

**LEGEND**

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

- GENERAL NOTES**
- SITE AREA: Parcel N13 (Parcel C) 3.31 Ac.  
Parcel N24 (Parcel D) 0.65 Ac.  
Parcel N24 (Parcel D) 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 #240310385D.
  - 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 (S.P.) 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.
WETLANDS	0.00 Ac.	0.00 Ac.
WETLANDS 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, National 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

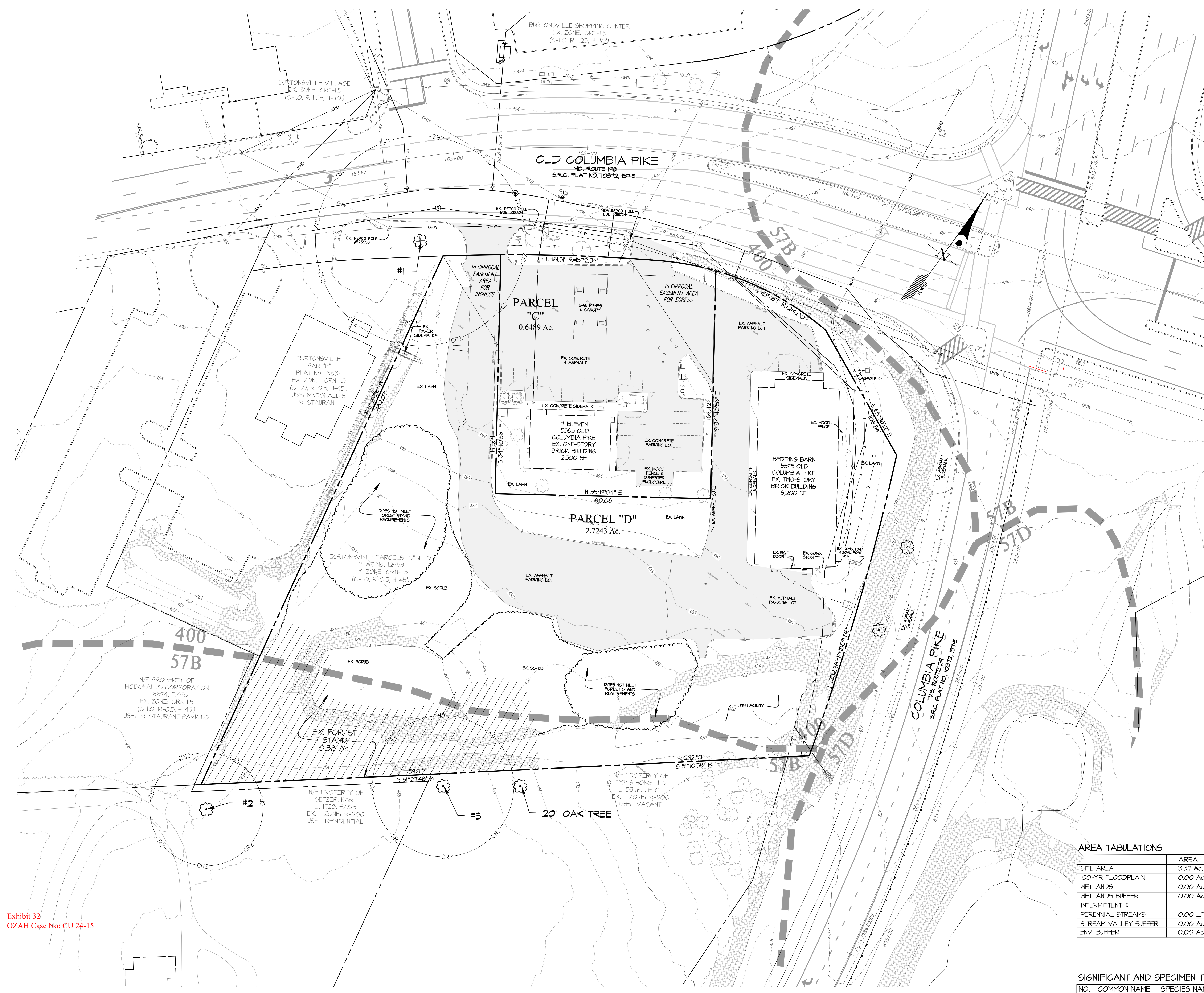
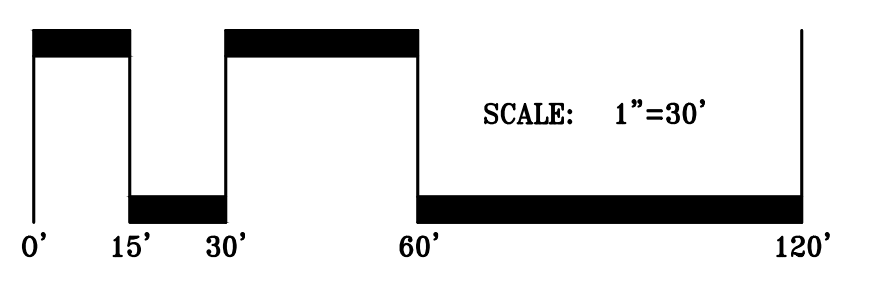


Exhibit 32  
OZAH Case No. CU 24-15

**GLW**  
PLANNING [ENGINEERING] SURVEYING  
3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20896 | GLWPA.COM  
PHONE: 301-421-4024 | BALT: 410-880-1800 | DC/VA: 301-489-2524 | FAX: 301-421-4188

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



PREPARED FOR:  
HONG CHENG LLC & DONG YA LLC  
9106 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	GRD
KS-62	

**EXISTING CONDITIONS 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  
1 OF 1