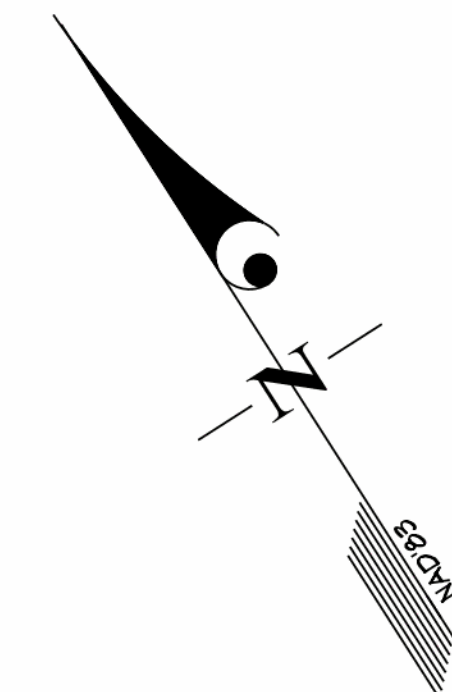








1 FRONT ELEVATION  
3/16" = 1'-0"

GLAZING CALCS - FRONT ELEVATION:  
CLEAR GLAZING - 462 SQFT  
SPANDREL GLASS - 77 SQFT  
TOTAL - 539 SQFT

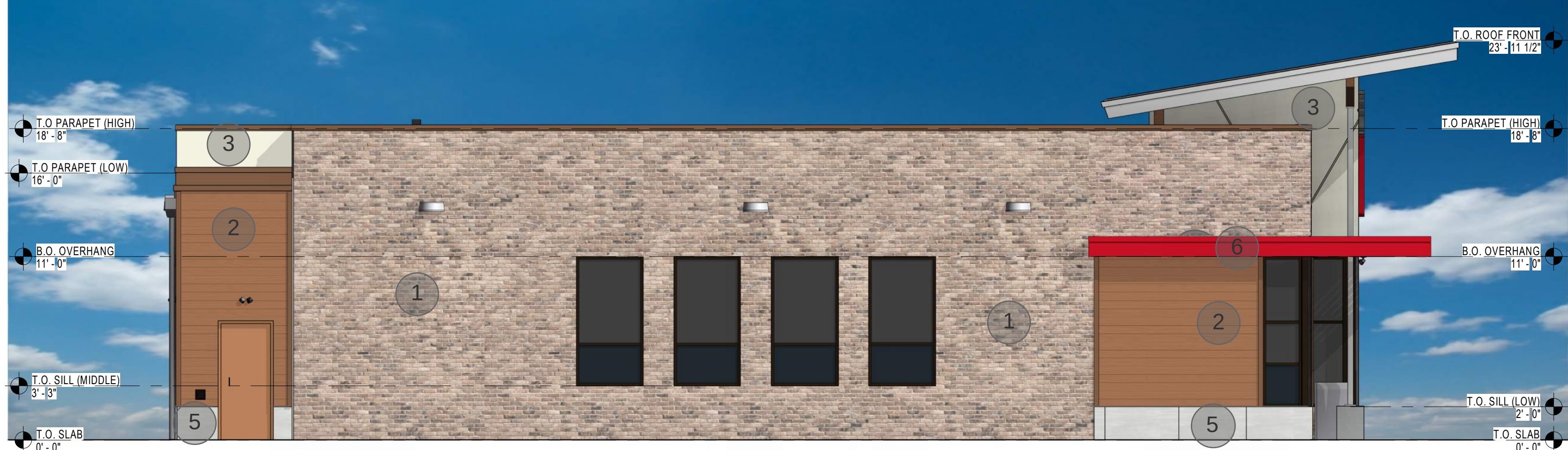
TOTAL BUILDING - 1,753 SQFT  
GLAZING - 539/1,753 = 31%

MATERIAL CALCS - FRONT ELEVATION:  
BRICK - 301 SQFT  
COMPOSITE - 383 SQFT  
STUCCO/EIFS - 446 SQFT  
TILE - 82 SQFT  
TOTAL - 1,212 SQFT



2 REAR ELEVATION  
3/16" = 1'-0"

MATERIAL CALCS - REAR ELEVATION:  
BRICK - 614 SQFT  
COMPOSITE - 543 SQFT  
STUCCO/EIFS - 388 SQFT  
TILE - 49 SQFT  
TOTAL - 1,594 SQFT



3 SIDE ELEVATION  
3/16" = 1'-0"

GLAZING CALCS - SIDE ELEVATION:  
CLEAR GLAZING - 110 SQFT  
SPANDREL GLASS - 46 SQFT  
TOTAL - 156 SQFT

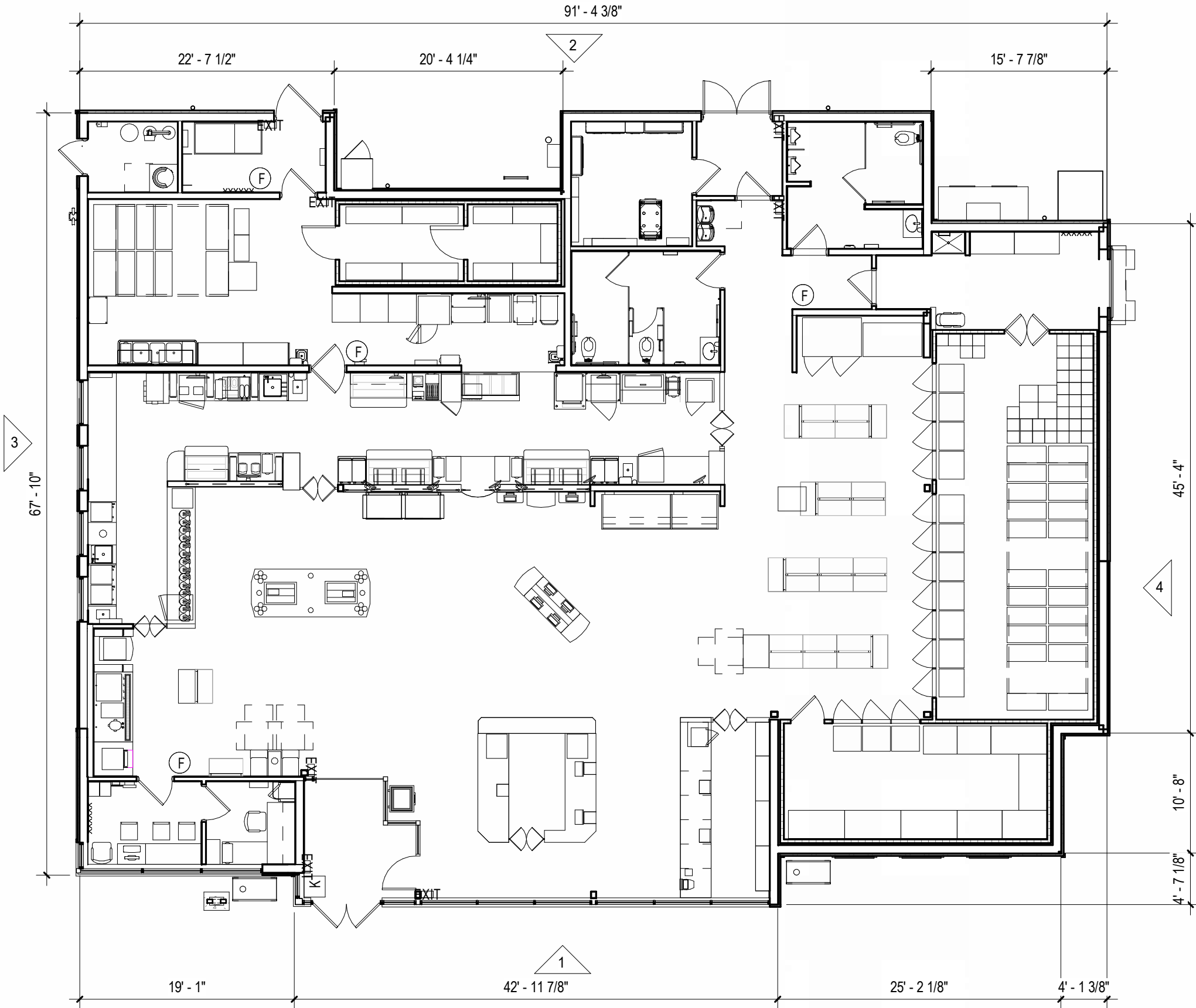
TOTAL BUILDING - 1,337 SQFT  
GLAZING - 156/1,337 = 12%

MATERIAL CALCS - SIDE ELEVATION:  
BRICK - 858 SQFT  
COMPOSITE - 172 SQFT  
STUCCO/EIFS - 88 SQFT  
TILE - 63 SQFT  
TOTAL - 1,181 SQFT



4 SIDE ELEVATION  
3/16" = 1'-0"

MATERIAL CALCS - SIDE ELEVATION:  
BRICK - 363 SQFT  
COMPOSITE - 552 SQFT  
STUCCO/EIFS - 334 SQFT  
TILE - 87 SQFT  
TOTAL - 1,336 SQFT



5 FLOOR PLAN  
1" = 10'-0"

MATERIALS:

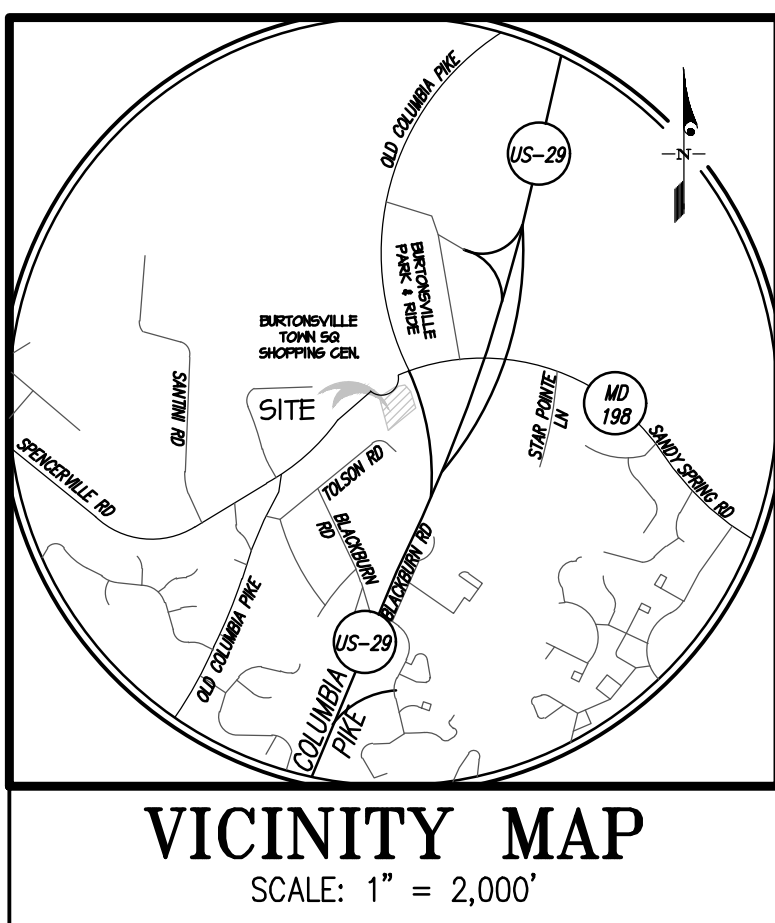
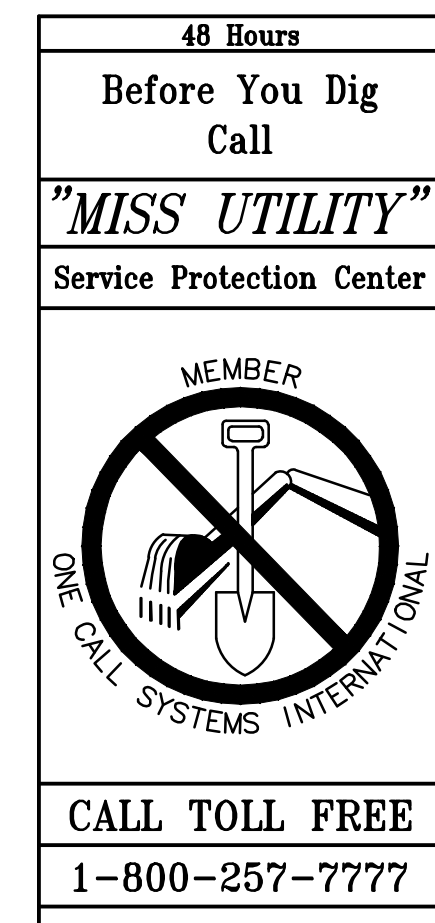


EXTERIOR FINISH PACKAGE: BRICK-1

# PRELIMINARY PLAN

## Automobile Filling Station & Convenience Retail

### Wawa - Burtonsville

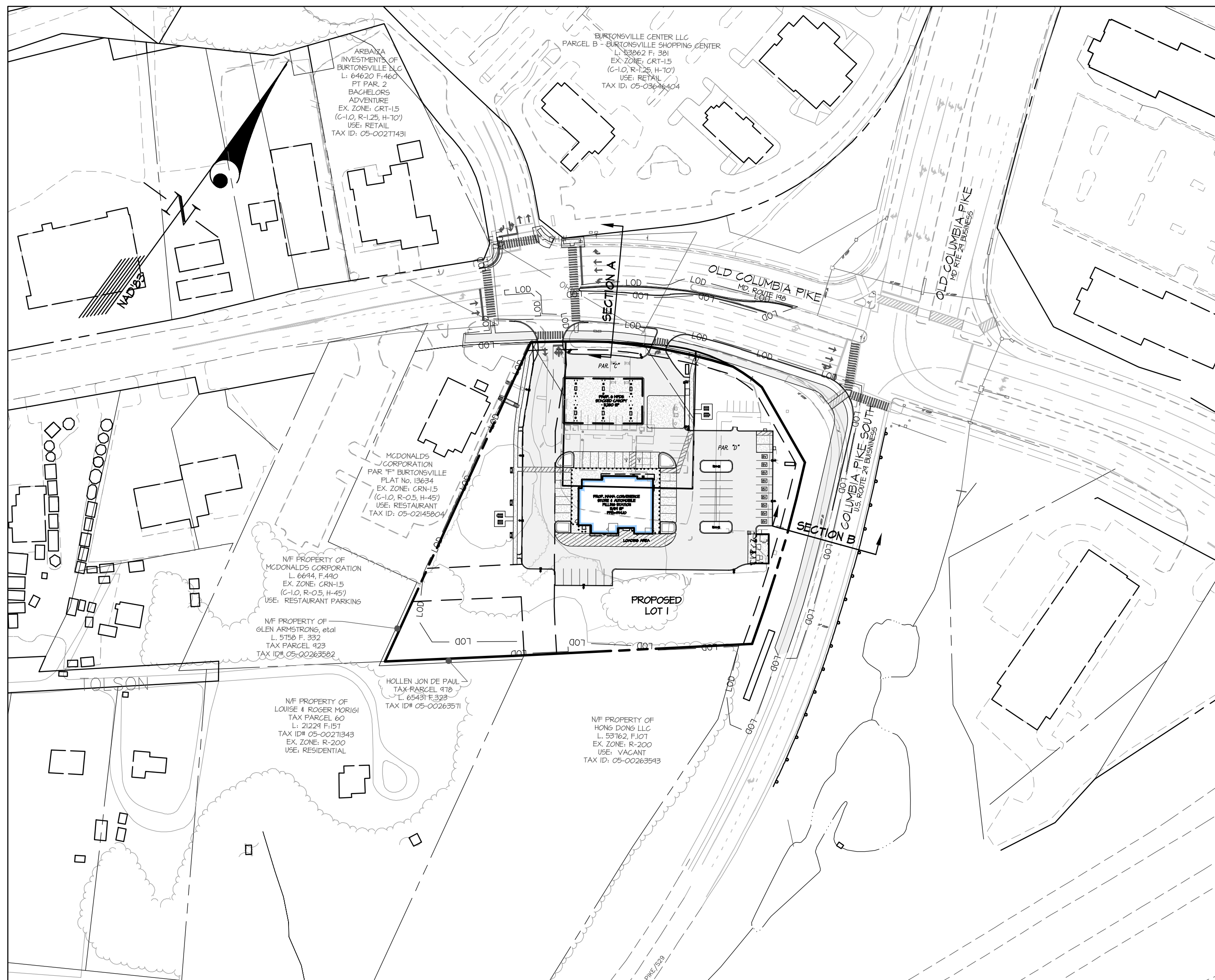


#### GENERAL NOTES:

- Owner/Developer:
  - Hong Cheng, LLC
  - 4106 Shad Lane
  - Potomac, MD 20854
- Site Address:
  - 15505 & 15545 Old Columbia Pike
  - Burtonsville, MD 20866
- Boundary survey by:
  - GLW, 2018
- Topography by:
  - GLW, 2018
- Map:
  - KS-62
- MEC Grid:
  - 221-NE04
- Water & Sewer Service Category:
  - Existing: KH-1, S-1
  - Proposed: KH-1, S-1
- Flooding Zone Plan No. LMA H-134 Approved on 11/26/2019
- Natural Resources Inventory/Forest Stand Delineation, No. 420190400 Approved 1/17/2019
- Preliminary Forest Conservation Plan No. H-134 Approved 1/8/2020
- This Conditional Use Plan is to be reviewed and approved under the Montgomery County Zoning Code that was in effect October 30, 2014 (2014 Code).
- The Subject Property is within the 2012 Burtonsville Crossroads Neighborhood Plan & 1911 Fairland Master Plan.
- The site is not within a Special Protection Area (SPA) or Primary Management Area.
- There is no Floodplain on site per FEMA map #24031C0365D.
- The property is not listed on the Montgomery County locational atlas and index of historic sites.
- There are no Parental 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.
- MEC right-of-way, public utility easements, stormwater management easements and stormwater management parcels may change in configuration, size and quantity per final utility, MEC, and Montgomery County swn technical plan approvals.
- M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading.
- Street trees and street lights will be reviewed and approved by MCDPS-ROW 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.
- 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 29 On-ramp South will be approved by Maryland State Highway Administration through the Access Permit Process.

#### BINDING ELEMENTS - Zoning Case LMA H-134

1. 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 50,001 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
2. Buffer zone. 50' buffer zone abutting R-200 property. (May include SMM facilities).
3. Frontage Improvements. Project frontage improvements shall include the following: 10' shared-use path and street trees.
4. 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.
5. 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.
6. 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:   | 3.31 AC.                                                                                                 |
| Parcel N413:          | 0.65 AC.                                                                                                 |
| Parcel N424:          | 2.72 AC.                                                                                                 |
| Legal Description:    | Parcel N413 (Parcel C)<br>Tax ID: 01988445<br>Parcel N424 (Parcel D)<br>Tax ID: 01988434                 |
| Current Zone:         | CRT-1.5, C-1.0, R-0.5, H-45<br>(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<br>(Convenience Retail 2500 SF, Retail 8,200 SF) |
| Proposed Use:         | Convenience Retail & Automobile Filling Station<br>(Convenience Retail 5,414 SF)                         |
| Proposed Development: | Standard Method                                                                                          |
| Development Program:  | Single Phase                                                                                             |
| Conditional Use Area: | 3.31 AC.                                                                                                 |

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

| Development Standards               | Allowed/Required     | Proposed                     |
|-------------------------------------|----------------------|------------------------------|
| FAR (Floor Area Ratio)              | 1.0 FAR (146,747 SF) | 0.04 FAR (5,414 SF)          |
| Non-residential:                    |                      |                              |
| Residential:                        | 0.5 FAR (73,344 SF)  | 0.0 FAR (0 SF)               |
| TOTAL FAR:                          | 1.5 FAR (220,146 SF) | 0.04 FAR (5,414 SF)          |
| Building Height:                    | 45' max.             | 45' max                      |
| Open Space:                         | 10% min.             | 10% min. (Public Open Space) |
| Lot Coverage:                       | N/A                  | N/A                          |
| Minimum Lot Area:                   | N/A                  | N/A                          |
| Principal Building Setbacks (min.): |                      |                              |
| 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)<br>(4.0 min. - No max./1000 GLA)<br>Filling Station (5000 SF)<br>(1 min. - No max./1000 GFA) | 22 sp. min. - No max.<br>1 sp. min. - No max. |                |
| Total Commercial Parking Required:                                                                                          | 23 sp. min. - No max.                         | 50 sp.         |
| Total Commercial Parking Provided:                                                                                          |                                               | 50 sp.         |
| Handicap Parking:<br>(2% of total parking provided)                                                                         | 2 sp.                                         | 2 sp.          |
| Van Accessible Handicap Parking:<br>(1 sp./ 6 HC Sp.)                                                                       | 1 sp.                                         | 2 sp.          |
| Electric Vehicle Charging:<br>(1 sp./ 100 sp.)                                                                              | 0 sp.                                         | 4 sp.          |
| Motorcycle Parking:<br>(2% of total, up to max of 10 sp.)                                                                   | 0 sp.                                         | 0 sp.          |
| Car Share Spaces:<br>(1 sp./ 50-144 sp. + 1 sp. per 100 sp.)                                                                | 0 sp.                                         | 0 sp.          |
| Bicycle Parking:<br>Retail & Restaurant (5,414 SF)<br>Total Bicycle Spaces                                                  | 4 sp.<br>4 sp.                                | 4 sp.<br>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<br>3' ht. evergreen hedge<br>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<br>6' ht. evergreen hedge<br>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<br>1 tree per 30 feet of frontage.                                                             | Yes                  |
| (d) Internal Pervious Area                                                                      | 10% Min. (2,414 sf req'd)<br>(Parking Area Boundary: 24,414 sf)                                                         | 12.3% (3,632 sf)     |
| (e) Tree Canopy Coverage                                                                        | 30% Min. @ 15 yrs growth (8,824 sf req'd)                                                                               | 30% (10,074 sf)      |
| (f) Lighting                                                                                    | IESNA standards w/ full or partial cut-off fixtures<br>0.5 footcandles at any property line                             | Yes                  |

#### SHEET SCHEDULE

| SHEET NO. | SHEET TITLE      |
|-----------|------------------|
| 1         | COVER SHEET      |
| 2         | APPROVAL SHEET   |
| 3         | PRELIMINARY PLAN |

#### 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.: 24914  
Expiration Date: January 20, 2026

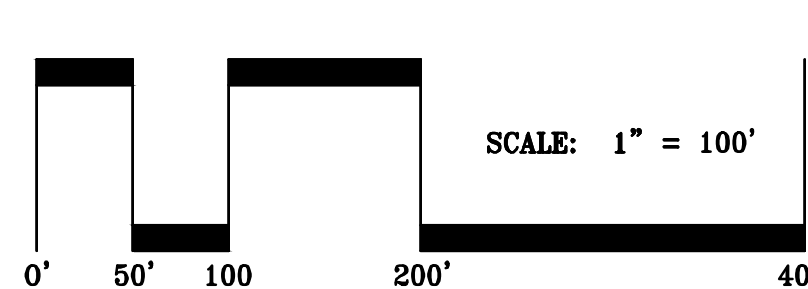
April 11, 2024  
Date

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

Preliminary Plan No. 12024xxxx



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



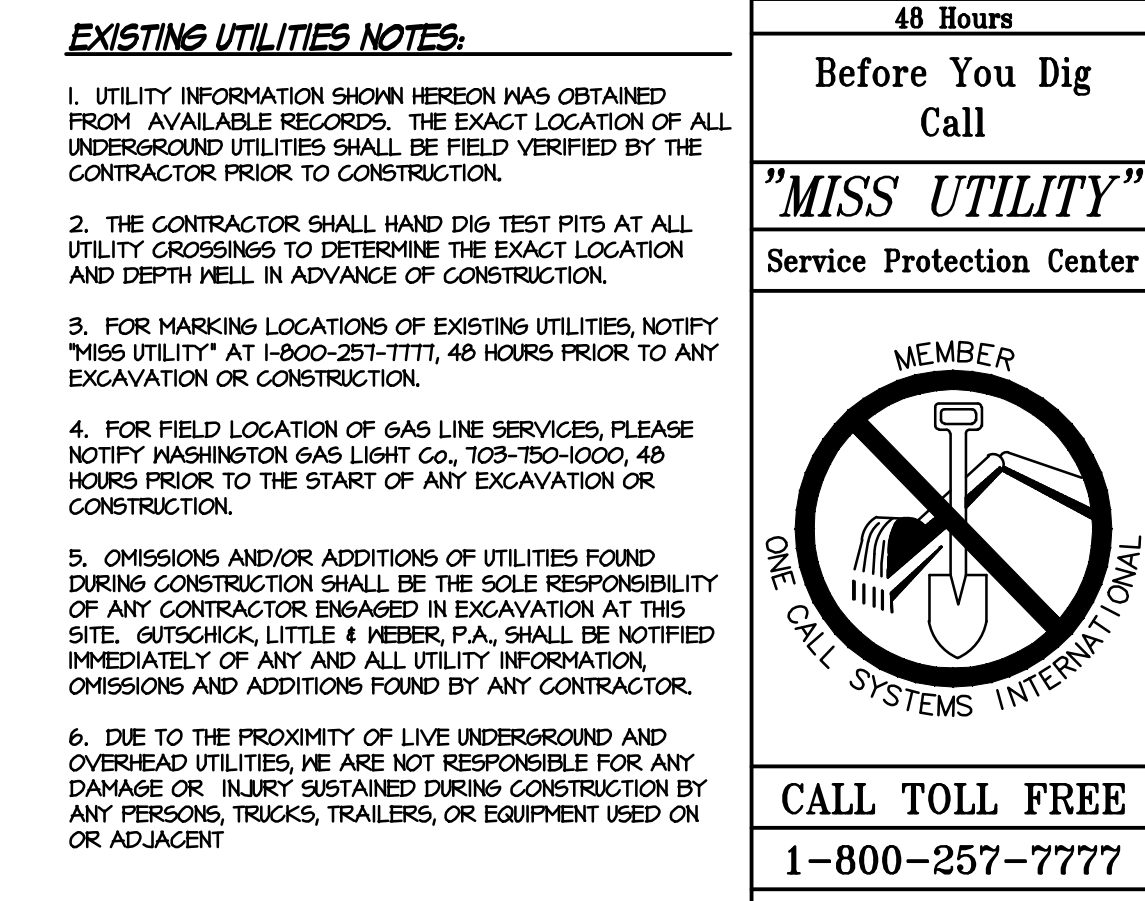
PREPARED FOR:  
HONG CHENG LLC & DONG YA LLC  
4106 SHAD LANE  
POTOMAC, MARYLAND 20854

|         |                               |
|---------|-------------------------------|
| SCALE   | 1"=100'                       |
| DATE    | APRIL 2024                    |
| ZONING  | CRT-1.5<br>C-1.0, R-0.5, H-45 |
| TAX MAP | 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 3 |



EX. CONTOURS

PROP. CONTOURS

EX. BUILDING

PROP. BUILDING (NON-RESIDENTIAL)

EX. STREAM

EX. CURB

PROP. CURB

PROP. CURB TYPE 1 (PLUSH)

PROP. CURB TYPE 2 (MOD)

EX. SIDEWALK

PROP. SIDEWALK

PROP. CONC. SIDEWALK

EX. ELECTRIC

EX. GAS

EX. SEWER

PROP. SEWER

EX. WATER

PROP. WATER

EX. STORM DRAIN

PROP. STORM DRAIN

PROP. LIMIT OF DISTURBANCE

EX. OVERHEAD WIRE

EXISTING TREE LINE

EX. FENCE

SOIL DELINEATION

SLOPES 25% OR GREATER

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

Conditional Use Plan No. CU 24

3 OF 7

# SITE PLAN

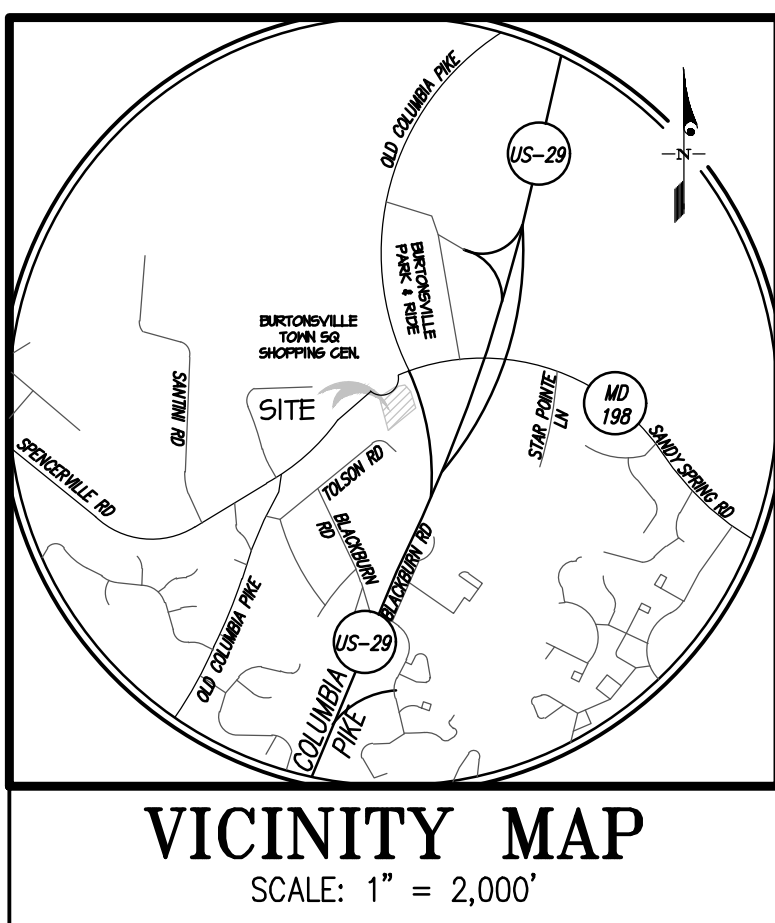
## Automobile Filling Station & Convenience Retail

### Wawa - Burtonsville

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

MEMBER  
ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE  
1-800-257-7777

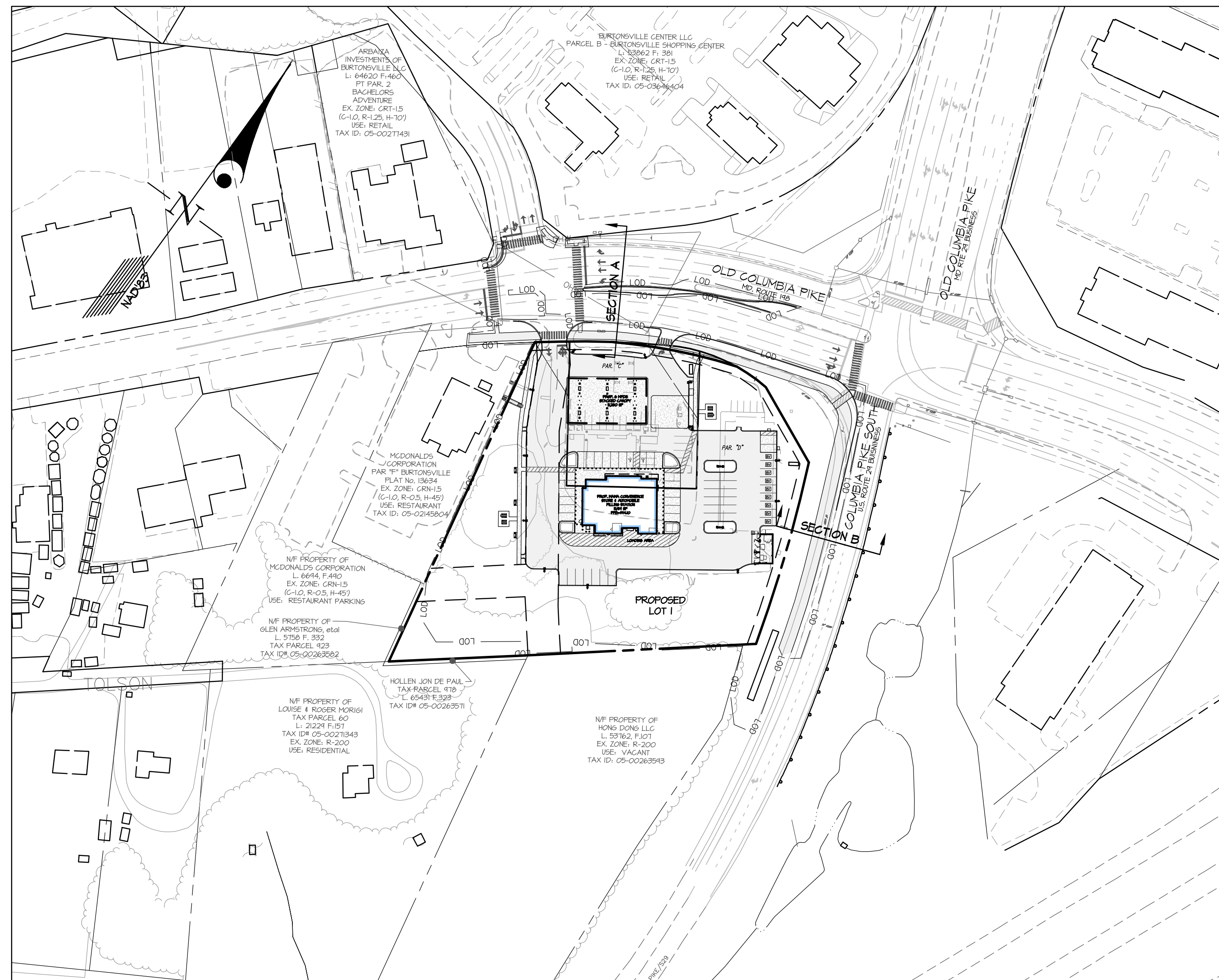


#### GENERAL NOTES:

- Owner/Developer:  
Hong Cheng, LLC  
4106 Shad Lane  
Potsdam, MD 20854  
Dong Ya, LLC  
4106 Shad Lane  
Potsdam, MD 20854
- Site Address:  
15505 & 15545 Old Columbia Pike  
Burtonsville, MD 20864
- Boundary survey by:  
GLN, 2018
- Topography by:  
GLN, 2018
- Map by:  
KS-62
- MSDC Grid:  
221-NE04
- Watershed:  
Little Point Branch, Use Class I
- Water & Sewer Service Category:  
Existing:  
W-1, S-1  
Proposed:  
W-1, S-1
- Flooding Zone Plan No. LMA H-134 Approved on 11/26/2019
- Natural Resources Inventory/Forest Stand Delineation, No. 420190400 Approved 1/17/2019
- Preliminary Forest Conservation Plan No. H-134 Approved 1/8/2020
- This Conditional Use Plan is to be reviewed and approved under the Montgomery County Zoning Code that was in effect October 30, 2014 (2014 Code).
- The Subject Property is within the 2012 Burtonsville Crossroads Neighborhood Plan & H-141 Fairland Master Plan.
- The site is not within a Special Protection Area (SPA) or Primary Management Area.
- There is no Floodplain on site per FEMA map #24031C0365D.
- The property is not listed on the Montgomery County locational atlas and index of historic sites.
- There are no Parental 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.
- MSDC right-of-way, public utility easements, stormwater management easements and stormwater management parcels may change in configuration, size and quantity per final utility, HESG, and Montgomery County SWM technical plan approvals.
- M-NCPPC Staff must respect all tree-save areas and protection devices before clearing and grading.
- Street trees and street lights will be reviewed and approved by MCDPS-RON section and/or the Maryland State Highway Administration at the time of RCM 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.
- 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

1. 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 sq ft)
  - Retail service establishment greater than 50,001 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
2. Buffer zone. 50' buffer zone abutting R-200 property. (May include SWM facilities).
3. Frontage Improvements. Project frontage improvements shall include the following: 10' shared-use path and street trees.
4. 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.
5. 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.
6. 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:   | 3.31 AC.                                                                                                 |
| Parcel N113:          | 0.65 AC.                                                                                                 |
| Parcel N124:          | 2.72 AC.                                                                                                 |
| Legal Description:    | Parcel N113 (Parcel C)<br>Tax ID: 01988445<br>Parcel N124 (Parcel D)<br>Tax ID: 01988434                 |
| Current Zone:         | CRTF-1.5, C-1.0, R-0.5, H-45<br>(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<br>(Convenience Retail 2500 SF, Retail 8,200 SF) |
| Proposed Use:         | Convenience Retail & Automobile Filling Station<br>(Convenience Retail 5,414 SF)                         |
| Proposed Development: | Standard Method                                                                                          |
| Development Program:  | Single Phase                                                                                             |
| Conditional Use Area: | 3.31 AC.                                                                                                 |

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

| Development Standards               | Allowed/Required     | Proposed                             |
|-------------------------------------|----------------------|--------------------------------------|
| FAR (Floor Area Ratio)              |                      |                                      |
| Non-residential:                    | 1.0 FAR (146,747 SF) | 0.04 FAR (5,414 SF)                  |
|                                     |                      | 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 (73,374 SF)  | 0.0 FAR (0 SF)                       |
| TOTAL FAR:                          | 1.5 FAR (220,146 SF) | 0.04 FAR (5,414 SF)                  |
| Building Height:                    | 45' max.             | 45' max.                             |
| Open Space:                         | 10% min.             | 10% min. (Public Open Space)         |
| Lot Coverage:                       | N/A                  | N/A                                  |
| Minimum Lot Area:                   | N/A                  | N/A                                  |
| Principal Building Setbacks (min.): |                      |                                      |
| 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                                                                                                                                            | Required by Zoning Ordinance (Min.-Max)       | Proposed       |
|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|----------------|
| Proposed Development:<br>Retail & Restaurant (5,414 SF)<br>4.0 min. - No max./1000 GLA<br>Filling Station (5000 SF)<br>(1 min. - No max./1000 GFA) | 22 sp. min. - No max.<br>1 sp. min. - No max. |                |
| Total Commercial Parking Required:                                                                                                                 | 23 sp. min. - No max.                         | 50 sp.         |
| Total Commercial Parking Provided:                                                                                                                 |                                               | 50 sp.         |
| Handicap Parking:<br>(2% of total parking provided)                                                                                                | 2 sp.                                         | 2 sp.          |
| Van Accessible Handicap Parking:<br>(1 sp./ 6 HC Sp.)                                                                                              | 1 sp.                                         | 2 sp.          |
| Electric Vehicle Charging:<br>(1 sp./ 100 sp.)                                                                                                     | 0 sp.                                         | 4 sp.          |
| Motorcycle Parking:<br>(2% of total, up to max of 10 sp.)                                                                                          | 0 sp.                                         | 0 sp.          |
| Car Share Spaces:<br>(1 sp./ 50-144 sp. + 1 sp. per 100 sp.)                                                                                       | 0 sp.                                         | 0 sp.          |
| Bicycle Parking:<br>Retail & Restaurant (5,414 SF)<br>Total Bicycle Spaces                                                                         | 4 sp.<br>4 sp.                                | 4 sp.<br>4 sp. |
| Short Term (Public):                                                                                                                               | 2 sp.                                         | 2 sp.          |
| Long Term (Private):                                                                                                                               | 2 sp.                                         | 2 sp.          |

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

|                                                                                                 | Required                                                                                    | Provided             |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|----------------------|
| (a) Property line adjacent to a R.O.W.:                                                         |                                                                                             | Yes                  |
| 6' wide cont. soil panel                                                                        |                                                                                             |                      |
| 3' ht. evergreen hedge                                                                          |                                                                                             |                      |
| 1 tree per 30 feet of street frontage or per applicable standards                               |                                                                                             |                      |
| (b) Property line adjacent to a lot or parcel in a one-family residential or agricultural zone: |                                                                                             | Yes, 50' min. Buffer |
| 10' wide cont. soil panel                                                                       |                                                                                             |                      |
| 6' ht. evergreen hedge                                                                          |                                                                                             |                      |
| 1 tree per 30 feet of frontage or per applicable standards                                      |                                                                                             |                      |
| (c) Property line adjacent to a lot or parcel in any zone not subject to (b), above:            |                                                                                             | Yes                  |
| 4' wide cont. soil panel                                                                        |                                                                                             |                      |
| 1 tree per 30 feet of frontage.                                                                 |                                                                                             |                      |
| (d) Internal Pervious Area                                                                      | 10% Min. (2,414 sq req'd)<br>(Parking Area Boundary: 24,414 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<br>0.5 footcandles at any property line | Yes                  |

#### 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.: 24914  
Expiration Date: January 20, 2026

April 11, 2024  
Date

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

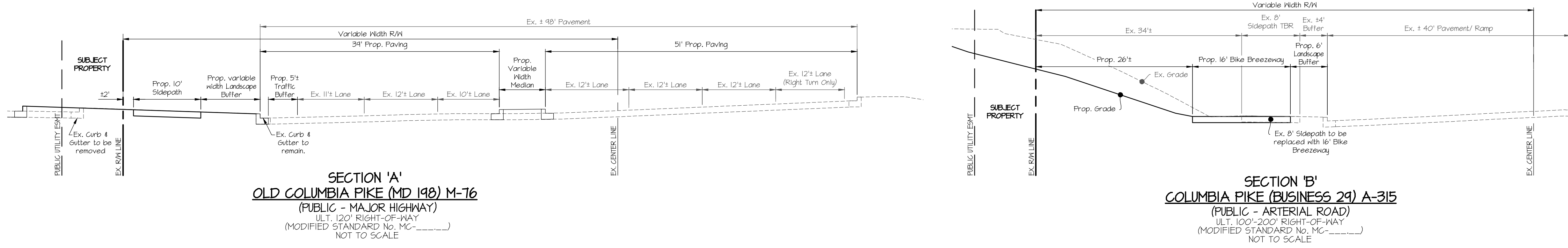
#### SHEET INDEX

| SHEET No.    | TITLE                                       |
|--------------|---------------------------------------------|
| 1            | COVER SHEET                                 |
| 2            | APPROVAL SHEET                              |
| 3            | SITE PLAN                                   |
| 4-6          | SITE DETAILS                                |
| 7            | LANDSCAPE PLAN                              |
| 8            | LANDSCAPE DETAIL SHEET                      |
| 9            | LIGHTING PLAN                               |
| 10           | LIGHTING DETAIL SHEET                       |
| FDA-1        | FIRE ACCESS PLAN                            |
| 1            | ARCHITECTURAL FLOOR PLAN                    |
| 2-3          | ARCHITECTURAL ELEVATIONS                    |
| FFCP 01 - 04 | FINAL FOREST CONSERVATION PLANS             |
| FFCP-05      | FINAL FOREST CONSERVATION PLAN DETAIL SHEET |

#### DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 82024xxxxx including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Dong Ya LLC & Hong Cheng LLC  
Contact Person or Owner: Kuo-Chien Cheng  
Address: 4106 Shad Lane  
Potsdam, MD 20854  
Phone: (201) 428-2421  
Signature: Kuo-Chien Cheng



**GLW**  
PLANNING | ENGINEERING | SURVEYING  
3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM  
PHONE: 301-421-4024 | FAX: 301-421-4188

|             |     |          |    |       |
|-------------|-----|----------|----|-------|
| DESIGNED BY | KAB |          |    |       |
| DRAWN BY    | KAB |          |    |       |
| CHECKED BY  | TML |          |    |       |
| DATE        |     | REVISION | BY | APP'R |



PREPARED FOR:  
HONG CHENG LLC & DONG YA LLC  
4106 SHAD LANE  
POTOMAC, MARYLAND 20854

|       |            |
|-------|------------|
| SCALE | 1"=100'    |
| DATE  | APRIL 2024 |

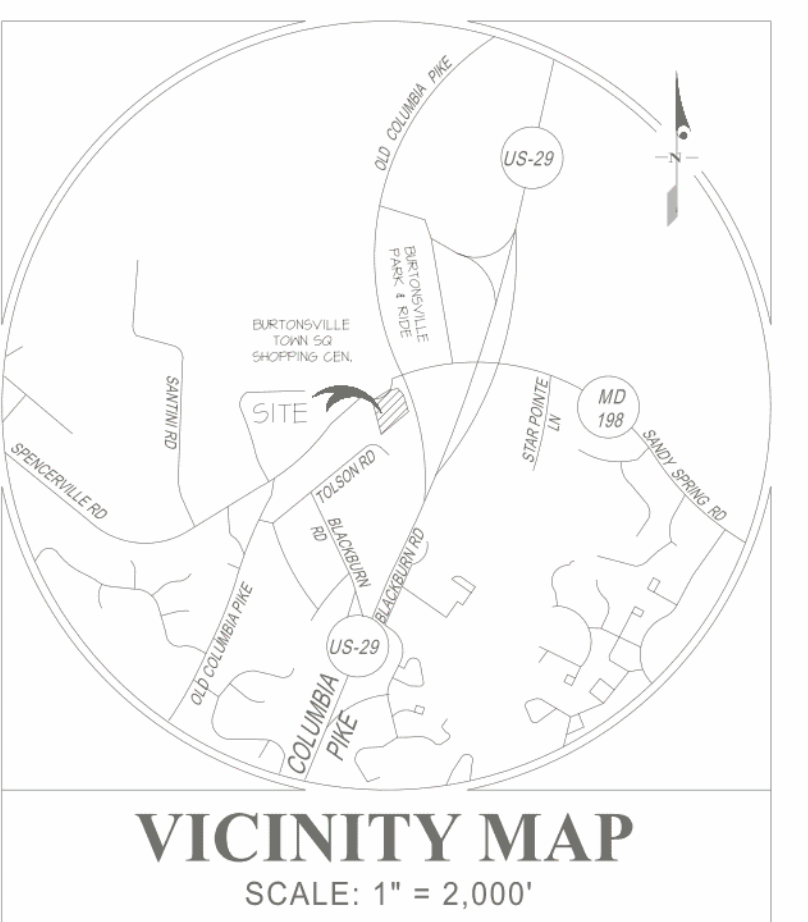
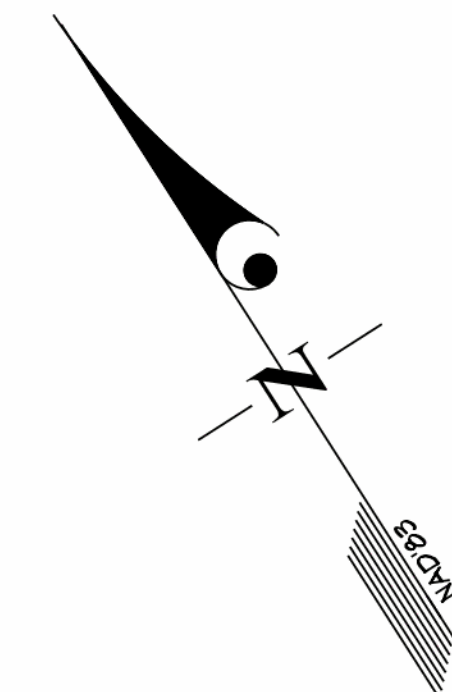
|         |                                |
|---------|--------------------------------|
| ZONING  | CRTF-1.5<br>C-1.0, R-0.5, H-45 |
| TAX MAP | KS-62                          |

**COVER 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

|                   |         |
|-------------------|---------|
| G. L. W. FILE No. | 23078   |
| SHEET             | 1 OF 10 |

L:\CADD\DRAWINGS\23078\PLANS BY GLW\SITE PLAN\23078-SP-01-Cover Sheet.dwg  
DATE: 4/11/24 10:45:11 AM  
DRAWN BY: KAB  
CHECKED BY: TML  
SCALE: 1"=100'





# Wawa - Burtonsville

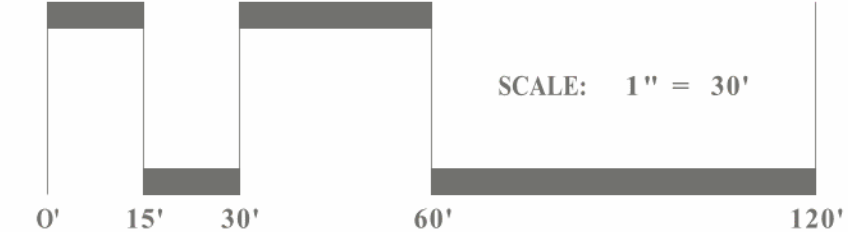
## Burtonsville, MD



PLANNING | ENGINEERING | SURVEYING

3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM  
PHONE: 301-421-4024 | BAL: 410-880-1820 | DCAVA: 301-989-2524 | FAX: 301-421-4186

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



|                                                                                            |                   |                                             |                                                                                                                                                                   |  |                             |
|--------------------------------------------------------------------------------------------|-------------------|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------|
| PREPARED FOR:<br>HONG CHENG LLC & DONG YA LLC<br>9106 SHAD LANE<br>POTOMAC, MARYLAND 20854 | SCALE<br>1"=30'   | ZONING<br>ORTF-1.5<br>C-1.0, R-5.0,<br>H-45 | ILLUSTRATIVE RENDERING<br><b>WAWA - BURTONSVILLE</b><br>Automobile Filling Station & Convenience Store<br>Parcel C & Parcel D<br>L. 15285 F. 145 & L. 50129 F.283 |  | G. L. W. FILE No.<br>23078  |
|                                                                                            | DATE<br>OCT. 2023 | TAX MAP - GRID<br>KS-62                     | COLESVILLE ELECTION DISTRICT No. 05                                                                                                                               |  | MONTGOMERY COUNTY, MARYLAND |