

May 26, 2022

Keith Bennett
3909 National Drive Suite 250
Burtonsville, MD 20866

Dear Mr. Bennett,

On May 11, 2022, Intake and Regulatory Coordination staff of the Montgomery County Planning Department received an Existing Conditions Plan for a revitalization of an existing shopping center at 15179 Old Columbia Pike. The Forest Conservation Exemption and Existing Conditions Plan number for the project is 42022201E. Review of the forest conservation exemption is complete. No forest or forest stream buffer will be impacted by the project. No significant or specimen trees will be cleared.

The project is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), Section 22A-5(f)(1) because the modification is taking place to an existing non-residential developed property. Additionally, the proposed construction activity adheres to the following: (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 a 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 a subdivision; and (4) the modification does not increase the developed area by more than 50% and the existing development is maintained.

Forest Conservation Exemption Request No. 42022201E for the revitalization project 15179 Old Columbia Pike is confirmed. The Existing Conditions Plan submitted for the project is approved, with the following conditions:

- Hold a preconstruction meeting with a forest conservation inspector, a Maryland Licensed Tree Expert, the property owner's representative, construction superintendent, and a Montgomery County Department of Permitting Services (DPS) sediment control inspector to review the staked limits of disturbance
- Install tree protection fencing and root prune where necessary, and have it inspected by a qualified tree professional

Any changes from the confirmed exemption and approved plan 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.

Sincerely,

Kara Farthing

Kara Farthing
Forest Conservation Inspector
240.772.6453



Suite 200 • 1272 5th Street NE • Washington, D.C. • 20002 Phone: 202.302.9300 • Fax: 202.544.4327



DESIGNED BY				
DRAWN BY	KAB			
CHECKED BY				
TML				
DATE		REVISION	BY	APPR.

PREPARED FOR: Burtonsville (E&A), LLC 1272 5th Street NE Suite 200 Washington, DC 20002 Attn: Jim McKenney 202-902-2600	SCALE	ZONING	APPROVAL SHEET BURTONSVILLE CROSSING SHOPPING CENTER PARCEL 'L' - BURTONSVILLE Plat No. 16306 Deed Book 24792 Page 246	G. L. W. FILE No.
	AS SHOWN	ORT-1.5 (C-1.0 R-125, H-75)		16028
	DATE	TAX MAP - GRID		SHEET
	JUNE 2022	K5-562	COLESVILLE ELECTION DISTRICT No. 05	2 OF 24
			MONTGOMERY COUNTY, MARYLAND	

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 81985104A including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Burtonsville (E&A), LLC William Caldwell
Company Contact Person

Address: 1272 5th Street NE, Suite 200
Washington, DC 20002

Phone: (202) 902-2600

Signature: _____
William Caldwell, Managing Director

SITE PLAN No. 81985104A

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