

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 Public Open Space (Plazas, Parks, Town Squares, Etc.)

VICINITY MAP
SCALE: 1" = 2,000'
NAD83 GRID: 22NED4 - TAX MAP: K5-562

Montgomery County Zoning Ordinance (2014)

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 trust for natural, archeological or historical resources	A	A	x	x
Open space such as a lawn, garden, ornamental planting area, patio, walk and pathway	x	A	A	A
Open space such as a plaza, promenade, terrace, urban park, or lawn 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
Above-ground utility rights-of-way	A	A	A	A
Water body, such as a lake, pond, and reservoir	A	A	x	x
Non-structural, natural, and ESD stormwater management facility	A	A	A	A
Other conservation-oriented use compatible with the purpose of Division 6.3	A	A	A	A

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

B. Prohibited Features

- An open space must not include:
- a street;
 - a parking or maneuvering area for vehicles;
 - an individual wastewater disposal area, or drain field for community systems;
 - a Transitory Use;
 - any activity prohibited by the applicable deciding body and recorded on the legal instrument providing for permanent protection; or
 - any use prohibited in rural open space under Section 6.3.4.A.4.

Section 6.3.6. Public Open Space

A. General Requirements

- 1. Applicability**
Any development with an apartment, multi use, or general building type in a Commercial/Residential, LSC, Commercial/Residential Floating, or LSCF zone must provide the required public open space under the applicable development standards.
- 2. Defined**
Public open space means space devoted to public use or enjoyment that attracts public appreciation due to its location and amenities.
- 3. Public Open Space Alternatives**
 - a. Development with a civic and institutional use in the LSC zone may provide up to 50% of the required public open space as amenity open space under Section 6.3.7, if the Planning Board finds that the amenity open space better serves the public interest due to health and safety concerns.
 - b. Up to 5% of public open space may be used for outdoor café areas.

B. Design Requirements

- 1. Standard Method Development**
Under standard method development, public open space must:
 - a. about a public sidewalk or other public pedestrian route;
 - b. be a minimum of 15 feet wide;
 - c. include seating and shade; and
 - d. be in a contiguous space.
- 2. Optional Method Development**
Under optional method development, public open space must:
 - a. about a public sidewalk or other public pedestrian route;
 - b. include space for pedestrian circulation, landscaping, seating, shade, water features, artwork, or recreation; and
 - c. be in a contiguous space or spaces that about other public open space or sidewalks or pedestrian routes and are not so fragmented and disconnected that they do not satisfy the intent of Division 6.3.

C. Off-Site Options

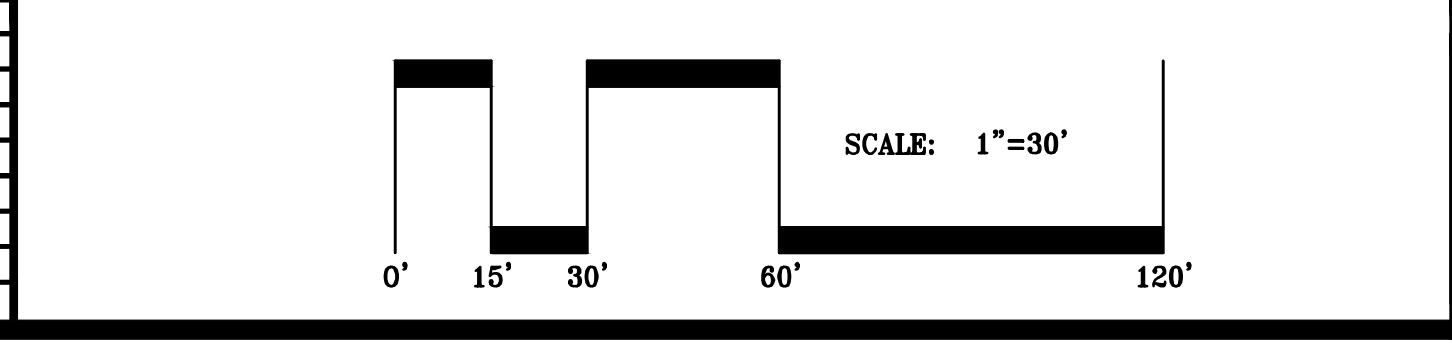
- The Planning Board may find that the requirement for public open space is satisfied in whole or in part by:
- making public park or public open space improvements in an area at least as large as the required public open space located within or near the applicable master plan area; or
 - paying all or part of the cost to design, construct, renovate, restore, install, or operate a public open space located within or near the applicable master plan area if the payment:
 - a. equals the cost of constructing the same amount of public open space and any associated amenity on-site per square foot plus the fair market value of the land per square foot;
 - b. implements the open space, recreation, and cultural goals of the applicable master plan; and
 - c. is made within 30 days after the release of any building permit for the subject application.

SITE DATA
Public Open Space
Commercial Area: 8.38 Ac.
Required (10%): 0.34 Ac.
Provided (17%): 0.54 Ac.

Note: Additional details to be provided at time of Site Plan.

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.
KAF	KAB	KAF				



PREPARED FOR:
HONG CHENG LLC & DONG YA LLC
3106 SHAD LANE
POTOMAC, MARYLAND 20854

SCALE: 1"=30'
ZONING: CRF-1.5
C-1.0, R-5.0, H-45
DATE: APRIL 2024
TAX MAP - GRID: KS-62

OPEN SPACE EXHIBIT
WAWA - BURTONSVILLE
Automobile Filling Station & Convenience Store
Parcel C & Parcel D
L. 15285 F. 145 & L. 50129 F.283
APRIL 2024

COLESVILLE ELECTION DISTRICT No. 05
MONTGOMERY COUNTY, MARYLAND

G. L. W. FILE No. 23078
SHEET 1 OF 1