

M-NCPPC APPROVAL STAMP

FINAL FOREST CONSERVATION PLAN (F20250530)

MOUNTAIN VALE COMMUNITY SOLAR

17700 BARNESVILLE ROAD

BARNESVILLE, MARYLAND 20838

APRIL 30, 2025

NOTES

1.

TAX ACCOUNT NUMBER:

00920793
2.

TAX MAP:

CV62
3.

TAX PARCEL:

P020
4.

OWNER:

JAISAI PROPERTIES, LLC
5.

ADDRESS:

17700 BARNESVILLE ROAD
BARNESVILLE, MD 20838
6.

NET TRACT/CONDITIONAL USE AREA:

11.23 AC.
7.

CURRENT ZONING:

AGRICULTURAL RESERVE (AR) – MONTGOMERY COUNTY
8.

WATERSHED:
USE CLASS:

LITTLE MONOCACY RIVER (#021402020853)
USE I-P
9.

BOUNDARY, TOPOGRAPHIC AND PLANIMETRIC INFORMATION SHOWN HEREIN HAVE BEEN OBTAINED FROM A COMBINATION OF MONTGOMERY COUNTY GIS DATA AND FIELD SURVEY CONDUCTED BY BOWMAN CONSULTING GROUP, LTD. (BCG).
10.

SOIL MAP UNIT BOUNDARIES AND DESCRIPTIONS HAVE BEEN OBTAINED FROM THE MONTGOMERY COUNTY ATLAS (HTTP://WWW.MCATLAS.ORG) AND THE USDA MONTGOMERY COUNTY, MARYLAND SOILS SURVEY. SEE SOILS TABLE ON THIS SHEET.
11.

NRI/FSD FIELD INVESTIGATION WAS CONDUCTED BY GREGG D. EBERLY (MARYLAND PLA #3609, ISA #4616A) OF BCG ON MARCH 12, 2024 AND MAY 28, 2024.
12.

BASED ON MARYLAND'S ENVIRONMENTAL RESOURCES & LAND INFORMATION NETWORK (MERLIN), THE PROPERTY IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA (SPA).
13.

BASED ON MARYLAND'S ENVIRONMENTAL RESOURCES & LAND INFORMATION NETWORK (MERLIN), THE PROPERTY IS LOCATED WITHIN THE PATUXENT RIVER PRIMARY MANAGEMENT AREA (PMA).
14.

THE WATERS AND WETLANDS WITHIN THE PROJECT WERE DELINEATED BY BOWMAN ON MARCH 12, 13, AND 15, AND JUNE 5, 2024, BASED ON THE REQUIREMENTS OF THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL: EASTERN MOUNTAINS AND PIEDMONT REGION (VERSION 2.0, 2012), AND REPRESENT THOSE AREAS THAT MAY BE WITHIN THE REGULATORY PURVIEW OF THE U.S. ARMY CORPS OF ENGINEERS (USACE), STATE OF MARYLAND AND/OR MONTGOMERY COUNTY. THE LOCATION OF OFFSITE WATERS AND WETLANDS HAS BEEN APPROXIMATED USING AVAILABLE TOPOGRAPHIC INFORMATION MAPPING, AERIAL PHOTOGRAPHY, AND FIELD CONDITIONS OBSERVED DURING THE MARCH AND JUNE 2024 FIELD VISITS.
15.

STREAM BUFFER AND NONTIDAL WETLAND BUFFER WIDTHS HAVE BEEN SHOWN IN ACCORDANCE WITH SECTION III, TABLES 1 & 2 OF THE LATEST VERSION OF THE MONTGOMERY COUNTY, MARYLAND ENVIRONMENTAL GUIDELINES.
16.

BASED ON MARYLAND'S ENVIRONMENTAL RESOURCES & LAND INFORMATION NETWORK (MERLIN), THERE IS NO 100-YEAR FLOODPLAIN OR ASSOCIATED BUILDING RESTRICTION LINES ON THE PROPERTY. FEMA MAP NUMBER 24031C0151D, EFFECTIVE 9/29/2006.
17.

BASED ON MARYLAND'S ENVIRONMENTAL RESOURCES & LAND INFORMATION NETWORK (MERLIN), A PORTION OF THE PROPERTY IS LOCATED WITHIN THE MARYLAND INVENTORY OF HISTORIC PROPERTIES.
18.

BASED ON MARYLAND'S ENVIRONMENTAL RESOURCES & LAND INFORMATION NETWORK (MERLIN), THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A CRITICAL AREA.
19.

AN ENVIRONMENTAL REVIEW WAS CONDUCTED BY MARYLAND DNR FOR THE PRESENCE OF RARE, THREATENED OR ENDANGERED PLANT OR ANIMAL SPECIES ON THE PROPERTY. THE WILDLIFE AND HERITAGE SERVICE HAS NO OFFICIAL RECORDS FOR STATE OR FEDERAL LISTED, CANDIDATE, PROPOSED, OR RARE PLANT OR ANIMAL SPECIES WITHIN THE PROJECT AREA.
20.

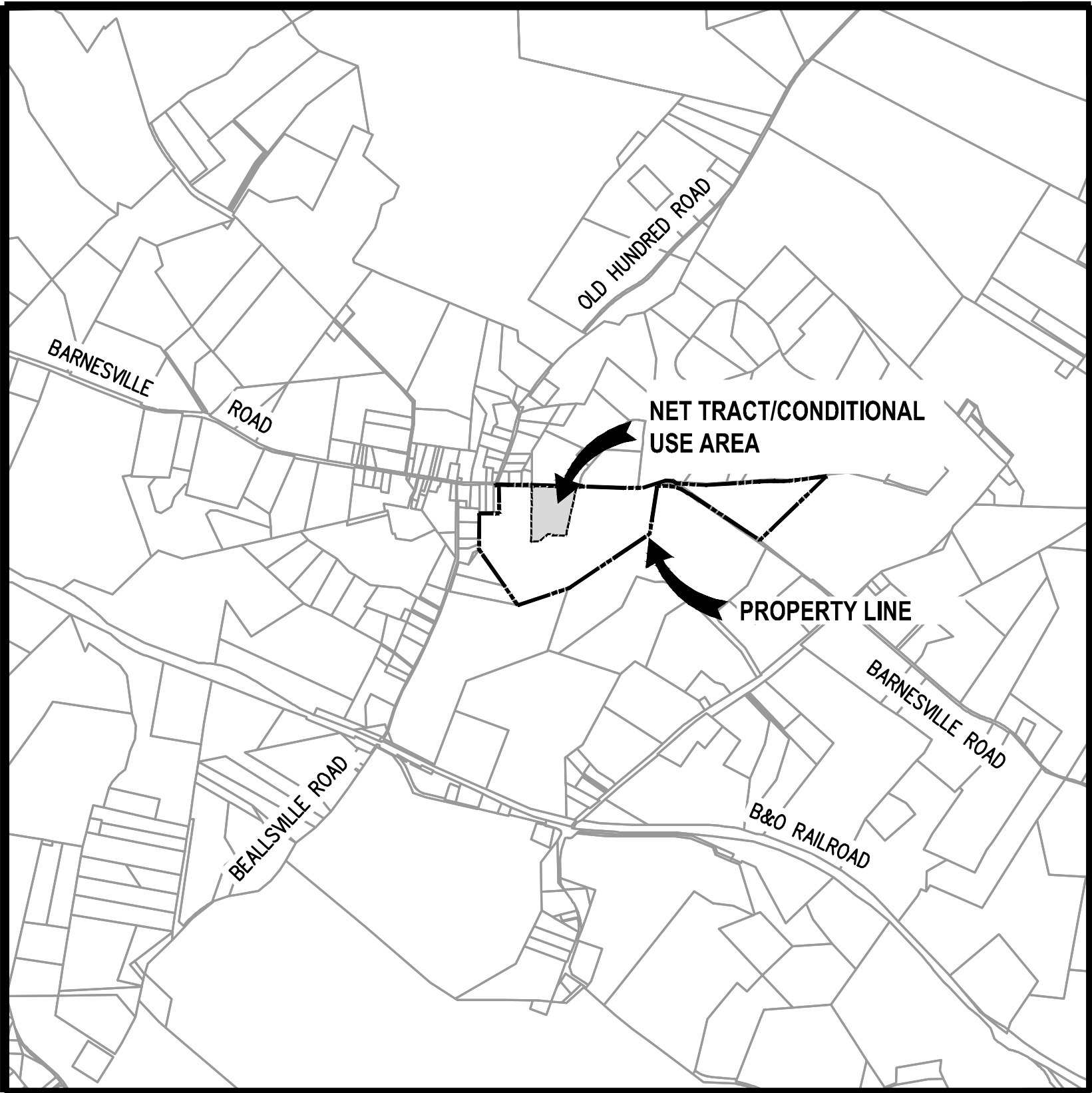
BASED ON FIELD INVESTIGATIONS CONDUCTED BY BOWMAN CONSULTING GROUP, LTD. (BCG) ON MARCH 12 AND THE MINIMUM SIZE REQUIREMENT FOR A SIGNIFICANT TREE AND A SPECIMEN TREE AS SPECIFIED BY THE M-NCPPC TREE TECHNICAL MANUAL, THERE ARE 4 SPECIMEN TREES AND 6 SIGNIFICANT TREES WITHIN THE DETAILED STUDY AREA. THERE ARE NO KNOWN COUNTY AND/OR STATE CHAMPION TREES WITHIN THE DETAILED STUDY AREA. THERE ARE NO TREES HAVING A DIAMETER OF 75% OR MORE OF THE CURRENT STATE CHAMPION FOR THE SPECIES WITHIN THE DETAILED STUDY AREA. SEE TREE TABLE ON SHEET 6.
21.

THIS FINAL FOREST CONSERVATION PLAN WAS PREPARED IN ACCORDANCE WITH CHAPTER 22-A OF THE MONTGOMERY COUNTY CODE AND THE LATEST EDITION OF THE MONTGOMERY COUNTY TREES APPROVED TECHNICAL MANUAL.
22.

TREE DIAMETERS WERE MEASURED USING A FORESTRY DIAMETER TAPE.
23.

BARNESVILLE ROAD IS CLASSIFIED AS A RUSTIC ROAD.
24.

THIS FINAL FOREST CONSERVATION PLAN IS SUBJECT TO NRI/FSD #420242090, APPROVED 09/13/2024.



VICINITY MAP

1" : 2,000'

SOURCE: MONTGOMERY COUNTY GIS DATA

OWNER:

JAISAI PROPERTIES, LLC
4007 BROADSTONE STREET
FREDERICK, MD 21704
PHONE: 240-423-3615
ATTN: DR. PRAVEEN BOLARUM

APPLICANT:

DAVIS HILL DEVELOPMENT, LLC
1616 16TH AVENUE SOUTH
MUSIC ROW
NASHVILLE, TN 37212
ATTN: TORY HANNA

LANDSCAPE ARCHITECT:

BOWMAN CONSULTING
13461 SUNRISE VALLEY DRIVE, SUITE 500
HERNDON, VIRGINIA 20171
PHONE: 703-464-1000
ATTN: GREGG D. EBERLY

LAND USE COUNSEL:

BERGMAN, BERBERT, SCHWARTZ & GILDAY, LLC
7315 WISCONSIN AVENUE, SUITE 800 WEST
BETHESDA, MARYLAND 20814
PHONE: 301-656-2707
ATTN: SOO LEE-CHO

SHEET INDEX

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DEVELOPMENT STANDARDS

SITE TABULATIONS	
EXISTING ZONING:	AGRICULTURAL RESERVE (AR)
LIMITS OF DISTURBANCE:	6.45 AC.
NET TRACT/CONDITIONAL USE AREA:	11.23 AC.
PROPOSED FENCED AREA:	6.26 AC. (SOLAR COLLECTION SYSTEM)
LOT & DENSITY	
MINIMUM SITE AREA:	25 AC.
MINIMUM LOT AREA:	40,000 S.F.
MAXIMUM LOT COVERAGE:	10% (ALL ROOFED BUILDINGS & STRUCTURES)
PROPOSED LOT COVERAGE:	1.0% SF (±36,000 S.F.)
SETBACKS & HEIGHT	
FRONT SETBACK REQUIRED:	50'
FRONT SETBACK PROPOSED:	50' MIN.
SIDE STREET SETBACK REQUIRED:	
SIDE STREET SETBACK PROPOSED:	50' MIN.
SIDE SETBACK REQUIRED:	
SIDE SETBACK PROPOSED :	20' MIN.
REAR SETBACK REQUIRED:	
REAR SETBACK PROPOSED:	35' MIN.
MAXIMUM HEIGHT:	
MAXIMUM HEIGHT PROPOSED:	50' 10' MAX. (SOLAR COLLECTION SYSTEM)

SOILS TABLE

SOIL SERIES	SLOPE CATEGORY	EROSION HAZARD	K FACTOR	HYDRIC SOILS	HYDRIC INCLUSIONS	PRIME AGRICULTURAL	SERPENTINITE
5A	0–3%	SLIGHT	0.37	NO	BAILE	NO	NO
5B	3–8%	SLIGHT	0.37	NO	BAILE	NO	NO
6A	0–3%	SLIGHT	0.37	YES	N/A	NO	NO
9B	3–8%	SLIGHT	0.24	NO	BAILE	NO	NO
16B	3–8%	SLIGHT	0.20	NO	BAILE	NO	NO
16C	8–15%	SLIGHT	0.20	NO	BAILE	NO	NO
16D	15–25%	MODERATE	0.24	NO	BAILE	NO	NO
17B	3–8%	SLIGHT	0.37	NO	BAILE	NO	NO
17C	8–15%	SLIGHT	0.37	NO	BAILE	NO	NO
54A	0–3%	SLIGHT	0.49	YES	N/A	NO	NO
109D	15–25%	MODERATE	0.24	NO	BAILE	NO	NO
116E	25–45%	SEVERE	0.28	NO	BAILE	NO	NO

NOTES:
1) SOILS INFORMATION PROVIDED IN TABLE WAS OBTAINED FROM A COMBINATION OF THE USDA WEB SOIL SURVEY AND APPENDIX E OF THE MONTGOMERY COUNTY TREES TECHNICAL MANUAL.

DEVELOPER'S CERTIFICATE

The undersigned agrees to exsist to all the features of Approved Final Forest Conservation Plan No. F20250530, including financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: DAVIS HILL DEVELOPMENT
Printed Company Name
Contact Person or Owner: TORY HANNA
Printed Name
1616 16TH AVENUE SOUTH, MUSIC ROW
Address: NASHVILLE, TN 37212
Phone and Email: 413-522-7460
TORY.HANNA@DHDSOLAR.COM
Signature: _____

Bowman

Bowman Consulting Group Ltd
13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
bowman.com

COVER SHEET
MOUNTAIN VALE COMMUNITY SOLAR
17700 BARNESVILLE ROAD
WSSC GRID #230NW17, 230NW18, 231NW17 & 230NW18
TAX MAP: CV62, GRID: 0000, PARCEL: P020
MNCPPC PLAN #: F20250530
MONTGOMERY COUNTY, MARYLAND
ELECTION DISTRICT 11

PLAN #F20250530



PLAN STATUS
2/10/25 1ST SUBMISSION
4/30/25 2ND SUBMISSION

DATE	DESCRIPTION
	GDE GDE
DESIGN	DRAWN CHKD
SCALE	H: AS NOTED V: N/A
JOB No.	140362-01-001
DATE :	APRIL, 2025
FILE No.	