



MCPB No. 19-114
Forest Conservation Plan No. FC-15
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DEC 13 2019

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 22A, the Montgomery County Planning Board is authorized to review forest conservation plan applications; and
WHEREAS, on May 8, 2019, HONG CHENG, LLC & DONG YA, LLC ("Applicant") filed an application for approval of a forest conservation plan on approximately 0.38 acres of land located at 11804 and 11805 G.I. Columbus Road, Bethesda, Maryland (Project) in the Individual White Oak Urban Area and 2012 Bethesda Manor Plan (Cluster "C") ("Applicable") and

WHEREAS, Applicant's best conservation plan application was designated Forest Conservation Plan No. FC-15 ("Forest Conservation Plan" or "Application") and
WHEREAS, following review and analysis of the Application by Planning Board Staff and other governmental agencies, Staff issued a recommendation to the Planning Board dated September 12, 2019, advising both the applicant and recommendation of approval of the Application, subject to certain conditions ("Staff Report").

WHEREAS, on September 24, 2019, the Planning Board held a public hearing on the Application at which a Board testimony and recorded evidence submitted for the record on the Application; and

WHEREAS, at the hearing, the Planning Board approved the Application subject to certain conditions, by the vote outlined below:

It is hereby resolved that the Applicant's best conservation plan application for Forest Conservation Plan No. FC-15 is approved, subject to the conditions of the Forest Conservation Plan and any further requirements, including, but not limited to, the Applicant's compliance with the Staff Report.

Approved on this day of September 2019, by the Planning Board.
Lee Chien Cheng, Chairman

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NOV. THEREFORE, BE IT RESOLVED, that the Planning Board APPROVES

- The Applicant must comply with the conditions of the approved Preliminary Forest Conservation Plan No. FC-15.
- The Applicant must submit an Action Staff approval of a Final Forest Conservation Plan.
- The Applicant must install a Category 1 Conservation Easement over all acres of forest retention, forest planting, and environmental buffer as specified on the approved Forest Conservation Plan. The Category 1 Conservation Easement approved by the MNCPPC, Office of the County Council must be retained by the landowner until the Individual White Oak Urban Area and 2012 Bethesda Manor Plan (Cluster "C") are approved.
- The Applicant must install a Category 1 Conservation Easement over all acres of forest retention, forest planting, and environmental buffer as specified on the approved Forest Conservation Plan. The Category 1 Conservation Easement approved by the MNCPPC, Office of the County Council must be retained by the landowner until the Individual White Oak Urban Area and 2012 Bethesda Manor Plan (Cluster "C") are approved.

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BE IT FURTHER RESOLVED, that having given full consideration to the recommendations and findings of Staff as presented at the hearing and set forth in the Staff Report, when the Board, advised and informed as referred to herein, the Board, in its discretion, approves the Applicant's best conservation plan application, subject to the conditions of the Forest Conservation Plan and any further requirements, including, but not limited to, the Applicant's compliance with the Staff Report.

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Lee Chien Cheng, Chairman

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as modified herein, and upon consideration of the entire record the Planning Board (NOV), with the conditions of approval, that:

- The Applicant install an applicable requirements of the Forest Conservation Law, Montgomery County Code Chapter 22A, and ensure the protection of environmentally sensitive features.
- The Applicant must comply with the conditions of the approved Preliminary Forest Conservation Plan No. FC-15.
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paid. The Applicant is proposing a 5% net gain to the critical wet area of a white oak tree. These oak have good resistance to construction impacts, as if the tree is in good condition it should be able to overcome the impacts. Therefore, Staff believes that the planting of this variance is not a special privilege that would be denied to other applicants.

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Resolution, consistent with the proposed plan for the public review of administrative approval and the record of the Planning Board's final decision.

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

FINAL FOREST CONSERVATION PLAN RESOLUTION

4/5/2024

DATE

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. FC-15-2024-114, including financial bonding, forest planting, maintenance and all other applicable requirements. Developer's Name: Dong To LLC, Hong Cheng LLC.

Contact Person or Owner: Kuo-Chen Cheng

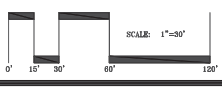
Address: 9106 Shady Lane, Columbia, MD 21054

Phone: (801) 439-2425

Signature: Kuo-Chen Cheng



REVIEWED BY	DATE
KAP	
QID/BJP	
KAB	
SHE/STG	
DATE	REVISION
	01
	02
	03



PREPARED FOR:
HONG CHENG LLC & DONG YA LLC
3126 SHADY LANE
FOTOMAC, MARYLAND 20854

SCALE: 1"=50'

DATE: APRIL 2024

ZONING: SEE SITE PLAN NOTES

TAX MAP: - ORD

KS-62

MNCPPC PLAN No. F20240210 - Conditional Use Plan No. CU-xxxx

APPROVAL SHEET

Wawa - Burtonsville
Automobile Filing Station & Convenience Store
Parcel C & Parcel D
L 1735 F, 145 & L 50129 F-23

C. L. W. FILE NO. 23078

SHEET 2 OF 3

COLESVILLE ELECTRON DISTRICT No. 05

MONTGOMERY COUNTY, MARYLAND