

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 shall 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 MD license 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 M-NCPPC 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 reductions measures during the pre-construction meeting.
 - 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 protect devices may include:
 - Chain link fence (four feet high)
 - Super slit fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
 - 14 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 the forest conservation inspector.
 - Forest retention area signs shall be installed as required by the forest conservation inspector, or as shown 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.
- During Construction**
- Periodic inspections by the forest conservation inspector will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the forest conservation inspector, must be made within the timeframe established by the inspector.
- 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. No additional grading, sodding, or burial may take place.

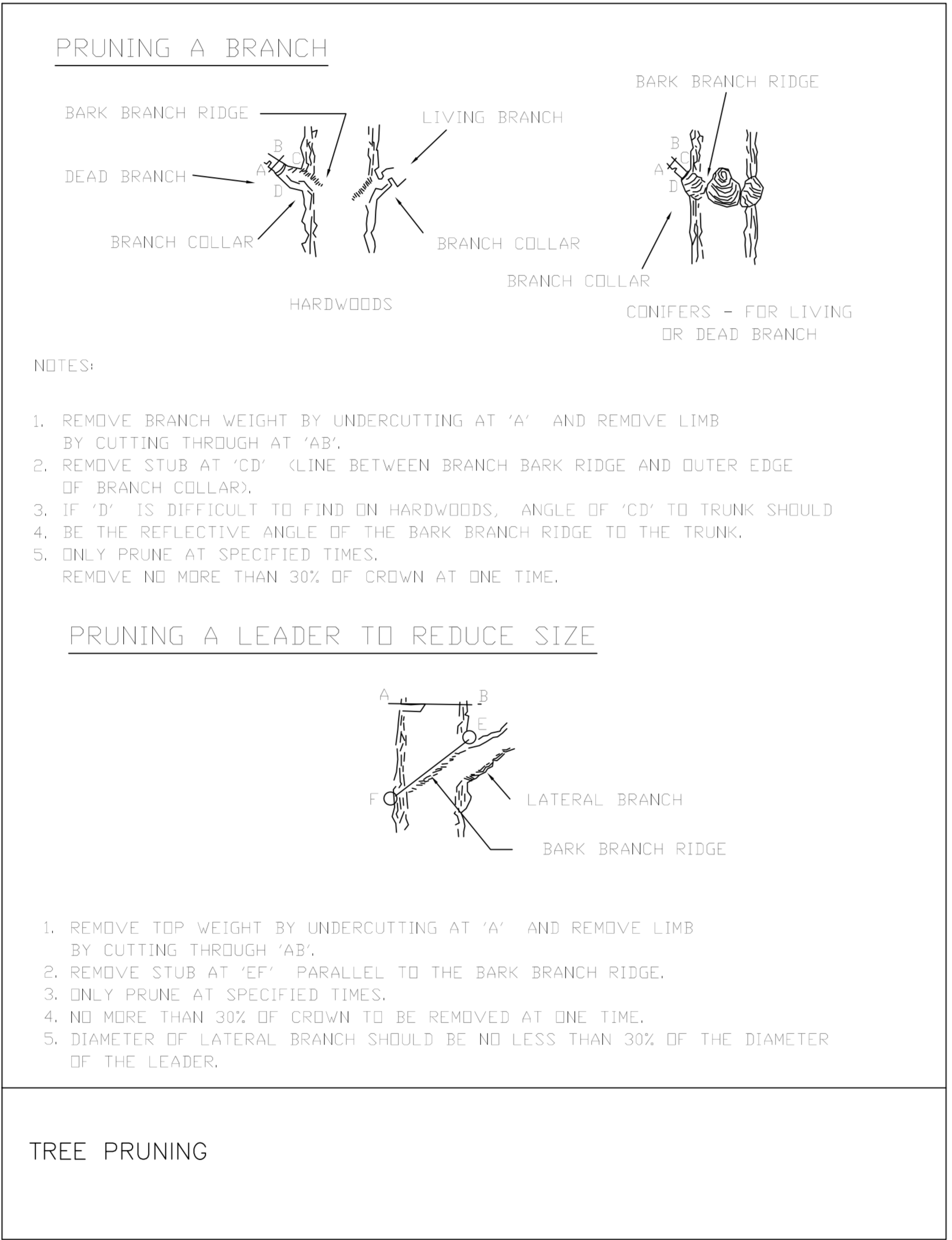
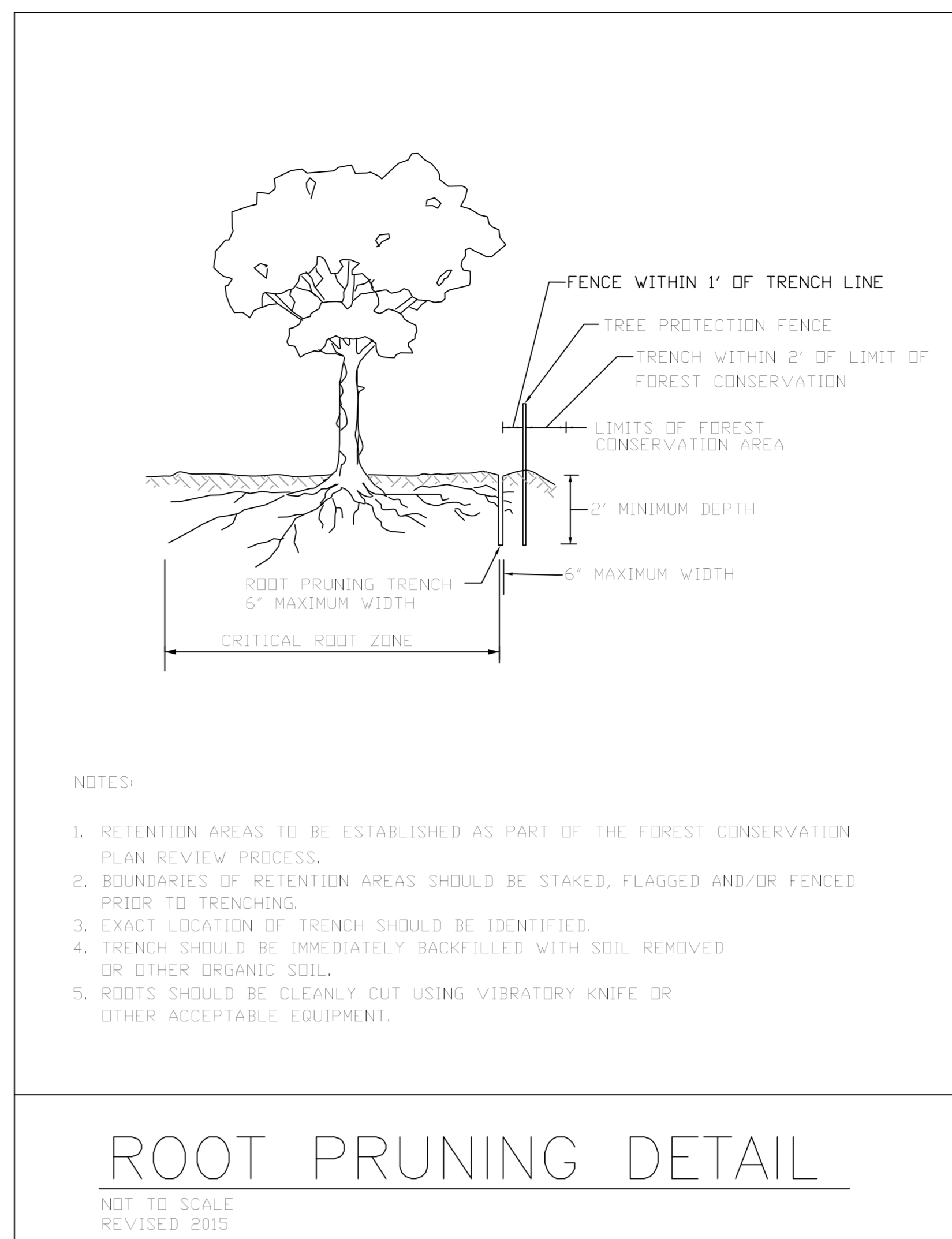
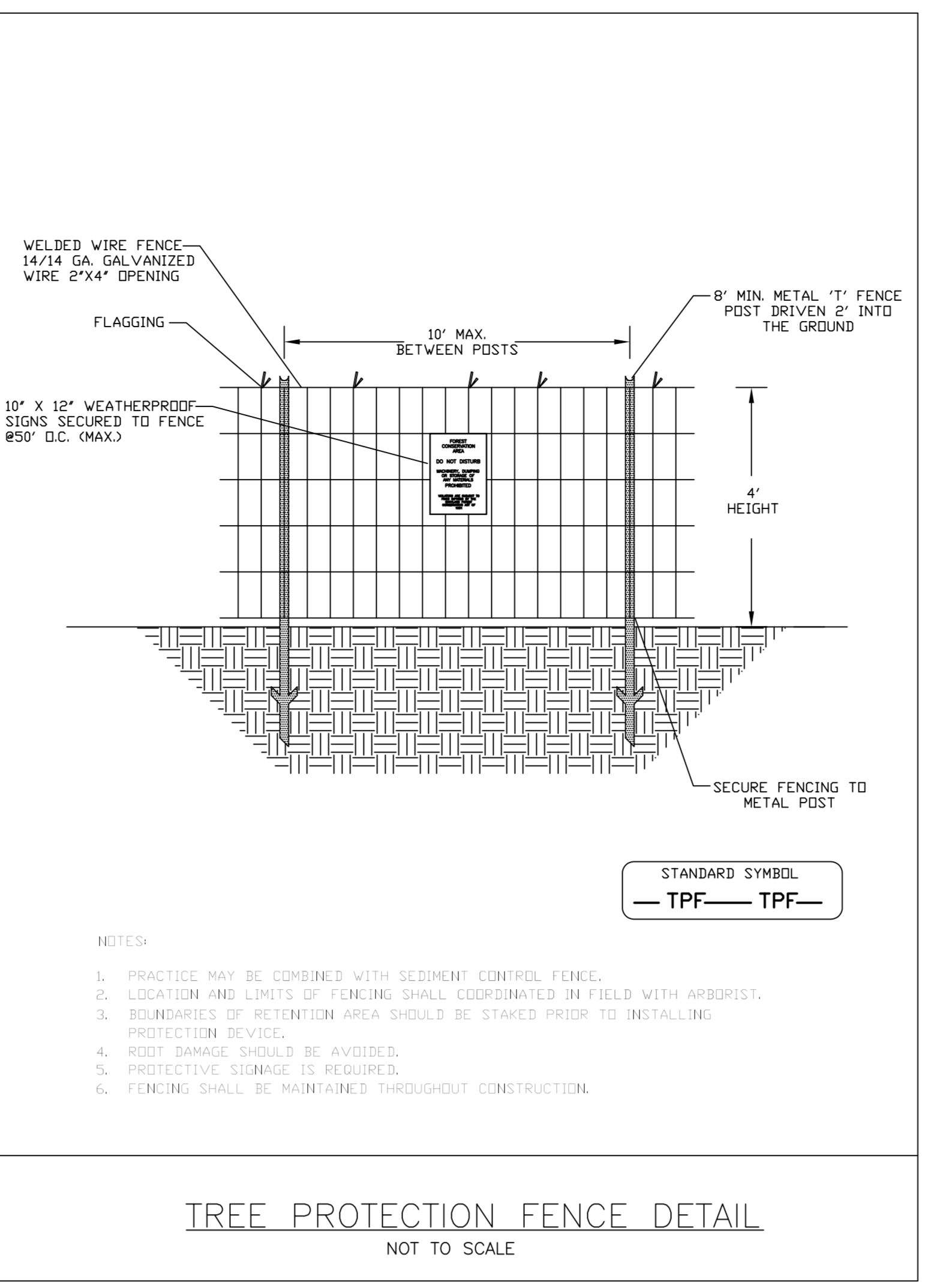
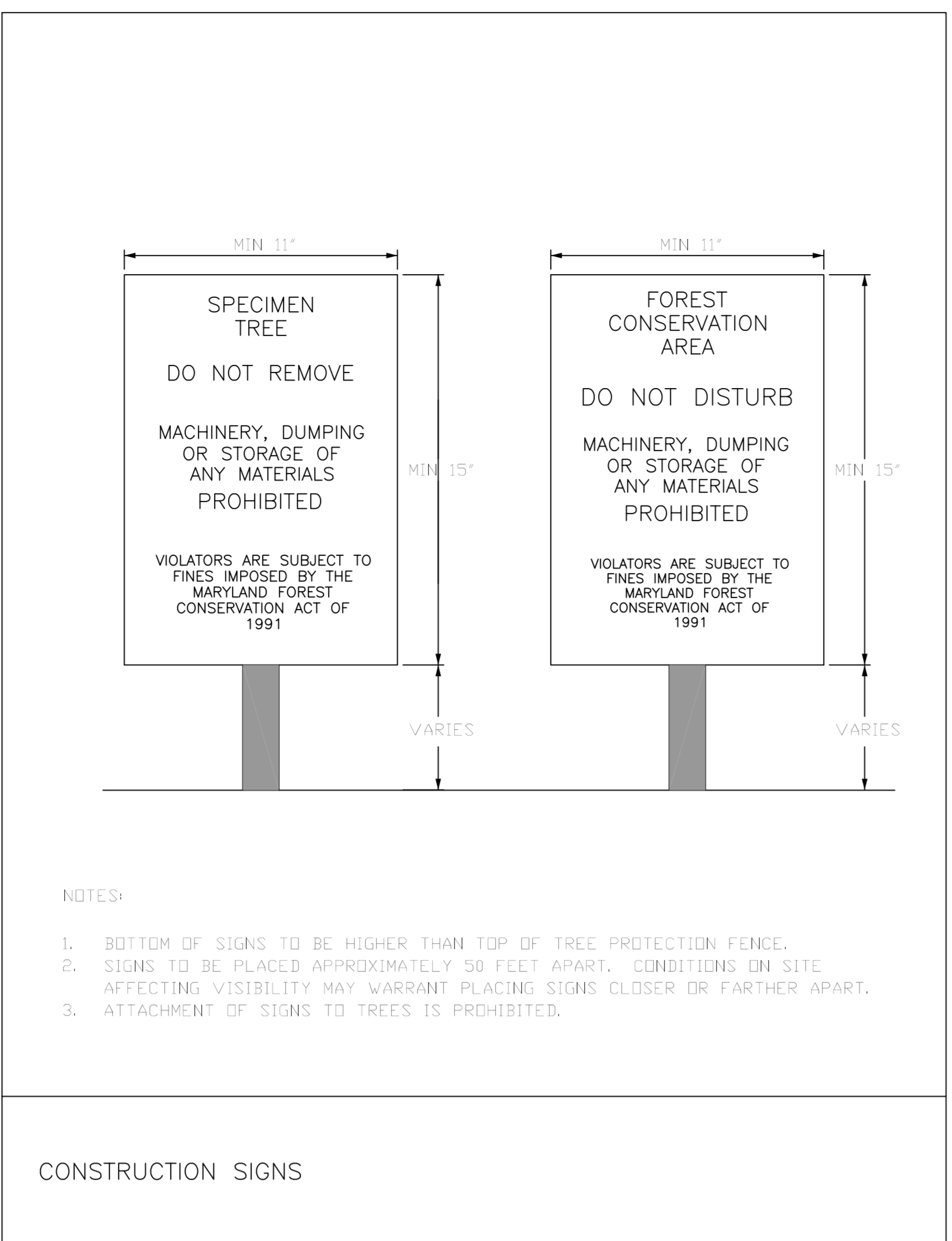
- Inspections:**
- All field inspections must be requested by the applicant. Inspections must be conducted as follows:
- Tree Save Plans and Forest Conservation Plans without Planting Requirements**
- After the limits of disturbance have been staked and flagged, but before any clearing or grading resumes.
 - After necessary stress reduction measures have been completed and the protection measures have been installed, but before any clearing or grading resumes.
 - After completion of all construction activities to determine the level of compliance with the provisions of the forest conservation plan;
- Additional Requirements for Plans with Planting Requirements**
- Before the start of any required reforestation and afforestation planting
 - After required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start of the maintenance
 - 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.

DEVELOPER'S CERTIFICATE - GREENTREE FARM

The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. L2009013C including, financial bonding, forest planting, maintenance and all other application agreements.

Developer's Name: 2093 Farm Holdings, LLC
 POC Company Name: _____
 Contact Person or Owner: Matthew Dorman
 First Name: _____
 Address: 17300 Whites Store Road, Boyds, MD 20841
 Phone # and Email: (410)996-2396; mrdorman@2093farm.com
 Signature: *M Dorman*

- LIST OF AMENDMENT ITEMS**
- The plan was revised to show that the main house and guest house on the Farm Remainder at 17300 White Store Road are to be demolished and new homes are to be built to replace them.
 - New limit-of-disturbance (LOD) areas were added to the plan on the Farm Remainder at 17300 White Store Road for the demolition and replacement homes, and associated site improvements including septic fields.
 - The FCP worksheet was revised to include the new LOD areas shown on 17300 Whites Store Road in the net tract area. These areas were previously included in the area excluded from the net tract for agricultural uses.
 - The notes below the FCP worksheet were updated to show how the additional reforestation requirement is to be met.
 - The plan and tree chart were revised to show that ST-25 was removed by owner due to poor condition.



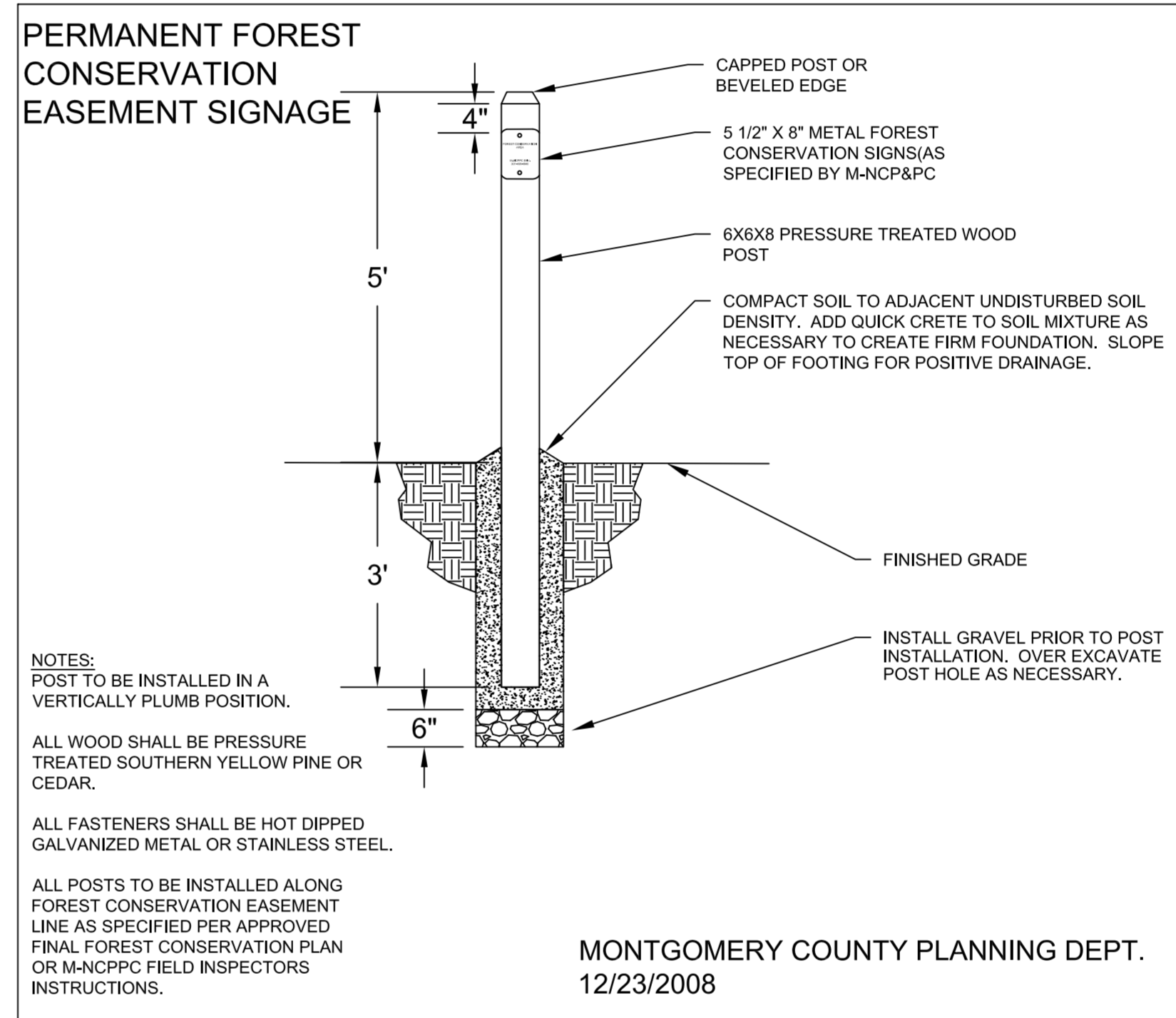
FOREST CONSERVATION AREA

DO NOT DISTURB UNDER PENALTY OF LAW

NO DUMPING NO MOTORIZED VEHICLES

M-NCPPC Environmental Planning (301) 495-4540

STYLE 61 © THE TREE COMPANY CATONSVILLE, MARYLAND P.O. 4110 786-2777 www.thetreecompany.com



MISS UTILITY
 Call Miss Utility at 1-800-273-7777 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. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

Montgomery Planning
 The Sustainable Community Center, 1000 North Rockville Station

2420 Radio Drive, Room 14, Wheaton, MD 20992
 MontgomeryPlanning.org

July 30, 2021

Matthew Dorman
 2093 Farm Holdings, LLC
 17300 Whites Store Road
 Boyds, MD 20841

Re: Final Forest Conservation Plan Amendment
 Property Name: Barnsville Oak Farm
 Plan Number: L2009013C
 Tract Size/Land Use Category: 840.1.3 acres/ARA

Dear Mr. Dorman:

On June 2, 2021, Matthew Dorman ("Applicant") filed an application for approval of a Final Forest Conservation Plan Amendment on approximately 840.13 acres of land located at 17300 Whites Store Rd, Final Forest Conservation Plan Amendment No. L2009013C ("Forest Conservation Plan", "FCP" or "Application"). The Application proposes to Amend the FCP to revise the limits of disturbance ("LOD") on Parcel 175, Tax Map 001.13 in order to replace the existing house and guest house with new structures.

Based on the review by the Planning Staff ("Staff") of the Maryland National Capital Park and Planning Commission ("M-NCPPC"), the FCP submitted to M-NCPPC is approved with the following conditions:

- The Applicant must schedule the required site inspections by M-NCPPC Forest Conservation Inspection Staff per Section 22A.00.01.01 of the Forest Conservation Regulations.
- The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC Forest Conservation Inspection Staff.
- The limits of disturbance ("LOD") shown on the Final Forest Conservation Plan must be consistent with the LOD shown on the approved Final Forest Conservation Plan.

FOREST CONSERVATION

The Application meets the requirements of Chapter 22A of the Montgomery County Forest Conservation Law ("FCL"), the requirements for a minor amendment to an FCP as outlined in Section 22A.00.01.13A.1 of the Forest Conservation Regulations and the Montgomery County Planning Department's Environmental Guidelines. As required by Chapter 22A, an FCP was submitted with the Application. The total net tract area for forest conservation purposes is 64.35 acres which does not include the 778.78 acres for remain in agricultural use or the 1.02 acres of roadway dedication not being considered as part of this plan. The Subject Property is zoned ARA and is classified as Agricultural Resource Area as defined in Section 22A-1 of the FCL and specified in the Trees Technical Manual. The Subject Property contains 43.00 acres of forest. Overall, the Application removes 35.90 acres of forest and retains 7.8 acres of forest. This results in a total reforestation requirement of 55.80 acres as calculated in the Forest Conservation Worksheet. The Application is meeting the requirement by retaining 301.32 acres off site, and protecting that forest with a recorded Category I Conservation Easement.

1000 North Rockville Station, 301.495.4645 Fax 301.495.1304
 2625 Route 124, Floor 13, Wheaton, Maryland 20992
 www.MontgomeryPlanning.org

In order to prepare the plans for certification, please download this Approval Letter, attach it to the FCP, sign the Qualified Professional and Developer's Certificate, and re-upload the plans for final review and approval. The FCP must be certified before a pre-construction meeting can be scheduled.

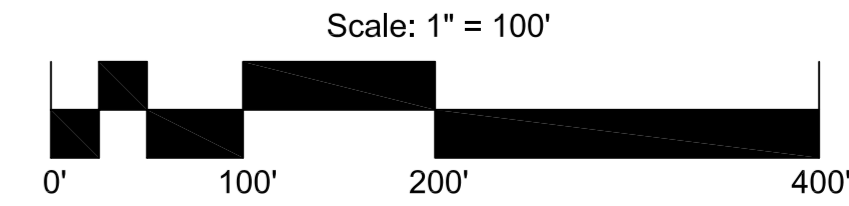
Any changes from the approved FCP may constitute grounds to rescind or amend any approval actions taken, and to re-evaluate the Subject Property for additional or amended plantings. If there are any subsequent additions or modifications planned for this development, a separate amendment must be submitted to M-NCPPC for review and approval prior to those changes occurring. Please contact: Michael Sharp at 301-495-8600 or Michael.Sharp@montgomeryplanning.org at least 7 days in advance to schedule your pre-construction meeting. If you have any questions regarding these actions, please feel free to contact Josh Penn at 301-495-4546 or Joshua.Penn@montgomeryplanning.org.

Sincerely,
Sandra Pereira
 Sandra Pereira, Supervisor
 University Planning Division, Montgomery County Planning Department

cc: File: L2009013C
 Dave McKee, Benning and Associates

PROFESSIONAL CERTIFICATE:
 I hereby certify that these documents were prepared or approved by me and that I am a registered Landscape Architect under the laws of the State of Maryland, Registration No. 2091, Expiration date 10-21-2022.

DW
 Signature Date 04/21/2021



Revisions

date: 04/21/2021
 scale:

Benning & Associates, Inc.
 Landscape Planning Consultants
 1000 North Rockville Station
 Gaithersburg, MD 20878
 (301) 495-4540



FINAL FOREST CONSERVATION PLAN
GREENTREE FARM
 (WSSC Grid Sheet 228NW17; Tax Map DU 13)
 Montgomery County, Maryland