



Bethesda Elementary School, Mandatory Referral MR2013030 and Forest Conservation Plan Amendment, 1997017



Tina Schneider, Senior Planner, tina.schneider@montgomeryplanning.org, 301.495.2101

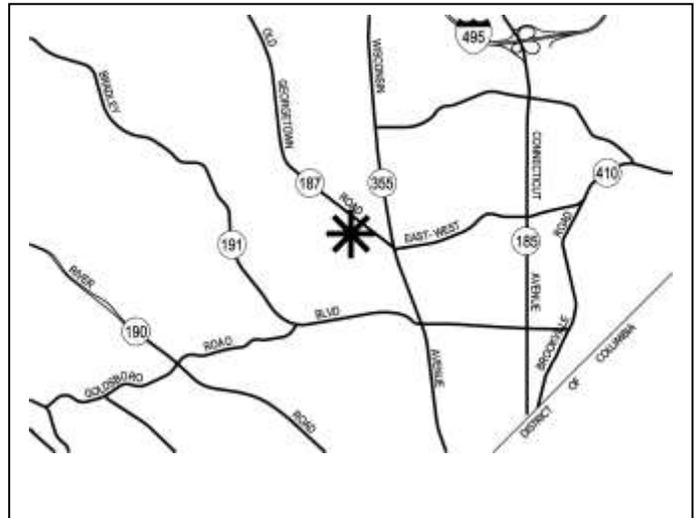


Robert Kronenberg, Acting Chief, Area 1, Robert.kronenberg@montgomeryplanning.org, 301.495.2187

Date of Report: 6/03/13

Description

- Mandatory Referral with a Forest Conservation Plan Amendment
- 7600 Arlington Road, Bethesda, MD
- 7.9 acres, R-90 Zone
- 1994 Sector Plan, Bethesda CBD
- Applicant: Montgomery County Public Schools
- Filing date: April 30, 2013



Summary

- Staff recommends approval of the Mandatory Referral and the Forest Conservation Plan Amendment with conditions.
- The purpose of the Mandatory Referral is to add eight classrooms and provide ancillary program spaces to address increased enrollment.
- The Application amends Forest Conservation Plan MR1997017 approved in May 1998.
- A variance requests the removal of five (5) specimen trees with critical root zone impacts to two additional specimen trees.
- Forest conservation planting requirement will be met offsite through a fee-in-lieu or mitigation banking.
- No forests are located onsite.

Recommended Conditions for Approval:

Staff recommends approval of the Forest Conservation Plan amendment with conditions and transmittal of comments in support of the Mandatory Referral for the Bethesda Elementary School with the following conditions:

1. Approval of the Final Forest Conservation Plan addressing any associated conditions, prior to any clearing, grading or demolition on the site.
2. The Final Forest Conservation Plan must include detailed and specific tree protection measures for off-site trees affected by the limits of disturbance (LOD), specifically the trees fronting Moorland Lane.
3. The Applicant shall satisfy all conditions prior to Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits.
4. The final sediment and erosion control plan must match the limits of disturbance as shown on the Final Forest Conservation Plan and be consistent with its recommendations for tree protection.
5. The tree save component of the Final Forest Conservation Plan must be appropriately signed by an International Society of Arboriculture certified arborist.
6. The Applicant must obtain the services of an ISA certified arborist, or a Maryland Licensed Tree Expert, to perform the required tree preservation measures.
7. The Applicant will plant 38.5-inch caliper of trees onsite as mitigation for the loss of 2 specimen trees and the potential loss of three additional specimen trees (total tree caliper loss of 154-inches) that may not survive the proposed critical root impacts.

Background

The Montgomery County Public Schools (MCPS) is proposing a 12,800 square foot, two story classroom wing, located to the south of the existing building entry. The addition is designed to bring the building capacity to 586 students in kindergarten through the 5th grade with a core capacity of 640 students. The project is scheduled to be completed in August 2015.

The original school was built in 1952, with additions in 1961, 1976, and a complete modernization in 1999. It is a two-story 62,557 square foot building with a capacity of 384 students. There are 512 students enrolled in kindergarten through the 5th grade. Presently, there are five relocatable classrooms onsite to provide the additional teaching stations needed to accommodate student enrollment.

Site Description

The site is 7.93 acres and located at 7600 Arlington Road, Bethesda, MD. It is on the west side of Arlington Road, between Wilson Lane and Edgemoor Lane. Primary vehicular access to the school is from Arlington Road; however the site has additional access from Clarendon Road and Moorland Lane which terminates in a cul-de-sac on the property. Single-family residences border the school site to the south and west. There is a Presbyterian Church and Montessori School to the northwest. There are commercial buildings to the north and east of the site. A public library is located directly to the south of the site across Edgemoor Lane.



The boundaries of this project are confined to the south east side of the existing school building, the baseball field, and the planting bed in the center of the circular parking lot (see image on page 3)

Project Description

The MCPS is proposing to modernize the existing Bethesda Elementary School by adding a two-story, steel-framed structure with patterned brick masonry exterior facades. The proposed plan connects directly to the existing academic areas. Four classrooms will be provided on each floor and are paired with connecting doors. New bathrooms, storage, and mechanical closets will be integrated into the design.

The plan also proposes the addition of seven (7) new parking spaces within the green island in the bus loop.

Some of the design goals include:

- Create one additional kindergarten classroom in close proximity to the existing kindergarten cluster.
- Provide an architecturally compatible building that incorporates matching brick patterns and colors.
- Incorporate use of sustainable design techniques and energy saving strategies.

In 1998, a Forest Conservation Plan (FCP) was approved requiring a total 1.59 acres in afforestation and tree canopy credit towards reforestation. The Applicant met this obligation by planting 0.63 acres in landscaping with 0.96 acres in tree save credit. The amendment to the Forest Conservation Plan proposes the removal of five (5) onsite specimen trees. Mitigation for their removal is to be met onsite. However, in an effort to simplify future site modifications associated with the school, the Applicant proposes to satisfy future forest conservation law requirements through offsite mitigation via a forest bank or fee-in-lieu payment.



Mandatory Referral Review

The Montgomery County Board of Education proposal for the Bethesda Elementary School requires the Mandatory Referral review process as per the Montgomery County Department of Park and Planning Uniform Standards for Mandatory Referral Review. This regulation requires all federal, state, and local governments and public utilities to submit proposed projects for a Mandatory Referral review and approval by the Commission. The law requires the Planning Board to review and approve the proposed location, character, grade and extent of any road, park, public way or ground, public (including federal) building or structure, or public utility (whether publicly or privately owned) prior to the project being located, constructed or authorized.

LEED Certification

The project will not seek LEED certification. However, the project will incorporate sustainable design principals from all categories of the LEED for Schools rating system. Sustainable site practices will include stormwater management quantity and quality control measures as required by DPS and the State of Maryland. Part of the roof will be a vegetative green roof; the parts of the roof not planted will have a reflective roofing material to reduce the heat island effect. Water efficiency will be achieved by the selection of plant material that does not require permanent irrigation. Water efficient plumbing fixtures will provide water savings.

A considerable effort was placed on energy conservation reflected in the configuration and orientation of the building, the selection of materials, and the mechanical/electrical systems utilized. Energy performance will surpass current American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) standards. Materials and resources will be managed throughout the project. Areas in the building will be set aside for the storage and collection of recyclable materials. A construction waste management plan will divert a portion of the waste from disposal, and building materials with recycled content and regional materials will be incorporated into the construction.

Indoor environmental quality will be improved by management plans for air quality during construction and before occupancy. Low-emitting materials and finishes are being selected to improve indoor environmental quality. Individual lighting and thermal controls for building occupants will be included.

Lighting practices that minimize light trespass from the building and site will provide site lighting only where necessary for safety and comfort without contributing to light pollution.

Traffic Impact Statement

- A full traffic study is not required for elementary school additions. The Applicant submitted a traffic statement dated March 6, 2013 that demonstrates that transportation facilities will remain adequate.
- The project is within the Bethesda CBD policy area therefore it's exempt from the Transportation Policy Area Review (TPAR)
- The proposed internal pedestrian circulation between the existing public sidewalks and proposed addition is adequate.
- The existing sidewalk and pedestrian ramps along the public streets are adequate.

Maryland Historical Trust

The Maryland Historical Trust has reviewed the project and determined that no historical properties are impacted by the improvements.

Environmental Guidelines

Staff approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD # 420131020) on January 31, 2013. This NRI/FSD approval was not needed in order to amend the 1998 Forest Conservation Plan. However, a revised NRI/FSD was submitted to determine accurate sizing and mitigation requirements from the removal of specimen trees. A variance for the specimen trees

impacted includes two (2) specimen trees to be removed, the possible removal of three (3) additional specimen trees, and critical root zone impacts to two (2) additional trees on property co-owned by the County along the Moorland Road right-of-way.

The subject property lies within the Little Falls Branch, a Use I watershed. There are no forests, streams, wetlands, buffers or floodplains on the property.

Forest Conservation

The Applicant is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code). In 1998, the afforestation requirement of 1.24 was met through landscape credit and tree save credit. The subject Amended Forest Conservation Plan (Amended FCP) proposes new impacts to specimen trees that were not previously given landscape credit in 1998 (Attachment A). The Amended FCP proposes impacts to seven (7) specimen trees, and permission to remove five (5) specimen trees. Of the five (5) specimen trees for removal, there will be an effort to save three (3) using critical root protection measures. Should any of the three (3) specimen trees show signs of impending mortality, the trees will be removed.

Forest Conservation Variance

Section 22A-12(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 submitting a variance must provide certain written information in support of the required findings in accordance with Section 22A-21 of the County Forest Conservation Law. The law requires no impact to trees that:

- a. measure 30 inches or greater in diameter at breast height (DBH)
- b. are part of a historic site or designated with a historic structure;
- c. are designated as a national, State, or County champion trees; are at least 75 percent of the diameter of the current State champion tree of that species; or trees, shrubs, or plants that are designated as Federal or State rare, threatened, or endangered species.

The Applicant submitted a variance request on April 19, 2013 for impacts to remove five (5) specimen trees with impacts to the critical root zones of two (2) specimen trees. Three of the five specimen trees (#17, 18, & 23) requested for removal will receive tree protection measures for preservation. However mortality may occur and this variance will provide allowance for removal should the trees show decline in health. Mitigation for the removal of all five (5) specimen trees is proposed.

The following table identifies the trees to be removed and/or impacted. There will be a variety of tree protection measures taken including root pruning, and matting for root protection.

Tree #	Species (Scientific Name)	Species	D.B.H (inches)	Health	Comments	CRZ % Impacts	Proposed Work
16	Quercus palustris	Pin oak	30	FAIR	Co-owned.	1%	Save
17	Quercus palustris	Pin oak	32	GOOD		27%	Save. Remove if mortality is pending
18	Quercus palustris	Pin oak	30	GOOD		38%	Save. Remove if mortality is pending
19	Quercus rubra	Red oak	31	FAIR	50% Loss	100%	Remove
20	Quercus palustris	Pin oak	43	GOOD	Co-owned. 75% County Champion	4%	Save
21	Liquidambar styraciflua	Sweetgum	31	GOOD	Girdled Roots	100%	Remove
23	Quercus palustris	Pin oak	30	GOOD		100%	Save. Remove if mortality is pending

Unwarranted Hardship

Consistent with Section 22A-21, a variance may only be granted if the Planning Board finds that leaving the requested trees in an undisturbed state would result in unwarranted hardship. In this case, five (5) specimen trees are proposed for potential removal. Two specimen trees (#21 and 23) will be removed due to the location of the new building and the redesign of the site. The three (3) additional variance trees may survive construction impacts. Should the trees fail to survive, the variance will allow for their removal.

The unwarranted hardship is caused by the need for the schools additional facility needs, growth in student population, and a desire to improve building conditions.

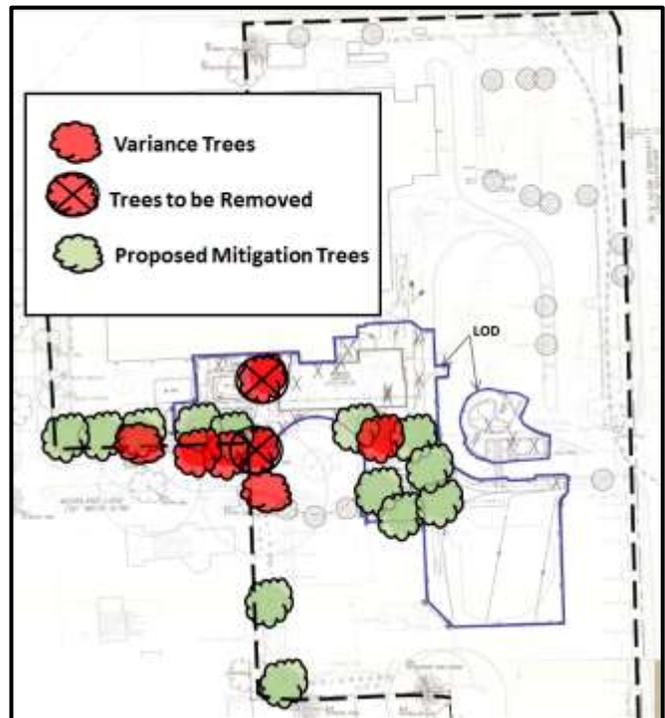
Variance Findings

Based on the review of the variance request and the proposed amended Forest Conservation Plan, staff makes the following findings:

1. *Granting the variance will not confer on the Applicant a special privilege that would be denied to other applicants.*

Granting the variance will not confer a special privilege on the Applicant as disturbance of the specified trees are due to the necessity to expand the elementary school to accommodate the growing student population, while providing a modernized, safe and healthy environment for the students and teachers.

2. *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 not based on conditions or circumstances which are the result of actions by the Applicant. The requested variance is based on the locations of the trees, the existing constraints of the site, the desire to have the addition near the existing kindergarten area, and the siting of the stormwater management facility.

3. *The need for the variance is not based on a condition relating to land or building use, either permitted or non-conforming, on a neighboring property.*

The requested variance is a result of the building renovation and expansion of the school and not 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 proposed tree plantings will reduce runoff further by enhancing groundwater recharge, water uptake, and transpiration. This project should improve water quality by the addition of low impact development techniques designed to minimize the quantity and velocity of stormwater runoff. Additionally, pollutants will be filtered through a bio-retention system.

County Arborist's Recommendations on the Variance

In accordance with Montgomery County Code Section 22A-21(c), the Planning Department is required to refer a copy of the variance request to the County Arborist in the Montgomery County Department of Environmental Protection for a recommendation prior to acting on the request. The request was forwarded to the County Arborist on May 21, 2013. The County Arborist issued a response (Attachment C) to the variance request on June 12, 2013 and recommended the variance be approved with the condition that mitigation is provided.

Mitigation for Trees Subject to the Variance Provisions

A variance was requested on April 19th, 2013 for the removal of five (5) specimen trees with impacts to the critical root zones of two (2) neighboring trees. All variance trees affected by construction located will be compensated for onsite. Staff is recommending that replacement occur at a ratio of approximately 1" diameter at breast height (DBH) for every 4" DBH removed, with a minimum tree caliper of three (3) inches in DBH. The Applicant has proposed to plant thirteen (13) canopy trees for the replacement of all five specimen trees which total 154-inch caliper.

Montgomery County Noise Ordinance

The activities associated with the project will comply with Montgomery County's Noise Ordinance, Section 31 (b) of the County Code, and with the Montgomery County Department of Park and Planning Noise Guidelines.

STAFF RECOMMENDATION ON VARIANCE

As a result of the above findings, staff recommends the Board approve the Applicant's request for a variance from Forest Conservation Law to remove five (5) specimen trees with critical root zone impacts to two (2) specimen trees associated with the site.

Notification and Outreach

Adjoining and confronting property owners and other parties of interest were notified of the upcoming public hearing on the proposed project on May 22, 2013. As of the date of this report, planning staff has no written inquiries.

CONCLUSION

Staff recommends that the Planning Board approve the Mandatory Referral and approve the Amended Forest Conservation Plan with the conditions sited in this staff report.

The variance approval is assumed into the Planning Board's approval of the Amended Forest Conservation Plan

Attachments

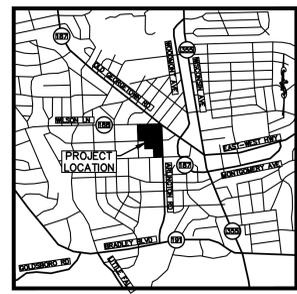
- A. Amended Forest Conservation Plan
- B. Tree Variance Request
- C. Variance Recommendation from County Arborist
- D. 1998 Forest Conservation Plan

GENERAL FCP NOTES:

- ROOT PRUNE TRENCH IS NOT TO IMPACT UTILITIES.
- THE EXTENT OF ROOT PRUNING IS TO BE DETERMINED AT THE PRECONSTRUCTION MEETING.
- NO CLEARING IS TO TAKE PLACE OUTSIDE OF THE LIMITS OF DISTURBANCE.
- TREE STUMPS ARE TO BE GRINDED AS PART OF DEMOLITION (IF TREE STUMPS ARE NOT CLEARED AS PART OF GRADING/CLEARING).

SITE PLANTING NOTE:

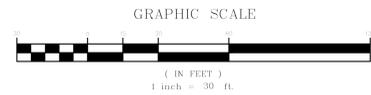
- TREES AND SHRUBS TO BE PLANTED OUTSIDE OF L.O.D. ARE TO BE DUG WITH HAND EQUIPMENT ONLY. NO MACHINERY IS TO GO OUTSIDE OF L.O.D. PLANTS ARE TO BE INSTALLED AND STABILIZED SAME DAY.



VICINITY MAP
NOT TO SCALE

LEGEND

-
-
-
-
-
-
-
-
-
-
-
-
-
-
-
-
-
-



CERTIFICATION OF QUALIFIED PROFESSIONAL

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

DATE: _____
MICHAEL A. NORTON
MONR / COMAR 08-19.06.01
QUALIFIED PROFESSIONAL

MR2013030
MONTGOMERY COUNTY PUBLIC SCHOOLS
MR. R. CRAIG SHUMAN, JR.
DIRECTOR, DIVISION OF CONSTRUCTION, MCPS
45 WEST GUDE DRIVE, SUITE 4300
ROCKVILLE, MD 20850
240-314-1000
richard_c_shumanjr@mcpsmd.org

MISS UTILITY
CALL "MISS UTILITY AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. BEFORE EXCAVATION THE CONTRACTOR IS RESPONSIBLE FOR CALLING TICKET CHECK AT 1-866-921-4226 TO VERIFY THAT ALL UTILITIES HAVE BEEN MARKED, 48 HOURS AFTER CALLING MISS UTILITY. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

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

OWNER / APPLICANT
MONTGOMERY COUNTY PUBLIC SCHOOLS
45 W. GUDE DRIVE, SUITE 4300
ROCKVILLE, MD 20850
ATTN: MR. JAMES TOKAR
TEL: 240-314-1009
FAX: 240-314-1036

HURON CONSULTING
A DIVISION OF NOBS ENGINEERING
20410 CENTURY BLVD
SUITE 220
GERMANTOWN, MD, 20874
PHONE: (301) 528-2010
FAX: (301) 528-0124
WWW.HURONCON.COM

architecture
planning
interiors
WMCRP

BETHESDA ELEMENTARY SCHOOL ADDITION
7600 ARLINGTON ROAD
BETHESDA, MARYLAND 20814

AMENDED FOREST CONSERVATION PLAN

DESIGN DEVELOPMENT
REVISIONS: 6-4-13; 6-11-13; 6-18-13; 6-25-13; 7-2-13; 7-9-13; 7-16-13; 7-23-13; 7-30-13; 8-6-13; 8-13-13; 8-20-13; 8-27-13; 9-3-13; 9-10-13; 9-17-13; 9-24-13; 10-1-13; 10-8-13; 10-15-13; 10-22-13; 10-29-13; 11-5-13; 11-12-13; 11-19-13; 11-26-13; 12-3-13; 12-10-13; 12-17-13; 12-24-13; 1-7-14; 1-14-14; 1-21-14; 1-28-14; 2-4-14; 2-11-14; 2-18-14; 2-25-14; 3-4-14; 3-11-14; 3-18-14; 3-25-14; 4-1-14; 4-8-14; 4-15-14; 4-22-14; 4-29-14; 5-6-14; 5-13-14; 5-20-14; 5-27-14; 6-3-14; 6-10-14; 6-17-14; 6-24-14; 7-1-14; 7-8-14; 7-15-14; 7-22-14; 7-29-14; 8-5-14; 8-12-14; 8-19-14; 8-26-14; 9-2-14; 9-9-14; 9-16-14; 9-23-14; 9-30-14; 10-7-14; 10-14-14; 10-21-14; 10-28-14; 11-4-14; 11-11-14; 11-18-14; 11-25-14; 12-2-14; 12-9-14; 12-16-14; 12-23-14; 12-30-14; 1-6-15; 1-13-15; 1-20-15; 1-27-15; 2-3-15; 2-10-15; 2-17-15; 2-24-15; 3-2-15; 3-9-15; 3-16-15; 3-23-15; 3-30-15; 4-6-15; 4-13-15; 4-20-15; 4-27-15; 5-4-15; 5-11-15; 5-18-15; 5-25-15; 6-1-15; 6-8-15; 6-15-15; 6-22-15; 6-29-15; 7-6-15; 7-13-15; 7-20-15; 7-27-15; 8-3-15; 8-10-15; 8-17-15; 8-24-15; 8-31-15; 9-7-15; 9-14-15; 9-21-15; 9-28-15; 10-5-15; 10-12-15; 10-19-15; 10-26-15; 11-2-15; 11-9-15; 11-16-15; 11-23-15; 11-30-15; 12-7-15; 12-14-15; 12-21-15; 12-28-15; 1-4-16; 1-11-16; 1-18-16; 1-25-16; 2-1-16; 2-8-16; 2-15-16; 2-22-16; 2-29-16; 3-6-16; 3-13-16; 3-20-16; 3-27-16; 4-3-16; 4-10-16; 4-17-16; 4-24-16; 5-1-16; 5-8-16; 5-15-16; 5-22-16; 5-29-16; 6-5-16; 6-12-16; 6-19-16; 6-26-16; 7-3-16; 7-10-16; 7-17-16; 7-24-16; 7-31-16; 8-7-16; 8-14-16; 8-21-16; 8-28-16; 9-4-16; 9-11-16; 9-18-16; 9-25-16; 10-2-16; 10-9-16; 10-16-16; 10-23-16; 10-30-16; 11-6-16; 11-13-16; 11-20-16; 11-27-16; 12-4-16; 12-11-16; 12-18-16; 12-25-16; 1-1-17; 1-8-17; 1-15-17; 1-22-17; 1-29-17; 2-5-17; 2-12-17; 2-19-17; 2-26-17; 3-5-17; 3-12-17; 3-19-17; 3-26-17; 4-2-17; 4-9-17; 4-16-17; 4-23-17; 4-30-17; 5-7-17; 5-14-17; 5-21-17; 5-28-17; 6-4-17; 6-11-17; 6-18-17; 6-25-17; 7-2-17; 7-9-17; 7-16-17; 7-23-17; 7-30-17; 8-6-17; 8-13-17; 8-20-17; 8-27-17; 9-3-17; 9-10-17; 9-17-17; 9-24-17; 10-1-17; 10-8-17; 10-15-17; 10-22-17; 10-29-17; 11-5-17; 11-12-17; 11-19-17; 11-26-17; 12-3-17; 12-10-17; 12-17-17; 12-24-17; 12-31-17; 1-7-18; 1-14-18; 1-21-18; 1-28-18; 2-4-18; 2-11-18; 2-18-18; 2-25-18; 3-4-18; 3-11-18; 3-18-18; 3-25-18; 4-1-18; 4-8-18; 4-15-18; 4-22-18; 4-29-18; 5-6-18; 5-13-18; 5-20-18; 5-27-18; 6-3-18; 6-10-18; 6-17-18; 6-24-18; 7-1-18; 7-8-18; 7-15-18; 7-22-18; 7-29-18; 8-5-18; 8-12-18; 8-19-18; 8-26-18; 9-2-18; 9-9-18; 9-16-18; 9-23-18; 9-30-18; 10-7-18; 10-14-18; 10-21-18; 10-28-18; 11-4-18; 11-11-18; 11-18-18; 11-25-18; 12-2-18; 12-9-18; 12-16-18; 12-23-18; 12-30-18; 1-6-19; 1-13-19; 1-20-19; 1-27-19; 2-3-19; 2-10-19; 2-17-19; 2-24-19; 3-2-19; 3-9-19; 3-16-19; 3-23-19; 3-30-19; 4-6-19; 4-13-19; 4-20-19; 4-27-19; 5-4-19; 5-11-19; 5-18-19; 5-25-19; 6-1-19; 6-8-19; 6-15-19; 6-22-19; 6-29-19; 7-6-19; 7-13-19; 7-20-19; 7-27-19; 8-3-19; 8-10-19; 8-17-19; 8-24-19; 8-31-19; 9-7-19; 9-14-19; 9-21-19; 9-28-19; 10-5-19; 10-12-19; 10-19-19; 10-26-19; 11-2-19; 11-9-19; 11-16-19; 11-23-19; 11-30-19; 12-7-19; 12-14-19; 12-21-19; 12-28-19; 1-4-20; 1-11-20; 1-18-20; 1-25-20; 2-1-20; 2-8-20; 2-15-20; 2-22-20; 2-29-20; 3-6-20; 3-13-20; 3-20-20; 3-27-20; 4-3-20; 4-10-20; 4-17-20; 4-24-20; 5-1-20; 5-8-20; 5-15-20; 5-22-20; 5-29-20; 6-5-20; 6-12-20; 6-19-20; 6-26-20; 7-3-20; 7-10-20; 7-17-20; 7-24-20; 7-31-20; 8-7-20; 8-14-20; 8-21-20; 8-28-20; 9-4-20; 9-11-20; 9-18-20; 9-25-20; 10-2-20; 10-9-20; 10-16-20; 10-23-20; 10-30-20; 11-6-20; 11-13-20; 11-20-20; 11-27-20; 12-4-20; 12-11-20; 12-18-20; 12-25-20; 1-1-21; 1-8-21; 1-15-21; 1-22-21; 1-29-21; 2-5-21; 2-12-21; 2-19-21; 2-26-21; 3-5-21; 3-12-21; 3-19-21; 3-26-21; 4-2-21; 4-9-21; 4-16-21; 4-23-21; 4-30-21; 5-7-21; 5-14-21; 5-21-21; 5-28-21; 6-4-21; 6-11-21; 6-18-21; 6-25-21; 7-2-21; 7-9-21; 7-16-21; 7-23-21; 7-30-21; 8-6-21; 8-13-21; 8-20-21; 8-27-21; 9-3-21; 9-10-21; 9-17-21; 9-24-21; 10-1-21; 10-8-21; 10-15-21; 10-22-21; 10-29-21; 11-5-21; 11-12-21; 11-19-21; 11-26-21; 12-3-21; 12-10-21; 12-17-21; 12-24-21; 12-31-21; 1-7-22; 1-14-22; 1-21-22; 1-28-22; 2-4-22; 2-11-22; 2-18-22; 2-25-22; 3-4-22; 3-11-22; 3-18-22; 3-25-22; 4-1-22; 4-8-22; 4-15-22; 4-22-22; 4-29-22; 5-6-22; 5-13-22; 5-20-22; 5-27-22; 6-3-22; 6-10-22; 6-17-22; 6-24-22; 7-1-22; 7-8-22; 7-15-22; 7-22-22; 7-29-22; 8-5-22; 8-12-22; 8-19-22; 8-26-22; 9-2-22; 9-9-22; 9-16-22; 9-23-22; 9-30-22; 10-7-22; 10-14-22; 10-21-22; 10-28-22; 11-4-22; 11-11-22; 11-18-22; 11-25-22; 12-2-22; 12-9-22; 12-16-22; 12-23-22; 12-30-22; 1-6-23; 1-13-23; 1-20-23; 1-27-23; 2-3-23; 2-10-23; 2-17-23; 2-24-23; 3-2-23; 3-9-23; 3-16-23; 3-23-23; 3-30-23; 4-6-23; 4-13-23; 4-20-23; 4-27-23; 5-4-23; 5-11-23; 5-18-23; 5-25-23; 6-1-23; 6-8-23; 6-15-23; 6-22-23; 6-29-23; 7-6-23; 7-13-23; 7-20-23; 7-27-23; 8-3-23; 8-10-23; 8-17-23; 8-24-23; 8-31-23; 9-7-23; 9-14-23; 9-21-23; 9-28-23; 10-5-23; 10-12-23; 10-19-23; 10-26-23; 11-2-23; 11-9-23; 11-16-23; 11-23-23; 11-30-23; 12-7-23; 12-14-23; 12-21-23; 12-28-23; 1-4-24; 1-11-24; 1-18-24; 1-25-24; 2-1-24; 2-8-24; 2-15-24; 2-22-24; 2-29-24; 3-6-24; 3-13-24; 3-20-24; 3-27-24; 4-3-24; 4-10-24; 4-17-24; 4-24-24; 5-1-24; 5-8-24; 5-15-24; 5-22-24; 5-29-24; 6-5-24; 6-12-24; 6-19-24; 6-26-24; 7-3-24; 7-10-24; 7-17-24; 7-24-24; 7-31-24; 8-7-24; 8-14-24; 8-21-24; 8-28-24; 9-4-24; 9-11-24; 9-18-24; 9-25-24; 10-2-24; 10-9-24; 10-16-24; 10-23-24; 10-30-24; 11-6-24; 11-13-24; 11-20-24; 11-27-24; 12-4-24; 12-11-24; 12-18-24; 12-25-24; 1-1-25; 1-8-25; 1-15-25; 1-22-25; 1-29-25; 2-5-25; 2-12-25; 2-19-25; 2-26-25; 3-5-25; 3-12-25; 3-19-25; 3-26-25; 4-2-25; 4-9-25; 4-16-25; 4-23-25; 4-30-25; 5-7-25; 5-14-25; 5-21-25; 5-28-25; 6-4-25; 6-11-25; 6-18-25; 6-25-25; 7-2-25; 7-9-25; 7-16-25; 7-23-25; 7-30-25; 8-6-25; 8-13-25; 8-20-25; 8-27-25; 9-3-25; 9-10-25; 9-17-25; 9-24-25; 10-1-25; 10-8-25; 10-15-25; 10-22-25; 10-29-25; 11-5-25; 11-12-25; 11-19-25; 11-26-25; 12-3-25; 12-10-25; 12-17-25; 12-24-25; 12-31-25; 1-7-26; 1-14-26; 1-21-26; 1-28-26; 2-4-26; 2-11-26; 2-18-26; 2-25-26; 3-4-26; 3-11-26; 3-18-26; 3-25-26; 4-1-26; 4-8-26; 4-15-26; 4-22-26; 4-29-26; 5-6-26; 5-13-26; 5-20-26; 5-27-26; 6-3-26; 6-10-26; 6-17-26; 6-24-26; 7-1-26; 7-8-26; 7-15-26; 7-22-26; 7-29-26; 8-5-26; 8-12-26; 8-19-26; 8-26-26; 9-2-26; 9-9-26; 9-16-26; 9-23-26; 9-30-26; 10-7-26; 10-14-26; 10-21-26; 10-28-26; 11-4-26; 11-11-26; 11-18-26; 11-25-26; 12-2-26; 12-9-26; 12-16-26; 12-23-26; 12-30-26; 1-6-27; 1-13-27; 1-20-27; 1-27-27; 2-3-27; 2-10-27; 2-17-27; 2-24-27; 3-2-27; 3-9-27; 3-16-27; 3-23-27; 3-30-27; 4-6-27; 4-13-27; 4-20-27; 4-27-27; 5-4-27; 5-11-27; 5-18-27; 5-25-27; 6-1-27; 6-8-27; 6-15-27; 6-22-27; 6-29-27; 7-6-27; 7-13-27; 7-20-27; 7-27-27; 8-3-27; 8-10-27; 8-17-27; 8-24-27; 8-31-27; 9-7-27; 9-14-27; 9-21-27; 9-28-27; 10-5-27; 10-12-27; 10-19-27; 10-26-27; 11-2-27; 11-9-27; 11-16-27; 11-23-27; 11-30-27; 12-7-27; 12-14-27; 12-21-27; 12-28-27; 1-4-28; 1-11-28; 1-18-28; 1-25-28; 2-1-28; 2-8-28; 2-15-28; 2-22-28; 2-29-28; 3-6-28; 3-13-28; 3-20-28; 3-27-28; 4-3-28; 4-10-28; 4-17-28; 4-24-28; 5-1-28; 5-8-28; 5-15-28; 5-22-28; 5-29-28; 6-5-28; 6-12-28; 6-19-28; 6-26-28; 7-3-28; 7-10-28; 7-17-28; 7-24-28; 7-31-28; 8-7-28; 8-14-28; 8-21-28; 8-28-28; 9-4-28; 9-11-28; 9-18-28; 9-25-28; 10-2-28; 10-9-28; 10-16-28; 10-23-28; 10-30-28; 11-6-28; 11-13-28; 11-20-28; 11-27-28; 12-4-28; 12-11-28; 12-18-28; 12-25-28; 1-1-29; 1-8-29; 1-15-29; 1-22-29; 1-29-29; 2-5-29; 2-12-29; 2-19-29; 2-26-29; 3-5-29; 3-12-29; 3-19-29; 3-26-29; 4-2-29; 4-9-29; 4-16-29; 4-23-29; 4-30-29; 5-7-29; 5-14-29; 5-21-29; 5-28-29; 6-4-29; 6-11-29; 6-18-29; 6-25-29; 7-2-29; 7-9-29; 7-16-29; 7-23-29; 7-30-29; 8-6-29; 8-13-29; 8-20-29; 8-27-29; 9-3-29; 9-10-29; 9-17-29; 9-24-29; 10-1-29; 10-8-29; 10-15-29; 10-22-29; 10-29-29; 11-5-29; 11-12-29; 11-19-29; 11-26-29; 12-3-29; 12-10-29; 12-17-29; 12-24-29; 12-31-29; 1-7-30; 1-14-30; 1-21-30; 1-28-30; 2-4-30; 2-11-30; 2-18-30; 2-25-30; 3-4-30; 3-11-30; 3-18-30; 3-25-30; 4-1-30; 4-8-30; 4-15-30; 4-22-30; 4-29-30; 5-6-30; 5-13-30; 5-20-30; 5-27-30; 6-3-30; 6-10-30; 6-17-30; 6-24-30; 7-1-30; 7-8-30; 7-15-30; 7-22-30; 7-29-30; 8-5-30; 8-12-30; 8-19-30; 8-26-30; 9-2-30; 9-9-30; 9-16-30; 9-23-30; 9-30-30; 10-7-30; 10-14-30; 10-21-30; 10-28-30; 11-4-30; 11-11-30; 11-18-30; 11-25-30; 12-2-30; 12-9-30; 12-16-30; 12-23-30; 12-30-30; 1-6-31; 1-13-31; 1-20-31; 1-27-31; 2-3-31; 2-10-31; 2-17-31; 2-24-31; 3-2-31; 3-9-31; 3-16-31; 3-23-31; 3-30-31; 4-6-31; 4-13-31; 4-20-31; 4-27-31; 5-4-31; 5-11-31; 5-18-31; 5-25-31; 6-1-31; 6-8-31; 6-15-31; 6-22-31; 6-29-31; 7-6-31; 7-13-31; 7-20-31; 7-27-31; 8-3-31; 8-10-31; 8-17-31; 8-24-31; 8-31-31; 9-7-31; 9-14-31; 9-21-31; 9-28-31; 10-5-31; 10-12-31; 10-19-31; 10-26-31; 11-2-31; 11-9-31; 11-16-31; 11-23-31; 11-30-31; 12-7-31; 12-14-31; 12-21-31; 12-28-31; 1-4-32; 1-11-32; 1-18-32; 1-25-32; 2-1-32; 2-8-32; 2-15-32; 2-22-32; 2-29-32; 3-6-32; 3-13-32; 3-20-32; 3-27-32; 4-3-32; 4-10-32; 4-17-32; 4-24-32; 5-1-32; 5-8-32; 5-15-32; 5-22-32; 5-29-32; 6-5-32; 6-12-32; 6-19-32; 6-26-32; 7-3-32; 7-10-32; 7-17-32; 7-24-32; 7-31-32; 8-7-32; 8-14-32; 8-21-32; 8-28-32; 9-4-32; 9-11-32; 9-18-32; 9-25-32; 10-2-32; 10-9-32; 10-16-32; 10-23-32; 10-30-32; 11-6-32; 11-13-32; 11-20-32; 11-27-32; 12-4-32; 12-11-32; 12-18-32; 12-25-32; 1-1-33; 1-8-33; 1-15-33; 1-22-33; 1-29-33; 2-5-33; 2-12-33; 2-19-33; 2-26-33; 3-5-33; 3-12-33; 3-19-33; 3-26-33; 4-2-33; 4-9-33; 4-16-33; 4-23-33; 4-30-33; 5-7-33; 5-14-33; 5-21-33; 5-28-33; 6-4-33; 6-11-33; 6-18-33; 6-25-33; 7-2-33; 7-9-33; 7-16-33; 7-23-33; 7-30-33; 8-6-33; 8-13-33; 8-20-33; 8-27-33; 9-3-33; 9-10-33; 9-17-33; 9-24-33; 10-1-33; 10-8-33; 10-15-33; 10-22-33; 10-29-33; 11-5-33; 11-12-33; 11-19-33; 11-26-33; 12-3-33; 12-10-33; 12-17-33; 12-24-33; 12-31-33; 1-7-34; 1-14-34; 1-21-34; 1-28-34; 2-4-34; 2-11-34; 2-18-34; 2-25-34; 3-4-34; 3-11-34; 3-18-34; 3-25-34; 4-1-34; 4-8-34; 4-15-34; 4-22-34; 4-29-34; 5-6-34; 5-13-34; 5-20-34; 5-27-34; 6-3-34; 6-10-34; 6-17-34; 6-24-34; 7-1-34; 7-8-34; 7-15-34; 7-22-34; 7-29-34; 8-5-34; 8-12-34; 8-19-34; 8-26-34; 9-2-34; 9-9-34; 9-16-34; 9-23-34; 9-30-34; 10-7-34; 10-14-34; 10-21-34; 10-28-34; 11-4-34; 11-11-34; 11-18-34; 11-25-34; 12-2-34; 12-9-34; 12-16-34; 12-23-34; 12-30-34; 1-6-35; 1-13-35; 1-20-35; 1-27-35; 2-3-35; 2-10-35; 2-17-35; 2-24-35; 3-2-35; 3-9-35; 3-16-35; 3-23-35; 3-30-35; 4-6-35; 4-13-35; 4-20-35; 4-27-35; 5-4-35; 5

***PROJECT STATEMENT: THIS PROJECT PROPOSES AN AMENDMENT TO THE EXISTING FOREST CONSERVATION PLAN FOR THE SITE. THE EXISTING FCP SATISFIES THE SITE'S FOREST CONSERVATION REQUIREMENT THROUGH SIGNIFICANT/SPECIMEN CRZ CREDIT AND INDIVIDUAL TREE LANDSCAPE CREDIT. CURRENT INVESTIGATION OF THE SITE PRESENTS DIFFICULTY IN DETERMINING WHICH TREES/CRZs ACCOUNT FOR HOW MUCH CREDIT TOWARDS FOREST CONSERVATION. TO ENSURE THE SITE'S COMPLIANCE WITH THE FOREST CONSERVATION LAW NOW AND INTO THE FUTURE, THE APPLICANT PROPOSES TO SATISFY THE FOREST REQUIREMENT THROUGH OFFSITE MITIGATION (BANKING OR FEE-IN-LIEU).

FOREST CONSERVATION WORKSHEET
BETHESDA ELEMENTARY SCHOOL

5-Aug-02

NET TRACT AREA:

A. Total tract area ...	8.23 *
B. Land dedication acres (parks, county facility, etc.) ...	0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...	0.00
D. Area to remain in commercial agricultural production/use ...	0.00
E. Other deductions (specify)	0.00
F. Net Tract Area	8.23

LAND USE CATEGORY: (from Trees Technical Manual)

Input the number "1" under the appropriate land use, limit to only one entry.

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

G. Afforestation Threshold ... 15% x F = 1.23

H. Conservation Threshold ... 20% x F = 1.65

EXISTING FOREST COVER:

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:

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

PROPOSED FOREST CLEARING:

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

PLANTING REQUIREMENTS:

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	1.23
U. Credit for landscaping (may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	1.23 **

* 8.23 ACRES OF PROPERTY AREA (PER TRACT AREA OF EXISTING FCP# MR97017)

** 1.24 ACRES OF AFFORESTATION REQUIRED FOR THE PROJECT (PER REQUIREMENT FROM EXISTING FCP# MR97017) AND PROPOSED THROUGH OFFSITE MITIGATION (BANKING/FEE-IN-LIEU)

*** THE REMAINDER OF LANDSCAPE AND TREE SAVE CREDIT FROM THE EXISTING FCP IS PROPOSED TO BE REMOVED FROM THE SITE.

SITE TABULATIONS:

ACREAGE OF TRACT:	8.23
ACREAGE OF TRACT REMAINING IN AGRICULTURE:	0
ACREAGE OF ROAD AND UTILITY R/W WHICH WILL NOT BE IMPROVED AS PART OF DEV. APPLICATION:	0
ACREAGE OF EX. FOREST:	0.00
ACREAGE OF TOTAL FOREST RETENTION:	0.00
ACREAGE OF TOTAL FOREST CLEARED:	0.00
LAND USE CATEGORY:	IDA
AFFORESTATION THRESHOLD:	1.23
CONSERVATION THRESHOLD:	1.65
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN WETLANDS:	0.00/0.00/0.00
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN 100-YEAR FLOODPLAIN:	0.00/0.00/0.00
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN STREAM BUFFERS:	0.00/0.00/0.00
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITH PRIORITY AREAS:	0.00/0.00/0.00
LINEAR EXTENT & AVERAGE WIDTH OF STREAM BUFFER:	0'/0'

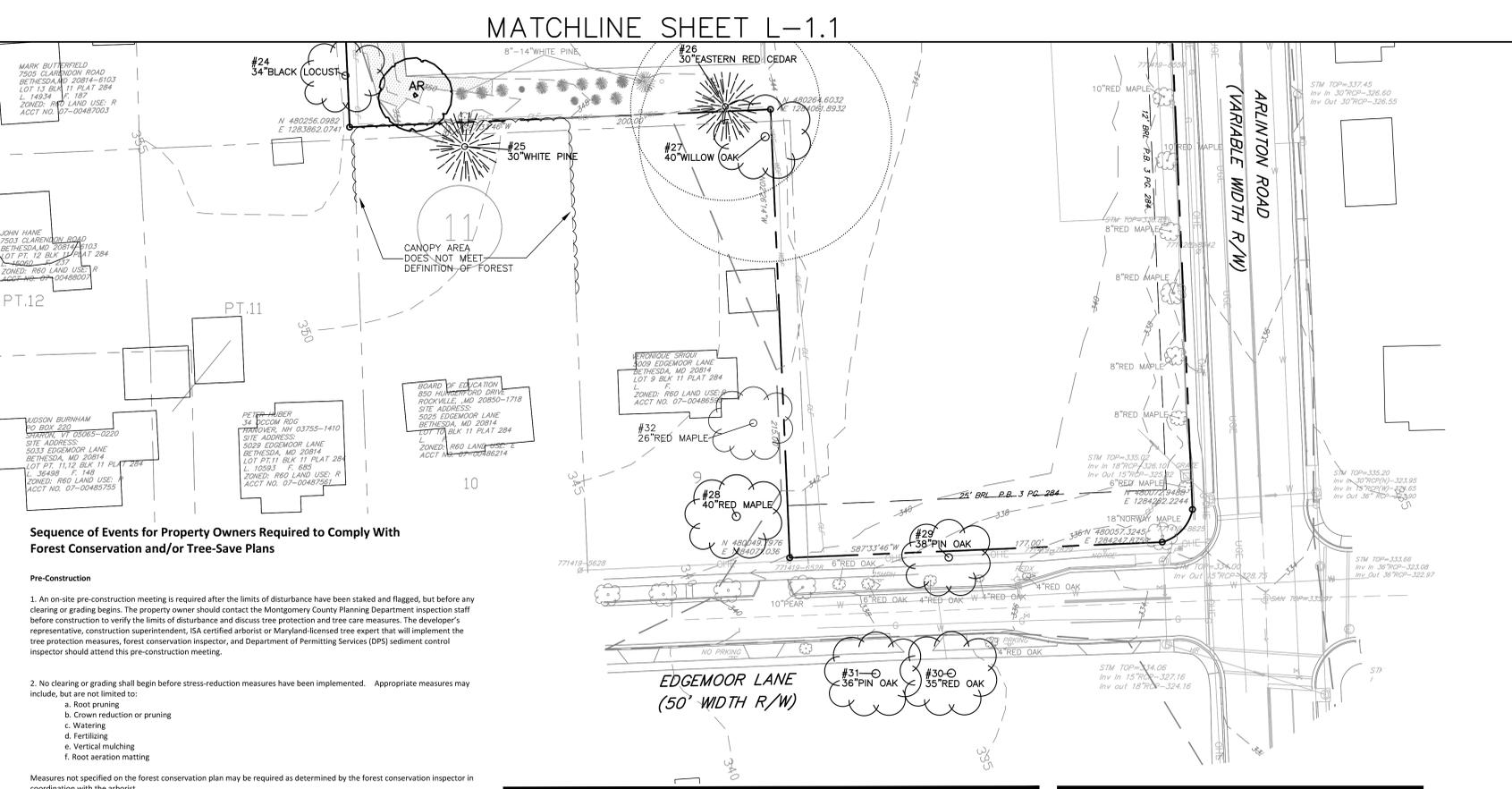
TOTAL DBH INCHES OF SPECIMEN TREES REMOVED	154
X 0.25 = REQUIRED CALIPER INCHES MITIGATION	38.5
TOTAL CALIPER INCHES OF SPECIMEN TREE MITIGATION (SEE SHEET L-1.3 FOR PROPOSED MITIGATION SCHEDULE)	39

Tree Species	Species (Scientific Name)	Species (Common Name)	D.B.H. (Inches)	Tree Condition	Significant/Specimen Tree Summary 24" +	Variance Request	CRZ %	Disposition
1	QUERCUS RUBRA	RED OAK	25	FAIR	DEBACK			SAVE & PROTECT
2	PINUS STROBUS	WHITE PINE	30	GOOD	PERMISSIBLE CONDITION			SAVE & PROTECT
3	ACER SACCHARINUM	SILVER MAPLE	48	GOOD	CO-OWNED			SAVE & PROTECT
4	QUERCUS PALLISTRIS	PIN OAK	27	GOOD				SAVE & PROTECT
5	QUERCUS PALLISTRIS	PIN OAK	29	GOOD				SAVE & PROTECT
6	QUERCUS PALLISTRIS	PIN OAK	26	GOOD				SAVE & PROTECT
7	ACER SACCHARINUM	SILVER MAPLE	36	GOOD	OFFSITE			SAVE & PROTECT
8	QUERCUS PALLISTRIS	PIN OAK	26	GOOD	CO-OWNED WITH ROW			SAVE & PROTECT
9	JUGLANS NIGRA	BLACK WALNUT	24	GOOD				SAVE & PROTECT
10	PRUNUS SEROTINA	BLACK CHERRY	29	GOOD				SAVE & PROTECT
11	ACER SACCHARINUM	SILVER MAPLE	38	GOOD	OFFSITE			SAVE & PROTECT
12	ACER SACCHARINUM	SILVER MAPLE	29	GOOD	OFFSITE			SAVE & PROTECT
13	PINUS STROBUS	WHITE PINE	32	GOOD	OFFSITE			SAVE & PROTECT
14	VOID	VOID	VOID	VOID	VOID			VOID
15	QUERCUS PALLISTRIS	PIN OAK	34	GOOD	OFFSITE			SAVE & PROTECT
16	QUERCUS PALLISTRIS	PIN OAK	30	FAIR	CO-OWNED WITH ROW	YES	1%	SAVE & PROTECT
17	QUERCUS PALLISTRIS	PIN OAK	32	GOOD	PERMISSION TO REMOVE IN THE EVENT OF DECLINE OR HAZARDOUS CONDITION	YES	27%	SAVE & PROTECT
18	QUERCUS PALLISTRIS	PIN OAK	30	GOOD	PERMISSION TO REMOVE IN THE EVENT OF DECLINE OR HAZARDOUS CONDITION	YES	38%	SAVE & PROTECT
19	QUERCUS RUBRA	RED OAK	31	FAIR	50% LOSS	YES	100%	TO BE REMOVED
20	QUERCUS PALLISTRIS	PIN OAK	43	GOOD	CO-OWNED WITH ROW/75% COUNTY CHAMP	YES	4%	SAVE & PROTECT
21	LIGUAMINARIA STRYCFILIA	SWEETGUM	31	GOOD	GROUNDED ROOTS	YES	100%	TO BE REMOVED
22	PICEA ABIES	NORWAY SPRUCE	26	GOOD	EXPOSED/GROUNDED ROOTS/PERMISSION TO REMOVE IN THE EVENT OF DECLINE OR HAZARDOUS CONDITION			SAVE & PROTECT
23	QUERCUS PALLISTRIS	PIN OAK	30	GOOD	PERMISSION TO REMOVE IN THE EVENT OF DECLINE OR HAZARDOUS CONDITION	YES	100%	SAVE & PROTECT
24	ROBINA PSEUDOCACAGIA	BLACK LOCUST	34	GOOD	CO-OWNED			SAVE & PROTECT
25	PINUS STROBUS	WHITE PINE	30	GOOD	OFFSITE			SAVE & PROTECT
26	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	30	FAIR	MISSING LIMBS/ROT AT BASE/IONYMIUS VINES/SURROUNDED BY BAMBOO			SAVE & PROTECT
27	QUERCUS PHELLOS	WILLOW OAK	40	GOOD	OFFSITE			SAVE & PROTECT
28	ACER RUBRUM	RED MAPLE	40	GOOD	OFFSITE			SAVE & PROTECT
29	QUERCUS PALLISTRIS	PIN OAK	38	GOOD	OFFSITE			SAVE & PROTECT
30	QUERCUS RUBRA	RED OAK	35	GOOD	OFFSITE			SAVE & PROTECT
31	QUERCUS PALLISTRIS	PIN OAK	36	GOOD	OFFSITE			SAVE & PROTECT
32	ACER RUBRUM	RED MAPLE	26	GOOD	OFFSITE			SAVE & PROTECT

CONDITION SCORING SYSTEM

No Apparent Problems	Excellent
Minor Problems	Good
Major Problems	Fair
Extreme Problems	Poor

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



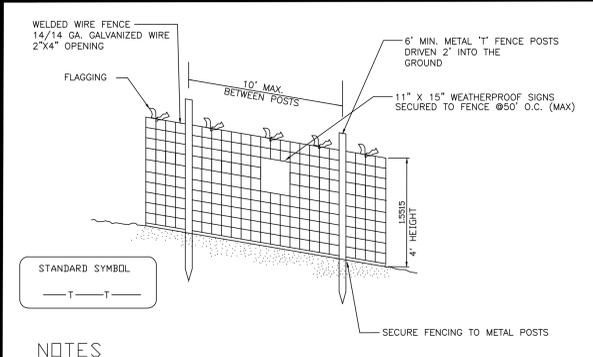
Sequence of Events for Property Owners Required to Comply With Forest Conservation and/or Tree-Save Plans

- Pre-Construction**
- An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The property owner should contact the Montgomery County Planning Department inspection staff before construction to verify the limits of disturbance and discuss tree protection and tree care measures. The developer's representative, construction superintendent, ISA certified arborist or Maryland-licensed tree expert that will implement the tree protection measures, forest conservation inspector, and Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.
 - No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:
 - Root pruning
 - Crown reduction or pruning
 - Watering
 - Fertilizing
 - Vertical mulching
 - Root aeration matting
- Measures not specified on the forest conservation plan may be required as determined by the forest conservation inspector in coordination with the arborist.
- A Maryland-licensed tree expert or an International Society of Arboriculture-certified arborist must perform all stress reduction measures. Documentation of stress reduction measures must be either observed by the forest conservation inspector or sent to the inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The forest conservation inspector will determine the exact method to convey the stress reduction measures during the pre-construction meeting.
- During Construction**
- Temporary tree protection devices shall be installed per the Forest Conservation Plan/Tree Save Plan and prior to any construction activities. Tree protection fencing locations should be staked prior to the pre-construction meeting. The forest conservation inspector, in coordination with the DPS sediment control inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan. Temporary tree protection devices may include:
 - Chain link fence (four feet high)
 - Super silt fence with wire strung between support poles (minimum 4 feet high) with high visibility flagging.
 - 1/4 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
 - Temporary protection devices shall be maintained and installed by the contractor for the duration of construction project and must not be altered without prior approval from the forest conservation inspector. No equipment, trucks, materials, or debris may be stored within the tree protection fence areas during the entire construction project. No vehicle or equipment access to the fenced area will be permitted. Tree protection shall not be removed without prior approval of forest conservation inspector.
 - Forest retention area signs shall be installed as required by the forest conservation inspector, or as shown on the approved plan.
 - Long-term protection devices will be installed per the Forest Conservation Plan/Tree Save Plan and attached details. Installation will occur at the appropriate time during the construction project. Refer to the plan drawing for long-term protection measures to be installed.
- Post-Construction**
- After construction is completed, an inspection shall be requested. Corrective measures may include:
 - Removal and replacement of dead and dying trees
 - Pruning of dead or declining limbs
 - Soil aeration
 - Fertilization
 - Watering
 - Wound repair
 - Clean up of retention areas
 - After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both the Department of Permitting Services and the forest conservation inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.

INSPECTIONS

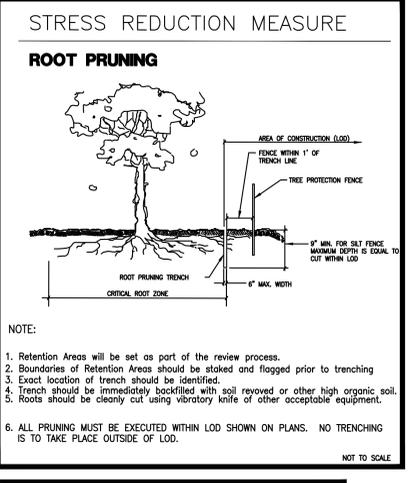
All field inspections must be requested by the applicant. Inspections must be conducted as follows:

- Tree Save Plans and Forest Conservation Plans without Planting Requirements**
- After the limits of disturbance have been staked and flagged, but before any clearing or grading begins
 - After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begin
 - After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provision of the forest conservation.
- Additional Requirements for Plans with Planting Requirements**
- Before the start of any required reforestation and afforestation planting
 - After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start the maintenance period.
 - At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance bond.

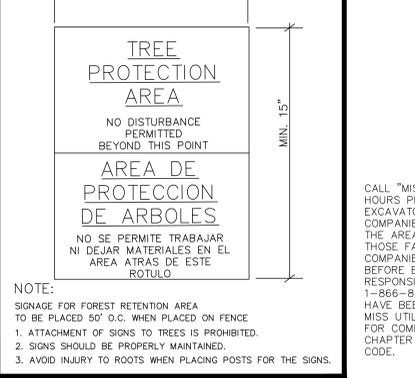


- NOTES**
- LOCATION AND LIMITS OF FENCING SHALL BE COORDINATED IN FIELD WITH ARBORIST.
 - BOUNDARIES OF PROTECTION AREA SHOULD BE STAKED
 - PRIOR TO INSTALLING PROTECTIVE DEVICE.
 - ROOT DAMAGE SHOULD BE AVOIDED
 - PROTECTIVE SIGNAGE IS REQUIRED.
 - FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 - TREE PROTECTION FENCE SHALL NOT BE REMOVED WITHOUT PRIOR CONSENT OF MNCPPC INSPECTOR.
 - ALL FENCE MUST BE WITHIN THE PROPOSED LOD SHOWN ON PLANS.
- TREE PROTECTION FENCE DETAIL**
NOT TO SCALE

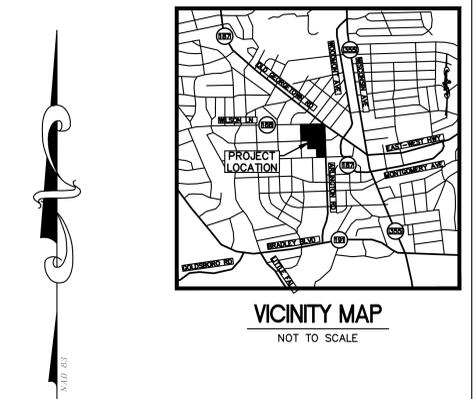
- GENERAL FCP NOTES:**
- ROOT PRUNE TRENCH IS NOT TO IMPACT UTILITIES.
 - THE EXTENT OF ROOT PRUNING IS TO BE DETERMINED AT THE PRECONSTRUCTION MEETING.
 - NO CLEARING IS TO TAKE PLACE OUTSIDE OF THE LIMITS OF DISTURBANCE.
 - TREE STUMPS ARE TO BE GRINDED AS PART OF DEMOLITION (IF TREE STUMPS ARE NOT CLEARED AS PART OF GRADING/CLEARING).
- SITE PLANTING NOTE:**
- TREES AND SHRUBS TO BE PLANTED OUTSIDE OF L.O.D. ARE TO BE DUG WITH HAND EQUIPMENT ONLY. NO MACHINERY IS TO GO OUTSIDE OF L.O.D. PLANTS ARE TO BE INSTALLED AND STABILIZED SAME DAY.



- NOTES:**
- Retention Areas will be set as part of the review process.
 - Boundaries of Retention Areas should be staked and flagged prior to trenching
 - Exact location of trench should be identified.
 - Trench should be immediately backfilled with soil removed or other high organic soil.
 - Roots should be cleanly cut using vibratory knife of other acceptable equipment.
 - ALL PRUNING MUST BE EXECUTED WITHIN LOD SHOWN ON PLANS. NO TRENCHING IS TO TAKE PLACE OUTSIDE OF LOD.



- NOTE:**
- SIGNAGE FOR FOREST RETENTION AREA TO BE PLACED 50' O.C. WHEN PLACED ON FENCE
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 - SIGNS SHOULD BE PROPERLY MAINTAINED.
 - AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.



LEGEND

- 14" RED OAK: EXISTING TREE <24" DBH WITH CRZ
- #1 26" RED OAK: EXISTING SIGNIFICANT TREE >24" AND <30" DBH WITH TAG NUMBER AND CRZ
- #1 32" RED OAK: EXISTING SPECIMEN TREE >30" DBH WITH TAG NUMBER AND CRZ
- 14" RED OAK: EXISTING TREE <24" DBH WITH CRZ TO BE REMOVED
- #1 26" RED OAK: EXISTING SIGNIFICANT TREE >24" AND <30" DBH WITH TAG NUMBER AND CRZ TO BE REMOVED
- #1 32" RED OAK: EXISTING SPECIMEN TREE >30" DBH WITH TAG NUMBER AND CRZ TO BE REMOVED
- LOD: LIMITS OF DISTURBANCE
- MINIMAL CLEARANCE ZONE OF TREE: DEMOLITION AND CONSTRUCTION IN THIS AREA TO BE PERFORMED CAREFULLY BY HAND
- 1-QP: PROPOSED CANOPY TREE FOR REMOVAL WITH TAG NUMBER AND CRZ
- TP/RP: PLANT TYPE AND QUANTITY
- T-T-T-T: COMBINED ROOT PRUNE TRENCH/TREE PROTECTION FENCE (TEMPORARY)
- T-T-T-T: TREE PROTECTION FENCE (TEMPORARY)
- TEMPORARY TREE PROTECTION SIGNAGE (APPROX. 50' O.C.)
- SCRUB AREA/NON-FOREST CANOPY
- 16D BRINKLOW, 2UB GLENELG: SOIL BOUNDARY
- SURVEY TOPO MNCPPC TOPO: LIMITS OF SURVEY
- STEEP SLOPES ≥ 25%
- PROPERTY BOUNDARY

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft

CERTIFICATION OF QUALIFIED PROFESSIONAL

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

DATE: _____
MICHAEL A. NORTON
MONTGOMERY COUNTY PUBLIC SCHOOLS
QUALIFIED PROFESSIONAL

MISS UTILITY

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

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. MFC03030 including financial bonding, forest planting, maintenance, and all other applicable agreements.

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

HURON CONSULTING
A DIVISION OF NOBS ENGINEERING
20410 CENTURY BLVD SUITE 230, GERMANTOWN, MD, 20874
PHONE: (301) 528-2010 FAX: (301) 528-0124 www.huroncon.com www.nobseng.com

architecture planning interiors

BETHESDA ELEMENTARY SCHOOL ADDITION
7600 ARLINGTON ROAD
BETHESDA, MARYLAND 20814

AMENDED FOREST CONSERVATION PLAN

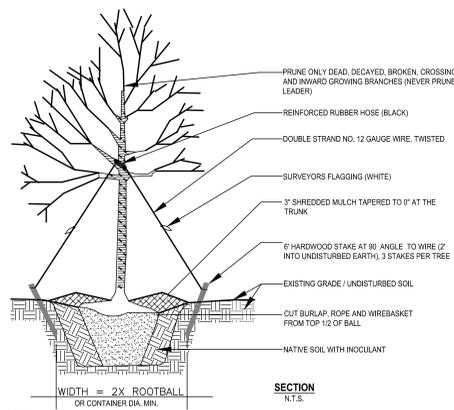
DESIGN DEVELOPMENT

REVISIONS: 6-4-13; ISSUED PER COMMENTS DATED 5-31-13

DATE: 04-17-13

FORM NO.: 1001

L-1.2
SHEET 2 OF 3



- NOTES:**
1. STAKES AND WIRES MUST BE REMOVED NO LATER THAN 12 MONTHS AFTER PLANTING.
 2. PLANTING HOLE SHALL BE DUG BY A BACKHOE OR OTHER MACHINE AND FINISHED BY HAND.
 3. IF SURROUNDING SOIL IS COMPACTED AS DETERMINED BY M-NCPPC PLANNING DEPT INSPECTOR, AN AREA UP TO 5 TIMES THE DIA. OF THE ROOT MASS SHALL BE EXCAVATED OR ROTOTILLED TO A 1' DEPTH AND THE SOIL SHALL BE AMENDED.
 4. DO NOT DAMAGE OR CUT LEADER.
 5. ROOT FLAIR EVEN WITH LEVEL OF UNDISTURBED GROUND.

DECIDUOUS PLANTS - (2" Caliper or Larger)

The Maryland-National Capital Park and Planning Commission
Montgomery County Department of Parks

SEPTEMBER 2008

PLANTING SCHEDULE

TASKS	MONTHS											
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
TRANSPLANT OF 2" DBH OR GREATER	[Hatched]			[Hatched]						[Hatched]		
PLANTING SEEDINGS, WHIPS	[Hatched]			[Hatched]						[Hatched]		
MINIMUM MONITORING	*			*						*		
FERTILIZER * (IF NEEDED)	[Bar]											
WATER **	[Bar]											
PRUNING	[Bar]			[Bar]						[Bar]		

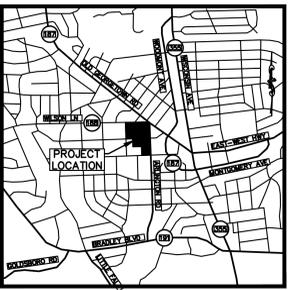
- KEY**
- * ACTIVITIES DURING THESE MONTHS ARE DEPENDENT UPON GROUND CONDITIONS
 - [Hatched] GREATLY RECOMMENDED
 - [Diagonal Lines] RECOMMENDED WITH ADDITIONAL CARE
 - [Bar] RECOMMENDED
 - * DEPENDENT UPON SITE CONDITIONS
 - ** DEPENDENT UPON SITE CONDITIONS; WEEKLY WATERING IS GREATLY RECOMMENDED FROM MAY THROUGH OCTOBER UNLESS WEEKLY RAINFALL EQUALS 1"
- NOTES:**
- The planting and care of trees is most successful when coordinated with the local climatic conditions. This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.

THE PLAN CALLS FOR THE REMOVAL OR POTENTIAL REMOVAL OF THE FOLLOWING SPECIMEN TREES: #17-32"PIN OAK, #18-30"PIN OAK, #19-31"RED OAK, #21-31"SWEETGUM AND #23-30"PIN OAK. AS MITIGATION FOR THE CUTTING OF SPECIMEN TREES, THE PLAN PROPOSES THE PLANTING OF 13-3"MINIMUM CALIPER MARYLAND NATIVE TREES.

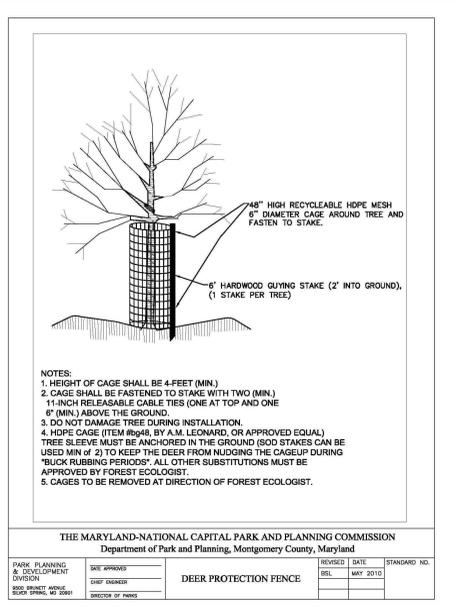
PROPOSED SPECIMEN TREE MITIGATION PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING	QUANTITY
TREES						
AR	ACER RUBRUM	RED MAPLE	3" CAL	B&B	SHOWN	3
QPh	QUERCUS PHELLOS	WILLOW OAK	3" CAL	B&B	SHOWN	3
QPr	QUERCUS PRINUS	CHESTNUT OAK	3" CAL	B&B	SHOWN	3
QR	QUERCUS RUBRA	RED OAK	3" CAL	B&B	SHOWN	4

- NOTES:**
- TREES ARE TO BE GUARANTEED FOR TWO YEARS.
 - ALL PLANTS SHALL BE WATERED FOR A TWO YEAR PERIOD AS REQUIRED.
 - TREES ARE TO BE PROTECTED WITH INDIVIDUAL TREE SHELTERS PER DETAIL ON THIS SHEET OR APPROVED EQUAL.



VICINITY MAP
NOT TO SCALE



- SITE PLANTING GENERAL NOTES:**
1. DRAWINGS ARE FOR TREE CONSERVATION AND MITIGATION PURPOSES ONLY. AS-BUILT CONDITIONS MAY VARY. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND UTILITY LOCATIONS SHOWN AND DESCRIBED ON THE DRAWINGS, AND SHALL INFORM NORTON LAND DESIGN, TEL. NO. 301-216-9850 OF ANY DISCREPANCIES OR POTENTIAL PROBLEMS PRIOR TO COMMENCING WORK.
 2. DO NOT PLANT TREES OR SHRUBS WITHIN 3'-0" OF THE CENTERLINE OF SWALES OR DITCHES.
 3. "MISS UTILITY" (1-800-257-7777) MUST BE CONTACTED A MINIMUM OF 48 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION FOR PLANT MATERIAL INSTALLATION.
 4. NO PLANT MATERIAL SHALL BE PLANTED DIRECTLY IN FRONT OF ROADWAY SIGN SIGHT LINES.
 5. PLANT MATERIALS AND PLANTING MEASURES SHALL CONFORM WITH THE "LANDSCAPE SPECIFICATION GUIDELINES FOR THE BALTIMORE-WASHINGTON METROPOLITAN AREAS", LATEST EDITION.
 6. ALL PLANTS SHALL BE WATERED FOR A TWO YEAR PERIOD AS REQUIRED. THE CONTRACTOR SHALL PROVIDE SUFFICIENT MANPOWER AND EQUIPMENT TO COMPLETE THE WATERING AS REQUIRED.
 7. THE FOLLOWING LIST OF PLANTS SHALL BE PLANTED ONLY DURING THE SPRING PLANTING SEASON: ACER RUBRUM AND QUERCUS SPP. (ALL OAK SPECIES).
 8. PLANTS SHALL BE INSPECTED BY THE CONTRACTOR AND ANY MATERIAL THAT IS EITHER DAMAGED OR WHICH HAS ROOT BALL COMPACTION, J-RROOTED OR KINKED ROOT SYSTEMS WILL BE REPLACED. NO PLANTS WILL BE STORED ON SITE. PLANTS WILL BE PLANTED IMMEDIATELY ONCE RECEIVED FROM THE NURSERY.
 9. PLANTING FIELD SHOULD BE 2X ROOT BALL DIAMETER. NATIVE SOIL MATERIAL WILL BE USED TO BACKFILL PLANT SITE AND AREA WILL BE PACKED TO REMOVE AIR POCKETS. RAKE SOIL EVENLY OVER THE PLANTING FIELD AND COVER HOLE WITH THREE INCHES OF MULCH. WATER TO SETTLE SOIL AND PROVIDE MOISTURE AS NEEDED.
 10. DEER PROTECTION MEASURES TO BE PROVIDED FOR ALL PLANTED TREES. SPECIFIC MEASURES TO BE DETERMINED AS PART OF THE PRE-PLANTING MEETING.

- GENERAL FCP NOTES:**
- ROOT PRUNE TRENCH IS NOT TO IMPACT UTILITIES.
 - THE EXTENT OF ROOT PRUNING IS TO BE DETERMINED AT THE PRECONSTRUCTION MEETING.
 - NO CLEARING IS TO TAKE PLACE OUTSIDE OF THE LIMITS OF DISTURBANCE.
 - TREE STUMPS ARE TO BE GRINDED AS PART OF DEMOLITION (IF TREE STUMPS ARE NOT CLEARED AS PART OF GRADING/CLEARING).
- SITE PLANTING NOTE:**
- TREES AND SHRUBS TO BE PLANTED OUTSIDE OF L.O.D. ARE TO BE DUG WITH HAND EQUIPMENT ONLY. NO MACHINERY IS TO GO OUTSIDE OF L.O.D. PLANTS ARE TO BE INSTALLED AND STABILIZED SAME DAY.

MISS UTILITY

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

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

OWNER / APPLICANT
MONTGOMERY COUNTY PUBLIC SCHOOLS
45 W. GUDE DRIVE, SUITE 4300
ROCKVILLE, MD 20850
ATTN: MR. JAMES TOKAR
TEL: 240-314-1009
FAX: 240-314-1036

HURON CONSULTING
A DIVISION OF NOBS ENGINEERING
20410 CENTURY BLVD
SUITE 230
GERMANTOWN, MD. 20874
PHONE: (301) 528-2010
FAX: (301) 528-0124
WWW.HURONCON.COM
WWW.NOBSINC.COM

architecture
planning
interiors
WMCRCP

BETHESDA ELEMENTARY SCHOOL ADDITION
7600 ARLINGTON ROAD
BETHESDA, MARYLAND 20814

AMENDED FOREST CONSERVATION PLAN

DESIGN DEVELOPMENT

REVISIONS:
6-4-13: REVISED PER COMMENTS DATED 5-31-13

DATE: 04-17-13
SHEET NO.: 1001
L-1.3
SHEET 3 OF 3

CERTIFICATION OF QUALIFIED PROFESSIONAL

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

DATE: _____
MICHAEL A. NORTON
MDNR / COMAR 08.19.06.01
QUALIFIED PROFESSIONAL

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. MFC013230 including financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: MONTGOMERY COUNTY PUBLIC SCHOOLS
Contact Person or Owner: MR. R. CRAIG SHUMAN JR.
DIRECTOR, DIVISION OF CONSTRUCTION, MCPS
Address: 45 WEST GUDE DRIVE, SUITE 4300
ROCKVILLE, MD 20850
Phone and Email: 240-314-1000
richard_s._shumanjr@mcpsmd.org

April 19, 2013

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

Re: Bethesda Elementary School
Request for Specimen Tree Variance
NRI# 420131020
FFCP# MR97017

Dear Mr. Pfefferle:

On behalf of the Montgomery County Public Schools and pursuant to Section 22A-21 *Variance provisions* of the Montgomery County Forest Conservation Ordinance and recent revisions to the State Forest Conservation Law enacted by S.B. 666, we are writing to request a variance(s) to allow impacts to or the removal of the following trees identified on the approved Natural Resource Inventory/Forest Stand Delineation for the above-named County construction project:

Project Description:

The existing Bethesda Elementary School is located at 7600 Arlington Boulevard in Bethesda, Montgomery County, Maryland. The site is approximately 7.93 acres and is comprised of one parcel owned by The Board of Education. The site currently hosts the existing school, play areas and associated parking. There is not existing forest onsite. The site is bordered by Bethesda Library to the south and Bethesda Presbyterian Church to the northwest. The remainder of the site is surrounded by residential properties.

Proposed construction consists of a school building addition, additional required parking and a few minor site improvements.

Requirements for Justification of Variance:

Section 22A-21(b) *Application requirements* states that the applicant must:

- (1) Describe the special conditions peculiar to the property which would cause the unwarranted hardship;
- (2) Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas;
- (3) Verify that State water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance; and
- (4) Provide any other information appropriate to support the request.

Justification of Variance

- (1) Describe the special conditions peculiar to the property which would cause the unwarranted hardship;

Response: As part of the program, the task was to provide the community with an addition to the existing elementary school facility that can accommodate a growing number of students as well as a modernized, safe and healthy environment for young students to learn. Efforts have been made to impact as little of the trees onsite as possible because they are a highly valuable resource.

The area suitable for an addition is minimal in which to connect to and preserve the existing infrastructure of the facility. The design for the building addition is intended to be compact to include the necessary elements while disturbing as few trees as possible. The proposed addition is two (2) stories which greatly reduces the footprint of the building. The requirement to provide Stormwater Management for the improvements creates additional disturbed area to benefit the quality of local stream systems.

This work will require disturbance of the root zones of a total of seven (7) specimen trees. Five (5) of the seven (7) impacted trees will be required to be removed. Trees #17, #18 and #19 are proposed to be removed due to the heavy CRZ impacts and close proximity to the trunks of the specimen trees for the installation and grading associated with stormwater management facilities. Trees #21 and #23 are proposed for removal due to the proposed building location and the redesign of site features because the LOD completely encompasses the trees. There are minimal CRZ impacts to trees #16 and #20 so their removal will not be required.

If we are not allowed to impact or remove the trees, the school building addition will not be able to be updated due to the close proximity of specimen trees to the site features. As such, this would cause an *unwarranted hardship* to the community that it serves.

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

Response: If Montgomery County Public Schools were required to keep all improvements outside the root zones of the specimen trees, the building addition would fail to be built due to the close proximity of specimen trees.

- (3) Verify that State water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance;

Response: Tree removals have been minimized by careful design of the layout ensuring the preservation of as many specimen trees as possible. In addition, this property will be developed in accordance with the latest Maryland Department of the Environment criteria for stormwater management. This includes Environmental Site Design to provide for protecting the natural resources to the Maximum Extent Practicable. This includes limiting the impervious areas and providing on-site stormwater management systems. A Stormwater Management Concept is currently under review by the Montgomery County Department of Permitting Services to ensure that this criterion is enforced. Therefore, the proposed activity will not degrade the water quality of the downstream areas and will not result in *measurable degradation in water quality*.

- (4) Provide any other information appropriate to support the request.

Response: The proposed landscape planting for specimen tree mitigation is intended to provide the site with more canopy coverage outside of forested areas than was previously onsite.

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

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

Response: The Bethesda Elementary School building addition is in conformance with the County's General plan. As such, this is not a *special privilege* to be conferred on the applicant.

- (2) Is based on conditions or circumstances which are the result of the actions by the applicant;

Response: Montgomery County Public Schools has taken no *actions leading to the conditions or circumstances* that are the subject of this variance request.

- (3) Arises from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; or

Response: The surrounding land uses (residences) do not have any inherent characteristics or conditions that have created or contributed to this particular need for a variance.

(4) Will violate State water quality standards or cause measurable degradation in water quality.

Response: Granting this variance request will not violate State water quality standards or cause measurable degradation in water quality.

Specimen Tree Impacts Summary							
Tree #	Species (Scientific Name)	Species (Common Name)	D.B.H (inches)	Tree Condition	Comments	CRZ % Impacts	Disposition
16	QUERCUS PALUSTRIS	PIN OAK	30	FAIR	CO-OWNED WITH ROW	1%	SAVE & PROTECT
17	QUERCUS PALUSTRIS	PIN OAK	32	GOOD		27%	TO BE REMOVED
18	QUERCUS PALUSTRIS	PIN OAK	30	GOOD		38%	TO BE REMOVED
19	QUERCUS RUBRA	RED OAK	31	FAIR	50% LOSS	100%	TO BE REMOVED
20	QUERCUS PALUSTRIS	PIN OAK	43	GOOD	CO-OWNED WITH ROW/75%COUNTY CHAMP	4%	SAVE & PROTECT
21	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	31	GOOD	GIRDLED ROOTS	100%	TO BE REMOVED
23	QUERCUS PALUSTRIS	PIN OAK	30	GOOD		100%	TO BE REMOVED

Conclusion:

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

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

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

Sincerely,



Michael Norton

Copy to:
Mr. James Tokar, MCPS
Mr. David Whaples, WMCRP Architects



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert G. Hoyt
Director

June 12, 2013

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

RE: Bethesda Elementary School, MR 2013030, NRI/FSD application accepted 1/9/2013

Dear Ms. Carrier:

The County Attorney's Office has advised that Montgomery County Code Section 22A-12(b)(3) applies to any application required under Chapter 22A submitted after October 1, 2009. Accordingly, given that the application for the above referenced request was submitted after that date and must comply with Chapter 22A, and the Montgomery County Planning Department ("Planning Department") has completed all review required under applicable law, I am providing the following recommendation pertaining to this request for a variance.

Section 22A-21(d) of the Forest Conservation Law states that a variance must not be granted if granting the request:

1. Will confer on the applicant a special privilege that would be denied to other applicants;
2. Is based on conditions or circumstances which are the result of the actions by the applicant;
3. Arises from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; or
4. Will violate State water quality standards or cause measurable degradation in water quality.

Applying the above conditions to the plan submitted by the applicant, I make the following findings as the result of my review:

1. The granting of a variance in this case would not confer a special privilege on this applicant that would be denied other applicants as long as the same criteria are applied in each case. Therefore, the variance can be granted under this criterion.
2. Based on a discussion on March 19, 2010 between representatives of the County, the Planning Department, and the Maryland Department of Natural Resources Forest Service, the disturbance of trees, or other vegetation, as a result of development activity is not, in and of itself, interpreted as a condition or circumstance that is the result of the actions by the applicant. Therefore, the variance can be granted under this criterion, as long as appropriate mitigation is provided for the resources disturbed.

3. The disturbance of trees, or other vegetation, by the applicant does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property. Therefore, the variance can be granted under this criterion.
4. The disturbance of trees, or other vegetation, by the applicant will not result in a violation of State water quality standards or cause measurable degradation in water quality. Therefore, the variance can be granted under this criterion.

Therefore, I recommend a finding by the Planning Board that this applicant qualifies for a variance conditioned upon the applicant mitigating for the loss of resources due to removal or disturbance to trees, and other vegetation, subject to the law based on the limits of disturbance (LOD) recommended during the review by the Planning Department. In the case of removal, the entire area of the critical root zone (CRZ) should be included in mitigation calculations regardless of the location of the CRZ (i.e., even that portion of the CRZ located on an adjacent property). When trees are disturbed, any area within the CRZ where the roots are severed, compacted, etc., such that the roots are not functioning as they were before the disturbance must be mitigated. Exceptions should not be allowed for trees in poor or hazardous condition because the loss of CRZ eliminates the future potential of the area to support a tree or provide stormwater management. Tree protection techniques implemented according to industry standards, such as trimming branches or installing temporary mulch mats to limit soil compaction during construction without permanently reducing the critical root zone, are acceptable mitigation to limit disturbance. Techniques such as root pruning should be used to improve survival rates of impacted trees but they should not be considered mitigation for the permanent loss of critical root zone. I recommend requiring mitigation based on the number of square feet of the critical root zone lost or disturbed. The mitigation can be met using any currently acceptable method under Chapter 22A of the Montgomery County Code.

In the event that revisions to the LOD are approved by the Planning Department, the mitigation requirements outlined above should apply to the removal or disturbance to the CRZ of all trees subject to the law as a result of the revised LOD.

If you have any questions, please do not hesitate to contact me directly.

Sincerely,



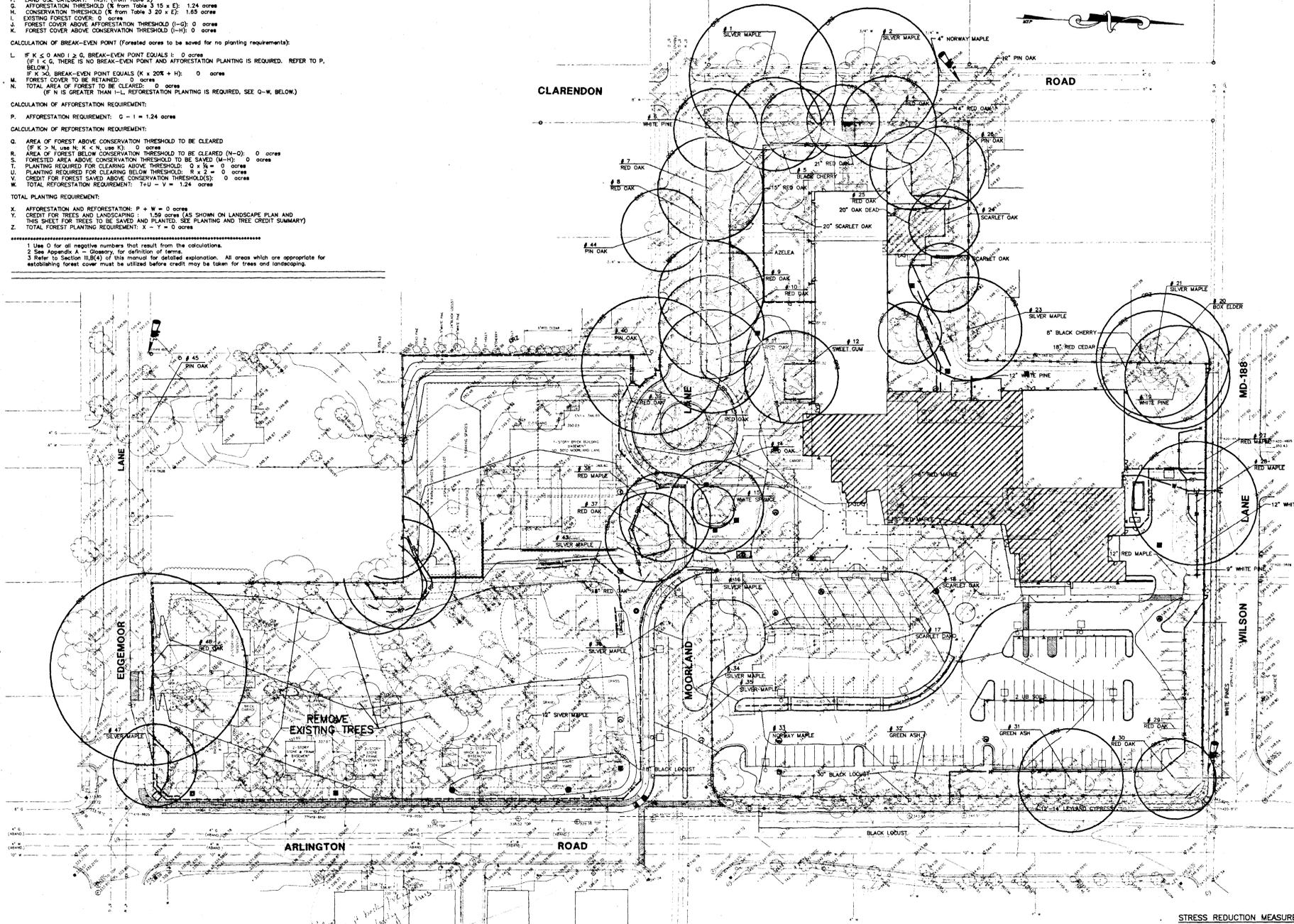
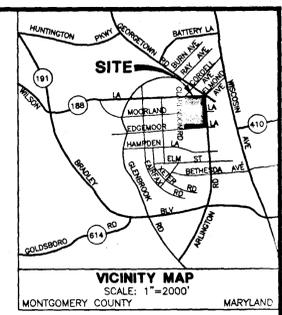
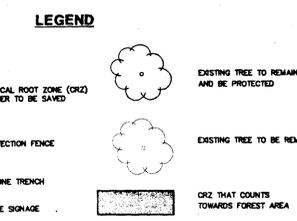
Laura Miller
County Arborist

cc: Robert Hoyt, Director
Walter Wilson, Associate County Attorney
Mark Pfefferle, Chief

FOREST CONSERVATION WORKSHEET 1.2

- A. TOTAL AREA OF TRACT: 8.23 acres
- B. AREA WITHIN 100 YEAR FLOODPLAIN (>400 sq. ft. or Use H/F/P waters): 0 acres
- C. AREA OF LAND TO BE USED FOR AGRICULTURE: 0 acres
- D. AREA WITHIN ROW/EASEMENT FOR WHICH HSSC OR MCDOT/SHA WILL BE RESPONSIBLE: 0 acres
- E. NET TRACT AREA (A-B-C-D): 8.23 acres
- F. LAND USE CATEGORY: INST. (from Table 2)
- G. AFFORESTATION THRESHOLD (K from Table 3 15 x E): 1.24 acres
- H. CONSERVATION THRESHOLD (K from Table 3 20 x E): 1.65 acres
- I. EXISTING FOREST COVER: 0 acres
- J. FOREST COVER ABOVE AFFORESTATION THRESHOLD (I-K): 0 acres
- K. FOREST COVER ABOVE CONSERVATION THRESHOLD (I-H): 0 acres
- LI. CALCULATION OF BREAK-EVEN POINT (Forested acres to be saved for no planting requirements):
- L. IF K < 0 AND I > 0, BREAK-EVEN POINT EQUALS I: 0 acres
- M. IF I < 0, THERE IS NO BREAK-EVEN POINT AND AFFORESTATION PLANTING IS REQUIRED. REFER TO P, BELOW
- N. IF K > 0, BREAK-EVEN POINT EQUALS (K x 20% + H): 0 acres
- O. FOREST COVER TO BE RETAINED: 0 acres
- P. TOTAL AREA OF FOREST TO BE CLEARED: 0 acres
- Q. IF N IS GREATER THAN I-L, REFORESTATION PLANTING IS REQUIRED. SEE Q-W, BELOW
- RI. CALCULATION OF AFFORESTATION REQUIREMENT:
- PI. AFFORESTATION REQUIREMENT: G - I = 1.24 acres
- RII. CALCULATION OF REFORESTATION REQUIREMENT:
- QI. AREA OF FOREST ABOVE CONSERVATION THRESHOLD TO BE CLEARED (IF K > N, USE N; K < N, USE K): 0 acres
- QII. AREA OF FOREST BELOW CONSERVATION THRESHOLD TO BE CLEARED (N-Q): 0 acres
- R. FORESTED AREA ABOVE CONSERVATION THRESHOLD TO BE SAVED (M-H): 0 acres
- S. PLANTING REQUIRED FOR CLEARING ABOVE THRESHOLD: 0 x 1/4 = 0 acres
- T. PLANTING REQUIRED FOR CLEARING BELOW THRESHOLD: R x 2 = 0 acres
- U. CREDIT FOR FOREST SAVED ABOVE CONSERVATION THRESHOLD(S): 0 acres
- V. TOTAL REFORESTATION REQUIREMENT: T-U-V = 1.24 acres
- WI. TOTAL PLANTING REQUIREMENT:
- XI. AFFORESTATION AND REFORESTATION: P + W = 0 acres
- YI. CREDIT FOR TREES AND LANDSCAPING: 1.59 acres (AS SHOWN ON LANDSCAPE PLAN AND THIS SHEET FOR TREES TO BE SAVED AND PLANTED. SEE PLANTING AND TREE CREDIT SUMMARY)
- ZI. TOTAL FOREST PLANTING REQUIREMENT: X - Y = 0 acres

1. Use 0 for all negative numbers that result from the calculations.
 2. See Appendix A - Glossary, for definition of terms.
 3. Refer to Section 18(c)(4) of this manual for detailed explanation. All areas which are appropriate for establishing forest cover must be utilized before credit may be taken for trees and landscaping.



Project Name: Bethesda Elementary School and Residential Properties
 Field Person: Norman Haines
 Date: August 3, 1997

G = Good
 F = Fair
 P = Poor

Significant Tree Summary Sheet

Tree #	Species	D B H	Critical Root Zone (Sq. Ft.)	Tree Condition	Root Condition	Comments
1	Silver Maple	42"	12,469	G	G	SAVE
2	Silver Maple	40"	11,310	G	G	SAVE
3	Silver Maple	27"	5,153	F	F	
4	Red Oak	27"	5,153	F	F	
5	Black Cherry	27"	5,153	F	F	SAVE*
6	White Pine	24"	4,072	F	F	SAVE*
7	Red Oak	30"	6,362	G	G	SAVE*
8	Red Oak	30"	6,362	G	G	SAVE*
9	Red Oak	30"	6,362	G	G	SAVE*
10	Red Oak	30"	6,362	G	G	SAVE*
11	Red Oak	30"	6,362	F	G	SAVE*
12	Sweet Gum	27"	5,153	G	G	SAVE*
13	Red Oak	30"	6,362	F	F	REMOVE
14	Red Oak	30"	6,362	F	F	REMOVE
15	White Spruce	27"	5,153	G	G	SAVE
16	Silver Maple	30"	6,362	P	P	REMOVE
17	Red Oak	24"	4,072	F	F	REMOVE
18	Scarlet Oak	30"	6,362	G	G	REMOVE
19	White Pine	30"	6,362	F	F	SAVE
20	Box Elder	38"	10,207	F	F	SAVE
21	Silver Maple	34"	8,172	G	G	SAVE
22	Pin Oak	30"	6,362	G	G	REMOVE
23	Silver Maple	Twin 30"	6,362	G	G	SAVE*
24	Scarlet Oak	24"	4,072	G	G	SAVE*
25	Red Oak	24"	4,072	F	G	SAVE*
26	Pin Oak	24"	4,072	G	G	SAVE*
27	Red Maple	42"	12,469	P	P	REMOVE
28	Red Maple	36"	9,161	P	P	SAVE
29	Red Oak	24"	4,072	G	G	REMOVE
30	Red Oak	24"	4,072	G	G	SAVE*
31	Green Ash	30"	6,362	G	G	SAVE
32	Green Ash	24"	4,072	G	G	SAVE
33	Norway Maple	27"	5,153	P	P	REMOVE
34	Silver Maple	30"	6,362	P	P	REMOVE
35	Silver Maple	50"	17,672	P	P	REMOVE
36	Silver Maple	42"	12,469	G	G	REMOVE
37	Red Oak	26"	4,779	G	G	SAVE
38	Red Maple	26"	4,779	G	G	REMOVE
39	Red Oak	42"	12,469	G	G	REMOVE
40	Pin Oak	42"	12,469	F	F	SAVE
41	Red Maple	40"	11,310	G	G	SAVE
42	Black Oak	27"	5,153	G	G	SAVE
43	Silver Maple	24"	4,072	F	F	REMOVE
44	Pin Oak	24"	4,072	G	G	SAVE
45	Pin Oak	45"	14,314	G	G	SAVE
46	Red Oak	56"	22,168	G	G	SAVE
47	Silver Maple	24"	4,072	G	G	SAVE

SEQUENCE OF CONSTRUCTION

- Flag limits of construction, limits of tree protection and stake out sediment control measures, proposed building and site improvements.
- Arrange pre-construction meeting with the M-NPPC Environmental planning division at 1-301-495-4540.
- Call "Miss Utility" at 1-800-257-7777 prior to any work for the location of all utilities.
- Install tree protection measures, tree protection signage, conduct root pruning and sediment control measures.
- After site construction has been completed implement site planting as shown on the plan. Install the plant materials shown on the plant schedule.
- After site has been stabilized and all construction has been completed remove tree protection measures and signage with the approval of the MCPPS & M-NPPC inspectors.

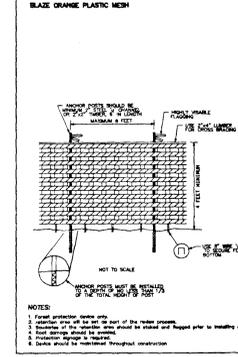
PLANTING CREDIT SUMMARY

PLANT QUANTITY	CANOPY CREDIT	TOTAL CANOPY AREA (S.F.)	PLANTING DESCRIPTION
13	48' DIA.	23,517	RED MAPLES*
3	17' DIA.	678	WILLOW OAKS*
4	26' DIA.	2,120	SARNOTH OAK*
1	35' DIA.	962	N. RED OAK*

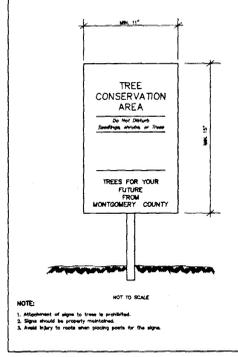
LANDSCAPE CREDIT= 0.63 ACRES*
 TREE SAVE CREDIT= 0.96 ACRES
TOTAL= 1.59 ACRES

* SEE SITE LANDSCAPING PLAN PLANTING SCHEDULE FOR TREES INCLUDED.

TREE PROTECTION FENCING(2)



SIGNAGE

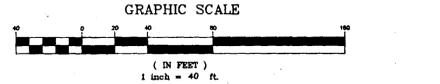
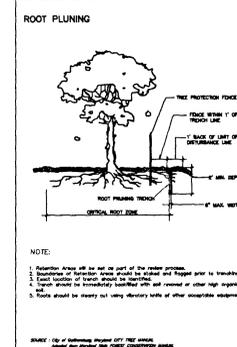


MAINTENANCE CALENDAR

TASKS	MONTHS
PLANTING	JAN FEB MAR APR MAY JUNE JULY AUG SEPT OCT NOV DEC
IRRIGATION	
WEEDING	
PRUNING	

KEY: ACTIVITIES DURING THESE MONTHS ARE DEPENDENT UPON WEATHER CONDITIONS
 GREATLY RECOMMENDED
 RECOMMENDED WITH VERTICAL LINE
 RECOMMENDED
 DEPENDENT UPON SITE CONDITIONS
 RECOMMENDED UPON SITE CONDITIONS, WEEDING IS GREATLY RECOMMENDED FROM MAY THROUGH OCTOBER UNLESS WEEDY RAPIDLY GROWING PLANTS
 NOTES:
 1. Irrigation should be installed prior to planting.
 2. Weeding should be done prior to planting.
 3. Weeding should be done after planting.
 4. Weeding should be done after planting.
 5. Weeding should be done after planting.

STRESS REDUCTION MEASURE(3)



AMT
 A. MORTON THOMAS AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 12760 TWYBROOK PARKWAY ROCKVILLE, MD 20858
 (301) 881-2545 FAX (301) 881-0814
 EMAIL: AMT@GTE.NET

RES.	DES.	DRN.	CHK.	DATE	REVISION	BY	APP'R.
---	JXS	KVT	SPB				

SIGNIFICANT TREE SUMMARY SHEET

OWNER/APPLICANT
 MONTGOMERY COUNTY PUBLIC SCHOOLS
 850 HUNGERFORD DRIVE
 ROCKVILLE, MARYLAND 20850-1747
 ATTENTION: MR. RAKESH BAGAI
 TEL # (301) 279-3488 FAX # (301) 279-3812

CONSTRUCTION BID SET
 MAY 6, 1998

FOREST CONSERVATION PLAN
BETHESDA ELEMENTARY SCHOOL
 PART OF PARCEL "A", LIBER 182, FOLIO 415; LOTS 3, PART OF LOTS 4-10, BLOCK 2; PART OF LOTS 3-8, BLOCK 11; P.B. 3, PLAT 284
 ELECTION DISTRICT 7
 BETHESDA, MONTGOMERY COUNTY, MARYLAND

SCALE: 1 in. = 40 ft.
 CONTOUR INTERVAL: 2 FOOT
 DATE: APRIL 1998
 TAX MAP No.: HN-122
 SHEET: C-8
 A.M.T. FILE No.: 97-059.01

