

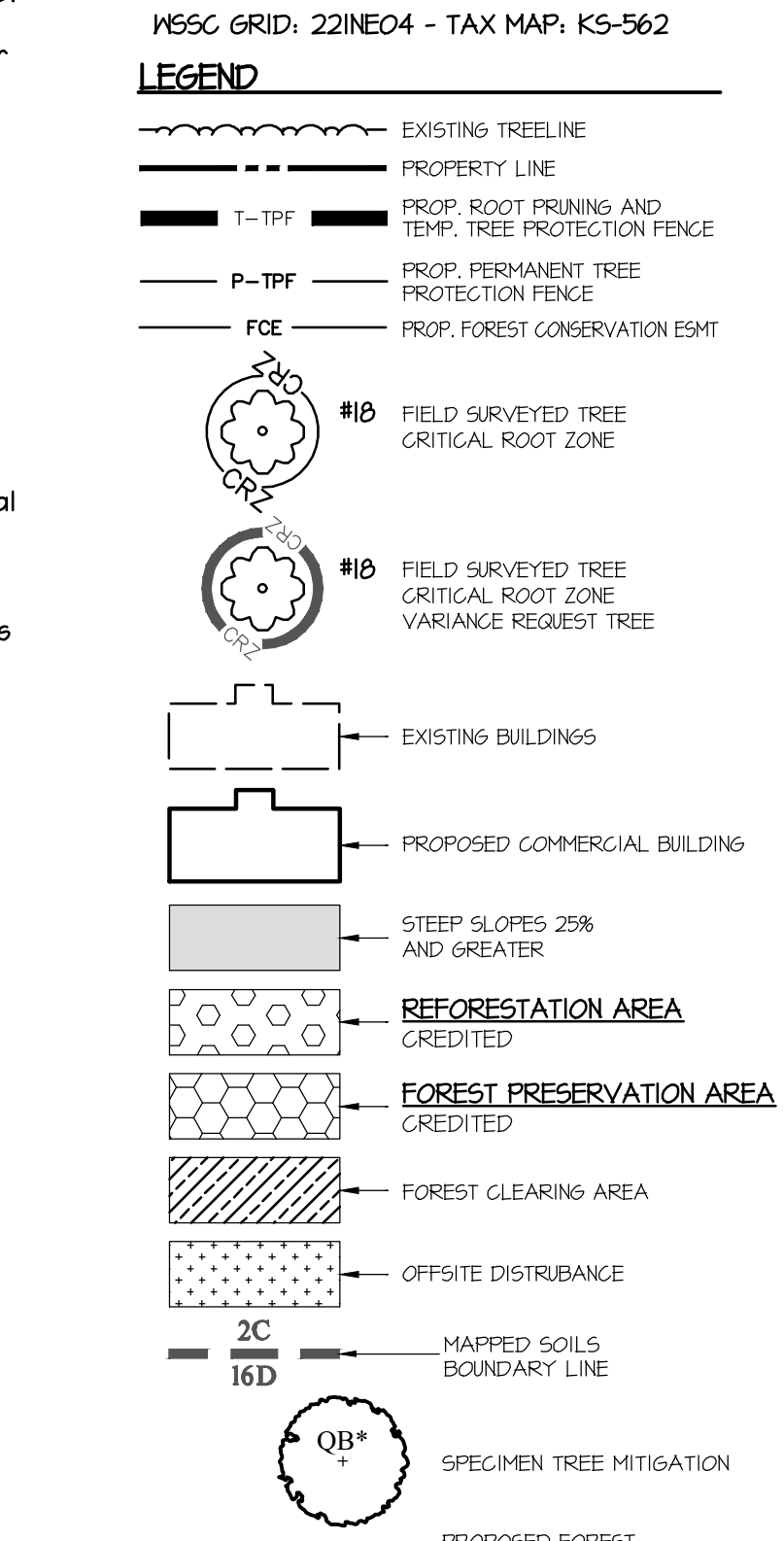
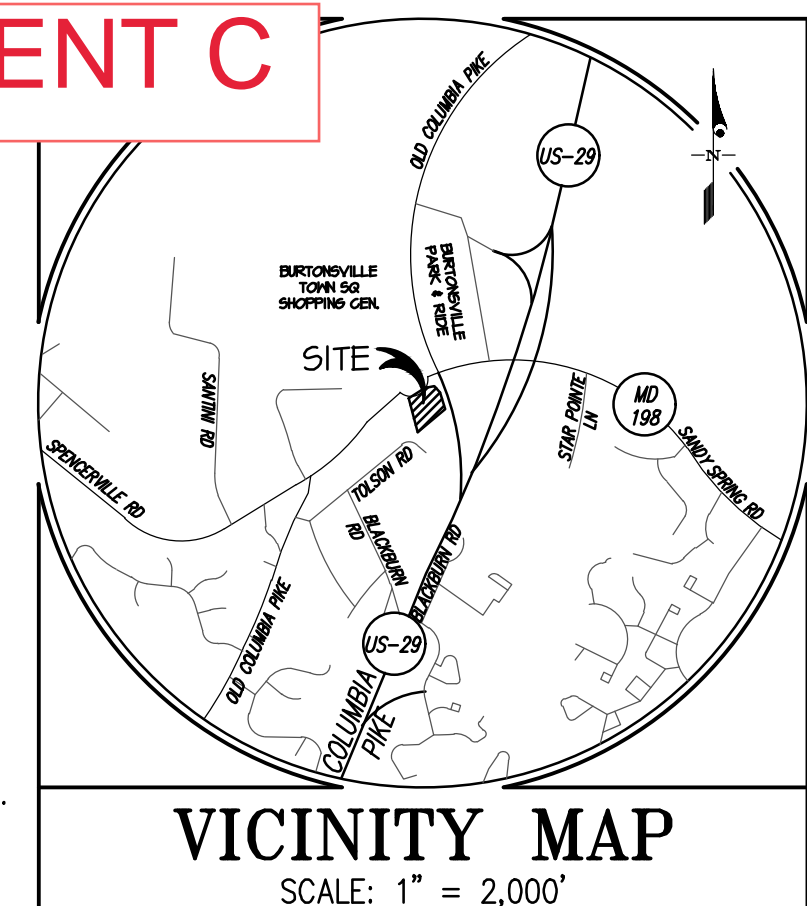
# Final Forest Conservation Plan

## No. F2024021A

### Wawa - Burtonsville

ATTACHMENT C

- GENERAL NOTES:**
- Owner/Developer: Hong Cheng, LLC  
4106 Shad Lane  
POTOMAC, MD 20854
  - Site Address: 15285 & 15245 Old Columbia Pike  
Burtonsville, MD 20866
  - Boundary survey by: GLM, 2018
  - Topography by: GLM, 2018
  - Top map: KS-62
  - MESC Grid: 221-NE04
  - Water: Little Point Branch, Use Class I
  - Water & Sewer Service Category: W-1, S-1  
Proposed: W-1, S-1
  - Floating Zone Plan No. LMA H-134 Approved on 11/26/2014
  - Natural Resources Inventory/Forest Stand Delineation, No. 420180400 Approved 1/17/2014.
  - Preliminary Forest Conservation Plan No. H-134 Approved 1/17/2022
  - The site is not within a Special Protection Area (SPA) or Primary Management Area.
  - There is no Floodplain on site per FEMA map #24031C0385D.
  - The property is not listed on the Montgomery County local atlas and index of historic sites.
  - There are no Perennial Streams or Wetlands on-site.
  - There are no known county champion trees located on or adjacent to the site as per the 2014-2020 publication of champion trees in Montgomery County, Maryland.
  - All utilities are conceptual and are shown for informational purposes only and subject to change. See appropriate approved final utility construction plans.
  - MESC right-of-way, public utility easements, stormwater management easements and stormwater management parcels may change in configuration, size and quantity per final utility, MESC, and Montgomery County swm technical plan approvals.
  - The Subject Property is within the 2012 Burtonsville Crossroads Neighborhood Plan & 1947 Farland Master Plan.
  - This Special Exception Amendment is to be reviewed and approved under the Montgomery County Zoning Code that was in effect October 24, 2014 (2004 Code).
  - The Applicant must schedule a pre-construction meeting (pre-con), preferably on-site, with staff from the MCDPS responsible for Certified Site Plan performance and compliance, upon approval of the Certified Site Plan (CSP). The pre-con must occur prior to any site development work commencement and prior to any work that is covered by the site plan survey and maintenance agreement. The Applicant, along with their representatives, must attend the pre-con with DPS CSP staff. A copy of the approved Certified Site Plan along with any subsequent amendments is required to be on-site at all times.
  - Final Improvements along Old Columbia Pike and Columbia Pike South will be approved by Maryland State Highway Administration through the Access Permit Process.



**SITE DATA**

Existing Site Area: 3.31 Ac.  
Parcel N413 (Parcel C): 0.65 Ac.  
Parcel N424 (Parcel D): 2.72 Ac.

**Legal Description:** Parcel N413 (Parcel C) Tax ID: 0198B445  
Parcel N424 (Parcel D) Tax ID: 0198B434

**Current Zone:** CR1F-1.5, C-1.0, R-0.5, H-4.5 (Commercial Residential Town-Floating)  
CRN-1.5, C-1.0, R-0.5, H-4.5

**Prior Zoning:** Convenience Retail, Retail & Automobile Filling Station (Convenience Retail 2300 SF, Retail 8,200 SF)  
Convenience Retail & Automobile Filling Station (Convenience Retail 5,414 SF)

**Proposed Use:** Standard Method  
Development Program: Single Phase  
Conditional Use Area: 3.31 Ac.

**FOREST CONSERVATION WORKSHEET**  
Wawa Burtonsville - F20240210 (Within same Watershed or Priority Area)

NET TRACT AREA:	NET TRACT AREA:
A. Total tract area ...	3.37
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan) ...	1.02
C. Land dedication areas (parks, county facility, etc.) ...	0.00
D. Land dedication for roads or utilities (construction not required by this plan) ...	0.00
E. Area to remain in commercial agricultural production/use ...	0.00
F. Other deductions (specify) ...	0.00
G. Net Tract Area ...	4.39

**LAND USE CATEGORY:** (from Chapter 22A-3. Definitions)

Input the number "1" under the appropriate land use, limit to only one entry.

ARA	CDR	MDR	IDA	HDR	MPD	CIA
0	0	0	0	0	1	0

AFFORESTATION	AREAS	ACREAGE	CREDITED
1	A-1	0.14	
	A-2	0.30	
	<b>SUBTOTAL</b>	<b>0.44</b>	

FOREST RETENTION	AREAS	ACREAGE	CREDITED
1	B-1	0.09	
	B-2	0.01	
	<b>SUBTOTAL</b>	<b>0.10</b>	

FOREST PROVIDED	AREAS	ACREAGE
	AFFORESTATION	0.44
	RETENTION	0.10
	<b>SUBTOTAL</b>	<b>0.54</b>

FOREST CLEARING	AREAS	ACREAGE
	C-1	0.28
	<b>SUBTOTAL</b>	<b>0.28</b>

OFFSITE DISTURBANCE	AREAS	ACREAGE
	D-1	1.02
	<b>SUBTOTAL</b>	<b>1.02</b>

REFORESTATION PROVIDED	worksheet date	ACREAGE
OFFSITE REFORESTATION REQUIRED	4/30/23	0.44 Ac.
REFORESTATION PROVIDED	worksheet date	0.44 Ac.
OFFSITE REFORESTATION REQUIRED	4/30/23	0.54 Ac.

**SHEET SCHEDULE**

SHEET NO.	SHEET TITLE
1	FINAL FOREST CONSERVATION PLAN
2-3	APPROVAL SHEETS
4	FOREST CONSERVATION DETAILS

Amendment F2024021A Summary:

- Forest Conservation Easement areas adjusted to allow for the future access easement to the adjacent Properties.
- Drive aisle width reduced.

**FINAL FOREST CONSERVATION PLAN PREPARED BY:**

KEVIN FOSTER  
GEOGRAPHIC, LITTLE & WEBER, P.A.  
301 NATIONAL DRIVE, SUITE 250  
BURTONSVILLE, MARYLAND 20866  
PH: (301) 421-4024 FAX: (301) 421-4186  
REGISTERED LANDSCAPE ARCHITECT #8071

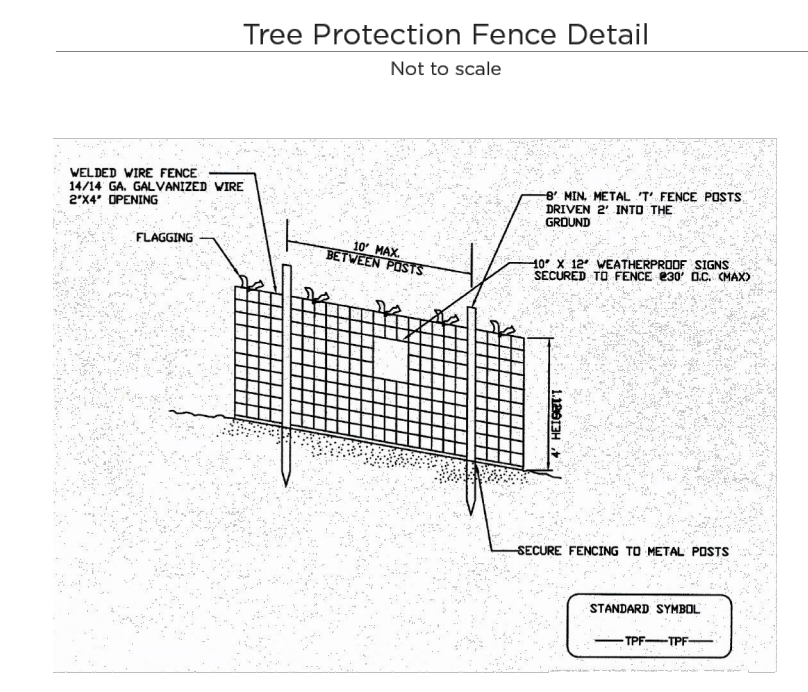
DATE: 7/31/2024

**DEVELOPER'S CERTIFICATE**

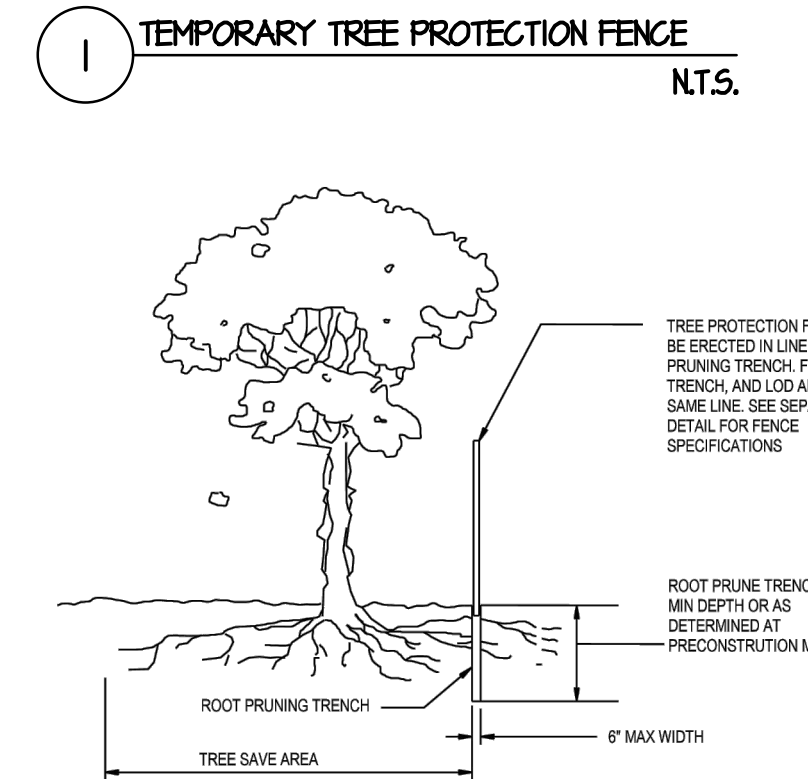
The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F2024021A, including financial, bonding, forest planting, maintenance and all other applicable agreements.

Developer's Name: Dong Ya LLC & Hong Cheng LLC

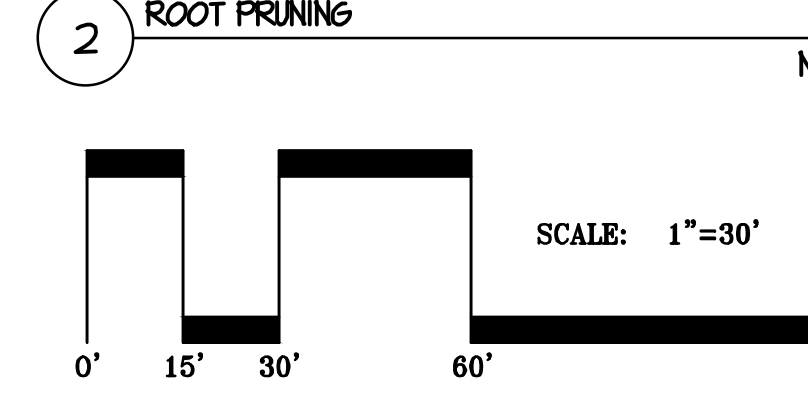
Contact Person or Owner: Kuo-Chien Cheng  
Address: 4106 Shad Lane, Potomac, MD 20854  
Phone: (301) 426-2424  
Signature: Kuo-Chien Cheng



- NOTES:**
- Practices may be combined with sediment control fencing.
  - Location and limits of fencing should be coordinated in field with arborist.
  - Boundaries of protection area should be staked prior to installing protective device.
  - Root damage should be avoided.
  - Protection signage is required.
  - Fencing shall be maintained throughout construction.



- NOTES:**
- RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRECONSTRUCTION MEETING.
  - BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRECONSTRUCTION MEETING AND FLAGGED PRIOR TO TRENCHING.
  - EXACT LOCATION OF TRENCH SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FOREST CONSERVATION (FC) INSPECTOR.
  - TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN BY THE FC INSPECTOR.
  - ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.
  - ALL PRUNING MUST BE EXECUTED WITH LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FC INSPECTOR.



**MAPPED SOIL TYPES**

MAP UNIT	DESCRIPTION	HIGHLY ERODIBLE	PRIME HYDRIC FARMLAND
5TB	Chillum silt loam, 3 to 8% Slopes	NO	YES
400	Urban Land	NO	NO
5TD	Chillum silt loam, 15 to 25% slopes	YES	NO

**SIGNIFICANT AND SPECIMEN TREE LIST**

NO.	COMMON NAME	SPECIES NAME	DBH	CONDITION	COMMENTS	DISPOSITION	% IMPACTED
1	WHITE OAK	QUERCUS ALBA	52"	FAIR	OFFSITE, GROWING AT ANGLE, HOLE IN TRUNK BASE	REMOVE	0%
2	CHESTNUT OAK	QUERCUS MONTANA	28"	FAIR	OFFSITE, LOWER DEAD & BROKEN BRANCHES	SAVE	0%
3	WHITE OAK	QUERCUS ALBA	35"	FAIR	OFFSET; LOWER DEAD & BROKEN BRANCHES	DISTURB	24%

**PLANT SCHEDULE - MITIGATION PLANTINGS**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT. / B4B	COMMENTS
AR*	1	Acer rubrum 'October Glory'	Red maple	3" Cal.	B4B	6' min. branching height.
QB*	4	Quercus bicolor	Swamp White Oak	3" Cal.	B4B	6' min. branching height.

**Forest Conservation Data Table**

Tract	Number of Acres
Remaining in Agricultural Use	0.00
Road & Utility ROWs	0.00
Total Existing Forest	0.38
Forest Retention	0.10
Forest Cleared	0.28

**Acres of Forest in**

Retained	Cleared	Planted
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00
0.00	0.00	0.00

**GLW**  
PLANNING | ENGINEERING | SURVEYING

3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM  
PHONE: (301) 421-4024 | FAX: (301) 421-4186

**DESIGNED BY: KAF**

**DRAWN BY: KAF**

**CHECKED BY: KAF**

REVISION	BY	APPR.

PREPARED FOR: HONG CHENG LLC & DONG YA LLC  
6106 SHAD LANE  
POTOMAC, MARYLAND 20854

SCALE: 1"=30'

ZONING: SEE SITE PLAN NOTES

DATE: JULY 2024

TAX MAP - GRID: KS-62

**FINAL FOREST CONSERVATION PLAN**  
Wawa - Burtonsville  
Automobile Filling Station & Convenience Store  
Parcel C & Parcel D  
L. 15285 F. 145 & L. 50129 F.283

G. L. W. FILE No. 23078

SHEET 1 OF 4