



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

May 16, 2016

Larry Diamond
ARE – Maryland No. 24, LLC
946 Clopper Road
Gaithersburg, MD 20878

Re: 9800 Medical Center Drive
Forest Conservation Exemption Request and Simplified NRI/FSD No. 42016180E
Confirmed and Approved on 5/16/2016


Dear Larry Diamond:

On May 16, 2016, Development Applications and Regulatory Coordination staff of the Montgomery County Planning Department received a revised Simplified Natural Resource Inventory / Forest Stand Delineation (Simplified NRI/FSD) for 9800 Medical Center Drive. This Simplified NRI/FSD is part of a modification forest conservation exemption request to an existing non-residential developed property. The proposed activity is a modification and expansion of an existing parking area. The proposed parking improvements are within the limits of disturbance approved by Preliminary Plan No. 120110080. A new Site Plan approval is required for this project. The Exemption Request and Simplified NRI/FSD number for this project is 42016180E.

The review of the exemption request is complete. The project meets the requirements of the Montgomery County Code, Chapter 22A (Forest Conservation Law), Section 22A-5(t) for modifications to an existing, non-residential, developed property. The property is within the Piney Branch Special Protection Area but no forest will be cut or cleared as part of this project. To date, no forest has been removed from the property. The requested modification will not affect any forest in a stream buffer. Approval of a new subdivision plan is not required at this time. The project maintains the existing development and increases the net developed area by less than 50 percent.

Forest Conservation Exemption Request No. 42016180E is confirmed. The submitted Simplified NRI/FSD for 9800 Medical Center Drive is approved.

Any changes from the confirmed exemption and approved Simplified NRI/FSD may constitute grounds to rescind or amend any approval actions taken and to take appropriate enforcement actions. If there are any subsequent modifications to the approved plans, a separate amendment may be required for Montgomery County Planning Department review and approval prior to those activities occurring. If, at later date, this activity requires a subdivision plan approval, the Simplified NRI/FSD approval is voided and a forest conservation plan will have to be submitted for review and approval.

Sincerely,

Stephen Peck
Senior Planner
Development Applications and Regulatory Coordination
M-NCPPC - Montgomery County Planning Department

CC: Andie Murtha, SOLTESZ, Inc.