



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

MCPB
Item # 10
01/11/07

MEMORANDUM: MODIFICATION TO EXISTING SPECIAL EXCEPTION

DATE: December 26, 2006

TO: Montgomery County Planning Board

VIA: Ralph Wilson, Development Review Division *RW*

FROM: Dan Janousek, Zoning Analyst *DJ*

RE: Board of Appeals Case No. CBA-2740-A
Mid-Atlantic Petroleum properties, LLC, Petitioner

SUBJECT: Modification to current special exception No. 2740 to include the replacement of the existing building and canopy, construction of a new car wash, installation of two vacuum stations and one air pump, additional hours of operation, additional employees, additional parking spaces, installation of an ATM on the exterior of the building, and additional lighting and signage.

LOCATION: 12301 Darnestown Road, Gaithersburg.

ZONE: C-1 with an approved Special Exception

MASTER PLAN: Gaithersburg Vicinity

FILING DATE: June 2, 2005
HEARING EXAMINER (PUBLIC HEARING): November 4, 2005

I. RECOMMENDATION: APPROVAL with conditions:

1. All evidence, testimony and exhibits of record are binding on the petitioners.
2. Compliance with Chapter 50 (Subdivision Regulations) of the County Code.
3. Compliance with Local Area Transportation Review requirements.

- a. Total development under this special exception is limited to 4,549 square feet.

4. Compliance with Chapter 22A (Forest Conservation)
5. Lighting will be no taller than the lighting that will be placed on the existing 16-foot high poles currently around the perimeter of the site.
6. The hours of operation for the auto filling station and convenience store will be twenty four (24) hours per day seven (7) days per week.
7. The hours of operation for the car wash will be between the hours of 7:00 a.m. and 8:00 p.m. seven (7) days per week.
8. There will be no rental storage of automobiles, other vehicles or trailers on the subject property.
9. Compliance with the Montgomery County Sign Ordinance
10. There will be no fluttering banners, pennants, spindles, or other similar objects displayed on the subject property, and there shall be no sales and or advertising signs attached to the light standards or the monument signage.
11. No major repairs, spray-paint operation, body or fender repair work are permitted on the subject property.
12. Trash must not be allowed to accumulate on site, and be disposed of at regular intervals.
13. The driveways must not be wider than 30 feet.

II. PROJECT DESCRIPTION

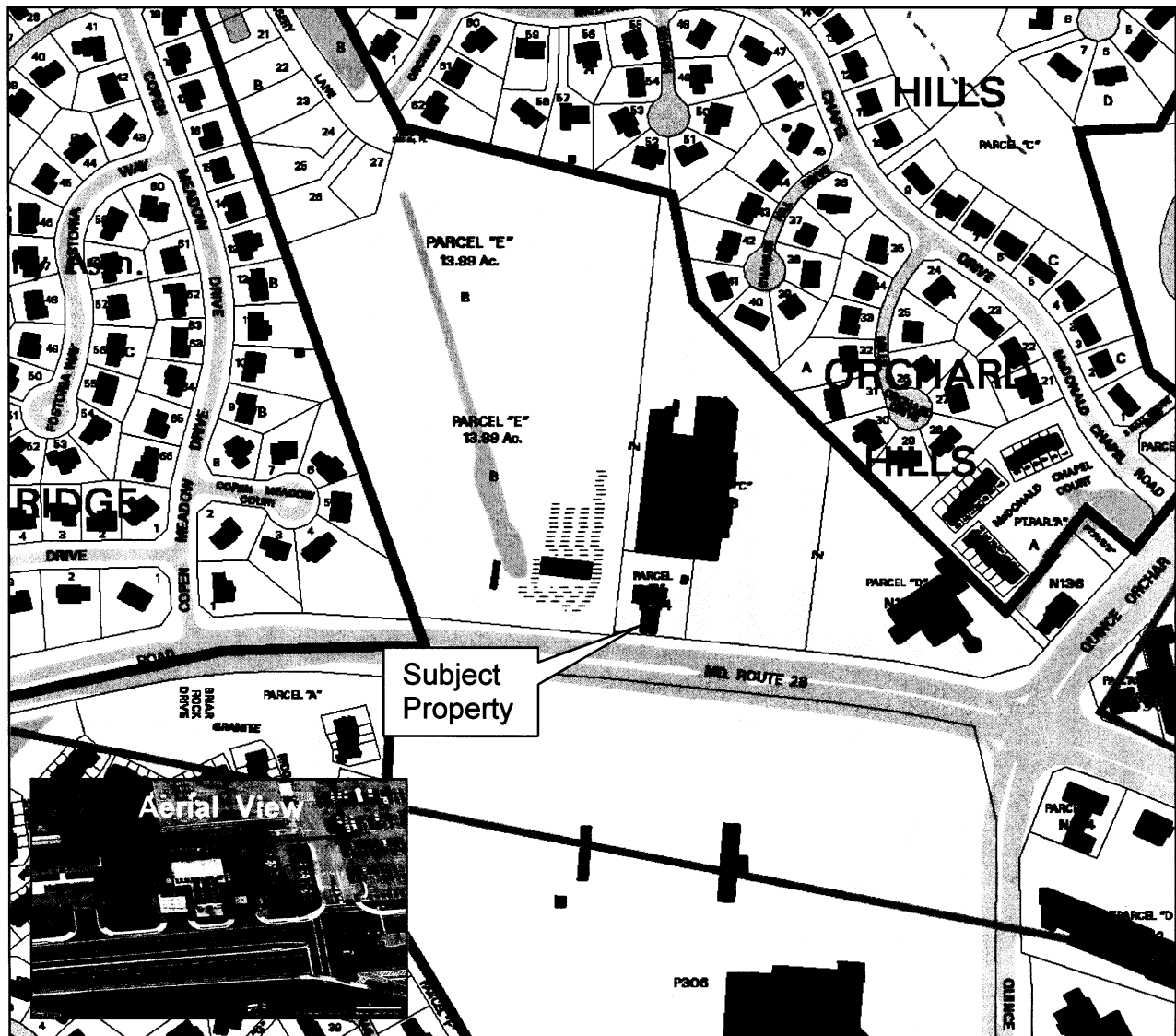
A. Summary and Location

The attached Petition for Major Modification to Special Exception CBA-2740-A pertains to a pre-existing auto filling station located at 12301 Darnestown Road, Darnestown, MD. The Petitioner is requesting approval as part of the acquisition of the subject filling station business and brand change. The proposed modernization of the filling station includes the replacement of the existing building and canopy, construction of a new car wash, installation of two vacuum stations and one air pump, additional hours of operation (24/7), additional employees, additional parking spaces, installation of an ATM on the exterior of the building, and additional lighting and signage. In the C-1 Zone a car wash may be permitted as part of the special exception. Staff finds that the proposed filling station and car wash will not adversely affect the physical development of the district or the health and safety of residents or workers in the area and will not be detrimental to the use or development of adjacent properties or the general neighborhood. The use will not constitute a nuisance because of noise, fumes or odors, or physical activity in the location proposed. Therefore, staff recommends approval of the subject major modification proposal.

B. Neighborhood Description

The surrounding neighborhood is mixed in character with single-family homes in the R-200 Zone to the north and west and commercial shopping in the C-1 Zone to the northeast. The general neighborhood includes properties in the area of Copen Meadow Drive to the west, including Copen Meadow Court, McDonald Chapel Drive to the north, Quince Orchard Road and the C-1 Properties to the east, and properties along Darnestown Road that are across from the subject property including Quince Orchard High School.

Figure 1. Subject Property and Surrounding Neighborhood



C. Site Description

The subject property is located at 12301 Darnestown Road, Gaithersburg, in the C-1 Zone. It is a 0.6-acre tract of land. To the west is R-200 zoned land that contains an approved special exception for a wholesale/retail nursery and garden center. To the east and north of the subject property are commercial uses in the C-1 Zone. To the south, across Darnestown Road is Quince Orchard High School. The property's topographical conditions are such that it slopes slightly upward towards the north side of the property. There are no wooded areas located on the property, which is mostly covered with pavement, the main building, and the existing gasoline filling stations and canopy (see attached photos).

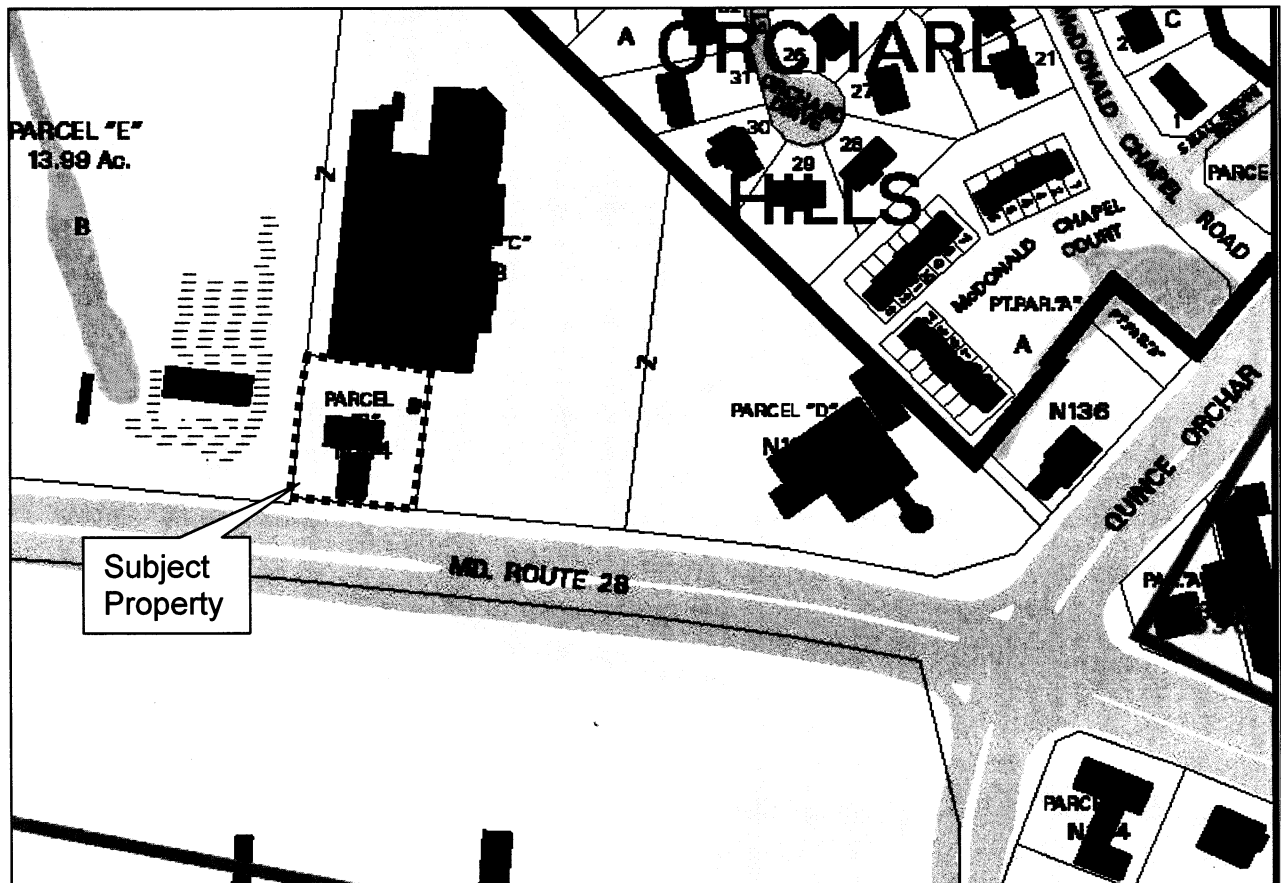


Figure 2. Subject Property

D. Elements of the Proposal

The petitioner proposes to modernize the existing filling station. The modernization will include the replacement of the existing building and canopy, construction of a new car wash, installation of two vacuum stations and one air pump, additional hours of operation (24/7), additional employees, additional parking spaces, installation of an ATM on the exterior of the building, and additional lighting, landscaping and signage (see Attachment 1). The development plan shows the location of the main building, the car wash, and the

new canopy and gas pumps. New parking spaces are added to the plan, most of which are located along the front of the main building.

The applicant proposes to increase the hours of operation for the filling station and the convenience store to 24 hours per day, seven days per week. The hours of operation for the car wash will be between the hours of 7:00 a.m. and 8:00 p.m. seven (7) days per week.

III. ADDITIONAL REVIEW REQUIREMENTS

The applicant will be required to obtain building permits from the Montgomery County Department of Permitting Services.

IV. COMMUNITY ISSUES

Planning staff is not aware of any opposition to the proposal.

V. ANALYSIS

A. Master Plan

The property is within the 1985 Gaithersburg Vicinity Master Plan area, Smokey Glen Study Area (amended 1990), which confirms C-1 zoning for the subject property (Page 51). The property was at one time part of larger tracts of land, and is owned by the Johnson Family. Much of the surrounding area is developed with commercial uses and single-family housing as recommended by the Master Plan. The Master Plan does not give guidance on the location of special exceptions in this area.

B. Zoning Ordinance Compliance

(Sections 59-G-1.21; 59-G-2.06; 59-G-1.23; 59-C-4.34)

1. Staff finds that the proposal is in compliance with Section 59-G-1.21, General Conditions.

59-G-1.21 General conditions.

- (a) A special exception may be granted when the Board, the Hearing Examiner, or the District Council, as the case may be, finds from a preponderance of the evidence of record that the proposed use:

- (1) Is a permissible special exception in the zone.

The proposed use is allowed by special exception in the C-1 Zone.

- (2) Complies with the standards and requirements set forth for the use in Division 59-G-2. The fact that a proposed use complies with all specific standards and requirements to grant a special exception does not create a presumption that the use is compatible with nearby properties and, in itself, is not sufficient to require a special exception to be granted.

The proposed use complies with all of the specific standards and requirements pursuant to Section 59-G-2.06 of the zoning ordinance (see analysis beginning on page 9).

- (3) Will be consistent with the general plan for the physical development of the District, including any master plan adopted by the Commission. Any decision to grant or deny a special exception must be consistent with any recommendation in a master plan regarding the appropriateness of a special exception at a particular location. If the Planning Board or the Board's technical staff in its report on a special exception concludes that granting a particular special exception at a particular location would be inconsistent with the land use objectives of the applicable master plan, a decision to grant the special exception must include specific findings as to master plan consistency.

The proposed use is consistent with the underlying C-1 Zone and the land use objectives of the Gaithersburg and Vicinity Master Plan. The proposed special exception will not create an excessive concentration of special exceptions in the general neighborhood.

- (4) Will be in harmony with the general character of the neighborhood considering population density, design, scale and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions and number of similar uses.

The general and surrounding neighborhood is comprised of a mix of retail and wholesale uses in close proximity to the proposal. Single-family homes in the area are not in close proximity to the proposal. The building area will be consistent and in harmony with the design, density, size, scale and scope of the proposal for the property and will comply with the requirements of the Zoning Ordinance in terms of building setbacks, screening, building height and coverage, and the specific standards contained in Section 59-G-2.06. The site will be well landscaped. Vegetation and a 6-foot high wall will screen the building and parking.

- (5) Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

The proposed use will not be detrimental to other property in the general neighborhood and will not adversely effect the peaceful enjoyment, character or future development of the general neighborhood. The location, which is adjacent to a shopping center and a wholesale special exception use in a residential zone (Johnson's Nursery), is on a arterial roadway that will allow traffic to come and go without disrupting the general neighborhood.

- (6) Will cause no objectionable noise, vibrations, fumes, odors, dust, illumination, glare, or physical activity at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

The use has existed for years without causing these objectionable affects. The proposed screening will reduce impacts to the neighborhood. Illumination of the building and paved areas will not cause objectionable illumination in the neighborhood area as evident on the lighting plan submitted by the applicant. The location is adjacent to a shopping center and a wholesale special exception use.

- (7) Will not, when evaluated in conjunction with existing and approved special exceptions in any neighboring one-family residential area, increase the number, intensity, or scope of special exception uses sufficiently to effect the area adversely or alter the predominantly residential nature of the area. Special exception uses that are consistent with the recommendations of a master or sector plan do not alter the nature of an area.

This special exception use will not significantly alter the nature of the area and will not create an excessive concentration of special exceptions or other non-residential land uses in the area. The location of the car wash addition, as proposed, will not adversely affect the neighborhood area because it is located at the rear of the lot and will be screened by a 6-foot high screen wall and additional vegetation outside of the wall as is required by Section 59-G-2.06.

- (8) Will not adversely the health, safety, security, morals or general welfare of residents, visitors or workers in the area at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

The proposed use will add a convenient car wash to the area and it will generate only minor impacts to the neighborhood. The proposed use will not adversely affect the health, safety, security, morals or general welfare of residents, visitors or workers in the area at the subject site.

- (9) Will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public facilities.

The Property is served by public services.

- (i) If the special exception use requires approval of a preliminary plan of subdivision the adequacy of public facilities must be determined by the Planning Board at the time of subdivision review. In that case, subdivision approval must be included as a condition of the special exception. If the special exception does not require approval of a preliminary plan of subdivision, the Board of Appeals must determine the adequacy of public facilities when the special exception is considered. The adequacy of public facilities review must include the Local Area Transportation Review and the Policy Area Transportation Review, as required in the applicable Annual Growth Policy.

A Preliminary Plan is not required for the subject application. Technical staff has reviewed the proposal and concludes that public facilities are adequate for the proposed use. The petitioner is not required to analyze the impact of site-generated traffic on adjacent intersections.

- (ii) With regard to findings relating to public roads, the Board, the Hearing Examiner, or the District Council, as the case may be, must further determine that the proposal will not reduce the safety of vehicular or pedestrian traffic.

The applicant does not propose changes to the site that would impede vehicular traffic.

2. Staff finds that the proposal is in compliance with the specific conditions provided in Section G-2.06 (Automobile Filling Stations).

Sec. 59-G-2.06. Automobile filling stations.

(a) An automobile filling station may be permitted, upon a finding, in addition to findings required in division 59-G-1, that:

(1) The use will not constitute a nuisance because of noise, fumes, odors or physical activity in the location proposed.

The use has existed for many years without creating nuisances.

(2) The use at the proposed location will not create a traffic hazard or traffic nuisance because of its location in relation to similar uses, necessity of turning movements in relation to its access to public roads or intersections, or its location in relation to other buildings or proposed buildings on or near the site and the traffic pattern from such buildings, or by reason of its location near a vehicular or pedestrian entrance or crossing to a public or private school, park, playground or hospital, or other public use or place of public assembly.

The use has existed for many years without creating traffic hazard conditions. The introduction of additional square footage, a car wash, and additional services and hours of operation, will not adversely affect the neighborhood.

(3) The use at the proposed location will not adversely affect nor retard the logical development of the general neighborhood or of the industrial or commercial zone in which the station is proposed, considering service required, population, character, density and number of similar uses.

The use will not adversely affect nor retard the logical development of the general neighborhood. The car wash is a new use proposed for the neighborhood, but its impacts will be minor.

(b) In addition, the following requirements must be complied with:

(1) When such use abuts a residential zone or institutional premises not recommended for reclassification to commercial or industrial zone on an adopted master plan and is not effectively screened by a natural terrain feature, the use shall be screened by a solid wall or a substantial, sightly, solid fence, not less than 5 feet in height, together with a 3-foot planting strip on the outside of such wall or fence, planted in shrubs and evergreens. Location, maintenance, vehicle sight distance provisions and advertising pertaining to screening shall be as provided for in article 59-E. Screening shall not be required on street frontage.

A solid, 6-foot high wall, and a 3-foot wide, 6-foot tall planting strip on the outside of the wall will screen the use. The planting strip includes shrubs and evergreens and extends along the west side of the property.

(2) Product displays, parked vehicles and other obstructions which adversely affect visibility at intersections or to station driveways are prohibited.

The use indicated on the proposed development plan will not contain product displays, parked vehicles or other obstructions that would adversely affect the neighborhood.

(3) Lighting is not to reflect or cause glare into any residential zone.

The proposal includes a lighting and photometric plan that shows that light will not reflect or cause glare into the adjacent residential zone. A 6-foot high solid screen wall and vegetation is proposed.

(4) When such use occupies a corner lot, the ingress or egress driveways shall be located at least 20 feet from the intersection of the front and side street lines of the lot as defined in section 59-A-2.1, and such driveways shall not exceed 30 feet in width; provided, that in areas where no master plan of highways has been adopted, the street line shall be considered to be at least 40 feet from the center line of any abutting street or highway.

N/A – The subject lot is not on a corner lot.

(5) Gasoline pumps or other service appliances shall be located on the lot at least 10 feet behind the building line; and all service storage or similar activities in connection with such use shall be conducted entirely within the building. There shall be at least 20 feet between driveways on each street, and all driveways shall be perpendicular to the curb or street line.

The required building setback per Section 59-C-4.343 is 10 feet from the property line. The proposed gasoline pumps are approximately 25 feet behind the building line. This proposed setback conforms to the requirements for the pumps to be 10 feet from the property line. There is sixty (60) feet of distance between the two existing driveways.

(6) Light automobile repair work may be done at an automobile filling station; provided, that no major repairs, spray paint operation or body or fender repair is permitted.

A condition of approval will prohibit major repairs.

(7) Vehicles shall not be parked so as to overhang the public right-of-way.

The use includes an adequate and safe parking arrangement that will not overhang into the public right of way.

(8) In a C-1 zone, an automobile, light truck and light trailer rental, as defined in section 59-G-2.07, and in a C-2 zone, an automobile, truck and trailer rental lot, as defined in section 59-G-2.09, may be permitted as a part of the special exception, subject to the provisions set forth for such uses in this section. In addition, a car wash with up to 2 bays may be allowed as an accessory use as part of the special exception.

A proposed condition that is carried forward from the previous approval will prohibit these types of uses.

(9) In a Rural Village Overlay Zone the following additional standards apply for new development:

(A) Car wash is prohibited.

(B) Pump canopies must not exceed 35 feet in height.

(C) Any structure approved for the use must not exceed the scale and bulk of existing commercial structures in the village.

#9 in this Section does not apply to the proposal. The proposal is not in the Rural Overlay Zone.

3. Staff finds that the proposal is in compliance with Section 59-G-1.23, General Development Standards. In the subject case, the relevant sections of Section 59-G-1.23 are parking requirements, forest conservation, (water quality plan, and signs.

Parking

Special exceptions are subject to all relevant requirements of Article 59-E. Regarding Section 59-E-2.2, the petitioner's proposal will adequately provide parking for seventeen (17) vehicles. The proposed parking facility will be adequate for the proposal. Entrance to the facility will be located away from main roads and will be adequate in width. The parking facility is significantly landscaped both internally and externally with evergreen and ornamental trees, and it will be approximately 26 feet from the nearest side yard. The Board of Appeals may waive any requirements in Article 59-E that are not necessary to accomplish the objectives of Section 59-E-4.2.

The proposed parking does meet the parking facilities plan objectives of Section 59-E-4.2.

Sec. 59-E-4.2. Parking facilities plan objectives.

A parking facility plan shall accomplish the following objectives:

- (a) The protection of the health, safety and welfare of those who use any adjoining land or public road that abuts a parking facility. Such protection shall include, but shall not be limited to, the reasonable control of noise, glare or reflection from automobiles, automobile lights, parking lot lighting and automobile fumes by use of perimeter landscaping, planting, walls, fences or other natural features or improvements.

Adjacent residentially zoned property is reasonably protected from automobile nuisances because the parking is screened. The adjacent land contains an approved special exception for a wholesale nursery and garden center.

- (b) The safety of pedestrians and motorists within a parking facility.

Pedestrians and motorists will be able to safely maneuver onto the site, park, enter the buildings, and exit the site safely. Van accessible parking space for persons with disabilities will be provided to ensure safe and efficient loading areas.

- (c) The optimum safe circulation of traffic within the parking facility and the proper location of entrances and exits to public roads so as to reduce or prevent traffic congestion.

The objective will be met by allowing vehicles to enter the subject site from the two existing entrances.

- (d) The provision of appropriate lighting, if the parking is to be used after dark.

Appropriate lighting will be provided.

4. Staff finds that proposal is in compliance with the development standards of the C-1 Zone (Section 59-C-4.343).

The following table summarizes the required/allowed development standards of the C-1 Zone and those standards proposed by the applicant:

Table 2. Comparison of Development Standards:

Item	C-1 Zone Required/Allowed	Proposed for Approval
Lot Area: <i>Section 59-C-4.341</i>	Must not exceed 15 acres	26,250 sq. ft.
Building Height: <i>Section 59-C-4.342</i>	30 ft.	Approximately 20 ft.
Setbacks: <i>Yard Requirements for Main Building adjacent to a residential zone per Section 59-C-4.343(a)(b)(1)</i> Front- Side- Rear-	10 ft. min. from street row 12 ft. (25 ft. combined) 10 ft. min.	117 ft. 26 ft. 25 ft.
Green Area: <i>Section 59-C-4.344</i>	At least 10% of the area of the lot.	More than 10% of the area of the lot

Note: There are no building coverage limitations contained in the C-1 Zone

Signs

The subject proposal includes a monument sign. Conformance with the Montgomery County Sign Ordinance will be required and is a recommended condition of this proposal. Staff feels that the proposed sign is adequate as proposed. The placement of the sign on the site is in the same place as previously approved. The proposed monument sign is much shorter than the pole sign that was previously approved.

Traffic

The location, size and scale of the subject building will be consistent with the proposed development in the area. The impact of the proposal will not create an adverse impact on the adjacent roadway network and it will not generate adverse traffic impacts during the morning and evening peak hour traffic periods. The traffic impact on nearby residential streets from the proposal will be minimal.

Environment

The impact of the proposal will not create an adverse impact on the environment. The applicant has obtained an exemption from forest conservation (No 42006284E). Stormwater management is sufficient and provided on site. There is a Montgomery County DPS approved stormwater management system on site.

C. Compatibility

The proposed development will be compatible with the general character of the neighborhood considering population density, design, scale and bulk of any new structures, intensity and character of activity, traffic and parking conditions, and number of similar uses (Note: part of the General Conditions). The proposed use will be compatible with other adjacent uses in nearby subdivisions. The buildings and parking facility will be screened and buffered from the adjacent residential development in the R-200 Zone. The petition is limited to the proposed use. The building and the proposed car wash are located at a sufficient and safe distance from the adjacent roadways. The proposed site plan will be in harmony with the general character of the neighborhood considering population density, design, scale and bulk of any new structures, intensity and character of activity, traffic and parking conditions, and number of similar uses (Note: part of the General Conditions). The height and bulk of the building, and the manner in which it is situated, will be compatible with adjacent properties and uses. Visual and noise impacts from the use will be minimal due to the location on a major arterial roadway.

D. Inherent and Non-inherent Effects

Inherent and Non-inherent effects of the subject petition

The inherent adverse effects include the building, vehicle activity, fumes and noise associated with the pumping of gas, and lighting associated with the traffic and movement of people associated with the proposed gas island, building and car wash. The building has architectural design features to provide compatibility with the existing buildings in the general neighborhood area. The location, size and scale of the subject building will be consistent with the proposed development in the area. The impact of traffic generated by the proposal will not create an adverse impact on the adjacent roadway network and it will generate adverse traffic impacts during the morning and evening peak hour traffic periods. The traffic impact on nearby residential streets from the proposal will be minimal. Lighting will not spill directly onto neighboring properties as shown on the petitioner's lighting plan. As for any non-inherent adverse effects, staff concludes that there are no non-inherent adverse effects associated with this petition.

VI. CONCLUSION

Upon review of the petitioner's petition for a filling station office in the R-90 zone, staff recommends approval. The proposed use will be in harmony with the general character of the neighborhood, considering population density, design, scale and bulk of any new structures, intensity and character of activity, traffic and parking conditions, and number of similar uses (Note: part of the General Conditions).

Attachments:

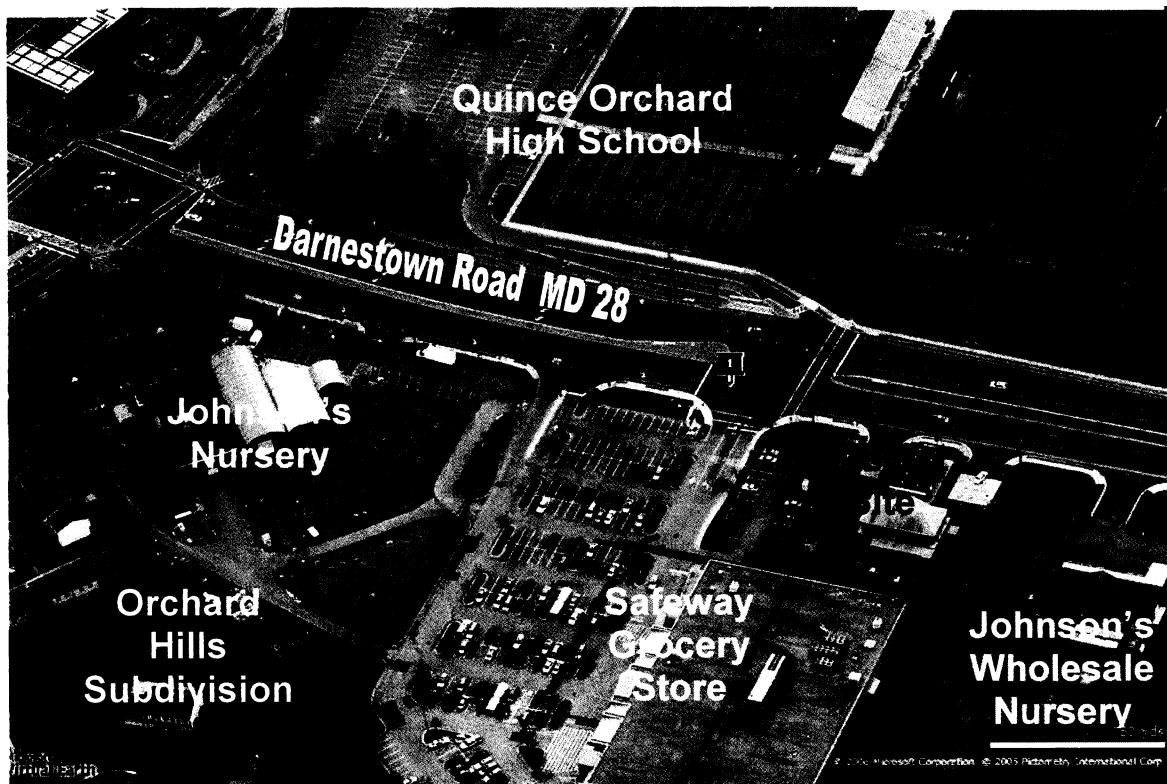
Development Plan

Attachment 1

Photo 1. Aerial View

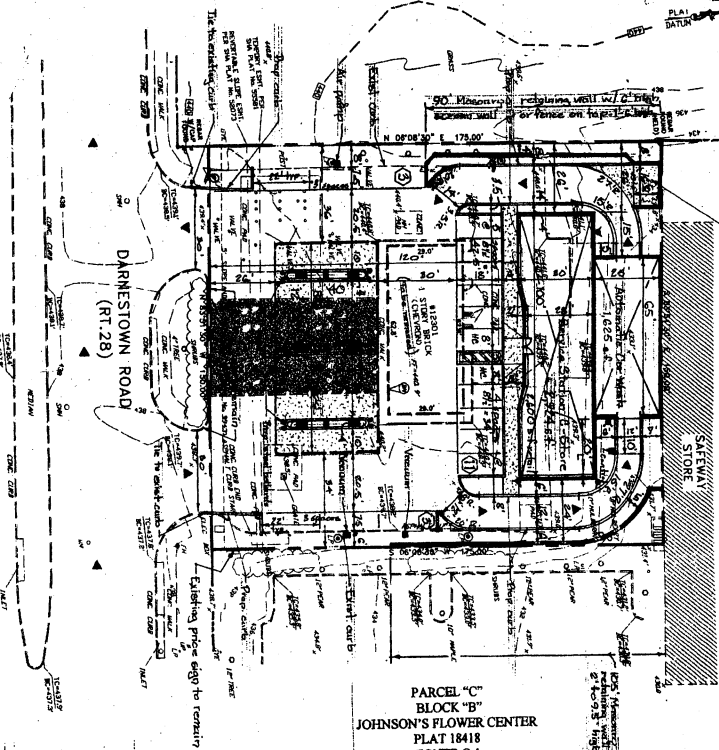


Photo 2. Aerial View



Note: Final and proposed site plan shall be submitted to the Planning Board for review and approval. The Planning Board may require additional information or modifications to the site plan. The Planning Board may also require the applicant to provide a site plan for the proposed site plan.

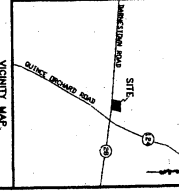
PARCEL "E"
BLOCK "B"
WILLOW RIDGE
PLAT 22383
ZONED R-200



PLAN
SCALE: 1"=20'

PARCEL "C"
BLOCK "B"
JOHNSON'S FLOWER CENTER
PLAT 18418
ZONED C-1

- GENERAL NOTES**
- 1) Property boundaries shown on this plan are based on the latest available survey.
 - 2) The proposed site plan is based on the latest available survey.
 - 3) The proposed site plan is based on the latest available survey.
 - 4) The proposed site plan is based on the latest available survey.
 - 5) The proposed site plan is based on the latest available survey.
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 - 19) The proposed site plan is based on the latest available survey.
 - 20) The proposed site plan is based on the latest available survey.
 - 21) The proposed site plan is based on the latest available survey.
 - 22) The proposed site plan is based on the latest available survey.



ITEM	REQUIREMENT	EXISTING	PROPOSED
1. Lot area	N/A	26,250 sq. ft. or 0.603 ac.	Same
2. Building Coverage	N/A	1,821 sq. ft. or 0.042 ac.	Same
3. Building Footprint	N/A	1,821 sq. ft. or 0.042 ac.	Same
4. Building Height	N/A	16.428 ft. or 4.956 m.	Same
5. Building Setback	N/A	17.928 ft. or 5.468 m.	Same
6. Building Elevation	N/A	11.499 ft. or 3.500 m.	Same
7. Building Orientation	N/A	11.499 ft. or 3.500 m.	Same
8. Building Foundation	N/A	11.499 ft. or 3.500 m.	Same
9. Building Structure	N/A	11.499 ft. or 3.500 m.	Same
10. Building Materials	N/A	11.499 ft. or 3.500 m.	Same
11. Building Color	N/A	11.499 ft. or 3.500 m.	Same
12. Building Finish	N/A	11.499 ft. or 3.500 m.	Same
13. Building Landscaping	N/A	11.499 ft. or 3.500 m.	Same
14. Building Lighting	N/A	11.499 ft. or 3.500 m.	Same
15. Building Signage	N/A	11.499 ft. or 3.500 m.	Same
16. Building Access	N/A	11.499 ft. or 3.500 m.	Same
17. Building Egress	N/A	11.499 ft. or 3.500 m.	Same
18. Building Fire Protection	N/A	11.499 ft. or 3.500 m.	Same
19. Building Security	N/A	11.499 ft. or 3.500 m.	Same
20. Building Maintenance	N/A	11.499 ft. or 3.500 m.	Same
21. Building Operations	N/A	11.499 ft. or 3.500 m.	Same
22. Building Administration	N/A	11.499 ft. or 3.500 m.	Same

SITE DEVELOPMENT PLAN
PARCEL "B", JOHNSON'S FLOWER CENTER
PLAT 9943, DEED L. 26883/ F. 277

OPERATOR:
MID ATLANTIC PETROLEUM PROPERTIES
12311 MIDDLEBROOK ROAD
GERMANTOWN, MD. 20874

PLANS BY: SUTHERLAND ASSOCIATES
13938 LAYHILL ROAD
SILVER SPRING, MD. 20906
PHONE: 301-871-6527 FAX: 301-438-3139

BOUNDARY & TOPOGRAPHY SURVEYS BY:
POTOMAC VALLEY SURVEYS, L.L.C.
19660 FISHER AVE.
ROLESVILLE, MD. 20857-0627
PHONE: 1-301-348-5090 FAX: 1-301-348-5441

OWNER:
JOHNSON'S FAMILY ENTERPRISES, L.L.C.
#205- 10315 KENSINGTON PARKWAY
KENSINGTON, MD. 20895-3358

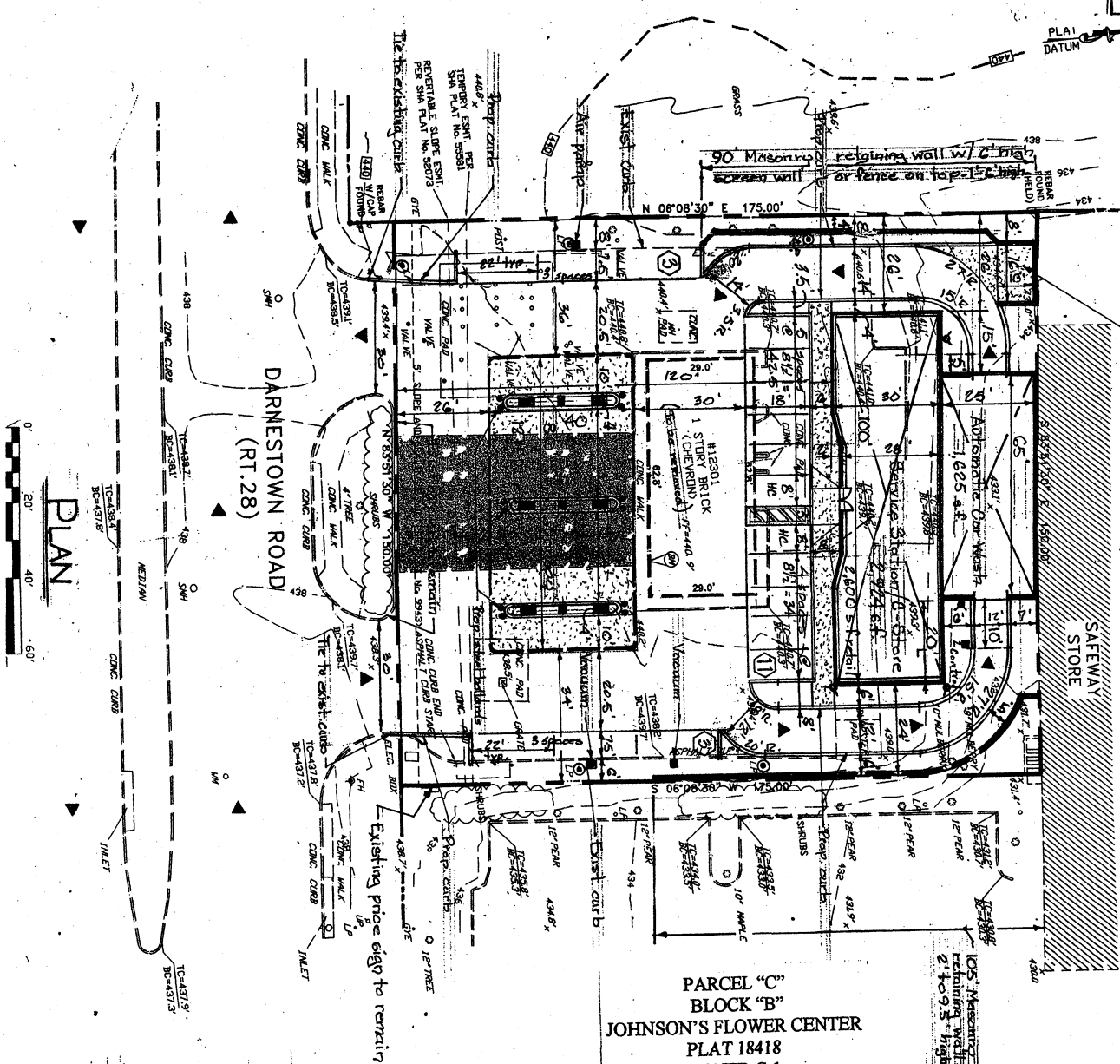
DATE: 1
BY: 3

to car wash to be temporarily closed

PARCEL "E"
BLOCK "B"
WILLOW RIDGE
PLAT 22583
ZONED R-200

Trash enclosure - 16' x 10'
with a high wall or fence

PLAT DATUM



PARCEL "C"
BLOCK "B"
JOHNSON'S FLOWER CENTER
PLAT 18418
ZONED C-1

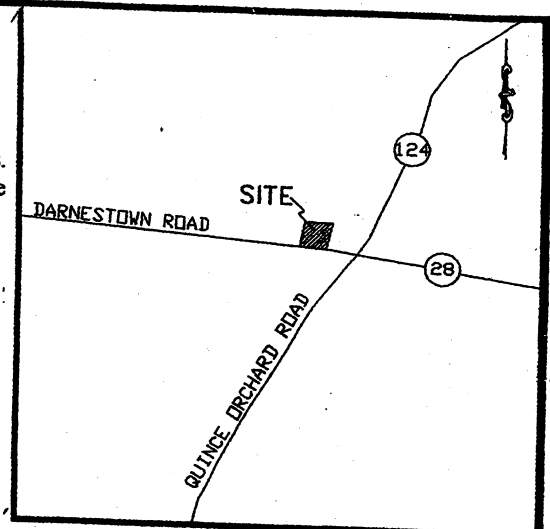
PLAN



- LEGEND**
- Building mounted light
 - Site pole light - existing to remain
 - Vehicle traffic direction
 - ATM location
 - Number of parking spaces

GENERAL NOTES

- 1.) Property reference: Parcel "B", Johnson's Flower Center, recorded in Plat 9943 - Deed: L. 26885 / F. 277.
- 2.) Property area = 26,250 sq. ft. or 0.603 acres.
- 3.) Zoned: C-1. (Zoning Map: 221NW12). With a Special Exception for "Automobile Filling Station" - CBA- 2740 (1970). Use to continue with modifications.
- 4.) Tax account # = 06-00395701
- 5.) Tax map = ES 52, N 144
- 6.) Property address = 12301 Darnestown Road, Darnestown, Md. 20878
- 7.) Utilities:
 - A.) WSSC 200 sheet # = 221 NW 12
 - B.) Public water supply - W-1
 - C.) Public sewer - S-1
 - D.) Electric, gas, telephone and cable TV available.
- 8.) Boundary and topography shown on this plan are from a survey by Potomac Valley Surveys, Poolesville, Md.
- 9.) Approved preliminary Plan # 1-85102.
- 10.) ADC Map # = map 18, grid Gx13
- 11.) Watershed = Great Seneca Creek, Tributary B- 24.
- 12.) Special Protection Area ? No
- 13.) Soils map = 18 of 28
- 14.) Soils = 2B
- 15.) Planning Area = Gaithersburg and Vicinity - PA # 20.
- 16.) Property owner: Johnson' Family Enterprises, LLC
10315 Kensington Parkway
205
Kensington, Md. 20895-3358
Mid Atlantic Petroleum Properties
12311 Middlebrook Road
Germantown, Md. 20874
Phone: 301-972-4116
- 17.) Property operator:
- 18.) There are no 100 year flood plains, flowing streams, natural wetlands, critical habitats, rock outcrops, forests, woodlands, or historic features on this site.
- 19.) There is no qualifying forest or specimen trees on this site.
- 20.) No rare, threatened or endangered plant or animal species were observed on the property.



VICINITY MAP
1" = 2000'

DEVELOPMENT DATA			
ITEM	REQUIRED	EXISTING	PROPOSED
Lot area	N/A	26,250 sq. ft. or 0.603 ac.	Same
Zone	C-1 with Special Exception	C-1 with Special Exception	Same
Building Coverage	N/A	1,821 sq. ft. or 6.9%	4,549 sq. ft. or 17.3%
Paving Coverage	N/A	16,628 sq. ft. or 63.3%	17,656 sq. ft. or 67.3%
Total impervious area	90.0% maximum or 23,625 sq. ft.	18,449 sq. ft. or 70.3%	22,205 sq. ft. or 84.6%
Green area	10.0% minimum or 2,625 sq. ft.	7,801 sq. ft. or 29.7%	4,045 sq. ft. or 15.4%
Canopy	N/A	2,272 sq. ft. or 8.7%	3,200 sq. ft. or 12.2%
<u>SETBACKS</u>			
Front	10' minimum	68'	120'
Side	0' or 10' min. East side 12' min.- West side *	37' & 87'	24' & 50'
Rear	0' or 10' min.	76'	0'
Height	30' maximum	19'	20'
<u>PARKING</u>			
Required	1 per employee 2 per service or wash bay. 5 per 1,000 sq. ft. retail uses.	4 employees = 4 sp. 3 service bays x 2 = 0 (no retail)	3 employees = 3 spaces 0 - service bays to be removed. 2,600 sq. ft. retail 2,600/1,000 x 5 = 13
Total		+ 10 spaces	+ spaces 16 spaces
Provided		12 spaces	17 spaces
*If adjacent property is zoned residential, those set backs apply. Parcel to the west of the subject site is zoned R- 200. Property to east and north is zoned C-1.			