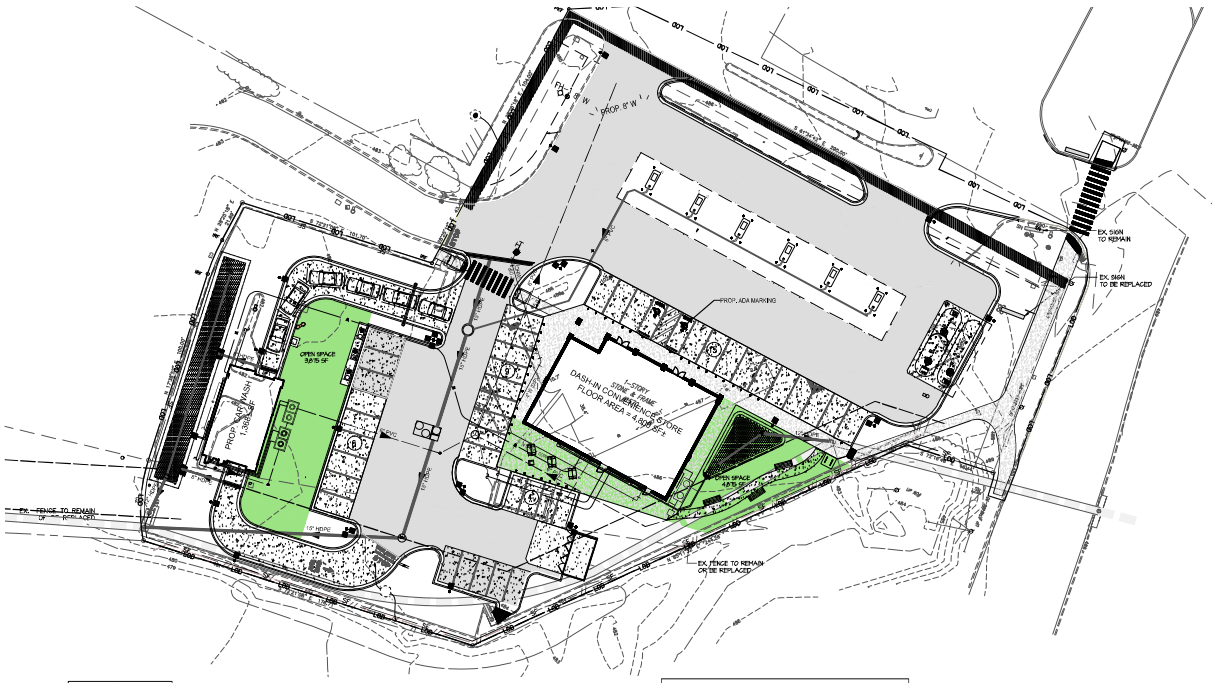


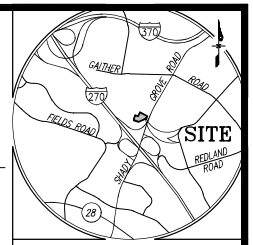
LEGEND

- PROPOSED BUILDING
- EXISTING BUILDINGS
- PROPERTY LINE
- EX. CONTOURS
- PROP. CONTOURS
- EX. CURB
- PROP. CURB
- EX. SIDEWALK
- PROP. SIDEWALK
- PROP. LOD
- EX. OVER HEAD WIRE
- EX. UTILITY POLE
- EXISTING TREE LINE
- FCE — FOREST CONSERVATION EASEMENT AREA
- Proposed Amenity Open Space

OPEN SPACE - SITE DATA

Amenity Open Space
Commercial Area: 1.99 Ac. or 85,884 SF
Required (10%): 0.19 Ac. or 8,588 SF
Provided (10%): 0.20 Ac. or 8,750 SF

NOTE:
FURNITURE IS CONCEPTUAL AND CAN BE REFERENCE TO THE CONDITIONAL USE AMENDMENT.



VICINITY MAP
SCALE: 1" = 2,000'

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Section 6.3.3. Allowed and Prohibited Features in Open Space

A. Allowed Features

The following table summarizes the allowed features in each type of open space:

Feature	Rural Open Space	Common Open Space	Public Open Space	Amenity Open Space
Conservation area or land that the natural, archeological or historical resources	x	A	x	x
Open space such as a lawn, garden, ornamental planting area, parks, walk and pathway	x	A	A	A
Open space such as a plaza, promenade, arcade, urban park, or town square	x	x	A	A
Pedestrian or non-motorized multipurpose trail	x	A	A	A
Natural resource-based recreation	x	A	A	A
Facility-based recreation	x	A	A	A
Public space or amenity recommended by an approved urban renewal plan	x	x	A	x
Aboveground utility rights-of-way	x	A	A	A
Water body, such as a lake, pond, and floodway	x	A	x	x
Non-structural, natural, and ESD stormwater management facility	x	A	A	A
Utility	x	A	A	A
Other conservation-oriented use compatible with the purpose of Division 6.3	x	A	A	A

KEY: A = Allowed in open space x = Not allowed in open space

B. Prohibited Features

An open space must not include:

1. a street;
2. a parking or maneuvering area for vehicles;
3. an individual wastewater disposal area, or drain field for community systems;
4. a Transitory Use;
5. any activity prohibited by the applicable deciding body and recorded on the legal instrument providing for permanent protection; or
6. any use prohibited in rural open space under Section 6.3.4.A.4.

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Section 6.3.7. Amenity Open Space

A. General Requirements

1. **Applicability**

   Any development in the Industrial zones and development of any apartment, multi use, or general building type in the GR, NR, EOF, GRT, NRT, or EOFT zones must provide amenity open space under Section 6.3.7.

2. **Defined**

   Amenity open space means an outdoor area providing recreational and natural amenities for the use and enjoyment of employees and visitors.

B. Design Requirements

1. The minimum width for any required amenity open space is 15 feet except for a sidewalk, pathway or trail.
2. Amenity open space must provide space for pedestrian circulation, landscaping, seating, shade, water features, artwork, or recreation.

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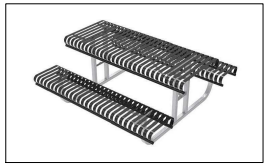
NOTES:
MODEL: OUTDOOR DIAMOND STEEL TRASH WITH DOME LID
QUANTITY: PER PLAN
MFR: BARCO PRODUCTS 4215 KELLWAY CIRCLE, SUITE 162 ADDISON, TX 75001
FINISH: POWDERCOATED BLACK

LITTER RECEPTACLE
NTS

NOTES:
MODEL: 6 FT. STEEL SLATTED, HANNAH BENCH
QUANTITY: PER PLAN
MFR: BARCO PRODUCTS 4215 KELLWAY CIRCLE, SUITE 162 ADDISON, TX 75001
FINISH: METALLIC PEWTER

BENCH
NTS



NOTES:
MODEL: JACKSON COLLECTION PICNIC TABLE
QUANTITY: PER PLAN
MFR: BELSON OUTDOORS, LLC 627 Amersale Drive Naperville, IL 60563
FINISH: POWDERCOATED BLACK

PICNIC TABLES
NTS

NOTES:
MODEL: 2 BIKE 'U' BIKE RACKS
QUANTITY: PER PLAN
MFR: BELSON OUTDOORS, LLC 627 Amersale Drive Naperville, IL 60563
FINISH: STAINLESS STEEL

BIKE RACK
NTS

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 Landscape Architect under the laws of the State of Maryland.

License No.: 807
Expiration Date: January 2026

November 18, 2025
Date

Kevin Foster
Professional Landscape Architect
Gutschick, Little & Weber, P.A.

STATE OF MARYLAND KEVIN FOSTER LANDSCAPE ARCHITECT

GLW PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY: KAF
DRAWN BY: ZG
CHECKED BY: KAF

DATE	REVISION	BY	APP'R.

0' 15 30 60 120
SCALE: 1" = 30

PREPARED FOR:
THE WILLS GROUP
102 CENTENNIAL STREET
LA PLATA, MD 20646
CONTACT
301-932-3600
BBALLEW@WILLSGROUP.COM

SCALE	ZONING
1"=30'	GR
DATE	TAX MAP – GRID
NOV. 2025	FS-62

AMENITY SPACE EXHIBIT

15700 SHADY GROVE ROAD

DASH-IN CAR WASH
PARCEL ID: N598

ELECTION DISTRICT — GAITHERSBURG, MARYLAND

G. L. W. FILE No. 25073

SHEET 1 OF 1

L:\CADD\DRAWINGS\25073\PLANS BY GLW\EXHIBITS\25073-Open Space Exhibit-823 (2).dwg, 11/18/2025 11:19:20 AM, EDT, 36x24 (1:1)\25073-EX-1A1, EDITED BY: Zack Gerard

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