

**MEMORANDUM****TO:** Montgomery County Planning Board**VIA:** Gwen Wright, Acting Chief *GW*
Countywide Planning DivisionMary Dolan, Planner Supervisor *MD*
Countywide Planning Division**FROM:** Katherine Nelson, Planner Coordinator *(K)*
Countywide Planning Division
Environmental Planning
(301) 495-4622**SUBJECT:** Forest Conservation Plan - Seven Locks Elementary School Replacement**Recommendation**

Environmental Planning staff recommends approval of the final forest conservation plan with the following condition:

- Any future modifications to stormwater management concept, including safe conveyance of runoff along Kendale Road, will require a forest conservation plan revision.

On May 5, 2005 the Planning Board approved a forest conservation plan for the Seven Locks Elementary School Replacement. This plan included the preservation of 1.14 acres of perimeter forest along with two individual specimen trees. Due to changes in the stormwater management plan the limits of disturbance have been changed. Due to a required road widening, the two specimen trees in the front of the property will be removed.

Stormwater Management Revisions

The stormwater management system is designed to collect runoff from the new school to an extensive underground system. It also treats stormwater with various water quality devices located throughout the site. No waivers are being granted. The outfall of this system will be a two-inch pipe on the low end of the property and

according to the design, should release only a trickle of runoff at any one time. However at the request of citizens the Department of Permitting Services (DPT) placed the following condition on their approval of the stormwater management concept:

5. Prior to detailed plan submittal, contact DPWT to coordinate evaluation, design and construction of measures to safely convey drainage from the school site across Kendale Road. The flow from the site's outfall should be non-erosive. The possibility that the extended release time from the outfall pipe might cause an icing condition if it were to sheet-flow across the road is to be evaluated and measures taken to eliminate any such potential concerns.

This condition concerned our staff, as the installation of infrastructure to provide conveyance to the stream would require considerable on and off-site forest removal.

In response to the DPS requirement, Montgomery County Schools did investigate options for providing conveyance. (See attached letters) Because of limited road right-of-way and the need to cross private property, they were unsuccessful in finding a way to convey runoff to the stream. As a result DPS stated in a letter dated December 6, 2005:

"It was requested that MCPS coordinate with DPWT regarding this issue. Attached is a copy of a letter received from MCPS that summarizes the efforts made by MCPS to address this item. The efforts made are enough to meet what was requested in the concept letter."

Since there is still the potential for additional stormwater management improvements both on and offsite, staff recommends conditioning the forest conservation plan approval such that any additional forest disturbance related to stormwater conveyance be reflected on a revised forest conservation plan.

Road Widening Revisions

The preliminary forest conservation plan showed two large trees to be preserved along the Kendale Road frontage. The first one, a 40" tulip poplar, due to its poor condition and sensitivity to root damage was not recommended by staff for preservation. The second tree, a 30" Hackberry, was specifically recommended for preservation in the May 5, 2005 staff report (page 10). It was the staff recommendation that special measures be taken to preserve this tree as part of the school development. However, the final forest conservation plan showed this tree as a removal. This was because in order to accommodate bus traffic for the school, Kendale Road will need to be widened from its existing 18-foot configuration to 22 feet. Since the tree is located so close to the existing pavement, significant impact from the road widening on one side and development of the school site on the other side make preservation of this tree impossible. For this reason the tree is no longer recommended for preservation.

Noticing

Noticing was done as follows:

- M-NCPPC website
- Mailing to Area Citizen Associations
- Mailing to Adjacent Property Owners