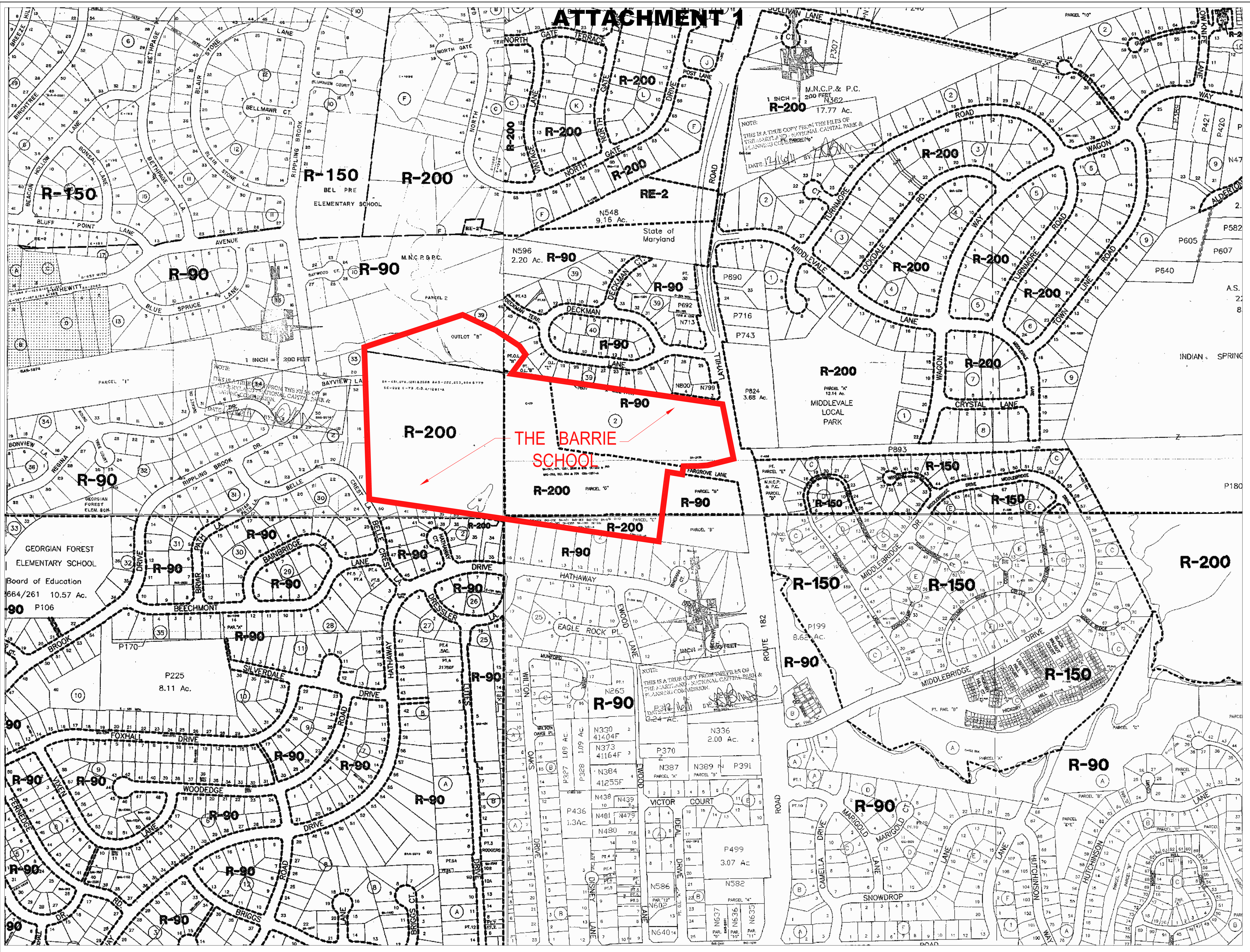


# ATTACHMENT 1



**VKA**  
 ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS SUSTAINABLE DESIGN  
 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN, MD 20874  
 (301)916-4100 FAX (301)916-2262  
 GERMANTOWN, MD MILEAN, VA

THE BARRIE SCHOOL  
 LIBER 12728 FOLIO 585  
 13TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

ZONING MAP

VKA REVISIONS

| NO. | DATE | DESCRIPTION | BY | SDG |
|-----|------|-------------|----|-----|
|     |      |             |    |     |
|     |      |             |    |     |
|     |      |             |    |     |
|     |      |             |    |     |

DATE: DECEMBER, 2011  
 DES. DWN.  
 SCALE: 1"=200'  
 PROJECT/FILE NO. M1603A  
 SHEET NO. 1 OF 1

LAYOUT: ZONING MAP, Plotted by: gmm

# ATTACHMENT 2



**ATTACHMENT 3**

Existing Conditions



- 1 - US/MS Academics
- 2 - US/MS Commons/Library
- 3 - US/MS Arts
- 4 - Barrie Center
- 5 - Gym Addition
  
- A - 2/3's
- B - Primary
- C - Lower Elem/Upper Elem
- D - LS Admin/Shared/IAMS
- E - LS Gym
- F - Main Administration
- G - Equestrian



# Aerial Photo - Existing Campus



Barrie School  
Silver Spring, Maryland



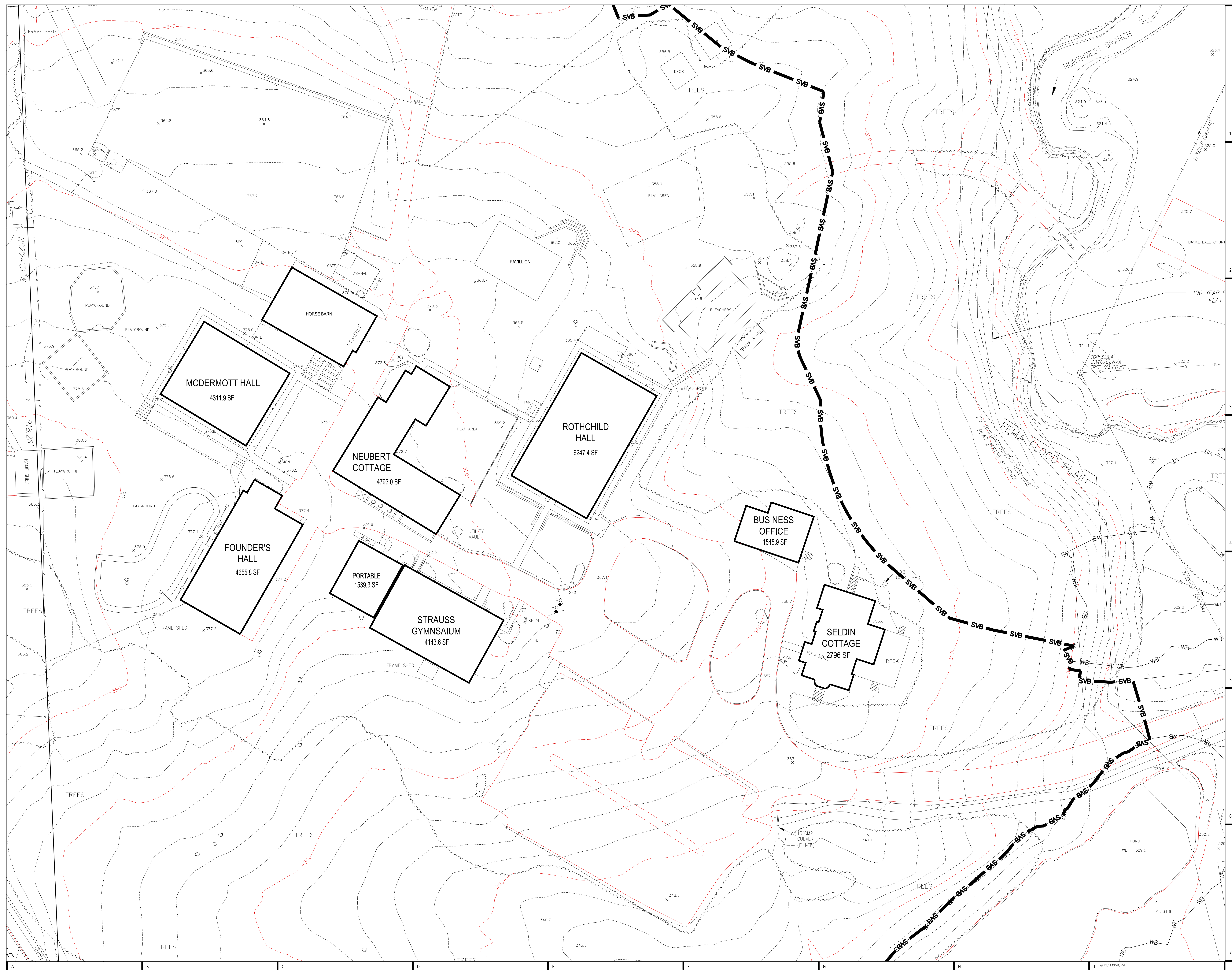
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**ARCHITECT**  
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 750 E. Pratt St., Suite 1100 Baltimore, MD 21202  
 p. 410.837.7311 f. 410.837.6530

**STRUCTURAL ENGINEER**  
 .  
 .

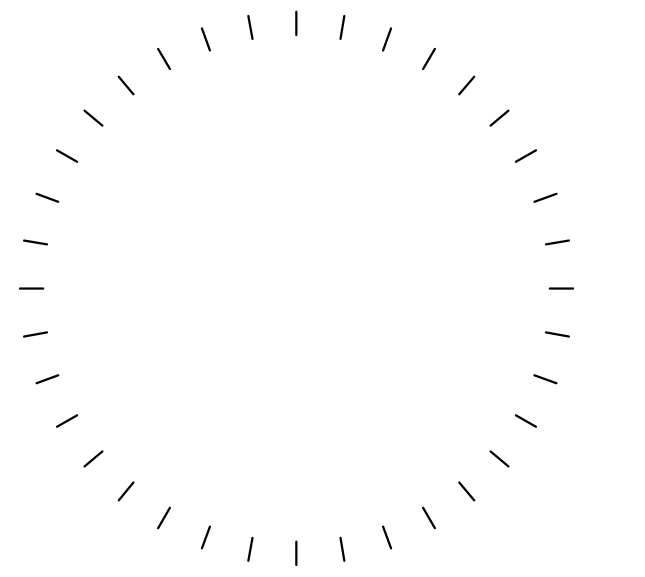
**M/E/P ENGINEER**  
 .  
 .

**CIVIL ENGINEERS**  
 VIKI, Inc.  
 20251 Century Blvd., Suite 400 Germantown, MD 20874  
 p. 301.916.4100 f. 301.916.2262

**THE BARRIE SCHOOL**  
 13500 Layhill Road  
 Silver Spring, MD 20906

**hord | coplan | macht**

- ARCHITECTURE
- LANDSCAPE ARCHITECTURE
- PLANNING
- INTERIOR DESIGN



PROFESSIONAL CERTIFICATION I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

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**THE BARRIE SCHOOL**

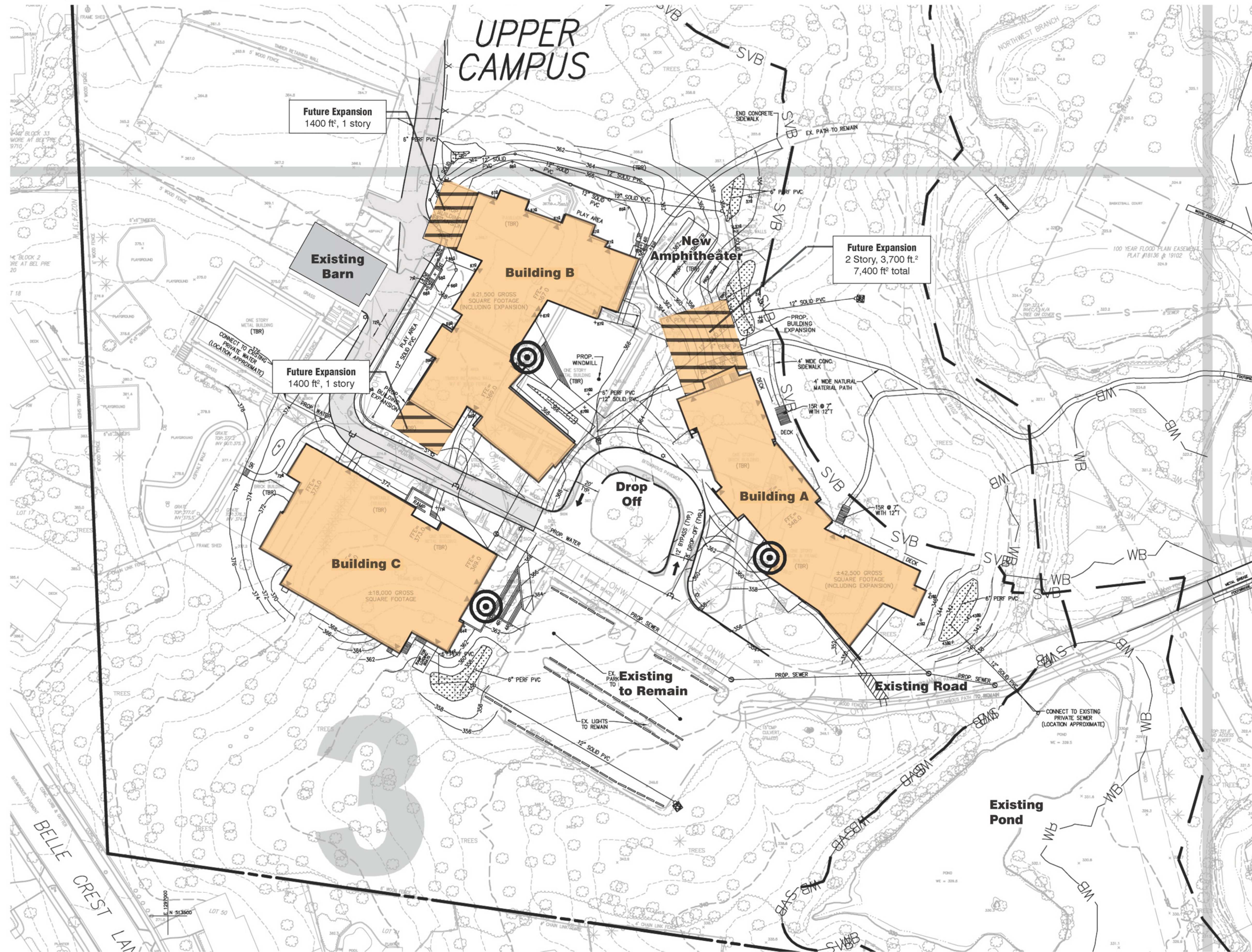
13500 Layhill Road  
 Silver Spring, MD 20906

**EXISTING BUILDINGS**

Date: 10-9-2012  
 Scale: As Shown  
 Drawing:  

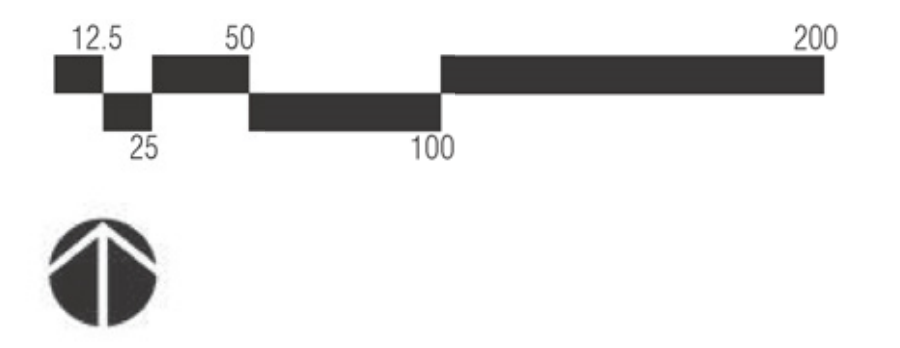
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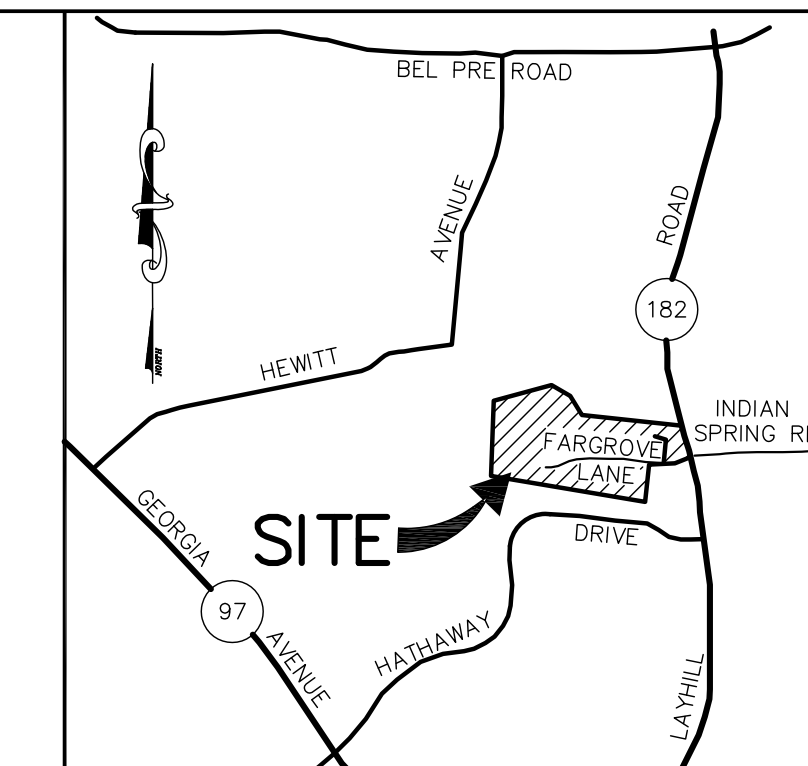
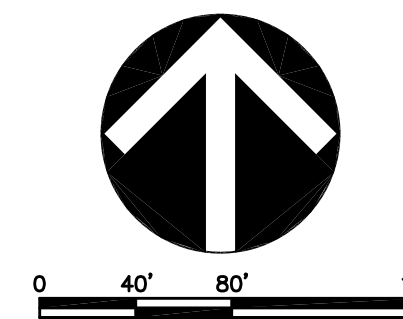
# Upper Campus - Special Exception Modification



- Building A Gross Sq. Ft:** 34,937 ft
- Building B Gross Sq. Ft:** 18,328 ft
- Building C Gross Sq. Ft:** 18,000 ft

- Primary Building Entry**
- Future Expansion**





VICINITY MAP  
SCALE: 1" = 2000'

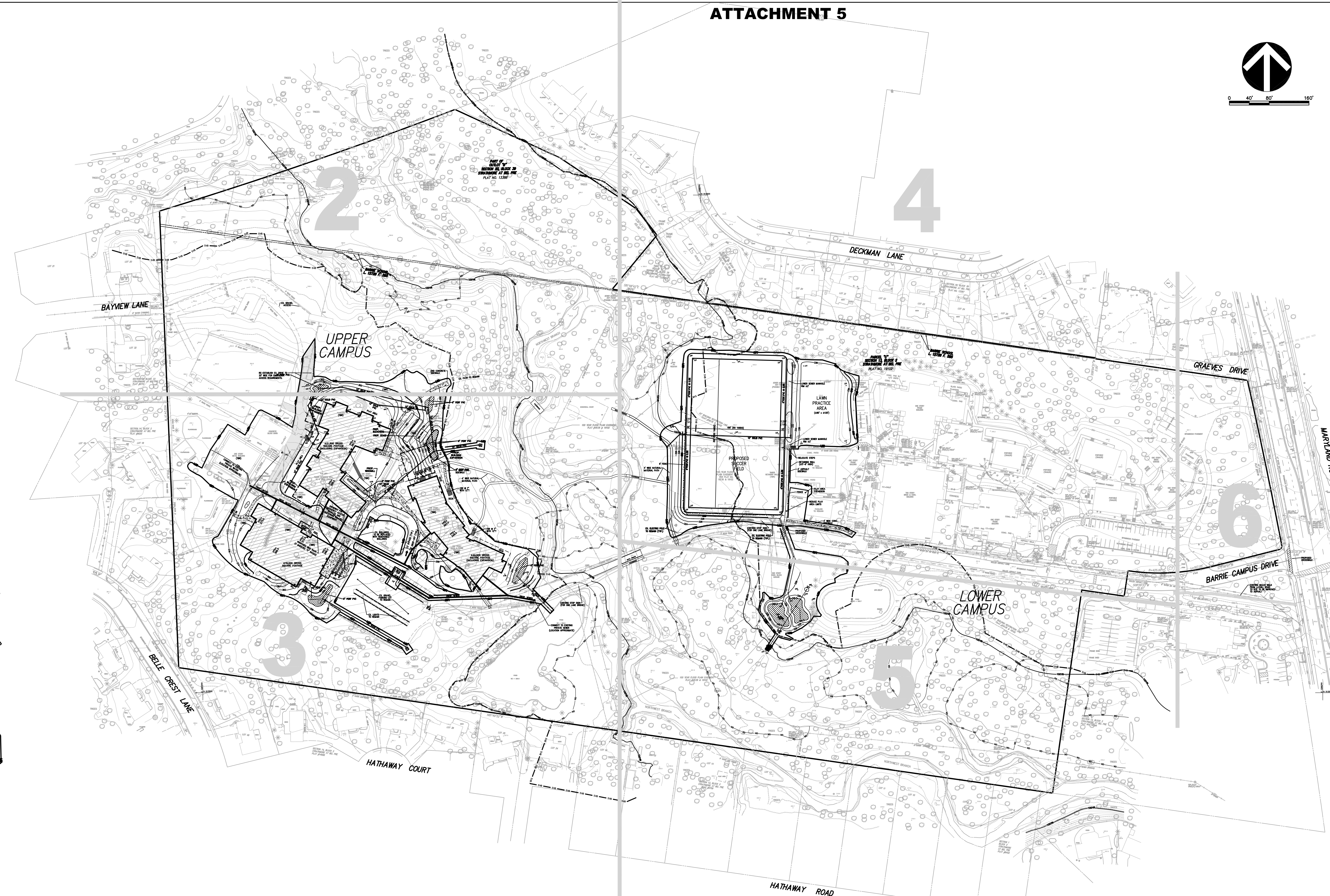
**VKA**  
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN  
VKA, MARYLAND, LLC  
20251 CENTURY BOULEVARD, SUITE 400 ■ GERMANTOWN, MARYLAND 20874  
(301) 916-4100 ■ FAX (301) 916-2262  
W.W.W. - V.K.A. - C.O.M

THE BARRIE SCHOOL  
LIBER 12728 FOLIO 585  
13TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

SPECIAL EXCEPTION  
SITE PLAN  
COMPOSITE SHEET

VKA REVISIONS

1. REVISED TO ADDRESS COMMENTS 3/23/12  
DATE: DECEMBER, 2011  
DES. MBG DWN  
SCALE: 1"=80'  
PROJECT/FILE NO. M1603A  
SHEET NO. 1 OF 6



GENERAL NOTES

- EXISTING TOPOGRAPHY SURVEY BY VKA, INC. THE HORIZONTAL DATUM IS BASED ON NAD83(91) MARYLAND STATE PLANE COORDINATES (MD1900). THE VERTICAL DATUM IS BASED ON NGVD29.
- THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP No. JR21, JR22, AND HR62. THE TAX ACCOUNT NUMBERS ARE 13-00978760, 13-03033176, AND 13-02067142.
- THE SITE IS CURRENTLY SERVED BY PUBLIC WATER AND PUBLIC SEWER. THERE ARE EXISTING ON-SITE WATER AND SEWER SERVICES THAT WILL BE UTILIZED TO SERVE THE PROPOSED BUILDINGS. THE WATER AND SEWER SERVICE CATEGORIES ARE W-1 AND S-1.
- THE EXISTING ZONING IS BOTH R-90 AND R-200.
- THE EXISTING USE IS A PRIVATE EDUCATIONAL FACILITY WITH RECREATIONAL CAMP, AND OTHER EDUCATIONAL RELATED SERVICES. THE PROPOSED USE IS NOT CHANGING. THE STATEMENT OF OPERATIONS INDICATES THE ADDITIONAL DETAIL OF USES.
- THE PROPERTY IS WITHIN THE ASPEN HILL MASTER PLAN.
- THERE ARE NO KNOWN DESIGNATED HISTORIC SITES ASSOCIATED WITH THIS PROPERTY.
- THE ORIGINAL SPECIAL EXCEPTION CASE No. IS 431. THE MOST RECENT SPECIAL EXCEPTION MODIFICATION IS CBA-1261-C.
- THE NRI/FSD (4-01294) WAS ORIGINALLY APPROVED ON APRIL 26, 2001. AN UPDATE TO THIS NRI/FSD HAS BEEN SUBMITTED FOR REVIEW. ALL ENVIRONMENTAL FEATURES SHOWN INDICATE THE UPDATED NRI/FSD INFORMATION.
- THE SUBJECT PROPERTY IS LOCATED ON ZONE "X" (AREA OF MINIMAL FLOODING) AND ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) FOR THE MARYLAND COMMUNITY PANEL No. 24031003600, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
- THIS SPECIAL EXCEPTION MODIFICATION IS REPLACING EXISTING FACILITIES AND CLASSROOMS ONLY. THE ENROLLMENT MAXIMUM IS NOT PROPOSED TO BE INCREASED FROM THE PREVIOUSLY APPROVED 716 STUDENTS. PARKING IS NOT PROPOSED TO BE INCREASED.
- PROPOSED BUILDING EXPANSIONS ARE INCLUDED IN THIS SPECIAL EXCEPTION MODIFICATION BUT MAY NOT BE BUILT WITH ADJACENT BUILDINGS.

DEVELOPMENT STANDARDS

| SPECIAL EXCEPTION STANDARDS SECTION 59-G.2.19 | REQUIRED/ALLOWED     | PROVIDED/PROPOSED           |
|---|----------------------|-----------------------------|
| ZONE  | R-90 / R-200         |                             |
| MINIMUM AREA                                  | 9,000 SF / 20,000 SF | 1,954,101 SF OR 44.86 ACRES |
| MINIMUM LOT WIDTH AT FRONT BUILDING LINE      | 100' / 75'           | 411'                        |
| MINIMUM SETBACK FROM STREET                   | 30' / 40'            | 167' (FROM LAYHILL ROAD)    |
| MINIMUM SETBACK FROM ADJOINING LOT            | 8' / 12' / 25' / 25' | 95'                         |
| MINIMUM SETBACK FROM REAR                     | 25' / 30'            | 132'                        |
| MAXIMUM BUILDING HEIGHT                       | 35' / 50'            | 42' (R-200)                 |
| MAXIMUM LOT COVERAGE                          | 30% / 25%            | ±8%                         |

LEGEND

|   |  |   |  |  |
|---|--|---|--|--|
| <p>---CTV---<br/>---E---E---E---<br/>---X---X---X---<br/>---G---G---G---<br/>---CHW---CHW---<br/>---P---P---P---<br/>---S---S---S---<br/>---W---W---W---<br/>---MET---<br/>---FEMA FLOODPLAIN---<br/>---PROPOSED ASPHALT---<br/>---PROPOSED MICRO BIO-FILTER---<br/>---PROPOSED SIDEWALK---</p> | <p>EX. CABLE TELEVISION CONDUIT<br/>EX. ELECTRICAL CONDUIT<br/>EX. EDGE OF PAVEMENT<br/>EX. FENCE LINE<br/>EX. NATURAL GAS CONDUIT<br/>EX. OVERHEAD WIRES<br/>EX. TELEPHONE/COMMUNICATIONS CONDUIT<br/>EX. PROPERTY LINES<br/>EX. PUBLIC UTILITIES EASEMENTS<br/>EX. SANITARY SEWER CONDUIT<br/>EX. STORM DRAIN CONDUIT<br/>EX. WATER<br/>EX. WETLANDS<br/>PROPOSED BUILDING<br/>PROPOSED WATER<br/>PROPOSED ASPHALT<br/>PROPOSED MICRO BIO-FILTER<br/>PROPOSED SIDEWALK</p> | <p>○ SANITARY CLEANOUT<br/>○ STORM DRAIN MANHOLE<br/>○ ELECTRICAL JUNCTION BOX<br/>○ ELECTRICAL MANHOLE<br/>○ FIRE DEPARTMENT CONNECTION<br/>○ FIRE HYDRANT<br/>○ GUY POLE<br/>○ GAS VALVE<br/>○ LIGHT POLE<br/>○ PHONE PEDESTAL<br/>○ PHONE MANHOLE<br/>○ UTILITY POLE<br/>○ (TBR) TO BE REMOVED<br/>--- PROPOSED STORM DRAIN<br/>--- PROPOSED WATER<br/>--- PROPOSED SEWER<br/>○ PROPOSED LIGHT<br/>--- PROPOSED DECK<br/>--- PROPOSED BUILDING EXPANSION<br/>--- PROPOSED SIDEWALK<br/>--- SVB--- STREAM VALLEY BUFFER</p> | <p>○ SANITARY MANHOLE<br/>○ TRAFFIC CONTROL BOX<br/>○ TRAFFIC SIGNAL POLE<br/>○ TREE<br/>○ CABLE TELEVISION PEDESTAL<br/>○ UNKNOWN UTILITY MANHOLE<br/>○ WATER METER<br/>○ WATER MANHOLE<br/>○ WATER VALVE<br/>○ BOLLARD<br/>○ SIGN POST<br/>○ INLETS<br/>○ CURB INLET<br/>○ WETLAND BUFFER<br/>--- EXISTING WATER SURFACE FEATURE</p> | <p>CONC. .... CONCRETE<br/>C&amp;G ..... CURB AND GUTTER<br/>BLDG. .... BUILDING<br/>STY. .... STORY<br/>T ..... ELECTRICAL TRANSFORMER<br/>ASPH. .... ASPHALT<br/>ESMT. .... EASEMENT<br/>RCP ..... REINFORCED CONCRETE PIPE<br/>CMP ..... CORRUGATED METAL PIPE<br/>BRL ..... BUILDING RESTRICTION LINE<br/>R/W ..... RIGHT-OF-WAY<br/>FF ..... FINISH FLOOR ELEVATION</p> |
|---|--|---|--|--|

LAYOUT: 80 SCALE OVERALL, Plotted By: gmm

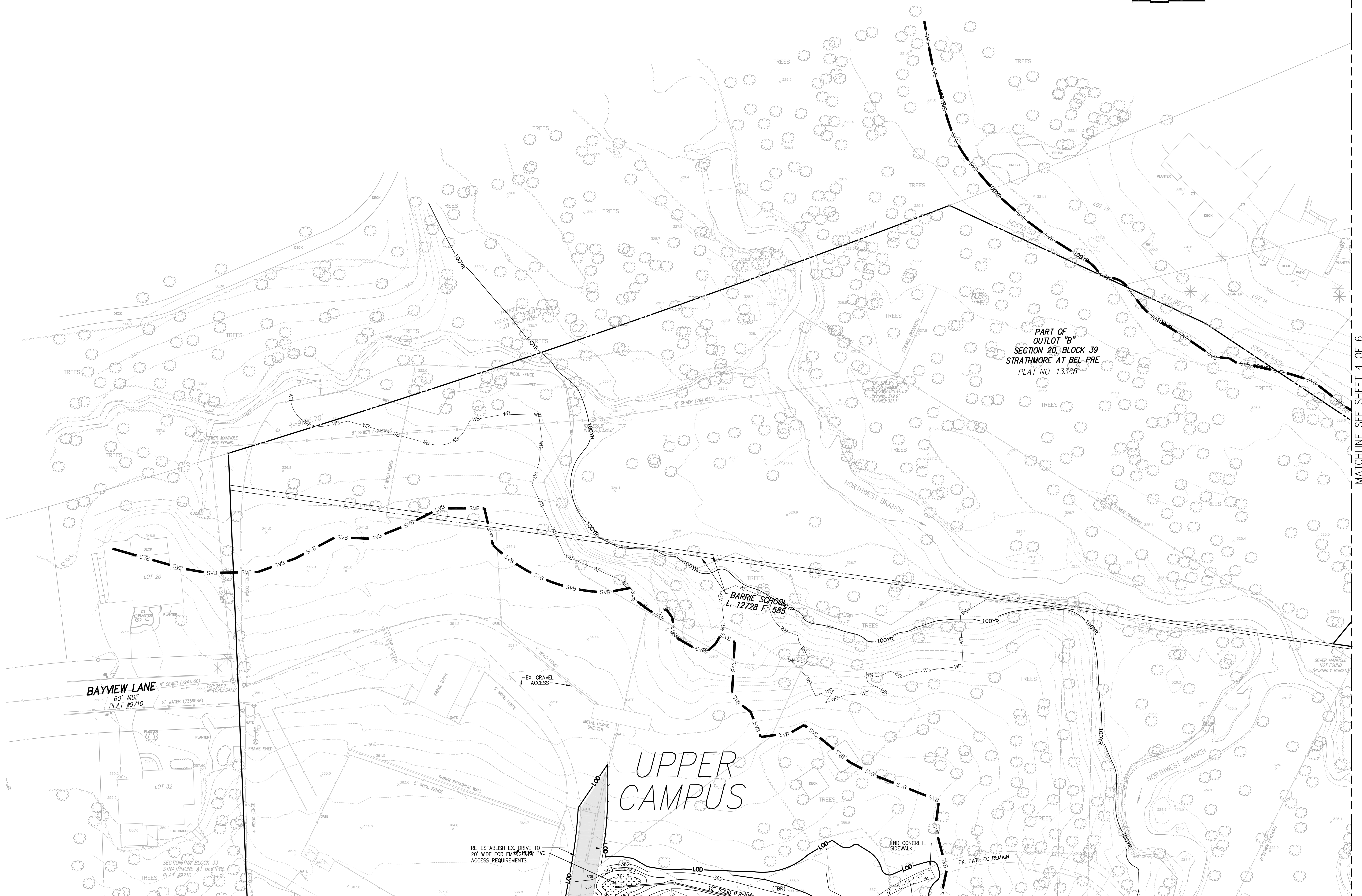
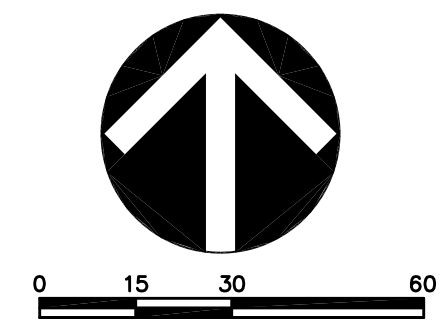
**THE BARRIE SCHOOL**  
 LIBER 12728 FOLIO 585  
 13TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

**SPECIAL EXCEPTION**  
**SITE PLAN**

VKA REVISIONS

| NO. | DESCRIPTION | DATE | BY | CHKD |
|-----|-------------|------|----|------|
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| 1. REVISED TO ADDRESS COMMENTS 3/23/12 |      |
| DATE: DECEMBER, 2011                   |      |
| DES.                                   | DWN. |
| MBG                                    | JAR  |
| SCALE: 1"=30'                          |      |
| PROJECT/FILE NO. M1603A                |      |
| SHEET NO. 2 OF 6                       |      |

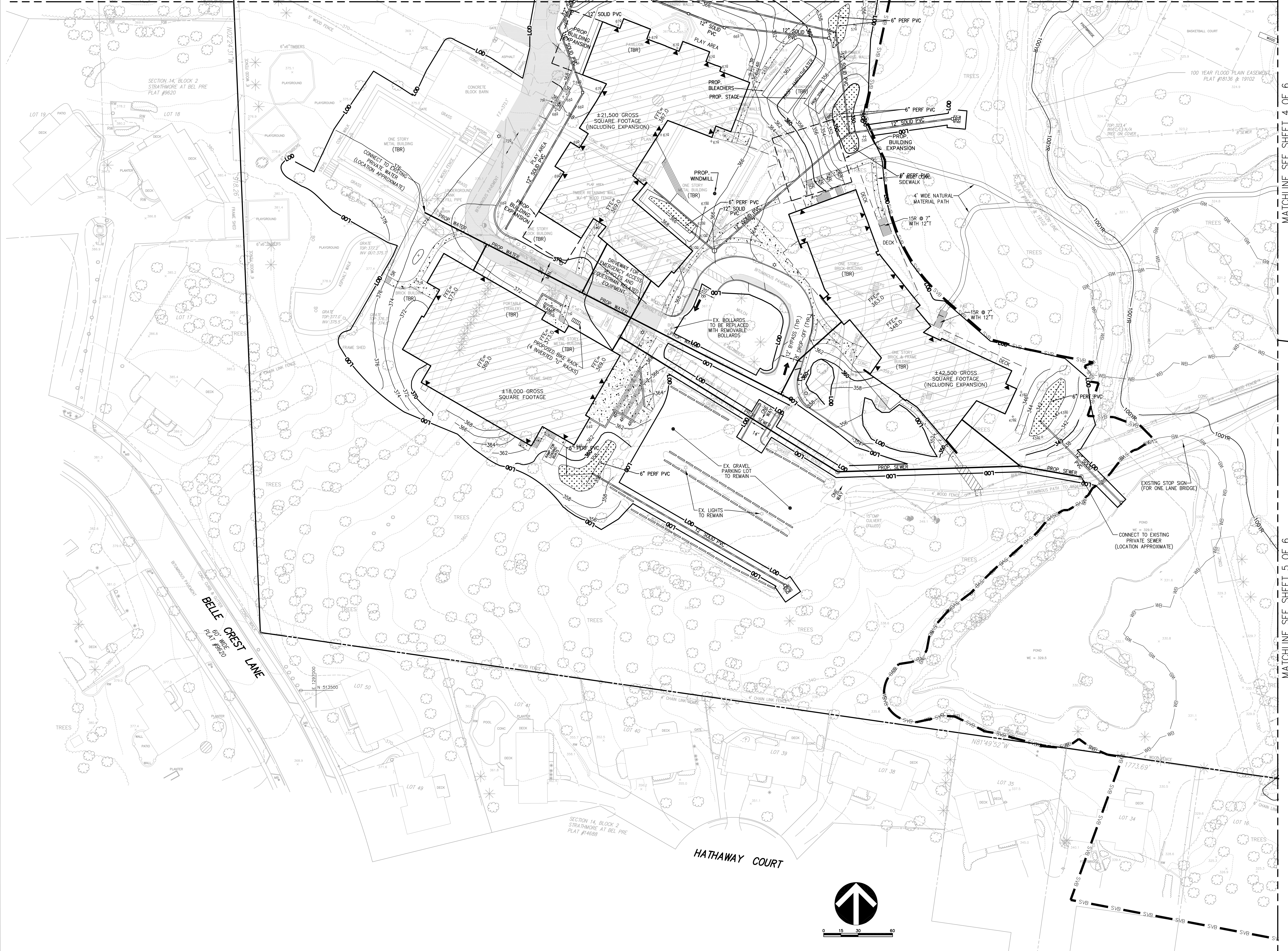


MATCHLINE SEE SHEET 4 OF 6

MATCHLINE SEE SHEET 3 OF 6



MATCHLINE SEE SHEET 2 OF 6



MATCHLINE SEE SHEET 4 OF 6

MATCHLINE SEE SHEET 5 OF 6

**THE BARRIE SCHOOL**  
 LIBER 12728 FOLIO 585  
 13TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

**SPECIAL EXCEPTION**  
**SITE PLAN**

VKA REVISIONS

| NO. | DESCRIPTION | DATE | BY | CHKD. |
|-----|-------------|------|----|-------|
|     |             |      |    |       |
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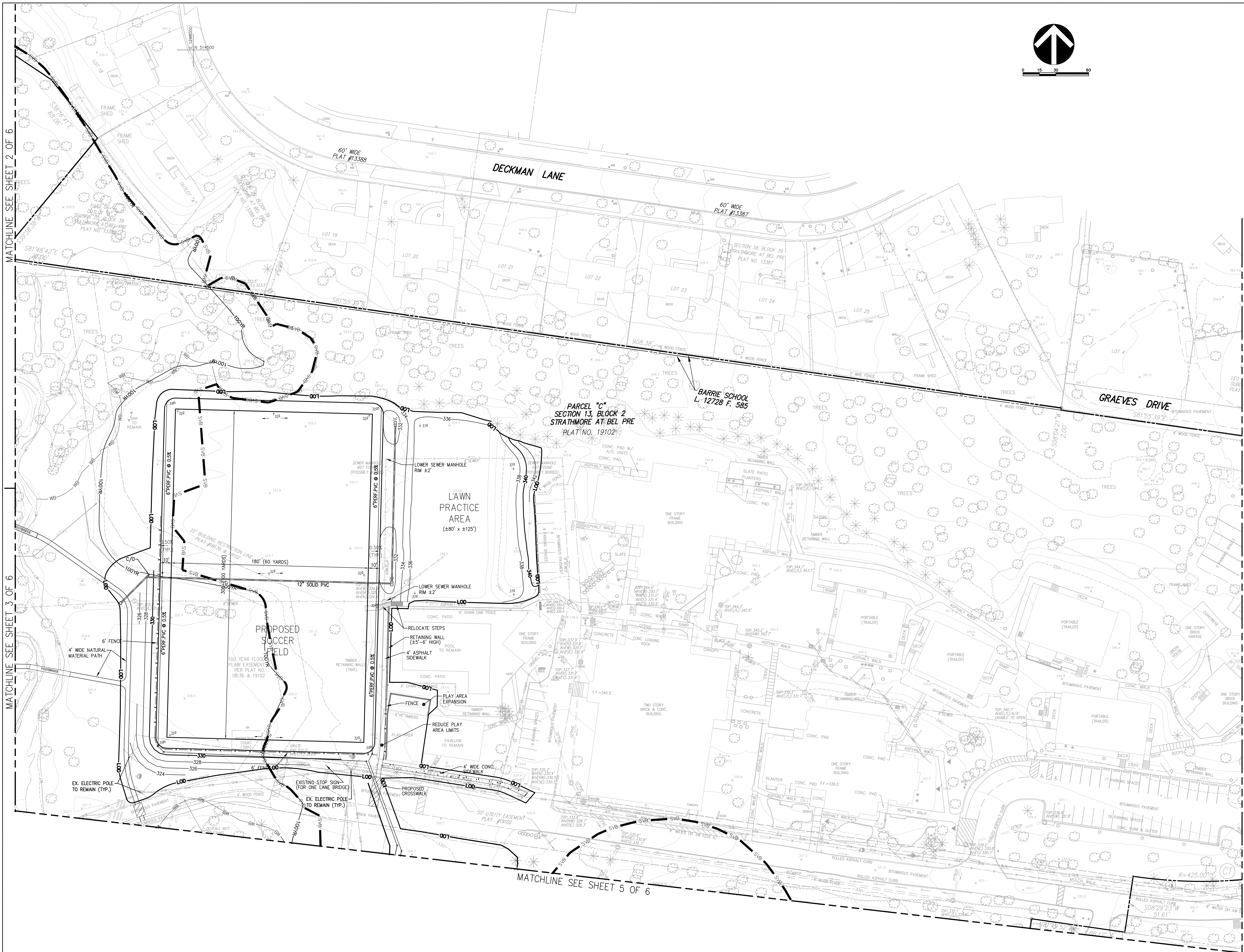
1. REVISED TO ADDRESS COMMENTS 3/23/12  
 DATE: DECEMBER, 2011  
 DES. MBG DWN. JAR  
 SCALE: 1"=30'  
 PROJECT/FILE NO. M1603A  
 SHEET NO. 3 OF 6

**THE BARRIE SCHOOL**  
 LIBER 12728 FOLIO 585  
 13TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

**SPECIAL EXCEPTION**  
**SITE PLAN**

VIKA REVISIONS

| NO.              | DATE                                | DESCRIPTION | BY | CHK |
|------------------|-------------------------------------|-------------|----|-----|
| 1.               | REVISED TO ADDRESS COMMENTS 3/23/12 |             |    |     |
|                  | DATE: DECEMBER, 2011                |             |    |     |
| DES.             | DWN.                                |             |    |     |
| MBG              | JAR                                 |             |    |     |
| SCALE:           | 1"=30'                              |             |    |     |
| PROJECT/FILE NO. | M1603A                              |             |    |     |
| SHEET NO.        | 4 OF 6                              |             |    |     |

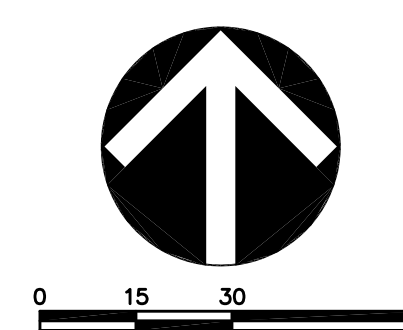


MATCHLINE SEE SHEET 2 OF 6

MATCHLINE SEE SHEET 3 OF 6

MATCHLINE SEE SHEET 6 OF 6

MATCHLINE SEE SHEET 5 OF 6



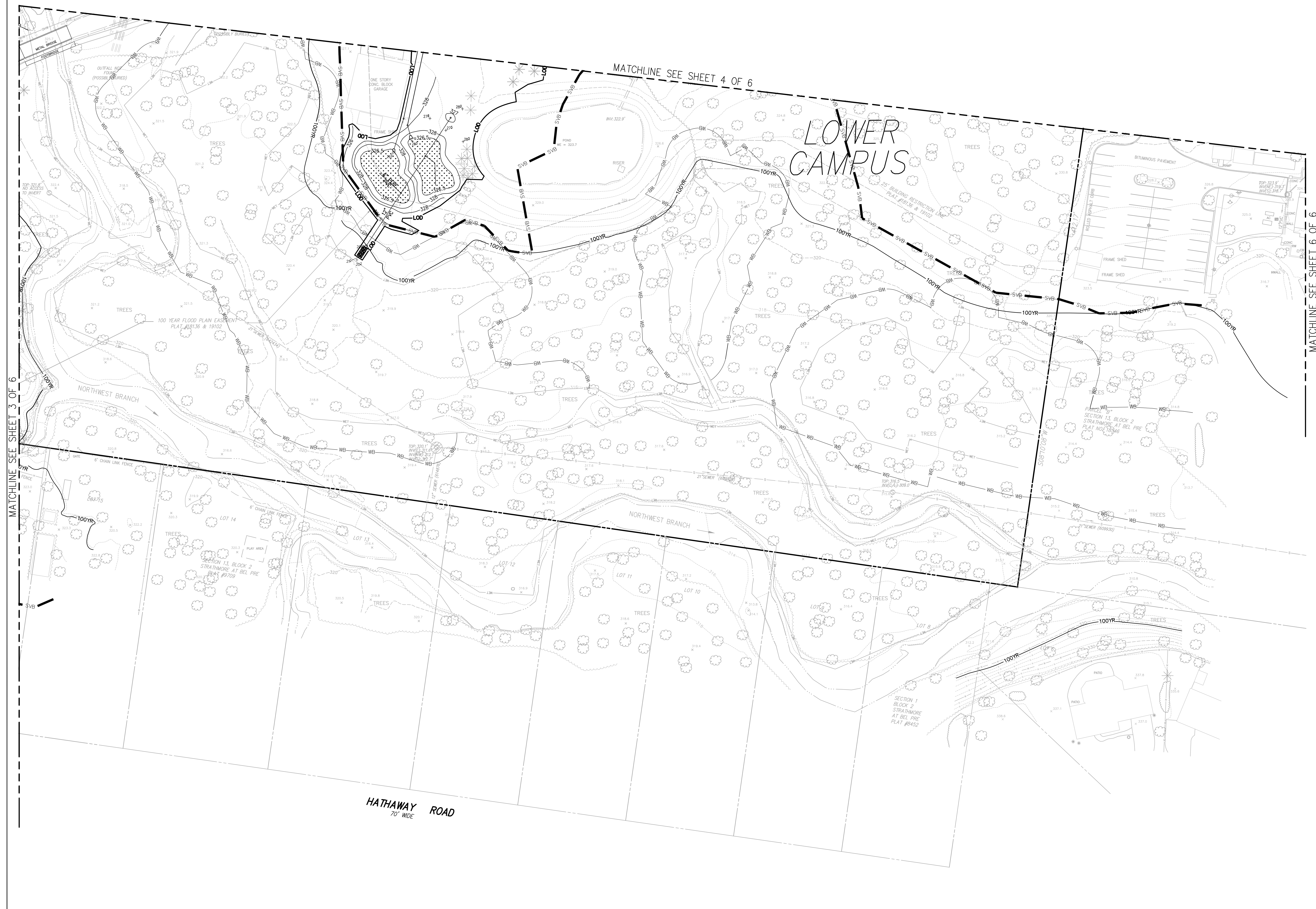
THE BARRIE SCHOOL  
LIBER 12728 FOLIO 585  
13TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

SPECIAL EXCEPTION  
SITE PLAN

VIKA REVISIONS

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
|     |      |    |             |
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1. REVISED TO ADDRESS COMMENTS 3/23/12  
DATE: DECEMBER, 2011  
DES. MBG JAR  
SCALE: 1"=30'  
PROJECT/FILE NO. M1603A  
SHEET NO. 5 OF 6



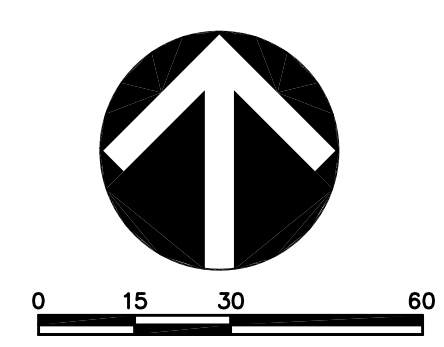
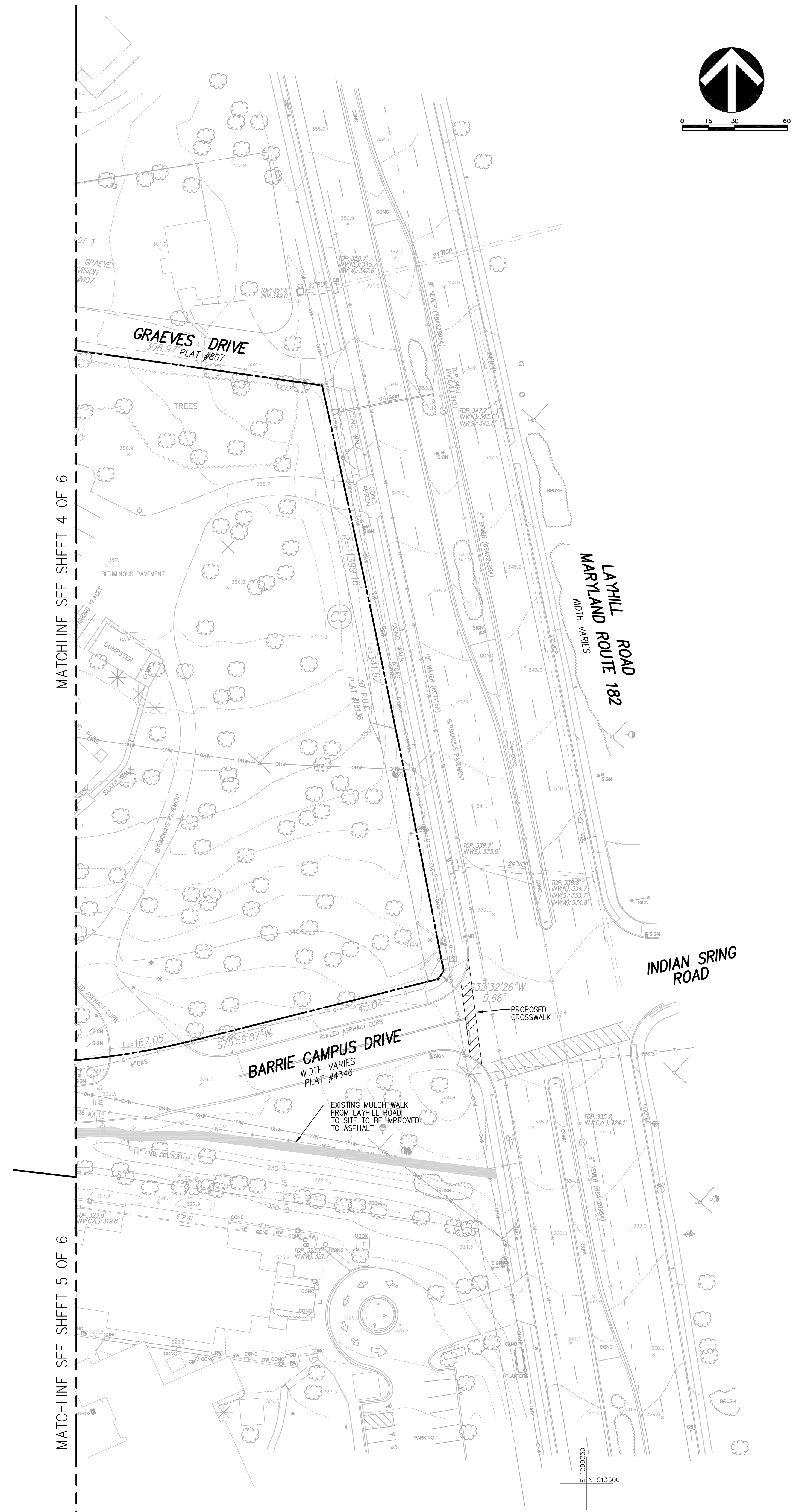
MATCHLINE SEE SHEET 4 OF 6

LOWER CAMPUS

MATCHLINE SEE SHEET 6 OF 6

MATCHLINE SEE SHEET 3 OF 6

HATHAWAY ROAD  
70' WIDE



MATCHLINE SEE SHEET 4 OF 6

MATCHLINE SEE SHEET 5 OF 6

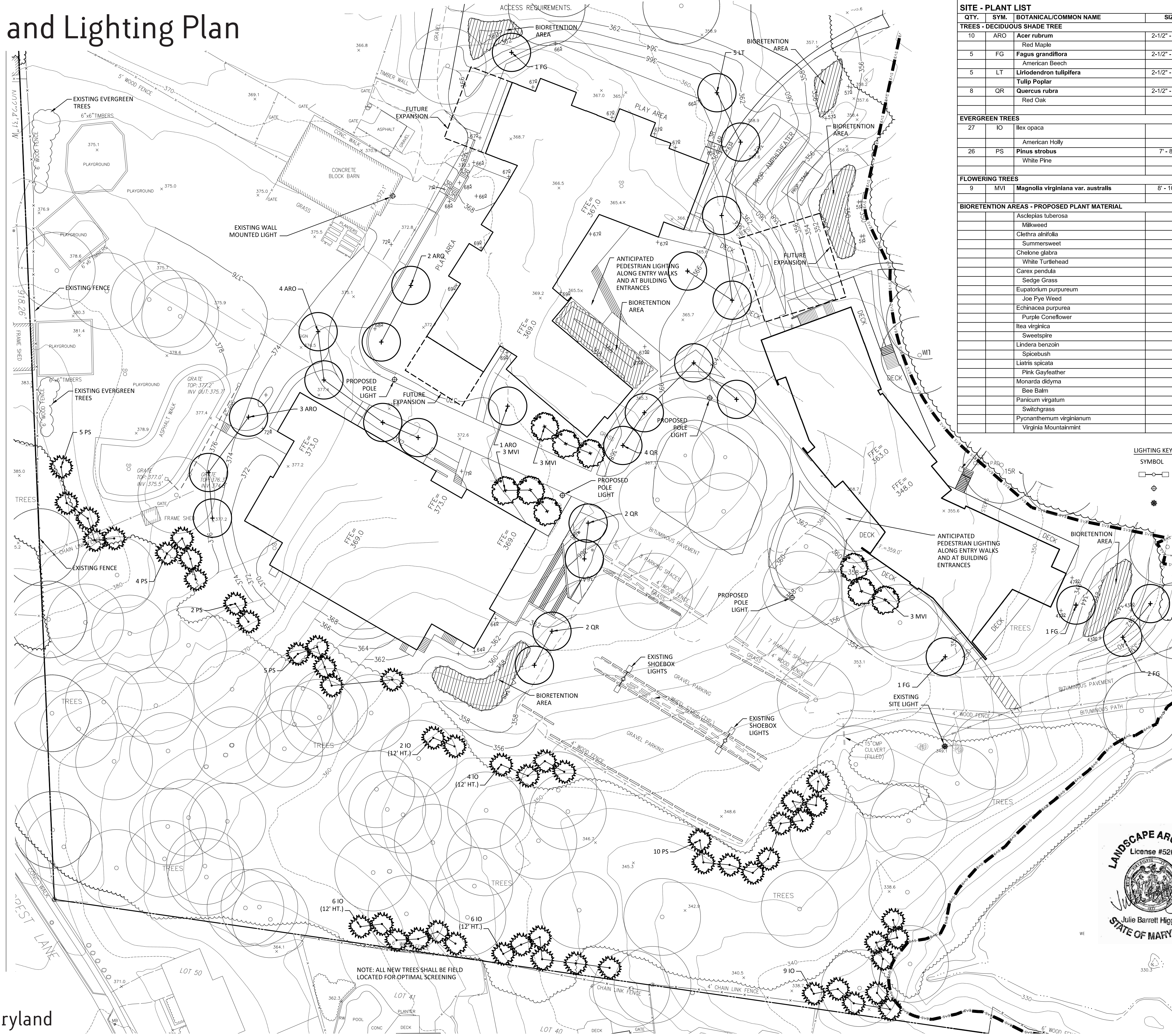
**SPECIAL EXCEPTION  
 SITE PLAN**

VIKA REVISIONS

| NO.              | DATE                                | DESCRIPTION |
|------------------|-------------------------------------|-------------|
| 1.               | REVISED TO ADDRESS COMMENTS 3/23/12 |             |
| DES.             | DATE: DECEMBER, 2011                |             |
| DES.             | MBG                                 | DWN.        |
|                  | JAR                                 |             |
| SCALE:           | 1"=30'                              |             |
| PROJECT/FILE NO. | M1603A                              |             |
| SHEET NO.        | 6 OF 6                              |             |

# Landscape and Lighting Plan

## ATTACHMENT 6



| SITE - PLANT LIST                                   |      |   |                  |       |                                   |
|---|------|---|------------------|-------|-----------------------------------|
| QTY.  | SYM. | BOTANICAL/Common NAME                             | SIZE             | CONT. | REMARKS                           |
| <b>TREES - DECIDUOUS SHADE TREE</b>                 |      |   |                  |       |                                   |
| 10  | ARO  | Acer rubrum<br>Red Maple                          | 2-1/2" - 3" Cal. | B&B   |                                   |
| 5   | FG   | Fagus grandiflora<br>American Beech               | 2-1/2" - 3" Cal. | B&B   |                                   |
| 5   | LT   | Liriodendron tulipifera<br>Tulip Poplar           | 2-1/2" - 3" Cal. | B&B   |                                   |
| 8   | OR   | Quercus rubra<br>Red Oak                          | 2-1/2" - 3" Cal. | B&B   |                                   |
| <b>EVERGREEN TREES</b>                              |      |   |                  |       |                                   |
| 27  | IO   | Ilex opaca<br>American Holly                      |                  | B&B   | 18 @ 12' ht. min./9 @ 8' ht. min. |
| 26  | PS   | Pinus strobus<br>White Pine                       | 7' - 8' Ht.      | B&B   | Full to ground, unshaded          |
| <b>FLOWERING TREES</b>                              |      |   |                  |       |                                   |
| 9   | MVI  | Magnolia virginiana var. australis                | 8' - 10' Ht.     | B&B   | Multi-Stem                        |
| <b>BIORETENTION AREAS - PROPOSED PLANT MATERIAL</b> |      |   |                  |       |                                   |
|   |      | Asclepias tuberosa<br>Milkweed                    |                  |       |                                   |
|   |      | Clethra alnifolia<br>Summersweet                  |                  |       |                                   |
|   |      | Chelone glabra<br>White Turtlehead                |                  |       |                                   |
|   |      | Carex pendula<br>Sedge Grass                      |                  |       |                                   |
|   |      | Eupatorium purpureum<br>Joe Pye Weed              |                  |       |                                   |
|   |      | Echinacea purpurea<br>Purple Coneflower           |                  |       |                                   |
|   |      | Ilea virginica<br>Sweetspire                      |                  |       |                                   |
|   |      | Lindera benzoin<br>Spicebush                      |                  |       |                                   |
|   |      | Liatris spicata<br>Pink Gayfeather                |                  |       |                                   |
|   |      | Monarda didyma<br>Joe Pye Weed                    |                  |       |                                   |
|   |      | Bee Balm  |                  |       |                                   |
|   |      | Panicum virgatum<br>Switchgrass                   |                  |       |                                   |
|   |      | Pycnanthemum virginianum<br>Virginia Mountainmint |                  |       |                                   |

**LIGHTING KEY**

SYMBOL DESCRIPTION

□ EXISTING SHOEBOX LIGHTS (PARKING AREA)

⊕ PROPOSED POLE LIGHTS

⊙ EXISTING SITE LIGHT

**PLANTING KEY**

SYMBOL DESCRIPTION

⊕ PROPOSED ORNAMENTAL TREE

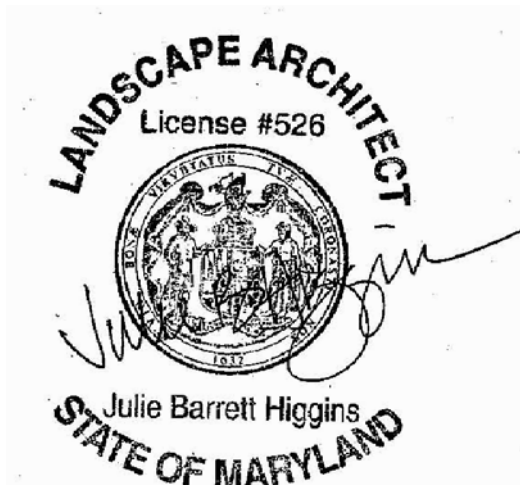
⊕ PROPOSED DECIDUOUS TREE

⊙ PROPOSED EVERGREEN TREE

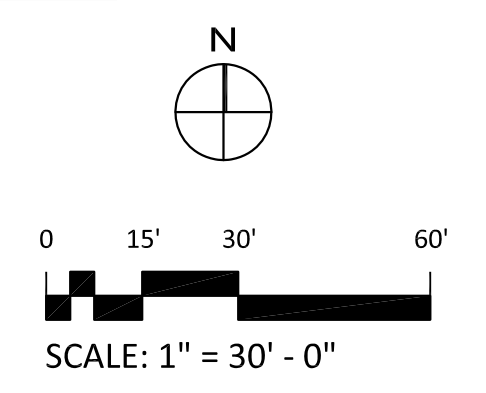
▨ PROPOSED BIORETENTION AREA

○ EXISTING TREE TO REMAIN

NOTE: ALL NEW TREES SHALL BE FIELD LOCATED FOR OPTIMAL SCREENING

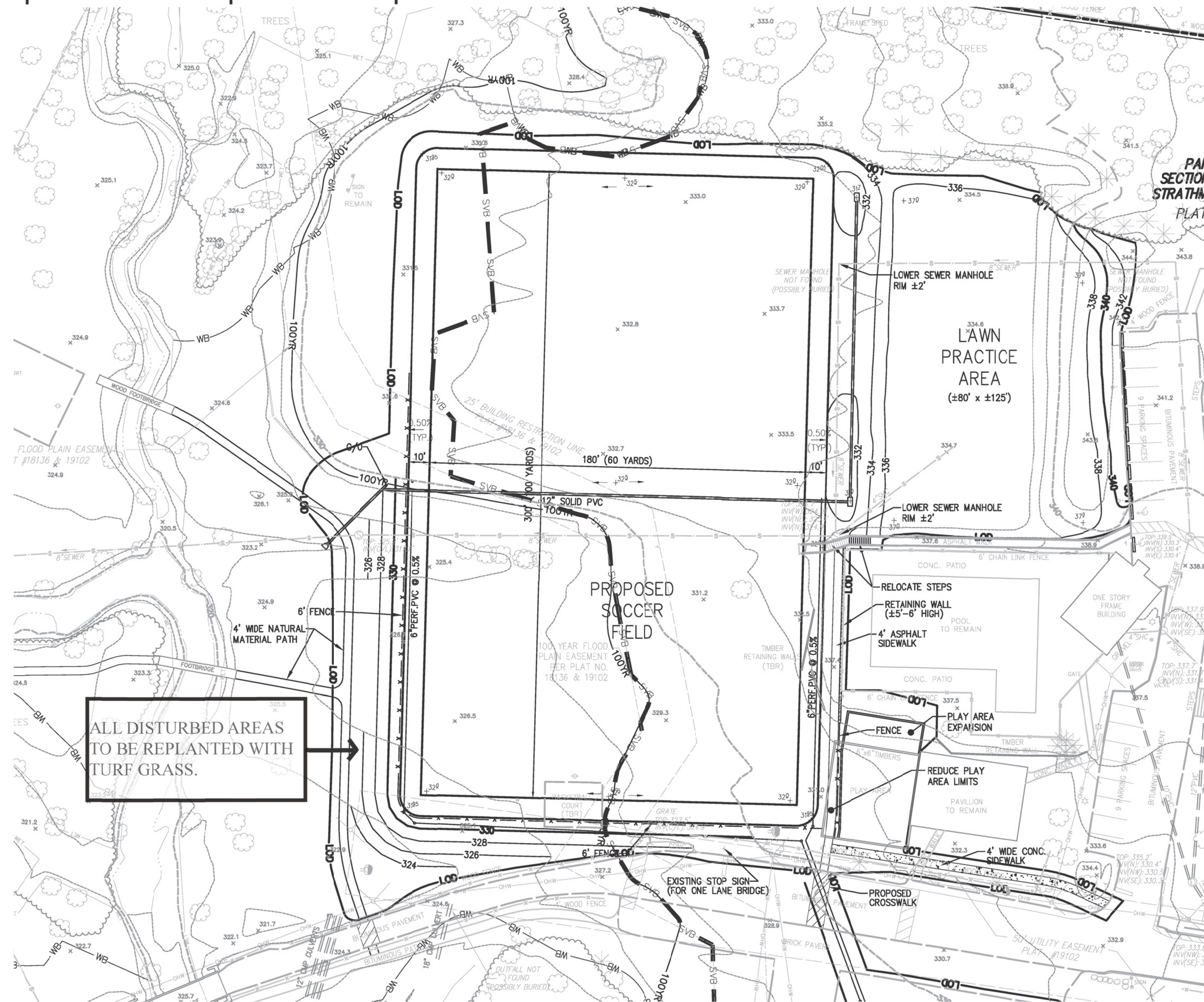


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 750 E. Pratt Street, Suite 1100 Baltimore, MD 21202  
 410.837.7311 | www.hcm2.com  
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Barrie School  
 Silver Spring, Maryland

# Landscape Plan Sports Field - Special Exception



ALL DISTURBED AREAS TO BE REPLANTED WITH TURF GRASS.

Barrie School  
Silver Spring, Maryland



**hord | coplan | macht**

750 E. Pratt Street, Suite 1100 Baltimore, MD 21202

410.837.7311 | www.hcm2.com

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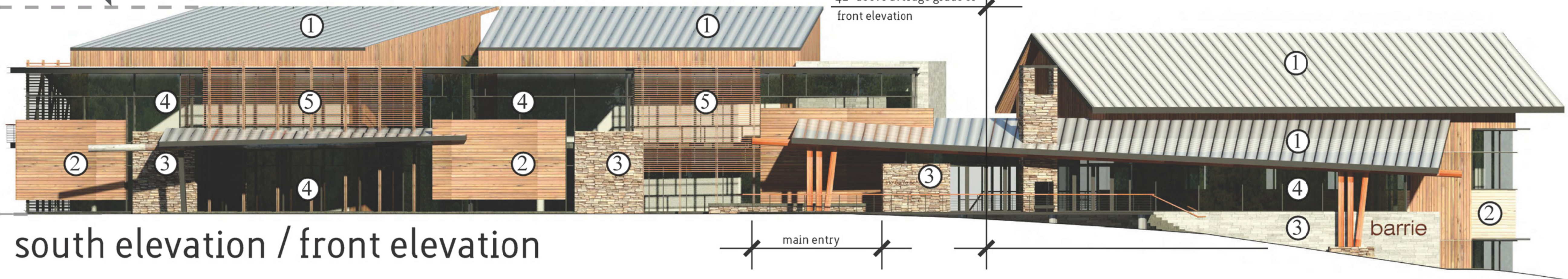
# Building A - Elevations

## MATERIALS

- 1 metal roofing
- 2 wood siding
- 3 stone cladding
- 4 glass with aluminum framing
- 5 timber screen

future expansion to be consistent with adjacent building style, materials, massing & height

42' above average grade of front elevation



south elevation / front elevation

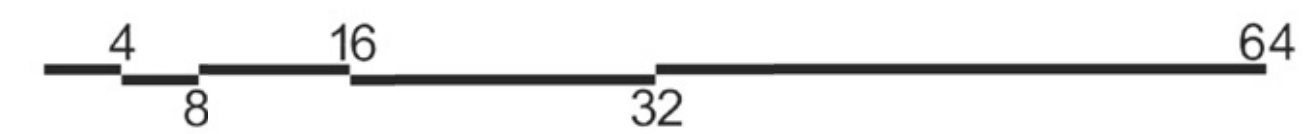
main entry

barrie

future expansion to be consistent with adjacent building style, materials, massing & height

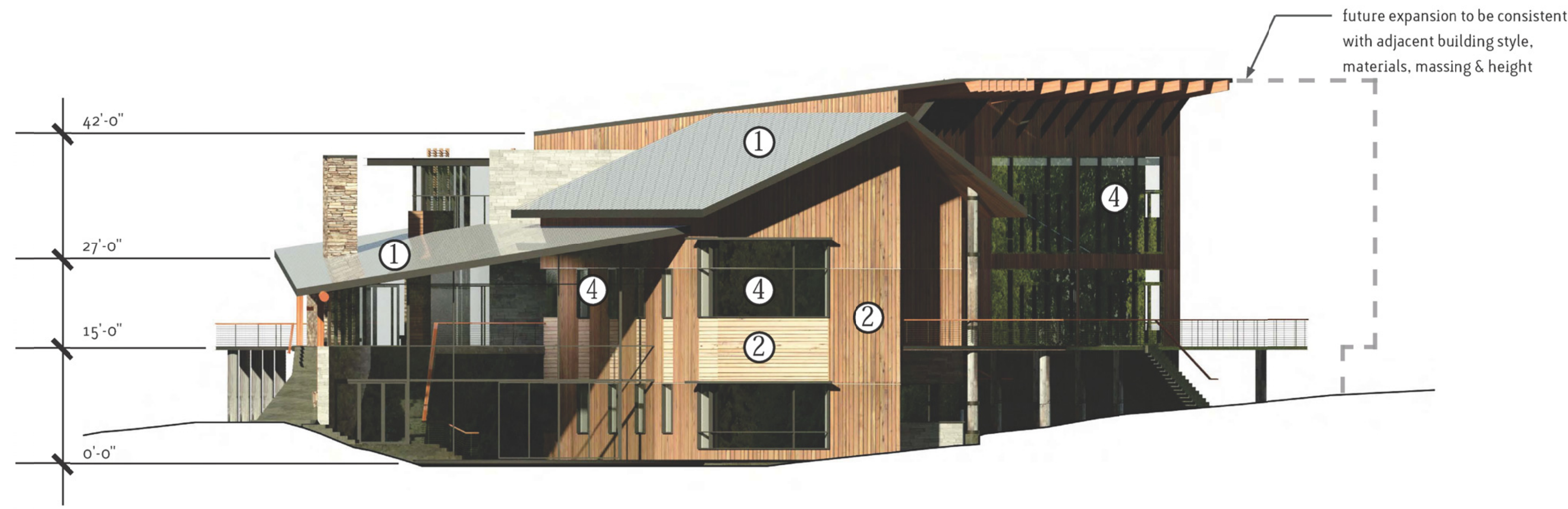


north elevation / rear elevation

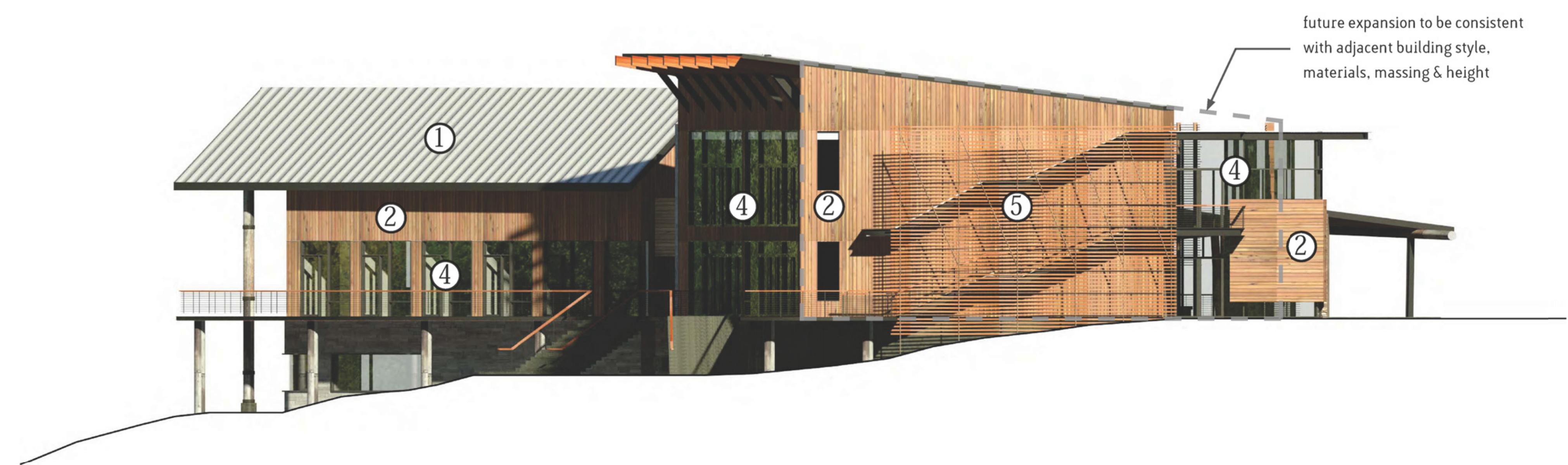


# Building A - Elevations

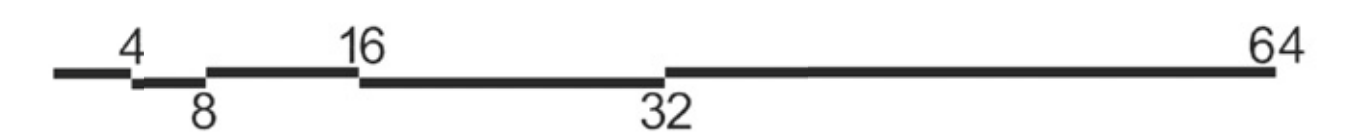
| MATERIALS |                             |
|-----------|-----------------------------|
| 1         | metal roofing               |
| 2         | wood siding                 |
| 3         | stone cladding              |
| 4         | glass with aluminum framing |
| 5         | timber screen               |



east elevation / side elevation



west elevation / side elevation



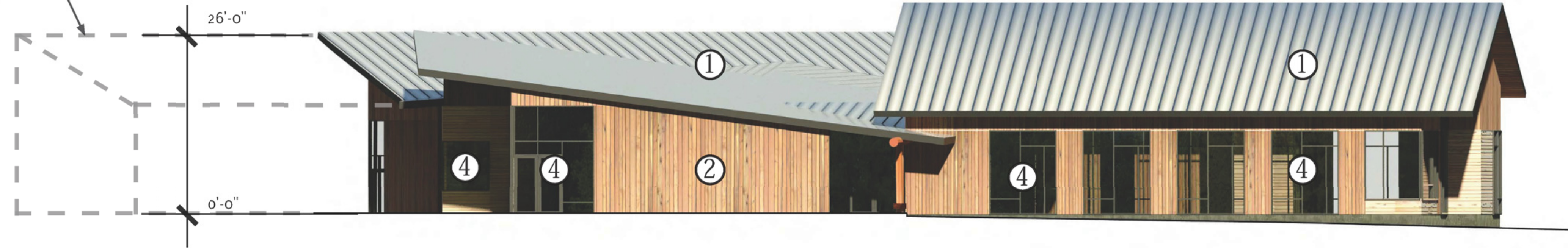


# Building B - Elevations

## MATERIALS

- 1 metal roofing
- 2 wood siding
- 3 stone cladding
- 4 glass with aluminum framing
- 5 timber screen

future expansion to be consistent with adjacent building style, materials, massing & height



south elevation / side elevation

future expansion to be consistent with adjacent building style, materials, massing & height



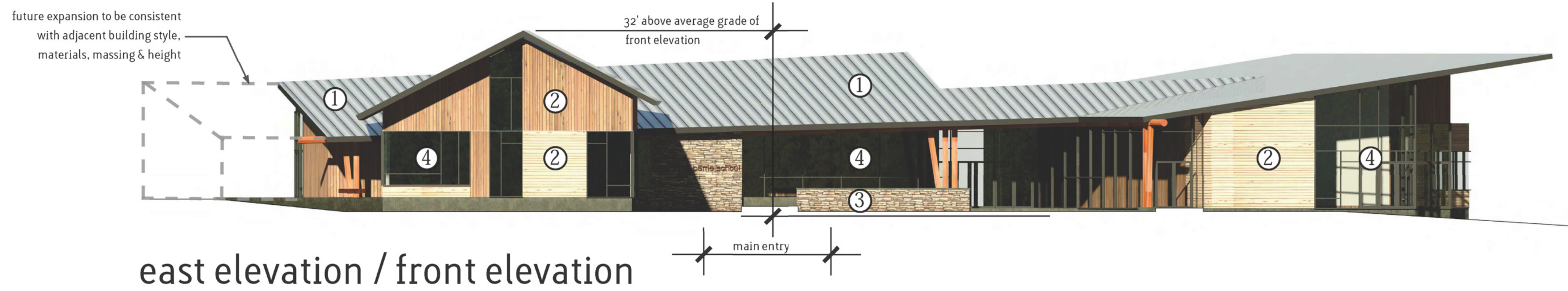
north elevation / side elevation



# Building B - Elevations

## MATERIALS

- 1 metal roofing
- 2 wood siding
- 3 stone cladding
- 4 glass with aluminum framing
- 5 timber screen

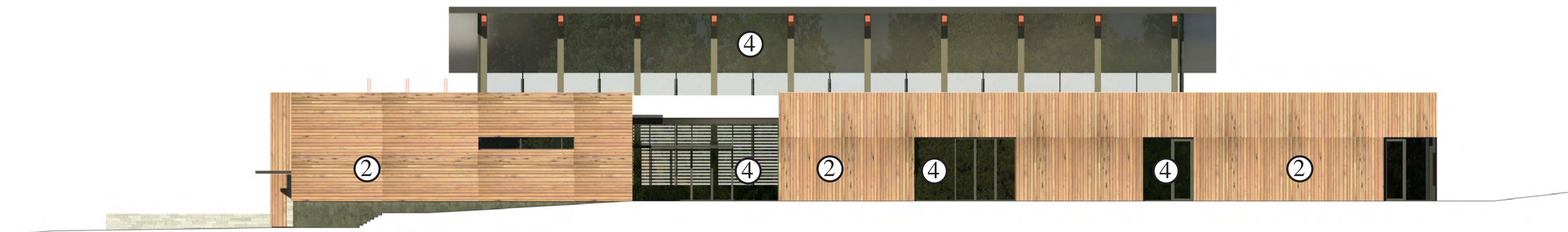


# Building C - Elevations

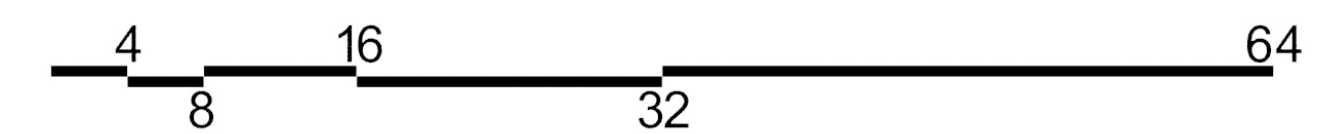
| MATERIALS |                             |
|-----------|-----------------------------|
| 1         | metal roofing               |
| 2         | wood siding                 |
| 3         | stone cladding              |
| 4         | glass with aluminum framing |
| 5         | timber screen               |



south elevation / side elevation

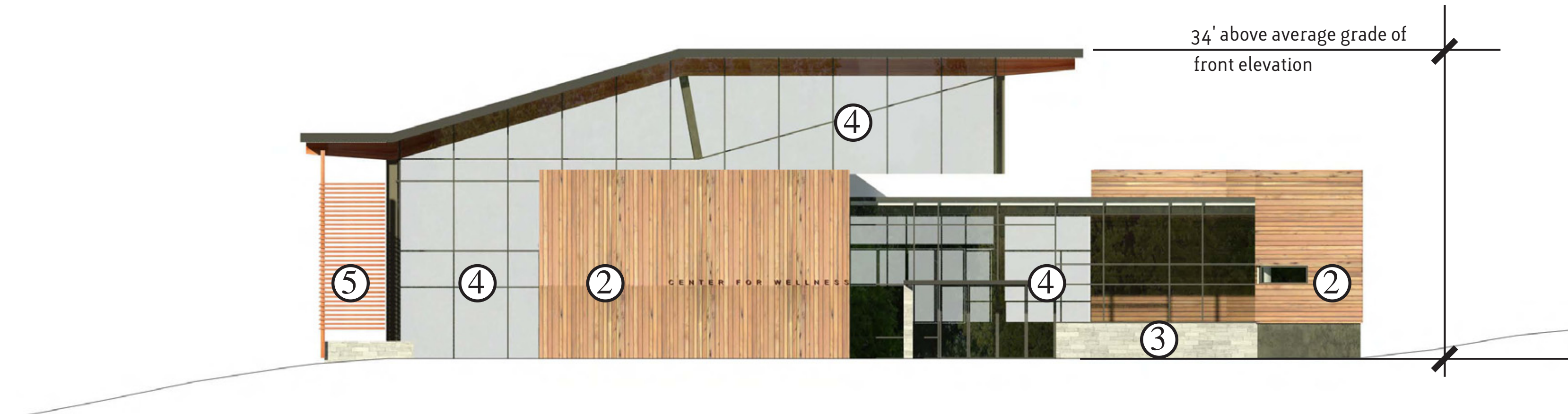


north elevation / side elevation

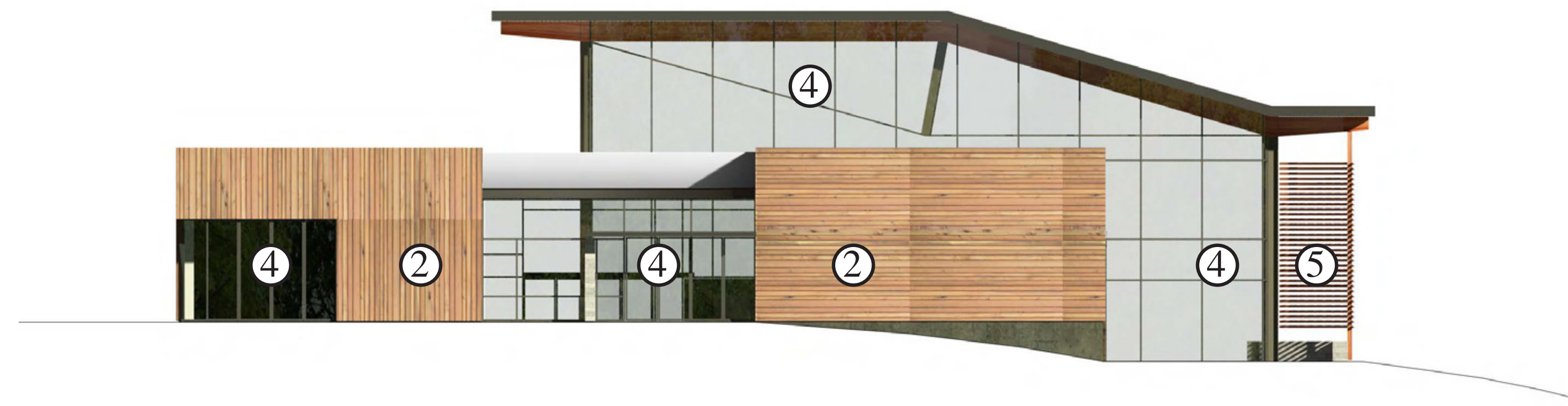


# Building C - Elevations

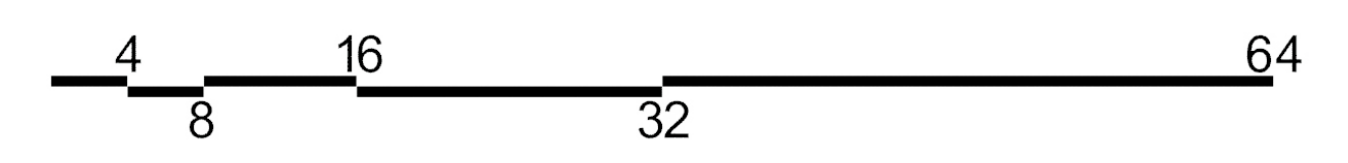
| MATERIALS |                             |
|-----------|-----------------------------|
| 1         | metal roofing               |
| 2         | wood siding                 |
| 3         | stone cladding              |
| 4         | glass with aluminum framing |
| 5         | timber screen               |



east elevation / front elevation



west elevation / back elevation



**THE BARRIE SCHOOL-GENERAL SITE PHOTOGRAPHS**

**ATTACHMENT 8**



Existing Gravel Parking Lot/Adjacent Residential Neighborhood





Student Drop-off/Pick up area





One-lane bridge, lake and sports fields





Fargrove Lane-Barrie School Entrance/Exit







**ATTACHMENT 9**  
**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

January 18, 2012

Susan Carter  
Miller, Miller & Canby  
200-B Monroe Street  
Rockville, Maryland 20850

SUBJECT: Barrie School, CBA-1261-B

Dear Ms. Carter:

I am responding in writing to our telephone conversation and your e-mail last month regarding my review of your letter of November 21, 2011, concerning the Adequate Public Facility (APF) test for the subject Board of Appeals case. The applicant is proposing to modernize the school's physical infrastructure without increasing the currently permitted maximum number of site-generated peak-hour trips during the weekday morning and evening peak periods. As long as the maximum enrollment does not exceed 716 students, as approved by the Board of Appeals under Special Exception Case #CBA-1261-A and the Montgomery County Planning Board updated APF review under Preliminary Plan #1-90100R, the previously-approved APF conditions of approval remain valid. Thus, a traffic study is not required to satisfy the Local Area Transportation Review test, and Policy Area Mobility Review mitigation is not required because the special exception use generates fewer than three new trips within the weekday morning and evening peak periods.

However, any new vehicular and pedestrian circulation patterns associated with the proposed modernization to the existing special exception will be subject to a transportation review and any necessary recommended conditions. Vehicular trip patterns include those of the staff, student drop-offs/pick-ups, and school buses.

If you have any questions, please contact me at 301-495-4536.

Sincerely,

A handwritten signature in black ink that reads "Ed Axler".

Edward Axler, Planner Coordinator  
Area 2 Transportation Planning

EA

Cc: Cathy Conlon  
Renée Kamen

ltr to Carter re Barry School CBA 1261D.doc

# ATTACHMENT 10



RECEIVED

SEP 05 2012

## DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Diane R. Schwartz Jones  
Director

August 31, 2012

Mr. Michael Goodman  
VIKA Inc.  
20251 Century Blvd., Suite 400  
Germantown, MD 20874

Re: Stormwater Management **CONCEPT** Request  
for The Barrie School  
Preliminary Plan #: 1-90100  
SM File #: 241669  
Tract Size/Zone: 44.86 acres / R-90, R-200  
Total Concept Area: 7.5 acres  
Lots/Block: Section 13, Block 2  
Parcel(s): Parcel "C" Strathmore at Bel Pre  
Watershed: Northwest Branch

Dear Mr. Goodman:

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 the installation of Micro Bioretention practices.

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

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. The Micro Bioretention practices must be designed per the most current DPS guidelines.

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 submittal. 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 reevaluate 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.

255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850 • 240-777-6300 • 240-777-6256 TTY  
[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)



If you have any questions regarding these actions, please feel free to contact Mark Etheridge at 240-777-6338.

Sincerely,



Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

RRB: tla mce

cc: C. Conlon  
SM File # 241669

|                   |     |
|-------------------|-----|
| ESD Acres:        | 7.5 |
| STRUCTURAL Acres: | na  |
| WAIVED Acres:     | na  |