



GENERAL NOTES:

- Owner/Developer: Hong Cheng LLC, Rice Road Lane, Potomac, MD 20854
- Site Address: 2025 & 2225 Old Columbia Pike, Burtonville, MD 20866
- Boundary survey by: GJA 2018
- Topography by: GJA 2018
- Tax map: 22-NE04
- MSDC Grids: 22-NE04
- Abandonment: Little Patch Branch Use Class I, H-1-1, H-1-1
- Proposed:
 - Flooding Zone Plan No. LHA H-34 Approved on 1/26/2024
 - Natural Resource Inventory/Forest Stand Distribution No. 42034000 Approved 1/10/2024
 - Pharmington Forest Conservation Plan No. H-34 Approved 1/10/2024
 - The site is not within a Special Protection Area (SPA) or Thruway Management Area.
 - There is no floodplain on site per FEMA map #2405050500.
 - The projects do not affect Montgomery County localational area and trails of historic sites.
 - There are no floodplain streams or floodplain on-site.
 - There are no river or stream channels located on or adjacent to the site as per the 2011-2020 publication of streamlines in Montgomery County, Maryland.
 - All utilities are conceptual and are shown for informational purposes only and subject to change. See appropriate approval that utility construction plans.
 - MSDC right-of-way, public utility easements, stormwater management easements and stormwater management parcels may change in configuration, size and quality over time after MSDC, and Montgomery County, and other utility providers.
 - The Subject Property is within the 2022 Environmental Crossroads Neighborhood Plan # 1111 Forward Master Plan.
 - Street names and street rights will be released and approved by MCEPS-RCM section and/or the Maryland State Highway Administration at the time of ROW permit.
 - Modifications to the limits of disturbance shown on the site plan with the public right-of-way for utility connections may be done during the review of the right-of-way permit by the Department of Permitting Services and/or the Maryland State Highway Administration.
 - The Special Exception Application to be reviewed and approved under the Montgomery County Zoning Code that was in effect October 20, 2014 (2014 Code).
 - The Applicant must schedule a pre-construction meeting (pre-con) preferably on-site, with staff from the MCEPS responsible for certified site plan confirmation 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 staff. A copy of the approved Certified Site Plan along with any subsequent amendments is required to be on-site at all times.
 - The Special Exception along Old Columbia Pike and Columbia Pike South will be approved by Maryland State Highway Administration through the Access Permit Process.

SITE DATA

Parcel M18 (Parcel C): 3.31 Ac.
Parcel M24 (Parcel D): 2.12 Ac.
Parcel M24 (Parcel D): 2.12 Ac.

Legal Description: Parcel M18 (Parcel C) Tax ID: 0198445
Parcel M24 (Parcel D) Tax ID: 0198445

Current Zoning: CRF-15, C-10, R-O-5, H-45 (Commercial Residential Town-Planning)
Prior Zoning: CRF-15, C-10, R-O-5, H-45 (Commercial Residential Town-Planning)
Proposed Use: Convenience Retail, Retail 4 Automotive Filling Station (Convenience Retail 2300 SF, Retail 8200 SF)
Convenience Retail 4 Automotive Filling Station (Convenience Retail 2300 SF)
Proposed Development: Standard Method Single Phase
Conditional Use Area: 3.31 Ac.

FOREST CONSERVATION WORKSHEET

Wawa Burtonville - F2024C10 (Within Case /Waived/with a Priority Area)

NET TRACT AREA:

A. Total tract area	3.37
B. Additions to tract area (Off-Site Work, etc.)	0.98
C. Land dedication areas (parks, county facility, etc.)	0.00
D. Land dedication for water quality 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	4.35

LAND USE CATEGORY: from Chapter 22A-3 Definitions
Input the number "1" under the appropriate land use limit to allow any entry.

A	CDR	MDR	IDA	HDR	MFD	GA
0	0	0	0	0	1	0

EXISTING FOREST COVER:

I. Existing forest cover	0.38
J. Area of forest above afforestation threshold	0.00
K. Area of forest above conservation threshold	0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation	0.00
M. Clearing permitted without mitigation	0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared	0.28
O. Total area of forest to be retained	0.10

PLANTING REQUIREMENTS:

P. Reafforestation for clearing above conservation threshold	0.00
Q. Reafforestation for clearing below conservation threshold	0.56
R. Credit for retention above conservation threshold	0.00
S. Total reafforestation required	0.56
T. Total afforestation required	0.27
U. Credit for landscaping (may not be used to meet reafforestation requirement if project is located outside an Equity Focus Area (EFA). For projects within EFA, may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	0.83

OFFSITE RESTORATION REQUIRED: 0.41 Ac.

NOTES:

- Practice may be combined with sediment control
- Location and extent of practice should be determined in field with site visit
- Boundaries of retention areas should be staked
- Clear any existing vegetation within retention areas
- Practice should be installed
- Practice should be inspected
- Practice should be maintained throughout construction

1 TEMPORARY TREE PROTECTION FENCE NTS

2 ROOT PRUNING NTS

MAP UNIT DESCRIPTION

MAP UNIT	DESCRIPTION	HIGHLY ERODIBLE	PRIME FOREST
57B	Chilim silt loam, 3 to 8% slopes	NO	NO
400	Urban land	NO	NO
57D	Chilim silt loam, 15 to 25% slopes	YES	NO

PLANT SCHEDULE - MITIGATION PLANTINGS

KEY	OFFT	BOTANICAL NAME	COMMON NAME	SIZE	CONF / BMB	COMMENTS
LAR1	1	Acer rubrum	Red maple	3" Cal.	BBB	0.6 mi. planting height
LAR4	4	Quercus bicolor	Swamp White Oak	3" Cal.	BBB	0.6 mi. planting height

MAPPED SOIL TYPES

NO. COMMON NAME SPECIES NAME DBH CONDITION COMMENTS DISPOSITION % IMPACTED

01*	WHITE OAK	QUERCUS ALBA	20"	FAIR	OFFSITE: GROWING AT ANGLE, HOLE IN TRUNK BASE	REMOVE	0%
2*	CESTRUM OAK	QUERCUS MONTANA	20"	FAIR	OFFSITE: LOWER DEAD 4 BROKEN BRANCHES	SAVE	0%
3*	WHITE OAK	QUERCUS ALBA	30"	FAIR	OFFSITE: LOWER DEAD 4 BROKEN BRANCHES	DISTRIB	2%

1. Variance Requested Trees

1. Specimen Trees/Significant Trees Located Offsite

2. Tree Mitigation Calculations for 30" and greater trees to be removed outside of Forested Areas: 57B 27' 4" x 18" of this "Hollowed 3" Colpiter" Proposed Native Trees = 5 Replanting Trees

Note: There are no Champion Trees on or adjacent to the Subject Property. There are no trees that are 78% or larger of the champion tree size for their species on the Subject Property. Final location of mitigation trees to be determined with Forest Conservation Plan inspection.

GLW
PLANNING ENGINEERS ARCHITECTS

2029 NATIONAL DRIVE | SUITE 200 | BURTONVILLE, MD 20866 | 301.943.0400
PHOTO: MICHAEL BREIT | ARCHITECTURE: JAMES CONNORSON | PHOTO: SPANIELLO

PREPARED FOR:
HONG CHENG LLC & DONG YA LLC
3100 SHAD LANE
POTOMAC, MARYLAND 20854

SCALE: 1"=30'
DATE: APRIL 2024
ZONING: KS-62
SHEET: 1 OF 3

Exhibit 9 (a)
OZAH Case No: CU 24-15