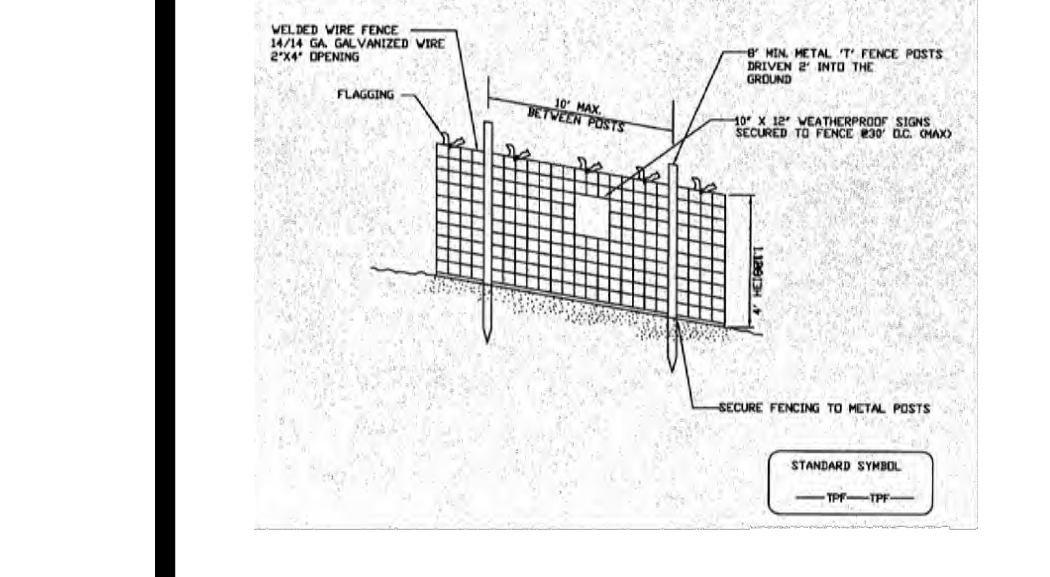
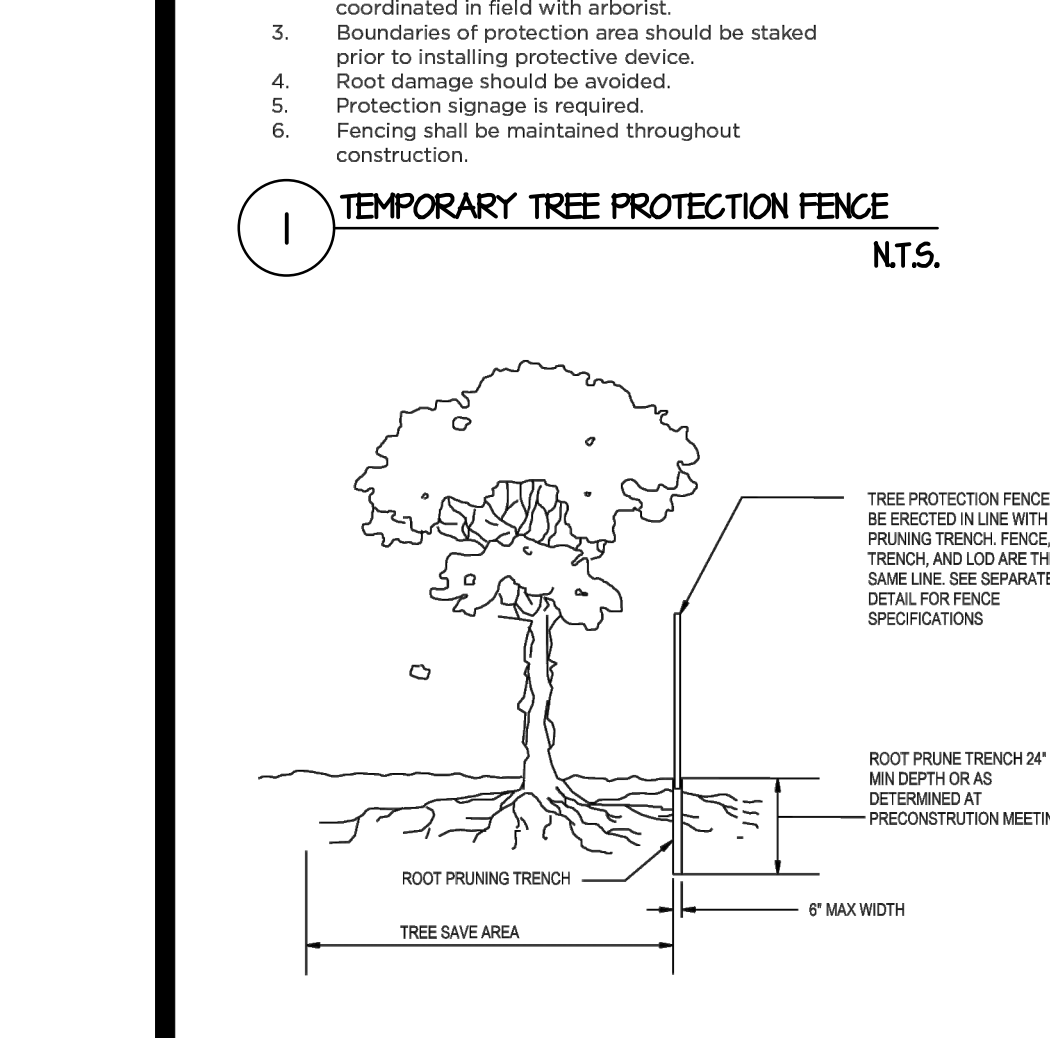


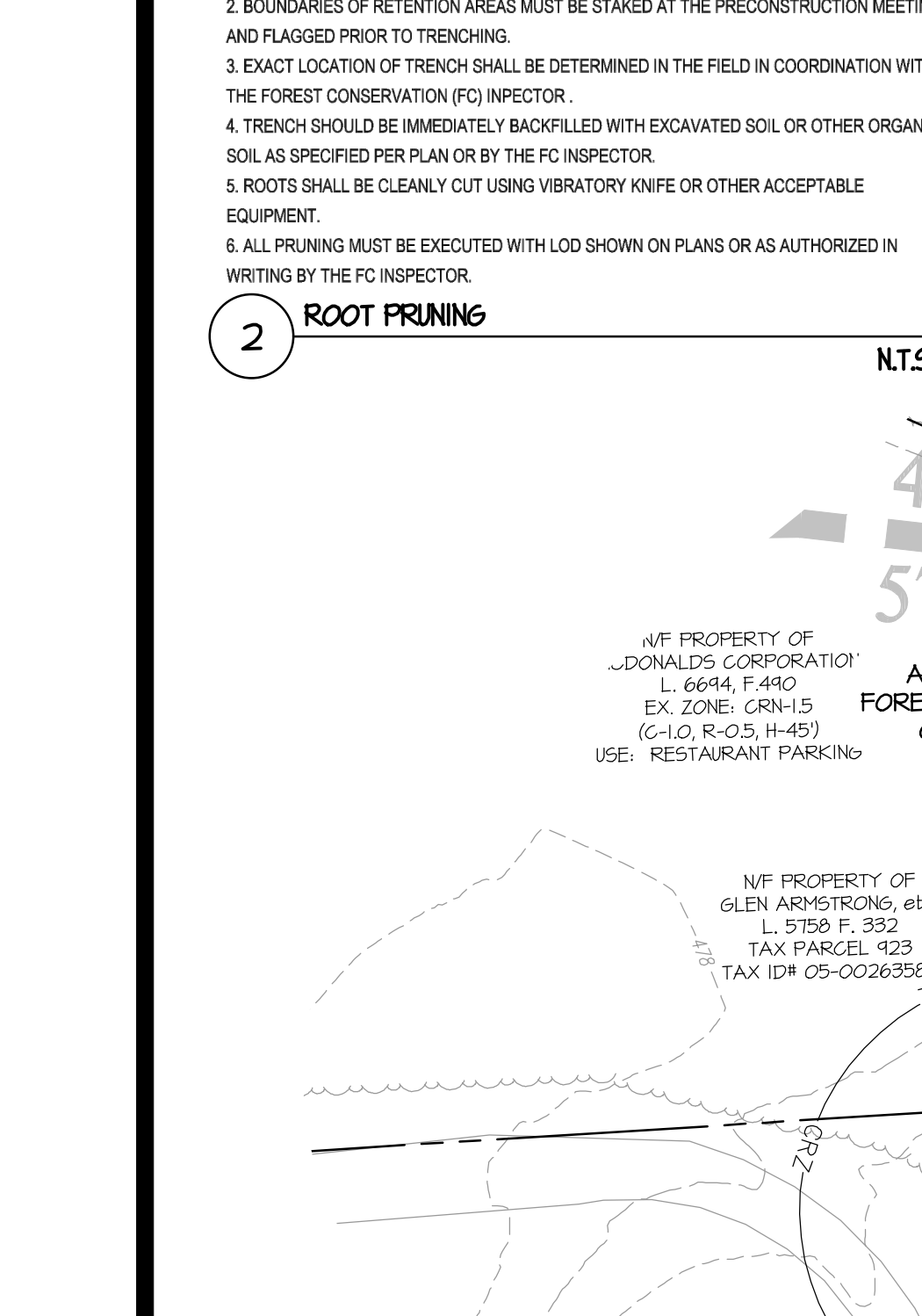
Tree Protection Fence Detail
Not to scale



TEMPORARY TREE PROTECTION FENCE
N.T.S.



ROOT PRUNING
N.T.S.



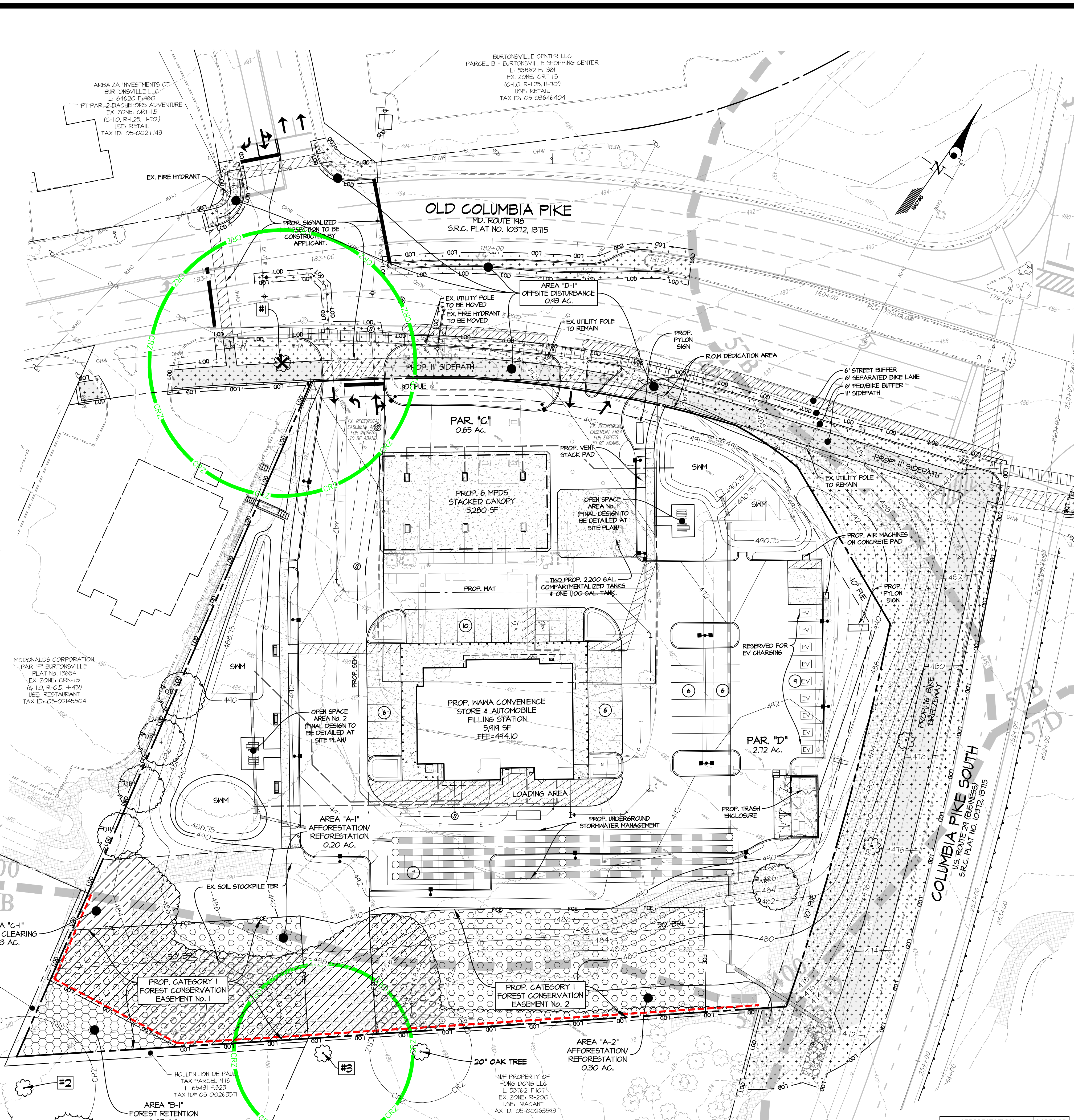
PLANT SCHEDULE - MITIGATION PLANTINGS

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

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	
2*	CHESTNUT OAK	QUERCUS MONTANA	28"	FAIR	OFFSITE, LOWER DEAD & BROKEN BRANCHES	SAVE	0%
3*	WHITE OAK	QUERCUS ALBA	35"	FAIR	OFFSITE, LOWER DEAD & BROKEN BRANCHES	DISTURB	34%

GLW PLANNING | ENGINEERING | SURVEYING
3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
PHONE: 301-421-4028 | FAX: 410-880-1850 | 1025VA.201-689-2324 | FAX: 301-421-4118



Forest Conservation Data Table

Tract	Number of Acres
1	4.30
Remaining in Agricultural Use	0.00
Road & Utility ROWs	0.00
Total Existing Forest	0.38
Forest Retention	0.05
Forest Cleared	0.33

Land Use & Thresholds	MPD	ARA, MDR, IDA, HDR, MPD, or CIA
Conservation Threshold	20	percent
Afforestation Threshold	15	percent

Channel	Average Buffer
Length (ft.)	Width (ft.)
Stream(s)	0

Acres of Forest in	Retained	Cleared	Planted
Wetlands	0.00	0.00	0.00
100-Year Floodplain	0.00	0.00	0.00
Stream Buffers	0.00	0.00	0.00
Priority Areas	0.00	0.00	0.00

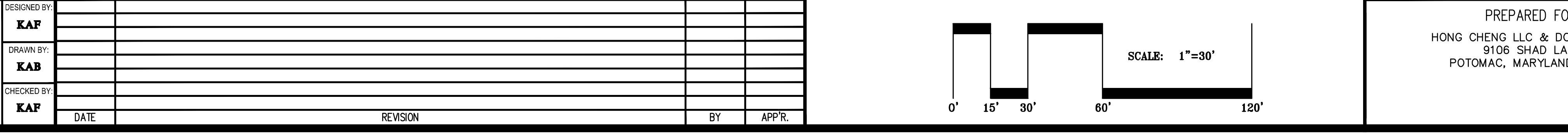
AFFORESTATION	ACREAGE		
ESMT No.	AREA	ACREAGE	CREDITED
1	A-1	0.20	
	A-2	0.30	
	SUBTOTAL	0.50	

FOREST RETENTION	ACREAGE		
ESMT No.	AREA	ACREAGE	CREDITED
1	B-1	0.05	
	SUBTOTAL	0.05	

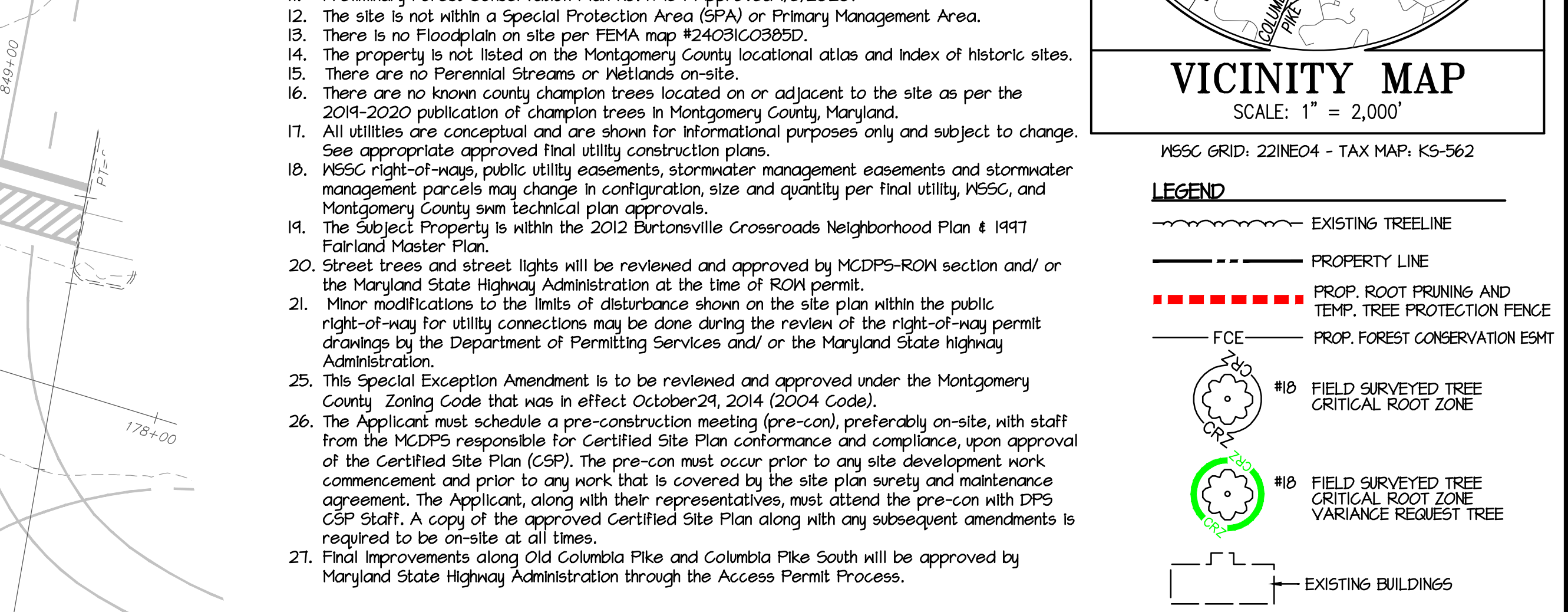
FOREST PROVIDED	ACREAGE	
AREA	ACREAGE	CREDITED
AFFORESTATION	0.50	
RETENTION	0.05	
SUBTOTAL	0.55	

FOREST CLEARING	ACREAGE	
AREA	ACREAGE	CREDITED
C-1	0.33	
SUBTOTAL	0.33	

OFFSITE DISTURBANCE	ACREAGE	
AREA	ACREAGE	CREDITED
D-1	0.93	
SUBTOTAL	0.93	



- GENERAL NOTES:**
- Owner/Developer: Hong Cheng, LLC, 4106 Shad Lane, Potomac, MD 20854
 - Site Address: 15885 & 15845 Old Columbia Pike, Burtonsville, MD 20866
 - Boundary survey by: GLM, 2018
 - Topography by: GLM, 2018
 - Tax map: KS-62
 - NESC Grid: 221-NE04
 - Water Shed: 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. 420140400 Approved 1/17/2014
 - Preliminary Forest Conservation Plan No. H-134 Approved 1/17/2020
 - 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.
 - NESC right-of-way, public utility easements, stormwater management easements and stormwater management parcels may change in configuration, size and quantity per final utility, NESC, and Montgomery County swn technical plan approvals.
 - The Subject Property is within the 2012 Burtonsville Crossroads Neighborhood Plan & 1947 Fairland Master Plan.
 - Street trees and street lights will be reviewed and approved by MCDPS-ROH section and/or the Maryland State Highway Administration at the time of ROW permit.
 - Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services and/or the Maryland State Highway Administration.
 - 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 surety 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 N13 (Parcel C):	0.65 Ac.
Parcel N24 (Parcel D):	2.12 Ac.

Legal Description:
Parcel N13 (Parcel C) Tax ID: 019B0445
Parcel N24 (Parcel D) Tax ID: 019B0434

Current Zone: CR1-1.5, C-1.0, R-0.5, H-45 (Commercial Residential Town-Floating)
CRN-1.5, C-1.0, R-0.5, H-45

Prior Zoning: Convenience Retail, Retail & Automobile Filling Station (Convenience Retail 2500 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

NET TRACT AREA:	NET TRACT AREA:	NET TRACT AREA:
A. Total tract area ... 3.31 Ac. Ex. Site Area + 0.43 Ac. Offsite Disturbance	4.30	4.30
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan) ...	0.00	0.00
C. Land dedication acres (parks, county facility, etc.) ...	0.00	0.00
D. Land dedication for roads or utilities (construction not required by this plan) ...	0.00	0.00
E. Area to remain in commercial agricultural production/use ...	0.00	0.00
F. Other deductions (specify) ...	0.00	0.00
G. Net Tract Area ...	4.30	4.30

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

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

EXISTING FOREST COVER:

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

BREAK EVEN POINT:

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

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared	0.33	N. Total area of forest to be cleared	0.33
O. Total area of forest to be retained	0.05	O. Total area of forest to be retained	0.05

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold	0.00	P. Reforestation for clearing above conservation threshold	0.00
Q. Reforestation for clearing below conservation threshold	0.66	Q. Reforestation for clearing below conservation threshold	0.66
R. Credit for retention above conservation threshold	0.00	R. Credit for retention above conservation threshold	0.00
S. Total reforestation required	0.66	S. Total reforestation required	0.66
T. Total afforestation required	0.27	T. Total afforestation required	0.27
U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an Equity Focus Area (EFA). For projects within EFA, may not exceed 20% of "S")	0.00	U. Credit for landscaping (may not be used to meet reforestation 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	0.93	V. Total reforestation and afforestation required	1.09

FINAL FOREST CONSERVATION PLAN PREPARED BY:

DEVELOPER'S CERTIFICATE:
The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20240210, 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

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

MNCPPC PLAN No. F20240210 - Special Exception S-847B

MCPB No. 19-114
Forest Conservation Plan No. H-134
Cheng Property
Date of Hearing: September 26, 2019

OCT 1 0 7 019

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 3.88 acres of land located at 13383 and 13389 Old Columbia Road, Burtonsville ("Subject Property") in the Fairland/White Oak Policy Area and 2012 Burtonsville Master Plan ("Master Plan") area; and

WHEREAS, Applicant's forest conservation plan application was designated Forest Conservation Plan No. H-134 ("Forest Conservation Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board Staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board dated September 13, 2019, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on September 26, 2019, the Planning Board held a public hearing on the Application at which it heard testimony and received 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 certified below.

¹ Unless specifically indicated otherwise, the Board has reviewed the preliminary Forest Conservation Plan and set forth conditions under which the Staff can approve the final Forest Conservation Plan without further Board action. Therefore, for purposes of this Resolution, whether or not indicated, the Board's action is with respect to the preliminary Forest Conservation Plan.

Approved as to
Legal Sufficiency: 
Patricia Harris, Attorney
3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20896 | GLWPA.COM
PHONE: (301) 421-4024 | BOLT: 410-880-1800 | DCVA: 301-489-2324 | FAX: 301-421-4138
www.montgomeryplanningboard.org E-Mail: mcp-chair@mcppc-mc.org

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Forest Conservation Plan No. H-134 on the Subject Property, subject to the following conditions:

1. Forest Conservation & Tree Save
The Applicant must comply with the conditions of the approved Preliminary Forest Conservation Plan No. H-134.
 - a) The Applicant must submit and obtain Staff approval of a Final Forest Conservation Plan.
 - b) The Applicant must record a Category I Conservation Easement over all areas of forest retention, forest planting and environmental buffers as specified on the approved Forest Conservation Plan. The Category I Conservation Easement approved by the M-NCPPC Office of the General Counsel must be recorded in the Montgomery County Land Records by deed prior to the start of any demolition, clearing, or grading on the Subject Property, and the Liber Folio for the easement must be referenced on the record plat.
 - c) The Applicant must provide financial security to the M-NCPPC Planning Department for the 0.21 acres of new forest planting prior to the start of any demolition, clearing, or grading on the Property.
 - d) The Applicant must submit a two-year Maintenance and Management Agreement approved by the M-NCPPC Office of General Counsel prior to the start of any demolition, clearing or grading on the Property.
 - e) The Applicant must install permanent Category I Conservation Easement signage along the perimeter of the conservation easements.
 - f) Afforestation plantings that are located outside the limits of disturbances must occur within the first planting season following approval of the Certified Site Plan. Plantings within areas of future disturbance must occur in the first planting season following the stabilization of the applicable disturbed area.
 - g) The Final Sediment Control Plan must be consistent with the limits of disturbances shown on the approved Final Forest Conservation Plan.
 - h) The Applicant must comply with all tree-protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC forest conservation inspector at the pre-construction meeting.

BE IT FURTHER RESOLVED that having given full consideration to the recommendations and findings of its Staff as presented at the hearing and as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as otherwise indicated), the Board hereby grants and approves the Application, subject to the following findings and conditions:

¹ For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner, or any successor in interest in the terms of this approval.

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

1. The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code Chapter 22A, and ensures the protection of environmentally sensitive features.

A. Forest Conservation
The Board finds that as conditioned, the Forest Conservation Plan complies with the requirements of the Forest Conservation Law.

The FPCCP shows 0.38 forest within the net tract area and proposes 0.06 acres of forest removal and 0.32 of forest retention. Accordingly, the Forest Conservation Worksheet results in a 0.29-acre afforestation/deforestation requirement. This requirement will be met onsite with new forest plantings adjacent to the existing forest area. All retained and planted forest on the Property will be placed in Category I conservation easement. The FPCCP meets all applicable requirements of Chapter 22A of the County Code.

B. Forest Conservation Variance
Section 22A-12(b)(3) of the Forest Conservation Law identifies certain individual trees as high priority for retention and protection ("Protected Trees"). Any impact to these Protected Trees, including removal or any disturbance within a Protected Tree's critical root zone ("CRZ"), requires a variance under Section 22A-12(b)(3) ("Variance"). Otherwise such resources must be left in an undisturbed condition.

This Application will require the removal or CRZ impact to one Protected Tree as identified in the Staff Report. In accordance with Section 22A-21(a), the Applicant requested a Variance, and the Board agrees that the Applicant would suffer unwarranted hardship by being denied reasonable and significant use of the Subject Property without the Variance.

The Board makes the following findings necessary to grant the Variance:

1. Granting the Variance will not confer on the Applicant a special privilege that would be denied to other applicants.
- Granting the variance will not confer a special privilege on the Applicant as the impact of the one tree is due to necessary improvements within the public right-of-way to construct a shared use

path. The Applicant is proposing a 24% impact to the critical root zone of a white oak tree. White oaks have good resilience to construction impacts, so if the tree is in good condition it should be able to overcome the impact. Therefore, Staff believes that the granting of this variance is not a special privilege that would be denied to other applicants.

2. The need for the Variance is not based on conditions or circumstances which are the result of the actions by the Applicant.

The requested variance is not based on conditions or circumstances which are the result of actions by the Applicant. The requested variance is based upon the existing site conditions and need to build shared use path in the public right-of-way.

3. The need for the Variance is not based on a condition related to land or building use, either permitted or non-conforming, on a neighboring property.

The requested variance is a result of the existing conditions and not as a result of land or building use on a neighboring property.

4. Granting the Variance will not violate State water quality standards or cause measurable degradation in water quality.

The variance will not violate State water quality standards or cause measurable degradation in water quality. The specimen tree will be retained, and the canopy is not proposed for pruning. Therefore, Staff concurs that the Project will not violate State water quality standards or cause measurable degradation in water quality.

No mitigation is required for Protected Trees impacted but retained.

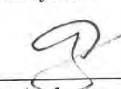
BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Planning Board in this matter, and the date of this Resolution is OCT 1 2019 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this

Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland National Capital Park and Planning Commission on motion of Commissioner Cley, seconded by Commissioner Verma, with Chair Anderson, Vice Chair Fain-Comisar, and Commissioners Cley and Verma voting in favor, and Commissioners Patterson absent at its regular meeting held on Thursday, September 26, 2019, in Silver Spring, Maryland.


Casey Anderson, Chair
Montgomery County Planning Board

MR. MICHAEL BRENN, MANAGER
MCPB WATER RES. PLAN REVIEW
205 ROCKVILLE PIKE
3RD FLOOR
ROCKVILLE, MD 20850
By email: mjb.brenn@montgomerycountymd.gov

MR. GREG LUK
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1ST FLOOR
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MR. MARK ETHERING, MANAGER
MCPB-SEMI/STORMWATER
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MR. CHRISTOPHER ANDERSON
SENIOR MANAGER, DECK
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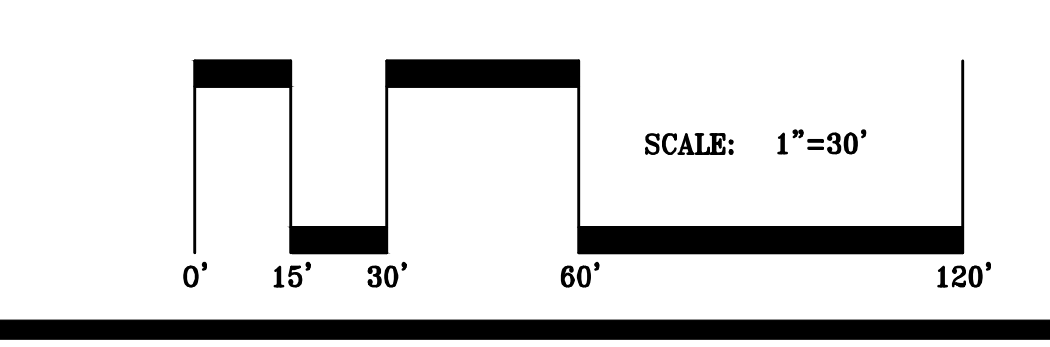
MR. ALAN KOLAR
MCPB-WATER WASTEWATER POLICY
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Shih-Pei Cheng
3106 Shad Lane
Potosomac, MD 20854
By email: shihpei@montgomerycountymd.gov

Patricia Harris
Attorney
7600 Wisconsin Avenue
Suite 700
Bethesda, MD 20814

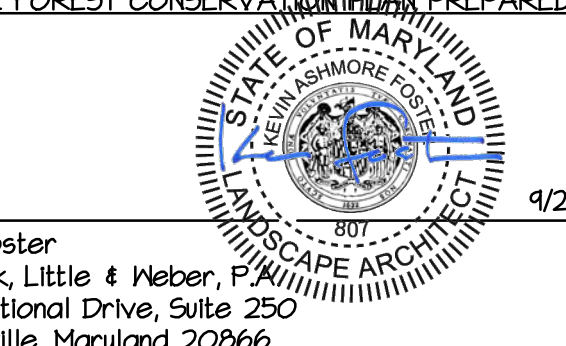
Kuo-Chen Cheng
9106 Shad Lane
Potosomac, MD 20854

DESIGNED BY	DATE	REVISION	BY	APPR.
KAF				
DRAWN BY				
KAB				
CHECKED BY				
KAF				



PREPARED FOR:	SCALE	ZONING
HONG CHENG LLC & DONG YA LLC 9106 SHAD LANE POTOMAC, MARYLAND 20854	1"=30'	SEE SITE PLAN NOTES
	DATE	TAX MAP - GRID
	SEPT. 2023	KS-62

FINAL FOREST CONSERVATION PLAN PREPARED BY:



4/22/2023 DATE

Kevin Foster
Geotechnical, Little & Neber, P.A.
3909 National Drive, Suite 250
Burtonsville, Maryland 20866
Ph: (301) 421-4024 Fax: (301) 421-4186
Registered Landscape Architect #807

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20240210, 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: 9106 Shad Lane
Potosomac, MD 20854

Phone: (301) 926-2429

Signature: 

MNCPPC PLAN No. F20240210 - Special Exception S-847B

APPROVAL SHEET

WAWA - BURTONSVILLE
Automobile Filling Station & Convenience Store
Parcel C & Parcel D
L. 15285 F. 145 & L. 50129 F.283

COLESVILLE ELECTION DISTRICT No. 05

MONGOMERY COUNTY, MARYLAND

G. L. W. FILE No. 23078

SHEET 2 OF 3

REFORESTATION PLANTING AREA				TOTAL ACRES: 0.50
TREES	BOTANICAL NAME	COMMON NAME	QTY/AC	QUANTITY
Q	QUERCUS BICOLOR	SWAMP WHITE OAK	50	25
A	ACER RUBRA	RED OAK	50	25
N	NYSSA SYLVATICA	BLACK GUM	25	14
Q	QUERCUS RUBRA	RED OAK	25	12
J	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	25	12
C	CERCIS CANADENSIS	RED BUD	25	12
TOTAL TREES			200	100
SHRUBS				18-24" H.
KEY	BOTANICAL NAME	COMMON NAME	QTY/AC	QUANTITY
VD	VIBURNUM DENTATUM	ARROWWOOD	8	4
LB	LINDERA BENZON	SPICE BUSH	8	4
IV	ILEX VERTICILLATA	HINDBERRY	4	5
MP	AMELANCHIER CANADENSIS	SERVICEBERRY	8	4
TOTAL SHRUBS			33	17

RATES FOR ALL AREAS ARE PER CURRENT REGULATIONS (200'-1" CAL. TREES PER ACRE).

TREE PLANTING AND MAINTENANCE CALENDAR		MONTHS											
TRENCH		JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
TRANSPLANT OF 2" DBH OR GREATER		[Bar chart showing planting windows]											
PLANTING SEEDLINGS, WHIPS		[Bar chart showing planting windows]											
MINIMUM MONITORING		*	*	*									
FERTILIZER + (IF NEEDED)													
WATER ++													
PRUNING													

KEY:
 * ACTIVITIES DURING THESE MONTHS ARE DEPENDENT UPON GROUND CONDITIONS
 [Bar with diagonal lines] RECOMMENDED, OPTIMAL TIME
 [Bar with horizontal lines] RECOMMENDED WITH ADDITIONAL CARE
 [Bar with vertical lines] RECOMMENDED
 + DEPENDENT UPON SITE CONDITIONS
 ++ DEPENDENT UPON SITE CONDITIONS, WEEKLY WATERING IS GREATLY RECOMMENDED FROM MAY THROUGH OCTOBER UNLESS WEEKLY RAINFALL EQUALS 1"

NOTES:
 1. Activities during November through February depend on ground conditions.
 2. No fall planting of oaks and pines.
 3. The planting and care of trees is most successful when coordinated with the local conditions. This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.

Sequence of Events for Properties Required to Comply With Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save Plans

The property owner is responsible for ensuring all tree protection measures are performed in accordance with the approved final forest conservation plan or tree save plan, and as modified in the field by a Planning Department Forest Conservation Inspector. The measures must meet or exceed the most recent standards published by the American National Standards Institute (ANSI A300).

Pre-Construction

- An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance.
- The property owner must arrange for the meeting and following people should participate at the pre-construction meeting: the property owner or their representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist/Maryland Licensed Tree Expert (representing owner) that will implement the tree protection measures, The Planning Department Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector. The purpose of this meeting is to verify the limits of disturbance and discuss specific tree protection and tree care measures shown on the approved plan. No land disturbance shall begin before tree protection and stress-reduction measures have been implemented and approved by the Planning Department's Forest Conservation Inspector.
 - Typical tree protection devices include:
 - Chain link fence (four feet high)
 - Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
 - 14 gauge, 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
 - Typical stress reduction measures may include, but are not limited to:
 - Root pruning with a root cutter or vibratory plow designed for that purpose. Trenchers are not allowed, unless approved by the Forest Conservation Inspector
 - Crown Reduction or pruning
 - Watering
 - Fertilizing
 - Vertical mulching
 - Root aeration systems
- A Maryland Licensed Tree expert must perform, or directly supervise, the implementation of all stress reduction measures. Documentation of the process (including

photographs) may be required by the Forest Conservation Inspector, and will be determined at the pre-construction meeting.

- Temporary tree protection devices must be installed per the approved Forest Conservation Plan, Exemption Plan, or Tree Save Plan and prior to any land disturbance. The Forest Conservation Inspector, in coordination with the DPS Sediment Control Inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan.
- Tree protection fencing must be installed and maintained by the property owner for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. All construction activity within protected tree and forest areas is prohibited. This includes the following activities:
 - Parking or driving of equipment, machinery or vehicles of any type.
 - Storage of any construction materials, equipment, stockpiling, fill, debris, etc.
 - Dumping of any chemicals (i.e., paint thinner), mortar or concrete remainder, trash, garbage, or debris of any kind.
 - Felling of trees into a protected area.
 - Trenching or grading for utilities, irrigation, drainage, etc.

- Forest and tree protection signs must be installed as required by the Forest Conservation Inspector. The signs must be waterproof and wording provided in both English and Spanish.

During Construction

- Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to tree protection devices must be completed within the timeframe given by the Inspector.
- The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, understory, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions, and the relative timeframes to restore these areas, will be determined by the Forest Conservation Inspector.

Post-Construction

- After construction is completed, but before tree protection devices have been removed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
 - Removal, and possible replacement, of dead, dying, or hazardous trees
 - Pruning of dead or declining limbs
 - Soil aeration
 - Fertilization
 - Watering
 - Wound repair

- Clean up of retention areas, including trash removal
- After the final inspection and completion of all corrective measures the Forest Conservation Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both DPS and the Forest Conservation Inspector and cannot be removed without permission of the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.
- Long-term protection measures, including permanent signage, must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed.

INSPECTIONS

All field inspections must be requested by the applicant.

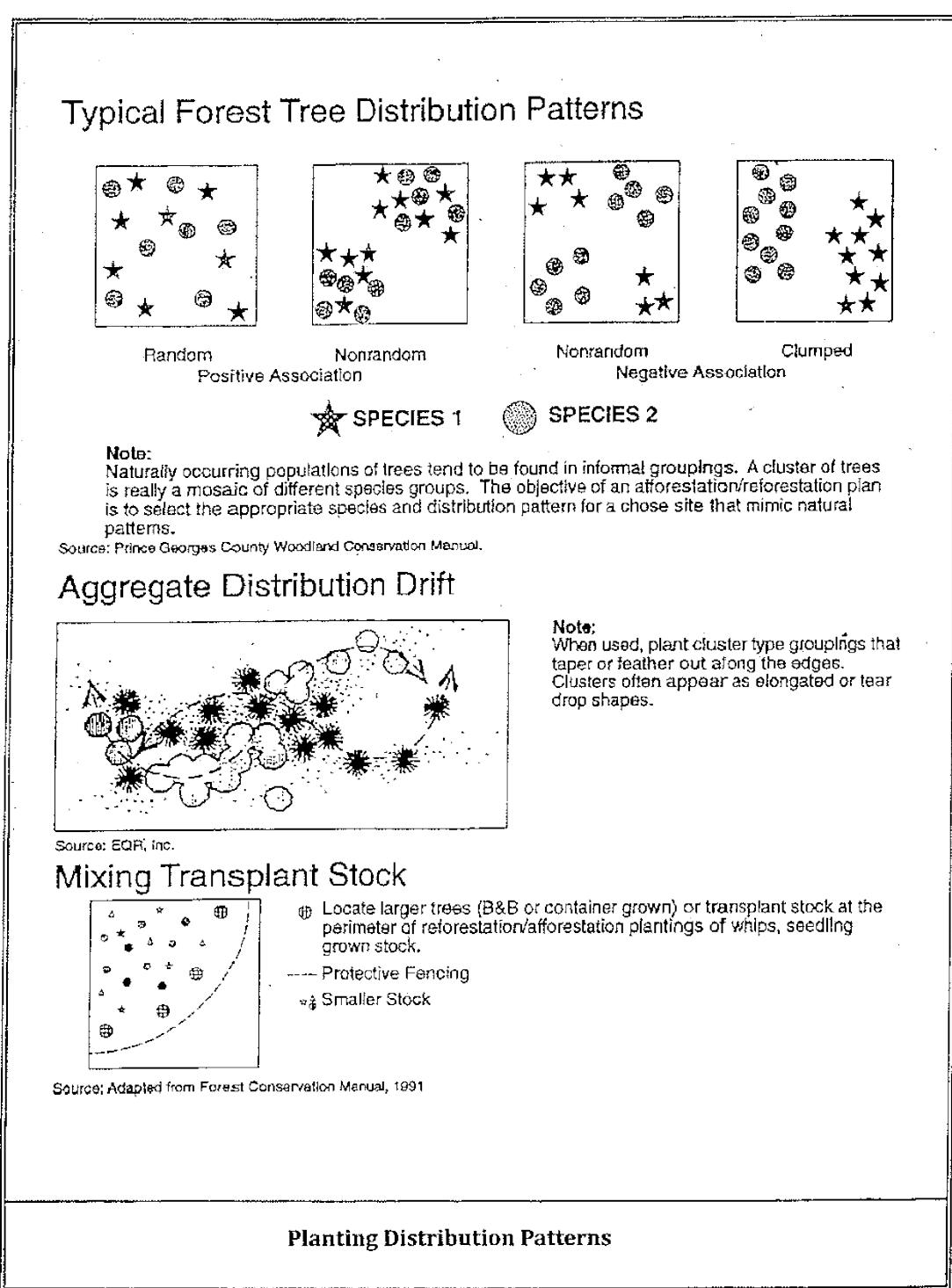
Field Inspections must be conducted as follows:

Plans without Planting Requirements

- After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
- After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begins and before release of the building permit.
- After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provision of the forest conservation.

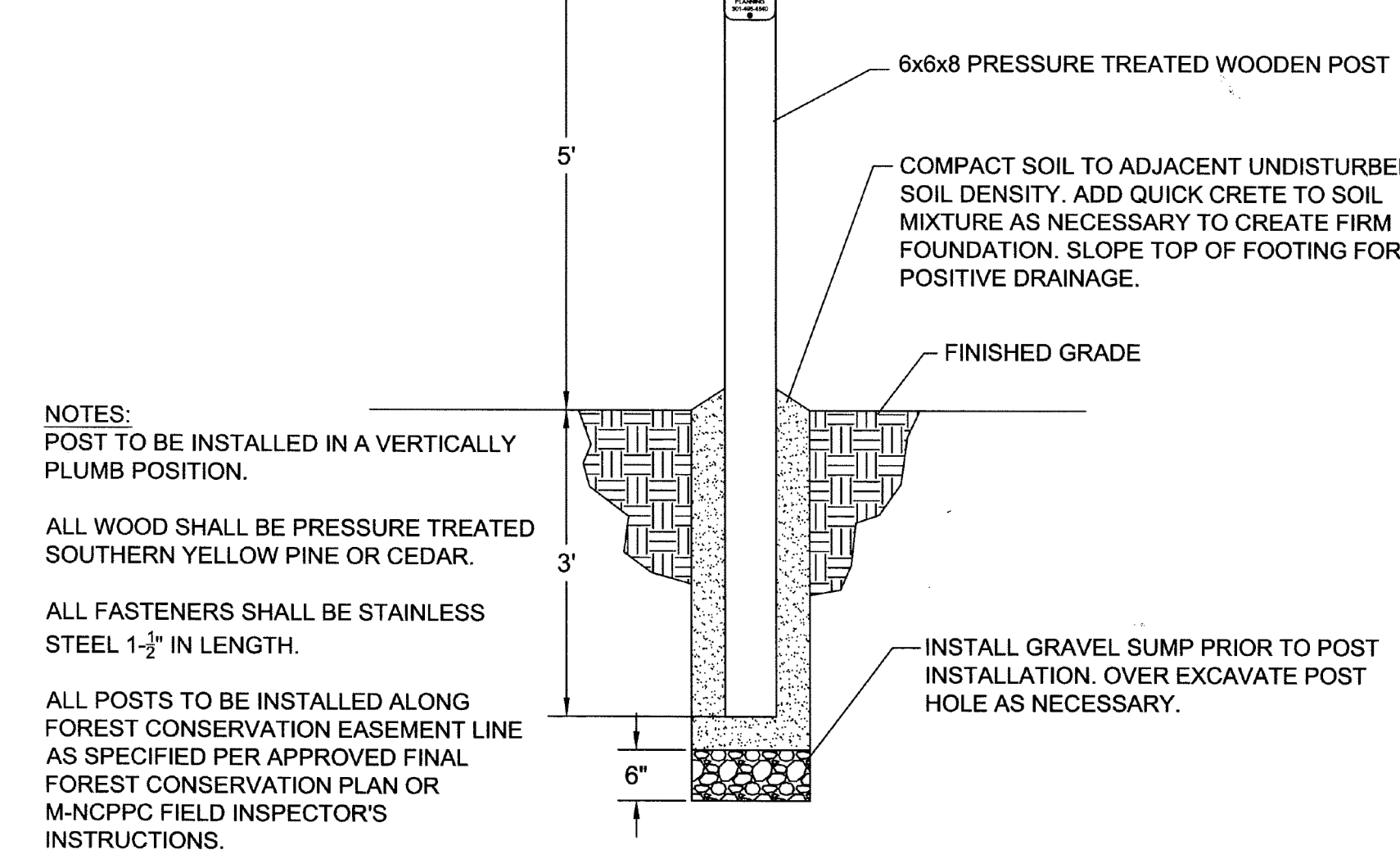
Additional Requirements for Plans with Planting Requirements

- Before the start of any required reforestation and afforestation planting.
- After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start of the maintenance period.
- 2 years after reforestation and afforestation have been completed, to determine survival and assess necessary maintenance activities for the remaining duration of the maintenance and management period.
- At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance bond.

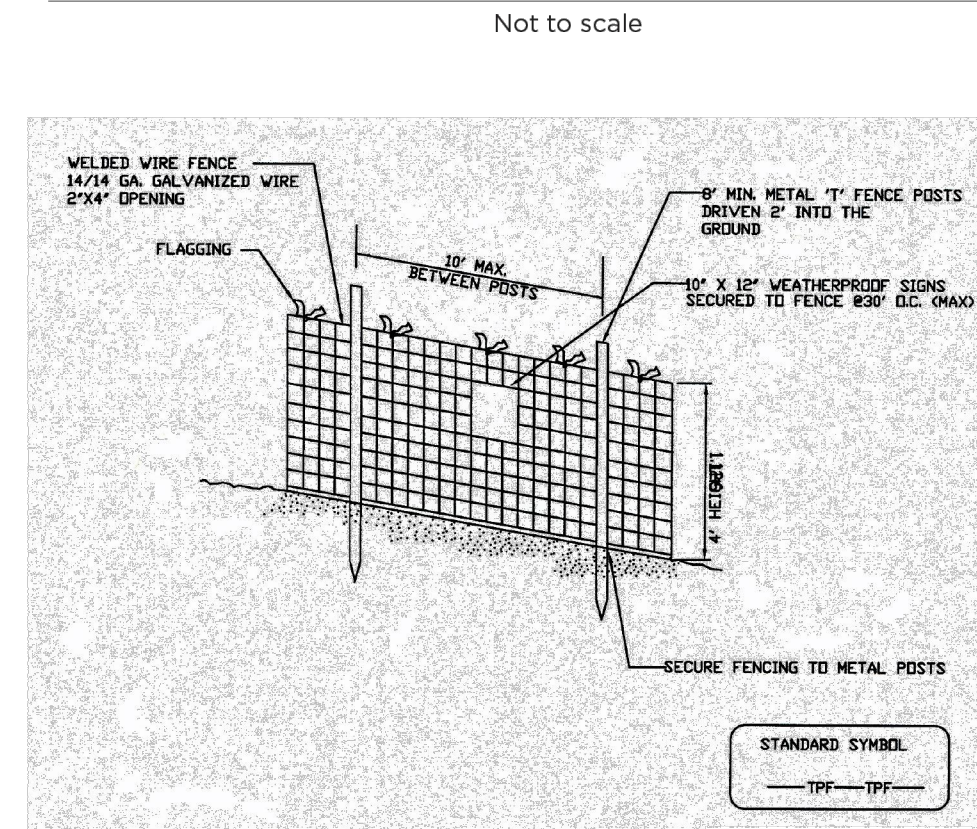


PLANTING DISTRIBUTION PATTERNS

PERMANENT FOREST CONSERVATION EASEMENT SIGNAGE

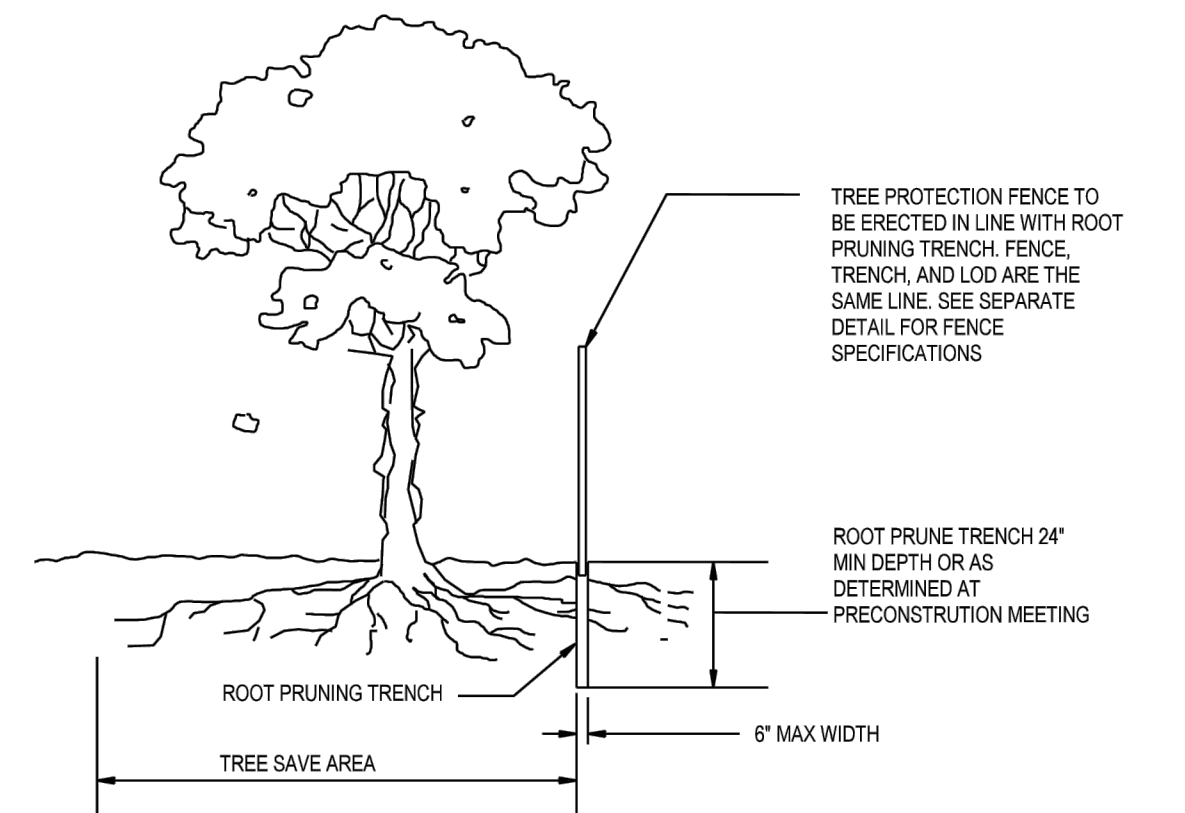


Tree Protection Fence Detail



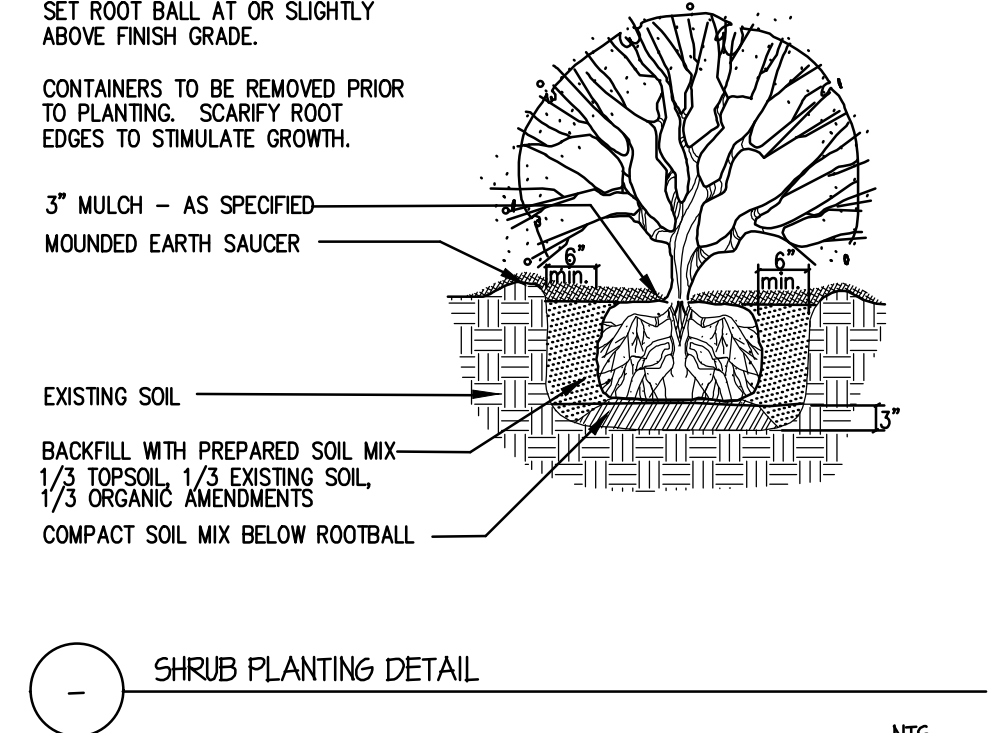
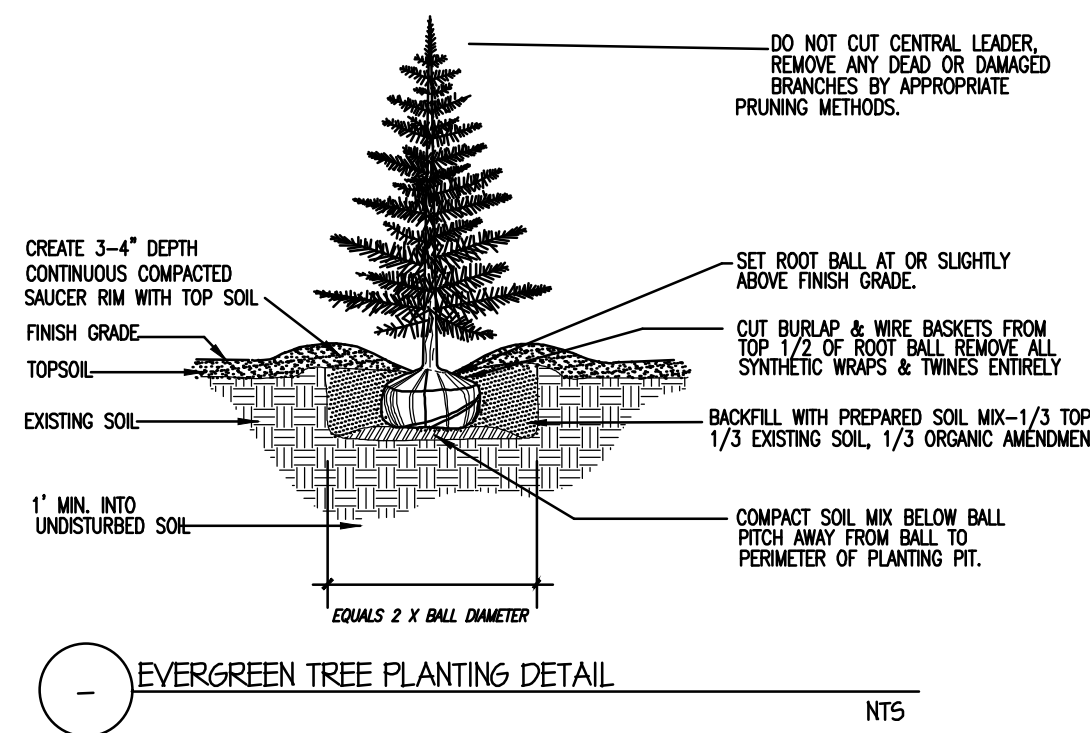
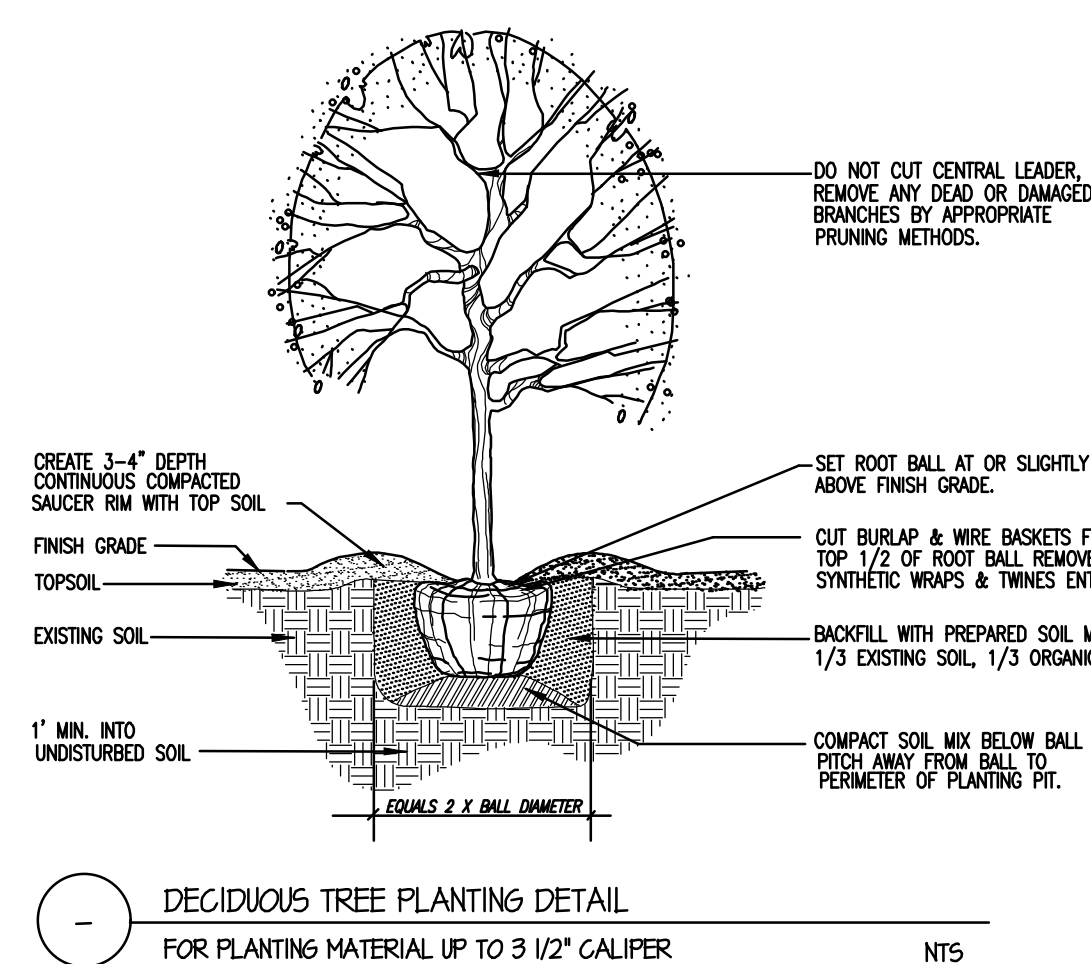
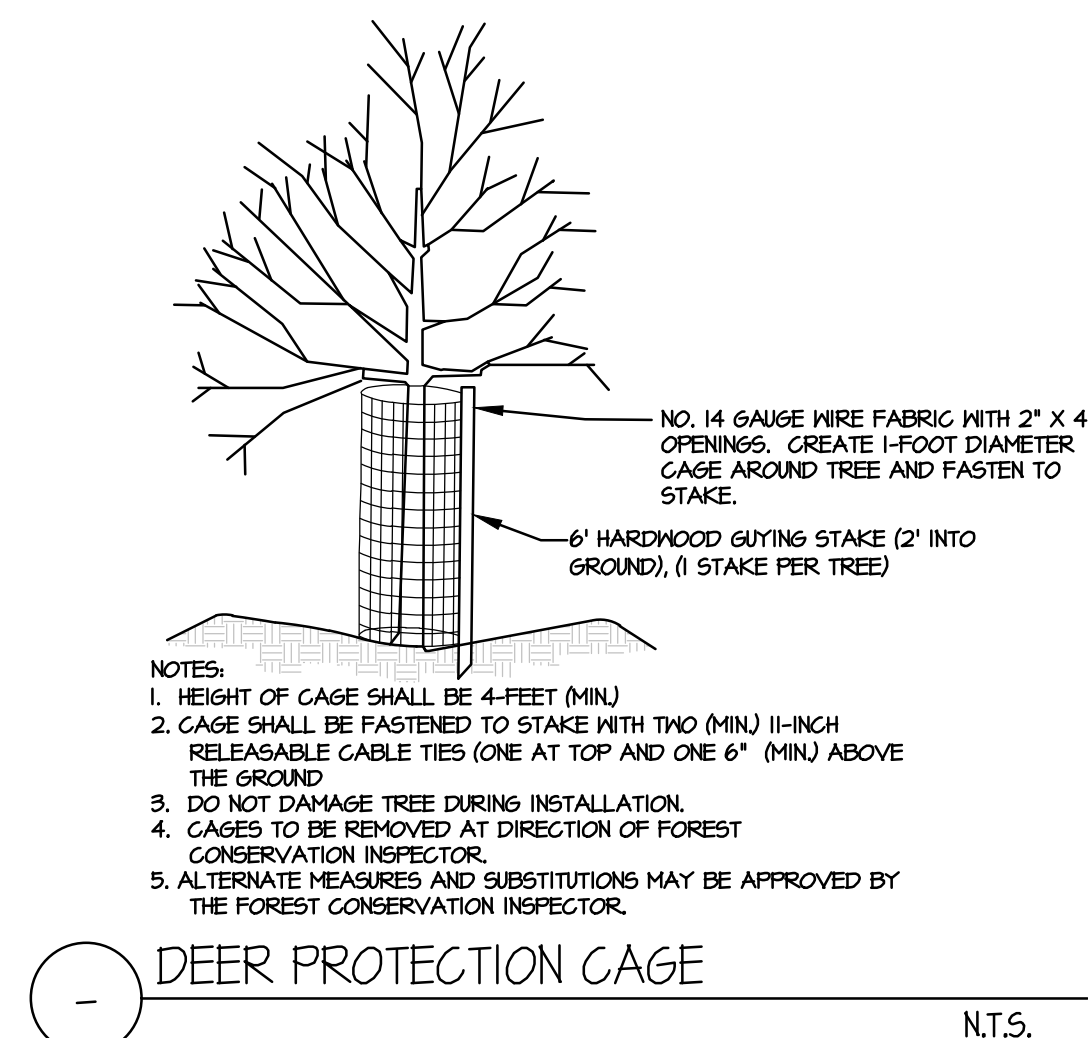
NOTES

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



ROOT PRUNING DETAIL

NTS



FINAL FOREST CONSERVATION PLAN PREPARED BY:

KEVIN FOSTER
 Galschick, Little & Weber, P.A.
 3404 National Drive, Suite 250
 Burtonsville, Maryland 20866
 Ph: (301) 421-4024 Fax: (301) 421-4186
 Registered Landscape Architect #6071

4/22/2023 DATE

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20240210, 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: 9106 Shad Lane, Potomac, MD 20854

Phone: (301) 426-2424

Signature: Kuo-Chien Cheng

MNCPPC PLAN No. F20240210 - Special Exception S-847B

GLW
 PLANNING [ENGINEERING] SURVEYING

3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20896 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1850 | DC/VA: 301-489-2524 | FAX: 301-421-4186

DESIGNED BY	DATE	REVISION	BY	APPR.
KAB				
DRAWN BY				
KAB				
CHECKED BY				
KAF				

PREPARED FOR:
 HONG CHENG LLC & DONG YA LLC
 9106 SHAD LANE
 POTOMAC, MARYLAND 20854

SCALE	ZONING
N/A	SEE SITE PLAN NOTES
DATE	TAX MAP - GRID
SEPT. 2023	KS-62

FOREST CONSERVATION DETAILS

WAWA - BURTONSVILLE
 Automobile Filling Station & Convenience Store
 Parcel C & Parcel D
 L. 15285 F. 145 & L. 50129 F.283

COLESVILLE ELECTION DISTRICT No. 05

G. L. W. FILE No.	SHEET
23078	3 OF 3