

**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(t)(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

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Forest Conservation Inspector

240.772.6453