



Addition to A. Mario Loiederman Middle School, Mandatory Referral, MR2019018



Luis R. Estrada Cepero, Planner Coordinator, Area 2 Division, Luis.Estrada@montgomeryplanning.org , 301.495.4641



Nancy Sturgeon, Supervisor, Area 2 Division, Nancy.Sturgeon@montgomeryplanning.org , 301.495.1308

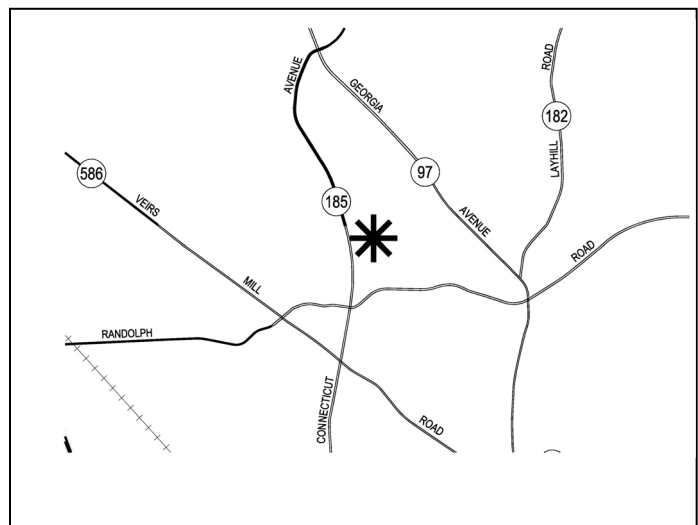


Carrie Sanders, Chief, Area 2 Division, Carrie.Sanders@montgomeryplanning.org , 301.495.4653

Completed: 6/20/19

Description

- Construction of a new performance arts facility; parking, sidewalk and landscape improvements, and stormwater management facilities associated with the new addition;
- Location: 12701 Goodhill Road, Silver Spring MD, at the intersection Goodhill Road and Weller Road;
- Property Size: 17.08 acres;
- Zone: R-60, 1989 *Master Plan for the Communities of Kensington-Wheaton*;
- Filing Date: 4/16/2019;
- Applicant: Montgomery County Public Schools.



Summary

- The proposed facility will complement the school’s educational mission and will enhance the student’s educational experience.
- The project is exempt from Chapter 22A, Forest Conservation Law.
- The Planning Board action on a Mandatory Referral is advisory.
- Staff recommends **APPROVAL** of the Mandatory Referral with the following comments:
 1. Montgomery County Public Schools (MCPS) shall conduct a pre-construction meeting, as required by Forest Conservation Exemption #42019150E, after the limits of disturbance have been staked, prior to clearing and grading, to be attended by MCPS, a construction superintendent, M-NCPPC’s forest conservation inspector, a private Maryland licensed tree expert, and the Department of Permitting Services (DPS) sediment control inspector.
 2. MCPS should provide no fewer than 18 protected bicycle parking spaces; guidance on this subject is in the “Pedestrian and Bicycle Facilities” section of this staff report.
 3. Future work at this property should widen the existing sidewalk along Weller Road to provide the ten-foot (10’) sidepath recommended in the 2018 *Bicycle Master Plan*. The “Pedestrian and Bicycle Facilities” section of this staff report provides suggestions for how the sidepath could be accomplished.

INTRODUCTION

This report is staff's review of the Mandatory Referral for the construction of a performing arts facility addition to A. Mario Loiederman Middle School, submitted by Montgomery County Public Schools (MCPS), pursuant to the Maryland Land use article, Section 20-301. The Planning Board action on a Mandatory Referral is advisory.

Background

This middle school was built in 1956 and was known as Joseph Belt Junior High. Due to demographic fluctuations, the school was closed in the 1970s and remained vacant for several years until it was leased as a private school. After a few years as a Yeshiva/Torah private school, the property returned to surplus facility status with the Montgomery County Public Schools and remained closed for a number of years before reopening in the early 2000s as a magnet school with a focus on the creative and performing arts. In 2005, the school's name was changed to A. Mario Loiederman Middle School for the Creative and Performing Arts in honor of a prominent civil engineer from Rockville who was a passionate patron and supporter of the arts in the county and state, as well as nationally. Today, the school is part of the three-school Middle School Magnet Consortium (MSMC), along with Argyle Middle School (magnet program for digital design and development), and Parkland Middle School (magnet program for aerospace technology). Loiederman Middle School serves grades 6 through 8; hours of operation are from 6:20 am to 4:00 pm, with afterschool activities running until 5:30 pm. The proposed addition will not increase the student enrollment capacity of the existing school facility.



Figure 1: Location and Vicinity Map

Site Description

A. Mario Loiederman Middle School (“Subject Property” or “Property” – outlined in red in Figure 1) is located at 12701 Goodhill Road in Silver Spring, at the corner of Goodhill Road and Weller Road. The school’s main building entrance and primary vehicular access are from Goodhill Road.

When the school was built in 1956, its original size was 90,286 square feet on two floors. Additions over the years increased the school’s size to its current 130,135 square feet and the proposed addition will add 17,500 square feet to the school. The size of the existing school property is 17.08 acres and there are 80 parking spaces, with five parking spaces that meet the requirements of the Americans with Disabilities Act (ADA). With the proposed addition, six ADA parking spaces will be added near the entrance to the new performing arts facility.

Project Description

The performing arts facility will be constructed on the Weller Road side of the school where there are currently under-utilized basketball courts (see Figure 1). Most participants in MCPS’s Facility Design Process expressed a preference for using the funds available for this project to enhance the school’s magnet focus on the creative and performing arts, so the basketball courts will not be replaced. The new performing arts facility will be available for public use under the *Montgomery County Use of Public Facilities* program.



Figure 2: Views of the Proposed Addition from (top) entrance, (right) corner, and (left) Weller Road.

Renderings of the addition are shown above in Figure 2. The building will be a single-story masonry, steel and glass structure that includes the main multi-purpose performance hall, a smaller multi-purpose performance room, a glazed entrance lobby, and various support functions like restrooms, dressing rooms, a box office, management offices, storage and utility rooms. The performing arts center is designed to function independently from the main school building, but it is connected by two enclosed corridors. These connecting corridors flank an arts courtyard that is located between the new building and the existing school building. (See Figure 3.) The arts courtyard will serve as an outdoor art/sculpture exhibit space as well as a gathering place for patrons during pre-performance and intermission periods.

The proposed changes to the site (see Figure 3) consist of removal of the existing basketball courts and minor changes to site circulation. There will be a new concrete sidewalk and stairs leading from the existing parking area to the new addition entrance. As mentioned above, there will also be six new accessible parking spaces located directly across the front entrance, with a marked crosswalk, per ADA requirements. The new sidewalk in front of the proposed addition will connect to the existing sidewalk on Weller Road and extend along the east side of the new addition to connect to the existing sidewalk and stairs leading to the existing athletic fields. Existing vehicular access will remain as it is today.



Figure 3: Proposed Site Plan Elements

ANALYSIS

Master Plan

A. Mario Loiederman Middle School is within the boundaries of the 1989 *Master Plan for the Communities of Kensington-Wheaton*. The 1989 Master Plan noted that the most recent closing of Joseph Belt Junior High School had been in 1983 and that the site was being considered for low and moderate income elderly housing, possibly with a community center (page 133); these uses did not materialize. The 1989 Master Plan also recognized the need to *provide the operating public school facilities necessary to sustain high quality educational programs* (page 136) and noted that future school needs for the area would be guided by MCPS’s Master Plan for Educational Facilities, the annual Capital

Improvements Program (CIP), and the Annual Growth Policy (now known as the Subdivision Staging Policy). The proposed addition of a modern, state-of-the-art performing arts center will complement the school’s mission and will enhance the student’s educational experiences. The proposed project is consistent with the goals and objectives of the 1989 Master Plan.

Zoning Analysis

The subject property is zoned R-60, as is the surrounding residential neighborhood. The proposed project was analyzed for conformance with the applicable development standards of the R-60 Zone, as shown in Table 1 below.

Development Standards	Required	Provided
Minimum Tract Area (59-4.4.9 Residential – R-60 Zone)	6,000 sq. ft.	744,004.8 sq. ft. (17.08 AC)
Maximum Lot Coverage	35%	±13.5%
Minimum Principal Building Setbacks		
Front Setback	25 ft.	284.4 ft. Goodhill Rd. 12.7 ft. Weller Rd. (1)
Side Street Setback	25 ft.	211.9 ft.
Rear Setback	20 ft.	305 ft.
Maximum Building Height	35 ft.	35 ft.
Parking	N/A	106 Teachers and visitors, including 6 ADA Spaces
(1) The proposed addition does not meet the setback requirement along Weller Road. This does not create conflicts with pedestrian areas or vehicle visibility, or prevent the future implementation of the recommended sidepath.		

Table 1: Applicable Development Standards – R-60 Zone

Neighborhood Compatibility

The existing middle school has been located within a single-family residential neighborhood since it was built 63 years ago. The proposed addition, including its size, shape, scale, height, arrangement and design, is compatible with the surrounding neighborhood.

Staff notes that successive additions to the existing school building have significantly diminished its architectural character and structural cohesiveness. The attractive architectural design of the addition, and its location along Weller Road, will positively enhance the school’s visual presence, while significantly improving the school’s magnet function as a creative and performance arts-focused community facility.

Environmental Analysis

Environmental Guidelines

Staff approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD No. 42019150E on April 9, 2019. The subject property lies in the Middle Rock Creek watershed and contains no forest, streams, wetlands, floodplains, or any associated buffers.

Forest Conservation

This project is subject to the Montgomery County Forest Conservation law (Chapter 22A of the Code), but the site is exempt from Article II under Section 22A-5(t) because the project is a modification to an existing non-residential developed property where: (1) no more than 5,000 square feet of forest is cleared at one time or cumulatively after an exemption is issued; (2) the modification does not result in the cutting, clearing, or grading of any forest in a stream buffer or located on property in a special protection area which must submit a water quality plan; (3) the modification does not require approval of a preliminary plan of subdivision; and (4) the modification does not increase the developed area by more than 50 percent and the existing development is maintained (see Attachment 7).

The applicant is proposing to remove three specimen trees - a 40-inch pin oak (#6), a 38-inch pin oak (#7), and a 34-inch pin oak (#10). While the project is not subject to the variance provisions under Article II, the applicant is proposing to plant four red maple trees and three red oak trees to mitigate for the loss of the trees that will be removed.

Stormwater Management

The Department of Permitting Services (DPS) approved a stormwater management concept plan on April 30, 2019 (Attachment 6). The stormwater management concept proposes to fully meet the required stormwater management goals via environmental site design methods, to the maximum extent possible.

Green Building

The proposed building addition does not meet the criteria for Leadership in Energy and Environmental Design (LEED) certification through the United States Green Building Council.

Transportation Analysis

Local Area Transportation Review

The proposed addition does not increase the existing student capacity of the school; therefore, the applicant is not required to perform a Local Area Transportation Review (LATR).

School Location and Vehicular Access

The project does not include changes to vehicular access points. Currently, the school can be accessed by vehicle from Weller Road to the south of the site and Goodhill Road to the west of the site. The school has two additional existing curb cuts located on Goodhill Road that support efficient bus operations.

Master-Planned Roadway

The subject property is adjacent to Weller Road, a master-planned primary residential road (classified as P-21). Weller Road is planned to be 70 feet wide, inclusive of bicycle and pedestrian facilities, and the right-of-way width reflects the ultimate planned condition. Goodhill Road and Dean Road, the other two streets adjacent to the school, are local-serving residential streets.

Public Transit Service

Local bus service is available via the Ride-On 41 line, which services the site from points north in Aspen Hill at Bel Pre Road and Grand Pre Road, and from points south at the Glenmont Metrorail Station. The Ride-On 41 line provides service seven days a week with weekday headways of approximately 30 minutes. Additional service is available within the corridor on Connecticut Avenue, which is under a quarter mile walk from the school. The Ride-On 34 and WMATA Metrobus L8 lines provide service between Aspen Hill and Friendship Heights via Kensington and downtown Bethesda with roughly 40-minute and 10-minute weekday peak-hour headways respectively.

Pedestrian and Bicycle Facilities

At this time, the applicant is not proposing to provide the ten-foot (10') sidepath on Weller Road, per the 2018 *Bicycle Master Plan*. While the site slopes inward away from the right-of-way, staff feels that the intent of the *Bicycle Master Plan* could be achieved to support both pedestrians and bicyclists. In support of Montgomery County's Safe Routes to Schools program and the County Vision Zero goals, staff strongly encourages MCPS to do the following:

- Create a sidepath ten feet in width, extending from the asphalt trail to the east of the property to roughly the location of the existing basketball court ramp. The path may be narrowed to eight feet in width to minimize conflicts with existing trees where necessary. Widening could potentially be achieved by extending paving approximately four feet from the back of sidewalk and two feet from the existing 12-foot landscaping strip. This approach attempts to minimize conflicts with the existing utility/tension pole and trees located in the landscape strip (extent depicted as "A" in Figure 4).
- East of the ramp, create the sidepath, ten feet in width but narrowed to eight feet in width where necessary to minimize tree impacts. This approach attempts to minimize conflicts with the existing utility pole at the back of sidewalk and trees located in the landscape strip (extent depicted as "B" in Figure 4).
- Beyond the site driveway on Weller Road, create a sidepath that is ten feet by taking six feet from the back of the sidewalk (or four feet from the back and two feet from the front) for the remaining extent of the property. There will be a pinch point between the existing utility pole and the transformer box near the bus stop. Ideally, the applicant would move at least one of these utilities beyond the pedestrian realm (extent depicted as "C" in Figure 4).

Any portion of a widened sidewalk that extends beyond the right-of-way would need to be placed in a Public Infrastructure Easement (PIE). Staff recommends that any widened sidepath facility fronting A. Mario Loiederman Middle School be extended along the frontage of adjacent Weller Road Elementary School to best support the County's Safe Routes to Schools program and Vision Zero policies.

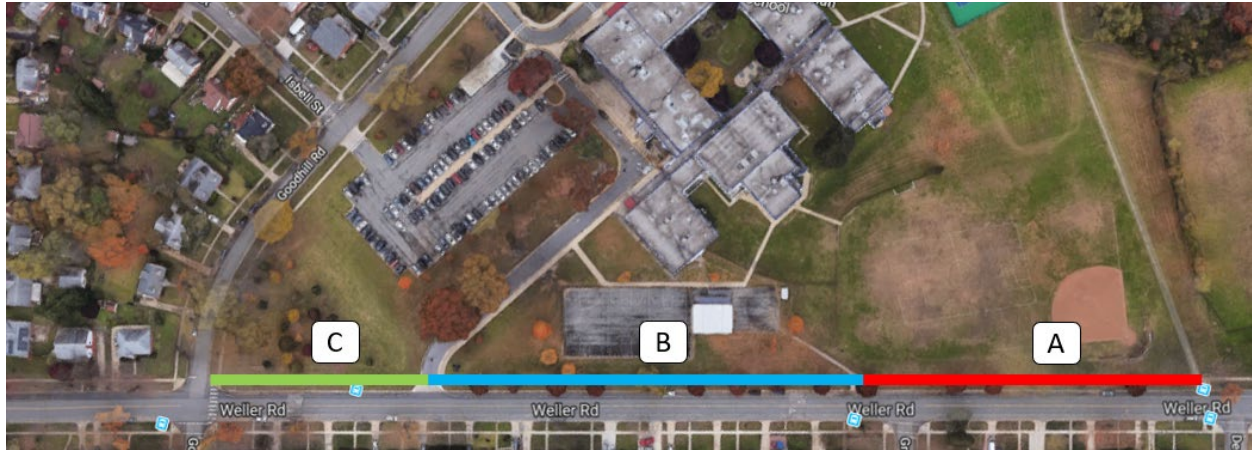


Figure 4: Location of Recommended Bicycle Master Plan Sidepath

Staff recommends that the school provide at least 0.10 bicycle parking spaces per middle school student (100 max) and .10 bicycle parking spaces per employee (25 max), consistent with the Association of Pedestrian and Bicycle Professionals (APBP). APBP recommends that all employee bicycle parking spaces be long-term (i.e. weather protected) and at least 50 percent of student spaces be long-term. Staff recognizes that APBP's guidance is aspirational and encourages MCPS to provide bicycle parking that is not less than 20 percent of the vehicle parking provided on site. Based on the applicant's project description, the site currently has 80 vehicle parking spaces and five ADA-compliant parking spaces. The proposed addition will add six ADA-compliant parking spaces. As such, the applicant should provide no fewer than 18 bicycle parking spaces on site (or nine [9] inverted U-racks). Staff strongly recommends that U-racks be located in a canopied location for weather protection.

Community Outreach

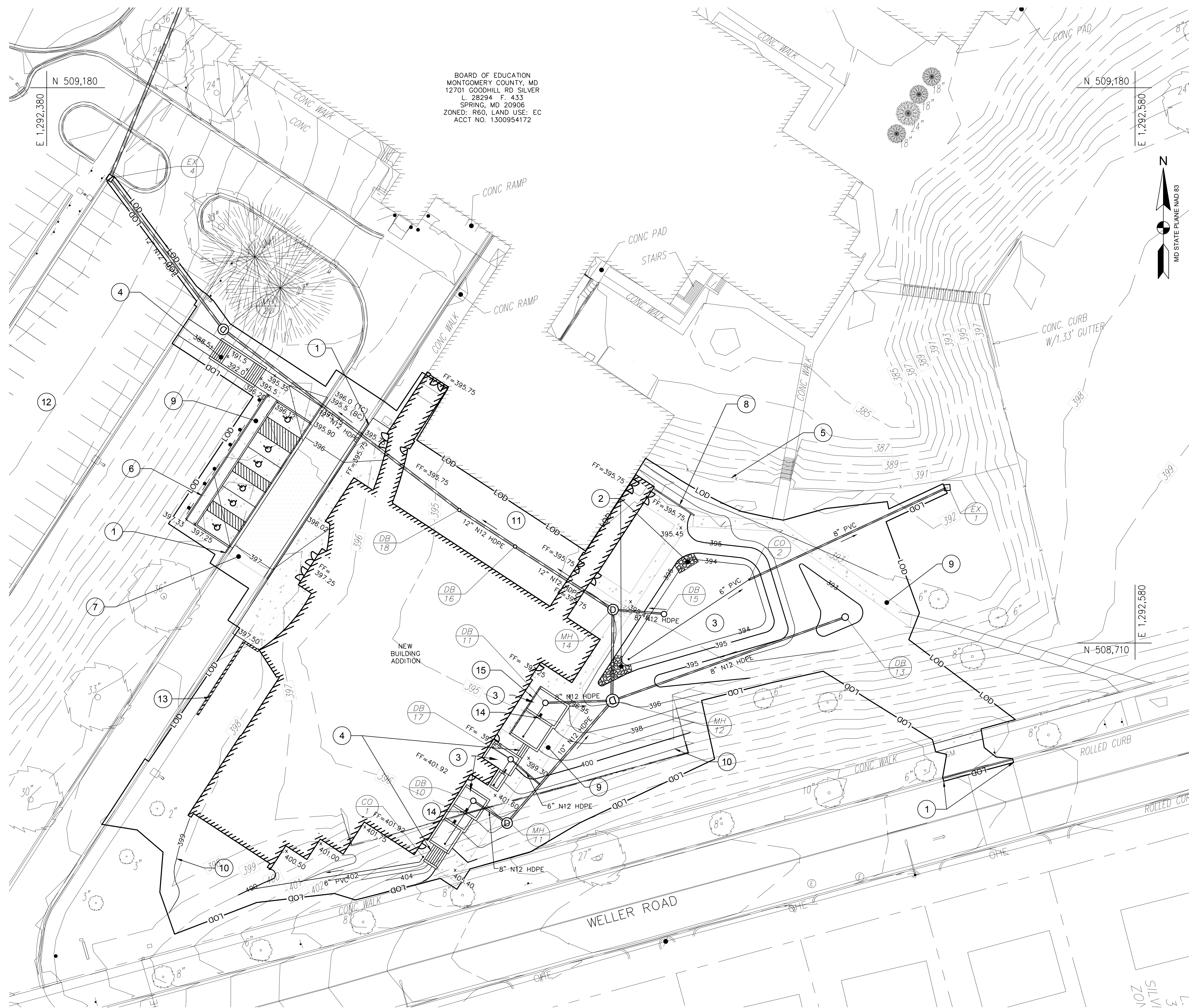
MCPS coordinated two community meetings that were advertised to parents, the public, adjacent neighbors, and neighborhood associations. These meetings were held during the Schematic Design Phase on December 5 and 18, 2018. The applicant provided sign-in sheets and a summary of comments by attendees for both meetings. After receiving the Mandatory Referral application, the Planning Department staff notified local citizen associations, adjoining and nearby property owners, and other interested parties of the submittal and invited comments. Staff has received one email about the project from a homeowner on Weller Road who expressed concerns about the impacts to utilities during construction. In their narrative, MCPS indicated that existing electric, telecom and gas services extending from Weller Road to the building, within the limits of disturbance, will remain and be protected during construction. Additionally, existing storm drain inlets will also remain and will be protected during construction.

Attachments

1. Site Plan
2. Exterior Elevations
3. Proposed Addition - Exterior Views
4. Proposed Addition - Exterior Views
5. Proposed Addition – Exterior Views
6. DPS Stormwater Management Concept Approval Letter
7. M-NCPPC FCP Exemption letter

ATTACHMENT 1

D
C
B
A



BOARD OF EDUCATION
MONTGOMERY COUNTY, MD
12701 GOODHILL RD SILVER
L. 28294 F. 435
SPRING, MD 20906
ZONED: R60, LAND USE: EC
ACCT NO. 1300954172

LEGEND:

- LOD — LIMIT OF DISTURBANCE
- - - - - PROPERTY LINE
- - - - -390- - - EXISTING CONTOURS
- - - - -400- - - NEW CONTOURS
- (MH 15) TYPICAL DRAINAGE STRUCTURE ID #
- [Symbol] NEW STAIRS
- [Symbol] NEW CONCRETE
- [Symbol] NEW ASPHALT
- [Symbol] NEW BUILDING
- [Symbol] NEW PIPE

SITE PLAN KEYNOTES

1. NEW CONCRETE CURB AND GUTTER
2. NEW RIP RAP OUTFALL PROTECTION
3. NEW STORMWATER FACILITY
4. NEW CONCRETE STAIRS
5. EXISTING CHAIN LINK FENCE TO REMAIN
6. NEW HAND RAIL
7. NEW ASPHALT PAVEMENT
8. NEW 6" CURB
9. NEW CONCRETE SIDEWALK
10. NEW GRADING
11. NEW COURTYARD
12. EXISTING PARKING AREA
13. NEW RETAINING WALL
14. NEW WEIR WALL WITH OUTFALL PROTECTION
15. NEW TRENCH DRAIN

DATA TABLE SUMMARY:

STORMWATER MANAGEMENT CONCEPT #284626
 TYPE OF CONCEPT: SWM CONCEPT
 MNC&PFC: MANDATORY REFERRAL
 PROPERTY ADDRESS :
 12701 GOODHILL ROAD SILVER SPRING, MD 20906
 SITE IS LOCATED IN MONTGOMERY COUNTY ELECTION DISTRICT #13
 OWNER: BOARD OF EDUCATION OF MONTGOMERY COUNTY, MD
 SUBDIVISION: 0001
 PARCEL NO: 009
 ZONING: R60
 ACCOUNT: 00954172
 TAX CLASS: 38
 WATERSHED: LOWER ROCK CREEK
 SPECIAL PROTECTION AREA: THE PROPERTY IS NOT WITHIN A SPECIAL PROTECTION AREA
 100 YR FLOODPLAIN: ACCORDING TO FEMA THIS SITE CLASSIFIED AS AN AREA OF MINIMAL FLOOD HAZARD MAP#24031C03550
 TOTAL SITE AREA: 17.08 AC
 EXISTING IMPERVIOUS AREA: 5.53 AC
 PROPOSED IMPERVIOUS AREA: 5.53 AC
 LIMIT OF DISTURBANCE: 1.24 AC
 EXISTING PERCENT IMPERVIOUS: 32%
 PROPOSED PERCENT IMPERVIOUS: 32%
 BOUNDARY INFORMATION IS TAKEN FROM THE BASIS OF THE BEARINGS DESCRIBED IN A DEED IN LIBER 28294, FOLIO 0533

SOIL CLASSIFICATION: HYDROLOGIC SOIL GROUP TYPE B AND D

ZONING (RESIDENTIAL R-60)	DEVELOPMENT STANDARDS	
	PERMITTED/REQUIRED	PROVIDED
LOT AREA	6,000 SF	17.08 AC
BUILDING HEIGHT	35 FT	35 FT
BUILDING SETBACK: (FT)		
FRONT	25 FT	284.4 FT GOODHILL RD 12.7 FT WELLER RD
REAR	20 FT	305 FT
SIDE STREET	25 FT	211.9 FT

PARKING SPACES		
	EXISTING	PROPOSED
STANDARD	106	0
ADA	4	6

BUILDING FOOTPRINT		
	EXISTING (SF)	PROPOSED (SF)
	83,565	17,575



CRAIG GAULDEN DAVIS

● Architecture
 Planning
 Interiors
 2504 St. Paul Street
 Baltimore, MD 21218
 Phone 410.237.7115
 Fax 864.501.9945
 E-mail cgd@cgaia.com

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I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 31196, EXPIRATION DATE, 01/16/2021

A. MORTON THOMAS AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 800 KING FARM BOULEVARD, 4TH FLOOR
 ROCKVILLE, MD 20850
 PHONE (301) 881-2545 | FAX (301) 881-0814
 EMAIL: AMT1@AMTENGINEERING.COM

Montgomery County Public Schools

850 Hungerford Drive, Rockville, MD 20850

A. Mario Loiederman Middle School - Performing Arts Addition

12701 Goodhill Rd, Silver Spring, MD 20906

DATE	MARK	DESCRIPTION

ISSUE: DESIGN DEVELOPMENT
 DATE: 04/01/2019
 PROJECT NO: 18083
 DRAWN BY: AJB
 CHECKED BY: JD

SITE PLAN

C-5.1

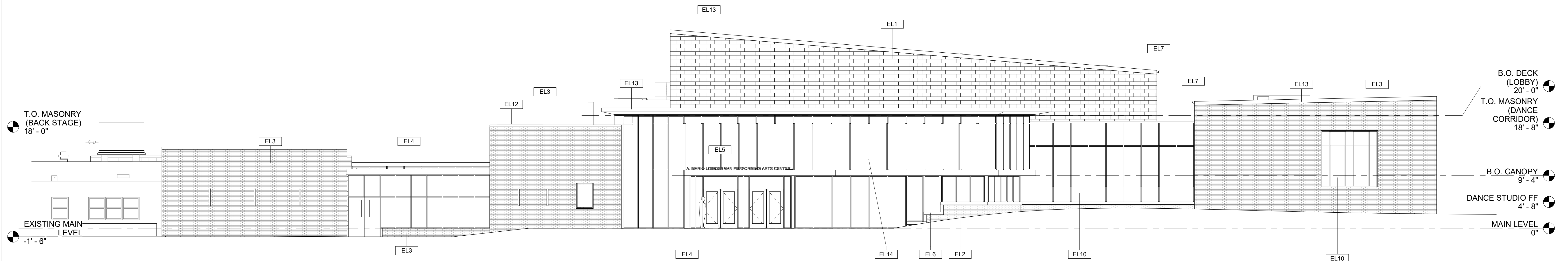
ATTACHMENT 2

KEY VALUE	KEYNOTE TEXT
EL1	GROUND FACE CMU BLOCK
EL2	BRICK VENEER - TYPE 2 (BUFF)
EL3	BRICK VENEER - TYPE 1 (GRAY)
EL4	PREFINISHED COMPOSITE MTL. PANEL (BLACK)
EL5	CAST ALUMINUM LETTERS
EL6	CAST STONE SILL
EL7	METAL GUTTER
EL10	ALUM. STOREFRONT SYSTEM
EL12	METAL COPING
EL13	METAL FACIA
EL14	PREFINISHED ALUMINUM SUNSHADE

D

M-NCPPC STAMP

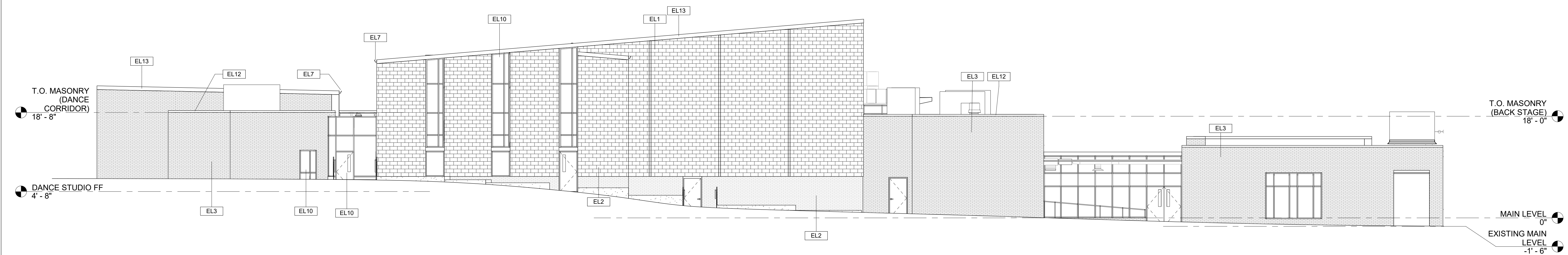
C



2 PAC - WEST ELEVATION
1/8" = 1'-0"

B

A



1 PAC - EAST ELEVATION
1/8" = 1'-0"

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Planning
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CONSULTANT

Montgomery
County Public
Schools

45 W. Gude Drive, Suite 4300 Rockville, MD 20850

A. Mario
Loiederman
Middle
School

Performing Arts
Center Addition

12701 Goodhill Rd, Silver Spring, MD 20906

DATE	MARK	DESCRIPTION

ISSUE:	DESIGN DEVELOPMENT
DATE:	4/01/2019
PROJECT NO:	18083
DRAWN BY:	ASB
CHECKED BY:	JD

EXTERIOR ELEVATIONS - PAC

A301

1

2

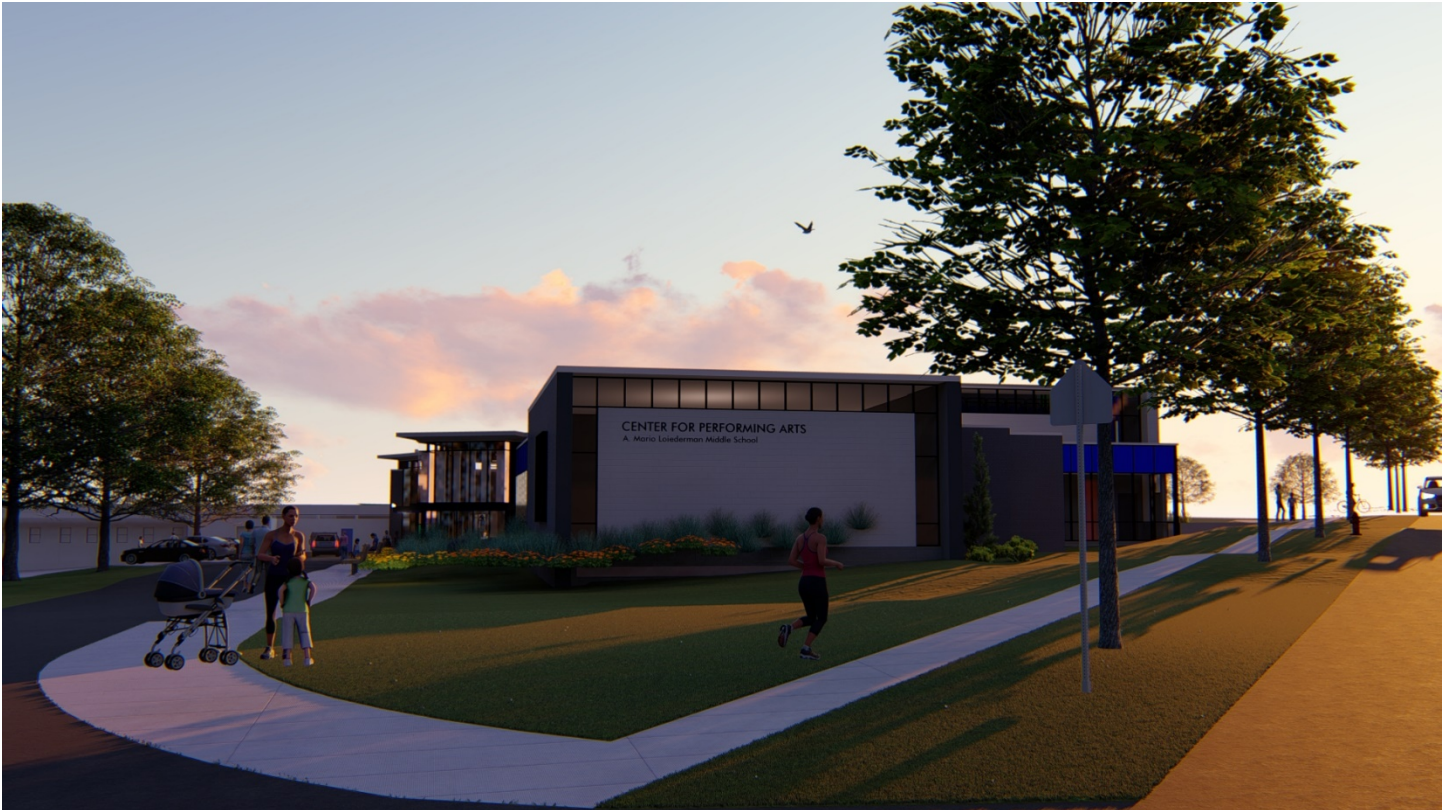
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4

5

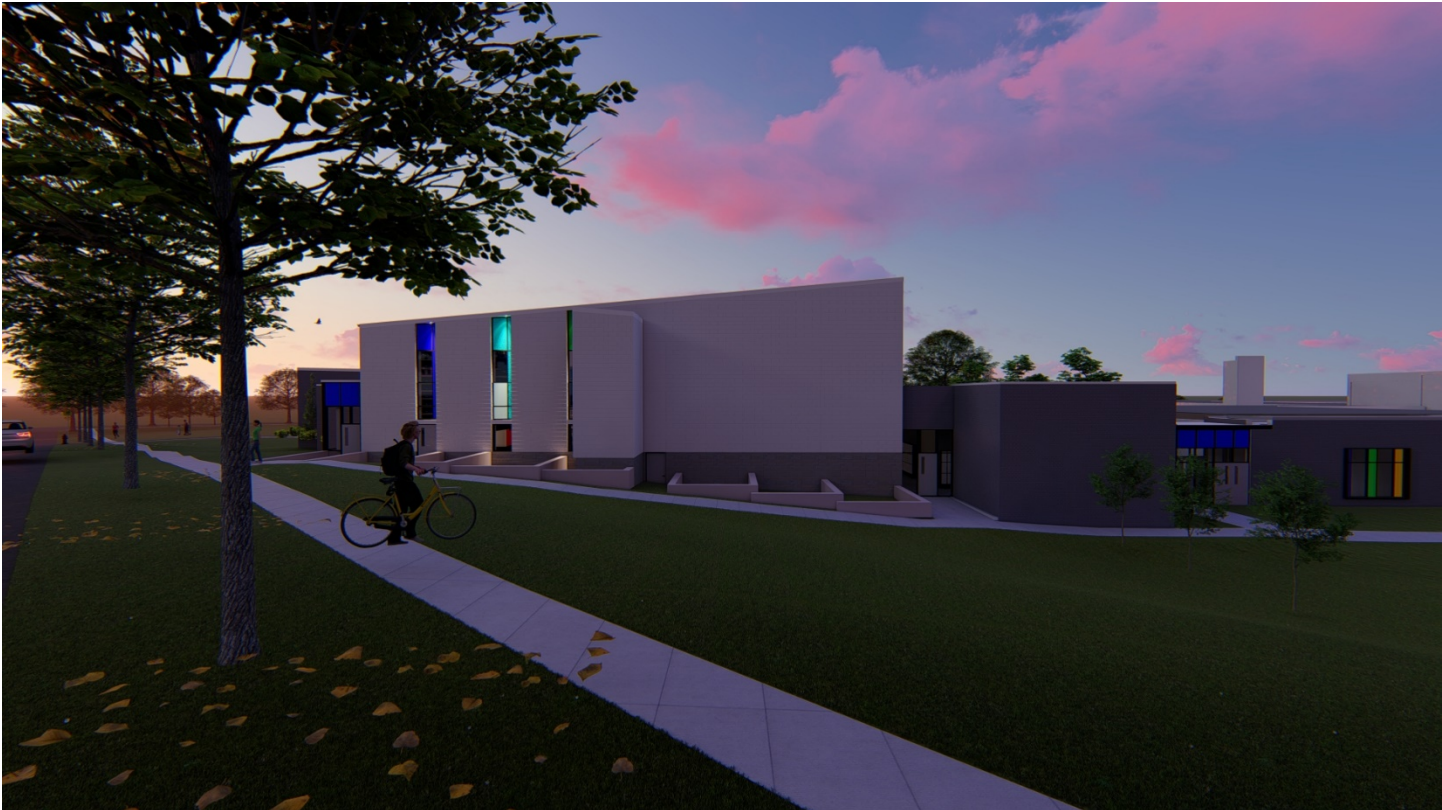
ATTACHMENT 3

Views from main entrance (top) and corner of Weller Road and Goodhill Road (bottom)



ATTACHMENT 4

Views from Weller Road looking west – Daytime (top) and Nighttime (bottom)



ATTACHMENT 5

Views from Weller Road looking north



ATTACHMENT 6



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Diane R. Schwartz Jones
Director

April 30, 2019

Mr. Aaron Smith, PE.
A. Morton Thomas & Associates, INC
800 King Farm BLVD, 4th Floor
Rockville, MD 20850

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
A. Mario Loiederman Middle School
Preliminary Plan #: na
SM File #: 284626
Tract Size/Zone: 17.08 Acres AZ
Total Concept Area: 5.53 Acres
Lots/Block: na
Parcel(s): 059
Watershed: Lower Rock Creek

Dear: Mr. Smith

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 Microbioretention, ESD to the MEP, Full SWM.

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

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

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

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 | 240-777-0311
www.montgomerycountymd.gov/permittingservices

ATTACHMENT 7



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

April 9, 2019

Mr. Seth P. Adams
Montgomery County Board of Education
Division of Construction
45 West Gude Drive, Suite 4300
Rockville, MD. 20850

Re: Forest Conservation Exemption 42019150E; A. Mario Loiedermen Middle School

Dear Mr. Adams:

Based on the review by staff of the Montgomery County Planning Department, the Forest Conservation Exemption Request submitted on March 18, 2019 for the plan identified above, is confirmed. The project site is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), Section 22A-5(t) because the site is a modification to an existing non-residential developed property: (1) no more than 5,000 square feet of forest is ever cleared at one time or cumulatively after an exemption is issued, (2) the modification does not result in the cutting, clearing, or grading of any forest in a stream buffer or located on property in a special protection area which must submit a water quality plan, (3) the modification does not require approval of a preliminary plan of subdivision, and (4) the modification does not increase the developed area by more than 50% and the existing development is maintained.

A pre-construction meeting is required after the limits of disturbance have been staked prior to clearing and grading. The MCPS representative, construction superintendent, this forest conservation inspector, a private Maryland licensed tree expert, and the Montgomery County Department of Permitting Services sediment control inspector shall attend this meeting. You may contact me at david.wigglesworth@montgomeryplanning.org or at 301-495-4581.

Sincerely,

David Wigglesworth
Sr. Planner
Development Applications & Regulatory Coordination

CC: Michael Norton (NLD)
42019150E

Mr. Aaron Smith
April 30, 2019
Page 2 of 2

If you have any questions regarding these actions, please feel free to contact Andrew Kohler at 240-777-6275.

Sincerely,



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

MCE: 284626 AK

cc: N. Braunstein
SM File # 284626

ESD: Required/Provided 3677 cf / 3680 cf
PE: Target/Achieved: 1.73"/1.74"
STRUCTURAL: N/A cf
WAIVED: N/A ac.