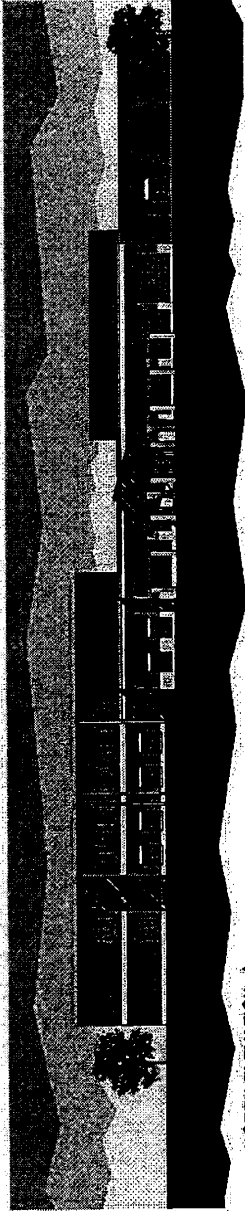
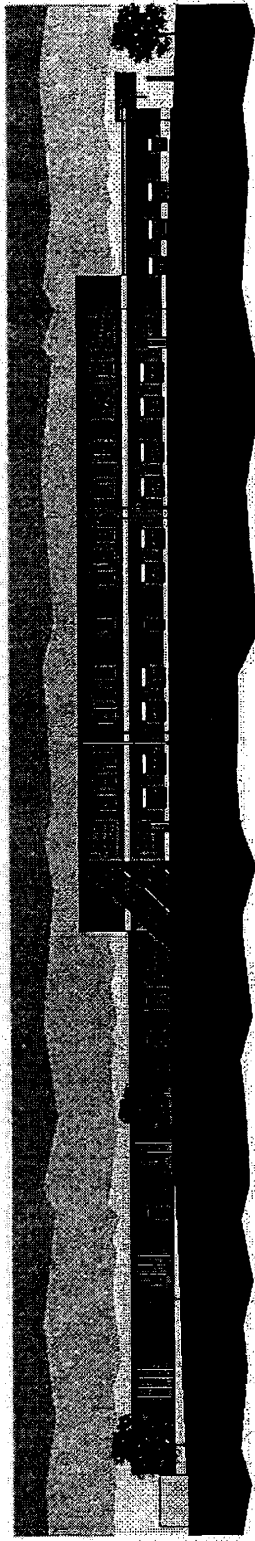


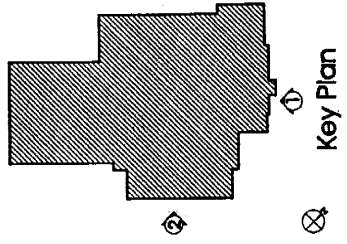
Proposed Elevations



NORTH ELEVATION - 1



EAST ELEVATION - 2



Key Plan





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: July 20, 2005

TO: Fred Boyd, Community Based Planning

VIA: Mary Dolan, Countywide Planning Division, Environmental 

FROM: Marion Clark, Countywide Planning Division, Environmental 

SUBJECT: Mandatory Referral No. MR-05503-MCPS-1
Parkland Middle School

Recommendation : Approval with conditions

The Environmental Planning staff recommends approval with the following conditions:

- A final Tree Save Plan prepared by an ISA certified arborist shall be approved by M-NCPPC, CWP, Environmental prior to approval of the sediment and erosion control plan or any clearing, grading or land disturbance of the site.
- A Storm Water Management Plan approved by MCDPS shall be submitted to M-NCPPC, CWP, Environmental Unit prior to issuance of sediment and erosion control permit.

Discussion

This mandatory referral has a Forest Conservation exemption, however there are fifty seven significant and thirty one specimen trees on this site and the adjoining MNCPPC park property. Some will be removed as a result of development and some will be disturbed. The majority of trees will be saved however, because MCPS is locating most of the improvements within the existing development footprint. All trees on MNCPPC property will be saved. A Tree Save Plan is required to fulfill Forest Conservation Plan requirements.

The storm water management concept plan is approved. The stormwater concept consists of on-site water quality and quantity controls.

Forest Conservation

This site has an approved Natural Resource Inventory/Forest Stand Delineation (NRI/FSD). A Forest Conservation Plan exemption has been granted because this is a modification of existing developed property with no more than a total of 5,000 square feet of forest cleared; no forest clearing within a stream buffer or on property subject to SPA

WQP requirements; and does not require a new subdivision plan. A Tree Save Plan shall be approved prior to issuance of building and sedimentation and erosion control permits.

Montgomery County Public Schools (MCPS) is proposing to modernize the existing building and site layout for Parkland Middle School. In doing so they will retain and expand the existing building footprint. In addition the site plan will be altered to accommodate new and improved traffic circulation, improved stormwater management, and additional recreation features.

MCPS proposes removal of three specimen trees on MCPS property in good condition, (# 753, 754, and 755) and removal of six significant trees on MCPS property (#701, 702, 704, 752, 788, 789). All significant and specimen trees have unavoidable impacts greater than 2/3rds of the critical root zone resulting from installation of necessary infrastructure, such as driveways and underground utilities.

Water Quality

This site is located in the Sycamore Creek subwatershed of the Lower Rock Creek watershed, designated Use I waters by the Maryland Department of the Environment. These waters are suitable for water contact recreation and protection of aquatic life. The Countywide Stream Protection Strategy (CSPS) classifies the stream and habitat conditions as poor. It is categorized as a Watershed Restoration Area. Every effort should be made to protect and improve water quality in this watershed.