

July 30, 2021

Matthew Dorman
2500 Farm Holdings, LLC
17300 Whites Store Road
Boys, MD 20841

Re: Final Forest Conservation Plan Amendment
Property Name: Barnesville Oak Farm
Plan Number: 12009011C
Tract Size/Land Use Category: 840.13 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. 12009011C ("Forest Conservation Plan", "FCP" or "Application"). The Application proposes to Amend the FFCP to revise the limits of disturbance ("LOD") on Parcel 579, Tax Map DU123 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:

1. The Applicant must schedule the required site inspections by M-NCPPC Forest Conservation Inspection Staff per Section 22A.00.01.10 of the Forest Conservation Regulations.
2. 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.
3. The Limits of Disturbance ("LOD") shown on the Final Sediment and Erosion Control 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.00.01.13.A.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 774.18 acres to remain in agricultural use or the 1.60 acres of roadway dedication not being constructed as part of this plan. The Subject Property is zoned AR and is classified as Agricultural Resource Area as defined in Section 22A-3 of the FCL and specified in the Trees Technical Manual. The Subject Property contains 43.70 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 51.63 acres as calculated in the Forest Conservation Worksheet. The Application is meeting this requirement by retaining 103.26 acres off-site, and protecting that forest with a recorded Category I Conservation Easement.

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 301-495-4603 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,

A handwritten signature in blue ink that reads "Sandra Pereira". The signature is written in a cursive, flowing style.

Sandra Pereira, Supervisor
Upcounty Planning Division, Montgomery County Planning Department

cc: File: 12009011C
Dave McKee, Benning and Associates