

# MONTGOMERY AUTO SALES PARK

ATTACHMENT C

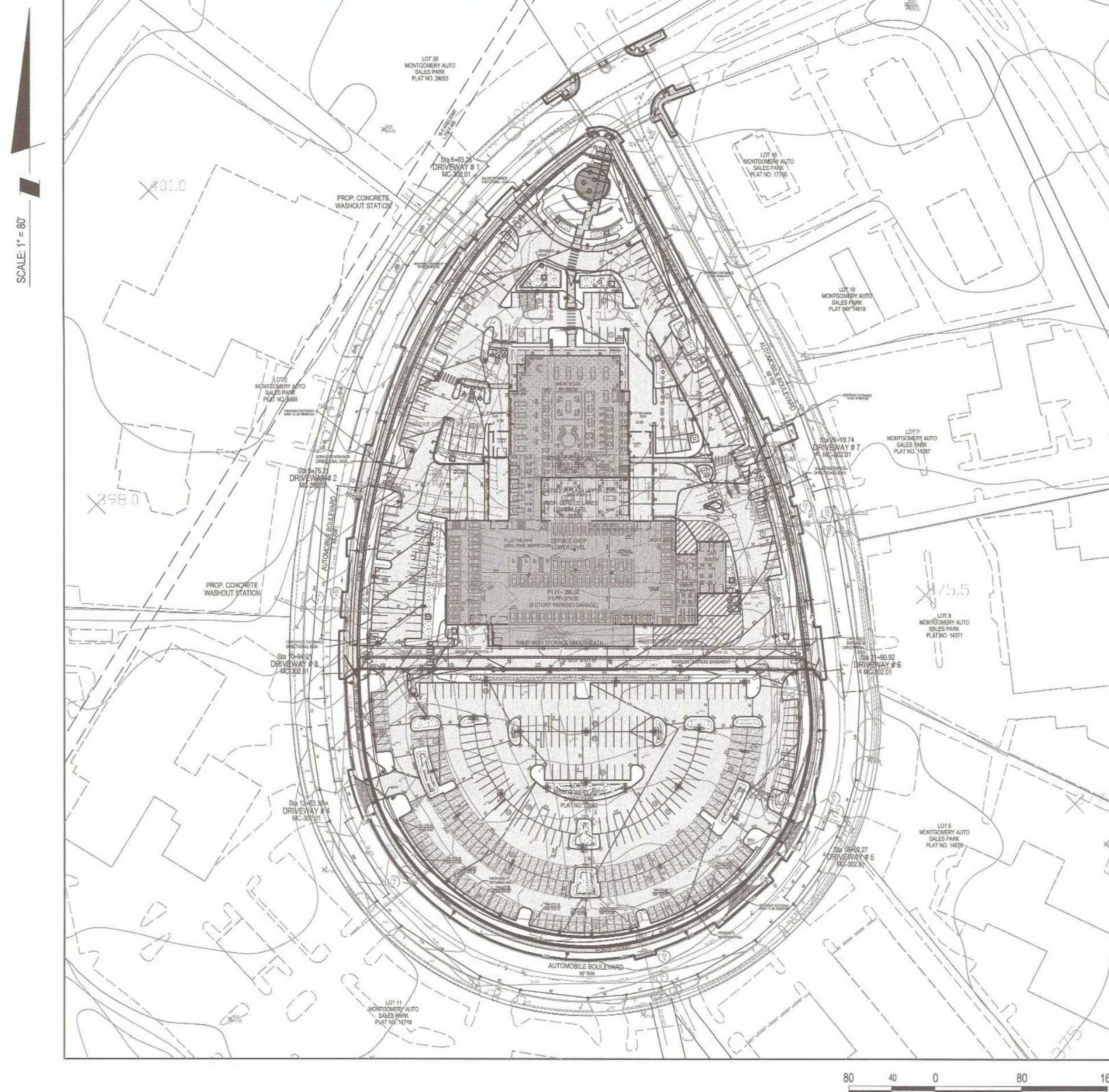
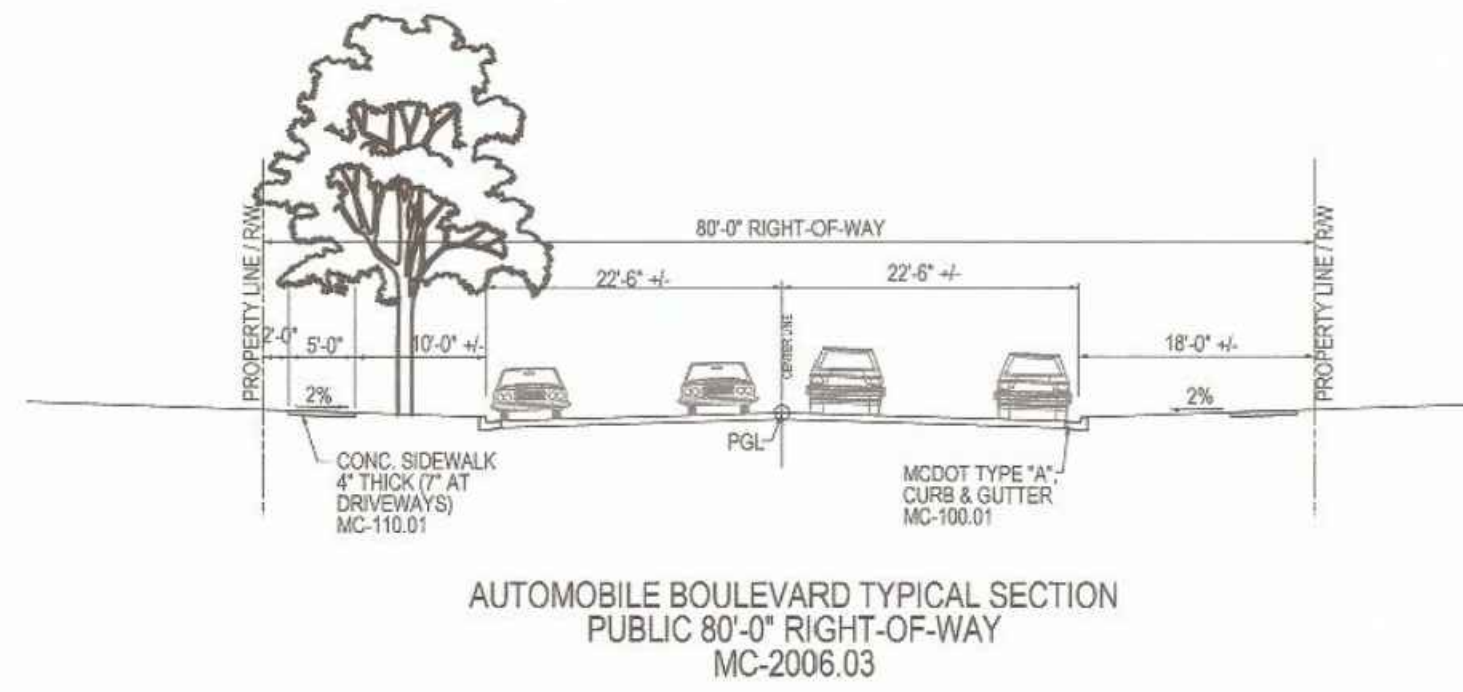


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LANDSCAPE ARCHITECTURE  
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Professional Certification  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland Lic. No. 35186 Exp. Date 01/05/2026

APPLICANT:  
AUTO SITES 7 LLC  
C/O DARCAR'S AUTOMOTIVE GROUP  
7550 WISCONSIN AVE., 6TH FLOOR  
BETHESDA, MD 20814  
PHONE: (240) 484-2431  
CONTACT: BRIAN RYDER

## LOTS 17 AND 18 CERTIFIED PRELIMINARY PLAN #11985027B COLESVILLE (5TH) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND



PRELIMINARY PLAN DEVELOPMENT STANDARDS - Lot 17		
	Required Zoning Ordinance Development Standards C-3 <sup>2</sup>	Revised Proposed
Site Area:		
Gross Tract Area:	N/A	4.78 ac. (206,220 s.f.)
Zone:	C-3	C-3
Building Gross Floor Area (S.F.) <sup>1</sup>	N/A	
Retail:		22,000
Service (including Service Shops, Service Lane, and Car Wash)		57,000
Office:		6,000
Total (S.F.):		85,000
Building Coverage (Max.) (59-C-4.367(b))	(72,877 s.f.) 35%	(71,686 s.f.) 34.4%
Building Setbacks (Min.) (59-C-4.367(a)):		
From Street Right of Way	10'	55' <sup>3</sup>
From other lot line (59-C-4.367 (a) (1))	10'	10'

- Building Gross Square Footage excludes structured parking areas.
- Development Standard requirements are per the Montgomery County Zoning Ordinance 59-C-4.36 Highway Commercial and 59-C-4.367 Special Regulations applicable to designated automobile-related uses.
- Final setback at time of building permit will be no less than 10' from property line.

PRELIMINARY PLAN DEVELOPMENT STANDARDS - Lot 18 Phase I		
	Required Zoning Ordinance Development Standards C-3 <sup>1</sup>	Proposed
Site Area:		
Gross Tract Area:	N/A	3.32 ac. (144,745 s.f.)
Zone:	C-3	C-3

- No development proposed in phase I. Limited to surface parking and inventory storage.

PRELIMINARY PLAN DEVELOPMENT STANDARDS - Lot 18 Phase II		
	Required Zoning Ordinance Development Standards C-3 <sup>2</sup>	Revised Proposed
Site Area:		
Gross Tract Area:	N/A	3.32 ac. (144,745 s.f.)
Zone:	C-3	C-3
Building Gross Floor Area <sup>1</sup>	N/A	
Showroom		18,800
Offices		20,000
Service Lane		7,200
Service Shop		24,000
Total (S.F.):		70,000
Building Coverage (Max.) (59-C-4.367(b))	35%	35%

- Building Gross Square Footage excludes structured parking areas.
- Development Standard requirements are per the Montgomery County Zoning Ordinance 59-C-4.36 Highway Commercial and 59-C-4.367 Special Regulations applicable to designated automobile-related uses.

### GENERAL NOTES

- Topography shown on this plan is aerial photography at Z contour intervals prepared by McKenzie Snyder, Inc., dated October 4, 2013.
- Boundary information by Solteaz, Inc. on November 20, 2013.
- Recorded plats for the site include: Lot 14 record plat: #15644, L.7726, F.189. Ownership Lot 17 & 18 record plat: #23592, L.44484, F.00311 & L.34590, F.00263.
- The subject properties are located within WSSC grid 218NE03.
- This project lies within the Fairland Master Plan.
- Existing zoning is C-3, Highway Commercial.
- There are no designated historic sites associated with these parcels.
- There are no known rare, threatened, or endangered species occurring on these properties.
- Existing Water & Sewer Service Categories: W-1 S-1.
- Grid coordinates are per Maryland State Plane Datum (NAD 83/01).
- The properties are located within the Little Paint Branch Watershed, Class I-P Waters. This area is not in a special protection area.
- No floodplain or wetlands exists on site.
- The NRI-FSD #420140920 was approved on January 16, 2014. A previous NRI-FSD #42007074E was approved on November 6, 2006.
- Development Program: This plan will be developed in three phases. The parking lot layout and building footprint shown on Ownership Lot 18 in phase three of the project are all conceptual and subject to change.
- A traffic study has been prepared by Kinley-Horn & Associates, Inc., dated May 17, 2018.
- The noise levels from Columbia Pike and the Intercounty Connector (ICC) will not exceed 67 dba during the day or 62 dba during the night on any part of the property per regulation 31B-5 of the Montgomery County Zoning Ordinance.
- All utilities are conceptual and subject to change. See appropriate approved Utility Drawings for final locations.
- Retaining wall locations on plan are shown to provide horizontal and vertical elevations only. Structural design to be provided by others.
- M&CPC Staff must inspect all tree save areas and protection devices prior to clearing and grading.
- Everything in the public Right-of-Way will be reviewed and inspected and may be modified by DPS Rights-of-Way Section and everything in the stormwater management easements, parcels, and facilities will be reviewed and inspected and may be modified by DPS Water Resources section.
- The properties shall enter into a reciprocal access easement with each other upon their redevelopment when the Planning Board deems it necessary to have reciprocal access through both properties. The easement shall be for the sole purpose of reciprocal access, must be compatible with the overall site layout of both properties, and may be reasonably relocated by the applicant in the event of any future redevelopment of the applicant's property or by the adjoining properties in the event of their redevelopment.
- Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures, and hardscape will be determined at the time of Site Plan review. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, parking requirements, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval.
- Landscaping within the stormwater management easements will be reviewed, approved, and inspected by MCDPS Water Resources.

011057011700230283838 General Notes Plan 01

### SHEET INDEX

- \*P1 COVER SHEET
- P2 APPROVAL SHEET 11985027A
- \*\*P2.1 APPROVAL SHEET 11985027B
- P3 LOT 17 PLAN (30 SCALE)
- P4 LOT 18 PHASE 1 PLAN (30 SCALE)
- P5 LOT 18 PHASE 2 PLAN (30 SCALE)

\*SHEET REVISED BY THIS AMENDMENT  
\*\*SHEET ADDED BY THIS AMENDMENT

### PRELIMINARY PLAN AMENDMENT SUMMARY

- △ ADJUST INTERIM ADEQUATE PUBLIC FACILITIES (APF) PHASING REQUIREMENT WITHOUT EXTENDING TOTAL APF VALIDITY PERIOD.

DEVELOPER'S CERTIFICATE  
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF PRELIMINARY PLAN APPROVAL NO. 11985027B INCLUDING APPROVAL CONDITIONS, AND A CERTIFIED PRELIMINARY PLAN.  
DEVELOPER: AUTO SITES 7, LLC c/o DARCAR'S AUTOMOTIVE GROUP BRIAN RYDER  
COMPANY CONTACT PERSON  
ADDRESS: 7550 WISCONSIN AVE., 6TH FLOOR, BETHESDA, MD 20814  
PHONE: (240) 484-2431  
EMAIL: BRIAN.RYDER@DARCAR.COM  
SIGNATURE: \_\_\_\_\_

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP KR42 WSSC XXXX

PLAT 23582  
5TH ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

LOTS 17 & 18  
MONTGOMERY AUTO  
SALES PARK

PROJ. MGR DCM  
DRAWN BY PGL  
SCALE NTS  
DATE 08.18.2024

COVER SHEET  
11985027B

P1  
PROJECT NO. 22.275.11  
SHEET NO. OF