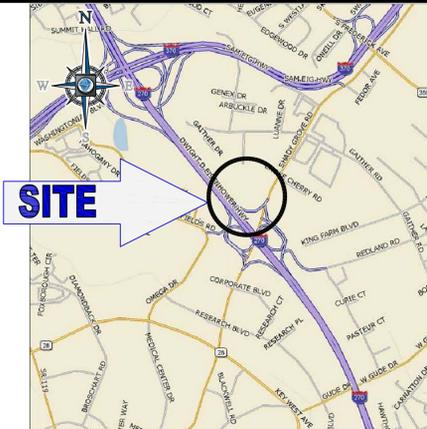
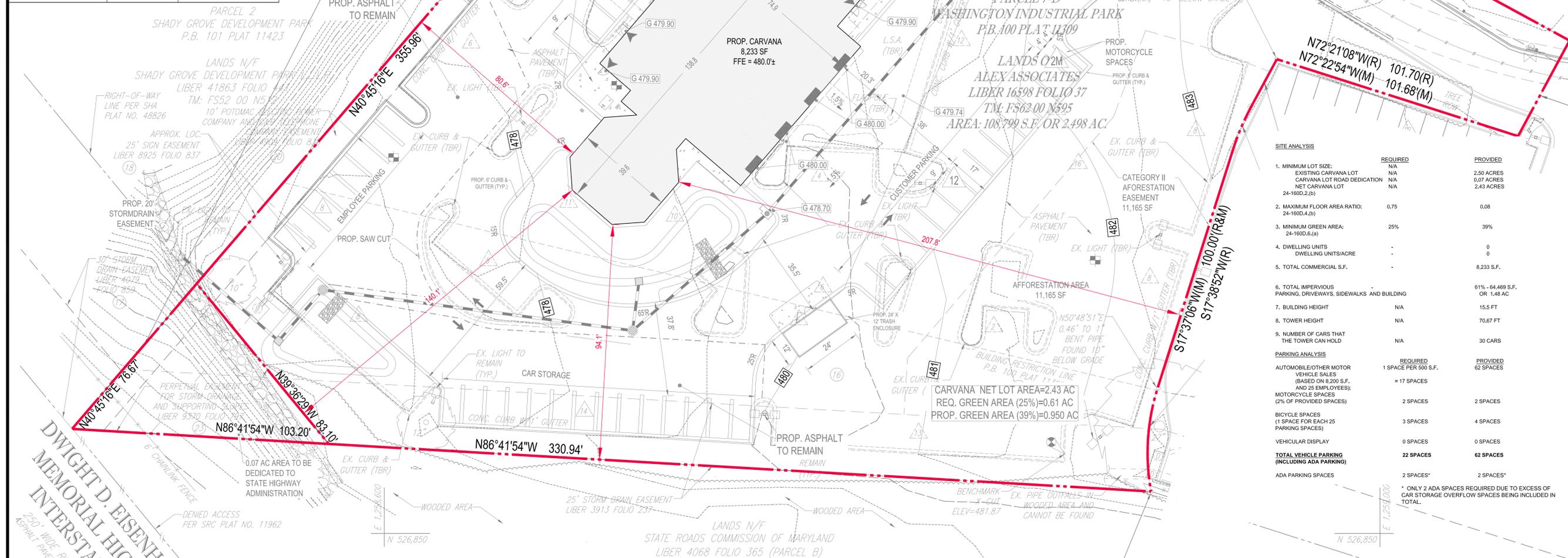


EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
120 125	CONTOUR LINE	120 125
SPOT ELEVATIONS		TC 516.00 BC 515.53
SAN #	SANITARY LABEL	SAN #
STM #	STORM LABEL	STM #
	STORM SEWER	
	STORM MANHOLE	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	YARD INLET	
	CURB INLET	
	MONITORING WELL	
	BORING	
	BENCHMARK	
	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'

BOHLER ENGINEERING

LAND SURVEYING PROGRAM MANAGER LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

PHILADELPHIA PA
NORTHERN VIRGINIA
BALTIMORE MD
CHARLOTTE NC
REHOBOTH BEACH DE
NEW YORK NY
SOUTH FLORIDA
NEW JERSEY

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

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, BUSINESS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811 (VA 1-800-246-8889 (PA 1-800-246-8877) DC 1-800-257-7777 (VA 1-800-552-7011) (MD 1-800-257-7777) (DE 1-800-282-8555))

SCHEMATIC DEVELOPMENT PLAN FOR CARVANA

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

PROJECT:	MB152157
DRAWN BY:	MMB
CHECKED BY:	NBS
DATE:	6/21/16
SCALE:	1" = 20'
CAD I.D.:	SK1

	REQUIRED	PROVIDED
1. MINIMUM LOT SIZE: EXISTING CARVANA LOT CARVANA LOT ROAD DEDICATION NET CARVANA LOT 24-160D.2.(b)	N/A N/A N/A	2.50 ACRES 0.07 ACRES 2.43 ACRES
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 DWELLING UNITS/ACRE	-	0 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		
AUTOMOBILE/OTHER MOTOR VEHICLE SALES (BASED ON 8,200 S.F. AND 25 EMPLOYEES); MOTORCYCLE SPACES (2% OF PROVIDED SPACES)	1 SPACE PER 500 S.F. = 17 SPACES	PROVIDED 62 SPACES
BICYCLE SPACES (1 SPACE FOR EACH 25 PARKING SPACES)	2 SPACES	2 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.

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/CMS 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

- PROPERTY IS PARCEL 7-D IN A PLAT OF SUBDIVISION KNOWN AS "WASHINGTON 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.
- 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 OF 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 #41

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. 39899, EXPIRATION DATE: 3/15/2017