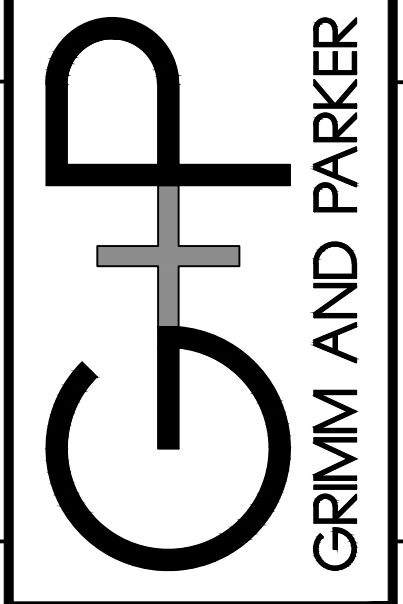
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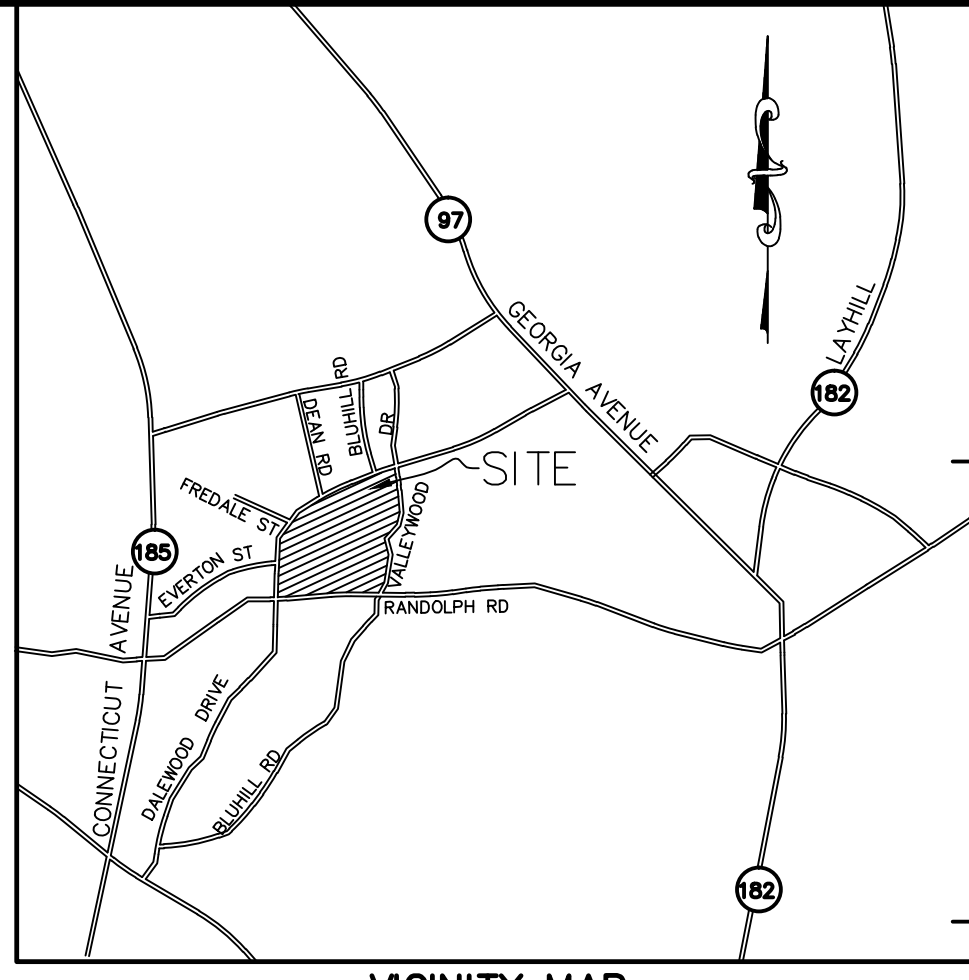
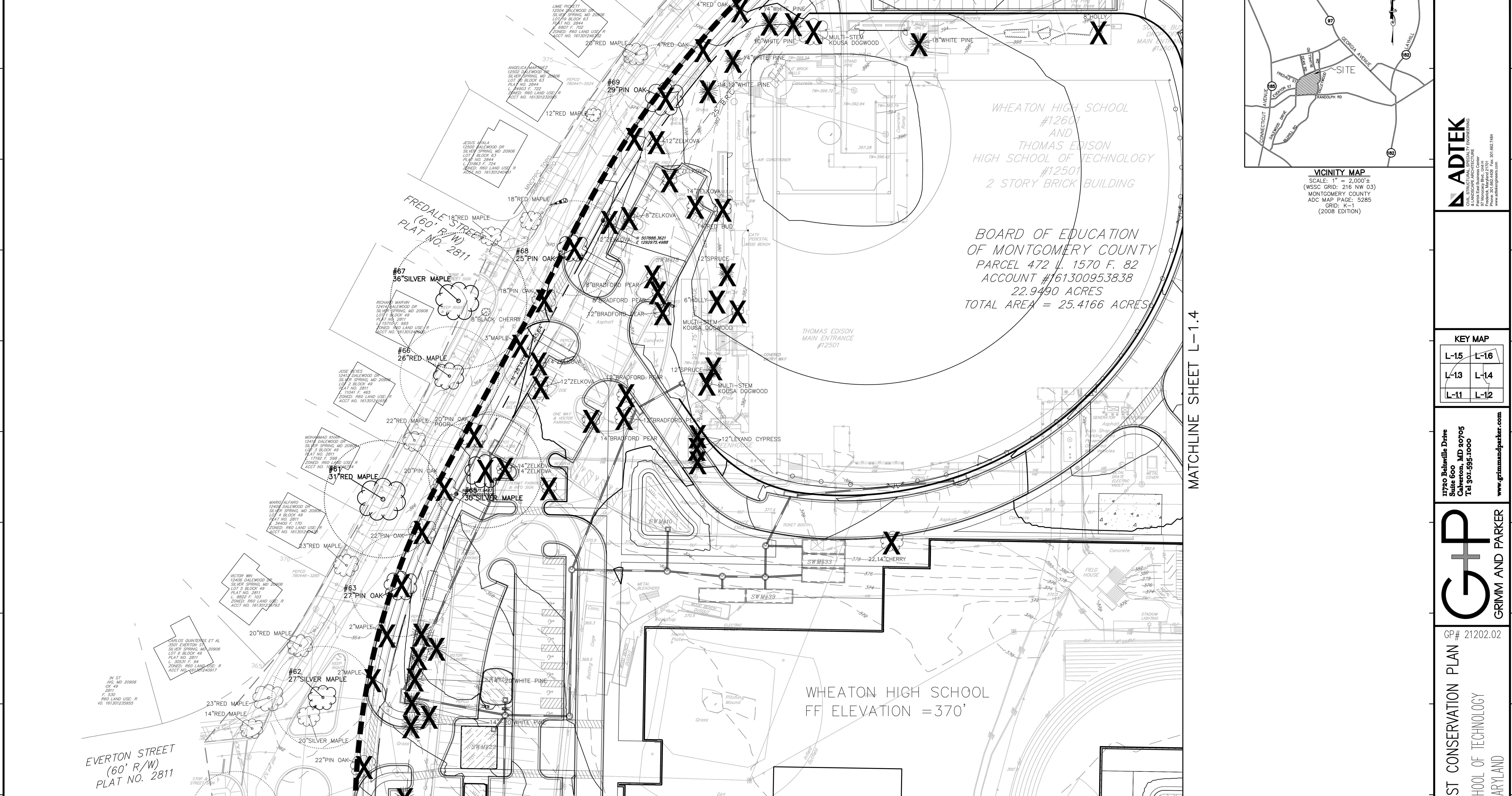
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MONTGOMERY COUNTY, MARYLAND

DATE	DESCRIPTION

L-1.2

MATCHLINE SHEET L-1.5



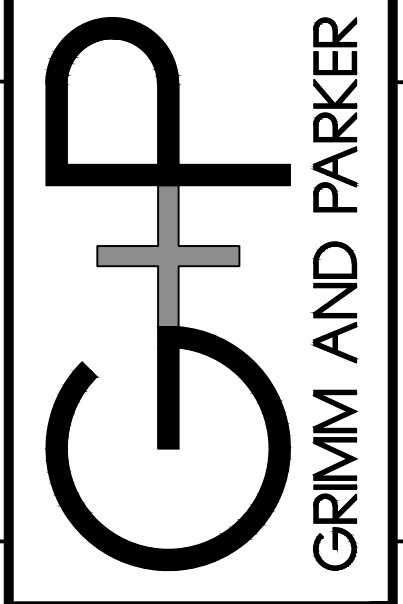
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MATCHLINE SHEET L-1.1

LEGEND

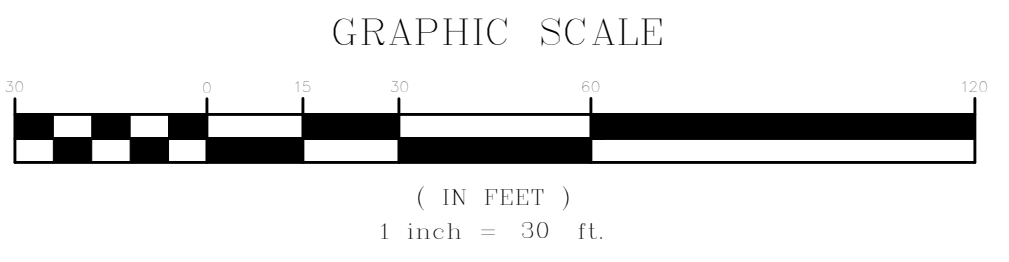
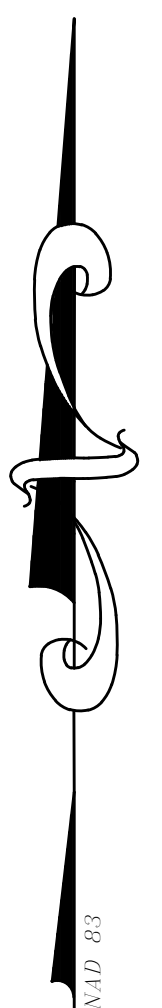
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	SHRUB			SHRUB TO BE REMOVED	
	FOREST TREELINE			COMBINED ROOT PRUNE TRENCH/TREE PROTECTION FENCE (TEMPORARY)	
	SCRUB AREA			TREE PROTECTION FENCE (TEMPORARY)	
	LIMITS OF SURVEY			TEMPORARY TREE PROTECTION SIGNAGE (APPROX. 50' O.C.)	
	PROPERTY BOUNDARY			CONSERVATION EASEMENT PERMANENT POSTS WITH SIGNAGE AT 50' O.C.	
	STREAM MNCPCC			CATEGORY 1 CONSERVATION EASEMENT	
	STREAM BUFFER				
	LIMITS OF DISTURBANCE				
	FOREST RETAINED AREA				

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- AREAS SHOWN TO BE CLEARED OUTSIDE OF THE LIMITS OF DISTURBANCE ARE FOR CALCULATIONS ONLY.

SITE PLANTING NOTE:

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CERTIFICATION OF QUALIFIED PROFESSIONAL

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

DATE: MICHAEL A. NORTON
MONTGOMERY COUNTY PUBLIC SCHOOLS
MONTGOMERY COUNTY PUBLIC SCHOOLS
2096 GAITHER ROAD, SUITE 203
ROCKVILLE, MARYLAND 20850-4038
ATTN: DENNIS CROSS
Dennis_Cross@mcpsmd.org
TEL: 240.314.1012 FAX: 240.314.1036

NORTON LAND DESIGN
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
17830 NEW HAMPSHIRE AVENUE, SUITE 101
P. 240.342.2329 F. 240.342.2632
WWW.NORTONLANDDESIGN.COM

WATER CLASS	USE I	WATERSHED	LOWER ROCK CREEK	FEMA FLOODPLAIN	MAP PANEL #
TRIBUTARY	TRIB. TO ROCK CREEK	ADC MAP	24031C 0365D		
TAX MAP	HQ563	200 SHEET	216NW03	ADC MAP	PAGE 30
				GRID	E-19

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. _____ including, financial bonding, forest planting, maintenance, and all other applicable agreements.

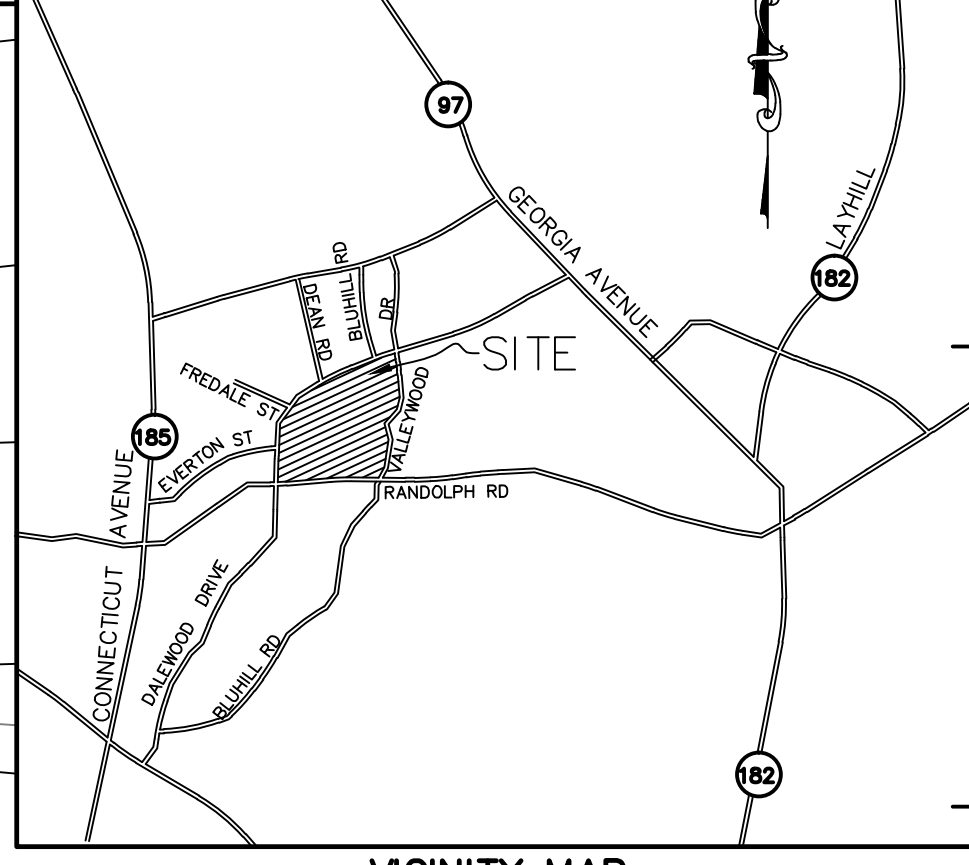
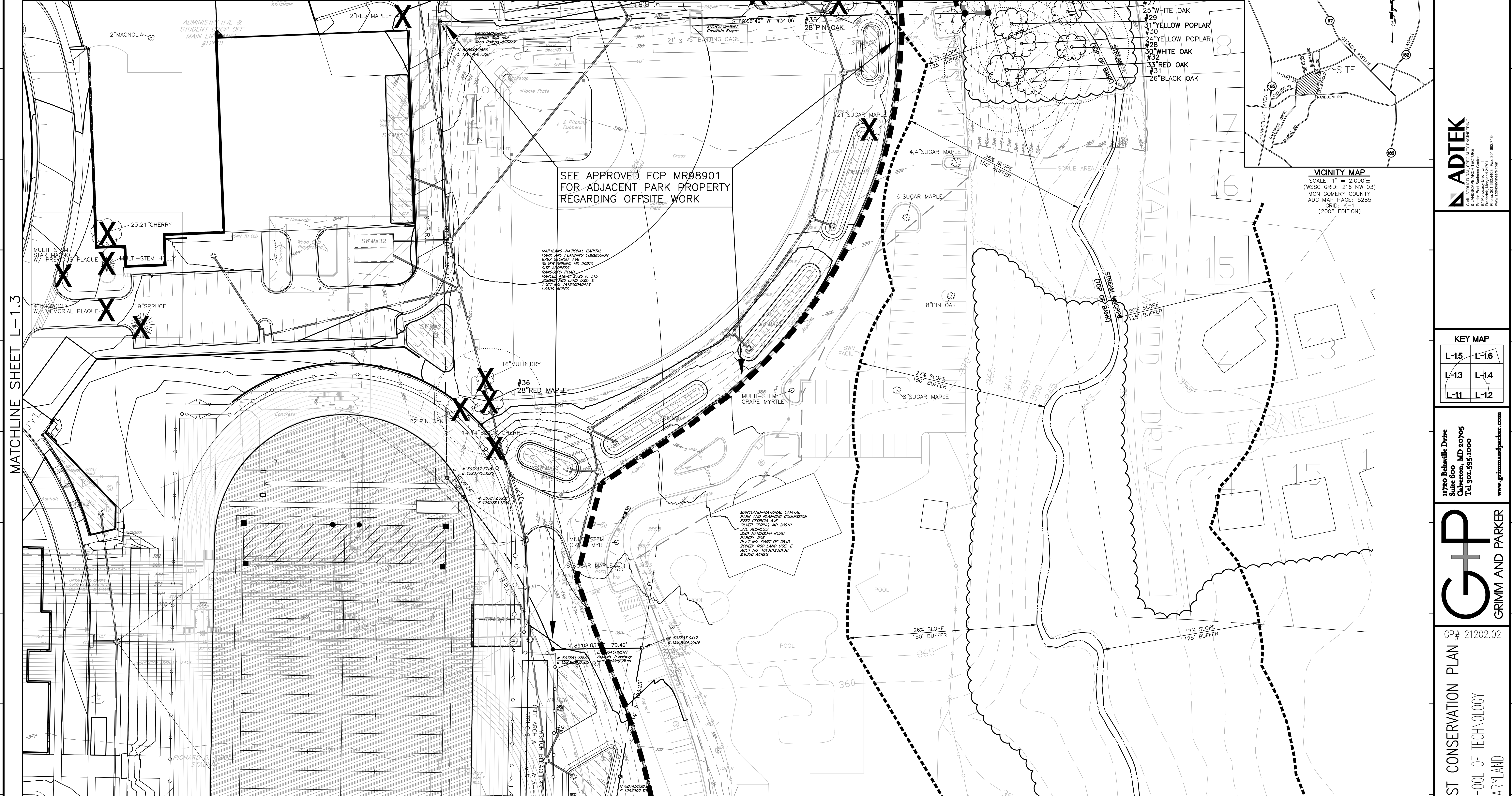
Developer's Name: MONTGOMERY COUNTY PUBLIC SCHOOLS
Printed Company Name:
Contact Person or Owner: MR. R. CRAIG SHUMAN
DIRECTOR, DIVISION OF CONSTRUCTION, MCPS
Printed Name:
Address: 2096 GAITHER ROAD, SUITE 203
ROCKVILLE, MD 20854
Phone and Email: 240-314-1000
Richard_C.Shuman@mcpsmd.org

Signature: _____

DATE	DESCRIPTION

L-1.3

MATCHLINE SHEET L-1.6



SEE APPROVED FCP MR98901 FOR ADJACENT PARK PROPERTY REGARDING OFFSITE WORK

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 GEORGIA AVE
SILVER SPRING, MD 20910
SITE ADDRESS: RANDOLPH ROAD
PARCEL 508 (PART OF 2843 ZONED: RFD LAND USE: E ACCT NO. 1613020808 9.9300 ACRES)

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 GEORGIA AVE
SILVER SPRING, MD 20910
SITE ADDRESS: RANDOLPH ROAD
PARCEL 508 (PART OF 2843 ZONED: RFD LAND USE: E ACCT NO. 1613020808 9.9300 ACRES)

MATCHLINE SHEET L-1.3

MATCHLINE SHEET L-1.2

LEGEND

	14" RED OAK EXISTING TREE <24" DBH		14" RED OAK EXISTING TREE <24" DBH TO BE REMOVED
	26" RED OAK EXISTING SIGNIFICANT TREE >24" AND <30" DBH WITH TAG NUMBER		26" RED OAK EXISTING SIGNIFICANT TREE >24" AND <30" DBH WITH TAG NUMBER TO BE REMOVED
	32" RED OAK EXISTING SPECIMEN TREE >30" DBH WITH TAG NUMBER		32" RED OAK EXISTING SPECIMEN TREE >30" DBH WITH TAG NUMBER TO BE REMOVED
	SHRUB		SHRUB TO BE REMOVED
	FOREST TREELINE		COMBINED ROOT PRUNE TRENCH/TREE PROTECTION FENCE (TEMPORARY)
	SCRUB AREA		TREE PROTECTION FENCE (TEMPORARY)
	LIMITS OF SURVEY		TEMPORARY TREE PROTECTION SIGNAGE (APPROX. 50' O.C.)
	PROPERTY BOUNDARY		CONSERVATION EASEMENT PERMANENT POSTS WITH SIGNAGE AT 50' O.C.
	STREAM MNCPCC		CATEGORY 1 CONSERVATION EASEMENT
	STREAM BUFFER		
	LIMITS OF DISTURBANCE		
	FOREST RETAINED AREA		

GENERAL FCP NOTES:

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NORTON LAND DESIGN
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
17830 NEW HAMPSHIRE AVENUE, SUITE 101 ASHTON, MD 20861
P. 240.342.2329 F. 240.342.2632 WWW.NORTONLANDDESIGN.COM

DATE: MICHAEL A. NORTON, MONTGOMERY COUNTY PUBLIC SCHOOLS, 08.19.06.01, QUALIFIED PROFESSIONAL

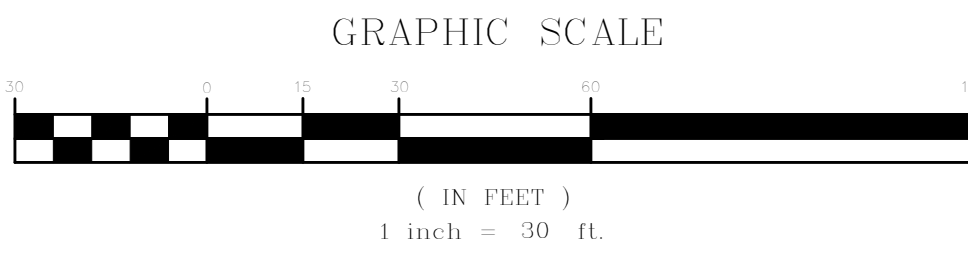
WATER CLASS: USE 1, WATERSHED: LOWER ROCK CREEK, FEMA FLOODPLAIN MAP PANEL # 24031C 0365D

TAX MAP: HQ563, 200 SHEET: 216NW03, ADC MAP PAGE: 30, GRID: E-197

DEVELOPER'S CERTIFICATE
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Developer's Name: MONTGOMERY COUNTY PUBLIC SCHOOLS
Printed Company Name:
Contact Person or Owner: MR. R. CRAIG SHUMAN, DIRECTOR, DIVISION OF CONSTRUCTION, MCPS
Printed Name:
Address: 2096 GAITHER ROAD, SUITE 203, ROCKVILLE, MD 20854
Phone and Email: 240-314-1000, Richard_C.Shuman@mcpsmd.org

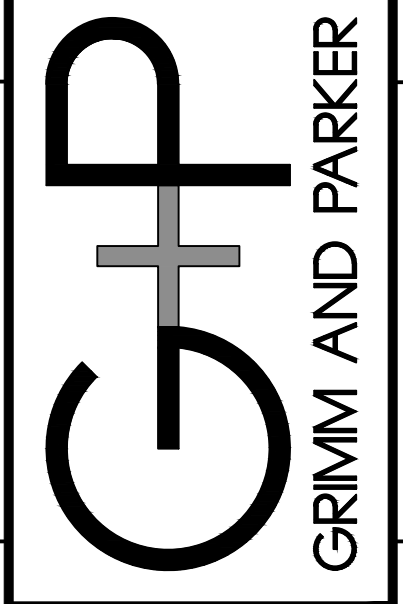
Signature: _____



KEY MAP

L-15	L-16
L-13	L-14
L-11	L-12

17750 Belairville Drive
Suite 600
Calverton, MD 20705
Tel 901-595-1000
www.grimmandparker.com



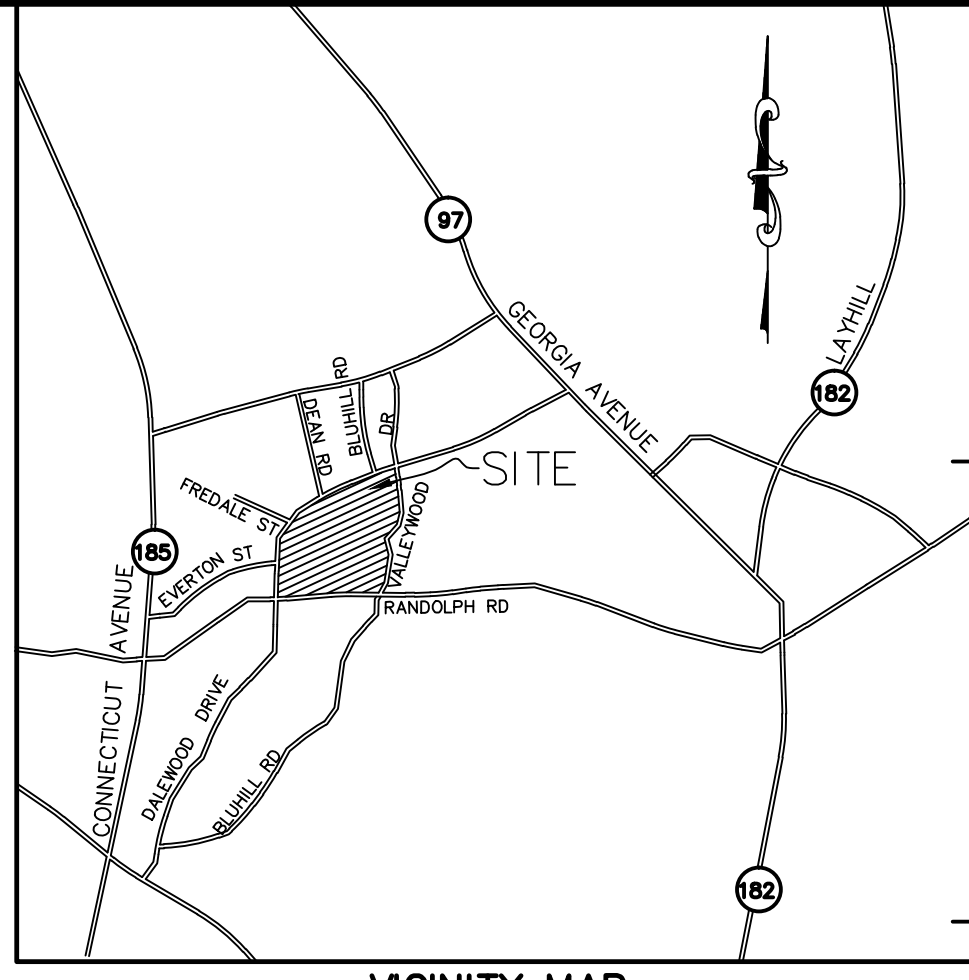
GP# 21202.02

PRELIMINARY FOREST CONSERVATION PLAN
THOMAS EDISON HIGH SCHOOL OF TECHNOLOGY
MONTGOMERY COUNTY, MARYLAND

DATE	DESCRIPTION

L-1.4

© GRIMM AND PARKER, P.C. 2012
 K:\MID PROJECTS\10-051\DRAWINGS\10-051_FCP.dwg PLOTTED Nov 07, 2012



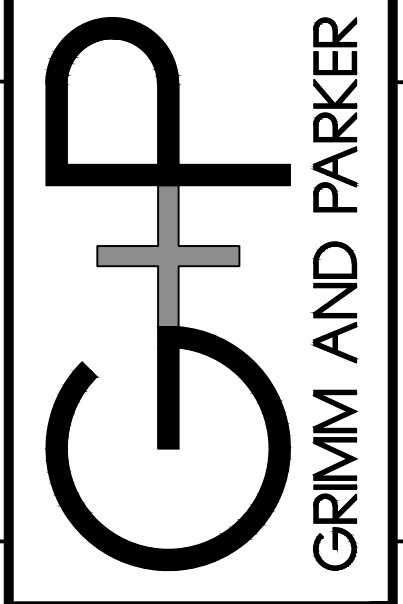
VICINITY MAP
 SCALE: 1" = 2,000'
 (WSSC GRID: 216 NW 03)
 MONTGOMERY COUNTY
 ADC MAP PAGE: 5285
 GRID: K-1
 (2008 EDITION)

ADTEK
 LANDSCAPE ARCHITECTURE
 ENGINEERING
 17750 Belairville Drive
 Suite 600
 Calverton, MD 20705
 Tel 901-595-1000
 www.adtekgreen.com

KEY MAP

L-15	L-16
L-13	L-14
L-11	L-12

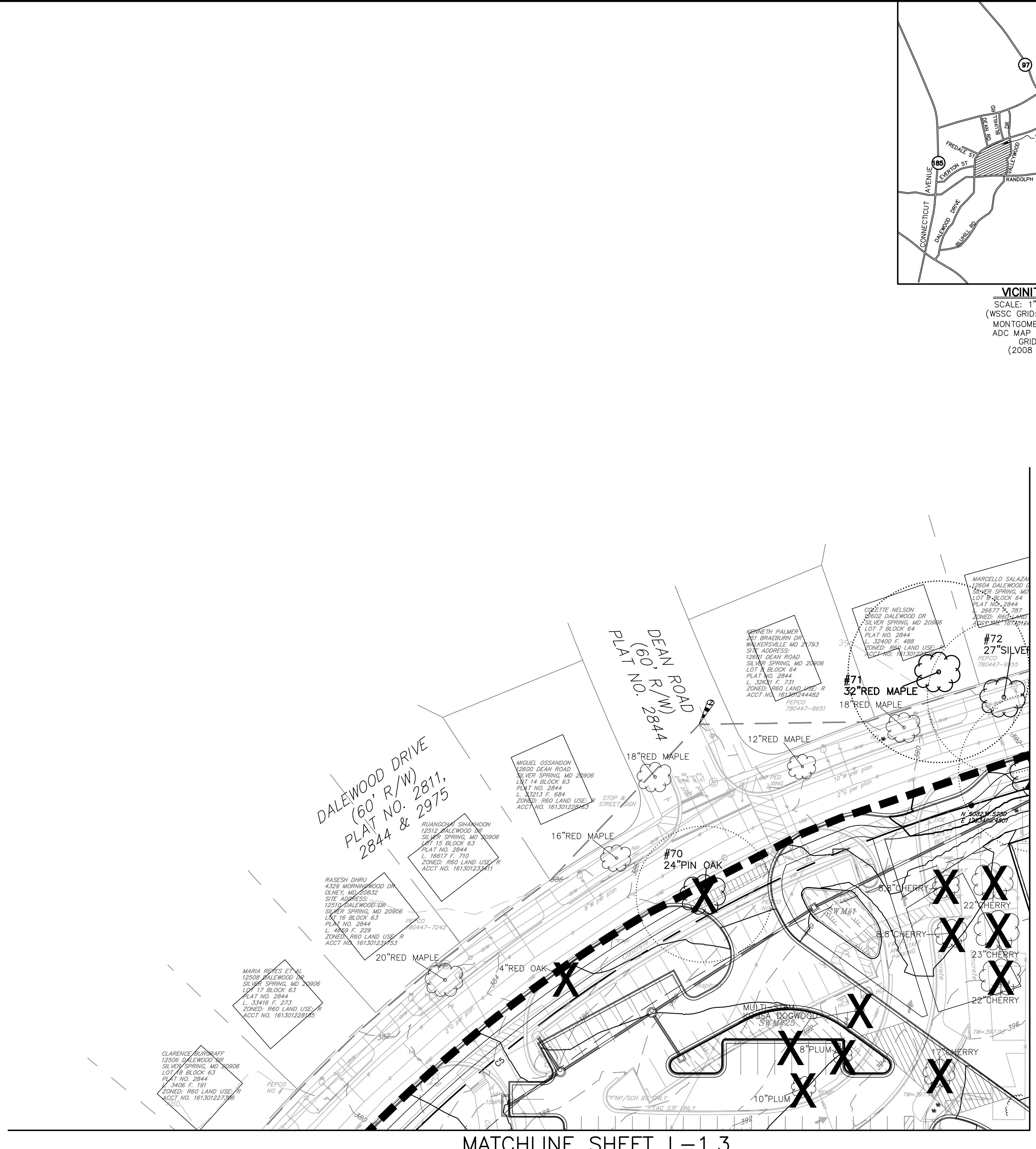
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 THOMAS EDISON HIGH SCHOOL OF TECHNOLOGY
 MONTGOMERY COUNTY, MARYLAND

DATE	DESCRIPTION



LEGEND

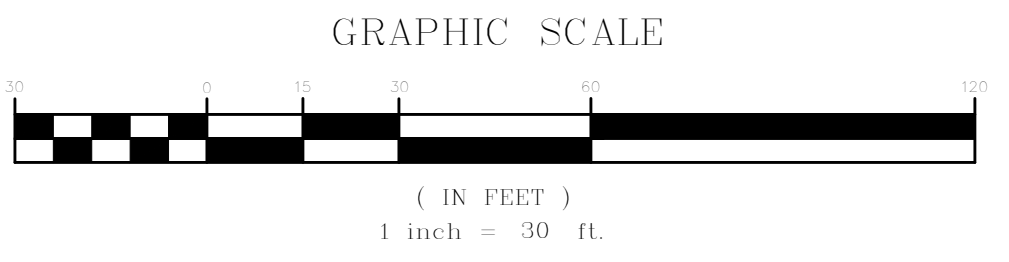
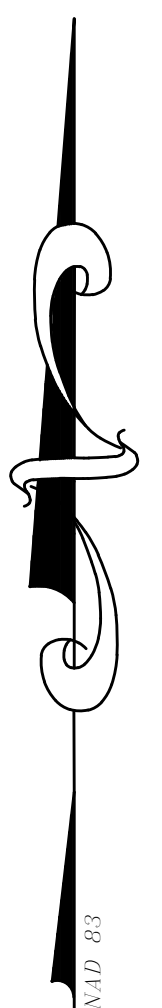
14" RED OAK	EXISTING TREE <24" DBH	14" RED OAK	EXISTING TREE <24" DBH TO BE REMOVED
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	SURVEY TOPO		TEMPORARY TREE PROTECTION SIGNAGE (APPROX. 50' O.C.)
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	LIMITS OF SURVEY		CATEGORY I CONSERVATION EASEMENT
	PROPERTY BOUNDARY		
	STREAM MNCPPC		
	STREAM BUFFER		
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 MONTGOMERY COUNTY PUBLIC SCHOOLS
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 17830 NEW HAMPSHIRE AVENUE, SUITE 101 ASHTON, MD 20861
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WATER CLASS	USE I	WATERSHED	LOWER ROCK CREEK	FEMA FLOODPLAIN	MAP PANEL #
TRIBUTARY	TRIBUTARY TO ROCK CREEK				24031C 0365D
TAX MAP	HQ563	200 SHEET	216NW03	ADC MAP	PAGE 30 GRID E-19

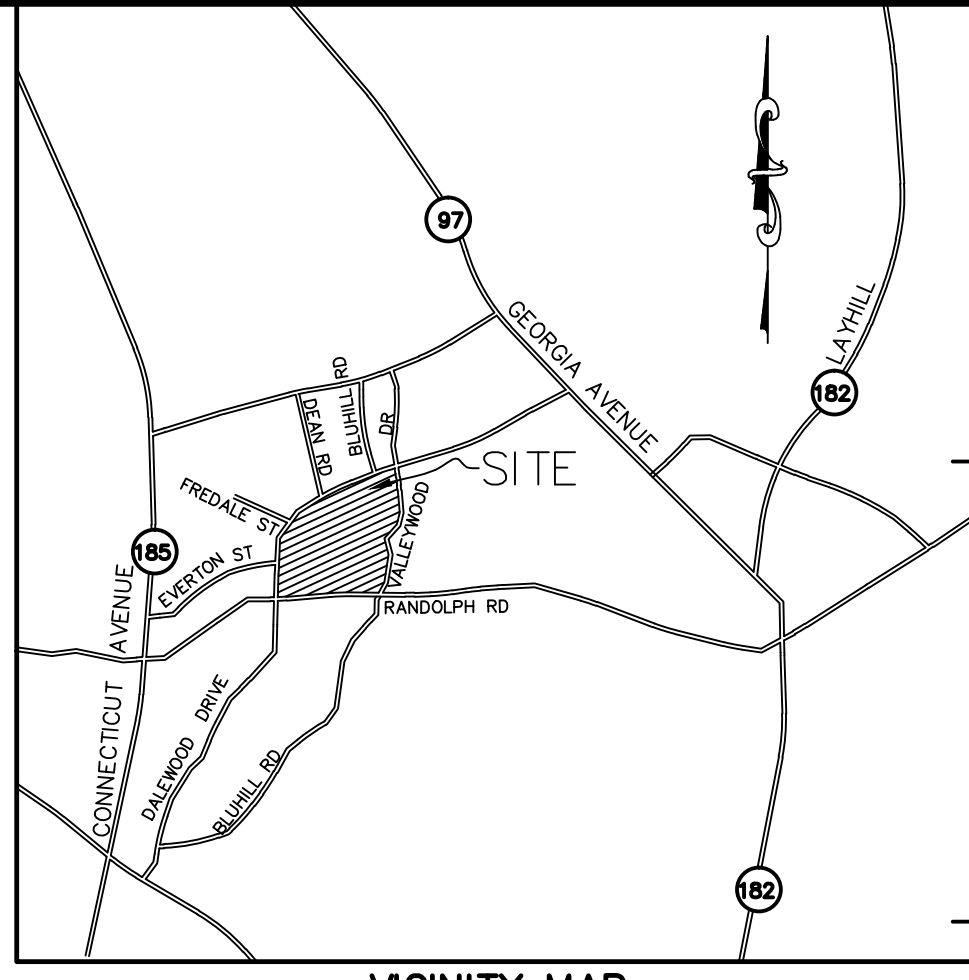
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 Director, Division of Construction, MCPS
 Address: 2096 GAITHER ROAD, SUITE 203
 ROCKVILLE, MD 20854
 Phone and Email: 240-314-1000
 Richard_C.Shumanjr@mcpsmd.org

Signature: _____

L-1.5



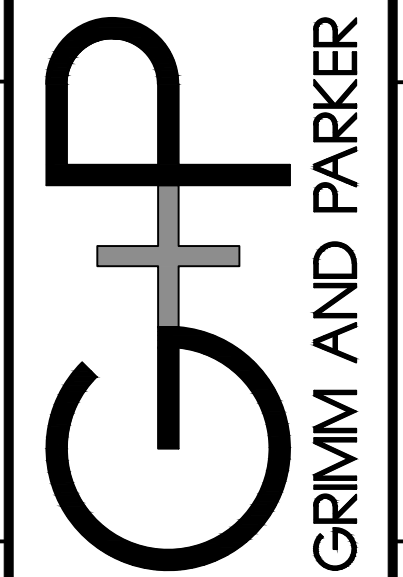
VICINITY MAP
SCALE: 1" = 2,000'
(WSSC GRID: 216 NW 03)
MONTGOMERY COUNTY
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KEY MAP

L-15	L-16
L-13	L-14
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GP# 21202.02

PRELIMINARY FOREST CONSERVATION PLAN
THOMAS EDISON HIGH SCHOOL OF TECHNOLOGY
MONTGOMERY COUNTY, MARYLAND

DATE	DESCRIPTION

L-1.6



MATCHLINE SHEET L-1.5

MATCHLINE SHEET L-1.4

LEGEND

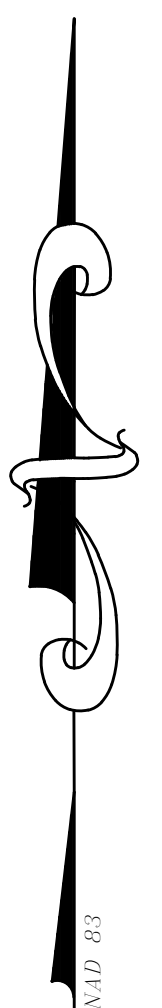
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	PROPERTY BOUNDARY		
	STREAM MNCPPC		
	STREAM BUFFER		
	LIMITS OF DISTURBANCE		
	FOREST RETAINED AREA		

GENERAL FCP NOTES:

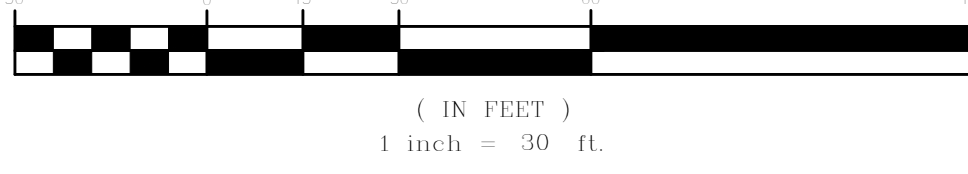
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GRAPHIC SCALE



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WATER CLASS	USE 1	WATERSHED	LOWER ROCK CREEK	FEMA FLOODPLAIN	MAP PANEL #
TERRITORY	TRIB. TO ROCK CREEK	ADC MAP	24031C	0365D	
TAX MAP	HQ563	200 SHEET	216NW03	PAGE	30
				GRID	E-19

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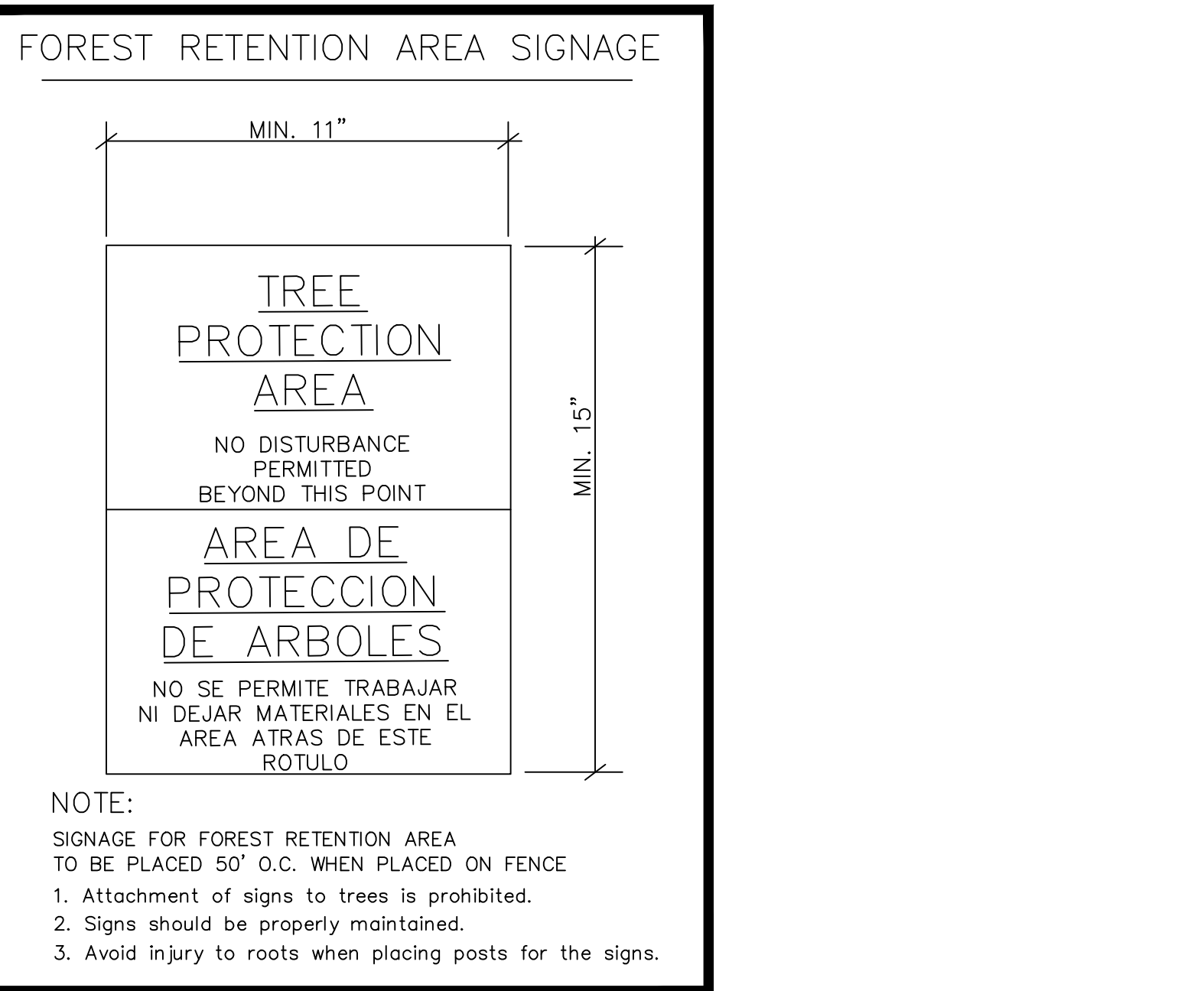
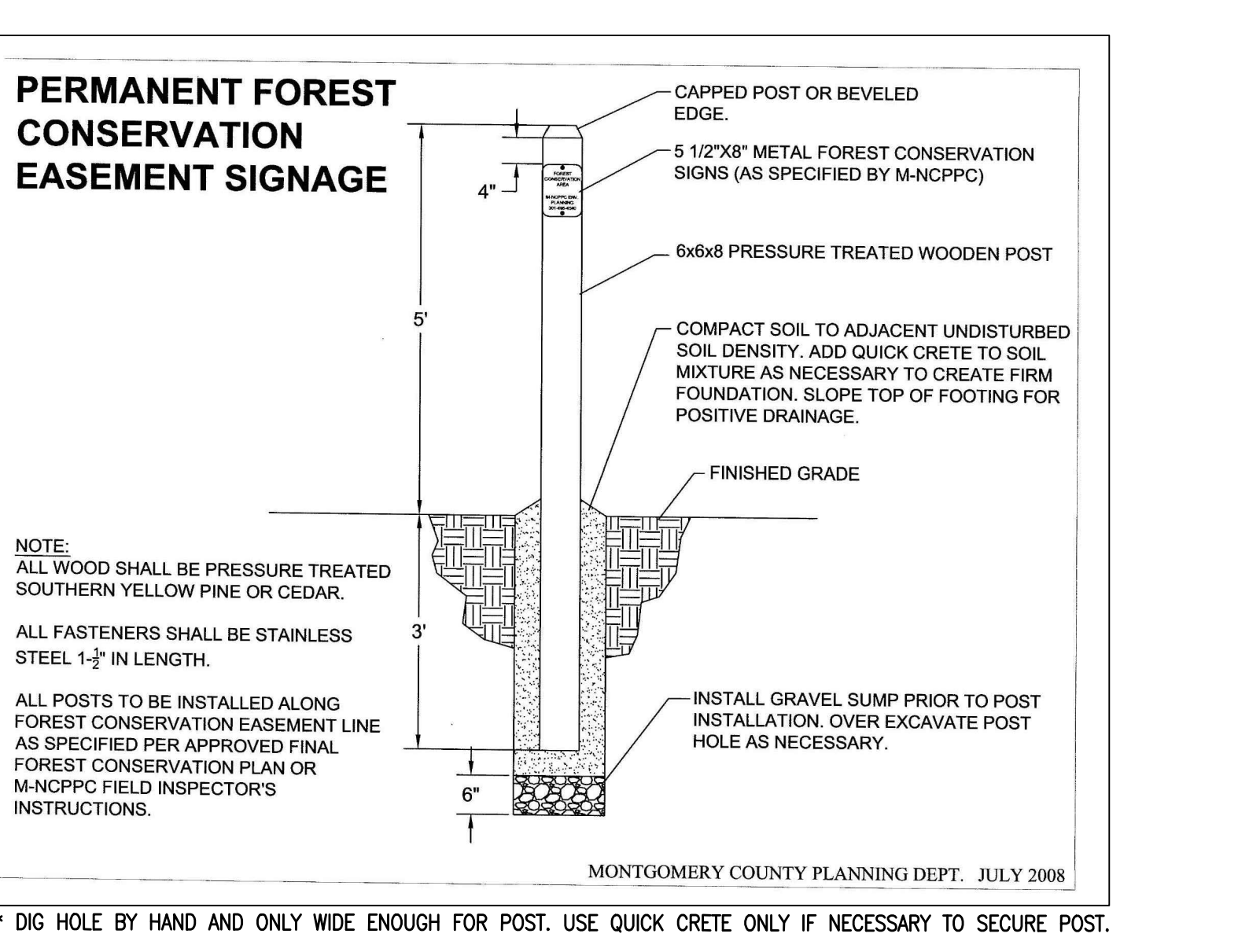
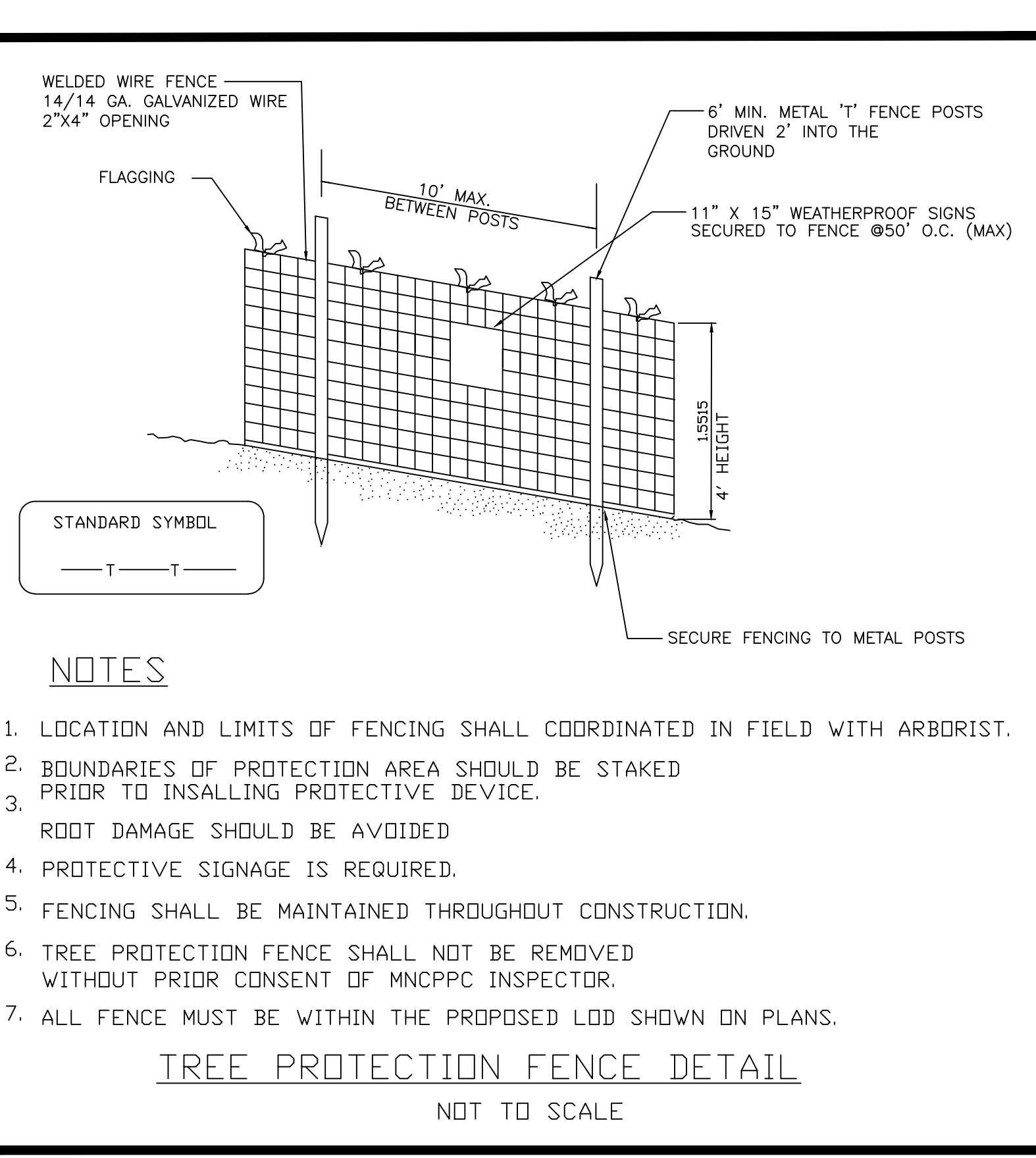
FOREST CONSERVATION WORKSHEET
WHEATON HIGH SCHOOL / THOMAS EDISON HIGH SCHOOL OF TECHNOLOGY
NET TRACT AREA: 26.26
Acreage of tract remaining in agriculture: 0
Acreage of road and utility r/w which will not be improved as part of dev. application: 0
Acreage of ex. forest: 0.16
Acreage of total forest retention: 0.00
Land use category: 0.00
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: 0.16/0.00/0.00
Acreage of forest retained, cleared, and planted with priority areas: 0.16/0.00/0.00
Linear extent & average width of stream buffer: 0'/0'

SITE TABULATIONS:
ACREAGE OF TRACT: 26.26
ACREAGE OF ROAD AND UTILITY R/W WHICH WILL NOT BE IMPROVED AS PART OF DEV. APPLICATION: 0
ACREAGE OF EX. FOREST: 0.16
ACREAGE OF TOTAL FOREST RETENTION: 0.00
LAND USE CATEGORY: 0.00
AFFORESTATION THRESHOLD: 3.94
CONSERVATION THRESHOLD: 5.25
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: 0.16/0.00/0.00
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITH PRIORITY AREAS: 0.16/0.00/0.00
TOTAL DBH INCHES OF SPECIMEN TREES REMOVED: 283
X 0.25 = REQUIRED CALIPER INCHES MITIGATION: 70.75
TOTAL CALIPER INCHES OF SPECIMEN TREE MITIGATION: 72

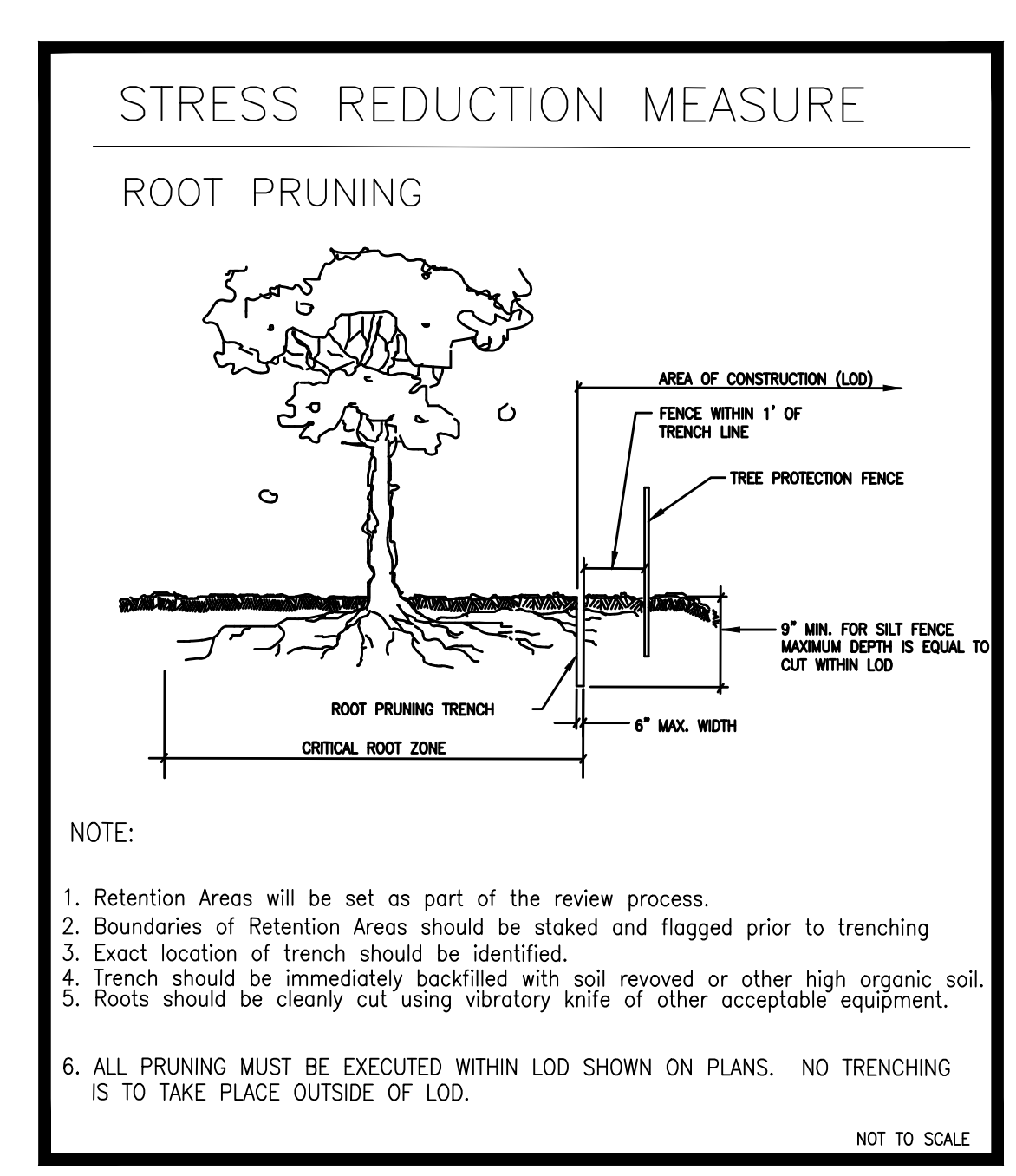
PROPOSED SPECIMEN TREE MITIGATION PLANT SCHEDULE
KEY BOTANICAL NAME COMMON NAME SIZE FORM SPACING QUANTITY
TREES
TBD TBD TBD 3" CAL B&B SHOWN 6
TBD TBD TBD 3" CAL B&B SHOWN 6
TBD TBD TBD 3" CAL B&B SHOWN 6
TBD TBD TBD 3" CAL B&B SHOWN 6

NOTES:
- TREES ARE TO BE GUARANTEED FOR TWO YEARS.
- ALL PLANTS SHALL BE WATERED FOR A TWO YEAR PERIOD AS REQUIRED.
- SEE LANDSCAPE PLAN FOR PLANTING DETAILS.

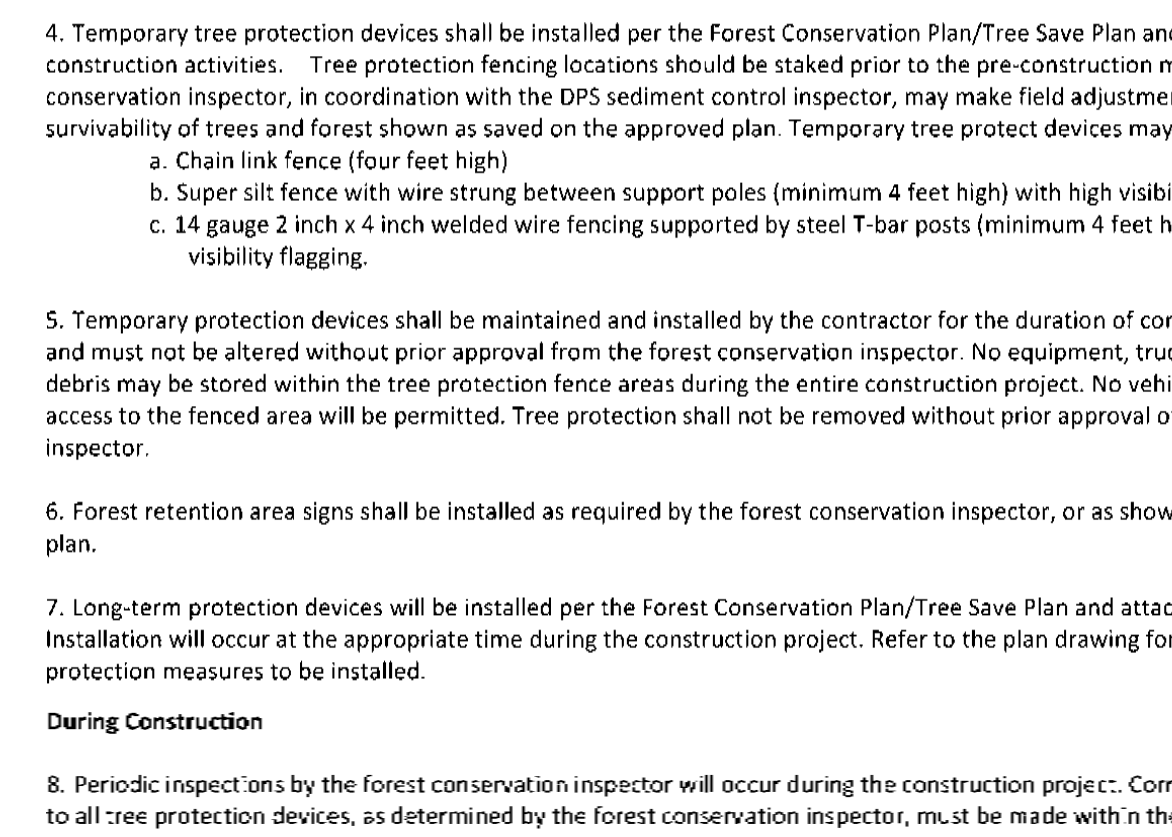
Significant Tree Summary 24" +
Tree # Species Scientific Name Common Name D.B.H. Tree Condition Variance CRZ % Disposition
1 ACER RUBRUM RED MAPLE 34 FAIR OFFSITE/LARGE CAVITY 12% SAVE & PROTECT
2 QUERCUS PALUSTRIS PIN OAK 30 FAIR OFFSITE/BROKEN LIMBS/CROWN DAMAGE 100% TO BE REMOVED
3 QUERCUS PALUSTRIS PIN OAK 28 FAIR OFFSITE/BROKEN LIMBS/CROWN DAMAGE TO BE REMOVED
4 QUERCUS PALUSTRIS PIN OAK 24 FAIR OFFSITE TO BE REMOVED
5 PINUS STROBUS WHITE PINE 33 GOOD OFFSITE TO BE REMOVED
6 PINUS STROBUS WHITE PINE 31 GOOD OFFSITE TO BE REMOVED
7 LIRIODENDRON TULIPIFERA YELLOW POPLAR 36 FAIR OFFSITE/BROKEN LIMBS SAVE & PROTECT
8 QUERCUS ALBA WHITE OAK 30 FAIR OFFSITE/DEAD LIMBS/VINES/LARGE CAVITY/DEAD LIMBS/SCAFFOLDS SAVE & PROTECT
9 QUERCUS ALBA WHITE OAK 20 FAIR OFFSITE/BROKEN LIMBS SAVE & PROTECT
10 QUERCUS ALBA WHITE OAK 24 FAIR OFFSITE/BROKEN LIMBS SAVE & PROTECT
11 QUERCUS VELITINA BLACK OAK 25 FAIR OFFSITE/VINES/DEAD LIMBS SAVE & PROTECT
12 QUERCUS ALBA WHITE OAK 24 GOOD OFFSITE SAVE & PROTECT
13 LIRIODENDRON TULIPIFERA YELLOW POPLAR 24 FAIR OFFSITE/BROKEN LIMBS/VINES SAVE & PROTECT
14 QUERCUS PALUSTRIS PIN OAK 33 FAIR OFFSITE/DEAD LIMBS/VINES SAVE & PROTECT
15 LIRIODENDRON TULIPIFERA YELLOW POPLAR 24 FAIR OFFSITE/VINES SAVE & PROTECT
16 QUERCUS VELITINA BLACK OAK 30 FAIR OFFSITE/BROKEN LIMBS SAVE & PROTECT
17 LIRIODENDRON TULIPIFERA YELLOW POPLAR 28 FAIR OFFSITE/CAVITY @ 4' SAVE & PROTECT
18 LIRIODENDRON TULIPIFERA YELLOW POPLAR 27 FAIR OFFSITE/LEANING DEAD LIMBS SAVE & PROTECT
19A QUERCUS RUBRA RED OAK 20 FAIR OFFSITE/LEANING DEAD LIMBS SAVE & PROTECT
19B QUERCUS RUBRA RED OAK 24 FAIR OFFSITE/LEANING DEAD LIMBS SAVE & PROTECT
20 QUERCUS RUBRA RED OAK 28 FAIR OFFSITE/BROKEN LIMBS SAVE & PROTECT
21 CARYA TOMENTOSA MOCKERNUT HICKORY 24 FAIR OFFSITE/BROKEN LIMBS/VINES SAVE & PROTECT
22 LIRIODENDRON TULIPIFERA YELLOW POPLAR 27 FAIR OFFSITE/BROKEN SCAFFOLD SAVE & PROTECT
23 LIRIODENDRON TULIPIFERA YELLOW POPLAR 27 FAIR OFFSITE/LEANING DEAD LIMBS SAVE & PROTECT
24 LIRIODENDRON TULIPIFERA YELLOW POPLAR 28 FAIR OFFSITE/VINES SAVE & PROTECT
25 LIRIODENDRON TULIPIFERA YELLOW POPLAR 27 FAIR OFFSITE/VINES SAVE & PROTECT
26 LIRIODENDRON TULIPIFERA YELLOW POPLAR 24 FAIR OFFSITE/VINES/BROKEN LIMBS SAVE & PROTECT
27 QUERCUS ALBA WHITE OAK 25 FAIR OFFSITE/DEAD LIMBS/CRACK IN TRUNK/LEANING/POSSIBLE LEANING SAVE & PROTECT
28 QUERCUS ALBA WHITE OAK 30 FAIR OFFSITE/DEAD LIMBS/VINES SAVE & PROTECT
29 LIRIODENDRON TULIPIFERA YELLOW POPLAR 31 FAIR OFFSITE/BROKEN DEAD LIMBS SAVE & PROTECT
30 LIRIODENDRON TULIPIFERA YELLOW POPLAR 24 GOOD OFFSITE SAVE & PROTECT
31 QUERCUS VELITINA BLACK OAK 26 GOOD OFFSITE SAVE & PROTECT
32 QUERCUS RUBRA RED OAK 33 FAIR/POOR OFFSITE/BROKEN DEAD LIMBS SAVE & PROTECT
33 QUERCUS FALCATA SOUTHERN RED OAK 38 POOR OFFSITE/BROKEN SCAFFOLD/LIMBS SAVE & PROTECT
34 CARYA TOMENTOSA MOCKERNUT HICKORY 24.10 FAIR OFFSITE/BROKEN LEADER/28" DBH USED FOR CRZ SAVE & PROTECT
35 QUERCUS PALUSTRIS PIN OAK 28 GOOD OFFSITE TO BE REMOVED
36 ACER RUBRUM RED MAPLE 28 POOR OFFSITE/BROKEN LEADER/VINES/DEAD/BROKEN LIMBS/CAVITY/HOLLOW TO BE REMOVED
37 PLATANUS OCCIDENTALIS SYCAMORE 20 FAIR OFFSITE/CUT LIMBS TO BE REMOVED
38 PLATANUS OCCIDENTALIS SYCAMORE 20 FAIR/POOR OFFSITE/CUT LIMBS/SHARP ROOT/TRUNK DAMAGE TO BE REMOVED
39 ACER SACCHARINUM SILVER MAPLE 35 FAIR OFFSITE/BROKEN LEADER/PRUNED FOR WIRES SAVE & PROTECT
40 ACER SACCHARINUM SILVER MAPLE 33 FAIR OFFSITE/CAVITY/PRUNED FOR WIRES SAVE & PROTECT
41 ACER SACCHARINUM SILVER MAPLE 34 FAIR OFFSITE/BROKEN LIMBS/PRUNED FOR WIRES SAVE & PROTECT
42 ACER SACCHARINUM SILVER MAPLE 35 FAIR OFFSITE/BROKEN LEADER/PRUNED FOR WIRES SAVE & PROTECT
43 ACER SACCHARINUM SILVER MAPLE 40 FAIR OFFSITE/CUT LIMBS/PRUNED FOR WIRES SAVE & PROTECT
44 ACER SACCHARINUM SILVER MAPLE 31 FAIR OFFSITE/PRUNED FOR WIRES SAVE & PROTECT
45 ACER SACCHARINUM SILVER MAPLE 20 POOR OFFSITE/CUT LIMBS/PRUNED FOR WIRES SAVE & PROTECT
46 ACER SACCHARINUM SILVER MAPLE 20 POOR OFFSITE/CUT LIMBS/PRUNED FOR WIRES SAVE & PROTECT
47 ACER SACCHARINUM SILVER MAPLE 29 FAIR OFFSITE/CUT LIMBS/PRUNED FOR WIRES SAVE & PROTECT
48 ACER SACCHARINUM SILVER MAPLE 29 FAIR OFFSITE/CUT LIMBS/PRUNED FOR WIRES SAVE & PROTECT
49 ACER SACCHARINUM SILVER MAPLE 27 FAIR OFFSITE/CUT LIMBS/PRUNED FOR WIRES SAVE & PROTECT
50 ACER SACCHARINUM SILVER MAPLE 30 FAIR/POOR OFFSITE/BROKEN LIMBS/TRUNK DAMAGE @ BASE TO BE REMOVED
51 ACER SACCHARINUM SILVER MAPLE 29 FAIR OFFSITE/STEM NIP VINES/DEAD/BROKEN LIMBS TO BE REMOVED
52 ACER SACCHARINUM SILVER MAPLE 31 FAIR OFFSITE/BROKEN LIMBS/STORM DAMAGE YES 35% TO BE REMOVED
53 ACER SACCHARINUM SILVER MAPLE 36 FAIR OFFSITE/CUT LIMBS YES 35% TO BE REMOVED
54 ACER SACCHARINUM SILVER MAPLE 30 FAIR OFFSITE/EXPOSED ROOTS/DEAD/PRUNED FOR WIRES/POTENTIAL REMOVAL WITH MDCR APPROVAL YES 22% SAVE & PROTECT
55 ACER SACCHARINUM SILVER MAPLE 29 FAIR OFFSITE/CUT LIMBS SAVE & PROTECT
56 ACER SACCHARINUM SILVER MAPLE 24 FAIR OFFSITE/CUT LIMBS SAVE & PROTECT
57 ACER SACCHARINUM SILVER MAPLE 26 FAIR/POOR OFFSITE/EXPOSED/DAMAGED ROOTS/DEAD/BROKEN LIMBS TO BE REMOVED
58 ACER RUBRUM RED MAPLE 48 FAIR OFFSITE/CUT LIMBS/TRUNK DAMAGE SAVE & PROTECT
59 ACER RUBRUM RED MAPLE 24 FAIR OFFSITE/CUT LIMBS TO BE REMOVED
60 QUERCUS PALUSTRIS PIN OAK 25 POOR OFFSITE/CUT LIMBS/FUNGUS/TOPPED TO BE REMOVED
61 ACER RUBRUM RED MAPLE 31 FAIR OFFSITE/CUT LIMBS/TRUNK DAMAGE @ BASE YES 9% SAVE & PROTECT
62 ACER SACCHARINUM SILVER MAPLE 27 GOOD OFFSITE/STEM NIP @ 4.5' TO BE REMOVED
63 QUERCUS PALUSTRIS PIN OAK 27 FAIR/POOR OFFSITE/CUT LIMBS/PRUNED FOR WIRES TO BE REMOVED
64 PINUS BIRKYNSIA BLACK CHERRY 32 FAIR CO-DOMINANT/DEAD LIMBS/WOODPECKER HOLES YES 100% TO BE REMOVED
65 ACER SACCHARINUM SILVER MAPLE 30 FAIR CUT LIMBS YES 100% TO BE REMOVED
66 ACER RUBRUM RED MAPLE 26 GOOD OFFSITE SAVE & PROTECT
67 ACER SACCHARINUM SILVER MAPLE 36 FAIR OFFSITE/CUT/DEAD LIMBS/OCCUL. EST. YES <1% SAVE & PROTECT
68 QUERCUS PALUSTRIS PIN OAK 25 FAIR OFFSITE/CUT/BROKEN LIMBS TO BE REMOVED
69 QUERCUS PALUSTRIS PIN OAK 29 FAIR OFFSITE/CUT LIMBS TO BE REMOVED
70 QUERCUS PALUSTRIS PIN OAK 24 FAIR OFFSITE TO BE REMOVED
71 ACER RUBRUM RED MAPLE 32 FAIR OFFSITE/CUT LIMBS/OCCUL. EST. SAVE & PROTECT
72 ACER SACCHARINUM SILVER MAPLE 27 FAIR OFFSITE/CUT LIMBS @ 8' PRUNED FOR WIRES/CAVITY @ 8' HOLLOW LEADER/CUT LIMBS SAVE & PROTECT
73 QUERCUS PALUSTRIS PIN OAK 28 FAIR OFFSITE/CUT LIMBS TO BE REMOVED
74 ACER RUBRUM RED MAPLE 24 FAIR OFFSITE/CUT LIMBS/PRUNED FOR WIRES SAVE & PROTECT
75 ACER RUBRUM RED MAPLE 24 FAIR OFFSITE/CUT LIMBS/OCCUL. EST. SAVE & PROTECT
76 ACER RUBRUM RED MAPLE 28 FAIR OFFSITE/CUT LIMBS/OCCUL. EST. SAVE & PROTECT
77 ACER RUBRUM RED MAPLE 24 FAIR OFFSITE/DEAD LIMBS SAVE & PROTECT
101 PLATANUS OCCIDENTALIS SYCAMORE 28 GOOD OFFSITE/TRUNK DAMAGE/EXPOSED/DEAD/BROKEN LIMBS SAVE & PROTECT
102 PLATANUS OCCIDENTALIS SYCAMORE 24 GOOD OFFSITE/TRUNK DAMAGE/EXPOSED/DEAD/BROKEN LIMBS SAVE & PROTECT
103 PINUS STROBUS WHITE PINE 25 GOOD OFFSITE/TRUNK DAMAGE/EXPOSED/DEAD/BROKEN LIMBS SAVE & PROTECT
104 ACER SACCHARINUM SILVER MAPLE 30 FAIR OFFSITE/EXPOSED/DEAD/BROKEN LIMBS SAVE & PROTECT
105 ACER SACCHARINUM SILVER MAPLE 25 FAIR OFFSITE/EXPOSED/DEAD/BROKEN LIMBS SAVE & PROTECT
106 QUERCUS ALBA WHITE OAK 25 GOOD OFFSITE/EXPOSED/DEAD/BROKEN LIMBS SAVE & PROTECT
107 LIRIODENDRON TULIPIFERA YELLOW POPLAR 24 POOR OFFSITE/UNKN TRUNK/SPLICE LIMBS/TOP DEAD SAVE & PROTECT
108 QUERCUS PALUSTRIS PIN OAK 33 FAIR OFFSITE/FUNGUS AT BASE/BROKEN SCAFFOLD/LIMBS SAVE & PROTECT
109 LIRIODENDRON TULIPIFERA YELLOW POPLAR 27 GOOD OFFSITE/EXPOSED ROOTS/WEATHER CRACKS/BROKEN LIMBS SAVE & PROTECT
110 QUERCUS RUBRA RED OAK 36 GOOD EXPOSED ROOTS/DEAD/BROKEN LIMBS SAVE & PROTECT
111 QUERCUS ALBA WHITE OAK 20 GOOD OFFSITE/EXPOSED ROOTS/DEAD/BROKEN LIMBS SAVE & PROTECT
112 QUERCUS ALBA WHITE OAK 27 GOOD OFFSITE/DEAD/BROKEN LIMBS SAVE & PROTECT
113 QUERCUS ALBA WHITE OAK 32 GOOD OFFSITE/EXPOSED ROOTS/DEAD/BROKEN LIMBS SAVE & PROTECT
114 QUERCUS ALBA WHITE OAK 26 FAIR OFFSITE/STEM NIP VINES/DEAD/BROKEN LIMBS SAVE & PROTECT
115 QUERCUS ALBA WHITE OAK 30 GOOD OFFSITE/STEM NIP VINES/DEAD/BROKEN LIMBS SAVE & PROTECT
116 QUERCUS RUBRA RED OAK 38 GOOD OFFSITE/VINES/INCLINED BARK/DEAD/BROKEN LIMBS SAVE & PROTECT
117 QUERCUS ALBA WHITE OAK 38 GOOD OFFSITE/DEAD/BROKEN LIMBS SAVE & PROTECT
118 QUERCUS ALBA WHITE OAK 36 GOOD OFFSITE/DEAD/BROKEN LIMBS SAVE & PROTECT
119 QUERCUS ALBA WHITE OAK 30 GOOD OFFSITE/DEAD/BROKEN LIMBS SAVE & PROTECT



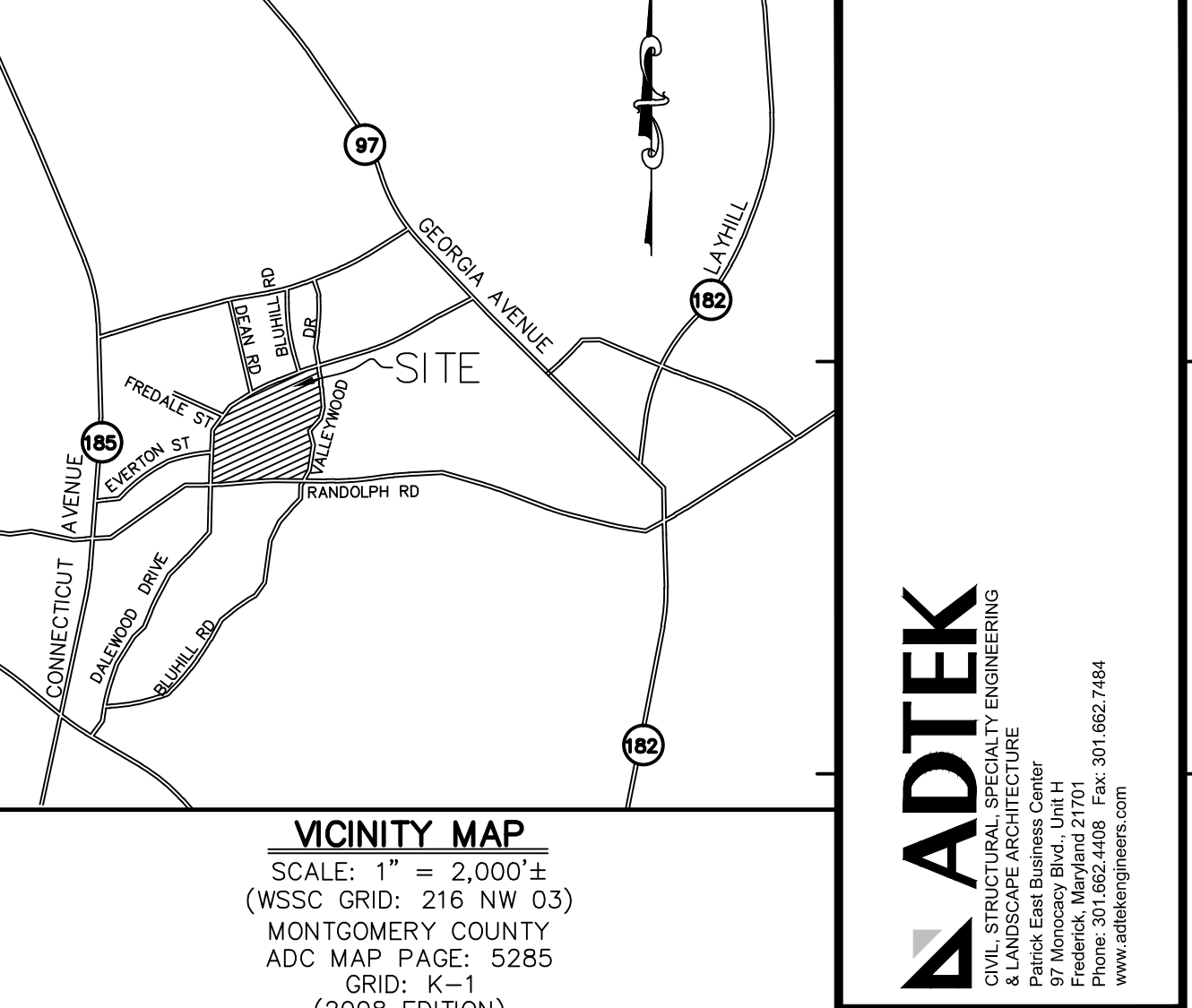
GENERAL FCP NOTES:
- ROOT PRUNE TRENCH IS NOT TO IMPACT UTILITIES.
- THE EXTENT OF ROOT PRUNING IS TO BE DETERMINED AT THE PRECONSTRUCTION MEETING.
- NO CLEARING IS TO TAKE PLACE OUTSIDE OF THE LIMITS OF DISTURBANCE.
- AREAS SHOWN TO BE CLEARED OUTSIDE OF THE LIMITS OF DISTURBANCE ARE FOR CALCULATIONS ONLY.
SITE PLANTING NOTE:
- TREES AND SHRUBS TO BE PLANTED OUTSIDE OF L.O.D. ARE TO BE DUG WITH HAND EQUIPMENT ONLY. NO MACHINERY IS TO GO OUTSIDE OF L.O.D. PLANTS ARE TO BE INSTALLED AND STABILIZED SAME DAY.



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



OWNER/APPLICANT
MONTGOMERY COUNTY PUBLIC SCHOOLS
2096 GAITHER ROAD, SUITE 203
ROCKVILLE, MARYLAND 20854-4038
ATTN: DENNIS CROSS
Dennis_Cross@mcpsmd.org
TEL: 240.314.1012 FAX: 240.314.1036
DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. _____ including, financial bonding, forest planting, maintenance, and all other applicable agreements.
Developer's Name: MONTGOMERY COUNTY PUBLIC SCHOOLS
Contact Person or Owner: MR. R. CRAIG SHUMAN, DIRECTOR, DIVISION OF CONSTRUCTION, MCPS
Address: 2096 GAITHER ROAD, SUITE 203, ROCKVILLE, MD 20854
Phone and Email: 240-314-1000, Richard_C_Shuman@mcpsmd.org
NORTON LAND DESIGN
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
17830 NEW HAMPSHIRE AVENUE, SUITE 101 ASHTON, MD 20861
P. 240.342.2329 F. 240.342.2632 WWW.NORTONLANDDESIGN.COM
WATER CLASS USE 1 WATERSHED LOWER ROCK CREEK FEMA FLOODPLAIN MAP 24031C 0365D
TAX MAP HQ563 200 SHEET 216NW03 ADC MAP PAGE 30 GRID E-197

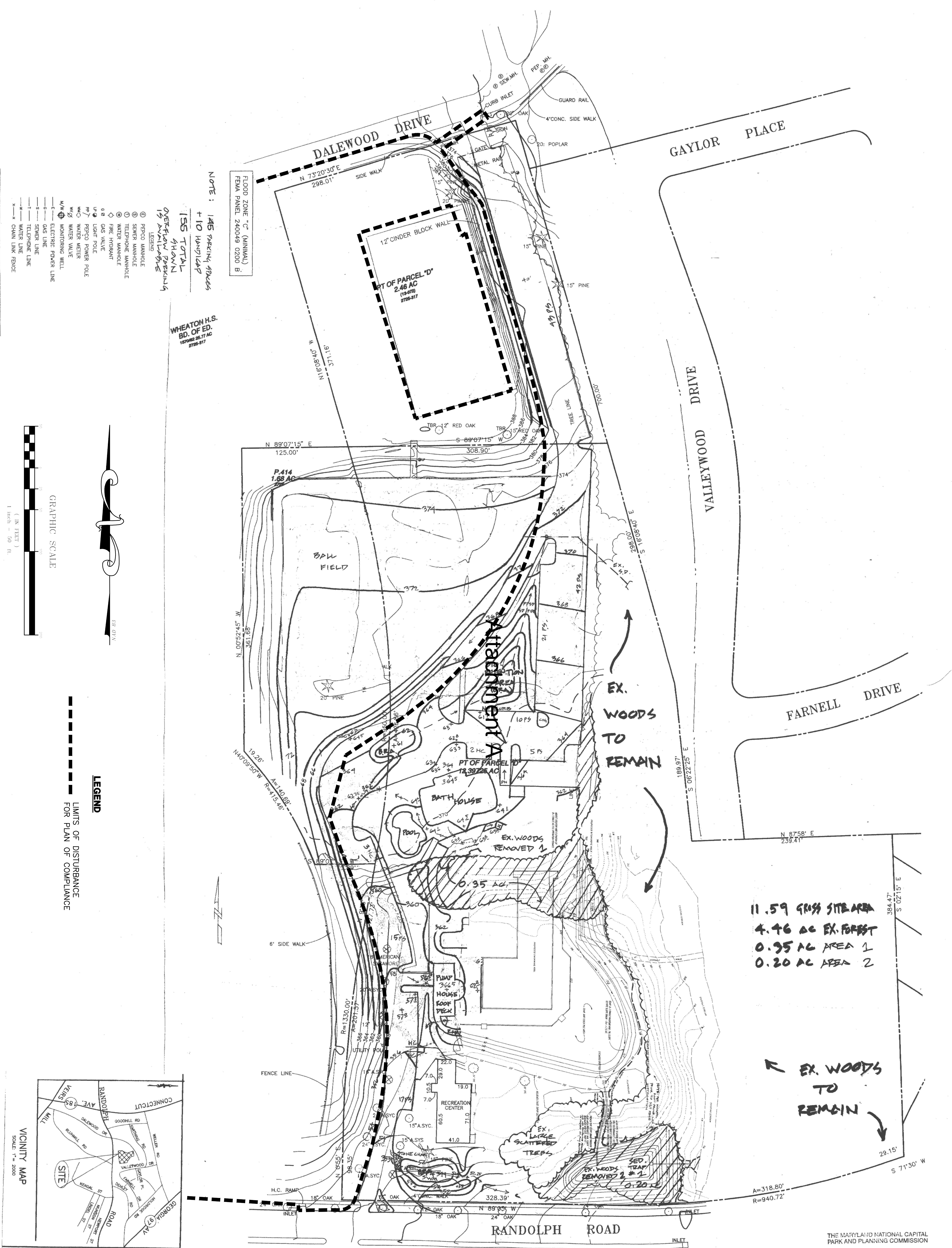


ADTEK
Landscape Architecture + Engineering
17750 Belairville Drive, Suite 600, Calverton, MD 20705
Tel 941-595-1000
www.adtekgpa.com

PRELIMINARY FOREST CONSERVATION PLAN
THOMAS EDISON HIGH SCHOOL OF TECHNOLOGY
MONTGOMERY COUNTY, MARYLAND
GP# 21202.02

DATE DESCRIPTION
Table with 2 columns: DATE, DESCRIPTION

L-1.7



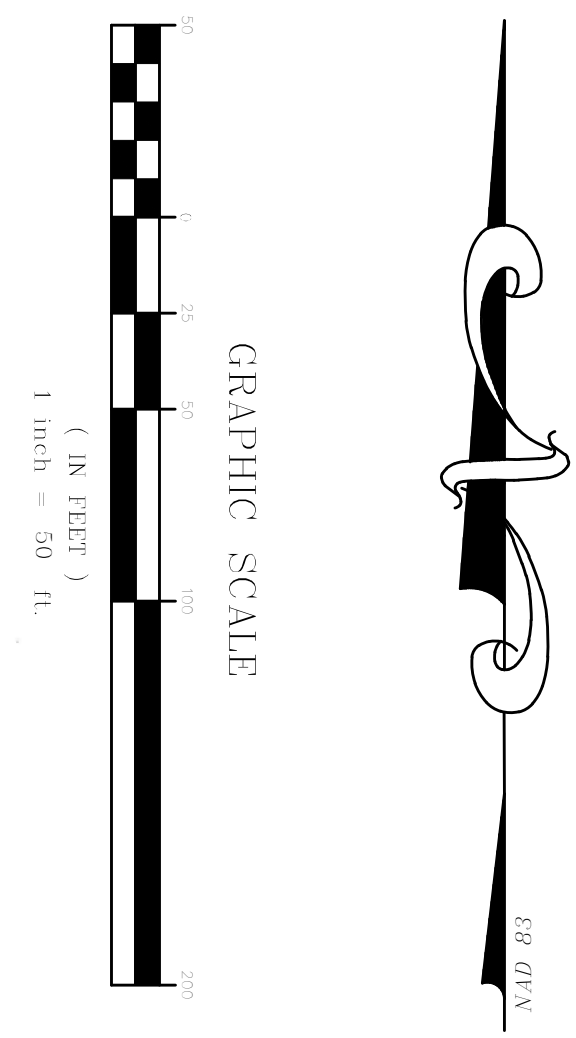
NOTE: 145 parking spaces
+ 10 handicapped
135 TOTAL
shown
is available

FLOOD ZONE "C" (MINIMAL)
FEMA PANEL 240049 0200 B

WHEATON H.S.
BD. OF ED.
160962 26.77 AD
2786-317

LEGEND

- PERCO MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- FIRE HYDRANT
- GAS VALVE
- LIGHT POLE
- PERCO POWER POLE
- WATER METER
- WATER VALVE
- MONITORING WELL
- ELECTRIC POWER LINE
- GAS LINE
- TELEPHONE LINE
- SEWER LINE
- WATER LINE
- CRANK LINK FENCE



11.59 GROSS SITE AREA
4.46 AC EX. FOREST
0.95 AC AREA 1
0.20 AC AREA 2

EX. WOODS TO REMAIN

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

APPROVAL

File No. MR-98901
Subj. *Conservation* 4400

FOREST CONSERVATION
PLAN - FINAL

WEST CONSULTING GROUP
4424 MONTGOMERY AVENUE
BETHESDA, MARYLAND 20814
(301) 654-7907 654-7908 (FAX)
WITMER ASSOCIATES, LLC 301 309-8600

WHEATON / GLENMONT
SWIMMING POOL
DEPARTMENT OF FACILITIES & SERVICES
MONTGOMERY COUNTY, MARYLAND

ALSO SEE FCP & SED, CONT. REV. 3/00 BY: WITMER ASSOCIATES, LLC 301 309-8600

DESIGNED BY: DR. H. K. KIM, AIA
CHECKED BY: DR. H. K. KIM, AIA
SCALE: 1" = 50'
DATE: 09/10/12 PLAN OF COMPLIANCE

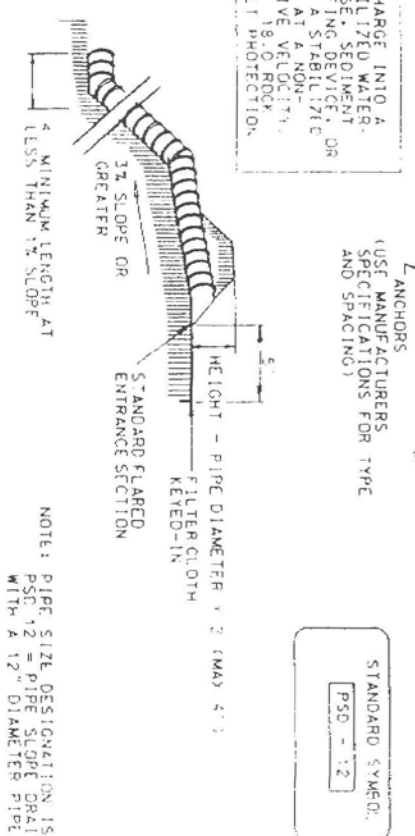
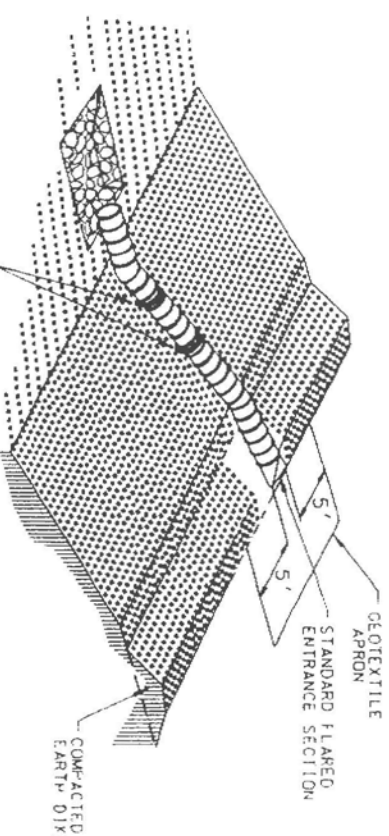
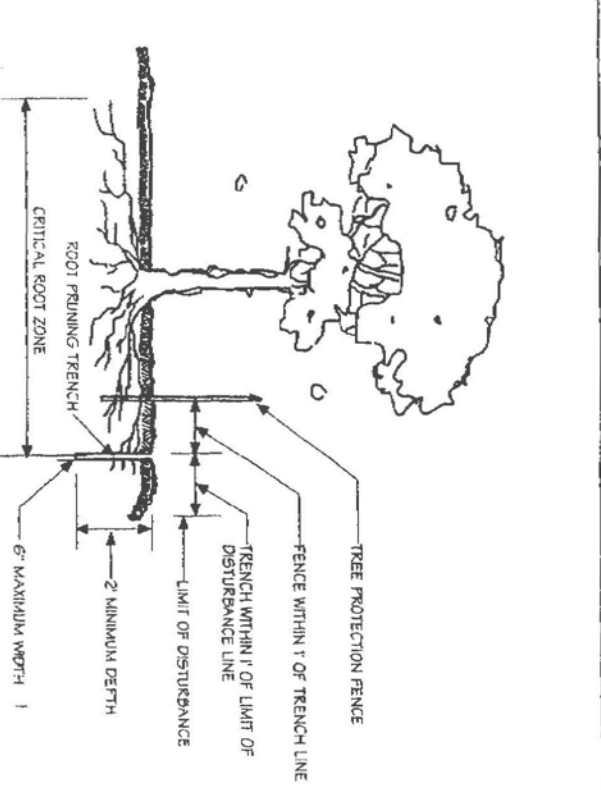


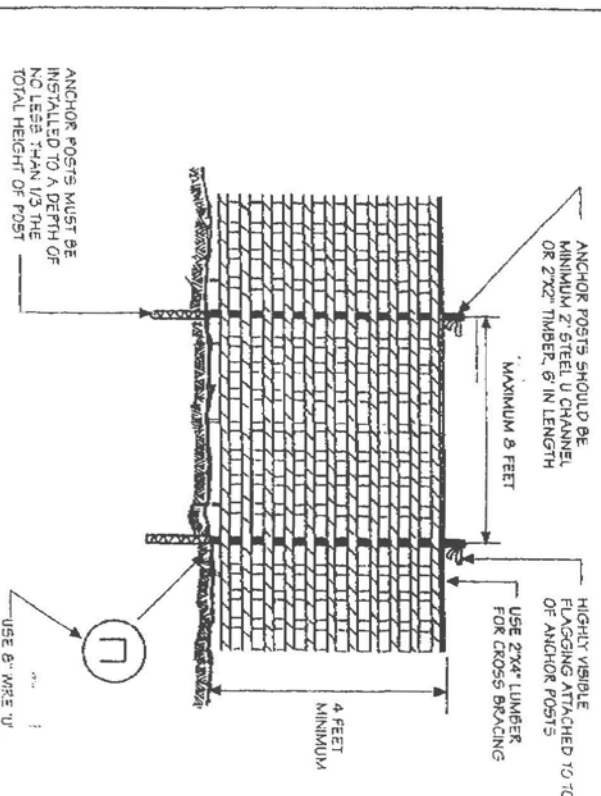
TABLE 6 Design Criteria for Pipe Slope Drain

Flow Velocity (ft/s)	Flow Velocity (m/s)	Flow Velocity (ft/s)	Flow Velocity (m/s)
1.2	0.35	1.5	0.45
1.8	0.55	2.1	0.65
2.1	0.65	2.5	0.75
2.4	0.75	3.0	0.90
2.7	0.85	3.5	1.05

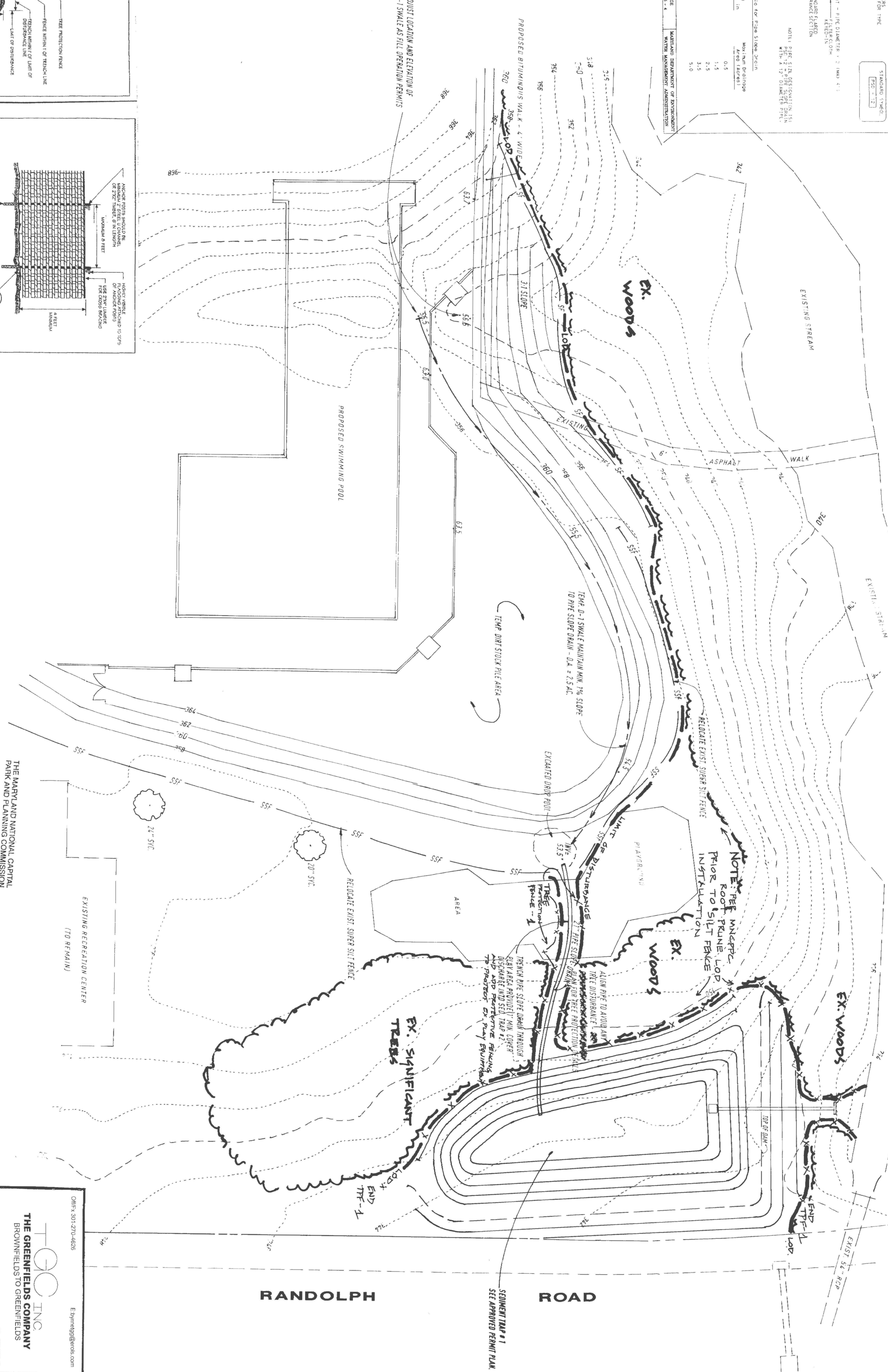
U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE



Notes:
1. Fences shall be installed as part of the final construction site preparation.
2. Fences shall be installed as part of the final construction site preparation.
3. Fences shall be installed as part of the final construction site preparation.
4. Fences shall be installed as part of the final construction site preparation.
5. Fences shall be installed as part of the final construction site preparation.
6. Fences shall be installed as part of the final construction site preparation.



Notes:
1. Anchoring system shall be installed as part of the final construction site preparation.
2. Anchoring system shall be installed as part of the final construction site preparation.
3. Anchoring system shall be installed as part of the final construction site preparation.
4. Anchoring system shall be installed as part of the final construction site preparation.
5. Anchoring system shall be installed as part of the final construction site preparation.
6. Anchoring system shall be installed as part of the final construction site preparation.



NOTES
POOL AREA SEDIMENT CONTROL REGION.
THIS PLAN IS SUBMITTED AS A REVISION TO APPROVED SEDIMENT CONTROL PLAN.
SEE ORIGINAL PLANS FOR COMPLETE NOTES AND DETAILS FOR BALANCE OF THE SITE.
EXISTING AND PROPOSED GRADE AND POOL LOCATION FROM SITE AND SEDIMENT CONTROL PLANS BY WEST CONSULTING GROUP.

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

APPROVAL

Plan No. **MC 98901**
Kelley L. Carabino 4/10/02

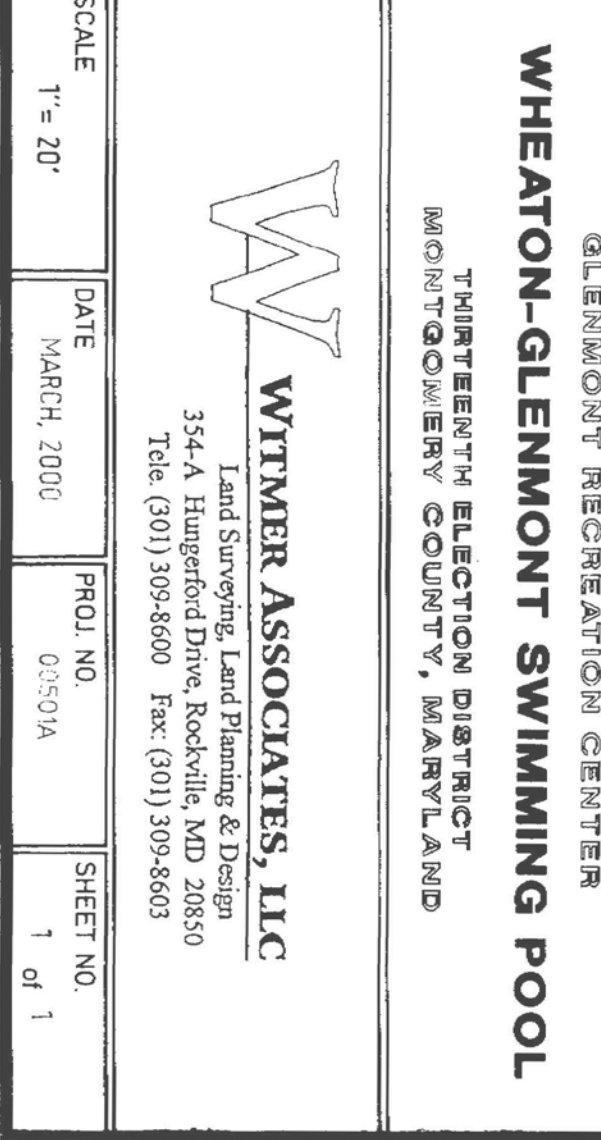
MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVED FOR:		THE GREENFIELDS COMPANY BROWNFIELDS TO GREENFIELDS	
Supervisor/Manager	Subsequent Control/Technical Requirements	Administrative Requirements	Date
Approved	Approved	Approved	Date

WHEATON-GLENMONT SWIMMING POOL

PART OF PARCEL D
GLENMONT RECREATION CENTER
THIRTEENTH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

WITMER ASSOCIATES, LLC
Lead Designer, Land Planning & Design
354-A Hungerford Drive, Rockville, MD 20850
Tel: (301) 309-8600 Fax: (301) 309-8603

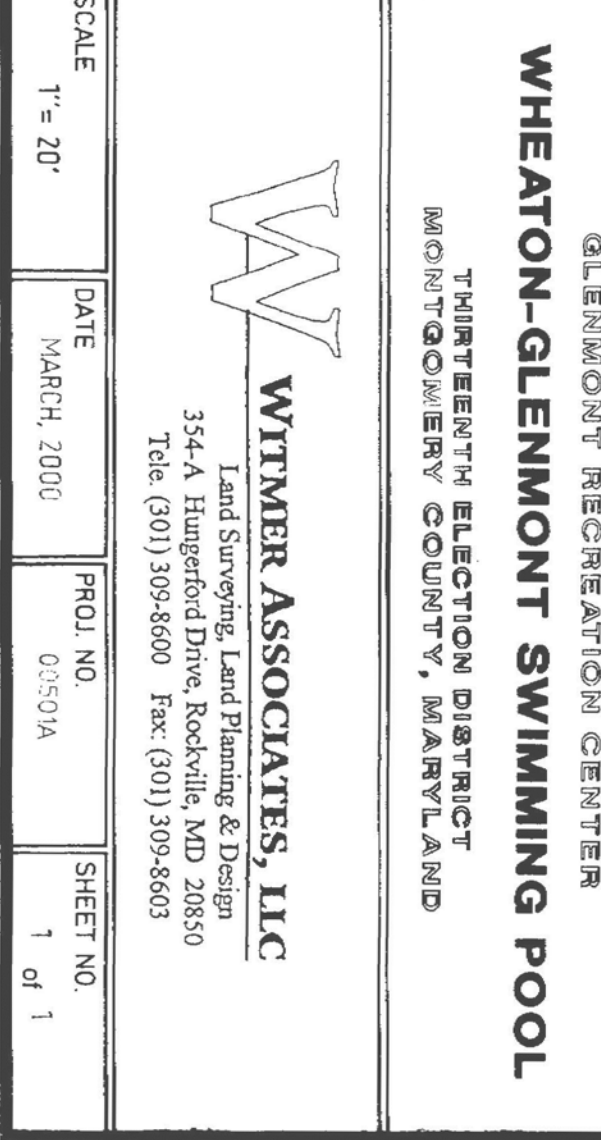
SCALE: 1" = 20'
DATE: MARCH, 2000
PROJECT NO. 02592A
SHEET NO. 1 of 1



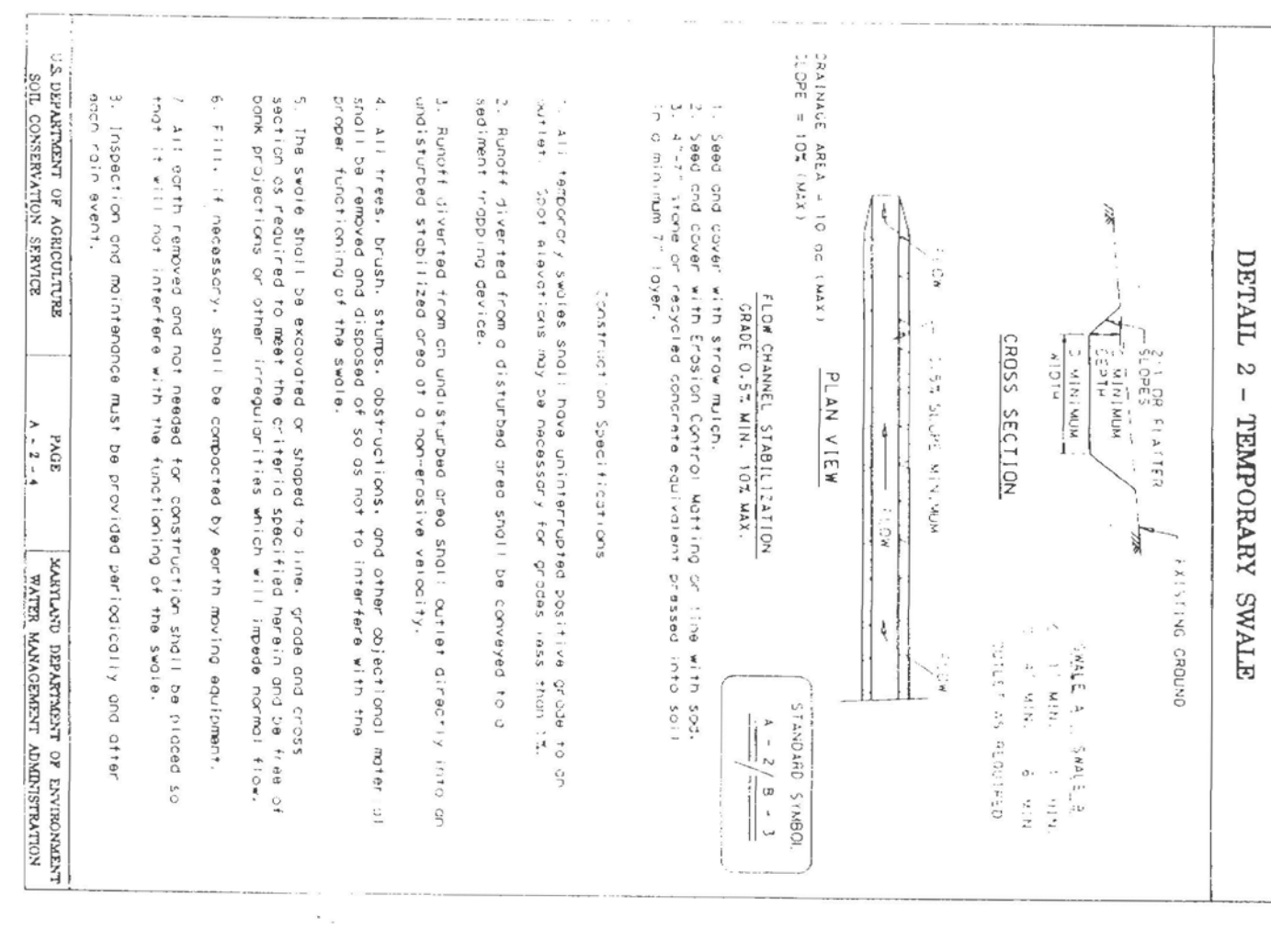
TAX MAP: HQ 563
200 SHEET: 216 NW 3
ADJ. PARCEL: 30
GRID: F-11

REVISIONS:
09/10/12 PLAN OF COMPLIANCE

PREPARED FOR:



GRAPHIC SCALE
1" = 20'



1. All temporary swales shall have a minimum slope of 1% to 2%.
2. Root shears shall be installed at the bottom of the swale.
3. Root shears shall be installed at the bottom of the swale.
4. All trees within the swale shall be protected with a tree protection fence.
5. The swale shall be installed as part of the final construction site preparation.
6. The swale shall be installed as part of the final construction site preparation.
7. The swale shall be installed as part of the final construction site preparation.
8. The swale shall be installed as part of the final construction site preparation.



October 11, 2012

Mr. Mark Pfefferle
 Environmental Planning Division
 Maryland National Capital Park and Planning Commission (M-NCPPC)
 8787 Georgia Avenue
 Silver Spring, Maryland 20910

Re: Wheaton HS/T. Edison HS of Technology
 Request for Specimen Tree Variance
 MNCPPC NRI 420121520

Dear Mr. Pfefferle:

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 existing Wheaton High School and Thomas Edison High School of Technology are located at 12601/12501 Dalewood Drive in Silver Spring, Montgomery County, Maryland. The site is approximately 25.42 acres and is comprised of two parcels owned by The Board of Education. The site currently hosts the existing schools, ball fields and associated parking and circulation. There is one wooded area on the property. The forested area measures 0.16 acres and will not be affected by the proposed improvements. The site is surrounded by residential properties to the north, west and south. MNCPPC's Wheaton-Glenmont Pool lies to the east.

Proposed construction consists of full site modernization including two new school buildings, ball fields and associated parking and circulation.

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 was to provide the community with an updated high school facility that can accommodate a growing number of students as well as a modernized, safe and healthy environment for students to learn. Efforts have been made to impact no forest and as few existing trees as possible on the property.

The site currently contains very little forest with the majority of mature trees around the perimeter offsite. Proposed specimen tree impacts to the critical root zone include 2 trees onsite, 1 tree that is co-owned with the right-of-way and 10 trees within the right-of-way. The majority of impacted specimen trees are in the right-of-way which must be improved for access to the site.

This work will require disturbance of the root zones of a total of thirteen (13) specimen trees. Eight (8) of the thirteen (13) impacted trees will be required to be removed. It should be noted that the trees which require removal are primarily within the right-of-way. If Montgomery County Public Schools is not allowed to impact or remove these trees, there would not be adequate room for the development program, and there will not be necessary updates to the right-of-way to ensure the safety and welfare of the school community.

If no impacts are allowed to the trees, the school will not be able to be updated due to the close proximity of specimen trees to necessary renovation features. 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 applicant is required to keep all improvements outside the root zones of the specimen trees, the site would fail to be rebuilt 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: The existing forest onsite is proposed to be saved. The preservation of the existing forest within the stream buffer ensures the continued functionality of natural pollutant removal within the drainage system.

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.

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: The proposed landscape planting is intended to provide the site with more canopy coverage outside of forested areas than previously existed onsite.

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 Wheaton High School/Thomas Edison High School of Technology Modernization 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 & MNCPPC Park) 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.

SPECIMEN TREE IMPACTS SUMMARY

Tree #	Scientific Name	Common Name	D.B.H (inch)	Tree Condition	Comments	Variance Request	CRZ % Impacts	Disposition
1	ACER RUBRUM	RED MAPLE	34	FAIR	OFFSITE/LARGE CAVITY	YES	12%	SAVE & PROTECT
2	QUERCUS PALUSTRIS	PIN OAK	30	FAIR	OFFSITE/BROKEN LIMBS/CROWN DAMAGE	YES	100%	TO BE REMOVED
5A	PINUS STROBUS	WHITE PINE	33	GOOD		YES	100%	TO BE REMOVED
5B	PINUS STROBUS	WHITE PINE	31	GOOD		YES	100%	TO BE REMOVED
7	LIRIODENDRON TULIPIFERA	YELLOW POPLAR	36	FAIR	OFFSITE/BROKEN LIMBS	YES	<1%	SAVE & PROTECT
50	ACER SACCHARINUM	SILVER MAPLE	30	FAIR/POOR	OFFSITE/BROKEN LIMBS/TRUNK DAMAGE @ BASE	YES	50%	TO BE REMOVED
52	ACER SACCHARINUM	SILVER MAPLE	31	FAIR	OFFSITE/BROKEN LIMBS/STORM DAMAGE	YES	35%	TO BE REMOVED
53	ACER SACCHARINUM	SILVER MAPLE	36	FAIR	OFFSITE/CUT LIMBS	YES	35%	TO BE REMOVED
54	ACER SACCHARINUM	SILVER MAPLE	30	FAIR	OFFSITE/EXPOSED ROOTS/DIEBACK/PRUNED FOR WIRES/POTENTIAL REMOVAL WITH MDNR APPROVAL	YES	22%	SAVE & PROTECT
61	ACER RUBRUM	RED MAPLE	31	FAIR	OFFSITE/CUT LIMBS/TRUNK DAMAGE @ BASE	YES	9%	SAVE & PROTECT
64	PRUNUS SEROTINA	BLACK CHERRY	32	FAIR	CO-OWNED/DEAD LIMBS/WOODPECKER HOLES	YES	100%	TO BE REMOVED
65	ACER SACCHARINUM	SILVER MAPLE	30	FAIR	CUT LIMBS	YES	100%	TO BE REMOVED
67	ACER SACCHARINUM	SILVER MAPLE	36	FAIR	OFFSITE/CUT/DEAD LIMBS/OCCUL. EST.	YES	<1%	SAVE & PROTECT

The following specimen trees will be impacted by construction and require specific treatment to enhance survivability based on conditions noted during an updated site visit on August 16, 2012. Some of the impacted trees designated to be saved will require prolonged monitoring due to current health conditions and may require future removal if the condition of the tree begins to decline.

Tree #54: Work performed in the root zone of the tree calls for remediation of the damaged roots to be performed by a licensed tree expert.

- Roots are to be properly pruned at the point of construction damage.
- Mychorrhizae treatment is to be applied to the damaged roots.
- Vertical mulching is to take place in the area of the affected roots.

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 and updated for specific construction measures prior to the submittal of the forest conservation plan. 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,

A handwritten signature in black ink, appearing to read 'M. Norton', written in a cursive style.

Michael Norton

Copy to:
Dennis Cross, MCPS
Kieran Wilmes, Grimm + Parker Architects



ATTACHMENT 4

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert G. Hoyt
Director

November 1, 2012

Françoise Carrier, Chair
Montgomery County Planning Board
Maryland National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: Wheaton/Edison High School, MR 2013011, NRI/FSD application accepted on 4/3/2012

Dear Ms. Carrier:

The County Attorney's Office has advised that Montgomery County Code Section 22A-12(b)(3) applies to any application required under Chapter 22A submitted after October 1, 2009. Accordingly, given that the application for the above referenced request was submitted after that date and must comply with Chapter 22A, and the Montgomery County Planning Department ("Planning Department") has completed all review required under applicable law, I am providing the following recommendation pertaining to this request for a variance.

Section 22A-21(d) of the Forest Conservation Law 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;
2. Is based on conditions or circumstances which are the result of the actions by the applicant;
3. Arises from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; or
4. Will violate State water quality standards or cause measurable degradation in water quality.

Applying the above conditions to the plan submitted by the applicant, I make the following findings as the result of my review:

1. The granting of a variance in this case would not confer a special privilege on this applicant that would be denied other applicants as long as the same criteria are applied in each case. Therefore, the variance can be granted under this criterion.
2. Based on a discussion on March 19, 2010 between representatives of the County, the Planning Department, and the Maryland Department of Natural Resources Forest Service, the disturbance of trees, or other vegetation, as a result of development activity is not, in and of itself, is not interpreted as a condition or circumstance that is the result of the actions by the applicant. Therefore, the variance can be granted under this criterion, as long as appropriate mitigation is provided for the resources disturbed.

3. The disturbance of trees, or other vegetation, by the applicant does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property. Therefore, the variance can be granted under this criterion.
4. The disturbance of trees, or other vegetation, by the applicant will not result in a violation of State water quality standards or cause measurable degradation in water quality. Therefore, the variance can be granted under this criterion.

Therefore, I recommend a finding by the Planning Board that this applicant qualifies for a variance conditioned upon the applicant mitigating for the loss of resources due to removal or disturbance to trees, and other vegetation, subject to the law based on the limits of disturbance (LOD) recommended during the review by the Planning Department. In the case of removal, the entire area of the critical root zone (CRZ) should be included in mitigation calculations regardless of the location of the CRZ (i.e., even that portion of the CRZ located on an adjacent property). When trees are disturbed, any area within the CRZ where the roots are severed, compacted, etc., such that the roots are not functioning as they were before the disturbance must be mitigated. Exceptions should not be allowed for trees in poor or hazardous condition because the loss of CRZ eliminates the future potential of the area to support a tree or provide stormwater management. Tree protection techniques implemented according to industry standards, such as trimming branches or installing temporary mulch mats to limit soil compaction during construction without permanently reducing the critical root zone, are acceptable mitigation to limit disturbance. Techniques such as root pruning should be used to improve survival rates of impacted trees but they should not be considered mitigation for the permanent loss of critical root zone. I recommend requiring mitigation based on the number of square feet of the critical root zone lost or disturbed. The mitigation can be met using any currently acceptable method under Chapter 22A of the Montgomery County Code.

In the event that revisions to the LOD are approved by the Planning Department, the mitigation requirements outlined above should apply to the removal or disturbance to the CRZ of all trees subject to the law as a result of the revised LOD.

If you have any questions, please do not hesitate to contact me directly.

Sincerely,



Laura Miller
County Arborist

cc: Robert Hoyt, Director
Walter Wilson, Associate County Attorney
Mark Pfefferle, Chief