

APPENDICES FOR DPA 04-2 STAFF REPORT

Vicinity Map showing C-3 Zone as applied by G-189 (10.2582 acres) and portion proposed for changes in DPA 04-2

Tax Map

Plat of Lot 15 (P 967) and Outlot E (also showing unsubdivided parcel P 970)

Aerial Photo

G-189 Schematic Development Plan

DPA 86-1 Schematic Development Plan Amendment

Revised Schematic Development Plan for DPA 04-2, received by MNCPPC on 10/12/2004

Site Grading and Landscaping Plan for DPA 04-2, received by MNCPPC on 10/12/2004

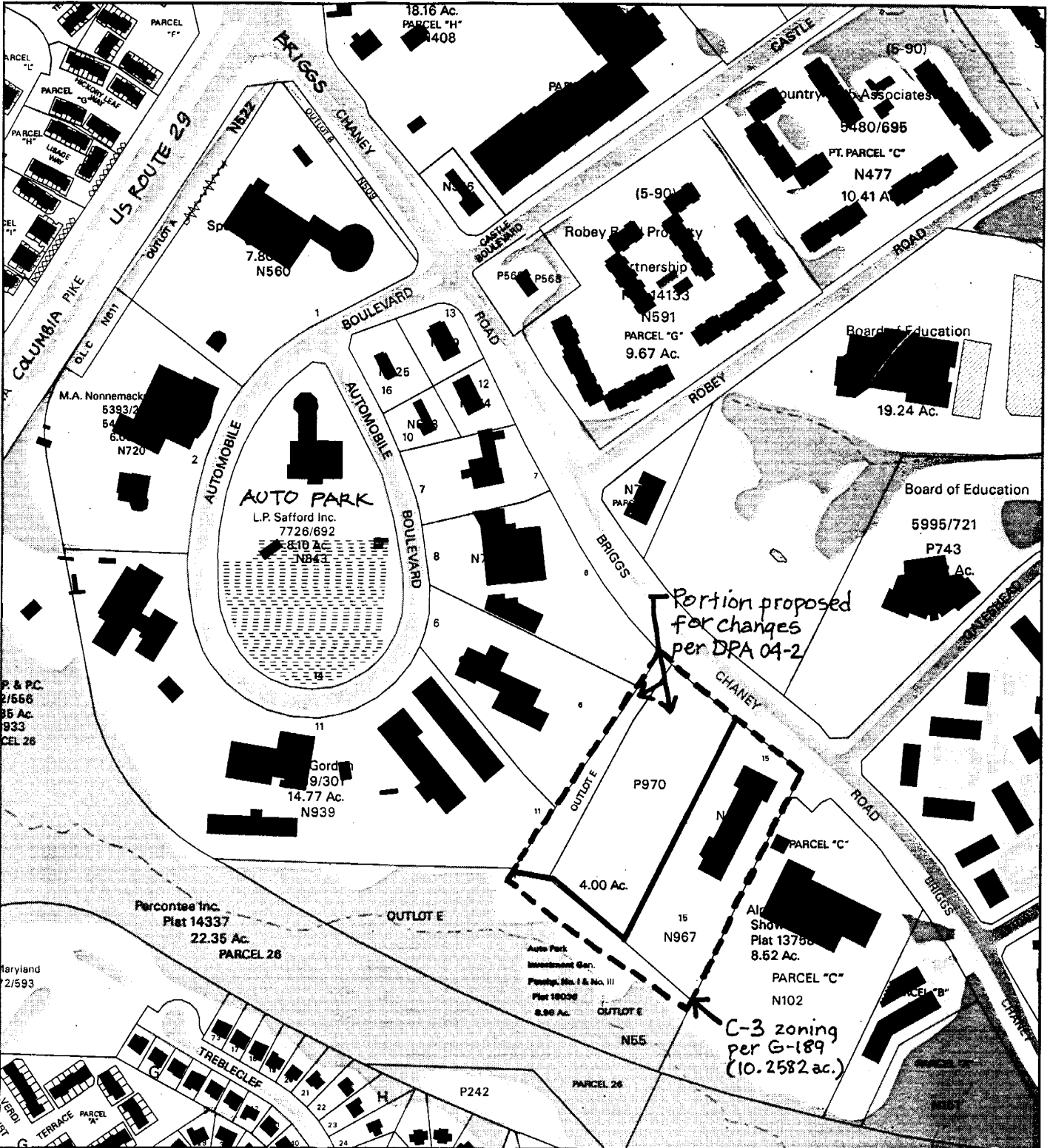
Draft Covenants as submitted in the Application for DPA 04-2

Memo from Community-Based Planning Staff dated 10/5/2004 (including Letter dated 9/24/2004 from Applicant's Attorneys describing Proposed Operations)

Memo from Environmental Staff of MNCPPC dated 10/21/2004

Memo from Transportation Staff of MNCPC dated 10/21/2004

Copy of E-Mail Memo from Avonshire Homeowners Association dated 10/13/04



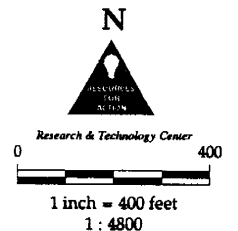
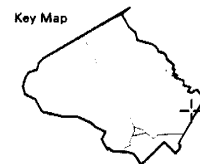
Map compiled on October 22, 2004 at 9:12 AM | Site located on base sheet no - 218NE03

NOTICE

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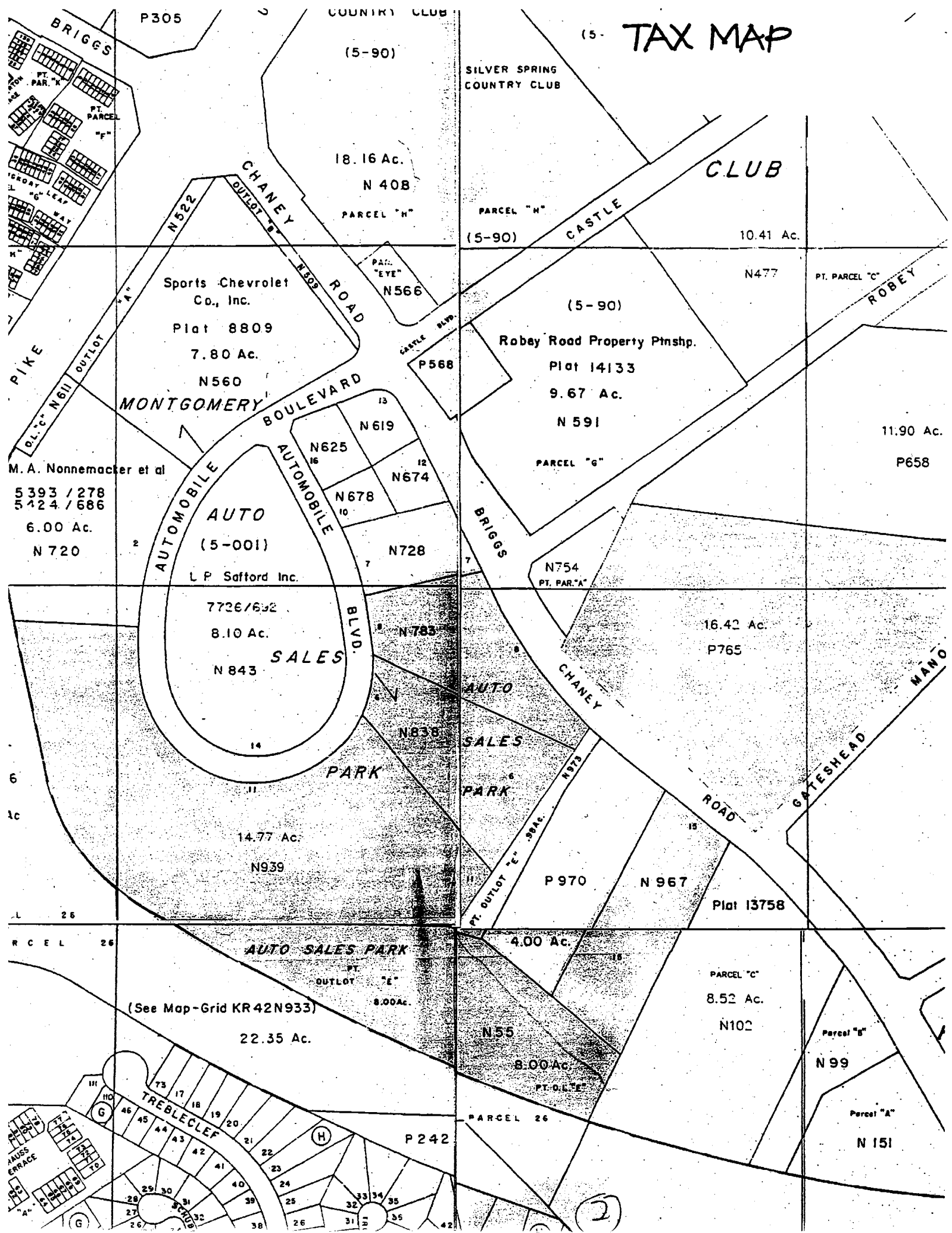
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998



①

TAX MAP



COUNTRY CLUB
(5-90)

SILVER SPRING
COUNTRY CLUB

CLUB

18.16 Ac.
N 408
PARCEL "H"

PARCEL "H"
(5-90)

10.41 Ac.

Sports Chevrolet
Co., Inc.
Plat 8809
7.80 Ac.
N 560

(5-90)
Robey Road Property Ptnshp.
Plat 14133
9.67 Ac.
N 591

PT. PARCEL "C"
ROBEY

11.90 Ac.
P 658

M. A. Nonnemacker et al
5 393 / 278
5 424 / 686
6.00 Ac.
N 720

AUTO
(5-001)
L P Safford Inc.

7726/632
8.10 Ac.
N 843

SALES

PARK

AUTO
SALES
PARK

16.42 Ac.
P 765

14.77 Ac.
N 939

P 970

N 967

Plat 13758

AUTO SALES PARK

4.00 Ac.

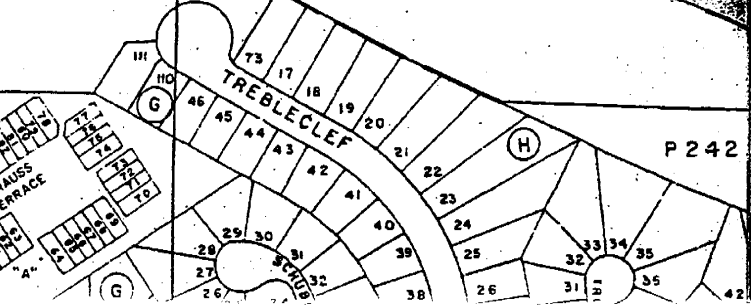
PARCEL "C"
8.52 Ac.
N 102

(See Map-Grid KR 42N933)
22.35 Ac.

N 55
8.00 Ac.
PT. D.L. "E"

Parcel "B"
N 99

Parcel "A"
N 151



P 242

(2)

PLAT OF LOT 15 (P967) & OUTLOT E

OWNERS' DEDICATION PLAN

WE, AUTO PARK INVESTMENT GENERAL PARTNERSHIP NO I, AUTO PARK INVESTMENT GENERAL PARTNERSHIP NO II, MARYLAND GENERAL PARTNERSHIP GROUP OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY AGREE TO ESTABLISH A SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, ESTABLISH A PUBLIC UTILITY EASEMENT, AS SHOWN, PARALLEL AND ADJACENT TO ALL DEDICATED STREETS, AND SUBMIT TO MONTGOMERY COUNTY, MARYLAND, SLOPE EASEMENTS TWENTY (20) FEET WIDE, ON AS SHOWN, ON ALL LOTS, OUTLOTS OR PARCELS ON THIS PLAN, ADJACENT, CONTIGUOUS, AND PARALLEL TO THE STREET FRONT-OF-WAY LINES SHOWN HEREON. SLOPE EASEMENTS GRANTED HEREON SHALL BE EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ABUTTING AND EASEMENTS HAVE BEEN LARGELY COMPLETED AND HAVE BEEN ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND, OR OTHER APPROPRIATE PUBLIC AGENCY. THERE ARE NO GIFTS OF ACTION, LEASES, LIENS, TRUSTS, MORTGAGES OR OTHERS OF ANY KIND ON THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT THOSE DEEDS OF TRUST AND ALL PARTIES IN INTEREST THEREIN HAVE BELOW INDICATED THEIR ASSENT.

AUTO PARK INVESTMENT GENERAL PARTNERSHIP NO I
AUTO PARK INVESTMENT GENERAL PARTNERSHIP NO II

Joseph B. Rosen 4/23/86 George A. Fogarty
WITNESS DATE GEORGE A. FOGARTY, Partner
WE ASSENT TO THIS PLAN OF SUBDIVISION
Rebecca Fleming 4/29/86 Andrew L. Jackson
WITNESS DATE ANDREW L. JACKSON
Edward J. Hyland 4/24/86 William W. Hoffmann, Jr.
WITNESS DATE WILLIAM W. HOFFMANN, JR.

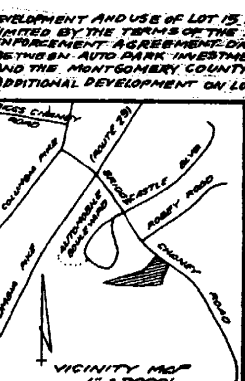
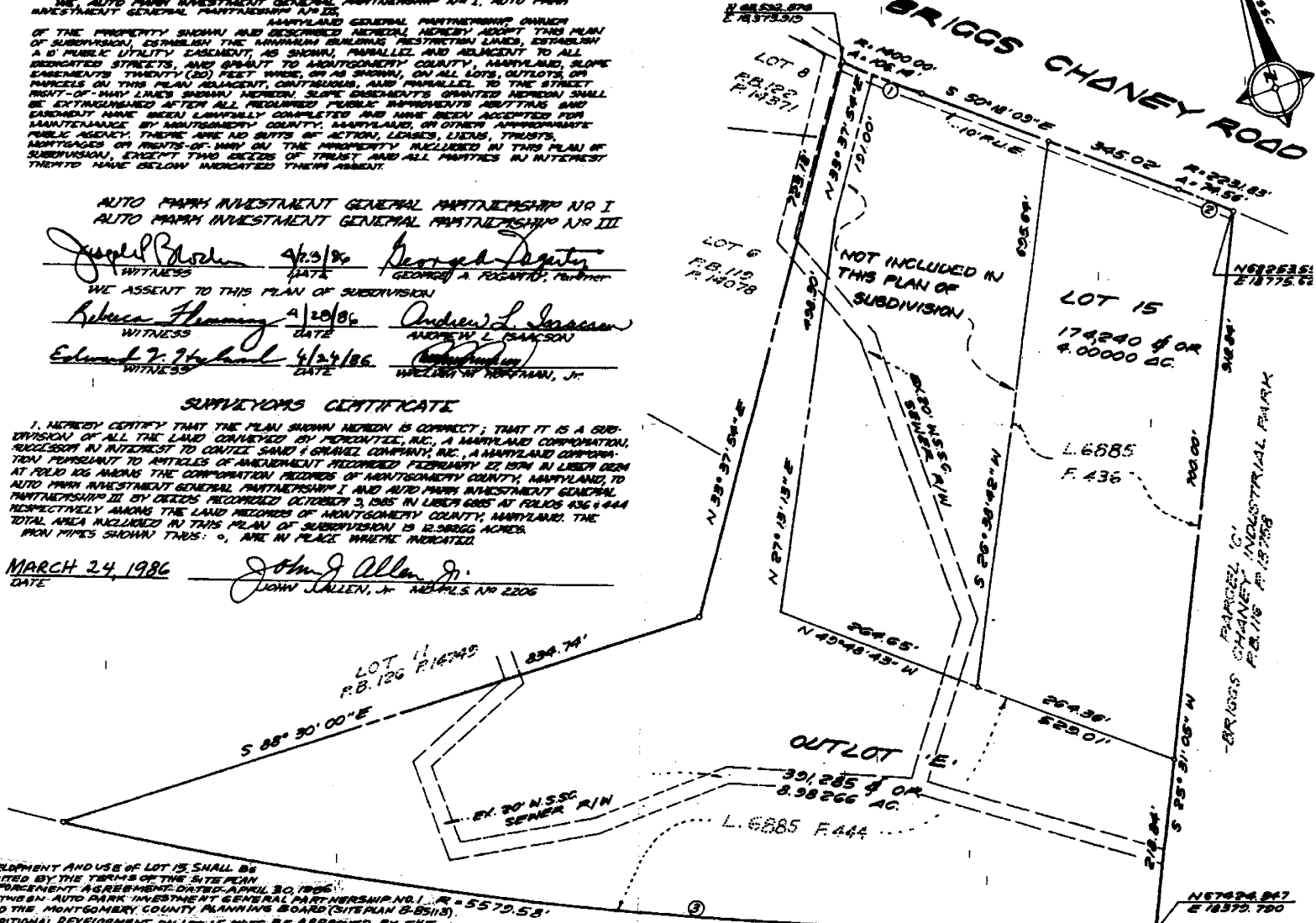
SUPERVISORS CERTIFICATE

I, HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LAND CONTAINED BY PERCENT, INC., A MARYLAND CORPORATION, SUCCESSOR IN INTEREST TO CONTEE SAND & GRAVEL COMPANY, INC., A MARYLAND CORPORATION PURSUANT TO ARTICLES OF INCORPORATION RECORDED FEBRUARY 27, 1974 IN LIBER DEED AT FOLIO 106 AMONG THE RECORDS OF MONTGOMERY COUNTY, MARYLAND; TO AUTO PARK INVESTMENT GENERAL PARTNERSHIP I AND AUTO PARK INVESTMENT GENERAL PARTNERSHIP II BY DEEDS RECORDED OCTOBER 3, 1985 IN LIBER DEED AT FOLIOS 456 & 444 RESPECTIVELY AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 12.8866 ACRES. IRON PIPES SHOWN THEREON ARE IN PLACE WHERE INDICATED.

MARCH 24, 1986 John J. Allen, Jr.
DATE JOHN ALLEN, JR. M.D. 115 NO 2206

16030

BRIGGS CHANEY ROAD



DEVELOPMENT AND USE OF LOT 15 SHALL BE LIMITED BY THE TERMS OF THE SITE PLAN ENFORCEMENT AGREEMENT DATED APRIL 30, 1986 BETWEEN AUTO PARK INVESTMENT GENERAL PARTNERSHIP NO. I, R-5579.58 AND THE MONTGOMERY COUNTY PLANNING BOARD (SITERAN 8-25113). ADDITIONAL DEVELOPMENT ON LOT 15 MUST BE APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD.

RESERVATION PLAT OF LAND FOR PUBLIC USE CIRCUMFERENTIAL FREEWAY R.B. 100 F.11275

THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.

DEPARTMENT OF HEALTH MONTGOMERY COUNTY, MARYLAND
APPROVED: June 10, 1986
Donald A. Switzer, M.D.
HEALTH OFFICER

RECORDED
PLAT BOOK
PLAT NO.
102485

NO.	ACRES	SQ. FT.	DEG. MIN. SEC.	CHORD	BEARING
1	402.00	27,422,400	00° 00' 00"	100.00	S 00° 00' 00" W
2	289.75	19,875,000	00° 55' 00"	74.39	S 00° 55' 00" W
3	5579.24	383,720,000	13° 08' 18"	1873.23	N 86° 51' 42" E

LOT 15 & OUTLOT 'E'
MONTGOMERY AUTO SALES PARK
5TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100'
JULY, 1985

FILED
JUN 21 1986

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: MAY 1, 1986
William C. Lippert
SECRETARY-TREASURER

MONTGOMERY COUNTY MARYLAND
DEPARTMENT OF TRANSPORTATION
APPROVED: MAY 30, 1986
BY Robert C. Newman
FOR DIRECTOR

JOHN J. ALLEN ASSOCIATES, INC.
CIVIL ENGINEERS - LAND PLANNERS - SURVEYORS
4424 MONTGOMERY AVENUE SUITE 300
BETHESDA, MARYLAND 20814 301-656-3550

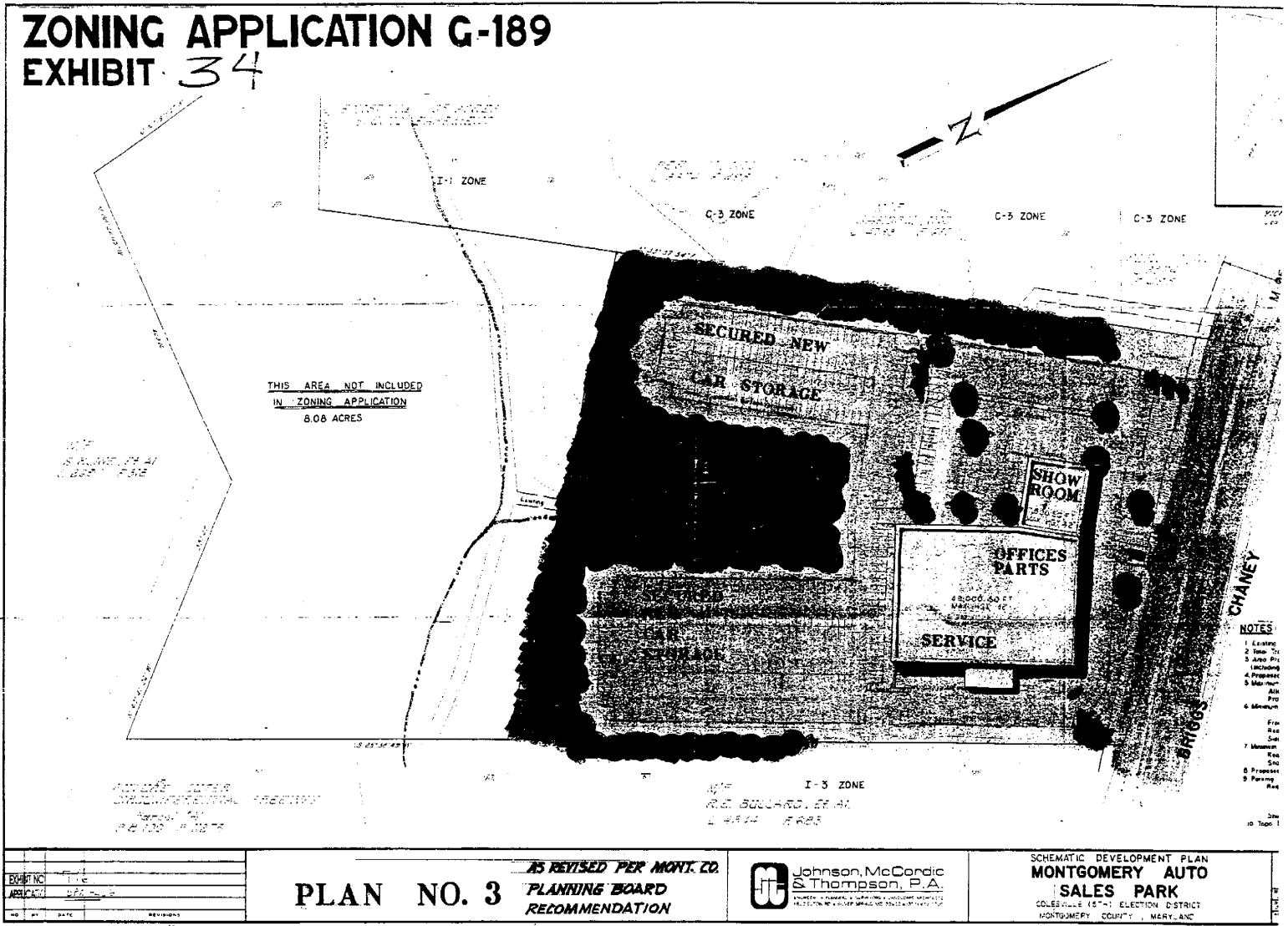
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AERIAL PHOTO



G-189 SCHEMATIC DEVELOPMENT PLAN

ZONING APPLICATION G-189 EXHIBIT 34



- NOTES**
1. Existing
 2. Topo
 3. Auto Pk
 4. Proposed
 5. Main
 6. Misc
 7. Misc
 8. Misc
 9. Misc
 10. Topo

PLAN NO. 3

AS REVISED PER MONT. CO.
**PLANNING BOARD
RECOMMENDATION**



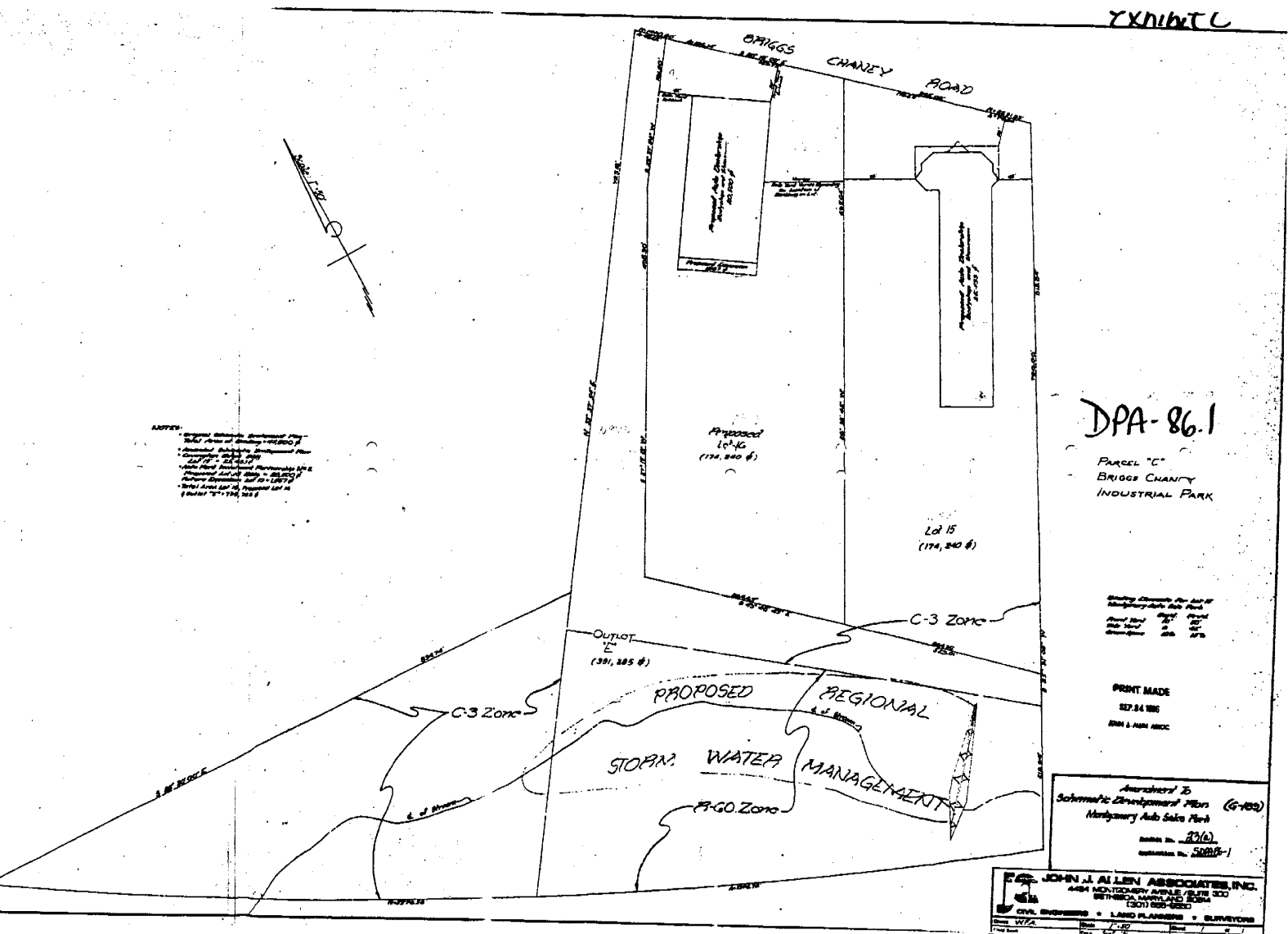
**Johnson, McCordic
& Thompson, P.A.**

SCHEMATIC DEVELOPMENT PLAN
**MONTGOMERY AUTO
SALES PARK**
COLESVILLE (15TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

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DPA 86-1 SCHEMATIC DEVELOPMENT PLAN AMENDMENT

EXHIBIT C



NOTES:
 1. Refer to Submittal Development Plan
 2. Refer to Submittal Development Plan
 3. Refer to Submittal Development Plan
 4. Refer to Submittal Development Plan
 5. Refer to Submittal Development Plan
 6. Refer to Submittal Development Plan
 7. Refer to Submittal Development Plan
 8. Refer to Submittal Development Plan
 9. Refer to Submittal Development Plan
 10. Refer to Submittal Development Plan

DPA-86.1

PARCEL "C"
 BRIGGS CHANEY
 INDUSTRIAL PARK

Survey Commission for the City of
 Montgomery, Alabama
 Board of Commissioners
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PRINT MADE
 SEP. 24. 1986
 JOHN & ANN ARCE

Amended to
 Schematic Development Plan (G-105)
 Montgomery Auto Sales Park
 Section No. 20(a)
 Application No. 5088-1

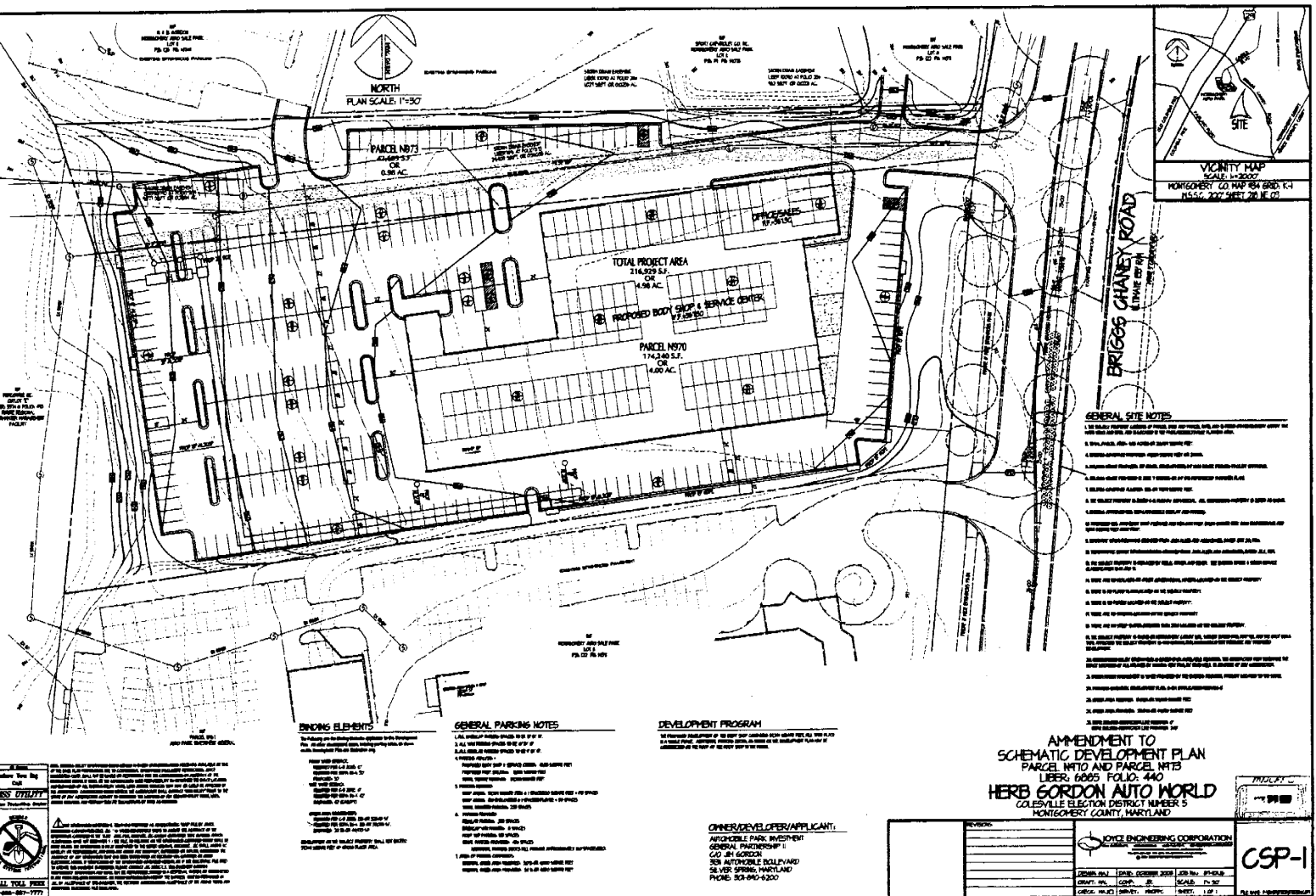
JOHN J. ALLEN ASSOCIATES, INC.
 424 MONTGOMERY AVENUE, SUITE 300
 BETHESDA, MARYLAND 20814
 (301) 229-8200

CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS

WJC
 Date: 10/82
 Scale: 1" = 100'

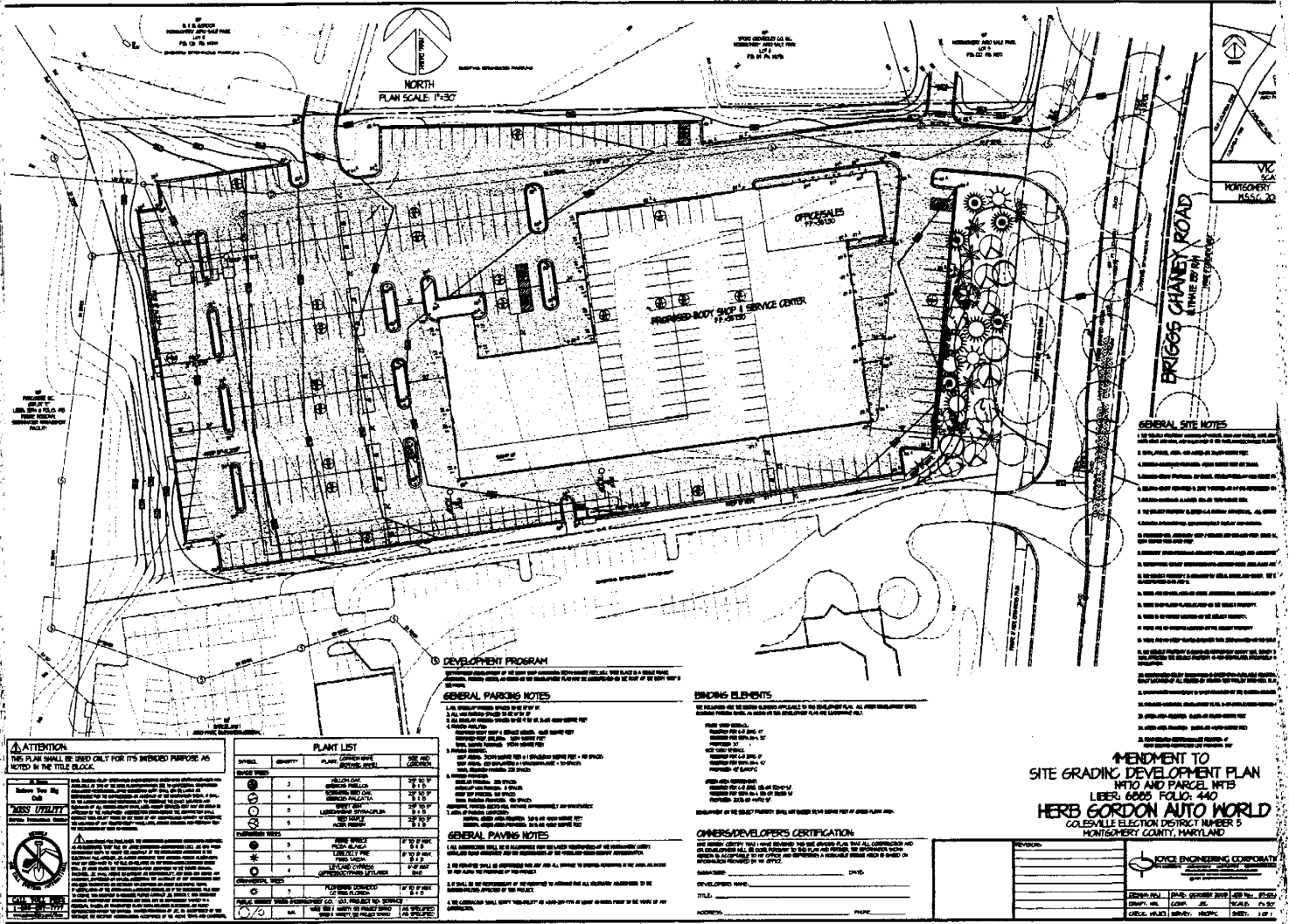
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REVISED SCHEMATIC DEVELOPMENT PLAN FOR DPA 04-2



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SITE GRADING & LANDSCAPING PLAN FOR DPA 04-2



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

MISS UTILITY

CAUTION

SYMBOL	QUANTITY	PLANT	COMMON NAME	SIZE AND LOCATION
○	2	ALBANY	FRUITING PLANT	24\"/>

DEVELOPMENT PROGRAM

GENERAL PARKING NOTES

GENERAL PAVING NOTES

BINDING ELEMENTS

OWNER/DEVELOPER'S CERTIFICATION

GENERAL SITE NOTES

AMENDMENT TO SITE GRADING DEVELOPMENT PLAN
INTO AND PARCEL INTS
LIBER: 6885 FOLIO: 410
HERB GORDON AUTO WORLD
COLESVILLE ELECTION DISTRICT NUMBER 5
MONTGOMERY COUNTY, MARYLAND

VOICE ENGINEERING CORPORATION

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