



Seneca Valley High School, Preliminary Forest Conservation Plan, MR2016010

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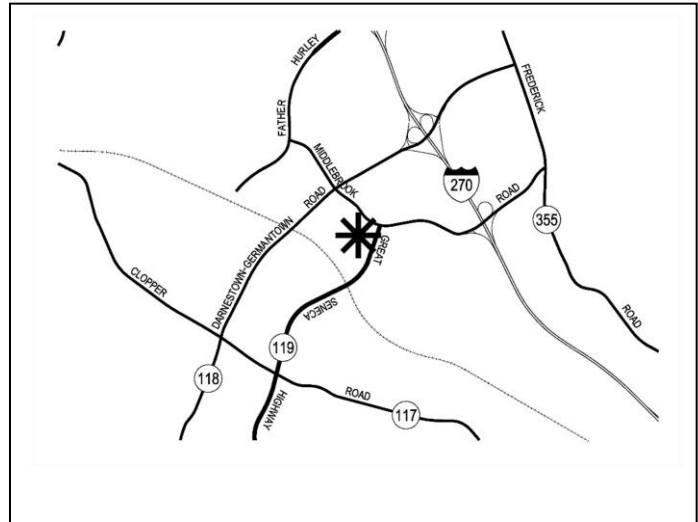
Completed: 1-13-17

Description

- 19401 Crystal Rock Drive, Germantown
- 29.32 acres, R-200 zone
- 2009 Germantown Employment Area Sector Plan
- Applicant: Montgomery County Public Schools
- Submitted: November 5, 2015

Item 7 – Part A Forest Conservation Plan: Modernization of Seneca Valley High School located at 19401 Crystal Rock Drive, Germantown; 29.32 acres; R-200 Zone; Germantown Employment Area Sector Plan (2009);

Staff Recommendation: Approval with Conditions



- The review of this Mandatory Referral is in two parts:
 - Part A - Preliminary Forest Conservation Plan MR2016023**, and
 - Part B - Mandatory Referral MR2016023**, discussed in a separate staff report.
- The project proposes no forest removal, no impacts to a Stream Valley Buffer (SVB), and no impacts to a 100-Year-Floodplain.
- The forest conservation requirement will be met through onsite landscaping credit and an offsite forest conservation mitigation bank.

Recommendation: Approval of the Preliminary Forest Conservation Plan subject to the following conditions:

1. The Applicant must comply with the conditions of approval for the Preliminary Forest Conservation Plan No. MR2016010:
 - a. A Final Forest Conservation Plan must be approved by M-NCPPC Staff prior to the issuance of the Sediment and Erosion Control Permit and address the following conditions:
 - i. The Final Forest Conservation plan must be consistent with the approved Preliminary Forest Conservation Plan.
 - ii. The Final Forest Conservation Plan must include a worksheet that includes all areas of offsite limits of disturbance in the net tract area.
 - iii. The Final Forest Conservation Plan must identify the final location of the trees planted as mitigation for the tree variance.
 - b. Mitigation for the removal of ten (10) trees subject to the variance provision must be provided in the form of planting native canopy trees totaling 79 caliper inches, with a minimum size of three (3) caliper inches. The trees must be planted in final locations to be shown on the Final Forest Conservation Plan, outside of any rights-of-way, or utility easements, including stormwater management easements. Adjustments to the planting locations of these trees is permitted with the approval of the M-NCPPC forest conservation inspector.
 - c. The Applicant must record an M-NCPPC approved Certificate of Compliance in an M-NCPPC approved forest bank for the total afforestation/reforestation requirement prior to any clearing, grading or demolition on the project site.
 - d. The Final Sediment Control Plan must depict the limits of disturbance (LOD) identical to the LOD on the approved Final Forest Conservation Plan.
 - e. The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the approved Final Forest Conservation Plan may be required by the M-NCPPC forest conservation inspector.

SITE DESCRIPTION

The Seneca Valley High School site is bounded by Crystal Rock Drive, Middlebrook Road, Wisteria Drive, and Great Seneca Highway, and consists of 29.32 acres, Parcel 085 at 19401 Crystal Rock Drive (“Site”) and zoned R-200. The Site slopes steeply from a high point at Crystal Rock Drive and Middlebrook Road to a low point at Middlebrook Road and Great Seneca Highway; the elevation on this frontage drops by about 60 feet. To a lesser extent, the Site also has a cross slope from the high point, near the center of the Site, down toward Wisteria Drive and Great Seneca Highway, dropping about 30 feet.

The neighboring properties include a mix of uses. To the north, across Middlebrook Road, is Olde Seneca Woods, a townhouse community. To the east, across Great Seneca Highway, there are two wooded open space properties and a local shopping center which includes restaurants patronized by Seneca Valley students. To the south, across Wisteria Drive, is Rolling Hills, a low-rise apartment complex. To the west and northwest, there is a post office, a daycare center, and an office building. At four stories, the office building is the tallest building in the vicinity.

The Site is within the boundaries of the 2009 Germantown Employment Area Sector Plan and is part of the Sector Plan’s Gateway District.

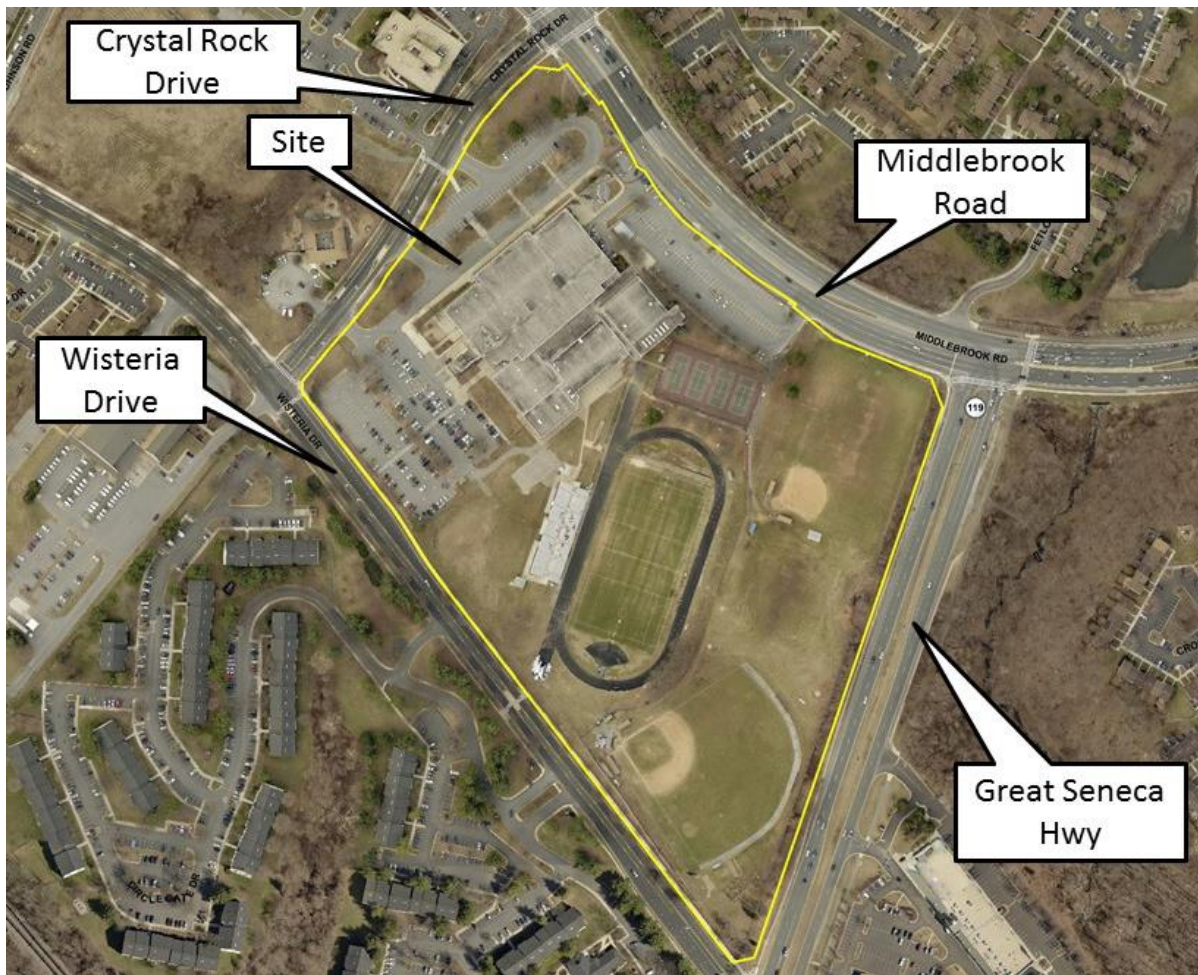


Figure 1: Aerial Photograph of Site

PROJECT DESCRIPTION

The project will completely rebuild and expand the capacity of Seneca Valley High School. Based on the condition of the existing school building and the cost to bring the school into compliance with code requirements, the most cost effective solution is to construct a replacement facility adjacent to the existing school while continuing to utilize the existing school. The capacity of the new school will increase from 1,374 students to 2,423 students with a core capacity for 2,400 students. The increased capacity provides the opportunity to address projected overutilization of nearby Clarksburg and Northwest high schools through student reassignments in the future.

The flexible building design for the school will accommodate current and future high school programs and delivery models. A philosophy of adaptable classrooms will facilitate various presentation formats and learning activities. Multipurpose and flexible spaces will be designed that can be used by both staff and students to collaborate on projects. Furniture that is easily reconfigurable will be provided to maximize the flexibility in the school.

The replacement building will predominantly occupy the center and southwest portion of the Site. Once the existing school building is demolished, new athletic fields will be terraced along Middlebrook Road and Great Seneca Highway. Staff, student, and visitor parking along with a student drop-off loop will be accessed from Crystal Rock Drive and will provide convenient, Americans with Disabilities Act compliant access to the main entrance to the building. Two additional parking areas, each with access from Wisteria Drive, are proposed along the southwest side of the school.

FOREST CONSERVATION PLAN ANALYSIS AND FINDINGS

The Application meets all applicable requirements of Chapter 22A of the Montgomery County Forest Conservation Law.

Review for Conformance to the Forest Conservation Law

The Application is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code) under Section 22A-4(d) as a project by *"a government entity subject to a mandatory referral on a tract of land 40,000 square feet or larger..."* The Site included in the Application is 29.32 acres in size, Parcel 085 on Tax Map EU341.

Environmental Guidelines

A Natural Resources Inventory and Forest Stand Delineation (NRI/FSD) #420120060 was approved by Staff on August 2, 2011. The NRI/FSD was submitted on December 11, 2013 for recertification and approved January 10, 2014 (Attachment A).

The Site area does not contain any environmental buffers, streams, and other sensitive features. The Site is within the Middle Great Seneca Creek watershed, a USE I-P designation. The Countywide Stream Protection Strategy (CSPS) rates the water quality in this watershed as in good condition.

The project proposes no forest removal, no impacts to a Stream Valley Buffer (SVB), and no impacts to a 100-Year-Floodplain.

Forest Conservation Plan

A Preliminary Forest Conservation Plan (“PFCP”) for the Site was submitted as part of the Mandatory Referral Application (Attachment B).

The PFCP proposes no forest clearing and no forest retention. The net tract area for the Application, for purposes of Chapter 22A is 29.71 acres, which includes 0.39 acre of offsite improvements. The proposed development on the Property generates a 4.46-acre afforestation planting requirement. The afforestation planting requirement is generated because the Property contains no existing forest and, under the Institutional Development Areas land use category, the Property has a 15 percent afforestation threshold for the net tract area. The Applicant proposes to meet the planting requirement through 2.46 acres of onsite landscaping credit and 2.0 acres of Mitigation Credit in an offsite forest conservation bank.

Forest Conservation Variance

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

Variance Request – The Applicant submitted a variance request in a letter dated July 22, 2015, for the removal of variance trees (Attachment C). The Applicant proposes to remove ten (10) Protected Trees that are 30 inches or greater, DBH, and are considered a high priority for retention under Section 22A-12(b)(3) of the County Forest Conservation Law. Details of the Protected Trees to be removed are provided in Table 1 and shown graphically in Figure 2.

Table 1: Impacted Variance Tree Table

Species	Species	D.B.H	Tree	Comments	%CRZ	Disposition
(Scientific Name)	(Common Name)	(Inches)	Condition		Impacts	
QUERCUS RUBRA	RED OAK	33	FAIR	EXPOSED&DAMAGED&GIRDLED ROOTS/ROOT ROT ON COLLAR/WEAK ATTACHMENTS/DEAD&BROKEN LIMBS	100%	REMOVE
QUERCUS PHELLOS	WILLOW OAK	32	GOOD	EXPOSED&DAMAGED&GIRDLED ROOTS/DIEBACK	100%	REMOVE
QUERCUS PHELLOS	WILLOW OAK	30	EXCELLENT	WEAK ATTACHMENTS/CUT LIMBS	100%	REMOVE
QUERCUS PHELLOS	WILLOW OAK	32	FAIR	EXPOSED&DAMAGED&GIRDLED ROOTS/TRUNK DAMAGE/WEAK ATTACHMENTS	100%	REMOVE
QUERCUS PHELLOS	WILLOW OAK	35	GOOD	EXPOSED&DAMAGED ROOTS/WEAK ATTACHMENTS/INCLUDED BARK/CUT LIMBS	100%	REMOVE
QUERCUS PHELLOS	WILLOW OAK	32	FAIR	EXPOSED&DAMAGED ROOTS/CAVITY/HEART ROT/SWOLLEN TRUNK/DIEBACK/CUT LIMBS	100%	REMOVE
QUERCUS PHELLOS	WILLOW OAK	31	GOOD	EXPOSED&DAMAGED&GIRDLED ROOTS/INCLUDED BARK/CUT LIMBS	100%	REMOVE
QUERCUS PHELLOS	WILLOW OAK	30	GOOD	EXPOSED&DAMAGED&GIRDLED ROOTS/INCLUDED BARK/DIEBACK	100%	REMOVE
QUERCUS PHELLOS	WILLOW OAK	30	GOOD	EXPOSED&DAMAGED&GIRDLED ROOTS/INCLUDED BARK/DIEBACK	100%	REMOVE
QUERCUS PHELLOS	WILLOW OAK	31	FAIR	EXPOSED&DAMAGED ROOTS/WILTED LEAVES/DIEBACK/BROKEN LIMBS	100%	REMOVE

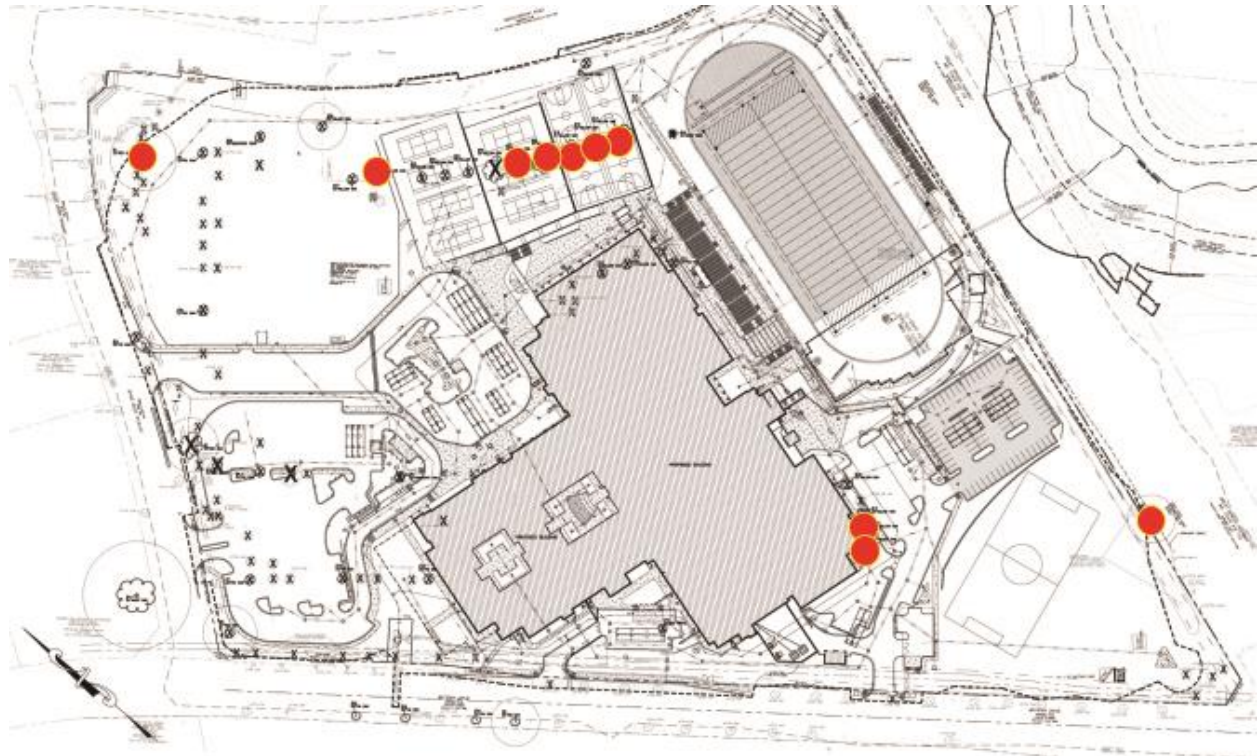


Figure 2: Variance Tree Distribution

Unwarranted Hardship Basis – Pursuant to Section 22A-21, a variance may only be considered if the Planning Board finds that leaving the Protected Trees in an undisturbed state would result in an unwarranted hardship, denying an applicant reasonable and significant use of the Property. The Applicant contends that an unwarranted hardship would be created due to existing conditions on the Property and the development requirements for the Property. The Property contains eleven trees subject to the variance provision, ten of which will be removed by this Application.

As part of the county’s overall secondary education program, this project will 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 young students to learn, while keeping the existing school open during the construction process.

Most of the Site could not be retained in its current condition because of the need to keep the existing school open while constructing a new school building and athletic facilities. Additionally, the existing

sloping topography of the site of the Site, a 60-foot drop in elevation from east to west and a 30-foot drop in elevation from north to south, creates unique conditions requiring retaining walls and building design that accommodates the slope. This causes additional land disturbing activities above those required for standard construction.

If a variance were not considered and MCPS was not allowed to disturb the trees the development proposal would not be possible. As such, this would cause an unwarranted hardship to the community that it serves. Staff has reviewed this Application and finds that there would be an unwarranted hardship if a variance were not considered.

Variance Findings – Section 22A-21 of the County Forest Conservation Law sets forth the findings that must be made by the Planning Board or Planning Director, as appropriate, for a variance to be granted. Staff has made the following determination based on the required findings in the review of the variance request and the preliminary forest conservation plan:

Granting of the requested variance:

1. *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 the disturbance to the Protected Trees is due to the reasonable development of the Property and the unique slope conditions. The Protected Trees are in the developable area of the Property, outside of any environmental buffers. Granting a variance to allow land disturbance within the developable portion of the site is not unique to this Applicant. Staff believes that the granting of this variance is not a special privilege that would be denied to other applicants.

2. *Is not based on conditions or circumstances which are the result of the actions by the applicant.*

The need for the variance is not based on conditions or circumstances which are the result of actions by the Applicant. The requested variance is based upon existing site conditions, including the location of the Protected Trees within the developable area of the Site.

3. *Is not based on a condition relating to land or building use, either permitted or non-conforming, on a neighboring property.*

The need for a variance is a result of the existing conditions and the proposed design and layout of the Property, and not a result of land or building use on a neighboring property. The surrounding land uses (residences/private club) do not have any inherent characteristics or conditions that have created or contributed to this need for a variance.

4. *Will not violate State water quality standards or cause measurable degradation in water quality.*

The variance will not violate State water quality standards or cause measurable degradation in water quality. No trees located within a stream buffer or wetland will be impacted or removed as part of this Application. The Property does not currently contain any forest; however, the

Application proposes to provide approximately 2.46 acres of landscape trees on site. These planted trees in addition to mitigation trees will replace many of the functions provided by the Protected Trees to be removed. These trees will help reduce the amount of runoff generated by this subdivision. In addition, the Montgomery County Department of Permitting Services (MCDPS) is reviewing a stormwater management concept for the proposed project. The stormwater management concept incorporates Environmental Site Design standards.

Mitigation for Protected Trees – All the Protected Trees subject to the variance provision and proposed to be removed are located outside of existing forest. Mitigation for the removal of these ten (10) trees is recommended at a rate that approximates the form and function of the trees removed. Therefore, Staff is recommending that replacement occur at a ratio of approximately 1-inch caliper for every 4 inches removed, using trees that are a minimum of 3 caliper inches in size. This Application proposed to remove 316 inches in DBH, resulting in a mitigation requirement of 79 caliper inches of planted, native, canopy trees with a minimum size of 3-inch caliper. While these trees will not be as large as the trees lost, they will provide some immediate benefit and ultimately replace the canopy lost by the removal of these trees.

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. The request was forwarded to the County Arborist.

On December 15, 2015, the County Arborist provided a letter recommending that the requested variance be granted with mitigation (Attachment D). The PFCP was revised after the December 15, 2015 letter, however none of the impacts to Variance trees changed and a updated recommendation was not considered necessary.

Variance Recommendation – Staff recommends that the variance be granted with mitigation.

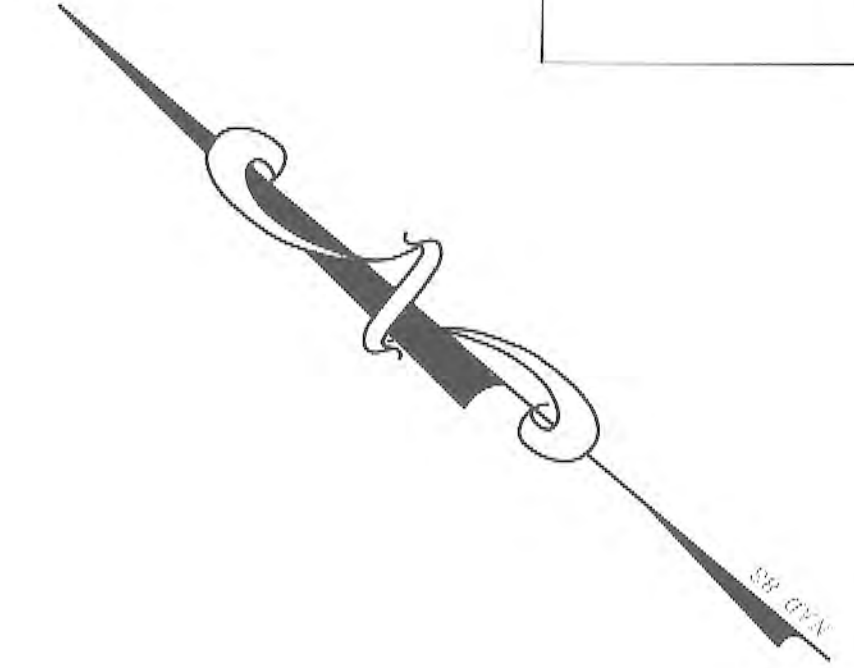
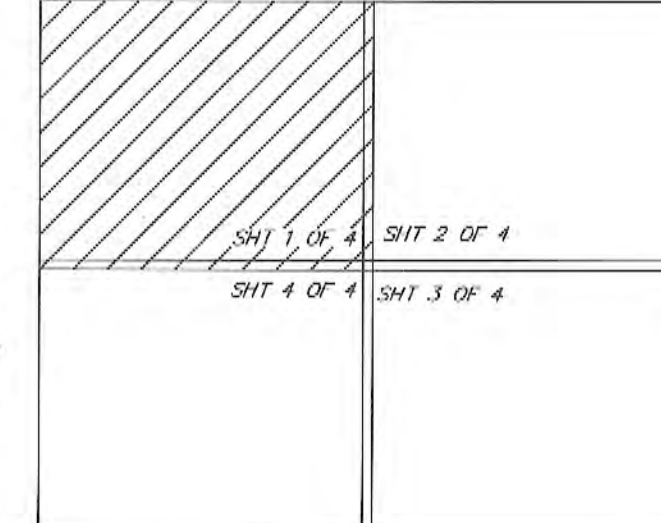
CONCLUSION

Staff recommends the Planning Board approve the Forest Conservation Plan and the Amended with conditions specified above.

ATTACHMENTS

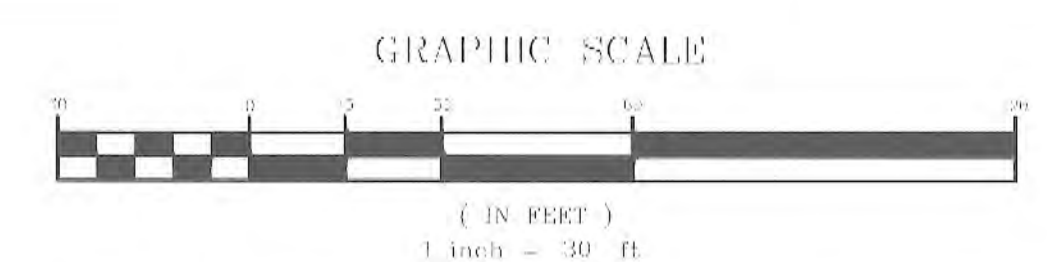
- A. Approved Natural Resource Inventory/Forest Stand Delineation
- B. Preliminary forest Conservation Plan (PFCP)
- C. Variance Request
- D. County Arborist's Recommendation

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 NRPSD PLAN
 Approved
 NRPSD NO. 472020060
 Date Approved: 1/10/14
 Expiration Date: 1/10/16
 Signature: [Signature] Date: 1/10/14



LEGEND

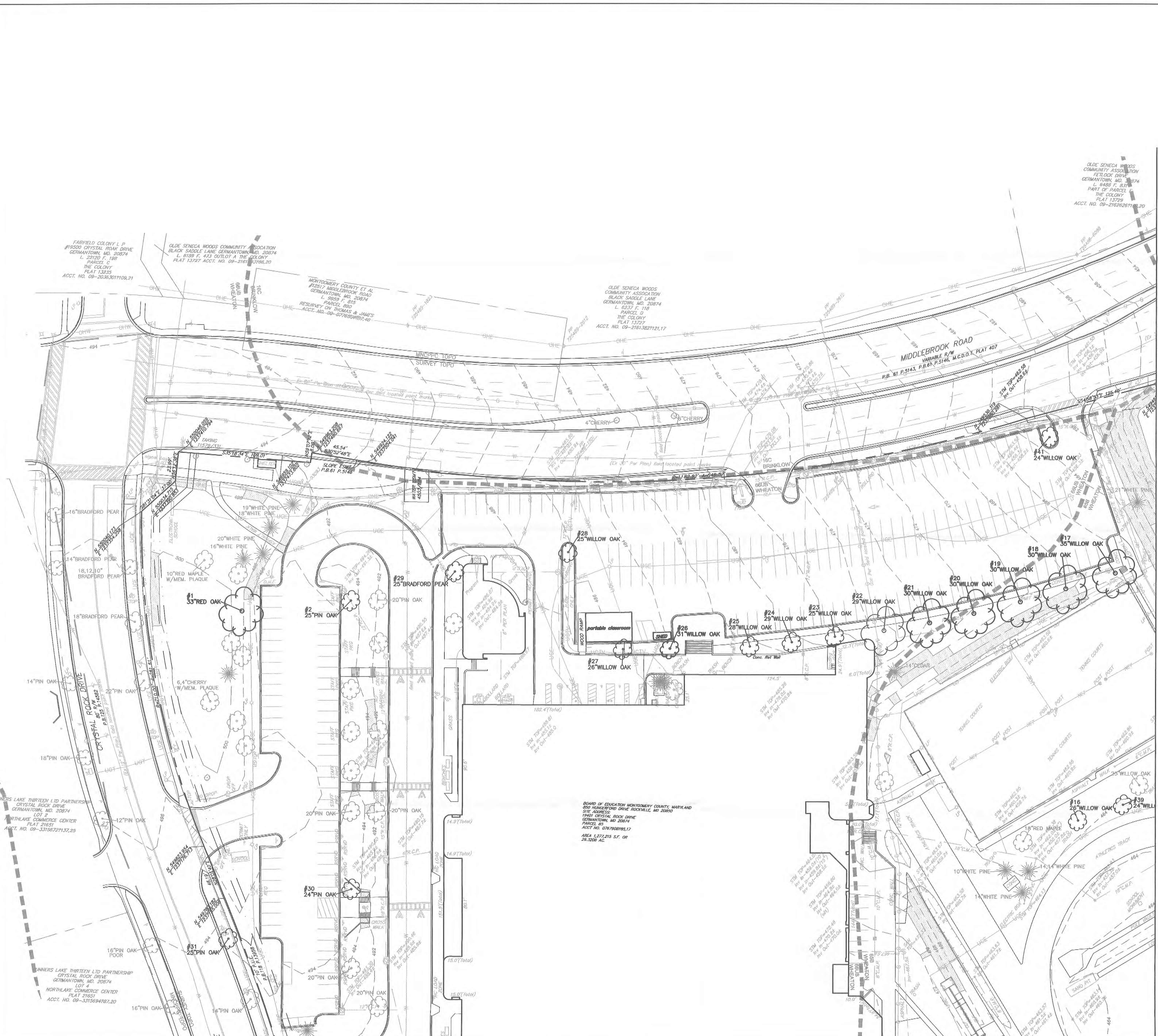
- 14" RED OAK EXISTING TREE <24" DBH
- #1 26" RED OAK EXISTING SIGNIFICANT TREE >24" AND <30" DBH WITH TAG NUMBER
- #2 32" RED OAK EXISTING SPECIMEN TREE >30" DBH WITH TAG NUMBER
- PROPERTY BOUNDARY
- SCRUB AREA
- STREAM (M-NCPPC)
- STREAM BUFFER
- 100-YEAR FLOODPLAIN FEMA ONLINE MAPS
- 100-YEAR FLOODPLAIN 25' BUILDING RESTRICTION LINE
- DRAINAGE SWALE
- SOIL BOUNDARY
- SURVEY TOPO MNCPPC TOPO
- LIMITS OF SURVEY
- STEEP SLOPES ≥ 25%
- MODERATE SLOPES ≥15% AND <25% ON ERODIBLE SOILS



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.

[Signature]
 DATE: 8/5/2013
 MICHAEL A. NORTON
 MONTGOMERY COUNTY, MARYLAND
 QUALIFIED PROFESSIONAL

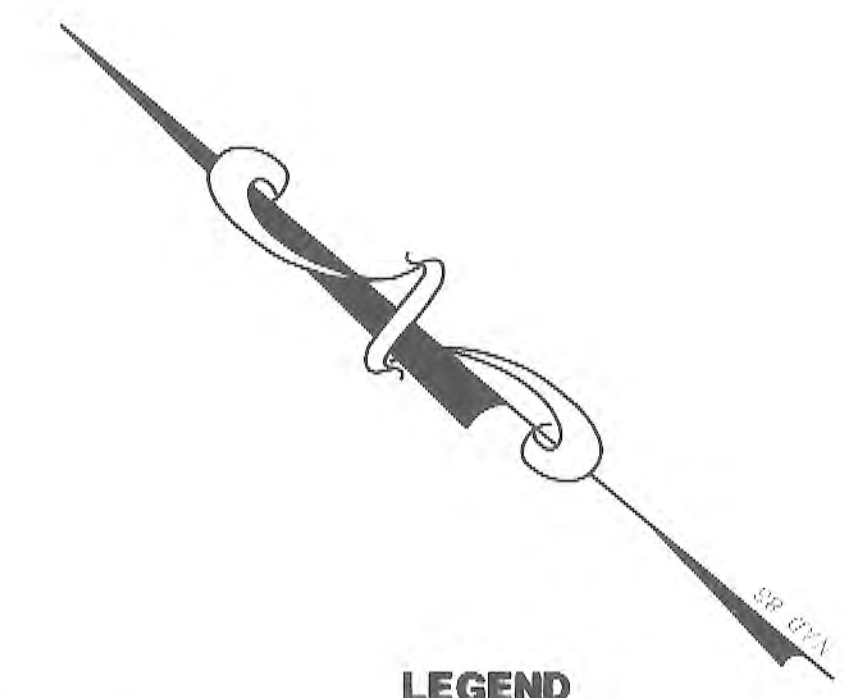
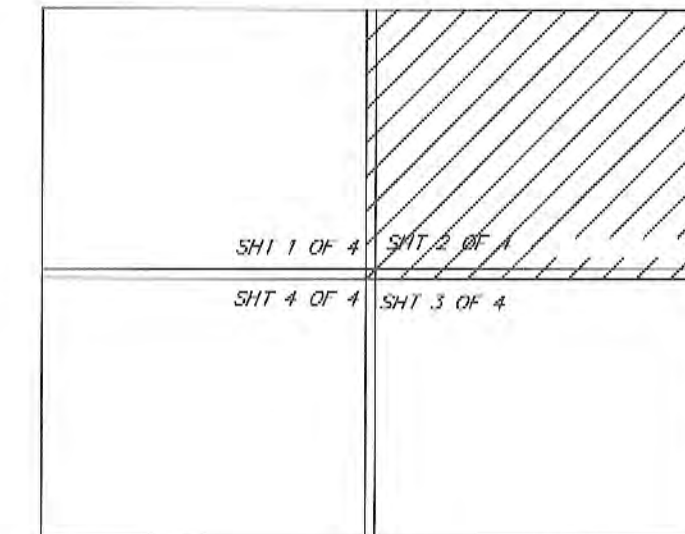


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MATCHLINE SHEET L-0.4

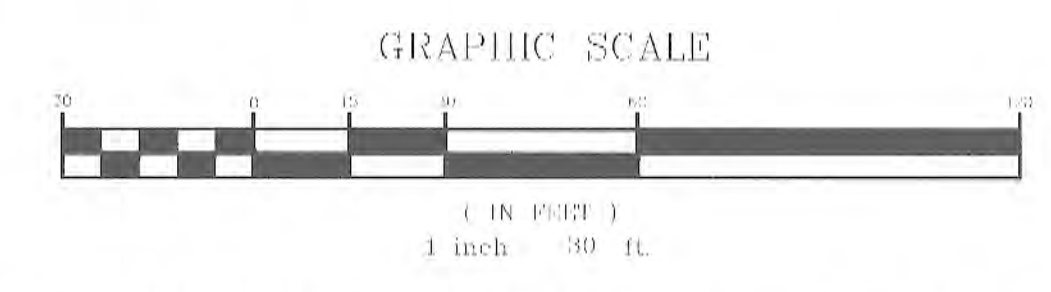
TITLE		
NATURAL RESOURCE INVENTORY & FOREST STAND DELINEATION		
PROJECT		
SENECA VALLEY HIGH SCHOOL		
PREPARED FOR		
MONTGOMERY COUNTY PUBLIC SCHOOLS 45 WEST GUDE DRIVE, SUITE 4300 ROCKVILLE, MARYLAND 20850		
PREPARED BY		
NORTON LAND DESIGN LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING 17830 NEW HAMPSHIRE AVENUE, SUITE 101 ASHTON, MD 20881 P. 240.342.2329 F. 240.342.2632 WWW.NORTONLANDDESIGN.COM		
REVISIONS		
12-02-13	NRI RECERTIFICATION	VICINITY MAP
WATER CLASS USE 1	WATERSHED	FEMA FLOODPLAIN
TRIBUTARY TO GUNNERS BR.	GREAT SENECA CREEK	24031C 0170D
TAX MAP	GRID	GRID
EU561/EU341/EU342	220N12/226N13/227N13	F-3
SCALE	DATE	PROJECT NO.
AS SHOWN	JULY 2011	10-056
		SHEET NO.
		L-0.1

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 Approved PLAN
 NR/FSD NO. 470170060
 Date Approved: 1/10/14
 Expiration Date: 1/10/16
 Signature: [Signature] 1/10/14 Date



LEGEND

- 14" RED OAK EXISTING TREE <24" DBH
- #1 26" RED OAK EXISTING SIGNIFICANT TREE >24" AND <30" DBH WITH TAG NUMBER
- #2 32" RED OAK EXISTING SPECIMEN TREE ≥30" DBH WITH TAG NUMBER
- PROPERTY BOUNDARY
- SCRUB AREA
- STREAM (M-NCPPC)
- STREAM BUFFER
- 100-YEAR FLOODPLAIN DERIVED FROM FEMA FLOODPLAIN MAPS
- 100-YEAR FLOODPLAIN 25' BUILDING RESTRICTION LINE
- DRAINAGE SWALE
- SOIL BOUNDARY
- SURVEY TOPO MNCPPC TOPO
- LIMITS OF SURVEY
- STEEP SLOPES ≥ 25%
- MODERATE SLOPES ≥15% AND <25% ON ERODIBLE SOILS



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.

12.5.2013 DATE
 MICHAEL A. NORTON MONTGOMERY COUNTY FOREST CONSERVATION LAWS QUALIFIED PROFESSIONAL

TITLE
NATURAL RESOURCE INVENTORY & FOREST STAND DELINEATION

PROJECT
SENECA VALLEY HIGH SCHOOL

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

NORTON LAND DESIGN
 LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
 17830 NEW HAMPSHIRE AVENUE, SUITE 101 ASHTON, MD 20881
 P. 240.342.2329 F. 240.342.2632 WWW.NORTONLANDDESIGN.COM

REVISIONS
 12-02-13 NRI RECERTIFICATION



WATER CLASS USE 1	WATERSHED GREAT SENECA CREEK	FLOODPLAIN PANEL 24031C 0170D
TERRITORY TO GUINNERS BR.	200 SHEET 226NW12/226NW13	ADC MAP PAGE 18 GRID F-3
TAX MAP EUGS1/EU341/EU342	SCALE AS SHOWN	DATE JULY 2011
SCALE AS SHOWN	DATE JULY 2011	PROJ. NO. 10-056
SCALE AS SHOWN	DATE JULY 2011	SHEET NO. L-0.2

MATCHLINE SHEET L-0.1



MATCHLINE SHEET L-0.3

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

NR/FSD PLAN

Approved

NR/FSD NO. 17090600

Date Approved: 1/10/14

Expiration Date: 1/10/16

1/10/14

DATE

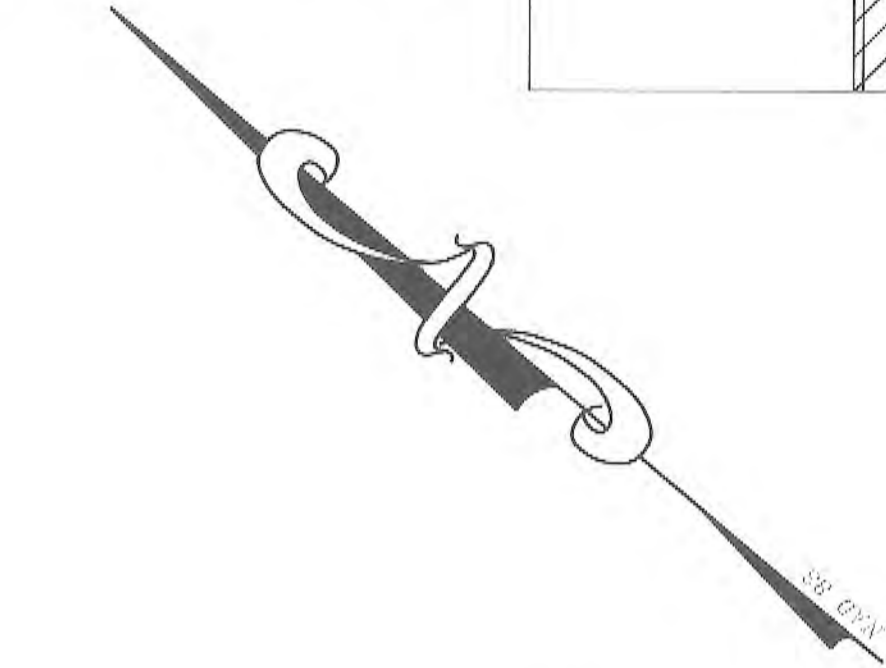
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SHEET 3 OF 4

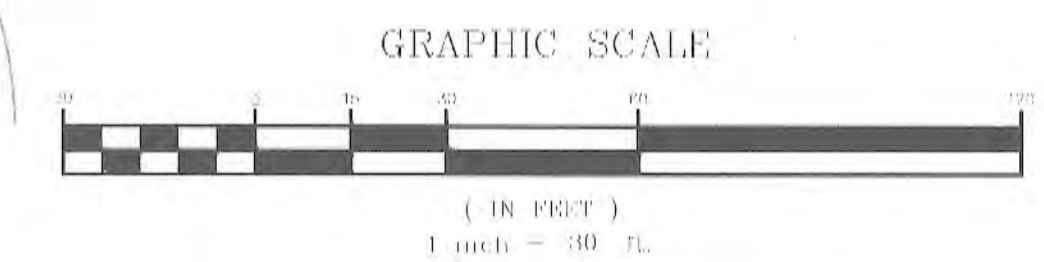
SHEET 4 OF 4

G S LIMITED PARTNERSHIP
 11551 WISTERIA DRIVE
 GETTYSBURG, MD 20894
 PARCEL: CFC BERRY C
 GUNNERS LAKE VILLAGE
 PLAT 1514
 ACCT. NO. 09-2481088121.24



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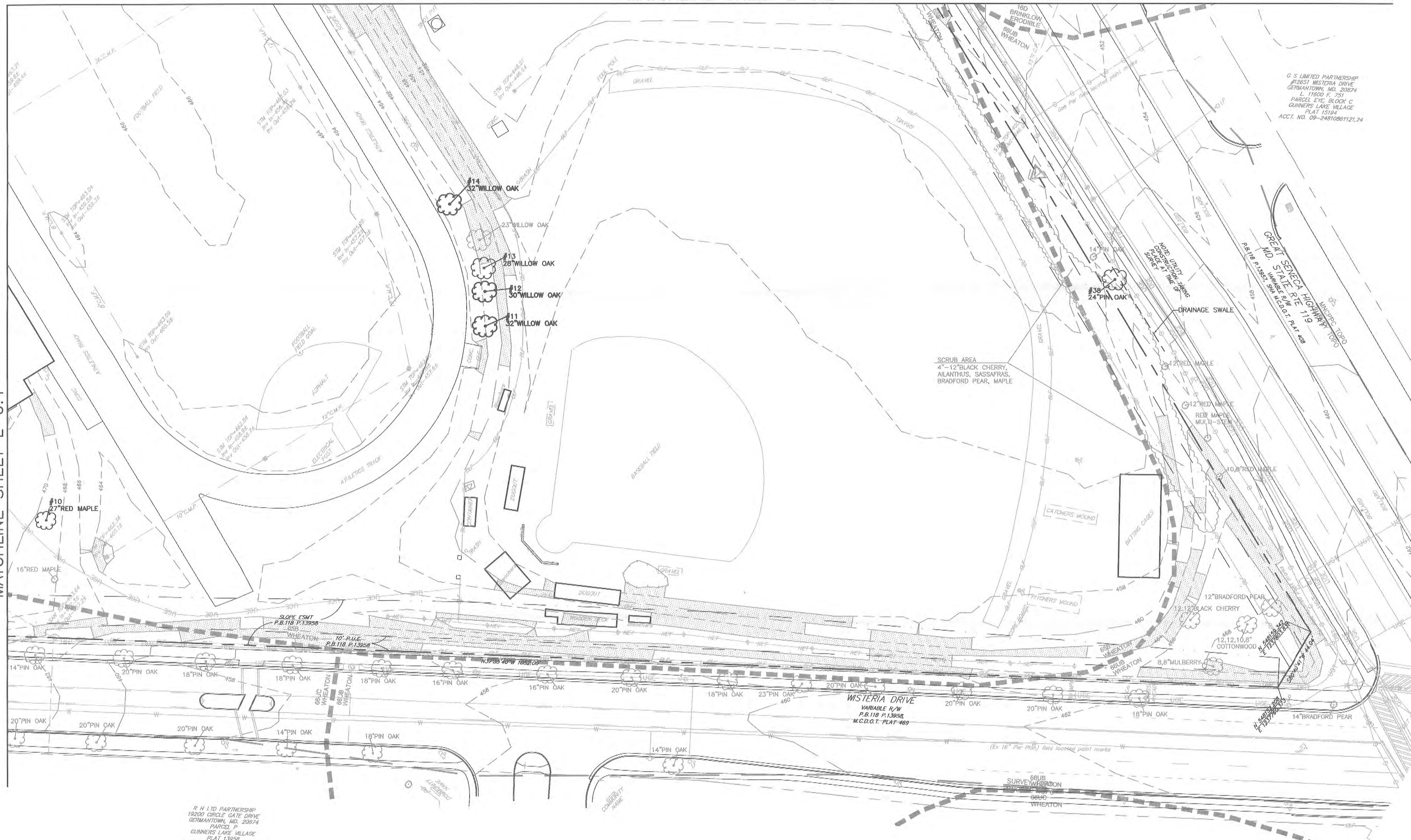
CERTIFICATION OF QUALIFIED PROFESSIONAL

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D. J. LOY

DATE

MICHAEL A. NORTON
 MNR 7 COMAR 08.19.06.01
 QUALIFIED PROFESSIONAL



Significant/Specimen Tree Summary 24\"/>

Tree #	Species (Scientific Name)	Common Name	DBH (inches)	Tree Condition	Comments
1	QUERCUS RUBRA	RED OAK	33	FAIR	EXPOSED DAMAGED ROOTS/ROOT ROT ON COLLAR/WEAK ATTACHMENTS/DEAD/BROKEN LIMBS
2	QUERCUS PAULSTRIS	PIN OAK	25	GOOD	EXPOSED/DAMAGED ROOTS/DEAD LIMBS
3	QUERCUS RUBRA	RED OAK	28	GOOD	SWOLLEN ROOT COLLAR
4	QUERCUS ALBA	WHITE OAK	54	FAIR	OFFSITELARGE CAVITY/TRUNK DAMAGE/HEART ROT/CUT SCAPPOLE/DEAD/BROKEN LIMBS
5	QUERCUS PAULSTRIS	PIN OAK	25	GOOD	CUT LIMBS/DEAD
6	QUERCUS ACUTISSIMA	SAWTOOTH OAK	26	FAIR	WEAK ATTACHMENTS/ROOTS
7	QUERCUS PAULSTRIS	PIN OAK	28	GOOD	CUT LIMBS/DEAD
8	QUERCUS RUBRA	RED OAK	28	FAIR	EXPOSED/DAMAGED ROOTS/ROOT ROT/WEAK ATTACHMENTS/DEAD/BROKEN LIMBS
9	QUERCUS PAULSTRIS	PIN OAK	26	GOOD	EXPOSED/DAMAGED ROOTS/ROOT ROT/WEAK ATTACHMENTS/DEAD/BROKEN LIMBS
10	ACER RUBRUM	RED MAPLE	37	GOOD	EXPOSED/DAMAGED ROOTS/ROOT ROT/WEAK ATTACHMENTS/DEAD/BROKEN LIMBS
11	QUERCUS PHELLOS	WILLOW OAK	32	GOOD	EXPOSED/DAMAGED ROOTS/ROOT ROT/WEAK ATTACHMENTS/DEAD/BROKEN LIMBS
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13	QUERCUS PHELLOS	WILLOW OAK	28	GOOD	EXPOSED/DAMAGED ROOTS/ROOT ROT/WEAK ATTACHMENTS/DEAD/BROKEN LIMBS
14	QUERCUS PHELLOS	WILLOW OAK	32	FAIR	EXPOSED/DAMAGED ROOTS/ROOT ROT/WEAK ATTACHMENTS/DEAD/BROKEN LIMBS
15	QUERCUS PAULSTRIS	PIN OAK	27	GOOD	EXPOSED/DAMAGED ROOTS/ROOT ROT/WEAK ATTACHMENTS/DEAD/BROKEN LIMBS
16	QUERCUS PHELLOS	WILLOW OAK	26	GOOD	EXPOSED/DAMAGED ROOTS/ROOT ROT/WEAK ATTACHMENTS/DEAD/BROKEN LIMBS
17	QUERCUS PHELLOS	WILLOW OAK	35	GOOD	EXPOSED/DAMAGED ROOTS/ROOT ROT/WEAK ATTACHMENTS/DEAD/BROKEN LIMBS
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19	QUERCUS PHELLOS	WILLOW OAK	31	GOOD	EXPOSED/DAMAGED ROOTS/ROOT ROT/WEAK ATTACHMENTS/DEAD/BROKEN LIMBS
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21	QUERCUS PHELLOS	WILLOW OAK	30	GOOD	EXPOSED/DAMAGED ROOTS/ROOT ROT/WEAK ATTACHMENTS/DEAD/BROKEN LIMBS
22	QUERCUS PHELLOS	WILLOW OAK	29	GOOD	EXPOSED/DAMAGED ROOTS/ROOT ROT/WEAK ATTACHMENTS/DEAD/BROKEN LIMBS
23	QUERCUS PHELLOS	WILLOW OAK	29	FAIR	EXPOSED/DAMAGED ROOTS/ROOT ROT/WEAK ATTACHMENTS/DEAD/BROKEN LIMBS
24	QUERCUS PHELLOS	WILLOW OAK	29	FAIR	EXPOSED/DAMAGED ROOTS/ROOT ROT/WEAK ATTACHMENTS/DEAD/BROKEN LIMBS
25	QUERCUS PHELLOS	WILLOW OAK	28	FAIR	EXPOSED/DAMAGED ROOTS/ROOT ROT/WEAK ATTACHMENTS/DEAD/BROKEN LIMBS
26	QUERCUS PHELLOS	WILLOW OAK	31	FAIR	EXPOSED/DAMAGED ROOTS/ROOT ROT/WEAK ATTACHMENTS/DEAD/BROKEN LIMBS
27	QUERCUS PHELLOS	WILLOW OAK	26	GOOD	EXPOSED/DAMAGED ROOTS/ROOT ROT/WEAK ATTACHMENTS/DEAD/BROKEN LIMBS
28	QUERCUS PHELLOS	WILLOW OAK	26	FAIRPOOR	EXPOSED/DAMAGED ROOTS/ROOT ROT/WEAK ATTACHMENTS/DEAD/BROKEN LIMBS
29	PYRUS CALLERYANA	BRADFORD PEAR	25	FAIR	EXPOSED/DAMAGED ROOTS/ROOT ROT/WEAK ATTACHMENTS/DEAD/BROKEN LIMBS
30	QUERCUS PAULSTRIS	PIN OAK	24	GOOD	BROKEN LIMBS
31	QUERCUS PAULSTRIS	PIN OAK	25	GOOD	EXPOSED/DAMAGED ROOTS/ROOT ROT/WEAK ATTACHMENTS/DEAD/BROKEN LIMBS
32	ACER RUBRUM	RED MAPLE	24	GOOD	BROKEN LIMBS
33	QUERCUS PAULSTRIS	PIN OAK	24	FAIR	CAVITY WITH ROOT ROT/ROOT ROT/WEAK ATTACHMENTS/DEAD/BROKEN LIMBS
34	QUERCUS PAULSTRIS	PIN OAK	25	GOOD	BROKEN LIMBS
35	QUERCUS PAULSTRIS	PIN OAK	25	GOOD	BROKEN LIMBS
36	QUERCUS PAULSTRIS	PIN OAK	25	GOOD	BROKEN LIMBS
37	QUERCUS PAULSTRIS	PIN OAK	24	GOOD	BROKEN LIMBS
38	QUERCUS PAULSTRIS	PIN OAK	24	FAIR	CAVITY WITH ROOT ROT/ROOT ROT/WEAK ATTACHMENTS/DEAD/BROKEN LIMBS
39	QUERCUS PHELLOS	WILLOW OAK	24	GOOD	EXPOSED ROOTS
40	PRUNUS STRICKLANS	WHITE PINE	24	GOOD	EXPOSED/DAMAGED ROOTS/ROOT ROT/WEAK ATTACHMENTS/DEAD/BROKEN LIMBS
41	QUERCUS PHELLOS	WILLOW OAK	24	FAIRPOOR	EXPOSED/DAMAGED ROOTS/ROOT ROT/WEAK ATTACHMENTS/DEAD/BROKEN LIMBS

GENERAL NR/FSD NOTES

- THIS PROPERTY IS ZONED R200.
- THE TOTAL TRACT AREA IS 29.32 ACRES.
- SITE FIELD WORK WAS PERFORMED ON NOVEMBER 29TH, 2013 BY MICHAEL NORTON AND MICHAEL STROK, NORTON LAND DESIGN LLC.
- THIS SITE IS WITHIN THE GREAT SENECA CREEK WATERSHED, USE I.
- THIS PROPERTY IS NOT WITHIN AN SPA OR PMA.
- THERE ARE NO WETLANDS ON OR WITHIN 100' OF THE PROPERTY OBSERVED. (SEE REPORT).
- THERE IS A STREAM THAT EXISTS WITHIN 200' OF THE PROPERTY. THE STREAM BUFFER ENCROACHES WITHIN 100' OF THE SUBJECT SITE. (SEE REPORT).
- THERE IS NO FLOODPLAIN ASSOCIATED WITH THE PROPERTY ACCORDING TO THE FEMA ONLINE FIRMETTE MAP #24031C 0170D (SEE REPORT).
- 2' TOPOGRAPHY AND BOUNDARY SURVEY WAS PROVIDED BY MERIDIAN SURVEYS, INC. IN APRIL 2011.
- THERE ARE NO PRIME AGRICULTURAL SOILS ON THE PROPERTY.
- ALL TREES 24" AND GREATER ON THE PROPERTY ARE SURVEY LOCATED AND MEASURED WITH A FORESTERS DIAMETER TAPE MEASURE.
- ALL TREES 24" AND GREATER OFFSITE ARE LOCATED AND MEASURED BY OCCULAR ESTIMATE ONLY. ALL MANMADE STRUCTURES OFFSITE ARE LOCATED BY AVAILABLE AERIAL PHOTOGRAPHS AND/OR OCCULAR ESTIMATE.
- ALL TREES UNDER 24" ONSITE ARE MEASURED BY OCCULAR ESTIMATE ONLY.
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON OR OFFSITE AT THE TIME OF THE FIELD INVESTIGATION. CORRESPONDENCE FROM MD DNR AND US FISH AND WILDLIFE SERVICE WILL BE PROVIDED WHEN RECEIVED.
- NO TREES OCCUR WITHIN THE STUDY AREA WHICH ARE RECOGNIZED AS CURRENT STATE CHAMPION TREES. NO TREES ARE PRESENT THAT ARE %75 OF THE DBH OF AN EXISTING STATE CHAMPION. NO TREES OCCUR WITHIN THE STUDY AREA WHICH ARE RECOGNIZED AS CURRENT COUNTY CHAMPION TREES.
- THE SITE DOES NOT APPEAR IN CLOSE PROXIMITY TO INDIVIDUAL HISTORIC SITES FOUND IN THE LOCAL ATLAS AND INDEX OF HISTORIC SITES IN MONTGOMERY COUNTY. IT APPEARS NO HISTORIC SITES WILL BE AFFECTED BY DEVELOPMENT ON THE SUBJECT PROPERTY. CORRESPONDENCE FROM MARYLAND HISTORICAL TRUST WILL BE PROVIDED WHEN RECEIVED.

SOIL TABLE

SOILS	ERODIBLE	HYDRIC	CONTAINS 15-25% SLOPES	CONTAINS > 25% SLOPES	CAPABILITY SUBCLASS SYMBOL	PRIME AGRICULTURAL SOIL
16C BRINKLOW-BLOCKTOWN CHANNERY SILT LOAMS 3-8% SLOPES	NO	NO	N/A	NO	Ile	NO
65B WHEATON SILT LOAM 0-8% SLOPES	NO	NO	N/A	YES	Ile	NO
66UB WHEATON-URBAN LAND COMPLEX 0-8% SLOPES	NO	NO	N/A	YES	N/A	NO
66UC WHEATON URBAN LAND COMPLEX 8-15% SLOPES	NO	NO	N/A	YES	N/A	NO

NR/FSD TABULATION TABLE

ACREAGE OF TRACT:	29.32
ACREAGE OF EX. FOREST:	0.00
ACREAGE OF EXISTING WETLANDS	0.00
ACREAGE OF FORESTED WETLANDS	0.00
ACREAGE OF WETLAND BUFFERS	0.00
ACREAGE OF STREAM BUFFERS	0.00
ACREAGE OF FORESTED STREAM BUFFER	0.00
ACREAGE OF 100 YEAR FLOODPLAIN	0.00
LINEAR EXTENT OF STREAMS	0'
AVERAGE WIDTH OF STREAM BUFFER	113'

NATURAL RESOURCE INVENTORY & FOREST STAND DELINEATION

PROJECT

SENECA VALLEY HIGH SCHOOL

PREPARED FOR

MONTGOMERY COUNTY PUBLIC SCHOOLS
 45 WEST GUDE DRIVE, SUITE 4300
 ROCKVILLE, MARYLAND 20850

NORTON LAND DESIGN
 LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
 11708 NEW HAMPSHIRE AVENUE, SUITE 101
 ASHTON, MD 20811
 P. 246.342.2329 F. 246.342.2632 WWW.NORTONLANDDESIGN.COM

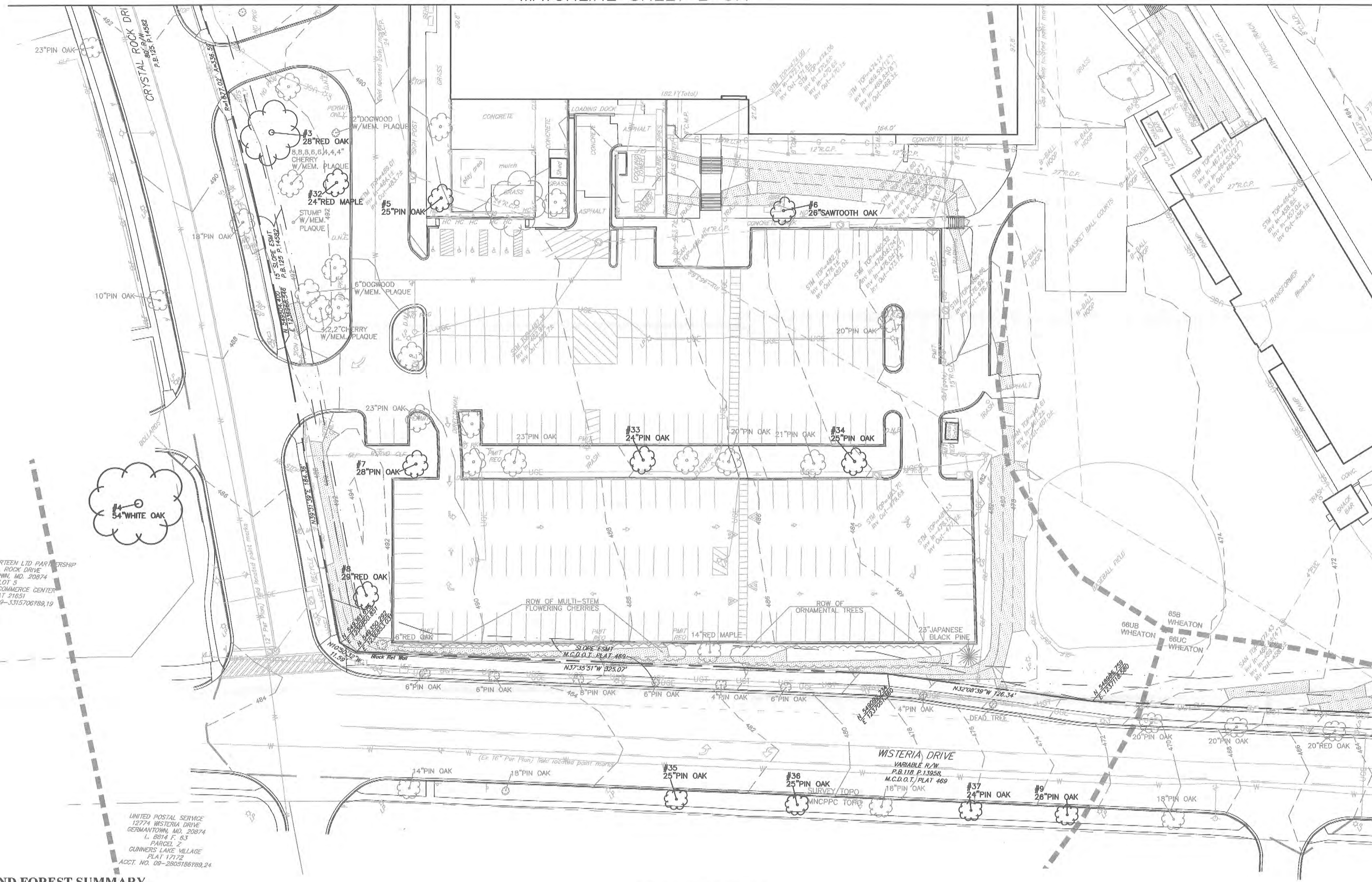
REVISIONS

12-02-13 NR RECERTIFICATION

RECEIVED MNCPPC
 DEC 11 2013
 MONTGOMERY COUNTY PLANNING DEPARTMENT

VICINITY MAP 1"=2000'

WATER CLASS USE 1	WATERSHED	FEMA FLOODPLAIN
LIBRARY	GREAT SENECA CREEK	MAP PANEL 8
TRIP TO GUNNERS BR.	24031C 0170D	
MAP NO. EU341/EU342	226NW12/226NW13/227NW14	ARC MAP
200 SHEET	226NW13/227NW14	PAGE 18
SCALE	AS SHOWN	DATE
	JULY 2011	PRG. NO.
		10-056
		SHEET NO.
		L-0.3



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

NR/PSD PLAN

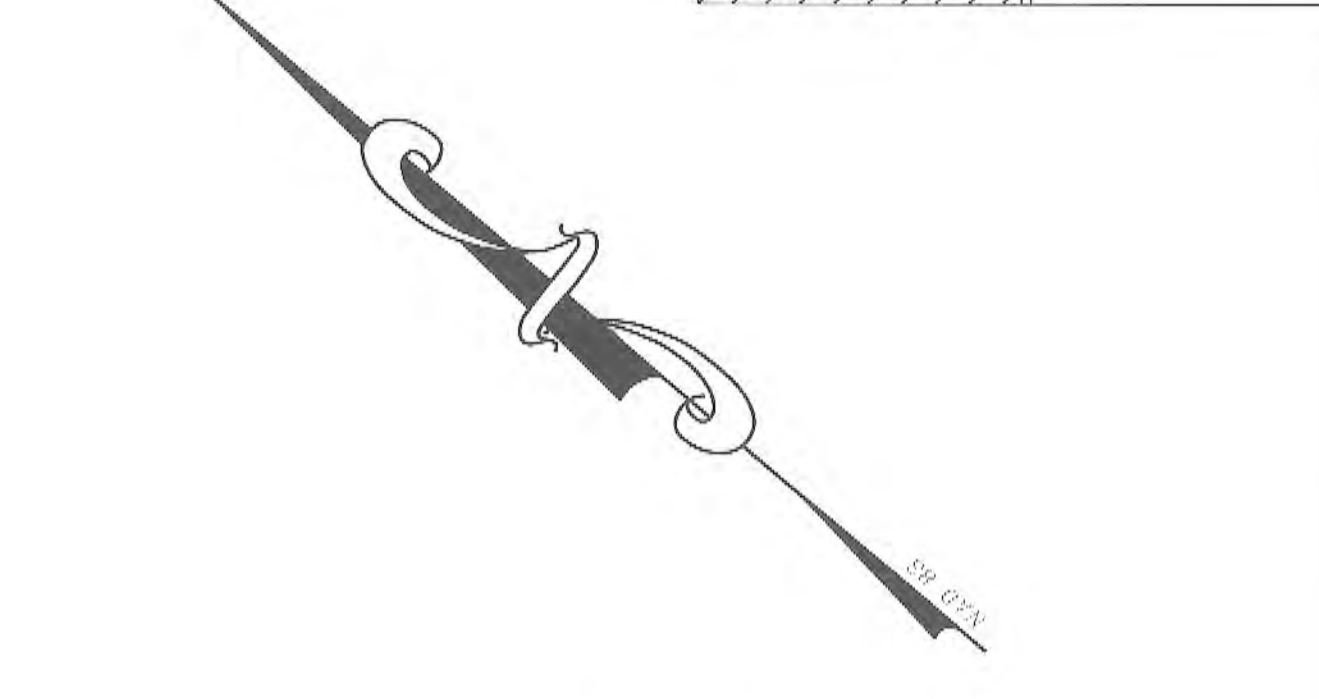
Approved: _____

NR/PSD NO. 47-017-00360

Date Approved: 1/10/13

Expiration Date: 1/10/16

Signature: _____ Date: 1/10/13



LEGEND

- 14" RED OAK EXISTING TREE <24" DBH
- #1 28" RED OAK EXISTING SIGNIFICANT TREE >24" AND <30" DBH WITH TAG NUMBER
- #2 32" RED OAK EXISTING SPECIMEN TREE >30" DBH WITH TAG NUMBER
- PROPERTY BOUNDARY
- SCRUB AREA
- STREAM (M-NCPPC)
- STREAM BUFFER
- 100-YEAR FLOODPLAIN FEMA ONLINE MAPS
- 100-YEAR FLOODPLAIN 25' BUILDING RESTRICTION LINE
- DRAINAGE SWALE
- SOIL BOUNDARY
- LIMITS OF SURVEY
- STEEP SLOPES ≥ 25%
- MODERATE SLOPES ≥15% AND <25% ON ERODIBLE SOILS

GRAPHIC SCALE

1 inch = 30 feet

CERTIFICATION OF QUALIFIED PROFESSIONAL

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

DATE: 1/5/2013

MICHAEL A. NORTON
MDNR / COMAR 08.19.06.01
QUALIFIED PROFESSIONAL

SITE NARRATIVE AND FOREST SUMMARY

INTRODUCTION

Norton Land Design completed a Natural Resource Inventory & Forest Stand Delineation for the project known as Seneca Valley High School located in Germantown, Montgomery County, MD in July, 2011. The delineation was conducted using the guidelines set forth in the MDNR State Forest Conservation Technical Manual and MNCPPC Trees, Approved Technical Manual.

GENERAL INFORMATION

This is a 29.32-acre site that consists of one parcel (P85) owned by the Montgomery County Board of Education. The site currently hosts the existing school, associated parking, athletic fields and play areas. The site is bordered by Great Seneca Highway, Middlebrook Road, Crystal Rock Drive and Wisteria Drive. The site is adjacent to residential communities, commercial areas, a business park and a daycare center. The site has vehicle access from Crystal Rock Drive and Middlebrook Road. The site lies within the Great Seneca Creek Watershed, Use I.

ENVIRONMENTAL FEATURES

100 YEAR FLOOD PLAIN

There is no 100-yr floodplain associated with the property according to the FEMA flood map Community-Panel # 24031C 0170D.

SOILS

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

16C - Brinklow-Blocktown channery silt loams, 8 to 15 percent slopes. These are soils that are well drained and strongly sloping on broad ridgetops and side slopes. The main management concerns are the moderate hazard of erosion and the very low available water capacity in the Blocktown soil. Excessive erosion decreases the rooting depth and further lowers soil productivity. The potential productivity for trees on this soil is moderately high. The hazard of windthrow is severe on the Blocktown soil. The depth to bedrock are the main limitations on dwellings with basements and septic fields. This soil is not listed as erodible, hydric or prime farmland.

Soil type 65B - Wheaton silt loam, 0 to 8 percent slopes. This very deep, well drained soil is in areas that have been graded, cut, and filled for recreational use such as golf courses, playgrounds, or athletic fields. Moderate permeability is the main limitation for this soil. This soil also has a high water table. This soil is not listed as erodible, hydric or prime farmland.

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

Soil type 661C - Wheaton - Urban land complex, 8 to 15 percent slopes. Typical of this soil, it has been graded, cut, filled, or otherwise disturbed during stabilization. Yards, open areas between buildings and streets, and other areas that have not been urbanized are suitable for lawns, shade and ornamental trees, shrubs, vines and gardens. Areas that have been deeply excavated are poorly suited for vegetation. The unit has only fair potential for most recreational uses because of limited open space. Onsite investigation is needed to determine the potential for any proposed land use and the limitations affecting that use. This soil is not listed as erodible, hydric or prime farmland.

NONTIDAL WETLANDS

There are no wetlands observed within 100' of the site during the field investigations.

STREAMS AND DRAINAGEWAYS

There is a stream across Great Seneca Highway approximately 250' east of the site with contributing channels within 200' of the site. The stream is a tributary to Gunners Lake and Gunners Branch. The stream has buffers ranging from 100'-125'. The buffers encroach within 100' of the site. There is a drainageway just offsite to the southeast that runs along Great Seneca Highway and contributes to the tributary offsite. The site is within the Great Seneca Creek Watershed, Use I. The site drains to the tributary to Gunners Branch.

TOPOGRAPHY AND STEEP SLOPES

The topography of the site slopes generally to the southeast. There are a few areas of steep slopes as the site is terraced from the building down to the ball fields. There are moderate slopes on erodible soils offsite toward the southeast across Great Seneca Highway that are related to the stream valley.

CRITICAL HABITATS

The MDNR and Fish & Wildlife Service have been notified of the project area and description. There appears to be no critical wildlife habitats from the field inspection. Copies of their correspondence will be provided when received.

CULTURAL FEATURES

Our research indicates the site is not within close proximity to individual historic sites found in the Location Atlas and Index of Historic Sites in Montgomery County. The site does not appear in the Maryland Inventory of Historic Properties. The Maryland Historical Trust has been notified of the project area and description. Correspondence from MHT will be provided when received.

FOREST STAND INFORMATION

There is no forest on the site. A scrub area exists along the property boundary and Great Seneca Highway but does not meet forest requirements.

NATURAL RESOURCE INVENTORY & FOREST STAND DELINEATION

PROJECT

SENECA VALLEY HIGH SCHOOL

PREPARED FOR

MONTGOMERY COUNTY PUBLIC SCHOOLS
45 WEST GUDE DRIVE, SUITE 4300
ROCKVILLE, MARYLAND 20850

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

REVISIONS

12-02-13 NRI RECERTIFICATION

WATER CLASS USE 1

WATERSHED GREAT SENECA CREEK

FEMA FLOODPLAIN MAP PANEL 24031C 0170D

RECEIVED M-NCPPC DEC 11 2013 MONTGOMERY COUNTY PLANNING DEPARTMENT

WATER CLASS USE 1 GREAT SENECA CREEK FEMA FLOODPLAIN MAP PANEL 24031C 0170D

TAX MAP EUGB1/EU341/EU342 200 SHEET 226NW127 ARC MAP E-3

SCALE AS SHOWN DATE JULY 2011 PROJ. NO. 10-056 SHEET NO. L-0.4

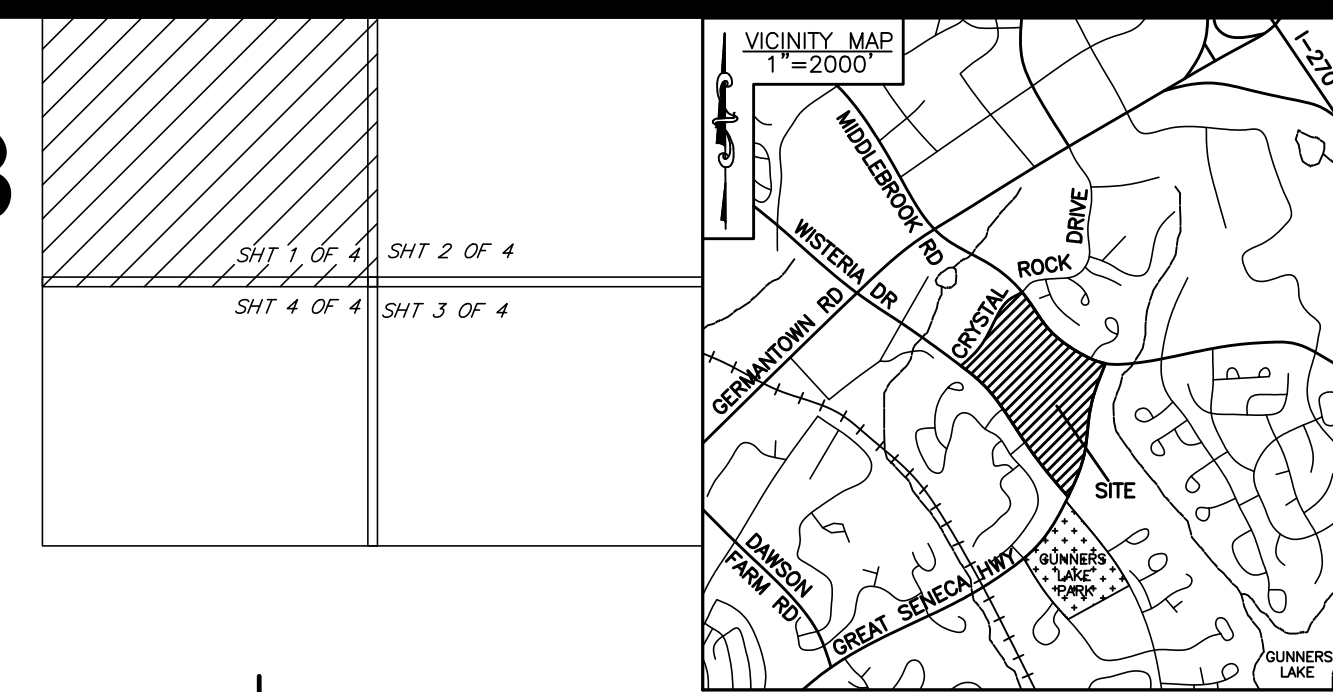
LEGEND

-
-
-
- PROPERTY BOUNDARY
- SCRUB AREA
- STREAM
- SB ----- SB STREAM BUFFER
- SURVEY TOPO
- MNCPPC TOPO ----- LIMITS OF SURVEY

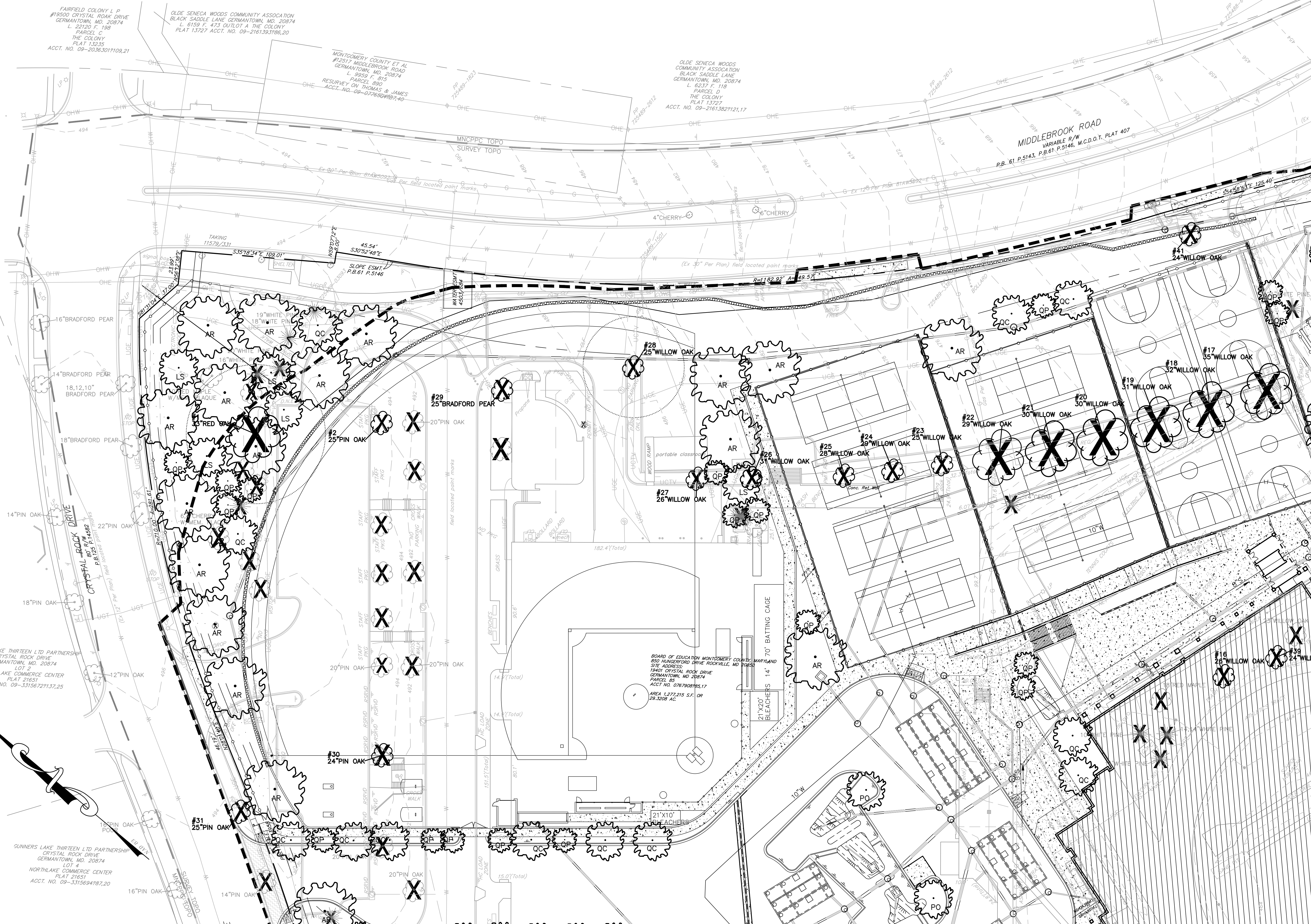
- 14\"/>
- #1 26\"/>
- #2 32\"/>
- TP/RP
- TREE PROTECTION FENCE (TEMPORARY)
- TREE PROTECTION FENCE (TEMPORARY)
- TEMPORARY TREE PROTECTION SIGNAGE (APPROX. 50' O.C.)
- LIMITS OF DISTURBANCE

- EXISTING TREE <24\"/>
- EXISTING SIGNIFICANT TREE >24\"/>
- EXISTING SPECIMEN TREE >30\"/>
- PROPOSED CANOPY TREE
- PLANT TYPE AND QUANTITY

Attachment B



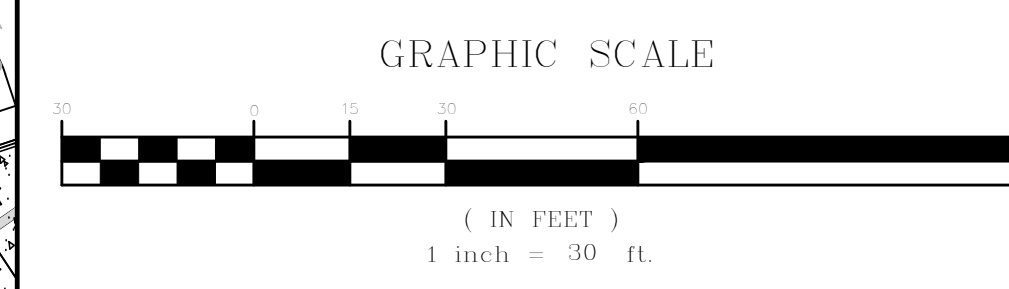
OLDE SENECA WOODS COMMUNITY ASSOCIATION
 FETLOCK DRIVE
 GERMANTOWN, MD 20874
 L. 8498 F. 831
 PART OF PARCEL F
 THE COLONY
 PLAT 13729
 ACCT. NO. 09-21626261139,20



- 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.

MATCHLINE SHEET L-1.2

OWNER/APPLICANT
 MONTGOMERY COUNTY PUBLIC SCHOOLS
 45 WEST GUDE DRIVE, SUITE 4300
 ROCKVILLE, MARYLAND 20850-4038
 ATTN: JAMES TOKAR, PE
 James_R_Tokar@mcpsmd.org
 TEL: 240.314.1008 FAX: 240.279.3003



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

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.

JANUARY 4, 2017
 DATE
 MICHAEL A. NORTON
 MDR / COMAR 08.19.06.01
 QUALIFIED PROFESSIONAL
 SA CERTIFIED ADDRESS: MA-4724A
 LITE NUMBER: 1756

DEVELOPER'S CERTIFICATE

The Under signer 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.

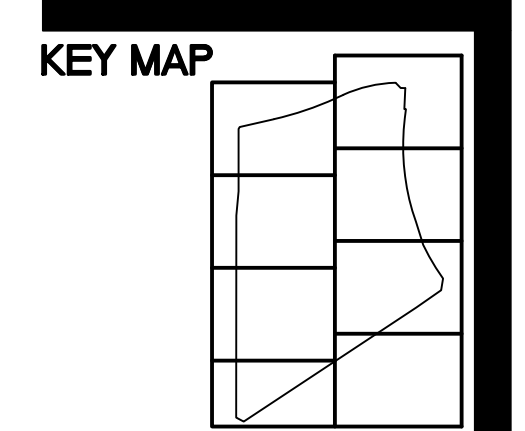
Developer's Name: MONTGOMERY COUNTY PUBLIC SCHOOLS
 Contact Person or Owner: MR. SETH ADAMS
 DIRECTOR, DIVISION OF CONSTRUCTION, MCPS
 Address: 45 WEST GUDE DRIVE, SUITE 4300
 ROCKVILLE, MD 20850
 Phone and Email: 240-314-1000
 Seth_P_Adams@mcpsmd.org
 Signature: _____

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 I	WATERSHED	GREAT SENECA CREEK	FEMA FLOODPLAIN MAP PANEL	24031C 01700
TRIBUTARY	TO GUNNERS BR.	GRID SHEET	226NW12	ADC MAP	18
PROJECT	EU561/EU341/EU342	GRID	226NW13/226NW14	GRID	F-3

MOSELEYARCHITECTS

8001 BRADDOCK ROAD, SUITE 400, SPRINGFIELD, VA 22151
 PHONE (703) 428-9057 FAX (703) 428-9280
 MOSELEYARCHITECTS.COM



**SENECA VALLEY HIGH SCHOOL
 MODERNIZATION
 MONTGOMERY COUNTY PUBLIC SCHOOLS
 19401 CRYSTAL ROCK DRIVE, GERMANTOWN, MD 20874
 TAX MAP: EU41 PARCEL: P085 LIBER: 3866 I. F. 295**

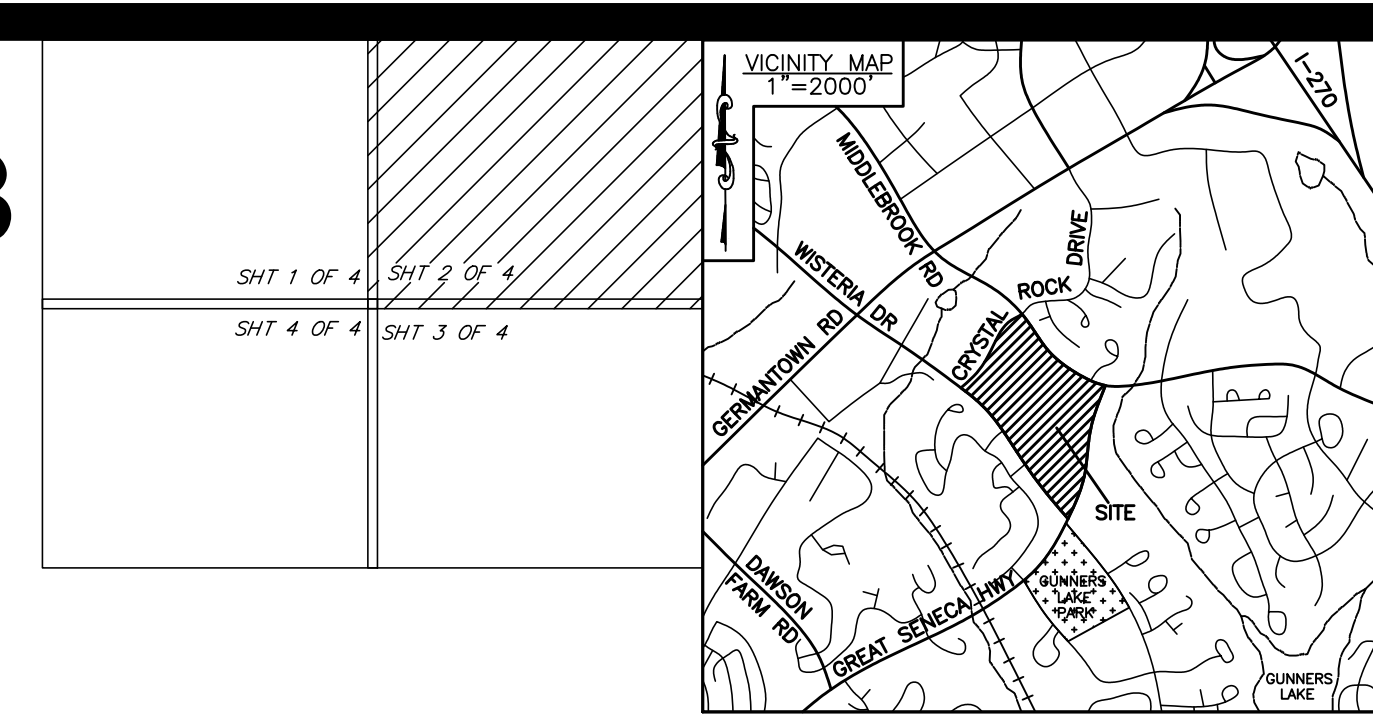
PROJECT NO.	DATE
0108/17	01/08/17
REVISIONS	DESCRIPTION
MANDATORY REFERRAL	

**PRELIMINARY
 FOREST
 CONSERVATION
 PLAN**

L-1.1

MATCHLINE SHEET L-1.4

Attachment B

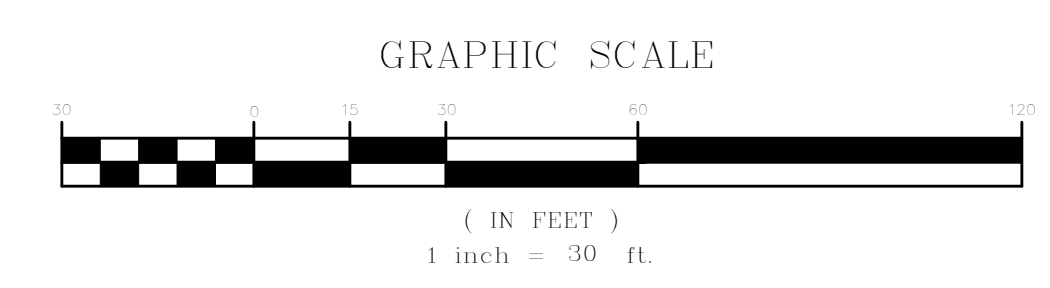


- LEGEND**
- 14" RED OAK EXISTING TREE <24" DBH
 - #1 26" RED OAK EXISTING SIGNIFICANT TREE ≥24" AND <30" DBH WITH TAG NUMBER
 - #2 32" RED OAK EXISTING SPECIMEN TREE ≥30" DBH WITH TAG NUMBER
 - PROPERTY BOUNDARY
 - SCRUB AREA
 - STREAM
 - STREAM BUFFER
 - SURVEY TOPO
MNCPPC TOPO
 - COMBINED ROOT PRUNE TRENCH/TREE PROTECTION FENCE (TEMPORARY)
 - TREE PROTECTION FENCE (TEMPORARY)
 - TEMPORARY TREE PROTECTION SIGNAGE (APPROX. 50' O.C.)
 - LIMITS OF DISTURBANCE
 - PROPOSED CANOPY TREE
 - PLANT TYPE AND QUANTITY

- 14" RED OAK EXISTING TREE <24" DBH TO BE REMOVED
- #1 26" RED OAK EXISTING SIGNIFICANT TREE ≥24" AND <30" DBH WITH TAG NUMBER TO BE REMOVED
- #2 32" RED OAK EXISTING SPECIMEN TREE ≥30" DBH WITH TAG NUMBER TO BE REMOVED
- COMBINED ROOT PRUNE TRENCH/TREE PROTECTION FENCE (TEMPORARY)
- TREE PROTECTION FENCE (TEMPORARY)
- TEMPORARY TREE PROTECTION SIGNAGE (APPROX. 50' O.C.)
- LIMITS OF DISTURBANCE
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- PLANT TYPE AND QUANTITY

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OWNER/APPLICANT:
 MONTGOMERY COUNTY PUBLIC SCHOOLS
 45 WEST GUDE DRIVE, SUITE 4300
 ROCKVILLE, MARYLAND 20850-4038
 ATTN: JAMES TOKAR, PE
 James_R_Tokar@mcpsmd.org
 TEL: 240.314.1008 FAX: 240.279.3003



MISS UTILITY

CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. BEFORE EXCAVATION THE CONTRACTOR IS RESPONSIBLE FOR CALLING TICKET CHECK AT 1-866-821-4226 TO VERIFY THAT ALL UTILITIES HAVE BEEN MARKED, 48 HOURS AFTER CALLING MISS UTILITY. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 35A OF THE MONTGOMERY COUNTY CODE.

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.

DATE: JANUARY 4, 2017
 MICHAEL A. HORTON
 MDR / COMAR 08.19.06.01
 QUALIFIED PROFESSIONAL
 SA CERTIFIED ARCHITECT: MA-47244
 LTE NUMBER: 1756

DEVELOPER'S CERTIFICATE

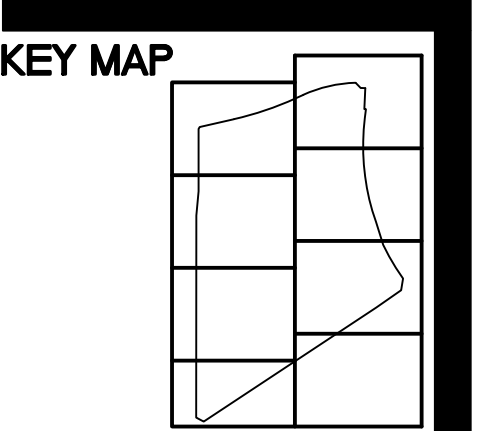
The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. _____ including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: MONTGOMERY COUNTY PUBLIC SCHOOLS
 Contact Person or Owner: MR. SETH ADAMS
 DIRECTOR, DIVISION OF CONSTRUCTION, MCPS
 Address: 45 WEST GUDE DRIVE, SUITE 4300
 ROCKVILLE, MD 20850
 Phone and Email: 240-314-1000
 Seth_P_Adams@mcpsmd.org
 Signature: _____

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 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 I	WATERSHED	FEMA FLOODPLAIN MAP PANEL
TRIBUTARY	TO GUNNERS BR.	GREAT SENECA CREEK	24031C 01700
PROJECT	226NW13/277NW13	SHEET	12
DATE	1/4/17	DATE	1/4/17
SCALE	AS SHOWN	SCALE	AS SHOWN

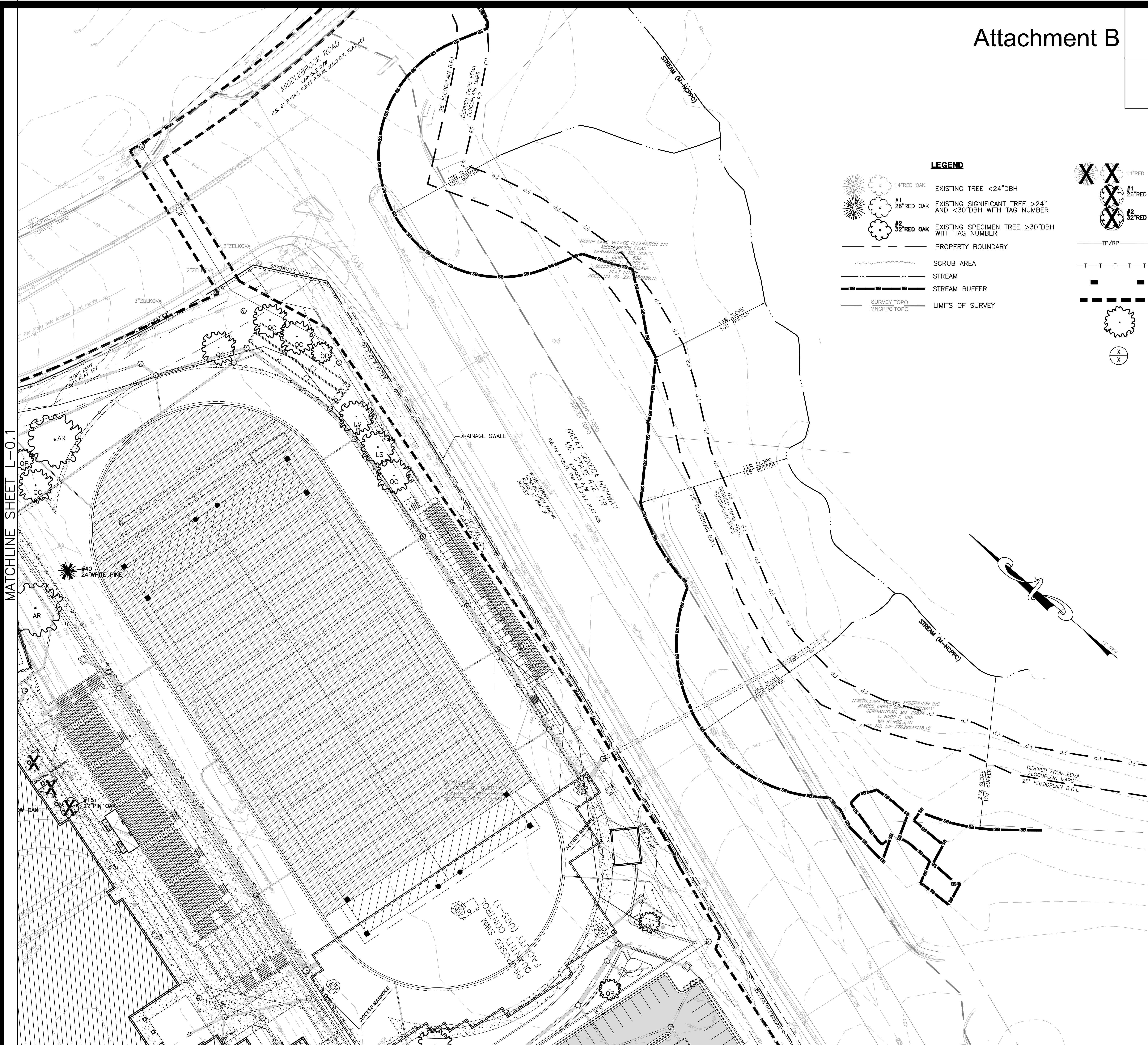
MOSELEY ARCHITECTS
 8001 BRADDOCK ROAD, SUITE 400, SPRINGFIELD, VA 22151
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 MOSELEYARCHITECTS.COM



**SENECA VALLEY HIGH SCHOOL
 MODERNIZATION
 MONTGOMERY COUNTY PUBLIC SCHOOLS
 19401 CRYSTAL ROCK DRIVE, GERMANTOWN, MD 20874
 TAX MAP: EU41 PARCEL: P085 LIBER: 3866 I. F. 255**

**PRELIMINARY
 FOREST
 CONSERVATION
 PLAN**

L-1.2

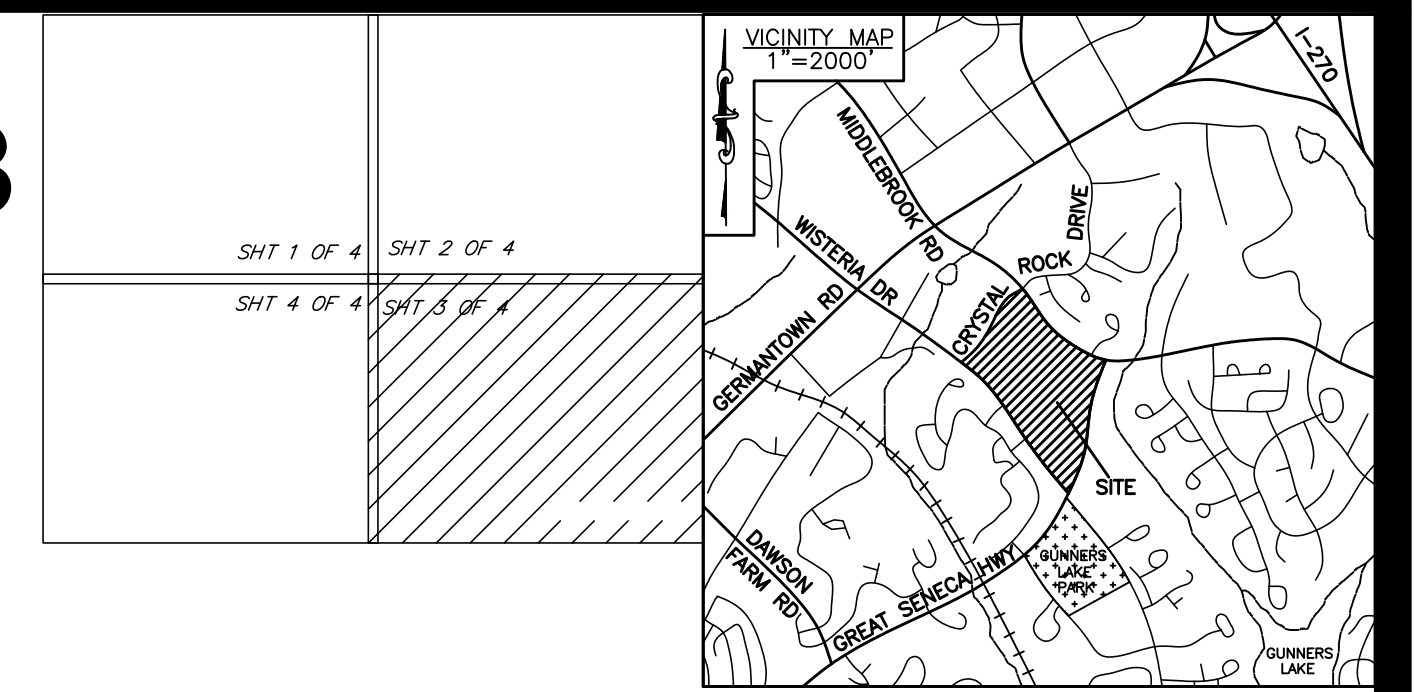


MATCHLINE SHEET L-0.1

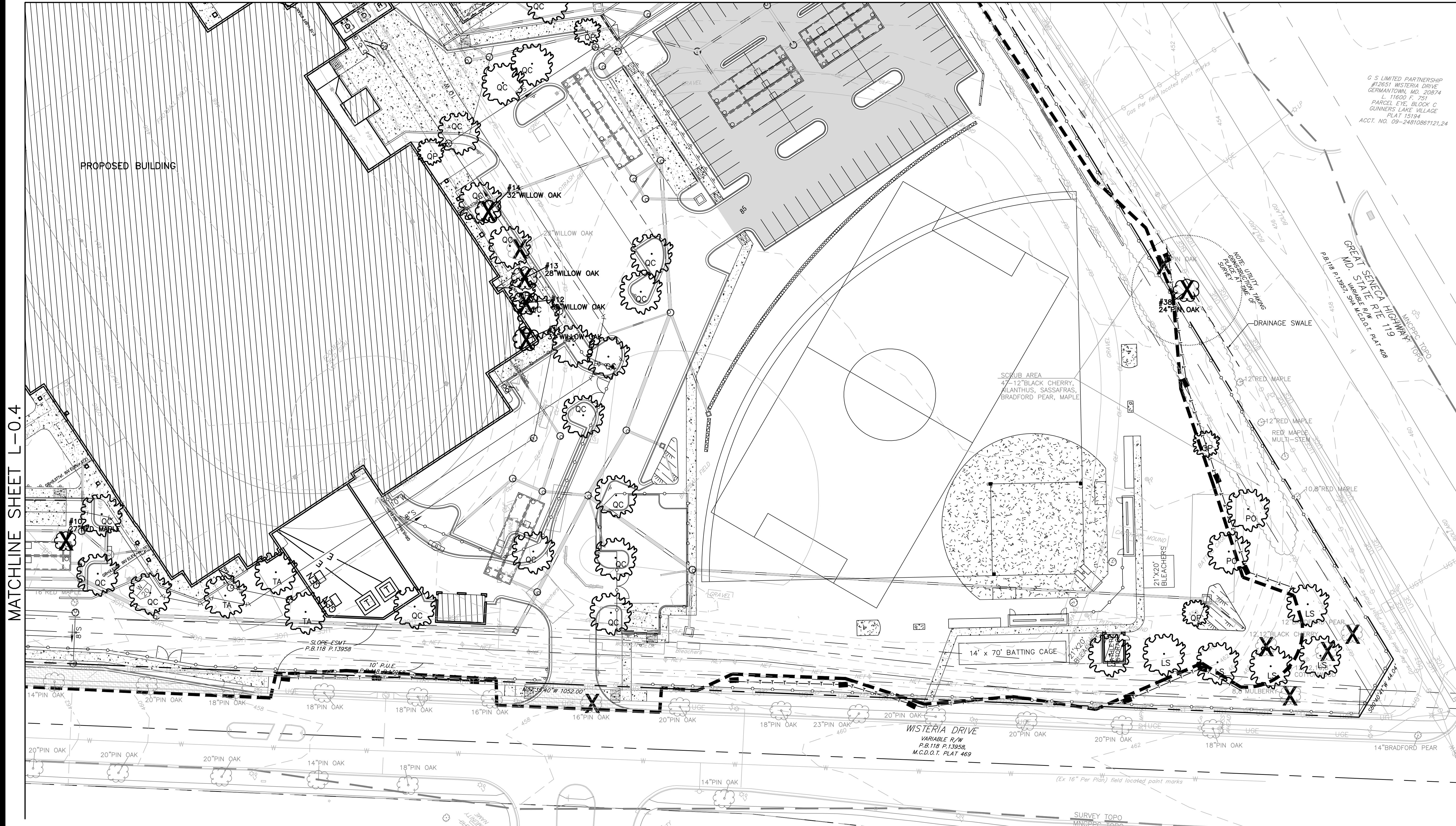
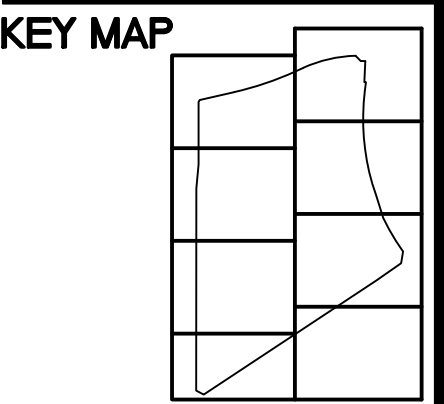
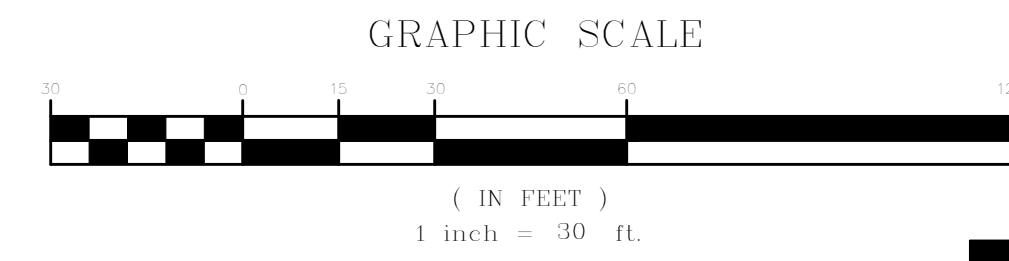
MATCHLINE SHEET L-1.3

K:\M.D. PROJECTS\10-056\DRAWINGS\10-056 FCP.dwg PLOTTED Jan 04, 2017

MATCHLINE SHEET L-1.2



- 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.



MATCHLINE SHEET L-0.4

OWNER/APPLICANT
MONTGOMERY COUNTY PUBLIC SCHOOLS
45 WEST GUDE DRIVE, SUITE 4300
ROCKVILLE, MARYLAND 20850-4038
ATTN: JAMES TOKAR, PE
James_R_Tokar@mcpsmd.org
TEL: 240.314.1008 FAX: 240.279.3003

**SENECA VALLEY HIGH SCHOOL
MODERNIZATION
MONTGOMERY COUNTY PUBLIC SCHOOLS
19401 CRYSTAL ROCK DRIVE, GERMANTOWN, MD 20874**
TAX MAP: EU41 PARCEL: P085 LIBER: 3866 F. 285

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.

DATE: JANUARY 4, 2017
SIGNATURE: MICHAEL A. NORTON
MONTGOMERY COUNTY REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
15A CERTIFIED ARBORIST: MA-4724A
LTE NUMBER: 1756

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. SETH ADAMS
DIRECTOR, DIVISION OF CONSTRUCTION, MCPS
Printed Name: _____
Address: 45 WEST GUDE DRIVE, SUITE 4300
ROCKVILLE MD 20850
Phone and Email: 240-314-1000
Seth_P_Adams@mcpsmd.org
Signature: _____

PROJECT NO.	DATE:
0108/17	MANDATORY REFERRAL
REVISIONS	Issue Date

LEGEND

	14" RED OAK	EXISTING TREE <24" DBH
	#1 26" RED OAK	EXISTING SIGNIFICANT TREE >24" AND <30" DBH WITH TAG NUMBER
	#2 32" RED OAK	EXISTING SPECIMEN TREE >30" DBH WITH TAG NUMBER
	TP/RP	COMBINED ROOT PRUNE TRENCH/TREE PROTECTION FENCE (TEMPORARY)
	---	TREE PROTECTION FENCE (TEMPORARY)
	---	TEMPORARY TREE PROTECTION SIGNAGE (APPROX. 50' O.C.)
	---	LIMITS OF SURVEY
	---	LIMITS OF DISTURBANCE
	---	PROPOSED CANOPY TREE
	---	PLANT TYPE AND QUANTITY

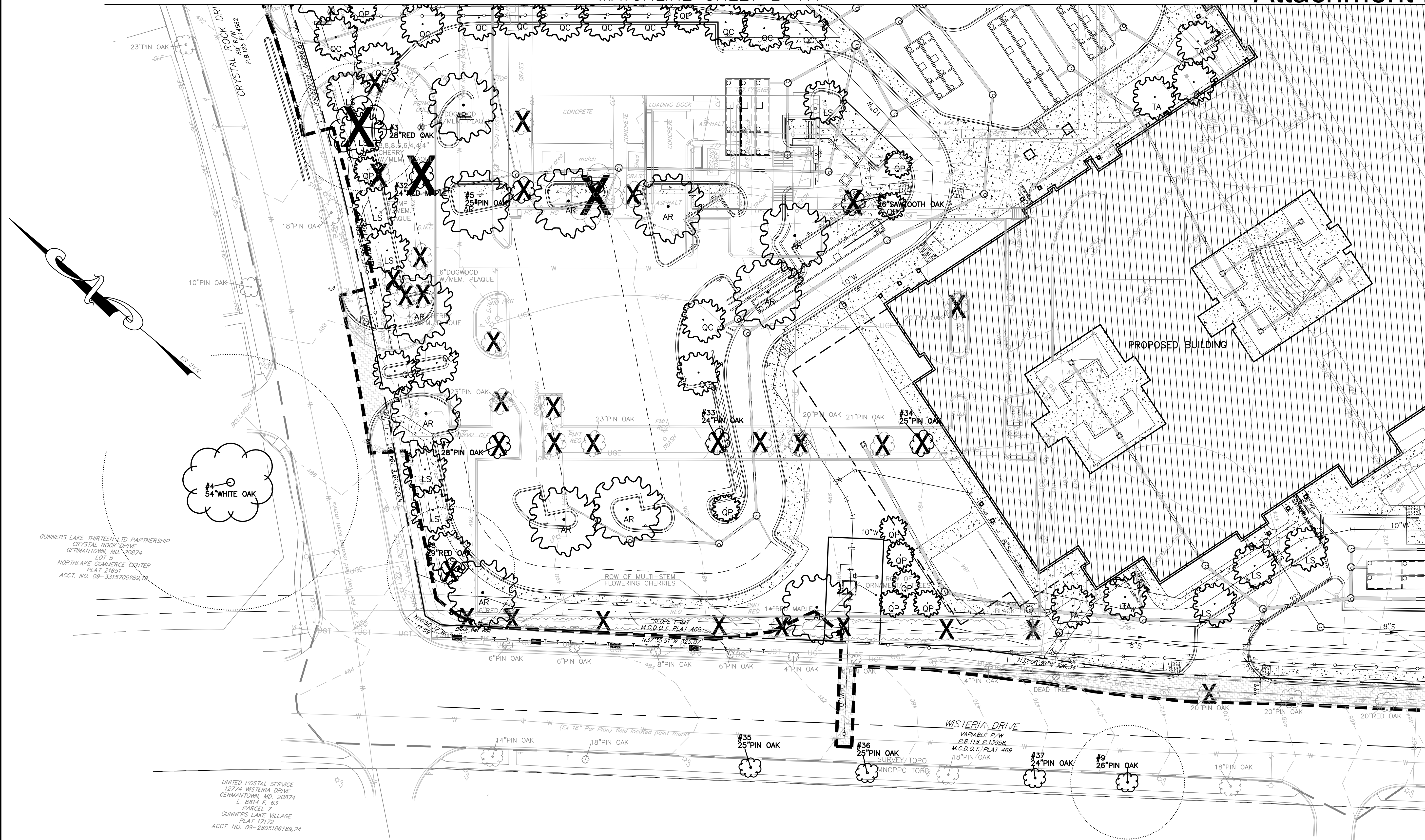
MISS UTILITY

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

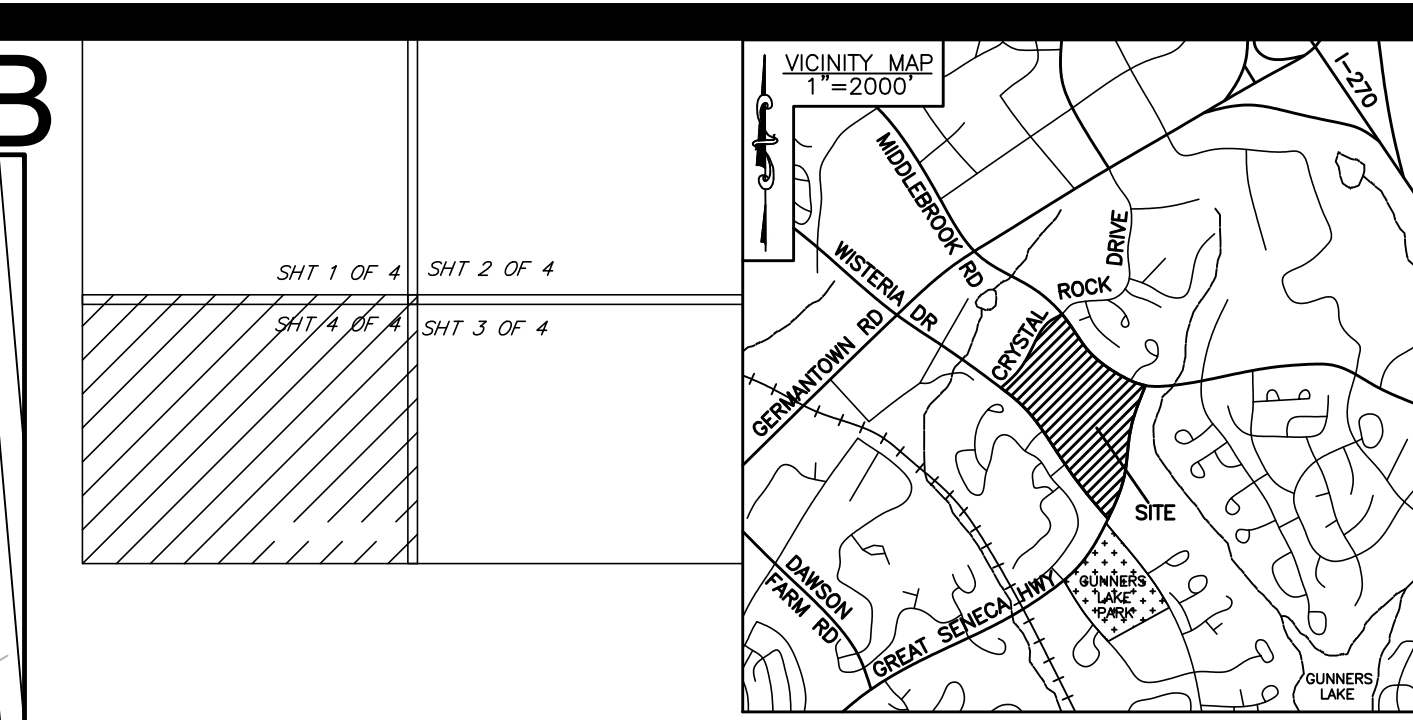
NORTON LAND DESIGN
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
17830 NEW HAMPSHIRE AVENUE, SUITE 101 ASHTON, MD 20861
P.240.342.2329 F.240.342.2632 WWW.NORTONLANDDESIGN.COM

WATER CLASS	USE I	WATERSHED	GREAT SENECA CREEK	FEMA FLOODPLAIN	MAP PANEL #
TRIB. TO	GUNNERS BR.	200 SHEET	226NW12 / 226NW13	ADC MAP	24031C 0170D
TAX MAP	EU561/EU341/EU342	GRID	F-3	DATE	1/4/17

PRELIMINARY FOREST CONSERVATION PLAN
L-1.3

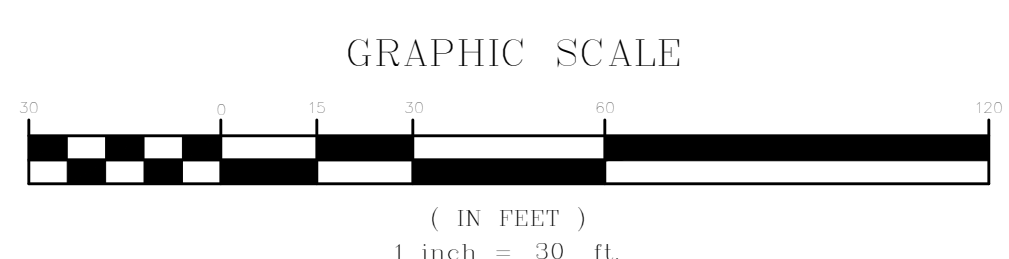


MATCHLINE SHEET L-1.3



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

CERTIFICATION OF QUALIFIED PROFESSIONAL
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DATE: JANUARY 4, 2017
 MICHAEL A. NORTON
 MONTGOMERY COUNTY REGISTERED PROFESSIONAL ISA CERTIFIED ARBORIST - MA-4724A
 LITE NUMBER: 1756

DEVELOPER'S CERTIFICATE

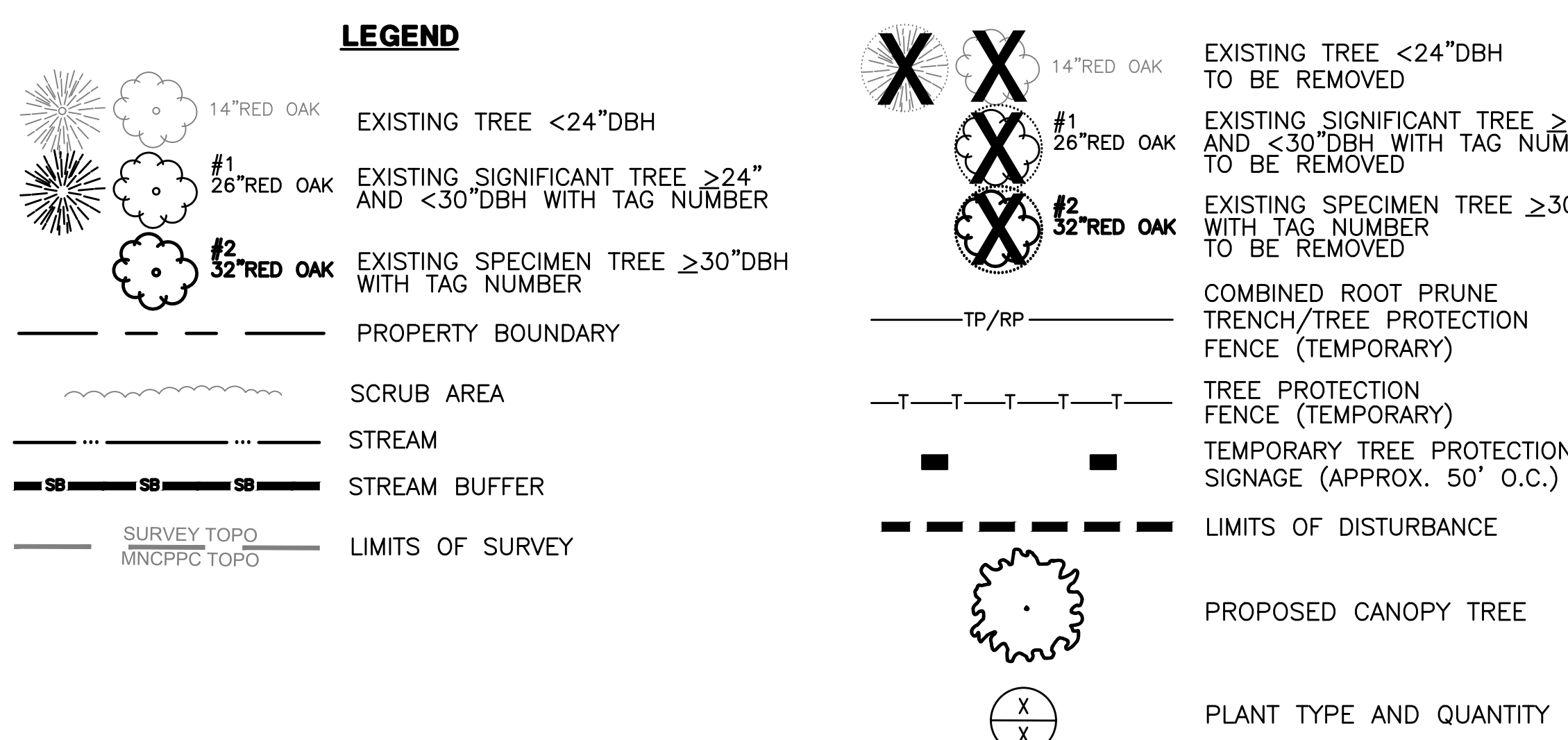
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Developer's Name: MONTGOMERY COUNTY PUBLIC SCHOOLS
 Project Company Name: _____
 Contact Person or Owner: MR. SETH ADAMS, DIRECTOR, DIVISION OF CONSTRUCTION, MCPS
 Printed Name: _____
 Address: 45 WEST GUDE DRIVE, SUITE 4300, ROCKVILLE, MD 20850
 Phone and Email: 240-314-1000, Seth_P_Adams@mcpsmd.org
 Signature: _____

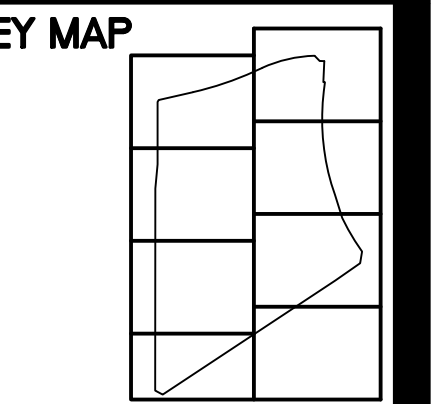
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 P.240.342.2329 F.240.342.2632 WWW.NORTONLANDDESIGN.COM

WATER CLASS	USE 1	WATERSHED	GREAT SENECA CREEK	FEMA FLOODPLAIN MAP PANEL	24031C 0170D
TRIBUTARY	TO GUNNERS BR.	2007 SHEET	226NW12/226NW13/227NW14	DATE	01/08/17
PROJECT NO.	EU561/EU341/EU342	DATE	12/22/16	SCALE	AS SHOWN

Significant/Specimen Tree Summary 24" +				Variance Request	Critical Root Zone (C.R.Z.)	% CRZ Impacts	Disposition
#1	QUERCUS RUBRA	RED OAK	33	FAIR	EXPOSED&DAMAGED&GIRDLED ROOTS/ROOT ROT ON COLLARWEAK ATTACHMENTS/DEAD&BROKEN LIMBS	YES 7688	98% REMOVE
#2	QUERCUS PALLISTRIS	PN OAK	25	GOOD	EXPOSED&GIRDLED ROOTS/CUT&DEAD LIMBS	4418	100% REMOVE
#3	QUERCUS RUBRA	RED OAK	26	GOOD	SWOLLEN ROOT COLLAR	5542	100% REMOVE
#4	QUERCUS ALBA	WHITE OAK	54	FAIR	OFFSITE LARGE CAVITY/TRUNK DAMAGE/HEART ROT/CUT SCAFFOLD/DEAD&BROKEN LIMBS	20612	0% SAVE AND PROTECT
#5	QUERCUS PALLISTRIS	PN OAK	25	GOOD	CUT LIMBS/DEBARK	4418	100% REMOVE
#6	QUERCUS ACUTISSIMA	SAWTOOTH OAK	26	FAIR	HEART ROT/DEBARK/CUT LIMBS	4778	100% REMOVE
#7	QUERCUS PALLISTRIS	PN OAK	26	GOOD	CUT LIMBS/DEBARK	5542	100% REMOVE
#8	QUERCUS RUBRA	RED OAK	29	FAIR	EXPOSED&GIRDLED ROOTS/INCLUDED BARK/FUNGUS/DEAD LIMBS	5945	100% REMOVE
#9	QUERCUS PALLISTRIS	PN OAK	26	GOOD	OFFSITE DAMAGED ROOTS/DEBARK	4778	0% SAVE AND PROTECT
#10	ACER RUBRUM	RED MAPLE	27	GOOD	EXPOSED&DAMAGED&GIRDLED ROOTS/INCLUDED BARK	5153	100% REMOVE
#11	QUERCUS PHELLOS	WILLOW OAK	32	GOOD	EXPOSED&DAMAGED&GIRDLED ROOTS/DEBARK	YES 7238	100% REMOVE
#12	QUERCUS PHELLOS	WILLOW OAK	30	EXCELLENT	WEAK ATTACHMENTS/CUT LIMBS	YES 6362	100% REMOVE
#13	QUERCUS PHELLOS	WILLOW OAK	26	GOOD	EXPOSED&DAMAGED&GIRDLED ROOTS/DEBARK/CUT LIMBS	5542	100% REMOVE
#14	QUERCUS PHELLOS	WILLOW OAK	32	FAIR	EXPOSED&DAMAGED&GIRDLED ROOTS/TRUNK DAMAGE/WEAK ATTACHMENTS	YES 7238	100% REMOVE
#15	QUERCUS PALLISTRIS	PN OAK	27	GOOD	EXPOSED&DAMAGED ROOTS/DEBARK/CUT LIMBS	5153	100% REMOVE
#16	QUERCUS PHELLOS	WILLOW OAK	26	GOOD	EXPOSED&DAMAGED ROOTS/CUT LIMBS	4778	100% REMOVE
#17	QUERCUS PHELLOS	WILLOW OAK	35	GOOD	EXPOSED&DAMAGED ROOTS/WEAK ATTACHMENTS/INCLUDED BARK/CUT LIMBS	YES 8659	100% REMOVE
#18	QUERCUS PHELLOS	WILLOW OAK	32	FAIR	EXPOSED&DAMAGED ROOTS/CAVITY/HEART ROT/SWOLLEN TRUNK/DEBARK/CUT LIMBS	YES 7238	100% REMOVE
#19	QUERCUS PHELLOS	WILLOW OAK	31	GOOD	EXPOSED&DAMAGED&GIRDLED ROOTS/INCLUDED BARK/CUT LIMBS	YES 6793	100% REMOVE
#20	QUERCUS PHELLOS	WILLOW OAK	30	GOOD	EXPOSED&DAMAGED&GIRDLED ROOTS/INCLUDED BARK/DEBARK	YES 6362	100% REMOVE
#21	QUERCUS PHELLOS	WILLOW OAK	30	GOOD	EXPOSED&DAMAGED&GIRDLED ROOTS/INCLUDED BARK/DEBARK	YES 6362	100% REMOVE
#22	QUERCUS PHELLOS	WILLOW OAK	29	GOOD	EXPOSED&DAMAGED ROOTS/DEBARK	5945	100% REMOVE
#23	QUERCUS PHELLOS	WILLOW OAK	25	FAIR	EXPOSED ROOTS/WILT/LEAVES/DEAD&BROKEN LIMBS	4418	100% REMOVE
#24	QUERCUS PHELLOS	WILLOW OAK	29	FAIR	EXPOSED ROOTS/WILT/LEAVES/DEAD&BROKEN LIMBS	5945	100% REMOVE
#25	QUERCUS PHELLOS	WILLOW OAK	26	FAIR	EXPOSED&GIRDLED ROOTS/WILT/LEAVES/DEAD&BROKEN LIMBS	5542	100% REMOVE
#26	QUERCUS PHELLOS	WILLOW OAK	31	FAIR	EXPOSED&DAMAGED ROOTS/WILT/LEAVES/DEBARK/BROKEN LIMBS	YES 6793	100% REMOVE
#27	QUERCUS PHELLOS	WILLOW OAK	26	GOOD	EXPOSED&DAMAGED ROOTS/CUT LIMBS	4778	100% REMOVE
#28	QUERCUS PHELLOS	WILLOW OAK	25	FAIR/POOR	EXPOSED&DAMAGED ROOTS/WEAK ATTACHMENTS/WILT/LEAVES/DEBARK/BROKEN LIMBS	4418	100% REMOVE
#29	PYRUS CALLERYANA	BRADFORD PEAR	25	FAIR	EXPOSED ROOTS/DEAD&BROKEN LIMBS	4418	100% REMOVE
#30	QUERCUS PALLISTRIS	PN OAK	24	GOOD	BROKEN LIMBS	4072	100% REMOVE
#31	QUERCUS PALLISTRIS	PN OAK	25	GOOD	EXPOSED ROOTS/BROKEN LIMBS	4418	100% REMOVE
#32	ACER RUBRUM	RED MAPLE	24	GOOD	BROKEN LIMBS	4072	100% REMOVE
#33	QUERCUS PALLISTRIS	PN OAK	24	FAIR	CAVITY WITH ROT/PRUNED/BROKEN LIMBS	4072	100% REMOVE
#34	QUERCUS PALLISTRIS	PN OAK	25	GOOD	BROKEN LIMBS	4418	100% REMOVE
#35	QUERCUS PALLISTRIS	PN OAK	25	GOOD	BROKEN LIMBS	4418	0% SAVE
#36	QUERCUS PALLISTRIS	PN OAK	25	GOOD	BROKEN LIMBS	4418	0% SAVE
#37	QUERCUS PALLISTRIS	PN OAK	24	GOOD	BROKEN LIMBS	4072	0% SAVE
#38	QUERCUS PALLISTRIS	PN OAK	24	FAIR	CAVITY AT BASE/DEAD&BROKEN LIMBS	4072	45% REMOVE
#39	QUERCUS PHELLOS	WILLOW OAK	24	GOOD	EXPOSED ROOTS	4072	100% REMOVE
#40	PNUS STROBUS	WHITE PINE	24	GOOD	EXPOSED&DAMAGED ROOTS/DEAD&BROKEN LIMBS	4072	100% REMOVE
#41	QUERCUS PHELLOS	WILLOW OAK	24	FAIR/POOR	EXPOSED&DAMAGED ROOTS/HEAVILY PRUNED/DEAD&BROKEN LIMBS	4072	100% REMOVE



MOSELEY ARCHITECTS
 8001 BRADDOCK ROAD, SUITE 400, SPRINGFIELD, VA 22151
 PHONE (703) 428-9057 FAX (703) 428-9280
 MOSELEYARCHITECTS.COM



SENECA VALLEY HIGH SCHOOL MODERNIZATION
 MONTGOMERY COUNTY PUBLIC SCHOOLS
 19401 CRYSTAL ROCK DRIVE, GERMANTOWN, MD 20874
 TAX MAP: EU41 PARCEL: P085 LIBER: 3866 I.F. 255

PRELIMINARY FOREST CONSERVATION PLAN

L-1.4

Table: INDIVIDUAL CANOPY TREES FOR FOREST CREDIT PLANT SCHEDULE. Columns: KEY, BOTANICAL NAME, COMMON NAME, SIZE, FORM, SPACING, QUANTITY, COMMENTS.

NOTES: - TREES ARE TO BE GUARANTEED FOR TWO YEARS. - SEE LANDSCAPE PLANS FOR PLANTING SPECIFICATIONS.

Table: FOREST CONSERVATION LANDSCAPE CREDITS THROUGH CANOPY COVERAGE. Columns: Proposed Tree Species, Canopy Coverage Diameter (20-year), Individual Canopy Coverage (SF), Quantity of Tree Species, Area of Canopy Coverage Per Species (SF).

PROPOSED SPECIMEN TREE MITIGATION PLANT SCHEDULE

Table: Proposed Specimen Tree Mitigation Plant Schedule. Columns: KEY, BOTANICAL NAME, COMMON NAME, SIZE, FORM, SPACING, QUANTITY.

*INDIVIDUAL TREE LOCATION TO BE SHOWN ON FINAL FOREST CONSERVATION PLAN

SITE PLANTING & REFORESTATION GENERAL NOTES

- 1. DRAWINGS ARE FOR TREE CONSERVATION AND REFORESTATION PURPOSES ONLY... 2. IN REFORESTATION AREAS ALL BRANCHED DECIDUOUS TREES SHALL BE PLANTED WITH RANDOM SPACING 20.9' ON CENTER... 3. DO NOT PLANT TREES OR SHRUBS WITHIN 3'-0" OF THE CENTERLINE OF SWALES OR DITCHES... 4. "MISS UTILITY" (1-800-257-7777) MUST BE CONTACTED A MINIMUM OF 48 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION FOR PLANT MATERIAL INSTALLATION... 5. NO PLANT MATERIAL SHALL BE PLANTED DIRECTLY IN FRONT OF ROADWAY SIGN SIGHT LINES... 6. PLANT MATERIALS AND PLANTING MEASURES SHALL CONFORM WITH THE "LANDSCAPE SPECIFICATION GUIDELINES FOR THE BALTIMORE-WASHINGTON METROPOLITAN AREAS", LATEST EDITION... 7. ALL PLANTS SHALL BE WATERED FOR A TWO YEAR PERIOD AS REQUIRED... 8. THE FOLLOWING LIST OF PLANTS SHALL BE PLANTED ONLY DURING THE SPRING PLANTING SEASON... 9. ALL EXISTING TRASH AND IMPERVIOUS AREAS SHOWN ON THE PLAN TO BE REMOVED... 10. PLANTS SHALL BE INSPECTED BY THE CONTRACTOR AND ANY MATERIAL THAT IS EITHER DAMAGED OR WHICH HAS ROOT BALL COMPACTION, J-ROOTED OR KNIVED ROOT SYSTEMS WILL BE REPLACED... 11. STOCK WILL BE PLANTED IN RANDOM ORDER TO REFLECT NATURAL GROWTH OF THE FOREST... 12. PLANTING FIELD SHOULD BE 2X ROOT BALL DIAMETER... 13. DEER PROTECTION MEASURES TO BE PROVIDED FOR ALL PLANTED TREES...

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... 2. No clearing or grading shall begin before stress-reduction measures have been implemented... 3. A Maryland-licensed tree expert or an International Society of Arboriculture-certified arborist must perform all stress reduction measures... 4. Temporary tree protection devices shall be installed per the Forest Conservation Plan/Tree Save Plan... 5. Temporary protection devices shall be maintained and installed by the contractor for the duration of construction project... 6. Forest retention area signs shall be installed as required... 7. Long-term protection devices will be installed per the Forest Conservation Plan/Tree Save Plan... 8. Periodic inspections by the forest conservation inspector will occur during the construction project... 9. After construction is completed, an inspection shall be requested... 10. After inspection and completion of corrective measures have been undertaken...

Table: FOREST CONSERVATION WORKSHEET. Columns: NET TRACT AREA, LAND USE CATEGORY, EXISTING FOREST COVER, PROPOSED FOREST CLEARING, PLANTING REQUIREMENTS.

SITE TABULATIONS:

Table: Site Tabulations. Columns: Description, Value.

INSPECTIONS

All field inspections must be requested by the applicant. Inspections must be conducted as follows: Tree Save Plans and Forest Conservation Plans without Planting Requirements...

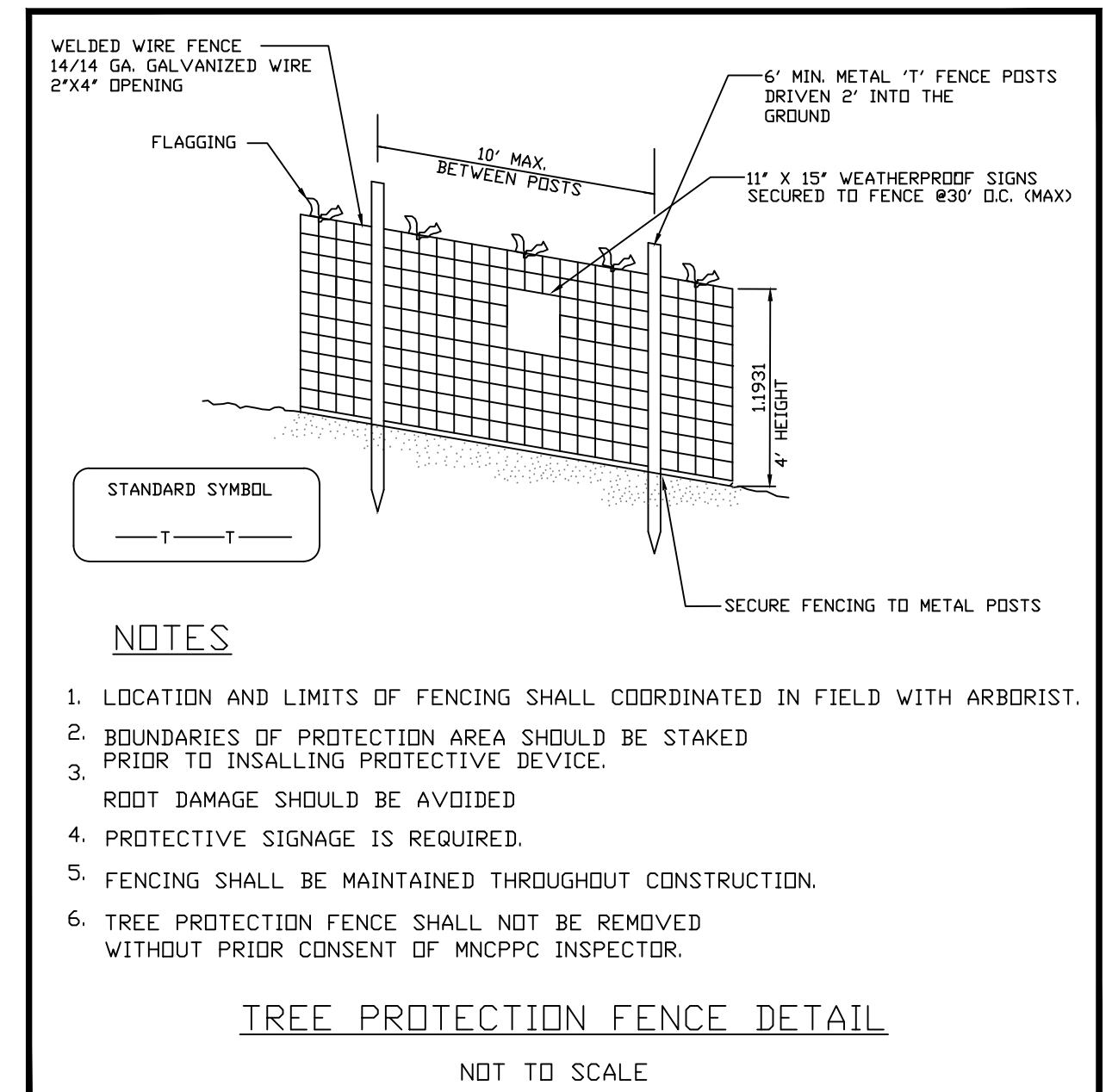
Additional Requirements for Plans with Planting Requirements

- 4. Before the start of any required reforestation and afforestation planting... 5. After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable... 6. At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan...

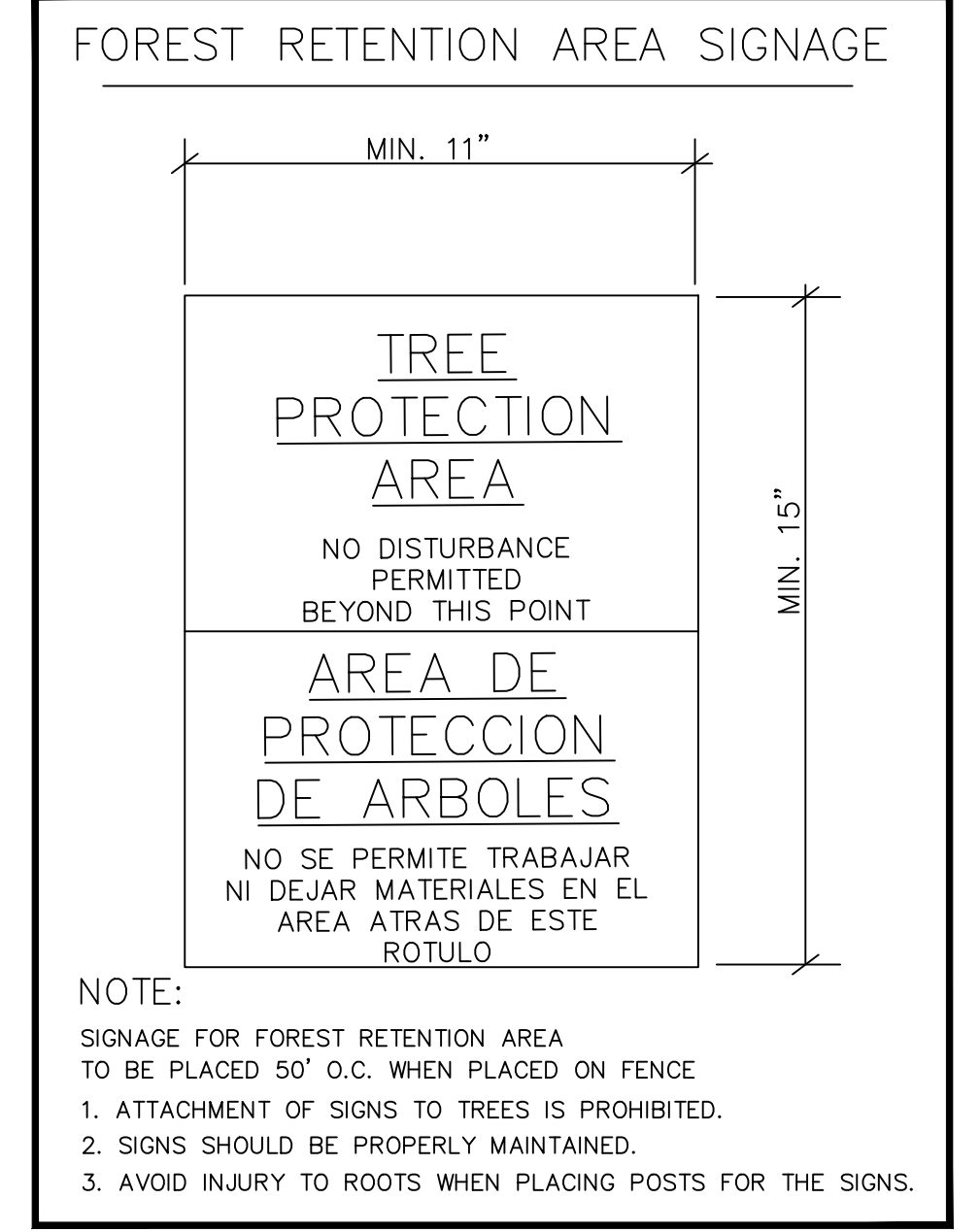
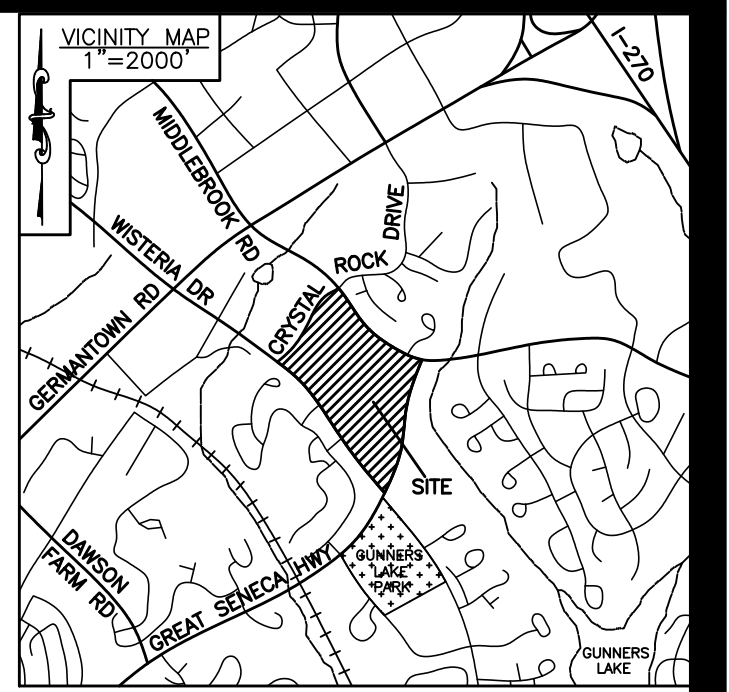
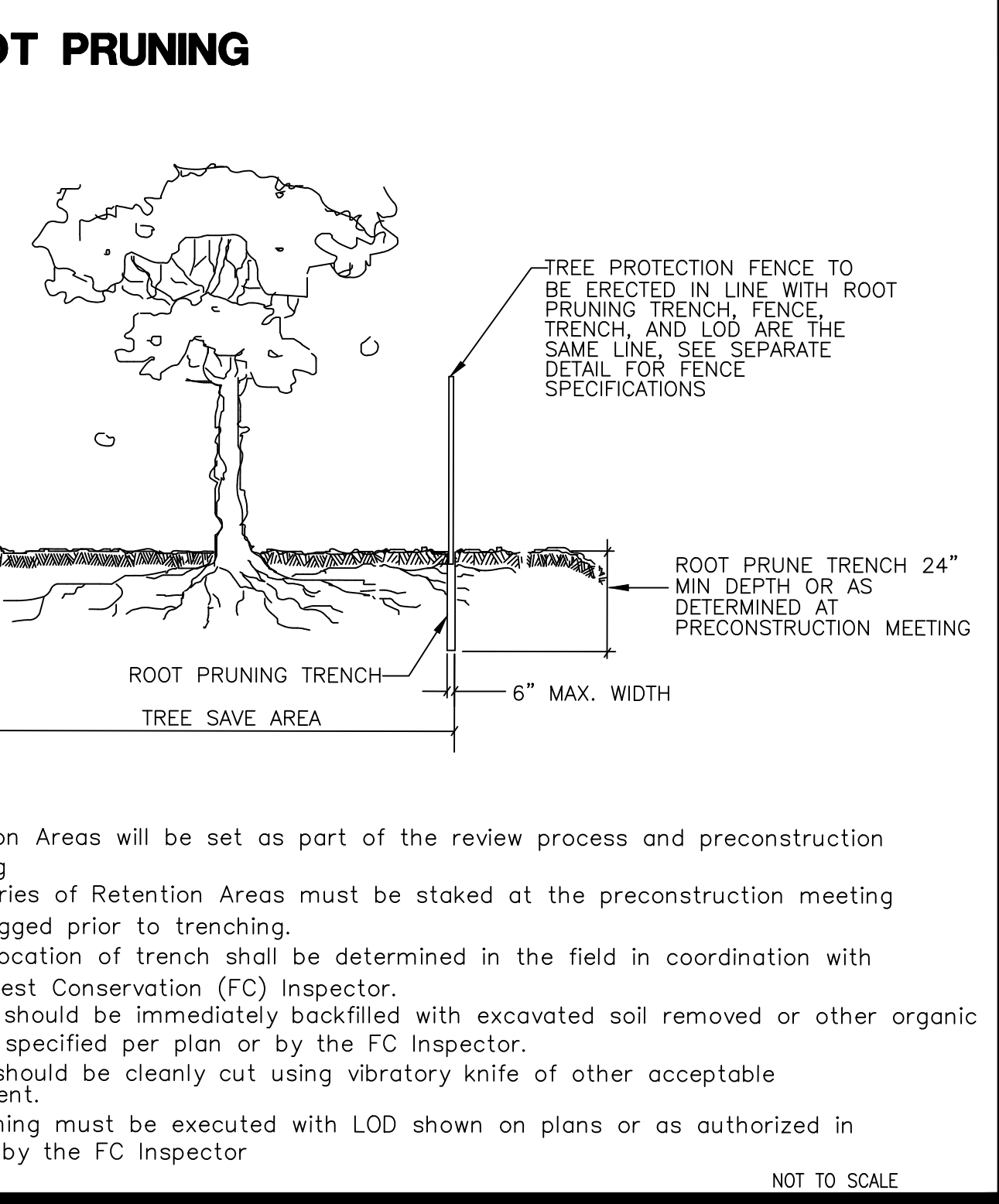
During Construction

- 8. Periodic inspections by the forest conservation inspector will occur during the construction project... 9. After construction is completed, an inspection shall be requested... 10. After inspection and completion of corrective measures have been undertaken...

Table: PLANTING SCHEDULE. Columns: TASKS, MONTHS (JAN-DEC), KEY.



STRESS REDUCTION MEASURE



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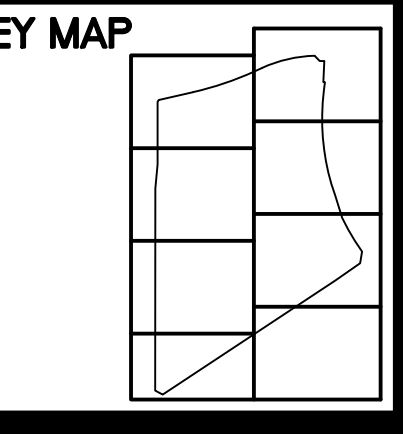
CERTIFICATION OF QUALIFIED PROFESSIONAL

DATE: JANUARY 4, 2017. 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.

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Table: WATER CLASS, USE I, WATERSHED, GREAT SENECA CREEK, FEMA FLOODPLAIN MAP PANEL, 24031C 0170D.

MOSELEY ARCHITECTS. 8001 BRADDOCK ROAD, SUITE 400, SPRINGFIELD, VA 22151. PHONE (703) 426-9057 FAX (703) 426-9280. MOSELEYARCHITECTS.COM



SENECA VALLEY HIGH SCHOOL MODERNIZATION. MONTGOMERY COUNTY PUBLIC SCHOOLS. 19401 CRYSTAL ROCK DRIVE, GERMANTOWN, MD 20874. TAX MAP: EU41 PARCEL: P085 LIBER: 3866 I.F. 285

Table: PROJECT NO., DATE, ISSUE DATE, REVISIONS.

PRELIMINARY FOREST CONSERVATION PLAN



July 22, 2015
Revised December 7, 2015

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

Re: Seneca Valley High School
Request for Specimen Tree Variance
MNCPPC NRI# 420120060

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 Seneca Valley High School is located at 19401 Crystal Rock Drive in Germantown, Montgomery County, Maryland. This is a 29.32-acre site that consists of one parcel (P85) owned by the Montgomery County Board of Education. The site currently hosts the existing school, associated parking, athletic fields and play areas. The site is bordered by Great Seneca Highway, Middlebrook Road, Crystal Rock Drive and Wisteria Drive. The site is adjacent to residential communities, commercial areas, a business park and a daycare center.

Proposed construction consists of a new school, improved circulation and parking, additional athletic areas and updates for ADA accessibility.

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 young students to learn.

The area on this site that could be devoted to canopy is restricted by the area that is needed to provide athletic facilities and a school building. It is also limited because of a steep slope easement that exists on the property.

This work will require disturbance of the root zones of a total of ten (10) specimen trees. Ten (10) of the ten (10) impacted trees will be required to be removed. The removal of specimen trees #17, #18, #19, #20 and #21 are due to the proposed basketball court. The removal of specimen trees #26 and #1 are due to the grading required to install the baseball field. The removal of specimen trees #11, #12 and #14 are due to the installation of sidewalk and curb and gutter for the proposed building.

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

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

Response: If the County were required to keep all improvements outside the root zones of the specimen trees, the building 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: Tree removals have been minimized by compact design of the layout ensuring the preservation of as many specimen trees as possible. In addition, this property will be developed in accordance with the latest Maryland Department of the Environment criteria for stormwater management. This includes Environmental Site Design to provide for protecting the natural resources to the Maximum Extent Practicable. This includes limiting the impervious areas and providing on-site stormwater management systems. A

Stormwater Management Concept is currently under review by the Montgomery County Department of Permitting Services to ensure that this criterion is enforced. 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: There is presently no forest onsite and the canopy cover will be replaced to the greatest extent possible. Additional canopy planting will serve to create greater ecological quality while establishing further buffering of adjacent land uses (residential).

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

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

Response: The Seneca Valley High School 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/private club) do not have any inherent characteristics or conditions that have created or contributed to this particular need for a variance.

Species	Species	D.B.H	Tree	Comments	%CRZ	Disposition
(Scientific Name)	(Common Name)	(inches)	Condition		Impacts	
QUERCUS RUBRA	RED OAK	33	FAIR	EXPOSED&DAMAGED&GIRDLED ROOTS/ROOT ROT ON COLLAR/WEAK ATTACHMENTS/DEAD&BROKEN LIMBS	100%	REMOVE
QUERCUS PHELLOS	WILLOW OAK	32	GOOD	EXPOSED&DAMAGED&GIRDLED ROOTS/DIEBACK	100%	REMOVE
QUERCUS PHELLOS	WILLOW OAK	30	EXCELLENT	WEAK ATTACHMENTS/CUT LIMBS	100%	REMOVE
QUERCUS PHELLOS	WILLOW OAK	32	FAIR	EXPOSED&DAMAGED&GIRDLED ROOTS/TRUNK DAMAGE/WEK ATTACHMENTS	100%	REMOVE
QUERCUS PHELLOS	WILLOW OAK	35	GOOD	EXPOSED&DAMAGED ROOTS/WEAK ATTACHMENTS/INCLUDED BARK/CUT LIMBS	100%	REMOVE
QUERCUS PHELLOS	WILLOW OAK	32	FAIR	EXPOSED&DAMAGED ROOTS/CAVITY/HEART ROT/SWOLLEN TRUNK/DIEBACK/CUT LIMBS	100%	REMOVE
QUERCUS PHELLOS	WILLOW OAK	31	GOOD	EXPOSED&DAMAGED&GIRDLED ROOTS/INCLUDED BARK/CUT LIMBS	100%	REMOVE
QUERCUS PHELLOS	WILLOW OAK	30	GOOD	EXPOSED&DAMAGED&GIRDLED ROOTS/INCLUDED BARK/DIEBACK	100%	REMOVE
QUERCUS PHELLOS	WILLOW OAK	30	GOOD	EXPOSED&DAMAGED&GIRDLED ROOTS/INCLUDED BARK/DIEBACK	100%	REMOVE
QUERCUS PHELLOS	WILLOW OAK	31	FAIR	EXPOSED&DAMAGED ROOTS/WILTLED LEAVES/DIEBACK/BROKEN LIMBS	100%	REMOVE

- (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.

Conclusion:

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

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

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

Sincerely,

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

Michael Norton

Copy to:
Mr. Jim Tokar, MCPS



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Lisa Feldt
Director

December 15, 2015

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

RE: Seneca Valley High School, MR 2016010, NRI/FSD application accepted on 12/11/2013

Dear Mr. Anderson:

All applications for a variance from the requirements of Chapter 22A of the County Code submitted after October 1, 2009 are subject to Section 22A-12(b)(3). 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, interpreted as a condition or circumstance that is the result of the actions by the applicant. Therefore, the



Casey Anderson
December 15, 2015
Page 2

variance can be granted under this criterion, as long as appropriate mitigation is provided for the resources disturbed.

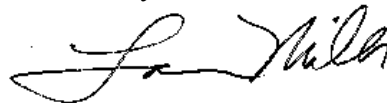
3. The disturbance of trees, or other vegetation, by the applicant does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property. Therefore, the variance can be granted under this criterion.
4. The disturbance of trees, or other vegetation, 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 minor revisions to the impacts to trees subject to variance provisions 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: Josh Penn, Planner Coordinator