

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	13730 Georgia Avenue, Silver Spring	Meeting Date:	2/25/2026
Resource:	Master Plan Site #27/17 Aspin Hill Pet Cemetery	Report Date:	2/18/2026
Applicant:	Cris Bombaugh, Montgomery County Humane Society Inc. (William Geier, Architect)	Public Notice:	2/11/2026
Review:	Preliminary Consultation	Staff:	Laura DiPasquale
Proposal:	Site redevelopment, new construction, and tree removal		

STAFF RECOMMENDATION

Staff recommends the applicant make any revisions recommended by the HPC and return for another preliminary consultation review.

PROPERTY DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site #27/17, *Aspin Hill Pet Cemetery*
STYLE: Tudor Revival
DATE: 1922



Figure 1: Location of the Aspin Hill Pet Cemetery (outlined in red) at the intersection of Georgia Avenue and Aspen Hill Road, annotated to show the existing buildings.

In *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland (2001)*, the Aspin Hill Pet Cemetery is described as follows:

The Aspin Hill Pet Cemetery is one of the largest and earliest pet cemeteries in the country. Richard and Bertha Birney, breeders of Boston terriers, Scotties, and schnauzers, established a boarding kennel here in 1921. The business included care of health care facilities, described in the 1930s as “the only authorized animal hospital south of New York”; and a four-acre pet cemetery. Cemetery records, dating back to 1922, document more than 50,000 animal burials. Notable pets buried in the cemetery include seven dogs that belonged to J. Edgar Hoover; Jiggs, from the *Our Gang* movie series; and Rags, mascot of the First Division in World War I “who risked life and limb in the Meuse-Argonne when he crossed enemy lines to deliver a note to Allied Forces.” President Lyndon Johnson’s dogs were cremated at Aspin Hill and the remains sent to Texas. The site includes a wide variety of gravestones, animal sculptures, and mature landscaping. Also on site are a frame chapel, a gable-roof kennel with decorative brickwork, and a 1930s brick [Tudor Revival dwelling]. The Birneys named their residence and business after a similar kennel in England named Aspin Hill (in contrast to the local neighborhood of Aspen Hill). Renaming the site Aspin Hill Memorial Park, the organization known as People for the Ethical Treatment of Animals (PETA) maintains and operates the cemetery. The site is used for education and animal care.¹

The burial grounds with elaborate gravestones and statuary are primarily on the western half of the site. In addition to animal burials, there are at least 40 humans buried with or in proximity to their pets. The eastern section of the site consists of the 1930s Tudor Revival dwelling, garage (chapel), kennel, and non-historic sheds.

In 1994, the County Council found that the entire site satisfied three designation criteria per the Montgomery County Code, Chapter 24A-3, and designated the site in the *Master Plan for Historic Preservation*. The Staff Report stated that the property met the following criteria:

- 1.A Historical and Cultural Significance. Character, interest or value as part of the development, heritage or cultural characteristics of the county, state or nation.**
Pet cemeteries are not a broad cultural trend, but they do have a long and unique history both in the United States and abroad. From ancient times to the present, humans have found a need to relate to animals and these cemeteries are a reflection of the depth of some human/animal relationships. It is estimate that there are no more than 500 pet cemeteries in the United States, and the Aspin Hill Pet Cemetery is a relatively early example.... Pet cemeteries do speak to certain aspects of 20th century culture and, in this light, the Aspin Hill Pet Cemetery is worthy of recognition as a reflection of this cultural trend.
- 1.D Historical and Cultural Significance. Exemplifies the cultural, economic, social, political or historic heritage of the county and its communities.**
The Aspin Hill Pet Cemetery moved from its original use as a farm to a breeding/boarding kennel to a pet cemetery. This progression of changes – all related to the care of animals – also reflects the changing character of Montgomery County from a rural, agricultural area to a more suburban community with different needs and concerns.
- 2.E Architectural and Design Significance. Represents an established and familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape.**

¹ Clare Lise Kelly, *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland* (Silver Spring, MD: M-NCPPC, 2001), 301.

II.B

The cemetery is an established and familiar visual feature of the Aspen Hill community. The significance of this property to the community is reflected in the efforts made to save the cemetery from development during the 1980s.

The Maryland Historical Trust found the property eligible for the National Register of Historic Places in 1999. P.A.C. Spero & Company reviewed the property under Section 106 as part of the Montgomery-Prince George's Short-Term Congestion Relief project. The consultants found that the property eligible under Criterion A, as an example of the cultural heritage of Montgomery County, and Criterion C, as the house is an example of the Tudor Revival-style.



Figure 2: View of the front and southeast side elevations of the historic Tudor Revival house, left; and rear elevation, right (November 2025, Historic Preservation Division).



Figure 3: Views of the historic kennel building (from the applicant, left, and Historic Preservation Division, right).



Figure 4: The existing garage/chapel building.



Figure 5: Views of the historic cemetery (November 2025, Historic Preservation Division).

PROPOSAL

The applicants, the Montgomery County Humane Society Inc., propose a comprehensive redevelopment of the Aspin Hill Pet Cemetery Master Plan site for use as the organization’s corporate headquarters as well as the center of its education, animal care, and animal placement programs. As part of that project, the applicants plan to rehabilitate the historic Tudor Revival house and kennel buildings on the site and to construct four new structures with associated site work, tree removal, select burial relocation, and hardscaping, including driveways, parking areas, and walkways.

The applicants presented a similar proposal to the HPC on October 9, 2019 in a Preliminary Consultation.² The applicants are returning with a revised scheme and are also seeking extension of their Preliminary Plan from the Planning Board in March 2026. This preliminary consultation review seeks feedback on the appropriateness of changes made to the site plan and proposed new construction since the first preliminary consultation review in 2019.

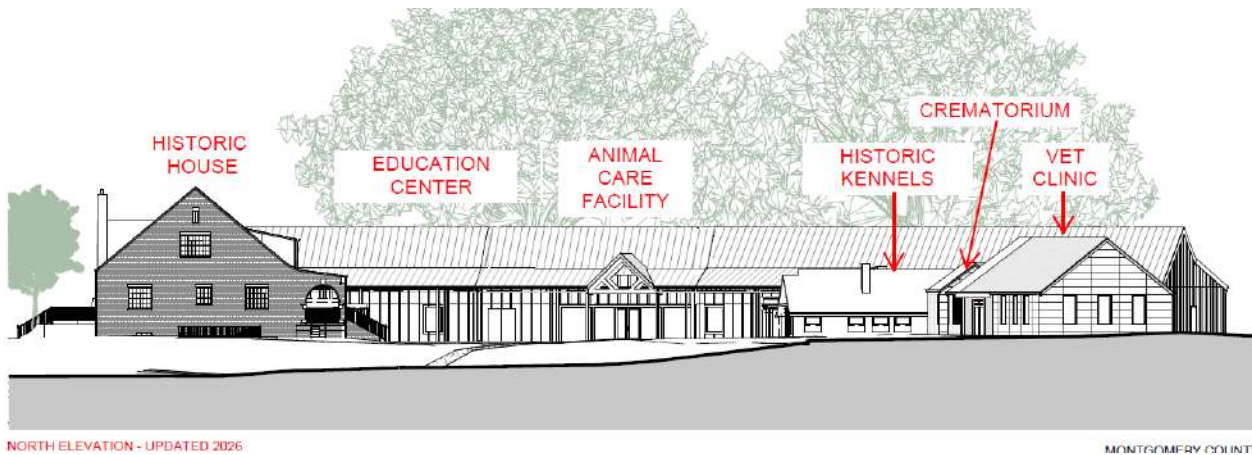


Figure 6: Schematic north elevation showing the historic buildings and proposed new buildings.

² The item begins at 24:18 and can be heard at this link: https://mncppc.granicus.com/player/clip/2092?publish_id=ced9a40a-eb71-11e9-9542-0050569183fa&redirect=true

APPLICABLE GUIDELINES

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) (“Regulations”), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code (“Chapter 24A”), the *Secretary of the Interior’s Standards and Guidelines for Rehabilitation* (“Standards”), and pertinent guidance in applicable master plans. [Note: where guidance in an applicable master plan is inconsistent with the Standards, the master plan guidance shall take precedence (section 1.5(b) of the Regulations).] The pertinent information in these documents, incorporated in their entirety by reference herein, is outlined below.

Montgomery County Code, Chapter 24A Historic Resources Preservation

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

Secretary of the Interior’s Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

First Preliminary Consultation – 2019

The HPC held a preliminary consultation review for the redevelopment of this site at its October 9, 2019 meeting. At that time, the proposal included alterations to the site plan, including a new driveway and parking areas; construction of a U-shaped building complex, including hyphen additions to the historic Tudor Revival house and kennel buildings and construction of a second detached building proposed to serve as a community services building; demolition of the former garage/chapel building; and construction of paved walkways and columbaria within the existing cemetery. The application also included a retaining along the transition between Georgia Avenue and Aspen Hill Road for a proposed bike lane.

At that meeting, the Commissioners supported the overall massing and proposed U-shaped building layout, but questioned the roof slope of the hyphen addition to the historic house, the rooflines of the new buildings, and the orientation of the detached community services building. The Commissioners generally supported the differentiation of materials between the new and old buildings, but sought more detail on the proposed building materials and stressed the importance of the new buildings reading as secondary to the historic buildings.

Commissioners expressed understanding about the need for a new driveway entrance and parking areas, but concern over the use of paved walkways through the cemetery and the installation of columbaria at the new entrance to the site, as well as the proximity of the parking area closest to the proposed courtyard. One Commissioner noted that one of the big issues is the question of how to deal with the bike path [to be located along the western/southbound side of Georgia Avenue] and how it interacts with the property, particularly requesting additional information on the proposed retaining wall.

There was general support for the relocation of select burials, provided it is done sensitively and that more information is provided to the HPC on the relocation of the remains and markers.

There was uniform support for the demolition of the garage/chapel building.

The first preliminary consultation application did not include a tree survey or tree removal plan, but there was an acknowledgement that trees would need to be removed and comments from the Commissioners about retaining the more significant trees on the site.

Preliminary Plan of Subdivision

In addition to seeking HPC feedback on the proposed changes, the applicants are in the process of seeking a Preliminary Plan Amendment from the Planning Board. On November 4, 2020, the Planning Board approved Preliminary Plan No. 120190100 (MCPB No. 20-113) to plat the Subject Property on one lot, allowing for 16,000 sf of development associated with the corporate headquarters and activity center of Montgomery County Humane Society (MCHS). Although it was approved by the Planning Board, Preliminary Plan No. 120190100 was never certified, and the lot was not recorded on a plat. The Preliminary Plan and Adequate Public Facility (APF) validity approvals have since expired. The Preliminary Plan Amendment is scheduled for review by the Planning Board on March 12, 2026.



Figure 7: Aerial concept plan from the 2019 preliminary consultation review.



Figure 8: Model of the proposed complex from the 2019 preliminary consultation review. The red arrow points to the historic Tudor Revival dwelling and the yellow arrow to the historic kennel.

Current Proposal

This preliminary consultation review seeks feedback on modified building and pavement layout, including construction of one additional building (a crematorium), as well as tree removal.

Staff finds that the revisions to the proposed building design address some of the concerns raised at the 2019 preliminary consultation review. At that review, the HPC expressed concern about the attachment of the proposed hyphen to the historic house. In the current proposal, the hyphen has been removed, and ADA accessibility is provided through a proposed ADA lift to be located adjacent to the existing rear porch. Staff finds that, while additional details including any proposed porch modifications are still needed, the proposed lift would be located on a secondary elevation and would likely have a minimal impact to the historic fabric of the building and be reversible in the future, in keeping with *Standards 2, 9, and 10*.

Regarding the modified building placement, staff finds that the removal of the hyphen and adjustment of the Education Center building footprint away from the historic house addresses the HPC’s previous concerns about building primacy, allowing the historic Tudor Revival house to stand out and the new construction to read as subordinate. Likewise, staff finds that the tapered placement of the proposed Vet Clinic (formerly the Community Services building) and Crematorium buildings allow the historic kennel building to stand out on the approach along the driveway and parking lot.

Additionally, the applicants have simplified the roof structure of the Animal Care/Education Center building to one continuous height, removed a dormer at the Education wing, and lowered the total height of the Vet Clinic building to reduce the massing and avoid overshadowing the historic kennel.

Although it remains in approximately the same location, some changes have been made to the shape and form of the driveway, parking areas, and courtyard area.

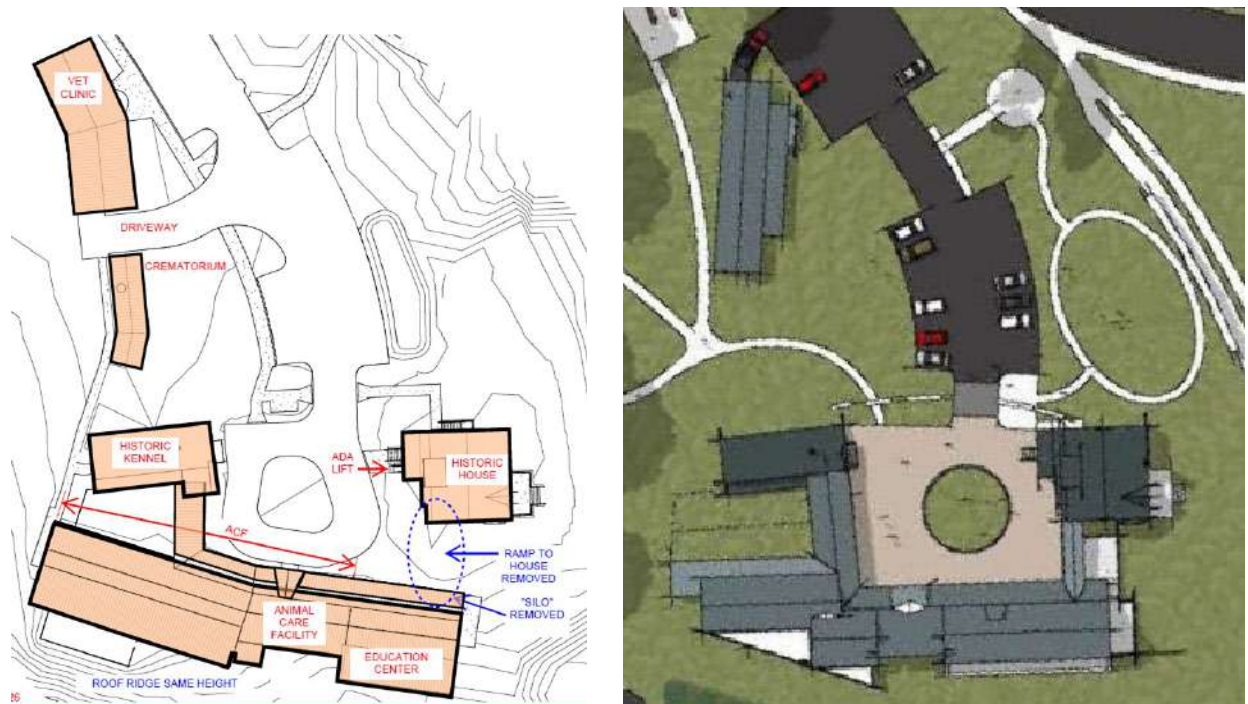


Figure 9: Current proposed building layout (left) and 2019 preliminary consultation layout (right).

Tree Removal and Burial Relocation

To accommodate the new construction and site improvements, the applicants propose to remove a significant number of trees, some of which are dead or dying, but others of which are in fair to good condition. Most of the removals are proposed along the perimeter of the property, and not within the cemetery itself. Since the property is historic and subject to a Forest Conservation Plan, the applicants were required to document the removal of all trees over 1-inch DBH. However, the HPC only regulates the removal of trees greater than 6-inches DBH. In the Forest Conservation Plan drawings submitted as part of this preliminary consultation review, the applicants identify 75 trees greater than 5-inches DBH that are proposed for removal, including several specimen trees (identified on the plans with stars). Mitigation for these removals is included in the submission, along with a replanting plan. Some particularly noteworthy specimen trees, including a 61-inch DBH Silver Maple at the center of the site (tree #22) and other trees (#3, #4, #113, #114) along Aspen Hill Road, have been included in the removal table and mitigation plan, but are noted as “intended to be saved”.

While staff laments the loss of large specimen trees, staff finds that most of the smaller trees are volunteers and are not part of a planned landscape. Staff finds that the applicants are taking measures to mitigate the tree removal and that the removal is necessary in order to accommodate the new construction and site improvements, but notes that the proposed mitigation planting plan (Figure 10) shows several trees proposed in close proximity to the historic buildings, which staff finds could cause damage to the historic building foundations in the future. Staff encourages the applicants to reconsider these locations and locate large species trees a minimum of 20 feet from the foundations of the historic structures. Staff recommends the HPC include this guidance as a future condition of approval for the HAWP.

The Forest Conservation Plan drawings also show the limit of disturbance in proximity to human graves and call for “as directed by the on call archaeologist, the LOD to be adjusted to provide protection of human graves if needed.” Staff notes that it will also be necessary for the applicants to identify animal graves that need to be relocated as part of the proposed project and for the future approval of the HAWP.

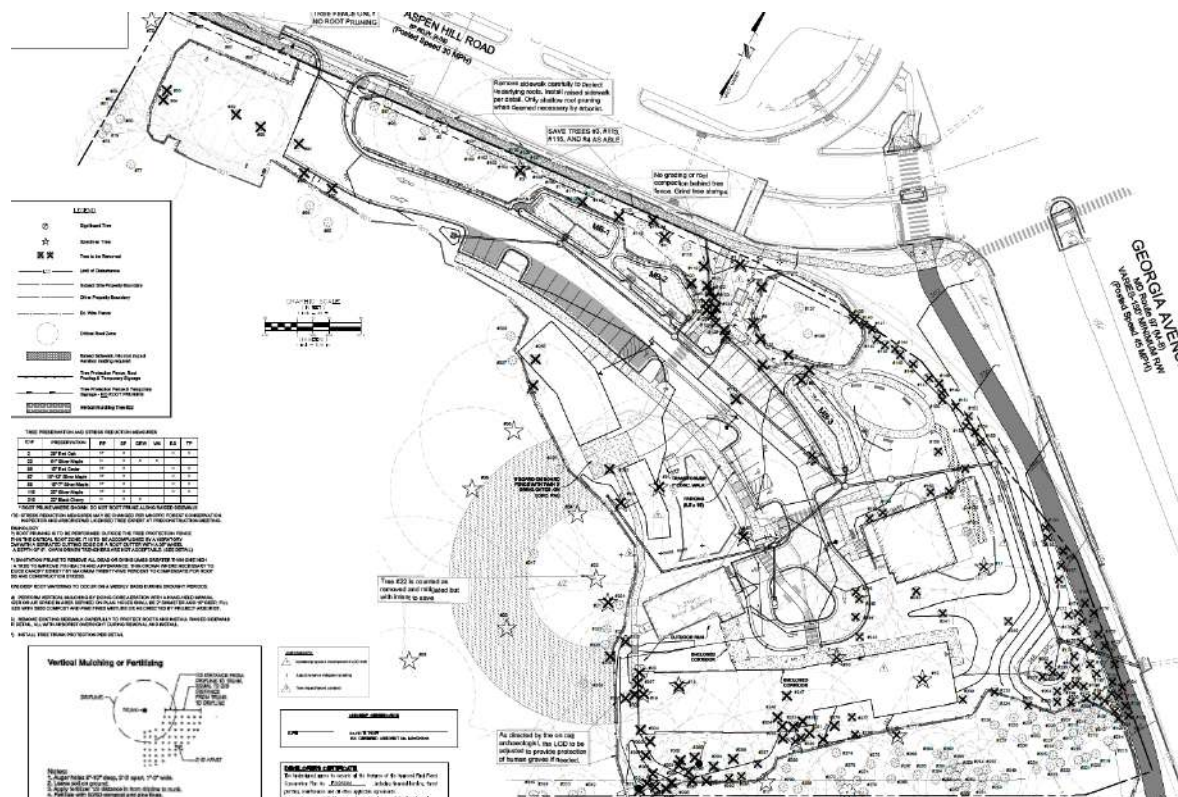


Figure 10: Site plan showing the proposed tree removal (Forest Conservation Plan, L8.04).



Figure 13: Looking northwest from the rear of the historic house towards the proposed parking area. Tree #7 at center is a 33-inch DBH Silver Maple proposed for removal (November 2025, Historic Preservation Division).



Figure 14: Looking east from the cemetery towards the rear of the historic house. All the trees in this view are proposed for removal.

STAFF RECOMMENDATION

Overall, staff finds that the proposed changes are in keeping with the guidance of the HPC at the 2019 preliminary application, and recommends that the applicant make additional revisions based upon the HPC's comments and return for a subsequent preliminary consultation review.

Staff Requested HPC Feedback

- Appropriateness of the revised site plan.
- Appropriateness of the proposed building locations and overall massing.
- Appropriateness of the driveway location, and preferred paving material.
- Appropriateness of the proposed tree removal.
- Any other comments.

Staff recommends the following items be submitted for a subsequent preliminary consultation:

- Existing and proposed site plans.
- Massing renderings showing the revised building forms.
- Architectural elevations for the proposed buildings and changes to the existing buildings.
- Design details such as section cuts for the transportation components (Bicycle Master Plan), if applicable, including any proposed retaining walls, and other site improvements within or adjacent to the environmental setting.
- Building and paving materials specifications.
- Additional details on the relocation of any human or animal burials.

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

1. Montgomery County Humane Society, Inc owns 7.79 acres of land located at 13730 Georgia Avenue at the intersection of Georgia Avenue and Aspen Hill Road.

2. The Humane Society acquired the subject property in 2007 with the purpose of adapting the property for use as the corporate headquarters of the organization as well as the center of its education, animal care, and animal placement programs. The subject property is commonly known as the "Aspen Hill Pet Cemetery."

3. The subject property is listed in the Montgomery County Master Plan for Historic Preservation with the entire site designated as the historic setting. The property is also designated in the National Register of Historic Places.

Description of Work Proposed: Please give an overview of the work to be undertaken:

This property is the subject of an approved preliminary plan of subdivision (Case No. 20190100, approved November 4, 2020) which approved the property for "up to 16,000 square feet of uses associated with the Montgomery County Humane Society for a campus which will include a U-shaped complex incorporating and connecting the existing house and kennel with a community services building for a veterinary clinic and other animal services." (Staff Report dated October 15, 2020).

The subject property presently includes the following: 1) a former residence in the Tudor style and 2) a historic kennel that has been vacant for several years, some assorted outbuildings, fencing around burial areas and headstones for animals buried on the property.

The Owner/CEO of the Montgomery County Humane Society Crispin Bombaugh, the Owner's Zoning Attorney Jody Kline, Civil and Landscape Engineers from MHG, and two architects from GBR Architects were part of an informal consultation with HPC Staff Laura DiPasquale, Emily Tettlebaum, and Brian Crane, on January 29, 2026, in which we reviewed the Preliminary Plan Amendment, the Reforestation Plans for the site, and an Architectural and Site comparison package of the 2019 Package submitted to Montgomery County Park and Planning and the latest plans for this site.

As part of this application we will be submitting updated versions of those documents in response to comments made by Staff at the informal consultation.

Work Item 1: _____	
<p>Description of Current Condition:</p> <p>The property is relatively run down, with old and inadequate utilities and no street-facing signage.</p>	<p>Proposed Work:</p> <p>1) The proposed Civil plans include upgrades in the form of new utility and stormwater drain lines, new local stormwater bio-retention areas, a new entry drive and parking area with sidewalks on the interior of the site, a new chain link fence, and a new large stone-and-masonry sign facing the intersection. A new 5-foot sidewalk on Aspen Hill Rd and 12-foot bike/pedestrian path on Georgia Ave will be also be added. See attachment.</p> <p>Note: a handful of animal graves will have to be relocated to accommodate the new parking lot, buildings, and utilities.</p>

Work Item 2: _____	
<p>Description of Current Condition:</p> <p>Several trees are dead or dying and are in need of removal. In general, the site needs overgrowth and vines removed and general refurbishing of the landscape.</p>	<p>Proposed Work:</p> <p>2) Old or dead trees or trees and trees located where new buildings are proposed will be removed. The property will be reforested with new trees to replace removed trees in keeping with the Montgomery County reforestation requirements. Special care will be taken to saving large specimen trees where possible.</p> <p>An ash-spreading wildflower garden will be provided inside an oval walkway to provide a place to spread pet cremains.</p>

Work Item 3: _____	
<p>Description of Current Condition:</p> <p>The two main structures on the site, the Historic Main House and the Historic House. The Main Historic House is in poor condition and in need of exterior restoration and interior renovation, including structural reinforcement.</p> <p>The Historic Kennel is in very poor condition. Some of the wood portions of the Historic Kennel have fully rotted, but the oversized historic brick walls are in reasonable condition and can remain in place.</p>	<p>Proposed Work:</p> <p>3) The Historic Main House will be restored on the exterior with brick repointing, replacement windows, doors, and roof. New front stairs and a new ADA Lift will be added to the porch. New metal guardrails and handrails will be provided at exterior stairs. (4,273 sf) The Historic Kennel will maintain its existing over-sized brick masonry base and wood structure but otherwise will be restored with replacement windows, doors, roof, and clapboard siding. (1,351 sf)</p> <p>The four (4) proposed structures are: 1) Animal Care Facility (5,448 sf); 2) Education Wing (2,037 sf); 3) Vet Clinic (2,181 sf); and 4) Pet Crematorium (710 sf) with light gray or beige board-and-batten cement siding and dark gray sloped standing seam metal roofs. See attachment.</p>

2026/02/09 Updated Attachment

MONTGOMERY COUNTY HUMANE SOCIETY CAMPUS AT ASPEN HILL MEMORIAL PARK

DESCRIPTION OF EXISTING STRUCTURES AND ENVIRONMENTAL SETTING

The Campus Plan for the Montgomery County Humane Society (MCHS) headquarters is located in the historic Aspen Hill Memorial Park in Montgomery County, MD. There are three main elements which are historic. The Pet cemetery and two historic properties are listed with the Maryland Historic Trust.

The Aspen Hill Pet cemetery was established in the early 1920s and it is one of the first pet cemeteries in the US. It quickly became a tourist attraction and currently has more than 50,000 animals, and some pet owners, buried there. There are some prominent “dogs” buried there. The cemetery has large mature trees and the gravesites have stone markings, animal figures, flowers and numerous religious symbols and artifacts.

The main historic building is an excellent example of Tudor Revival Architecture and was originally built in the 1930s. It served originally as a residence and the front of the house faces Georgia Avenue. The building is a two and half story frame building with a basement. The house exterior has many memorable features, including brick and ashlar stone enhancing the exterior walls, front entrance and chimney. The front windows have diamond pane casements. The rear of the house presents an arcaded brick porch and a three window shed dormer on the roof of the house. The historic kennel is a low pitched roof structure with a split ridge that lets light and air into the building. The front entry of the kennel has a shed roof supported by square columns exhibiting well detailed carpentry work.

GENERAL DESCRIPTION OF THE PROJECT AND ITS EFFECT ON THE HISTORIC RESOURCES

The three historic elements at Aspen Hill Pet Cemetery will be fully restored. The historic pet cemetery will be fully restored with new interpretive paths and columbaria added to enhance the historic cemetery and landscape grounds. The new paths are laid out in an English landscape fashion and based on the archeological work already performed at the cemetery. The two historic buildings will be restored on the exterior and the interiors rehabilitated to serve the new MCHS campus. The two historic properties, and new buildings that house other programmatic elements for MCHS, are arranged around an open landscaped courtyard. The courtyard establishes a harmonic cohesive setting, that is organized around the historic buildings and is respectful both of the historic buildings and the new setting. In order to create the courtyard, an existing outbuilding, located between the main house and the kennel, will be demolished.

The new structures around the courtyard are modern in design using the vernacular aesthetic of Maryland rural architecture but are also very respectful of the historic buildings and their historic view shed. The new 16,000 sf headquarters will serve MCHS to serve its mission to provide adoption, pet education and a community services clinic at the site. It will also be open for a number of community events and will provide an inviting park setting accessible to the public. ~~One additional building is also planned for the MCHS campus. The new one story wood frame building will provide animal services for the community including a veterinary clinic and a new pet crematory.~~ See new following page.

Description of the Proposed Work at Aspin Hill Cemetery

Updated 02/09/2026

1) Site and Civil:

The overall property is listed with the Maryland Historic Trust (MHT).

The Property name: **Aspin Hill Pet Cemetery**, Survey No.: M:27-17

The proposed site plans provide civil upgrades in the form of new utility and stormwater drainage lines, local stormwater bio-retention areas, a new driveway and parking with curb-and-gutter and sidewalks, a new large stone or masonry sign facing Georgia Avenue.

The proposed Civil plans include upgrades in the form of new utility and stormwater drain lines, new local stormwater bio-retention areas, a new entry drive and parking area with curb-and-gutter and sidewalks on the interior of the site. A new sidewalk will be added on Aspen Hill Road with a new 4-foot high chain link fence that will extend to the Historic Main House. The existing 5-foot sidewalk on Georgia Avenue will be replaced with a 12-foot separated bike/pedestrian path as part of a public improvement area. A new large stone-and-masonry sign with "Montgomery County Humane Society" will be added facing Georgia Avenue. New crosswalks and curb ramps will be added at the corner of Georgia and Aspen Hill Road in both directions with cut-throughs at existing median strips.

Note: a handful of animal graves will have to be relocated to accommodate these changes.

2) Reforestation and Landscape:

Old or dead trees or trees and trees located where new buildings are proposed will be removed. The property will be reforested with new trees to replace removed trees in keeping with the Montgomery County reforestation requirements. Special care will be taken to saving large specimen trees where possible. An ash-spreading wildflower garden will be provided inside an oval walkway to provide a place to spread pet cremains.

3) Existing and Proposed Structures at the site:

The **Historic Main House** will be restored on the exterior with brick repointing, replacement windows, doors, and flagstone rear patio, consistent with the original design. New front stairs and a new ADA Lift will be added to the porch. A new ADA Lift and new stairs will be added to the porch, making the house ADA accessible on the 1st Floor. New metal guardrails and handrails will be provided at all exterior stairs. (4,273 sf)

The **Historic Kennel** will maintain its existing over-sized brick masonry base and wood structure but otherwise will be restored with new exterior windows, doors, roof, and clapboard siding consistent with the original design. (1,351 sf) Both the Historic Main House and Historic Kennels will have new plumbing, electrical, and HVAC.

The four (4) proposed structures are:

- 1) Animal Care Facility (5,448 sf)
- 2) Education Wing (2,037 sf)
- 3) Vet Clinic (2,181 sf)
- 4) Pet Crematorium (710 sf)

The new structures will have a light gray or beige board-and-batten cement siding and dark gray sloped standing seam metal roofs. The building heights and massing are in keeping with the scale of the House and Kennel; however, the style is more modern, distinguishing them as more contemporary structures.

Changes to the proposed structures from the 2019 HPC Submission include:

- 1) Removing the hyphen (ramp connection) between the Animal Care Facility/Educ Wing and the Historic House as well as the “silo” structure at the ramp.
- 2) Simplifying the roof structure of the Animal Care Facility/Educ Wing to one continuous height and removing a dormer at the Education Wing;
- 3) Lowering the total height of the Vet Clinic to reduce massing and avoid overshadowing the Historic Kennel.



① View at gravel Entrance Drive
Looking West toward Georgia Ave



② View at gravel Entrance Drive
Looking East toward Historic House



③ View of Historic Kennels
from Cemetery at chain-link fence



④ View at Pet Cemetery, exact location unknown



⑤ View of Pet Grave
for "Micky"



⑥ View of Pet Grave
for "Micky"



⑦ Archive Photo of Historic House front porch, south (porch) and west (side) facades



⑧ Closeup of current front porch at entrance



⑨ Closeup of current porch roof



⑩ View at front porch looking west



⑪ View at front porch looking east



⑫ View of rear north facade



⑬ Closeup of rear door



⑭ View of rear north facade at brick retaining wall



⑮ View of east facade with bay window visible



①⑥ Historic Kennel south facade facing Historic House



①⑦ Closeup of covered entrance



①⑧ Closeup of covered entrance



①⑨ Historic Kennel south and west facades



①⑩ Historic Kennel west facade facing proposed Crematorium



①⑪ Historic Kennel east facade (rear) with outdoor kennel runs visible in foreground



①⑫ View of east facade (rear) with unkempt surrounding area






①⑬ View of east facade and angled view of north facade

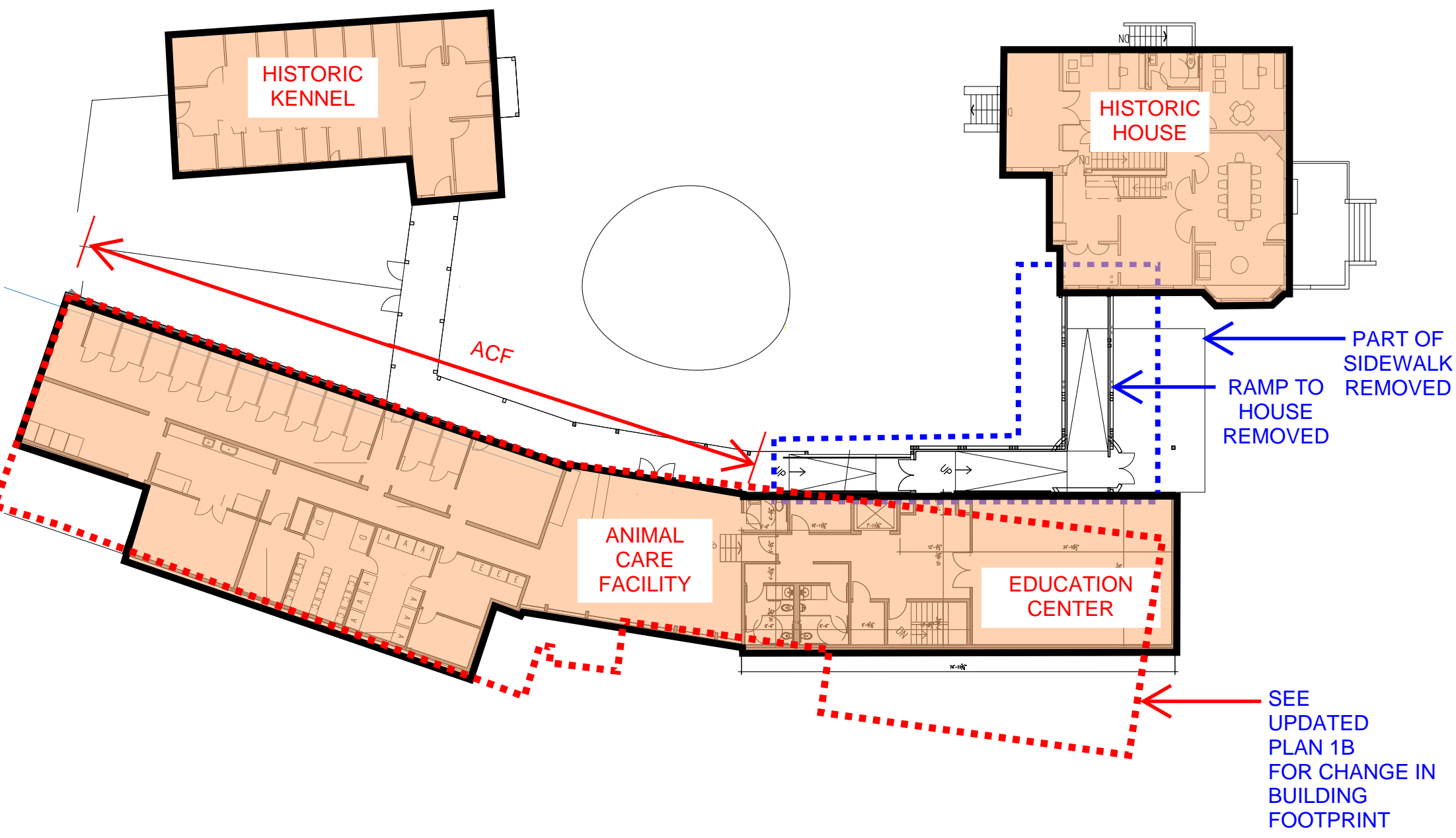
SEE
UPDATED
PLAN 1B
FOR
CREMATORIUM →

VET CLINIC
NOT SHOWN
ON ARCHITECTURAL PLANS
IN 2019 PACKAGE
BUT THEY WERE INCLUDED
IN THE ELEVATIONS

NO
CREMATORIUM
SHOWN
ON 2019
ARCHITECTURAL
PLANS OR
ELEVATIONS,
BUT THERE WAS
A SMALL
CREMATORIUM
SHOWN ON
ORIGINAL CIVIL
PACKAGE

LEGEND

-  2019 BUILDING CONFIGURATION
-  AREA REMOVED
-  2026 BUILDING CONFIGURATION



1A



FIRST FLOOR SITE PLAN - 2019 PACKAGE WITH NEW FOOTPRINT

1/8" = 1' - 0"

MONTGOMERY COUNTY
HUMANE SOCIETY
CAMPUS

GBR | Architects

LEGEND

-  2026 BUILDING CONFIGURATION
-  AREA REMOVED

VET CLINIC

DRIVEWAY

CREMATORIUM

HISTORIC KENNEL

ADA LIFT

HISTORIC HOUSE

ACF

PART OF SIDEWALK REMOVED

RAMP TO HOUSE REMOVED

ANIMAL CARE FACILITY




EDUCATION CENTER

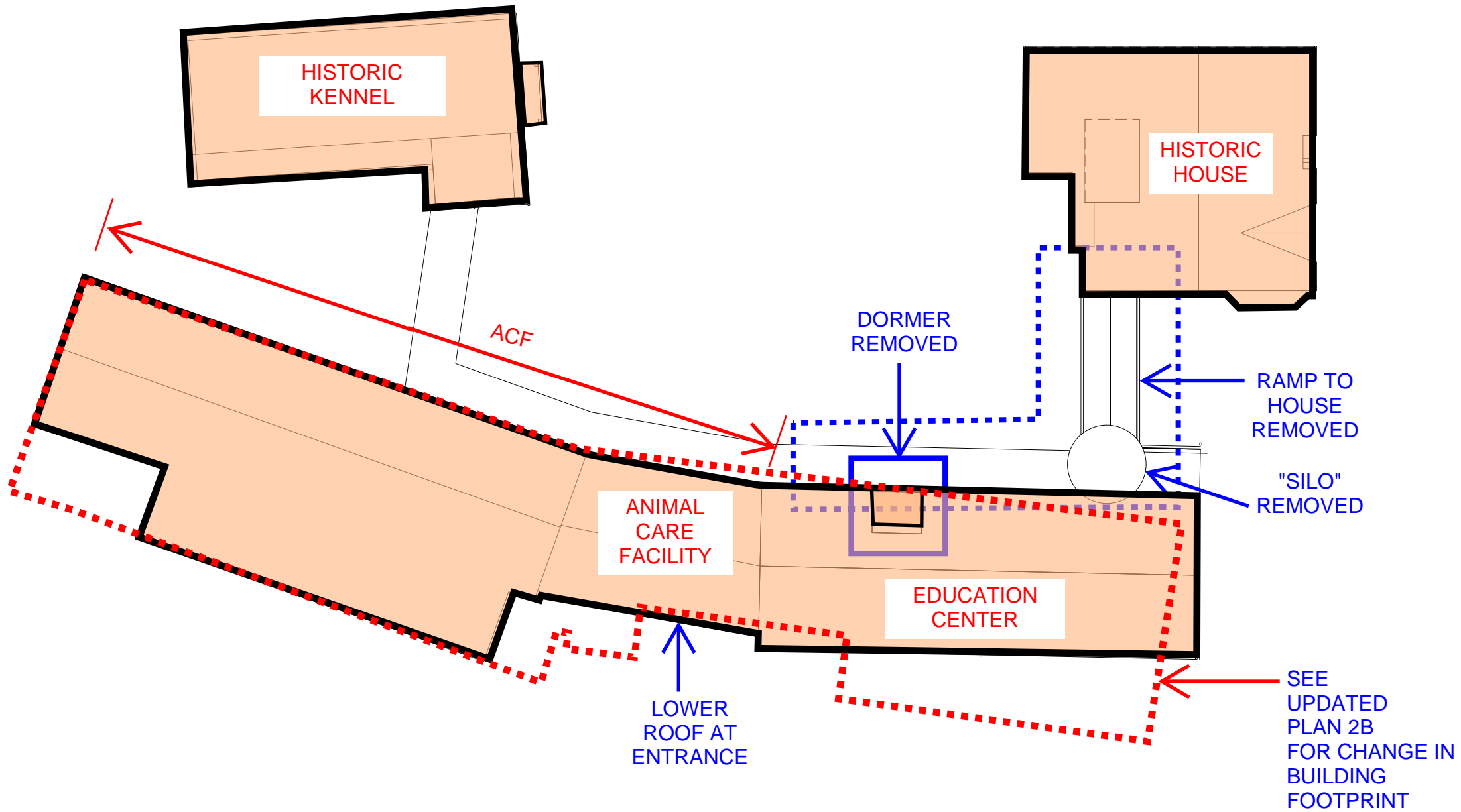
SEE
UPDATED
PLAN 2B
FOR
CREMATORIUM →

VET CLINIC
NOT SHOWN
ON ARCHITECTURAL PLANS
IN 2019 PACKAGE
BUT THEY WERE INCLUDED
IN THE ELEVATIONS

NO
CREMATORIUM
SHOWN
ON 2019
ARCHITECTURAL
PLANS OR
ELEVATIONS,
BUT THERE WAS
A SMALL
CREMATORIUM
SHOWN ON
ORIGINAL CIVIL
PACKAGE

LEGEND

-  2019 BUILDING CONFIGURATION
-  AREA REMOVED
-  2026 BUILDING CONFIGURATION


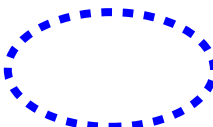


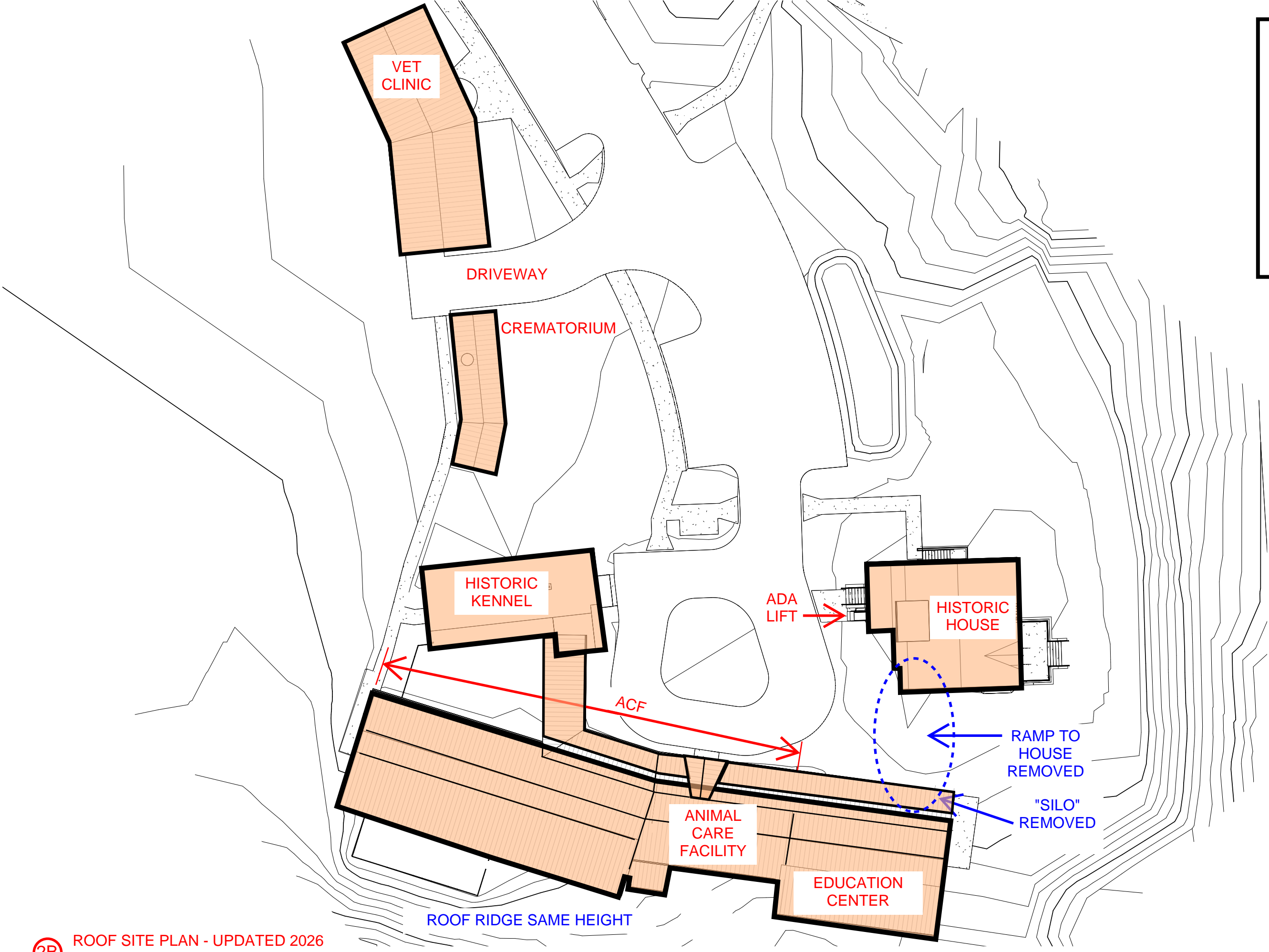
2A ROOF SITE PLAN - 2019 PACKAGE WITH NEW FOOTPRINT
1/8" = 1' - 0"

MONTGOMERY COUNTY
HUMANE SOCIETY
CAMPUS

GBR | Architects

LEGEND

-  2026 BUILDING CONFIGURATION
-  AREA REMOVED



MONTGOMERY COUNTY
HUMANE SOCIETY
CAMPUS

GBR | Architects



HISTORIC HOUSE

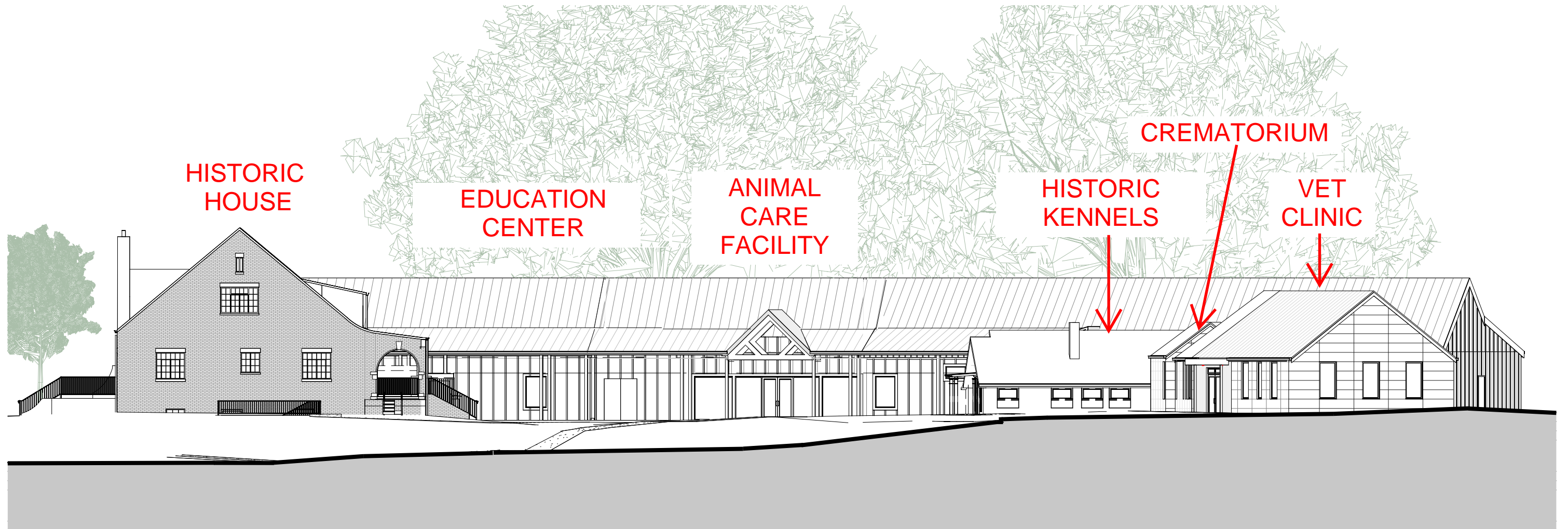
EDUCATION CENTER

ANIMAL CARE FACILITY

HISTORIC KENNELS

VET CLINIC

NORTH ELEVATION - 2019 PACKAGE



HISTORIC HOUSE

EDUCATION CENTER

ANIMAL CARE FACILITY

HISTORIC KENNELS

CREMATORIUM

VET CLINIC

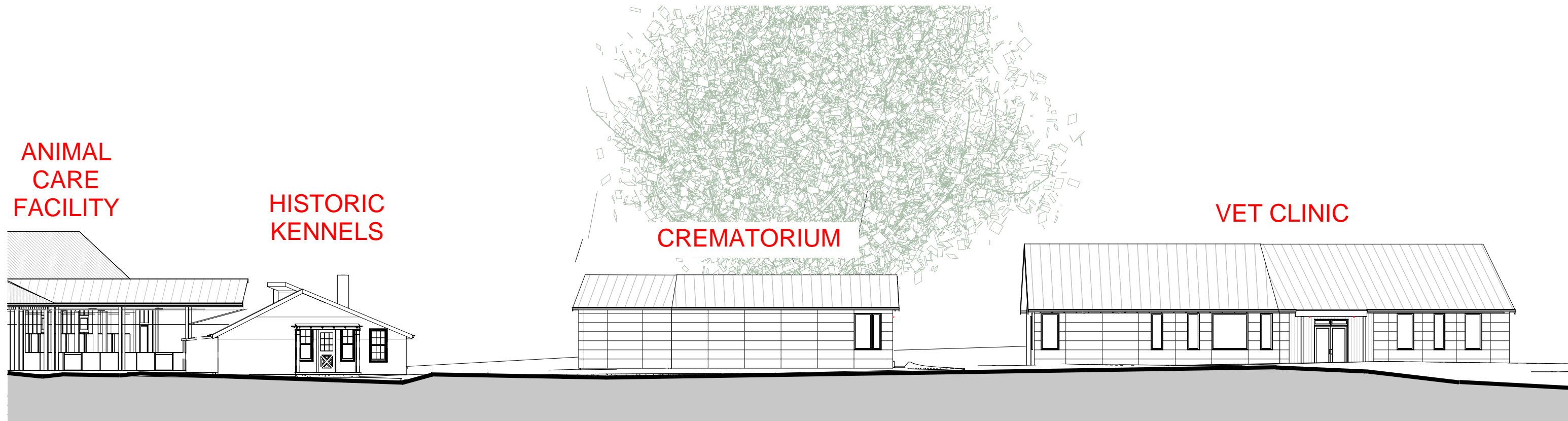
NORTH ELEVATION - UPDATED 2026

MONTGOMERY COUNTY HUMANE SOCIETY CAMPUS

GBR | Architects



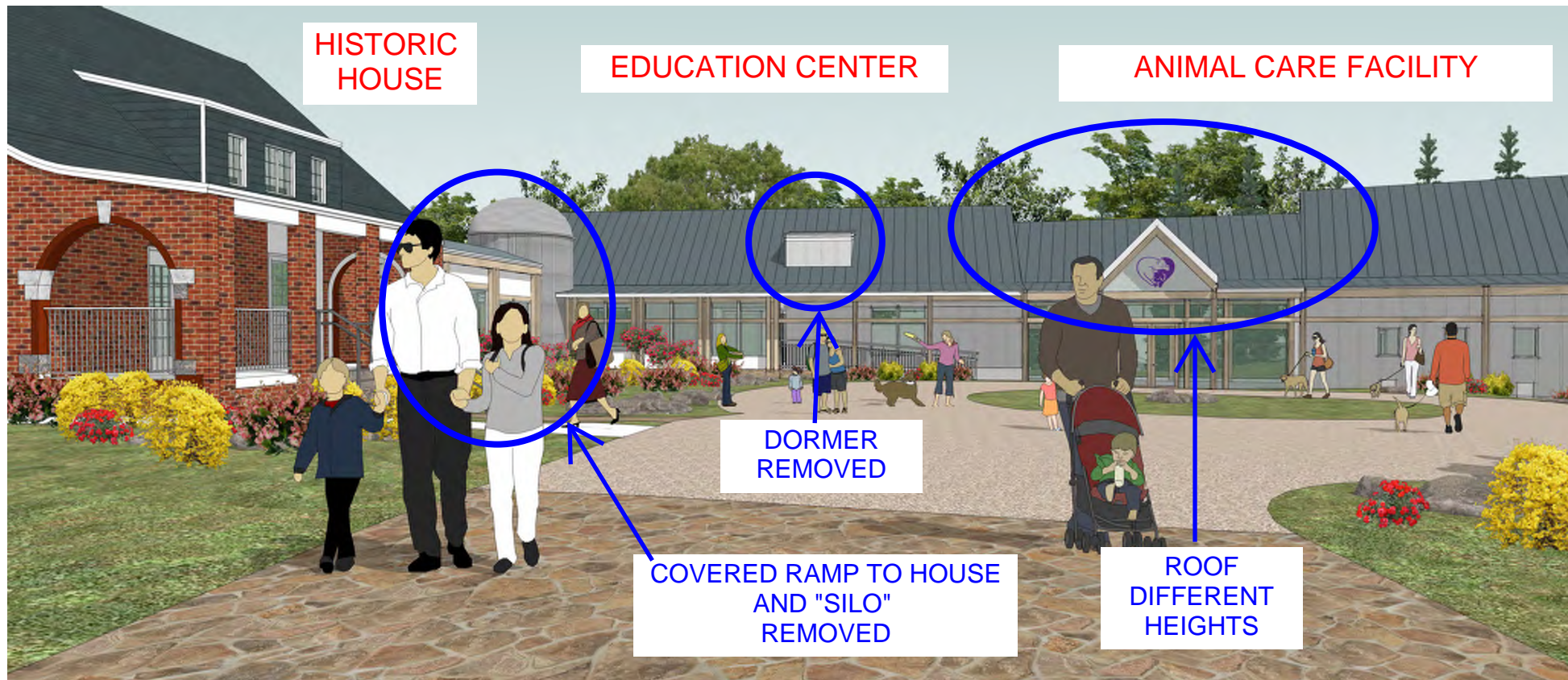
EAST ELEVATION / SITE SECTION - 2019 PACKAGE



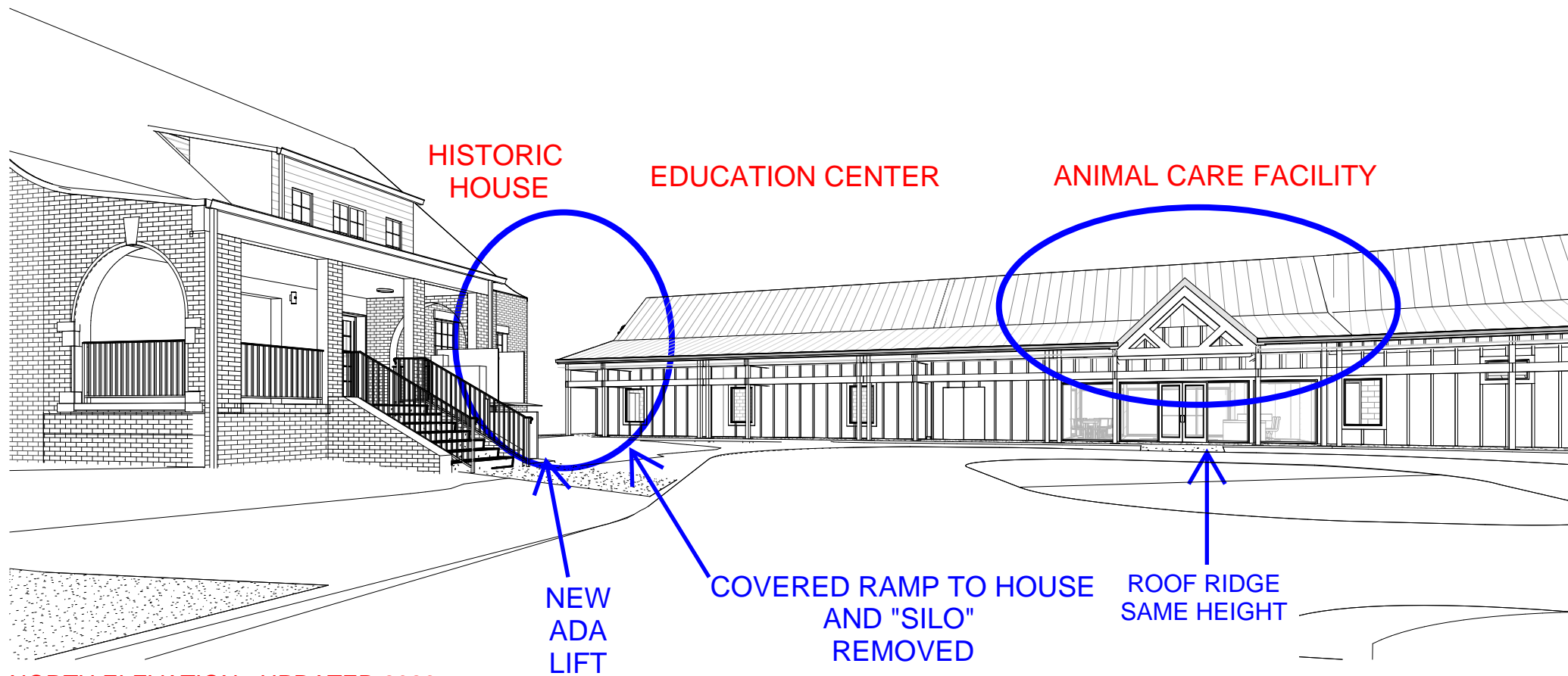
EAST ELEVATION / SITE SECTION - UPDATED 2026

MONTGOMERY COUNTY
HUMANE SOCIETY
CAMPUS

GBR | Architects



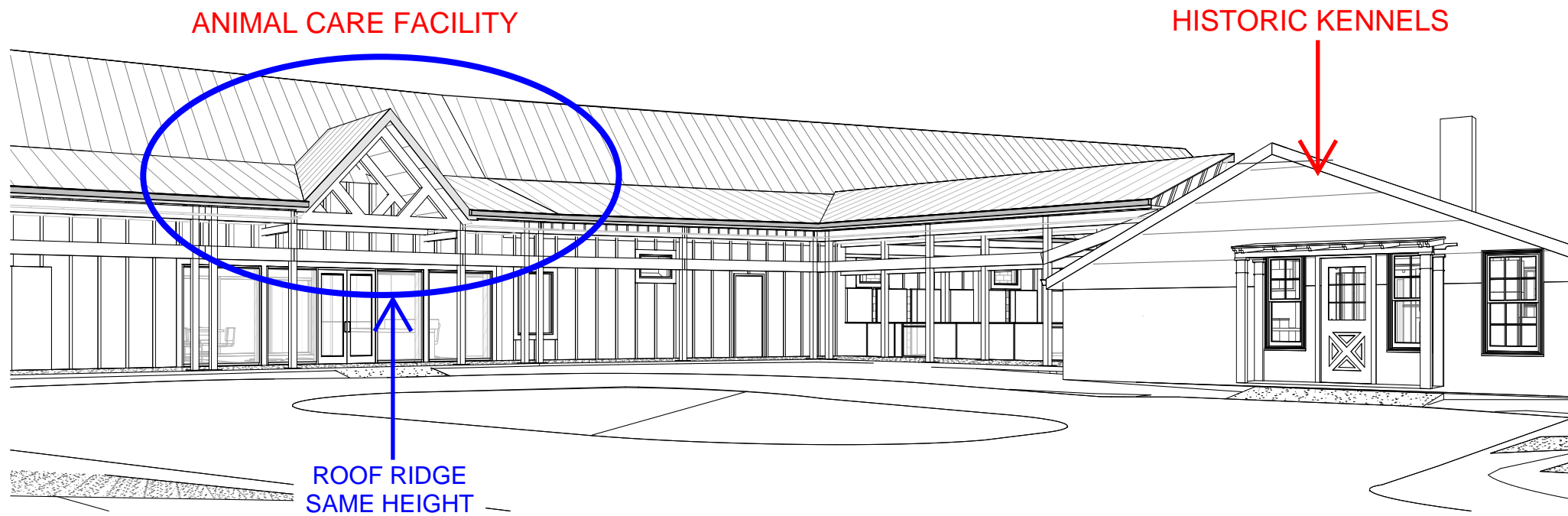
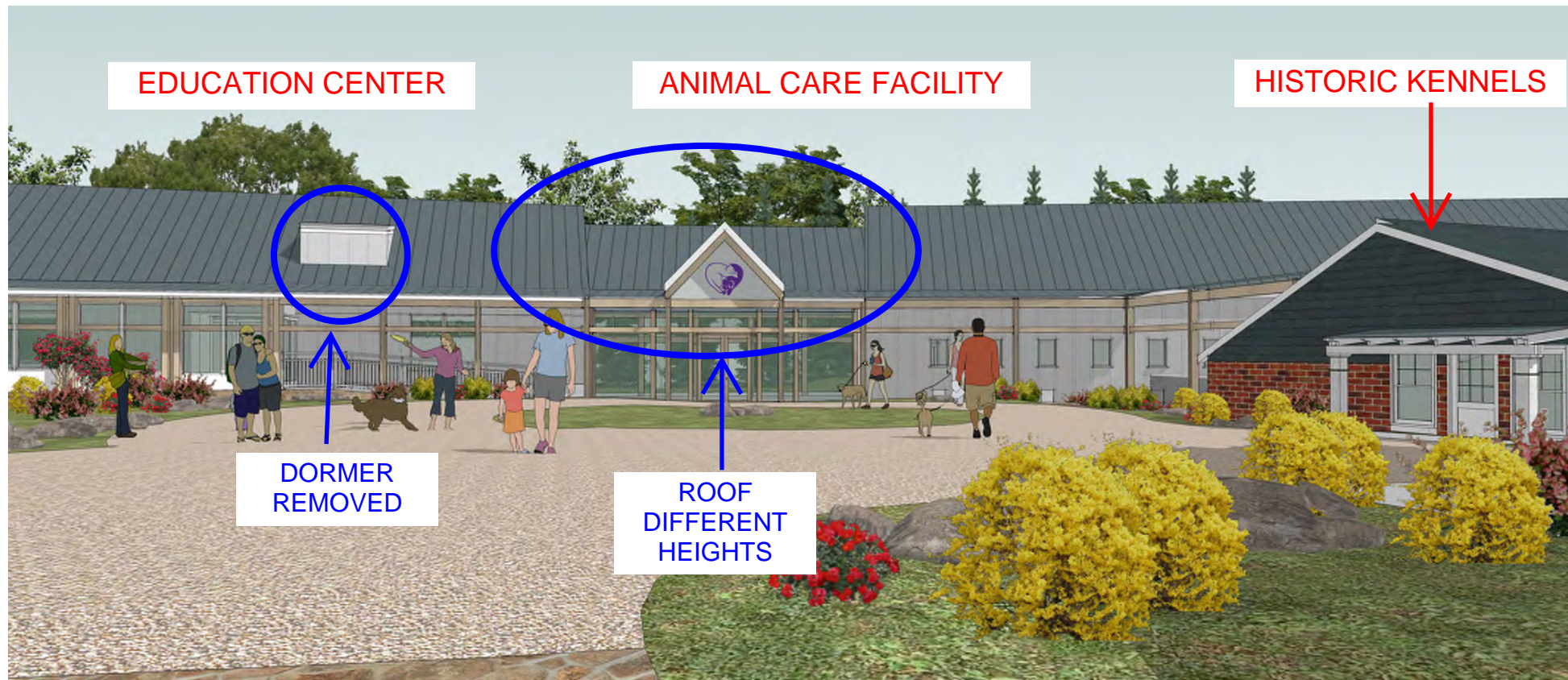
NORTH ELEVATION - 2019 PACKAGE



NORTH ELEVATION - UPDATED 2026

MONTGOMERY COUNTY
HUMANE SOCIETY
CAMPUS

GBR | Architects



MONTGOMERY COUNTY
HUMANE SOCIETY
CAMPUS

GBR | Architects



Civil Engineers
 Land Planners
 Landscape Architects
 Land Surveyors

9220 Wightman Road, Suite 120
 Montgomery Village, MD 20888
 Phone: 301.670.0840
 www.mhga.com

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FRANK C. JOHNSON
 10/01/2025

DATE
 RECOGNIZED AS QUALIFIED PROFESSIONAL BY
 MD DEPT. OF NATURAL RESOURCES
 COMARK 08.19.06.01

Qualified Professional Certification
 I hereby certify that the information herein is correct and that this plan has been prepared in accordance with the requirements of the existing state and county forest conservation legislation.

OWNER
 Montgomery County
 Humane Society, Inc.
 601 S. Stonestreet Avenue
 Rockville, MD 20850
 Attn: Crispin Bombaugh
 (240) 547-4304

ATTORNEY
 Miller, Miller & Canby
 200-B Monroe Street
 Rockville, MD 20850
 (301) 762.5212

ARCHITECT
 GBR Architects, LLC
 500 Montgomery Street, Suite 200
 Alexandria, VA 22314
 Attn: Gabriel Romero AIA, LEED® AP
 (703) 836-9775 ext 205

TRAFFIC
 Street Traffic Studies, Ltd
 400 Crain Highway, North
 Glen Burnie, Maryland 21061
 David A. Nelson, PE, PTOE, F-ITE
 (410) 590-5500

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP HR 42 WSSC 218 NW 04

LIBER 34247 / FOLIO 703
 13TH ELECTION DISTRICT
 MONTGOMERY COUNTY
 MARYLAND

**MONTGOMERY COUNTY
 HUMANE SOCIETY
 CAMPUS- P719**

PROJ. MGR KH

DRAWN BY FCJ

SCALE NTS

DATE 08.12.2025

**FINAL FOREST
 CONSERVATION PLAN
 AMENDMENT
 APPROVAL SHEET
 #F20260090**

PROJECT NO. 2014.206.23

SHEET NO. 2 OF 6

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20260090, including financial bonding, forest planting, maintenance and all other applicable agreements.

Developer's Name: MC Humane Society, Inc. Cris Bombaugh
 Company Contact Person

Address: 601 South Stonestreet Ave Rockville, MD 20850

Phone: 240-252-2555

Email: cbombaugh@mchumane.org

Signature: _____

AMENDMENTS:

- 1 Updated proposed development / LOD shift
- 2 Adjust variance mitigation planting
- 3 Tree impact/saved updated

811
 Know what's below.
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**FOR UTILITY LOCATIONS
 CONTACT "ONE CALL" AT 811
 AT LEAST 48 HOURS
 PRIOR TO CONSTRUCTION**

L:\14260\WGCFC_23_01.dwg, 2 of 6, 01/10/2025 5:43:41 PM jphmf, ARCH ET, 03/01/2025 4:42:00 jphmf, Copyright © 2025 Macris, Hendricks & Giescock, P.A.

VARIANCE TREE IMPACT TABLE #F20260090

Tree ID#	DBH	Common Name	% Impacted	Condition	Mitigation
137	18-17	Red Cedar	13	Good	stress reduction measures
162	8	Crape Myrtle	20	Good	stress reduction measures
163	15-15-14	Eastern Hemlock	11	Fair	stress reduction measures
262	19	Black Walnut	7	Good	stress reduction measures
265	22	Black Locust	1.5	Fair	stress reduction measures
270	23	Silver Maple	0.3	Fair	stress reduction measures
273	14	Black Locust	3	Poor	stress reduction measures

VARIANCE TREE REMOVAL TABLE #F20260090

Tree ID#	DBH	Common Name	Condition	Mitigation
11	44	Black Cherry	Fair	50
13	34	Hollyhury	Poor	36
21	48	Silver Maple	Fair	48
22	61	Silver Maple	Fair	61
138	6	Red Cedar	Good	6
215	22	Black Cherry	Good	22
276	1	Black Locust	Good	1
287	6-5	Boxelder	Fair	1
291	4	Cherry	Fair	4
292	3	Cherry	Good	3
297	2	Boxelder	Poor	2
299	1	Boxelder	Poor	1

IMPACTS AND REMOVALS IN ABOVE TABLES ARE NEW PER THIS UPDATED PLAN. ALL OTHER VARIANCE TREE IMPACTS AND REMOVALS PER PREVIOUS 1201910100 ARE LISTED ON SHEET 6. VARIANCE MITIGATION TOTALS LISTED AT BOTTOM OF TREE REMOVAL TABLE ON SHEET 6.

LEGEND

- Significant Tree
- Specimen Tree
- Tree to be Removed
- Limit of Disturbance
- Tree Protection Fence, Root Pruning & Temporary Signage
- Tree Protection Fence & Temporary Signage - NO ROOT PRUNING
- Subject Site Property Boundary
- Other Property Boundary
- Ex. Wire Fence
- Critical Root Zone
- Raised Sidewalk / No root impact
Aeration matting required
- SOIL BOUNDARY (SEE SOILS KEY)
- STEEP SLOPES
≥ 25%

VICINITY MAP
SCALE 1" = 2,000'

PLAN NOTES

- TOTAL SITE AREA = 7.79 ACRES (339,332 S.F.) AND CONSISTS OF PARCEL 719 AT LIBER 34247 FOLIO 703. PROPERTY ADDRESS IS 13730 GEORGIA AVENUE WITH TAX ID#13-00951987. PROPERTY IS ZONED R-60.
- THE SITE DRAINS TO ROCK CREEK. THIS PORTION OF THE ROCK CREEK WATERSHED IS DESIGNATED AS USE CLASS I WATERS BY THE STATE OF MARYLAND.
- PROPERTY IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA (SPA) OR A PRIMARY MANAGEMENT AREA (PMA). PER SITE VISIT NO WETLANDS, STREAMS, SEEPS, OR SPRINGS WERE FOUND TO EXIST ON SITE. NO STREAM VALLEY BUFFERS EXIST ON SITE. NO WETLANDS PER MCOLAS.ORG. NO FLOODPLAIN EXISTS PER FEMA PANEL #24031C0355D.
- THE PROPERTY IS LISTED AS A MASTER PLAN HISTORIC SITE ON MCOLAS.ORG AS ASPEN HILL CEMETERY 27017-0004. THE ASPEN HILL MEMORIAL PARK IS KNOWN TO HAVE HUMAN BURIALS AND IS LISTED AS HPO-162 AND MCCR ID 162 ON MCOLAS.ORG. ARCHAEOLOGICAL INVESTIGATIONS IDENTIFIED THE LOCATION OF 57 HUMAN GRAVES IN THE CEMETERY THAT ARE PROTECTED AS PART OF THE MONTGOMERY COUNTY BURIAL SITES INVENTORY AND SHOWN ON THIS PLAN.
- INDIVIDUAL TREE LOCATIONS ARE IN SURVEYED LOCATIONS. TREE DBH WAS MEASURED USING A DIAMETER TAPE.
- FIELDWORK FOR THIS INVENTORY WAS CONDUCTED ON 09/29/2017 AND 08/15/2025 BY FRANK JOHNSON.
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON-SITE.
- THIS INVENTORY IN NO WAY CONSTITUTES A HAZARD TREE SURVEY. TREE CONDITIONS ARE GENERALLY ACCURATE BASED ON VISUAL OBSERVATION PER USUAL AND CUSTOMARY PRACTICE IN ACCORD WITH STATE AND COUNTY FOREST CONSERVATION LEGISLATION. THE EXAMINATION DETAIL REQUIRED TO PROVIDE A COMPREHENSIVE ANALYSIS OF BIOLOGICAL AND STRUCTURAL HEALTH IS BEYOND THE SCOPE OF THIS INVESTIGATION. CONDITION RATINGS ARE THE OPINION OF THE UNDERSIGNED PREPARER AND NOT THE APPROVING AGENCY. MHG ASSUMES NO LIABILITY FOR INJURY OR PROPERTY DAMAGE THAT MAY OCCUR AS A RESULT OF TREE FAILURE ON THIS PROPERTY.

FOREST CONSERVATION WORKSHEET
MONTGOMERY COUNTY HUMANE SOCIETY CAMPUS

NET TRACT AREA:

Item	Value
A. Total tract area	7.79
B. Additions to tract area (Off-Site Work, etc., construction required by this plan)...	0.53
C. Land dedication acres (parks, county facility, etc.)	0.00
D. Land dedication for roads or utilities (construction not required by this plan) ...	0.00
E. Area to remain in commercial agricultural production/use ...	0.00
F. Other deductions (specify)	0.00
G. Net Tract Area	8.32

LAND USE CATEGORY: (from Chapter 22A-3, Definitions)
Input the number "1" under the appropriate land use, limit to only one entry.

	ARA	MDR	IDA	HDR	MPD	CIA
	0	0	0	1	0	0

G. Afforestation Threshold ... 15% x G = 1.25
H. Conservation Threshold ... 20% x G = 1.66

EXISTING FOREST COVER:

Item	Value
I. Existing forest cover	0.00
J. Area of forest above afforestation threshold	0.00
K. Area of forest above conservation threshold	0.00

BREAK EVEN POINT:

Item	Value
L. Forest retention above threshold with no mitigation	0.00
M. Clearing permitted without mitigation	0.00

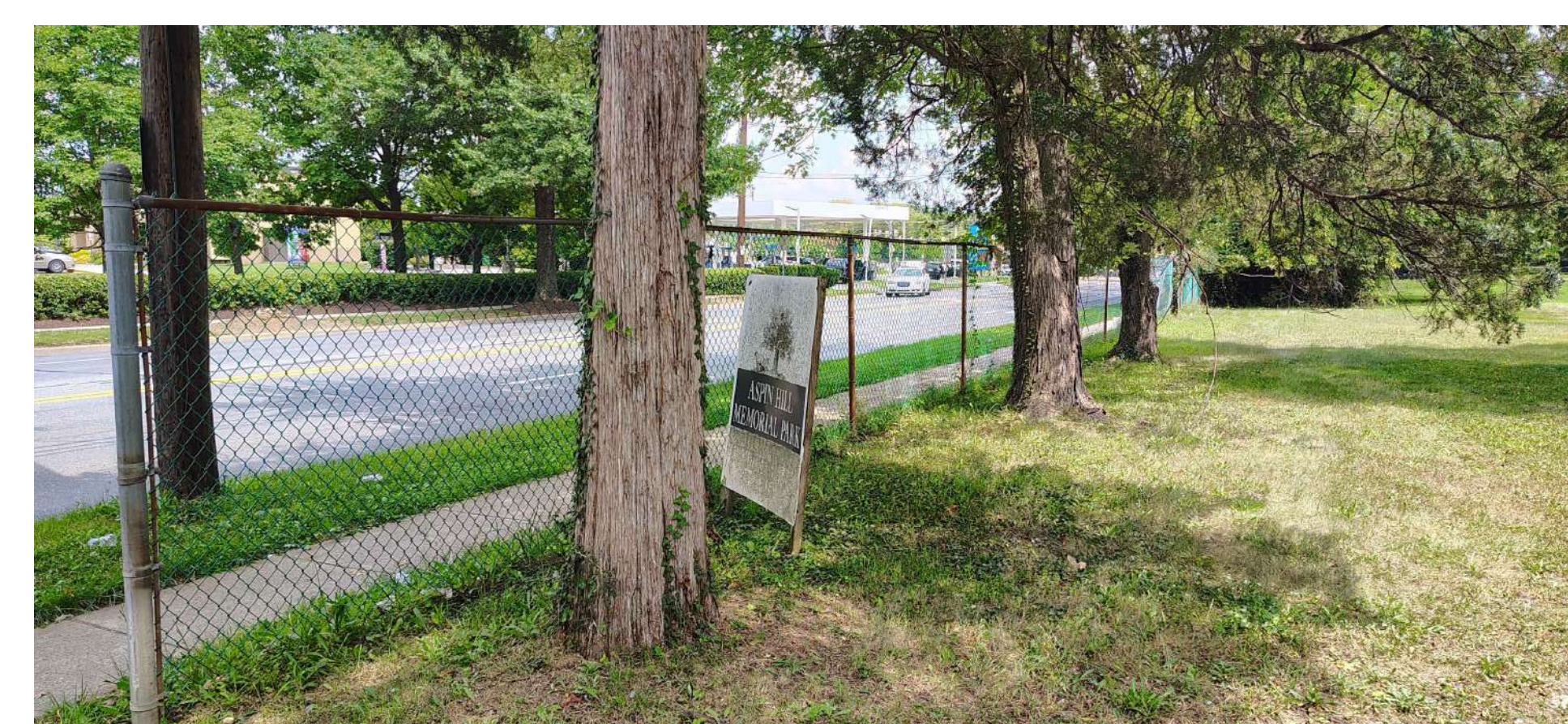
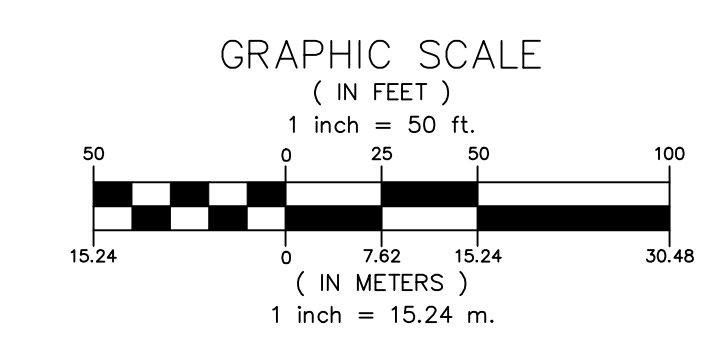
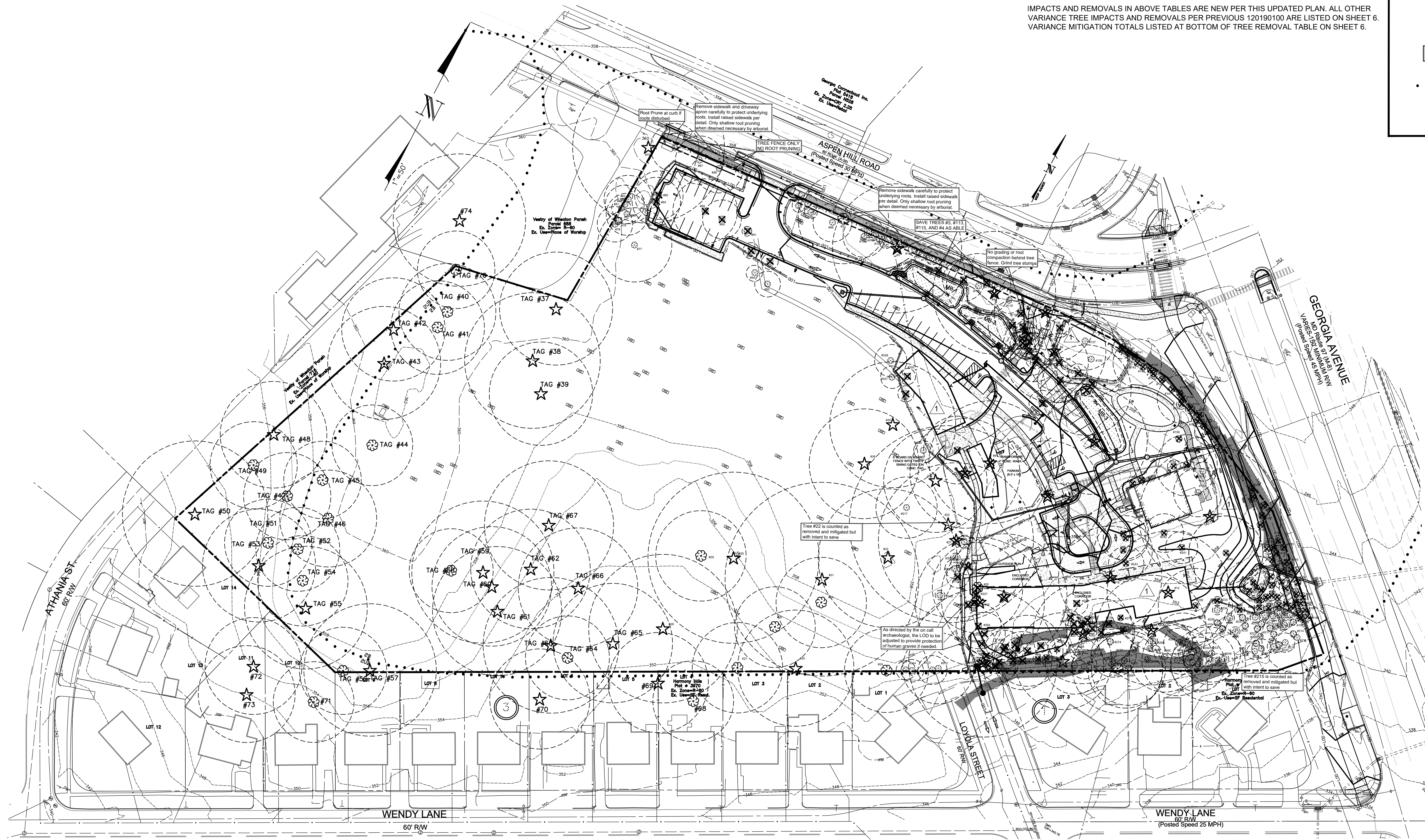
PROPOSED FOREST CLEARING:

Item	Value
N. Total area of forest to be cleared	0.00
O. Total area of forest to be retained	0.00

PLANTING REQUIREMENTS:

Item	Value
P. Reforestation for clearing above conservation threshold	0.00
Q. Reforestation for clearing below conservation threshold	0.00
R. Credit for retention above conservation threshold	0.00
S. Total reforestation required	0.00
T. Total afforestation required	1.25
U. Credit for landscaping (may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	1.25

worksheet date: 5/13/2019
1.25 ACRE REQUIREMENT TO BE MET IN EITHER A FOREST MITIGATION BANK AND/OR VIA FEE IN LIEU. AMOUNT MET IN FOREST BANK VS. FEE IN LIEU WILL DEPEND ON FOREST BANK AVAILABILITY AND "EXISTING" FOREST BANK MITIGATION RESTRICTIONS.



FROM LEFT TO RIGHT, TREE #86, #87, AND #88, ASPEN HILL ROAD SIDEWALK TO BE REMOVED AND REPLACED WITH RAISED SIDEWALK PROTECTING UNDERLYING ROOTS. EXISTING FENCE MAY ACT AS TREE PROTECTION FENCE TO BE COORDINATED WITH MNCPPC INSPECTOR. NO ROOT PRUNING UNLESS DEEMED NECESSARY BY ARBORIST. SAME REQUIREMENTS FOR OTHER FENCE LINE TREES FURTHER DOWN RIGHT OF WAY.

- AMENDMENTS:**
- Updated proposed development / LOD shift
 - Adjust variance mitigation planting
 - Tree impacts saved updated

DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20260090, including financial bonding, forest planting, maintenance and all other applicable agreements.
Developer's Name: MC Humane Society, Inc. Contact Person: Cris Bombaugh
Address: 601 South Stonestreet Ave Rockville, MD 20850
Phone: 240-252-2555
Email: cbombaugh@mchumane.org
Signature: _____

FOREST CONSERVATION DATA TABLE

DESCRIPTION	SIZE
Property Area	7.79 Acres
Off-site Disturbance	0.53 Acres
Total Tract Area	8.32 Acres
Tract remaining in Ag use	0.00 Acres
Road & Utility ROW (Unimproved)	0.00 Acres
Existing Forest	0.00 Acres
Total Forest Retention	0.00 Acres
Total Forest Cleared	0.00 Acres
Land Use Category	R-60
Afforestation Threshold	15%
Reforestation Threshold	20%
Stream(s) Length: NA	Average Buffer Width: NA

Acres of Forest in:	Retained	Cleared	Planted
Wetlands	0.00	0.00	0.00
100' Floodplain	0.00	0.00	0.00
Stream Buffers	0.00	0.00	0.00
Other Priority Areas	0.00	0.00	0.00

811 FOR UTILITY LOCATIONS
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AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION
Know what's below.
Call before you dig.

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP HR 42 WJSC 218 NW 04
LIBER 34247 / FOLIO 703
13TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

MONTGOMERY COUNTY HUMANE SOCIETY CAMPUS- P719

PROJ. MGR: KH
DRAWN BY: FCJ

SCALE: 1" = 50'
DATE: 08.12.2025

FINAL FOREST CONSERVATION PLAN AMENDMENT OVERALL PROPERTY #F20260090
PROJECT NO. 2014.206.23
SHEET NO. 3 OF 6

NO.	DESCRIPTION	DATE

TAX MAP HR 42 W58C 218 NW 04

LIBER 34247 / FOLIO 703

13TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

**MONTGOMERY COUNTY
HUMANE SOCIETY
CAMPUS- P719**

PROJ. MGR KH

DRAWN BY FCJ

SCALE 1"= 20'

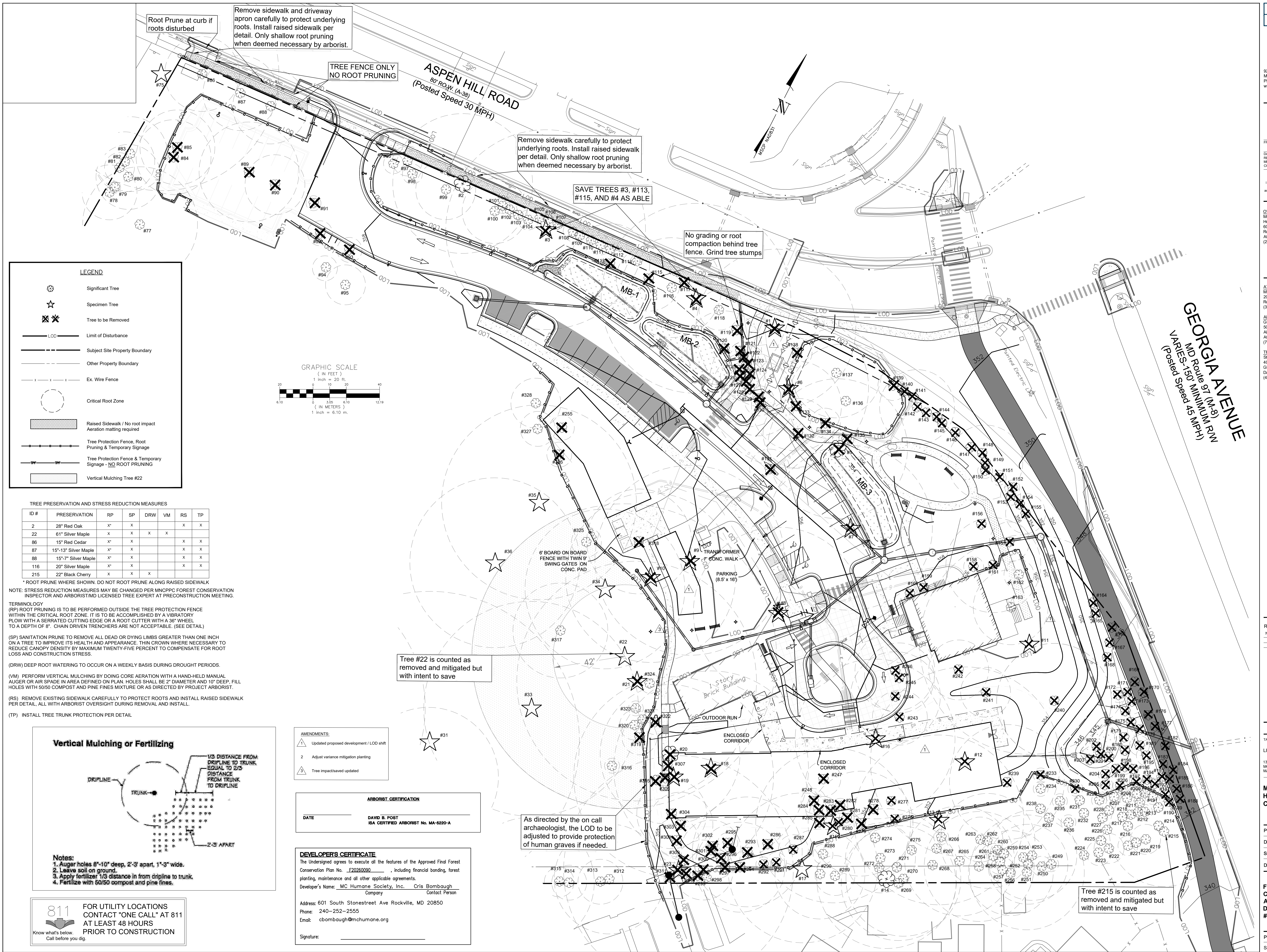
DATE 08.12.2025

**FINAL FOREST
CONSERVATION PLAN
AMENDMENT
DEVELOPMENT AREA
#F20260090**

L8.04

PROJECT NO. 2014.206.23

SHEET NO. 4 OF 6



Root Prune at curb if roots disturbed
Remove sidewalk and driveway apron carefully to protect underlying roots. Install raised sidewalk per detail. Only shallow root pruning when deemed necessary by arborist.

TREE FENCE ONLY
NO ROOT PRUNING

ASPEN HILL ROAD
80' ROW (A-38)
(Posted Speed 30 MPH)

Remove sidewalk carefully to protect underlying roots. Install raised sidewalk per detail. Only shallow root pruning when deemed necessary by arborist.

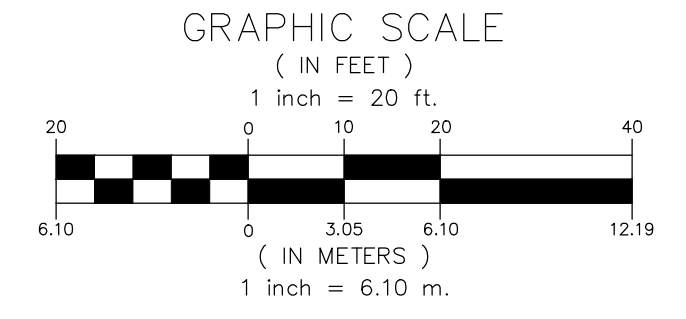
SAVE TREES #3, #113,
#115, AND #4 AS ABLE

No grading or root
compaction behind tree
fence. Grind tree stumps

GEORGIA AVENUE
MD Route 97 (M-18)
VARIES-100' MINIMUM R/W
(Posted Speed 45 MPH)

LEGEND

- Significant Tree
- Specimen Tree
- Tree to be Removed
- Limit of Disturbance
- Subject Site Property Boundary
- Other Property Boundary
- Ex. Wire Fence
- Critical Root Zone
- Raised Sidewalk / No root impact
Aeration matting required
- Tree Protection Fence, Root
Pruning & Temporary Signage
- Tree Protection Fence & Temporary
Signage - NO ROOT PRUNING
- Vertical Mulching Tree #22



TREE PRESERVATION AND STRESS REDUCTION MEASURES

ID #	PRESERVATION	RP	SP	DRW	VM	RS	TP
2	28" Red Oak	x	x			x	x
22	61" Silver Maple	x	x	x	x		
86	15" Red Cedar	x	x			x	x
87	15"-13" Silver Maple	x	x			x	x
88	15"-7" Silver Maple	x	x			x	x
116	20" Silver Maple	x	x			x	x
215	22" Black Cherry	x	x	x			

* ROOT PRUNE WHERE SHOWN. DO NOT ROOT PRUNE ALONG RAISED SIDEWALK
NOTE: STRESS REDUCTION MEASURES MAY BE CHANGED PER MNCPPC FOREST CONSERVATION
INSPECTOR AND ARBORIST/MD LICENSED TREE EXPERT AT PRECONSTRUCTION MEETING.
TERMINOLOGY
(RP) ROOT PRUNING IS TO BE PERFORMED OUTSIDE THE TREE PROTECTION FENCE
WITHIN THE CRITICAL ROOT ZONE. IT IS TO BE ACCOMPLISHED BY A VIBRATORY
FLOW WITH A SERRATED CUTTING EDGE OR A ROOT CUTTER WITH A 36" WHEEL
TO A DEPTH OF 8". CHAIN DRIVEN TRENCHERS ARE NOT ACCEPTABLE. (SEE DETAIL)
(SP) SANITATION PRUNE TO REMOVE ALL DEAD OR DYING LIMBS GREATER THAN ONE INCH
ON A TREE TO IMPROVE ITS HEALTH AND APPEARANCE. THIN CROWN WHERE NECESSARY TO
REDUCE CANOPY DENSITY BY MAXIMUM TWENTY-FIVE PERCENT TO COMPENSATE FOR ROOT
LOSS AND CONSTRUCTION STRESS.
(DRW) DEEP ROOT WATERING TO OCCUR ON A WEEKLY BASIS DURING DROUGHT PERIODS.
(VM) PERFORM VERTICAL MULCHING BY DOING CORE AERATION WITH A HAND-HELD MANUAL
AUGER OR AIR SPADE IN AREA DEFINED ON PLAN. HOLES SHALL BE 2" DIAMETER AND 10" DEEP. FILL
HOLES WITH 50/50 COMPOST AND PINE FINES MIXTURE OR AS DIRECTED BY PROJECT ARBORIST.
(RS) REMOVE EXISTING SIDEWALK CAREFULLY TO PROTECT ROOTS AND INSTALL RAISED SIDEWALK
PER DETAIL. ALL WITH ARBORIST OVERSIGHT DURING REMOVAL AND INSTALL.
(TP) INSTALL TREE TRUNK PROTECTION PER DETAIL.

Tree #22 is counted as
removed and mitigated but
with intent to save

As directed by the on call
archaeologist, the LOD to be
adjusted to provide protection
of human graves if needed.

Tree #215 is counted as
removed and mitigated but
with intent to save

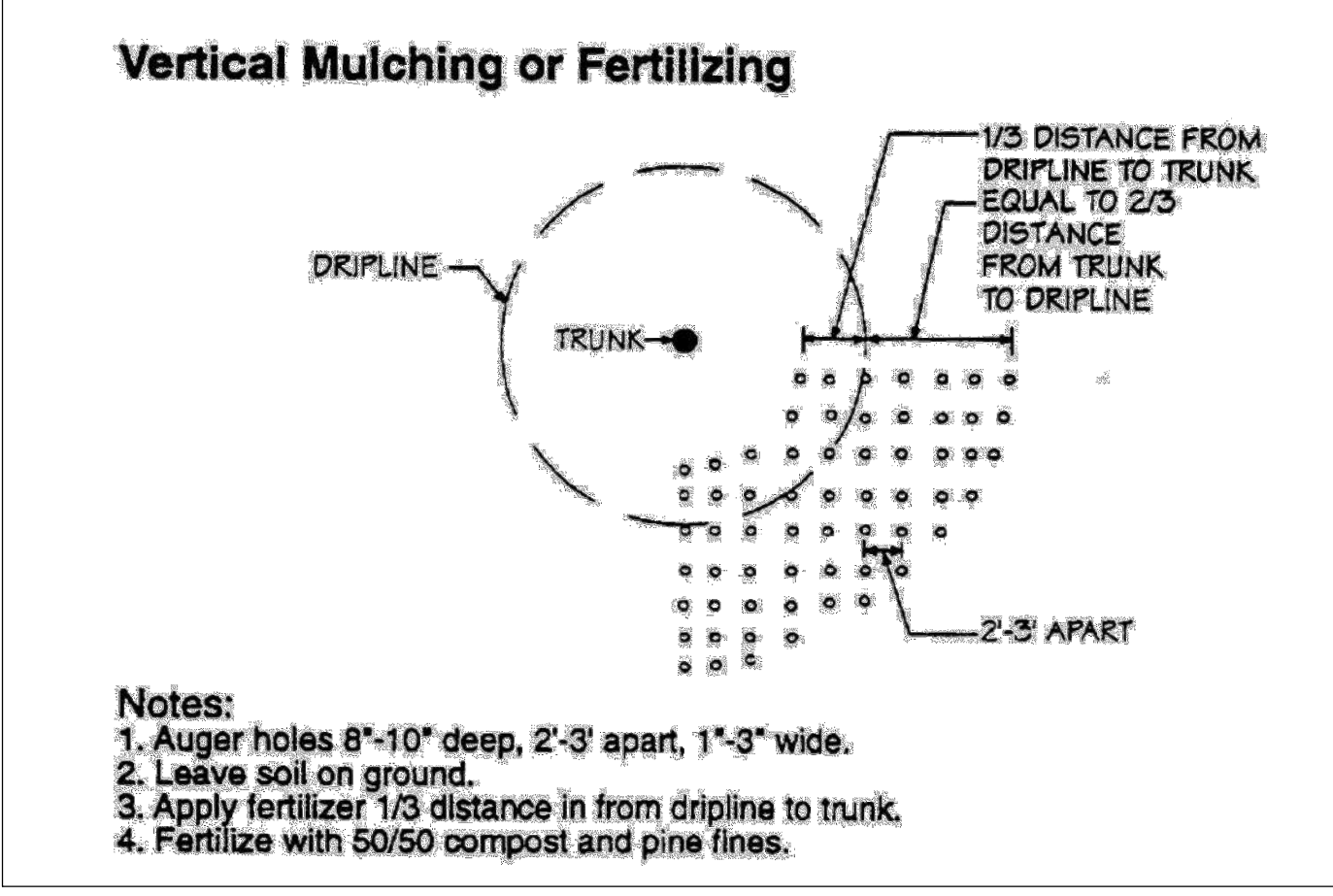
AMENDMENTS:

- Updated proposed development / LOD shift
- Adjust variance mitigation planting
- Tree impact/saved updated

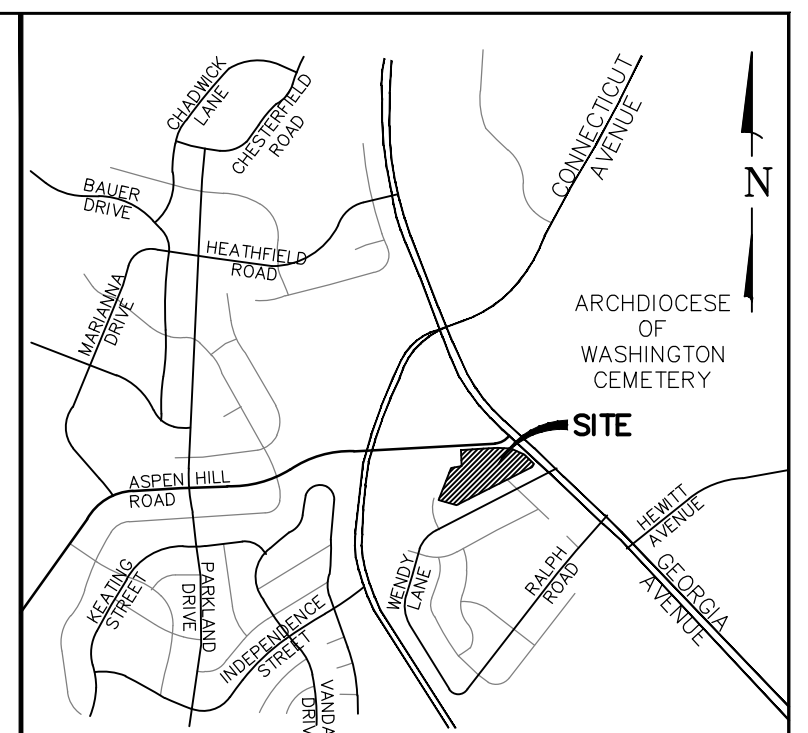
ARBORIST CERTIFICATION

DATE DAVID B. POST
ISA CERTIFIED ARBORIST No. MA-5220-A

DEVELOPER'S CERTIFICATE
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Conservation Plan No. F20260090, including financial bonding, forest
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Developer's Name: MC Humane Society, Inc. Cris Bombaugh
Company Contact Person
Address: 601 South Stonestreet Ave Rockville, MD 20850
Phone: 240-252-2555
Email: cbombaugh@mc humane.org
Signature: _____



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VICINITY MAP
SCALE 1" = 2,000'

LEGEND

- Proposed Shade Tree for Variance Mitigation Credit
- LOD Limit of Disturbance
- Subject Site Property Boundary
- Other Property Boundary
- Ex. Wire Fence

FRANK C. JOHNSON
12/18/2025
DATE
RECOGNIZED AS QUALIFIED PROFESSIONAL BY
MD DEPT. OF NATURAL RESOURCES
COMARK 181906-01

Qualified Professional Certification
I hereby certify that the information herein is correct and that this plan has been prepared in accordance with the requirements of the existing state and county forest conservation legislation.

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Alexandria, VA 22314
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TRAFFIC
Street Traffic Studies, Ltd
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David A. Nelson, PE, PTOE, F-ITE
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REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP HR 42 WSSC 218 NW 04

LIBER 34247 / FOLIO 703
13TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

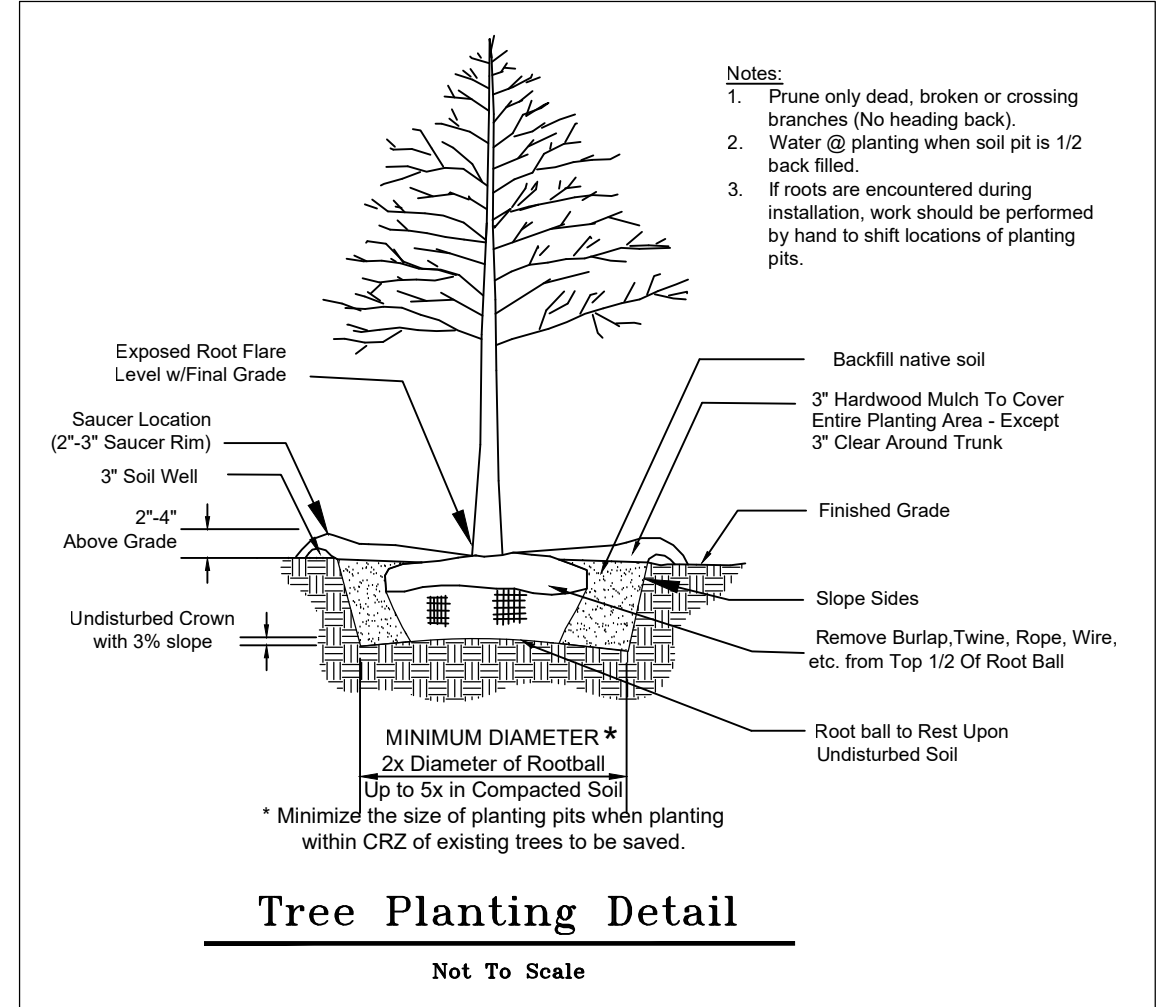
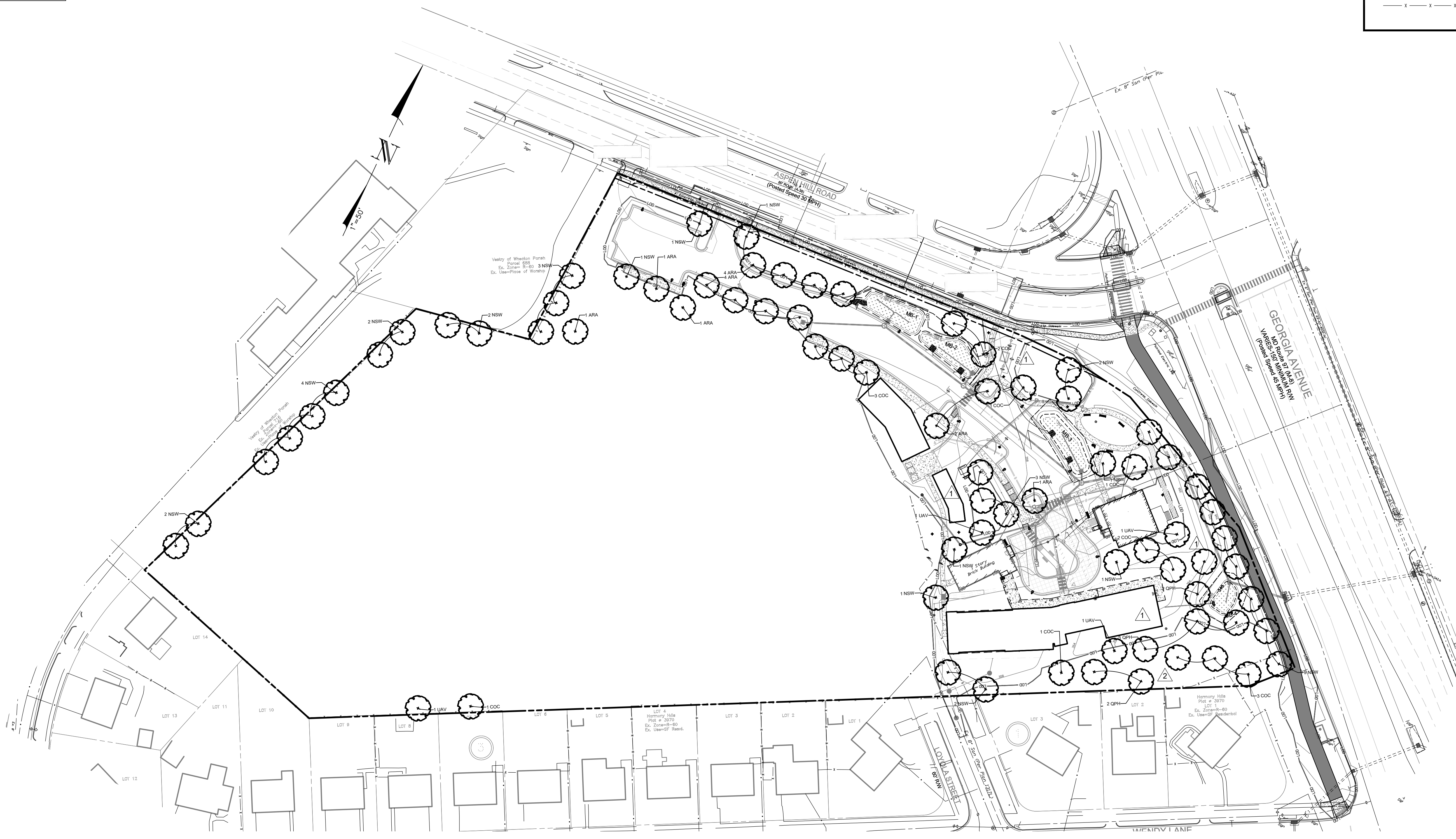
MONTGOMERY COUNTY
HUMANE SOCIETY
CAMPUS- P719

PROJ. MGR KH
DRAWN BY FCJ

SCALE 1" = 50'
DATE 08.12.2025

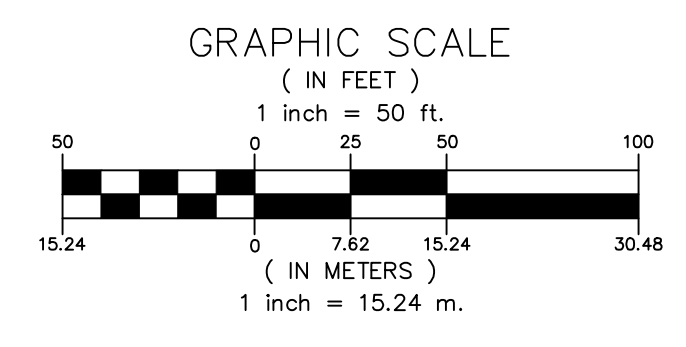
FINAL FOREST
CONSERVATION PLAN
AMENDMENT
VARIANCE MITIGATION
PLANTING
#F20260090 **L8.05**

PROJECT NO. 2014.206.23
SHEET NO. 5 OF 6



LANDSCAPE VARIANCE TREE LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE (ht)	ROOT	Mitigation
SHADE TREES							
ARA	14	Acer rubrum	Red maple	5"		B&B	70
NSW	36	Nyssa sylvatica	Black Gum	5"		B&B	180
UAV	4	Ulmus americana	American Elm	5"		B&B	20
QPH	7	Quercus phellos	Willow Oak	5"		B&B	35
COC	14	Celtis occidentalis	Hackberry	5"		B&B	70
Total Provided:							375
Required:							370.25



AMENDMENTS:

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- Adjust variance mitigation planting
- Tree impacts/saved updated

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CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION
Know what's below.
Call before you dig.

ID #	Common Name	DBH	% Impacted	Conditions/Remarks	Variance Mitigation	
1	Silver Maple	32		100%	Fair/Poor	32
2	Silver Maple	40		100%	Fair	40
3	Red Maple	38		100%	Fair	38
4	Empress tree	28		100%	Fair	28
5	Red Maple	32 - 20		100%	Good	32
6	Silver Maple	33		100%	Good	33
7	Silver Maple	34		100%	Good	34
8	Sycamore	38		100%	Fair/Good	38
9	Sycamore	34		100%	Poor	34
10	Black Cherry	44		100%	Fair	44
11	Silver Maple	38		100%	Dead/stump	0
12	Silver Maple	34		100%	Poor/mostly dead/partially fallen	0
13	Silver Maple	31		100%	Good	31
14	Mulberry	10		100%	Fair/Poor	10
15	Silver Maple	39		100%	Fair	39
16	Silver Maple	40		100%	Fair/Poor	40
17	Silver Maple	46		100%	Fair	46
18	Silver Maple	41		43%	Fair	41
19	Silver Maple	46		100%	Fair	46
20	Red Cedar	15		100%	Fair/Good	15
21	Red Cedar	15		100%	Fair/Poor	15
22	Japanese Cherry	20 - 13		100%	Fair/Good	20
23	Horse chestnut	12 - 5		100%	Good	12
24	Dogwood	3 - 3		100%	Good	3
25	Dogwood	5 - 4	3	100%	Good	5
26	Dogwood	5 - 4	3	100%	Good	5
27	Red Cedar	16		100%	Good	16
28	Red Cedar	13		100%	Good	13
29	Mulberry	2		100%	Good	2
30	Dead tree	2		100%	Dead	0
31	Red Cedar	15		100%	Good	15
32	Mulberry	2		100%	Good	2
33	Mulberry	6		100%	Poor	6
34	Black Cherry	8		100%	Fair	8
35	Mulberry	6		100%	Poor	6
36	Mulberry	5		100%	Poor	5
37	Mulberry	8		100%	Poor	8
38	Mulberry	8		100%	Poor	8
39	Mulberry	8		100%	Poor	8
40	Mulberry	8		100%	Poor	8
41	Mulberry	15		100%	Good	15
42	Black Cherry	15		100%	Poor/fair	15
43	Black Cherry	6		100%	Poor	6
44	Japanese Maple	8		100%	Good	8
45	Japanese Maple	14		100%	Good	14
46	Red Cedar	18 - 15	14	100%	Good	18
47	Black Cherry	6		100%	Good	6
48	Mulberry	3		100%	Poor	3
49	Red Cedar	6		100%	Poor	6
50	Mulberry	6		100%	Poor	6
51	Mulberry	6		100%	Poor	6
52	Mulberry	6		100%	Poor	6
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224	Mulberry	6		100%	Poor	6
225	Mulberry	6		100%	Poor	6
226	Mulberry	6		100%	Poor	6
227	Mulberry	6		100%	Poor	6
228	Mulberry	6		100%	Poor	6

MONTGOMERY COUNTY HUMANE SOCIETY CAMPUS PRELIMINARY PLAN AMENDMENT 12019010A

SHEET INDEX

- PP-1.00 Overall Plan and Cover Sheet
- PP-1.00A Planning Board Resolution 120190100
- PP-1.00B Agency Approvals 120190100
- PP-1.00C Planning Board Resolution 12019010A
- PP-1.00D Agency Approvals 12019010A
- PP-1.01 Preliminary Plan Amendment Grading Plan
- L1.01 Amendment Landscape Plan
- F1.00 Fire Department Access Plan
- Sheets Revised by this Amendment
- Sheets Added by this Amendment

Legend	
EXISTING	PROPOSED
Asphalt Paving	Asphalt Paving
Concrete	Concrete
Special/Accent Paving	Special/Accent Paving
Curb & Gutter	Curb & Gutter
Sign	Sign
Utility Pole	Utility Pole
Light Pole	Light Pole
Electric	Electric
6" SEW	6" SEW
15" S/D	24" RCP
6" WAT	6" WAT
6" HP GAS	4" GAS
6" COMM	6" COMM
Buildings	Buildings
Fence	Fence
Limits of Disturbance	Limits of Disturbance
Building Restriction Line	Building Restriction Line
Stormwater Management Facility	Stormwater Management Facility

GENERAL NOTES

- Topography survey was prepared by aerial photography by Potomac Aerial on 10-04-2014, and field supplemented by Macris, Hendricks & Glascock, PA in October 2014.
- Boundary Survey prepared by Macris, Hendricks & Glascock, PA based record plats, deeds and Tax maps.
- Water and Sewer category W-1 and S-1, respectively.
- The property is zoned R-60. The proposed primary Land Use is Pet Cemetery. The site has been designated in the Aspen Hill Master plan for Historic Preservation. (Aspen Hill Pet Cemetery Site # 27/17-13630 Georgia Avenue)
- Number of lots proposed by this plan: One Lot.
- A Natural Resources Inventory Map/Forest Stand Delineation Plan has been approved by MNCPPC, #420181850, approved July, 18, 2018.
- The site is within Aspen Hill and Vicinity Master Plan Area (PA 27)
- The site drains to the Lower Rock Creek Watershed and tributary to the Potomac River. The State of Maryland has designated this portion of the watershed as Class I-P Waters
- This plan is not for construction purposes.
- Property lines and areas are subject to adjustment at final plat computations.
- Service utility companies include:
 - Water & Sewer: Public Water and Sewer (WSSC)
 - Electric: PEPCO
 - Telephone: Verizon
 - Natural Gas: Washington Gas
- Trees in the County rights of way-species and spacing to be in accordance with the applicable DOT standards.
- MNCPPC Preliminary Plan Note: Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and handscapes will be determined at the time of issuance of building permit(s) or site plan approval. Please refer to the development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot.
- The Site contains graves sites which have been identified as containing human remains.
- Other limitations to site development may also be included in the conditions of the Planning Board's approval.
- Changes to this plan that do not conflict with the condition of the approval due to final engineering required as a result of public agency review, subsequent to Preliminary Plan Amendment approval, are allowed and do not require an amendment to this plan by the Montgomery County Planning Board.
- An on-site pre-construction meeting is required to be set up with the MNCPPC inspection staff before any demo, clearing, or grading occurs on-site. The owner or his designee who has signature authority, and the general contractor must attend the pre-construction meeting with the MNCPPC inspector. A copy of the approved Certified Preliminary Plan is required to be on-site at all times. To schedule an inspection with MNCPPC staff, please contact Josh Kaye at 301-495-4722.

VICINITY MAP
SCALE 1" = 2,000'



OWNER / APPLICANT
Montgomery County
Humane Society, Inc.
601 S. Stonestreet Avenue
Rockville, MD 20850
Attn: Crispin Barnburgh
(240) 547-4304

ATTORNEY
Miller, Miller & Canby
200-B Monroe Street
Rockville, MD 20850
(301) 762-5212

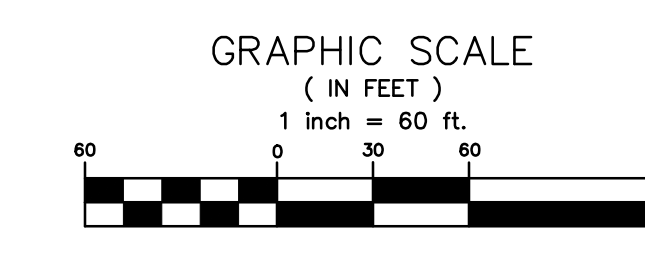
ARCHITECT
GBR Architects, LLC
500 Montgomery Street, Suite 200
Alexandria, VA 22314
Attn: Gabriel Romero, AIA, LEED® AP
(703) 836-9776 ext 205

TRAFFIC ENGINEER
Street Traffic Studies, Ltd
400 Crain Highway, North
Glen Burnie, Maryland 21081
David A. Nelson, PE, PTOE, F-ITE
(410) 590-5500



SURVEYOR'S CERTIFICATE
I hereby certify that the boundary shown herein is correct based on existing deeds and plats recorded among the Land Records of Montgomery County, Maryland, subject to change upon completion of a final survey. Topography from sources noted herein.

Date: _____
Macris, Hendricks, & Glascock, P.A.
By: Wayne F. Aubertin
Professional Land Surveyor
Maryland Reg. No. 21330 / Exp. 01/07/2025

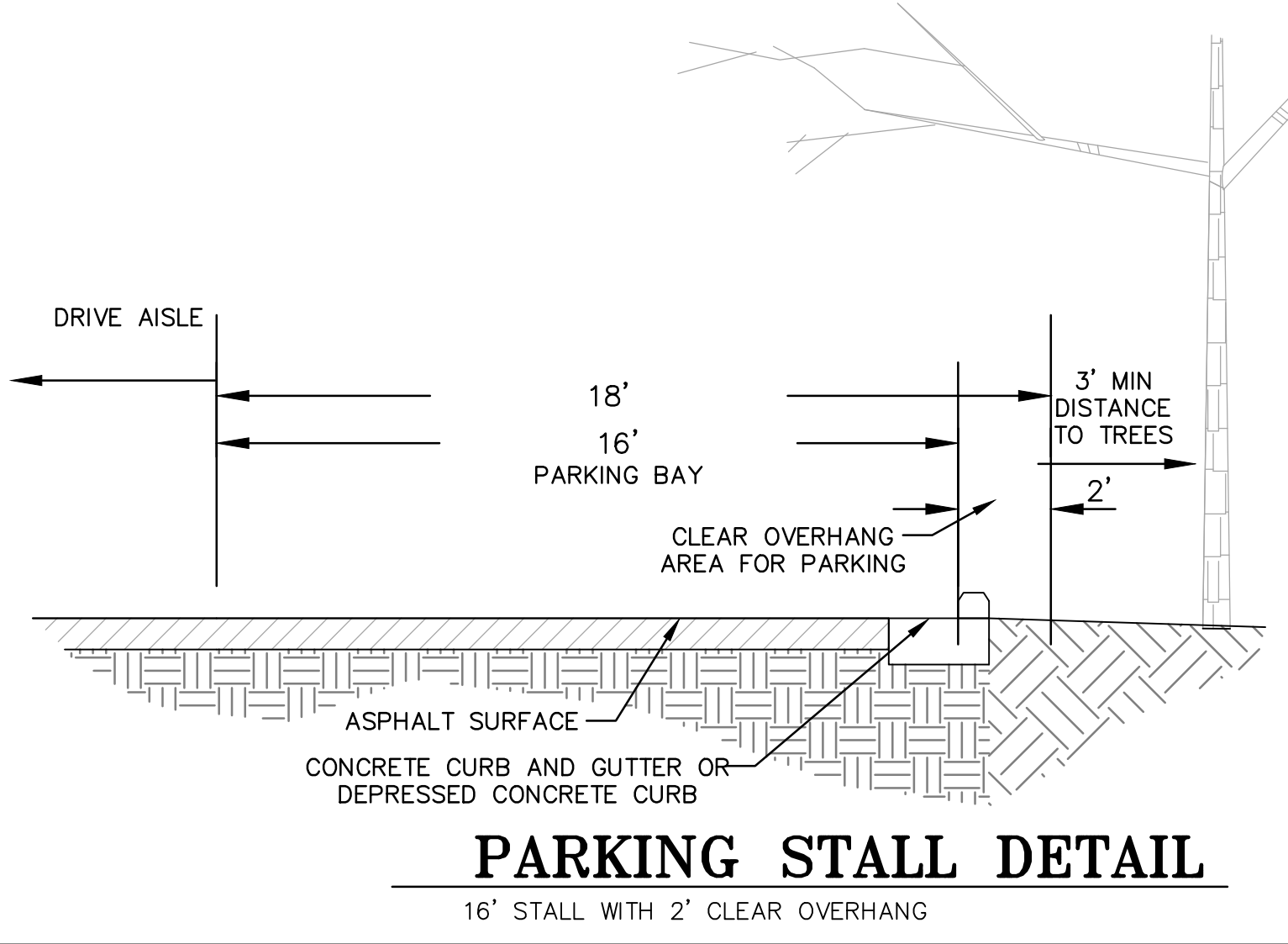
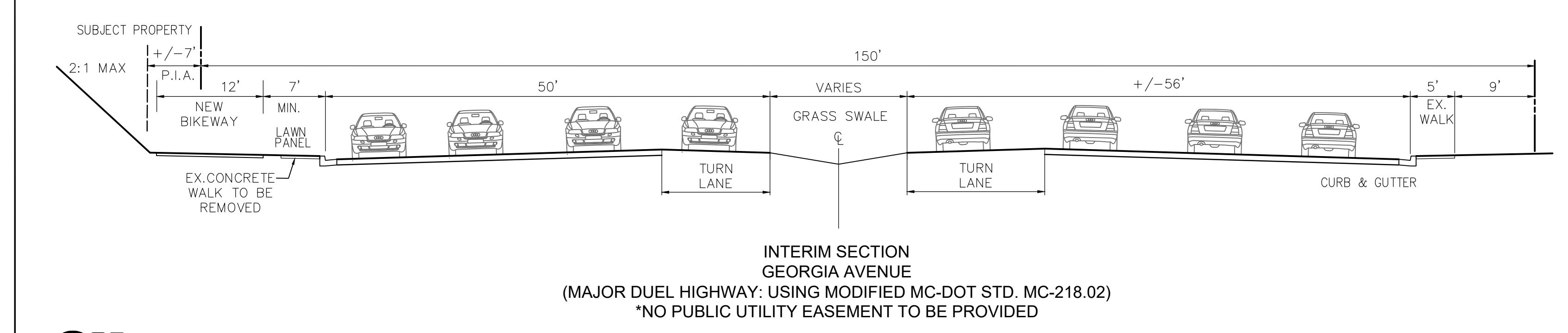
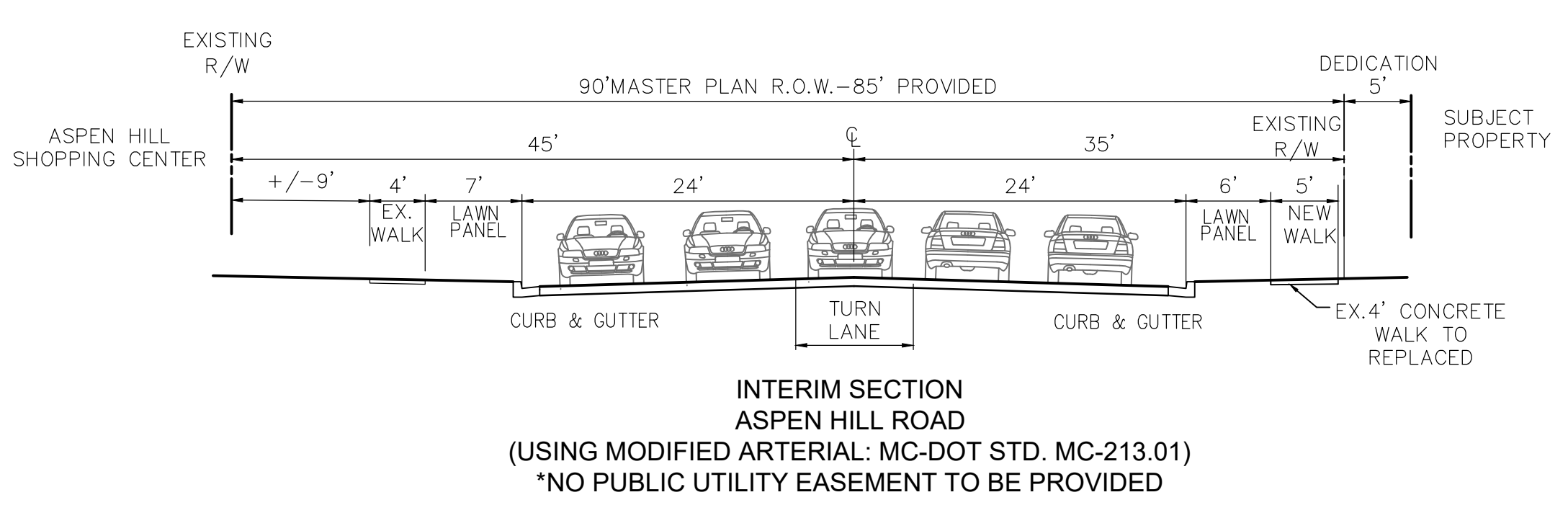
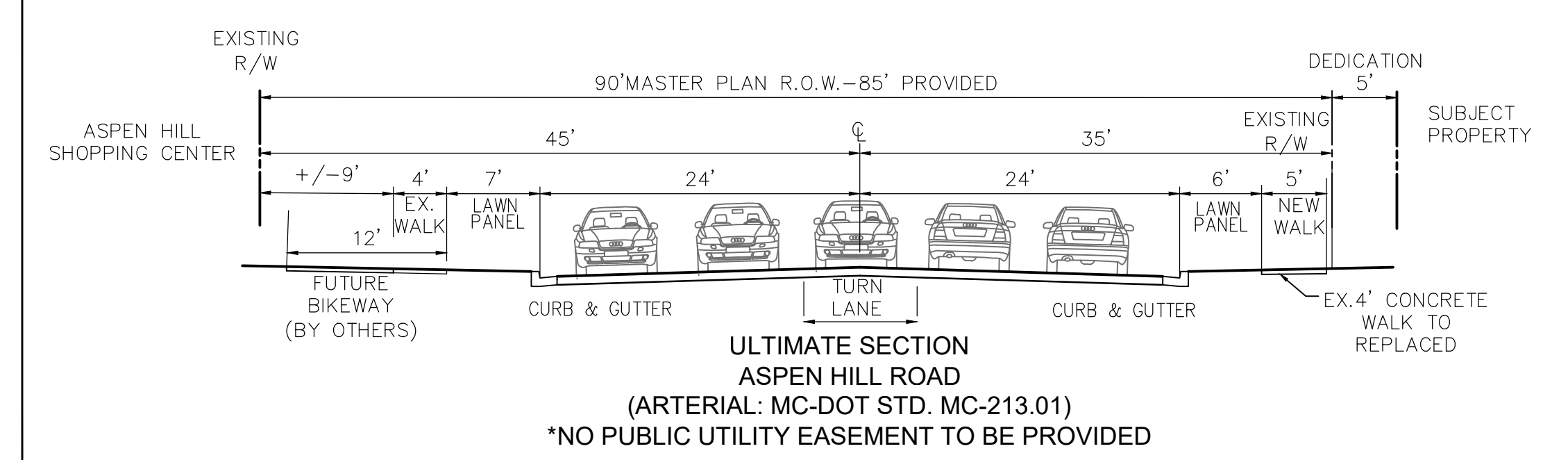


SITE TABULATION

Property Address 13730 Georgia Ave
Tax ID # 00951987
Existing Zoning = R-60
Proposed Use=Charitable/Philanthropic (Cemetery/Crematorium/Animal Care)
Gross Tract Area = 7.79 acres or +/- 339,332 s.f.
Street Dedication Aspen Hill Rd. = 0.5 acres or 2,380 s.f.
Net Tract Area=7.74 acres
Number of Lots Proposed= One
Water Category W-1 / Sewer Category S-1

DEVELOPMENT STANDARDS (Standard Method)

Minimum Lot Size (Section 59-4.4.9-B-1)	Allowed/Required	Provided
	6,000 sf	339,332 sf (7.78 Acres)
Building Height (Section 59-4.4.9-B-3)		
-Historic Kennel	30'	9.33'
-Historic House / Office	30'	22.05'
-Animal Care Facility	30'	17.62'
-Veterinary Clinic	30'	14.83'
-Crematorium	30'	11.40'
(See Building Height Calculation Table, this sheet, for calculation)		
Coverage (Section 59-4.4.9-B-1)	35% or 118,766 s.f	4.4 % or 15,127 s.f. Δ
Building Setback (Section 59-4.4.9-B2)		
Front (Georgia Avenue)-Historic House / Office	25'	25' or Greater
Front (Georgia Avenue)-Animal Care Facility	25'	25' or Greater
Front (Georgia Avenue)-Historic Kennel	25'	25' or Greater
Front (Aspen Hill Road)-Veterinary Clinic	25'	25' or Greater
Rear (West Property Line)	20'	20' or Greater
Side (South Property Line)	8'	8' or Greater
Parking Setback		
Front	10'	10' or Greater
Rear	10'	10' or Greater
Side	10'	10' or Greater
Parking Required		
-Community Services (Veterinary Office/Clinic)		9 Spaces
1.0 space per Employee (4), plus 2.5 spaces per Physician (2 x 2.5)		
-Offices and Animal Care Facility		23 Spaces
1.0 space per Employee (20), plus 3 spaces for base parking		
-Cemetery/ Funeral Home		12 Spaces
0.33 spaces per Assembly area capacity (assembly 36), plus 1 space per Employee (3)		
-Educational Wing		13 Spaces
25 space per student over 16 (44), plus 1 space per Employee (2)		
The project is including a 20% NADMS reduction (59-6.2.3.7A) from the baseline parking minimum. Therefore, the required parking is 20% less than 57 = 46 spaces		
Total Parking Required = 46 spaces		
Total Parking Provided = 46 spaces		
-Parking Spaces provided are 18' length (16' paved and 2' overhang)		
Accessible Spaces Required = 3 (Includes One Van Space)		
Provided = 3 (Includes One Van Space)		
Bicycle Parking Required = 0		
Provided = 6 (short term)		
-Veterinary Clinic contains less than 5,000 sf, no bicycle required		
-Bicycle spaces not required for Animal Care Facility		



LIST OF AMENDMENT ITEMS

- REINSTATE THE PRELIMINARY PLAN VALIDITY PERIOD.
- EXTEND THE ADEQUATE PUBLIC FACILITIES VALIDITY PERIOD.
- CORRECT COVER SHEET COVERAGE CALCULATION TO DEMONSTRATE NO MORE THAN 16,000 SF OF AREAS PREVIOUSLY APPROVED.
- ADD A NEW ANIMAL CREMATORIUM BUILDING TO THE CAMPUS.
- ADJUST BUILDING CONFIGURATIONS TO ALIGN WITH CURRENT PROGRAM REQUIREMENTS.

Building Height Calculation

Building Description	First Floor Finish Floor Elevation	Distance from Finished First Floor to Top of Roof (Mean Height Level) (Feet)	Average Grade Around Building	Building Height (59.4.1.7.C. Height)
Historic Kennel	356.6	9.33	356.6	9.33
Historic House / Office	361.5	18.75	368.2	22.05
Animal Care Facility	357.2	16.42	366.0	17.62
Vet Clinic	359.2	14.63	369.0	14.83
Crematorium	358.8	10.5	367.8	11.40

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP HR 42 WSSC 218 NW 04
LIBER 34247 / FOLIO 703
13TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

MONTGOMERY COUNTY HUMANE SOCIETY CAMPUS

PROJ. MGR KJH
DRAWN BY KJH
SCALE 1" = 60'
DATE 08/14/2025

PRELIMINARY PLAN AMENDMENT 12019010A

OVERALL PLAN AND COVER SHEET

PP 1.00

PROJECT NO. 2014.206.11

811
FOR UTILITY LOCATIONS
CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION

Know what's below.
Call before you dig.

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 60, the Montgomery County Planning Board is authorized to review preliminary plan applications; and

WHEREAS, on February 4, 2019, Montgomery County Humane Society ("Applicant") filed an application for approval of a preliminary plan of subdivision of property that would create 1 lot on 7.78 acres of land in the R-60 Zone, located at the southwest corner of Georgia Avenue and Aspen Hill Road ("Subject Property"), in the 1994 Aspen Hill Master Plan ("Master Plan") area; and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 120190100, Montgomery County Humane Society ("Preliminary Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, a memorandum to the Planning Board, dated October 5, 2020, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on October 15, 2020, the Planning Board held a public hearing on the Application at which it heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, at the hearing the Planning Board voted to approve the Application, subject to certain conditions, by the vote certified below

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Preliminary Plan No. 120190100 to create 1 lot on the Subject Property, subject to the following conditions:

For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the lot(s) approved.

Approved by the Board on 10/16/2020. Planning Board Meeting 10/16/2020. Page 301.495.6005. Fax: 301.495.1130. Legal Sufficiency: [Signature] MNCPPC Legal Department

- 1. This Preliminary Plan is limited to one lot and 16,000 square feet of uses associated with the Montgomery County Humane Society for a campus, which will include a U-shaped complex incorporating and connecting the existing house and kennel with a community services building for a veterinary clinic and other animal services.
2. Any additional non-historic uses or programming that generates additional peak-hour trips should be within the scope of this approval or the uses or programming may require an amendment to the Preliminary Plan.
3. The Adequate Public Facility ("APF") review for the Preliminary Plan will remain valid for sixty (60) months from the date of mailing of this Planning Board Resolution.
4. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation ("MCDOT") in its letter dated September 16, 2020 and incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT if the amendment does not conflict with any other conditions of the Preliminary Plan approval.
5. Before recording a plat for the Subject Property, the Applicant must satisfy MCDOT's requirements for access and improvements.
6. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services ("MCDFS") - Water Resources Section in its stormwater management concept letter dated July 9, 2020 and incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDFS - Water Resources Section if the amendment does not conflict with any other conditions of the Preliminary Plan approval.
7. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services ("MCDFS"), Fire Department Access and Water Supply Section in its letter dated September 17, 2020 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDFS may amend if the amendment does not conflict with other conditions of Preliminary Plan approval.

Forest Conservation/Environment

- 8. The Limits of Disturbance (LOD) on the Final Forest Conservation Plan must be consistent with the LOD on the Sediment and Erosion Control Plan.
9. No clearing, grading, or any demolition may occur prior to receiving approval of the Sediment and Erosion Control Plan.
10. Prior to the start of any clearing, grading, or demolition occurring on the Property, the Applicant must receive approval from the MNCPPC Office of the General Counsel of a Certificate of Compliance to use an off-site forest mitigation bank for mitigation credit, as shown on the Final Forest Conservation Plan submitted with the Certified Site Plan.
11. The Certificate of Compliance must be recorded in the Montgomery County Land Records prior to any clearing, grading, or demolition occurring on the Property.
12. Mitigation for the removal of 150 trees subject to the variance provision must be provided in the form of planting native canopy trees totaling 300.0 caliper inches, with a minimum planting stock size of three (3) caliper inches. The trees must be planted on the Subject Property, outside of any rights-of-way, or utility easements, including stormwater management easements. Adjustments to the planting locations of these trees are permitted with the approval of the MNCPPC forest conservation inspector. The trees must be planted within six months of forest conservation approval of tree protection fencing.

Transportation

- 13. The Applicant must dedicate and show on the record plat:
a. Five (5) feet of Right-of-Way (ROW) on Aspen Hill Road.
b. Public Improvement Easement along Georgia Avenue for the shared-use path.
14. Construct a 15-foot wide sidewalk along Georgia Avenue from Aspen Hill Road to Wendy Lane.
15. Prior to approval of additional uses such as a camp or substantial educational programming, update the traffic impact statement (TIS) in order to reflect the additional trips. Provide the relevant Local Area Transportation Review, if applicable per the findings of the TIS.

- 16. Provide a median extension on the southern leg of the Georgia Avenue and Aspen Hill Road intersection to protect pedestrians crossing Georgia Avenue, or provide an alternate form of refuge, subject to the review and approval of the State Highway Administration.
17. Remove the detectable warning strips in the median on the western leg of the Georgia Avenue and Aspen Hill Road intersection if the median is less than six feet wide, to be compliant with ADA best practices, subject to the review and approval of the State Highway Administration.

- 18. Provide hardscaping at the southwest corner of Georgia Avenue and Aspen Hill Road to ensure that the new proposed sidewalk and sidewalk facilities can tie into the existing curb ramp with a slope of 1:12 for bicycles and pedestrian transitions, including the ability to turn around and dismount, and subject to the review and approval of the State Highway Administration.
19. If the turnaround area, internal to the Property, is not intended to be flush, provide ramps as necessary for pedestrian accessibility purposes.

Record Plats

- 20. There shall be no clearing or grading of the site prior to the approval of the concurrently reviewed Certified Preliminary Plan and Final Forest Conservation Plan.
21. The record plat must show necessary easements.
22. The record plat must reflect all areas under common ownership.

Certified Preliminary Plan

- 23. The Applicant must show the following prior to certified preliminary plan.
a. Reduction of curb radii at the entrance to 15'.
b. Include the interim cross-sections for Aspen Hill Road and Georgia Avenue.
24. The Applicant must include the stormwater management concept approval letter, other applicable agency letters, and Preliminary Plan Resolution on the approval or cover sheet(s) of the certified Preliminary Plan.
25. The certified Preliminary Plan must contain the following note:
Unless specifically noted on this plan drawing or in the Planning Board order of approval, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative.

The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permits. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot.

BE IT FURTHER RESOLVED that having considered the recommendations and findings of its Staff as presented at the hearing and as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

- 1. The layout of the subdivision, including size, width, shape, orientation and density of lots, and location and design of roads is appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59.

The proposed lot was reviewed for compliance with the dimensional requirements for the R-60 Zone as specified in the Zoning Ordinance. The proposed lot dimensions, size, width, shape and orientation are appropriate for the location of the subdivision and this type of development and will meet all dimensional requirements for area, frontage, width, and setbacks in the zone. While the intent of the R-60 Zone is to provide for moderate density residential uses, the proposed uses have been historically associated with this Property. The Montgomery County Department of Permitting Services (MCDFS) has confirmed that the uses can be reestablished because the use is established with a historic site and the nonconforming use is consistent with the historic use of the Property, as documented in the Locational Atlas of Historic Sites and the Master Plan for Historic Preservation.

Pursuant to Section 59.4.4.8 of the current Zoning Ordinance, applicable development standards for a Standard Method development in the R-60 Zone are as follows:

Table with 2 columns: R-60 and Provided. Rows include Lot Area (6,000sf vs Lot 1), Principal Building Placement (7.78 ac), Lot Width at Front Lot Line / Front Building Line (25/160' vs >= 60' / >= 60'), and Front Setback (Minimum).

Table with 3 columns: Georgia Avenue - Existing building, Georgia Avenue - Animal care, Aspen Hill Road - Community services, Side Setback (West property line), Rear Setback (South property line), Building Height, Existing building, Community services, Animal care, Lot Coverage.

The lot meets the requirements for the R-60 Zone with the continuation of a historic non-conforming use, as confirmed by MCDFS.

2. The Preliminary Plan substantially conforms to the Master Plan.

The 1994 Aspen Hill Master Plan (1994 Plan) chronicles the evolution of the Site from a veterinary office to a pet cemetery to a cemetery, educational and animal care facility. The 1994 Plan did not offer any specific recommendations for this site beyond recognizing the historical Aspen Hill Cemetery and a covenant on the property specifies it be maintained and operated as a pet cemetery and be used as an educational and animal care facility. (1994 Plan, pg. 158)

The Applicant, whose mission is to end animal homelessness through education, outreach and adoption, proposes to build a compound which will provide adoption, pet education and a community services clinic at the site. Their development conforms with the Master Plan vision for the site. The Master Plan, the Aspen Hill Vision Zero Study (Study), and the Bicycle Master Plan (Bicycle Plan) stress the importance of improving the area for people walking and biking. The 1994 Plan lists among its transportation strategies improving sidewalks, access to transit routes, and bikeways (pg. 87) and recognizes the ability of development to improve pedestrian aspects of the State highway corridors and Aspen Hill's crossroads (pg. 81). The proposed widening of the sidewalk and landscape buffer along Aspen Hill and the new sidewalk along Georgia Avenue

contribute to the goals of improving pedestrian and bicycle connections. The new sidewalk facility will improve connections from Aspen Hill Road and nearby shopping centers to an existing transit stop on Georgia Avenue and Wendy Lane.
The Study recommends restriping the crosswalks at Georgia Avenue and Aspen Hill Road as high visibility crosswalks (Study, pg. 27) as well as adding a median or other refuge facility (Study, pg. 32). The Applicant proposes to restripe the crosswalks intersecting the site. The Study also recommends that the Applicant number 16 requires the Applicant to provide a median extension or alternate refuge facility along the crosswalk at the southern leg of the Georgia Avenue and Aspen Hill Road intersection, to support the Study recommendation for median refuge.
Master Planned Roadways and Bikeways

Georgia Avenue: The site is adjacent to Georgia Avenue (MD-97), which is classified as a major highway by the Master Plan of Highways and Transways. The existing section of Georgia Avenue varies in width and includes six (6) lanes divided by a central median. The section adjacent to the site is 150' and greater; therefore, no additional right of way is required. The 2018 Bicycle Master Plan recommends a sidewalk bikeway facility adjacent to the site. Generally, bikeway facilities are anticipated to facilitate bicycle traffic at higher speeds as well as provide greater parking demand to deter short-term maintenance needs. The typical bikeway sidewalk section is 16', which includes five (5) feet of space for pedestrian mobility, and eleven feet dedicated to bidirectional bicycle mobility. The Applicant is not required to dedicate space based on the Master Plan of Highways and Transways, but the planned bicycle facility cannot be accommodated in the existing right-of-way at sixteen feet assuming that at least six (6) feet of space are necessary to buffer the proposed bicycle facility from the right-of-way. Furthermore, the location of existing utility poles on Georgia Avenue require the Applicant to further push the sidewalk into the site to avoid obstructions. This would require the Applicant to provide a retaining wall, which would impact the existing median break on the western leg of Georgia Avenue and Aspen Hill Road to the width of the sidewalk.

Aspen Hill Road: Aspen Hill Road extends along the northern site frontage. The Master Plan of Highways and Transways classifies this roadway as a 90-foot arterial (A-39). The Applicant has agreed to dedicate an additional five (5) feet of right of way consistent with the master-planned width. The Bicycle Master Plan recommends bidirectional separated bicycle lanes on the northern side of Aspen

Hill Road (opposite the site's frontage). Thus, this application substantially conforms with the vision set forth in the Master Plan.

3. Public facilities will be adequate to support and service the area of the subdivision.

Transit
Transit Generation
The Applicant proposes to relocate its existing driveway on Aspen Hill Road slightly to the east. Initially, the Applicant proposed to position the driveway opposite to one (1) of the two (2) gas station curb cuts across Aspen Hill Road; however, the proposed location had the potential to create conflicts in a standard-width center turn lane, which has not tapered out to a full ten feet opposite to the gas station. As such, the Applicant and Staff collaborated to increase the distance between the respective curb cuts on either side of the roadway, as well as the adjacent lot's curb cut.

The proposed driveway curb cut is 25 feet wide at the drive aisle and 67 feet at the apron, suggesting the apron radii is excessive. Prior to certified Preliminary Plan, the Applicant will reduce the driveway width to be no greater than 22' wide and provide 15-foot curb radii at the driveway, subject to formal approval by the Department of Permitting Services' Fire Department and Access and Water Supply Division, which will need to review a revised plan prior to acceptance.

Police and Bicycle Facilities
The Applicant is improving the sidewalk along Aspen Hill Road to five (5) feet wide with a six (6) foot landscape buffer. The 12-foot sidewalk facility proposed along Georgia Avenue will facilitate pedestrian mobility with ample buffering along the Applicant's site frontage. The Applicant has agreed to extend the proposed sidewalk past its frontage down to a logical termination point at Wendy Lane. The Applicant is widening the curb ramps along the Georgia Avenue and Aspen Hill Road to the width of the sidewalk.

Because the median is less than six (6) feet wide, the existing detectable warning strips will be removed per Americans with Disabilities Act (ADA) best practices. This is because the strips indicate to an individual with visibility impairments that he has reached a safe location or refuge; however, the location does not provide adequate space to be considered a safe refuge.

The Applicant is also restriping crosswalks connecting to the site as high-visibility continental crosswalks. The Applicant will provide a median extension or alternate refuge facility along the crosswalk at the southern leg of the Georgia

Avenue and Aspen Hill Road intersection. The Applicant is also providing a hardscape at the southwestern corner of Aspen Hill Road and Georgia Avenue to allow for room for pedestrians and bicyclists to transition, turn, and dismount.

Internally, the site has a combination of sidewalks and informal paths connecting parking areas to facilities.

Transit Generation
The approved use is anticipated to generate 22 morning and 21 evening peak-hour person trips. As such, no Local Area Transportation Review (LATR) was required. The Applicant provided additional justification in its Traffic Impact Statement (TIS) clarifying the adoption component's projected generated trips. The Applicant has indicated that it may wish to pursue additional uses in the future, such as day camps or planned education programs during the summer. The TIS provided does not account for any of these additional uses. As such, condition 19 requires the Applicant to update its TIS and provide an LATR, if necessary, prior to the recording of these additional uses.

Bicycle Parking
County Code does not require the provision of bicycle parking at animal care facilities. The Applicant is providing six short-term bicycle racks, which can accommodate twelve bicycles, external to the site.

Transit Service
The site is within a ten-minute walk of bus stops on the Washington Metropolitan Area Transit Authority's (WMATA) Metrobus Y2, Y7, and Y3 lines, as well as the Ride On 26 Line. The Ride On 26 Line provides transit service between the WMATA Glenmont Metrobus Station and the Montgomery Mall Transit Center via points in Aspen Hill and Twinbrook with approximately 20-minute peak hour headways (per scheduling changes effective August 2, 2020). The Metrobus Y series provides service between the WMATA Silver Spring Metrobus Station and points north on Georgia Avenue, including the Intercounty Connector Park and Ride Route (Y7) and the Medstar Montgomery Medical Center (Y2, Y8). Each line provides approximately 20-minute peak hour headways. Because service is interwoven across the lines, Metrobus headways are effectively ten minutes.

Other Public Facilities
The proposed development will be served by public water and sewer systems. The Montgomery County Department of Permitting Services Fire Department Access and Water Supply Section has reviewed the application and has determined that the Property has appropriate access for fire and rescue vehicles. Other public facilities and services including police stations, firehouses and health care are currently operating in accordance with the Subdivision Staging

Policy and will continue to be sufficient following construction of the project. Electric, gas and telecommunications services are available and adequate.

4. The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code Chapter 22A.

A. Forest Conservation

The Board finds that as conditioned, the Final Forest Conservation Plan complies with the requirements of the Forest Conservation Law.

Final Forest Conservation Plan
The Applicant has submitted a Final Forest Conservation Plan with the Preliminary Plan and will meet the forest conservation requirements of 1.25 acres in an off-site mitigation bank.

B. Forest Conservation Variance

Section 22A-120(b)(3) of Montgomery County Forest Conservation Law provides criteria that identify certain individual trees as high priority for retention and protection. Any impact to these trees, including removal of the subject tree 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 requested findings in accordance with Section 22A-21 of the County Forest Conservation Law. The law requires no impact to trees that: measure 30 inches or greater DBH; are part of a historic site or designated with a historic structure; are designated as a national, State, or County champion tree; 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 May 24, 2020 to remove 150 trees that are considered high priority for retention under Section 22A-120(b) (3) of the County Forest Conservation Law. As the entire Property has been designated as the historic setting for this site, all impacts and removals of any tree requires an approved variance.

Unwarranted Hardship
As the majority of the property is taken up with interments, the area for development is limited with no alternative location. Because of this, the proposed development is primarily in the area of the existing buildings and parking lot. In order to develop the property in a manner that will meet the needs of the Humane Society while preserving the historic

buildings and the cemetery, as well as avoiding burial sites, the tree removals and impacts are necessary.

The Property has been neglected with the buildings falling into disrepair and the vegetation has become overgrown. Many trees are not in good condition and have grown up in areas that were previously maintained as lawns and a large number have grown up between fences along the property line. Some of these trees have grown up next to the existing historic buildings and must be removed to protect the buildings and maintain the historic character of the buildings. Thus, the Applicant has a sufficient unwarranted hardship to consider a variance request.

The Planning Board makes the following findings necessary to grant the Variance:

- 1. Granting the Variance will not confer on the Applicant a special privilege that would be denied to other applicants.
2. The Applicant has minimized disturbance to the site and the trees removed are necessary to construct a safe entrance, restore the historic buildings and grounds, and construct the new buildings associated with the MCCHS headquarters. The Property is constrained by the historic nature of the existing buildings, as well as the location of human and animal remains. Thus, granting the variance will not confer a special privilege on the Applicant.
3. The need for the Variance is not based on conditions or circumstances which are the result of the actions by the Applicant.
The variance is based on the locations of the trees, rather than on conditions or circumstances which are the result of actions by the Applicant. The Applicant will be removing damaged trees so that the Property can be properly restored and maintained. The Applicant has minimized disturbance to the Property in order to construct a headquarters for the MCCHS and continue the existing pet cemetery uses.
4. The need for the Variance is not based on a condition related to land or building use, either permitted or non-conforming, on a neighboring property.
The requested variance is a result of the proposed site design and constraints on the Subject Property need to construct a headquarters

for the Applicant and restore the historic buildings and site and not as 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 Applicant will mitigate for the 150 trees proposed for removal as part of this development. Mitigation must be provided for removal of these trees by planting 83 native shade trees of at least four inches caliper, each within the new development. This is based on Planning Department policy that requires replacement of variance trees at a rate of 1" replaced for every 4" removed, using replacement trees of no less than 3" caliper, to replace lost environmental functions performed by the trees removed. These mitigation plantings will provide sufficient tree canopy in a few years to replace the lost water quality benefits of the variance tree being removed. Therefore, the project will not violate State water quality standards or cause measurable degradation in water quality.

5. All stormwater management, water quality plan, and floodplain

This finding is based upon the determination by MCDFS that the Stormwater Management Concept Plan meets applicable standards.

The Applicant received approval of their stormwater management concept from the Montgomery County Department of Permitting Services, Water Resources Section on July 9, 2020. The concept meets required stormwater management goals using ESD approaches including microdetention areas. The Property is not subject to a water quality plan, and there are no floodplain requirements. The requirements of Chapter 19 for stormwater management are satisfied.

6. Any burial site of which the applicant has actual notice or constructive notice or that is included in the Montgomery County Inventory and located within the subdivision boundary is approved under Subsection 50-4.2.3.M

While the Subject Property is primarily an animal cemetery, there are 57 human burial sites interspersed with the animal interments. The Applicant has worked extensively to locate and identify all human remains on the site and has developed a maintenance plan to ensure that burial sites are protected.

- a. The Applicant must use the Montgomery County Planning Board Guidelines for Burial Sites to establish the location of the burial site. Unless Planning Department Staff believes that conditions concern details otherwise, the corners of the burial site must be staked in the field before preliminary plan submitted. If required, the stakes must be maintained by the applicant until Preliminary Plan approval.
The Applicant completed archaeological and historical investigations as required by the Montgomery County Burial Sites Guidelines to locate human burials within the parcel in August 2019. The human burials have been marked and mapped as required by Ordinance 18-31, and the single lot proposed will promote the long-term maintenance of the burial site and protection of existing elements. The results of that investigation show that burials are confined to the fenced area of the site, and don't extend into the area where there are buildings. Proposed developments will not impact human burials.

b. An inventory, that may include photographs, of existing burial site elements (such as walls, fences, gates, landscape features, fieldstones, grave locations, and tombstones) and their condition must be submitted as part of the Preliminary Plan application.
The Preliminary Plan drawings show the location of all human burial sites. The human burial sites are interspersed with the interments of pets.

c. The placement of lot lines must promote long-term maintenance of the burial site and protection of existing elements.

Based on the results of the field investigations summarized in the Management Summary, all existing elements associated with the burial site are contained within the existing cemetery fence. No subdivision of the land is proposed, and a Maintenance Plan has been submitted.

d. The burial site must be protected by arrangements sufficient to assure the Planning Board of its future maintenance and preservation, as specified in the Montgomery County Planning Board's guidelines for burial sites.

The Applicant has submitted a Maintenance Plan to ensure that human graves and burials are maintained during construction and future use. The Maintenance Plan includes plans for the care of the grounds, landscaping, trash removal, fencing, and gravestones, monuments, and statuary.

7. Any other applicable provisions specific to the property and necessary for approval of the subdivision are satisfied.

Not applicable.

BE IT FURTHER RESOLVED that this Preliminary Plan will remain valid for 36 months from its initiation date (as defined in Montgomery County Code Section 60-4.2.3), and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded in the Montgomery County Land Records, or a request for an extension must be filed; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is NOV 14 2020 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Cichy, seconded by Commissioner Verma, with Chair Anderson, Vice Chair Fani-Gonzalez, and Commissioners Cichy, Patterson, and Yuma voting in favor of the motion at its regular meeting held on Thursday, October 15, 2020, in Wheaton, Maryland.

Cassey Anderson, Chairman
Montgomery County Planning Board

- LIST OF AMENDMENT ITEMS
1. REINSTATE THE PRELIMINARY PLAN VALIDITY PERIOD.
2. EXTEND THE ADEQUATE PUBLIC FACILITIES VALIDITY PERIOD.
3. CORRECT COVERAGE CALCULATION TO DEMONSTRATE NO MORE THAN 16,000 SF OF USES AS PREVIOUSLY APPROVED.
4. ADD A NEW ANIMAL CREMATORIUM BUILDING TO THE CAMPUS.
5. ADJUST BUILDING CONFIGURATIONS TO ALIGN WITH CURRENT PROGRAM REQUIREMENTS.

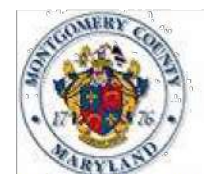


**Department of Permitting Services
Fire Department Access and Water Supply Comments**

DATE: 17-Sep-20
TO: Stephen Crum - scrum@mhga.com
Macris, Hendricks & Gascock
FROM: Marc LaRow
RE: Montgomery County Humane Society Campus
120190100

PLAN APPROVED

- Review based only upon information contained on the plan submitted 07-Sep-20. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
- Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.



DEPARTMENT OF PERMITTING SERVICES

Marc Ehrlich
County Executive

Mira Pedocim
Director

July 9, 2020

Ms. Laura Searles
Macris, Hendricks & Gascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 2-886

**Re: COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN for
Montgomery County Humane Society Campus
Preliminary Plan #: 120190100
SM File #: 284343
Total Concept Area: 101,250 SF / 2.32 Ac
Parcel(s): 719
Watershed: Lower Rock Creek**

Dear Ms. Searles:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via microretention.

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

- A detailed review of the stormwater management computations will occur at the time of detailed plan review.
- An engineered sediment control plan must be submitted for this development.
- All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

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

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is **not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submital. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office, or additional information received during the development process, or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to



Ms. Searles
July 9, 2020
Page 2 of 2

re-evaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Jean Kapusnick, P.E. at jean.kapusnick@montgomerycountymd.gov.

Sincerely,

Mark C. Etheridge

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

MCE:jrk

cc: N. Braunstein
SM File # 284343

ESD Required/Provided 5.308 of / 5.430 of
PE: Target/Provided 1.207/1.237
STRUCTURAL: 0.0 of
WAVES: 0.0 ac



DEPARTMENT OF TRANSPORTATION

Marc Ehrlich
County Executive

Christopher Conklin
Director

September 16, 2020

Ms. Amy Lindsey, Planner Coordinator
Mid-County Division
The Maryland-National Capital
Park & Planning Commission
2425 Reade Drive
Wheaton, Maryland 20902

**RE: Preliminary Plan No. 12190100
Montgomery County Humane Society**

Dear Ms. Lindsey:

We have completed our review of the revised preliminary plan uploaded to eplans on May 25, 2020. A previous version of this plan was reviewed by the Development Review Committee (DRC) at its meeting on March 15, 2019. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Montgomery County Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. This letter and all other correspondence from this department should be included in the package.

Significant Plan Review Comments

- As part of the "Olney to Glenmont Breezeway" on Page 207 of the December 2018 Bicycle Master Plan, the applicant will be required to construct a 12-foot wide, asphalt breezeway along the Georgia Avenue (MD 97) site frontage. A Public Improvements Easement may be necessary along Georgia Avenue (MD 97) in order to accommodate the required breezeway construction. Prior to submission of the record plat, the applicant's consultant will need to determine if there is sufficient right-of-way to permit this breezeway construction. If not, the applicant will need either to dedicate additional right-of-way or execute a Declaration of Public Improvements Easement document. That document is to be recorded in the Land Records of Montgomery County, with the liber and folio referenced on the record plat. Unless otherwise noted, the Public Improvements Easement is to be a minimum width of ten (10) feet with the overlapping Public Utilities Easement being no less than twenty (20) feet wide.
- The applicant will be required to dedicate five (5) feet along the Aspen Hill Road site frontage in accordance with Page 1 of the April 30, 2019 Master Plan of Highways.

Office of the Director

101 Monroe Street 10th Floor - Rockville Maryland 20850 - 240-777-7170 - 240-777-7178 FAX
www.montgomerycountymd.gov
Located one block west of the Rockville Metro Station

Ms. Amy Lindsey
Preliminary Plan No. 12190100
September 16, 2020
Page 2

Standard Plan Review Comments

- We defer to MSHA for all improvements to Georgia Avenue (MD 97).
- The storm drain analysis was reviewed and is acceptable to MCDOT. No improvements are needed to the downstream public storm drain system for this plan.
- In all underground utility installations, install identification tape or other "toning" device approximately two feet above the utility.
- The sight distance study has been accepted. A copy of the accepted Sight Distance Evaluation certifications form is enclosed for your information and reference.
- Provide a minimum five-foot continuous clear path (no grates) sidewalk along the Aspen Hill Road frontage.
- Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
- Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
- If the proposed development will alter any existing street lights, signage and/or pavement markings, please contact Mr. Dan Sanjay of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
- The spacing and species of trees in the County rights-of-way are to be in accordance with the applicable MCDOT standards. Tree planting within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.
- Posting of a right-of-way permit bond is a prerequisite to DPS approval of the record plat. The right-of-way permit will include, but not necessarily be limited to, the following improvements:
 - Street grading, paving, curbs, gutters, sidewalks, handicap ramps and street trees along Aspen Hill Road frontage.
 - Subdivision monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.
 - Erosion and sediment control measures as required by Montgomery County Code 19-10(02) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment

Ms. Amy Lindsey
Preliminary Plan No. 12190100
September 16, 2020
Page 3

control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.

D. The developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at william.whelan@montgomerycountymd.gov or (240) 777-2173.

Sincerely,

William Whelan

William Whelan
Development Review Team
Office of Transportation Policy

SharePoint/transportation/directors office/development review/WhelanW/120190100 Humane Society - MCDOT Review Letter 091620.docx

Enclosures (1)

Sight Distances

cc: Plan letters notebook

cc: Crispin Bombaugh Mont. Co. Humane Society
Patrick Reed MNCPRC
Jody Kline Miller, Miller & Canby
Brian Donnelly Macris, Hendricks & Gascock
Sam Farhad MCDPS RWPR
Mark Terry MCDOT DTEO

LIST OF AMENDMENT ITEMS

- REINSTATE THE PRELIMINARY PLAN VALIDITY PERIOD.
- EXTEND THE ADEQUATE PUBLIC FACILITIES VALIDITY PERIOD.
- CORRECT COVER SHEET COVERAGE CALCULATION TO DEMONSTRATE NO MORE THAN 16,000 SF OF USES AS PREVIOUSLY APPROVED.
- ADD A NEW ANNUAL CREDITORSHIP BUILDING TO THE CAMPUS.
- ADJUST BUILDING CONFIGURATIONS TO ALIGN WITH CURRENT PROGRAM REQUIREMENTS.

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Civil Engineers
 Land Planners
 Landscape Architects
 Land Surveyors

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 Giesco, P.A. All Rights Reserved

OWNER
 Montgomery County
 Humane Society, Inc.
 601 S. Stonestreet Avenue
 Rockville, MD 20850
 Attn: Crispin Bombaugh
 (240) 547-4304

ATTORNEY
 Miller, Miller & Canby
 200-B Monroe Street
 Rockville, MD 20850
 (301) 762-5212

ARCHITECT
 GBR Architects, LLC
 500 Montgomery Street, Suite 200
 Alexandria, VA 22314
 Attn: Gabriel Romero, AIA, LEED® AP
 (703) 836-0775 ext 205

TRAFFIC
 Street Traffic Studies, Ltd
 400 Crain Highway, North
 Glen Burnie, Maryland 21061
 David A. Nelson, PE, PTOE, F., ITE
 (410) 590-5500

RESERVED FOR PLANNING BOARD RESOLUTION 12019010A

TAX MAP HR 42 WSSC 218 NW 04

LIBER 34247 / FOLIO 703

13TH ELECTION DISTRICT
 MONTGOMERY COUNTY
 MARYLAND

**MONTGOMERY COUNTY
 HUMANE SOCIETY
 CAMPUS**

PROJ. MGR KJH

DRAWN BY KJH

SCALE NTS

DATE 09/2023

**PRELIMINARY PLAN
 AMENDMENT 12019010A**

**PLANNING BOARD
 RESOLUTION 12019010A**

PP 1.00C

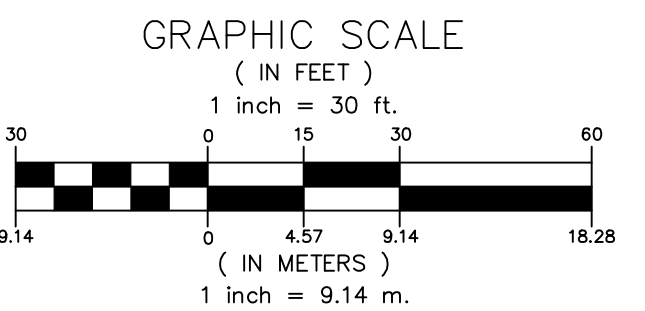
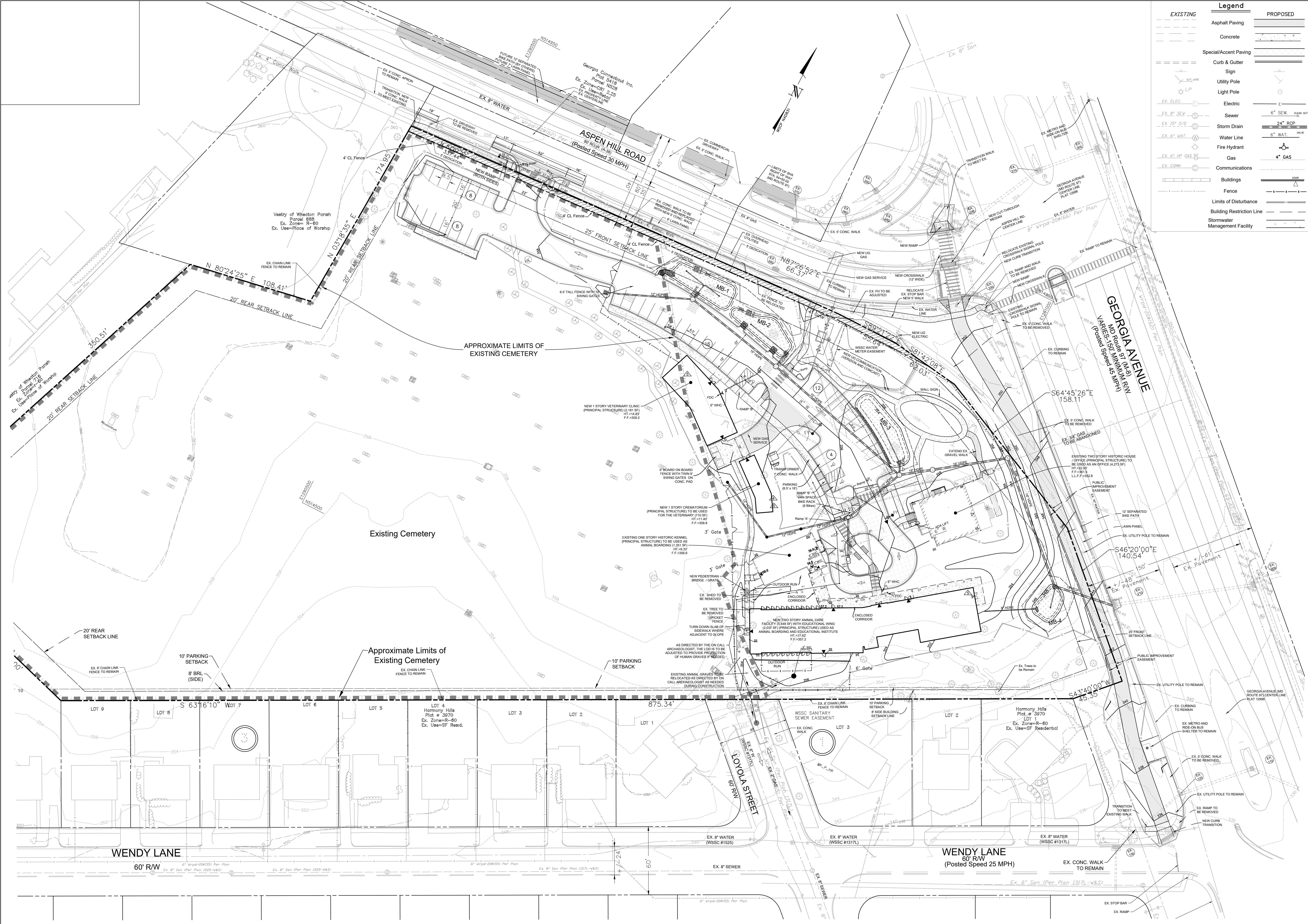
PROJECT NO. 2014.206.11

LIST OF AMENDMENT ITEMS

1. REINSTATE THE PRELIMINARY PLAN VALIDITY PERIOD.
2. EXTEND THE ADEQUATE PUBLIC FACILITIES VALIDITY PERIOD.
3. CORRECT COVERSHEET COVERAGE CALCULATION TO DEMONSTRATE NO MORE THAN 18,000 SF OF USES AS PREVIOUSLY APPROVED.
4. ADD A NEW ANIMAL CREMATORIUM BUILDING TO THE CAMPUS.
5. ADJUST BUILDING CONFIGURATIONS TO ALIGN WITH CURRENT PROGRAM REQUIREMENTS.

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EXISTING	PROPOSED
	Asphalt Paving
	Concrete
	Special/Accent Paving
	Curb & Gutter
	Sign
	Utility Pole
	Light Pole
	Electric
	6" SEW. (12" MIN. DIA.)
	24" RCP
	6" WAT. (12" MIN. DIA.)
	Fire Hydrant
	4" GAS
	Communications
	Buildings
	Fence
	Limits of Disturbance
	Building Restriction Line
	Stormwater Management Facility



- LIST OF AMENDMENT ITEMS**
1. REINSTATE THE PRELIMINARY PLAN VALIDITY PERIOD.
 2. EXTEND THE ASSOCIATE PUBLIC FACILITIES VALIDITY PERIOD.
 3. CORRECT COVER SHEET COVERAGE CALCULATION TO DEMONSTRATE NO MORE THAN 10,000 SF OF USES AS PREVIOUSLY APPROVED.
 4. ADD A NEW ANIMAL CREMATORIUM BUILDING TO THE CAMPUS.
 5. ADJUST BUILDING CONFIGURATIONS TO ALIGN WITH CURRENT PROGRAM REQUIREMENTS.

MNCPPC Preliminary Plan Note
Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permit(s) or site plan approval. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot.

811
FOR UTILITY LOCATIONS
CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION

Pedestrian path system and Columbariums are shown for illustrative purposes only. The Final location and any future improvements will be reviewed as part of a Historic Work Permit application.

TAX MAP HR 42 WSSC 218 NW 04
LIBER 34247 / FOLIO 703
13TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

**MONTGOMERY COUNTY
HUMANE SOCIETY
CAMPUS**

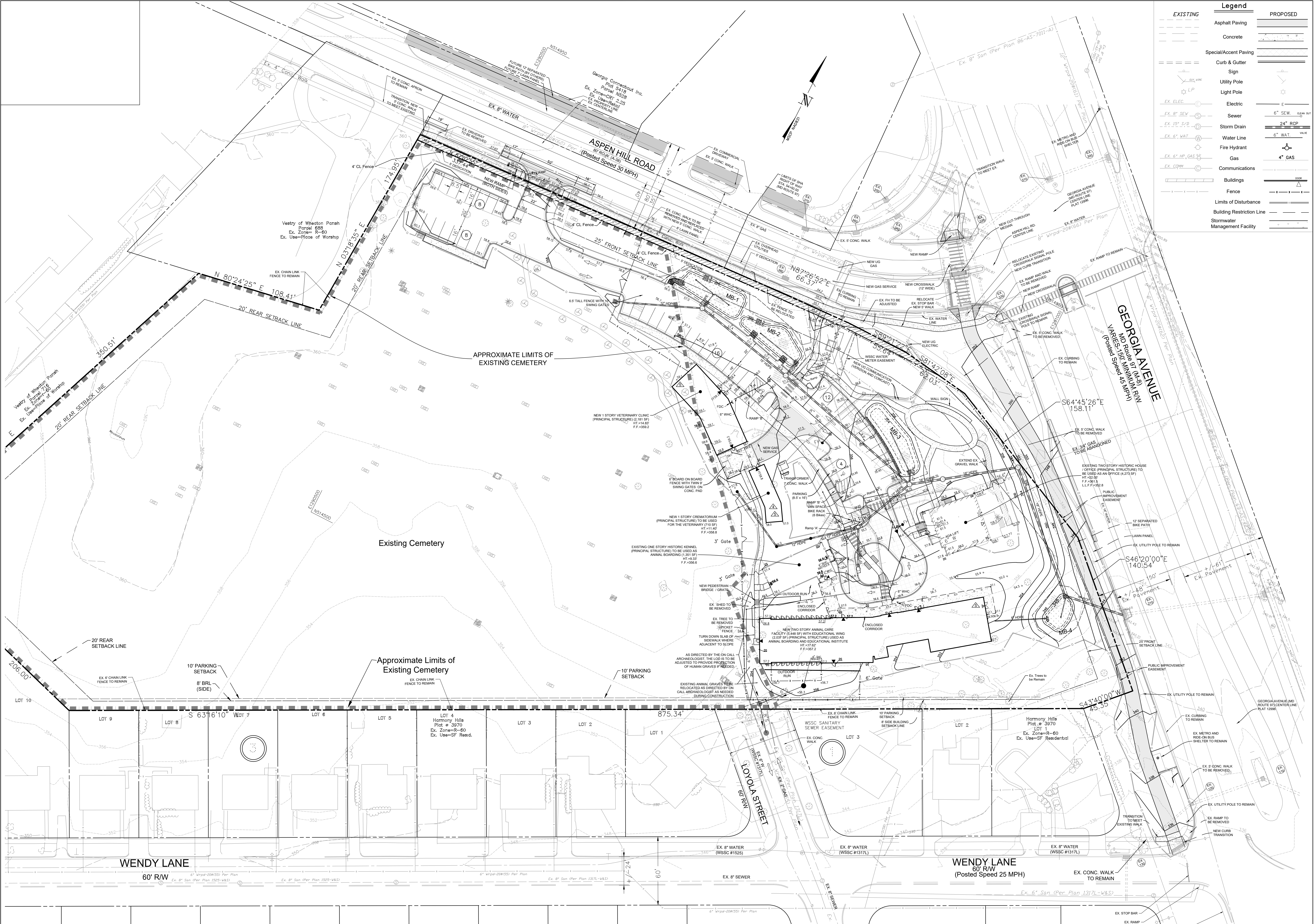
PROJ. MGR KJH
DRAWN BY KJH
SCALE 1"= 30'
DATE 8/14/2025

PRELIMINARY PLAN
AMENDMENT 12019010A

PRELIMINARY PLAN
AMENDMENT
PP 1.01

PROJECT NO. 2014.206.11

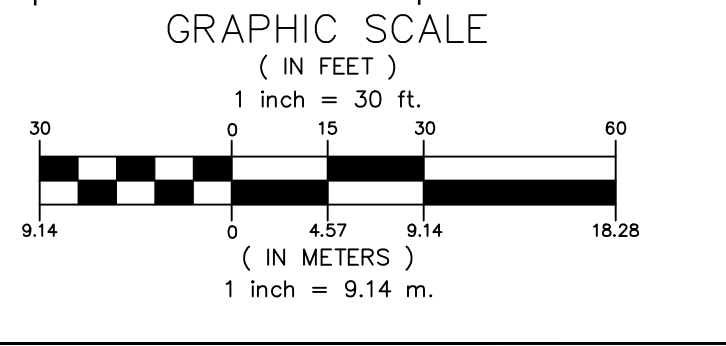
EXISTING	PROPOSED



811
Know what's below.
Call before you dig.

FOR UTILITY LOCATIONS
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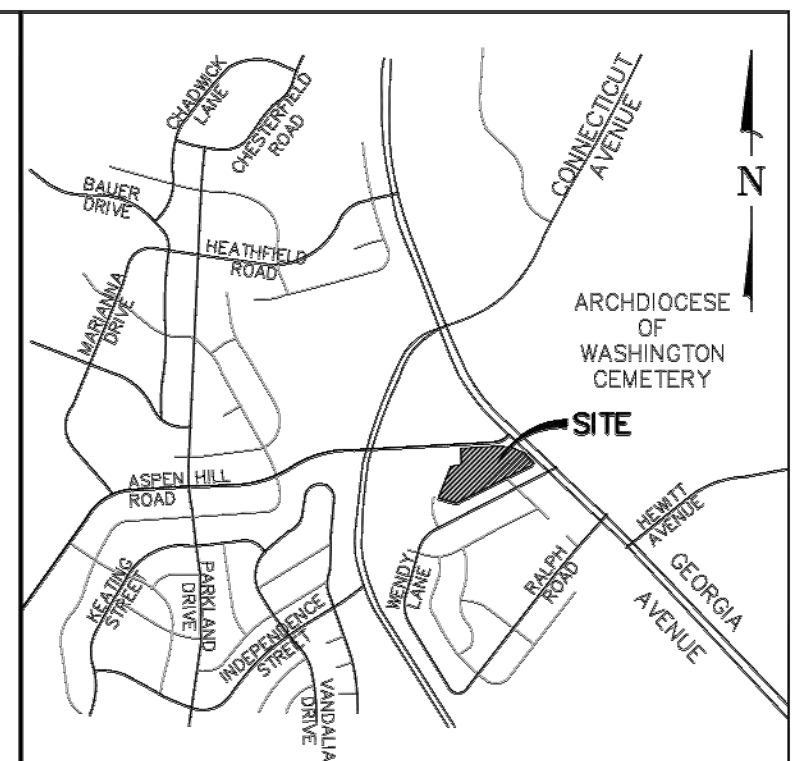


- LIST OF AMENDMENT ITEMS**
1. REINSTATE THE PRELIMINARY PLAN VALIDITY PERIOD.
 2. EXTEND THE ADEQUATE PUBLIC FACILITIES VALIDITY PERIOD.
 3. CORRECT COVERAGE/TOTAL COVERAGE CALCULATION TO DEMONSTRATE NO MORE THAN 16,000 SF OF USES AS PREVIOUSLY APPROVED.
 4. ADD A NEW ANIMAL CREMATORIUM BUILDING TO THE CAMPUS.
 5. ADJUST BUILDING CONFIGURATIONS TO ALIGN WITH CURRENT PROGRAM REQUIREMENTS.

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PLANS BEING AMENDED ARE THE PLANS THAT RECEIVED PLANNING BOARD APPROVAL BY RESOLUTION DATED 11/04/2020 FOR PP NO. 120190100, FROM THE THIRD PRELIMINARY PLAN SUBMISSION

MONTGOMERY COUNTY HUMANE SOCIETY CAMPUS PRELIMINARY SUBDIVISION PLAN 120190100



VICINITY MAP
SCALE 1" = 2,000'

EXISTING	PROPOSED
Asphalt Paving	Asphalt Paving
Concrete	Concrete
Fire Access Lane	Fire Access Lane
Special/Accent Paving	Special/Accent Paving
Curb & Gutter	Curb & Gutter
Sign	Sign
Utility Pole	Utility Pole
Light Pole	Light Pole
Electric	Electric
6" SEW	6" SEW
24" RCP	24" RCP
6" WAT	6" WAT
4" GAS	4" GAS
TELE	TELE
Buildings	Buildings
Fence	Fence
Limits of Disturbance	Limits of Disturbance
Building Restriction Line	Building Restriction Line
Stormwater Management Facility	Stormwater Management Facility
Separated Bike Path	Separated Bike Path

SHEET INDEX

PP-1.0 Overall Plan and Cover Sheet	1 of 4
PP-1.1 Preliminary Subdivision Plan	2 of 4
PP-1.2 Planning Board Resolution	3 of 4
PP-1.3 Agency Approvals	4 of 4

PP-2.0 Preliminary/Final Forest Conservation	1 of 2
PP-2.1 Preliminary/Final Forest Conservation	2 of 2
PP-2.2 Concept Landscape Plan	1 of 1

SHEET INDEX

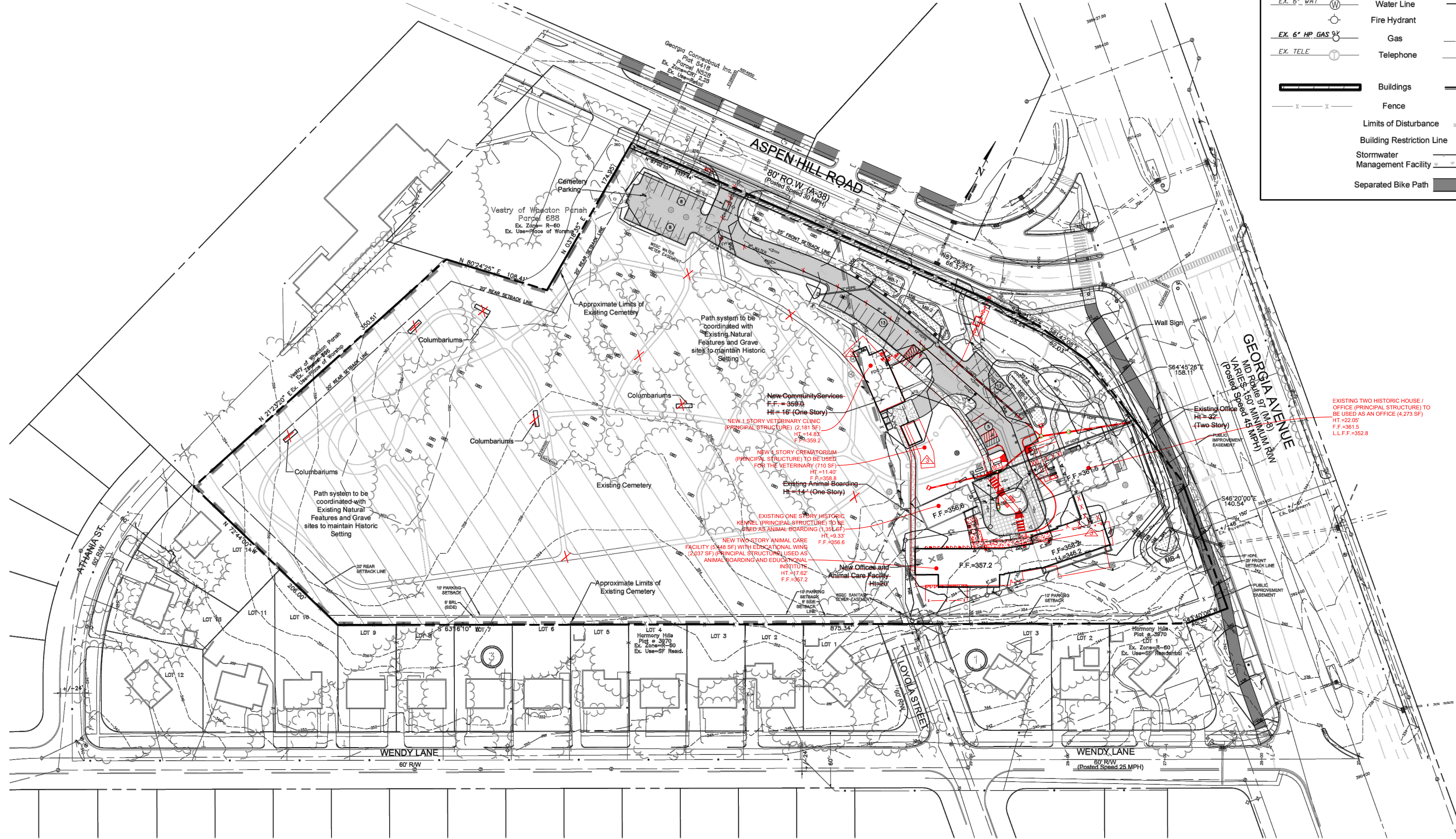
PP-1.00 Overall Plan and Cover Sheet	
PP-1.00A Planning Board Resolution	
PP-1.00B Agency Approvals	
PP-1.01 Preliminary Subdivision Plan	
PP-1.01A Grading Plan	

L1.01 Amendment Landscape Plan

GENERAL NOTES

- Topography survey was prepared by aerial photography by Potomac Aerial on 10-04-2014, and field supplemented by Macris, Hendricks & Glascock, PA in October 2014.
- Boundary Survey prepared by Macris, Hendricks & Glascock, PA based record plats, deeds and Tax maps.
- Water and Sewer category W-1 and S-1, respectively.
- The property is zoned R-60. The proposed primary Land Use is Pet Cemetery. The site has been designated in the Aspen Hill Master plan for Historic Preservation. (Aspen Hill Pet Cemetery Site # 2717-13630 Georgia Avenue)
- Number of lots proposed by this plan: One Lot.
- A Natural Resources Inventory Map/Forest Stand Delineation Plan has been approved by MNCPS&C, #420181850, approved July, 18, 2018.
- This site is within Aspen Hill and Vicinity Master Plan Area (PA 27)
- The site drains to the Lower Rock Creek Watershed and tributary to the Potomac River. The State of Maryland has designated this portion of the watershed as Class I-P Waters.
- This plan is not for construction purposes.
- Property lines and areas are subject to adjustment at final plat computations.
- Service utility companies include:
Water & Sewer: Public Water and Sewer (WSSC)
Electric: PEPCO
Telephone: Verizon
Natural Gas: Washington Gas
- Trees in the County rights of way-species and spacing to be in accordance with the applicable DOT standards.
- MNCPC Preliminary Plan Note: Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and landscape shall be determined at the time of issuance of building permit(s) or site plan approval. Please refer to the development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot.
- The Site contains graves sites which have been identified as containing human remains.
- Other limitations to site development may also be included in the conditions of the Planning Board's approval.
- Changes to this plan that do not conflict with the condition of the approval due to final engineering required as a result of public agency review, subsequent to Preliminary Subdivision plan approval, are allowed and do not require an amendment to this plan by the Montgomery County Planning Board.

- LIST OF AMENDMENT ITEMS**
- REINSTATE THE PRELIMINARY PLAN VALIDITY PERIOD.
 - EXTEND THE ADEQUATE PUBLIC FACILITIES VALIDITY PERIOD.
 - ADJUST BUILDING FOOTPRINT WITHIN THE PREVIOUSLY APPROVED 16,000 SF DENSITY.



SITE TABULATION

Property Address 13730 Georgia Ave
Tax ID # 00951987
Existing Zoning = R-60
Proposed Use=Charitable/Philanthropic (Cemetery/Crematorium/Animal Care)
Gross Tract Area = 7.79 acres or +/- 339,332 s.f.
Street Dedication Aspen Hill Rd. = 0.5 acres or 2,380 s.f.
Net Tract Area=7.74 acres
Number of Lots Proposed= One
Water Category W-1 / Sewer Category S-1

DEVELOPMENT STANDARDS (Standard Method)

Minimum Lot Size (Section 59-4.4.9-B-1)	Allowed/Required	Provided
	6,000 sf	+/- 339,332 sf (7.78 Acres)

Building Height (Section 59-4.4.9-B-3)	30'	32' (Ex. Residence)
-Community Services	30'	16'
-Animal Care Facility	30'	20'

Coverage/Green Area (Section 59-4.4.9-B-1)	35% or	5.4 % or
-Existing Buildings 5,450 sf / Proposed 13,000 sf	118,766 s.f	18,450 s.f.

Building Setback (Section 59-4.4.9-B-2)	25'	46'	25' OR GREATER
Front (Georgia Avenue)-Existing	25'	+/-90'	25' OR GREATER
Front (Georgia Avenue)-Animal Care	25'	+/-85'	25' OR GREATER
Front (Aspen Hill Road)-Comm. Bldg.	25'	+/-35'	25' OR GREATER
Rear (West Property Line)	20'	+/-35'	25' OR GREATER
Side (South Property Line)	8'	=	8' OR GREATER

Parking Setback	Front	Rear	Side
	10'	10'	10'
	10'	10'	10'
	10'	10'	10'

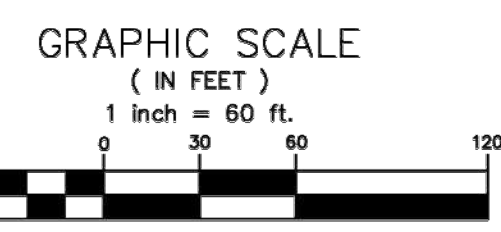
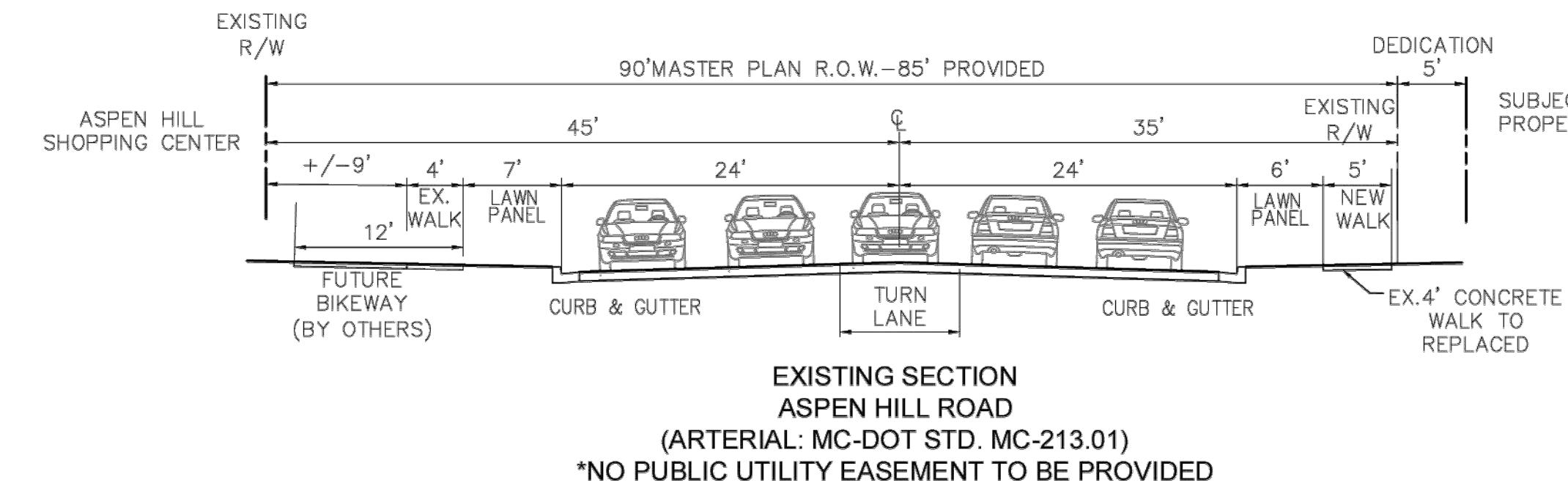
Parking Required

- Community Services (Veterinary Office/Clinic) 9 Spaces
- 1.0 space per Employee (4), plus 2.5 spaces per Physician (2 x 2.5)
- Offices and Animal Care Facility 23 Spaces
- 1.0 space per Employee (20), plus 3 spaces for base parking
- Cemetery/ Funeral Home 12 Spaces
- 0.33 spaces per Assembly area capacity (assembly 36), plus 1 space per Employee (3)
- Does not include parking dedicated to Visitor parking associated with Cemetery

Total Parking Required = 44 spaces
Total Parking Provided = 46 spaces
-Parking Spaces provided are 18' length (16' paved and 2' overhang)
Accessible Spaces Required = 3 (Includes One Van Space)
Provided = 3 (Includes One Van Space)
Bicycle Parking Required = 0
Provided = 6 (short term)
-Veterinary Clinic contains less than 5,000 sf, no bicycle required
-Bicycle spaces not required for Animal Care Facility

NOTES:

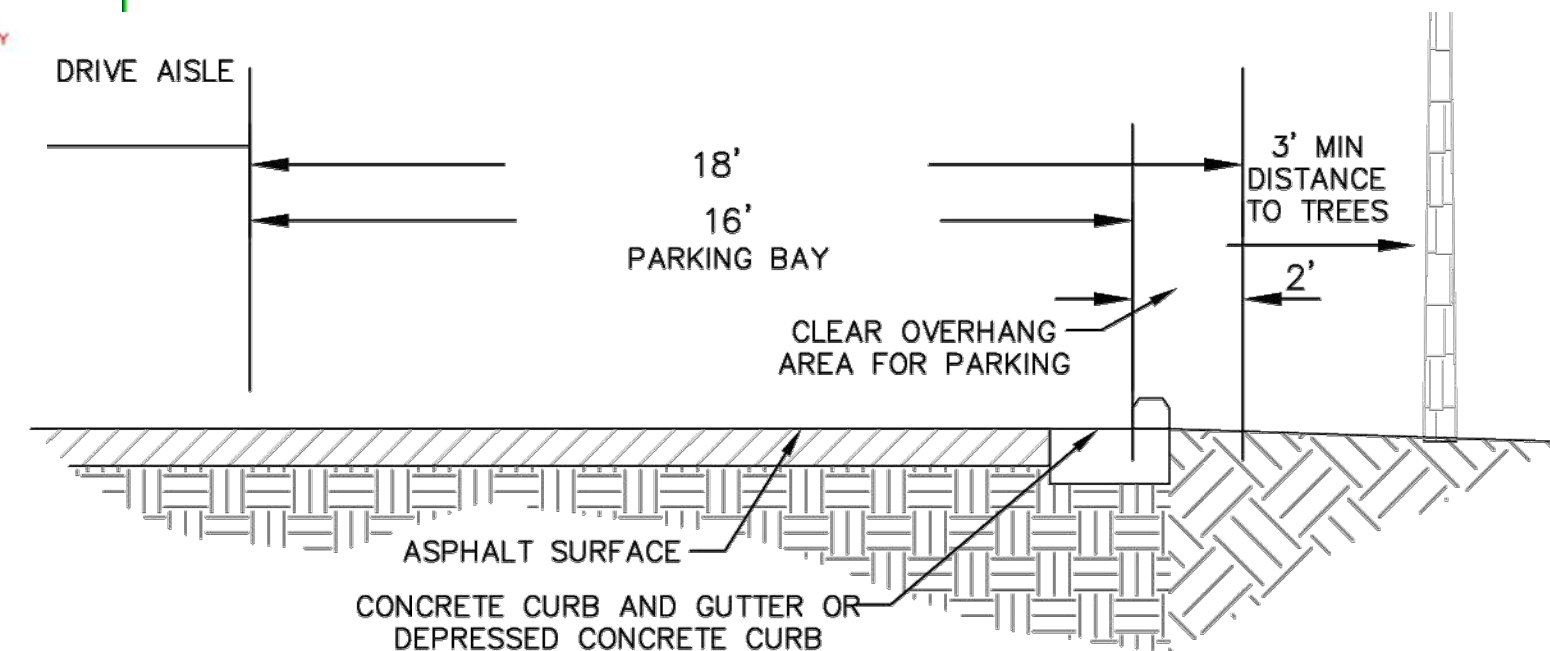
- The Montgomery County Humane Society meets the definition of Charitable, Philanthropic Institution and will provide services for animals only.



Building Height (Section 59-4.4.9-B-3)

-Historic Kennel	30'	9.33'
-Historic House / Office	30'	22.05'
-Animal Care Facility	30'	17.62'
-Vet Clinic	30'	14.83'
-Crematorium	30'	11.40'

(See Building Height Calculation Table, this sheet, for calculation)



PARKING STALL DETAIL

16' STALL WITH 2' CLEAR OVERHANG

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary shown hereon is correct based on existing deeds and plats recorded among the Land Records of Montgomery County, Maryland, subject to change upon completion of a final survey. Topography from sources noted hereon.

5-21-2020
Date
By: Barry E. Hoyle
Professional Land Surveyor
Maryland Reg. No. 21135

FOR UTILITY LOCATIONS
CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION



.25 space per student over 16 (44), plus 1 space per Employee (2)
The project is including a 20% NADMS reduction (59-6.2.3.7A) from the baseline parking minimum. Therefore, the required parking is 20% less than 57 = 46 spaces

Total Parking Required = 46 spaces
Total Parking Provided = 46 spaces

NO.	DESCRIPTION	DATE

TAX MAP HR 42 WSSC 218 NW 04

LIBER 34247 / FOLIO 703

13TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

**MONTGOMERY COUNTY
HUMANE SOCIETY
CAMPUS**

PROJ. MGR. BJD
DRAWN BY BJD
SCALE 1"=60'
DATE 8/18/2025
09-21-2018

PRELIMINARY
SUBDIVISION PLAN
OVERALL PLAN AND
COVER SHEET

PP 1.00

PROJECT NO. 2014.208.11
SHEET NO. 1 OF 4

PLANS BEING AMENDED ARE THE PLANS THAT RECEIVED PLANNING BOARD APPROVAL BY RESOLUTION DATED 11/04/2020 FOR PP NO. 120190100, FROM THE THIRD PRELIMINARY PLAN SUBMISSION



Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

2220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.670.0840
www.mhga.com

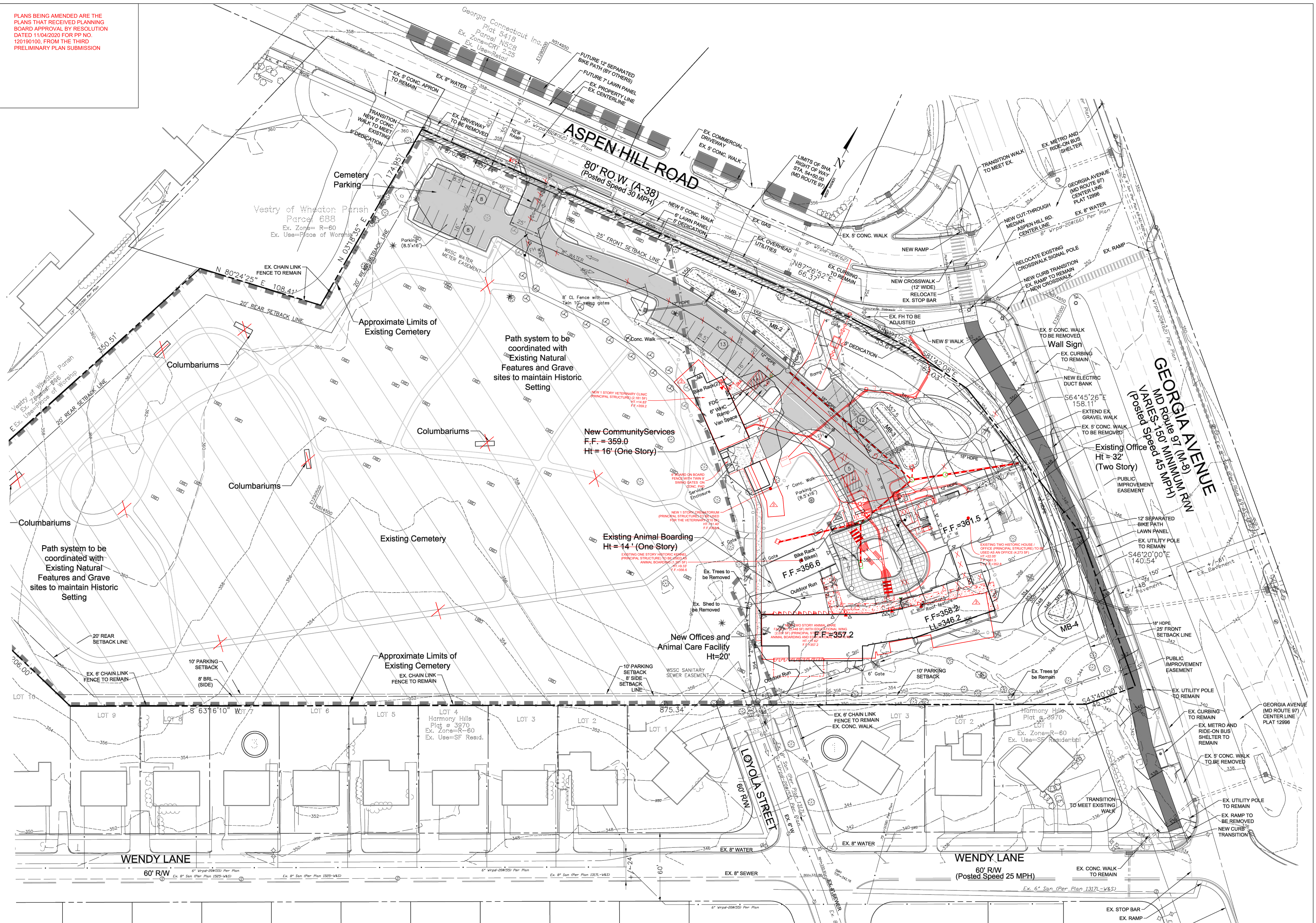
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OWNER / APPLICANT
Montgomery County
Humanity Society, Inc.
601 S. Stonehenge Avenue
Rockville, MD 20850
Attn: Christi Bombaugh
(240) 547-4304

ATTORNEY
Miller, Miller & Canby
200-B Monroe Street
Rockville, MD 20850
(301) 762-5212

ARCHITECT
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Alexandria, VA 22314
Attn: Gabriel Romero AIA, LEED® AP
(703) 836-9775 ext 205

TRAFFIC ENGINEER
Street Traffic Studies, Ltd
400 Crain Highway, North
Glen Burnie, Maryland 21061
David A. Nelson, PE, PTOE, F. ITE
(410) 590-5500



Path system to be coordinated with Existing Natural Features and Grave sites to maintain Historic Setting

Path system to be coordinated with Existing Natural Features and Grave sites to maintain Historic Setting

Approximate Limits of Existing Cemetery

Existing Cemetery

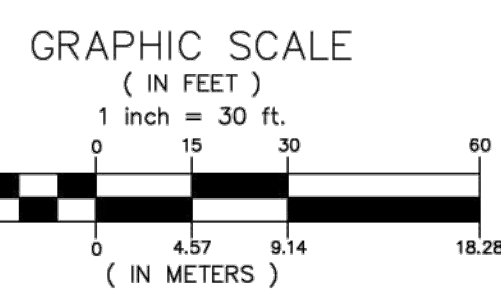
Approximate Limits of Existing Cemetery

New Community Services
F.F. = 359.0
Ht = 16' (One Story)

Existing Animal Boarding
Ht = 14' (One Story)

New Offices and Animal Care Facility
Ht = 20'

Existing Office
Ht = 32' (Two Story)



- LIST OF AMENDMENT ITEMS**
1. REINSTATE THE PRELIMINARY PLAN VALIDITY PERIOD.
 2. EXTEND THE ADEQUATE PUBLIC FACILITIES VALIDITY PERIOD.
 3. ADJUST BUILDING FOOTPRINT WITHIN THE PREVIOUSLY APPROVED 16,000 SF DENSITY.

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811
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TAX MAP HR 42 W890 218 NW 04

LIBER 34247 / FOLIO 703

13TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

**MONTGOMERY COUNTY
HUMANITY SOCIETY
CAMPUS**

PROJ. MGR. BID

DRAWN BY. BID

SCALE 1" = 30'

DATE 8/18/2025

05-25-20

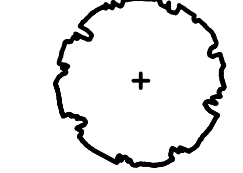
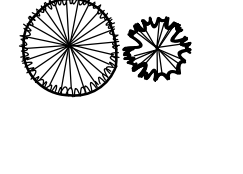
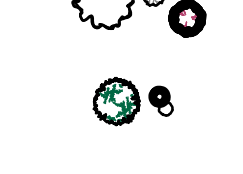
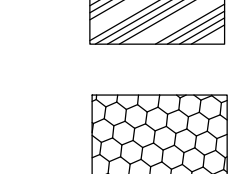
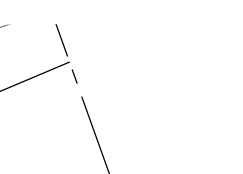
**OVERALL PRELIMINARY
SUBDIVISION PLAN
120190100**

PROJECT NO. 2014.206.11

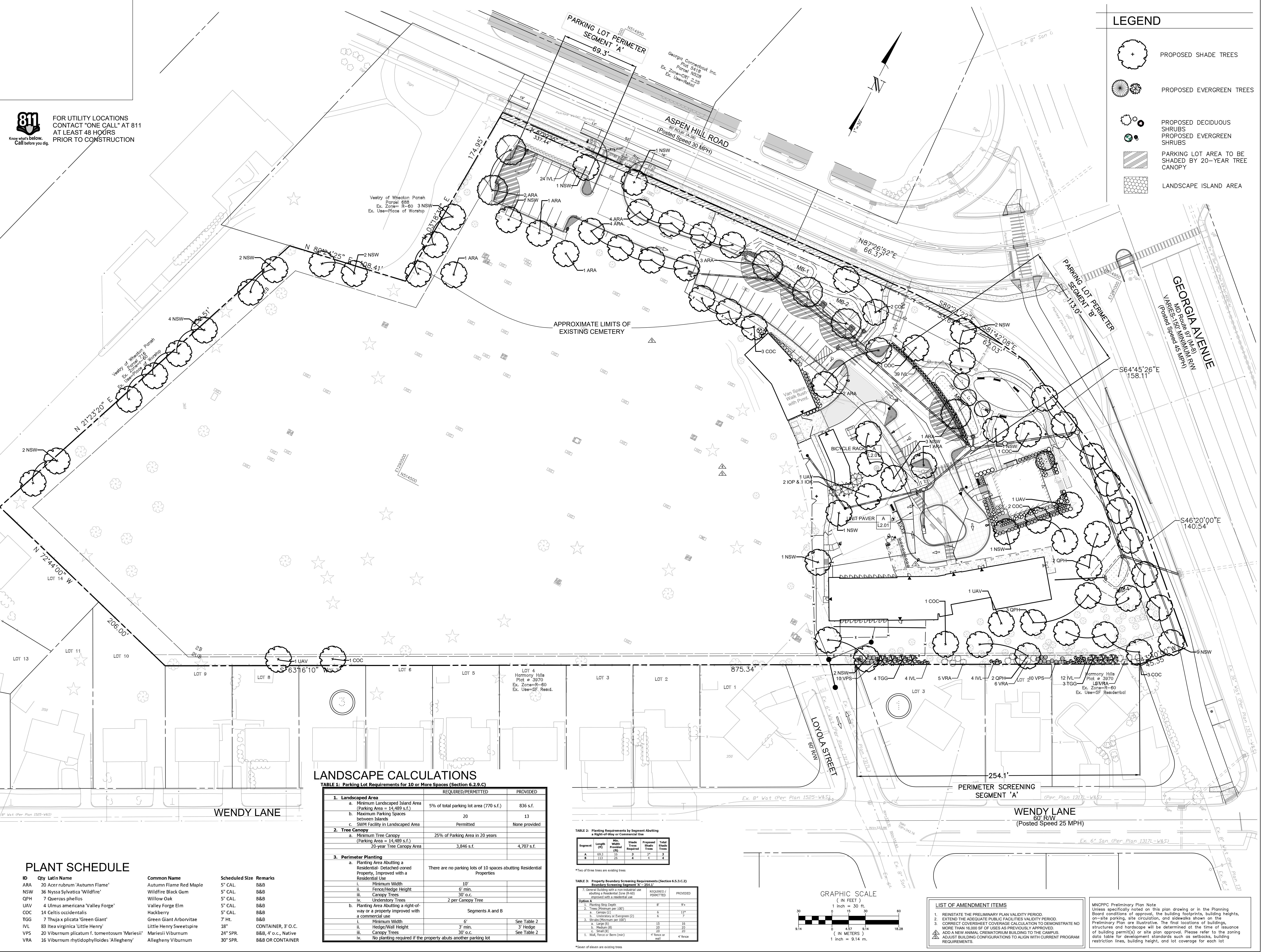
SHEET NO. 1 OF 1

PP 1.01

LEGEND

-  PROPOSED SHADE TREES
-  PROPOSED EVERGREEN TREES
-  PROPOSED DECIDUOUS SHRUBS
PROPOSED EVERGREEN SHRUBS
-  PARKING LOT AREA TO BE SHADED BY 20-YEAR TREE CANOPY
-  LANDSCAPE ISLAND AREA

811
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CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION
Know what's below.
Call before you dig.



LANDSCAPE CALCULATIONS

TABLE 1: Parking Lot Requirements for 10 or More Spaces (Section 6.2.9.C)

REQUIREMENT	REQUIRED/PERMITTED	PROVIDED
1. Landscaped Area		
a. Minimum Landscaped Island Area (Parking Area = 14,489 s.f.)	5% of total parking lot area (770 s.f.)	836 s.f.
b. Maximum Parking Spaces between Islands	20	13
c. SWM Facility in Landscaped Area	Permitted	None provided
2. Tree Canopy		
a. Minimum Tree Canopy (Parking Area = 14,489 s.f.)	25% of Parking Area in 20 years	
b. 20-year Tree Canopy Area	3,846 s.f.	4,707 s.f.
3. Perimeter Planting		
a. Planting Area Abutting a Residential- Detached-zoned Property, Improved with a Residential Use	There are no parking lots of 10 spaces abutting Residential Properties	
i. Minimum Width	10'	
ii. Fence/Hedge Height	6' min.	
iii. Canopy Trees	30' o.c.	
iv. Understory Trees	2 per Canopy Tree	
b. Planting Area Abutting a right-of-way or a property improved with a commercial use	Segments A and B	
i. Minimum Width	6'	See Table 2
ii. Hedge/Wall Height	3' min.	3' Hedge
iii. Canopy Trees	30' o.c.	See Table 2
iv. Understory Trees	No planting required if the property abuts another parking lot	

TABLE 2: Planting Requirements by Segment Abutting a Right-of-Way or Commercial Use

Segment	Length (ft)	Width (ft)	Shade Trees Required	Proposed Shade Trees	Total Shade Trees
A	69.3	15	2	2	2
B	11.3	25	4	4	4

TABLE 3: Property Boundary Screening Requirements (Section 6.5.3.C.2) Boundary Screening Segment "A" - 254.1'

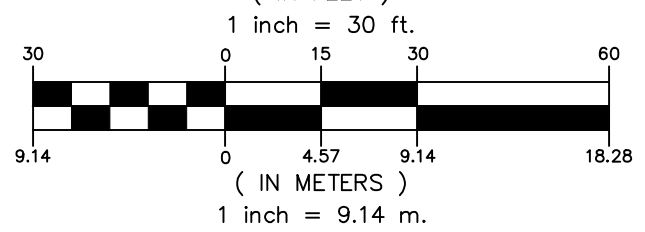
Option	Planting Strip Depth	Required	Provided
1. Tree (Shrub) per 100'	6'	9*	9*
2. Canopy (2)	6'	31*	31*
3. Understory or Evergreen (2)	6'	7*	7*
4. Hedge (1)	15'	15	15
5. Medium (8)	20'	20	20
6. Small (8)	20'	20	20
7. Wall, fence or berm (min)	4' fence or wall	4' fence or wall	4' fence or wall

*Seven of eleven are existing trees.

PLANT SCHEDULE

ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
ARA	20	Acer rubrum 'Autumn Flame'	Autumn Flame Red Maple	5" CAL.	B&B
NSW	36	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	5" CAL.	B&B
QPH	7	Quercus phellos	Willow Oak	5" CAL.	B&B
UAV	4	Ulmus americana 'Valley Forge'	Valley Forge Elm	5" CAL.	B&B
COC	14	Celtis occidentalis	Hackberry	5" CAL.	B&B
TGG	7	Thuja x plicata 'Green Giant'	Green Giant Arborvitae	7' Ht.	B&B
IVL	83	Itea virginica 'Little Henry'	Little Henry Sweetpire	18"	CONTAINER, 3" O.C.
VPS	20	Viburnum plicatum f. tomentosum 'Mariesii'	Mariesii Viburnum	24" SPR.	B&B, 4' o.c., Native
VRA	16	Viburnum rhytidophyloides 'Allegheny'	Allegheny Viburnum	30" SPR.	B&B OR CONTAINER

GRAPHIC SCALE
(IN FEET)



LIST OF AMENDMENT ITEMS

- REINSTATE THE PRELIMINARY PLAN VALIDITY PERIOD.
- EXTEND THE ADEQUATE PUBLIC FACILITIES VALIDITY PERIOD.
- CORRECT OVERSHEET COVERAGE CALCULATION TO DEMONSTRATE NO MORE THAN 16,000 SF OF USES AS PREVIOUSLY APPROVED.
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