

LOCATION MAP
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 PERMIT USE NO. 20602153-5
 SCALE: 1"=2000'

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REVISIONS

REV	DATE	COMMENT	BY



NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: MB152157
 DRAWN BY: MMB
 CHECKED BY: NBS
 DATE: 11/04/16
 SCALE: 1" = 20'
 CAD I.D.: PPD

BOUNDARY SURVEY & PRELIMINARY PLAN FOR

CARVANA

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

BOHLER ENGINEERING

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PROFESSIONAL ENGINEER
 MARYLAND LICENSE NO. 39999

SHEET TITLE:
BOUNDARY SURVEY AND PRELIMINARY PLAN OF SUBDIVISION

SHEET NUMBER:
1
 OF 1

PRELIMINARY PLAN GENERAL NOTES

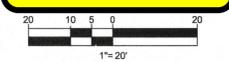
PROPERTY INFORMATION

- DEVELOPER/APPLICANT:
 CARVANA
 14020 E. INDIAN SCHOOL ROAD
 PHOENIX, AZ 85018
 CONTACT: BRET SASSENBERG
 PHONE: (602) 992-4143
- THIS PLAN IS BASED ON AN ALTA/CMX 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.: 56152157

- 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.
- EXISTING TOTAL LOT SIZE: AREA = 108,900 SQUARE FEET OR 2.50 ACRES.
- EXISTING ZONE: MXD (MIXED-USE DEVELOPMENT)
- EXISTING USE: VACANT BUILDING WITH ASSOCIATED PARKING AREA
- PROPOSED USE: CARVANA AUTOMOTIVE DEALERSHIP
- NO STREAMS WERE OBSERVED ON THE PROPERTY OR WITHIN THE ADJACENT PROPERTY WIDTH OR 100' (1" IS LESS) OF THE PROPERTY. THE PROPERTY IS WITHIN THE ROCK CREEK WATERSHED.

- 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."
- NO WETLANDS WERE OBSERVED ON THE PROPERTY OR IN THE IMMEDIATE VICINITY.
- 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.
- NO DAMS ARE NOTED UPSTREAM OF THE PROPERTY.
- NO RARE, THREATENED, OR ENDANGERED SPECIES OF PLANTS OR ANIMALS WERE OBSERVED ON THE PROPERTY. NO WILDLIFE WAS OBSERVED ON THE PROPERTY.
- THE PROPERTY IS NOT WITHIN A SPECIAL PROTECTION AREA.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

Planning Commission
 ASDP-7407-2016
 Exhibit #30



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