

GENERAL NOTES

- Owner/Applicant: Kuo-Chien Cheng
9106 Shad Lane
Potomac, MD 20854
- Boundary survey by: Gutschick, Little, & Meber, P.A., AUGUST 6, 2016
- Topography by: Gutschick, Little, & Meber, P.A., AUGUST 6, 2016
- Master Plan: Burtonsville Crossroads Neighborhood Master Plan, 2012
- NR/FSD by: Gutschick, Little, & Meber, P.A.
NR/FSD Plan No. 42019R000
Approved: January 11, 2019
- Watershed & Use Class: Little Point Branch (I)
- There is no floodplain on site per FEMA Map #24031C0385D.
- There are no wetlands on site.
- There are no known Special Protection Areas (SPA) or FMA Areas on site.
- There are no known Rare, Threatened or Endangered Species on site.
- The property is not listed on the Locational Atlas and Index of Historic Sites.
- The property is not located in an Overlay Zone.
- Parcel N113 & N124
Existing Water Category: W-1
Existing Sewer Category: S-1
- Parcel N113 & N124
Proposed Water Category: W-1
Proposed Sewer Category: S-1
- Utility Companies:
Gas - Washington Gas
Electric - BGE
Water & Sewer - M&C
Telephone/Internet/Cable - Verizon, Comcast

SITE DATA

- Existing Site Area: 3.46 Ac.
Parcel N113 (Parcel C): 0.65 Ac.
Parcel N124 (Parcel D): 2.12 Ac.
Previous dedications: 0.04 Ac.
- Existing Zoning: CRN-15, C-1.0, R-0.5, H-45 Commercial Residential Neighborhood
Existing Use: Parcel C - Commercial - Vehicle Service Filling Station and Retail/ Service
Parcel D - Commercial - Retail Sales & Services
- Proposed Zone: CRTF (Commercial Residential Town - Floating)
CRTF-15, C-1.0, R-0.5, H-45
- Proposed Use: Parcel C - Commercial - Vehicle Service Filling Station, Retail/ Service
Parcel D - Commercial - Vehicle Service- Repair (Minor)
- Proposed Development Type: Standard Method
- Development Program: Any redevelopment of the gas station and convenience store will occur in one phase. In connection with the re-use of the Retail/ Commercial building, depending on the ultimate use of that structure, Site Plan approval may be required. It is likely that the redevelopment of the gas station and convenience store and the re-tenancing of the Retail/ Commercial building would occur at different times.

Development Program

Existing Commercial Uses:	
Gas Station/ Convenience Store:	2,500 SF
Retail/ Commercial:	8,200 SF
Total:	10,700 SF
Proposed Commercial Uses:	
Gas Station/ Convenience Store:	2,500 SF
Building Addition to Convenience Store:	2,500 SF
Retail/ Commercial:	8,200 SF
Total:	13,200 SF

DEVELOPMENT STANDARDS - CRTF ZONE

FAR (Floor Area Ratio)	Allowed/Required	Proposed
Commercial:	0.06 FAR (150,718 SF Max.)	0.06 FAR (13,200 SF)
Residential:	0.5 FAR (15,354 SF Max.)	0.00 FAR (0 SF Max.)
TOTAL FAR:	1.50 FAR (226,071 SF Max.)	0.06 FAR (13,200 SF)
Building Height:	Per Master Plan recommendation 45' Max Ht.	45' Max. Ht.
Open Space:	10% min.	10% Public Open Space
Setbacks:		
Front:	Site Boundary	0'
Side Street:	Established	0'
Side (Abutting CRN):	by Floating	0'
Rear (abutting R-200):	Zone Plan	45'

Note: All other setbacks to be established by site plan approval process.

Vehicle Parking Required:

Retail/ Service Establishment & Filling Station:	(5,000 X 3.5 - 6.0 Sp./ 1,000 SF)	18 Sp. min - 30 Sp. max
Retail/ Commercial:	(8,200 X 3.5 - 6.0 Sp./ 1,000 SF)	24 Sp. min - 50 Sp. max
Total Parking Required:		47 Sp. min. - 80 Sp. max.
Total Parking Provided:		71 Sp.

Handicap Parking:

Total Required: (2 per 26-50 Sp. provided)	2 Sp.
Total Provided:	2 Sp.

Van Accessible Handicap Spaces:

Total Required: (1 Sp./ 6 HC Sp.)	1 Sp.
Total Provided:	1 Sp.

All Parking Shall Conform To Zoning Code Standards.

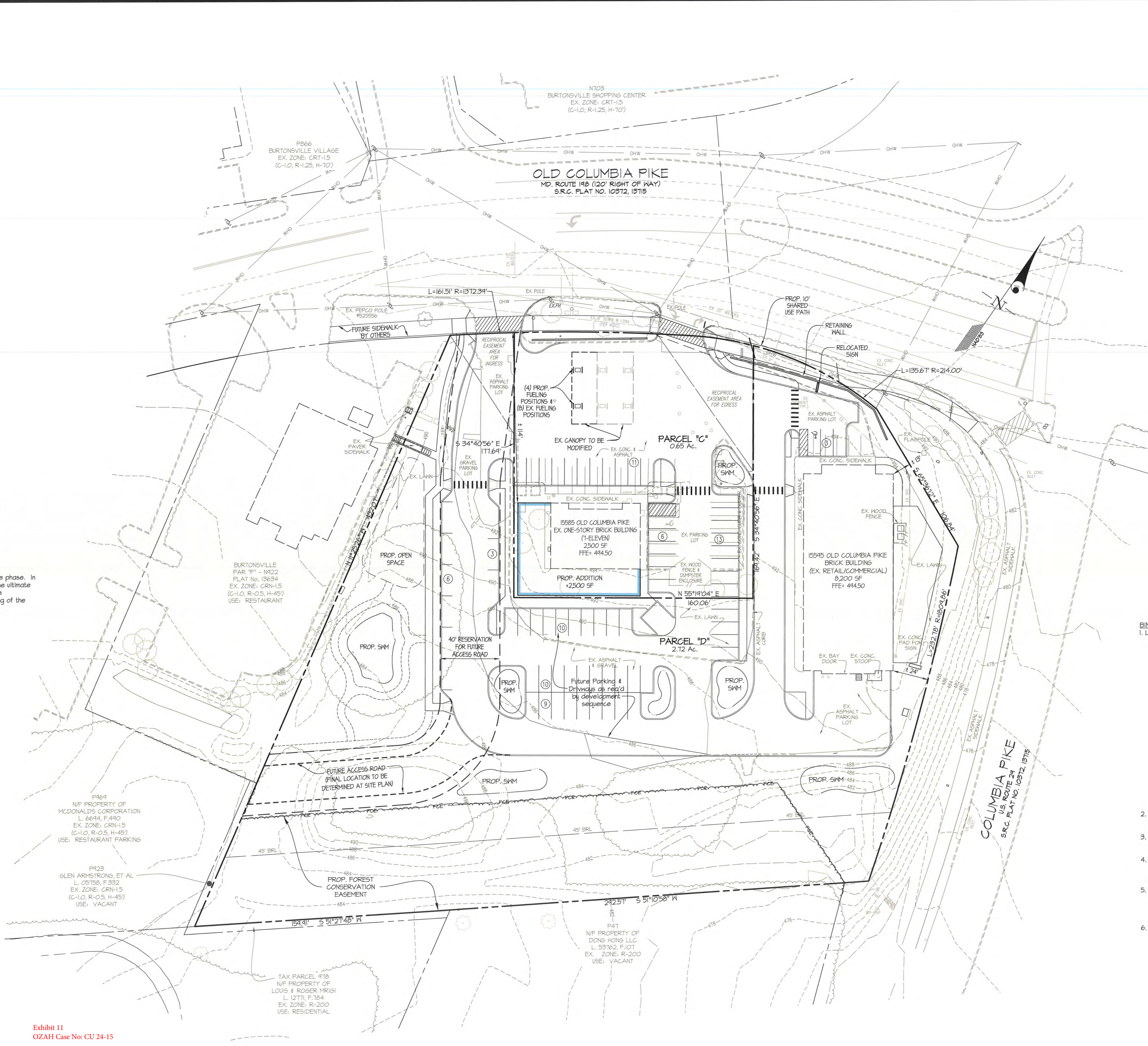
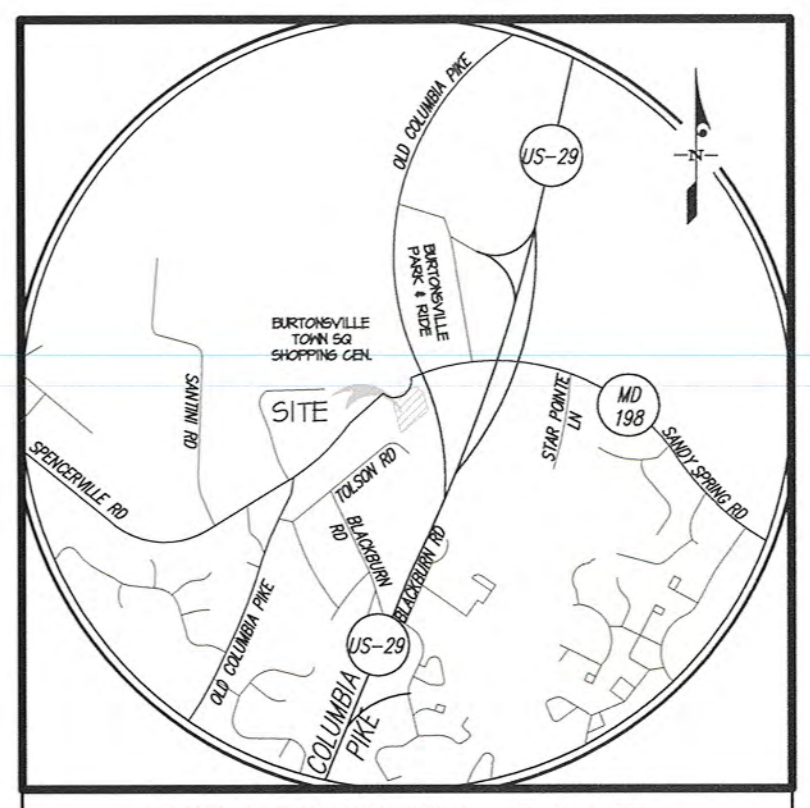
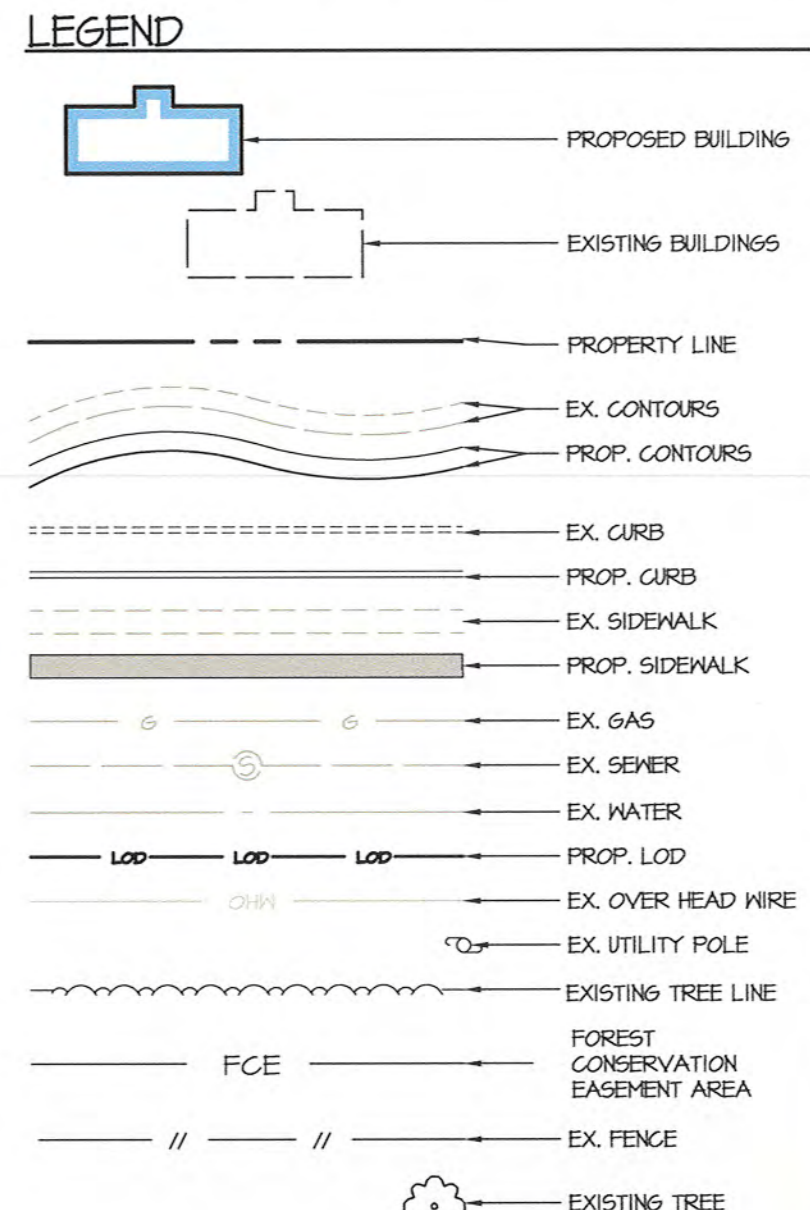


Exhibit 11
OZAH Case No: CU 24-15



VICINITY MAP
SCALE: 1" = 2,000'
NAD83 GRID: 221NE04 - TAX MAP: KS-562



- BINDING ELEMENTS:**
- Limitation on Uses. The following uses, otherwise permitted in the CRT zone, are prohibited:
 - a. Nursery (retail)
 - b. Ambulance, rescue squad (private)
 - c. Hospital
 - d. Funeral home
 - e. Hotel
 - f. Research and development
 - g. Structured parking
 - h. Conference center
 - i. Recreation and Entertainment facility (major) (over 1,000 person capacity)
 - j. Combination retail store (a department store with more than 85,000 sq ft)
 - k. Retail service establishment greater than 50,000 square feet
 - l. Light vehicle sales and rental (indoor)
 - m. Light vehicle sales and rental (outdoor)
 - n. Car wash
 - o. Vehicle service repair (major)
 - p. Dry cleaning
 - q. Medical scientific, manufacturing and production
 - r. Bus, rail terminal/ station
 - s. Taxi/ limo facility
 - t. Utility distribution line
 - u. Self-storage facility
 - v. Warehouse storage facility
 - Buffer zone. 50' buffer zone abutting R-200 property. (May include SWM facilities).
 - Frontage Improvements. Project frontage improvements shall include the following: 10' shared-use path and street trees.
 - Controlled Access. Eastern access will prohibit left turns; i.e. motor vehicles can only make right turns into the Property and right turns to exit the Property.
 - Future Access Road. The Floating Zone Plan shall include a reservation for 40' foot wide future private access road on the west side of the Property. No development shall be permitted within the reservation area. Final location to be determined at Site Plan.
 - The required Public Open Space shall be provided on-site and meet the design requirements of Zoning Code Section 6.3.6.B.1. Final location to be determined at Site Plan.

PROFESSIONAL CERTIFICATION
I hereby certify that these plans were prepared or approved by me, and that I am a duly licensed Landscape Architect under the laws of the State of Maryland.

License No.: 807
Expiration Date: January 2020

Date: 11/26/19

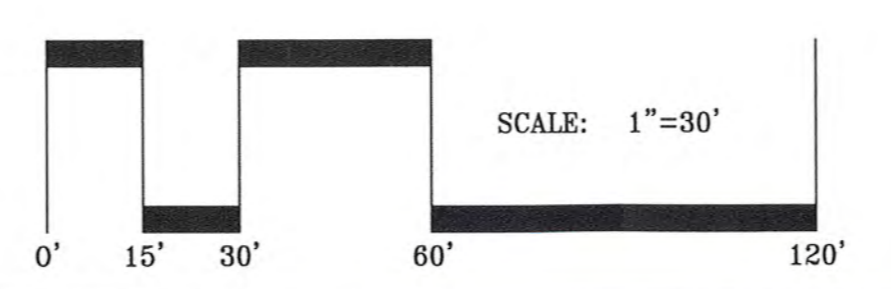
Kevin A. Foster
Landscape Architect
Gutschick, Little & Meber, P.A.

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION
THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN (EXHIBIT NUMBER 42) APPROVED BY THE DISTRICT COUNCIL ON November 20, 2019 BY RESOLUTION NUMBER 19-299 IN APPLICATION NUMBER LMA H-134

Hearing Examiner: Lynn Roberson Hannan
Date: 11/26/19

GLW
PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4188

DESIGNED BY:	KAF			
DRAWN BY:	KAB			
CHECKED BY:	KAF	3/26/19	Revised Floating Zone Plan for Hearing Examiner.	KAF
		DATE	REVISION	BY
				APP'R



PREPARED FOR:
Kuo-Chien Cheng
9106 Shad Lane
Potomac, MD 20854
301-928-2429

SCALE: 1" = 30'
ZONING: SEE PLAN NOTES
DATE: APRIL 2019
TAX MAP - GRID: KS-562

FLOATING ZONE PLAN
BURTONSVILLE - CHENG PROPERTY
PARCELS 'C' & 'D'
PLAT NO. 12853
15585 & 15595 OLD COLUMBIA PIKE BURTONSVILLE, MD 20866

G. L. W. FILE NO. 18060
SHEET 1 OF 1
MONGOMERY COUNTY, MARYLAND
COLESVILLE ELECTION DISTRICT No. 5