

SPECIAL EXCEPTION AMENDMENT

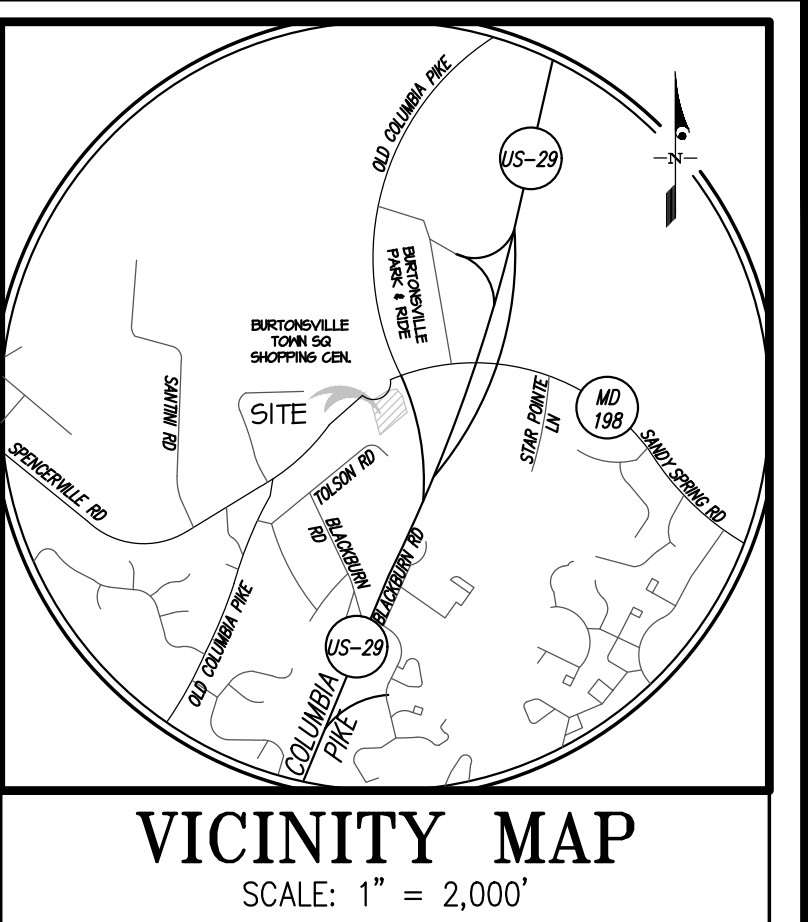
No. S-847B

WAWA - BURTONSVILLE

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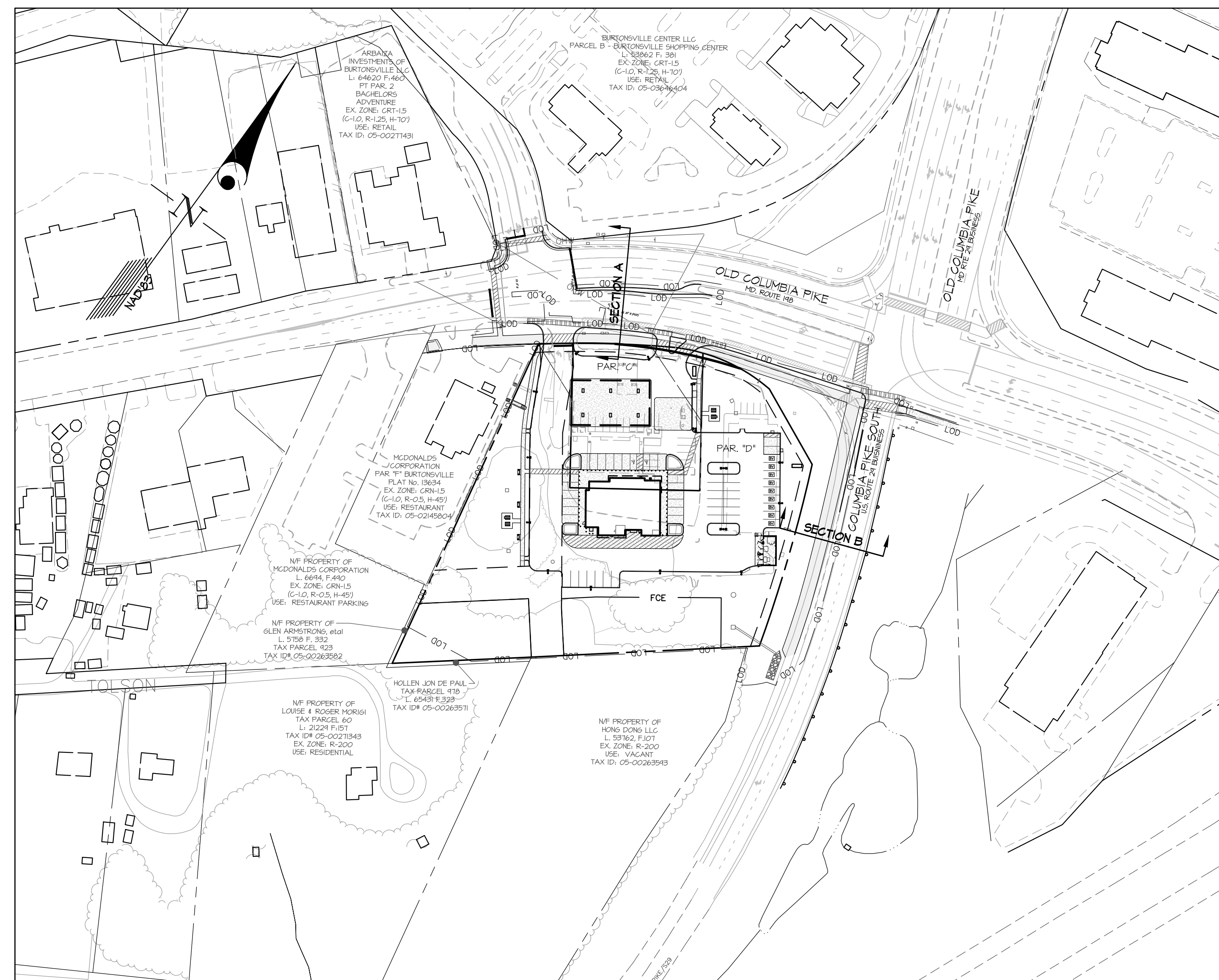


GENERAL NOTES:

- Owner/Developer:
Hong Cheng, LLC
4106 Shad Lane
Potomac, MD 20854
Dong Ya, LLC
4106 Shad Lane
Potomac, MD 20854
- Site Address:
15505 & 15545 Old Columbia Pike
Burtonsville, MD 20886
- Boundary survey by: GLN, 2018
- Topography by: GLN, 2018
- Tax map: KS-62
- MESG Grid: 221-NE04
- Watershed: Little Point Branch, Use Class 1
- Water & Sewer Service Category:
Existing: NH, S-1
Proposed: NH, S-1
- Flooding Zone Plan No. LMA H-134 Approved on 11/26/2019
- Natural Resources Inventory/Forest Stand Delineation, No. 420190900 Approved 1/17/2014
- Preliminary Forest Conservation Plan No. H-134 Approved 1/8/2020
- The site is not within a Special Protection Area (SPA) or Primary Management Area.
- There is no Floodplain on site per FEMA map #2403C0365D.
- The property is not listed on the Montgomery County locational 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.
- MESG right-of-ways, public utility easements, stormwater management easements and stormwater management parcels may change in configuration, size and quantity per final utility, MESG, and Montgomery County sem technical plan approvals.
- The Subject Property is within the 2012 Burtonsville Crossroads Neighborhood Plan & 1911 Fairland Master Plan.
- M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading.
- Street lines and street lights will be reviewed and approved by MCDPS-RQM 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 21, 2014 (2004 Code).
- The Applicant must schedule a pre-construction meeting (pre-con) on-site, upon approval of the Certified Site Plan (CSP) with staff from the MCDPS Site Plan Enforcement, MCDPS Sediment Control Inspector and M-NCPPC Forest Conservation Inspector. The pre-con must occur prior to any demolition, clearing/grading or any site development work. 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 MD Route 148 and Route 24 On-ramp South will be approved by Maryland State Highway Administration through the Access Permit Process.

BINDING ELEMENTS - Zoning Case LMA H-134

- Limitation on Uses. The following uses, otherwise permitted in the CRT zone, are prohibited:
 - Nursery (retail)
 - Ambulance, rescue squad (private)
 - Hospital
 - Funeral home
 - Hotel
 - Research and development
 - Structured parking
 - Conference center
 - Recreation and Entertainment facility major (over 1,000 person capacity)
 - Combination retail store (a department store with more than 85,000 sf)
 - Retail service establishment greater than 50,000 square feet
 - Light vehicle sales and rental (indoor)
 - Light vehicle sales and rental (outdoor)
 - Car wash
 - Vehicle service repair (major)
 - Dry cleaning
 - Medical scientific, manufacturing and production
 - Bus, rail terminal/ station
 - Taxi/ limo facility
 - Utility distribution line
 - Self-storage facility
 - Warehouse storage facility
- Buffer zone. 50' buffer zone abutting R-200 property. (May include SHM facilities).
- Frontage Improvements. Project frontage improvements shall include the following: 10' shared-use path and street trees.
- Controlled Access. Eastern access will prohibit left turns; i.e., motor vehicles can only make right turns into the Property and right turns to exit the Property.
- Future Access Road. The Flooding Zone Plan shall include a reservation for 40 foot wide future private access road on the west side of the Property. No development shall be permitted within the reservation area. Final location to be determined at Site Plan.
- The required Public Open Space shall be provided on-site and meet the design requirements of Zoning Code Section 6.3.6.3.1. Final location to be determined at Site Plan.



KEY MAP
SCALE: 1"=100'

SITE DATA:

Existing Site Area:	3.37 AC.
Parcel N413:	0.65 AC.
Parcel N424:	2.72 AC.
Legal Description:	Parcel N413 (Parcel C) Tax ID: 018884445 Parcel N424 (Parcel D) Tax ID: 01888434
Current Zone:	CRF-1.5, C-1.0, R-0.5, H-45 (Commercial Residential Town-Floating)
Prior Zoning:	CRN-1.5, C-1.0, R-0.5, H-45
Existing Use:	Convenience Retail, Retail & Automobile Filling Station (Convenience Retail 2,500 SF, Retail 8,200 SF)
Proposed Use:	Convenience Retail & Automobile Filling Station (Convenience Retail 5,414 SF)
Proposed Development:	Standard Method
Development Program:	Single Phase
Conditional Use Area:	3.37 AC.

DEVELOPMENT STANDARDS - CRN ZONE (sect. 54-C15, Commercial/Residential Neigh.)

Development Standards	Allowed/Required	Proposed
FAR (Floor Area Ratio)	1.0 FAR (146,711 SF)	0.04 FAR (5,414 SF)
Non-residential:		Non-residential (Existing) 10,700 SF Non-residential (Removed) 10,700 SF Non-residential (Proposed) 5,414 SF Total Proposed 5,414 SF
Residential:	0.5 FAR (73,356 SF)	0.0 FAR (0 SF)
TOTAL FAR:	1.5 FAR (220,067 SF)	0.04 FAR (5,414 SF)
Building Height:	45' max.	10% min. (Public Open Space)
Open Space:	10% min.	N/A
Lot Coverage:	N/A	N/A
Minimum Lot Area:	N/A	N/A
Principal Building Setbacks (min.):		
General Bldg. Type:		
Front:	0' min.	0' min.
Side Street:	0' min.	0' min.
Side (all other):	0' min.	0' min.
Rear (abutting R-200):	25' min.	50' min.
Rear (all other):	0' min.	0' min.

Parking

Proposed Development	Required by Zoning Ordinance (Min.-Max.)	Proposed
Retail & Restaurant (5,414 SF)	22 sp. min. - No max.	
(4.0 min. - No max./1000 GLA)		
Filling Station: (5000 SF)	1 sp. min. - No max.	
(1 min. - No max./1000 GFA)		
Total Commercial Parking Required:	23 sp. min. - No max.	50 sp.
Total Commercial Parking Provided:		
Handicap Parking:		
(2% of total parking provided)	2 Sp.	2 Sp.
Van Accessible Handicap Parking:		
(1 sp./ 6 HC Sp.)	1 Sp.	2 Sp.
Electric Vehicle Charging:		
(1 sp./ 100 sp.)	0 sp.	4 sp.
Motorcycle Parking:		
(2% of total, up to max of 10 sp.)	0 sp.	0 sp.
Car Share Spaces:		
(1 sp./ 50-144 sp. + 1 sp. per 100 sp.)	0 Sp.	0 sp.
Bicycle Parking:		
Retail & Restaurant (5,414 SF)	4 sp.	4 sp.
Total Bicycle Spaces	4 sp.	4 sp.
Short Term (Public)	2 sp.	2 sp.
Long Term (Private)	2 sp.	2 sp.

Sec. 54-C-15.635 Landscape & Lighting - Minimum Landscape Standards for Surface Parking

	Required	Provided
(a) Property line adjacent to a R.O.W.:	6' wide cont. soil panel 3' ht. evergreen hedge 1 tree per 30 feet of street frontage or per applicable standards	Yes
(b) Property line adjacent to a lot or parcel in a one-family residential or agricultural zone:	10' wide cont. soil panel 6' ht. evergreen hedge 1 tree per 30 feet of frontage or per applicable standards	Yes, 50' min. Buffer
(c) Property line adjacent to a lot or parcel in any zone not subject to (b), above:	4' wide cont. soil panel 1 tree per 30 feet of frontage.	Yes
(d) Internal Penetration Area	10% Min. (2,414 sq' req'd) (Parking Area Boundary: 24,414 sf)	12.3% (3,632 sf)
(e) Tree Canopy Coverage	30% Min. @ 15 yrs growth (8,824 sq' req'd)	30% (10,074 sf)
(f) Lighting	IESNA Standards w/ full or partial cut-off fixtures 0.5 footcandles at any property line	Yes

SHEET SCHEDULE

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	APPROVAL SHEET
3	SPECIAL EXCEPTION PLAN
4-6	SITE DETAILS SHEET
7	LANDSCAPE PLAN & DETAILS
A-1	ARCHITECTURE PLANS
L-1	LIGHTING PLAN

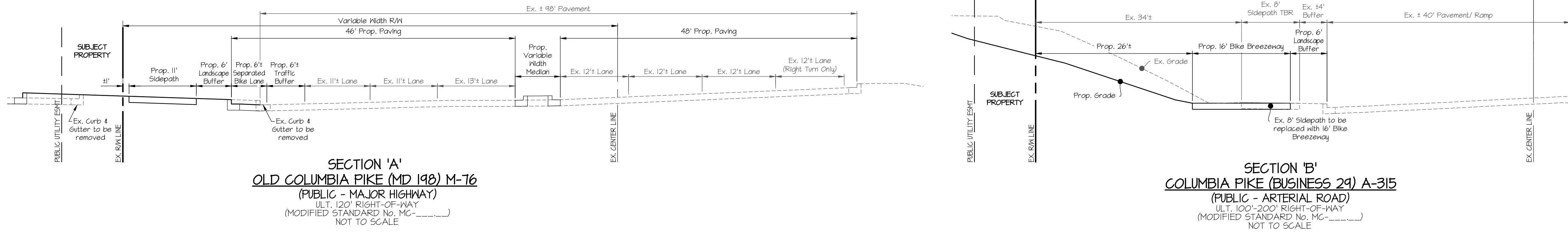
PROFESSIONAL CERTIFICATION

I hereby certify that to the best of my knowledge, information and the belief that the plan shown hereon is true and correct and 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. 28414
Expiration Date: January 20, 2024

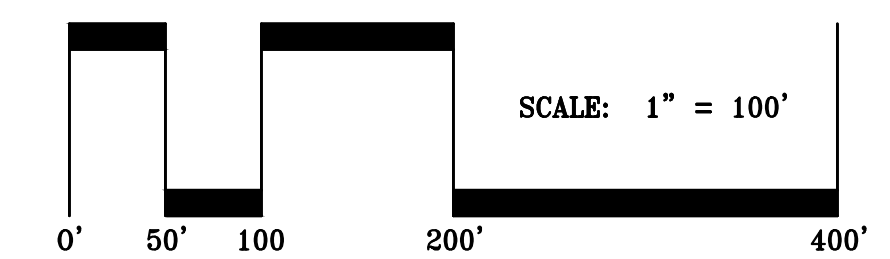
September 22, 2023
Date

Tim Longfellow
Professional Engineer
Gutschick, Little & Weber, P.A.



SECTION 'A'
OLD COLUMBIA PIKE (MD 148) M-16
(PUBLIC - MAJOR HIGHWAY)
ULT. 1:20' RIGHT-OF-WAY
(MODIFIED STANDARD No. MC-)
NOT TO SCALE

SECTION 'B'
COLUMBIA PIKE (BUSINESS 24) A-315
(PUBLIC - ARTERIAL ROAD)
ULT. 100'-200' RIGHT-OF-WAY
(MODIFIED STANDARD No. MC-)
NOT TO SCALE



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

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

SCALE	ZONING
1"=100'	CRF-1.5 C-1.0, R-0.5, H-45
DATE	TAX MAP - GRID
SEPT. 2023	KS-62

COLESVILLE ELECTION DISTRICT No. 05

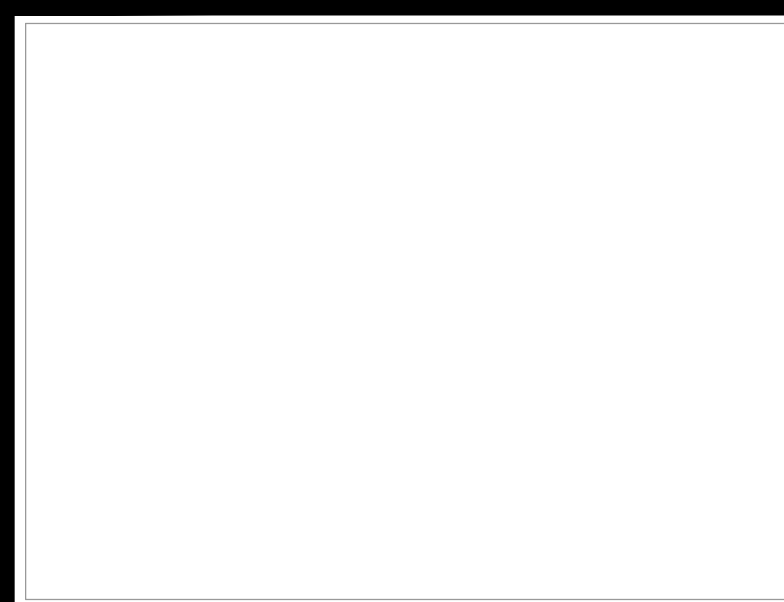
COVER SHEET

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 7

MONGOMERY COUNTY, MARYLAND



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DATE PLOTTED: 9/11/2023 10:58:52 AM
PLOTTER: HP DesignJet T1100e



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

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

SCALE	N/A	ZONING	CRF-1.5 C-1.0, R-5.0, H-45
DATE	SEPT. 2023	TAX MAP - GRID	KS-62

APPROVAL SHEET

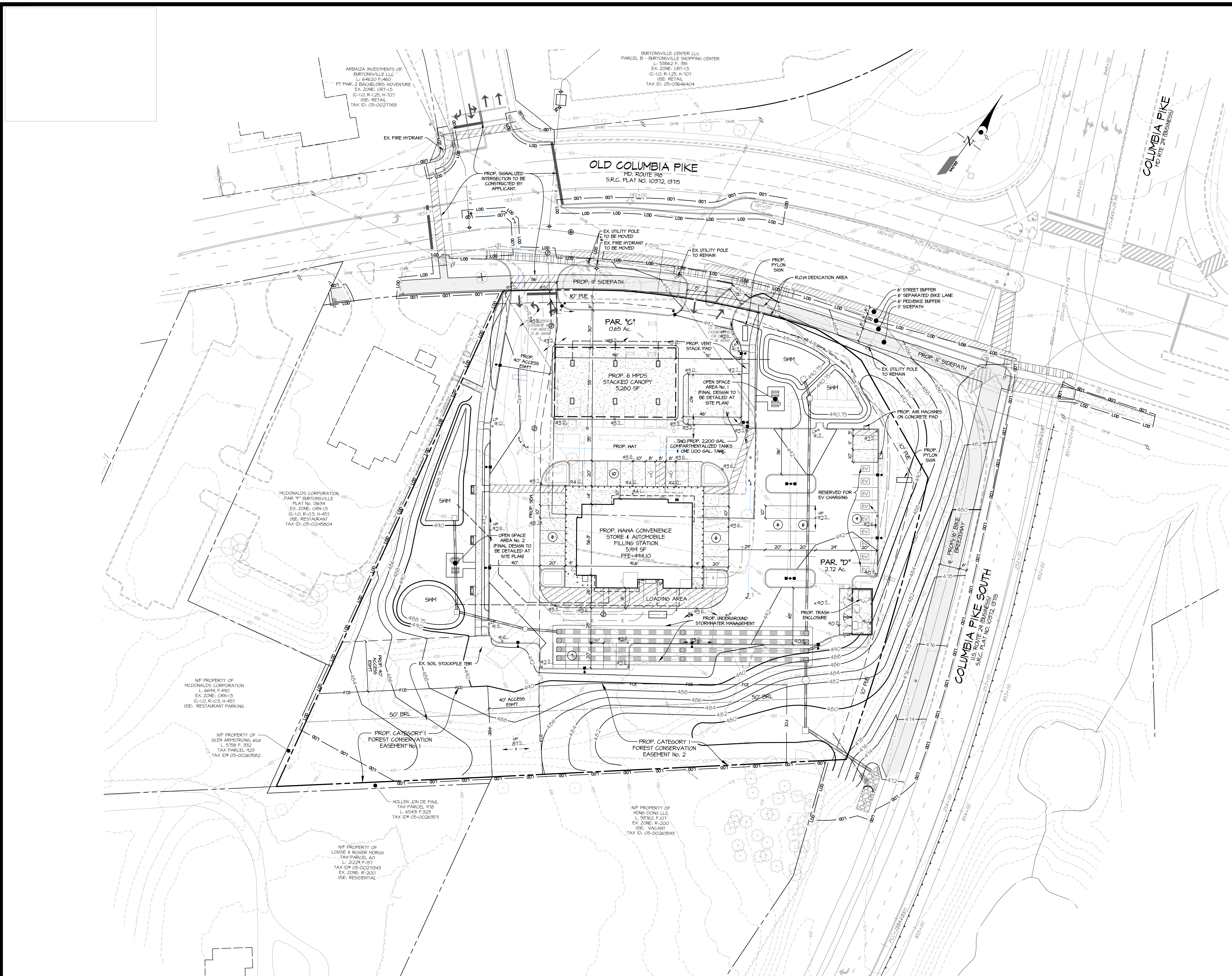
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COLESVILLE ELECTION DISTRICT No. 05
MONTGOMERY COUNTY, MARYLAND

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SHEET
2 OF 7

Special Exception S-847B



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

MEMBER ONE CALL SYSTEMS INTERNATIONAL CALL TOLL FREE 1-800-257-7777

EXISTING UTILITIES NOTES:

- UTILITY INFORMATION SHOWN HEREON WAS 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., 703-700-0000, 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. GUTSCHICK, 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

[Symbol]	EX. CONTOURS
[Symbol]	PROP. CONTOURS
[Symbol]	EX. BUILDING
[Symbol]	PROP. BUILDING (NON-RESIDENTIAL)
[Symbol]	EX. STREAM
[Symbol]	EX. CURB
[Symbol]	PROP. CURB
[Symbol]	PROP. CURB TYPE 1 (FLUSH CURB)
[Symbol]	PROP. CURB TYPE 2 (MOUNTABLE)
[Symbol]	EX. SIDEWALK
[Symbol]	PROP. CONC. SIDEWALK
[Symbol]	EX. ELECTRIC
[Symbol]	EX. GAS
[Symbol]	EX. SEWER
[Symbol]	PROP. SEWER
[Symbol]	EX. WATER
[Symbol]	PROP. WATER
[Symbol]	EX. STORM DRAIN
[Symbol]	PROP. STORM DRAIN
[Symbol]	PROP. LIMIT OF DISTURBANCE
[Symbol]	EX. OVER HEAD WIRE
[Symbol]	EXISTING TREE LINE
[Symbol]	EX. FENCE
[Symbol]	SOIL DELINEATION
[Symbol]	SLOPES 25% OR GREATER
[Symbol]	EV ELECTRIC VEHICLE PARKING SPACES
[Symbol]	PROP. PARKING LOT LIGHT POLE
[Symbol]	EX. UTILITY POLE
[Symbol]	EX. LIGHT
[Symbol]	PROP. LIGHT POLE

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License No. 24414
Expiration Date: January 20, 2024

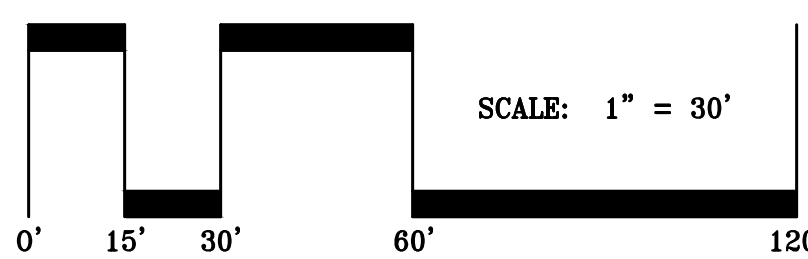
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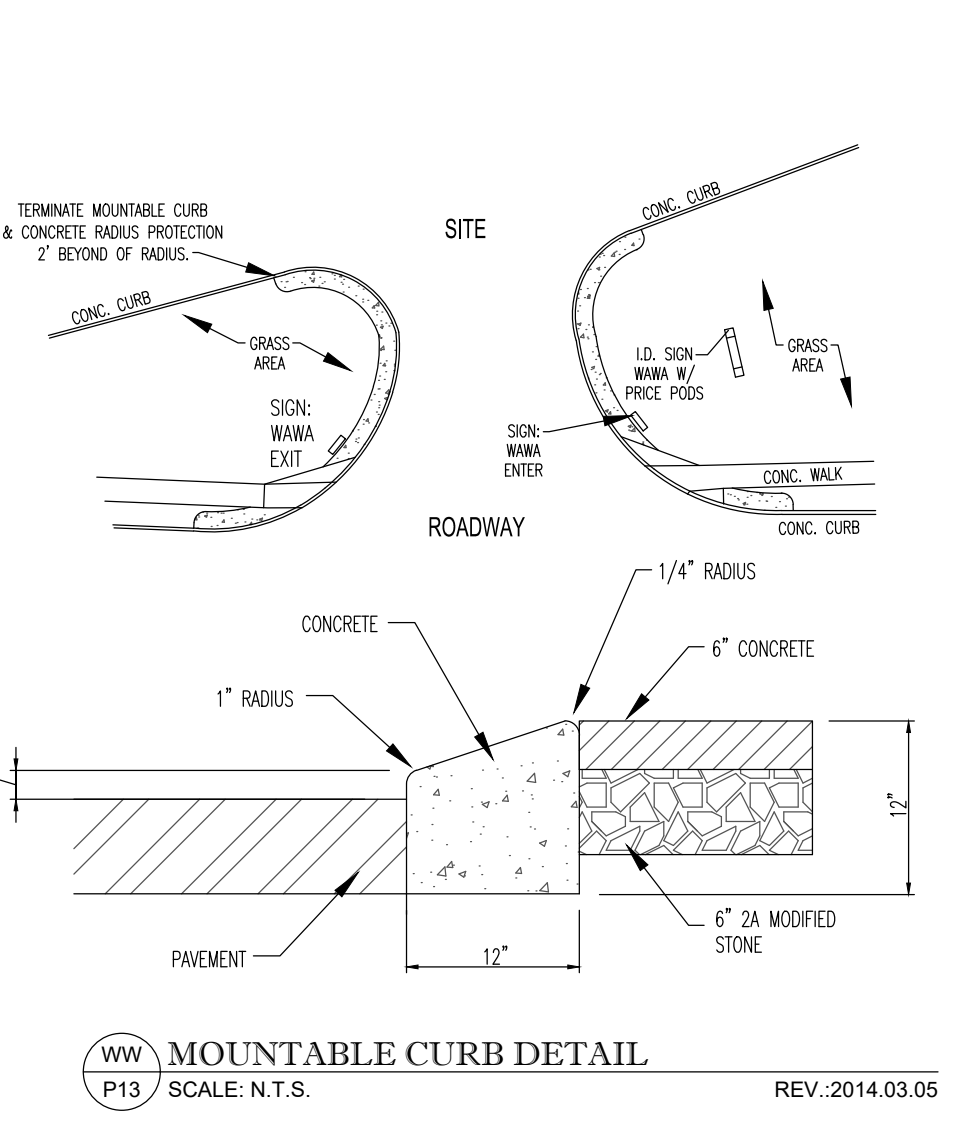
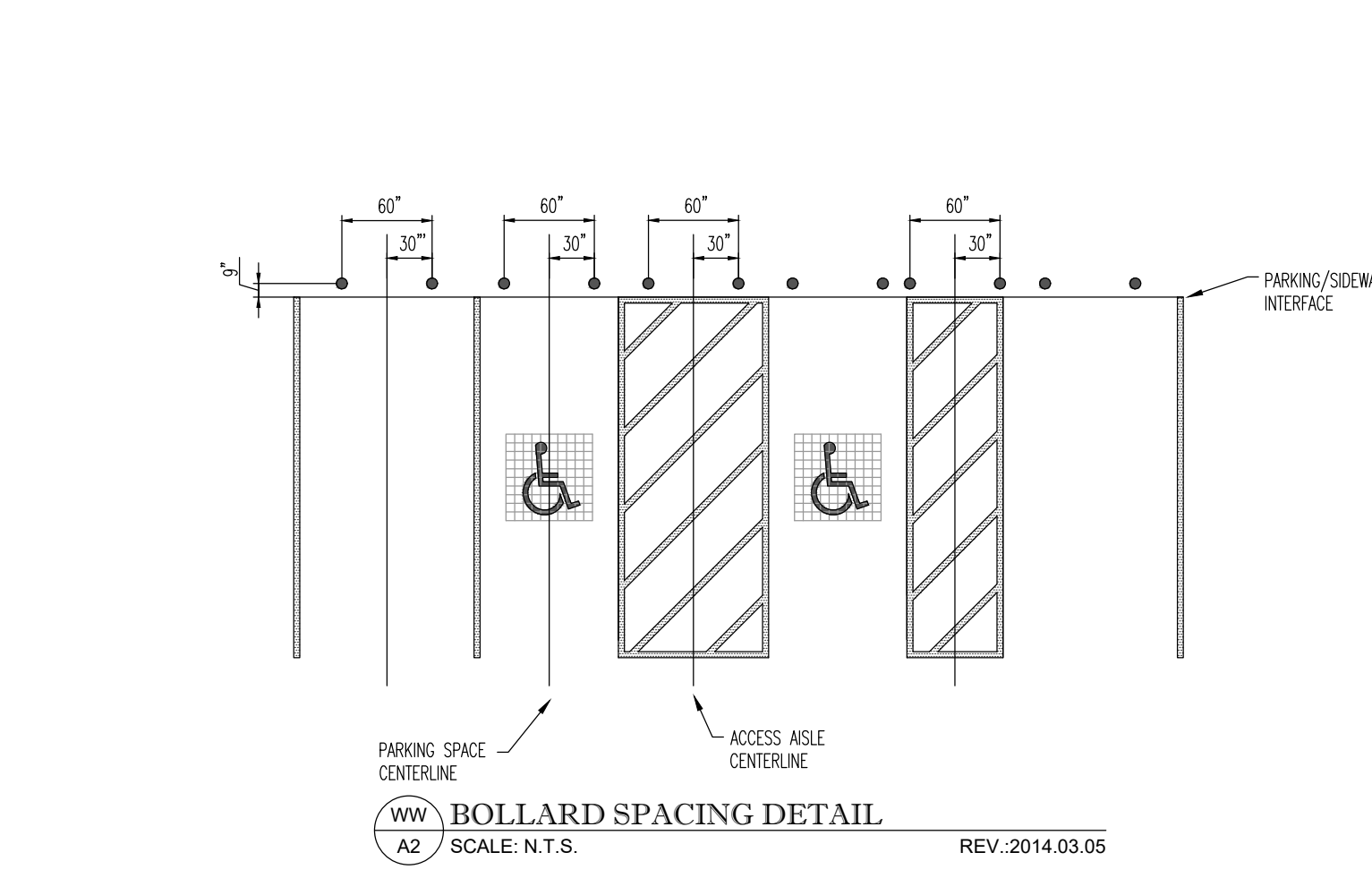
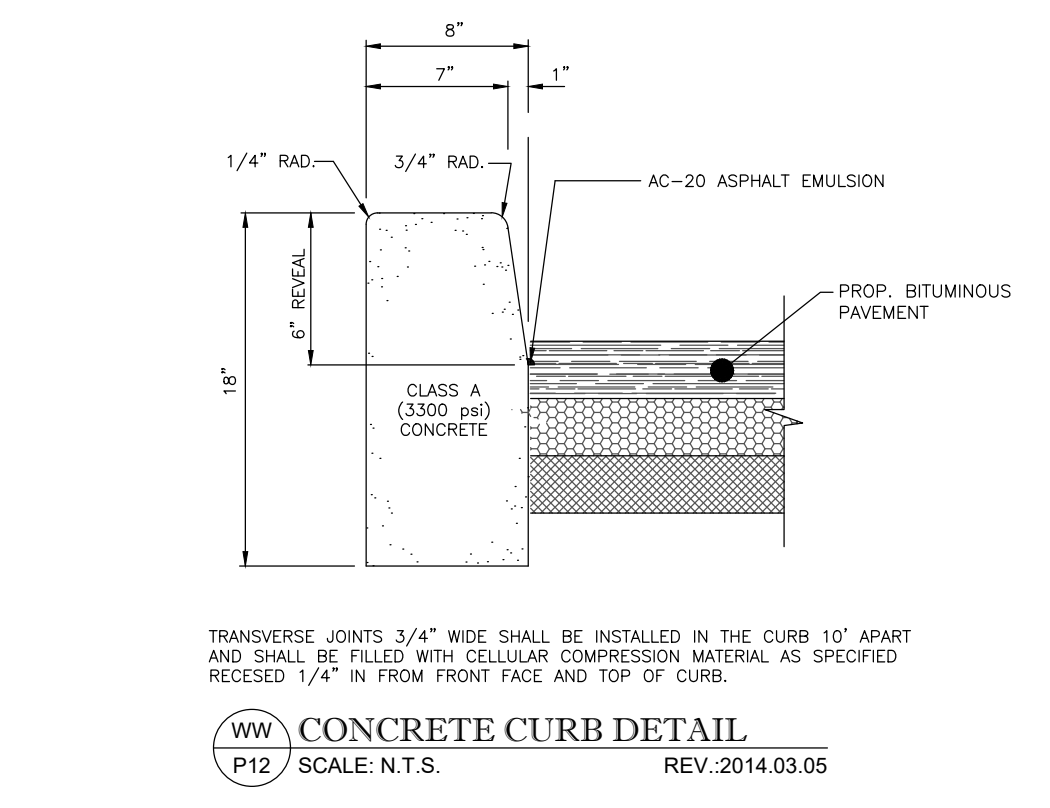
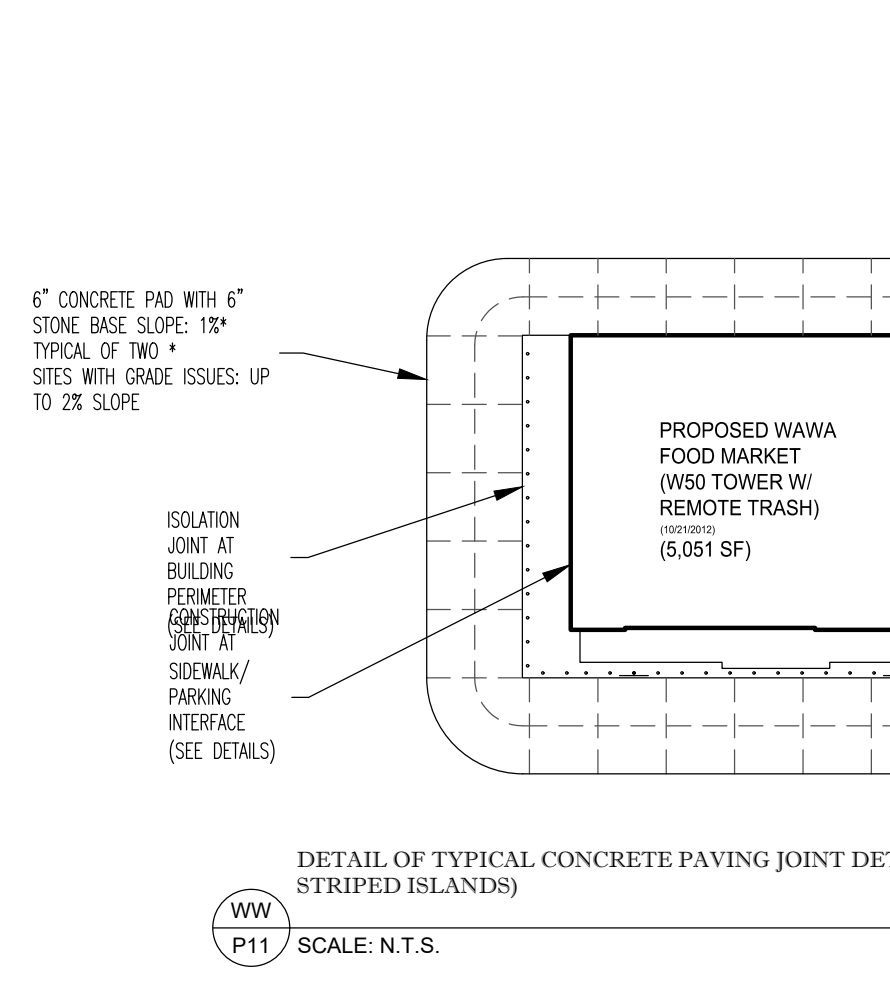
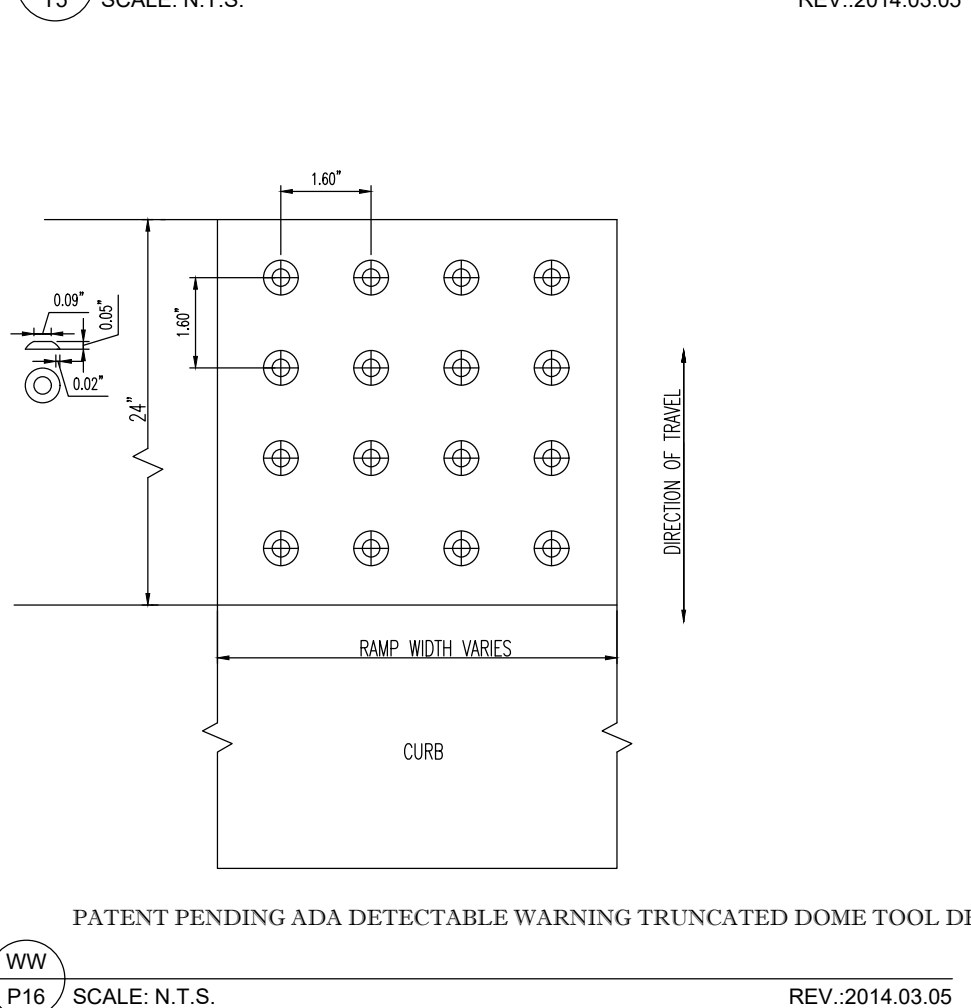
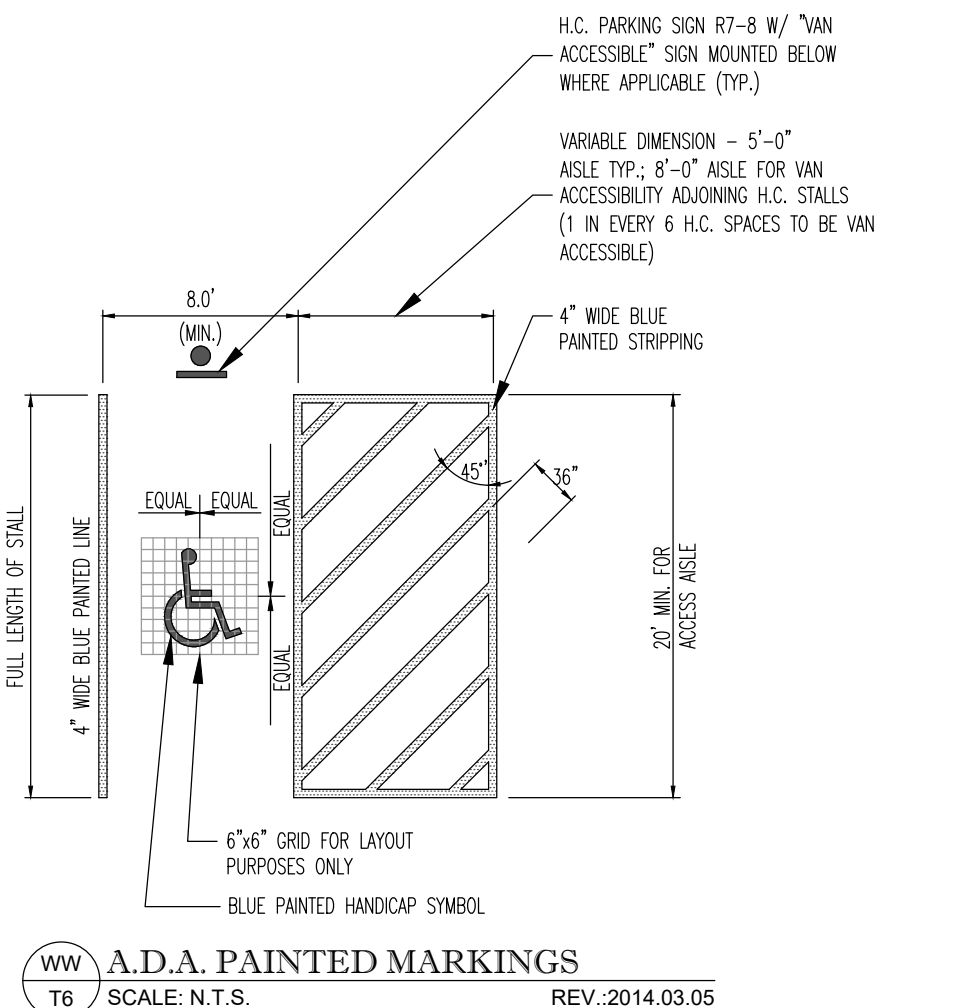
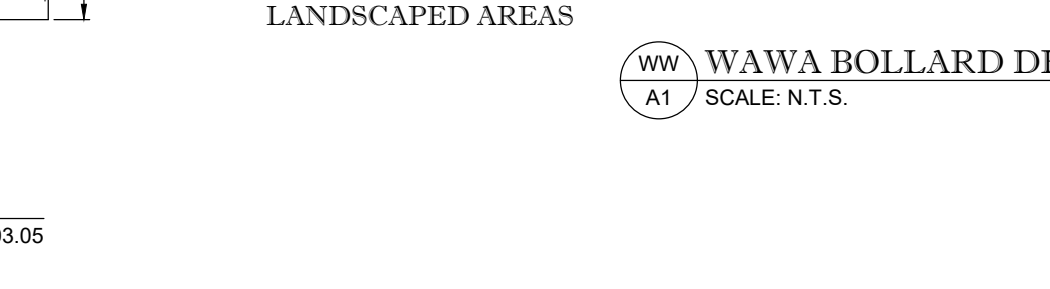
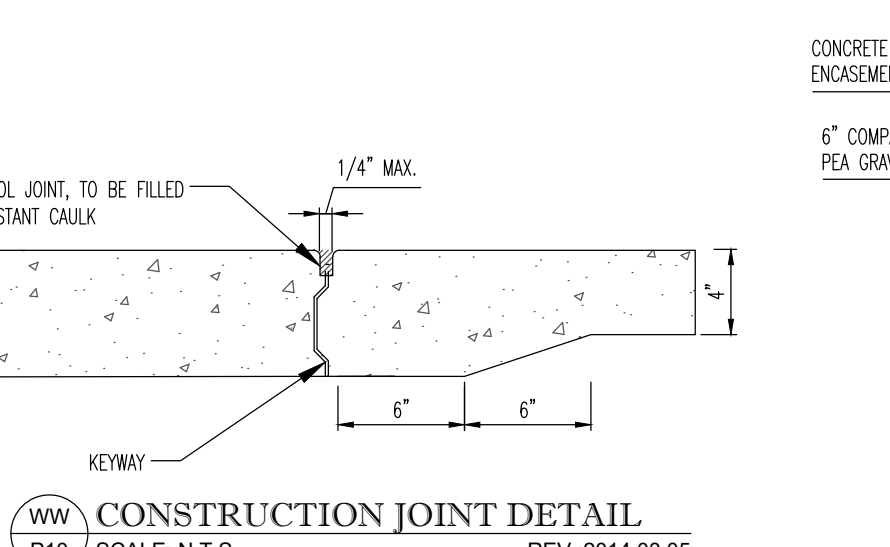
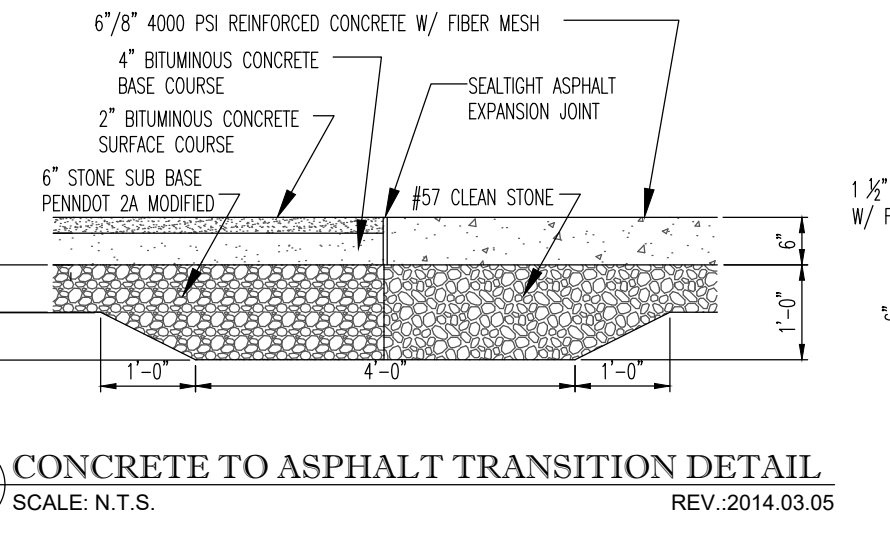
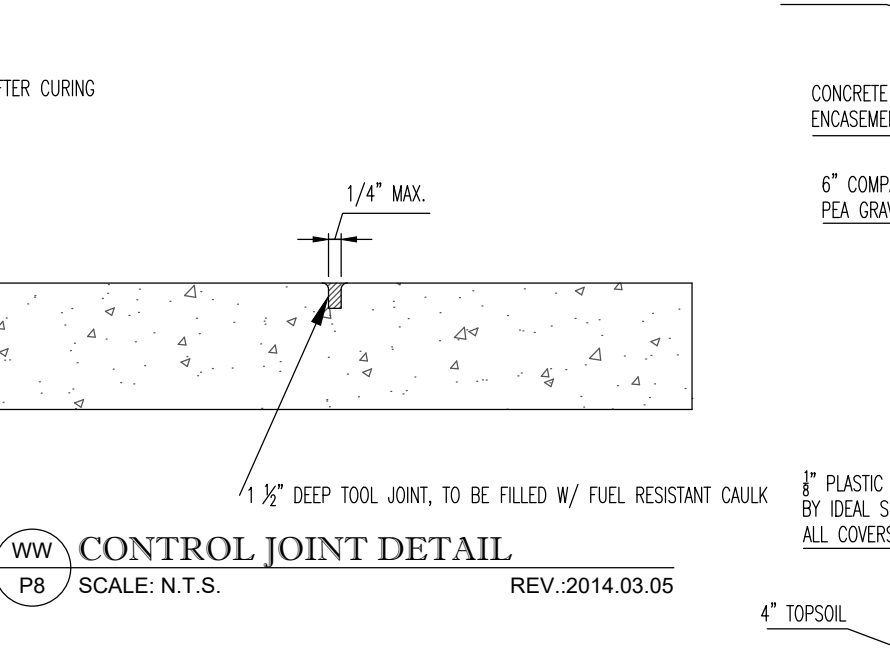
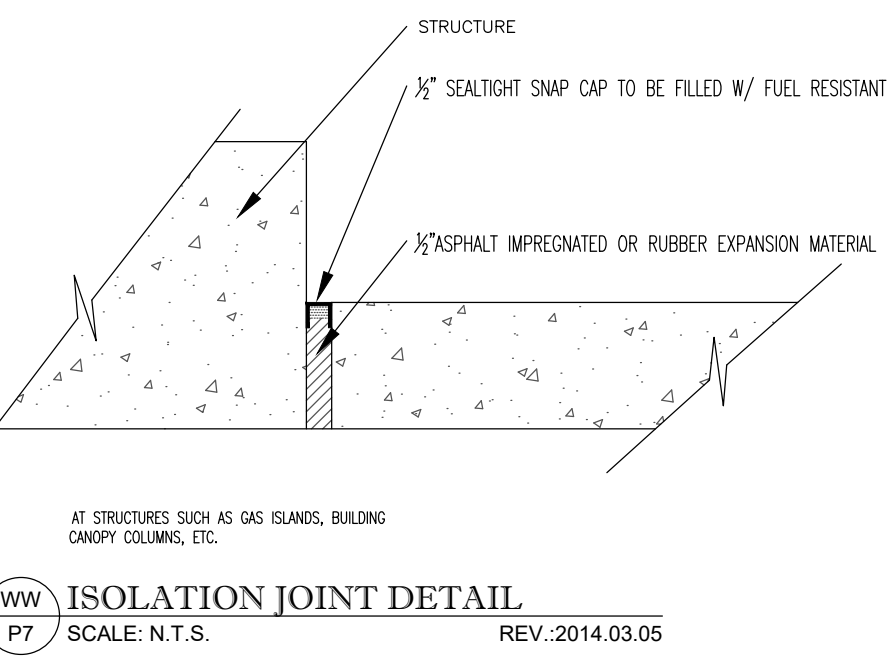
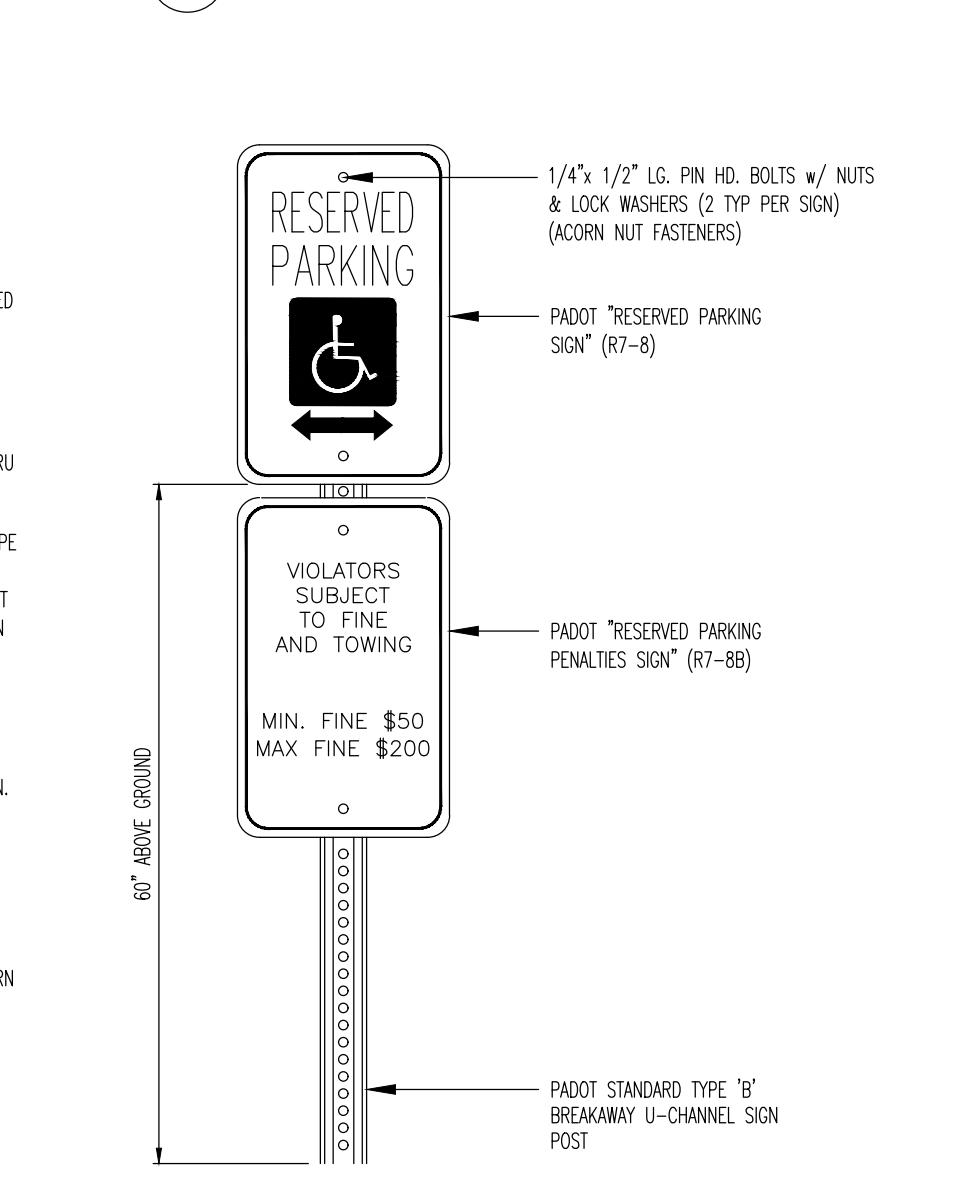
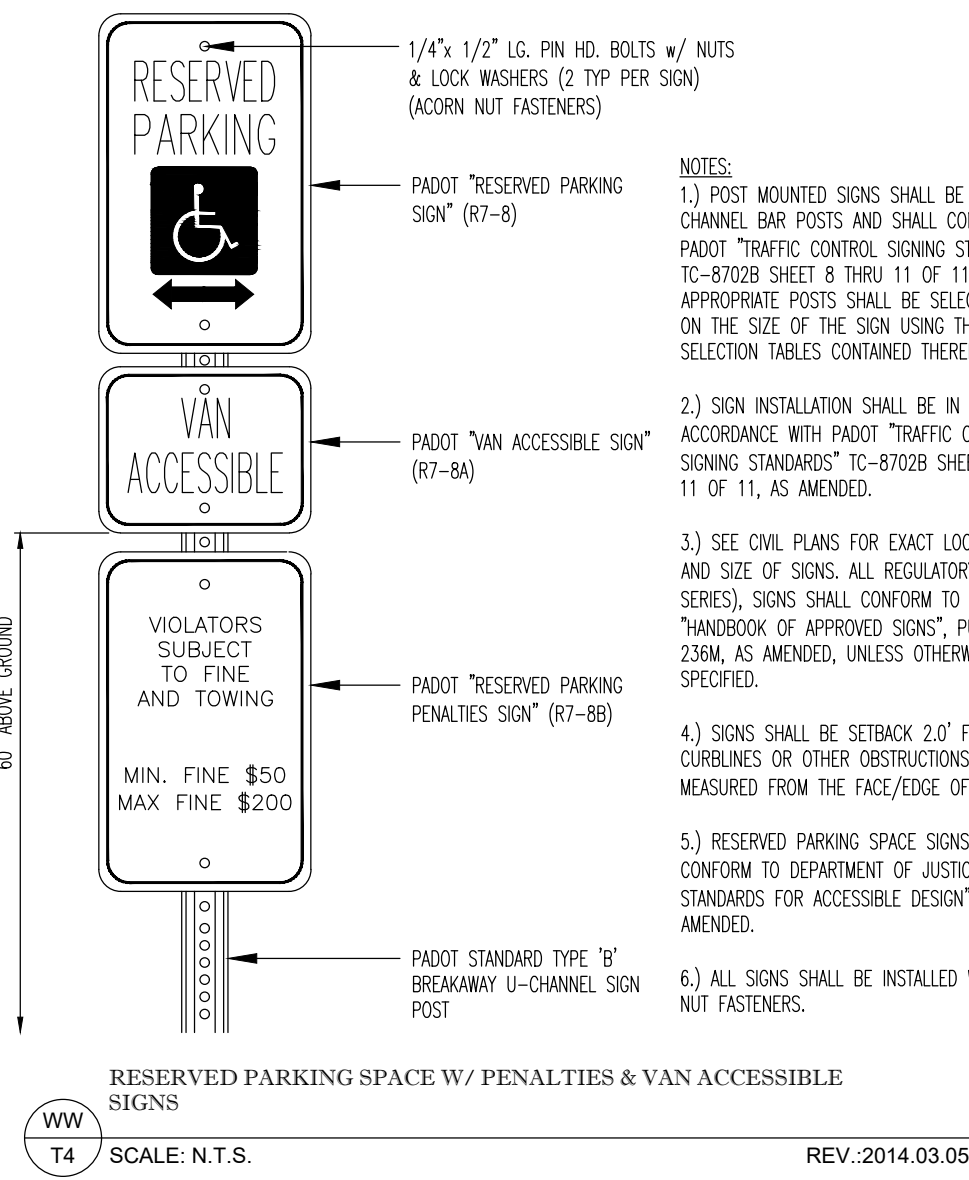
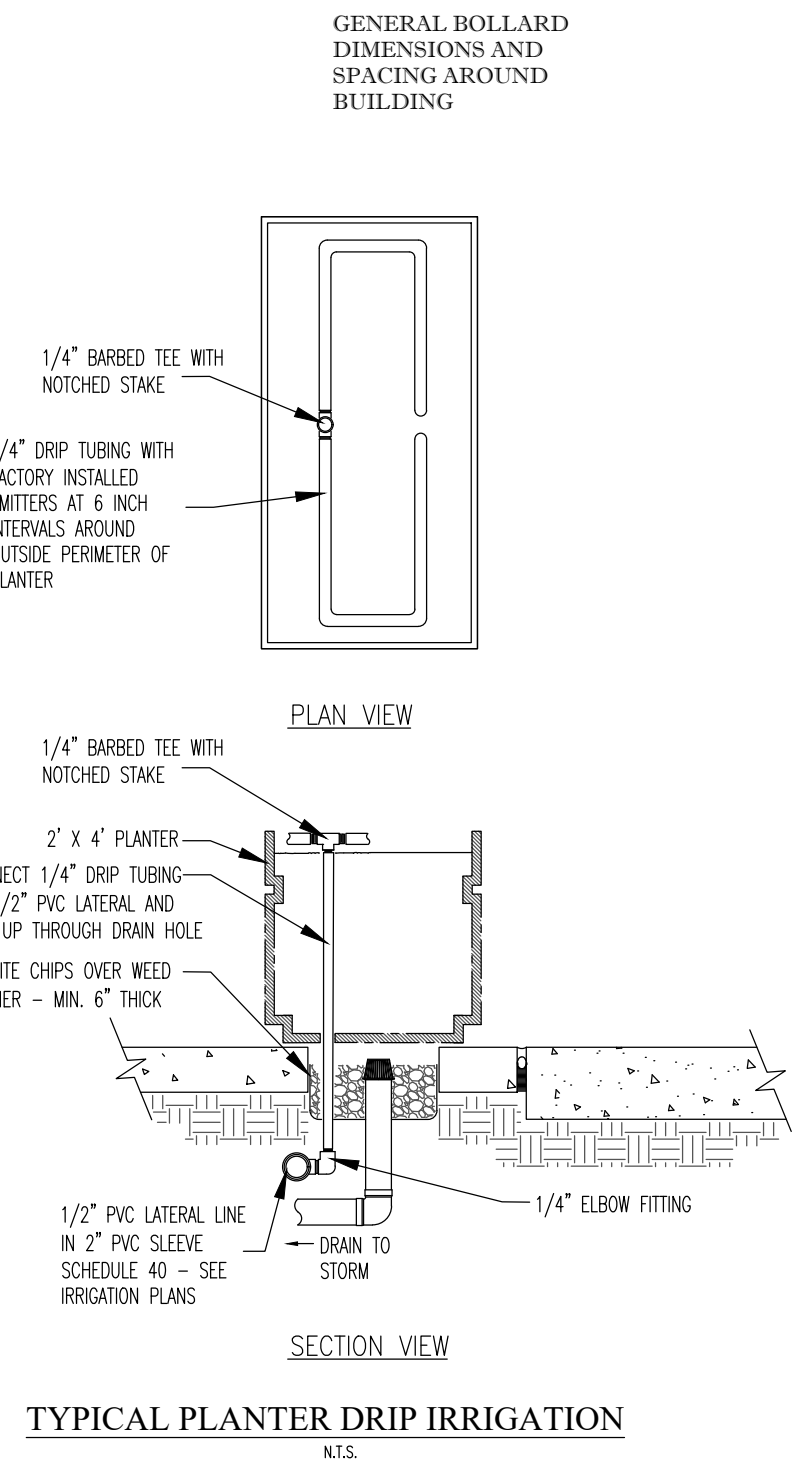
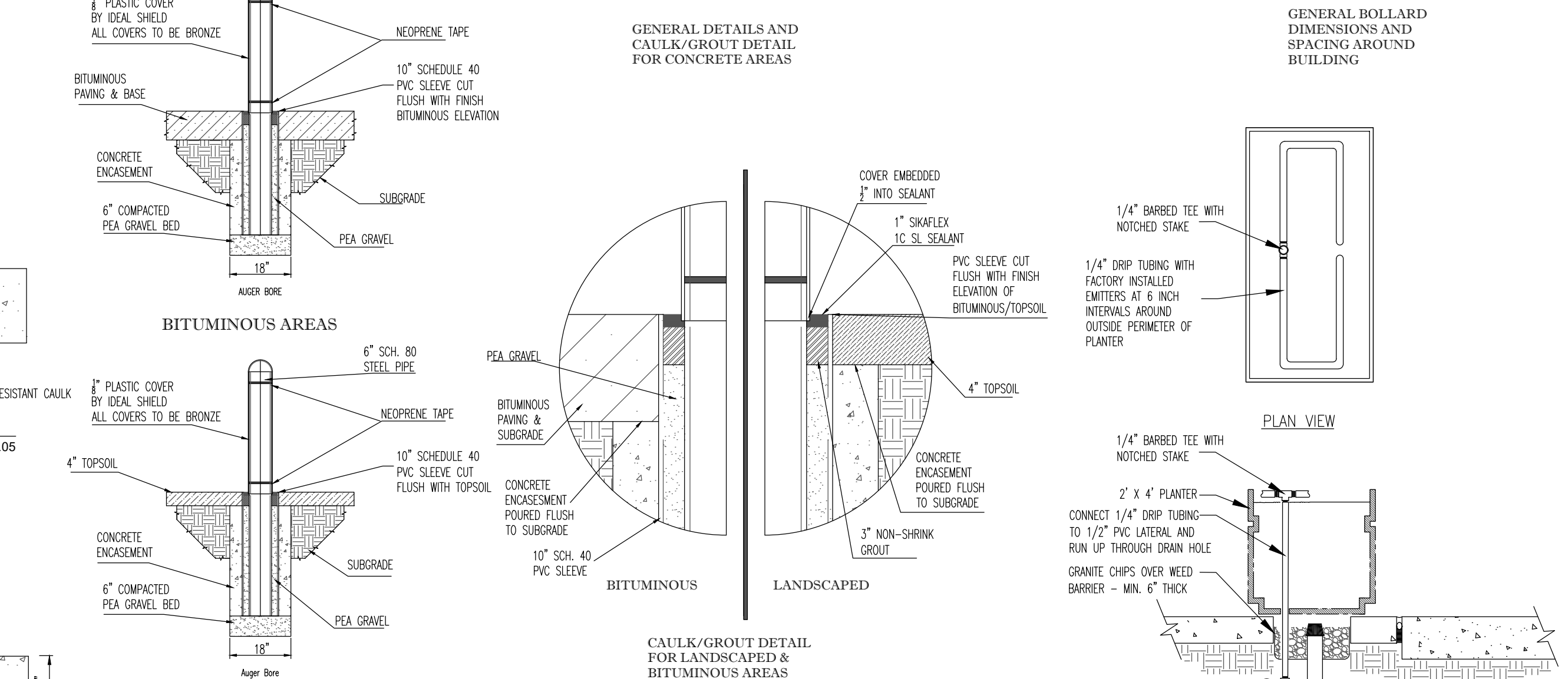
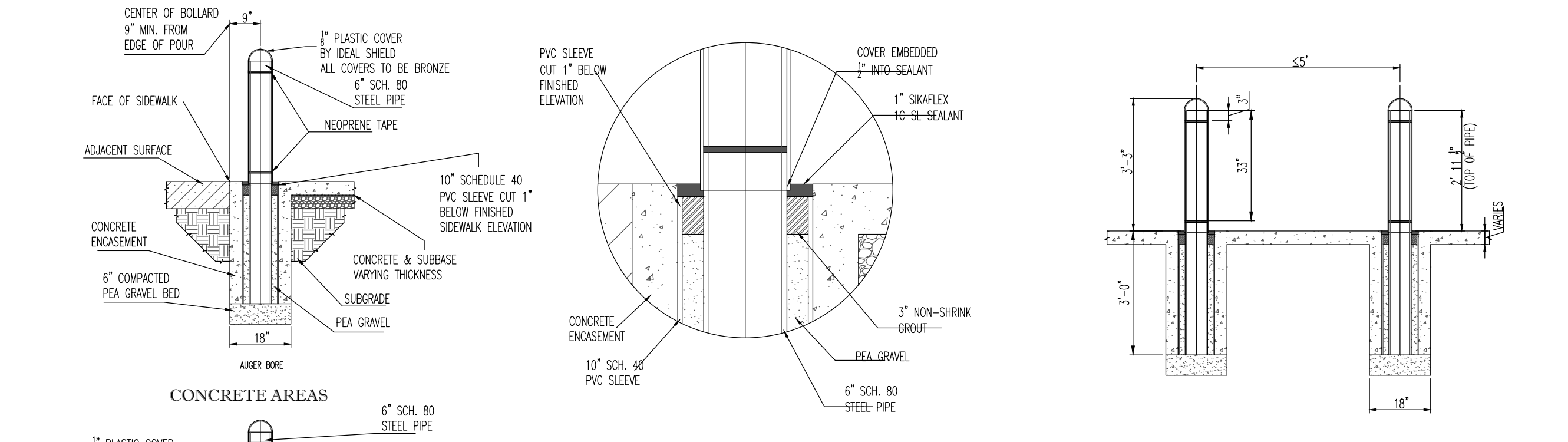
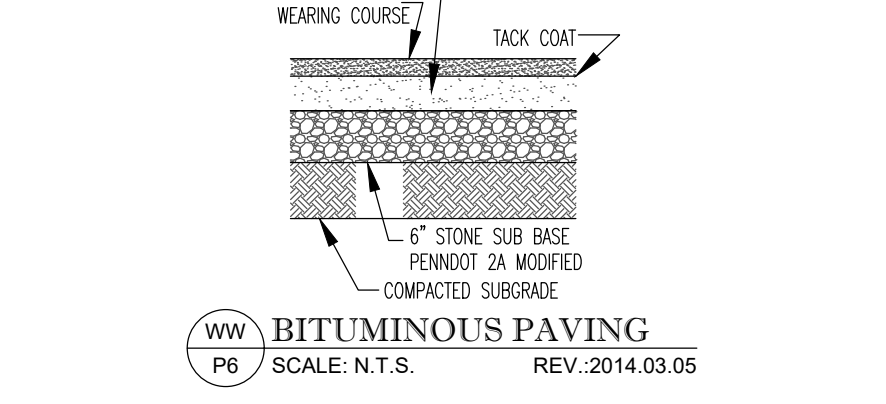
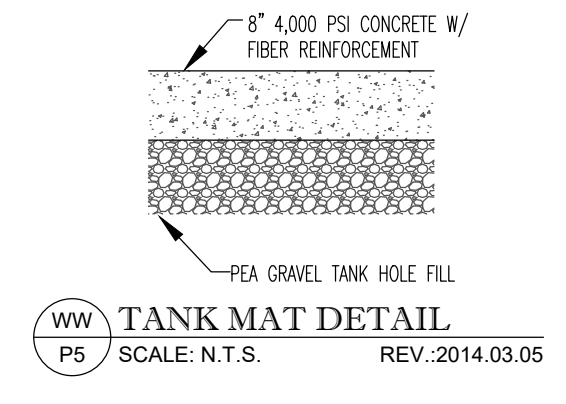
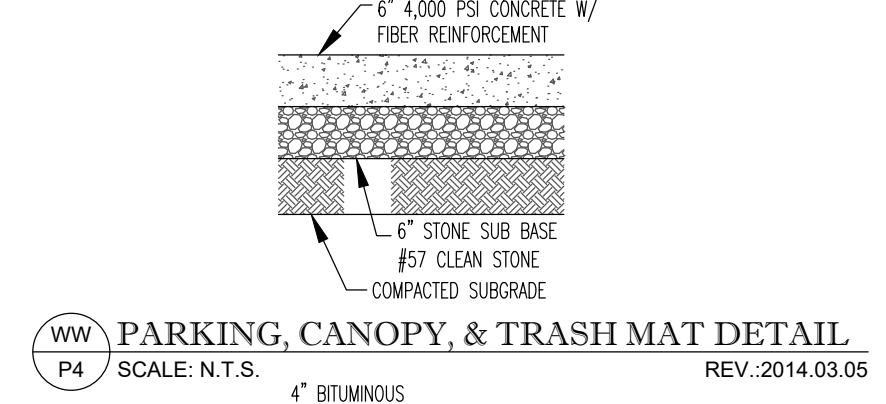
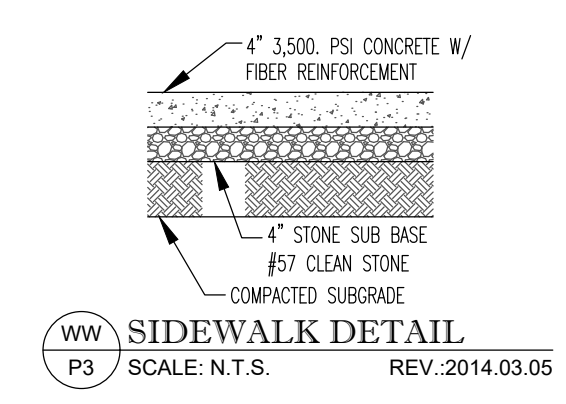
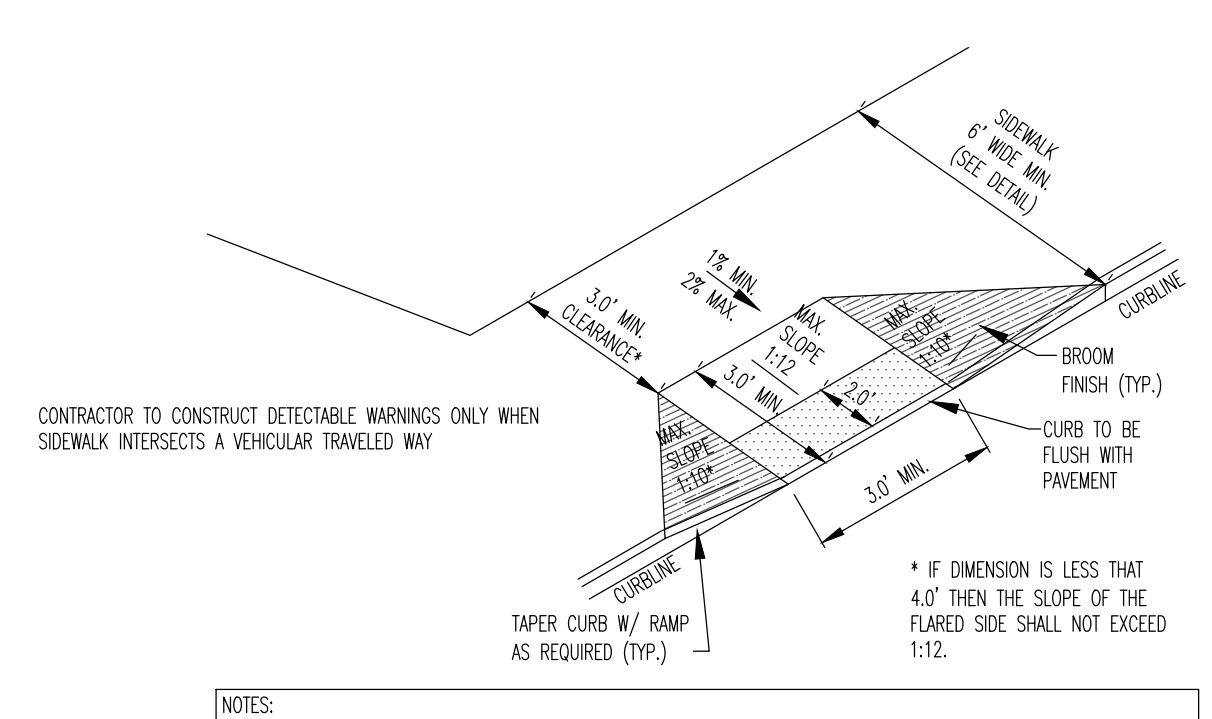
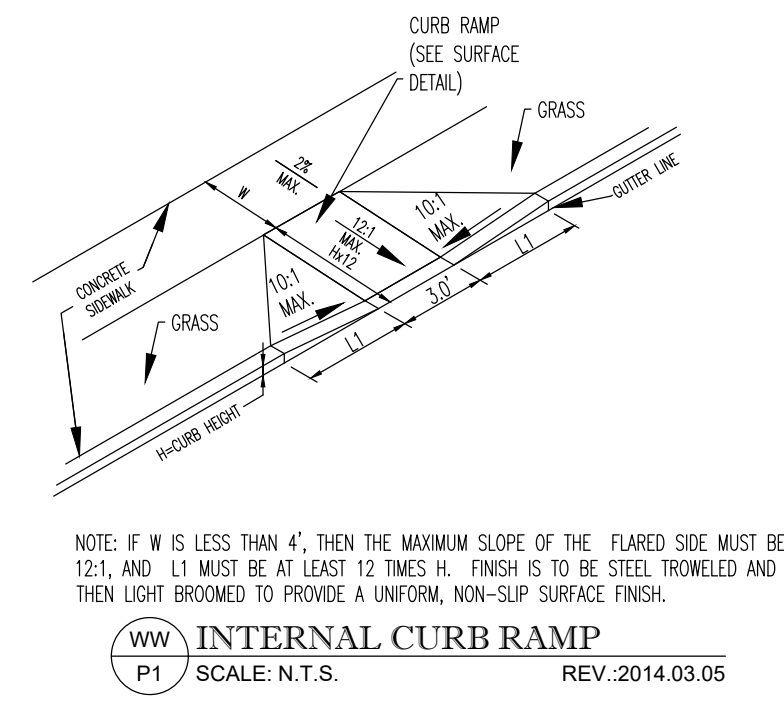
SPECIAL EXCEPTION SITE PLAN

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

G. L. W. FILE No. 23078
SHEET 3 OF 7

L:\CADD\DRAWINGS\2023\PLANS BY GLW SPECIAL EXCEPTION - MEMORANDUM\2023-09-03-Special Exception - Plans.dwg



PROFESSIONAL CERTIFICATION

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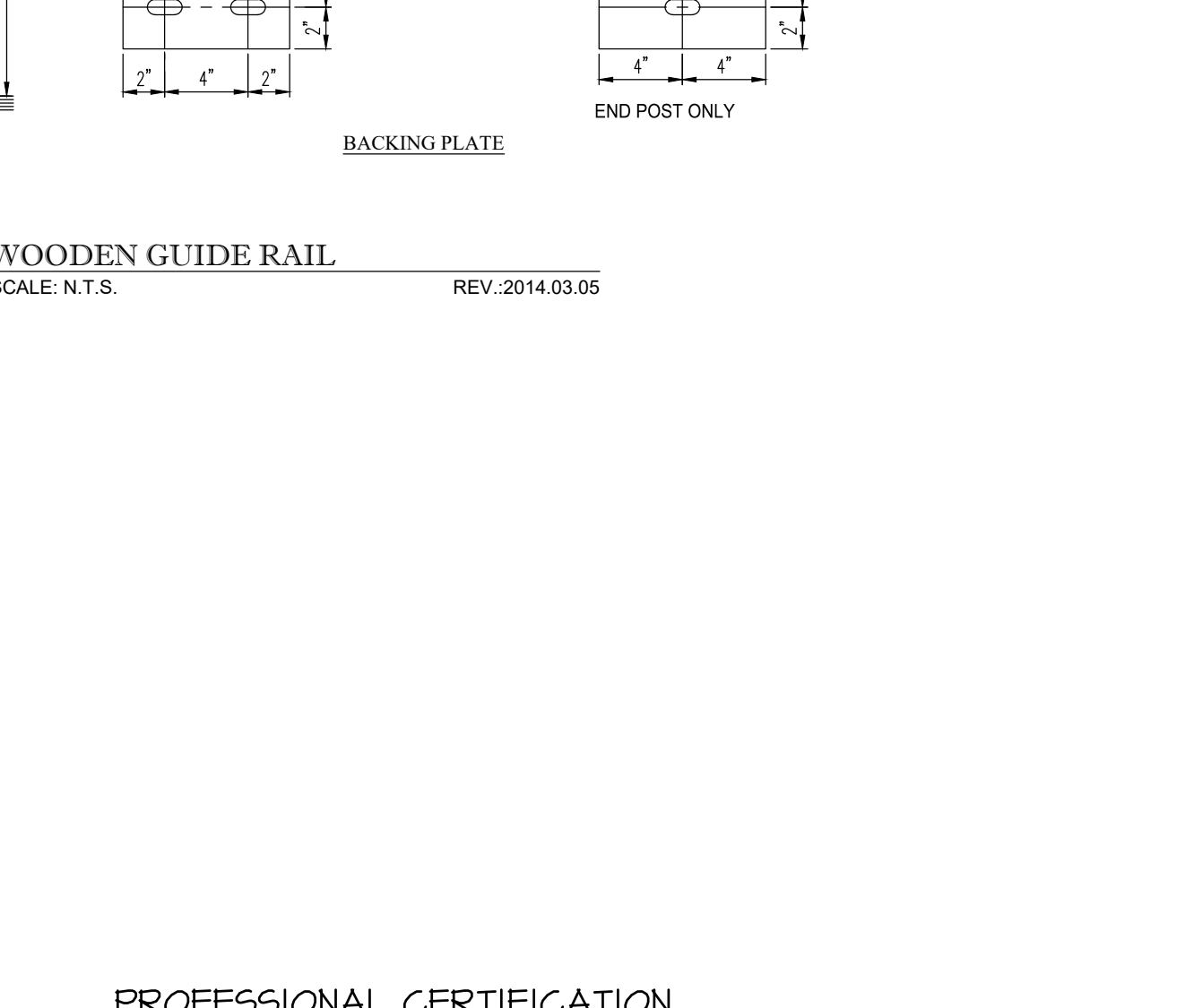
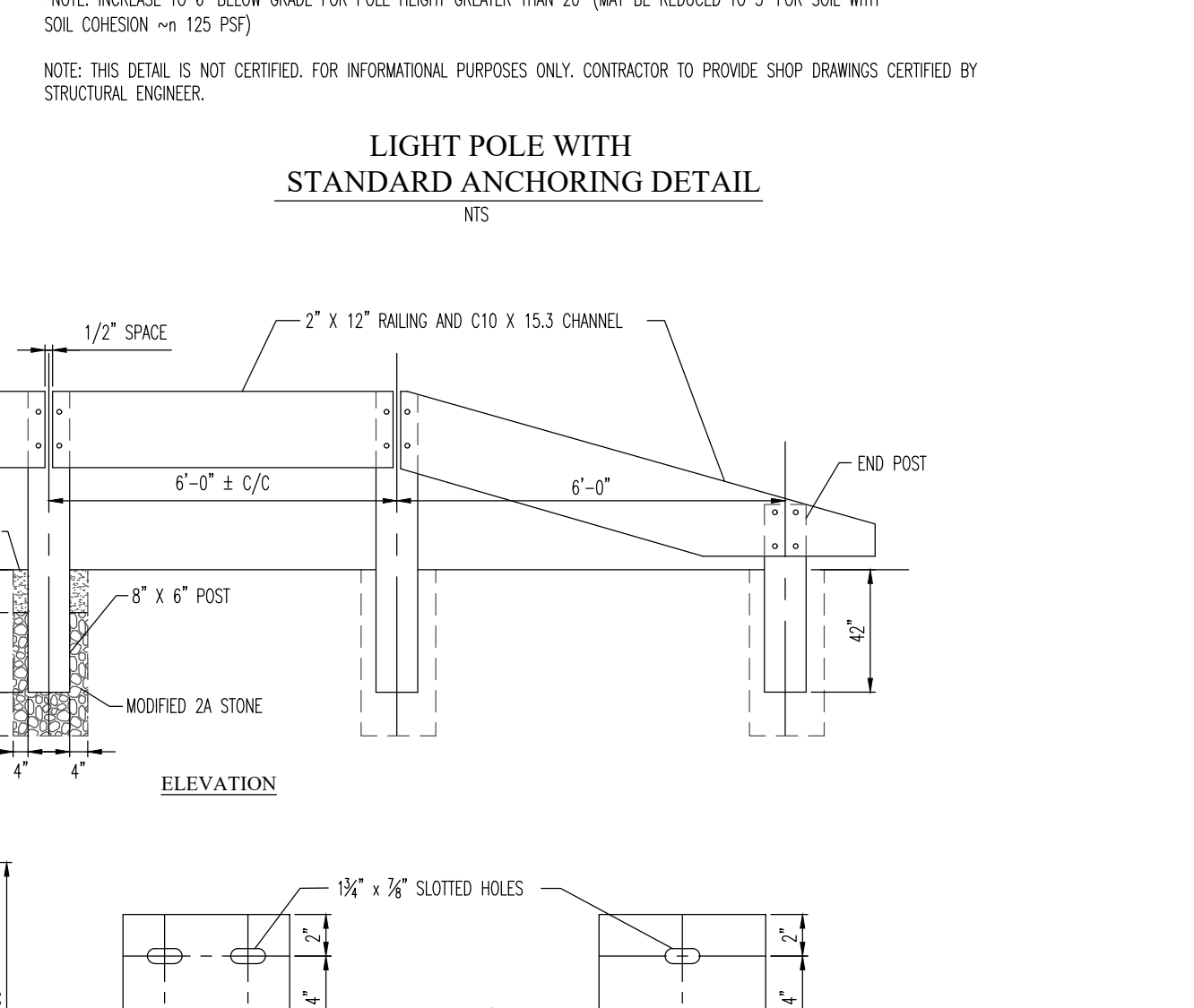
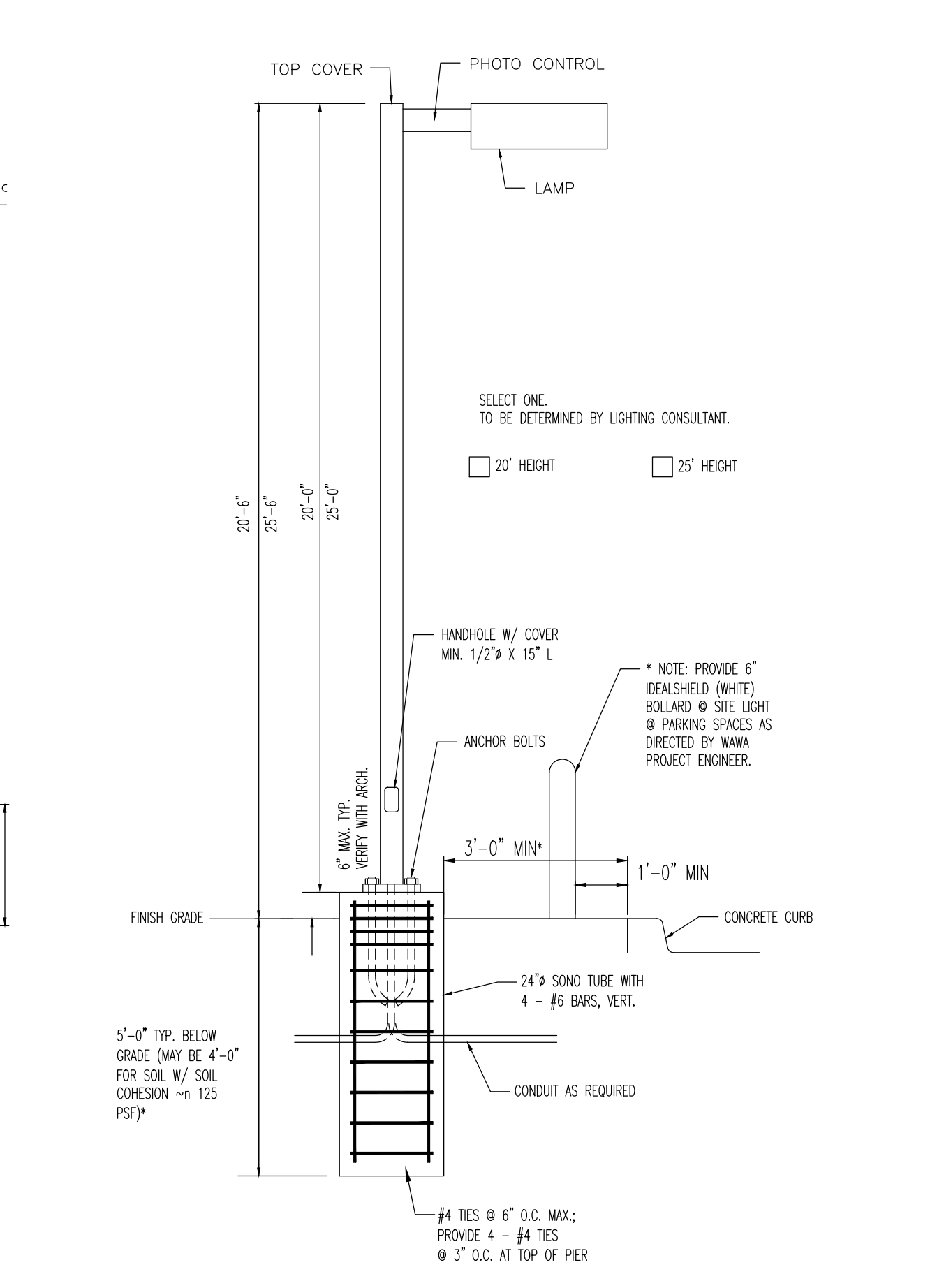
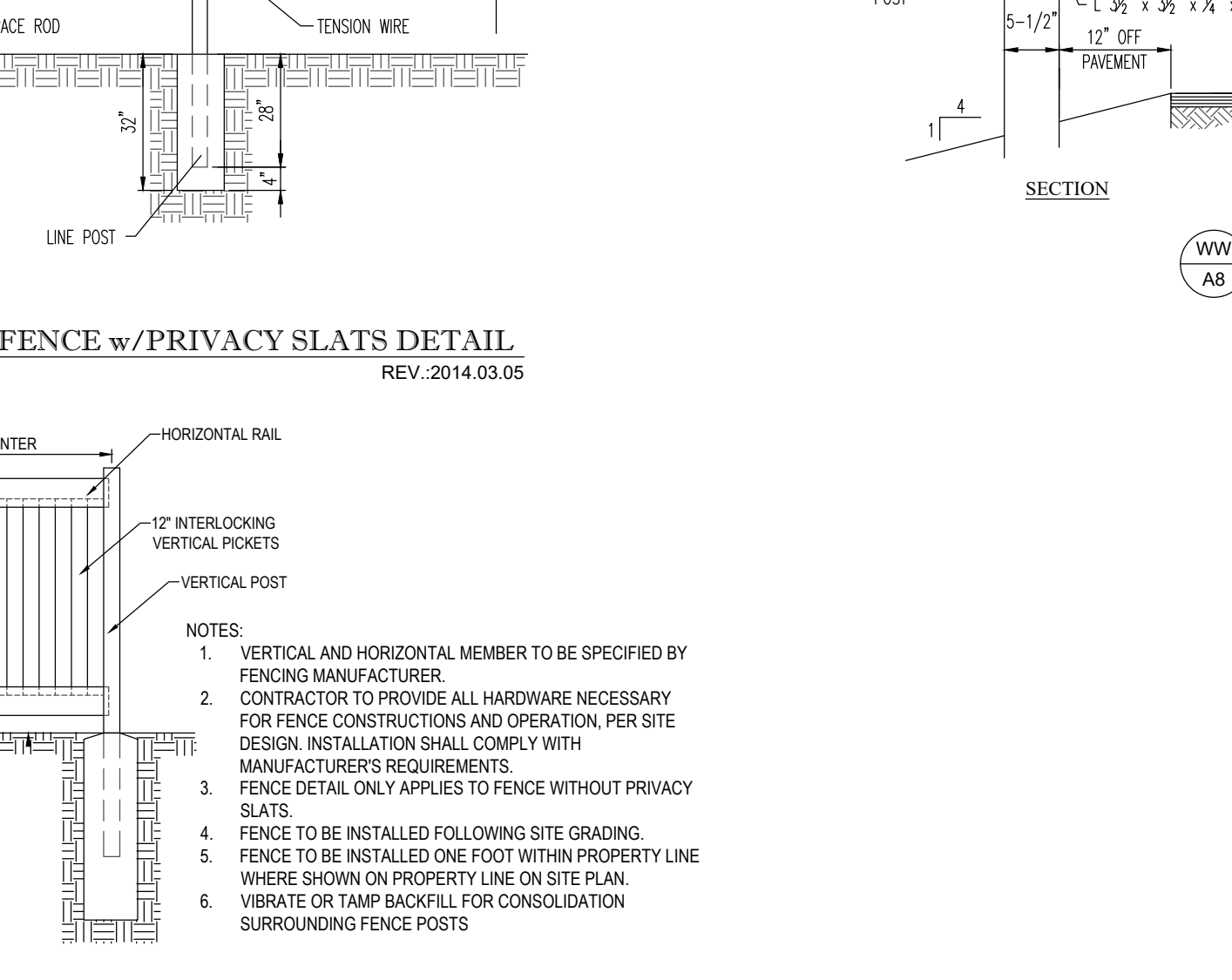
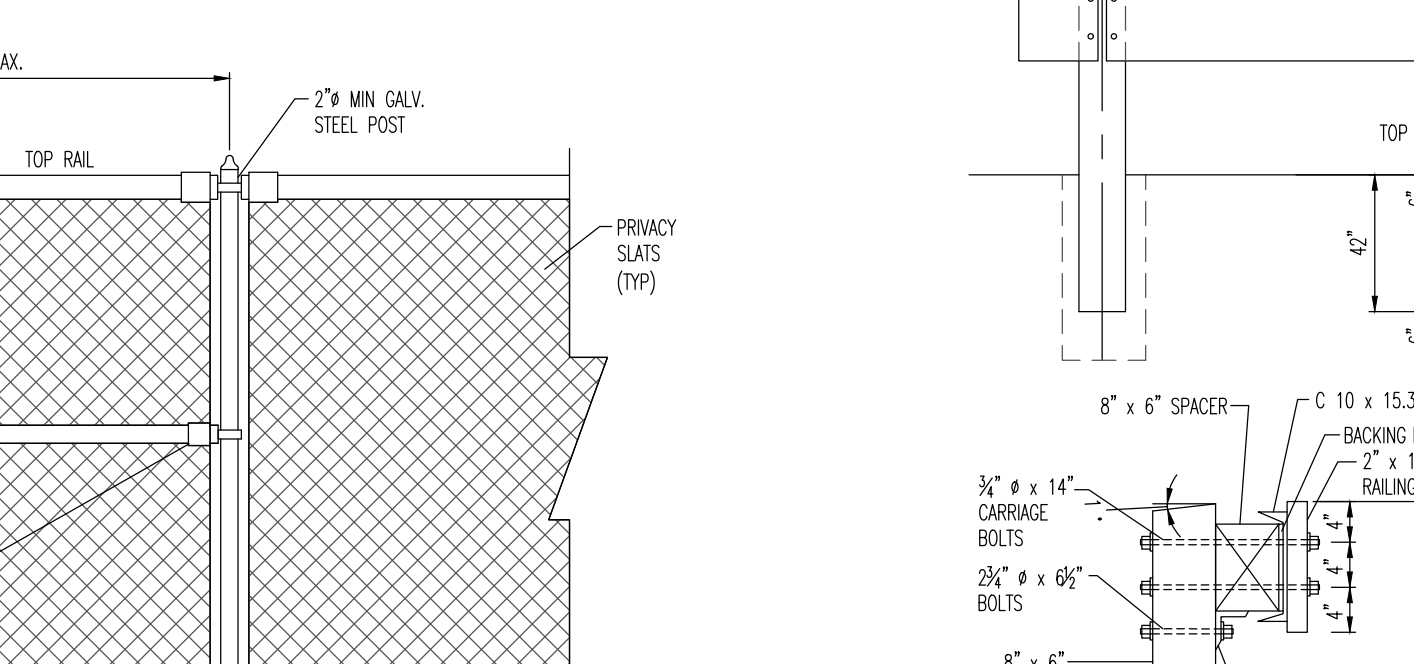
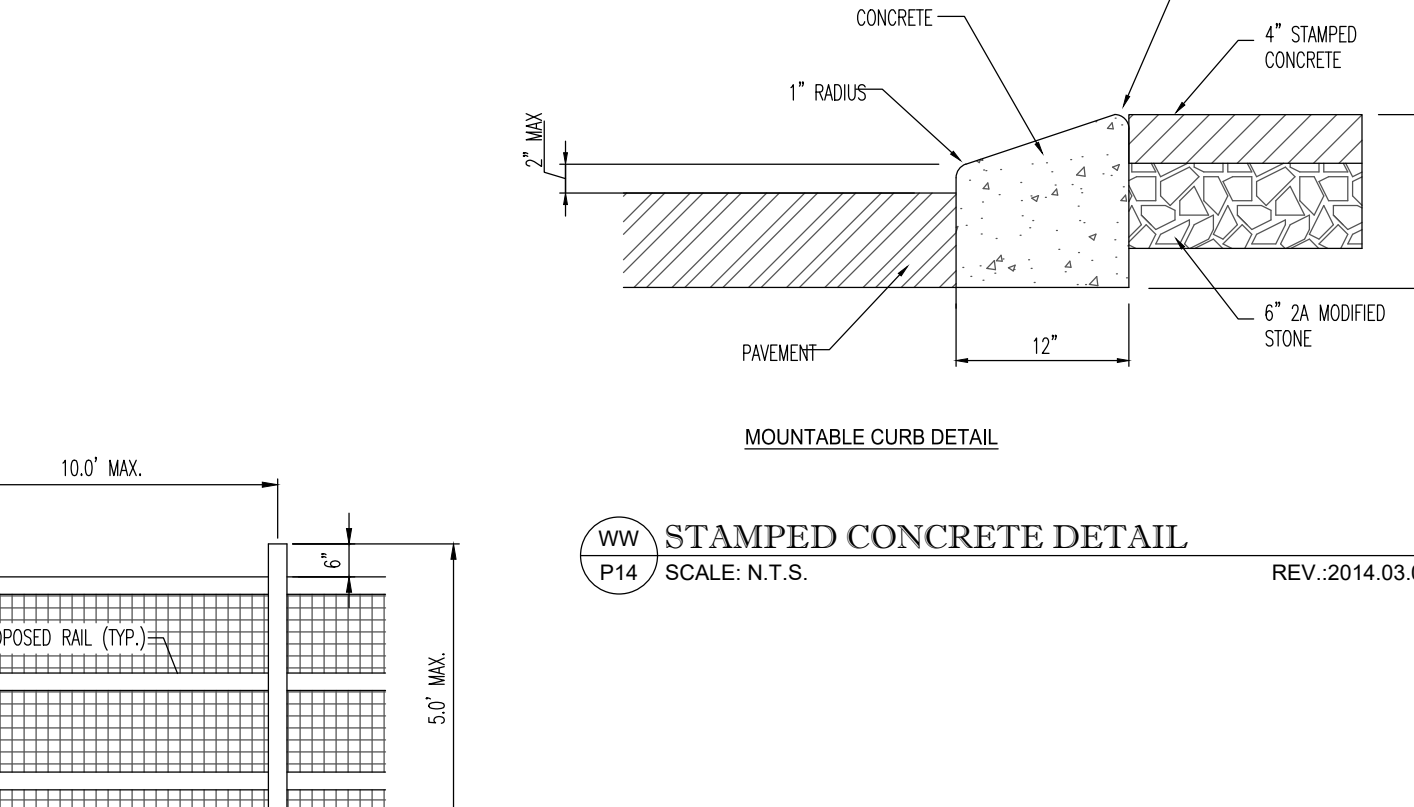
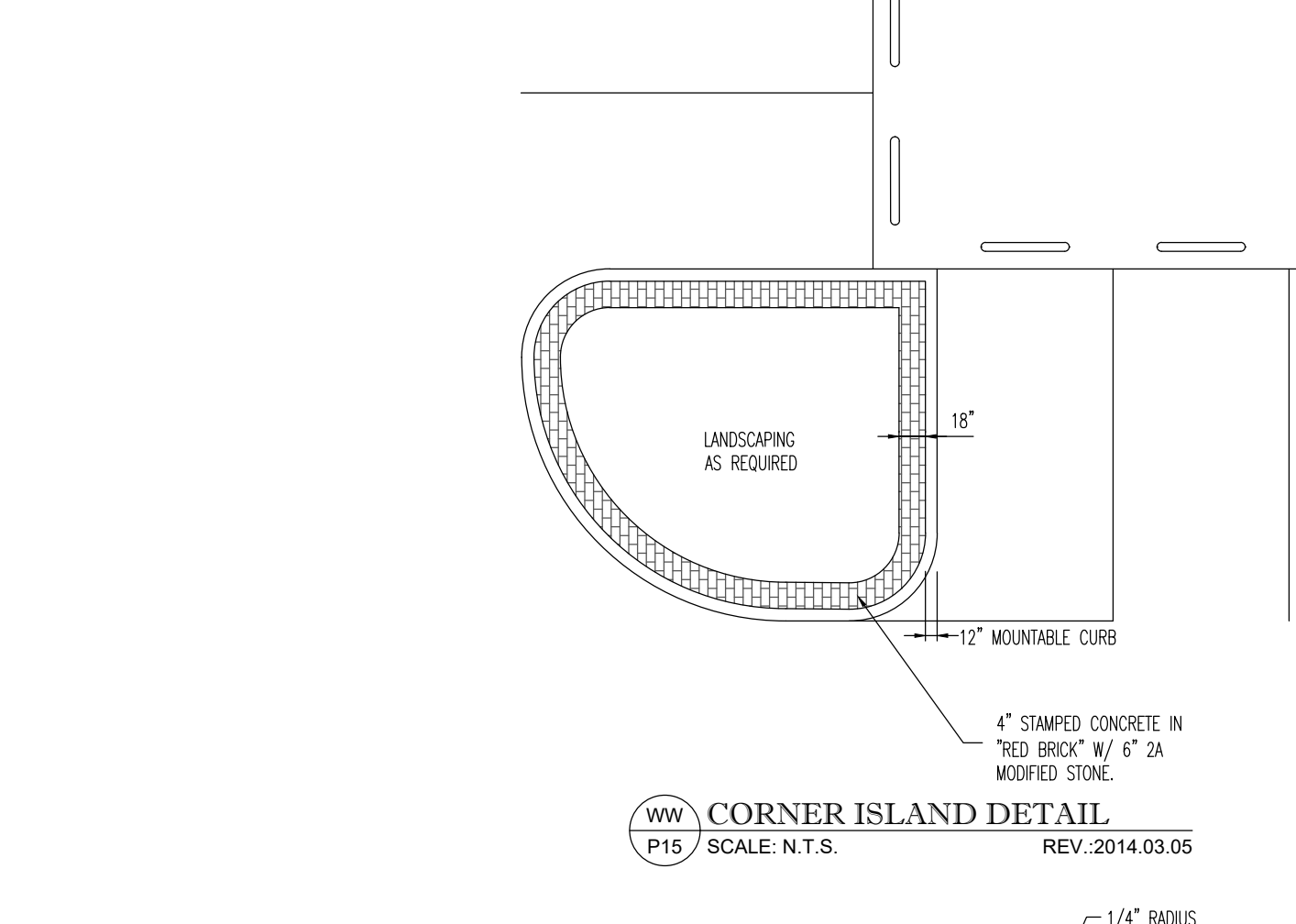
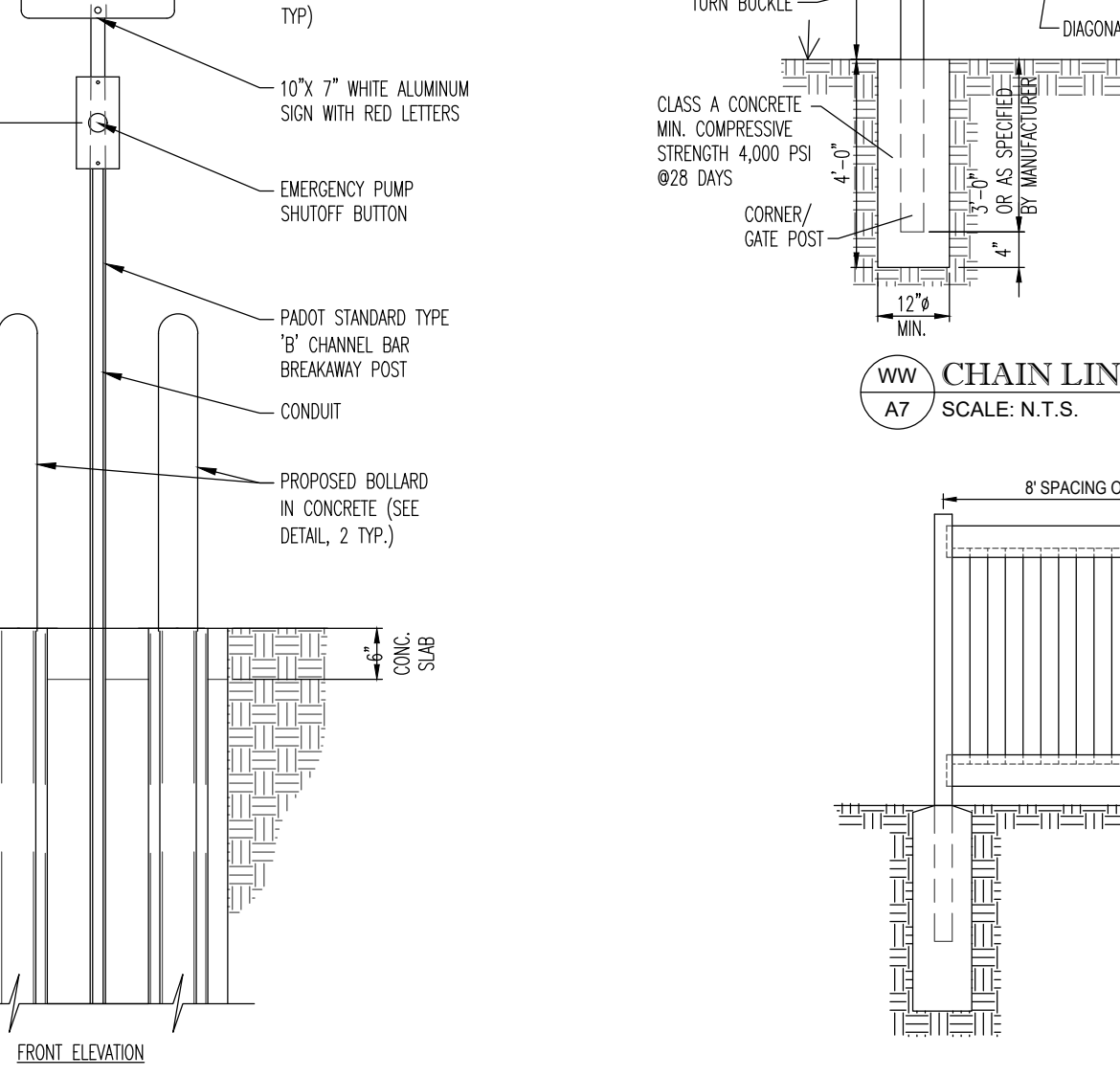
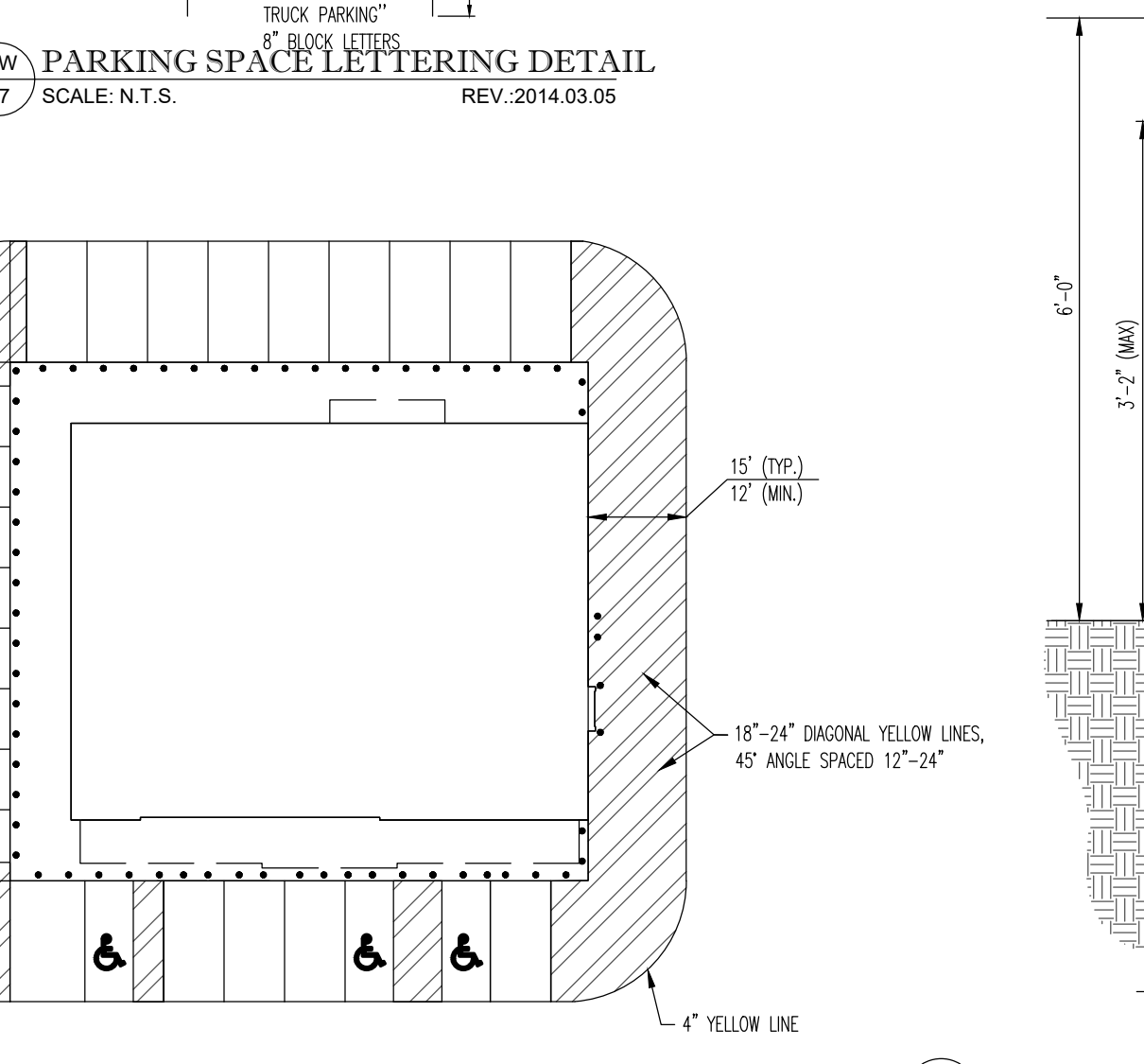
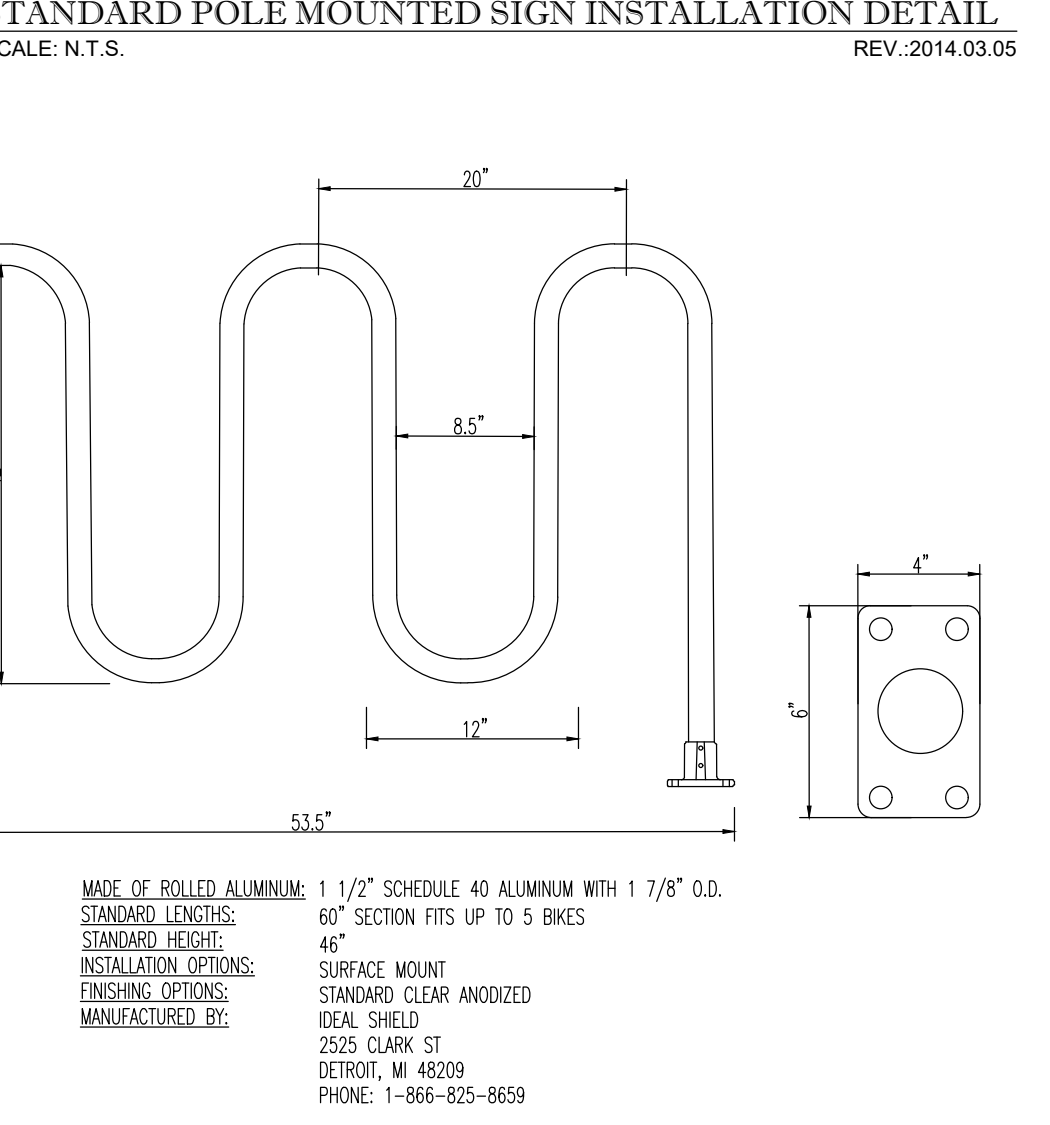
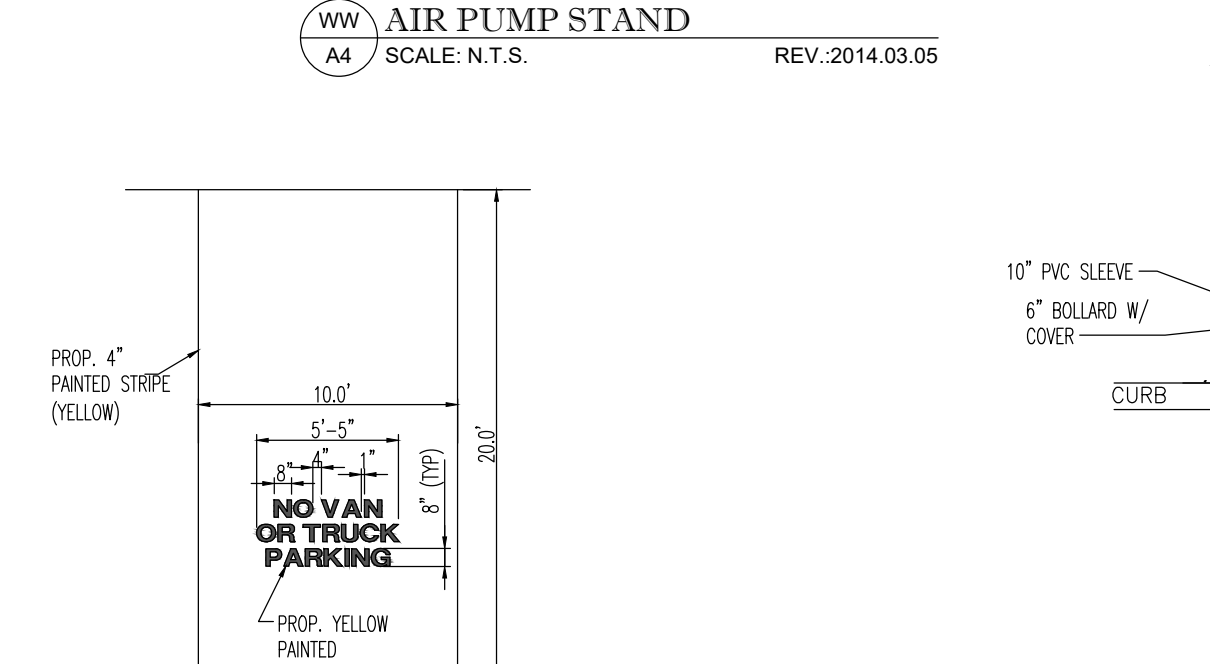
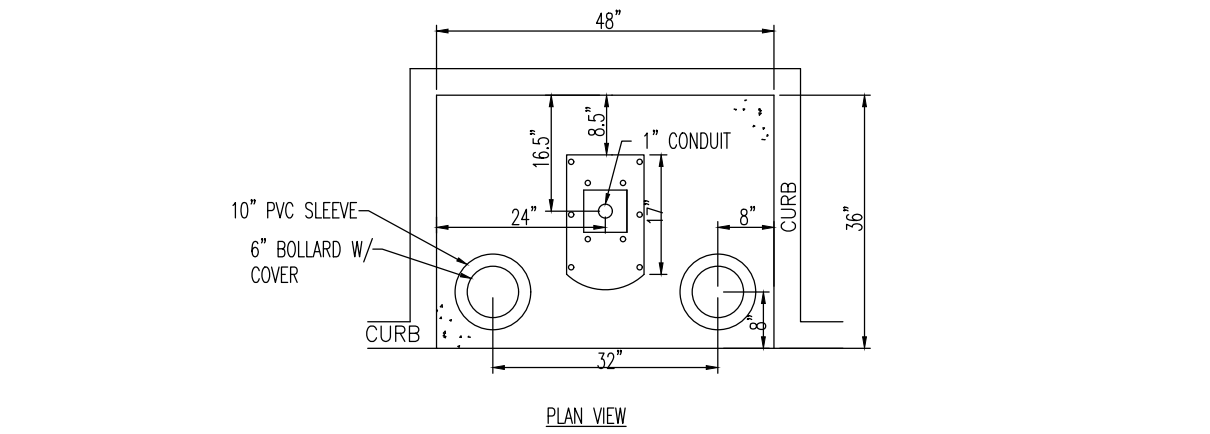
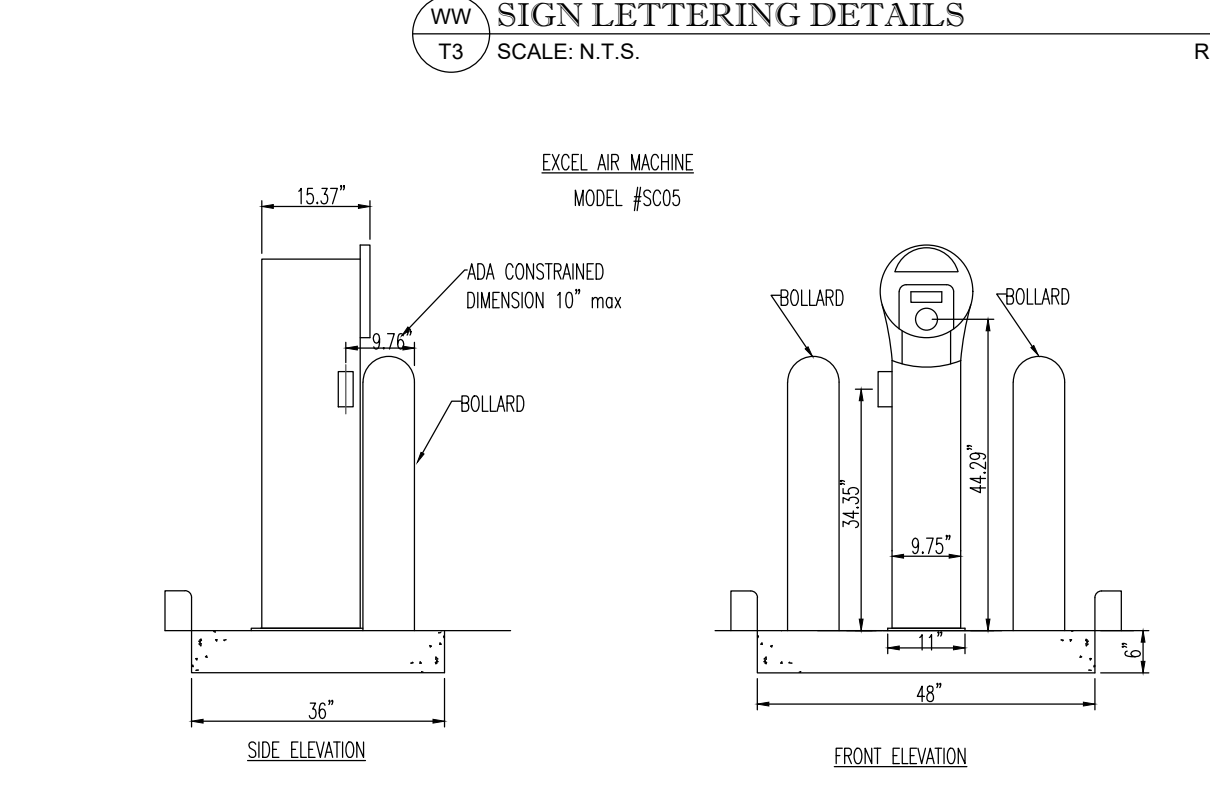
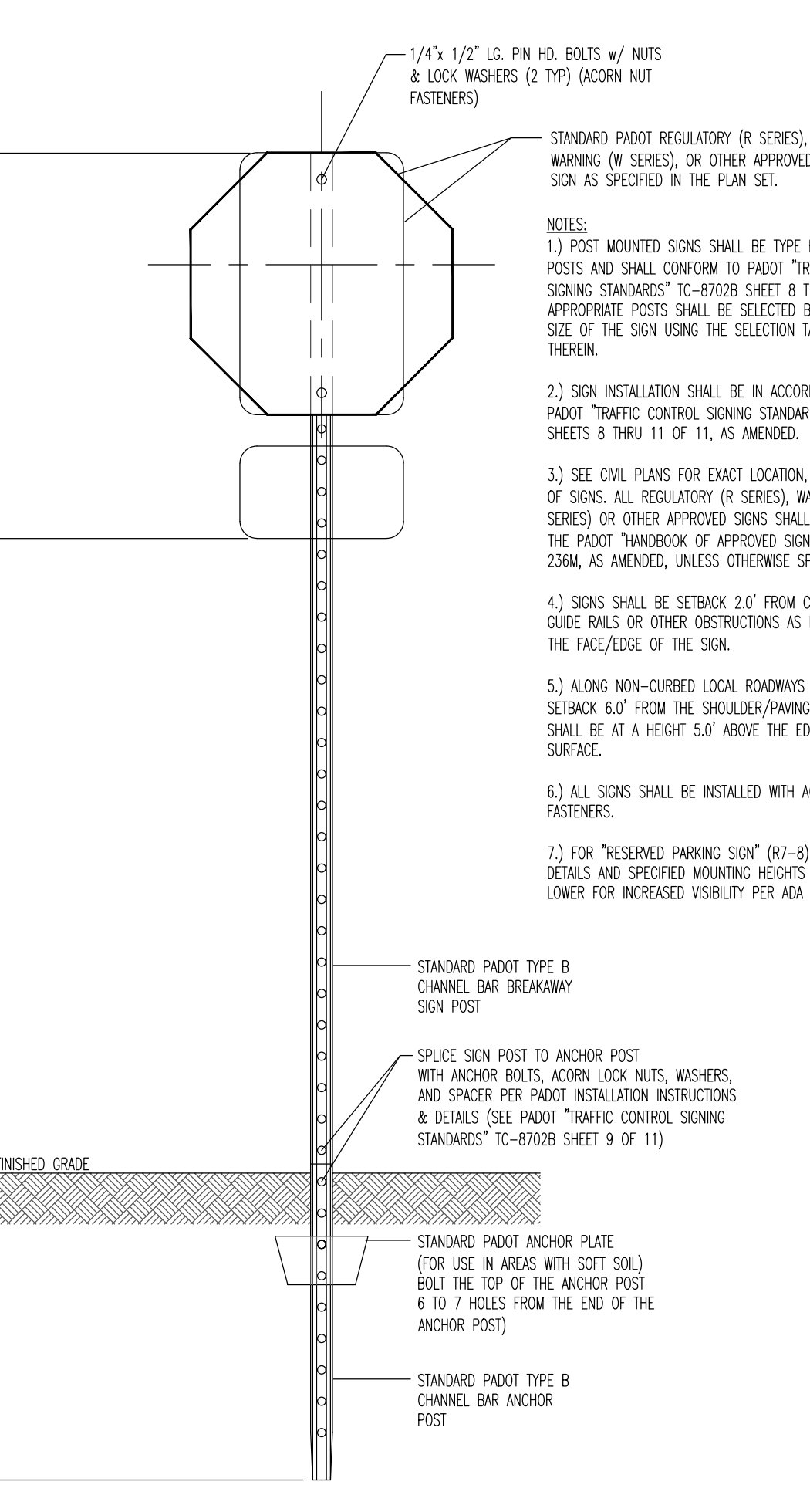
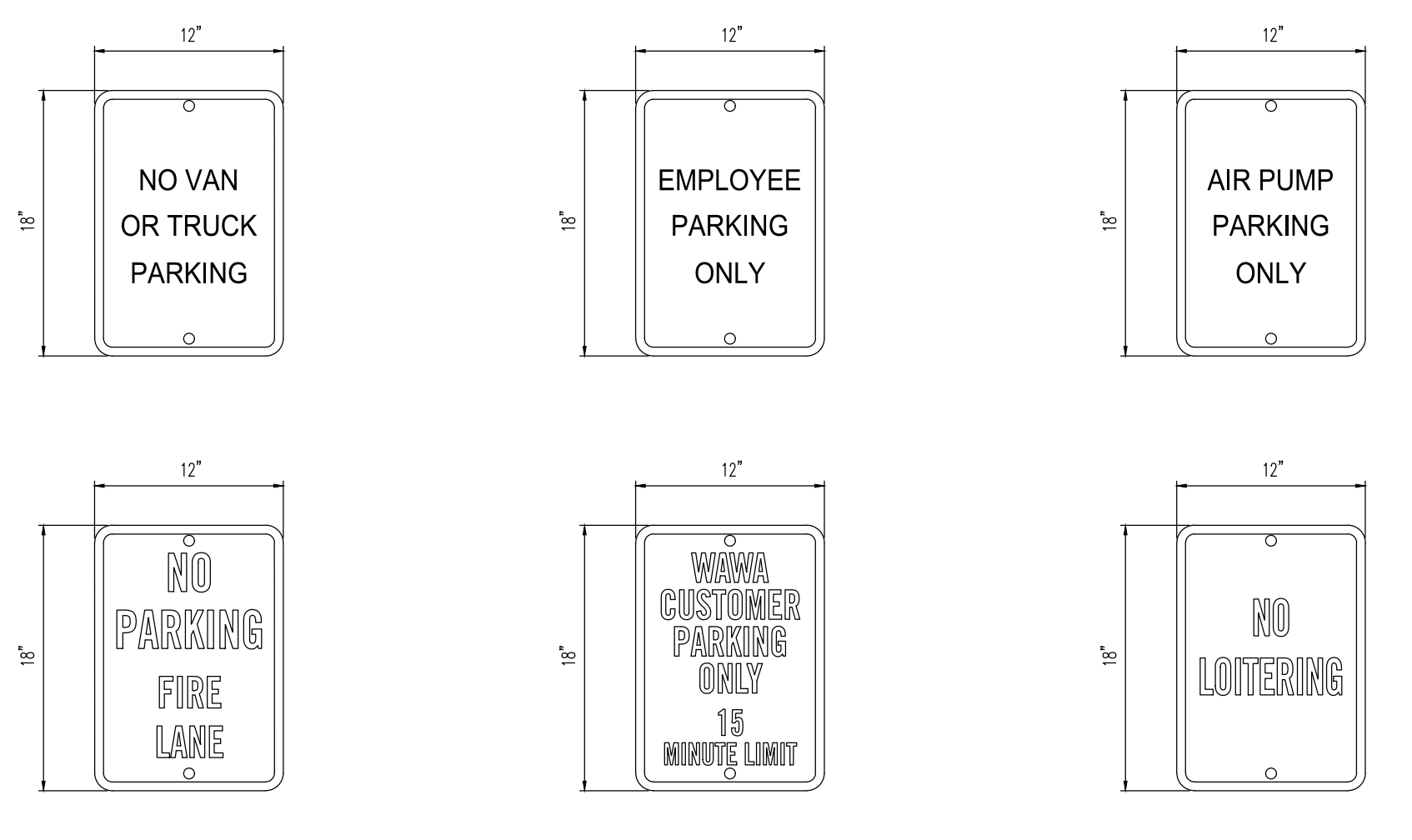
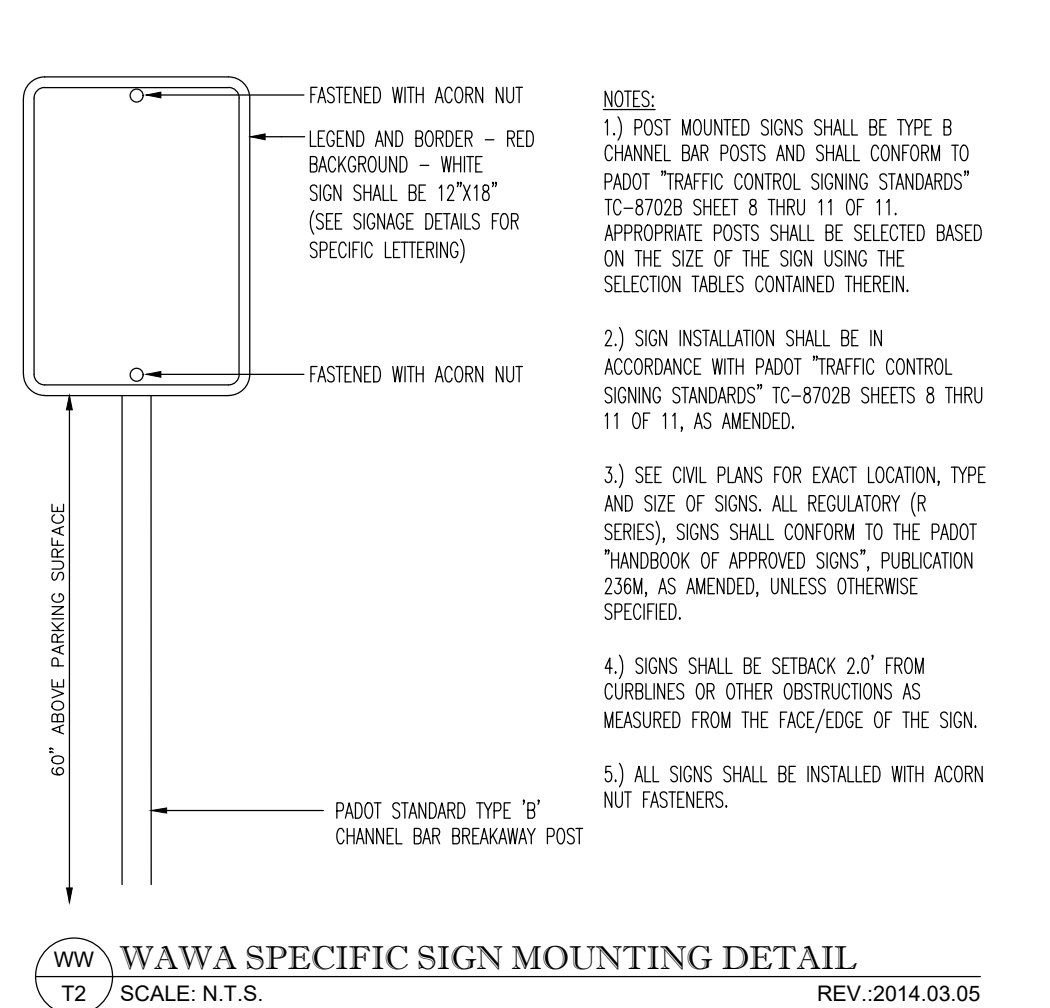
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KAF	KAB	TML				

PREPARED FOR:	SCALE:	ZONING:
HONG CHENG LLC & DONG YA LLC	NTS	CRF-1.5
POTOMAC, MARYLAND 20854		C-1.0, R-5.0, H-45
	DATE:	TAX MAP - GRID
	SEPT. 2023	KS-62

SITE DETAILS		G. L. W. FILE No.
WAWA - BURTONSVILLE		23078
Automobile Filling Station & Convenience Store		
Parcel C & Parcel D		SHEET
L. 15285 F. 145 & L. 50129 F.283		4 OF 7
COLESVILLE ELECTION DISTRICT No. 05	MONTGOMERY COUNTY, MARYLAND	

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DESIGNED BY: KAF
DRAWN BY: KAF
CHECKED BY: TML
DATE: 09/22/23 10:58:52 AM
REVISION BY APPR

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DESIGNED BY	DRAWN BY	CHECKED BY	DATE	REVISION	BY	APPR.
KAF	KAF	TML	09/22/23			

DATE	REVISION	BY	APPR.

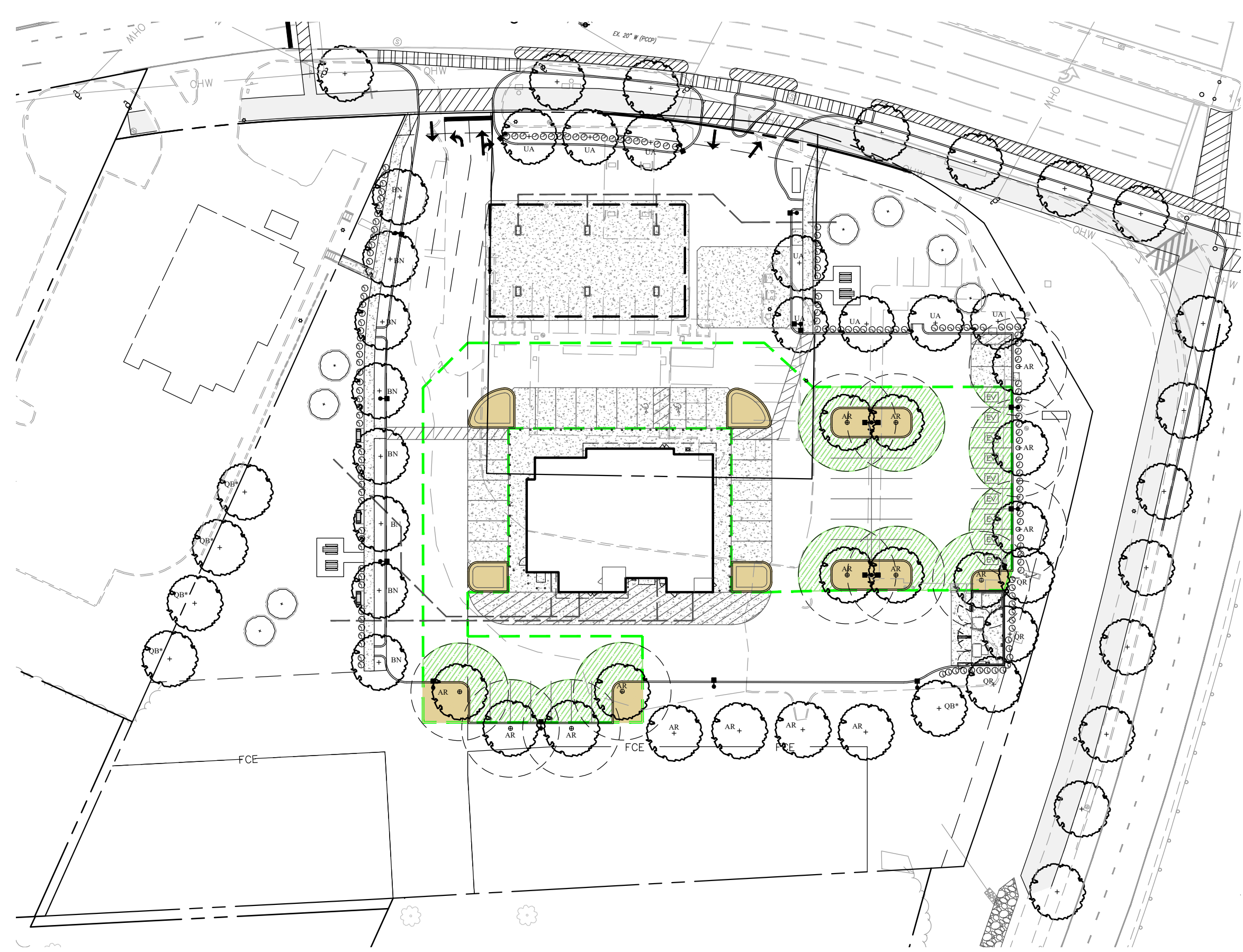
PREPARED FOR:
HONG CHENG LLC & DONG YA LLC
9106 SHAD LANE
POTOMAC, MARYLAND 20854

SCALE: NTS
DATE: SEPT. 2023

ZONING: CRF-1.5
C-1.0, R-5.0, H-45
TAX MAP - GRID: KS-62

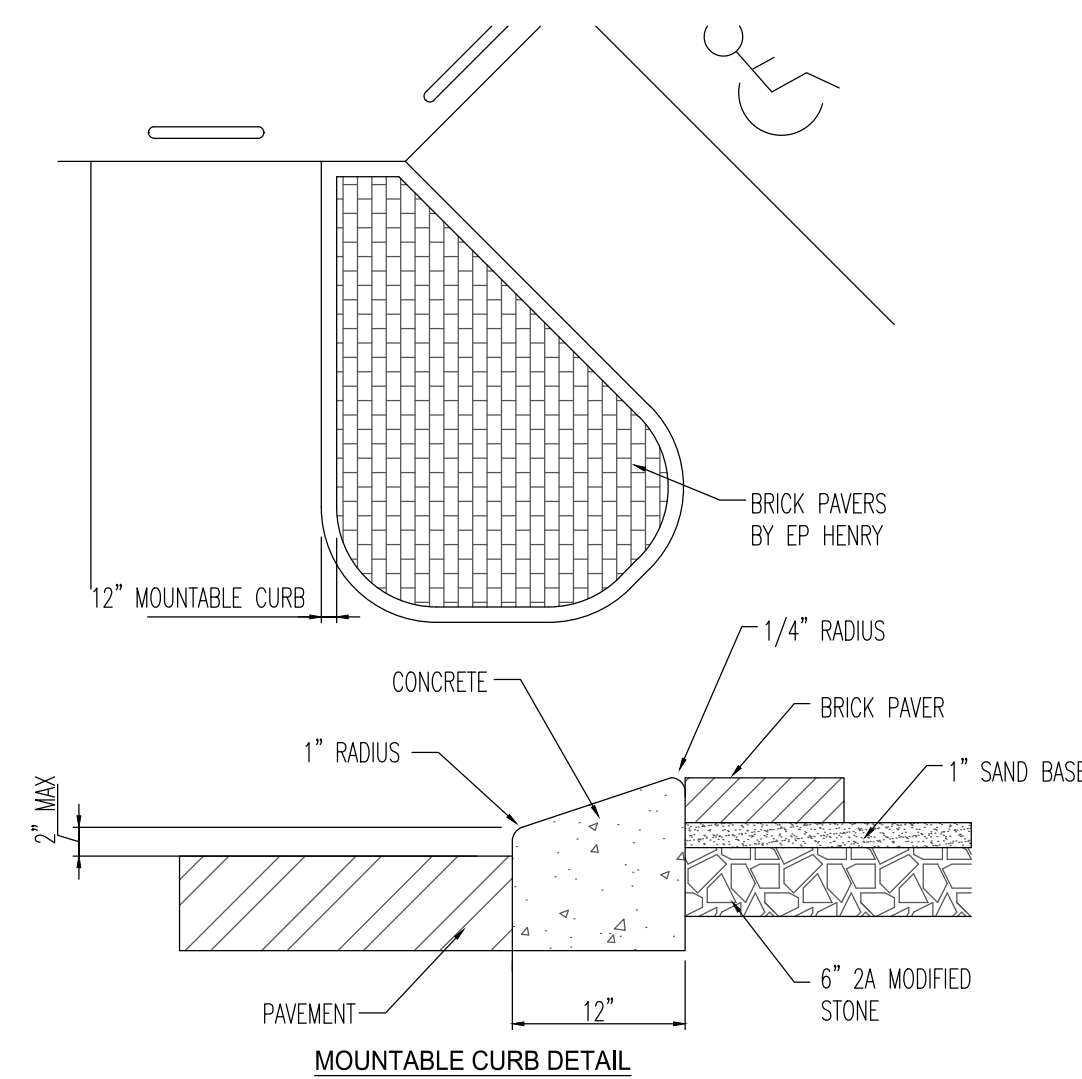
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WAWA - BURTONSVILLE
Automobile Filling Station & Convenience Store
Parcel C & Parcel D
L. 15285 F. 145 & L. 50129 F.283
COLESVILLE ELECTION DISTRICT No. 05
MONGOMERY COUNTY, MARYLAND

G. L. W. FILE No. 23078
SHEET 5 OF 7

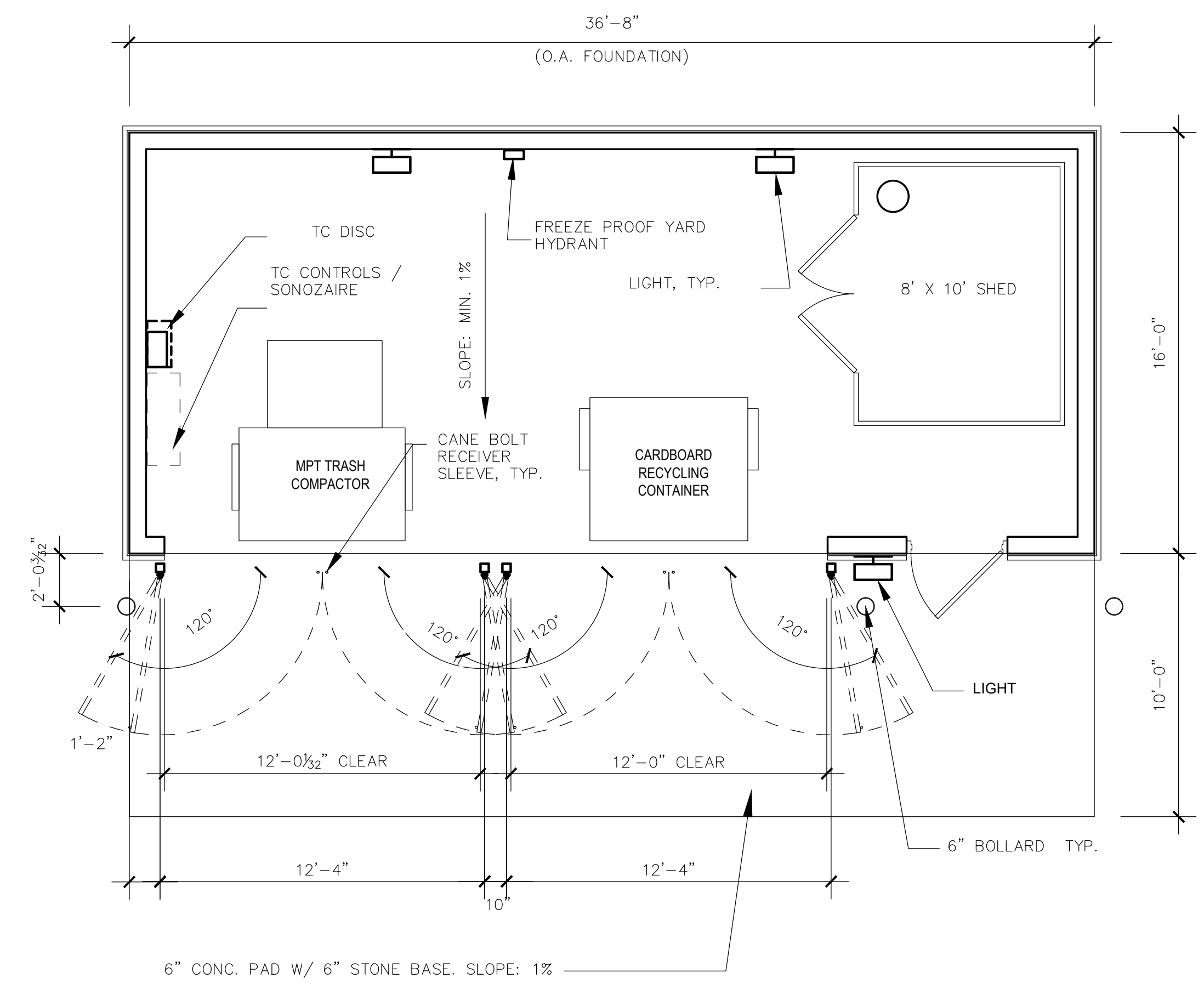


	Required	Provided
(a) Property line adjacent to a R.O.W.:	6' wide cont. soil panel 3' ht. evergreen hedge 1 tree per 30 feet of street frontage or per applicable standards	Yes
(b) Property line adjacent to a lot or parcel in a one-family residential or agricultural zone:	10' wide cont. soil panel 6' ht. evergreen hedge 1 tree per 30 feet of frontage or per applicable standards	N/A
(c) Property line adjacent to a lot or parcel in any zone not subject to (b), above:	4' wide cont. soil panel 1 tree per 30 feet of frontage	Yes
(d) Internal Pervious Area	10% Min. (2,914 sq req'd.) (Parking Area Boundary: 29,414 sq)	12.3% (3,632 sq)
(e) Tree Canopy Coverage	30% Min. @ 15 yrs growth (8,824 sq req'd.)	30% (10,079 sq)
(f) Lighting	IESNA Standards w/ full or partial cut-off fixtures 0.5 footcandles at any property line	Yes

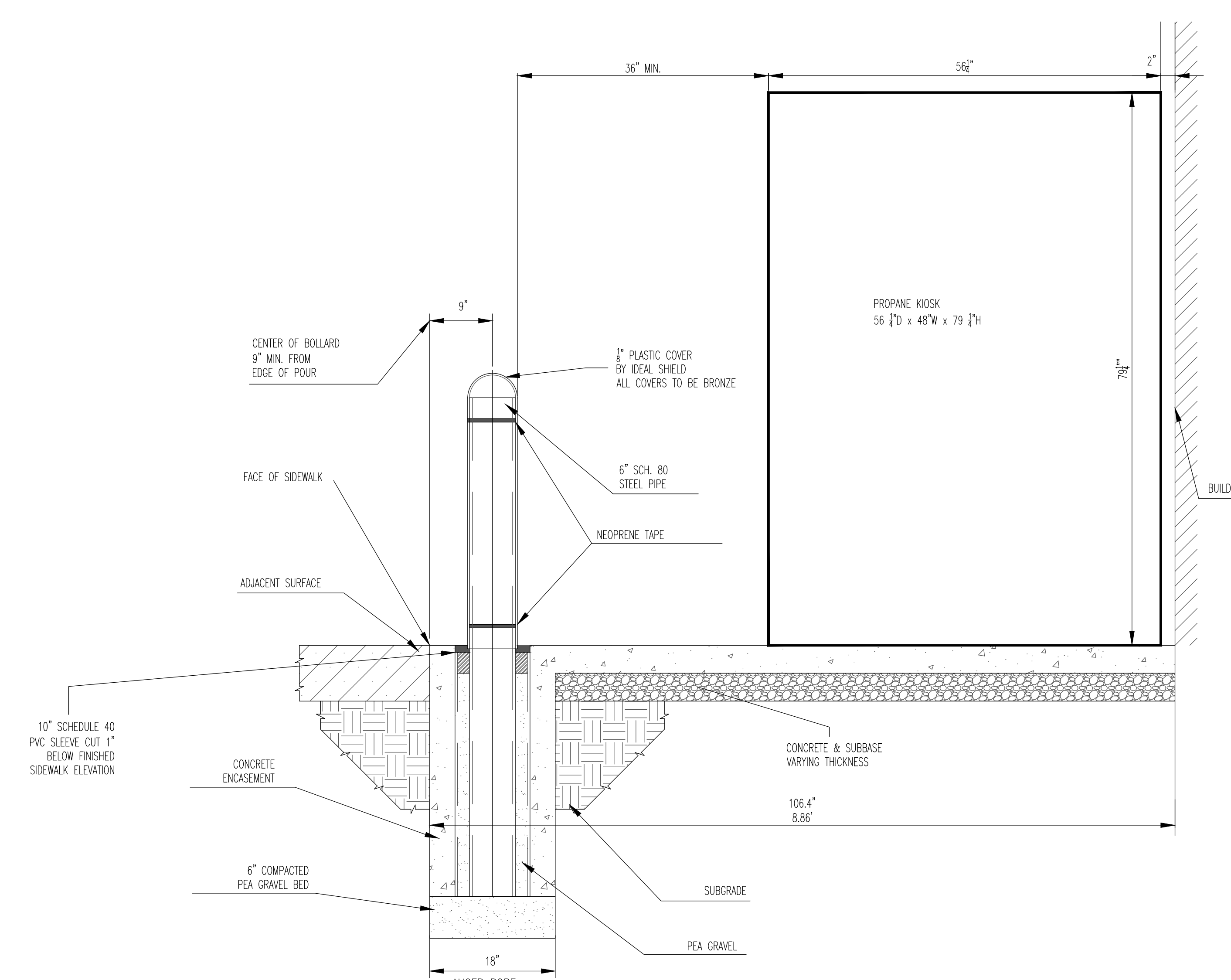
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T4 SCALE: 1"=30'



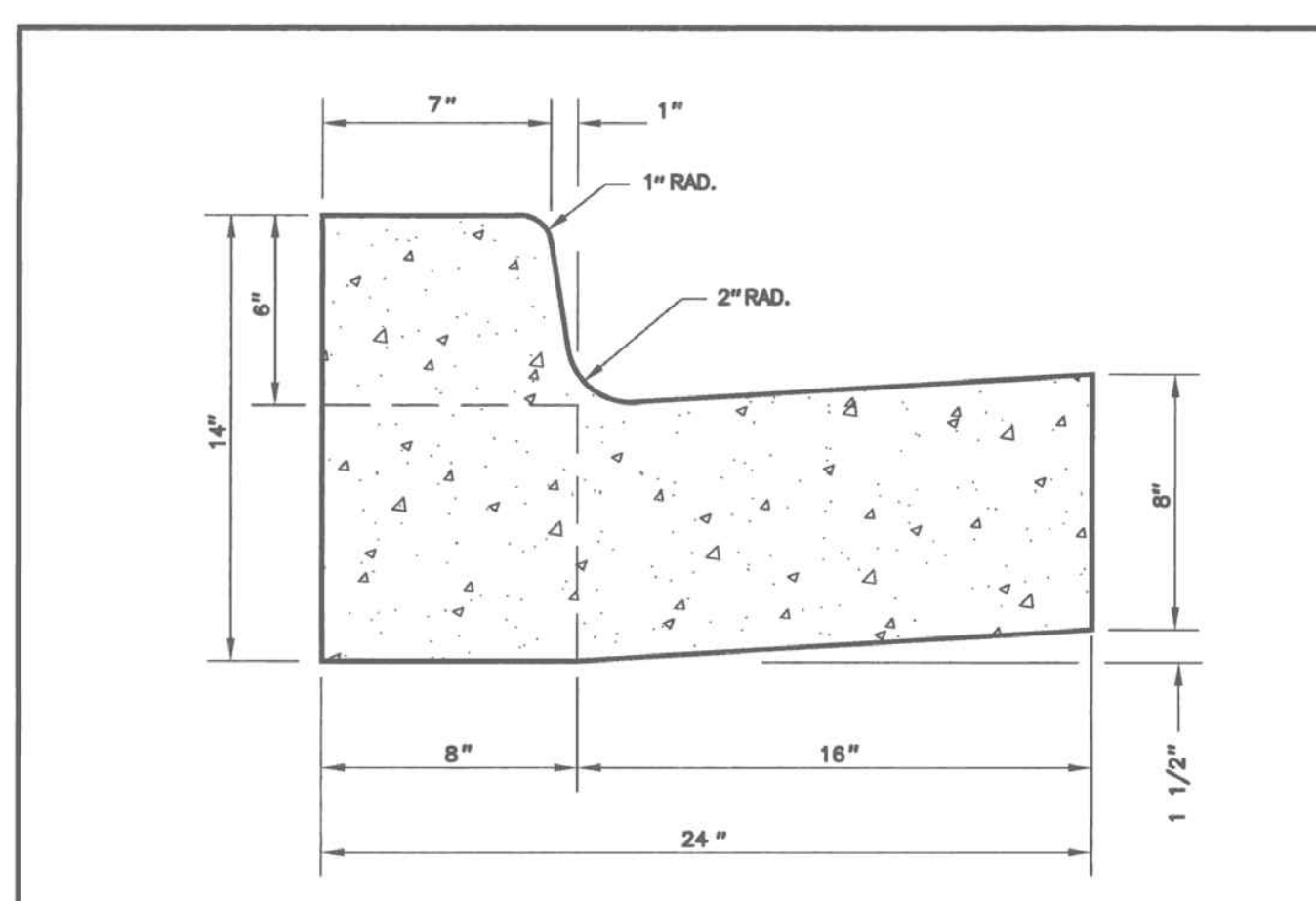
WW MOUNTABLE CURB DETAIL
T1 SCALE: N.T.S.



WW TRASH ENCLOSURE (MARC17 36'-8" x 16'-0")
T2 SCALE: 1"=1'



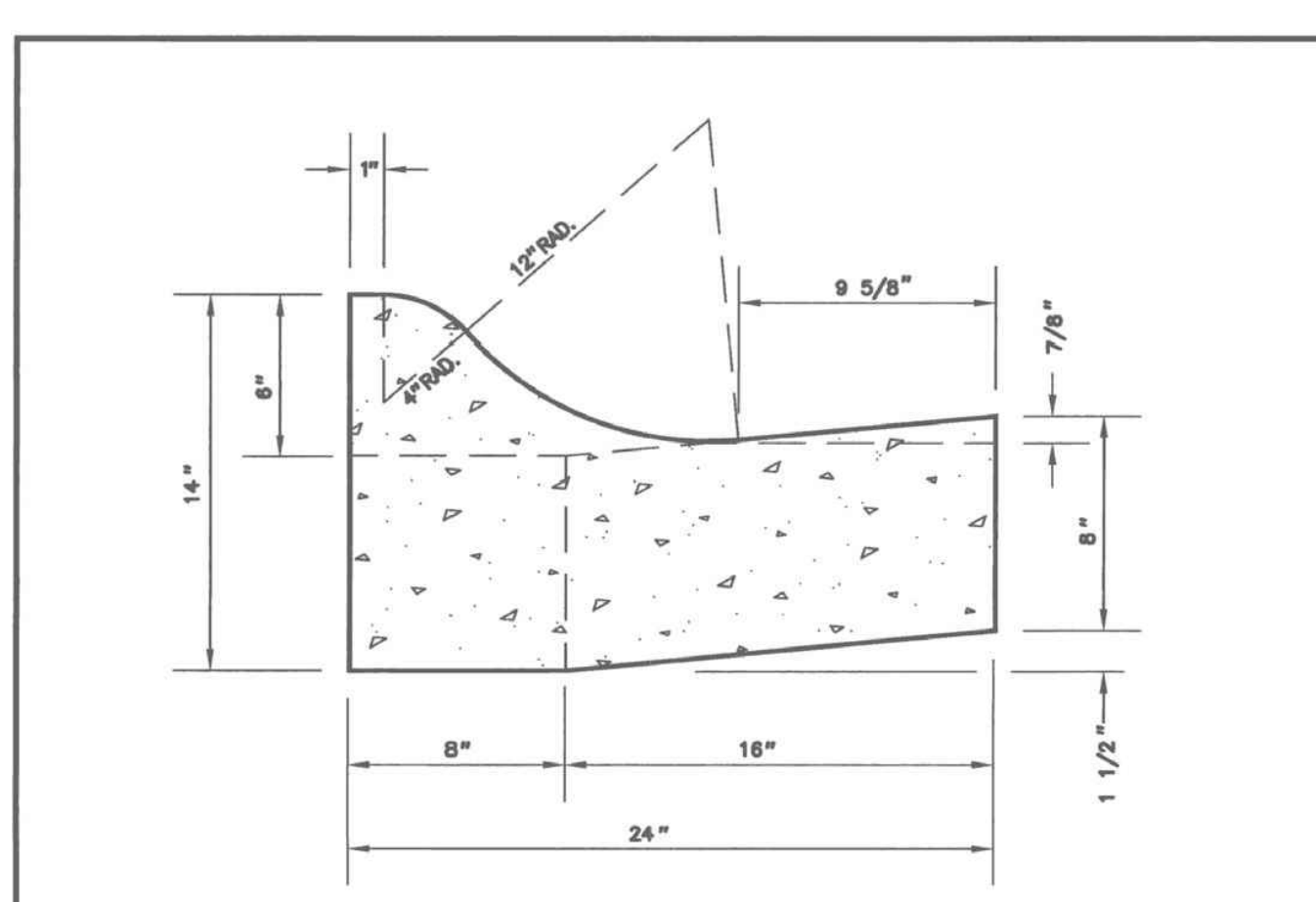
WW PROPANE KIOSK DETAIL
T3 SCALE: 1"=2'



GENERAL NOTES

- REFER TO MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR MATERIALS, METHODS OF CONSTRUCTION AND EXPANSION JOINT LOCATIONS.
- THIS STANDARD SHALL BE USED ON PRIMARY RESIDENTIAL, ARTERIAL AND BUSINESS DISTRICT ROADS AS WELL AS CURB RETURNS AND INLET THROATS.
- WHENEVER STANDARD MC-101.01 CURB IS USED IN CONJUNCTION WITH THIS STANDARD, A TEN FOOT TRANSITION SHALL BE PROVIDED FROM STANDARD MC-100.01 TO STANDARD MC-101.01 FOR CURB RETURNS AND CURB SECTIONS WHICH INCLUDE INLETS.
- THE STANDARD DISTANCE BETWEEN JOINTS SHALL BE TEN FEET (MAXIMUM AND MINIMUM DISTANCES SHALL BE THIRTEEN FEET AND FIVE FEET RESPECTIVELY).
- EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING TWO-COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT COMPLYING WITH ASTM-C920.

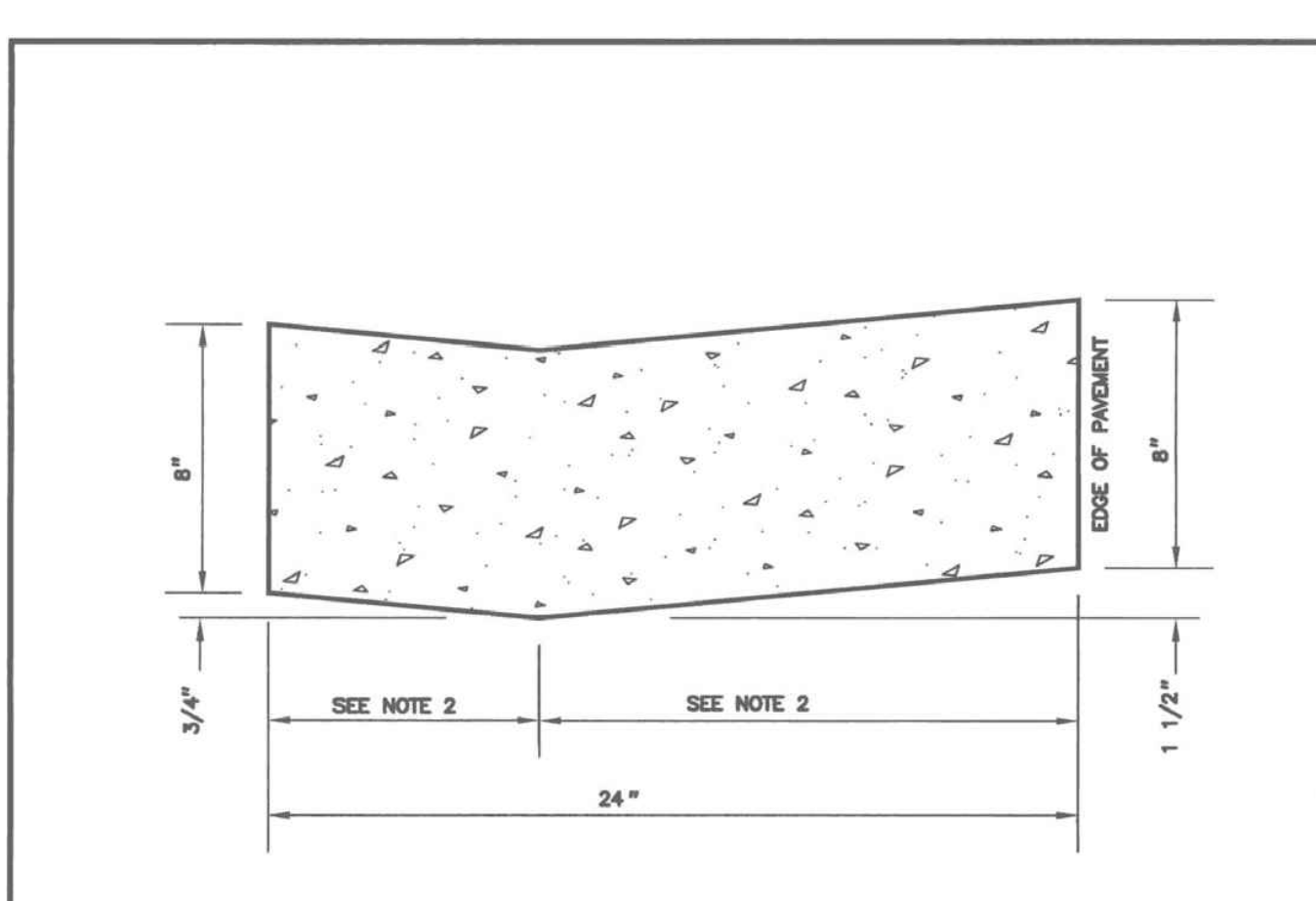
APPROVED	14 APR 06	DATE	REVISOR	4/2006
MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION				
COMBINATION CONCRETE CURB AND GUTTER TYPE A				
STANDARD NO. MC-100.01				



GENERAL NOTES

- REFER TO MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR MATERIALS, METHODS OF CONSTRUCTION AND EXPANSION JOINT LOCATIONS.
- THIS STANDARD SHALL BE USED ON PRIMARY, SECONDARY AND TERTIARY RESIDENTIAL ROADS EXCEPT AT CURB RETURNS AND INLET THROATS.
- WHENEVER STANDARD MC-100.01 CURB IS USED IN CONJUNCTION WITH THIS STANDARD, A TEN FOOT TRANSITION SHALL BE PROVIDED FROM STANDARD MC-101.01 TO STANDARD MC-100.01 FOR CURB RETURNS AND CURB SECTIONS WHICH INCLUDE INLETS.
- THE STANDARD DISTANCE BETWEEN JOINTS SHALL BE TEN FEET (MAXIMUM AND MINIMUM DISTANCES SHALL BE THIRTEEN FEET AND FIVE FEET RESPECTIVELY).
- EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING TWO-COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT COMPLYING WITH ASTM-C920.

APPROVED	14 APR 06	DATE	REVISOR	4/2006
MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION				
COMBINATION CONCRETE CURB AND GUTTER TYPE C				
STANDARD NO. MC-101.01				



GENERAL NOTES

- REFER TO MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR MATERIALS, METHODS OF CONSTRUCTION AND EXPANSION JOINT LOCATIONS.
- THE DISTANCES FROM THE FLOELINE TO THE FRONT AND BACK EDGE OF CURB SHALL BE ADJUSTED TO MATCH EXISTING CONDITIONS.
- THE STANDARD DISTANCE BETWEEN JOINTS SHALL BE TEN FEET (MAXIMUM AND MINIMUM DISTANCES SHALL BE THIRTEEN FEET AND FIVE FEET RESPECTIVELY).
- EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING TWO-COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT COMPLYING WITH ASTM-C920.

APPROVED	14 APR 06	DATE	REVISOR	4/2006
MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION				
DEPRESSED CURB ENTRANCE				
STANDARD NO. MC-102.01				

PROFESSIONAL CERTIFICATION

I hereby certify that to the best of my knowledge, information and the belief that the plan shown herein, 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. 28414
Expiration Date: January 20, 2024

September 22, 2023
Date

Tim Longfellow
Professional Engineer
Gutschick, Little & Weber, P.A.

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

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

SCALE: NTS
DATE: SEPT. 2023

ZONING: CRTF-1.5
C-1.0, R-5.0, H-45
TAX MAP - GRID: KS-62

SITE DETAILS

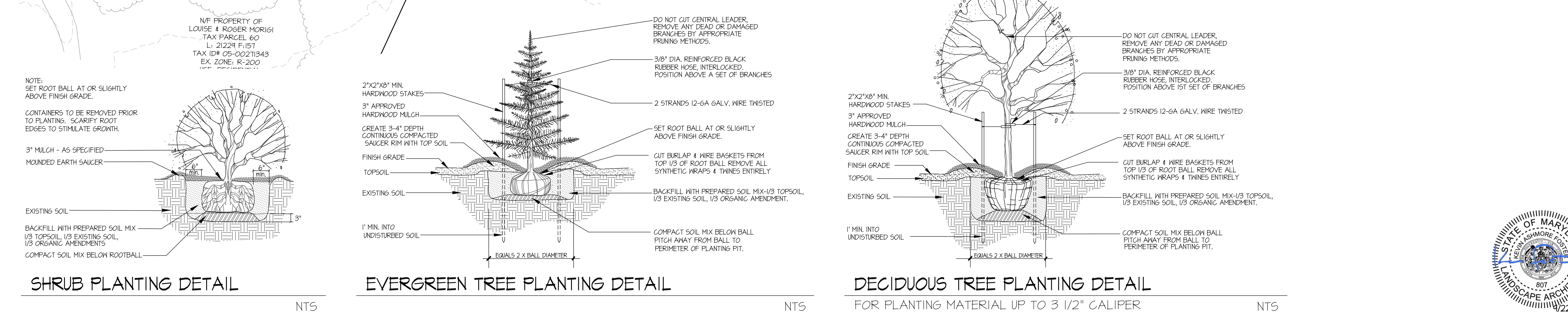
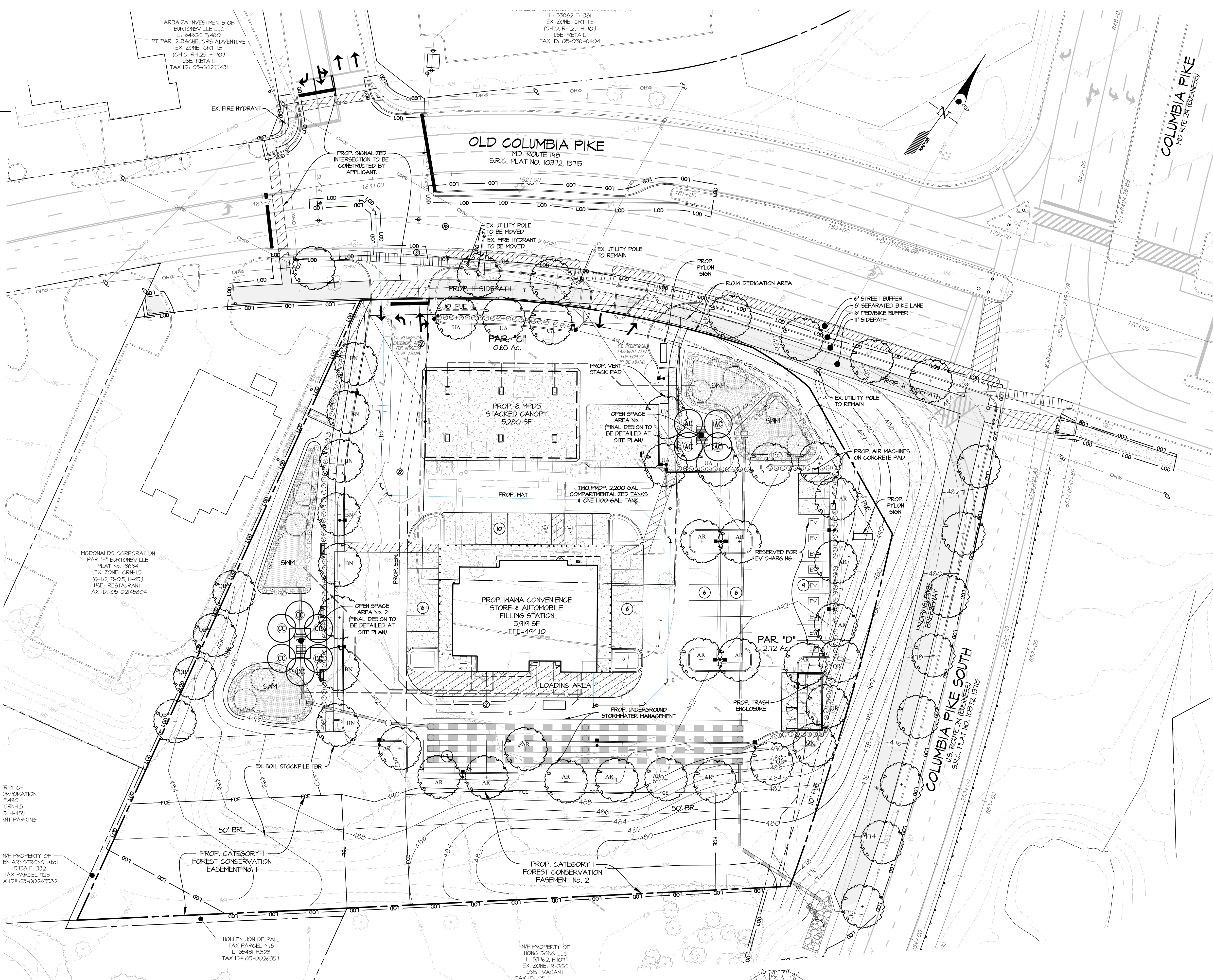
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Automobile Filling Station & Convenience Store
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L. 15285 F. 145 & L. 50129 F.283

G. L. W. FILE NO. 23078
SHEET 6 OF 7

COLESVILLE ELECTION DISTRICT No. 05
MONTGOMERY COUNTY, MARYLAND

GENERAL NOTES:

- GENERAL CONDITIONS**
- SCOPE OF WORK**
 - The landscape contractor shall provide all materials, labor and equipment to complete all landscape work as shown on the plans and specifications.
 - Total number of plants shall be drawn on the landscape plan. If there is a discrepancy between the drawing and the list on the plans, the contractor shall request clarification from the landscape architect.
- STANDARDS**
 - All plant material shall conform to the current issue of the American Standard for Nursery Stock published by the American Association of Nurserymen. All trees to be branched symmetrically around central leader. No forked leader stock will be accepted.
 - Plant material must be selected from nurseries that have been inspected and certified by state plant inspectors.
 - Nomenclature will be in accordance with Hortus III by L.H. Bailey.
- SUBMITTALS**
 - When requested by the owner or owner's representative, samples of all material other than plants shall be submitted to the owner's designated representative for approval.
- APPROVALS**
 - All approvals will be in writing.
- SUBSTITUTIONS**
 - It is the landscape contractor's responsibility to make every reasonable effort to find the material specified by the landscape architect. The landscape contractor may offer substitutions to the landscape architect for his/her consideration. The landscape contractor will notify the landscape architect if there are known disease or insect resistant species that can be substituted for a selected pre-plant plan. All substitutions shall be approved by M-NCPPC.
- UTILITIES AND UNDERGROUND FEATURES**
 - The landscape contractor shall notify utility companies and/or the general contractor in advance of construction to locate utilities.
- DRAINAGE**
 - If plants are to be installed in areas that show obvious poor drainage, and the plants are inappropriate for that condition, the landscape contractor shall notify the landscape architect and owner. If they deem necessary, the plants shall be relocated, the contract shall be adjusted to allow for drainage correction at a negotiated cost, or the plant selection modified by the landscape architect to accommodate the poor drainage situation.
- MORPHOLOGY**
 - During delivery and installation, the landscape contractor shall perform in a workmanlike manner, coordinating his/her activities so as not to interfere unduly with the work of other trades and leaving his/her work areas clean of litter and debris at the close of each working day.
 - During planting, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing plants, large trees, turf and structures. Where existing trees are to be preserved, additional precautions shall be taken to avoid unnecessary accumulation of excavated materials, soil compaction or root damage.
 - Upon completion, all debris and waste material resulting from planting operations shall be removed from the project and the area cleaned up.
 - Any damage to the existing utilities, buildings, paving, curb and walls, and vegetation (not so designated for removal on these plans) shall be repaired to previous condition or replaced by the contractor at his expense.
- WATER**
 - The owner shall supply water on site at no cost. If the landscape contractor has to supply water to the site, it shall be at an additional cost.
- PLANTING SCHEDULE**
 - Red Oak, White Oak, Willow Oak, Scarlet Oak, Dogwood, Sweet Gum, cypresses, and Broad Leaf Evergreens will not be planted between November 15 and March 1 unless the landscape contractor states in writing that he/she will guarantee plants.
- INSPECTIONS AND ACCEPTANCE**
 - Initial inspection: Prior to planting, all plant locations shall be staked in the field by the contractor. The landscape architect shall be contacted to inspect and approve all plant locations before planting.
 - Final acceptance inspection: A verification of performance for work by contract documents, to be conducted by the landscape architect or owner's representative on-site and in the presence of the landscape contractor for the purpose of acceptance.
 - Final warranty inspection: The landscape contractor shall conduct a final inspection with the owner or owner's representative at the end of the one year period.
- WARRANTY**
 - The standard warranty is for one (1) year period, excluding bulbs and annuals, commencing on the date of initial acceptance. All plants shall be alive and in satisfactory growth at the end of the guarantee period.
 - Any material that is 25% dead or more shall be considered dead and will be replaced at no charge. A tree shall be considered dead when the main leader has died back, or 25% of the crown is dead.
 - Perennials shall be guaranteed for one year after initial acceptance.
- PLANT MATERIALS**
- SCOPE OF WORK**
 - The landscape contractor shall be responsible for furnishing and installing all plant material shown on the drawings and plant list.
- INSPECTION**
 - Plants shall be subject to inspection and approval by the owner or owner's representative at the place of growth (before digging - trees) or holding yard (shrubs) for conformity to specification requirements as to quality, size, and variety.
- PRODUCTS**
- QUALITY ASSURANCE**
 - Manufacturer's certified analysis shall accompany packaged standard products.
- ORGANIC MATTER**
 - Peat Moss - Type I sphagnum peat moss; finely divided with a pH of 3.1 to 3.5.
 - Seeds Peat - decomposed peat containing no identifiable fibers.
 - Leaf Compost - that is screened and free to trash.
 - Composted Sewage Sludge - approved, screened, polymer-dewatered sewage sludge with a pH of 4.2 - 7.2 and 5 mg.
- TOPSOIL**
 - It shall be free of stones, lime, plants, roots and other debris over 1/2". Topsoil must also be free of plants or plant parts of Bermuda grass, crabgrass, wiregrass, mugwort, nutgrass, poison ivy, Canadian thistle or others as specified.
 - It shall not contain toxic substances harmful to plant growth, i.e. pesticides residues.
- BACKFILL MIXTURE**
 - Backfill mixture for trees and shrubs shall be 1/3 topsoil, 1/3 existing soil, and 1/3 organic amendment.
- MULCH**
 - Material shall be composted, shredded hardwood bark, with less than 10% sawwood, dark brown in color, or approved equal.
 - Material shall be uniform in size and free of foreign matter.
- PLANTING PROCEDURES FOR TREES**
 - Hill of tree pit shall be dug so that they are vertical or sloping outward in heavy soils, be and scaffolded.
 - The tree pit must be a minimum of 4" larger on every side than the ball of the tree.
 - Place the tree in the pit carrying the ball and then lowering it into the pit. Never lift the tree by the trunk or branches.
 - Set the tree straight and in the center of the pit with the most desirable side facing toward the prominent view.
 - Backfill tree pit with a soil mixture stated in the specifications.
 - Get and remove rope or wire off the top 50% of rootball and pull bark back to the edge of the ball. Remove as much bark, woven products and wires as possible. All plastic or synthetic film must be removed from the rootball. Cut all wires away from trunk.
 - Form a saucer above existing grade, around the outer rim of the tree pit, especially on slopes and in heavy soils.
 - Mulch top of root ball and saucer to a minimum depth of 2", not to exceed 3". Do not place mulch against the trunk.
 - Water thoroughly on the interior of the tree saucer until it is filled, even if it is raining. A second watering may be necessary to insure saturation of the root ball and elimination of air pockets.
 - Pruning should be restricted to corrective pruning to improve form only.
 - Stake trees per planting detail.
- PLANTING PROCEDURES FOR SHRUBS**
 - For a single shrub, the pit shall be dug 1" wider than the rootball and deep enough to allow 1/8th of the rootball to set above existing grade. (Single shrub plantings only if noted on plans)
 - For a shrub mass planting, the entire bed area shall be tilled 4-6" deep. Tilling should only be done in dry soil to avoid compaction. If the soil is heavy in clay and silt, organic material should be added. Each shrub pit shall be excavated for the proper setting of the rootball.
 - Place the shrub in the pit by lifting and carrying it by the rootball. Remove containers from all container-grown shrubs; slash the edges of the rootball from top to bottom, at least 1" deep.
 - Set the shrub in the center of the pit with the most desirable side facing toward the prominent view.
 - Get and remove rope or wire off the top 50% of rootball and pull bark back to the edge of the ball. Remove as much bark, woven products and wires as possible. All plastic or synthetic film must be removed from the rootball. Cut all wires away from trunk.
 - Form a saucer above the existing grade and completely around the planting pit.
 - Mulch top of rootball and saucer to a minimum depth of 2".
 - Water shrub mass thoroughly even if it is raining. A second watering may be necessary to insure saturation of the root ball and elimination of air pockets.
- PLANTING PROCEDURES FOR GROUND COVER, PERENNIALS AND ANNUALS**
 - The planting bed shall be loosened when the soil is dry prior to planting by tilling. Soil shall be loosened to a depth of 4" to 6".
 - Organic matter shall be spread over the bed to a depth of 2" for peat moss or 1" deep for compost. It is not to exceed 4 cubic yards of compost/1000 square feet, after the soil has been loosened. The organic matter shall be worked into the bed by tilling.
 - Fertilizer shall be top-dressed in the bed and area.
 - The plant, either potted or bare root, shall be installed so that the roots are surrounded by soil below the mulch. Potted plants shall be set so that the top of the pot is even with the existing grade. The roots of bare root plants shall be covered with mulch.
 - Spacing of plants shall be installed as noted on the landscape plan.
 - The entire bed shall be mulched to a minimum depth of 1 1/2" maximum with approved mulch.
 - The entire planting bed shall be thoroughly watered.



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LEGEND

- EX. PROPERTY LINE
- EXISTING TREELINE
- EX. CONTOURS
- EX. CURB
- EX. SIDEWALK
- EX. CUREB
- EX. ELECTRIC
- EXISTING OVERHEAD WIRE
- EX. GAS
- EX. SAN.
- EX. WATER
- EX. STORM DRAIN
- EX. FENCE
- 400
57B SOIL DELINEATION
- SLOPES 25% OR GREATER
- EX. BUILDING/ STRUCTURE
- EX. UTILITY POLE
- EX. LIGHT

PLANT SCHEDULE

SHADE TREES	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONT./	COMMENTS
AR	16	Acer rubrum	Red Maple	3" Cal.	B4B	
UA	6	Ulmus americana	American Elm	2.5"-3" Cal.	B4B	6' min. branching ht.
BN	6	Betula nigra 'Heritage'	Heritage River Birch	2.5"-3" Cal.	B4B	6' min. branching ht.
QB	4	Quercus bicolor	Swamp White Oak	3" Cal.	B4B	6' min. branching ht.
QR	3	Quercus rubra	Red Oak	2.5"-3" Cal.	B4B	6' min. branching ht.
EVERGREEN TREES	ID	Ilex opaca	American Holly	8'-10" HL.	B4B	
JV	0	Juniperus virginiana	Eastern Red Cedar	8'-10" HL.	B4B	
MV	0	Magnolia virginiana	Sweetbay Magnolia	8'-10" HL.	B4B	
ORNAMENTAL TREES	AC	Amelanchier canadensis	Servilletberry	2"-3" Cal., 8'-10" HL.	B4B	Multi-stemmed
CC	6	Cercis canadensis	Eastern Redbud	2"-3" Cal., 8'-10" HL.	B4B	Single stemmed
CF	0	Cornus florida	Flowering Dogwood	2"-3" Cal., 8'-10" HL.	B4B	Single stemmed
SMALL SHRUBS	Azalea	Delaware Valley White'	Delaware Valley Azalea	Small, 18" - 24" HL.	Cont.	3' o.c. White Flowers
	Azalea	'Mother's Day'	Mother's Day Azalea	Small, 18" - 24" HL.	Cont.	3' o.c. Red Flowers
	Fothergilla	major 'Mt. Airy'	Dwarf Fothergilla	Small, 18" - 24" HL.	Cont.	2' o.c.
MEDIUM SHRUBS	Hydrangea	arborescens 'Annabelle'	Annabelle Hydrangea	Medium, 24" - 36" HL.	Cont.	White Flowers
	Juniperus	procumbens 'Green Mound'	Green Mound Juniper	Medium, 24" - 36" HL.	Cont.	2' o.c.
	Juniperus	horizontalis 'Willow'	Willow Juniper	Medium, 24" - 36" HL.	Cont.	2' o.c.
	Forsythia	intermedia 'White Cascade'	White Cascade Forsythia	Medium, 24" - 36" HL.	Cont.	2' o.c.
	Spiraea	Anthony Waterer'	Anthony Waterer Spiraea	Medium, 24" - 36" HL.	Cont.	3.5' o.c. Pink Flowers
LARGE SHRUBS	Ilex	glabra 'Shamrock'	Hibberty	Large, 30" - 36" HL.	Cont.	3' o.c.
	Ilex	virginica 'Nanna Smart'	Virginia Sweetspire	Large, 30" - 36" HL.	Cont.	4' o.c. White Flowers
	Viburnum	x barboodii 'Muhlenberg'	Muhlenberg Viburnum	Large, 30" - 36" HL.	Cont.	6' o.c.
	Ilex	verticillata 'Winter Red'	Winterberry	Large, 36" HL.	Cont.	4' o.c.
	Cornus	sericea	Red Osier Dogwood	Large, 30" - 36" HL.	Cont.	4' o.c. Red bark

Note: 1. The plant material in this list is only recommended. Contractors/ Builders are allowed to substitute plant material for market and seasonal availability.

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

SCALE: 1" = 30'

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

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

LANDSCAPE 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 7 OF 7
 COLESVILLE ELECTION DISTRICT No. 05
 MONTGOMERY COUNTY, MARYLAND