

ASDP-7407-2016
8/26/16

PLANNING AND CODE ADMINISTRATION

City of Gaithersburg · 31 South Summit Avenue · Gaithersburg, Maryland 20877 · Telephone: (301) 258-6330 · Fax: (301) 258-6336
plancode@gaithersburgmd.gov · www.gaithersburgmd.gov

AMENDMENT TO FINAL SITE OR SCHEMATIC DEVELOPMENT PLAN
APPLICATION

SUBJECT PROPERTY

Street Address 15710 Shady Grove Road Previous Project Number _____

APPLICANT/BILLING CONTACT

Business Name Carvana

Primary Contact Vanessa MacDonald

Street Address 4020 E. Indian School Road Suite No. _____

City Phoenix State Arizona Zip Code 85018

Telephone Numbers: Work 480-620-6627 Cell _____ E-mail Address Vanessa.Macdonald@carvana.com

OWNER

Business Name Alex Associates c/o Aubinoe Management

Primary Contact Devin Hinton

Street Address 7507 Arlington Road Suite No. _____

City Bethesda State Maryland Zip Code 20814

Telephone Numbers: Work 301-986-9070 Cell _____ E-mail Address devinhinton@gmail.com

DEVELOPER

Business Name Carvana

Primary Contact Vanessa MacDonald

Street Address 4020 E. Indian School Road

City Phoenix State Arizona

Telephone Numbers: Work 480-620-6627 Cell _____ E-mail Address Vanessa, Macdonald@carvana.com

ATTORNEY

Business Name Lerch, Early & Brewer, Chtd.

Primary Contact Christopher M. Ruhlen

Street Address 3 Bethesda Metro Center Suite 460

City Bethesda State Maryland

Telephone Numbers: Work 301-840-3834 Cell _____ E-mail Address Cmruhlen@lercheearly.com

ARCHITECT

Business Name WH&N Architects MD Registration No. _____

Primary Contact Jim Hodges

Street Address 330W. 10th Street Suite No. _____

City Charlotte State North Carolina Zip Code 28202

Telephone Numbers: Work 704-333-9950 Cell _____ E-mail Address jim@whnarch.com

ENGINEER

Business Name Bohler Engineering VA, LLC MD Registration No. 40263

Primary Contact Nicholas B.Speech, P.E.

Street Address 16701 Melford Blvd. Suite No. 310

City Bowie State Maryland Zip Code 20715

Telephone Numbers: Work 301-809-4500 Cell _____ E-mail Address Nspeech@bohlereng.com

APPLICATION TYPE (check one only) Amend Final Site Plan Amend Final Site Plan (Consent)
 Amend Schematic Development Plan

PROPOSED PRIMARY USE (check one only) Residential Non-Residential Mixed Use

PROPOSED UNIT TYPE Residential Single Family Residential Multi-Family Office/Professional Mixed Use
 Restaurant Retail/Commercial Other Use

PARKING Parking Waiver Needed No. of Spaces Required _____ No. of Spaces Waived _____
 Height Waiver Needed

SITE PLAN NUMBER TO AMEND _____

USE (Amendment to Schematic Development Plan only)

Change in Use No Change in Use Change Other than to Use

PROJECT DESCRIPTION

Proposed Automotive Dealership

SITE DETAILS

| | | | |
|-----------------------|------------------|--------------------------------------|-----------------|
| Site Area Square Feet | <u>108,900SF</u> | Number of Lots | <u>1</u> |
| Site Area Acres | <u>2.5AC</u> | Number of Dwelling Units/Acre | <u>0</u> |
| Green Area | <u>0.919AC</u> | Parking Spaces Provided | <u>63</u> |
| Green Area % | <u>36%</u> | Height of Tallest Building (ft.) | <u>70.83 FT</u> |
| | | Height of Tallest Building (stories) | <u>2</u> |

SQUARE FOOTAGE - NON-RESIDENTIAL

| | | | |
|----------------|------------|-------------------------------------|------------------------------|
| Retail | <u>N/A</u> | Office/Professional | <u>N/A</u> |
| Restaurant (A) | <u>N/A</u> | Educational/Institutional/Religious | <u>N/A</u> |
| Restaurant (B) | <u>N/A</u> | Industrial | <u>N/A</u> |
| Restaurant (C) | <u>N/A</u> | Other (please specify) | <u>Automotive (8,200SF)</u> |

UNIT COUNTS - RESIDENTIAL

| | | | |
|------------------------------|------------|------------------------|------------|
| Single Family Detached Units | <u>N/A</u> | Apartment Units | <u>N/A</u> |
| Townhouse Units | <u>N/A</u> | Condominium Units | <u>N/A</u> |
| Duplex Units | <u>N/A</u> | Other (please specify) | <u>N/A</u> |

Total Number Residential Units 0

See Next Page for Submittal Requirements

SUBMISSION REQUIREMENTS - Amendment to Final Site Plan (see Site Plan Checklist at www.gaithersburgmd.gov (Documents & Forms))

SUBMISSION REQUIREMENTS - MXD Zone or CD Zone Schematic Development with Change in Use

- Statement of Proposed Change
- Concept Stormwater Management Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Approved NRI and FSD Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Traffic Impact Study
- Proof of APFO Compliance
- Green Building Checklist
- Preliminary Forest Conservation Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Site, Architectural and Detail Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Statement of Master Plan Compliance
- Modified Staging or Phasing Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Modified Covenant or Other Agreement (*optional*)
- Preliminary Affordable Housing Plan (*optional*)
- Preliminary Stormwater Management Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Final Traffic Impact Study (*optional*)

SUBMISSION REQUIREMENTS - CD Zone - Concept Plan Change in Use

- Statement of Proposed Change
- Preliminary Forest Conservation Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Site, Architectural and Detail Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Concept Stormwater Management Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Approved NRI and FSD Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Traffic Impact Study (*optional*)
- Proof of APFO Compliance (*optional*)
- Green Building Checklist (*optional*)

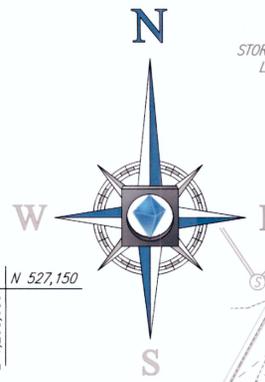
SUBMISSION REQUIREMENTS - CD Zone - Concept Plan Change Other Than to Use

- Statement of Proposed Change
- Site, Architectural and Detail Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Concept Stormwater Management Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Approved NRI and FSD Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Traffic Impact Study (*optional*)
- Proof of APFO Compliance (*optional*)
- Green Building Checklist (*optional*)

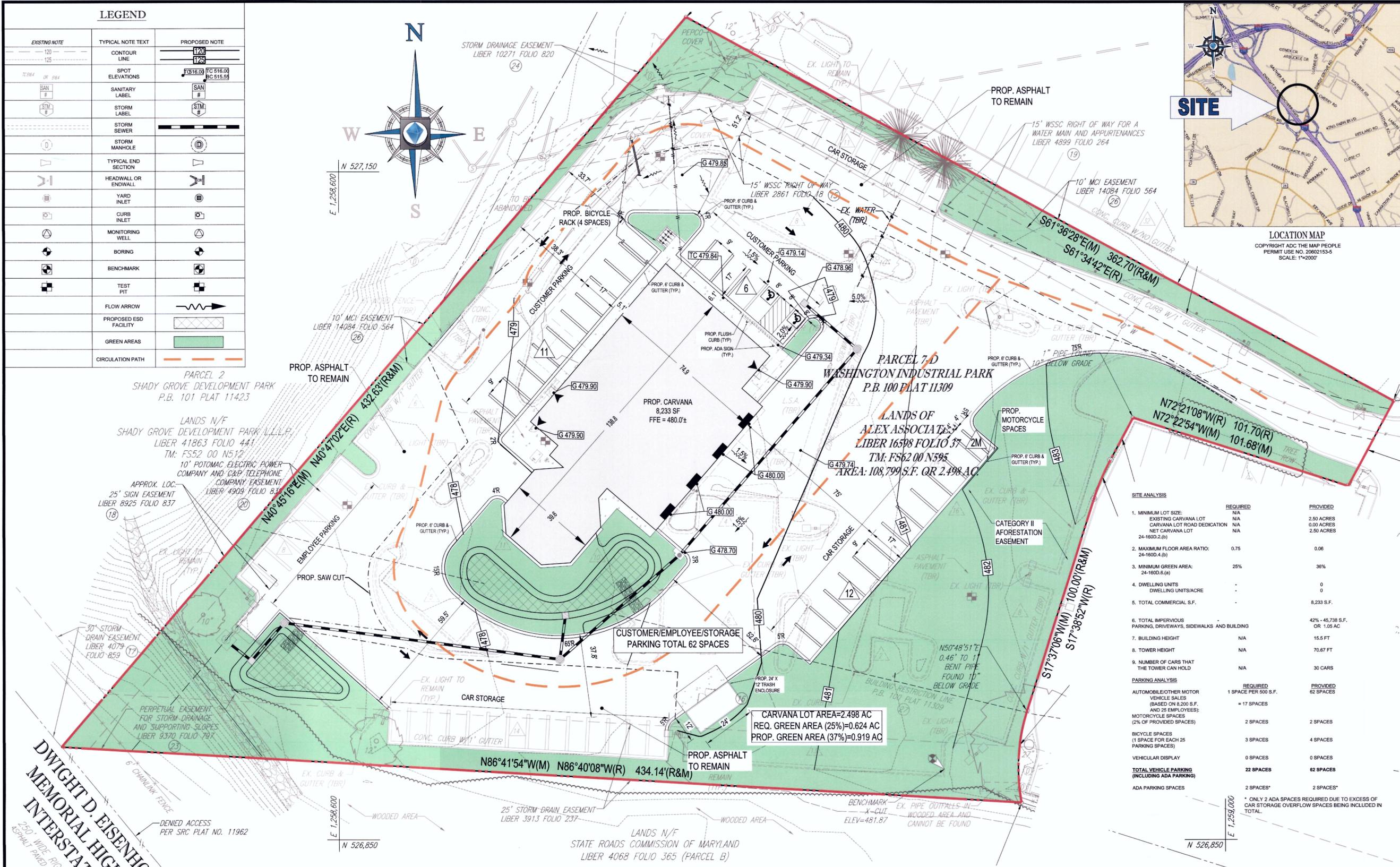
SUBMISSION REQUIREMENTS - CD Zone - Schematic Development Plan Change Other Than to Use

- Statement of Proposed Change
- Site, Architectural and Detail Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Statement of Master Plan Compliance
- Preliminary Affordable Housing Plan (*optional*)
- Preliminary Stormwater Management Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Final Traffic Impact Study (*optional*)
- Modified Staging or Phasing Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Modified Covenant or Other Agreement (*optional*)

| EXISTING NOTE | TYPICAL NOTE TEXT | PROPOSED NOTE |
|---------------|-----------------------|---------------|
| 120 | CONTOUR LINE | 120 |
| 125 | SPOT ELEVATIONS | 125 |
| 584 | SANITARY LABEL | 584 |
| 584 | STORM LABEL | 584 |
| 584 | STORM SEWER | 584 |
| 584 | STORM MANHOLE | 584 |
| 584 | TYPICAL END SECTION | 584 |
| 584 | HEADWALL OR ENDWALL | 584 |
| 584 | YARD INLET | 584 |
| 584 | CURB INLET | 584 |
| 584 | MONITORING WELL | 584 |
| 584 | BORING | 584 |
| 584 | BENCHMARK | 584 |
| 584 | TEST PIT | 584 |
| 584 | FLOW ARROW | 584 |
| 584 | PROPOSED ESD FACILITY | 584 |
| 584 | GREEN AREAS | 584 |
| 584 | CIRCULATION PATH | 584 |



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



| SITE ANALYSIS | REQUIRED | PROVIDED |
|--|-----------|------------------------------|
| 1. MINIMUM LOT SIZE: | N/A | 2.50 ACRES |
| EXISTING CARVANA LOT | N/A | 0.00 ACRES |
| CARVANA LOT ROAD DEDICATION | N/A | 2.50 ACRES |
| NET CARVANA LOT | N/A | 2.50 ACRES |
| 24-160D.2.(b) | | |
| 2. MAXIMUM FLOOR AREA RATIO: | 0.75 | 0.06 |
| 24-160D.4.(b) | | |
| 3. MINIMUM GREEN AREA: | 25% | 36% |
| 24-160D.6.(a) | | |
| 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 | - | 42% - 45,738 S.F. OR 1.05 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 8,233 S.F. AND 25 EMPLOYEES): | 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.

CARVANA LOT AREA=2,498 AC
REQ. GREEN AREA (25%)=0.624 AC
PROP. GREEN AREA (37%)=0.919 AC

CUSTOMER/EMPLOYEE/STORAGE PARKING TOTAL 62 SPACES

SCHEMATIC DEVELOPMENT PLAN GENERAL NOTES

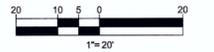
PROPERTY INFORMATION

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

- 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' (" 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 24031C3310, 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 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 #2



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. 39966, EXPIRATION DATE: 3/31/2017

BOHLER ENGINEERING

SITE PLANNING, LANDSCAPE ARCHITECTURE, ARCHITECTURE, INTERIOR DESIGN, PROGRAM MANAGEMENT, TRANSPORTATION SERVICES, SUSTAINABLE DESIGN, PERMITTING SERVICES

OFFICES:
PHILADELPHIA, PA
UPSTATE NEW YORK
BOSTON, MA
NEW YORK METRO
NEW JERSEY
NORTHERN VIRGINIA
CHARLOTTE, NC
RALEIGH, NC
SOUTH EASTERN PA
REHOBOTH BEACH, DE
NEW YORK, NY
SOUTH FLORIDA

REVISIONS

| REV | DATE | COMMENT | BY |
|---------|------|-------------------|-----|
| 7/19/16 | | 100% SCHEMATIC | MMB |
| 8/18/16 | | PER CITY COMMENTS | MMB |

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY INDICATORS, DESIGNERS, 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 1-800-245-4841) (PA 1-800-242-1770) (DC 1-800-351-7171) (MD 1-800-652-7071) (ND 1-800-251-7777) (DE 1-800-282-8559)

SCHEMATIC DEVELOPMENT PLAN FOR CARVANA

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

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
MONTGOMERY COUNTY, MARYLAND
LICENSE NO. 39966

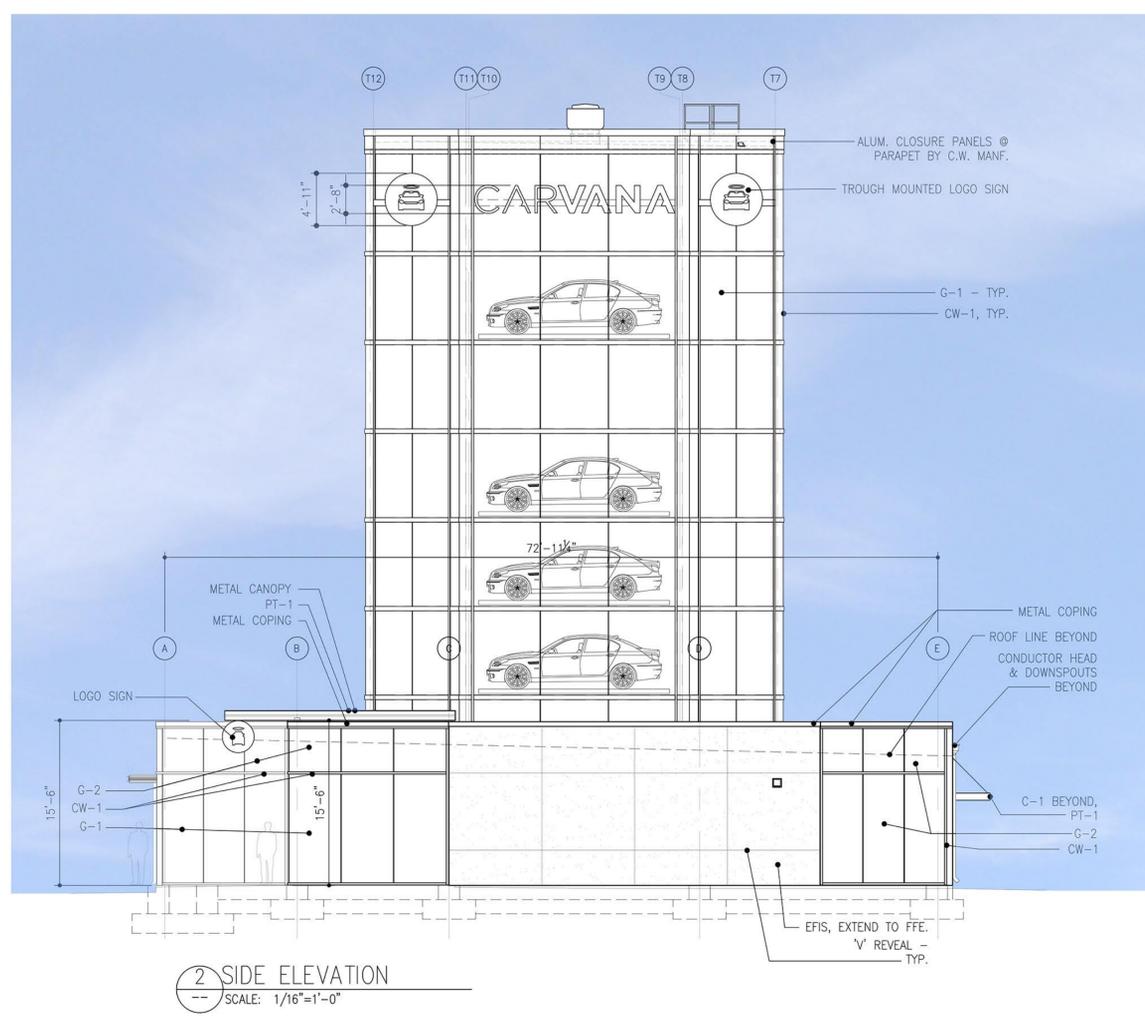
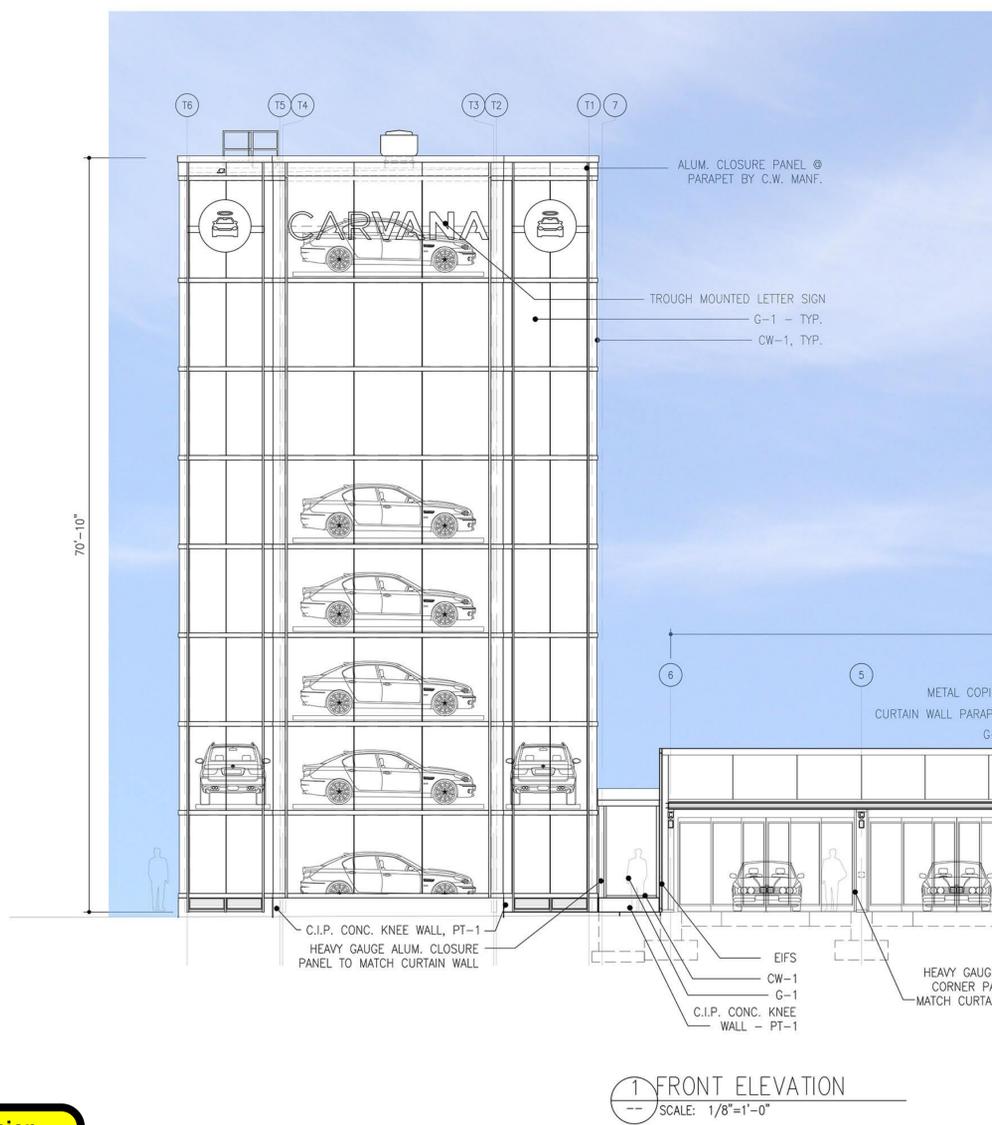
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SCHEMATIC DEVELOPMENT PLAN

SHEET NUMBER:
1
OF 1

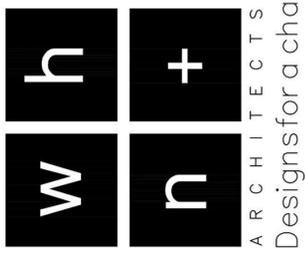


Exhibit B

Planning Commission
ASDP-7407-2016
Exhibit #3



| EXTERIOR FINISH LEGEND | |
|---------------------------------|---|
| CW-1 | CURTAIN WALL MANF.: KAWNEER COLOR: WHITE SYSTEM: 1600 SERIES SYSTEM 2 |
| EIFS | E.I.F.S. MANF.: DRYVIT COLOR: FINE FINISH - WHITE |
| G-1 | GLAZING MANF.: PPG COLOR: CLEAR SPEC.: 1" CLEAR INSULATED SOLARBAN 60 |
| G-2 | GLAZING MANF.: PPG COLOR: WHITE SPEC.: 1" INSULATED OPAQUE SPANDREL GLASS |
| PT-1 | CANOPY PAINT COLOR: WHITE TYPE: ALL EXTERIOR PAINTED FINISHES INCLUDING CONCRETE, CANOPY STEEL, MISC. TRIM AND H.M. DOORS |
| METAL COPING: PREFINISHED WHITE | |
| BAY SLIDING DOOR FRAME: WHITE | |



330 W. 10th Street
Charlotte, NC 28202
704.333.9952 phone
704.333.9962 fax
www.whnarch.com

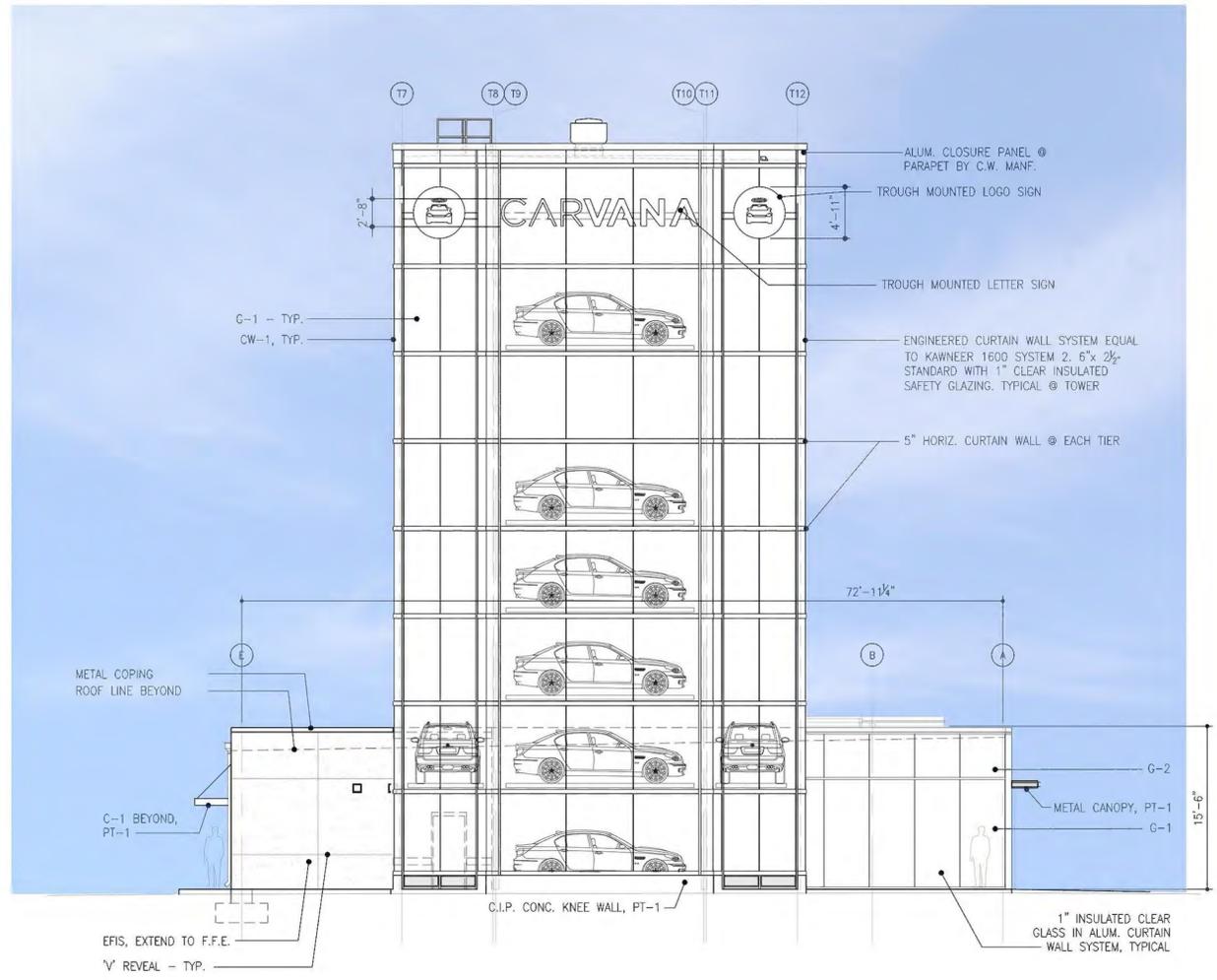
NEW CUSTOMER CENTER FOR:
CARVANA
15710 Shady Grove Road
Gaithersburg, Maryland

Project No. 15227.07
Date Issued: JULY 9, 2016
Revisions:
1. SEPTEMBER 26, 2016 - SIGNS
2.

ELEVATIONS

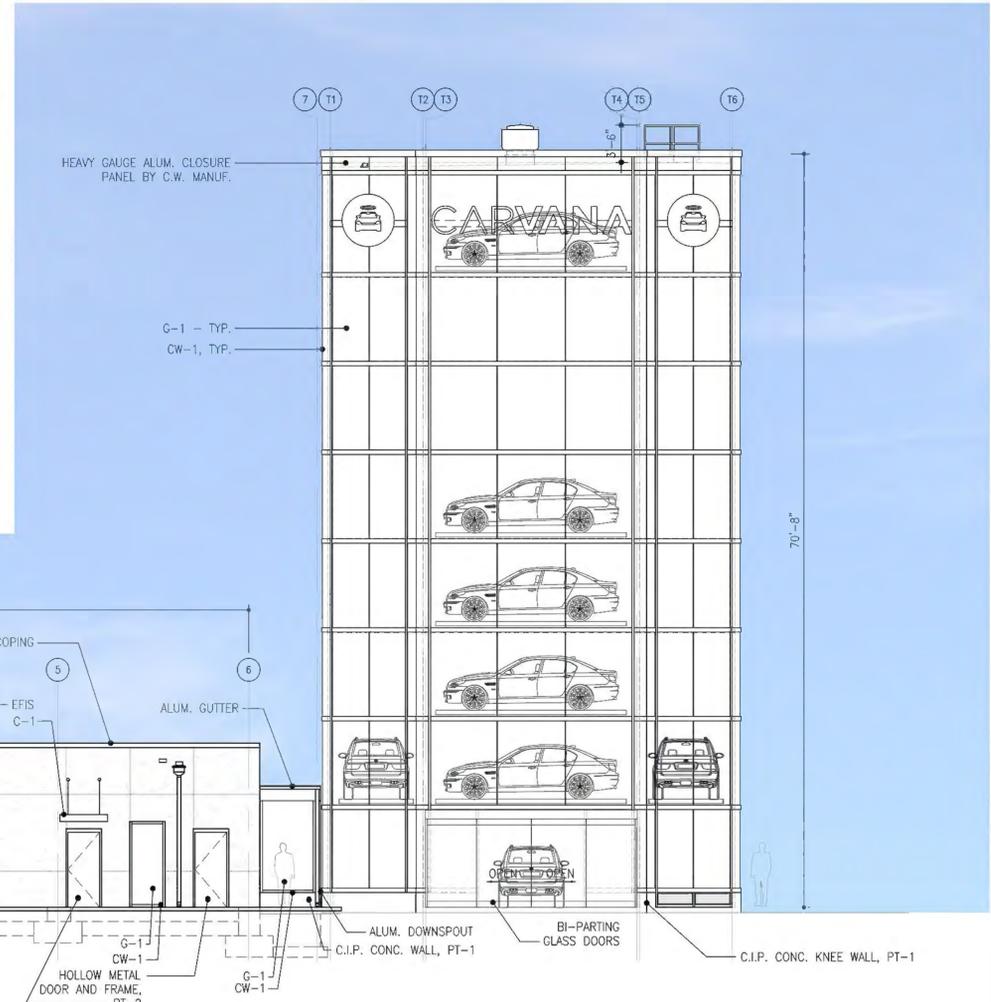
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A1.1
Sheet Number Of

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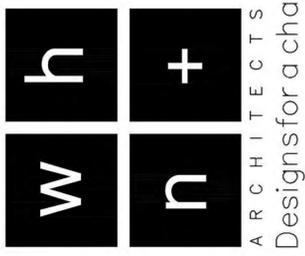
1 SIDE ELEVATION
SCALE: 1/16"=1'-0"

| EXTERIOR FINISH LEGEND | |
|----------------------------------|---|
| CW-1 | CURTAIN WALL MANF.: KAWNEER COLOR: WHITE SYSTEM: 1600 SERIES SYSTEM 2 |
| EIFS | E.I.F.S. MANF.: DRYVIT COLOR: FINE FINISH - WHITE |
| G-1 | GLAZING MANF.: PPG COLOR: CLEAR SPEC.: 1" CLEAR INSULATED SOLARBAN 60 |
| G-2 | GLAZING MANF.: PPG COLOR: WHITE SPEC.: 1" INSULATED OPAQUE SPANREL GLASS |
| PT-1 | CANOPY PAINT COLOR: WHITE TYPE: ALL EXTERIOR PAINTED FINISHES INCLUDING CONCRETE, CANOPY STEEL, MISC. TRIM AND H.M. DOORS |
| METAL COPING : PREFINISHED WHITE | |
| BAY SLIDING DOOR FRAME : WHITE | |



1 REAR ELEVATION
SCALE: 1/16"=1'-0"

330 W. 10th Street
Charlotte, NC 28202
704.333.9952 phone
704.333.9962 fax
www.whnarch.com



NEW CUSTOMER CENTER FOR:
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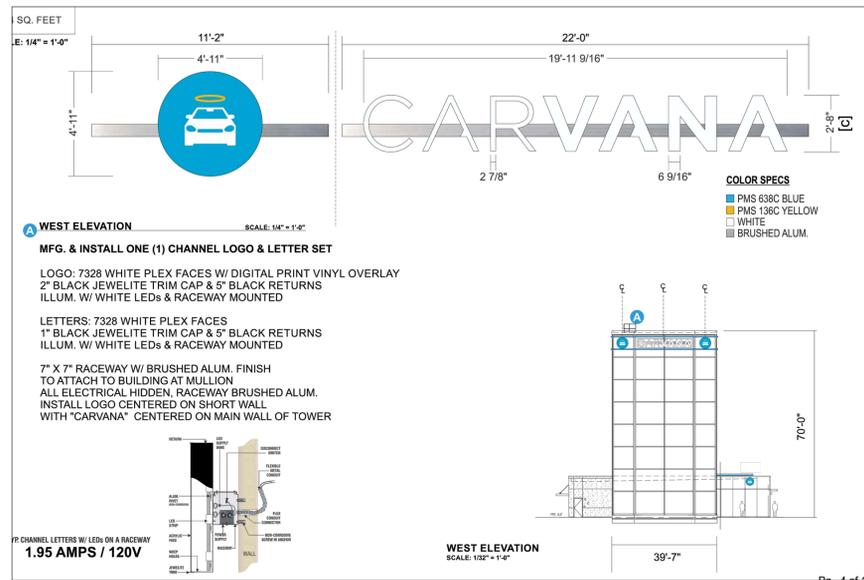
ELEVATIONS

Sheet Title

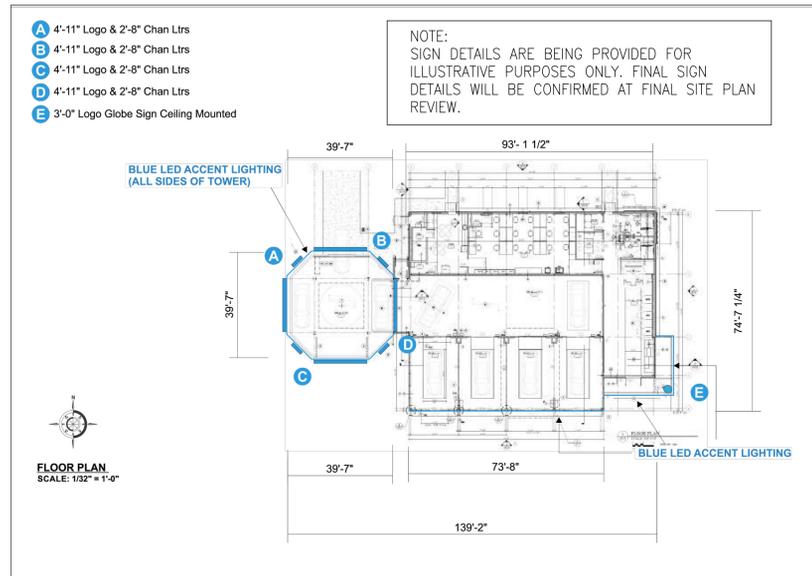
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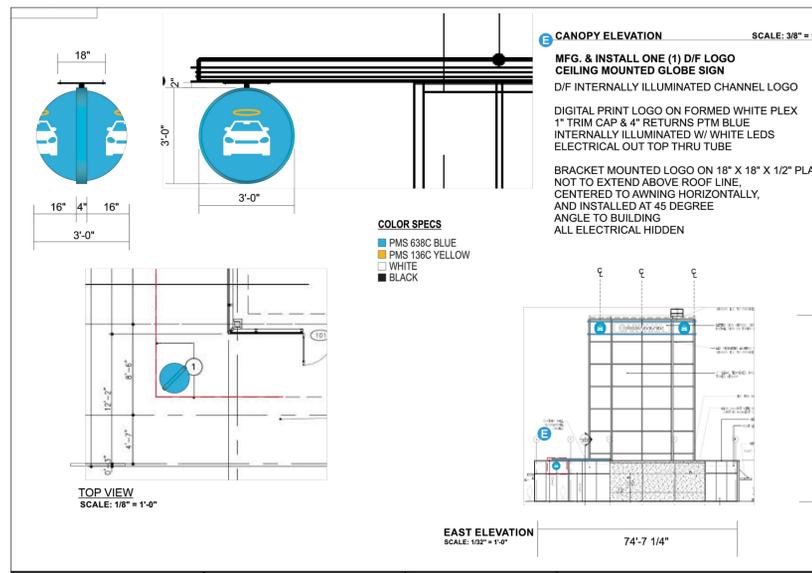
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1 PRELIMINARY SIGN DETAILS
SCALE: NO SCALE



2 PRELIMINARY SIGN DETAILS
SCALE: NO SCALE



3 PRELIMINARY SIGN DETAILS
SCALE: NO SCALE

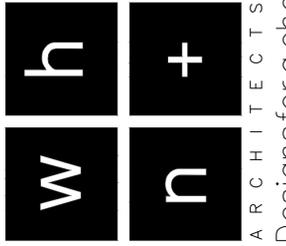


4 INTERSTATE NORTH VIEW
SCALE: NO SCALE



5 INTERSTATE SOUTH VIEW
SCALE: NO SCALE

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Charlotte, NC 28202
704.333.9952 phone
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 - 2.

RENDERINGS
SIGN DETAILS

Sheet Title

A1.1b

Sheet Number Of

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Planning Commission
ASDP-7407-2016
Exhibit #5

