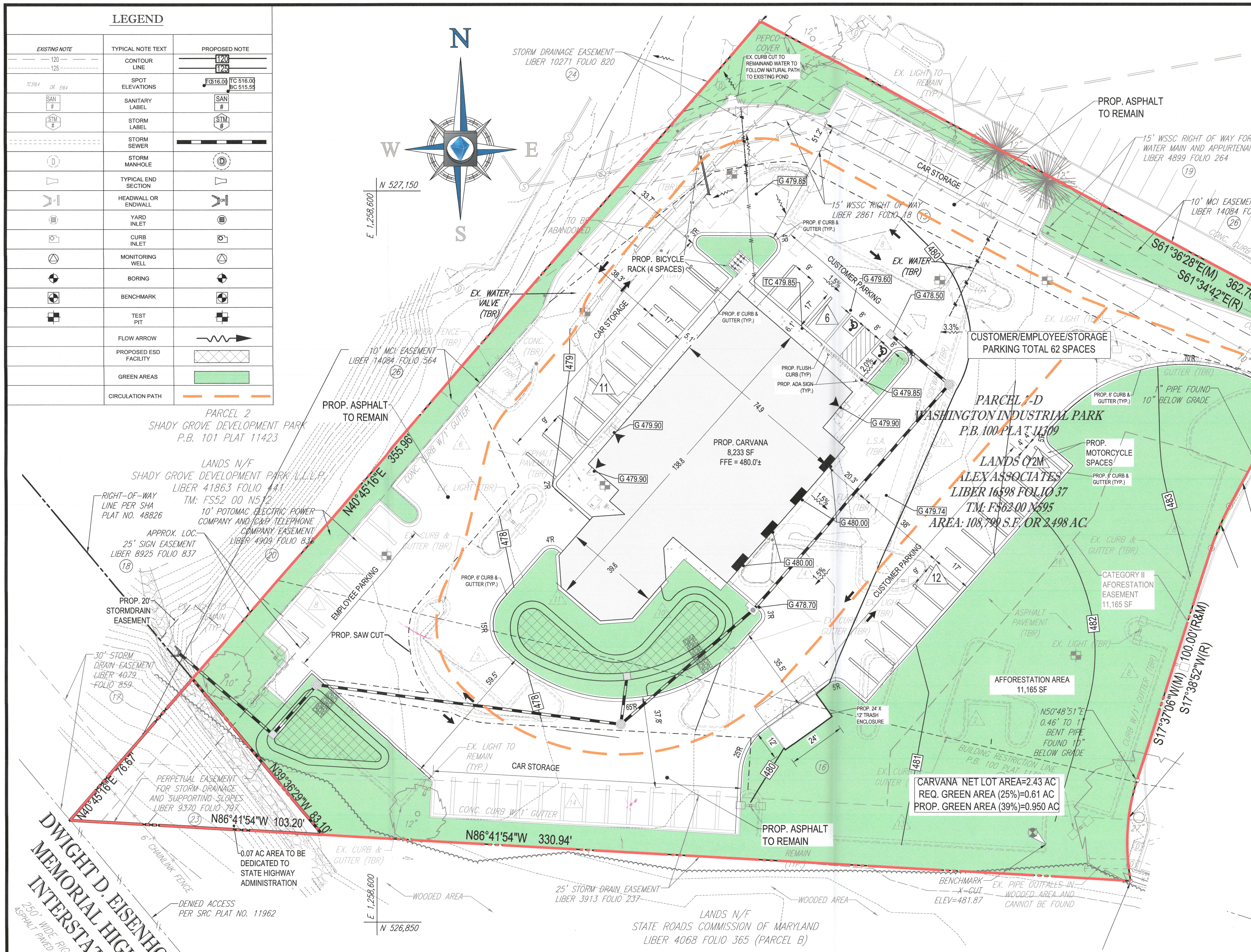
LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
120 / 125	CONTOUR LINE	120 / 125
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00 / TC 516.00 BC 515.55
SAN #	SANITARY LABEL	SAN #
STM #	STORM LABEL	STM #
	STORM SEWER	
D	STORM MANHOLE	D
	TYPICAL END SECTION	
OR	HEADWALL OR ENDWALL	OR
	YARD INLET	
	CURB INLET	
	MONITORING WELL	
	BORING	
	BENCHMARK	
	TEST PIT	
	FLOW ARROW	
	PROPOSED ESD FACILITY	
	GREEN AREAS	
	CIRCULATION PATH	



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'

SCHEMATIC DEVELOPMENT PLAN GENERAL NOTES

PROPERTY INFORMATION

1. DEVELOPER/APPLICANT:
   CARVANA
   14020 E. INDIAN SCHOOL ROAD
   PHOENIX, AZ 85018
   CONTACT: BRET SASSENBERG
   PHONE: (602) 692-4143

2. THIS PLAN IS BASED ON AN ALTA/ACSM TITLE SURVEY BY:

   "CARVANA, PARCEL 7-D,
   WASHINGTON INDUSTRIAL PARK,
   P.B. 100 PLAT 11309,
   15710 SHADY GROVE ROAD,
   CITY OF GAITHERSBURG
   MONTGOMERY COUNTY, MARYLAND" PREPARED BY BOHLER ENGINEERING
   DATED: 04/13/16
   PROJECT NO.: SB152157

3. PROPERTY IS PARCEL 7-D IN A PLAT OF SUBDIVISION KNOWN AS "WASHINGTONIAN INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 100 AT PLAT 11309 AND BEING THE LANDS OF ALEX ASSOCIATES AS RECORDED IN LIBER 16598 FOLIO 37 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND HAVING A TAX MAP NUMBER OF N595 0201 PER THE DEPARTMENT OF ASSESSMENTS.

4. EXISTING TOTAL LOT SIZE: AREA = 108,900 SQUARE FEET OR 2.50 ACRES.

5. EXISTING ZONE: MXD (MIXED-USE DEVELOPMENT)

6. EXISTING USE: VACANT BUILDING WITH ASSOCIATED PARKING AREA

7. PROPOSED USE: CARVANA AUTOMOTIVE DEALERSHIP

8. NO STREAMS WERE OBSERVED ON THE PROPERTY OR WITHIN THE ADJACENT PROPERTY WIDTH OR 100' (`` IS LESS) OF THE PROPERTY. THE PROPERTY IS WITHIN THE ROCK CREEK WATERSHED.

9. THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, MARYLAND, AND INCORPORATED AREAS, PANEL 24031C331D, EFFECTIVE DATE SEPTEMBER 29, 2006."

10. NO WETLANDS WERE OBSERVED ON THE PROPERTY OR IN THE IMMEDIATE VICINITY.

11. THERE IS NO FOREST ON THE PROPERTY. LANDSCAPE TREES EXIST WITHIN THE PARKING ISLANDS AND ALONG THE PERIMETER OR THE PROPERTY, HOWEVER, NONE ARE OF SIGNIFICANT SIZE.

12. NO DAMS ARE NOTED UPSTREAM OF THE PROPERTY.

13. NO RARE, THREATENED, OR ENDANGERED SPECIES OF PLANTS OR ANIMALS WERE OBSERVED ON THE PROPERTY. NO WILDLIFE WAS OBSERVED ON THE PROPERTY.

14. THE PROPERTY IS NOT WITHIN A SPECIAL PROTECTION AREA.

15. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

SITE ANALYSIS

	REQUIRED	PROVIDED
1. MINIMUM LOT SIZE:	N/A	
EXISTING CARVANA LOT	N/A	2.50 ACRES
CARVANA LOT ROAD DEDICATION	N/A	0.07 ACRES
NET CARVANA LOT	N/A	2.43 ACRES
24-160D.2.(b)		
2. MAXIMUM FLOOR AREA RATIO: 24-160D.4.(b)	0.75	0.08
3. MINIMUM GREEN AREA: 24-160D.6.(a)	25%	39%
4. DWELLING UNITS	-	0
DWELLING UNITS/ACRE	-	0
5. TOTAL COMMERCIAL S.F.	-	8,233 S.F.
6. TOTAL IMPERVIOUS PARKING, DRIVEWAYS, SIDEWALKS AND BUILDING	-	61% - 64,469 S.F. OR 1.48 AC
7. BUILDING HEIGHT	N/A	15.5 FT
8. TOWER HEIGHT	N/A	70.67 FT
9. NUMBER OF CARS THAT THE TOWER CAN HOLD	N/A	30 CARS

PARKING ANALYSIS

	REQUIRED	PROVIDED
AUTOMOBILE/OTHER MOTOR VEHICLE SALES (BASED ON 8,200 S.F. AND 25 EMPLOYEES):	1 SPACE PER 500 S.F. = 17 SPACES	62 SPACES
MOTORCYCLE SPACES (2% OF PROVIDED SPACES)	2 SPACES	2 SPACES
BICYCLE SPACES (1 SPACE FOR EACH 25 PARKING SPACES)	3 SPACES	4 SPACES
VEHICULAR DISPLAY	0 SPACES	0 SPACES
TOTAL VEHICLE PARKING (INCLUDING ADA PARKING)	**22 SPACES**	**62 SPACES**
ADA PARKING SPACES	2 SPACES*	2 SPACES*

* ONLY 2 ADA SPACES REQUIRED DUE TO EXCESS OF CAR STORAGE OVERFLOW SPACES BEING INCLUDED IN TOTAL.

Planning Commission
ASDP-7407-2016
Exhibit #29

20 10 5 0 20
1"= 20'

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

PROFESSIONAL CERTIFICATION
I, MATTHEW K. JONES, 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, LICENSE NO. 39999, EXPIRATION DATE: 3/15/2017

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
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PHILADELPHIA, PA · LEHIGH VALLEY, PA · SOUTHEASTERN, PA · REHOBOTH BEACH, DE · BALTIMORE, MD · SOUTHERN MARYLAND
NORTHERN VIRGINIA · CENTRAL VIRGINIA · RALEIGH, NC · CHARLOTTE, NC · TAMPA, FL · SOUTH FLORIDA

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REVISIONS

REV	DATE	COMMENT	BY
	7/19/16	100% SCHEMATIC	MMB
1	8/18/16	PER CITY COMMENTS	MMB
2	11/04/16	PER CITY COMMENTS	MMB

DIG WITH CARE — CALL BEFORE YOU DIG

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(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB152157
DRAWN BY:	MMB
CHECKED BY:	NBS
DATE:	6/21/16
SCALE:	1" = 20'
CAD I.D.:	SK1

PROJECT:
SCHEMATIC DEVELOPMENT PLAN
FOR
CARVANA

LOCATION OF SITE
15710 SHADY GROVE ROAD
MONTGOMERY COUNTY
GAITHERSBURG, MD 20877

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

M. K. JONES
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 39999
11/8/16

SHEET TITLE:
SCHEMATIC DEVELOPMENT PLAN

SHEET NUMBER:
1
OF 1

H:\15\MB152157\DRAWINGS\PLAN SETS\SCHEMATIC DEVELOPMENT PLAN\MB152157SK2.DWG PRINTED BY: MBERRIOS 11.08.16 @ 4:16 PM LAST SAVED BY: MBERRIOS