Conditional Use Plan

Automobile Filling Station

Wawa - Burtonsville

No. CU 24-XX

48 Hours
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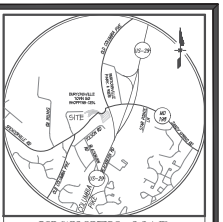
1-800-257-7777

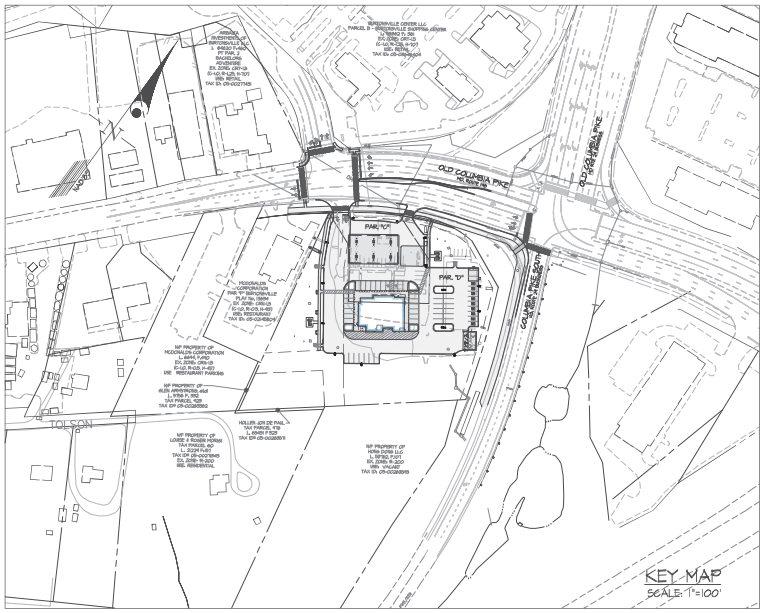


GENERAL NOTES:

1. Owner/Developer
   Hong Cheng, LLC
   9106 Shad Lane
   Potomac, MD 20854
   Dong Ya LLC
   9106 Shad Lane
   Potomac, MD 20854
2. Site Address:
   15585 & 15595 Old Columbia Pike
   Burtonsville, MD 20866
3. Boundary survey by: GLW, 2018
4. Topography by: GLW, 2018
5. Tax map: KS-62
6. WSSC data: 22-NE04
7. Watersheds: Little Paint Branch, Use Class I
8. Water & Sewer Service Category
   Existing: W-1/ S-1
   Proposed: W-1, S-1
9. Floating Zone Plan No. LMA H-134 Approved on 11/26/2019
10. Natural Resources Inventory/Forest Stand Delineation, No. 420190900 Approved 1/17/2014.
11. Preliminary Forest Conservation Plan No. H-134 Approved 1/8/2020.
12. This Conditional Use Plan is to be reviewed and approved under the Montgomery County Zoning Code that was in effect October30, 2014 (2014 Code).
13. The Subject Property is within the 2012 Burtonsville Crossroads Neighborhood Plan & 1997 Fairland Master Plan.
14. The site is not within a Special Protection Area (SPA) or Primary Management Area.
15. There is no Floodplain on site per FEMA map #24031C0385D.
16. The property is not listed on the Montgomery County locational atlas and index of historic sites.
17. There are no Perennial Streams or Wetlands on-site.
18. There are no known county champion trees located on or adjacent to the site as per the 2019-2020 publication of champion trees in Montgomery County, Maryland.
19. All utilities are conceptual and are shown for informational purposes only and subject to change. See appropriate approved final utility construction plans.
20. WSSC right-of-ways, public utility easements, stormwater management easements and stormwater management parcels may change in configuration, size and quantity per final utility, WSSC, and Montgomery County swm technical plan approvals.
21. M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading.
22. 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.
23. 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.
24. 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.
25. Final improvements along MD Route 198 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 GRT zone, are prohibited:
   a. Nursery (retail)
   b. Ambulance, rescue squad (private)
   c. Hospital
   d. Funeral home
   e. Hotel
   f. Research and development
   g. Structured parking
   h. Conference center
   i. Recreation and Entertainment facility major (over 1,000 person capacity)
   j. Combination retail store (a department store with more than 85,000 sf)
   k. Retail service establishment greater than 50,001 square feet
   l. Light vehicle sales and rental (indoor)
   m. Light vehicle sales and rental (outdoor)
   n. Car wash
   o. Vehicle service repair (major).
   p. Dry cleaning
   q. Medical/ scientific manufacturing and production
   r. Bus, rail terminal/ station
   s. Taxi/ limo facility
   t. Utility distribution line
   u. Self-storage facility
   v. 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 Floating 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.B.1. Final location to be determined at Site Plan.



SITE DATA:

Existing Site Area:	3.37 Ac.
Parcel N813:	0.65 Ac.
Parcel N824:	2.72 Ac.
Legal Description:	Parcel N813 (Parcel C) Tax ID: 01488445 Parcel N824 (Parcel D) Tax ID: 01488434
Existing Zone:	GRT-1.5, C-1.0, R-0.5, H-45 (Commercial Residential Town-Floating)
Existing Use:	Convenience Retail, Retail & Automobile Filling Station (Convenience Retail 2,500 SF, Retail 8,200 SF)
Allowed Uses:	All uses allowed in the GRT Zone, except as modified by Floating Zone Plan Binding Elements.
Proposed Use:	Convenience Retail (Allowed GRT Zone) Restaurant (Allowed in GRT Zone) Automobile Filling Station (Allowed with Conditional Use Approval (General Building Type, Multi-use: 5,414 SF)
Proposed Development:	Standard Method
Development Program:	Single Phase
Conditional Use Area:	3.37 Ac.

DEVELOPMENT STANDARDS - GRT-1.5 ZONE (Sect. 5.3.5 Commercial/Residential Floating Zone)

Development Standards	Allowed/Required	Proposed
FAR (Floor Area Ratio)		
Non-residential:	1.0 FAR (146,797 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 (73,398 SF)	0.0 FAR (0 SF)
TOTAL FAR:	1.5 FAR (220,196 SF)	0.04 FAR (5,414 SF)
Building Height:***	45' max.	± 30'*
Open Space:	10% min. (Public 0.5)**	10% min. (146,910 SF)
Lot Coverage:	No Requirement	7.2 % (± 11,194 SF).
Minimum Lot Area.	No Requirement	3.37 Ac.

* Height must satisfy the compatibility standards under Section 4.1.8.B.
** For Floating zones, open space is required under the equivalent Euclidean zone that determines uses.

Setbacks***	Allowed/Required (per Floating Zone Plan):	Proposed
Principal Building Setbacks		
Retail/Restaurant		
Front-(Md Route 198)	0' min.	± 154'
Side Street-(Md Route 29)	0' min.	± 154'
Side-(West- abutting CRN)	0' min.	± 124'
Rear- (South-abutting R-200)	50' min.	± 144'
Gas Canopy		
Front- (Md Route 198)	0' min.	± 41'
Side Street-(Md Route 29)	0' min.	± 206'
Side-(West- abutting CRN)	0' min.	± 59'
Rear- (South-abutting R-200)	50' min.	± 278'
Accessory Structures		
Front-(Md Route 198)	0' min.	10' min.
Side Street-(Md Route 29)	0' min.	10' min.
Side-(West- abutting CRN)	0' min.	10' min.
Rear- (South-abutting R-200)	50' min.	50' min.

***Pursuant to Section 5.3.5.B.2, Setbacks from the site boundary and maximum height are established by the floating zone plan. All other setbacks are established by the site plan approval process.

Parking Standards (Section 6.2.4)

	Allowed/Required (Min-Max)	Proposed
Proposed Development		
Retail: (2,716 SF) (3.5 min - 6 max/1000 GLA)	10 sp min. - 17 sp max.	
Filling Station: (500 SF) (1 min - 2.5 max/1000 GFA)	1 sp min. - 2 sp max.	
Restaurant: (2,103 SF) (4 min - 12 max/1000 Patron Area)	8 sp min. - 33 sp max.	
Total Parking Required:	22 sp. min. - 52 max.	
Total Parking Provided:		50 Sp.
Handicap Parking: (2% of total parking provided)	1 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.	9 sp.
Motorcycle Parking: (2% of total, up to max of 10 Sp.)	0 Sp.	0 Sp.
Car Share Spaces: (1 Sp./ 50-149 Sp.)	1 SP.	1 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.

Section 6.2.9 Parking Lot Landscaping & Outdoor Lighting

C. Parking Lot Requirements for 10 or more spaces

	Required	Provided
1. Landscaped Area	5% of parking lot landscaped. Islands a min. of 100 SF. Max. 20 spaces between islands. (1,470 sf req'd.)	12.8% (9,632 sf)
2. Tree Canopy	25% Min. @ 20 yrs growth. (7,354 sf req'd.)	30% (10,074 sf)
3. Perimeter Planting		
(a) Property that abuts a residential Detached Zone:	10' wide planting area. 6' ht. hedge, fence or wall. 1 canopy tree per 30 feet, and 2 understory trees per canopy tree.	10' min. planting area & required plantings.
(b) Property abuts any other zone or right-of-way, (unless abutting another parking lot)	6' wide planting area. 3' ht. hedge or wall. 1 tree per 30 feet.	6' min. planting area & required plantings.
4. Lighting	Parking lot lighting must satisfy Section 6.4.4, General Outdoor Lighting Requirements.	Complies with Section 6.4.4 (see chart)

Section 6.4.4. General Outdoor Lighting Requirements

B. Design Requirements		
1. Fixture (Luminaire)	Full or partial cut-off fixtures	All fixtures are full or partial cut-off.
2. Fixture Height.	Parking lot fixture height- 30' Max. Pedestrian area fixture height - 15' max.	Complies, all parking lot lights, 30' max. height. No pedestrian lights.
3. Light Source (Lamp)	Light source must be incandescent, fluorescent, LED, metal halide, or color-corrected high-pressure sodium.	Complies, all lights LED
C. Lighting Types		
1. Security Lighting	a. Building-mounted security fixture must not project above fascia or roof line of the building and must be shielded. b. Any security fixture must not face ground floor residential uses. c. Any security fixture must not be substituted for parking or walkway lighting, and must be located in a loading, storage, service area.	Complies, no building mounted lights above fascia or roof. Complies, no residential use. Complies, all security lighting in loading & storage areas.
2. Accent Lighting	Only accent may be directed upward. Accent lighting must be located, aimed, or shielded to minimize light spill and glare.	Complies, no accent lighting
3 Canopy Area Lighting	All canopy fixtures must be full cutoff fixture with flush lens cover or recessed within the canopy. Canopy lighting must be 30 footcandles or less under the canopy.	Complies, full cut-off fixtures less than 30 footcandles under the canopy.
4. Residential Entrances	N/A, no residential entrances.	
5. Outdoor Recreation	N/A, No recreation areas.	
6. Commercial Businesses	Only Section 6.4.4.E. apply to lighting placed on or within a building.	Yes, Section 6.4.4.E applies.
D. Excessive Illumination	On-site illumination must be 0.5 footcandles or less at the lot line, excluding street lights within the right-of-way.	Complies, No illumination above 0.5 footcandles at the property line
E. Conditional Uses	Outdoor lighting must be directed, shielded, or screened to ensure illumination is 0.1 footcandles or less at any lot line that abuts a lot with a detached house building type, not located in a Commercial/Residential or Employment zone.	Complies, No illumination above 0.1 footcandles along R-200 property line.

EXISTING UTILITIES NOTES:

1. 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.
2. THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.
3. FOR MARKING LOCATIONS OF EXISTING UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
4. FOR FIELD LOCATION OF GAS LINE SERVICES, PLEASE NOTIFY WASHINGTON GAS LIGHT CO., 703-750-1000, 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
5. CROSSINGS 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.
6. 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. CONTOURS
PROP. CONTOURS
EX. BUILDING
PROP. BUILDING (NON-RESIDENTIAL)
EX. STREAM
EX. CURB
PROP. CURB
PROP. CURB TYPE I (FLUSH CURB)
PROP. CURB TYPE-2 (MOUNTABLE)
EX. SIDEWALK
PROP. SIDEPATH
PROP. CONC. SIDEWALK
EX. ELECTRIC
EX. GAS
PROP. SEWER
EX. WATER
PROP. WATER
EX. STORM DRAIN
PROP. LIMIT OF DISTURBANCE
EX. OVER HEAD WIRE
EXISTING TREE LINE
EX. FENCE
SOIL DELINEATION
SLOPES 25% OR GREATER
ELECTRIC VEHICLE PARKING SPACES
PROP. PARKING LOT LIGHT POLE
EX. UTILITY POLE
EX. LIGHT
PROP. LIGHT POLE

SHEET SCHEDULE

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	APPROVAL SHEET
3	CONDITIONAL USE PLAN
4-6	SITE DETAILS SHEET
7	LANDSCAPE PLAN & DETAILS
LI-L3	LIGHTING PLAN
A1-A2	ARCHITECTURE PLANS & ELEVATIONS

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.: 29914
Expiration Date: January 20, 2026

January 25, 2024
Date

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

Conditional Use Plan No. CU 24-XX

GLW
PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALT.: 410-880-7570 | DC&VA: 301-989-2524 | FAX: 301-421-4186

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

SCALE: 1" = 100'
0' 50' 100 200' 400'

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

SCALE	ZONING
1"=100'	GRT-1.5, C-1.0, R-0.5, H-45
DATE	TAX MAP - GRID
APRIL 2024	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 — MONTGOMERY COUNTY, MARYLAND

G. L. W. FILE No. 23078

SHEET 1 OF 7

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Exhibit 7 (a)
OZAH Case No: CU 24-15