

October 31, 2024

ATTACHMENT D

Mr. Nick Driban
Lenhart Traffic Consulting, Inc.
645 Baltimore Annapolis Blvd., Suite 214
Severna Park, MD 21146

Dear Mr. Driban:

Thank you for the opportunity to review the **6th TIS Submittal and Point-by-Point response prepared and submitted by Lenhart Traffic Consulting, Inc. on October 2nd, 2024** for the proposed **Cheng Property:15585-15595 Old Columbia Pike 7-11** development (**SHA Project #: 19APMO020XX**) located on **MD 198 (Old Columbia Pike)** at Mile Point: **3.43** in **Montgomery County, Maryland**.

The State Highway Administration's (SHA) review has been completed and we are pleased to respond.

- The proposed development is located within the southwest quadrant of the intersection of MD 198 (Sandy Spring Road) and Old Columbia Pike/US 29 (Columbia Pike), in Burtonsville, Montgomery County, Maryland.
- The proposed land use is a 5,919 square feet of convenience store with 12 fueling stations. This replaces the existing 8,100 square foot furniture store and 2,496 square foot convenience store with 8 fueling stations. The redevelopment is projected to generate an additional 100 AM and 252 PM peak hour trips, or 49 AM and 144 PM peak hour trips after trip reductions.
- Proposed site access is via one full movement access and one right-out access point on MD 198, with signalization proposed for the full movement access.

Based on the information provided, please address the following comments in a point-by-point response. However, while the proposed signal is warranted, and the submitted Design Request (DR) for the signal is being reviewed for approval, at the same time SHA will also be in the process of coordinating with McDonald's on how the improvements could affect their access".

Travel Forecasting and Analysis Division (TFAD) Comments by (Mr. Scott Holcomb):

1. TFAD has no comments on the offsite improvements shown on Exhibit G, and again notes (as has been acknowledged by the applicant) that the design of the access points in the

Access Permit stage continue to be coordinated with MCDOT and SHA regarding consistency with the adjacent design and planning studies.

District 3 Traffic Comments by (Mr. Alvin Powell):

District 3 Traffic has completed its review of the LATR for the subject development located within the southwest quadrant of the intersection of MD 198 (Sandy Spring Road) and Old Columbia Pike/US 29 (Columbia Pike), in Burtonsville, Montgomery County, Maryland. Access to the proposed development will be via two intersections along MD 198. The developer proposes redevelopment of two parcels currently containing 8,100 square feet of retail space and a convenience market with eight (8) fueling positions into a 19,750 square feet shopping center and convenience market with twelve (12) fueling stations. The redevelopment is projected to generate an additional 100 AM and 252 PM peak hour trips, or 49 AM and 144 PM peak hour trips after trip reductions.

We have the following comments.

1. SHA has reviewed the developer recommended offsite improvements associated with this development. SHA reserves comments on these improvements at this time. Additional comments will be provided at the plan review stage of this development.
2. In previous submittals of the Traffic Impact Study for this development, SHA noted that the minor street movements at MD 198 and Burtonsville Town Square Shopping Center / site access experienced unacceptable delays during both the AM and PM peak under existing unsignalized conditions. At that time, SHA indicated its readiness to consider a traffic control signal at this intersection which would ultimately service this proposed development and the adjacent fast-food restaurant. We note the following:
 - a. The results of a subsequent traffic signal warrant analysis performed at the subject intersection indicated that a signal was warranted based on the existing intersection volumes. SHA concurred with these findings.
 - b. Appropriate mitigation in the form of a traffic control signal was proffered by this development to address the capacity and queueing issues identified at this intersection.
 - c. SHA notes a commitment by this development to install the associated traffic control signal at this intersection. To this end, a design request (DR) application has been submitted by this development to SHA for consideration and is currently being processed.
 - d. Installation of a traffic control signal at MD 198 and Burtonsville Town Square Shopping Center / Proposed Site Access is required to maintain acceptable traffic operations at that intersection.

Mr. Nick Driban
SHA Tracking No.: 19APMO020XX
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3. SHA notes that there are unresolved safety issues associated with the interaction of various vehicle movements of the existing adjacent fast-food restaurant site access and the proposed signalization of the MD 198 and Burtonsville Town Square Shopping Center / proposed site access. These issues will have safety implications on the proposed site access. Please be aware of the following:
 - a. SHA is in discussion with the owners of the adjacent McDonald's fast-food restaurant to reduce the number of conflict points at their adjacent existing access. A reduction in the number of conflict points will significantly improve safety at that location as well as this proposed site access.
 - b. Further action, as determined by SHA, will be required to mitigate the safety issues identified. The actions may impact the roadway geometry and the design and operation of the proposed traffic control signal.
 - c. Additional coordination between SHA, Cheng Property, and the owners of the adjacent McDonalds Restaurant will be required. SHA will keep all parties informed throughout this process as may be appropriate.

If you have any questions, please contact Alvin Powell at apowell@primeeng.com

The SHA concurs with the report findings for this project as currently proposed and will not require the submission of any additional traffic analyses. However, an access permit will be required for all construction within the SHA right of way. Please submit electronically (via our online system <https://mdotsha.force.com/accesspermit>) the proposed improvement plans (including a set of hydraulic plans and computations) and all supporting documentation to the Access Management Division. Please reference the SHA tracking number on any future submissions.

Please keep in mind that you can view the reviewer and project status via SHA Access Management Division web page at <https://www.roads.maryland.gov/mdotsha/pages/amd.aspx>. Please note, if this project has not obtained an SHA access permit and begun construction of the required improvements within five (5) years of this approval, extension of the permit shall be subject to the submission of an updated traffic impact analysis in order for SHA to determine whether the proposed improvements remain valid or if additional improvements will be required of the development.

Mr. Nick Driban
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If you have any questions, or require additional information, please contact Mr. Kwesi Woodroffe at 301-513-7347, by using our toll free number (in Maryland only) at 1-800-749-0737 (x7347), or via email at kwoodroffe@mdot.maryland.gov or shaamdpermits@mdot.maryland.gov

Sincerely,



11/1/24

for Mr. Derek Gunn, P.E.
District Engineer, SHA - District 3.

DG/eui

cc: Ms. Rola Daher, SHA – TFAD
Mr. Scott Holcomb, SHA – TFAD
Mr. Alvin Powell, SHA - District 3 Traffic
Mr. Deepak Somarajan, Montgomery County Department of Transportation
Anup Singh Thapa, SHA – OOTS TDS
Mr. Chris Van Alstyne, Montgomery Planning
Mr. Kwesi Woodroffe, Access Management Regional Engineer, SHA - District 3
Ms. Urooj Zafar, ADE – Project Development, SHA - District 3



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

August 22, 2024

Mr. Jonathan Casey, Planner II
Upcounty Planning Division
The Maryland-National Capital
Park & Planning Commission (M-NCPPC)
2425 Reddie Drive,
Wheaton, MD 20902

RE: Preliminary Plan Letter
Preliminary Plan No. 120240160
Wawa Burtonsville

Dear Mr. Casey:

We have completed our review of the revised Preliminary Plan uploaded to eplans on July 31, 2024. Committee. The Development Review Committee reviewed a previous Preliminary Plan at its July 16, 2024, meeting.

The subject property is fronting the public streets maintained by the Maryland State Highway Administration (MDSHA). Therefore, MCDOT does not have any jurisdiction other than the maintenance and operation of the storm drain, traffic signal, sidewalk, bus stop, bus shelter, or shared use path. Per Montgomery County Code Chapter 50 Section 4.2, MCDOT shall provide the following recommendations about the subject property per the review of the preliminary plan for the attention of the concerned agencies.

Preliminary Pan Comments

1. We defer to MDSHA for a final decision on the improvements along Old Columbia Pike (MD-198) and Columbia Pike South Ramp (MD-29) but have the following comments:
 - i. Old Columbia Pike (MD-198):
 - a. We recommend building the proposed curb along the edge of the travel lane, as shown on the plans, to eliminate the 5-ft shoulder.
 - b. The plans show a 10-ft wide shared-use path along the site frontage, which the applicant shall install as part of the right-of-way permit to comply with the Bicycle Master Plan.
 - ii. Columbia Pike South Ramp (MD-29):
 - a. The plans show a 16-ft wide breezeway along the site frontage, which the applicant shall install to comply with the Bicycle Master Plan.

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

2. **Sight Distance:** We defer to MDSHA for the sight distance at the proposed site entrance as MDSHA maintains the public right-of-way.
3. **Storm Drain Analysis:** We defer to MDSHA for approval.
4. **Traffic Impact Study (TIS):** A previous TIS letter was issued on February 13, 2024. We are revising our comments from the February 13, 2024, letter. The comments below are requests for MDSHA to provide to the applicant as MCDOT has no authority on state intersections other than those listed above on page 1 of this document.
 - a. We recommend that MDSHA require the applicant to bond the traffic signal at the first-ROW permit. The applicant shall design and install the traffic signal, including an Accessible Pedestrian Signal (APS), at the intersection of Old Columbia Pike (MD-198) and the Site Access/Shopping Center for all legs of the intersection. The signal must be operational before the opening of the building.
 - b. We recommend that MDSHA require the applicant to bond at the first-ROW permit, design and install the reconstruction of the eastbound approach of Old Columbia Pike (MD-198) & Columbia Pike South Ramp (MD-29) by removing the free right-turn along the site's frontage. This work should be completed before the opening of the subject site.
 - c. We recommend the applicant reconstruct the proposed eastern access point as a right-out-only access with approval from MDSHA.
 - d. We agree with the consultant's findings and improvements regarding the bicycle, pedestrian, and transit adequacies, with approval from MDSHA.

Standard Plan Review Comments

1. All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Montgomery County Department of Permitting Services (MCDPS) in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.
2. Design all access points and alleys to be at-grade with the sidewalk, dropping down to street level between the sidewalk and roadway. Driveway aprons should be provided for all alleys.
3. We recommend a 10-Public Utility Easement (PUE) along all street frontages.
4. The applicant is responsible for relocating utilities along existing roads to accommodate the required roadway improvements.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. Deepak Somarajan, our Development

Mr. Jonathan Casey
Preliminary Plan No. 120240160
August 22, 2024
Page 3

Review Engineer for this project at deepak.somarajan@montgomerycountymd.gov or at (240) 777-2194.

Sincerely,

Deepak Somarajan Digitally signed by Deepak Somarajan
Date: 2024.08.22 15:20:18 -04'00'

Deepak Somarajan, Engineer III
Development Review Team
Office to Transportation Policy

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\Preliminary Plan\120240160-Wawa Burtonsville\Letter\120240160-Wawa Burtonsville-MCDOT Prelim ltr

cc: Sharepoint Correspondence Folder FY'25

cc-e:	Keith Bennett	GLW
	Patricia Harris	Lerch, Early & Brewer, Chtd.
	Kwesi Woodroffe	MDSHA District 3
	Atiq Panjshiri	MCDPS RWPR
	Sam Farhadi	MCDPS RWPR
	Mark Terry	MCDOT DTEO
	Kamal Hamud	MCDOT DTEO
	Rebecca Torma	MCDOT OTP



Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 01-Aug-24
TO: Tim Longfellow
Gutschick Little & Weber, PA
FROM: Marie LaBaw
RE: Wawa - Burtonsville
820240170 120240160

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **31-Jul-24** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

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

MEMBER
ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
1-800-257-7777

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

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

LEGEND

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

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.: 24914
Expiration Date: January 20, 2026

May 10, 2024
Date

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

FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.

BY: SAC PW: 43 DATE: 8/1/2024

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 82024010, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Dong Ya LLC & Hong Cheng LLC

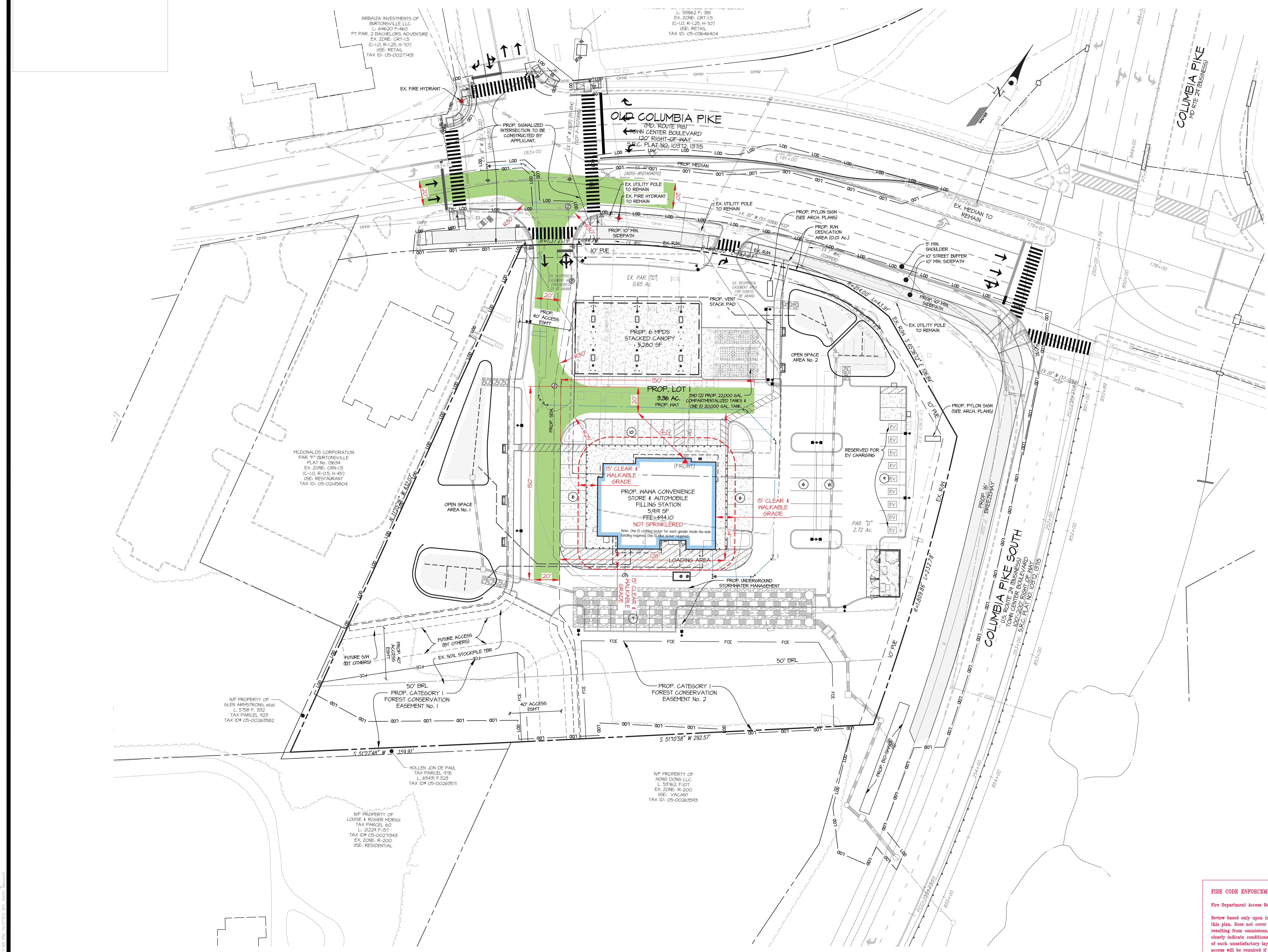
Contact Person or Owner: Kuo-Chien Cheng

Address: 9106 Shad Lane, Potosi, MD 20854

Phone: (301) 428-2421

Signature: Kuo-Chien Cheng

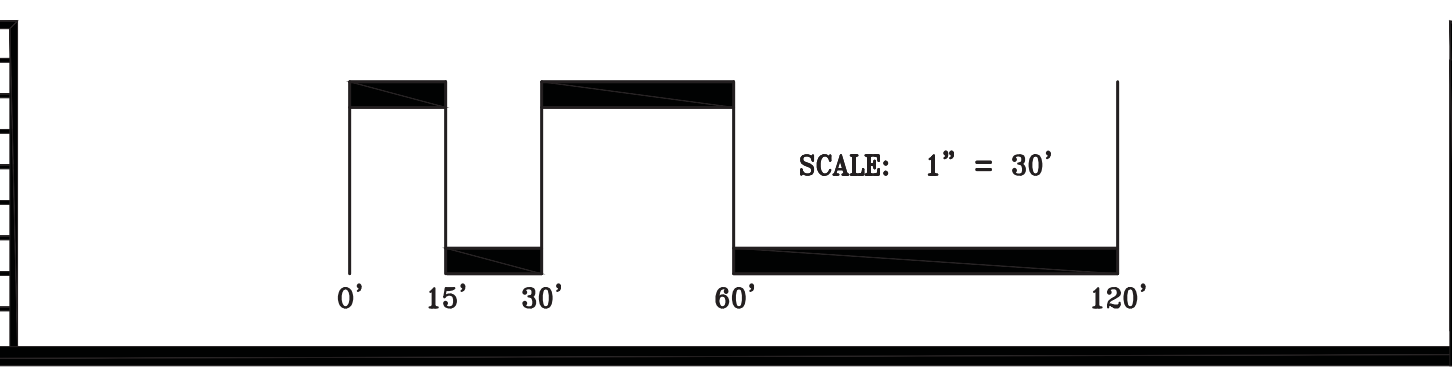
Site Plan No. 820240170



GLW
PLANNING [ENGINEERING] SURVEYING

3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20896 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1850 | DC/VA: 301-489-2524 | FAX: 301-421-4188

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"=30'	CRF-1.5 C-1.0, R-5.0, H-45
DATE	TAX MAP - GRID
MAY 2024	KS-62

FIRE ACCESS PLAN

Wawa - Burtonsville
Automobile Filling Station & Retail/ Restaurant
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
8 OF 11

L:\CADD\DRAWINGS\23078\PLANS BY GLW\SITE PLAN\23078-SP-08-Fire Access.dwg



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

June 5, 2024

Mr. David Cha
Gutschick, Little and Weber, P.A.
3909 National Drive, Suite 250
Burtonsville, Maryland 20866

Re: **SITE DEVELOPMENT STORMWATER
MANAGEMENT PLAN** Request for
Wawa Burtonsville
15585/15595 Old Columbia Pike
Preliminary Plan #: 120240160
Site Plan #: 820240170
SM File #: 290015 Revision 1
Tract Size/Zone: 3.37 Ac./146,938 sq.ft./CRT
Total Concept Area: 3.25 Ac./141,446 sq.ft.
Parcel(s): C, D
Watershed/Class: Little Paint Branch/I
Redevelopment (Yes/No): Yes

Dear Mr. Cha:

Based on a review by the Department of Permitting Services Review Staff, the Site Development Stormwater Management Plan for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via micro-bioretenion and underground detention for 100-year control from the outfall to the SHA right-of-way.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this project.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Stormwater Management for improvements in the SHA right-of-way are not reviewed by DPS. However, any stormwater management required by SHA must be included on the final design plans submitted to DPS.
5. Prior to the first submission of the final design plans, verify the storm drain capacity in the receiving downstream public system, and provide written confirmation from SHA as to what level of control will be required on-site for this discharge.



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311
www.montgomerycountymd.gov/permittingservices

Mr. David Cha
June 5, 2024
Page 2 of 2

6. There is an existing DEP asset (#10974) which falls within the limit of disturbance. At the final design stage, this asset must be shown, and its removal must be detailed on the plans.
7. Landscaping in areas located within the stormwater management easement which are shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purposes only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Montgomery County Department of Permitting Services, Water Resources Section.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Sherryl Mitchell, PE at 240-777-5206 or sherryl.mitchell@montgomerycountymd.gov.

Sincerely,

Mark Etheridge

Mark Etheridge, Manager
Water Resources Section
Division of Land Development Services

cc: Neil Braunstein
SM File # 290015

ESD: Required/Provided 10,763 cf / 11,611 cf
PE: Target/Achieved: 1.80"/1.94"
STRUCTURAL: N/A cf
WAIVED: N/A ac.