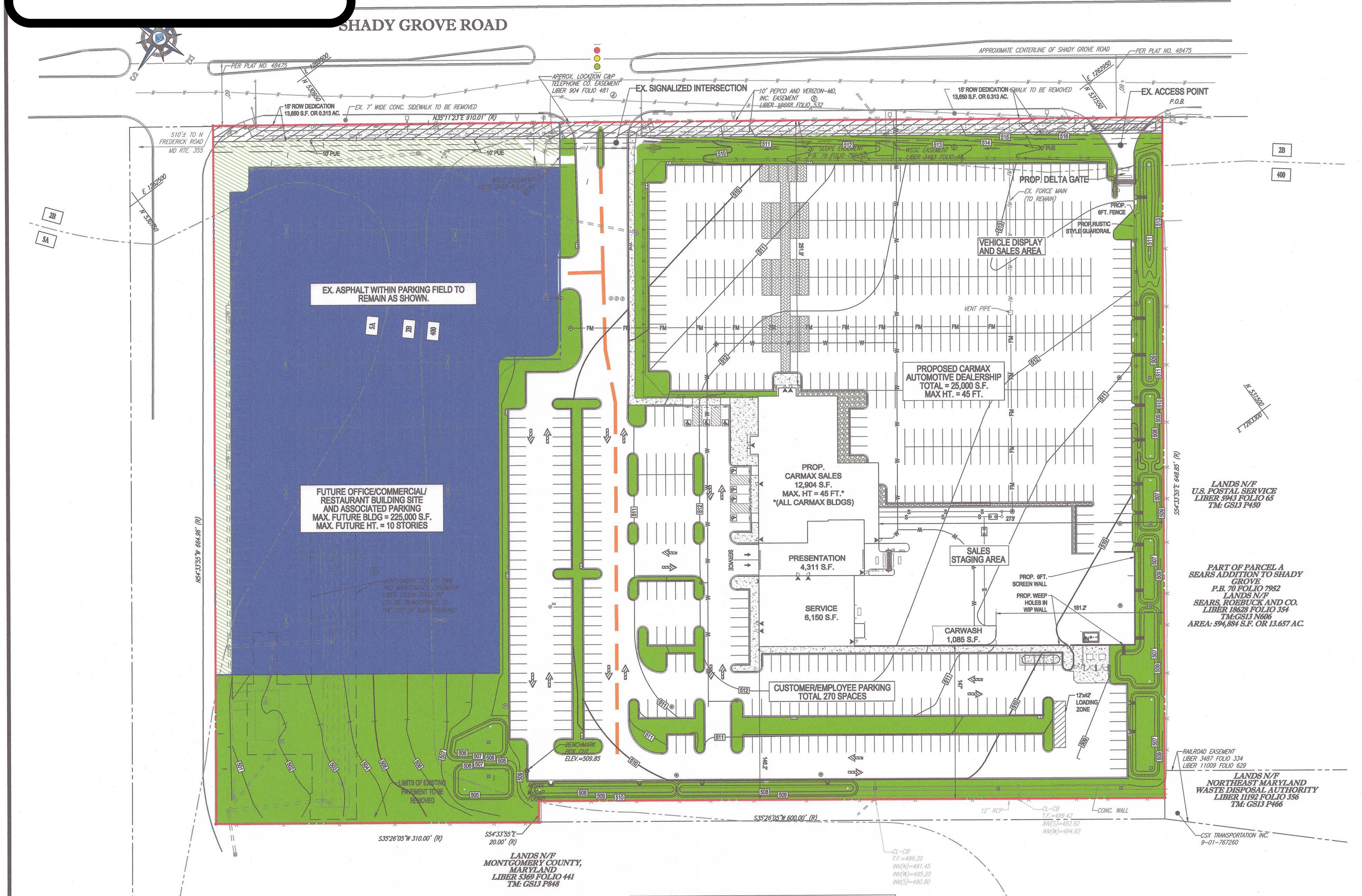
Joint Hearing - MCC & PC
Z-10120-2025
Exhibit 10

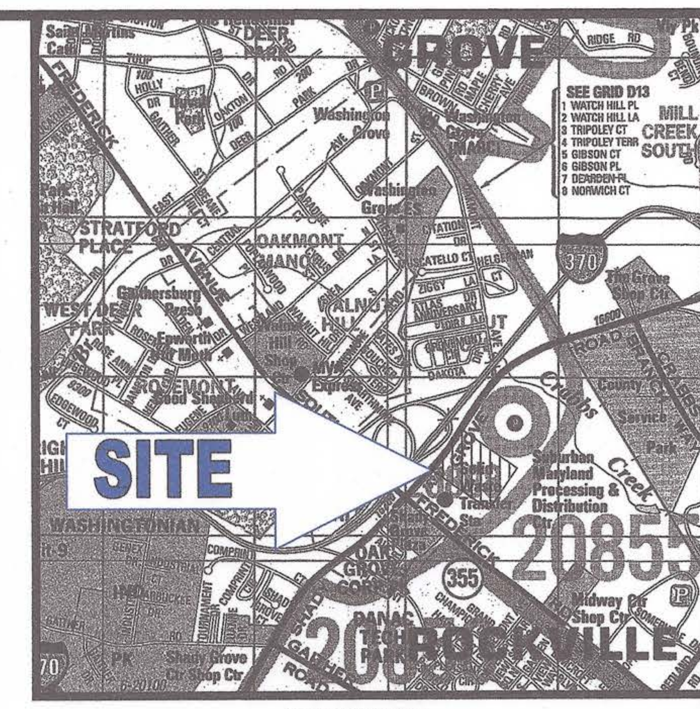


LEGEND

PROPERTY BOUNDARY LINE	
PROP. CIRCULATION FLOW LINE	
PROP. TRAFFIC DIRECTION	
PROP. CARMAX GREEN AREA	
FUTURE OUPARCEL GREEN AREA TO MEET 25% REQUIREMENT	
EX. GREEN AREA (IN OUTPARCEL)	
PROP. CONCRETE SIDEWALK	
PROP. EGG ROCK	
FUTURE COMMERCIAL	
EX. TRAFFIC SIGNAL	

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.

H:\12\MB122083\DRAWINGS\PLAN SETS\SKETCH PLAN\MB122083SK3.DWG PRINTED BY: ANTHONY.WHITE 3.19.13 @ 12:26 PM LAST SAVED BY: ANTHONY



VICINITY MAP
ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2,000'

SKETCH PLAN GENERAL NOTES

PROPERTY INFORMATION

1. DEVELOPER/APPLICANT:
   CARMAX AUTO SUPERSTORES, INC.
   12800 TUCKAHOE CREEK PARKWAY
   RICHMOND, VA 23238
   CONTACT: J.M. DIXON
   PHONE: (804) 747-0422
2. THIS PLAN IS BASED ON AN ALTA/ACSM TITLE SURVEY BY:
   BOHLER ENGINEERING
   TITLED: "CARMAX, PART OF PARCEL A,
   SEARS ADDITION TO SHADY GROVE,
   P.B. 70 FOLIO 7952,
   16331 & 16401 SHADY GROVE ROAD
   9TH ELECTION DISTRICT
   CITY OF GAITHERSBURG, MARYLAND"
   PROJECT NO.: SB122083
   DATED: 12/19/2012
3. THIS PLAN REFERENCES INFORMATION FROM THE APPROVED NRI/FSD FOR THE PROPERTY, PREPARED BY RODGERS CONSULTING, DATED 1/24/2012.
4. THE PROPERTY IS KNOWN AS PART OF PARCEL A, SEARS ADDITION TO SHADY GROVE, AS RECORDED IN PLAT BOOK 70 AT FOLIO 7952 AND ALSO BEING KNOWN AS THE LANDS OF SEARS, ROEBUCK AND COMPANY AS RECORDED IN LIBER 18628 FOLIO 354, ALL BEING RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARLYAND AND HAVING A TAX MAP NO. OF GS13 N606.
5. EXISTING LOT SIZE: AREA = 594,884 SQUARE FEET OR 13.657 ACRES.
6. EXISTING ZONE: MXD (MIXED-USE DEVELOPMENT)
7. EXISTING USE: VACANT BUILDING WITH ASSOCIATED PARKING AREA
8. PROPOSED USE: CARMAX AUTOMOTIVE DEALERSHIP

   NOTE: CARMAX WILL BE DEVELOPED IN ONE (1) PHASE.
9. NO STREAMS WERE OBSERVED ON THE PROPERTY OR WITHIN THE ADJACENT PROPERTY WIDTH OR 100' (WHICHEVER IS LESS) OF THE PROPERTY. THE PROPERTY IS WITHIN THE UPPER ROCK CREEK WATERSHED, IN THE USE CLASS IV PORTION.
10. 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 193 OF 480, MAP NUMBER 24031C0193D, EFFECTIVE DATE SEPTEMBER 29, 2006."
11. NO WETLANDS WERE OBSERVED ON THE PROPERTY OR IN THE IMMEDIATE VICINITY.
12. 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.
13. NO DAMS ARE NOTED UPSTREAM OF THE PROPERTY.
14. NO RARE, THREATENED, OR ENDANGERED SPECIES OF PLANTS OR ANIMALS WERE OBSERVED ON THE PROPERTY. NO WILDLIFE WAS OBSERVED ON THE PROPERTY.
15. THE PROPERTY IS NOT WITHIN A SPECIAL PROTECTION AREA.
16. 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 LOT	N/A	13.66 ACRES
ROAD DEDICATION	N/A	0.31 ACRES
NET LOT AREA	N/A	13.35 ACRES
CARMAX LOT	N/A	9.875 ACRES
FUTURE LOT	N/A	3.475 ACRES
24-160D.2.(b)		
2. MAXIMUM FLOOR AREA RATIO: 24-160D.4.(b)	0.75	0.42
3. MINIMUM GREEN AREA: 24-160D.6.(a)	25%	±25%
4. DWELLING UNITS	-	0
DWELLING UNITS/ACRE	-	0
5. TOTAL COMMERCIAL S.F. (INCLUDES FUTURE OUTPARCEL)	-	250,000 S.F.
6. TOTAL IMPERVIOUS PARKING, DRIVEWAYS, SIDEWALKS (NOT INCLUDING BUILDING) (CARMAX PARCEL)	-	308,423 S.F. OR 7.08 AC

PARKING ANALYSIS

	REQUIRED	PROVIDED
AUTOMOBILE/OTHER MOTOR VEHICLE SALES (BASED ON 12,904 S.F. AND 75 EMPLOYEES):	1 SPACE PER 600 S.F. + 1 SPACE PER EMPLOYEE = 97 SPACES	168 SPACES *
AUTOMOBILE/OTHER MOTOR VEHICLE REPAIR AND SERVICE STATIONS (BASED ON 26 BAYS AND 50 EMPLOYEES):	2 SPACES PER BAY + 1 SPACE PER EMPLOYEE = 102 SPACES	102 SPACES *
ADA PARKING SPACES	7 SPACES	7 SPACES

*PARKING PROVIDED DOES NOT INCLUDE THE VEHICLE DISPLAY, SALES AREA AND OUT PARCEL COMMERCIAL BUILDING PARKING TOTALS.

**FUTURE OUTPARCEL GREEN AREA TO BE FINALIZED UPON APPROVAL OF OUTPARCEL FINAL DESIGN.

50 25 12.5 0 50
1"= 50'

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
AMENDMENT TO
SKETCH PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON APRIL 2, 2013
APPLICATION NO. ASK-1746-2013 WAS GRANTED
SKETCH PLAN AMENDMENT APPROVAL
BY ORDINANCE R-29-13 WITH zero (Ø) CONDITIONS.
DATE 4/25/2013 BY Trudy Schwarz
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE MAYOR & CITY COUNCIL

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: 3/15/2015

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: ◆ WARREN, NJ
OFFICES: ◆ SOUTHBOROUGH, MA ◆ ALBANY, NY ◆ RONKONKOMA, NY ◆ CHALFONT, PA ◆ CENTER VALLEY, PA ◆ TAMPA, FL ◆ BOWIE, MD ◆ TOWSON, MD ◆ STERLING, VA ◆ WARRENTON, VA ◆ FORT LAUDERDALE, FL ◆ PHILADELPHIA, PA

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © 2008 BOHLER ENGINEERING.

REVISIONS

REV	DATE	COMMENT	BY
1	02/04/13	PER CITY COMMENTS	BWR
2	02/05/13	PER CITY COMMENTS	NBS
3	02/19/13	PER CITY COMMENTS	BWR
4	03/19/13	PER CITY COMMENTS	AMW

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB122083
DRAWN BY:	SMN
CHECKED BY:	MJ
DATE:	01/11/13
SCALE:	1" = 50'
CAD I.D.:	SK4

PROJECT:
CARMAX GAITHERSBURG
FOR
CARMAX AUTO SUPERSTORES, INC.
LOCATION OF SITE
16331 SHADY GROVE ROAD
MONTGOMERY COUNTY
GAITHERSBURG, MARYLAND
20877

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

M. K. JONES
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 39999

SHEET TITLE:
SKETCH PLAN (ASK-1746-2013)

SHEET NUMBER: 1 OF 1

REV 4