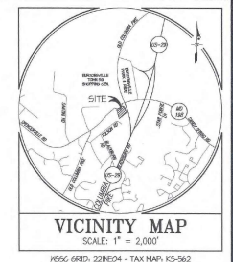
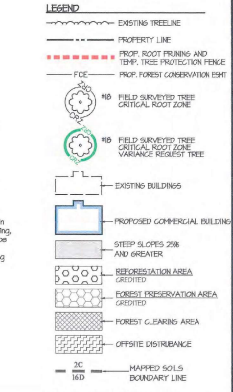


- ### GENERAL NOTES
- Owner/Applicants: Kuo-Chen Cheng, 1105 BURTONVILLE SHOPPING CENTER EX. ZONE: CS-13 (G-10, R-1.25, H-10)
  - Boundary survey by: Galsokli, Little & Heber, P.A., August 6, 2016
  - Topography by: Galsokli, Little & Heber, P.A., August 6, 2016
  - Master Plan: Burtonville Crossroads Neighborhood Master Plan, 2022
  - NEUPSD by: NEUPSD Plan No. 42205200, Approved: January 7, 2021, Little Falls, Maryland
  - Neighborhood Use Class:
    - There are no known Special Protection Areas (SPA) or PMA Areas on site.
    - There is no floodplain on site per FEMA Map #46020C0002.
    - There are no wetlands on site.
    - There are no known Rare, Threatened or Endangered species on site.
    - The property is not listed on the Location and State of Historic Sites.
  - Parcel Info & Easements:
 

Existing Master Category:	MH
Existing Sewer Category:	S-4
Proposed Master Category:	MH
Proposed Sewer Category:	S-4
  - Utilities: Gas - Washington Gas Electric - BG, Water & Sewer - PSC Telephone/Internet/Cable - Verizon Comcast
  - There are no trees listed in the 2017-2020 Register of Champion Trees.
  - The field survey was performed on October 30, 2018 BY: Lee Etkow of Galsokli, Little & Heber, P.A. Trees were measured using a D-Tape.



- ### SITE DATA
- Existing Site Area: 54.6 AC.  
 Parcel MH (Parcel C) 0.25 AC.  
 Parcel MH (Parcel D) 2.12 AC.  
 Parcels Dedications 0.25 AC.
- Existing Zoning: CR-13 (G-10, R-0.5, H-4S) Commercial Residential Neighborhood  
 Panel C - Commercial - Vehicle Service Filing Station, Retail/Service  
 Panel D - Commercial - Retail Sales & Services
- Proposed Zoning: CR-13 (Commercial Residential Town - Floating)  
 CR-13 (R-0.5, H-4S)
- Proposed Use: Panel C - Commercial - Vehicle Service Filing Station, Retail/Service  
 Panel 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, development on the unused site of the structure, site plan approval may be requested. It is likely that the redevelopment of the gas station and convenience store and the re-landscaping of the Retail/Commercial building would occur at different times.



### Forest Conservation Data Table

TRACT AREA	Number of Acres	Total
A. Total tracts = 54.6 AC. Ex. Site Area - 0.2 AC. Offsets Disturbance	3.56	3.56
B. Land dedication area (open, county body, etc.)	0.00	0.00
C. Land dedication tracts not fully constructed by this plan...	0.00	0.00
D. Area to remain in commercial agricultural production...	0.00	0.00
E. Other dedications (open)...	0.00	0.00
F. Net Tract area	3.56	3.56

### Land Use Category: (Open Trees) (Natural Resource)

TRA	MCR	DA	HDR	MPD	CA
0	0	0	0	1	0

G. Afforestation Threshold = 15% F+ = 0.54  
 H. Conservation Threshold = 30% F+ = 0.72

### EMERGING FOREST COVER

Area of Forest	Retained	Change	Percent
1. Existing forest cover	0.00	0.00	200
2. New forest cover	0.00	0.00	0
3. Net forest cover	0.00	0.00	200

### NOTES

- TEMPORARY TREE PROTECTION FENCE (NTS)
- ROOT PRUNING (NTS)

**FOREST CONSERVATION DATA TABLE**

ESMT No.	AREA	CREDITED	NON CREDITED	ACREAGE
1	1-1	0.04	0.00	0.04
SUBTOTAL		0.31	0.00	0.31

**FOREST RETENTION**

ESMT No.	AREA	CREDITED	NON CREDITED	ACREAGE
1	1-1	0.33	0.00	0.33
SUBTOTAL		0.33	0.00	0.33

**FOREST PROVIDED**

AREA	ACREAGE
OFFSITE DISTURBANCE	0.31
RETENTION	0.33
SUBTOTAL	0.64

**FOREST CLEARING**

AREA	ACREAGE
OFFSITE DISTURBANCE	0.05
SUBTOTAL	0.05

**OFFSITE DISTURBANCE**

AREA	ACREAGE
1-1	0.10
3-2	0.01
SUBTOTAL	0.11

Exhibit 14 (a)  
OZAH Case No: CU 24-15

### MAPPED SOIL TYPES

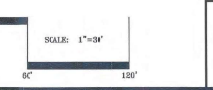
HAP	SOIL DESCRIPTION	SLIGHTLY TO HIGHLY	PRIME
57B	Chillum silt loam	NO	YES
40C	Imhon land	NO	YES
57D	Chillum silt loam, 1D to 2S & slopes	YES	NO

57D NOT found on subject property but along part of east property line in the Right-of-Way and Columbia Pike.

ACCORDING TO USDA - WEB SOIL SURVEY Soil Survey Staff, National Soil Survey Conservation Service, United States Department of Agriculture, Web Soil Survey, Available online at: <http://websoilsurvey.sc.egov.usda.gov> accessed Nov. 1, 2020. Soil classification follows NRIS Soil Survey of Montgomery County, MD

### SIGNIFICANT AND SPECIMEN TREE LIST

NO.	COMMON NAME	SPECIES NAME	DBH	CONDITION	COMMENTS	DISPOSITION	% IMPACTED
1	WHITE OAK	QUERCUS SP.	24"	FAIR	OFFSETS LOWER DEAD & BROKEN BRANCHES	SAVE	0%
2	GREYHORN OAK	QUERCUS SP.	24"	FAIR	OFFSETS LOWER DEAD & BROKEN BRANCHES	SAVE	0%
3	WHITE OAK	QUERCUS SP.	30"	FAIR	OFFSETS LOWER DEAD & BROKEN BRANCHES	SAVE	0%



PREPARED FOR:  
Kuo-Chen Cheng  
9108 Shad Lane  
Potomac, MD 20854  
301-928-2429

SCALE: 1"=30'  
ZONING: KS-52  
DATE: APRIL 2019  
TAX MAP - 010  
COLLEGE ELECTION DISTRICT NO. 5

### PRELIMINARY FOREST CONSERVATION PLAN

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

DEVELOPER'S CERTIFICATE:  
 The undersigned certifies to evaluate all the features of the Approved Preliminary Forest Conservation Plan No. 31-2024, including impacts, bonding, tree planting, maintenance and all other applicable agreements.  
 Developer's Name: Kuo-Chen Cheng  
 Contact Person or Owner: Kuo-Chen Cheng  
 Address: 9108 Shad Lane, Potomac, MD 20854  
 Phone: 301-928-2429  
 Signature: Kuo-Chen Cheng

G. L. & F. E. No. 18060  
SHEET 1 OF 2