

ATTACHMENT 2



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

November 6, 2017

Mr. Michael Lindsay
Lindsay Automotive Group
3410 King Street
Alexandria, VA. 22302

Re: Forest Conservation Exemption 42018077E; Lindsay Ford-Aspen Hill

Dear Mr. Lindsay:

Based on the review by staff of the Montgomery County Planning Department, the Forest Conservation Exemption Request submitted on October 24, 2017 for the plan identified above, is confirmed. The project site is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), Section 22A-5(t) because the site is a modification to an existing non-residential developed property: (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 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 subdivision, and (4) the modification does not increase the developed area by more than 50% and the existing development is maintained.

A pre-construction meeting is required prior to construction starting to verify that the limits of disturbance have been staked. Please contact the owner's representative, the construction contractor, this forest conservation inspector, and the Montgomery County Department of Permitting Services sediment control inspector to attend this meeting. You may contact me at david.wigglesworth@montgomeryplanning.org or at 301-495-4581.

Sincerely,

A handwritten signature in blue ink that reads "David Wigglesworth".

David Wigglesworth

Sr. Planner

Development Applications & Regulatory Coordination

CC: Matthew Wessel (Rodgers)
42018077E

October 9, 2017

Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Lindsay Ford-Aspen Hill, 4114 Aspen Hill Road, Rockville, Maryland
Forest Conservation Exemption Request
RCI Project No.: 1245A

Dear Sir or Madam:

On behalf of our client, Lindsey Automotive Group, Rodgers Consulting Inc. (RCI) is requesting an exemption from Article II of the Forest Conservation law under Chapter 22A-5(t).

Per Chapter 22A-5(t), the requirements of Article II do not apply to a modification to an existing non-residential developed property if:

- (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 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 subdivision; and*
- (4) The modification does not increase the developed area by more than 50% and the existing development is maintained*

The project is located northwest from the Aspen Hill Road/Connecticut Avenue intersection, Rockville, Maryland. The site is a 10.04-acre non-residential urban parcel containing vacant buildings and unused parking lots. The applicant, Lindsay Automotive Group, proposes to relocate Hill & Sanders Ford Dealerships that are currently scattered throughout the Wheaton area to the proposed site. There are no sensitive environmental resources (wetlands, streams, stream buffers, forests and floodplains) within the project area. One 33-inch white mulberry in poor health exists along the western property boundary. The site does not occur within a Special Protection Area. The modification does not require approval of a preliminary plan of subdivision and the modification does not increase the developed area by more than 50% and the existing development is maintained.

We thank you in advance for your timely review and approval of this exemption request. Please contact me at (240) 912-2150 or mwessel@rodgers.com if you have questions or need additional information.

Regards,



Matthew J Wessel, PLA, ISA Certified Arborist
Rodgers Consulting, Inc.

Cc: File
Robert Graham, Rodgers Consulting Inc.
Michael Lindsay, Lindsay Automotive Group

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