

48 Hours  
Before You Dig  
Call  
**"MISS UTILITY"**  
Service Protection Center

MEMBER  
ONE CALL SYSTEMS INTERNATIONAL

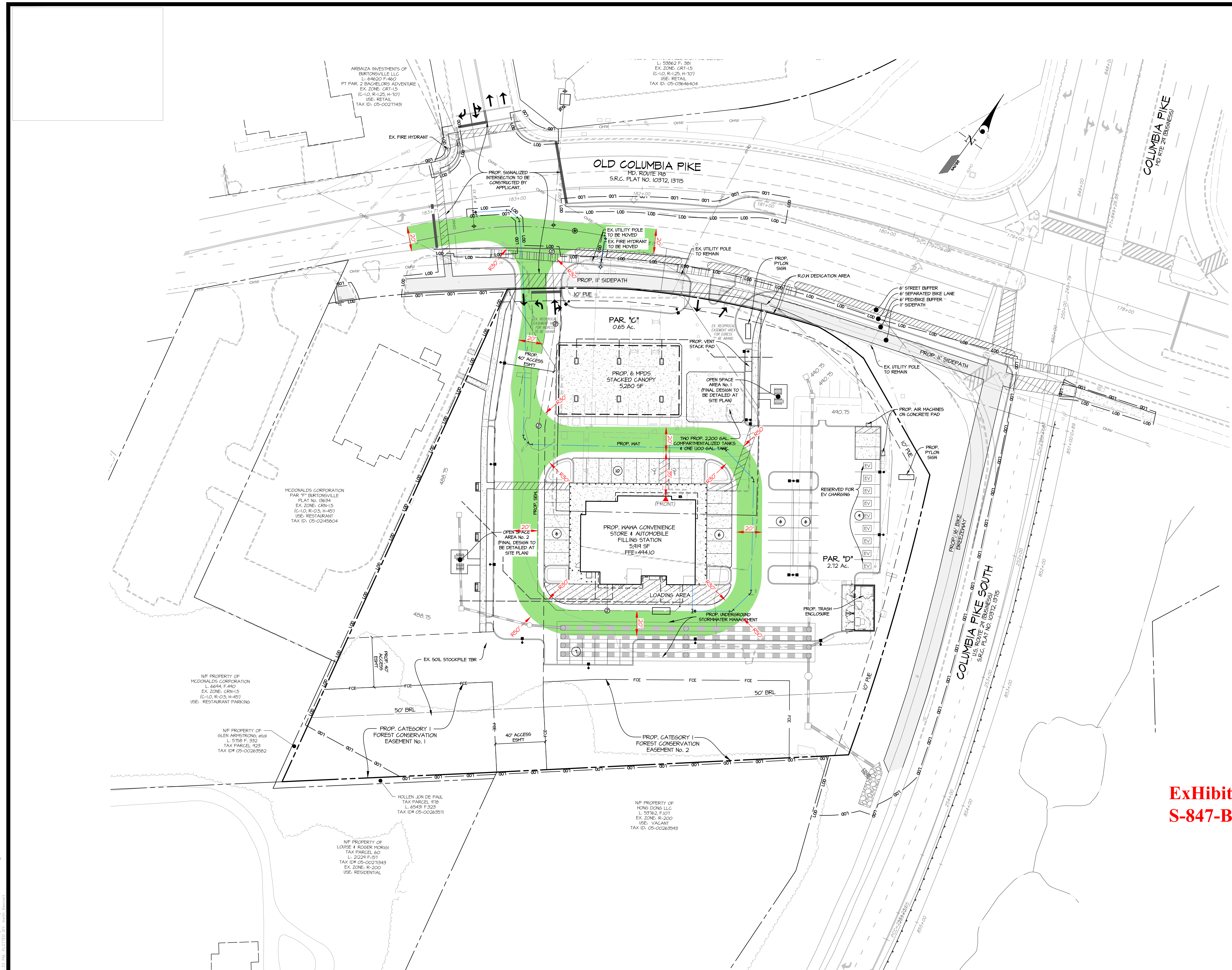
CALL TOLL FREE  
1-800-257-7777

**VICINITY MAP**  
SCALE: 1" = 2,000'  
MSSG GRID: 22NE04 - TAX MAP: K5-562

- EXISTING UTILITIES NOTES:**
- UTILITY INFORMATION SHOWN HEREON HAS OBTAINED FROM AVAILABLE RECORDS. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.
  - FOR MARKING LOCATIONS OF EXISTING UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
  - FOR FIELD LOCATION OF GAS LINE SERVICES, PLEASE NOTIFY WASHINGTON GAS LIGHT CO., 105-150-1000, 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
  - OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. GUTSACK, LITTLE & WEBER, P.A. SHALL BE NOTIFIED IMMEDIATELY OF ANY AND ALL UTILITY INFORMATION, OMISSIONS AND ADDITIONS FOUND BY ANY CONTRACTOR.
  - DUE TO THE PROXIMITY OF LIVE UNDERGROUND AND OVERHEAD UTILITIES, WE ARE NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSONS, TRUCKS, TRAILERS, OR EQUIPMENT USED ON OR ADJACENT.

**LEGEND**

- EX. BUILDING
- PROP. COMMERCIAL BUILDING
- EX. CURB
- PROP. CURB
- EX. SIDEWALK
- PROP. SIDEWALK
- EX. SEWER
- PROP. SEWER
- EX. WATER
- PROP. WATER
- EX. STORM DRAIN
- PROP. STORM DRAIN
- PROP. FIRE ACCESS ROUTE
- EX. FIRE HYDRANT
- PROP. FIRE HYDRANT
- PROP. TURNING RADIUS
- PROP. ACCESS PAVEMENT WIDTH (CURB TO CURB)
- MAIN SIDE-HINGED DOOR



**Exhibit 17  
S-847-B Major Modification**

**PROFESSIONAL CERTIFICATION**  
I hereby certify that to the best of my knowledge, information and the belief that the plan shown hereon is true and correct; has been prepared in accordance with the Zoning Regulations of Montgomery County, Maryland; I hereby certify that these plans were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland.

License No. 23414  
Expiration Date: January 20, 2024

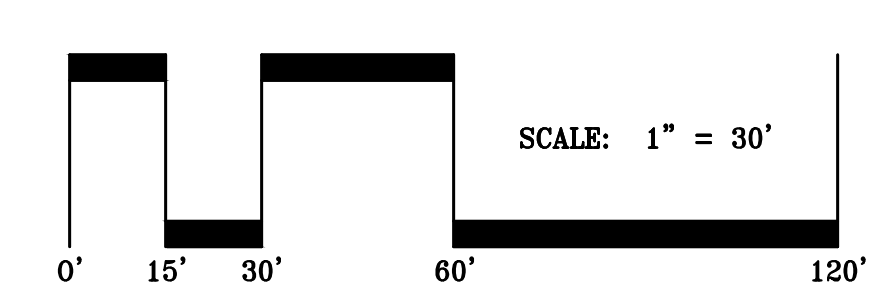
September 22, 2023  
Date

Tim Longfellow  
Professional Engineer  
Gutschick, Little & Weber, P.A.  
Special Exception S-847B

**GLW**  
PLANNING [ENGINEERING] SURVEYING

3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20896 | GLWPA.COM  
PHONE: 301-421-4024 | BALTO: 410-880-1850 | DC/VA: 301-489-2524 | FAX: 301-421-4180

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



PREPARED FOR:  
HONG CHENG LLC & DONG YA LLC  
3106 SHAD LANE  
POTOMAC, MARYLAND 20854

SCALE  
1"=30"

DATE  
SEPT. 2023

ZONING  
CRF-1.5  
C-1.0, R-5.0,  
H-45

TAX MAP - GRID  
KS-62

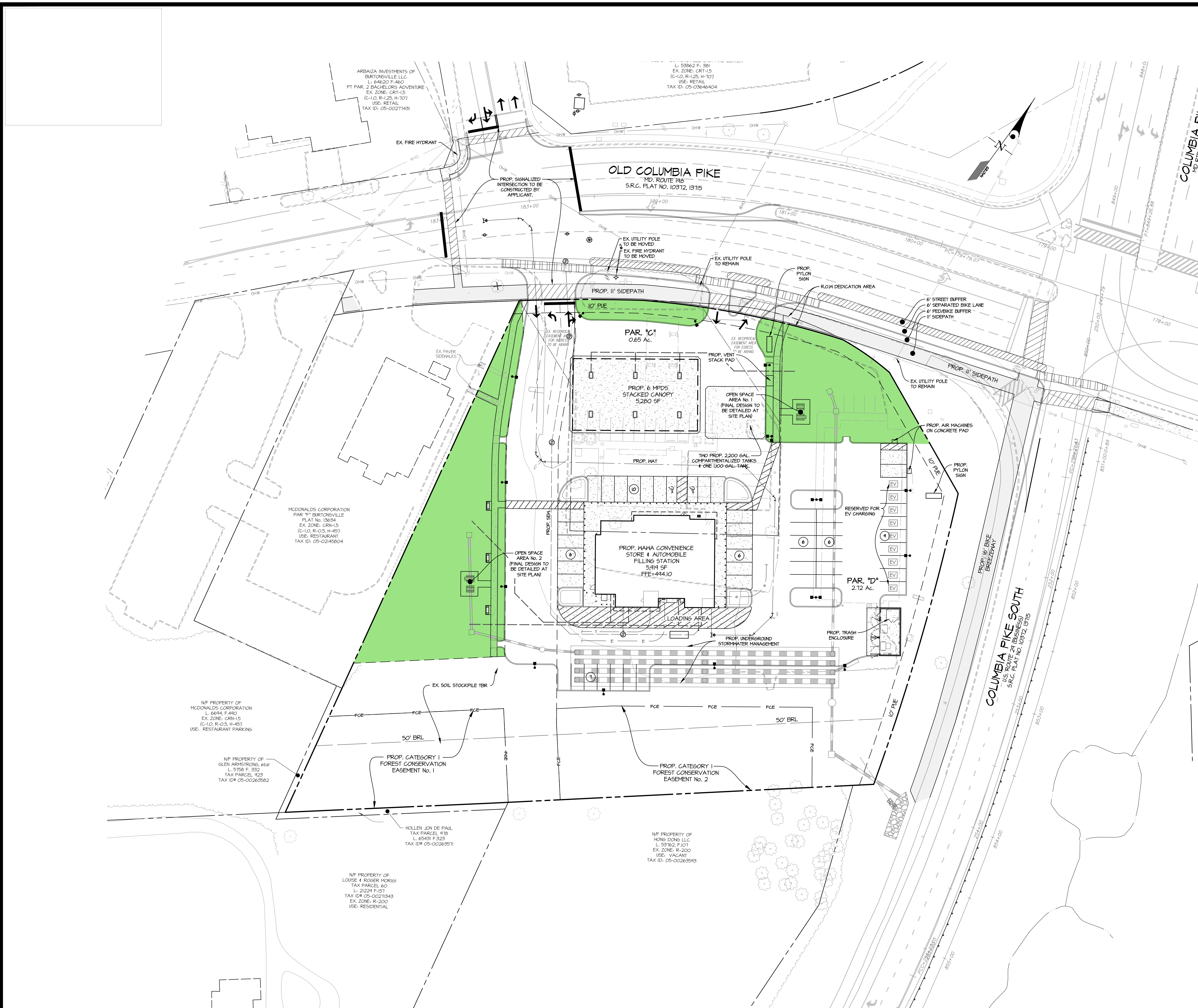
**FIRE ACCESS PLAN**

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

G. L. W. FILE No.  
23078

SHEET  
1 OF 1

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**LEGEND**

- PROPOSED BUILDING
- EXISTING BUILDINGS
- PROPERTY LINE
- EX. CONTOURS
- PROP. CONTOURS
- EX. CURB
- PROP. CURB
- EX. SIDEWALK
- PROP. SIDEWALK
- PROP. LOD
- EX. OVER HEAD WIRE
- EX. UTILITY POLE
- EXISTING TREE LINE
- FCE
- FOREST CONSERVATION EASEMENT AREA
- Proposed Public Open Space (Plazas, Walks, Town Squares, Etc.)

**VICINITY MAP**  
SCALE: 1" = 2,000'  
MSSG GRID: 22INE04 - TAX MAP: K5-562

You are viewing an archived code

**59-C-15.73. Public use space.**

(a) Public use space is not required for any standard method project that does not require a site plan. If a site plan is required for the proposed project, public use space is required as follows:

Gross Tract Area	Minimum Public Use Space
Up to 10,000 square feet	None
10,001 square feet up to 3 acres	10% of net tract area
Over 3 acres	10% of limits of disturbance

(b) Projects using the optional method of development must provide public use space as follows:

Acres (Gross)	Minimum Required Public Use Space (% of net tract area)				
	Number of Existing, Proposed, and Master-Planned Right-of-Way Frontages	1	2	3	4+
< 1/4	0	0	0	0	5
1/4 - 1.0	0	0	2	5	10
Acres (Gross)	Number of Existing, Proposed, and Master-Planned Right-of-Way Frontages	0	5	10	10
1.01 - 3.00	0	5	10	10	10
3.01 - 6.00	5	10	10	10	10
6.01 +	10	10	10	10	10

(c) Public use space must:

- be rounded to the next highest 100 square feet;
- be easily and readily accessible to the public; and
- contain amenities such as seating options, shade, landscaping, artwork, or fountains.

(d) Instead of providing on-site public use space, an applicant may satisfy all or part of the requirement by one or more of the following means, subject to Planning Board approval:

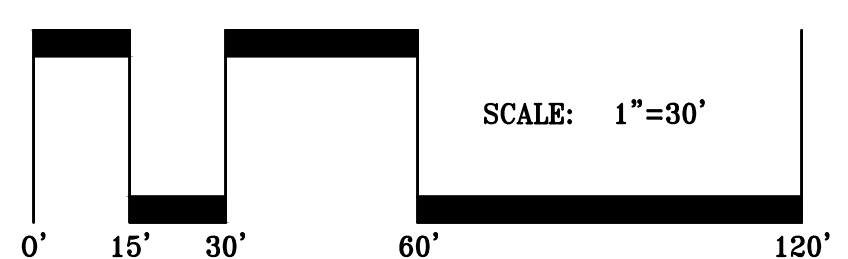
- implementing public park or public use space improvements of an equal or greater size within or near the applicable master or sector plan area; or
- making a payment in part or in full for design, construction, renovation, restoration, installation, and/or operation within or near the applicable master or sector plan area if the payment is:
  - equal to the cost of constructing an equal amount of public use space and associated amenities on site per square foot plus the fair market value of the applicable tract of land per square foot;
  - used to implement the open space, recreation, and cultural goals of the applicable master or sector plan; and
  - made within 30 days of the release of any building permit for the subject application.

**SITE DATA**  
Public Open Space  
Commercial Area: 3.38 Ac.  
Required (10%): 0.34 Ac.  
Provided (17%): 0.54 Ac.

Note: Additional details to be provided at time of Site Plan.

**GLW**  
PLANNING [ENGINEERING] SURVEYING  
3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20896 | GLWPA.COM  
PHONE: 301-421-4024 | BALTIMORE: 410-880-1800 | DC: 202-331-2244 | FAX: 301-421-4180

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



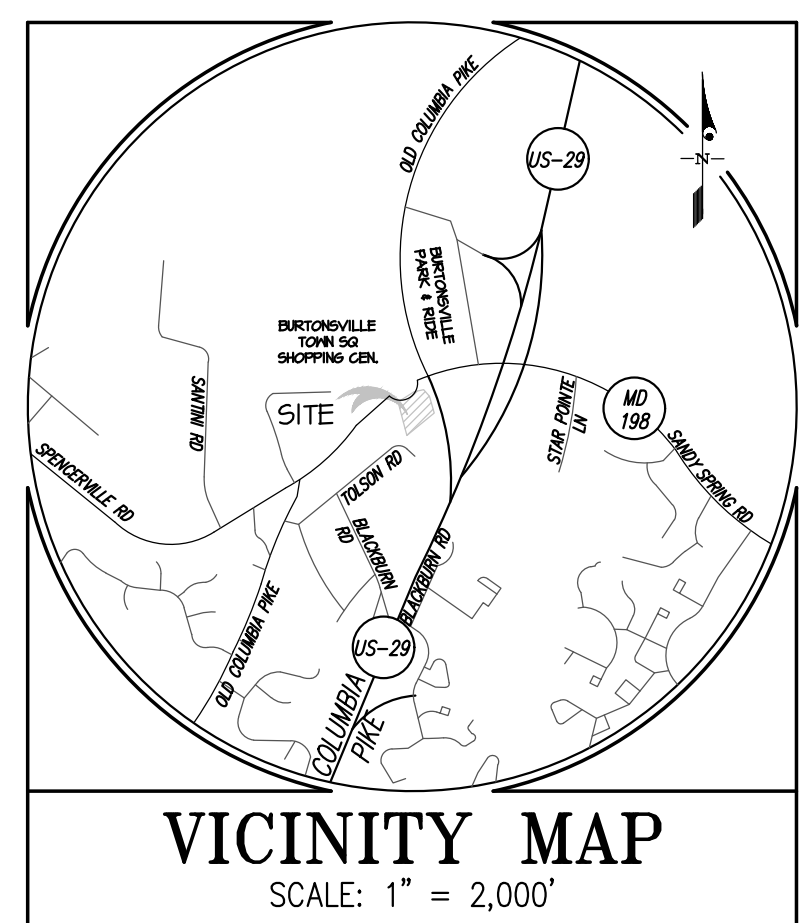
PREPARED FOR:  
HONG CHENG LLC & DONG YA LLC  
3106 SHAD LANE  
POTOMAC, MARYLAND 20854

SCALE	ZONING
1"=30'	CRF-1.5 C-1.0, R-5.0, H-45
DATE	TAX MAP - GRID
SEPT. 2023	KS-62

**OPEN SPACE EXHIBIT**  
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

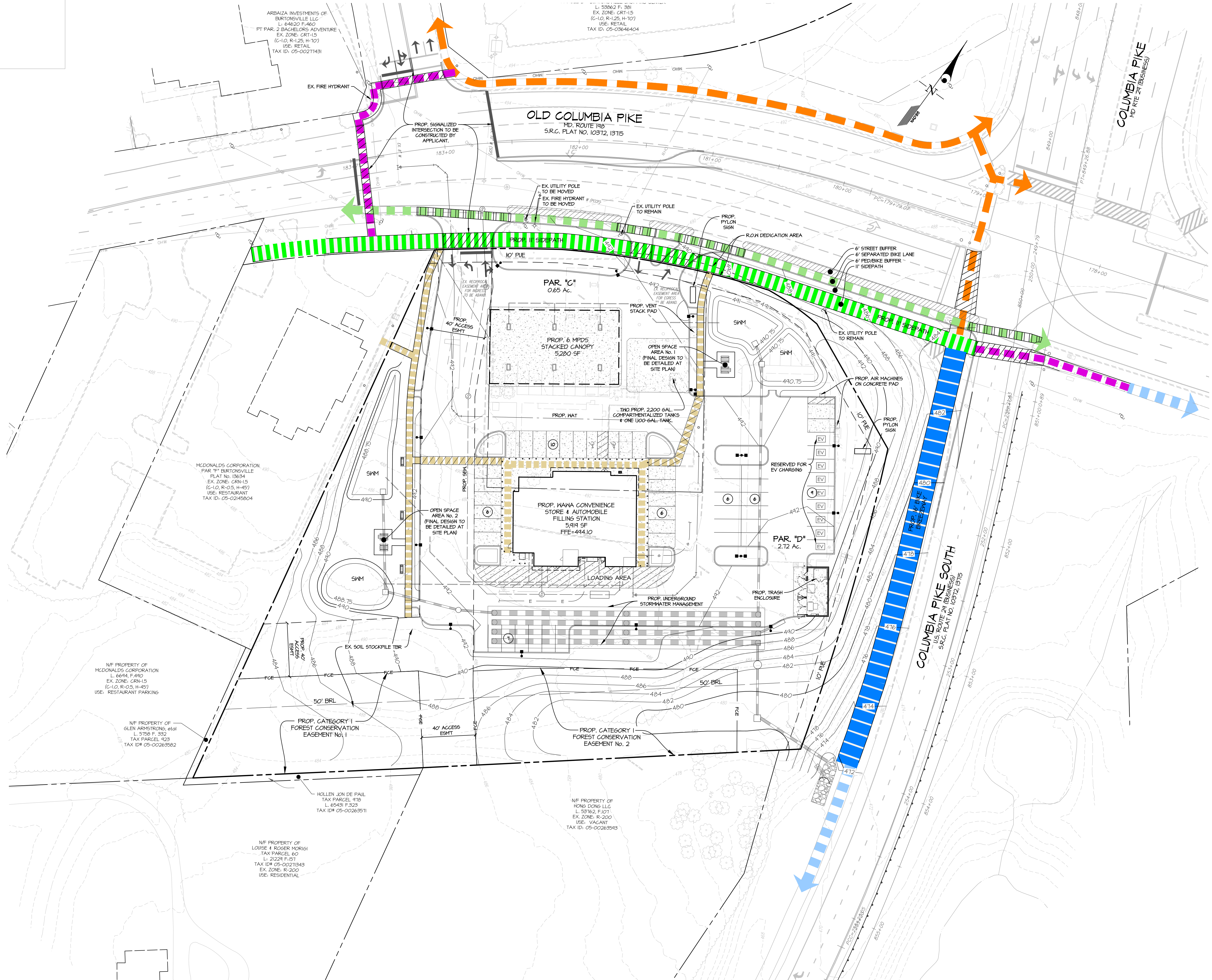
G. L. W. FILE No.  
23078  
SHEET  
1 OF 1

Special Exception S-847B



**LEGEND**

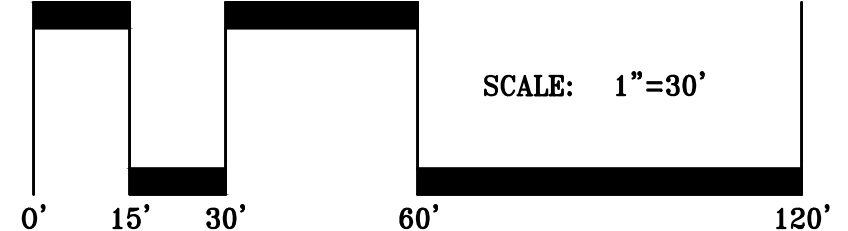
	PROPOSED BUILDING
	EXISTING BUILDINGS
	PROPERTY LINE
	EX. CONTOURS
	PROP. CONTOURS
	EX. STREAM
	EX. CURB
	PROP. CURB
	EX. SIDEWALK
	PROP. SIDEWALK
	EX. ELECTRIC
	PROP. ELECTRIC
	EX. GAS
	PROP. GAS
	EX. SEWER
	PROP. SEWER
	EX. WATER
	PROP. WATER
	EX. STORM DRAIN
	PROP. STORM DRAIN
	PROP. LOD
	EX. OVER HEAD WIRE
	PROP. UTILITY POLE
	EXISTING TREE LINE
	PROP. TREE LINE
	MAPPED SOILS
	FOREST CONSERVATION EASEMENT AREA
	EX. FENCE
	WATERS OF US
	EPHEMERAL STREAM
	STREAM BUFFER
	WETLAND
	WETLAND BUFFER
	EXISTING TREE
	PROPOSED 5' ON-SITE SIDEWALK
	PROPOSED 5' PUBLIC SIDEWALK
	EXISTING PUBLIC SIDEWALK
	EXISTING 8' SHARED USE PATH
	PROPOSED 16' WIDE BIKE BREEZEWAY
	PROPOSED 11' SIDEPATH
	PROPOSED 6' SEPARATED BIKE LANE



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**GLW**  
 PLANNING [ENGINEERING] SURVEYING  
 3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM  
 PHONE: 301-421-4024 | BALT: 410-880-1800 | DC/VA: 301-489-2524 | FAX: 301-421-4118

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



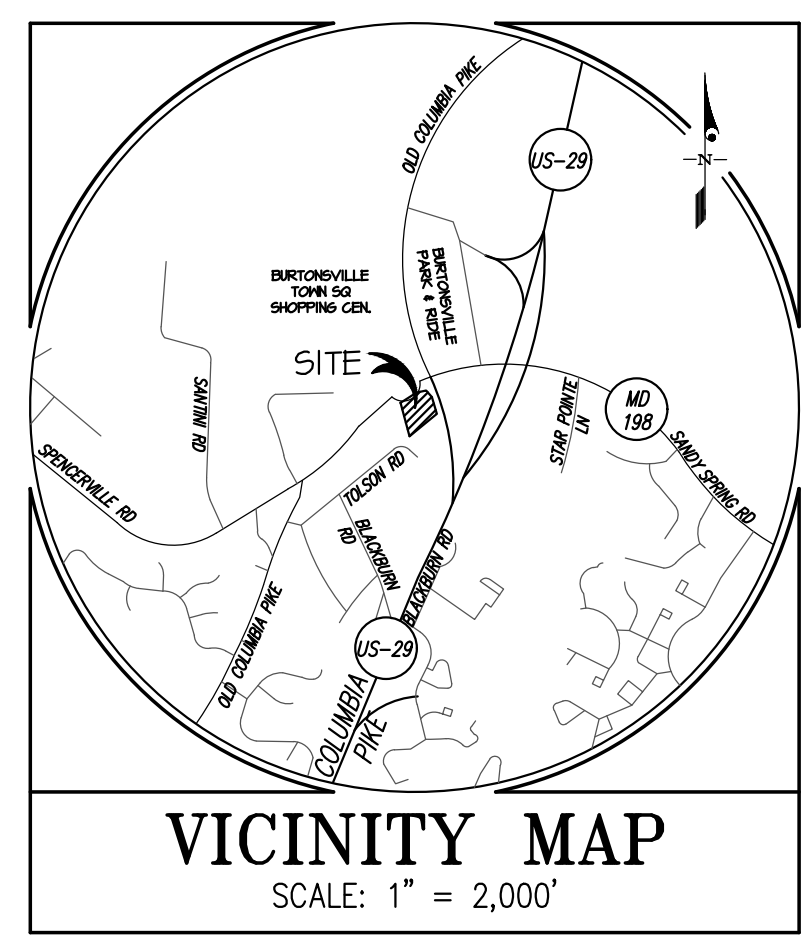
PREPARED FOR:  
 HONG CHENG LLC & DONG YA LLC  
 8106 SHAD LANE  
 POTOMAC, MARYLAND 20854

SCALE	1"=30'
DATE	SEPT. 2023
ZONING	CRF-1.5 C-1.0, R-5.0, H-45
TAX MAP - GRID	KS-62

**CIRCULATION EXHIBIT**  
**WAWA - BURTONSVILLE**  
 Automobile Filling Station & Convenience Store  
 Parcel C & Parcel D  
 L. 15285 F. 145 & L. 50129 F.283  
 COLESVILLE ELECTION DISTRICT No. 05  
 MONTGOMERY COUNTY, MARYLAND

Special Exception S-847B  
 G. L. W. FILE No.  
**23078**  
 SHEET  
**1 OF 1**





**LEGEND**

	EX. CONTOURS		SLOPES 25% OR GREATER
	EX. BUILDING		DATA POINT LOCATION
	EX. UTILITY POLE		FOREST STAND DELINEATION AREA
	EX. LIGHT		EXISTING TREE
	EX. CURB		FIELD SURVEYED SPECIES TREE, TREE #, & CRZ
	EX. SIDEWALK		PAVEMENT/GRAVEL
	EXISTING TREELINE		
	EX. CURB		
	EX. ELECTRIC		
	EXISTING OVERHEAD WIRE		
	EX. GAS		
	EX. SAN		
	EX. WATER		
	EX. STORM DRAIN		
	REMOVED PROPERTY LINE		
	EX. PROPERTY LINE		
	SOIL DELINEATION		

- GENERAL NOTES**
- SITE AREA: Parcel N13 (Parcel C) 3.31 Ac.  
Parcel N24 (Parcel D) 0.65 Ac.  
Parcel N13 (Parcel C) 2.72 Ac.
  - TAX ID & ADDRESS: Parcel N13 (Parcel C) Tax ID: 01988445  
15595 Old Columbia Pike  
Burtonsville, MD 20866  
Parcel N24 (Parcel D) Tax ID: 01988434  
15545 Old Columbia Pike  
Burtonsville, MD 20866
  - ZONE: CRN-1.5 (C-1.0, R-0.5, H-45)
  - USE: RETAIL (BEDDING BARN) & GAS STATION (T-ELEVEN)
  - WATERSHED: LITTLE PAINT BRANCH
  - WATERSHED USE CLASS: I
  - BOUNDARY SURVEY BY: GUTSCHICK, LITTE, & WEBER, PA, AUGUST 6, 2018
  - TOPOGRAPHY BY: GUTSCHICK, LITTE, & WEBER, PA, AUGUST 6, 2018
  - EXISTING WATER & SEWER CATEGORIES: S-1 & W-1
  - THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES ON SITE. SEE DNR ENVIRONMENTAL REVIEW LETTER LOCATED ON THIS SHEET, DATED AUGUST 23, 2018.
  - THE PROPERTY DOES NOT CONTAIN A SITE LISTED IN THE INVENTORY OF HISTORIC SITES OR DISTRICTS PER THE MONTGOMERY COUNTY HISTORIC PRESERVATION LOCATOR MAP.
  - THERE ARE NO SPECIAL PROTECTION AREAS (SPA) OR PMA AREAS ON SITE PER MC-ATLAS.
  - THIS PROPERTY IS NOT WITHIN A STATE PRIORITY FUNDING AREA.
  - THERE IS NO FLOODPLAIN ON SITE PER FEMA MAP #24031C0385D.
  - THERE ARE NO WETLANDS OR STREAMS ON SITE.
  - THERE ARE NO STATE OR NATIONAL CHAMPION TREES, OR TREES 15% THE SIZE OF A CHAMPION TREE ON SITE, AS LISTED IN THE 2017-2018 REGISTER OF CHAMPION TREES, MONTGOMERY COUNTY, MARYLAND.
  - THE FIELD SURVEY WAS PERFORMED ON OCTOBER 30, 2018 BY LEE EUBANK OF GUTSCHICK, LITTE & WEBER P.A. TREES WERE MEASURED WITH A FORESTRY DIAMETER TAPE. THERE ARE TWO (2) SAMPLE POINTS (O.I. AC) WITHIN THE FOREST STANDS.
  - THE CRITERIA USED TO DEFINE AND DELINEATE A FOREST STAND (1/4 AC) FOLLOWS THE PRESCRIBED METHODOLOGY CITED IN THE MARYLAND DEPARTMENT OF NATURAL RESOURCES, 1941 (5RD EDITION) STATE FOREST CONSERVATION TECHNICAL MANUAL.
  - FOREST STAND DESCRIPTIONS ARE FOUND IN THE FOREST STAND SAMPLE PLOT DATA TABLE, AND IN THE FOREST ANALYSIS DATA TABLE ON THIS SHEET.
  - DUE TO THE SIZE, CONDITION, AND REGULARITY OF THE VEGETATION WITHIN THE FOREST STAND, THERE IS NO RETENTION POTENTIAL FOR TRANSPLANTING OR FOR REGENERATION. THERE IS NO EVIDENCE OF PAST MANAGEMENT ACTIVITIES WITHIN THE FOREST STAND.

**AREA TABULATIONS**

MAP UNIT	AREA	FOREST
SITE AREA	3.31 Ac.	0.38 Ac.
100-YR FLOODPLAIN	0.00 Ac.	0.00 Ac.
METLANDS	0.00 Ac.	0.00 Ac.
METLANDS BUFFER	0.00 Ac.	0.00 Ac.
INTERMITTENT & PERENNIAL STREAMS	0.00 L.F.	0.00 L.F.
STREAM VALLEY BUFFER	0.00 Ac.	0.00 Ac.
ENV. BUFFER	0.00 Ac.	0.00 Ac.

**MAPPED SOIL TYPES**

MAP UNIT	DESCRIPTION	HIGHLY ERODIBLE	HYDRIC FARMLAND	PRIME
57B	Chillum silt loam, 3 to 8% Slopes	NO	NO	YES
400	Urban Land	NO	YES	NO
57D*	Chillum silt loam, 15 to 25 % slopes	YES	NO	NO

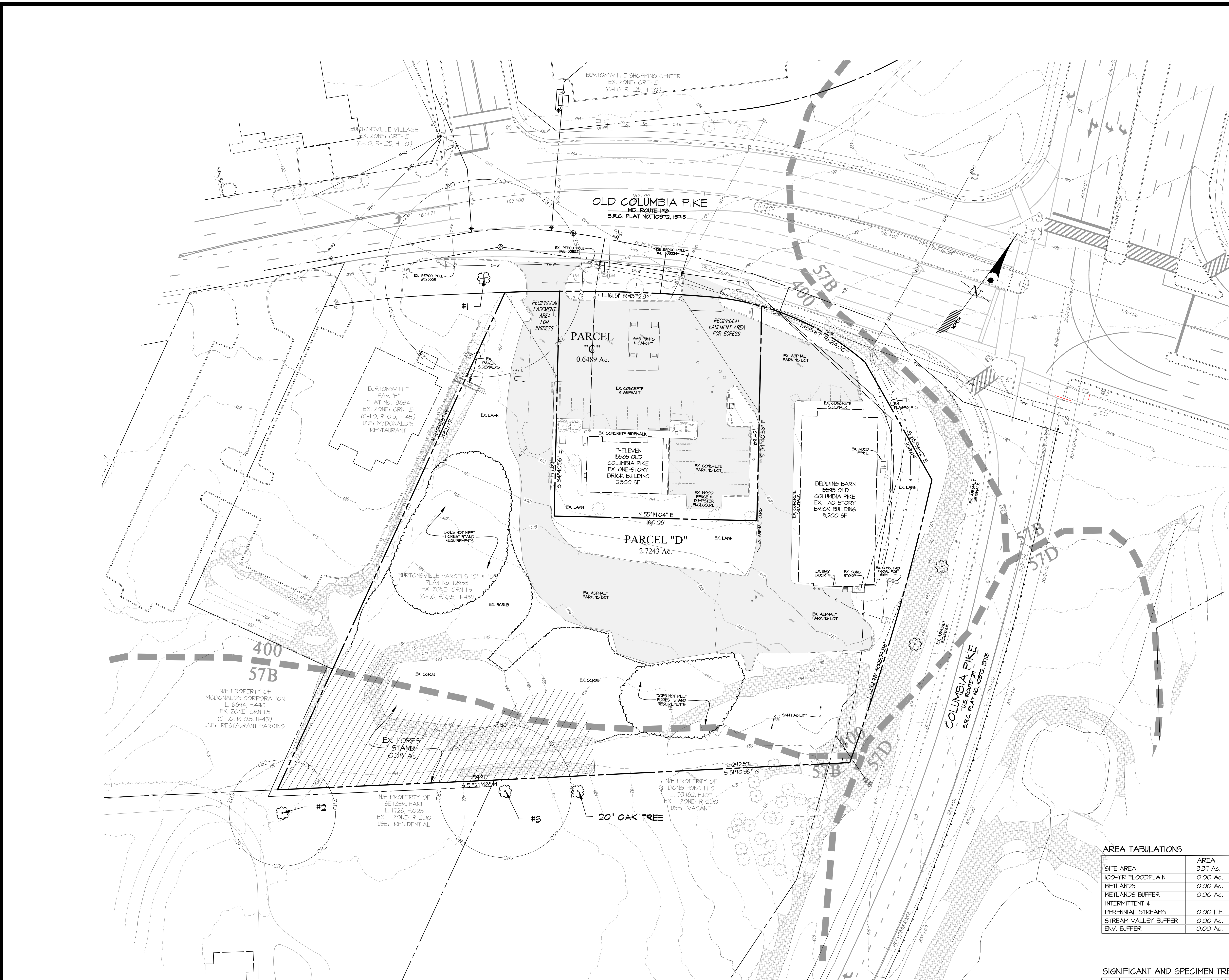
\*57D not found on subject property but along part of east property line in the Right-of-Way and Columbia Pike.

ACCORDING TO USDA - WEB SOIL SURVEY Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture, Web Soil Survey, Available online at: <http://websoilsurvey.nrcs.usda.gov/> accessed Nov 1, 2018. Soil classification follows 1985 Soil Survey of Montgomery County, MD

**SIGNIFICANT AND SPECIES TREE LIST**

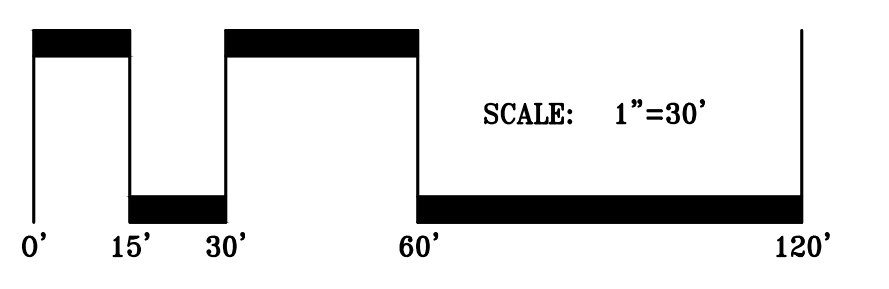
NO.	COMMON NAME	SPECIES NAME	DBH	CONDITION	COMMENTS
1.	WHITE OAK	QUERCUS ALBA	52"	FAIR	OFFSITE, GROWING AT ANGLE, HOLE IN TRUNK BASE
2.	CHESTNUT OAK	QUERCUS MONTANA	28"	FAIR	OFFSITE, LOWER DEAD & BROKEN BRANCHES
3.	WHITE OAK	QUERCUS ALBA	35"	POOR	OFFSITE, LOWER DEAD & BROKEN BRANCHES

Special Exception S-847B



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



PREPARED FOR:  
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SCALE	1"=30'
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TAX MAP - GRID	KS-62

**EXISTING CONDITIONS PLAN**  
G. L. W. FILE NO. 23078  
SHEET 1 OF 1  
WAWA - BURTONSVILLE  
Automobile Filling Station & Convenience Store  
Parcel C & Parcel D  
L. 15285 F. 145 & L. 50129 F.283  
COLESVILLE ELECTION DISTRICT No. 05  
MONTGOMERY COUNTY, MARYLAND

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