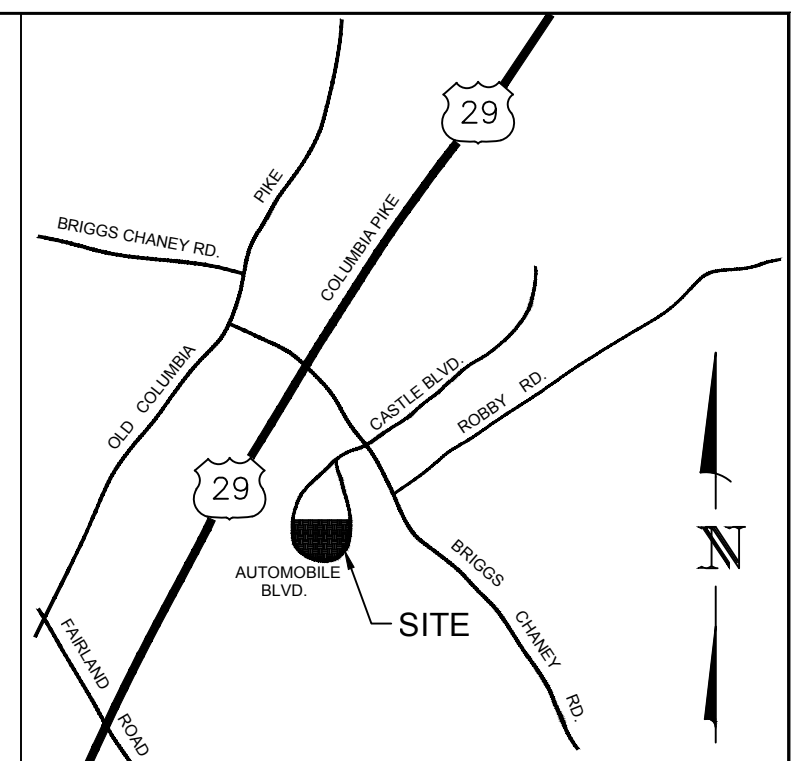


ATTACHMENT D



VICINITY MAP
SCALE 1" = 2,000'

MHG
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.870.0940
www.mhga.com
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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. 16955 Exp. Date: 04.21.2024

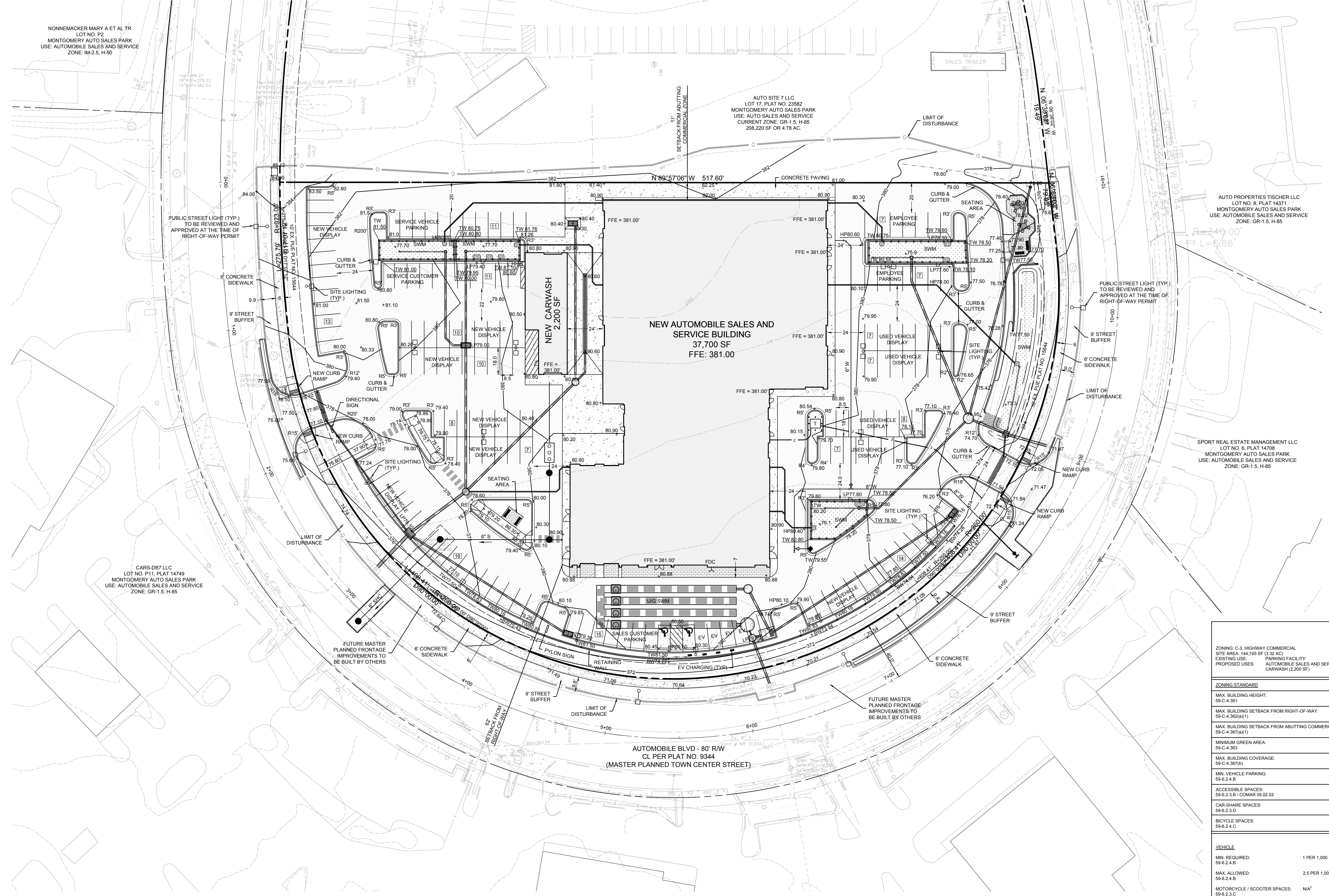
DARCARS VOLKSWAGEN
3130 AUTOMOBILE BOULEVARD
SILVER SPRING, MD 20904

PROJECT TEAM
OWNER/APPLICANT:
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C/O DARCARS AUTOMOBILE GROUP
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CONTACT: MATTHEW GORDON
EMAIL: MCGORDON@SELZERLAW.COM



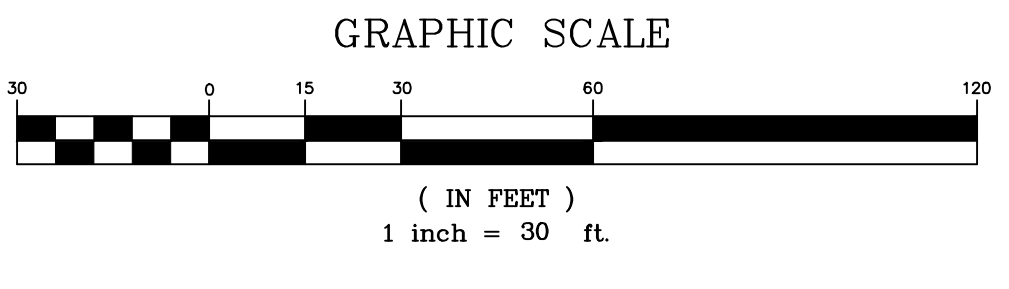
| EXISTING | | PROPOSED | |
|----------|---------------------------|----------|---------------------------|
| --- | CONTOUR (2 FT) | --- | CONTOUR (2 FT) |
| --- | CONTOUR (2 FT) | --- | CONTOUR (2 FT) |
| --- | SPOT ELEVATION | + | + 03.25 |
| --- | CURB & GUTTER | --- | CURB & GUTTER |
| --- | ASPHALT PAVING | --- | ASPHALT PAVING |
| --- | CONCRETE PAVING | --- | CONCRETE PAVING |
| --- | LIMITS OF DISTURBANCE | --- | LIMITS OF DISTURBANCE |
| --- | WATER LINE | --- | WATER LINE |
| --- | FIRE HYDRANT | --- | FIRE HYDRANT |
| --- | SEWER LINE | --- | SEWER LINE |
| --- | STORM DRAIN | --- | STORM DRAIN |
| --- | NATURAL GAS | --- | NATURAL GAS |
| --- | UNDERGROUND ELECTRIC | --- | UNDERGROUND ELECTRIC |
| --- | UNDERGROUND COMMUNICATION | --- | UNDERGROUND COMMUNICATION |
| --- | LIGHT POLE | --- | LIGHT POLE |
| --- | PROPERTY BOUNDARY | --- | PROPERTY BOUNDARY |
| --- | EASEMENT | --- | EASEMENT |
| --- | SIGN | --- | SIGN |
| --- | RETAINING WALL | --- | RETAINING WALL |

C-3 HIGHWAY COMMERCIAL DEVELOPMENT STANDARDS¹

| ZONING STANDARD | REQUIRED | APPROVED PER 820140140A | PROPOSED PER 820140140A |
|---|-----------------|-------------------------|-------------------------|
| ZONING: C-3, HIGHWAY COMMERCIAL | | | |
| SITE AREA: 14,745 SF (0.3 AC) | | | |
| EXISTING USE: PARKING FACILITY | | | |
| PROPOSED USES: AUTOMOBILE SALES AND SERVICE (37,700 SF) CARWASH (2,200 SF) | | | |
| MAX. BUILDING HEIGHT: 59-C-3B1 | 42 FT | NA | 28 FT |
| MAX. BUILDING SETBACK FROM RIGHT-OF-WAY: 59-C-3B2(9)1 | 10 FT | NA | 62 FT |
| MAX. BUILDING SETBACK FROM ABUTTING COMMERCIAL / INDUSTRIAL ZONE: 59-C-3B2(9)1 | 10 FT | NA | 11 FT |
| MINIMUM GREEN AREA: 59-C-3B3 | 10% (14,475 SF) | 22% | 13.5% (19,800 SF) |
| MAX. BUILDING COVERAGE: 59-C-3B3 | 30% (90,661 SF) | NA | 27.6% (39,900 SF) |
| MIN. VEHICLE PARKING: 59-6.2.4.B | 35 SPACES | 342 SPACES | 40 SPACES |
| ACCESSIBLE SPACES: 59-6.2.3.C | 2 SPACES | NA | 2 SPACES |
| CAR-SHARE SPACES: 59-6.2.3.D | NA ² | NA | NA ² |
| BICYCLE SPACES: 59-6.2.4.C | NA ² | NA | NA ² |

| VEHICLE | PARKING REQUIREMENTS ² |
|--|---|
| MIN. REQUIRED: 59-6.2.4.B | 1 PER 1,000 SF (39,900 SF / 1000 SF x 1.0) = 40 SPACES |
| MAX. ALLOWED: 59-6.2.4.B | 2.5 PER 1,000 SF (39,900 SF / 1000 SF x 2.5) = 100 SPACES |
| MOTORCYCLE / SCOOTER SPACES: 59-6.2.3.C | NA ² |
| CAR-SHARE SPACES: 59-6.2.3.D | NA ² |
| ELEC. VEHICLE CHARGING SPACES: 59-6.2.3.E | NA ² |

FOOTNOTES:
1. THE PROJECT IS BEING DEVELOPED BASED ON THE REQUIREMENTS OF THE ZONING ORDINANCE IN EFFECT PRIOR ON OCTOBER 29, 2014 IN ACCORDANCE WITH SECTION 59.7.7.1.3
2. PARKING PROVIDED BASED ON THE REQUIREMENTS OF THE ZONING ORDINANCE IN EFFECT AFTER OCTOBER 30, 2014 IN ACCORDANCE WITH SECTION 59.7.7.1.3.2
3. THE PARKING FACILITY CONTAINS LESS THAN 50 PARKING SPACES TOTAL
4. THE PARKING FACILITY CONTAINS LESS THAN 100 PARKING SPACES TOTAL
5. THERE ARE NO BICYCLE PARKING REQUIREMENTS SPECIFIED IN THE ZONING ORDINANCE FOR AUTOMOBILE SALES AND SERVICE.
6. REFER TO LANDSCAPE PLANS FOR DEVELOPMENT STANDARDS RELATED TO LANDSCAPING.



| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |

TAX MAP K942 WSSC 218E03

5TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

LOT 18
MONTGOMERY AUTO SALES PARK

PROJ. MGR DCM
DRAWN BY DCM

SCALE 1" = 30'
DATE 01.03.2024

SITE PLAN
SITE PLAN NO. 820140140A

C.2.01
PROJECT NO. 2022.275.11
SHEET NO. OF

AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE DEPARTMENT OF PERMITTING SERVICES (DPS), ZONING & SITE PLAN ENFORCEMENT DIVISION BEFORE ANY BUILDING CONSTRUCTION ACTIVITY OCCURS ON-SITE. THE OWNER OR HIS DESIGNEE WHO HAS SIGNATURE AUTHORITY AND GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE DPS SITE PLAN ENFORCEMENT INSPECTOR. A COPY OF THE CERTIFIED SITE PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE A SITE PLAN INSPECTION WITH DPS, ZONING AND CODE COMPLIANCE SECTION (ZCCS), PLEASE CONTACT BRIAN KEELER, 240-684-4485