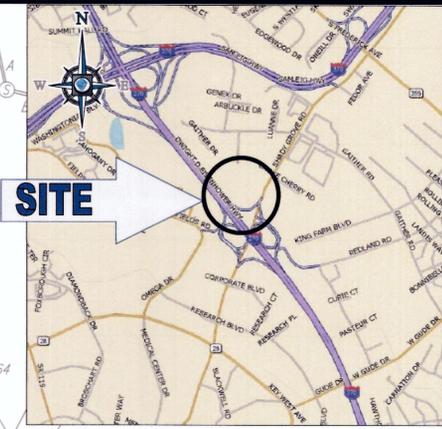
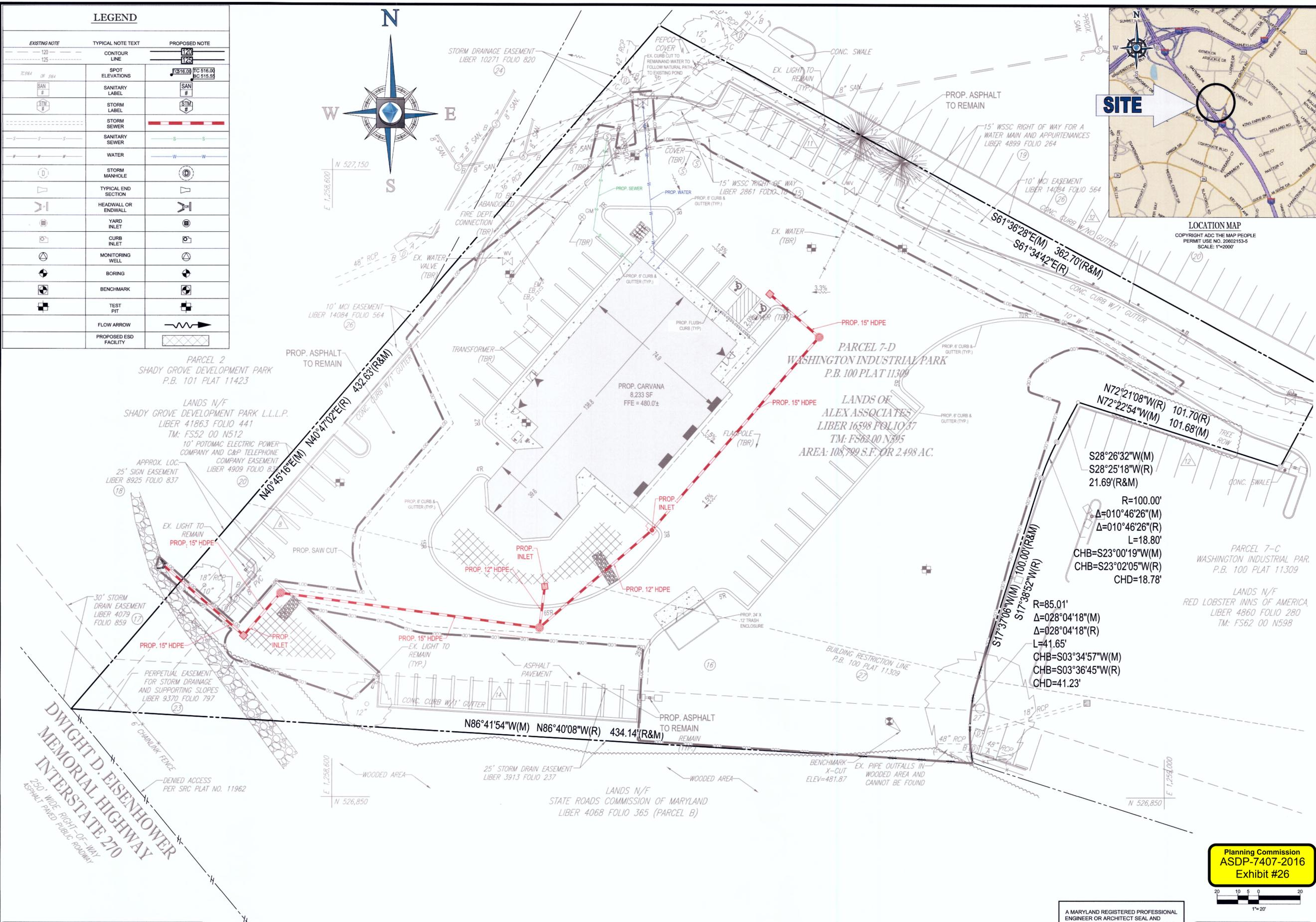


**LEGEND**

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
120	CONTOUR LINE	120
125	SPOT ELEVATIONS	FC 516.00 BC 515.85
SAN #	SANITARY LABEL	SAN #
STM #	STORM LABEL	STM #
---	STORM SEWER	---
---	SANITARY SEWER	---
---	WATER	---
⊙	STORM MANHOLE	⊙
---	TYPICAL END SECTION	---
---	HEADWALL OR ENDWALL	---
---	YARD INLET	---
---	CURB INLET	---
---	MONITORING WELL	---
---	BORING	---
---	BENCHMARK	---
---	TEST PIT	---
---	FLOW ARROW	---
---	PROPOSED ESD FACILITY	---



LOCATION MAP  
COPYRIGHT ADG THE MAP PEOPLE  
PERMIT USE NO. 20020153-5  
SCALE: 1"=2000'



**BOHLER ENGINEERING**

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING DESIGN PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN TRANSPORTATION DESIGN WATER RESOURCES  
PLANNING DESIGN CONSTRUCTION MANAGEMENT  
NEW ENGLAND: BOSTON, MA; BRIDGEVILLE, PA; CENTRAL VIRGINIA, VA  
MID-ATLANTIC: BALTIMORE, MD; CHARLOTTE, NC  
SOUTHERN: TAMPA, FL; SOUTH FLORIDA, FL

**REVISIONS**

REV	DATE	COMMENT	BY
1	7/19/16	100% SCHEMATIC	MMB

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: MB152157  
DRAWN BY: MMB  
CHECKED BY: NBS  
DATE: 6/22/16  
SCALE: 1" = 20'  
CAD ID: UPO

**CONCEPTUAL UTILITY 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

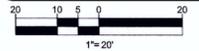
**M. K. JONES**

PROFESSIONAL ENGINEER

SHEET TITLE:  
**CONCEPTUAL UTILITY PLAN**

SHEET NUMBER:  
**1**  
OF 1

Planning Commission  
ASDP-7407-2016  
Exhibit #26



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 DAILY 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 PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THE DRAWINGS OR SPECIFICATIONS, HE OR SHE SHOULD CONTACT THE PROJECT ENGINEER OF RECORD 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 ACCORDANCE WITH LOCAL REGULATIONS AND CODES.



**BIORETENTION AREAS PLANTING SCHEDULE**

BOTANICAL NAME	COMMON NAME	TYPE	SPACING	SIZE	BMP A (627 S.F.)	BMP B (971 S.F.)	TOTAL
HIBISCUS MOSCHEUTOS	SWAMP ROSE MALLOW	PERENNIAL	12" O.C.	PLUG	50	77	127
CORNUS AMMOMUM	SILKY DOGWOOD	SHRUB	30" O.C.	1 GAL. CONT.	25	38	63
LOBELIA CARDINALIS	CARDINAL FLOWER	PERENNIAL	12" O.C.	PLUG	50	77	127
ARONIA ARBUTIFOLIA	CHOKEBERRY	SHRUB	30" O.C.	1 GAL. CONT.	25	38	63
RUDBECKIA LACINIATA	TALL CONEFLOWER	PERENNIAL	12" O.C.	PLUG	50	77	127
JUNCUS EFFUSUS	SOFT RUSH	PERENNIAL	12" O.C.	PLUG	112	174	286
SCIRPUS ACUTUS	HARDSTEMMED BULLRUSH	PERENNIAL	12" O.C.	PLUG	112	174	286

LANDSCAPE REQUIREMENTS					
REQUIREMENTS	TOTAL AREA/ LF	REQUIRED	PROVIDED	%	
PARKING LOT LANDSCAPE	10% OF TOTAL AREA	69,427 SF	6,947 SF	7,104 SF	10.20%
OVERALL LANDSCAPE	15% OF TOTAL AREA	108,900 SF	16,335 SF	16,557 SF	15.20%
STREET FRONTAGE	1/50 LF	NA	NA	NA	NA
SEC 24-220	1/PARKING ISLAND	9	9 SHADE TREES	9 SHADE TREES	NA



PARCEL 2  
SHADY GROVE DEVELOPMENT PARK  
P.B. 101 PLAT 11423

LANDS N/F  
SHADY GROVE DEVELOPMENT PARK, L.L.P.  
LIBER 41863 FOLIO 441  
TM: FS52 00 N512

APPROX. LOC.  
25' SIGN EASEMENT  
LIBER 8925 FOLIO 837

30" STORM DRAIN EASEMENT  
LIBER 4079 FOLIO 859

PERPETUAL EASEMENT FOR STORM DRAINAGE AND SUPPORTING SLOPES  
LIBER 9370 FOLIO 797

STORM DRAINAGE EASEMENT  
LIBER 10271 FOLIO 820

15' WSSC RIGHT OF WAY  
LIBER 2861 FOLIO 16

15' WSSC RIGHT OF WAY FOR A WATER MAIN AND APPURTENANCES  
LIBER 4899 FOLIO 264

10' MCI EASEMENT  
LIBER 14064 FOLIO 5

PROP. CARVANA  
8,233 SF  
FFE = 480.0±

S28°26'32"W(M)  
S28°25'18"W(R)  
21.69'(R&M)

R=100.00'  
Δ=010°46'26"(M)  
Δ=010°46'26"(R)  
L=18.80'  
CHB=S23°00'19"W(M)  
CHB=S23°02'05"W(R)  
CHD=18.78'

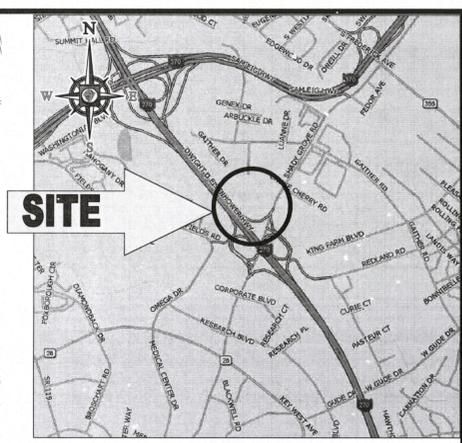
R=85.01'  
Δ=028°04'18"(M)  
Δ=028°04'18"(R)  
L=41.65'  
CHB=S03°34'57"W(M)  
CHB=S03°36'45"W(R)  
CHD=41.23'

N86°41'54"W(M) N86°40'08"W(R) 434.14'(R&M)

25' STORM DRAIN EASEMENT  
LIBER 3913 FOLIO 237

LANDS N/F  
STATE ROADS COMMISSION OF MARYLAND  
LIBER 4068 FOLIO 365 (PARCEL B)

**SITE**



LOCATION MAP  
COPYRIGHT ADC THE MAP PEOPLE  
PERMIT USE NO. 20602153-5  
SCALE: 1"=200'

**BOHLER ENGINEERING**

STATE WIDE CONSULTING SERVICES  
LAND SURVEYING ENGINEERING ARCHITECTURE  
SUSTAINABLE DESIGN PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE  
PERMITTING SERVICES TRANSPORTATION SERVICES

OFFICES:  
• BALTIMORE, MD  
• CHARLOTTE, NC  
• CHICAGO, IL  
• COLUMBIA, SC  
• FORT MYERS, FL  
• GREENSBORO, NC  
• HUNTSVILLE, AL  
• JARVIS, PA  
• NEW YORK, NY  
• PHILADELPHIA, PA  
• RICHMOND, VA  
• SOUTH BEND, IN  
• SOUTH FLORENCE, SC  
• WASHINGTON, DC

REVISIONS			
REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, 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 1-800-345-8484 (PA 1-800-245-1778) DC 1-800-257-7777 WV 1-800-345-8484 (PA 1-800-245-1778) DE 1-800-257-7777

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: MB152157  
DRAWN BY: ALG  
CHECKED BY: ERM  
DATE: 6/30/16  
SCALE: 1" = 20'  
CAD I.D.: LP

**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

**E.R. McWILLIAMS**  
REGISTERED PROFESSIONAL ARCHITECT

SHEET TITLE:  
**CONCEPTUAL LANDSCAPE PLAN**  
SHEET NUMBER:  
**1**  
OF 1

Planning Commission  
ASDP-7407-2016  
Exhibit #28

PROFESSIONAL CERTIFICATION  
ERIC R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3697, EXPIRATION DATE: 9/20/2016

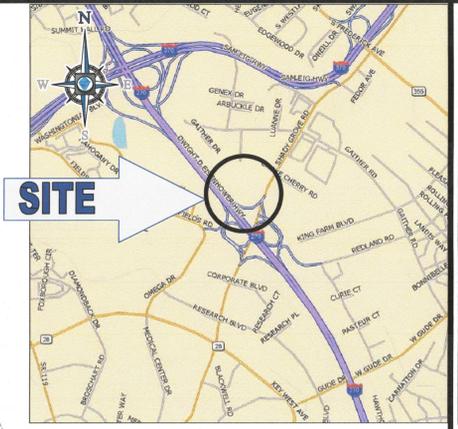
SITE TABLE		
	SF	ACRES
LIMITS OF DISTURBANCE	73,816	1.69
TRACT AREA	108,900	2.50
AREA WITHIN 100 YR FLOODPLAIN	0	0
AREA OF EXISTING FOREST COVER	0	0
AREA OF PROPOSED FOREST COVER AND TREE RETENTION	0	0
AREA OF PROPOSED FOREST COVER CLEARING	N/A	N/A
AREA OF PROPOSED REFORESTATION AND AFFORESTATION	12,164	0.28

LANDSCAPE SUMMARY	
PARKING AREA	69,427 SF
REQUIRED LANDSCAPE AREA	6,943 SF (10.00% OF PARKING AREA)
PROVIDED LANDSCAPE AREA	6,951 SF (10.01% OF PARKING AREA)



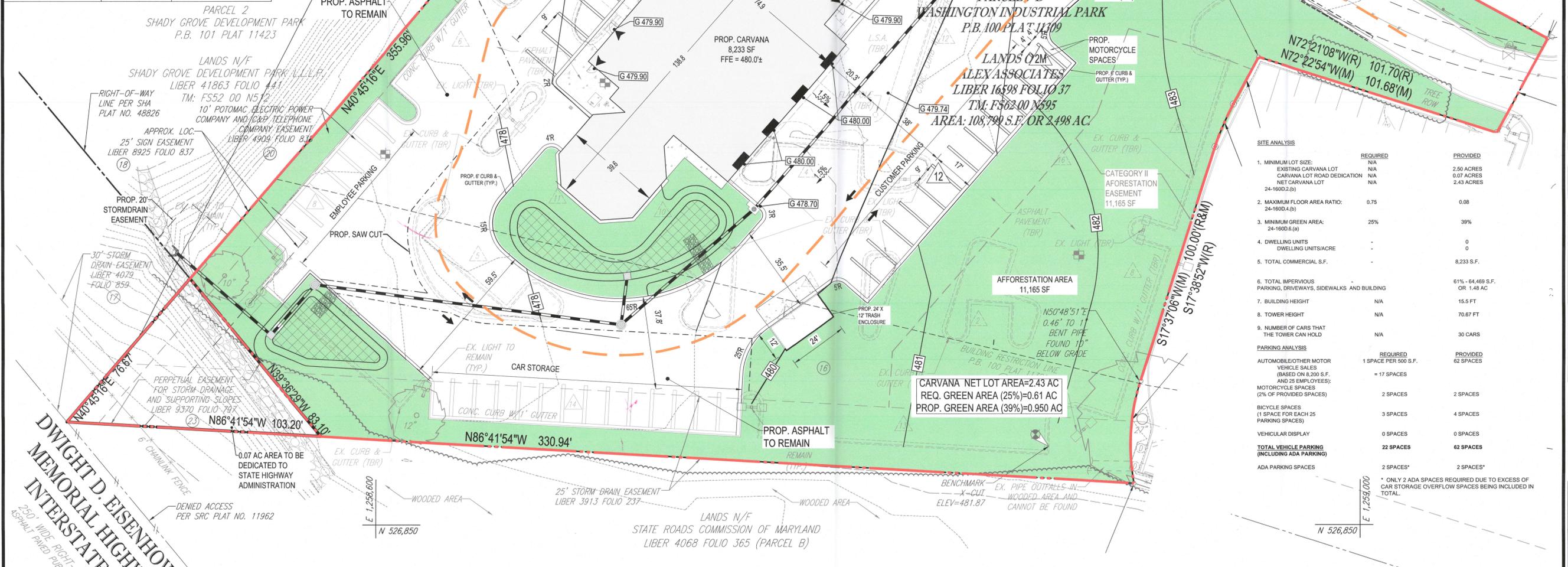
### LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
120	CONTOUR LINE	120
125	CONTOUR LINE	125
TC 516.00 PG 215.50	SPOT ELEVATIONS	TC 516.00 PG 215.50
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	



### BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES  
 CONSTRUCTION MANAGEMENT  
 BALTIMORE, MD  
 CHARLOTTE, NC  
 FARGO, ND  
 GREENSBORO, NC  
 HUNTSVILLE, AL  
 LEHIGH VALLEY, PA  
 NEW ENGLAND  
 NEW YORK, NY  
 PHOENIX, AZ  
 RICHMOND, VA  
 SOUTH FLORIDA  
 TAMPA, FL  
 WASHINGTON, DC  
 WEST VIRGINIA



#### SITE ANALYSIS

	REQUIRED	PROVIDED
1. MINIMUM LOT SIZE:	N/A	2.50 ACRES
EXISTING CARVANA LOT	N/A	0.07 ACRES
NET CARVANA LOT ROAD DEDICATION	N/A	2.43 ACRES
NET CARVANA LOT (24-160D.2)		
2. MAXIMUM FLOOR AREA RATIO:	0.75	0.08
24-160D.8(a)		
3. MINIMUM GREEN AREA:	25%	39%
24-160D.4(b)		
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
<b>PARKING ANALYSIS</b>		
AUTOMOBILE/OTHER MOTOR VEHICLE SALES (BASED ON 8,200 S.F. AND 25 EMPLOYEES):	REQUIRED	PROVIDED
MOTORCYCLE SPACES (2% OF PROVIDED SPACES)	1 SPACE PER 500 S.F. = 17 SPACES	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.

#### REVISIONS

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

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

**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  
 MONTGOMERY COUNTY, MARYLAND  
 LICENSE NO. 39999, EXPIRATION DATE: 3/31/2017

SHEET TITLE: **SCHEMATIC DEVELOPMENT PLAN**

SHEET NUMBER: **1 OF 1**

#### SCHEMATIC DEVELOPMENT PLAN GENERAL NOTES

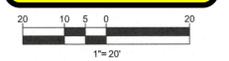
**PROPERTY INFORMATION**

- DEVELOPER/APPLICANT: CARVANA, 14020 E. INDIAN SCHOOL ROAD, PHOENIX, AZ 85018, CONTACT: BRIET GASSENBERG, 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 "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' ("I" 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 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 #29**



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: 3/31/2017

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DIMENSIONS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. HIGHER SCORE 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 ANY CONFLICT 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 DEPICTED BY THE DRAWINGS AND FULL CONFORMANCE WITH LOCAL, STATE, FEDERAL AND CODES.

