



February 4, 2013

Mr. Ollie Mumpower
Traffic Engineer/Assistant Director
Department of Public Works
City of Gaithersburg
800 Rabbitt Road
Gaithersburg, MD 20878

RE: Carmax Store – Gaithersburg
Montgomery County, Maryland
Our Job No.: 2012-1114
TRF-1655-2012

CORPORATE OFFICE
Baltimore, MD

Suite H
9900 Franklin Square Drive
Baltimore, Maryland 21236
410.931.6600
fax: 410.931.6601
1.800.583.8411

FIELD OFFICE LOCATIONS

Arkansas
Maryland
New York
Texas
Virginia

Dear Ollie:

This is a follow-up to the letter that we submitted to you (December 13, 2012) indicating the amount of trips that were "grandfathered" for the subject site (48 AM; 66 PM).

In addition, we have determined (by doing actual traffic counts) that the remaining Sears Repair Warehouse site generates 55 morning peak hour trips and 22 evening peak hour trips.

Overall, there is a 10% additional credit granted under the Annexation Agreement.

Therefore, the total trips that are grandfathered are as follows:

	<i>Morning Peak Hour</i>	<i>Evening Peak Hour</i>
Sears Great Outdoor	48	66
Sears Service Center	55	22
SubTotal	103	88
10% Additional According to Annexation Agreement	10	9
Total Trips to be Grandfathered	113	97

Sincerely,

John W. Guckert, PTP
President

Joint Hearing - MCC & PC
SDP-1747-2013
Exhibit #41

JWG:smb

cc: Trudy Schwartz (email)
Matt Jones (email)
Greg Toler (email)
Erin Gerard (email)
Bob Dalrymple (email)

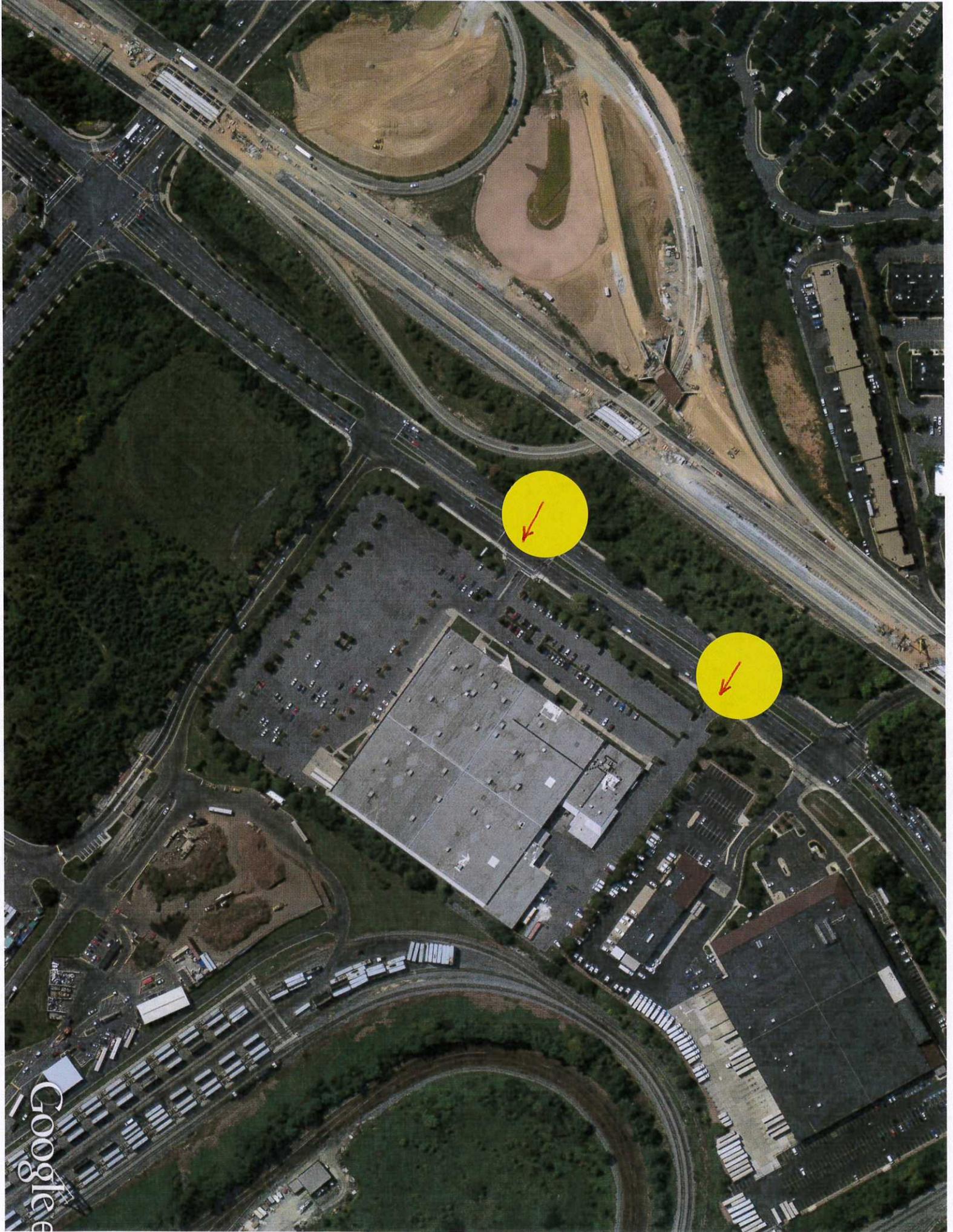
(F:\2012\2012-1114\wp\Mumpower2.docx)
(email)

IN & OUT TOTALS

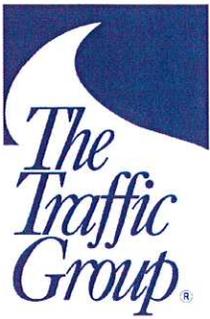
Site: Shady Grove Rd & Site Accesses
 Closest Main Intersection: MD 355 & Shady Grove Rd
 January 17, 2013
 Thursday
 6:30am-9:30am / 4:00pm-7:00pm



TIME	ALL VEHICLES		
	IN	OUT	TOTAL
AM			
6:30-6:45	2	1	3
6:45-7:00	1	0	1
7:00-7:15	20	5	25
7:15-7:30	6	5	11
7:30-7:45	3	4	7
7:45-8:00	8	4	12
8:00-8:15	7	6	13
8:15-8:30	5	5	10
8:30-8:45	4	3	7
8:45-9:00	2	2	4
9:00-9:15	7	7	14
9:15-9:30	3	10	13
3 Hr Totals	68	52	120
1 Hr Totals			
6:30-7:30	29	11	40
6:45-7:45	30	14	44
7:00-8:00	37	18	55
7:15-8:15	24	19	43
7:30-8:30	23	19	42
7:45-8:45	24	18	42
8:00-9:00	18	16	34
8:15-9:15	18	17	35
8:30-9:30	16	22	38
PEAK HOUR			
7:00-8:00	37	18	55
PM			
4:00-4:15	0	5	5
4:15-4:30	2	4	6
4:30-4:45	1	1	2
4:45-5:00	2	7	9
5:00-5:15	0	1	1
5:15-5:30	2	5	7
5:30-5:45	1	1	2
5:45-6:00	1	1	2
6:00-6:15	0	1	1
6:15-6:30	0	1	1
6:30-6:45	2	2	4
6:45-7:00	1	1	2
3 Hr Totals	12	30	42
1 Hr Totals			
4:00-5:00	5	17	22
4:15-5:15	5	13	18
4:30-5:30	5	14	19
4:45-5:45	5	14	19
5:00-6:00	4	8	12
5:15-6:15	4	8	12
5:30-6:30	2	4	6
5:45-6:45	3	5	8
6:00-7:00	3	5	8
PEAK HOUR			
4:00-5:00	5	17	22



Google



February 18, 2013

Mr. Greg Leck, Manager
Traffic Engineering and Operations Section
Montgomery County
Department of Public Works & Transportation
100 Edison Park Drive, 4th Floor
Gaithersburg, MD 20878

RE: Carmax – Gaithersburg
Montgomery County, Maryland
Our Job No.: 2012-1114

CORPORATE OFFICE
Baltimore, MD

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9900 Franklin Square Drive
Baltimore, Maryland 21236
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FIELD OFFICE LOCATIONS

Arkansas
Maryland
New York
Texas
Virginia

Dear Greg:

We received your letter dated January 29, 2013 (attached).

We have conducted a Traffic Signal Warrant Analysis and determined that a traffic signal would, in our opinion, still remain warranted with the new Carmax Store. The analysis process we used was as follows:

- 1. We conducted a Trip Generation Study for the existing Carmax site along Rockville Pike in late December, 2012. Obviously, late December is not a great time to sell cars, but that is the data that we have at this time (attached) (likely low volumes).**
- 2. Carmax will be increasing the number of employee parking spaces and customer parking spaces by > 300%.**
- 3. The number of total cars available for sale will increase by 180%.**
- 4. As a result of the increases noted above, we are expecting that traffic will increase at approximately 225% over existing conditions.**
- 5. We have adjusted the existing Rockville Pike trips by 225% resulting in the net new trips shown on the attached table.**
- 6. We then conducted speed studies along Shady Grove Road and have determined that the 85% percentile speed exceeds 40 MPH, northbound.**
- 7. We then analyzed the projected traffic conditions for Carmax based upon the increased number of cars expected to be generated to and from the site by employees, car sales, customers, and service.**

We have attached a copy of the Traffic Signal Warrant Analysis and all of the other data attached to this memorandum.

Joint Hearing - MCC & PC
SDP-1747-2013
Exhibit #42

Finally, the site is eligible for 225,000 sq ft of additional office space.

We have attached a Trip Generation Table for 225,000 sq ft of office space which, when added to the Carmax traffic, would even further require maintaining the existing traffic signal. (See attached Warrant Analysis).

Sincerely,



John W. Guckert, PTP
President

JWG:smb

cc: Matt Jones
Erin Gerard
Ollie Mumpower
Bob Dalrymple
Greg Toler

(F:\2012\2012-1114\wp\Leck.docx)
(email)



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

January 29, 2013

Arthur Holmes, Jr.
Director

Ms. Trudy M. Walton Schwartz, CFM
Community Planning Director
Planning and Code Administration
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, MD 20877

Re: ASK-1746-2013
SDP-1747-2013
CarMax Facility
16331 Shady Grove Road

Interim Review Comments Letter

Dear Ms. Schwartz:

Thank you for the opportunity to review the Schematic Development Plan and the "Sketch/Schematic Development Plan" prepared for the proposed CarMax facility at 16331 Shady Grove Road. These plans propose to redevelop the former "Great Indoors" site. We offer the following comments:

1. To complete our review of the proposed plans and prepare our final recommendations letter for this project, we will need the applicants' consultant to provide the following information:
 - o Three (3) prints of the proposed plan(s) under review by City staff
 - o An analysis of the capacity of any existing downstream County-maintained storm drain system, the current ten (10) year runoff draining to same, and the impact of the post-development ten (1) year runoff on same. If the site drains to Shady Grove Road, the study will need to include inlet efficiency analyses.
 - o A completed, executed, and sealed MCDOT Sight Distances Evaluation certification form for the existing (and any proposed) driveways onto Shady Grove Road.
 - o A copy of the site's Stormwater Management Concept Plan – particularly with respect to any facilities proposed in the right-of-way for Shady Grove Road.

2. Please clarify the differences between the two drawings. We note that the Schematic Development Plan (and consultant's Traffic Statement) do not propose development on the parcel west of the existing signalized entrance – whereas the Sketch/Schematic Development Plan proposes future commercial development (maximum height = 10 stories) on that part of the site. Please confirm which plan we should be reviewing.

Division of Traffic Engineering and Operations

100 Edison Park Drive, 4th Floor • Gaithersburg, Maryland 20878
Main Office 240-777-2190 • TTY 240-777-6013 • FAX 240-777-2080
trafficops@montgomerycountymd.gov

3. Necessary dedication for future widening of Shady Grove Road in accordance with the 2006 Approved and Adopted Shady Grove Sector Plan – which identifies that roadway as Major Highway “M-42”: a six lane, divided roadway within a one hundred fifty (150) foot wide right-of-way.
4. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
5. Thank you for your January 21st email which relayed Engineering Services Director Ollie Mumpower’s decision that a Traffic Impact Study is not required for the CarMax development. As noted in comment no. 2, the consultant’s Traffic Statement did not take into account redevelopment of the western parcel (for the potential 10 story commercial structure). Please clarify how/when a Traffic Impact Study will be prepared for that commercial use.
6. In light of the decision to not require a Traffic Impact Study for the CarMax facility, we will need the applicant to submit satisfactory documentation to justify retention of the existing traffic signal at the site entrance on Shady Grove Road. If the existing signal is no longer warranted, it should be modified and/or removed by the applicants at their sole expense, as directed by the Division of Traffic Engineering and Operations.

If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Bruce Mangum of our Transportation Systems Engineering Team at (240) 777-2190 for proper executing procedures.

7. Entrances onto the main access road within the site, at the existing traffic signal, should be located no closer than fifty (50) from the right of way line. The proposed sole access to the western parking lot and/or 225,000 S. F. building is too close to Shady Grove Road and would have an adverse impact on safe and efficient traffic operations at the intersection. To remedy this concern, the internal entrance should be relocated further into the site.
8. The March 2005 Countywide Bikeways Functional Master plan classified Shady Grove Road as a Dual Bikeway (DB-15) consisting of a shared use path and bike lanes (between Darnestown Road and MD 355) and Bike Lanes only (BL-30) from MD 355 to MD 115. This designation was affirmed in the Bikeway Classifications Table (p. 76) in the 2006 Approved and Adopted Shady Grove Sector Plan; unfortunately, the Bikeway network map (p.75) in that document incorrectly delineated the limits of those facilities.

Based on past precedent for Shady Grove Road, we have concluded that the shared use path (when provided) is to be located on the opposite side of the road from this site. Accordingly, in the vicinity of this site, only Class II bike lanes with appropriate pedestrian facilities are needed.

We are not recommending this project be required to widen the roadway pavement to accommodate the master planned bike lanes – but we do believe the existing sidewalk needs to be relocated and reconstructed in accordance MCDOT Standard No. MC-2008.02 (Urban Major Highway – 6 Lanes with Bike Lanes). ←

9. The applicants will need to enter into a Traffic Mitigation Agreement (TMAg) with the MCDOT to participate in the Greater Shady Grove Transportation Management District. The applicants representatives should contact Ms. Sandra Brecher, Chief of our Division of Transit Services/Commuter Services Section, to discussion the terms of the Traffic Mitigation Agreement. Ms. Brecher may be contacted at 240-777-5800.
10. At or before the permit stage, please coordinate with Ms. Stacy Coletta of our Division of Transit Services to coordinate improvements to the RideOn bus facilities in the vicinity of this project. Ms. Coletta may be contacted at 240 777-5800.
11. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
12. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
13. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with Brett Linkletter, Chief of the Division of Highway Services, Tree Maintenance Section at (240) 777-7651.
14. Permit and bond will be required prior to issuance of new access and/or right-of-way construction permit(s) by the Montgomery County Department of Permitting Services. The permit should include, but not necessarily be limited to, the following improvements:
 - A. Construct eight (8) foot wide concrete sidewalk, located two (2) feet within the right-of-way line, with handicap ramps and provide lawn panel between the front edge of the sidewalk and the existing curbline in accordance with MCDOT Standard No. MC-2008.02 (Urban Major Highway – 6 Lanes with Bike Lanes). ←
 - B. Additional improvements may be needed as a result of the supplemental information requested in comment no. 1.
 - C. Any enclosed storm drainage and/or engineered channel (to be maintained by Montgomery County) will need to be designed and constructed in accordance with the MCDOT Storm Drain Design Criteria within the County rights-of-way and all drainage easements.
 - D. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.

Ms. Trudy M. Walton Schwartz, CFM
CarMax project on Shady Grove Road
January 29, 2013
Page 4 of 4

- E. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.
- F. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

Thank you for the opportunity to review these concept plans. If you have any questions or comments regarding this letter, please contact Mr. David Adams, our Development Review Area Engineer for this area of the County, at david.adams@montgomerycountymd.gov or (240) 777-2197.

Sincerely,

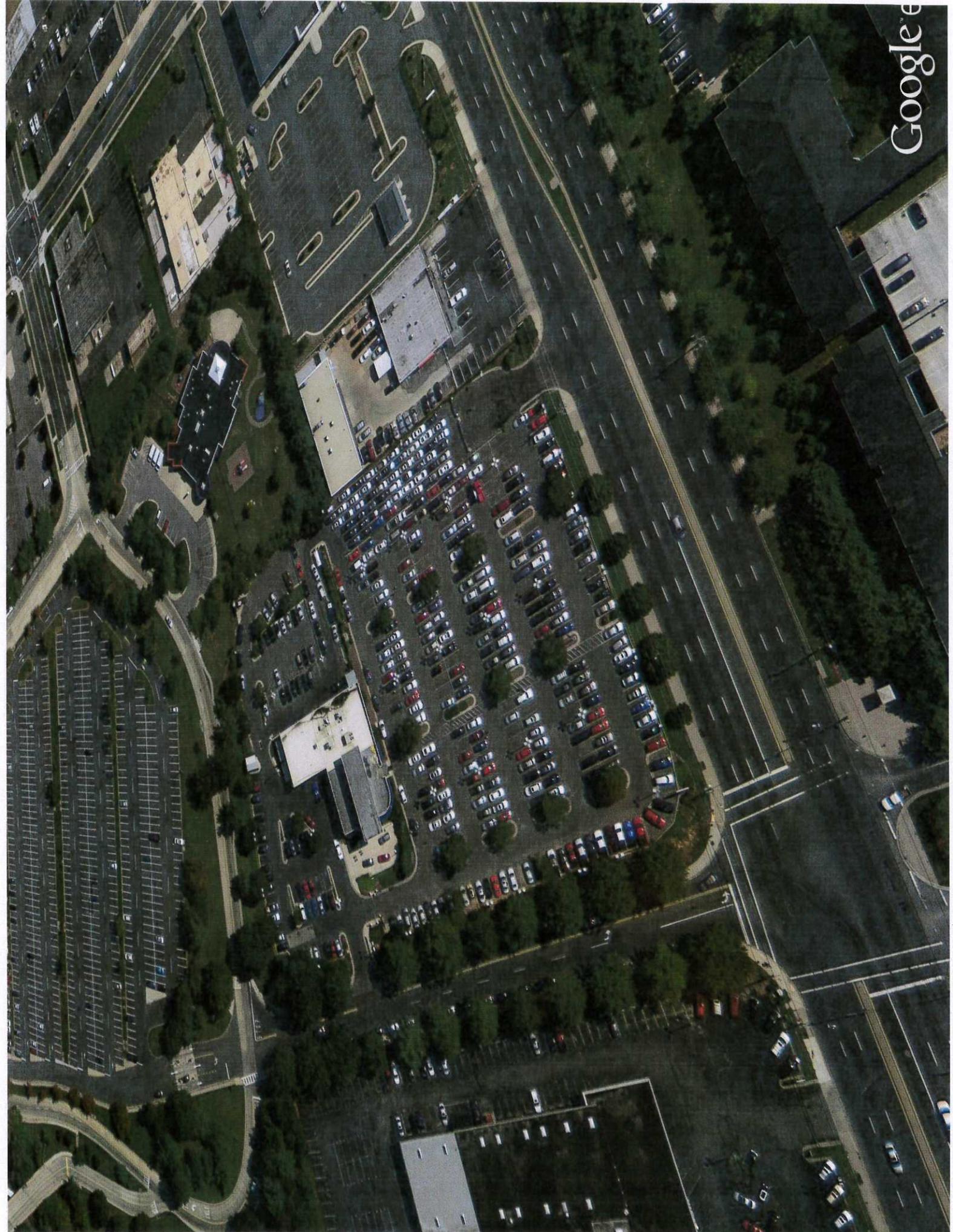


Gregory M. Leck, Manager
Development Review Team

M:/Correspondence/FY13/Traffic/Active/CarMax-Gburg, 012913 interim review.doc

cc: Matthew K. Jones; Bohler Engineering
Wes Guckert; The Traffic Group
Erin Girard; Linowes & Blocher, LLP
Ollie Mumpower; Gaithersburg Engr Svcs
Project Folder

cc-e: Mark Etheridge; MCDPS WRP
Atiq Panjshiri; MCDPS RWPR
Bob Simpson; MCDOT DO
Aruna Miller; MCDOT DTE
Sandra Brecher; MCDOT DTS
Stacy Coletta; MCDOT DTS
Brett Linkletter; MCDOT DHS
Emil Wolanin; MCDOT DTEO
Dan Sanayi; MCDOT DTEO
Fred Lees; MCDOT DTEO
Kyle Liang; MCDOT DTEO
Will Haynes; MCDOT DTEO
Bruce Mangum; MCDOT DTEO
David Adams; MCDOT DTEO



Google

The Traffic Group Inc.
 9900 Franklin Square Dr
 Baltimore, Maryland 21236
 1-800-583-8411

Car Max - Rockville
 Access to Dealer Parking
 Montgomery County

Site Code: LN010IN00000
 Station ID: CARMAX000000

Latitude: 0' 0.000 Undefined

Start Time	17-Dec-12		18-Dec-12		19-Dec-12		20-Dec-12		21-Dec-12		22-Dec-12		23-Dec-12		Week Average	
	Entrance	Exit	Entrance	Exit												
12:00 AM	*	*	3	2	0	1	0	0	2	0	0	0	0	0	1	1
01:00	*	*	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	*	*	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	*	*	0	0	6	3	0	0	0	0	0	0	0	0	1	0
04:00	*	*	4	3	0	0	0	0	0	0	0	0	0	0	1	0
05:00	*	*	7	8	0	0	0	0	0	0	0	0	0	0	1	1
06:00	*	*	18	4	10	1	11	0	8	0	0	0	0	0	1	1
07:00	*	*	30	8	25	5	25	8	15	3	11	3	2	0	8	4
08:00	*	*	34	18	18	10	37	11	50	18	16	7	3	2	26	11
09:00	*	*	53	21	65	27	51	24	57	23	43	25	12	9	47	22
10:00	*	*	66	49	66	27	61	32	76	37	65	41	36	13	62	33
11:00	*	*	62	44	81	50	71	47	79	45	107	66	77	54	80	51
12:00 PM	*	*	93	60	80	61	71	58	91	60	83	64	54	51	79	59
01:00	*	*	90	68	72	56	99	61	102	78	102	83	60	31	88	63
02:00	79	63	68	45	75	60	96	84	81	61	108	89	58	81	81	64
03:00	73	46	84	66	61	41	77	63	93	57	90	68	88	81	81	57
04:00	74	60	66	43	84	56	102	62	77	55	75	64	72	56	79	57
05:00	61	51	61	56	73	62	83	71	56	53	51	42	54	39	63	53
06:00	64	52	38	38	68	61	55	50	52	42	36	26	36	29	50	43
07:00	25	31	56	48	48	42	34	38	22	26	25	21	1	8	30	31
08:00	23	19	14	17	43	32	21	20	15	19	5	6	4	4	18	17
09:00	10	22	2	24	7	29	7	27	11	33	8	9	1	0	7	21
10:00	4	3	1	4	3	5	0	0	0	3	0	0	0	0	1	2
11:00	1	3	0	0	0	0	0	0	2	1	0	0	0	0	0	1
Total Day	414	350	850	626	885	629	901	656	889	616	825	614	558	405	822	592
AM Peak	764		1476	1514	1557	1505	1439	1414					963		1414	
Vol.	14:00	14:00	10:00	11:00	11:00	11:00	11:00	11:00	11:00	11:00	11:00	11:00	11:00	11:00	11:00	11:00
PM Peak	79	63	93	68	84	62	102	84	102	78	108	89	88	60	88	64

CAR MAX ROCKVILLE PIKE SOUTH OF SHADY GROVE ROAD

20-Dec-12

<u>TIME</u>	<u>EXITING VOLUME EXISTING FACILITY</u>	<u>NEW TRIPS WITH NEW SITE EXITING ONTO SHADY GROVE ROAD</u>
7:00 AM	8	18
8:00 AM	11	25
9:00 AM	24	54
10:00 AM	32	72
11:00 AM	47	106
12:00 PM	58	131
1:00 PM	61	137
2:00 PM	84	189
3:00 PM	63	142
4:00 PM	62	140
5:00 PM	71	160
6:00 PM	50	113
7:00 PM	38	86

Car Max is expecting a 180 % to 300 % increase in sales with the Shady Grove Road Location more employees, more cars for sale , more customer parking and accommodations, more service For purposes of this chart we are assuming a 225% increase in activity



Carmax - Gaithersburg					
225,000 sf General Office ADT - 2,431					
Time	In	Out	In	Out	Total
7:00 AM	6.0%	1.7%	146	42	188
8:00 AM	6.8%	2.3%	164	56	220
9:00 AM	3.9%	3.1%	95	76	171
10:00 AM	2.9%	3.1%	70	76	146
11:00 AM	3.4%	3.9%	82	94	176
12:00 PM	4.1%	4.6%	100	111	211
1:00 PM	4.1%	3.9%	101	95	196
2:00 PM	4.1%	3.4%	100	84	184
3:00 PM	3.4%	5.1%	84	124	208
4:00 PM	2.4%	5.1%	59	124	183
5:00 PM	1.2%	6.6%	30	161	191
6:00 PM	0.7%	2.2%	18	53	71

Note: Daily trip rate based on ITE Trip Generation Manual, 9th Ed., 2012 and hourly in/out percentages based on local data.



**PROJECTED HOURLY TRAFFIC VOLUMES
FOR SUBJECT SITE**

**Maryland Department of Transportation
State Highway Administration
Highway Information Services Division**

Volume Count Detail Report

Location ID : B150063
 Location : SHADY GROVE RD-.10 MI N OF MD355
 Date Range: 12/19/2012 to 12/20/2012

Date: 12/16/2012 *** Summary of Total Report ***

Beginning Hour	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Daily Avg	Weekday Avg	Weekend Avg
0:00	0	0	0	272	258	0	0	265	265	0
1:00	0	0	0	173	196	0	0	185	185	0
2:00	0	0	0	204	246	0	0	225	225	0
3:00	0	0	0	231	242	0	0	237	237	0
4:00	0	0	0	320	360	0	0	340	340	0
5:00	0	0	0	819	849	0	0	834	834	0
6:00	0	0	0	1,693	1,701	0	0	1,697	1,697	0
7:00	0	0	0	2,086	2,148	0	0	2,117	2,117	0
8:00	0	0	0	2,401	2,452	0	0	2,427	2,427	0
9:00	0	0	0	2,466	2,348	0	0	2,407	2,407	0
10:00	0	0	0	2,232	2,188	0	0	2,210	2,210	0
11:00	0	0	0	2,337	2,446	0	0	2,392	2,392	0
12:00	0	0	0	2,440	2,549	0	0	2,495	2,495	0
13:00	0	0	0	2,647	2,608	0	0	2,628	2,628	0
14:00	0	0	0	2,595	2,705	0	0	2,650	2,650	0
15:00	0	0	0	2,882	2,777	0	0	2,830	2,830	0
16:00	0	0	0	2,880	2,933	0	0	2,907	2,907	0
17:00	0	0	0	2,904	3,032	0	0	2,968	2,968	0
18:00	0	0	0	2,310	2,343	0	0	2,327	2,327	0
19:00	0	0	0	1,594	1,544	0	0	1,569	1,569	0
20:00	0	0	0	1,217	1,024	0	0	1,121	1,121	0
21:00	0	0	0	915	795	0	0	855	855	0
22:00	0	0	0	674	492	0	0	583	583	0
23:00	0	0	0	426	332	0	0	379	379	0
Total:	0	0	0	38,718	38,568	0	0	38,643	38,643	0

AMPeak Period HR.:	9:00	8:00
6AM to 12PM CT.:	2,466	2,452
PMPeak Period HR.:	17:00	17:00
12PM to 6PM CT.:	2904	3032

**Maryland Department of Transportation
State Highway Administration
Highway Information Services Division**

Volume Count Detail Report

Location ID : B150063
 Location : SHADY GROVE RD-.10 MI N OF MD355
 Date Range: 12/19/2012 to 12/20/2012

Date: 12/16/2012 Direction: Northbound

Beginning Hour	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Daily Avg	Weekday Avg	Weekend Avg
0:00	0	0	0	125	146	0	0	136	136	0
1:00	0	0	0	91	94	0	0	93	93	0
2:00	0	0	0	81	92	0	0	87	87	0
3:00	0	0	0	98	97	0	0	98	98	0
4:00	0	0	0	131	138	0	0	135	135	0
5:00	0	0	0	348	356	0	0	352	352	0
6:00	0	0	0	643	626	0	0	635	635	0
7:00	0	0	0	748	768	0	0	758	758	0
8:00	0	0	0	853	865	0	0	859	859	0
9:00	0	0	0	1,038	1,006	0	0	1,022	1,022	0
10:00	0	0	0	1,026	981	0	0	1,004	1,004	0
11:00	0	0	0	1,182	1,236	0	0	1,209	1,209	0
12:00	0	0	0	1,264	1,289	0	0	1,277	1,277	0
13:00	0	0	0	1,359	1,314	0	0	1,337	1,337	0
14:00	0	0	0	1,356	1,378	0	0	1,367	1,367	0
15:00	0	0	0	1,613	1,498	0	0	1,556	1,556	0
16:00	0	0	0	1,688	1,663	0	0	1,676	1,676	0
17:00	0	0	0	1,751	1,852	0	0	1,802	1,802	0
18:00	0	0	0	1,368	1,415	0	0	1,392	1,392	0
19:00	0	0	0	895	962	0	0	929	929	0
20:00	0	0	0	680	748	0	0	714	714	0
21:00	0	0	0	528	599	0	0	564	564	0
22:00	0	0	0	370	371	0	0	371	371	0
23:00	0	0	0	252	265	0	0	259	259	0
Total :	0	0	0	19,488	19,759	0	0	19,624	19,624	0

AMPeak Period HR.	9:00	9:00
6AM to 12PM CT.	1,038	1,006
PMPeak Period HR.	17:00	17:00
12PM to 6PM CT.	1,751	1,852

**Maryland Department of Transportation
State Highway Administration
Highway Information Services Division**

Volume Count Detail Report

Location ID : B150063
 Location : SHADY GROVE RD-.10 MI N OF MD355
 Date Range: 12/19/2012 to 12/20/2012

Date: 12/16/2012 Direction: Southbound

Beginning Hour	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Daily Avg	Weekday Avg	Weekend Avg
0:00	0	0	0	147	112	0	0	130	130	0
1:00	0	0	0	82	102	0	0	92	92	0
2:00	0	0	0	123	154	0	0	139	139	0
3:00	0	0	0	133	145	0	0	139	139	0
4:00	0	0	0	189	222	0	0	206	206	0
5:00	0	0	0	471	493	0	0	482	482	0
6:00	0	0	0	1,050	1,075	0	0	1,063	1,063	0
7:00	0	0	0	1,338	1,380	0	0	1,359	1,359	0
8:00	0	0	0	1,548	1,587	0	0	1,568	1,568	0
9:00	0	0	0	1,428	1,342	0	0	1,385	1,385	0
10:00	0	0	0	1,206	1,207	0	0	1,207	1,207	0
11:00	0	0	0	1,155	1,210	0	0	1,183	1,183	0
12:00	0	0	0	1,176	1,260	0	0	1,218	1,218	0
13:00	0	0	0	1,288	1,294	0	0	1,291	1,291	0
14:00	0	0	0	1,239	1,327	0	0	1,283	1,283	0
15:00	0	0	0	1,269	1,279	0	0	1,274	1,274	0
16:00	0	0	0	1,192	1,270	0	0	1,231	1,231	0
17:00	0	0	0	1,153	1,180	0	0	1,167	1,167	0
18:00	0	0	0	942	928	0	0	935	935	0
19:00	0	0	0	699	582	0	0	641	641	0
20:00	0	0	0	537	276	0	0	407	407	0
21:00	0	0	0	387	196	0	0	292	292	0
22:00	0	0	0	304	121	0	0	213	213	0
23:00	0	0	0	174	67	0	0	121	121	0
Total :	0	0	0	19,230	18,809	0	0	19,020	19,020	0

AMPeak Period HR.	8:00	8:00
6AM to 12PM CT.	1,548	1,587
PMPeak Period HR.	15:00	15:00
12PM to 6PM CT.	1,269	1,279

TRAFFIC SIGNAL WARRANT ANALYSIS WORKSHEET

INTERSECTION: Shady Grove Road & Car Max Exit

MAJOR - 3 lane(s)
MINOR - 2 lane(s)

85% Speed is > 40 mph

=> speed factor = 0.7

Time	TOTAL TRAFFIC		WARRANT #1						WARRANT #2	WARRANT #3
	MAJOR	MINOR	Condition A Minimum Vehicular		Condition B Interruption of Cont. Traf.		Combination of Conditions A and B		Four Hour Volumes	Peak Hour Volume
	(420 VPH)	(140 VPH)	MAJOR (630 VPH)	MINOR (70 VPH)	80% x Condition A (336vph)&(112 vph)	80% x Condition B (504vph)&(56 vph)	see Figure 4C-2 of MUTCD	see Figure 4C-4 of MUTCD		
7:00 AM	X		X							
8:00 AM	X		X							
9:00 AM	X		X							
10:00 AM	X		X	X			X			
11:00 AM	X		X	X			X		X	
12:00 PM	X		X	X			X		X	
1:00 PM	X		X	X			X		X	
2:00 PM	X		X	X			X		X	
3:00 PM	X		X	X			X		X	
4:00 PM	X		X	X			X		X	
5:00 PM	X		X	X			X		X	
6:00 PM	X		X	X			X		X	
<i>hours satisfied</i>			4		9		7		8	8

→ WARRANT #1-A (8 hours required) IS NOT SATISFIED.

→ WARRANT #1-B (8 hours required) IS SATISFIED.

→ WARRANT #1-combination A + B (8 hours required) IS NOT SATISFIED.

→ WARRANT #2 (4 hours required) IS SATISFIED.

→ WARRANT #3 (1 hour required) IS SATISFIED.



SIGNAL WARRANT ANALYSIS
SHADY GROVE ROAD AT CAR MAX EXIT
PHASE 1 - CAR MAX ONLY

TRAFFIC SIGNAL WARRANT ANALYSIS WORKSHEET

INTERSECTION: Shady Grove Road & Car Max Exit + Office Building

MAJOR - 3 lane(s)
MINOR - 2 lane(s)

85% Speed is > 40 mph => speed factor = 0.7

TOTAL TRAFFIC		WARRANT #1										WARRANT #2	WARRANT #3
		Condition A Minimum Vehicular		Condition B Interruption of Cont. Traf.		Combination of Conditions A and B						Four Hour Volumes	Peak Hour Volume
Time	MAJOR (420 VPH)	MINOR (140 VPH)	MAJOR (630 VPH)	MINOR (70 VPH)	80% x Condition A (336vph)&(112 vph)	80% x Condition B (504vph)&(56 vph)					see Figure 4C-2 of MUTCD	see Figure 4C-4 of MUTCD	
7:00 AM	2117	60	X			X							
8:00 AM	2427	81	X	X		X					X		
9:00 AM	2407	130	X	X	X	X					X	X	
10:00 AM	2210	148	X	X	X	X					X	X	
11:00 AM	2392	200	X	X	X	X					X	X	
12:00 PM	2495	242	X	X	X	X					X	X	
1:00 PM	2628	232	X	X	X	X					X	X	
2:00 PM	2650	273	X	X	X	X					X	X	
3:00 PM	2830	266	X	X	X	X					X	X	
4:00 PM	2907	264	X	X	X	X					X	X	
5:00 PM	2968	321	X	X	X	X					X	X	
6:00 PM	2327	166	X	X	X	X					X	X	
<i>hours satisfied</i>		9		11		10						11	10

—————> WARRANT #1-A (8 hours required) IS SATISFIED.

—————> WARRANT #1-B (8 hours required) IS SATISFIED.

—————> WARRANT #1-combination A + B (8 hours required) IS SATISFIED.

—————> WARRANT #2 (4 hours required) IS SATISFIED.

—————> WARRANT #3 (1 hour required) IS SATISFIED.



SIGNAL WARRANT ANALYSIS
SHADY GROVE ROAD AT CAR MAX EXIT
PHASE 2 - CAR MAX & OFFICE

The Traffic Group Inc.

Shady Grove Rd
 North of Entrance to Business Park ←
 Montgomery County
 2012-1114 Car Max Gaithersburg

9900 Franklin Square Dr.
 Baltimore, Maryland 21236
 1-800-583-8411

Site Code: GroveRdNB1n2
 Station ID: 101515000000

North, North, North ← NB

Latitude: 0' 0.000 Undefined

Start Time	0	6	11	16	21	26	31	36	41	46	51	56	61	66	71	Total
02/06/13	0	0	0	0	1	3	13	31	28	18	5	0	0	0	1	100
01:00	0	0	0	0	0	1	5	11	26	18	4	1	0	0	0	66
02:00	0	0	0	0	0	2	11	12	23	8	10	0	0	1	0	67
03:00	0	0	0	0	0	2	14	21	15	13	5	1	0	0	0	71
04:00	0	0	0	0	1	4	5	27	36	27	8	3	0	1	0	112
05:00	0	0	0	0	2	11	31	66	106	52	20	3	5	1	0	297
06:00	0	0	0	5	14	17	83	137	131	104	29	2	0	0	0	522
07:00	0	0	2	10	11	23	82	247	199	71	17	13	0	0	0	675
08:00	0	0	1	4	20	37	115	247	210	80	24	5	1	0	0	744
09:00	0	0	0	3	24	68	205	268	214	66	14	5	1	0	0	868
10:00	0	0	0	9	41	71	170	274	178	70	20	3	2	0	0	838
11:00	0	0	1	10	51	83	218	328	174	93	17	1	3	2	0	981
12 PM	0	0	0	5	39	108	265	333	241	82	33	4	2	0	0	1112
13:00	0	0	0	5	27	106	258	345	251	83	29	2	2	0	0	1108
14:00	0	0	1	5	32	113	322	392	241	99	25	6	1	0	0	1237
15:00	0	1	12	16	36	97	375	450	274	100	21	4	1	0	0	1387
16:00	0	0	1	5	64	208	575	555	236	83	28	6	1	0	0	1762
17:00	0	0	1	12	104	355	645	495	220	59	7	4	0	0	0	1902
18:00	0	0	12	77	150	229	460	378	140	32	9	1	0	1	0	1489
19:00	0	2	11	32	43	55	150	277	214	72	18	4	1	0	0	879
20:00	0	0	4	21	33	47	80	163	196	72	14	6	4	0	0	640
21:00	0	1	7	21	28	26	73	169	145	57	16	4	0	1	0	548
22:00	0	0	0	0	1	2	29	93	95	46	14	3	1	0	0	284
23:00	0	0	0	0	0	5	21	47	53	31	14	6	0	1	1	179
Total	0	4	53	240	722	1673	4205	5366	3646	1436	401	87	25	8	2	17868
Grand Total	0	4	53	240	722	1673	4205	5366	3646	1436	401	87	25	8	2	17868

Stats	15th Percentile :	29 MPH
	50th Percentile :	36 MPH
	85th Percentile :	44 MPH ←
	95th Percentile :	48 MPH
Mean Speed(Average) :		37 MPH
10 MPH Pace Speed :		33-42 MPH
Number in Pace :		9349
Percent in Pace :		52.3%
Number of Vehicles > 40 MPH :		5807
Percent of Vehicles > 40 MPH :		32.5%

The Traffic Group Inc.

Shady Grove Rd
 South of Oakmont Ave
 Montgomery County
 2012-1114 Car Max

9900 Franklin Square Dr.
 Baltimore, Maryland 21236
 1-800-583-8411

Site Code: dyGroveSB1n2
 Station ID: 000000000000

South, South, South

Latitude: 0' 0.000 Undefined

Start Time	0	6	11	16	21	26	31	36	41	46	51	56	61	66	71	Total
Time	5	10	15	20	25	30	35	40	45	50	55	60	65	70	75	
02/06/13	0	0	1	5	24	30	7	12	14	6	3	1	0	0	0	103
01:00	0	0	0	11	10	15	4	9	10	2	2	1	1	0	0	65
02:00	0	0	0	9	28	15	4	1	4	2	1	0	0	0	0	64
03:00	0	0	2	11	24	5	4	12	6	9	6	0	0	0	0	79
04:00	0	0	1	10	32	28	14	25	36	31	20	2	3	0	1	203
05:00	0	0	2	15	77	63	52	57	75	53	18	10	7	0	0	429
06:00	0	0	2	45	214	453	257	99	78	36	12	1	3	0	0	1200
07:00	0	1	2	39	368	618	461	151	61	24	6	2	0	0	0	1733
08:00	0	0	9	65	350	658	572	108	38	14	5	0	0	0	0	1819
09:00	0	0	2	19	293	577	377	117	55	29	2	1	0	0	0	1472
10:00	0	0	3	32	218	287	195	124	99	40	7	1	0	0	0	1006
11:00	0	0	1	23	185	327	184	123	73	44	6	2	0	1	0	969
12 PM	0	0	3	38	205	327	234	141	94	41	8	2	1	0	1	1095
13:00	0	0	1	17	226	359	279	113	65	23	9	1	0	0	0	1093
14:00	0	0	1	20	232	309	247	95	83	31	9	2	0	0	0	1029
15:00	0	0	0	19	224	336	246	94	78	29	9	1	1	1	0	1038
16:00	0	0	0	23	242	389	269	81	36	22	4	1	0	0	0	1067
17:00	0	0	2	20	284	496	236	69	32	16	1	0	1	0	0	1157
18:00	0	1	0	22	200	338	202	81	55	32	3	0	0	0	0	934
19:00	0	0	1	15	111	145	115	81	67	35	6	0	0	0	0	576
20:00	0	0	1	5	89	115	67	89	61	29	3	2	0	0	0	461
21:00	0	0	0	9	67	82	51	60	50	15	4	1	1	0	0	340
22:00	0	0	0	9	64	46	31	35	43	26	3	1	0	0	0	258
23:00	0	0	0	7	32	19	17	34	21	8	7	0	0	0	0	145
Total	0	2	34	488	3799	6037	4125	1811	1234	597	154	32	18	2	2	18335
Grand Total	0	2	34	488	3799	6037	4125	1811	1234	597	154	32	18	2	2	18335

Stats	15th Percentile :	22 MPH
	50th Percentile :	29 MPH
	85th Percentile :	38 MPH
	95th Percentile :	44 MPH
Mean Speed(Average) :	31 MPH	
10 MPH Pace Speed :	24-33 MPH	
Number in Pace :	10032	
Percent in Pace :	54.7%	
Number of Vehicles > 40 MPH :	2106	
Percent of Vehicles > 40 MPH :	11.5%	

From: [Leck, Gregory](#)
To: [Wes Guckert, PTP](#)
Cc: [Girard, Erin E. - EEG](#); [Trudy Schwarz](#); [Ollie Mumpower](#); [Wolanin, Emil](#); [Lees, Fred](#); [Terry, Mark](#); [Mangum, Bruce](#); [Adams, David](#)
Subject: CarMax/Gaithersburg site - study to retain existing traffic signal, approved
Date: Friday, March 01, 2013 12:20:16 PM

Good morning Wes,

Thank you for your February 18th study (in response to comment no. 6 of our January 29, 2013 interim review comments letter) to address the retention of the existing traffic signal on Shady Grove Road at the main entrance to this site.

This email is being provided in lieu of a formal reply letter.

Mr. Mark Terry of our Traffic Engineering Studies Section also prepared a traffic study to address that issue, in response to an independent citizen request. Your study, which arrived shortly after Mr. Terry's study had been drafted, was then attached to that analysis and forwarded to Division Chief Emil Wolanin (via Section Chief Fred Lees) for a formal decision.

I am pleased to advise you that Mr. Wolanin **concurred** with the independent recommendations (from you and Mr. Terry) to retain the existing traffic signal.

Thank you for your cooperation and efforts to resolve this question.

Greg

*Greg Leck, Manager
Development Review Team
Division of Traffic Engineering and Operations
Montgomery County Department of Transportation*

*100 Edison Park Drive, 4th floor
Gaithersburg, Maryland 20878*

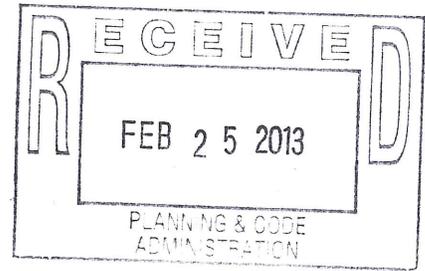
*greg.leck@montgomerycountymd.gov
office: 240-777-2197
fax: 240-777-2080*

Joint Hearing - MCC & PC
SDP-1747-2013
Exhibit #43

The Gazette

Serving Maryland Communities since 1959

9030 Comprint Court, Gaithersburg, MD 20877 301-846-2108



This is to certify that the annexed advertisement of NOTICE OF JOINT PUB. HEARING was published in the GAITHERSBURG Gazette newspapers, a weekly newspaper published in MONTGOMERY County, Maryland. The Ad appeared once a week for 2 week(s), before 2/8/13.

Copy of Ad Attached

Ad Order Number

1863939

Publication Date(s)

1/30/13 + 2/6/13

NOTICE OF JOINT PUBLIC HEARING

The Mayor and Council and the Planning Commission of the City of Gaithersburg, Maryland, will conduct a joint public hearing on Schematic Development Plan SDP-1747-2013, filed by CarMax Auto Superstores, on

TUESDAY
FEBRUARY 19, 2013
AT 7:30 P.M.

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

Gazette Legal Advertising D

A handwritten signature in black ink, appearing to be "W. W. W.", written over a horizontal line.

Notary Public

My Commission Expires:

A handwritten signature in black ink, appearing to be "Trudy Schwarz", written over a horizontal line.

My Commission Expires
August 26, 2013

The applicant requests approval of Schematic Development Plan, SDP-1747-2013, in conjunction with Amendment to Sketch Plan ASK-1746-2013. The property is located at 16331 Shady Grove Road in the City of Gaithersburg, Maryland. The plan proposes a 25,000 Automobile Sales Center on 13.66 acres of land located in the MXD (Mixed Use Development) Zone.

Further information may be obtained from the Planning and Code Administration Department at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday, or visit the City's website at www.gaithersburgmd.gov.

Trudy Schwarz, Community Planning Director
Planning and Code Administration

1863939

Joint Hearing - MCC & PC
SDP-1747-2013
Exhibit #44

From: Trudy Schwarz
To: "[Leck, Gregory](#)"
Cc: mjones@bohlerengineering.com; [Girard, Erin E. - EEG](#); [Ollie Mumpower](#); [Etheridge, Mark](#); [Panjshiri, Atiq](#); [Simpson, Bob](#); [Miller, Aruna](#); [Brecher, Sandra](#); [Coletta, Stacy](#); [Linkletter, Brett](#); [Wolanin, Emil](#); [Sanayi, Dan](#); [Lees, Fred](#); [Liang, Kyle](#); [Mangum, Bruce](#); [Adams, David](#)
Subject: RE: Proposed CarMax Redevelopment on Shady Grove Road - MCDOT interim review comments ltr attached - SDP-1747-2013
Date: Thursday, March 07, 2013 4:21:00 PM

Hi Greg,

I wanted to address one of the comments (Comment #2) in the letter from the Montgomery County Department of Transportation, dated January 29, 2013, to clarify the review process of the City of Gaithersburg. I apologize for the confusion of one of the plans that I forwarded to DOT which had both application stamps on it. Now there is a separate plan for each application type as outlined below.

The City is reviewing two applications, an amendment to a sketch plan (ASK-1746-2013) and a schematic development plan (SDP-1747-2013). The sketch plan amendment is a conceptual plan for the overall site and does not require transportation or adequate public facilities review according to the City Code. This plan does not require the County's review. (However, the applicant has taken the initiative to show the required dedication for Shady Grove Road on this plan and the shifting of the entryway on the access drive as requested by the letter.)

The schematic development plan (SDP) for the 25,000 square foot Automobile Sales Facility does require transportation reviews and compliance with the City's adequate public facilities ordinance and review by the County. An SDP has the similar equivalency of a Preliminary Plan in Montgomery County. We appreciate your continuing review of this plan and look forward to the meeting on March 14, 2013 with you and your staff. Once an SDP is approved by the Mayor & City Council, the site requires final site plan approval by the City's Planning Commission.

The future commercial/office building (225,000 sf/ maximum height- 10 stories) on the "out parcel" that is shown on the Amended Sketch Plan is very conceptual. In order to develop the out parcel, the owner or contract purchaser will be required to submit a Schematic Development Plan for the City's review. At that time, the City will forward a copy of the plan and any associated documentation, such as a traffic impact study, to the County for review.

In the past, the City has required development accessed via County roads to obtain right of way construction permits from the County prior to the issuance of a City Site Development Permit. I anticipate that this development will follow the same procedure. Staff will also recommend working with the County concerning RideOn, street lights, roadway storm drains, signing and trees.

Thanks again for the detailed review of the plan and we look forward to working with you on this project.

See you next Thursday,

Trudy

Joint Hearing - MCC & PC
SDP-1747-2013
Exhibit #45

Trudy M. Walton Schwarz, CFM
Community Planning Director
Planning and Code Administration
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, Maryland 20877
Phone: 301-258-6330
Fax: 301-258-6336
City Web Site: www.gaithersburgmd.gov

Get weekly e-mail updates of upcoming City meetings and events by registering for myGaithersburg at www.gaithersburgmd.gov/mygaithersburg

The opinions expressed in this message are not necessarily those of the City of Gaithersburg Staff, Mayor or Council

From: Leck, Gregory [mailto:Greg.Leck@montgomerycountymd.gov]
Sent: Tuesday, January 29, 2013 5:30 PM
To: Trudy Schwarz
Cc: mjones@bohlerengineering.com; Girard, Erin E. - EEG; Ollie Mumpower; Etheridge, Mark; Panjshiri, Atiq; Simpson, Bob; Miller, Aruna; Brecher, Sandra; Coletta, Stacy; Linkletter, Brett; Wolanin, Emil; Sanayi, Dan; Lees, Fred; Liang, Kyle; Mangum, Bruce; Adams, David
Subject: Proposed CarMax Redevelopment on Shady Grove Road - MCDOT interim review comments ltr attached

Hi Trudy,

Thank you for the opportunity to review the plans for the proposed CarMax (redevelopment of the defunct Great Indoors) site on Shady Grove Road. Our interim review comments letter is attached.

To summarize our concerns,:

- we will need additional information from the civil engineer to complete our review
- additional information is needed from the traffic engineer to support retention of the existing traffic signal
- a Traffic Mitigation Agreement (to participate in the Greater Shady Grove Transportation Management District) will be needed
- While we do not propose widening the roadway pavement (by this project) to implement the master planned bike lanes on Shady Grove Road, we do support relocating & widening the sidewalk and providing a lawn panel to improve the

pedestrian environment.

As we do not have contact information for the applicants, we request this letter be forwarded to the appropriate representative(s) of CarMax.

Hard copies of this letter should be mailed in a few days. In the interim, please feel free to share these comments with others as necessary and appropriate.

We look forward to working with you and the applicants as the project proceeds to completion.

Take care.

Greg

XIV. CONSOLIDATED JOINT PUBLIC HEARING

- A. **ASK-1746-2013 – CarMax, an Application to Amend the Sketch Plan for 13.66 Acres of Land in the MXD (Mixed Use Development) Zone, in Accordance With § 24-198 of the City Code. The Plan Proposes 25,000 Square Foot Automotive Sales Center and a 225,000 Square Foot Office/Commercial Building. The Property is Located at 16331 Shady Grove Road in the City of Gaithersburg, Maryland**
- B. **SDP-1747-2013 – CarMax, an Applicant Requests Approval of Schematic Development Plan, SDP-1747-2013, in Conjunction With Amendment to Sketch Plan ASK-1746-2013. The Property is Located at 16331 Shady Grove Road in the City of Gaithersburg, Maryland. The Plan Proposes a 25,000 Automobile Sales Center on 13.66 Acres of Land Located in the MXD (Mixed Use Development) Zone**

Community Planning Director Schwarz presented the above consolidated public hearing duly advertised in *The Gaithersburg Gazette* on January 20 and February 6, 2013. The applicant, CarMax Auto Superstores, Inc., submitted an application to amend Sketch Plan ASK-1746-2013, in the Mixed Use Development (MXD) Zone for approximately 13.66 acres of property. The property is the former location of the Great Indoors and Sears Warehouse in the City of Gaithersburg, Maryland. The amendment proposed a 25,000-square foot Automotive Sales Center and a 225,000-square foot Office/Commercial Building. The property is the subject of a Schematic Development Plan (SDP-1747-2013).

Bob Dalrymple and Erin Girard of Linowes and Blocher, representing the applicant provided history on the site and the proposed redevelopment plan. The firm represented Sears in 2012 to annex the property into the City. The property was zoned MXD at the time of annexation. The county attempted to block the residential use of the property. Great Indoors did not want the property to sit with the current market conditions. CarMax Auto Superstores, Inc. submitted an amendment to the sketch plan application and schematic development pan application. Carmax is seeking feedback to move forward. The redevelopment is being proposed to be done in two phases. Other speakers included JM Dixon and Brian Maslyk from CARMAX and Matt Jones from Bohler Engineering.

The site plan was further reviewed highlighting the location, renderings of the building, the ingress and egress, greenspace and landscaping, buyer retention areas, stormwater management, lighting, designate parking areas, vehicle staging area, sustainable design with LEED certification, and the architectural design and materials.

Members of the City Council and Planning Commission questioned the parking, car inventory, route for transporters, impervious fields, demolition of existing building and the recycling of materials

Joint Hearing - MCC & PC
 ASK-1746-2013
 Exhibit #25

Joint Hearing - MCC & PC
 SDP-1747-2013
 Exhibit #46

There were no other speakers at the hearing.

Motion was made by Commissioner Kaufman, seconded by Commissioner Lanier, that the Planning Commission hold their record on ASK-1746-2013 open until 5 p.m. on Wednesday, March 13, 2013, with anticipated recommendation on Wednesday, March 20, 2013.

Vote: 4-0

Motion was made by Council Member Drzyzgula, seconded by Council Member Marraffa, that the City Council hold their record on ASK-1746-2013 open until 5 p.m. on Thursday, March 21, 2013, with anticipated policy discussion on Tuesday, April 2, 2013.

Vote: 5-0

Motion was made by Commissioner Kaufman, seconded by Commissioner Lanier, that the Planning Commission hold their record on SDP-1747-2013 open until 5 p.m. on Wednesday, March 13, 2013, with anticipated recommendation on Wednesday, March 20, 2013.

Vote: 4-0

Motion was made by Council Member Spiegel, seconded by Council Member Drzyzgula, that the City Council hold their record on SDP-1747-2013 open until 5 p.m. on Thursday, March 21, 2013, with anticipated policy discussion on Tuesday, April 2, 2013.

Vote: 5-0

XV. FROM THE CITY ATTORNEY / OTHER STAFF

No report from staff.

XVI. ADJOURNMENT

There being no further business to come before this session of the City Council, the meeting was duly adjourned at approximately 9:45 p.m.

Respectfully submitted,
Doris R. Stokes
Municipal Clerk

From: Trudy Schwarz
To: "Weilermg"
Subject: RE: Sears Property on Shady Grove Road.
Date: Tuesday, March 12, 2013 3:21:00 PM

Dear Mrs. Weiler,

Thank you for your e-mail. It will be put in the Mayor and City Council and the Planning Commission's records for Applications ASK-1746-2013 and SDP-1747-2013. For further information about these application you may click on the following link and read about the applications:

http://www.gaithersburgmd.gov/poi/default.asp?POI_ID=2276&TOC=311;1260;2276;

You may also review the video of the joint public hearings from February 19, 2013 at the following location:

http://www.gaithersburgmd.gov/poi/default.asp?POI_ID=994&TOC=311;994;

The Mayor and City Council are scheduled to have policy discussion on these applications at their meeting on Tuesday, April 2, 2013 at 7:30 pm.

Thanks again for taking the time to comment on this application.

Sincerely,

Mrs. Trudy M. Walton Schwarz, CFM
Community Planning Director
Planning and Code Administration
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, Maryland 20877
Phone: 301-258-6330
Fax: 301-258-6336
City Web Site: www.gaithersburgmd.gov

Get weekly e-mail updates of upcoming City meetings and events by registering for myGaithersburg at www.gaithersburgmd.gov/mygaithersburg

The opinions expressed in this message are not necessarily those of the City of Gaithersburg Staff, Mayor or Council

From: Weilermg [mailto:weilermg@aol.com]
Sent: Tuesday, March 12, 2013 3:09 PM
To: Trudy Schwarz; CityHall External Mail
Subject: Sears Property on Shady Grove Road.

Joint Hearing - MCC & PC
ASK-1746-2013
Exhibit #26

Joint Hearing - MCC & PC
SDP-1747-2013
Exhibit #47

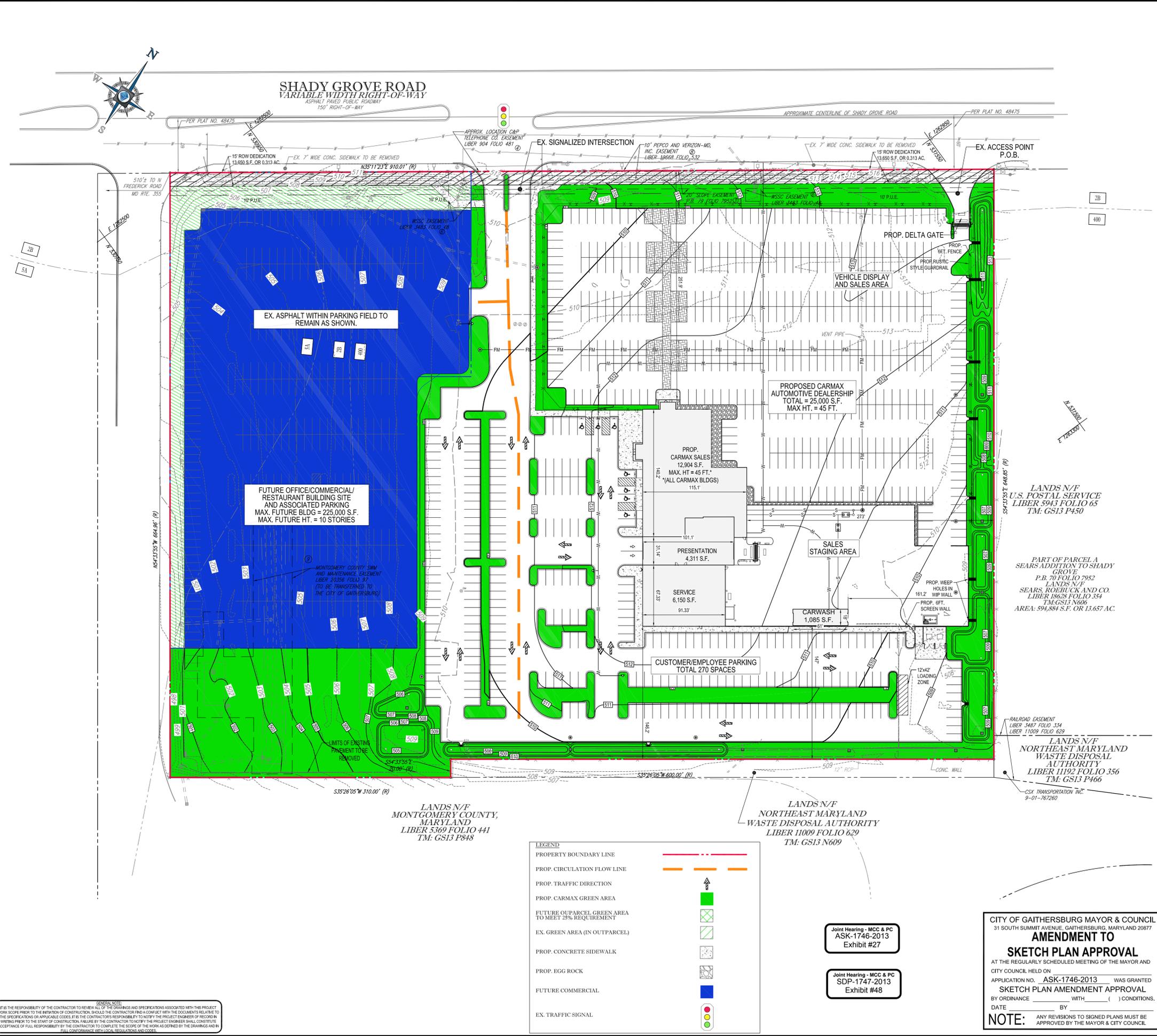
Hi Ms. Schwarz,

As per our conversation yesterday, I am writing to you, to state that I do not think a Car Max Dealership would be a

a good idea for the Sears Property on Shady Grove Road. I feel that the site would be put to better use as a Convention Center for the City of Gaithersburg. I know that Gaithersburg probably doesn't have the finances to purchase the building. Maybe they could work out a 99 year lease or rent with an option to buy at a later date. The building could house Trade Shows, Large Conventions, Weddings etc. The possibilities are endless. Some major Corporation or Private Individuals might donate money to have a room named after them.

The property is in a prime location. The Shady Grove Metro is close by, as is 370 and the ICC. It would be a shame for the City of Gaithersburg and for Upper Montgomery County to Lose out on such a great opportunity. There are no locations in Gaithersburg or Upper Montgomery County to host a formal or informal sit down affair with 200 or more people that allows you to bring in your own caterer. I urge you to please give this matter serious thought before making a final decision.

Sincerely,
Michael Weiler (Mrs. Darryl Weiler)



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

SKETCH PLAN GENERAL NOTES

PROPERTY INFORMATION

- DEVELOPER/APPLICANT:
CARMAX AUTO SUPERSTORES, INC.
12800 TUCKAHOE CREEK PARKWAY
RICHMOND, VA 23238
CONTACT: J.M. DIXON
PHONE: (804) 747-0422
- 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
- THIS PLAN REFERENCES INFORMATION FROM THE APPROVED NR/FSD FOR THE PROPERTY, PREPARED BY RODGERS CONSULTING, DATED 1/24/2012.
- 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, MARYLAND AND HAVING A TAX MAP NO. OF GS13 N609.
- EXISTING LOT SIZE: AREA = 594,884 SQUARE FEET OR 13.657 ACRES.
- EXISTING ZONE: MXD (MIXED-USE DEVELOPMENT)
- EXISTING USE: VACANT BUILDING WITH ASSOCIATED PARKING AREA
- PROPOSED USE: CARMAX AUTOMOTIVE DEALERSHIP
NOTE: CARMAX WILL BE DEVELOPED IN ONE (1) PHASE.
- 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.
- 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 240310D193D, 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.

SITE ANALYSIS

	REQUIRED	PROVIDED
1. MINIMUM LOT SIZE:	N/A	13.66 ACRES
EXISTING LOT	N/A	0.31 ACRES
ROAD DEDICATION	N/A	13.35 ACRES
NET LOT AREA	N/A	9.875 ACRES
CARMAX LOT	N/A	3.475 ACRES
FUTURE LOT	N/A	
24-160D.2.(b)		
2. MAXIMUM FLOOR AREA RATIO:	0.75	0.42
24-160D.4.(b)		
3. MINIMUM GREEN AREA:	25%	±25%
24-160D.6.(a)		
4. DWELLING UNITS	-	0
DWELLING UNITS/ACRE	-	0
5. TOTAL COMMERCIAL S.F.	-	250,000 S.F.
(INCLUDES FUTURE OUTPARCEL)		
6. TOTAL IMPERVIOUS	-	308,423 S.F.
PARKING, DRIVEWAYS, SIDEWALKS (NOT INCLUDING BUILDING)	-	OR 7.08 AC
(CARMAX PARCEL)		

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 AND SALES AREA PARKING TOTALS.
**FUTURE OUTPARCEL GREEN AREA TO BE FINALIZED UPON APPROVAL OF OUTPARCEL FINAL DESIGN.

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: 3/31/2015

BOHLER ENGINEERING
CORPORATE OFFICE:
WARREN, NJ
OFFICES:
SOUTHBRIDGE, MA
ALBANY, NY
CHALCOTE, PA
CENTREVILLE, VA
FORT LAUDERDALE, FL
HARTFORD, CT
ROSELAND, NJ
TOWSON, MD
WASHINGTON, VA
WARRINGTON, VA
LANDSCAPE ARCHITECTS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
CIVIL & CONSULTING ENGINEERS

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

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXISTING DESIGNERS OR PERSONS PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811 (NY: 1-800-368-8489) (PA: 1-800-245-7771) (DC: 1-800-367-7777) (VA: 1-800-552-7001) (MD: 1-800-257-7777) (DE: 1-800-293-8555)

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
No. 39999
3/31/15

SHEET TITLE:
SKETCH PLAN
(ASK-1746-2013)
SHEET NUMBER:
1
OF 1
REV 3

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE 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 ALL FULL COMPLIANCE WITH LOCAL ORDINANCES AND CODES.

Joint Hearing - MCC & PC
ASK-1746-2013
Exhibit #27

Joint Hearing - MCC & PC
SDP-1747-2013
Exhibit #48

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 _____ APPLICATION NO. ASK-1746-2013 WAS GRANTED SKETCH PLAN AMENDMENT APPROVAL BY ORDINANCE _____ WITH _____ CONDITIONS.
DATE _____ BY _____
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE MAYOR & CITY COUNCIL.

LANDS N/F MONTGOMERY COUNTY, MARYLAND
LIBER 5369 FOLIO 441
TM: GS13 P848

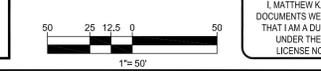
LANDS N/F NORTHEAST MARYLAND WASTE DISPOSAL AUTHORITY
LIBER 11009 FOLIO 629
TM: GS13 N609

LANDS N/F U.S. POSTAL SERVICE
LIBER 5943 FOLIO 65
TM: GS13 P450

LANDS N/F NORTHEAST MARYLAND WASTE DISPOSAL AUTHORITY
LIBER 1192 FOLIO 356
TM: GS13 P466

LEGEND

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



50 25 12.5 0 50
1"=50'

SHADY GROVE ROAD
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
150' RIGHT-OF-WAY



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

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

OFFICES:
BOWIE, MARYLAND
GAITHERSBURG, MARYLAND
HAGERSTOWN, MARYLAND
HARRISBURG, PENNSYLVANIA
PHILADELPHIA, PENNSYLVANIA
WARRICK, INDIANA

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

SCHEMATIC DEVELOPMENT PLAN GENERAL NOTES

- PROPERTY INFORMATION**
- DEVELOPER/APPLICANT: CARMAX AUTO SUPERSTORES, INC. 12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238 CONTACT: JAM DUNN PHONE: (804) 747-0422
 - THIS PLAN IS BASED ON AN ALTA/CASM TITLE SURVEY BY: BOHLER ENGINEERING TITLED: "CARMAX, PART OF PARCEL A, SEARS ADDITION TO SHADY GROVE, P.B. TO FOLIO 7952, 18331 & 18401 SHADY GROVE ROAD, 9TH ELECTION DISTRICT CITY OF GAITHERSBURG, MARYLAND" PROJECT NO.: SB12008 DATED: 12/19/2012
 - THIS PLAN REFERENCES INFORMATION FROM THE APPROVED NRIFSD FOR THE PROPERTY, PREPARED BY ROGERS CONSULTING, DATED 1/24/2012.
 - 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 18028 FOLIO 354. ALL BEING RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND HAVING A TAX MAP NO. OF 0513 N005.
 - EXISTING TOTAL LOT SIZE: AREA = 594.84 SQUARE FEET OR 13.657 ACRES. (CARMAX PARCELS 428,293 S.F. OR 9.833 AC.)
 - EXISTING ZONE: MXD (MIXED-USE DEVELOPMENT)
 - EXISTING USE: VACANT BUILDING WITH ASSOCIATED PARKING AREA
 - PROPOSED USE: CARMAX AUTOMOTIVE DEALERSHIP
- NOTE: CARMAX WILL BE DEVELOPED IN ONE (1) PHASE.
- NO STREAMS WERE OBSERVED ON THE PROPERTY OR WITHIN THE ADJACENT PROPERTY WITHIN OR 100' (WHICHEVER IS LESS) OF THE PROPERTY. THE PROPERTY IS WITHIN THE UPPER ROCK CREEK WATERSHED, IN THE USE CLASS IV PORTION.
 - 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 400, MAP NUMBER 24031C01900, EFFECTIVE DATE SEPTEMBER 29, 2006."
 - NO WETLANDS WERE OBSERVED ON THE PROPERTY OR IN THE IMMEDIATE VICINITY.
 - 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.

SITE ANALYSIS

	REQUIRED	PROVIDED
1. MINIMUM LOT SIZE:		
EXISTING CARMAX LOT	N/A	10.07 ACRES
CARMAX LOT ROAD DEDICATION	N/A	0.30 ACRES
NET CARMAX LOT	N/A	9.875 ACRES
24-1600.2(b)		
2. MAXIMUM FLOOR AREA RATIO:	0.75	0.06
24-1600.4(b)		
3. MINIMUM GREEN AREA:	25%	25%
CARMAX GREEN AREA:		25% OR 2.47 AC.
24-1600.6(a)		
4. DWELLING UNITS:		0
DWELLING UNITS/ACRE		0
5. TOTAL COMMERCIAL S.F. (CARMAX PARCELS):		25,000 S.F.
6. TOTAL IMPERVIOUS PARKING, DRIVEWAYS, SIDEWALKS (NOT INCLUDING BUILDINGS) (CARMAX PARCELS):		308,423 S.F. OR 7.08 AC.
PARKING ANALYSIS		
AUTOMOBILE/MOTOR VEHICLE SALES (BASED ON 12,000 S.F. AND 75 EMPLOYEES):	1 SPACE PER 800 S.F. + 1 SPACE PER EMPLOYEE = 97 SPACES	169 SPACES
AUTOMOBILE/MOTOR VEHICLE REPAIR AND SERVICE STATIONS (BASED ON 26 BAYS AND 30 EMPLOYEES):	2 SPACES PER BAY + 1 SPACE PER EMPLOYEE = 102 SPACES	102 SPACES
VEHICULAR DISPLAY:	0 SPACES	484 SPACES
TOTAL PARKING (INCLUDING ADA PARKING):	199 SPACES	754 SPACES
ADA PARKING SPACES:	7 SPACES	7 SPACES

LEGEND

- PROPERTY BOUNDARY LINE: ---
- PROP. CIRCULATION FLOW LINE: ---
- PROP. TRAFFIC DIRECTION: ↑
- PROP. CARMAX GREEN AREA: [Green Hatched Box]
- FUTURE ON-PARCEL GREEN AREA TO MEET 25% REQUIREMENT: [Green Dotted Box]
- EX. GREEN AREA (IN OUTPARCEL): [Green Dotted Box]
- PROP. CONCRETE SIDEWALK: ---
- PROP. EGG ROCK: [Egg Rock Pattern]

LANDS N/F NORTHEAST MARYLAND WASTE DISPOSAL AUTHORITY LIBER 11192 FOLIO 356 TM: GS13 P466

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

Planning Commission SDP-1747-2013 Exhibit #49

SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON

APPLICATION NO. SDP-1747-2013 WAS GRANTED SCHEMATIC DEVELOPMENT PLAN APPROVAL BY RESOLUTION _____ WITH _____ () CONDITIONS.

DATE _____ BY _____

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE MAYOR & CITY COUNCIL.

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: MB122083
DRAWN BY: SMN
CHECKED BY: M.J.
DATE: 01/11/13
SCALE: 1" = 30'
CAD/LD: SKC

CARMAX GAITHERSBURG
FOR
CARMAX AUTO SUPERSTORES, INC.

LOCATION OF SITE
16331 SHADY GROVE ROAD
MONTGOMERY COUNTY
GAITHERSBURG, MARYLAND
20877

BOHLER ENGINEERING

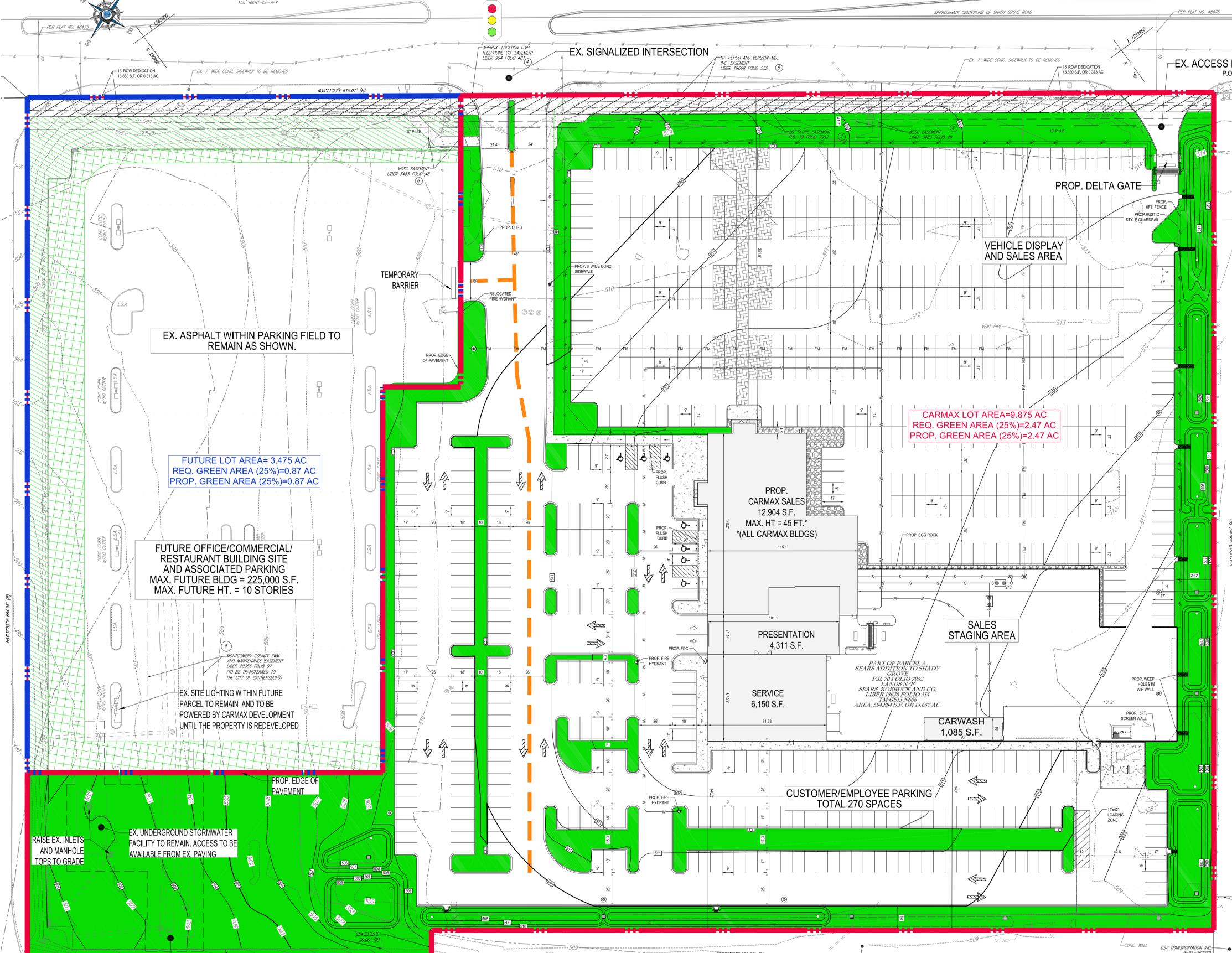
16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
www.BohlerEngineering.com

M. K. JONES
PROFESSIONAL ENGINEER
No. 59996
EXPIRES 12/31/15

SHEET TITLE:
SCHEMATIC DEVELOPMENT PLAN (SDP-1747-2013)

SHEET NUMBER:
1
OF 1

REV 3



EX. ASPHALT WITHIN PARKING FIELD TO REMAIN AS SHOWN.

FUTURE LOT AREA= 3.475 AC
REQ. GREEN AREA (25%)=0.87 AC
PROP. GREEN AREA (25%)=0.87 AC

FUTURE OFFICE/COMMERCIAL/RESTAURANT BUILDING SITE AND ASSOCIATED PARKING
MAX. FUTURE BLDG = 225,000 S.F.
MAX. FUTURE HT. = 10 STORIES

EX. SITE LIGHTING WITHIN FUTURE PARCEL TO REMAIN AND TO BE POWERED BY CARMAX DEVELOPMENT UNTIL THE PROPERTY IS REDEVELOPED

RAISE EX. INLETS AND MANHOLE TOPS TO GRADE

EX. UNDERGROUND STORMWATER FACILITY TO REMAIN, ACCESS TO BE AVAILABLE FROM EX. PAVING

AREA WITHIN STORMWATER EASEMENT WILL NOT BE PLANTED TO KEEP ACCESS AVAILABLE

LIMITS OF EXISTING PAVEMENT TO BE REMOVED

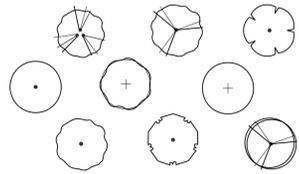
LANDS N/F MONTGOMERY COUNTY, MARYLAND LIBER 5369 FOLIO 441 TM: GS13 P448

LANDS N/F NORTHEAST MARYLAND WASTE DISPOSAL AUTHORITY LIBER 11009 FOLIO 629 TM: GS13 N869

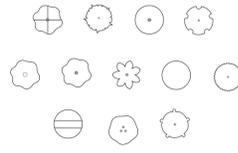
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT AND TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR OMISSIONS IMMEDIATELY UPON DISCOVERY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PLANT LEGEND

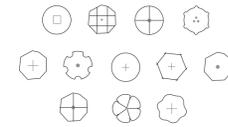
DECIDUOUS TREES



BIO-RETENTION AREA



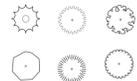
DECIDUOUS SHRUBS



EVERGREEN TREES



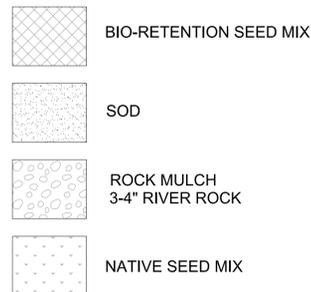
EVERGREEN SHRUBS



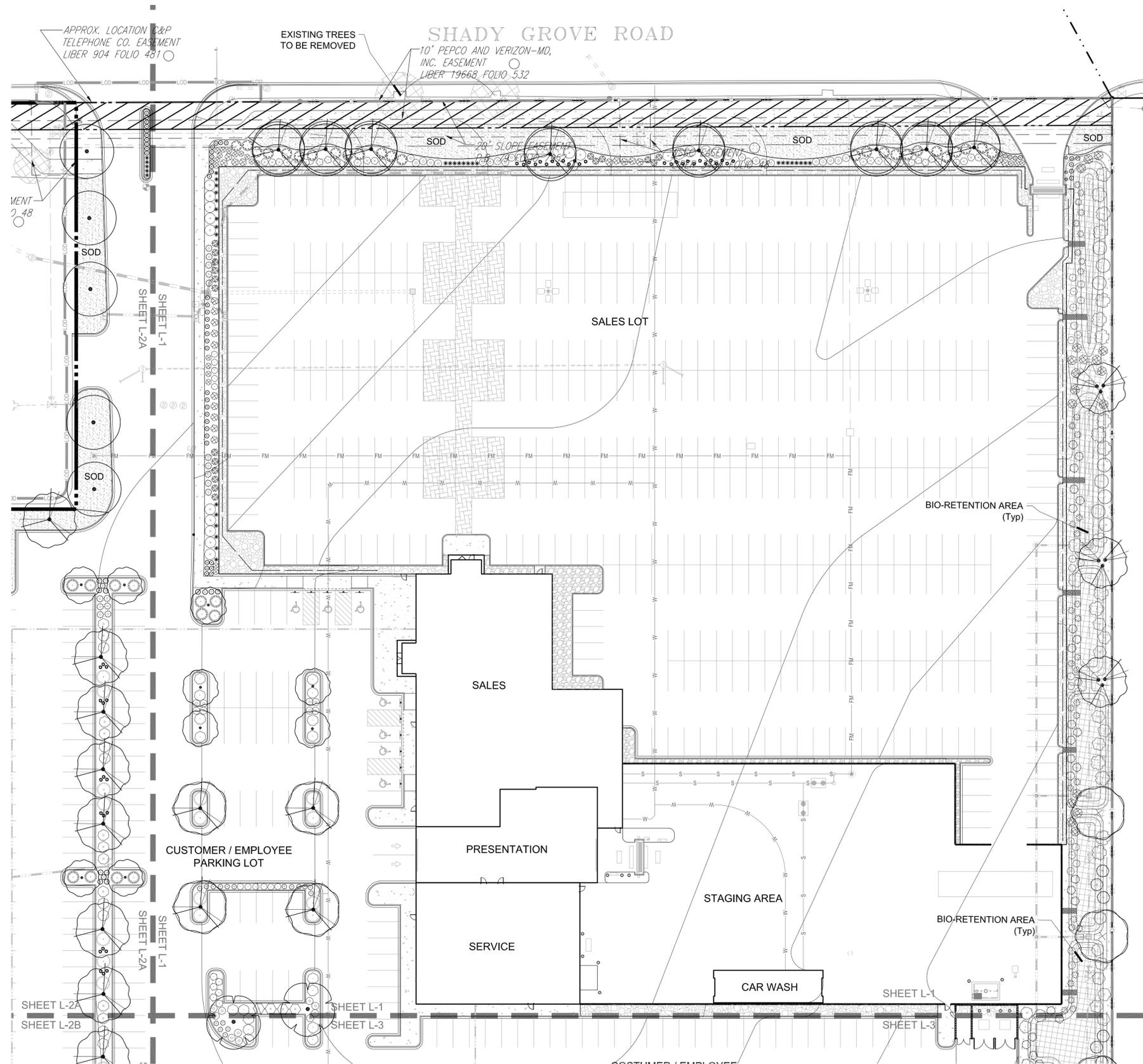
GRASSES



GROUND COVERS



NOTE
TREES IN PROXIMITY TO BIO-RETENTION WILL HAVE THEIR LOCATION REFINED IN CONJUNCTION WITH FINAL DESIGN TO ENSURE THEY REMAIN ON THE BIO-RETENTION PERIMETER.



APPLICANT:
CENTERPOINT INTEGRATED SOLUTIONS
1240 BERGREN PARKWAY
SUITE A-250
EVERGREEN, CO 80439
303.670.4111

LANDSCAPE ARCHITECT
people creating spaces
PCS Group, Inc.
1001 16th Street, #3B-180
Denver, Co 80265
tel. (303) 531-4905

CARMAX
CONCEPTUAL LANDSCAPE PLAN
GAITHERSBURG, MD

RELEASED FOR CONSTRUCTION
APPROVAL

REVISIONS		
REV. NO.	DATE	DESCRIPTION
1	02/04/13	INITIAL COMMENTS
1	02/28/13	COMMENTS

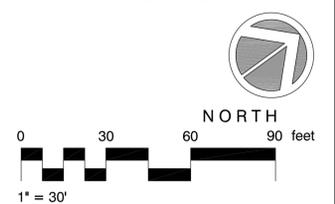
CARMAX
STORE NO. XXXX
GAITHERSBURG, MD

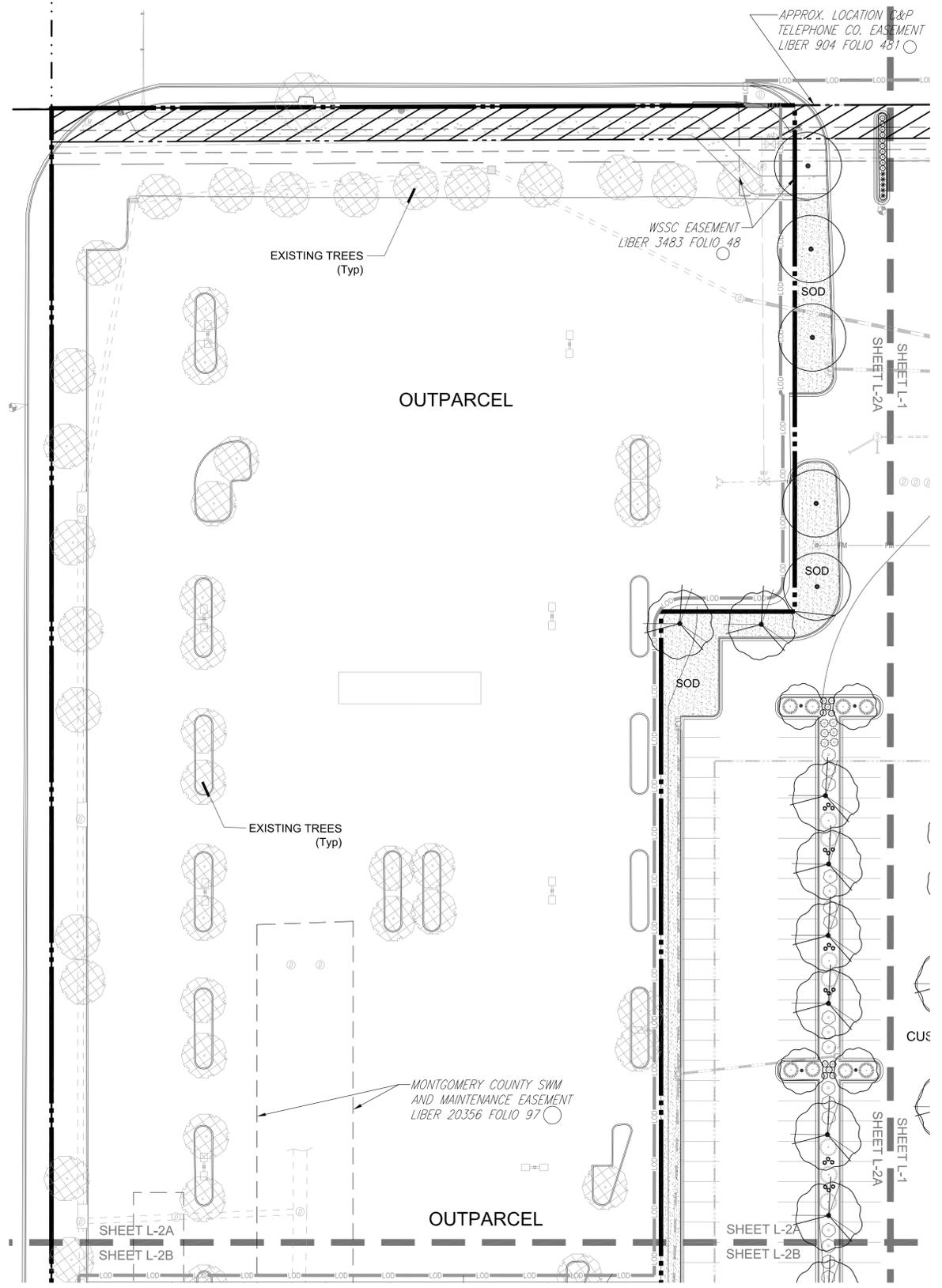
PROJECT NO. XXXXXXXX
DATE 01/04/13
SHEET TITLE

SHEET NO.

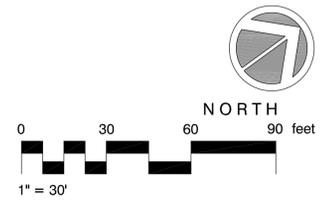
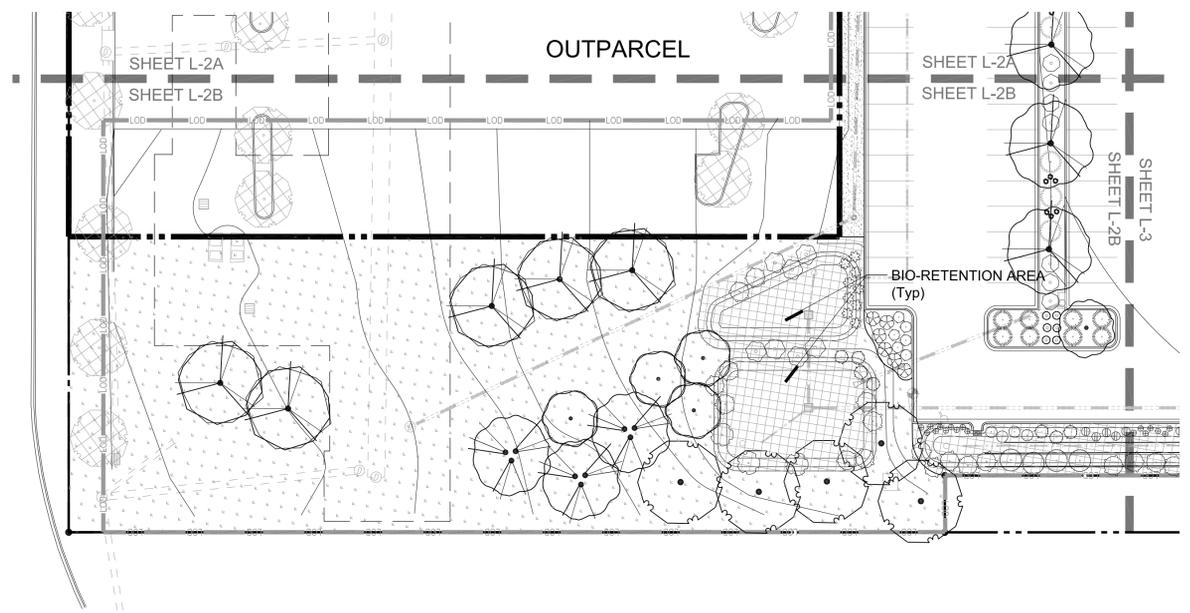
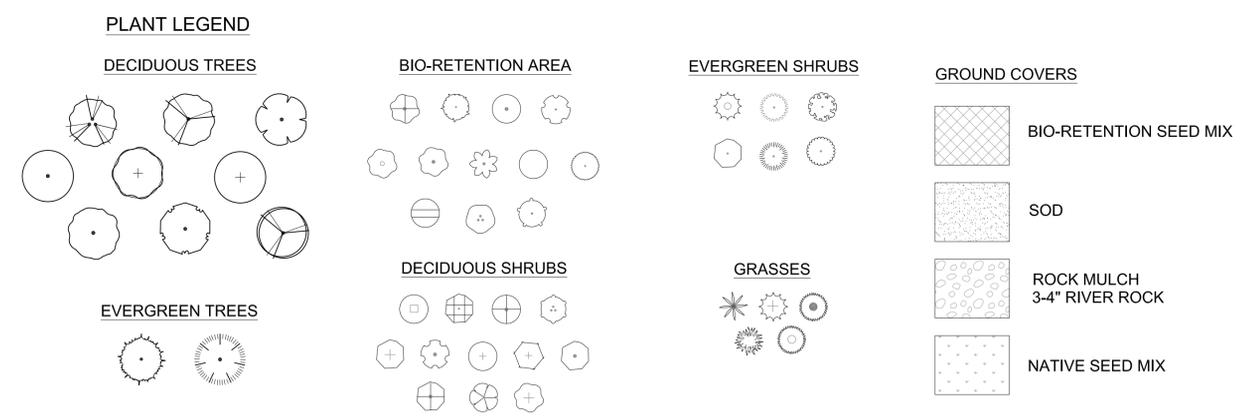
L-1

Joint Hearing - MCC & PC
SDP-1747-2013
Exhibit #50





NOTE
 TREES IN PROXIMITY TO BIO-RETENTION WILL HAVE THEIR LOCATION REFINED IN CONJUNCTION WITH FINAL DESIGN TO ENSURE THEY REMAIN ON THE BIO-RETENTION PERIMETER.



APPLICANT:
 CENTERPOINT INTEGRATED SOLUTIONS
 1240 BERGREN PARKWAY
 SUITE A-250
 EVERGREEN, CO 80439
 303.670.4111

LANDSCAPE ARCHITECT

 PCS Group, Inc.
 1001 16th Street, #3B-180
 Denver, Co 80265
 tel. (303) 531-4905

CARMAX
 CONCEPTUAL LANDSCAPE PLAN
 GAITHERSBURG, MD

RELEASED FOR CONSTRUCTION

APPROVAL

REVISIONS			
REV. NO.	DATE	DESCRIPTION	BY
1	02/04/13	INITIAL COMMENTS	AJC
1	02/28/13	COMMENTS	AJC

CARMAX
 STORE NO. XXXX
 GAITHERSBURG, MD

PROJECT NO. XXXXXXXX
 DATE 01/04/13
 SHEET TITLE

SHEET NO.

L-2

TREE CANOPY COVERAGE / AFFORESTATION CHART

DECIDUOUS TREES	Botanical/Common	Cal / Size	Coverage		Canopy Coverage
			Per Tree*	Quantity	
ACR	Acer rubrum / Red Maple	2' Cal	1000	6	6000 sq ft
SGM	Acer saccharum / Sugar Maple	2' Cal	1000	5	5000 sq ft
HRB	Betula nigra 'Heritage' / Heritage River Birch	2' Cal	300	8	2400 sq ft
CA	Carpinus caroliniana / American Hornbeam	2' Cal	1000	5	5000 sq ft
HBV	Celtis occidentalis / Common Hackberry	2' Cal	1000	10	10000 sq ft
IHL	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	2' Cal	700	10	7000 sq ft
AMS	Platanus occidentalis / American Sycamore	2' Cal	1000	5	5000 sq ft
SCO	Quercus coccinea / Scarlet Oak	2' Cal	1000	5	5000 sq ft
GLL	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2' Cal	700	4	2800 sq ft
UV	Ulmus americana 'Valley Forge' / American Elm	2' Cal	1000	8	8000 sq ft
ZEL	Zelkova serrata / Japanese Zelkova	2' Cal	700	12	8400 sq ft
			Sub-Total		64600 sq ft
			Total		64600 sq ft

*Coverage numbers taken from Appendix B of the City of Gaithersburg Tree Manual.

CarMax Developed Property		
Area of the CarMax Property	430,155	sq ft
Afforestation Requirement	15%	
Afforestation Threshold	64523.25	sq ft
Canopy Coverage Proposed	64600	sq ft
Afforestation Surplus	76.75	sq ft
Fee in lieu (\$3/sf)	N/A	
Phase 2 Out Parcel Property		
Area of the Phase 2 Outparcel Property	151,371	sq ft
Afforestation Requirement	15%	
Afforestation Threshold	22705.65	sq ft
Canopy Coverage Proposed*	35700	sq ft
Afforestation Surplus	12994.35	sq ft
Fee in lieu (\$3/sf)	N/A	
Total Property		
Area of the Total Property (Less Roadway Dedication)	581,526	sq ft
Afforestation Requirement	15%	
Afforestation Threshold	87228.90	sq ft
Canopy Coverage Proposed	100300	sq ft
Afforestation Surplus	13071.10	sq ft
Fee in lieu (\$3/sf)	N/A	

*Note: Canopy coverage on out parcel based upon existing trees anticipated to remain during the first phase of development.

Existing OutParcel Trees to Remain			
Trees	Qty	Coverage	Total
Existing large tree along Shady Grove	1	700	700
Outparcel Parking lot trees and perimeter	50	700	35000
Total Existing Outparcel Canopy Coverage Credits			35700

*Note: Tree species on out parcel have not been identified yet. This chart applies the medium sized tree canopy coverage of 700 sf as an average over the outparcel trees to be maintained as they currently exist.

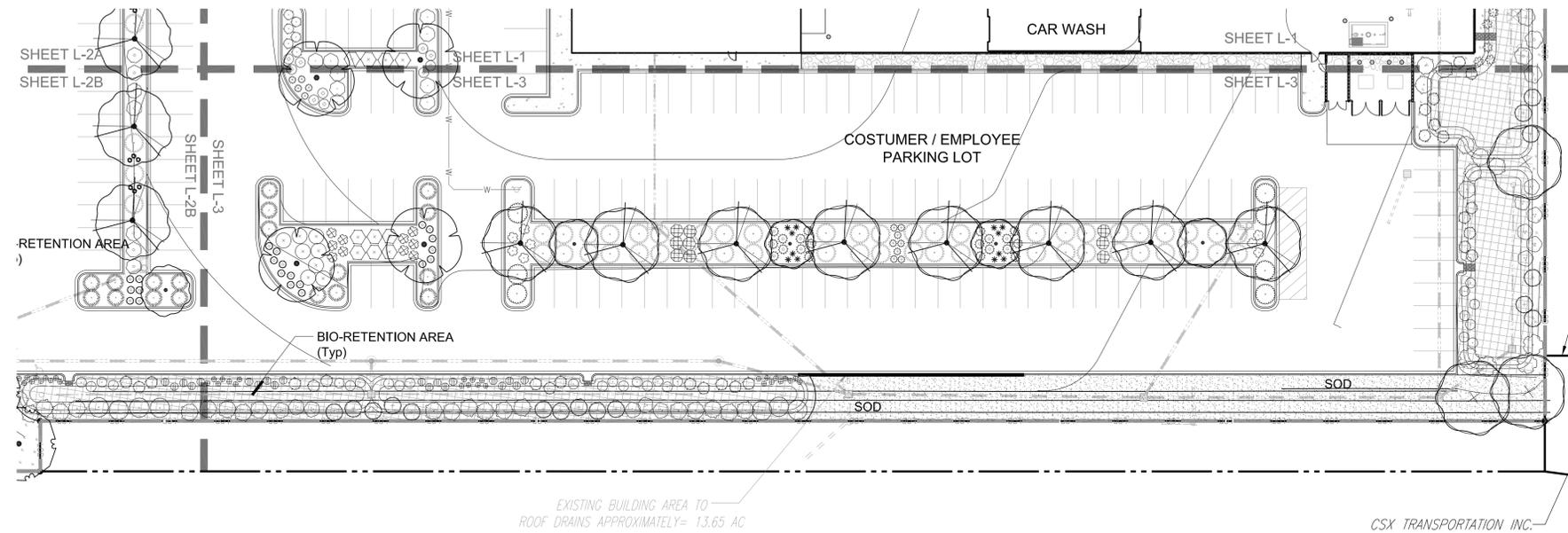
LANDSCAPE REQUIREMENTS

Landscape Requirements - CarMax Developed Site					
	Requirement	Total Area/LF	Required	Provided	%
Parking Lot Landscape	10% of Total Area	115,129	11,512.9	13,954	12.1%
Overall Landscape	25% of Total Area	430,155	107,538.8	107,830	25.1%
Street Frontage (Shady Grove Rd.)	1/50 LF	375	8	8	n/a
Landscape Requirements - Phase 2 Outparcel Property					
	Requirement	Total Area/LF	Required	Provided*	%
Parking Lot Landscape	10% of Total Area	N/A	N/A	0	0.0%
Overall Landscape	25% of Total Area	151,371	37,842.8	37,982	25.1%
Street Frontage (Shady Grove Rd.)	1/50 LF	317	6	11	n/a

*Note: Existing trees along Shady Grove Rd. on out parcel to be maintained until redevelopment.

Landscape Requirements - Total Site					
	Requirement	Total Area/LF	Required	Provided	%
Parking Lot Landscape	10% of Total Area	115,129	11,512.9	13,954	12.1%
Overall Landscape	25% of Total Area	581,526	145,381.5	145,812	25.1%
Street Frontage (Shady Grove Rd.)	1/50 LF	692	14	19	n/a

NOTE
TREES IN PROXIMITY TO BIO-RETENTION WILL HAVE THEIR LOCATION REFINED IN CONJUNCTION WITH FINAL DESIGN TO ENSURE THEY REMAIN ON THE BIO-RETENTION PERIMETER.



PLANT LEGEND

DECIDUOUS TREES

BIO-RETENTION AREA

EVERGREEN TREES

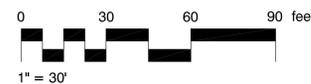
DECIDUOUS SHRUBS

EVERGREEN SHRUBS

GRASSES

GROUND COVERS

- BIO-RETENTION SEED I
- SOD
- ROCK MULCH 3-4" RIVER ROCK
- NATIVE SEED MIX



APPLICANT:
CENTERPOINT INTEGRATED SOLUTIONS
1240 BERGREN PARKWAY
SUITE A-250
EVERGREEN, CO 80439
303.670.4111

LANDSCAPE ARCHITECT
people creating spaces

PCS Group, Inc.
1001 16th Street, #3B-180
Denver, Co 80265
tel. (303) 531-4905

CARMAX
CONCEPTUAL LANDSCAPE PLAN
GAIHERSBURG, MD

RELEASED FOR CONSTRUCTION

APPROVAL

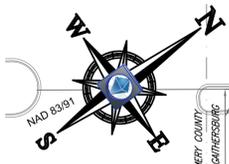
REVISIONS			
REV. NO.	DATE	DESCRIPTION	BY
1	02/04/13	INITIAL COMMENTS	AJC
1	02/28/13	COMMENTS	AJC

CARMAX
STORE NO. XXXX
GAIHERSBURG, MD

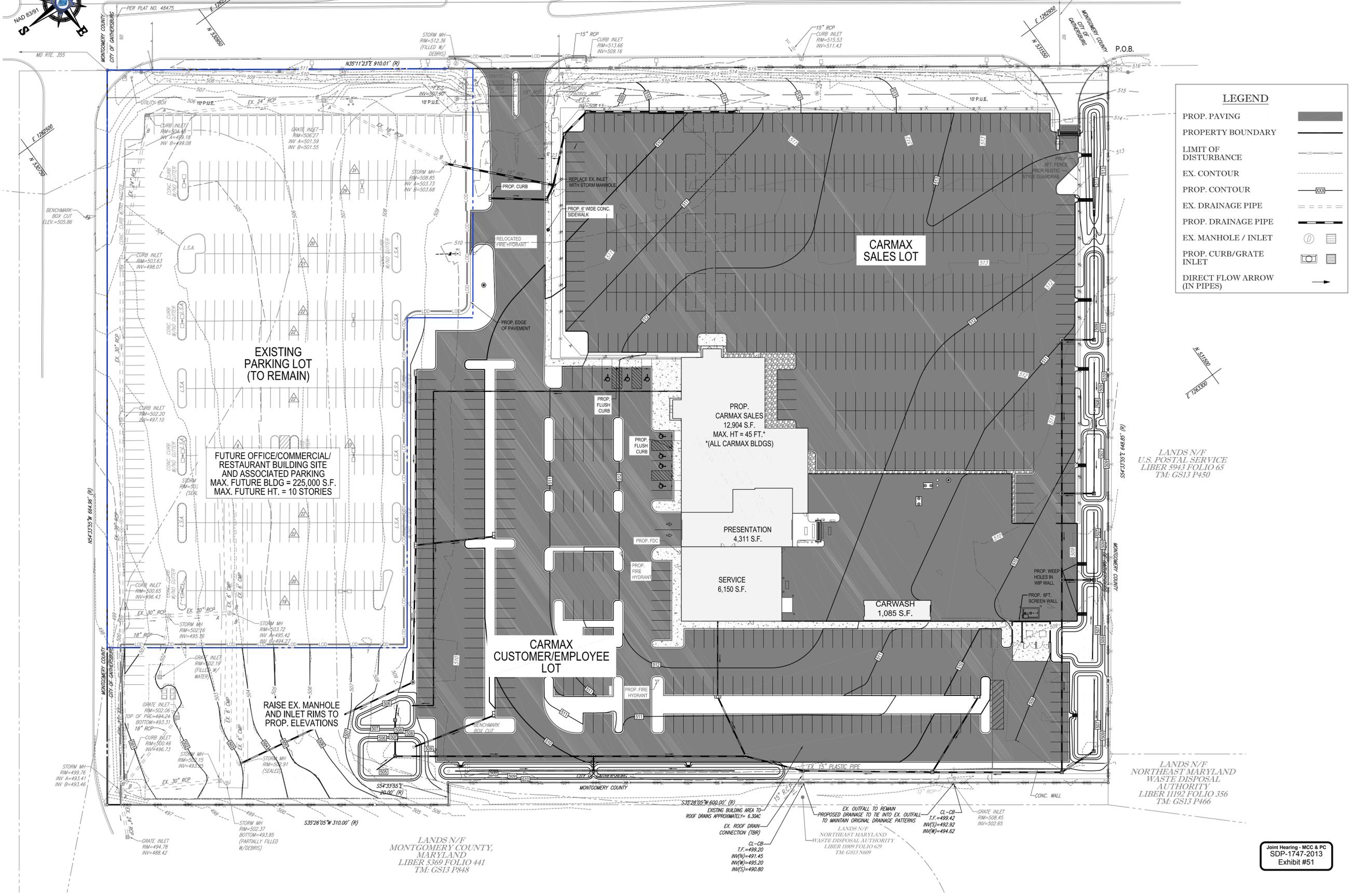
PROJECT NO. XXXXXXX
DATE 01/04/13
SHEET TITLE

SHEET NO.

L-3



**SHADY GROVE ROAD
VARIABLE WIDTH RIGHT-OF-WAY**
ASPHALT PAVED PUBLIC ROADWAY
150' RIGHT-OF-WAY



LEGEND

- PROP. PAVING
- PROPERTY BOUNDARY
- LIMIT OF DISTURBANCE
- EX. CONTOUR
- PROP. CONTOUR
- EX. DRAINAGE PIPE
- PROP. DRAINAGE PIPE
- EX. MANHOLE / INLET
- PROP. CURB/GRADE INLET
- DIRECT FLOW ARROW (IN PIPES)

BOHLER ENGINEERING

CORPORATE OFFICE:
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CENTREVILLE, VA
CHALCOTT, PA
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WARRINGTON, VA

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

REVISIONS

REV	DATE	COMMENT	BY
1	02/04/13	PER CITY COMMENTS	BWR
2	02/19/13	PER CITY COMMENTS	BWR

NOT APPROVED FOR CONSTRUCTION

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
 IN VA: 1-800-246-8889 (PA 1-800-246-7770) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-293-8555)

PROJECT No.: MB122083
 DRAWN BY: MKJ
 DATE: 01/04/13
 SCALE: 1" = 40'
 CAD I.D.: SD2

STORMDRAIN AND PAVING PLAN
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

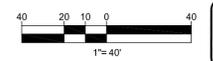
PROFESSIONAL ENGINEER
No. 39999
3/1/13

PRELIMINARY STORMDRAIN AND PAVING PLAN

SHEET NUMBER: **1** OF 1

REV 2

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT. WORK SHALL BE IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING 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 ALL FULL CODES AND REGULATIONS WITHIN THE JURISDICTION OF THE PROJECT.



Joint Hearing - MCC & PC
SDP-1747-2013
Exhibit #51

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

LANDS N/F
MONTGOMERY COUNTY,
MARYLAND
LIBER 3369 FOLIO 441
TM: GS13 P848

LANDS N/F
NORTHEAST MARYLAND
WASTE DISPOSAL
AUTHORITY
LIBER 11192 FOLIO 356
TM: GS13 P466

EXISTING BUILDING AREA TO ROOF DRAINS APPROXIMATELY = 6.30AC
 EX. ROOF DRAIN CONNECTION (TBR)
 CL-CB
 T.F. = 499.20
 INV(N) = 491.45
 INV(S) = 485.20
 INV(S) = 490.80

EX. OUTFALL TO REMAIN PROPOSED DRAINAGE TO TIE INTO EX. DRAINAGE PATTERNS TO MAINTAIN ORIGINAL DRAINAGE PATTERNS
 LANDS N/F NORTHEAST MARYLAND WASTE DISPOSAL AUTHORITY LIBER 1109 FOLIO 629 TM: GS13 N609
 CL-CB
 T.F. = 499.42
 INV(S) = 492.92
 INV(S) = 494.62

GRATE INLET
RIM = 508.45
INV = 502.65

RAISE EX. MANHOLE AND INLET RIMS TO PROP. ELEVATIONS
 STORM MH
RIM = 502.37
BOTTOM = 493.95
(PARTIALLY FILLED W/DEBRIS)

GRATE INLET
RIM = 502.06
BOTTOM = 493.31
18" RCP
 TOP OF P.C. = 494.24
 STORM MH
RIM = 500.46
INV = 496.73

GRATE INLET
RIM = 500.85
INV = 496.43
 STORM MH
RIM = 502.16
INV = 495.76
 EX. 30" RCP

FUTURE OFFICE/COMMERCIAL/RESTAURANT BUILDING SITE AND ASSOCIATED PARKING
 MAX. FUTURE BLDG = 225,000 S.F.
 MAX. FUTURE HT. = 10 STORIES

EXISTING PARKING LOT (TO REMAIN)

CARMAX SALES LOT

PROP. CARMAX SALES
12,904 S.F.
MAX. HT = 45 FT.*
*(ALL CARMAX BLDGS)

PRESENTATION
4,311 S.F.

SERVICE
6,150 S.F.

CARWASH
1,085 S.F.

CARMAX CUSTOMER/EMPLOYEE LOT

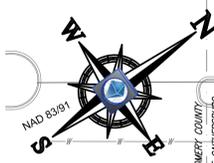
N54°13'52"W 666.96' (R)

N54°13'52"W 666.96' (R)

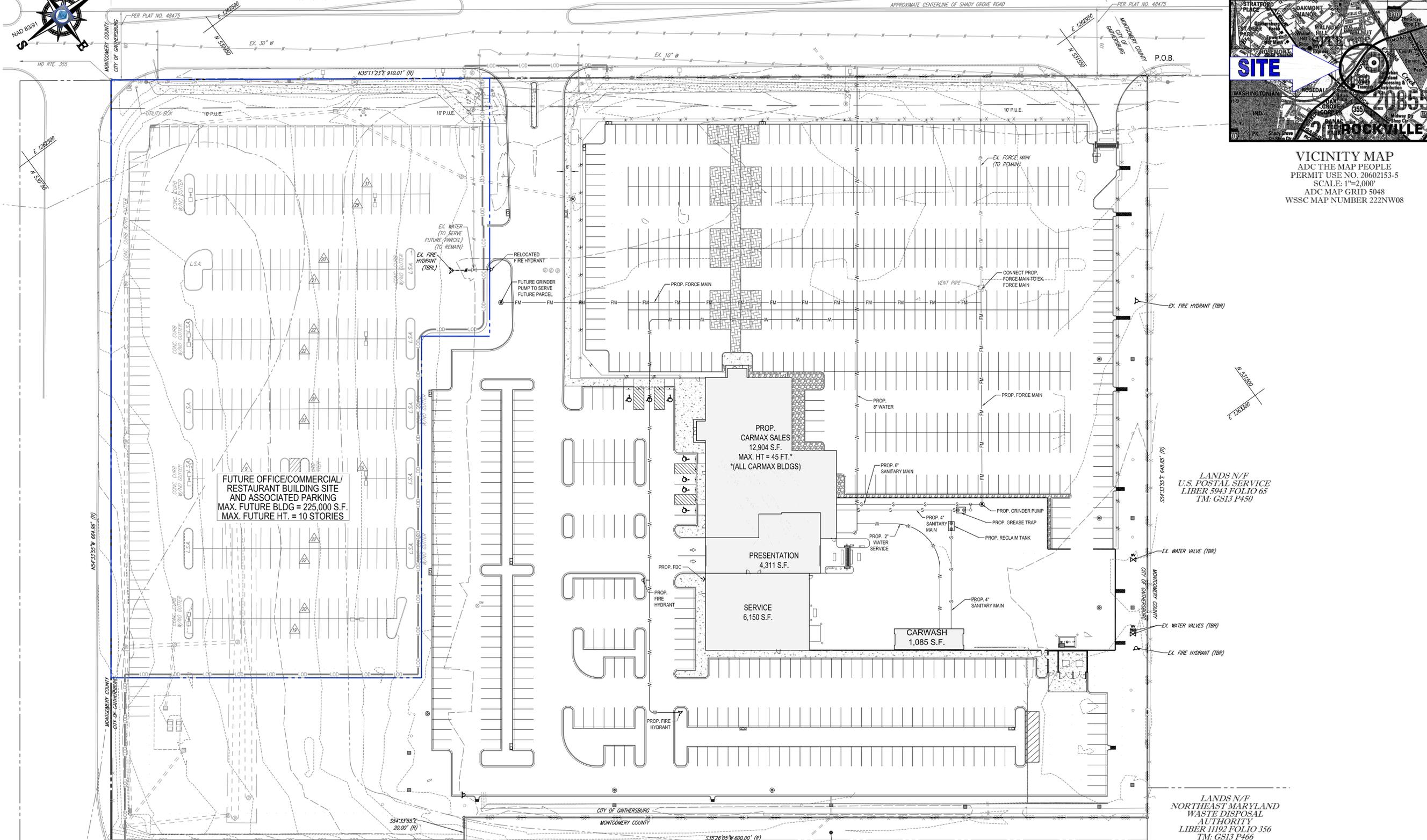
S35°26'05"W 310.00' (R)

S35°26'05"W 310.00' (R)

H:\11\2013\DRAWING\PLAN SET\STORMDRAIN & PAVING\11201302.DWG PRINTED BY: BROWNLEE 3/11/13 @ 8:23 AM USER: SAJ BY: BWO



SHADY GROVE ROAD
VARIABLE WIDTH RIGHT-OF-WAY
 ASPHALT PAVED PUBLIC ROADWAY
 150' RIGHT-OF-WAY



VICINITY MAP
 ADC THE MAP PEOPLE
 PERMIT USE NO. 20602153-5
 SCALE: 1"=2,000'
 ADC MAP GRID 5048
 WSSC MAP NUMBER 222NW08

BOHLER ENGINEERING

CORPORATE OFFICE:
 WARREN, NJ

OFFICES:
 SOUTHBRIDGE, MA
 ALBANY, NY
 CHALCOTT, PA
 CENTER VALLEY, PA
 FORT LAUDERDALE, FL
 GAITHERSBURG, MD
 WASHINGTON, VA
 WASHINGTON, DC

CIVIL & CONSULTING ENGINEERS
 SURVEYORS
 PROJECT MANAGERS
 ENVIRONMENTAL CONSULTANTS
 LANDSCAPE ARCHITECTS

REVISIONS

REV	DATE	COMMENT	BY
1	02/04/13	PER CITY COMMENTS	BWR
2	02/19/13	PER CITY COMMENTS	BWR

NOT APPROVED FOR CONSTRUCTION

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 1-800-246-4848) (PA 1-800-246-7776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-293-8555)

PROJECT No.: MB122083
 DRAWN BY: BWR
 CHECKED BY: MKJ
 DATE: 01/04/13
 SCALE: 1" = 40'
 CAD I.D.: UP2

UTILITY PLAN

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

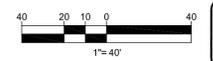
PROFESSIONAL ENGINEER
 No. 39999
 3/1/13

SHEET TITLE:
PRELIMINARY UTILITY PLAN

SHEET NUMBER:
1
 OF 1

REV 2

GENERAL NOTE:
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE 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 WORKS DEFINED BY THE DRAWINGS AND ALL FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.



Joint Hearing - MCC & PC
 SDP-1747-2013
 Exhibit #52

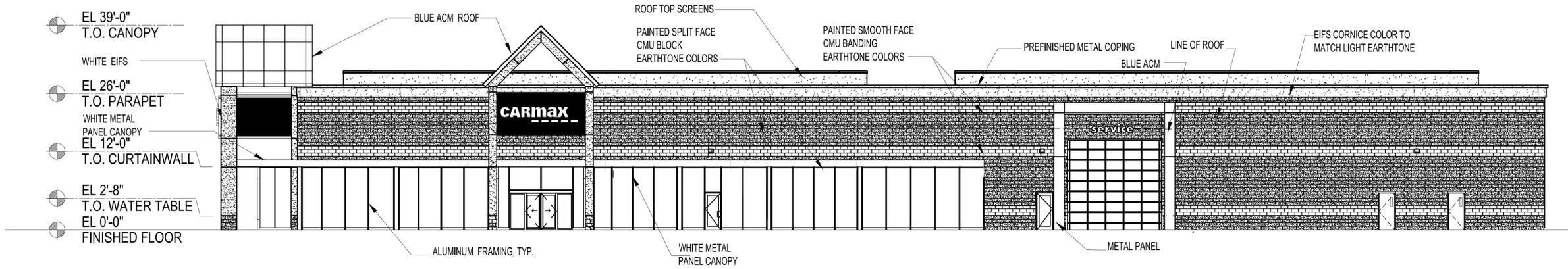
PROFESSIONAL CERTIFICATION
 I, MATTHEW K. JONES, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 39999, EXPIRATION DATE: 3/15/2015



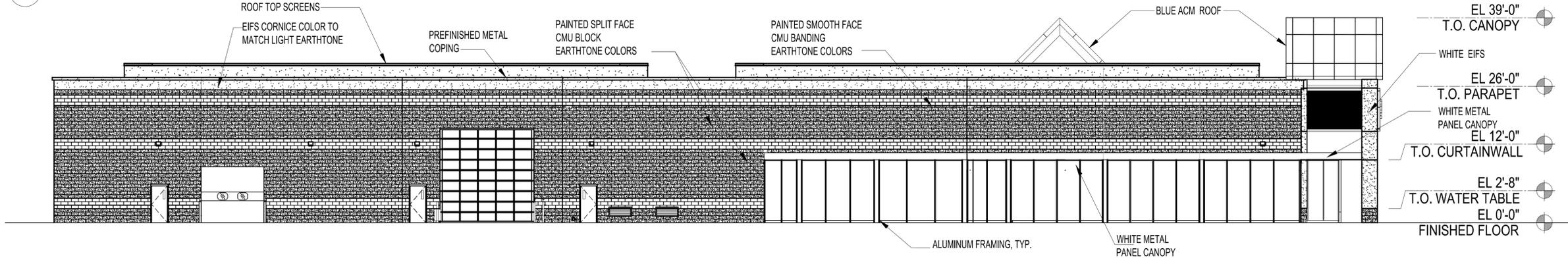
**CHARLES
J
O'BRIEN
ARCHITECT**

IN ASSOCIATION WITH
PIEPER O'BRIEN HERR ARCHITECTS

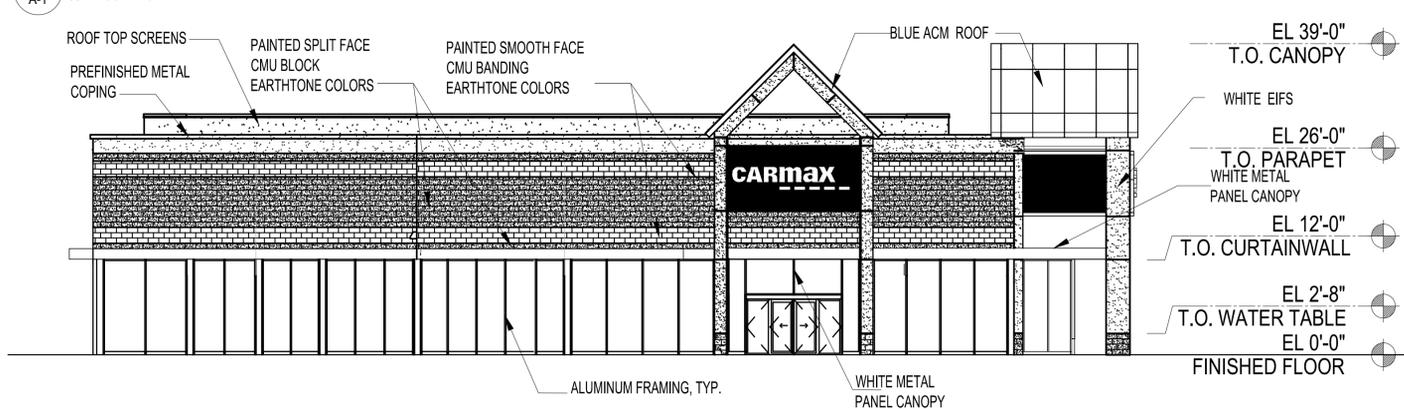
THIS DRAWING IS THE PROPERTY OF CHARLES J. O'BRIEN, ARCHITECT AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND SHALL BE RETURNED UPON REQUEST. COPYRIGHT AS DATED CHARLES J. O'BRIEN, ARCHITECT.
- NOT VALID UNLESS SIGNED AND SEALED -



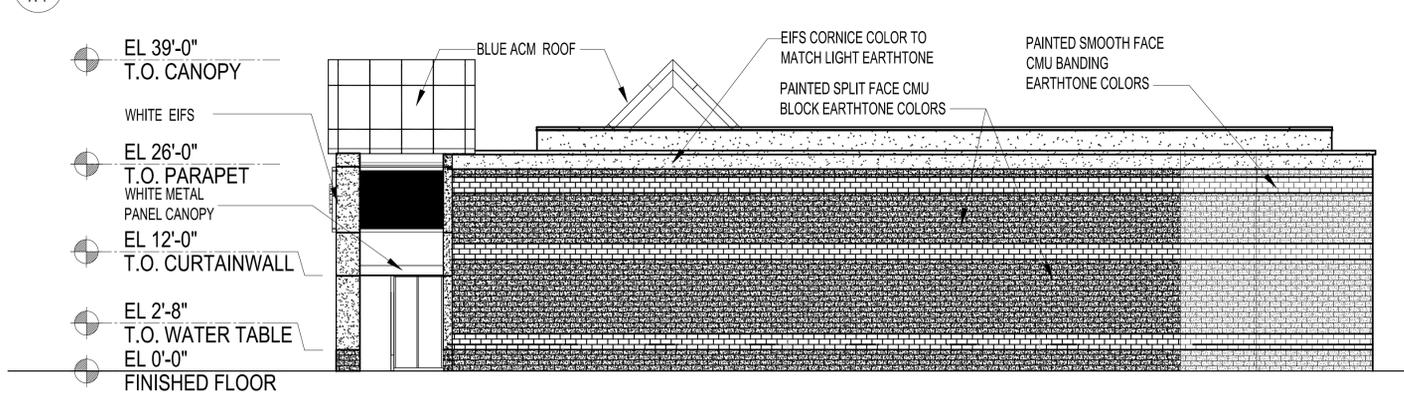
SALES AND SERVICE BUILDING -- WEST
SCALE: 3/32" = 1'-0"



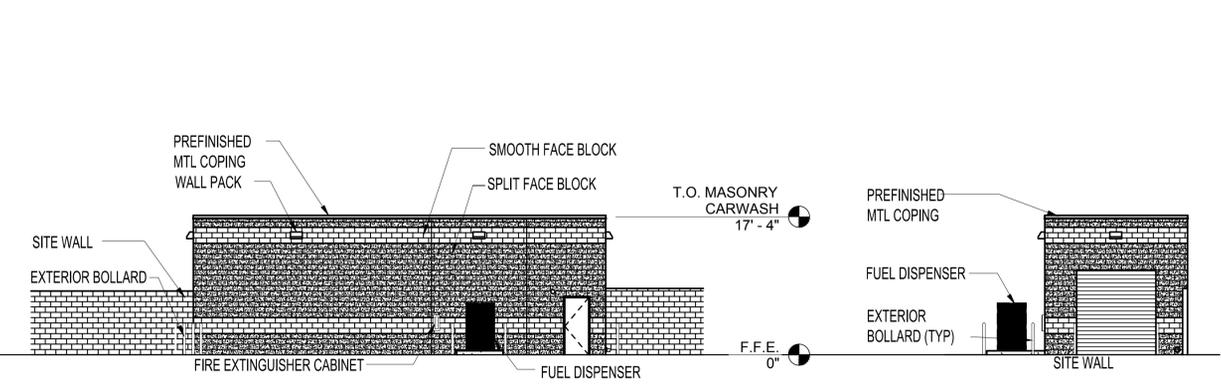
SALES AND SERVICE BUILDING -- EAST
SCALE: 3/32" = 1'-0"



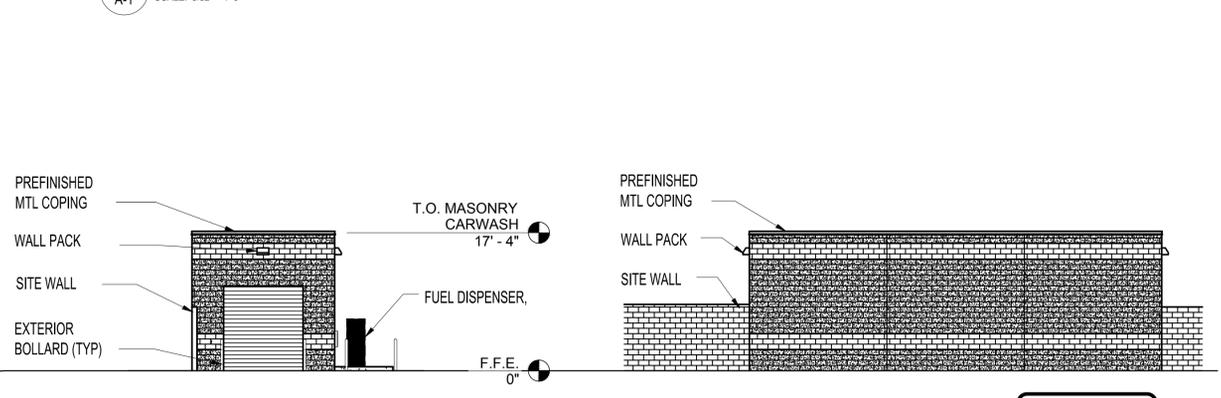
SALES AND SERVICE BUILDING NORTH
SCALE: 3/32" = 1'-0"



SALES AND SERVICE BUILDING -- SOUTH
SCALE: 3/32" = 1'-0"



CARWASH -- NORTH & WEST
SCALE: 3/32" = 1'-0"



CARWASH -- EAST & SOUTH
SCALE: 3/32" = 1'-0"

NOT RELEASED FOR CONSTRUCTION

APPROVAL			
REVISIONS			
REV. NO.	DATE	DESCRIPTION	BY

CARmax
THE AUTO SUPERSTORE
CARMAX THE AUTO SUPERSTORE WEST COAST, INC.
12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
(804) 747-0422
ROCKVILLE, MD
STORE NO. 6032

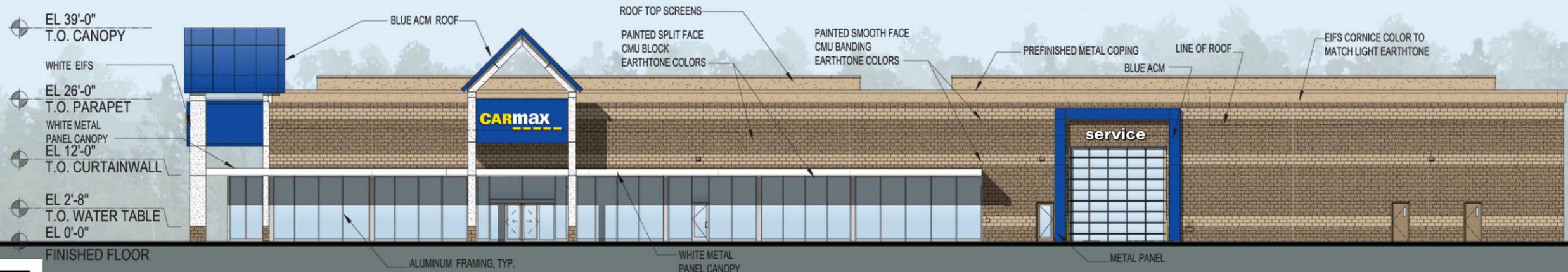
PROJECT NO. _____
DATE _____
SHEET TITLE _____
PRELIMINARY EXTERIOR
ELEVATIONS -
SALES & SERVICE
& CARWASH

SHEET NO. _____ **A-1**

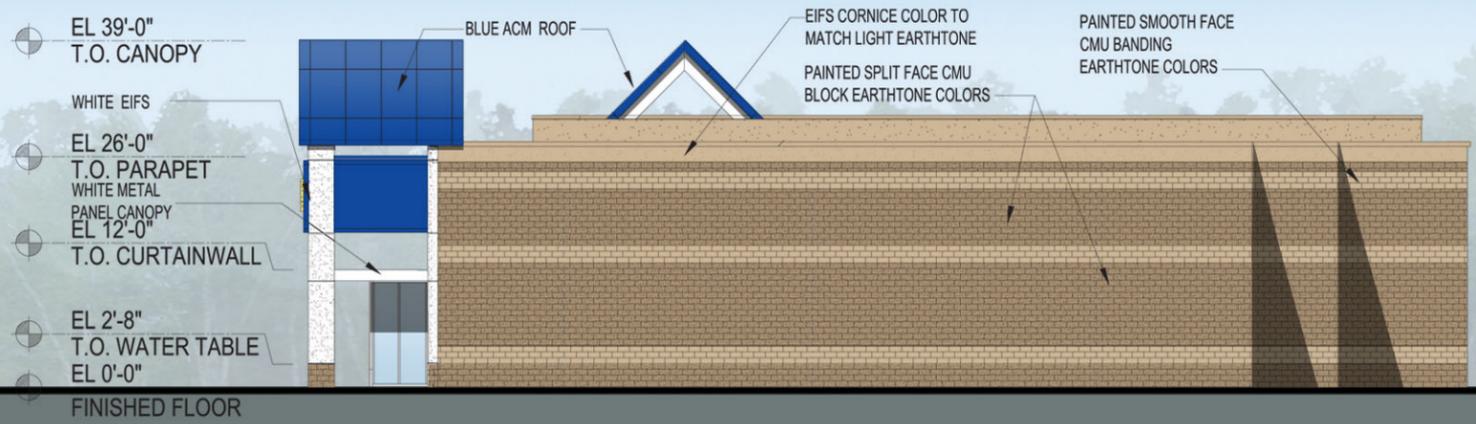
Joint Hearing - MCC & PC
SDP-1747-2013
Exhibit #53



North Elevation



West Elevation



South Elevation



East Elevation

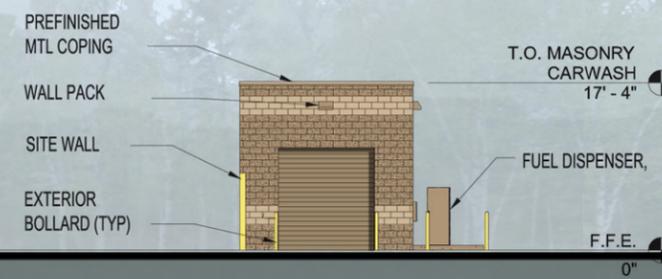


3-12-13

ELEVATIONS
GAITHERSBURG, MD



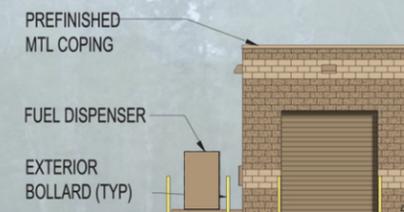
North Carwash Elevation



East Carwash Elevation



South Carwash Elevation



West Carwash Elevation

MEMORANDUM TO: Mayor and City Council
Planning Commission

FROM: Trudy Schwarz, Community Planning Director

DATE: March 13, 2013

SUBJECT: Staff Analysis:
ASK-1746-2013 and SDP-1747-2013
Car Max
Sketch Plan Amendment and Schematic Development Plan
16331 Shady Grove Road

APPLICANT

CarMax Auto Superstores, Inc.
12800 Tuckahoe Creek Parkway
Richmond, Virginia 23238

OWNER

Sears, Roebuck & Company
3333 Beverly Road A2-262B
Hoffman Estates, Illinois 60179

TAX MAP REFERENCE:

Tax Sheet: FS 563 and GS 123
Tax Parcel ID Number: N606

TAX ACCOUNT NUMBERS:

Pt of Parcel A – ID #09-00768845

REQUEST

CarMax Auto Superstores, Inc. (CarMax) has submitted Amendment to Sketch Plan Application ASK-1746-2013 and Schematic Development Plan (SDP) Application SDP-1747-2013. Application ASK-1746-2013 proposes to amend the Sketch Plan for 13.66 acres of land in the MXD (Mixed Use Development) Zone, for the development of a 25,000 square foot Automotive Sales Center and a 225,000-square foot Office/Commercial Building. Application SDP-1747-2013 proposes a 25,000-square foot Automobile Sales Center on 10.07 acres (of the 13.66-acre parcel) of land located in the MXD (Mixed Use Development) Zone. The Property, formerly known as the Sears Warehouse and Great Indoors, is located at 16331 Shady Grove Road in the City of Gaithersburg, Maryland.

Joint Hearing - MCC & PC
ASK-1746-2013
Exhibit #28

Joint Hearing - MCC & PC
SDP-1747-2013
Exhibit #55



Amendment to Sketch Plan ASK-1746-2013
Schematic Development Plan SDP-1747-2013

GENERAL INFORMATION¹

LOCATION

The property is located off Shady Grove Road, south of its intersection with Oakmont Avenue and north of the intersection of North Frederick Avenue (MD Route 355) and Shady Grove Road. The property is addressed 16331 Shady Grove Road. The property includes one parcel and consists of 13.66 acres of land.

JOINT PUBLIC HEARINGS

The Mayor and City Council and the Planning Commission held a consolidated joint public hearing on applications ASK-1746-2013 and SDP-1747-2013 on February 19, 2013². The Planning Commission records for these applications closed March 13, 2013 and the Mayor and City Council records close on March 21, 2013.

¹ Additional background information including Zoning & Site Plan History, Existing Environmental Setting, and Public Facilities can be found in the Preliminary Staff Report, Exhibit #20 of ASK-1746-2013 and Exhibit #36 of SDP-1747-2013 ,

² The complete ASK-1746-2013 and SDP-1747-2013 records can be found and reviewed on the City's website:

http://www.gaithersburgmd.gov/poi/default.asp?POI_ID=2276&TOC=311;1260;2276;

REQUIRED ACTIONS

Amendment to the Sketch Plan

Section 24-160D.10(a) states that the City Council may approve a sketch plan when they find the following:

- (1) *The application meets or accomplishes the purposes, objectives, and minimum standards and requirements of the zone; and*
- (2) *The application is in accord with recommendations in the applicable master plan for the area and is consistent with any special conditions or requirements contained in said master plan; and*
- (3) *The application and sketch plan will be internally and externally compatible and harmonious with existing and planned land uses in the MXD zoned areas and adjacent areas.*

Therefore, the applicant has the burden of proof of showing that this application complies with the purpose and intent of the MXD Zone. In addition, they must show that the accompanying sketch plan will be compatible and harmonious with the surrounding planned and existing land uses. The sketch plan must also meet or accomplish the objectives and minimum standards and requirements of the zone.

Schematic Development Plan Application SDP-12-001

Section 24-160D.10(b) outlines the findings for approval of the schematic development plan (SDP), as follows:

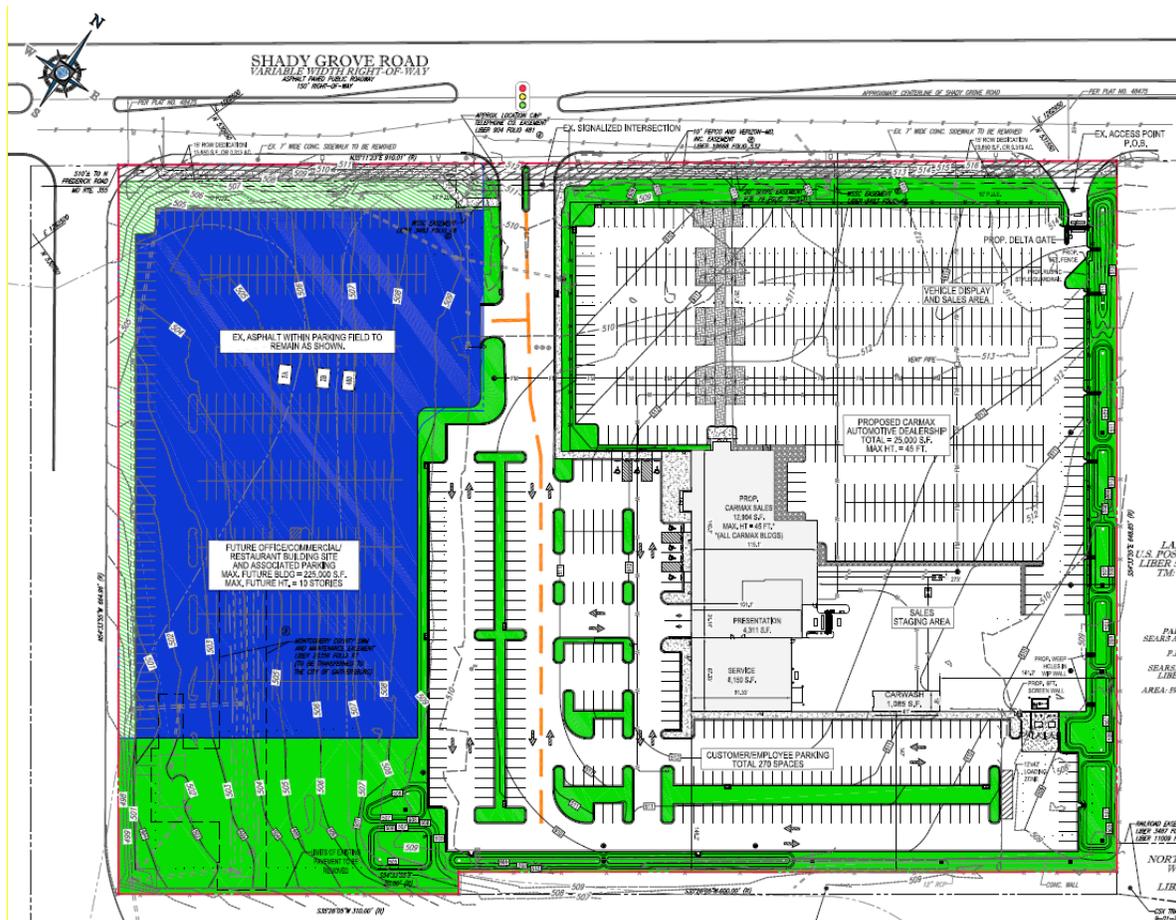
- (1) *The plan is substantially in accord with the approved sketch plan; and*
- (2) *The plan meets or accomplishes the purposes, objectives and minimum standards and requirements of the zone, and other requirements of the City Code; and*
- (3) *The plan is in accord with the area master plan and any accompanying special condition or requirements contained in said master plan for the area under consideration; and*
- (4) *The plan will be internally and externally compatible and harmonious with existing and planned land uses in the MXD zoned area and adjacent areas; and*
- (5) *That existing or planned public facilities are adequate to service the proposed development contained in the plan; and*
- (6) *That the development staging or phasing program is adequate in relation to the provision of public facilities and private amenities to service the proposed development; and*
- (7) *That the plan, if approved, would be in the public interest.*

The applicant has the burden of proof of showing that this application complies with the schematic development plan findings of the MXD Zone.

AMENDMENT TO SKETCH PLAN ASK-1746-2013 PROPOSAL

The Amendment to Sketch Plan proposes two use types for the 13.66-acre property. These are proposed to be developed in two phases. The first use type is a proposed Automotive Sales and Services for a CarMax Superstore (automobile dealership) to consist of a maximum of 25,000 square feet, with a maximum height limit of 45 feet, with associated parking and storage of automobiles. The second use would be a future office/commercial/restaurant building site with associated parking. The sketch plan amendment proposes to allow a maximum of 225,000-square foot building at a maximum height of ten (10) stories to be built as part of a future second phase. (This second phase would require a separate Schematic Development Plan.)

Following the Joint Public Hearing on February 19, 2013, the applicant's team has submitted a revised plan showing dedication of fifteen feet along the frontage of Shady Grove Road. This is in accordance with Montgomery County Department of Transportation request for dedication in compliance with the County's master plan of highways to allow for a 150 foot wide right of way for Shady Grove Road. Minor adjustments were made to the plan, such as moving the access to the out parcel away from the Shady Grove entrance to allow for stacking.

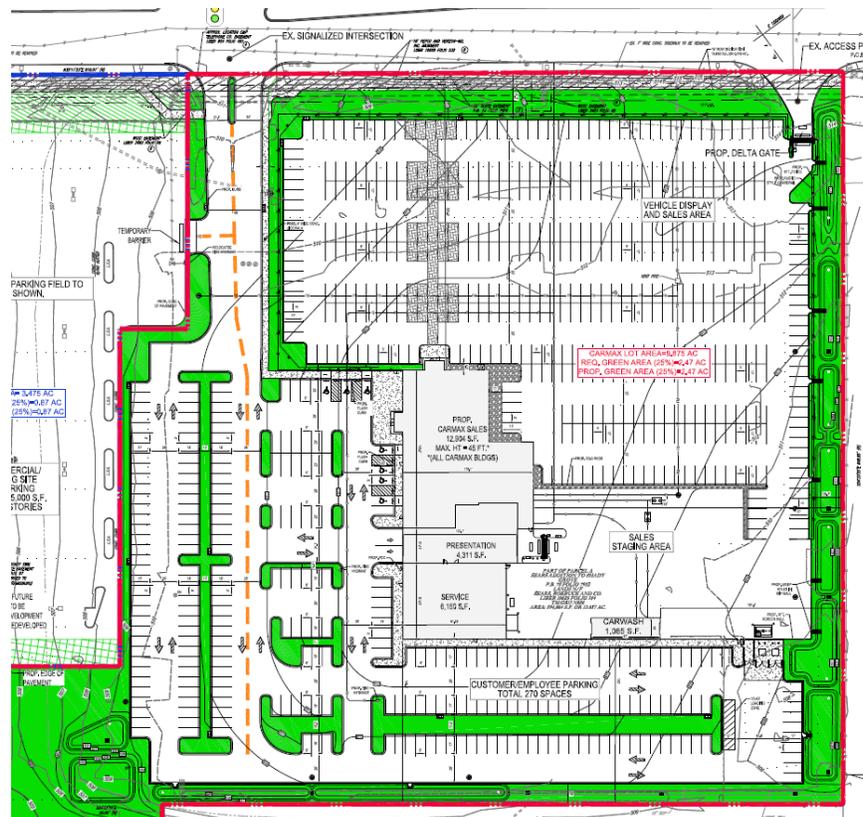


Sketch Plan ASK-1746-2013, Exhibit #27

SCHEMATIC DEVELOPMENT PLAN SDP-1747-2013 PROPOSAL

The Schematic Development Plan (SDP) for CarMax includes the 10.07-acre property which is the first phase of the overall development of the proposed Amendment to the Sketch Plan, ASK-1746-2013. The property includes dedication of 0.20 acres for the right of way for Shady Grove Road in accordance with Montgomery County Department of Transportation (MCDOT) request for dedication in compliance with the County's master plan of highways to allow for a 150 foot wide right of way for Shady Grove Road. The net acreage of the property after dedication is 9.875 acres. The SDP plan proposes a 25,000-square foot automobile sales and service center. There will be a sales center building with a service area for car reconditioning. There will also be an outdoor sales staging area which includes a non public car wash and non-public fuel station. The facility will also conduct non-public wholesale auctions. This area will be separated from the customer and employee parking by a masonry wall.

Minor adjustments and clarifications were added to the schematic development plan following the consolidated joint public hearing and a new plan was submitted. In addition to the dedication for Shady Grove Road, the plan includes a relocated eight-foot sidewalk parallel to the road. The applicant and City staff are working with MCDOT to respond to the concerns that were raised in their letter of January 29, 2013 (Exhibit #29, SDP-1747-2013.) Final review correspondence is expected to be received prior to the closing of the record by the Mayor and City Council.



Schematic Development Plan SDP-1747-2013, Exhibit #49

Parking

The vehicle display area has parking for 484 cars. The applicant is requesting a waiver to reduce the size of the drive aisle from 26 feet in width to 20 feet in width within the display parking area. This waiver is only in the vehicle display area where vehicles are only driven by employees. The plan also includes 270 customer and employee parking spaces, this area complies with required drive aisle widths and parking stall sizes of the City Code. There are some longer parking stalls in the area where car appraisal is to be conducted. Below is the Parking Chart from the SDP (Exhibit # 49, SDP-1747-2013).

<u>PARKING ANALYSIS</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
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
VEHICULAR DISPLAY	0 SPACES	484 SPACES
<u>TOTAL PARKING</u> (INCLUDING ADA PARKING)	199 SPACES	754 SPACES
ADA PARKING SPACES	7 SPACES	7 SPACES

Stormwater Management & Sediment & Erosion Control

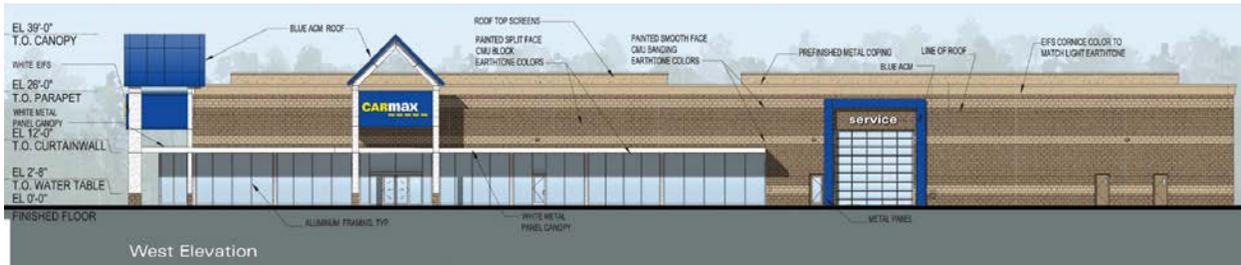
The applicant has submitted preliminary stormwater management and sediment and erosion control applications. They have been reviewed by the Department of Public Works and the applicant will be submitting final plans for approval prior to the closing of the Mayor and City Council record.

Architecture

Snap shots of proposed architecture as revised are shown below. The materials consist of painted split face and smooth face concrete masonry unit (CMU) block, aluminum store front glass, and metal panels. The applicant submitted revised architectural elevations to increase the amount of store front glass from 10 feet to 12 feet on the north, west and east elevations. The revised architectural plans and renderings are shown in Exhibits #53 - #54, SDP-1747-2013.



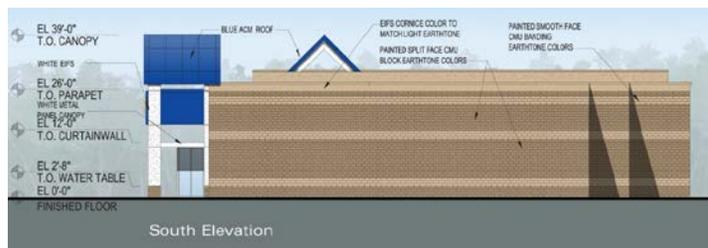
North Elevation facing Shady Grove Road



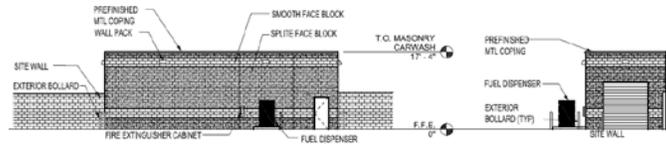
West Elevation facing the Customer Parking and the Transfer Station Access Road



East Elevation facing the Post Office Facility



South Elevation facing the Transfer Station



CARWASH – NORTH & WEST



CARWASH – EAST & SOUTH

Carwash Elevations

Signage

The applicant has submitted a preliminary sign package for the project, (Exhibit #17 of SDP-1747-2013.) Below is the proposed main entry sign which will be located at the entry access to the property at the existing traffic signal:



Staff would recommend approval of the height and style of sign. This open base style of sign will allow for better sight distance at the entrance. We recommend that the sign include the address number of the building. The sign ordinance, Article IX of Chapter 24 of the City Code (Zoning) allows for signs to be adjusted to higher than 12 feet if there is a grade or topography difference from the location of the sign and the street. These plans will be finalized at the time of final site plan.

Transportation

Shady Grove Road is maintained by the Montgomery County Department of Transportation (MCDOT). MCDOT submitted a letter with Interim Review Comments (Exhibit #29, SDP-1747-2013.) As mention above, the applicant's team has submitted a revised plan showing dedication of fifteen feet along the frontage of Shady Grove Road.

This is in accordance with Montgomery County Department of Transportation request for dedication in compliance with the County's master plan of highways to allow for a 150 foot wide right of way for Shady Grove Road. Additionally, a traffic signal warrant study was approved for the existing traffic signal to remain. An email dated March 1, 2013, discusses this approval, (Exhibit #43, SDP-1747-2013.) City staff was scheduled to meet with MCDOT staff and the applicant the week of March 4, 2013; however that meeting was postponed due to weather to March 14, 2013. Staff anticipates receiving a final set of comments from MCDOT prior to the closing of the Mayor and City Council's record. Staff is recommending a condition that the applicant continues to work with the City and County staffs to finalize transportation requirements. Additionally, staff is recommending a condition that the applicant will be required to obtain a permit from MCDOT prior to the issuance of a site development (construction) permit.

As mentioned in the Preliminary Report, the property is in the vicinity of Shady Grove Metro Station, a bike path, RideOn Bus and the Washington Grove MARC station. There are many modes of transportation available to this location other than the automobile.

STAFF ANALYSIS AND RECOMMENDATION

ASK-1746-2013

FINDINGS:

Staff recommends approval of Amendment to Sketch Plan Application ASK-1746-2013, based upon the following findings required under § 24-160D.10(a) of the City Code:

(1) The application meets (complies) or accomplishes the purposes, objectives, (intent) and minimum standards and requirements of the zone:

Purposes, Objectives and Intent:

- a) The property was annexed into the City in 2012 and zoned MXD in accordance with the recommended land use and zone of the 2009 City of Gaithersburg Land Use Master Plan. This amendment to the sketch plan proposes a mix of commercial and office use as recommended by the Master Plan. Additionally the plan proposes revitalization and economic development of an underutilized property.
- b) The project proposes a mix of the office, retail and commercial uses to be developed in two phases. The first phase includes development of 10.07 acres of the property. There is currently no scheduled time line for the second phase of the project.

- c) The building design as amended includes a balance of architectural materials and finishes that is compatible with the buildings in the surrounding area.
- d) The development includes a mix of commercial and office uses as residential land use is currently prohibited in accordance with a covenant on the land. The proposed commercial and office use will compliment the surrounding uses. The plan provides green space for landscaping and open space for the employees and customers.
- e) The Amendment to the Sketch Plan provides the higher standard of development by implementing the requirements of the MXD zone. The design includes significant buffers and environmental design standards.
- f) As stated in the applicant's statement, "*The Amendment efficiently uses the Property by locating a new commercial use and its associated employment opportunities proximate to other commercial, retail and residential uses, at a highly-accessible location. The proposed commercial use is convenient to residents in the surrounding area.*" The location of the property provides several transportation alternatives to single occupancy automobiles, including, bus, sidewalk, and Metro.
- g) The Sketch plan provides and increase of green space to twenty-five percent of the property and proposing several environmental standard designed measures to reduce the impact of water runoff from the property. All these measures will enhance the environment of the property.

Minimum Standards:

1. As stated above, the property was annexed and zoned in 2012 in conformance with the 2009 Master Plan Land Use Element, which proposes Commercial/Industrial-Research-Office land use development for this site.
2. The property includes 13.66 acres of land which is above the 10 acre minimum size for MXD-zoned area.
3. As noted on the plan and discussed in the applicant's statement, the "*Property is in close proximity to a well established transportation network including Shady Grove Road, Mid-County Highway, Maryland Route 355, I-370, MD 200 (the InterCounty Connector) and I-270.*" The property is served by the RideOn bus, and there is a bike path on the north side of Shady Grove Road and in close proximity to the Shady Grove Metro station.
4. The property is currently serviced by all utilities, including water and sewer. The utilities have been given the opportunity to review the plans.
5. Signage for the property will be reviewed at the next stages of development.

6. The property provides frontage on Shady Grove Road.

(2) The application is in accord with recommendations in the applicable master plan for the area and is consistent with any special conditions or requirements contained in said master plan:

As stated above, the 2009 City of Gaithersburg Land Use Master Plan recommends that the subject property be developed as a Commercial/Industrial-Research-Office area. The Sketch Plan proposes Commercial and Office uses. There were no special conditions contained in the master plan for this property.

(3) The application and sketch plan will be internally and externally compatible and harmonious with existing and planned land uses in the MXD zoned areas and adjacent areas (surrounding areas):

The Amendment is compatible to the adjoining industrial sites. This plan will “reactivate and revitalize the Property” and the surrounding area. The site will continue to be compatible and harmonious to the adjoining properties.

Conclusion

This application ASK-1746-2013 conforms to the purpose of the MXD Zone and is consistent with the purpose of the *2009 Master Plan Land Use Element* and the *Master Plan* themes. Additionally, it complies with other elements of the master plan related to transportation. The proposed uses will be compatible, harmonious and continue to enhance the surrounding area. The proposed use will provide economic stimulus to the area and reduce blight in the area. Additionally the proposal will enhance the environment by providing measures to improve stormwater management. The application including the exhibits, complies with the requirements of § 24-160D.10(a) of the City Code.

Staff recommends that the Planning Commission, upon the findings presented herein, recommend approval of ASK-1746-2013 to the Mayor and City Council.

SDP-1747-2013

FINDINGS:

Staff recommends approval of Schematic Development Plan Application SDP-1747-2013, located in the MXD (Mixed Use Development) Zone, based on the applicant meeting all the submission requirements and standards for approval of a schematic development plan and upon the following findings, as required under § 24-160D.10(b) of the City Code:

Purposes, Objectives and Intent:

- a) The 2009 City of Gaithersburg Land Use Master Plan recommends that the subject property be designated as Commercial/Industrial-Research-Office with a zoning classification of MXD. The schematic development plan (SDP) is consistent with the purposes of MXD Zone and consistent with Amendment to Sketch Plan ASK-1746-2013, allowing 25,000 square feet for automobile sales and service center, including an outdoor sales staging area, a non public car wash and non-public fuel station.
- b) The project, including all exhibits, has been evaluated for compliance with purposes, objectives, standards and requirements of the MXD zone and the City Code and has been found to provide adequate circulation and access for automotive sales and services and ancillary uses. The zone provides a higher standard of development than under a conventional zoning category by requiring a higher amount of green space.
- c) The property is zoned in accordance with the 2009 Master Plan and the plan is designed to allow flexibility. This plan establishes architecture that is compatible with the surrounding buildings and enhances the area.
- d) The development will complement the surrounding uses and is located close to various modes of transportation for the future employees and clients of the property.
- e) The SDP provides a higher standard of development than that of a conventional zone by using enhanced site design, high quality architectural elements, and significant landscaping. The design includes significant buffers and environmental design standards.
- f) As stated in the applicant's statement, "*The Amendment efficiently uses the Property by locating a new commercial use and its associated employment opportunities proximate to other commercial, retail and residential uses, at a highly-accessible location. The proposed commercial use is convenient to residents in the surrounding area.*" The location of the property provides several transportation alternatives to single occupancy automobiles, including, bus, sidewalk, and Metro.
- g) The SDP plan provides an increase of green space to twenty-five percent of the property and proposes several environmental standard designed measures to reduce the impact of water runoff from the property. All these measures will enhance the environment of the property.
- h) This SDP is the first phase of a two phase development and this application complies with the requirements of the City's adequate public facilities requirements by not increasing the number of vehicle trips from the property.

Additionally, the property is served by adequate water and sewer facilities and emergency services.

Minimum Standards:

1. As stated above, the property was annexed and zoned in 2012 in conformance with the 2009 Master Plan Land Use Element, which proposes Commercial/Industrial-Research-Office land use development for this site.
2. The property includes 10.07 acres of land and is part of 13.66 acres of MXD zoned land which is above the 10 acre minimum size for MXD-zoned area.
3. As noted on the plan and discussed in the applicant's statement, the *"Property is in close proximity to a well established transportation network including Shady Grove Road, Mid-County Highway, Maryland Route 355, I-370, MD 200 (the InterCounty Connector) and I-270."* The property is served by the RideOn bus, and there is a bike path on the north side of Shady Grove Road and in close proximity to the Shady Grove Metro station.
4. The property is currently serviced by all utilities, including water and sewer. The utilities have been given the opportunity to review the plans.
5. The preliminary sign package shows a thematic approach for the facility and complies with signage in the area. The application states:

"The proposed sign design is in accord with the purposes of the MXD zone and overall character of the surrounding neighborhood. CarMax does not use flags, balloons, inflatable gorillas (or any other animal), placards in open car hoods, painted window lettering, or any similar marketing gimmicks. Rather, CarMax relies on attractive, professionally designed and fabricated signage to welcome customers and associates into its high-end operation."

6. The property provides frontage on Shady Grove Road.

(3) The application is in accord with the area master plan and any accompanying special conditions or requirements contained in said master plan for the area under consideration:

As stated above, the 2009 City of Gaithersburg Land Use Master Plan recommends that the subject property be developed as a Commercial/Industrial-Research-Office area. The SDP proposes commercial use of an automobile sales and service facility with ancillary uses. There were no special conditions contained in the master plan for this property. The use as stated by the applicant also complies with a number of strategies of the 2009 Process and Overview Element by providing development in areas that are presently served by adequate public facilities and promoting economic development.

(4) The plan will be internally and externally compatible and harmonious with existing and planned land uses in the MXD zoned area and adjacent areas;

The SDP is compatible to the adjoining industrial sites. This plan will “reactivate and revitalize the Property” and the surrounding area. The site will continue to be compatible and harmonious to the adjoining properties.

(5) The existing or planned public facilities are adequate to service the proposed development contained in the plan;

As mentioned above, the property is currently served by all utilities and complies with the City’s Adequate Public Facilities requirement, including requirements for traffic and emergency services.

(6) The development staging or phasing program is adequate in relation to the provision of public facilities and private amenities to service the proposed development;

As discussed above, this SDP is the first phase of a two phase development and this application complies with the requirements of the City’s adequate public facilities requirements by not increasing the number of vehicle trips from the property. Additionally, the property is served by adequate water and sewer facilities and emergency services.

(7) The plan, if approved, would be in the public interest.

The revitalization of this property will remove a vacant building and provide a viable use for the property. Additionally, the SDP will enhance that area by improving the site with twenty five percent green space that includes landscaping and environmental design to reduce the stormwater runoff and improve the air and water quality.

Conclusion

The schematic development plan is substantially in accord with the Sketch Plan ASK-1746-2013. The plan meets and accomplishes the purposes, objectives and minimum standards and requirements of the MXD Zone, as shown by the exhibits submitted into the record. The plan is in accord with the applicable master plan recommendations of the 2009 Master Plan. The plan is internally and externally compatible with existing and planned land uses in the MXD-zoned area and adjacent areas. The existing and planned public facilities are adequate to service the proposed development contained in the plan. The development phasing program is adequate in relation to the provision of public facilities and private amenities to service the proposed development. Finally, the schematic development plan is in the public interest as it will increase the economic value of the property and provide connectivity by various forms of transportation.

Staff recommends that the Planning Commission, upon the findings presented herein, recommend approval of SDP-1747-2013 to the Mayor and City Council with the following conditions:

- 1) Prior to final site plan, the applicant shall work with City and County staff to finalize the requirements of the January 29, 2013, letter of Montgomery County;
- 2) Prior to the issuance of a site development permit, the applicant shall obtain a permit from Montgomery County for the construction of an eight foot sidewalk parallel to Shady Grove Road;
- 3) The style of monument sign shall be allowed to be twelve (12) feet in height from the finished grade of the street as shown in Exhibit #17 of SDP-1747-2013 and finalized at Final Site Plan.

STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: March 20, 2013

**AMENDMENT
TO SKETCH PLAN: ASK-1746-2013**

**SCHEMATIC
DEVELOPMENT PLAN: SDP-1747-2013**

TITLE: CarMax (former Sears/Great Indoors)

REQUEST: RECOMMENDATION TO M&C

ADDRESS: 16331 Shady Grove Road

ZONE: MXD (Mixed Use Development)

Applicant: CarMax Auto Superstores, Inc., JM Dixon

Owner: Sears, Roebuck & Company

STAFF LIAISON: Trudy Schwarz

Enclosures:

Staff Comments
Index of Memorandum and Exhibits marked in **bold**

Joint Hearing - MCC & PC
ASK-1746-2013
Exhibit #29

Joint Hearing - MCC & PC
SDP-1747-2013
Exhibit #56

STAFF COMMENTS

A consolidated joint public hearing was held by the Planning Commission and the Mayor and City Council on February 19, 2013, Background Material of that meeting:

<http://www.gaithersburgmd.gov/sirepub/mtgviewer.aspx?meetid=1645&doctype=AGENDA>

See Staff Analysis with recommended motions for both applications on pages 11, 14 and 15.

SHADY GROVE ROAD
VARIABLE WIDTH RIGHT-OF-WAY
150' RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
SPEED LIMIT 40 MPH

EX. SIGNALIZED INTERSECTION

APPROXIMATE CENTERLINE OF SHADY GROVE ROAD



BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

OFFICES:
BOWIE, MD
BETHESDA, MD
GAITHERSBURG, MD
HAGERSTOWN, MD
HARRISBURG, PA
PHILADELPHIA, PA
WASHINGTON, DC

SCHEMATIC DEVELOPMENT PLAN GENERAL NOTES

- PROPERTY INFORMATION**
- DEVELOPER/APPLICANT: CARMAX AUTO SUPERSTORES, INC. 12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238 CONTACT: JIM DIXON PHONE: (804) 747-0422
 - 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. TO FOLIO 7952, 1833 & 1841 SHADY GROVE ROAD, 9TH ELECTION DISTRICT CITY OF GAITHERSBURG, MARYLAND" PROJECT NO.: 581-0208 DATED: 12/19/2012
 - THIS PLAN REFERENCES INFORMATION FROM THE APPROVED NRI/SO FOR THE PROPERTY, PREPARED BY RODGERS CONSULTING, DATED 1/24/2012.
 - THE PROPERTY IS KNOWN AS PART OF PARCEL A SEARS ADDITION TO SHADY GROVE, AS RECORDED IN PLAT BOOK 87 AT FOLIO 7952 AND ALSO BEING KNOWN AS THE LANDS OF SEARS, ROEBUCK AND COMPANY AS RECORDED IN LIBER 1828 FOLIO 354. ALL BEING RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND HAVING A TAX MAP NO. OF 523 N09.
 - EXISTING TOTAL LOT SIZE: AREA = 594,884 SQUARE FEET OR 13,657 ACRES. (CARMAX PARCEL IS 428,293 S.F. OR 9.833 AC.)
 - EXISTING ZONE: MND (MIXED-USE DEVELOPMENT)
 - EXISTING USE: VACANT BUILDING WITH ASSOCIATED PARKING AREA
 - PROPOSED USE: CARMAX AUTOMOTIVE DEALERSHIP
- NOTE: CARMAX WILL BE DEVELOPED IN ONE (1) PHASE.
- NO STREAMS WERE OBSERVED ON THE PROPERTY OR WITHIN THE ADJACENT PROPERTY WITHIN OR 100' (WHICHEVER IS LESS) OF THE PROPERTY. THE PROPERTY IS WITHIN THE UPPER ROCK CREEK WATERSHED, IN THE USE CLASS IV PORTION.
 - 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 190 OF 486, MAP NUMBER 24031C0193D, EFFECTIVE DATE SEPTEMBER 28, 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.

REQUIRED	PROVIDED
1. MINIMUM LOT SIZE: EXISTING CARMAX LOT CARMAX LOT ROAD DEDICATION NET CARMAX LOT 24-1800-2 (b)	10.07 ACRES 0.25 ACRES 9.873 ACRES
2. MAXIMUM FLOOR AREA RATIO: 24-1800-4 (b)	0.75 0.06
3. MINIMUM GREEN AREA: CARMAX GREEN AREA 24-1800-6 (a)	25% 92% 25% OR 2.47 AC.
4. DWELLING UNITS DWELLING UNITS/ACRE	0 0
5. TOTAL COMMERCIAL S.F. (CARMAX PARCEL)	25,000 S.F.
6. TOTAL IMPERVIOUS PARKING, DRIVEWAYS, SIDEWALKS (NOT INCLUDING BUILDING) (CARMAX PARCEL)	308,423 S.F. OR 7.09 AC

REQUIRED	PROVIDED
AUTOMOBILE/MOTOR VEHICLE SALES (BASED ON 12,000 S.F. AND 75 EMPLOYEES)	1 SPACE PER 600 S.F. + 1 SPACE PER EMPLOYEE = 97 SPACES
AUTOMOBILE/MOTOR VEHICLE REPAIR AND SERVICE STATIONS (BASED ON 26 BAYS AND 30 EMPLOYEES)	2 SPACES PER BAY + 1 SPACE PER EMPLOYEE = 102 SPACES
VEHICULAR DISPLAY	0 SPACES 484 SPACES
TOTAL PARKING (INCLUDING ADA PARKING)	199 SPACES 764 SPACES
ADA PARKING SPACES	7 SPACES 7 SPACES

LEGENDS

- PROPERTY BOUNDARY LINE: ---
- PROP. CIRCULATION FLOW LINE: ---
- PROP. TRAFFIC DIRECTION: ↑
- PROP. CARMAX GREEN AREA: [Green Box]
- FUTURE OUTPARCEL GREEN AREA TO MEET 25% REQUIREMENT: [Green Box]
- EX. GREEN AREA (IN OUTPARCEL): [Green Box]
- PROP. CONCRETE SIDEWALK: [Pattern]
- PROP. EGG ROCK: [Pattern]

LANDS N/E NORTHWEST MARYLAND WEST TO DISTRICT OF COLUMBIA LIBER 1192 FOLIO 356 T.M. GS13 P466

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON

APPLICATION NO. SDP-1747-2013 WAS GRANTED SCHEMATIC DEVELOPMENT PLAN APPROVAL BY RESOLUTION WITH () CONDITIONS.

DATE: _____ BY: _____

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE MAYOR & CITY COUNCIL.

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	AHW

NOT APPROVED FOR CONSTRUCTION

PROJECT NO: MB12208
DRAWN BY: SMW
CHECKED BY: MA
DATE: 01/11/13
SCALE: 1" = 30'
ADD ID: SK

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

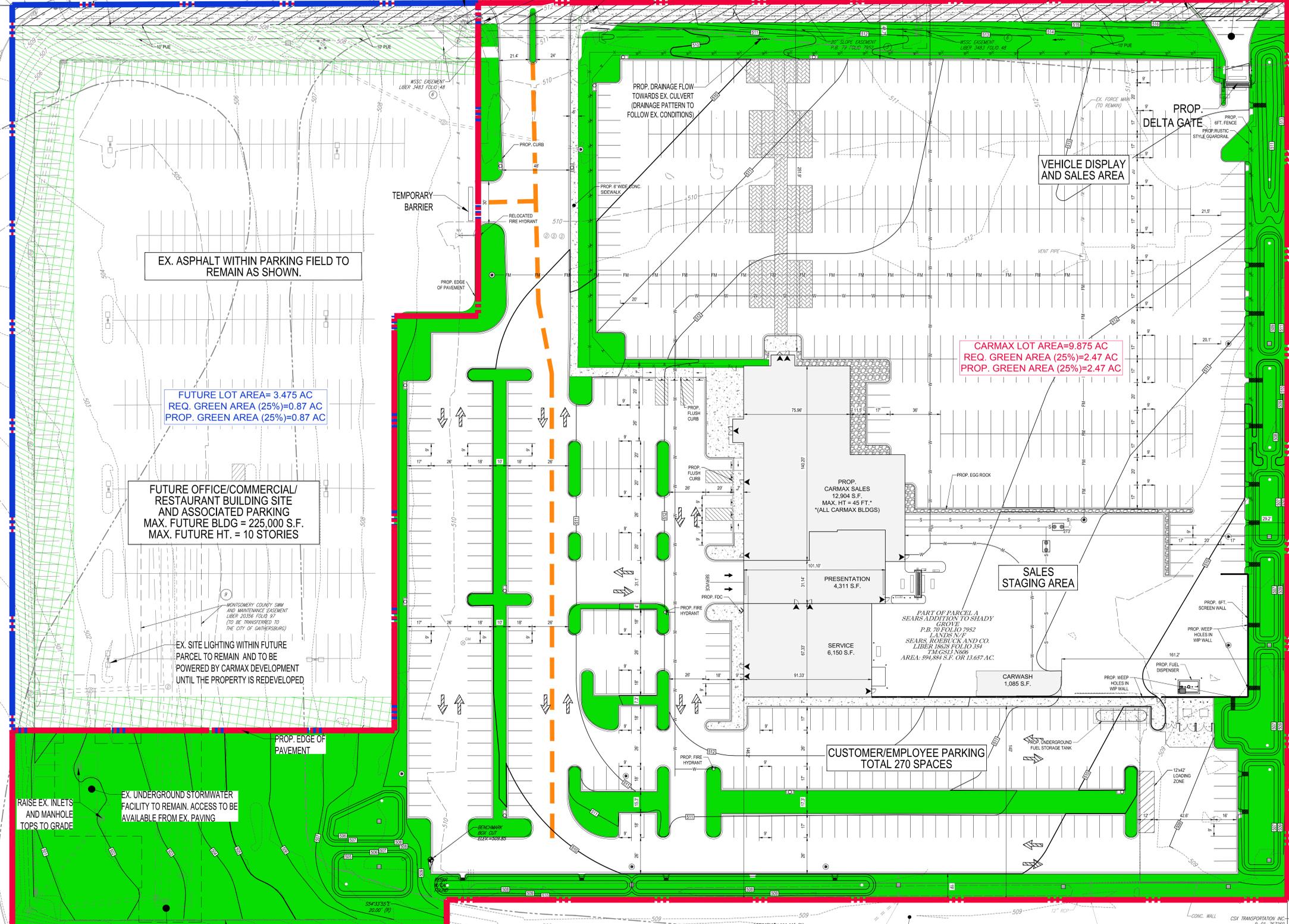
M. K. JONES

PROFESSIONAL ENGINEER
MONTGOMERY COUNTY, MD
LICENSE NO. 39999, EXPIRATION DATE: 3/31/2015

SHEET TITLE:
SCHEMATIC DEVELOPMENT PLAN (SDP-1747-2013)

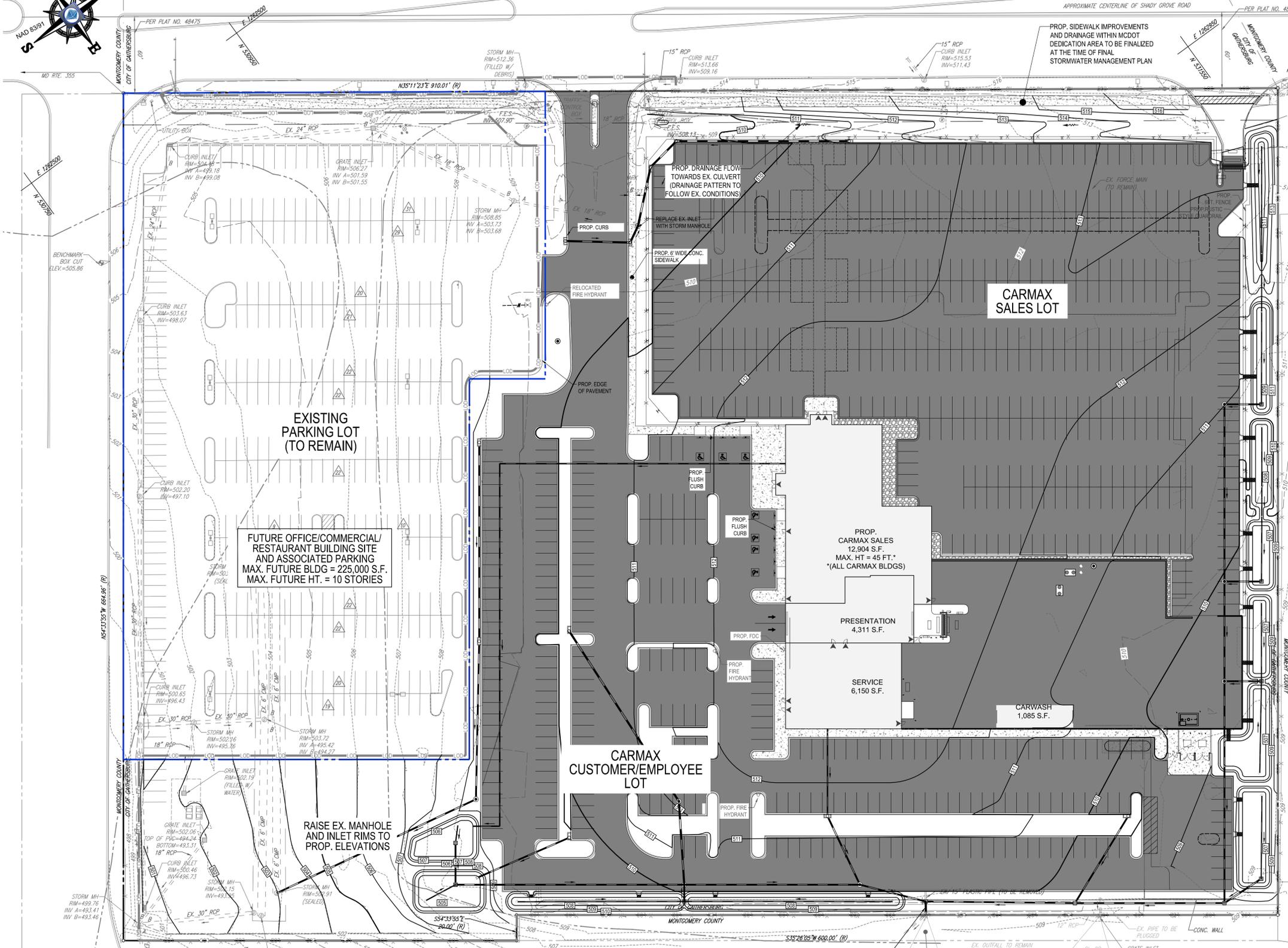
SHEET NUMBER:
1
OF 1

REV 4



IF IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE CONDITIONS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT, HE SHALL BE RESPONSIBLE FOR THE REVIEW OF THE CONTRACTOR'S DRAWINGS AND SPECIFICATIONS TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW OF THE CONTRACTOR'S DRAWINGS AND SPECIFICATIONS TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW OF THE CONTRACTOR'S DRAWINGS AND SPECIFICATIONS TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW OF THE CONTRACTOR'S DRAWINGS AND SPECIFICATIONS TO THE PROJECT.

SHADY GROVE ROAD



LEGEND

- PROP. PAVING
- PROPERTY BOUNDARY
- LIMIT OF DISTURBANCE
- EX. CONTOUR
- PROP. CONTOUR
- EX. DRAINAGE PIPE
- PROP. DRAINAGE PIPE
- EX. MANHOLE / INLET
- PROP. CURB/GRADE INLET
- DIRECT FLOW ARROW (IN PIPES)

BOHLER ENGINEERING

CORPORATE OFFICE:
WARREN, NJ

OFFICES:
 SOUTH BRIDGE, VA
 ALBANY, NY
 CHARLOTTE, NC
 CHICAGO, IL
 COLUMBIA, MD
 FORT LAUDERDALE, FL
 GAITHERSBURG, MD
 HARTFORD, CT
 HUNTSVILLE, AL
 JEFFERSON CITY, MO
 LITTLE ROCK, AR
 NORTON, VA
 PHOENIX, AZ
 RICHMOND, VA
 TAMPA, FL
 WASHINGTON, DC

CIVIL & CONSULTING ENGINEERS
 SURVEYORS
 PROJECT MANAGERS
 ENVIRONMENTAL CONSULTANTS
 LANDSCAPE ARCHITECTS

REVISIONS

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

NOT APPROVED FOR CONSTRUCTION

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 (WV 1-800-345-4545) (PA 1-800-242-1776) (DC 1-800-287-7777) (VA 1-800-552-7011) (MD 1-800-257-7777) (DE 1-800-282-8629)

PROJECT No. MB122083
 DRAWN BY: BWR
 CHECKED BY: MKJ
 DATE: 01/04/13
 SCALE: 1" = 40'
 CAD I.D.: SD3

STORMDRAIN AND PAVING PLAN
 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

PRELIMINARY STORMDRAIN AND PAVING PLAN

SHEET NUMBER: **1** OF 1

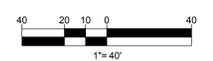
REV 3

CITY OF GAITHERSBURG MAYOR & COUNCIL
 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON APPLICATION NO. SDP-1747-2013 WAS GRANTED SCHEMATIC DEVELOPMENT PLAN APPROVAL BY RESOLUTION WITH () CONDITIONS.
 DATE BY

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE MAYOR & CITY COUNCIL.



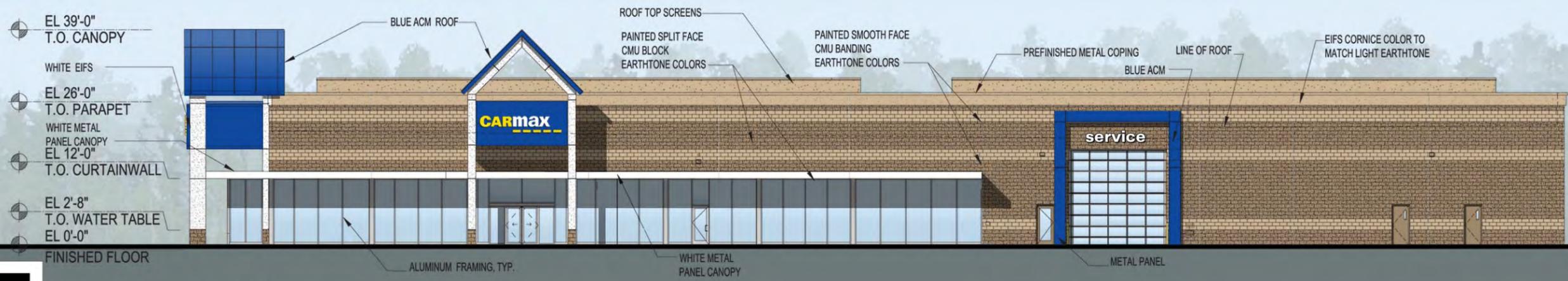
GENERAL NOTE
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Joint Hearing - MCC & PC
 SDP-1747-2013
 Exhibit #58

H:\12\MB122083\Drawings\Plan_Sets\Stormdrain & Paving\Preliminary\MB122083SD3.dwg, 3/19/2013 12:26:57 PM, anthony.white, 1:1



North Elevation



West Elevation



Joint Hearing - MCC & PC
SDP-1747-2013
Exhibit #60

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

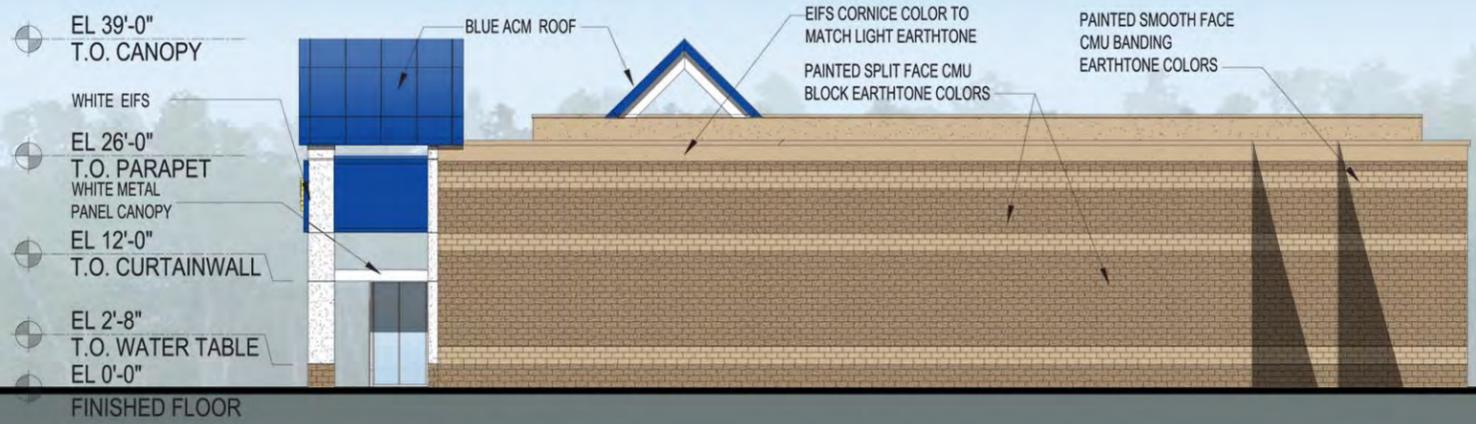
**SCHEMATIC DEVELOPMENT
PLAN APPROVAL**

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND
CITY COUNCIL HELD ON _____
APPLICATION NO. SDP-1747-2013 WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION _____ WITH _____ () CONDITIONS.
DATE _____ BY _____

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE
APPROVED BY THE MAYOR & CITY COUNCIL

3-15-13

ELEVATIONS
GAITHERSBURG, MD



South Elevation



East Elevation



CITY OF GAITHERSBURG MAYOR & COUNCIL
 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
**SCHEMATIC DEVELOPMENT
 PLAN APPROVAL**
 AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND
 CITY COUNCIL HELD ON
 APPLICATION NO. SDP-1747-2013 WAS GRANTED
 SCHEMATIC DEVELOPMENT PLAN APPROVAL
 BY RESOLUTION _____ WITH _____ () CONDITIONS.
 DATE _____ BY _____
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE
 APPROVED BY THE MAYOR & CITY COUNCIL

3-15-13

ELEVATIONS
 GAITHERSBURG, MD

From: [Leck, Gregory](#)
To: [Trudy Schwarz](#)
Cc: [Ollie Mumpower](#); [Sandra Gross](#); [Don Boswell](#); mjones@bohlereng.com; [Girard, Erin E. - EEG](#); gtoler@centerpoint-is.com; [Adams, David](#); [Brecher, Sandra](#); [Dennard, Beth](#); [Lees, Fred](#); [Mangum, Bruce](#); [Liang, Kyle](#); [Haynes, William](#); [Panjshiri, Atiq](#); [Farhadi, Sam](#); [Emery, Henry](#)
Subject: SDO-1747-2013, proposed CarMax facility at 16331 Shady Grove Road - amended MCDOT review comments
Date: Wednesday, March 20, 2013 3:15:47 PM
Importance: High

Good afternoon Trudy,

Thank you for your March 15th email with suggested revisions to our January 29, 2013 interim review comments letter for the amended Sketch Plan and the pending Schematic Development Plan for this project. I was planning on providing a formal, updated & revised letter by tomorrow – to reflect your comments and the agreements reached at our March 14th meeting – but noticed a few minutes ago that this project is scheduled for review by the City’s Planning Commission this evening.

As a result, **please accept this email in lieu of a formal revised letter.**

We appreciate the information disclosed at the March 14th meeting regarding the City’s Development Approval Process and the buildout contemplated on the preliminary plan. **We agree that submission/resolution of a number of the items in our January 29th letter can be deferred to the Site Plan phase for the CarMax site. As a result, we recommend approval of the pending plan subject to the following conditions:**

- Comments in our January 29, 2013 letter remain applicable unless modified below.
- Submission of the information requested in comment no. 1 may be deferred to the Site Plan stage. Although we understand that the site does not propose increased runoff or stormwater managements measures within the Shady Grove Road right-of-way, we will need the consultant to provide appropriate plans and computations for our review.
- Comment no. 2 is hereby deleted per our meeting.
- Please coordinate approval of the record plat and the dedication of right-of-way and granting of easements along the Shady Grove Road site frontage (per comments 3 & 4) with the County’s Department of Permitting Services (Right-of-Way Plan Review Section).
- Comment no. 5 is hereby deleted per your email response that future development of the “out parcel” will necessitate a separate Traffic Impact Analysis

Joint Hearing - MCC & PC
SDP-1747-2013
Exhibit #61

for that part of the site; review to be coordinated with the County @ that time.

- Comment no. 6 is hereby deleted per my 3/1/13 emails (that MCDOT agrees the existing traffic signal will remain).
- Comment no. 7 is hereby deleted; this issue will be addressed on the plan(s) for that future development of the “out parcel.”
- Comment no. 9 I is hereby deleted. We have conferred with Ms. Sande Brecher and Ms. Beth Dennard in our Division of Transit Services/Commuter Services Section; their advice was consistent with the City’s conclusion (that the County cannot require a City applicant to enter into a Traffic Mitigation Agreement (TMAg) to participate in the Greater Shady Grove Management District). We would not object to the applicant participating in that TMD – either voluntarily or if required by the City – and will be glad to provide suggestions for possible TMAg elements. If participation in the TMD is under consideration, please consult with either Ms. Brecher or Ms. Dennard at 240-777-5800.
- Comment no. 14 remains applicable at this time. We are willing to consider the applicant’s request to amend or defer these improvements, following submission of an alternative concept plan at the Site Plan stage.
- Comment no. 14 (D) – we concur with installation of permanent monuments and markers in accordance with the City’s policies.

Thank you for your cooperation and assistance in this matter. We look forward to working with you, your colleagues, and the applicant’s development team as the project unfolds. Should you have any or comments regarding this message or the prior letter, please contact either David Adams or me at your earliest convenience.

Greg

*Greg Leck, Manager
Development Review Team
Division of Traffic Engineering and Operations
Montgomery County Department of Transportation*

*100 Edison Park Drive, 4th floor
Gaithersburg, Maryland 20878*

*greg.leck@montgomerycountymd.gov
office: 240-777-2197
fax: 240-777-2080*

COMMUNICATION: PLANNING COMMISSION

MEMORANDUM TO: Mayor and City Council**FROM:** Planning Commission**DATE:** March 21, 2013

SUBJECT: ASK-1746-2013 -- CarMax Auto Superstores
Request to amend the Sketch Plan for 13.66 acres of land in the MXD (Mixed Use Development) Zone, in accordance with § 24-198 of the City Code. The plan proposes a 25,000- square foot Automotive Sales Center and a 225,000-square foot Office/Commercial Building. The property is located at 16331 Shady Grove Road in the City of Gaithersburg, Maryland.

SDP-1747-2013 -- Request for approval of Schematic Development Plan SDP-1747-2013, in conjunction with Amendment to Sketch Plan ASK-1746-2013. The property is located at 16331 Shady Grove Road in the City of Gaithersburg, Maryland. The plan proposes a 25,000-square foot Automobile Sales Center on 13.66 acres of land located in the MXD (Mixed Use Development) Zone.

At its regular meeting on March 20, 2013, the Planning Commission made the following motion:

Commissioner Hopkins moved, seconded by Commissioner Winborne, to recommend to the City Council APPROVAL of ASK-1746-2013.

Vote: 5-0

Commissioner Hopkins moved, seconded by Commissioner Lanier, to recommend to the City Council APPROVAL of SDP-1747-2013, with the following conditions:

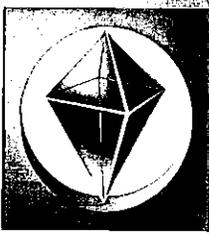
1. Prior to final site plan, the applicant shall work with City and County staff to finalize the requirements of the January 29, 2013, letter and March 20, 2013 e-mail from Montgomery County Department of Transportation (MCDOT);

Joint Hearing - MCC & PC
ASK-1746-2013
Exhibit #31

Joint Hearing - MCC & PC
SDP-1747-2013
Exhibit #62

2. Prior to the issuance of a site development permit, the applicant shall obtain a permit from Montgomery County for the construction of an eight-foot sidewalk parallel to Shady Grove Road as required by MCDOT;
3. The style of monument sign may be allowed to be twelve (12) feet in height from the finished grade of the street as shown in Exhibit #17 of SDP-1747-2013, subject to Planning Commission approval at Final Site Plan; and
4. The parking aisles in the vehicle display area shall be allowed to be twenty (20) feet in width as shown on Exhibit #49.

Vote: 5-0



BOHLER ENGINEERING

PRELIMINARY STORMWATER MANAGEMENT REPORT

PREPARED FOR:

CARMAX GAITHERSBURG
16331 SHADY GROVE ROAD
GAITHERSBURG, MONTGOMERY COUNTY, MD
BEPC #MB122083

March 4, 2013
REVISED March 14, 2013

PREPARED BY:

BOHLER ENGINEERING
16701 MELFORD BOULEVARD, SUITE 310
BOWIE, MD 20715
(301) 809-4500

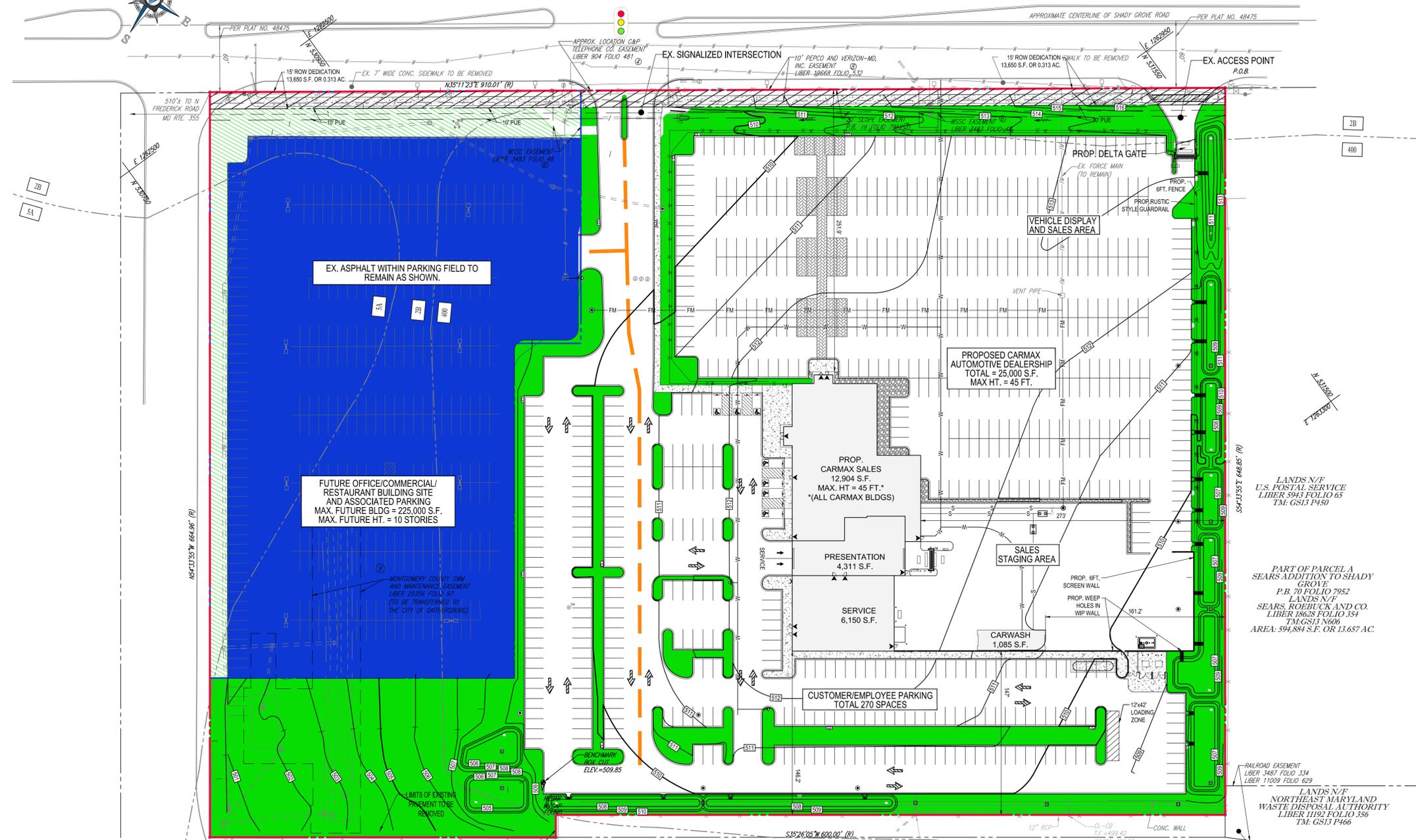
MATTHEW K. JONES, P.E.


MARYLAND LICENSE #39999 3/18/13

PROFESSIONAL CERTIFICATION: I, MATTHEW K. JONES, P.E., HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 39999, EXPIRATION DATE 3/15/15.

CITY OF GAITHERSBURG	
DEPARTMENT OF PUBLIC WORKS	
STORMWATER MANAGEMENT	
APPLICATION NO.	SWM-2073-2013
CONCEPT PLAN <input type="checkbox"/>	PRELIMINARY PLAN <input checked="" type="checkbox"/>
APPROVAL DATE	3/21/13
BY	<i>James D. Amoult</i>

SHADY GROVE ROAD



SKETCH PLAN GENERAL NOTES

- PROPERTY INFORMATION**
- DEVELOPER/APPLICANT: CARMAX AUTO SUPERSTORES, INC. 12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238 CONTACT: J.M. DIXON PHONE: (804) 747-0422
 - 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
 - THIS PLAN REFERENCES INFORMATION FROM THE APPROVED NR/FSD FOR THE PROPERTY, PREPARED BY RODGERS CONSULTING, DATED 1/24/2012.
 - 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, MARYLAND AND HAVING A TAX MAP NO. OF GS13 P450.
 - EXISTING LOT SIZE: AREA = 594,884 SQUARE FEET OR 13.657 ACRES.
 - EXISTING ZONE: MXD (MIXED-USE DEVELOPMENT)
 - EXISTING USE: VACANT BUILDING WITH ASSOCIATED PARKING AREA
 - PROPOSED USE: CARMAX AUTOMOTIVE DEALERSHIP
- NOTE: CARMAX WILL BE DEVELOPED IN ONE (1) PHASE.
- NO STREAMS WERE OBSERVED ON THE PROPERTY OR WITHIN THE ADJACENT PROPERTY WITHIN OR 100' (WHICHEVER IS LESS) OF THE PROPERTY. THE PROPERTY IS WITHIN THE UPPER ROCK CREEK WATERSHED, IN THE USE CLASS IV PORTION.
 - 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 24031C01930, 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.

SITE ANALYSIS

	REQUIRED	PROVIDED
1. MINIMUM LOT SIZE:	N/A	13.66 ACRES
EXISTING LOT 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.8 (a)	25%	±25%
4. DWELLING UNITS / 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.

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

LEGEND

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

GENERAL NOTE
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Joint Hearing - MCC & PC ASK-1746-2013 Exhibit #30

Joint Hearing - MCC & PC SDP-1747-2013 Exhibit #64

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 _____ APPLICATION NO. ASK-1746-2013 WAS GRANTED SKETCH PLAN AMENDMENT APPROVAL BY ORDINANCE _____ WITH _____ CONDITIONS. DATE _____ BY _____

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE MAYOR & CITY COUNCIL

Scale: 1" = 50'

BOHLER ENGINEERING

CORPORATE OFFICE: WARREN, NJ

OFFICES:

- SOUTHROCK, VA
- ALBANY, NY
- CHALCOTE, PA
- CHARLESTON, SC
- CHERRY VALLEY, PA
- FORT LAUDERDALE, FL
- GREENSBORO, NC
- MEMPHIS, TN
- NEW YORK, NY
- PHILADELPHIA, PA
- ROCKVILLE, MD
- WASHINGTON, DC
- WILMINGTON, DE

PROFESSIONAL ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

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



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
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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