



MCPB

Item No.

Date: 09-09-2021

Montgomery Auto Sales Park, Limited Site Plan Amendment No. 82006002C



Joshua Penn, Planner Coordinator, Upcounty Planning, joshua.penn@montgomeryplanning.org, 301-495-4546



Sandra Pereira, Supervisor, Upcounty Planning, sandra.pereira@montgomeryplanning.org, 301-495-2186



Patrick Butler, Chief, Upcounty Planning, patrick.butler@montgomeryplanning.org, 301-495-4561

Completed: 08/27/2021

Description

Request to replace an existing auto dealership building with a new one with an overall net increase of approximately 371 SF.

Location: 3131 Automobile Blvd, 1,500 feet southeast of Briggs Chaney Rd.

Size: 13.89 acres

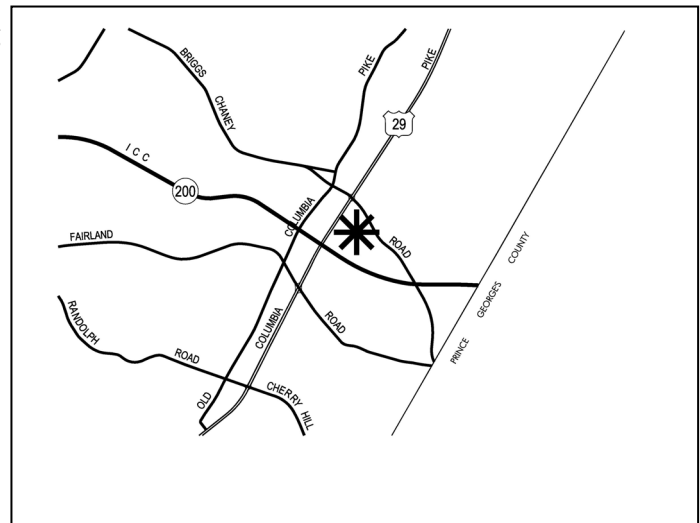
Zone: GR-1.5

Master Plan: 1997 Fairland Master Plan

Application accepted: April 19, 2021

Applicant: CARS-DB7, LLC

Review Basis: Chapter 59 (2004 Code pursuant to 59-7.7.1.B of the current Zoning Ordinance)



Summary

- Staff recommends **approval with conditions**.
- Replace the existing Nissan dealership of 25,627 SF with a new auto dealership of 25,998 SF resulting in a net increase of 371 SF of floor area built in two phases.
- Per Section 59-7.7.1.B of the Zoning Ordinance, the Amendment is eligible to be reviewed under the zone in effect prior to October 29, 2014 which was C-3. In accordance with Section 59-C-4.2 and 59-C-4.367 of the Zoning Ordinance that was in effect prior to October 29, 2014.

SECTION 1: RECOMMENDATION AND CONDITIONS

Staff recommends approval of Site Plan Amendment 82006002C to replace an existing auto dealership building on Lot 11 with a new one resulting in an overall net increase of approximately 371 SF. All site development elements shown on the latest electronic version submitted via ePlans to the M-NCPPC as of the date of this Staff Report are required except as modified by the following conditions. All previously approved plans, findings, and conditions of approval remain in full force and effect, except as modified by the following additional conditions:

1. Density

The new auto dealership Building on Lot 11 is limited to a maximum of 25,998 square feet.

2. Height

The new auto dealership Building is limited to a maximum height of 24 feet, as measured from the building height measuring point, as illustrated on the Certified Site Plan.

3. Fire and Rescue

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Fire Department Access and Water Supply Section in its letter dated May 26, 2021, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Site Plan approval.

4. Site Design

The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on the submitted architectural drawings, as determined by M-NCPPC Staff.

5. Landscaping

Prior to Certified Site Plan Approval, the Applicant must show all required landscape plantings as previously approved along the Automobile Boulevard frontage of the Property, within and/or outside the right-of-way, subject to final coordination with Department of Permitting Services and/or Department of Transportation.

6. Site Plan Surety and Maintenance Agreement

Prior to issuance of any building permit, sediment control permit, or Use and Occupancy Certificate, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59-D-3.5(d) of the Montgomery County Zoning Ordinance, with the following provisions:

- a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b) The cost estimate must include applicable Site Plan elements, including, but not limited to plant material, and associated improvements of development, including updated bike racks. The surety must be posted before issuance of any building permit of development and will be tied to the development program.
- c) The bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by a site plan completion inspection. The surety may be reduced based upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.

7. Certified Site Plan

Prior to Certified Site Plan approval, the Applicant must include the stormwater management exemption letter, Forest Conservation exemption letter, and Site Plan resolution on the approval or cover sheet(s).

SECTION 2 - SITE DESCRIPTION

Site Vicinity and Description

The subject site is located at 3131 Automobile Boulevard loop road, which intersects with Briggs Chaney Road at both ends, and is designated Lot 11, on Plat No. 14749 (the "Property"). Lot 11 is crescent-shaped and has been and will continue to be divided into three development pads of roughly equal size and used by three different auto dealerships.

The 13.89-acre Property is zoned GR-1.5 but is being reviewed under the old Code C-3 standards, and located on the south side of the Automobile Boulevard "loop" in the Fairland Master Plan area. An existing commercial automobile sales and service operation with extensive areas of building and parking lot occupy the Property.

Land uses in the immediate area include residential (to the northeast of the site), commercial (to the north and east of the site), retail (to the north of the site), and institutional (to the northeast of the site). A county-maintained Park and Ride lot is located at the northwest corner of the Briggs Chaney Road/Gateshead Manor Way intersection near the site, which is serviced by the Metrobus routes Z5, Z8 and Z11, in addition to Ride-On route 39. The proposed Corridor 1 alignment of the ICC is to the south of the Property, which is proposed to have an interchange with US 29 in the southwest corner of the Property.

The Property lies within the Little Paint Branch watershed (Use I waters). A small stream and associated environmental buffer lie along the southwestern portion of the Property. The stream feeds into the Tangle wood Tributary of the Little Paint Branch stream system. An existing in-

stream regional stormwater management (SWM) facility lies to the southwest of the Property. There are no known rare, threatened, or endangered species on site. There are no known historic properties or features on site.

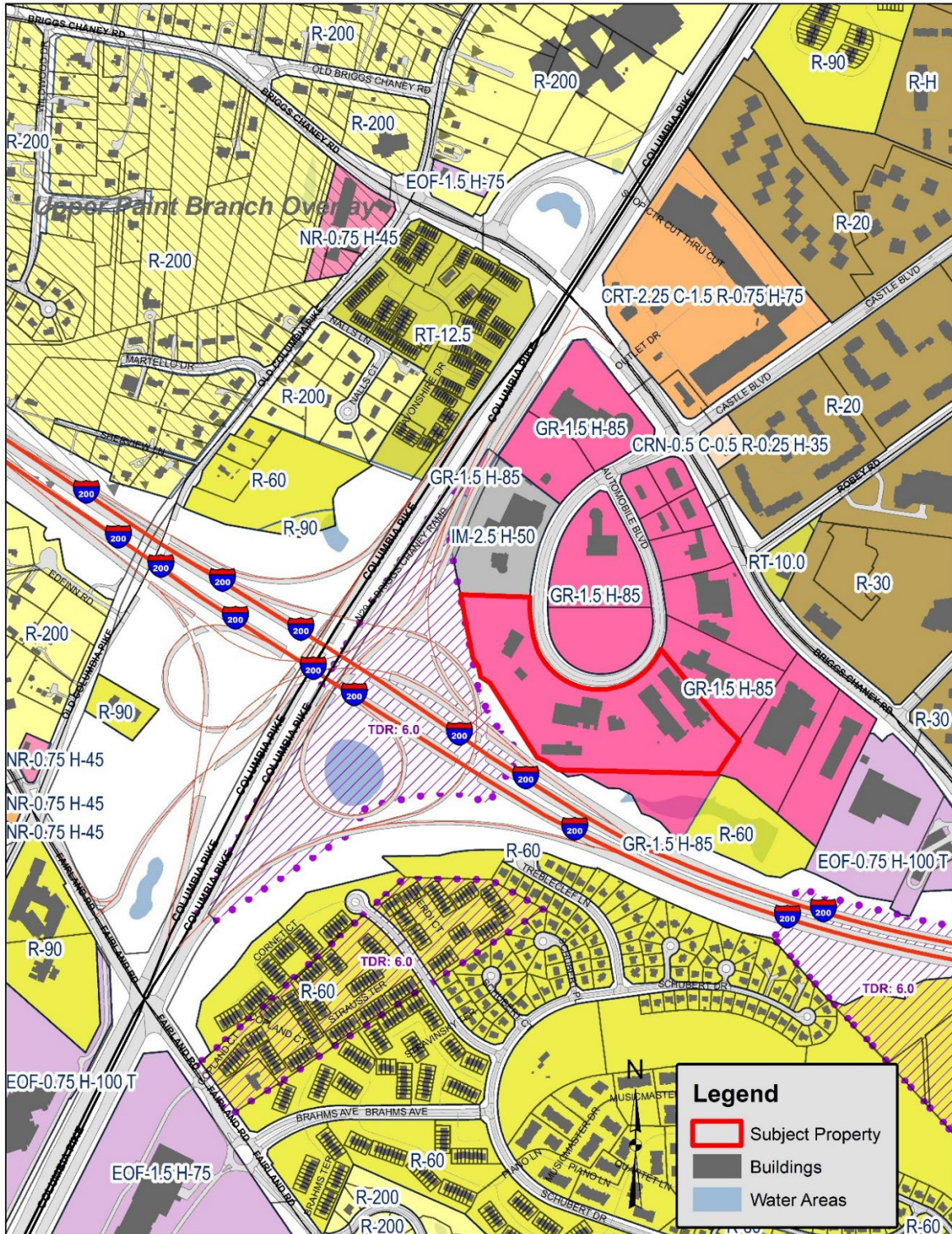


Figure 1: Vicinity Map with Zoning

The Property is currently improved with multiple auto sales and service buildings and surface parking. The existing lot (Lot 11) is subject to Site Plan No. 82006002, as amended (the "Site Plan"). The Site Plan is approved for development of 175,891 square feet (SF) of auto sales and service uses in multiple buildings, while approximately 117,443 square feet has been constructed on the Property.



Figure 2: Aerial View

SECTION 3 - PROPOSAL

Previous Approvals

Preliminary Plan

The first Preliminary Plan (#119821990) for Montgomery Auto Sales Park was approved February 2, 1984, but the use was already in existence. The Plan allowed the dealership to expand by an additional 47,100 square feet.

The new Preliminary Plan (#120041060) was approved by the Montgomery County Planning Board in 2004 (Opinion mailed on March 30, 2006). This allowed the construction of 42,189 square feet of auto sales use and service use in addition to the permitted and existing 133,702 square feet for a total of 175,891 square feet.

Site Plans

Several site plans were approved by the Board beginning in 1987. These called for modifications and expansions of various dealerships located on the site. Some of the approved changes were never implemented.

On March 30, 2006, the Board approved a comprehensive Site Plan (#820060020) for 175,891 square feet of auto-related use with a maximum height limit of 41 feet on 14.77 acres.

On January 22, 2009, the Board approved a Site Plan amendment (#82006002A) for conversion of a body shop to sales floor area and transfer of floor area to used car dealership with no net increase of floor area onsite.

On May 21, 2009, the Planning approved a Site Plan amendment (#82006002B) to convert the used car dealership into a Porsche showroom.

Proposal

The Application proposes to replace the existing Nissan dealership 25,627 SF with a new auto dealership of 25,998 SF resulting in a net increase of 371 SF of floor area built in two phases ("Site Plan Amendment" or "Application") including minor modifications to landscaping. The lighting and architecture will be new and reflect the new auto dealership aesthetic. This will bring the project to a total of 117,814 SF of constructed development, which remains well-below the previously approved maximum density of 175,891 SF.

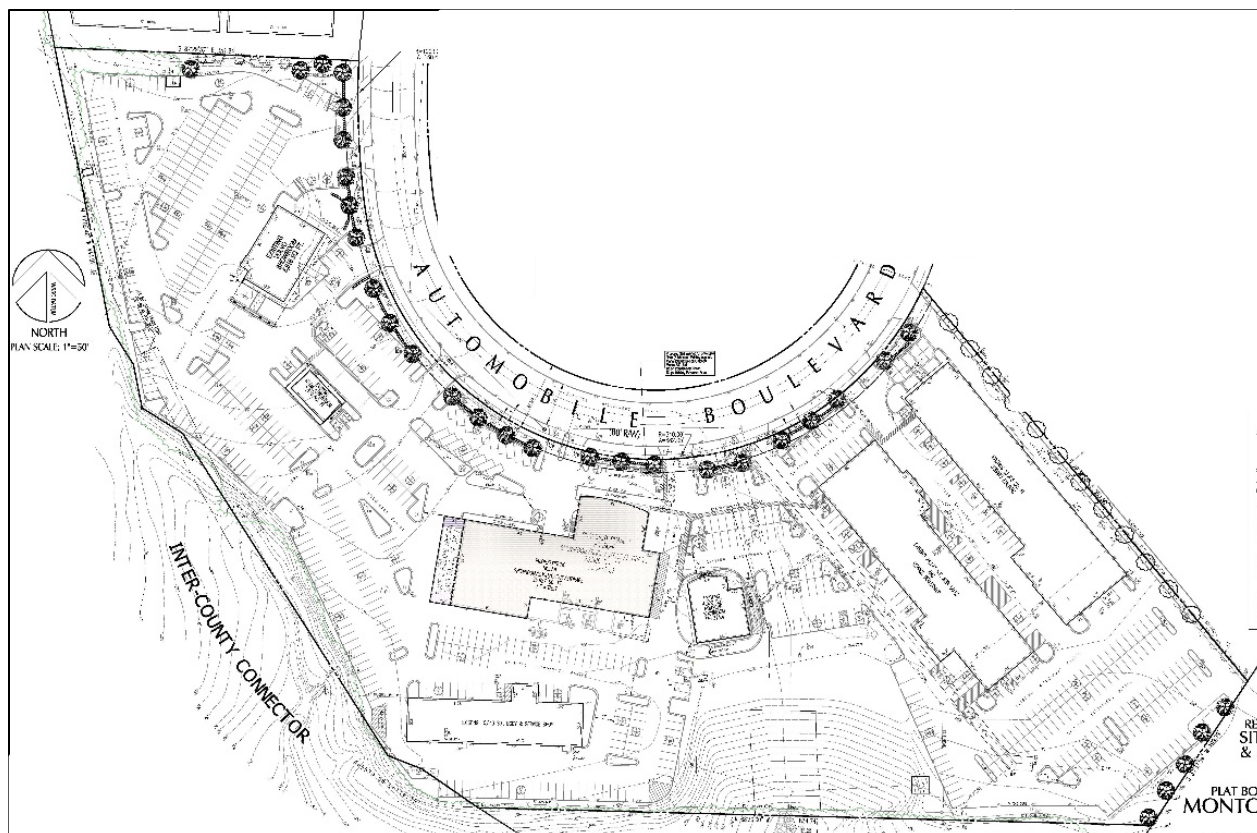


Figure 3: Site Plan

SECTION 4: SITE PLAN ANALYSIS AND FINDINGS

1. *the site plan meets all of the requirements of the zone in which it is located and where applicable conforms to an urban renewal plan approved under Chapter 56;*

- a. Development Standards

Section 7.7.1.B.3:

Amendment of an Approved Plan or Modification of an Application Pending before October 30, 2014

- a. Until October 30, 2039, an applicant may apply to amend any previously approved plan or modify an application pending before October 30, 2014 (listed in Section 7.7.1.B.1 or Section 7.7.1.B.2) under the development standards and procedures of the property's zoning on October 29, 2014, if the amendment:

- i. does not increase the approved density or building height, unless allowed under Section 7.7.1.C; and
- ii. either:
 - (a) retains at least the approved setback from property in a Residential Detached zone that is vacant or improved with a Single-Unit Living use; or
 - (b) satisfies the setback required by its zoning on the date the amendment or the permit is submitted; and
- iii. does not increase the tract area.

This Application qualifies to be reviewed under the zone in effect on October 29, 2014. On October 29, 2014, the Subject Property was zoned C-3. The Amendment to replace the existing Nissan dealership 25,627 SF with a new auto dealership of 25,998 SF resulting in a net increase of 371 SF of floor area will bring the project to a total of 117,814 SF of constructed development, which remains well-below the previously approved maximum density of 175,891 SF. The Application meets all applicable development standards as shown in the following data table:

Table 1 – Development Standards for the C-3 Zone under the standard method of development

Development Standards	Required by the Zone Sect. 59-C-4.36.	Previously Approved by DPA 04-2	Proposed for Approval
Tract Area (Lot 11) (acres)	n/a	14.77	14.77
Density (max) Footprint Nissan (existing dealership) Footprint (new dealership) Currently Built Total with this approval		175,891 sf*	25,627 sf 25,998 sf (+371 sf) 117,443 sf 117,814 sf
Building Height (max) New Dealership	42 feet	41 feet	24 feet
Green Area (min)	10%	25.7%	29.14%
Building Coverage (max)	35%	35%	16.06%
Vehicle Parking Spaces (min) Auto repair/Service (3.3 spaces/1000 gsf) Employee (1 space/1 employee) Show Room (1 space/100 gfa)	199 50 217		

Development Standards	Required by the Zone Sect. 59-C-4.36.	Previously Approved by DPA 04-2	Proposed for Approval
Office and Storage (1 space/300 gfa)	49		
Total	515	799**	611
Bicycle Parking Spaces (min)	3		5

*The maximum density allowed in Lot 11 has also been confirmed with approved Preliminary Plan No. 120041060 & approved Site Plan No. 820060020.

** DPA 04-2 established the minimum number of parking spaces assuming full buildout.

3. *the locations of building and structure, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient;*

While the footprint is expanding slightly, the location of the approved building does not change. The new auto dealership (Phases 1 and 2) will generate a de minimums net new 3 AM and 2 PM peak hour person trips compared to the existing Nissan dealership according to the Traffic Statement prepared by The Traffic Group and submitted with this Application. Further, no changes to the existing access points, parking areas are required for the project.

The previously approved landscaping plan is adequate for the use; however, over the course of years since construction, the Applicant, Department of Permitting Services, and/or Department of Transportation have altered the final number, location and species of street trees to be planted along the Automobile Boulevard frontage of the Property, within and/or outside the right-of-way. As conditioned, prior to Certified Site Plan, the landscaping plan will be updated to reflect the final planting plan.

The changes to the structure, landscaping, and pedestrian and vehicular circulations systems are considered minor, and these elements of the plan remain adequate, safe, and efficient.

4. *each structure and use is compatible with other uses and other site plans, and with existing and proposed adjacent development; and*

With the exception of a modest increase in the building footprint, the location and height of the proposed building remains unchanged from the previously approved site plan. Therefore, this portion of the finding remains valid. The proposed use and structure remain compatible with other site plans as well as with existing and proposed adjacent development.

SECTION 5 - PUBLIC NOTICE

A notice regarding the subject amendment was sent to all parties of record by the Applicant on March 15, 2021. The notice gave interested parties 15 days to review and comment on the amended site plan per Montgomery County Zoning Ordinance Section 59.7.3.4.J.2. Staff received no inquiries regarding the proposed amendment.

SECTION 6 - RECOMMENDATION AND CONCLUSION

The proposed modifications to the site plan will not alter the overall character or impact of the development with respect to the original findings of approval. Further, these modifications will not affect the compatibility of the development with respect to the surrounding neighborhood. Therefore, Staff recommends approval of Site Plan Amendment 82006002C with the conditions specified at the beginning of this report.

ATTACHMENTS

- A. Statement of Justification
- B. Previous Resolution
- C. Site Plans
- D. Architectural Drawings
- E. SWM Exemption Letter
- F. FCP Exemption Letter
- G. Fire Department Letter
- H. DPS ROW Approval Letter



Scott C. Wallace
301.517.4813
swallace@milesstockbridge.com

March 15, 2021

Ms. Sandra Pereira
Area Three Regulatory Supervisor
Maryland-National Capital Park and
Planning Commission
2425 Reddie Drive
Wheaton, MD 20902

Re: MileOne – Limited Site Plan Amendment No. 82006002C for New Porsche Dealership at
3131 Automobile Boulevard, Silver Spring - Montgomery Auto Sales Park

Dear Ms. Pereira:

This office represents MileOne, the owner and operator of several dealerships in the Montgomery Auto Park located off of Route 29 at Briggs Chaney Road. On behalf of MileOne, we are submitting this Limited Site Plan Amendment Application to allow for the completion of a new Porsche dealership to replace an existing Nissan dealership at 3131 Automobile Boulevard.

By way of background, the existing Nissan dealership is on a record lot containing approximately 14 acres that is improved with multiple auto sales and service buildings and surface parking (the "Property"). The existing lot is subject to Site Plan No. 82006002, as amended (the "Site Plan"). The Site Plan is approved for development of 117,443 square feet (SF) of auto sales and service uses in multiple buildings. This amount of floor area (117,443 SF) has been constructed on the Property. The Nissan building was approved for 25,627 SF.

As shown on the Site Plan submitted with the Application, MileOne is proposing to demolish the Nissan dealership and construct a new approximately of 25,998 SF Porsche dealership in the same location on the Property. The new dealership will be constructed in two phases. The first phase will be constructed in the footprint of the demolished Nissan building and will consist of approximately 23,589 SF, which is a net reduction of 2,038 SF from the existing Nissan building.¹ A small portion of the new Porsche dealership, totaling approximately 2,409 SF, will be constructed outside of the footprint of the former Nissan building as Phase 2 of the project and is

¹ The portion of the Porsche dealership being constructed within the footprint of the Nissan building is not subject to Site Plan approval pursuant to Section 59.7.3.4.G.2.a.v of the Zoning Ordinance.

Ms. Sandra Pereira
March 15, 2021
Page 2



the subject of this Application.² Overall, the new Porsche building (Phases 1 and 2) will be 25,998 SF, which results in a net increase of 371 SF over the existing Nissan building and a total amount of development approved for the property of 117,814 SF.

The new dealership (Phases 1 and 2) will generate a *de minimums* net new 3 AM and 2 PM peak hour person trips compared to the existing Nissan dealership according to the Traffic Statement prepared by The Traffic Group and submitted with this Application. Further, no changes to the existing access points, parking areas or landscaping are required for the project. Accordingly, this Application is appropriate to be reviewed as a Limited Site Plan Amendment.

Upon review, if you have any questions concerning any of the above information, please do not hesitate to contact me

Very truly yours,

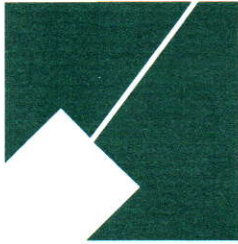
A handwritten signature in blue ink, appearing to read 'Scott C. Wallace', is written over a horizontal line.

Scott C. Wallace

cc: Dennis Turnbaugh
Bill Joyce

² The Property was rezoned from C-3 to General Retail (GR) pursuant to the 2014 County-wide rezoning. The applicable standards and procedures of the C-3 Zone apply to the review of this Application pursuant to Section 59.7.7.1 of the Zoning Ordinance.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

Date Mailed: JUL 26 2006

Public Hearing Date: March 30, 2006

Action: Approved Staff
Recommendation

Motion of Commissioner Bryant,
seconded by Commissioner Berlage,
with a vote of 5-0; Chairman Berlage
and Commissioners Perdue, Bryant,
Wellington, and Robinson voting in
favor.

MONTGOMERY COUNTY PLANNING BOARD OPINION

Preliminary Plan 120041060 (formerly 1-04106)

NAME OF PLAN: Montgomery Auto Sales Park
(Herb Gordon Auto World - Mile One)

The date of this written opinion is JUL 26 2006 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

I. INTRODUCTION

On June 23, 2004, Automobile Park Investment General Partnership II ("Applicant") submitted an application for the approval of a preliminary plan of subdivision of property in the C-3 zone. The application proposed to remove a portion of the existing automobile related uses and reconfigure the site with additions to existing buildings and with new buildings an existing 14.77 acres lot located on the south side of Automobile Drive loop road, approximately 1200 feet south of the intersection with Briggs Chaney Road, in the Fairland Area Master Plan ("Subject Property"). The application was designated Preliminary Plan 120041060 (formerly 1-04106) ("Preliminary Plan"). On March 30, 2006, the Preliminary Plan was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Planning Board heard testimony and received evidence submitted in the record on the application.

The record for this application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the

information on the Preliminary Plan Application Form; the Planning Board staff-generated minutes of the Subdivision Review Committee meeting(s) on the application; all correspondence and any other written or graphic information concerning the application received by the Planning Board or its staff following submission of the application and prior to the Board's action at the conclusion of the public hearing, from the Applicant, public agencies, and private individuals or entities; all correspondence and any other written or graphic information issued by Planning Board staff concerning the application; all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearing.

II. SITE DESCRIPTION

The 14.77-acre subject property is zoned C-3 and located on the south side of Automobile Boulevard "loop" in the Fairland Master Plan area. An existing commercial automobile sales and service operation with extensive areas of buildings and parking lots occupy the property.

Land uses in the immediate area include residential (to the northeast of the site), commercial (to the north and east of the site), retail (to the north of the site) and institutional (to the northeast of the site). A county maintained Park and Ride lot is located at the northwest corner of the Briggs Chaney Road/Gateshead Manor Way intersection near the site, which is serviced by Metrobus routes Z5, Z8, and Z11, in addition to Ride-On route 39. The proposed Corridor 1 alignment of the ICC is to the south of the property, which is proposed to have an interchange with US 29 in the southwest corner of the property.

The Subject Property lies within the Little Paint Branch watershed (Use I waters). A small stream and associated environmental buffer lies along the southwestern portion of the property. The stream feeds into the Tanglewood Tributary of the Little Paint Branch stream system. An existing in-stream regional stormwater management (SWM) facility lies to the southeast of the Subject Property.

III. PROJECT DESCRIPTION

The Preliminary Plan proposed to remove a portion of the existing automobile related uses and reconfigure the site with additions to existing buildings and with new buildings. Parking will also be reconfigured. For Local Area Transportation Review (LATR) purposes the total increase in square footage will be 42,189 square feet. Access to the site will continue to be from Automobile Boulevard, which connects to Briggs Chaney Road.

Staff advised the Board that, because the review of this application will not result in a new record plat, it is not a typical preliminary plan of subdivision but is more

accurately described as a review of Adequate Public Facilities (APF) for the additional square footage.

As part of ongoing SHA and DPWT projects, Briggs Chaney Road is being reconstructed between Old Columbia Pike to the west and Dogwood Drive to the east, with an interchange at US 29, a bike path along its south side, and a sidewalk along its north side.

IV. SUMMARY OF TESTIMONY AND EVIDENCE

Staff recommended approval of the Application in its memorandum dated March 3, 2006 ("Staff Report") and presented its findings consistent with the Staff Report at the March 30, 2006, public hearing. Staff described the development and location of the Subject Property and recommended approval of the preliminary plan with conditions. Mr. Patrick Zilliacus, representing the Fairland Master Plan Citizens Advisory Committee and the Avonshire Homeowners' Association, spoke in support of the application. Mr. Zilliacus commended the Applicant for its community outreach efforts and noted that the proposed development is consistent with his organizations' respective visions for Fairland.¹ The Applicant, represented by its president and legal counsel, testified that it supported the staff recommendation. There were no contested issues presented at the hearing.

V. FINDINGS

Having given full consideration to the recommendations and findings of its Staff, which the Board hereby adopts and incorporates by reference; the recommendations of the applicable public agencies²; the Applicant's position; and other evidence contained in the Record, which is hereby incorporated in its entirety into this Opinion, the Montgomery County Planning Board finds, based on uncontested evidence of record, that:

¹ Mr. Zilliacus brought to the Board's attention the existence of an off-site gravel lot, owned by M-NCPPC and leased to the Applicant, and expressed a desire that any issues associated with the use of that lot be resolved so that design and construction of the Inter-County Connector are not impeded. He noted that Applicant's Counsel had explained the history of that lease; Applicant's Counsel noted that the lease had a termination clause that provides adequate assurance that construction of the ICC would not be held up as a consequence of the lease agreement.

² The application was referred to outside agencies for comment and review, including the Washington Suburban Sanitary Commission, the Department of Public Works and Transportation, the Department of Permitting Services and the various public utilities. All of these agencies recommended approval of the application.

- a) The Preliminary Plan No. 120041060 (formerly 1-04106) substantially conforms to the Fairland master plan.

The Fairland Master Plan recognizes the uses associated with the Auto Sales Park in the C-3 zone and recommends the need for streetscaping and sidewalk improvements along Briggs Chaney Road for properties within the Auto Sales Park. The subject property has no frontage on Briggs Chaney Road and therefore, is not subject to this Master plan requirement. Therefore, staff concluded, and the Board finds, that the proposal is consistent with the overall master plan in that it is a continuation of the anticipated use.

- b) Public facilities will be adequate to support and service the area of the proposed subdivision.

Staff advised the Board that a traffic study was required for the subject preliminary plan per the *LATR Guidelines* since the overall Montgomery Auto Sales Park development including the subject addition of commercial density to the lot was estimated to generate 50 or more total peak-hour trips during the typical weekday morning (6:30 – 9:30 a.m.) and evening (4:00 – 7:00 p.m.) peak periods. The Applicant's consultant submitted a traffic study dated June 22, 2005, which determined the combined traffic impacts of both the subject Preliminary Plan and the concurrently submitted Preliminary Plan No. 1-04101 (proposed 57,749 square feet auto body shop and repair center on Lot 17) on the nearby roadway intersections during weekday morning and evening peak periods. Staff advised the Board that its review of the traffic study indicated that the study complied with the requirements of the *LATR Guidelines* and the traffic study scope provided by the staff. The applicant provided a supplementary traffic analysis dated March 2, 2006, which documented analysis for an additional 189 square-feet of commercial density on Lot 11 (for a total additional density of 42,189 square-feet).

Staff noted that trip generation estimates for the 42,189 square feet of commercial density on Lot 11, as analyzed in the supplementary traffic analysis, were based on driveway data collected, and trip generation rates determined for the existing 329,540 square feet of automobile sales and service facilities within the entire Montgomery Auto Sales Park.

Staff advised the Board that the Applicant estimated that the proposed use would generate approximately 88 peak-hour trips during the weekday morning peak-period and 112 peak-hour trips during the weekday evening peak-period. The Applicant provided evidence that Critical Lane Volume at the study intersections were either below the FY 2004 Fairland/White Oak congestion standard of 1,550, or with the required roadway improvement,

(lane designation changes to the eastbound Fairland Road approach to US 29) did not exceed the respective CLVs (1,168 a.m. and 1,589 p.m.) under background traffic conditions. Staff informed the Board that concurrently reviewed Preliminary Plan No. 1-04101, Montgomery Auto Sales Park - Lot 11, and approved Preliminary Plan No. 1-05001, Fairland View, are also required to participate in this improvement.

Based on its review of the analysis presented in the traffic study, Staff advised the Board that it had concluded that the improvement identified will create adequate capacity at the intersection to accommodate traffic associated with the subject development and the two other plans.

Staff advised the Board that, under the FY 2004 AGP, which applies to this application, the Fairland/White Oak Policy Area had staging ceiling capacity for 1,939 jobs (non-residential development) on June 30, 2004. Because staging ceiling capacity for jobs existed at the time of the instant application, the Planning Board finds that the subject Preliminary Plan satisfies the *Policy Area Transportation Review* test.

Staff advised the Board that it was estimated that the proposed addition of 42,189 square feet of commercial density on Lot 11 is equivalent to 85 jobs (assuming 500 square feet of commercial space is equivalent to 1 job). However, Staff informed the Board that the Applicant indicated that the proposed addition will not add any new employees to the site but, in fact, will shift some of the existing jobs to Lot 17 (Preliminary Plan No. 1-04101).

- c) The size, width, shape, and orientation of the proposed lot are appropriate for the location of the subdivision.
- d) The application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A. This finding is subject to the applicable condition(s) of approval.

The environmental buffer and adjoining area on the southwestern portion of the property contains 0.94 acre of existing forest. Until recently, an open area on the south side of the property had been covered in 1.02 acres of forest. The forest clearing was part of a DPS approval for stormwater management facility work.

A small stream and its environmental buffer cover about 1.42 acres along the southwestern portion of the property. Approximately 0.48 acre of the environmental buffer is currently covered in impervious surfaces (parking lot) and 0.77 acre is in forest. Impervious surfaces are considered to be

encroachments into environmental buffers and the Board has not historically supported encroachments into environmental buffers for new land use development projects. However, since car dealership uses and operations exist and are to remain on the site (i.e., no change in use or activity types) and the site plan proposes to change only certain parts of the site, the Environmental Planning staff advised the Board that the existing encroachment is acceptable in the environmental buffer area.

The Applicant's site plan proposes to add approximately 0.08 acre (3,320 s.f.) of new impervious surfaces in the environmental buffer. In the initial review of the project, staff did not support any *additional* encroachments into the environmental buffer area. However, staff learned that the proposed construction of the Inter-County Connector (ICC) will greatly affect the viability and condition of the on-site stream and its environmental buffer. In a letter dated January 27, 2006, SHA submitted a map that shows some of the features that are proposed for the ICC. The construction of the ICC ramps would severely separate and isolate the stream valley on the subject site. Approximately 0.2 acre (8800 s.f) of the environmental buffer would be within a proposed SHA construction easement. Much of this area overlaps with the environmental buffer area where the applicant proposes to locate new encroachments. One scenario shows over one-third of the environmental buffer (0.52 acre out of 1.42 acres of the buffer) within a proposed ICC ROW that SHA would acquire from the applicant. In addition, it appears that SHA proposes to construct a retaining wall that would run down the length of the stream valley on the subject site.

Because of the significant disturbance and disruption of the proposed ICC construction on the environmental buffer, Staff advised the Planning Board that it was unlikely that the stream and the buffer can be adequately protected. Therefore, staff did not recommend preservation or restoration of the environmental buffer area as part of this proposed preliminary plan. Staff recommended that the Applicant provide as much tree protection in the environmental buffer as possible as part of the proposed Auto Sales Park project. If the ICC construction can protect some of these remaining trees, there may be some tree cover that may survive over the long term. However, staff did not recommend a conservation easement over the environmental buffer area.

The forest conservation plan proposes that all of the on-site forest be counted as forest clearing. This results in a reforestation requirement of either 3.58 acres, if the SHA acquires 0.52 acre of ICC ROW from the subject property, or 4.18 acres, if no ICC ROW is acquired. The applicant proposed to satisfy the reforestation requirement by purchasing credits from an offsite forest bank.

In and around the environmental buffer area, the forest conservation plan shows the preservation of tree cover, whether or not the SHA acquires ROW over part of the environmental buffer. However, none of the remaining tree cover is shown as protected forest. Staff advised the Board that, in its view, this approach is appropriate because of the expected adverse effects of the ICC construction on the forest and environmental buffer. With the Auto Sales Park use on one side and the ICC on the other side, Staff noted that the stream, its buffer, and forest, will become only a small, isolated remnant of the environmental buffer that currently exists. The quality of these features will most likely be degraded. If the applicant and the SHA are able to protect some trees in the remnant of the buffer, some tree cover may continue to exist after construction is complete. Therefore, staff recommended a tree protection plan, but no conservation easement, for the environmental buffer area.

The open area at the southern portion of the site had been covered in 1.02 acres of forest. An old SWM facility existed in this area but was never maintained. The area is covered by an existing SWM easement. Forest has regenerated in and around the facility. In 2001, DPS and the property owner agreed to terminate the SWM facility and regrade the area to extend the storm drain system, install a new rip-rap outfall, and install water quality structures. The water quantity controls would be provided by the nearby, regional SWM facility in the Tanglewood Tributary. This work, including the forest clearing, occurred within the last two years but was not covered by a forest conservation plan. The current forest conservation plan accounts for the 1.02 acres of forest clearing.

The forest conservation plan proposes to meet the reforestation requirement through the purchase of credits from a forest bank. Staff advised the Board that the use of an offsite forest bank is acceptable for this project since there would be no appropriate space on the site for forest planting. The specific forest bank must be identified by the applicant for staff review and approval prior to the start of clearing and grading. The Board finds that the proposed preliminary forest conservation plan, with staff's recommended conditions, meets the requirements of Montgomery County Code Chapter 22A.

- e) The application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.

- f) The Record of this application does not contain any contested issues; and, therefore, the Planning Board finds that any future objection, which may be raised concerning a substantive issue in this application, is waived.

VI. CONDITIONS OF APPROVAL

Finding Preliminary Plan No. 120041060 (formerly 1-04106) in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 120041060 (formerly 1-04106), subject to the following conditions:

- 1) Limit future development on Lot 11 to 175,891 square feet of commercial space (i.e., additional 42,189 square feet of commercial density over currently permitted 133,702 square feet) to be used as automobile sales showroom and service facilities.
- 2) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- 3) Applicant shall place in reservation for the proposed ICC, the area shown as Attachment 3 to the Staff Report ("Reservation Area") until the earlier of (i) April 1, 2006; or (ii) a final Record of Decision is issued by the FHWA, and that Record of Decision does not include the Reservation Area, or any portions thereof, within the final ICC alignment.
- 4) Applicant shall grant an easement to SHA over area shown on Attachment 3 to the Staff Report ("Easement Area") for grading and drainage.
- 5) The Applicant shall locate all on-site improvements outside of the Reservation Area, unless approved by SHA, until the above reservation requirement is exhausted.
- 6) At least 90 days prior to the submission of any building and/or construction permit for the subject development, the Applicant shall provide certified written notice to SHA, Engineering Access Permits, Division Office of Highway Development stating applicant's intent to proceed with the proposed development on Lot 11. The Applicant shall concurrently send a copy of this letter to Maryland-National Capital Park and Planning Commission (M-NCPPC), c/o Chief, Transportation Planning.
- 7) Any contract of sale between the applicant and any prospective buyer of Lot 11 shall:

- a. advise the buyer in writing of the requirements in place on the lot per above Conditions 4 through 6; and
 - b. advise the buyer to contact SHA and/or M-NCPPC Transportation Planning staff for current information regarding ICC alignment in the area. This notification requirement is binding on the applicant's heirs, successors, and/or assigns.
- 8) Contribute to SHA as requested in letter dated August 18, 2005, jointly with approved Preliminary Plan No. 1-05001 (Fairland View) and pending Preliminary Plan No. 1-04101 (Montgomery Auto Sales Park, Lot 17), an amount equivalent to the cost of implementing or designing/constructing the following intersection improvement required for APF approval of the subject application:
 - a. Re-stripe eastbound Fairland Road approach to Columbia Pike with a left, left, through, through/right lane combination in place of existing left, left/through, through, right lane combination.
 - b. The contribution shall be paid in full prior to the issuance of building permits.
- 9) Compliance with conditions included in the Montgomery County Department of Public Works and Transportation's (DPWT) letter dated January 17, 2006, unless otherwise amended.
- 10) Compliance with the conditions of approval of the MCDPS stormwater management approval dated September 30, 2006.
- 11) No clearing, grading or recording of plats prior to signature set approval.
- 12) Final approval of the number and location of buildings, on-site parking, site circulation, and sidewalks will be determined at site plan.
- 13) Site Plan # 8-06002 shall be approved by the Planning Board and signed by the Development Review Staff prior to the approval of the record plat.
- 14) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.
- 15) Other necessary easements.

This Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved

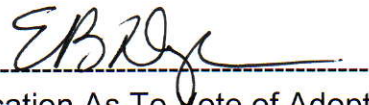
Preliminary Plan No. 120041060 (formerly 1-04106)
Montgomery Auto Sales Park (Herb Gordon Auto World - Mile One)
Page 10

preliminary plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed.

APPROVED AS TO LEGAL SUFFICIENCY
LAB
M-NCPPC LEGAL DEPARTMENT
DATE 7/13/06

CERTIFICATION OF BOARD VOTE ADOPTING OPINON

At its regular meeting, held on Thursday, July 20, 2006, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, on the motion of Commissioner Bryant, seconded by Commissioner Berlage, with Commissioners, Berlage, Bryant, Robinson, and Wellington voting in favor of the motion; with Commissioner Perdue absent, ADOPTED the above Opinion which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for Preliminary Plan No. 120041060 (formerly 1-04106), Montgomery Auto Sales Park (Herb Gordon Auto World – Mile One).

A handwritten signature in dark ink, appearing to read "E. Berlage", is written over a horizontal dashed line.

Certification As To Vote of Adoption
Technical Writer



AUG 01 2006

MCPB No. 06-12

Site Plan No. 820060020

Montgomery Auto Sales Park (Herb Gordon Auto World - Mile One)

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION¹

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board" or "Board") is required to review site plan applications; and

WHEREAS, on July 5, 2005, Automobile Park Investment General Partnership II ("Applicant") filed an application for approval of a Site Plan for development of 42,189 square feet of commercial auto sales and service use, in addition to the permitted and existing 133,702 square feet for a total of 175,891 square feet; and

WHEREAS, Applicant's site plan application was designated Site Plan No. 820060020, Montgomery County Auto Sales Park (the "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and the staffs of other governmental agencies, on March 30, 2006, Staff presented the Application to the Planning Board at a public hearing ("Hearing") for its review and action; and

WHEREAS, on March 30, 2006, the Planning Board concurrently considered the Preliminary Plan No. 120041060 (formerly Preliminary Plan No. 1-04106) for the Subject Property ("Preliminary Plan"), and approved the Preliminary Plan subject to conditions before acting on the Site Plan; and

WHEREAS, on March 30, 2006, the Planning Board also concurrently considered Preliminary Plan No. 120041010 (formerly Preliminary Plan No. 1-04101) and Site Plan No. 820060010, submitted by the Applicant for adjacent proposed Lot 17 and related to the subject development; and

WHEREAS, prior to the March 30, 2006, staff issued a memorandum to the Board, dated March 17, 2006, setting forth its analysis of, and recommendation for approval of the Application subject to certain conditions ("Staff Report"); and

¹ This Resolution constitutes the written opinion of the Board in this matter and satisfies any requirement under the Montgomery County Code for a written opinion.

MCPB No. 06-12

Site Plan No. 820060020

Montgomery Auto Sales Park (Herb Gordon Auto World - Mile One)

Page 2

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on March 30, 2006, following the Hearing, the Planning Board approved the Application subject to certain conditions on motion of Commissioner Bryant; duly seconded by Commissioner Berlage; with a vote of 5-0, Commissioners Berlage, Perdue, Bryant, Wellington, and Robinson voting in favor.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Montgomery County Planning Board APPROVES Site Plan No. 820060020 for a redevelopment of Lot 11 of the Montgomery Auto Park, a 14.77 acre site in Silver Spring, for 175,891 square feet for auto-related uses, in three buildings, with a height limited to 41 feet. All site development elements, as shown on the plans stamped by the M-NCPPC on February 23, 2006, shall be required, except as modified by the following conditions:

1. Preliminary Plan Conformance

The proposed development shall comply with the conditions of approval for Preliminary Plan 120041060 (formerly Preliminary Plan No. 1-04106) reviewed concurrently with the subject site plan.

2. Site Plan

- a. Show the measurement control point for building height on site plan.
- b. Show the rights-of-way for Briggs Chaney Road with dimensions and centerlines.
- c. Label stream valley buffer, boundaries of forest conservation plan, easements, Storm Drain Easement, and Regional Storm Water Management facilities.

3. Development

- a. Development density shall be limited to a total of 175,891 square feet or an increase of approximately 42,189 over the existing density.
- b. Development shall be in conformance with the approved site plan (820060020) and include three buildings to be used as auto dealership and/or related uses as permitted in the C-3 Zone.

4. Environmental

The following reforestation requirements must be met through purchase of credits in a forest bank: 3.58 acres of reforestation, if the SHA requires ICC ROW, or 4.18 acres if the SHA does not acquire ICC ROW.

5. Site Design

- a. Parking of all vehicles, except those vehicles, which are for sale and are on display in designated "Automobile Sales Lot" areas, shall be restricted to the sides, rear and/or rooftop of the building (Section 59-C-4.364) in areas clearly identified on the plan as "Automobile Parking Facilities" (as defined in Section 59-A-2.1).
- b. Add a note to the plan saying: "No Automobile Parking Facilities, as defined in Section 59-A-2.1 of the Zoning Code, shall be located in front of the building (per DPA 04-2)."
- c. Revise site plan and parking table to eliminate all parking spaces shown in front yard of building, per 59-C-4.365.
- d. Change the label "Special Paving Treatment", shown on the area in front of the main buildings, to "Automobile Sales Lot" with a related note stating the following: "Vehicles other than those being stored or displayed for sale on the premises are prohibited from the area designated as "Automobile Sales Lot" as defined in Section 59-A-2.1 of the Zoning Code."
- e. Provide detail specifications showing the paving treatment to be used, dimensions, vehicular and pedestrian accesses and barriers, and all other design elements that will define the areas designated as "Automobile Sales Lots".
- f. Provide an on-site pedestrian and vehicular circulation plan showing on-site and off-site pedestrian pathways, pedestrian entrances to the buildings, vehicular circulation and access to parking areas and individual garage bay entrances.
- g. Show trash collection area and dumpsters, including dimensions of pads, screens/fencing dumpsters and any other containers and structures.
- h. Label all retaining walls on the plan, and show the top and bottom elevations and linear feet.

6. Lighting Plans and Signage

- a. Provide lighting fixture schedule listing all fixture types and numbers keyed to site and landscape plans.
- b. Provide detail and specifications for all lighting fixtures (free-standing and building mounted exterior), including lamp type, wattage, house shields, mounted height, dimensions, hours of operation.
- c. Provide photometric light distribution plan that includes calculations to property lines; average maximum/average minimum must not exceed 5.0 footcandles (fc), per the original approval requirement; light levels must be 0.1 fc at all property lines.
- d. Provide Lighting levels according to IESNA Recommended Practice; levels should conform to Secondary Business District Illumination Levels and Uniformities for Car Dealership General Lighting, current edition.
- e. Provide details and specifications for all signage, including materials, lighting fixture mounts and housing, lamps and wattage and installation details.
- f. No freestanding signs or pylon signs visible from ICC or Briggs Chaney Road shall be permitted.

7. Transportation

- a. Satisfy conditions of Preliminary Plan Approval for local area road and/or intersection improvements and any other related conditions.

8. Development Program

- a. Provide a Development and Phasing Program to be approved by staff prior to submission of Certified Site Plan.

BE IT FURTHER RESOLVED, that all site development elements shown on the Montgomery Auto Park proposed site plan, stamped by the M-NCPPC on February 23, 2006, shall be required except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED, that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff, which the Board hereby adopts and

incorporates by reference, and other evidence contained in the Record, which is hereby incorporated in its entirety into this Opinion, the Montgomery County Planning Board FINDS:

1. *The Site Plan is consistent with the approved development plan or a project plan for the optional method of development, if required.*

Development Plan Amendment 04-2 ("DPA"), the most recently approved amendment to the development plan for the Montgomery Auto Sales Park focused primarily on density increase and site design changes to proposed Lot 17, which adjoins the subject site. However, certain "binding elements" from the previously approved Development Plan Amendment (DPA 86-1) and others before it, as well as certain Covenant agreements secured over time between the property owners, were directed to be carried over and/or incorporated into DPA 04-2. These apply to all the properties in the Auto Sales Park, including the Subject Property and include:

- a. All parking should be in designated parking areas.
- b. Prohibit any designated parking spaces from being located in any area that constitutes green space per Section 59-A-2.1 of Montgomery County Code.
- c. Prohibit any designated parking spaces from being located in the storm water management access easement.
- d. Approval from Department of Public Works and Transportation for grading, curb cuts and access to storm water management area.

The Application addresses the parking area location and use directives of the approved Development Plan. Existing parking areas located in front of existing and new buildings have been removed. Parking areas and spaces will be clearly defined and designated for intended users. All parking is located on sides and rear of main building as required by zoning code.

Landscaping plans show plantings in designated green space areas, which will discourage or preclude misuse of those areas for parking or storage. A continuous landscape strip along the street frontage will soften the appearance of driveways and help define walkways and drive aisles into and out of the site. Plans

also include notes prohibiting storage of waste, auto parts and other materials in green space, easement access areas and other prohibited areas.

2. *The Site Plan meets all of the requirements of the zone in which it is located.*

Section 59-C-4.36 (C-3 zone—Purpose and development standards) sets forth the requirements of the zone. Section 59-C-4.367 of the Zoning Ordinance sets forth special regulations applicable to designated automobile-related uses. In its Staff Report, Staff presented a data table, which listed the Zoning Ordinance development standards requirements, DPA binding elements, and the proposed standards. The Board finds, based on the aforementioned data table and other uncontested evidence and testimony of record, that the Application meets all of the applicable requirements of the C-3 Zone, including the special regulations applicable to automobile-related uses.

APPROVED DEVELOPMENT STANDARDS

	Development Standard Approved by the Board and Binding on The Applicant
Site Area:	
Min. Tract Area (ac.):	14.77
Density:	
	175,891 sf.
Building Setbacks:	
Front	50'
Sides	
Northeast side	26'
Northwest side	14'
Rear	56'
Building Coverage:	
Max.lot coverage excluding parking structures	35%

Development
Standard
Approved by
the Board and
Binding on
The Applicant

Building Height:	41'
Green Area: Min. %age of lot	25.7 %
Parking: Auto repair/service (3.3 spaces/1000gsf) 416 Employee (1space/1employee) Show Room (1 space/100 gfa) Office and Storage (1 space/300 gfa)	
Total	799*

- * This includes the area in front of the main building, which is technically an Automobile Sales Lot, intended for display and storage of automobiles for sale on the premises. Spaces cannot be counted toward minimum requirements of parking. Site plan and data table must be revised to reflect reduction in parking spaces equal to the number designated for auto sales lot.

3. *The locations of the buildings and structures, the open spaces, the landscaping, the recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

a. Building Locations

The site is designed in such a way as to accommodate the showrooms, sales lots and other elements needed to support automobile sales and service operations. Three separate dealerships are expected to occupy the site as part of the Montgomery Auto Sales Park. Each will have its own "signature" showroom/sales office building and outdoor display area (car sales lot). The proposed locations of the buildings are adequate, safe and efficient.

The three showroom/sales office buildings are the only structures that will remain on the site after two existing structures are demolished and two others are connected

to become one structure. They will not be relocated from their existing pads, which are sited toward the street frontage of the lot and evenly spaced from each other, giving the appearance of three separate but equal lots.

The building location and site design appears to be driven by auto sales industry marketing and operational needs; however, the result fulfills many of the goals and development requirements on which our development review is based. The proposed site design meets the standards of the Zoning Code and other pertinent regulatory requirements and, with the conditions recommended, is adequate, safe and efficient for the proposed use.

b. Green Space/Open Space

The proposed use, which is permitted in the C-3 Zone, in which it is located, includes activities that are essential to its operations which require large amounts of flat, graded, impervious surfaces, i.e. a "sea" of parking. The zone requires that 10% of the lot be green space; and, parking design regulations require 5% interior landscaping. The Site Tabulations table on page SP-5 of the site plan proposes that 25.72%, or 165,460 square feet of the lot will be green space. However, as Staff informed the Board, the green space areas that contribute to that total are not clearly identified; and, as a condition of approval, and prior to certification of the plan, the Applicant must revise the plan to: (1) clearly identify green space areas; (2) detail plantings or other landscape treatments to be used; and, (3) show dimensions and area calculations of each area and a total green space area calculation equal to or greater than 165,460 square feet.

c. Landscaping

The landscaping plan submitted shows a heavily planted, landscaped strip across the front lot line, separating the driveway and/or automobile sales lot areas located in the front of each of the buildings from the public sidewalk and Automobile Boulevard. Minimal landscaped areas are interspersed along the edge of the side and rear yard parking/driveway areas. Almost no landscaping or grass islands, green space of any kind, can be found within the expansive interior parking/driveway areas.

The nature of the business use and its great demand for parking and storage of vehicles and equipment needed to operate, restrictions and buffers required to protect the sensitive stream valley area to the rear of the site and other regulatory prohibitions on parking and other business activities in the front yard areas, creates an unusually high demand for impervious surfaces on the sides and rear parking/driveway areas. This limits the opportunities to create large enough internal areas to support the plantings one might put in them.

The applicant is proposing 25.7% green space on the site, which, if confirmed by a detailed green space plan and calculations, far exceeds the 10% green space and 5% internal landscape requirements of the zone. Therefore, the plan's green space and landscape elements are adequate.

d. Vehicular and Pedestrian Circulation

Staff advised the Board that the Application plan does not clearly delineate how vehicular and pedestrian traffic will move throughout the site. Given the multiplicity of activities associated with auto dealership/service center uses, including the high volume of traffic and high number of automobiles expected to be stored, displayed, or come and go from this site, internal circulation is a safety issue. Therefore, as a condition of this approval, the Board requires the Applicant to submit a pedestrian and vehicular circulation plan for Transportation Planning Staff review and approval prior to certification of the plan.

4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.*

The Subject Property is zoned C-3 and all proposed uses are permitted in the C-3 Zone. Moreover, the proposed structures and use comply with the current approved Development Plan Amendment. The location of structures, parking, driveway areas, auto sales lots and other areas specific to the use have been located with deference to the surrounding properties, including nearby residential communities.

The Subject Property is located internal to a larger, C-3 Zoned, area developed and used as an Auto Sales Park, including showrooms, service garages, body shops and other activity areas associated with such use. With the conditions of approval

MCPB No. 06-12

Site Plan No. 820060020

Montgomery Auto Sales Park (Herb Gordon Auto World - Mile One)

Page 10

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

Environmental Planning staff advised the Board that it recommended approval of the Plan subject to certain conditions.

The property abuts a sensitive stream valley area and the right-of-way for the Inter-County Connector; therefore, the area from the rear yard lot line to the existing building must undergo significant redesign and limitations on usage to meet current standards for impact to the environment and rights-of-way for the future highway. The proposed site plan responds satisfactorily to these limitations by limiting the use of the rear of the building closest to that area to a driveway/loading area. Curbing, grading, protective walls and other protective elements required by Environmental Planning, State Highway Administration, Montgomery County Department of Public Works and Transportation and other authorities have been included.

BE IT FURTHER RESOLVED, that this site plan shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this written resolution is AUG 01 2006 (which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty (30) days of the date of this written resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (*Rule 7-203, Maryland Rules*).

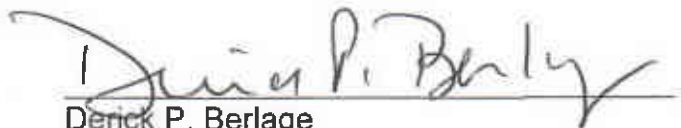
* * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and

MCPB No. 06-12
Site Plan No. 820060020
Montgomery Auto Sales Park (Herb Gordon Auto World - Mile One)
Page 11

Planning Commission on motion of Commissioner Bryant, seconded by Chairman Berlage, with Chairman Berlage, Commissioners Perdue, Bryant, Wellington and Robinson voting in favor of the motion, at its regular meeting held on Thursday, March 30, 2006, in Silver Spring, Maryland.

Adopted by the Montgomery County Planning Board this 20th day of July, 2006.


Derrick P. Berlage
Chair, Montgomery County Planning Board


Trudye M. Johnson
Executive Director

DPB:TMJ: RAK:df

APPROVED AS TO LEGAL SUFFICIENCY

TAB

M-NCPPC LEGAL DEPARTMENT

DATE 7/27/06

Drawing name: R:\Land Projects\87101POR - MASP Porsche\dwg\87101-SP1.82006002C.dwg
Plotted: Aug 03, 2021 - 3:40pm

Attachment D

MOBILE (80' R/W)

AUDI L 24,12

ONE WAY

Existing
BODY & SERVICE SHOP
10,843 S.F.

LOT 11"
MONTGOMERY AUTO SA
PLAT 14749
AUTO PROPERTIES SILVER S
C/O CAPITAL AUTOMOTIV
8270 GREENSBORO D
SUITE 950
McCLEEN, VIRGINIA 2
ZONED: C-3

Attachment D

MOBILE (80' R/W)

ONE WAY

Existing
BODY & SERVICE SHOP
10,843 S.F.

LOT 11"
MONTGOMERY AUTO SALES
PLAT 14749
AUTO PROPERTIES SILVER SPRING
C/O CAPITAL AUTOMOTIVE
8270 GREENSBORO DRIVE
SUITE 950
McCLENN, VIRGINIA 22101
ZONED: C-3

Attachment D

MOBILE (80' R/W)

AUDI L 24,12

ONE WAY

Existing BODY & SERVICE SHOP 10,843 S.F.

LOT 11"
 MONTGOMERY AUTO SA
 PLAT 14749
 AUTO PROPERTIES SILVER S
 C/O CAPITAL AUTOMOTIV
 8270 GREENSBORO D
 SUITE 950
 McCLEAN, VIRGINIA 2
 ZONED: C-3

Attachment D

MOBILE (80' R/W)

AUDI L 24,12

ONE WAY

Existing BODY & SERVICE SHOP 10,843 S.F.

LOT 11"
 MONTGOMERY AUTO SA
 PLAT 14749
 AUTO PROPERTIES SILVER S
 C/O CAPITAL AUTOMOTIV
 8270 GREENSBORO D
 SUITE 950
 McCLEAN, VIRGINIA 2
 ZONED: C-3

Attachment D

MOBILE (80' R/W)

AUDI L 24,12

ONE WAY

Existing BODY & SERVICE SHOP 10,843 S.F.

LOT 11"
 MONTGOMERY AUTO SA
 PLAT 14749
 AUTO PROPERTIES SILVER S
 C/O CAPITAL AUTOMOTIV
 8270 GREENSBORO D
 SUITE 950
 McCLEAN, VIRGINIA 2
 ZONED: C-3

NORTH ARROW & SCALE



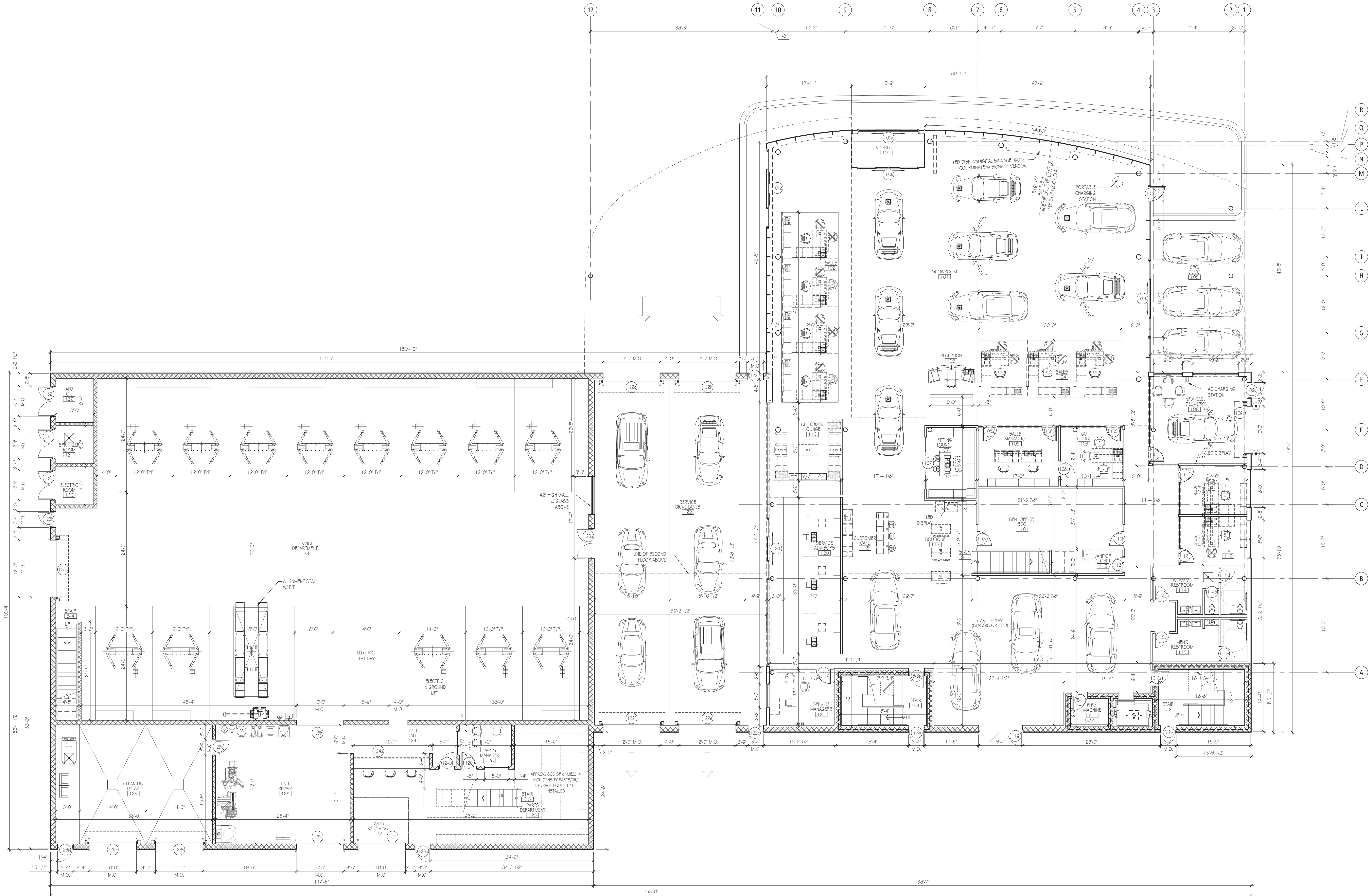
Project Number	File Name
MOA028a	MOA028a_A-001.dwg

Porsche Silver Spring
New Construction
3131 Automobile Blvd
Silver Spring, MD 20904

Mile One Porsche

3131 Automobile Blvd
Silver Spring, MD 20904

I warrant that these documents were prepared or approved by me, and
that I am a duly licensed architect under the laws of the State of
Maryland, license number: 15138, expiration date: July 31, 2021.



1 FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"

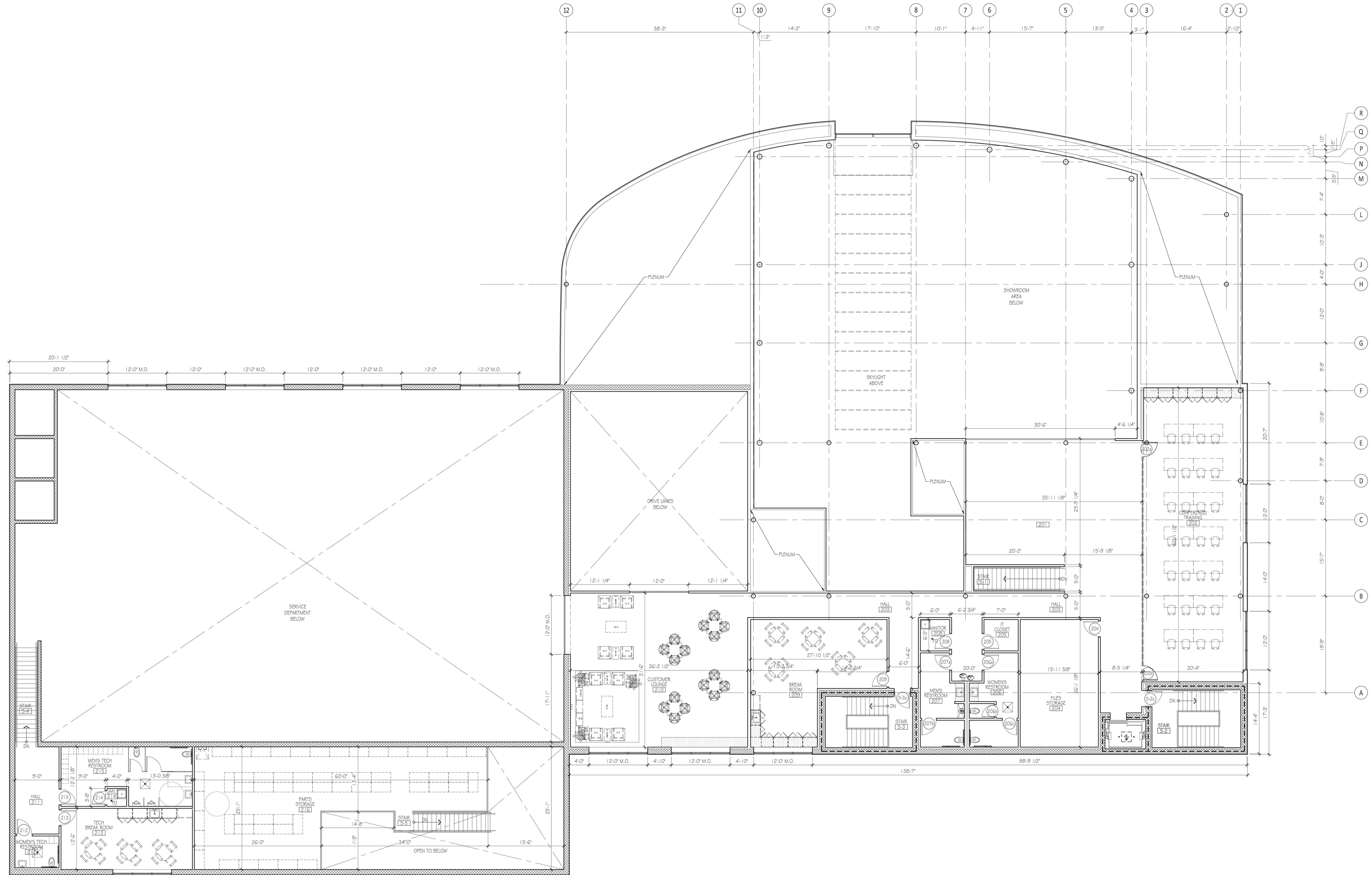
FLOOR PLAN NOTES		LEGEND	GENERAL PLAN NOTES	NORTH ARROW & SCALE	
1. x		<div><div></div>CMU WALL</div> <div><div></div>STUD FRAMING WALL</div> <div><div></div>MILLWORK</div>	<ul style="list-style-type: none">FIRST FLOOR SLAB ELEVATION SHALL BE REFERRED TO AS 0'-0"; ALL ELEVATION HEIGHTS IN THE PROJECT ARE REFERENCED FROM SHOWROOM FINISHED FLOOR ELEVATION, U.O.N.ALL DIMENSIONS ARE TO FACE OF FINISHED SURFACE, UNLESS NOTED OTHERWISEALL INTERIOR PARTITIONS ARE TYPE 1 U.O.N.OUTSIDE EDGE OF ALL DOOR FRAMES @ METAL STUD WALLS TO BE 3" FROM ADJACENT WALL, UNLESS NOTED OTHERWISEOUTSIDE EDGE OF ALL DOOR FRAMES @ ALL MASONRY WALLS TO BE 4" FROM ADJACENT WALL, UNLESS NOTED OTHERWISESEE A-200 SERIES SHEET FOR EXTERIOR BUILDING ELEVATIONSSEE A-300 SERIES SHEETS FOR BUILDING & WALL SECTIONSSEE A-400 SERIES SHEETS FOR RESTROOM, MILLWORK, & GLAZING DETAILSSEE A-500 SERIES SHEETS FOR TYPICAL & NOTED DETAILS (COLUMNS, BULKHEADS, ETC.)SEE A-600 SERIES SHEETS FOR MATERIAL, FINISH, DOOR & FURNITURE SCHEDULESSEE A-700 SERIES SHEETS FOR VERTICAL CIRCULATION DETAILS	<div><div></div></div> <div>0' 2' 4' 8' 16'</div> <div>1/8" = 1'-0"</div>	
PCNA 30% Submission		2020.11.20		Date	
No. Issue / Revision		L.H.		Checked By:	
Drawn By:		December 9, 2020		Plot Date:	
Sheet Number		A-110		Sheet Title	
First Floor Plan		Project Number		File Name	
MOA028a		MOA028a_A-110.dwg			

Porsche Silver Spring
New Construction
3131 Automobile Blvd
Silver Spring, MD 20904

Mile One Porsche

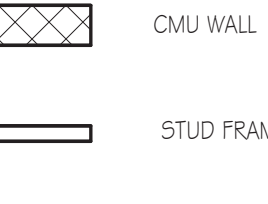
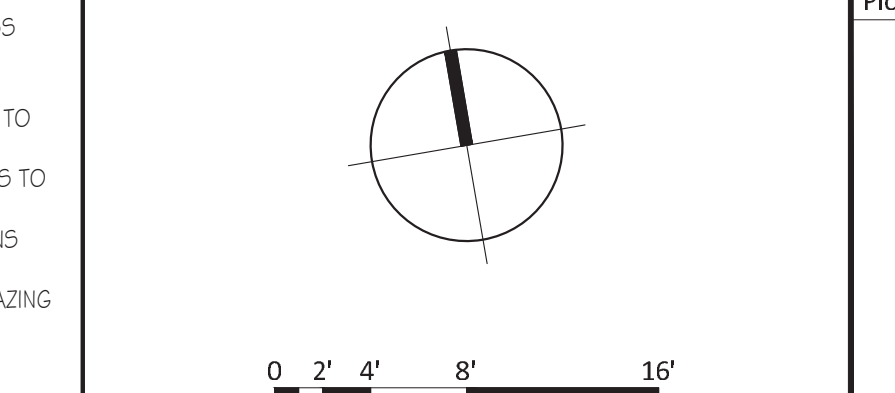
31 Automobile Blvd
 Poolesville, MD 20904

I certify that these documents were prepared or approved by me, and I am a duly licensed architect under the laws of the State of Maryland, license number: 15108; expiration date: July 31, 2021.



1 SECOND FLOOR PLAN

Scale: 1/8" = 1'-0"

FLOOR PLAN NOTES		LEGEND	GENERAL PLAN NOTES	NORTH ARROW & SCALE
1. x		 <div> <div>CMU WALL</div> <div>STUD FRAMING WALL</div> <div>MILLWORK</div> </div>	<ul style="list-style-type: none"> FIRST FLOOR SLAB ELEVATION SHALL BE REFERRED TO AS 0'-0"; ALL ELEVATION HEIGHTS IN THE PROJECT ARE REFERENCED FROM SHOWROOM FINISHED FLOOR ELEVATION, U.O.D. ALL DIMENSIONS ARE TO FACE OF FINISHED SURFACE, UNLESS NOTED OTHERWISE ALL INTERIOR PARTITIONS ARE TYPE 1 U.O.D. OUTSIDE EDGE OF ALL DOOR FRAMES @ METAL STUD WALLS TO BE 3" FROM ADJACENT WALL, UNLESS NOTED OTHERWISE OUTSIDE EDGE OF ALL DOOR FRAMES @ ALL MASONRY WALLS TO BE 4" FROM ADJACENT WALL, UNLESS NOTED OTHERWISE SEE A-200 SERIES SHEET FOR EXTERIOR BUILDING ELEVATIONS SEE A-300 SERIES SHEETS FOR BUILDING 4 WALL SECTIONS SEE A-400 SERIES SHEETS FOR RESTROOM, MILLWORK & GLAZING DETAILS SEE A-500 SERIES SHEETS FOR TYPICAL & NOTED DETAILS (COLUMNS, BULKHEADS, ETC.) SEE A-600 SERIES SHEETS FOR MATERIAL, FINISH, DOOR & FURNITURE SCHEDULES SEE A-700 SERIES SHEETS FOR VERTICAL CIRCULATION DETAILS 	

Porsche Silver Spring
New Construction
3131 Automobile Blvd
Silver Spring, MD 20904

Mile One Porsche

3131 Automobile Blvd
Silver Spring, MD 20904

I warrant that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number: 13108, expiration date: July 31, 2021.

PCNA 30% Submission		2020.11.20
No.	Issue / Revision	Date
Drawn By:		L.K.
Checked By:		L.H.
Plot Date:		December 10, 2020

Sheet Number

A-200

Sheet Title

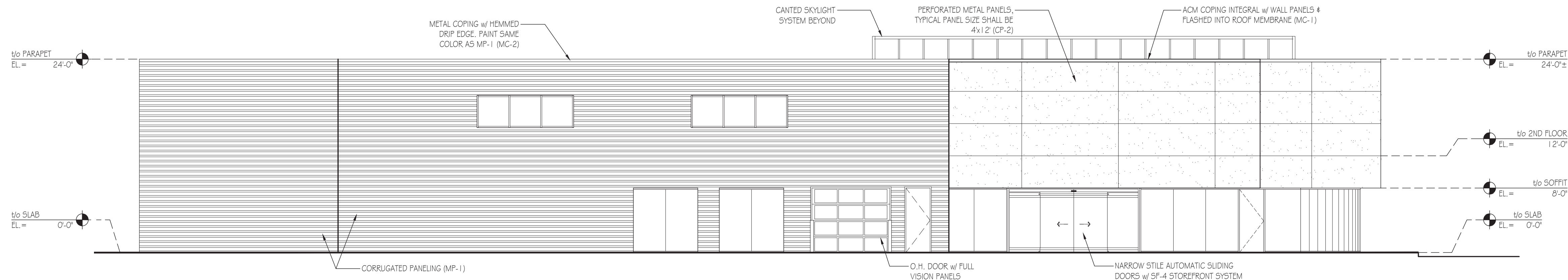
Exterior
Elevations

Project Number

MOA028a

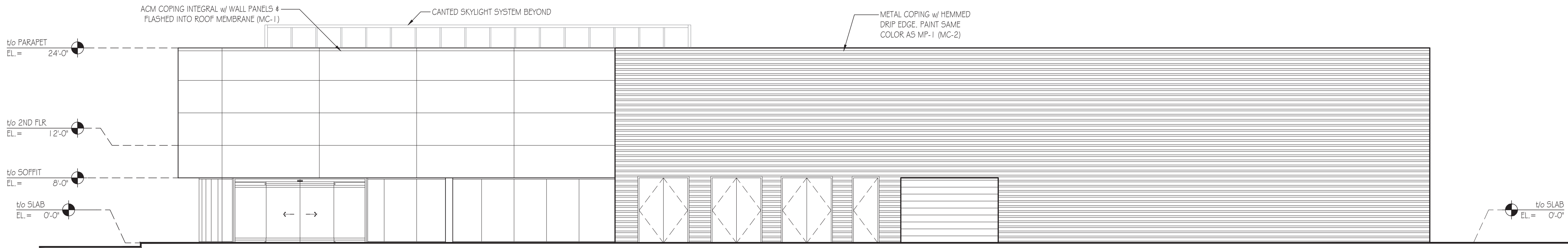
File Name

MOA028a_A-200.dwg



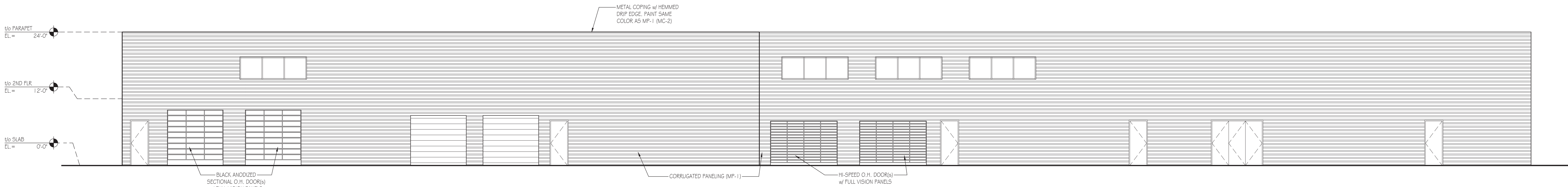
4 ELEVATION

Scale: 1/8" = 1'-0"



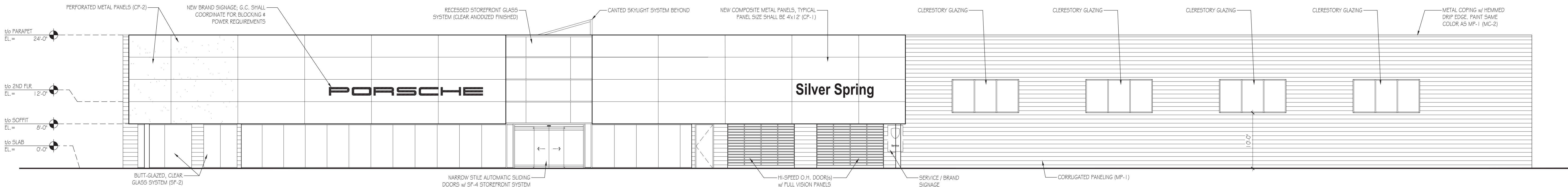
3 ELEVATION

Scale: 1/8" = 1'-0"



2 ELEVATION

Scale: 1/8" = 1'-0"



1 ELEVATION

Scale: 1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE										ELEVATION NOTES	
TAG	DID TAG	MATERIAL	SPECIFICATION	REMARKS	TAG	DID TAG	MATERIAL	SPECIFICATION	REMARKS	1.	
CP-1	CP-1	METAL COMPOSITE PANEL	ALCAN COMPOSITES, ALUCOBOND SUNRISE SILVER	EXTERIOR FACADE & SOFFITS, ACM PANELS WITH INTEGRAL COPING	SF-4		EXTERIOR STOREFRONT	OLDCASTLE, PG-300, 1" CLEAR WITH LOW-E COATING	FRAMES FINISH BELOW CP-1 & IN BETWEEN MP-1 SHOULD BE BLACK.		
CF-2	CF-2	PERFORATED METAL PANEL	PATISSON, COLOR TO MATCH CP-1	EXTERIOR FACADE & SOFFITS, PANELS WITH INTEGRAL COPING	P-4		PAINT	THEMEC, NEW STEEL PRIMER 90-97-FIRST/ 27FC SECOND/ 1077, COLOR AT460A DARK SILVER (TO MATCH RAL 9007)	USE THE FOLLOWING MANUFACTURER RECOMMENDATION FOR SHOP/ FIELD SURF-PREP: SP6 ON S6 STEEL WITH SHOP 394-FIELD, 271/1077 METALLIC SP1 WITH ETCH ON 680 DECK WITH 271/1077		
MP-1	MP-1	CORRUGATED METAL PANELS	ATAS INTERNATIONAL, MP-1 GO RIGID WALL, TARGA MATTE	EXTERIOR FACADE & SOFFITS	P-5		PAINT	SHERWING WILLIAMS, SW WATERBASED ACRYLON 100, SW 6990 CAVIAR FINISH, SEMIGLOSS	EXTERIOR DOORS SEE D-1		
MC-1	MC-1	COMPOSITE MATERIAL PANELS INTEGRAL COPING	ALCAN COMPOSITES, ALUCOBOND SUNRISE SILVER		D-3		OVERHEAD DOOR	P-8 OVERHEAD DOORS COMPANY, EXTERIOR FRAME EP-1, INTERIOR FRAME P-8	SEE ELEVATIONS & DOOR SCHEDULE		
MC-2	MC-2	METAL COPING	KYNAR, 2 1/2" METAL COPING-KYNAR ALUMINUM- COLOR: BLACK TO MATCH MP-1	w/ HEMMED DRIP EDGE	D-4		EXTERIOR STOREFRONT DOORS	BLUMCRRAFT, 1303 WITH FLOOR CLOSER, CLEAR GLASS WITH LOW E COATING, TYPE "C" HANDLES	FRAMES FINISH BELOW CP-1 & IN BETWEEN MP-1 SHOULD BE BLACK.		
SF-2a	CW-1	STRUCTURAL CURTAIN WALL GLAZING	OLDCASTLE, FINWALL, 1" CLAR GLASS WITH LOW-E COATING	AT SHOWROOM FRAMES FINISH BELOW CP-1 & IN BETWEEN MP-1 SHOULD BE BLACK.							
SF-2b	CW-2	STRUCTURAL CURTAIN WALL GLAZING	OLDCASTLE, STACKWALL, 1" CLEAR GLASS WITH LOW-E COATING	FRAMES FINISH BELOW CP-1 & IN BETWEEN MP-1 SHOULD BE BLACK.							
SF-3		EXTERIOR SPANDREL GLASS	OLDCASTLE, BLACK FRIT COATING								

Attachment E

From: Etheridge, Mark <Mark.Etheridge@montgomerycountymd.gov>
Sent: Monday, October 12, 2020 11:22 AM
To: William Joyce <Bill@JoyceEng.com>
Subject: RE: Mile One, Silver Spring Porsche

Hi Bill –

This one is a little bit interesting.

Montgomery Code says that a sediment control permit is required for construction of a new building, regardless of the amount of disturbed area. However, we have interpreted this to say that if the construction results in NO disturbance, then a sediment control permit would not be required.

Your Phase 1 description appears to indicate that the existing building would be removed down to the slab, and the slab would remain. The new building would be constructed on the existing slab. Therefore there would be no disturbance associated with Phase 1. In that case since sediment control is not required, stormwater management is not required and a stormwater concept application does not have to be made.

The Phase 2 addition would result in disturbance, but less than 5,000 square feet. For additions that disturb less than 5,000 square feet of area and result in movement of less than 100 cy of earth, a sediment control permit is not required, and therefore stormwater management is not required.

If the project is NOT constructed in separate phases, then the disturbance associated with construction of the new building could require submission of a stormwater management concept and compliance with stormwater management if the Phase 2 addition described above is classified as “new construction” on the building permit application. If that work is classified as “addition”, then as long as the disturbance is not 5,000 square feet or more, a sediment control permit and stormwater management would not be required.

Mark C. Etheridge
Manager
Water Resources Section
Department of Permitting Services
255 Rockville Pike, 2nd Fl.
Rockville, MD 20850

NOTICE! A Drainage Statement is required for all new engineered sediment control plan applications as of November 1, 2020. Please see this link:

https://montgomerycountymd.gov/DPS/Resources/Files/Land_Development/Drainage%20Statement.pdf



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

December 24, 2020

CARS-DB7, L.L.C.

Mr. Chris Sokira, SVP & Director of Portfolio Mgmt.

c/o Herb Gordon Auto Group, Inc.

3131 Automobile Boulevard

Silver Spring, MD. 20904

Re: Montgomery Auto Sales Park-Lot 11; Forest Conservation Exemption plan 42021078E

Dear Mr. Sokira:

Based on the review by staff of the Montgomery County Planning Department, the Forest Conservation Exemption Request submitted on December 21, 2020 for the plan identified above, is confirmed. The project site is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation law), Section 22A-5(t) a modification to an existing: (1) non-residential developed property if:

- (A) no more than 5,000 square feet of forest is ever cleared at one time or cumulatively after an exemption is issued;
- (B) the modification does not result in the cutting, clearing, or grading of any forest in a stream buffer or forest located on property in a special protection area which must submit a water quality plan;
- (C) the modification does not require approval of a preliminary or administrative subdivision plan;
- (D) the modification does not increase the developed area by more than 50% and the existing development is maintained; and
- (E) the pending development application does not propose any residential uses.

Please contact this forest conservation inspector and the Montgomery County Department of Permitting Services sediment control inspector for a pre-construction meeting prior to construction. You may contact me at david.wigglesworth@montgomeryplanning.org or at 301-495-4581.

Sincerely,

David Wigglesworth

David Wigglesworth

CC: Kenneth R. Wallis (Bay Env.)



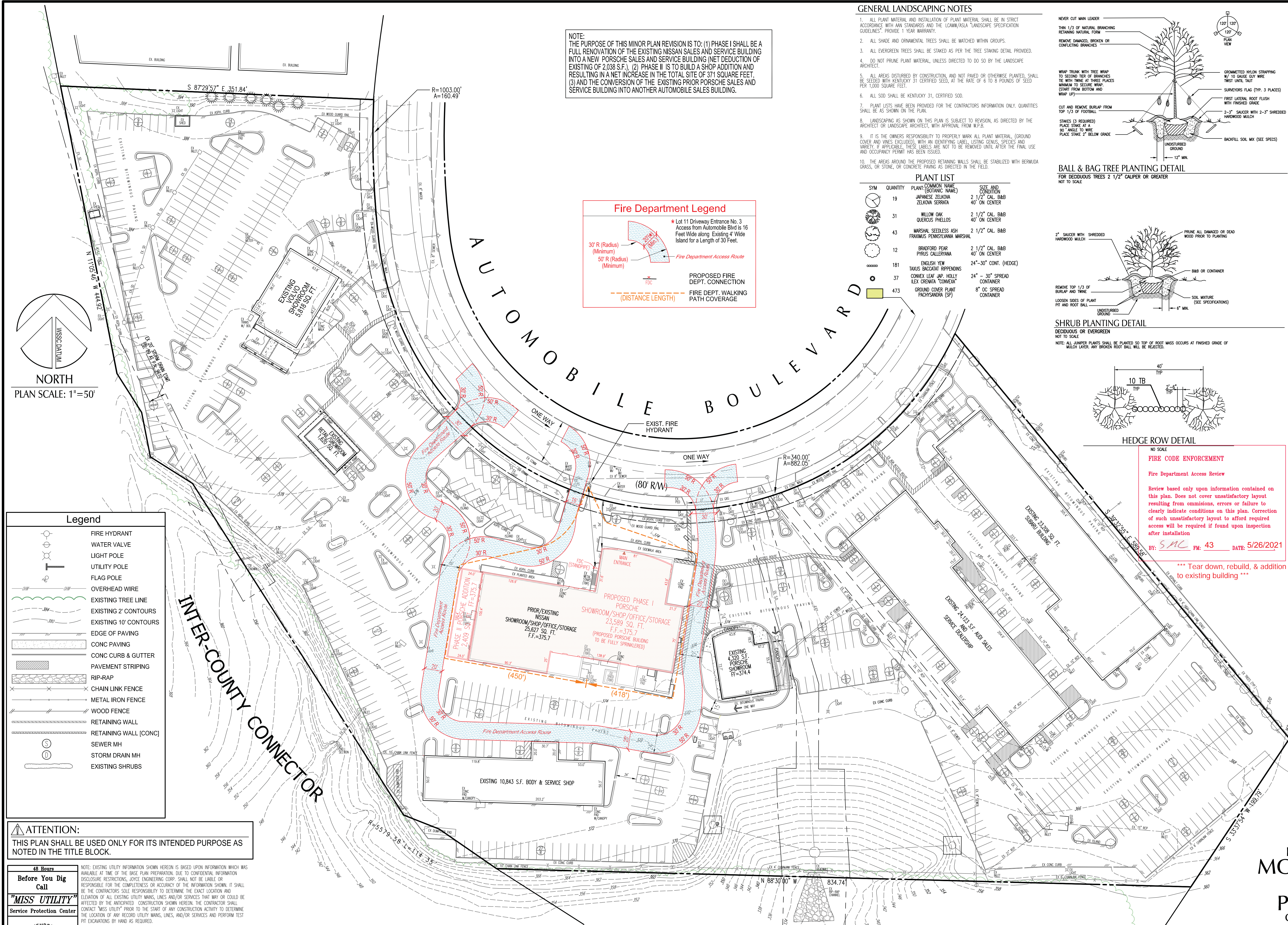
Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 26-May-21
TO: William Joyce
Joyce Engineering
FROM: Marie LaBaw
RE: Montgomery Auto Park Porsche Showroom
82006002C

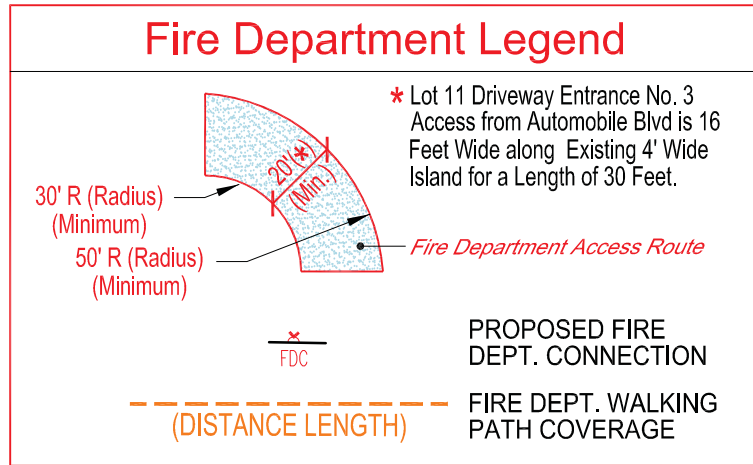
PLAN APPROVED

1. Review based only upon information contained on the plan submitted **26-May-21**. 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.

***** Tear down, rebuild, & addition to existing building *****



NOTE: THE PURPOSE OF THIS MINOR PLAN REVISION IS TO: (1) PHASE I SHALL BE A FULL RENOVATION OF THE EXISTING NISSAN SALES AND SERVICE BUILDING INTO A NEW PORSCHE SALES AND SERVICE BUILDING (NET DEDUCTION OF EXISTING OF 2,038 S.F.); (2) PHASE II IS TO BUILD A SHOP ADDITION AND RESULTING IN A NET INCREASE IN THE TOTAL SITE OF 371 SQUARE FEET; (3) AND THE CONVERSION OF THE EXISTING PRIOR PORSCHE SALES AND SERVICE BUILDING INTO ANOTHER AUTOMOBILE SALES BUILDING.

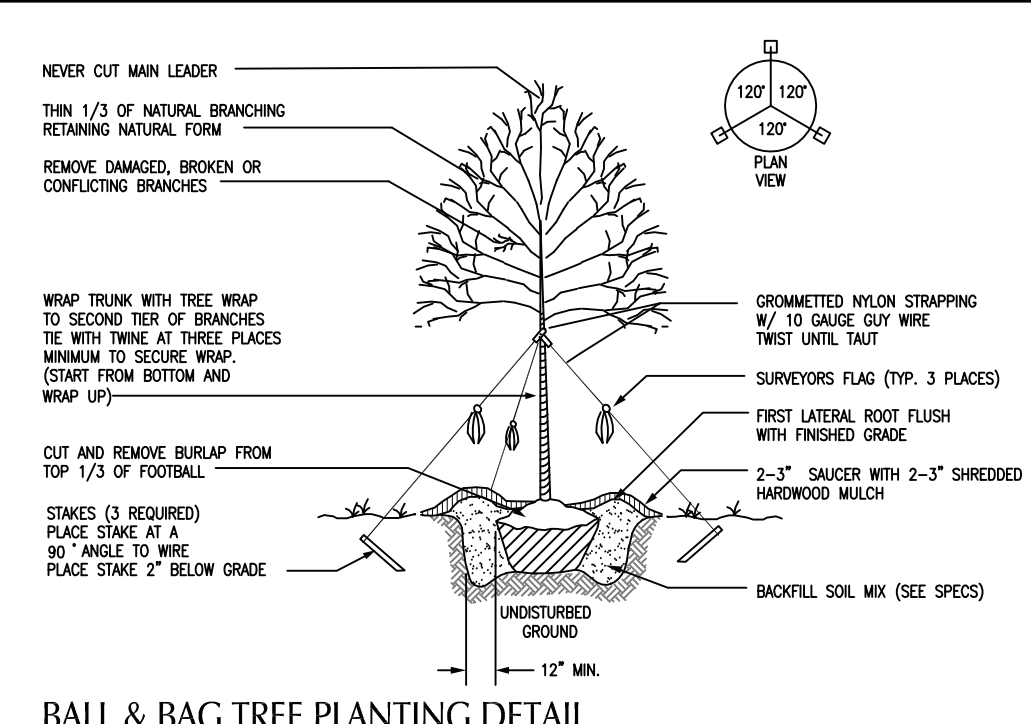


GENERAL LANDSCAPING NOTES

1. ALL PLANT MATERIAL AND INSTALLATION OF PLANT MATERIAL SHALL BE IN STRICT ACCORDANCE WITH AASHTO AND THE LCMW/ASLA "LANDSCAPE SPECIFICATION GUIDELINES". PROVIDE 1 YEAR WARRANTY.
2. ALL SHADE AND ORNAMENTAL TREES SHALL BE MATCHED WITHIN GROUPS.
3. ALL EVERGREEN TREES SHALL BE STAKED AS PER THE TREE STAKING DETAIL PROVIDED.
4. DO NOT PRUNE PLANT MATERIAL, UNLESS DIRECTED TO DO SO BY THE LANDSCAPE ARCHITECT.
5. ALL AREAS DISTURBED BY CONSTRUCTION, AND NOT PAVED OR OTHERWISE PLANTED, SHALL BE SEEDING WITH KENTUCKY 31 CERTIFIED SEED, AT THE RATE OF 6 TO 8 POUNDS OF SEED PER 1,000 SQUARE FEET.
6. ALL SOIL SHALL BE KENTUCKY 31, CERTIFIED SOIL.
7. PLANT LISTS HAVE BEEN PROVIDED FOR THE CONTRACTORS INFORMATION ONLY. QUANTITIES SHALL BE AS SHOWN ON THE PLAN.
8. LANDSCAPING AS SHOWN ON THIS PLAN IS SUBJECT TO REVISION, AS DIRECTED BY THE ARCHITECT OR LANDSCAPE ARCHITECT, WITH APPROVAL FROM M.P.B.
9. IT IS THE OWNERS RESPONSIBILITY TO PROPERLY MARK ALL PLANT MATERIAL, (GROUND COVER AND VINES EXCLUDED), WITH AN IDENTIFYING LABEL LISTING GENUS, SPECIES AND VARIETY. IF APPLICABLE, THESE LABELS ARE NOT TO BE REMOVED UNTIL AFTER THE FINAL USE AND OCCUPANCY PERMIT HAS BEEN ISSUED.
10. THE AREAS AROUND THE PROPOSED RETAINING WALLS SHALL BE STABILIZED WITH BERMUDA GRASS, OR STONE, OR CONCRETE PAVING AS DIRECTED IN THE FIELD.

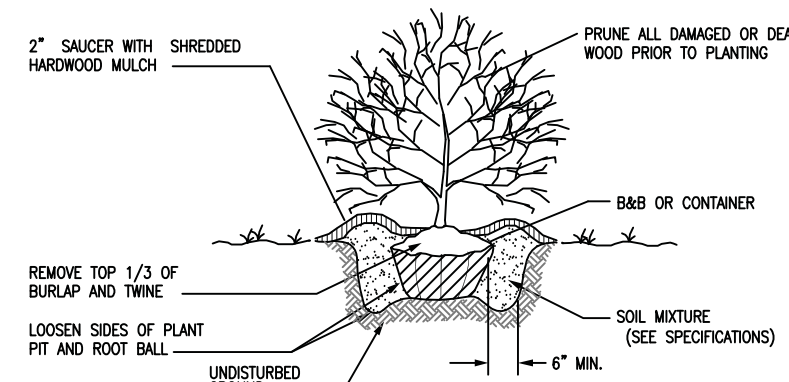
PLANT LIST

SYM	QUANTITY	PLANT COMMON NAME (BOTANIC NAME)	SIZE AND CONDITION
19	1	JAPANESE ZELKOWA ZELKOWA SERRATA	2 1/2" CAL. B&B 40' ON CENTER
31	1	WILLOW OAK QUERCUS PHellos	2 1/2" CAL. B&B 40' ON CENTER
43	1	MARSHAL SEEDLESS ASH FRAXINUS PENNSYLVANIA MARSHAL	2 1/2" CAL. B&B 40' ON CENTER
12	1	BROADFOOT PEAR PYRUS CALLERIANA	2 1/2" CAL. B&B 40' ON CENTER
181	1	ENGLISH YEW TAXUS BACCATAT REPENDENS	24" - 30" CONT. (HEDGE)
473	1	CONVEX LEAF JAP. HOLLY ILEX CREMIDA 'CONVEX'	24" - 30" SPREAD CONTAINER
		GROUND COVER PLANT PACHYSTACHYA (SP)	8" OC SPREAD CONTAINER



BALL & BAG TREE PLANTING DETAIL

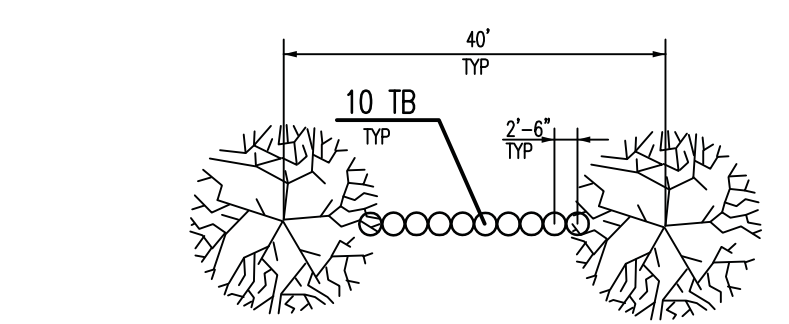
FOR DECIDUOUS TREES 2 1/2" CALIPER OR GREATER NOT TO SCALE



SHRUB PLANTING DETAIL

DECIDUOUS OR EVERGREEN NOT TO SCALE

NOTE: ALL JUMPER PLANTS SHALL BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISHED GRADE OF MULCH LATER. ANY BROKEN ROOT BALL WILL BE REJECTED.



HEDGE ROW DETAIL

NO SCALE

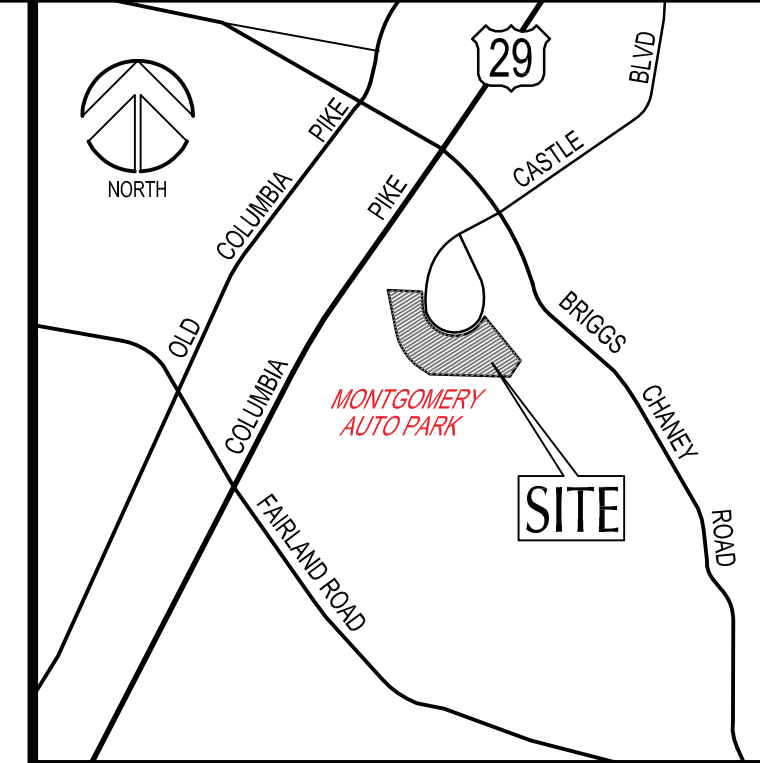
FIRE CODE ENFORCEMENT

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: SMC PM: 43 DATE: 5/26/2021

*** Tear down, rebuild, & addition to existing building ***



VICINITY MAP

SCALE: 1"=2000'

MONTGOMERY CO. ADC MAP NO. 5167 GRID J-8

W.S.S.C. 200' SHT NO. 218 NE 3

GENERAL PARKING NOTES

1. ALL PRIOR EXISTING HANDICAP PARKING SPACES ARE 13'X20'	
2. ALL PRIOR EXISTING REGULAR CAR SPACES ARE 9'X20'	
3. ALL PRIOR EXISTING HANDICAP "VAN" SPACES ARE 16'X20'	
4. BUILDING SUMMARY:	
EXISTING SITE S.F.	95,559 S.F.
EXISTING (ORIGINAL) SUBARU BUILDING	21,876 S.F.
EXISTING (ORIGINAL) SUBARU EXPANSION	1,332 S.F.
TOTAL SUBARU BUILDING	23,208 S.F.
EXISTING AUDI DEALERSHIP BUILDING	23,141 S.F.
EXISTING AUDI EXPANSION	1,682 S.F.
EXISTING AUDI PARTS STORAGE ADDITION	300 S.F.
TOTAL AUDI DEALERSHIP BUILDING	24,123 S.F.
EXISTING PORSCHE SALES BUILDING	4,320 S.F.
TOTAL EXISTING PORSCHE SALES BUILDING	4,320 S.F.
EXISTING RETAIL SHOWROOM (PRIOR KIA) BUILDING	1,620 S.F.
EXISTING VOLVO SALES BUILDING	5,818 S.F.
TOTAL VOLVO BUILDING	10,843 S.F.
EXISTING BODY AND SERVICE SHOP BUILDING	10,843 S.F.
TOTAL BODY AND SERVICE SHOP BUILDING	10,843 S.F.
EXISTING NISSAN DEALERSHIP BUILDING	25,627 S.F.
DEMOLITION OF EXISTING NISSAN BUILDING	-25,627 S.F.
PROPOSED NEW PORSCHE BUILDING PHASE I	23,589 S.F.
PROPOSED NEW PORSCHE BUILDING PHASE II	2,409 S.F.
TOTAL PROPOSED NEW PORSCHE BUILDING	25,998 S.F.
TOTAL PROPOSED BUILDING SQUARE FOOTAGE	95,930 S.F.
NET S.F. INCREASE 371 S.F.	

5. BUILDING AREAS BY USE:	
SHOP AREAS	59,609 S.F.
SHOWROOMS AREAS	22,508 S.F.
OFFICE/STORAGE AREAS	15,283 S.F.
TOTAL PROPOSED BUILDING SQUARE FOOTAGE	97,200 S.F.

6. PARKING REQUIRED:	
SHOP AREA (59,609 S.F.) @ 1 SPACE/300 S.F.	199 SPACES
SHOP AREA (22,508 S.F.) @ 1 SPACE/EMPLOYEE	59 SPACES
SHOWROOM AREAS (21,673 S.F.) @ 1 SPACE/100 S.F.	217 SPACES
OFFICE/STORAGE AREA (14,648 S.F.) @ 1 SPACE/300 S.F.	49 SPACES
TOTAL REQUIRED PARKING	515 SPACES

7. PROVIDED PARKING:	
REGULAR SPACES	554 SPACES
HANDICAP SPACES	11 SPACES
NEW AND USED CAR VEHICLE DISPLAY SPACES (9' BY 18')	4 SPACES
TOTAL PARKING PROVIDED	611 SPACES

8. AREA OF PARKING COMPOUND:	356,076 S.F.
INTERNAL GREEN AREA REQUIRED:	5% OR 17,804 S.F.
INTERNAL GREEN AREA PROVIDED:	23,272 S.F. OR 6.54%

- #### GENERAL SITE NOTES
1. THE SUBJECT PROPERTY IS RECORDED IN LIBER: 2274 AT FOLI: 495 AND AT LIBER: 5174 AT FOLI: 058
 2. EXISTING TOPOGRAPHIC SURVEY INFORMATION IS FROM FIELD SURVEYS PREPARED BY JOYCE ENGINEERING CORPORATION, DATED FEBRUARY 1996, AND PER PLANS PREPARED BY JOHN ALLEN ASSOCIATES.
 3. UNDERGROUND UTILITY INFORMATION IS BASED UPON AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES BY DIGGING TEST PITS BY HAND 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
 4. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
 5. SUBJECT PROPERTY IS CURRENTLY ZONED C-3.
 6. TOTAL PARCEL AREA: 13.89 ACRES OR 605,048 S.F.
 7. TOTAL GREEN SPACE: 4.05 ACRES OR 176,333 S.F.
 8. BUILDING COVERAGE PROPOSED: 16.06% OR 97,200 S.F.
 9. BUILDING COVERAGE ALLOWED: 35% OR 211,766 S.F.
 10. TOTAL PARCEL GREEN AREA (LESS INTERNAL PARKING GREEN): 29.14% OR 153,535 S.F.
 11. TOTAL PARCEL GREEN AREA REQUIRED: 5% OR 30,252 S.F.
 12. PROVIDE CONCRETE WHEEL STOPS AT ALL PARKING AREAS LOCATED IMMEDIATELY ADJACENT TO PROPOSED HEDGEROW PLANTINGS ALONG AUTOMOBILE BOULEVARD.

FIRE DEPARTMENT ACCESS PLAN
82006002C

LOT 11
PLAT BOOK: 126 @ PLAT NO: 14749
MONTGOMERY AUTO PARK
PROPOSED
PORSCHE SHOWROOM
COLESVILLE ELECTION DISTRICT NUMBER 05
MONTGOMERY COUNTY, MARYLAND

Legend

	FIRE HYDRANT
	WATER VALVE
	LIGHT POLE
	UTILITY POLE
	FLAG POLE
	OVERHEAD WIRE
	EXISTING TREE LINE
	EXISTING 2' CONTOURS
	EXISTING 10' CONTOURS
	EDGE OF PAVING
	CONC PAVING
	CONC CURB & GUTTER
	PAVEMENT STRIPING
	RIP-RAP
	CHAIN LINK FENCE
	METAL IRON FENCE
	WOOD FENCE
	RETAINING WALL
	RETAINING WALL [CONC]
	SEWER MH
	STORM DRAIN MH
	EXISTING SHRUBS

ATTENTION:
THIS PLAN SHALL BE USED ONLY FOR ITS INTENDED PURPOSE AS NOTED IN THE TITLE BLOCK.

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

NOTE: EXISTING UTILITY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION WHICH WAS AVAILABLE AT THE TIME OF THE BASE PLAN PREPARATION. DUE TO CONFIDENTIAL INFORMATION DISCLOSURE RESTRICTIONS, JOYCE ENGINEERING CORP. SHALL NOT BE LIABLE OR RESPONSIBLE FOR THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITY MAINS, LINES AND/OR SPRINKLES THAT MAY OR COULD BE AFFECTED BY THE ANTICIPATED CONSTRUCTION SHOWN HEREON. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY TO DETERMINE THE LOCATION OF ANY RECORD UTILITY MAINS, LINES, AND/OR SERVICES AND PERFORM TEST PIT EXCAVATIONS BY HAND AS REQUIRED.

ELECTRONIC FILE DISCLAIMER: THE INFORMATION CONTAINED HEREON WAS PREPARED AS AN ELECTRONIC "CAD" FILE BY JOYCE ENGINEERING CORPORATION (JEC). JEC HAS TAKEN REASONABLE STEPS TO ASSURE THE ACCURACY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE. HOWEVER, JEC CANNOT GUARANTEE THAT CHANGES AND/OR ALTERATIONS HAVE NOT BEEN MADE TO THE FILE. NO RELIANCE ON THE INFORMATION CONTAINED HEREON SHALL BE MADE UNLESS THE INFORMATION IS FIRST COMPARED TO THE SIGNED ORIGINAL DOCUMENT. JEC SHALL ASSUME NO LIABILITY OR RESPONSIBILITY, AND DOES NOT GRANT ANY WARRANTY, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF ANY INFORMATION THAT HAS BEEN TRANSMITTED OR RECEIVED VIA COMPUTER OR OTHER ELECTRONIC MEANS.

IF VERIFICATION OF THE INFORMATION CONTAINED HEREON, OR IF THE ELECTRONIC FILE USED TO CREATE THIS DOCUMENT IS REQUIRED, PLEASE CONTACT JEC DIRECTLY. THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM INCLUDING ELECTRONIC OR PHOTO REPRODUCTION WITHOUT THE EXPRESS WRITTEN PERMISSION OF JEC. BY ACCEPTANCE OF THIS DOCUMENT, THE RECIPIENT ACKNOWLEDGES ACCEPTANCE OF THE ABOVE TERMS AND CONDITIONS.

MEMBER
ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
1-800-257-7777
www.missutility.net/tlcs

OWNER/DEVELOPER/APPLICANT:

HERB GORDON AUTO WORLD
ATTN: MR. DENNIS TURNBAUGH
3131 AUTOMOBILE BOULEVARD
SILVER SPRING, MARYLAND 20904
PHONE: 301-890-6200

I hereby certify that these documents were prepared and sealed by me, and that I am a duly licensed Professional Engineer in the State of Maryland.

05/18/2021

12243

05/18/2021

12243

05/18/2021

12243

REVISIONS:

05/28/2021 REVISION: THE EXISTING LINE, HIGHLIGHT INTERNAL GREEN SPACE, AND LANDSCAPING FOR PHASE II. REVISION: ADD NEW PORSCHE BUILDING PHASE II. 06/04/2021 SHOW THE TYPE OF GRADING COVER, A NOTE REFERENCE TO THE SAME. CHANGING TO BE BROKEN. REVISION: ADD NEW PORSCHE BUILDING PHASE II. 07/15/2021 REVISION: EXISTING LINES, ADD PROPOSED SHOP ELEV. AND PROPOSED CONTOURS LINES. 07/15/2021 REVISION: ADD NEW SHOP AREA TO PARKING AND ADD PORSCHE SERVICE BUILDING. 09/14/2021 REVISION: OLD NISSAN BUILDING AND ADD NEW PORSCHE SALES AND SERVICE BUILDING. 11/10/2021 REVISION: OLD NISSAN BUILDING AND ADD NEW PORSCHE SALES AND SERVICE BUILDING.

JOYCE ENGINEERING CORPORATION
CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
1001 WILSON ROAD, SUITE 100, SILVER SPRING, MARYLAND 20910
TEL: (301) 594-1233 FAX: (301) 594-0018 WWW.JOYCE-ENG.COM
© 2001 JOYCE ENGINEERING CORPORATION

DESIGN: WAJ DATE: APRIL 2009 JOB NO.: 87-101
DRAFT: HAL COMP: JEC SCALE: 1"=50'
CHECK: JEC Q SURVEY: CW-JR SHEET: 1 OF 1

FDA-1

Drawing name: R:\Land Projects\87101POR - MASP Porsche.dwg\87101-SP-1 TMP:82006002C.dwg
Plotted: May 26, 2021 - 8:40am

SITE PLAN NUMBER: 82006002A, MCPB RESOLUTION NUMBER 09-07, DATED APRIL 1, 2009

DPS-ROW CONDITIONS OF APPROVAL

May 19, 2021

82006002C Montgomery Auto Sales Park

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“07-RSITE-82006002C-001.pdf” uploaded on/ dated **“3/15/2021”**.

As there seems to be minimal impact to the County ROW (per the above site plan), we do not have any comments at this point.