



CARVANA

Justification Statement for Amended Schematic Development Plan Approval

**Submitted by:
Carvana, LLC
4020 East Indian School Road
Phoenix, AZ 85018
Vanessa MacDonald
Entitlement Manager**

**Submitted to:

The City of Gaithersburg
31 South Summit Avenue
Gaithersburg, MD 20877-2038**

**August 26, 2016
V.2- Revised September 26, 2016**

Planning Commission
ASDP-7407-2016
Exhibit #6



**Carvana
Justification Statement
Table of Contents**

Section 1. Introduction	Page
Project Location and Ownership	1
About Carvana	2
Project Description	3
Architecture and Engineering	4
Site Size	5
Section 2. Existing Designations and Site Conditions	
Existing Topography and Site Conditions	7
Existing Master Plan Designation	7
Existing Zoning Classification	8
Surrounding Land Uses and Zoning	8
Approved Development Plan	9
Section 3. Schematic Development Plan Amendment Request	
Project Description	10
MXD Zone Compliance Statement	10
Existing v. Proposed	11
Phasing	11
Circulation	11
Parking (Waiver Request)	12
Traffic	14
Landscaping/Afforestation	14
Signage	14
Impact of Proposed Development on Surrounding Properties	15
Section 4. Required Findings	16

Section 5. Proposed Services, Infrastructure and Public Utilities	
Proposed Utilities and Services	20
Proposed Water and Sewer	20
Proposed Drainage Solutions	20
Statement of Adequate Public Facilities	21
Section 6. Economic Analysis	22
Section 7. Implementation	
Purpose and Intent	23
Community Outreach	23
General Administration	23
Section 8. Development Team	24
Section 9. Conclusion	25
List of Exhibits	26



Section 1. Introduction

Carvana, LLC, (the "Applicant") is pleased to submit this justification statement along with our applications to The City of Gaithersburg in support of a request for a Schematic Development Plan Amendment (the "Application"), pursuant to Sections 24-160D.11 and 24-198(c) of Chapter 24 of the Code of the City of Gaithersburg, Maryland (the "Zoning Ordinance"). This application, if approved, and other related requests will allow for the development of a Carvana fulfillment center, which includes an innovative automobile pickup and welcome center on property located at 15710 Shady Grove Road (the "Property"). The proposed facility will be an "automobile sales lot" under applicable zoning ordinance definitions, and will be consistent with the longstanding commercial use of this property.

As described herein, the Applicant's proposed use differs significantly from traditional automobile sales. Rather than utilizing large surface parking areas to store and display vehicle inventory on-site, Carvana facilitates the online sale of used vehicles that are then made available for customer pickup via a state of the art "vending machine" structure. The vending machine allows vehicles to be stacked in a temporary vertical configuration until they are retrieved by their purchasers. Please refer to Section 3 of this statement for more information concerning Carvana's business and operations and the proposed vending machine for the Property.

As described herein, the proposed Schematic Development Plan Amendment complies with all applicable Zoning Ordinance requirements.

Project Location and Ownership

The Applicant is the ground lessee of the property, a ± 2.4977 acre record lot located approximately north of the on-ramp for northbound Interstate 270 ("I-270") (the "Property"). The parcel is shown in the aerial below and as **Exhibit A** of this statement.



About Carvana

Carvana is an online automotive retailer that was created with the specific intent of disrupting the used car industry. Through a robust, user-friendly website, Carvana offers pre-owned vehicles for sale and provides buyers the opportunity for a 360° view of the vehicle prior to purchase. Customers are given a 7-day test drive and delivery of the vehicle can be made in as little as 24 hours.

- Carvana was founded in 2012 as an online automotive retailer. Carvana has been described as a “Zappos for cars” and provides the ability for customers to buy a used car in as less than 20 minutes.
- In 2015, Forbes magazine ranked Carvana #5 on its “Most Promising Companies” list.
- Carvana has current revenues in excess of \$350,000,000.
- Carvana began its operations in Atlanta, Georgia in 2012, and is now the 2nd largest pre-owned automotive retailer in the state of Georgia.

- Through the use of a coin-operated “vending machine” Carvana delivers cars to buyers in an entertaining and memorable way.
- Carvana currently operates a car vending machine in Nashville, Tennessee, with four more under construction in Dallas, Houston and Austin, Texas.

This request is being made to facilitate the development of a new building specially designed for the pickup of vehicles ordered online at Carvana.com. With the development of its car vending machine property, Carvana will provide a non-traditional bricks-and-mortar identity for those Maryland consumers who want to establish an in-person relationship with their car retailer. Visitors to the vending machine are welcomed by appointment-only and standard hours of operation are daily from 9am to 7pm.

Project Description

Behold: a 71-foot vending machine that dispenses cars!



Architecture and Engineering

As shown in the artist's rendering above and in **Exhibit B** of this statement, the Carvana fulfillment center features a contemporary, single-story building connected to a 71-foot glass and steel octagonal tower. Inside the tower are cars which have been previously purchased and are ready to be picked up by their owners. Prior to picking up their cars, the owners have been mailed a token which will activate the vending machine. After completing some quick paperwork at the welcome center, buyers place their token in the vending machine, and their car is brought down from the tower via a proprietary automated delivery system and delivered to one of the delivery bays on the site.





Carvana’s lift system is designed and manufactured by Otto Nussbaum GmbH & Co, a global supplier of automotive service lifts. From a location in Gastonia, North Carolina, Nussbaum manufactures the lift systems, then transports them and installs them in the sleek glass and steel Carvana towers.

Site size

Carvana packs a lot of excitement into a small site. While most traditional car dealers require 10 to 20 acres to house their showrooms and inventory, Carvana requires only 1 to 2 acres for their vending machine locations. On this smaller, more environmentally friendly footprint, Carvana is able to comfortably place the vending machine tower, welcome and fulfillment center, customer parking, landscaping and stormwater retention. While other traditional car dealers require hundreds of parking stalls to house their inventory and accommodate customers, Carvana requires only 50 to 65 spaces. These spaces accommodate the parking needs of employees and visitors, and cars which have been delivered to the site but have not yet been loaded into the vending machine tower.

The Carvana Difference	
Traditional Automobile Dealers	Carvana
10 to 20 acres	1 to 2 acres
30,000+ building square footage	8,200 building square footage
Over 650 parking spaces	62 spaces
Vehicles are displayed for sale	Vehicles are pre-sold, awaiting customer pickup
Walk-ins are welcome and encouraged	Customers are by appointment-only
Large areas of impervious surfaces	Small areas of impervious surfaces
Car wash and service center	No car wash or service center
Environmental waste products	No environmental waste products
Fuel pumps	No fuel pumps



Section 2. Existing Designations and Site Conditions

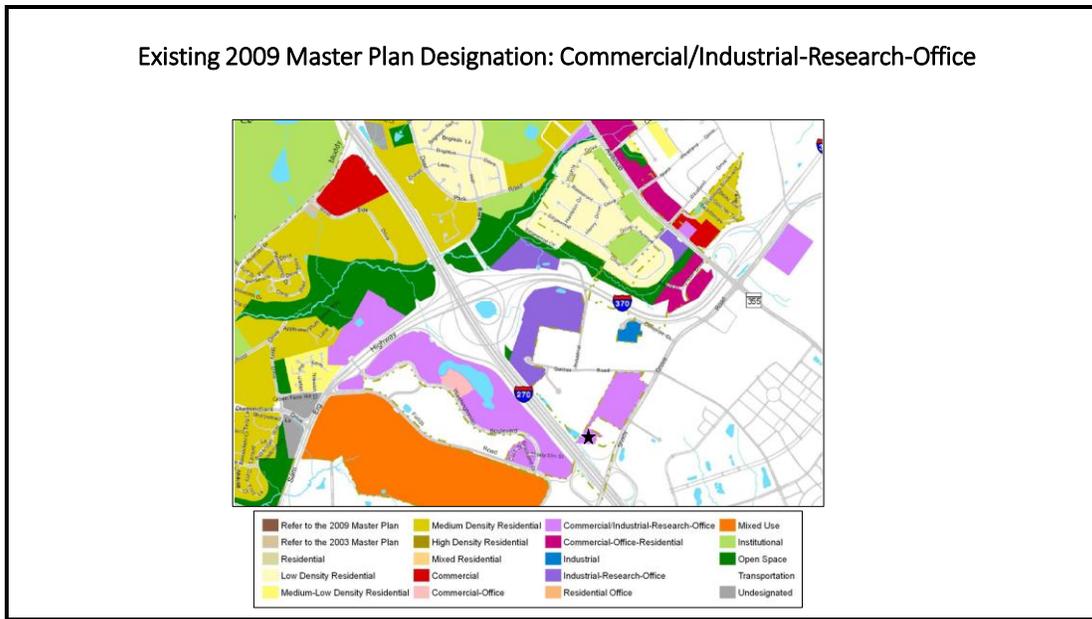
Existing Topography and Site Conditions

The property was formally annexed into the City of Gaithersburg on July 9, 1991 pursuant to the Annexation Agreement recorded in the Land Records of Montgomery County at Liber 10559, Folio 290.

Access to the parcel is provided from Shady Grove Road, through an access easement with the adjoining parcel. There are two storm drainage easements on the property—one in the northern corner, and the other running along the southern boundary of the property. The site has proven to be challenging to the historical commercial users of the property due to low visibility from Shady Grove Road and the 270 freeway.

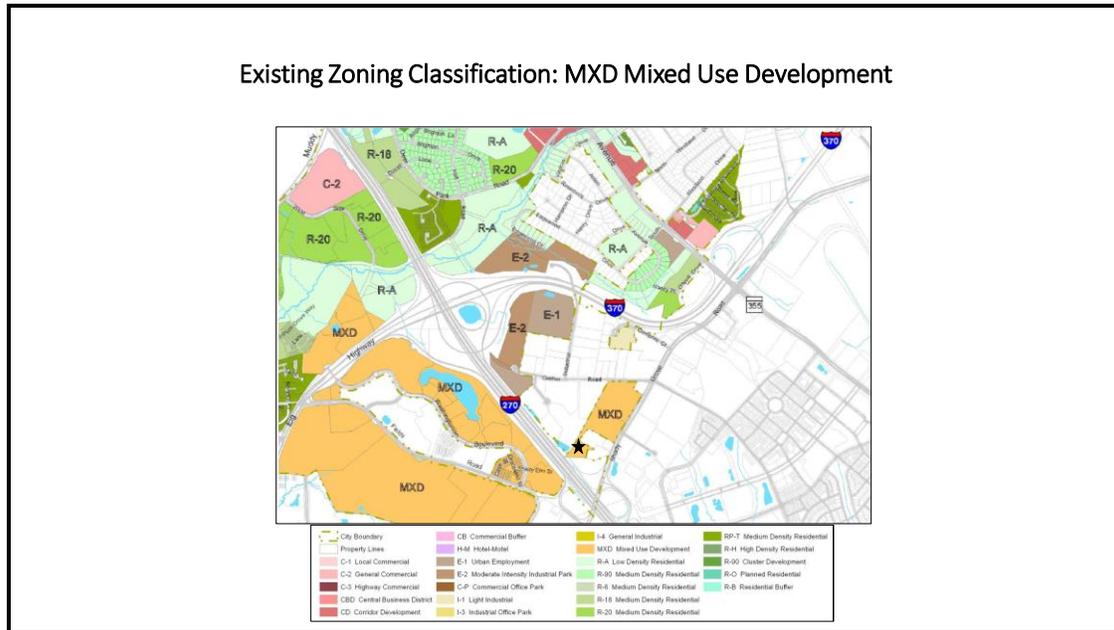
Existing Master Plan Designation

As shown below, the property is currently designated as Commercial/Industrial-Research-Office in the City of Gaithersburg 2009 Master Plan.



Existing Zoning Classification

Similarly, the property is currently zoned MXD- Mixed Use Development (“MXD”), as shown below.



Surrounding Land Uses and Zoning

The table below indicates the Use, Master Plan designation and zoning classifications of the parcels surrounding the project site.

Location	Existing Use	Master Plan Designation	Zoning Classification
Northeast	Warehouse/Office	None	Montgomery County IM-2, H-50
Southeast	Restaurant	None	Montgomery County GR-1.5 H-45
Southwest	Interstate 270	None	None
Northwest	Warehouse/Office	None	Montgomery County IM-2, H-50
Project Site	Vacant Restaurant	Commercial/ Industrial-Research-Office	MXD

As shown in the table on the preceding page, the property is surrounded by properties in Montgomery County jurisdictional limits.

Approved Development Plan

The Property is subject to a Final Site Development Plan that was approved by the City of Gaithersburg Planning Commission ("Planning Commission") on November 15, 1994 ("Site Development Approval No. S-1036"). Since the time of Final Site Development Plan approval, the Property has exclusively been utilized for commercial purposes as a restaurant in accordance with its prior entitlements and applicable requirements for the MXD Zone. The approved site plan is provided as **Exhibit C** of this statement.



Section 3. Schematic Development Plan Amendment Request

Project Description

Consistent with the longstanding commercial use of the Property, Carvana is submitting this schematic development plan amendment request to facilitate the development of the Property for use as an automobile sales lot, an allowed use in the MXD zoning district and consisting of a fulfillment and welcome center.

The Gaithersburg Zoning Ordinance defines "automobile sales lots" as "lots arranged, designed or used for the storage and display of motor vehicles for sale or any non-occupied trailer, and where no repair work is done except minor incidental repair of automobiles or trailers displayed for sale on the premises". Carvana's proposed use fits well within this definition, even though the Carvana business model differs significantly from traditional automobile sales.

The Carvana automotive fulfillment center and vending machine features a contemporary, single-story building connected to a 71-foot glass and steel octagonal tower. As shown on the Schematic Development Plan, **Exhibit D**, the building is oriented on the site so that the vending machine component is most visible from Interstate 270, and the welcome center is clearly visible from the entrance to the site from Shady Grove Road. Parking on the site is arrayed around the perimeter of the site, next to the abundant landscape areas.

MXD Zone Compliance Statement

As described within this statement, the proposed development complies with all applicable MXD zoning ordinance requirements and standards. Accordingly, with the exception of parking (for which the Applicant is requesting a waiver to exceed the maximum amount of spaces that the Zoning Ordinance permits for an automobile sales lot use, as described herein), there are no deviations from the applicable development standards required to implement this request.

Existing v. Proposed

The physical constraints on this property which have made previous uses unviable, are precisely what make the property suitable to Carvana's use. The innovative site planning and unique nature of this land use allow for what many could consider a vacant, remnant parcel, to be redeveloped into a vibrant use and contributor to economic development in the City of Gaithersburg. As shown in the table below, by nearly every land planning measure, the proposed Carvana use represents an improvement over the currently approved site plan.

	Existing/Approved Site Plan	Proposed Carvana Site Plan
Impervious Surface	67,030 s.f.	45,738 s.f.
Parking Spaces	177 spaces	62 spaces
Green Area	28.7%	26.2%
Building Square Footage	8,425 s.f.	8,200 s.f.

Phasing

All of the development proposed in this application will be undertaken in a single phase.

Circulation

As shown in the diagram on the following page, the trucks that will be delivering vehicles to the site will enter off of Shady Grove Road and proceed down the shared access driveway which exists between Red Lobster and the Shell Gas Station. When the delivery truck enters the site, it will drive around the back of the proposed Carvana building, off-load the vehicles into the tower, loop around the building and return to the shared access road and exit onto Shady Grove Road. Thus, all delivery truck activities will be able to be accommodated entirely on site.

Employees and customers will also use the shared access drive off of Shady Grove Road. Upon entry into the Carvana property, customers can park in any of the 62 spaces on the site. Two ADA parking spaces are provided immediately adjacent to the front entry of the building.



Parking (Waiver Request)

The parking for the proposed Carvana fulfillment center has been calculated using the following formulas outlined in the Zoning Ordinance for automobile sales lots:

$$\begin{aligned} \text{Minimum: } & (1 \text{ parking space per } 500 \text{ sq. ft.}) = 17 \text{ spaces} \\ \text{Maximum: } & (1 \text{ parking space per } 500 \text{ sq. ft.} \times 1.1) = 19 \text{ spaces} \\ \text{Plus: } & \text{one parking space per employee} = 25 \text{ spaces} \end{aligned}$$

Accordingly, a minimum of 42 parking spaces are required (17+25=42) and a maximum of 44 spaces are permitted (19+25=44). As shown on the Schematic Development Plan, Carvana is proposing to provide 62 parking spaces overall, which is a modest amount of parking for an automobile sales lot use but nevertheless more parking than would otherwise be permitted under the Zoning Ordinance. Therefore, the Applicant is requesting a waiver from the Planning Commission pursuant to Section 24-222 of the Zoning Ordinance in order to increase the maximum amount of parking permitted on the site.

Section 24-222(b) of the Gaithersburg Zoning Ordinance establishes criteria which may be considered by the Planning Commission in order to grant an increase in the maximum

number of parking spaces permitted. The proposed schematic development plan meets the following specific criteria, are shown below in italics. The manner in which this application meets each criteria is shown in **boldface**.

- 1) *The development is located in an area with minimum or no proximity to transit alternatives.*

The development site on Shady Grove Road is not served by a Metro line, nor a convenient bus route. Visitors and employees will logically be arriving to this location in automobiles.

- 2) *The type of use has unique characteristics that require additional parking.*

The majority of the additional parking spaces requested with this application are primarily intended to be used as “inventory” parking spaces rather than “customer” parking spaces. In other words, the majority of the spaces are intended to accommodate the temporary storage or staging of vehicles which have been delivered to the site, but have not yet been loaded into the vending machine. For example, if the tower is fully loaded with vehicles and a new delivery of cars is made to the site, they will be placed in the additional parking spaces so as not to interfere with customer parking or drive aisles. The vehicles will remain in those spaces until they can be loaded into the vending machine in a timely manner. This unique operating characteristic requires additional parking which is consistent with the development of the site in an orderly, efficient, cohesive and safe manner.

Additionally, it is worth noting that the requested Schematic Development Plan actually represents a *decrease* in parking from the currently approved plan and the existing development on the site. While Carvana is requesting more than the maximum number of parking spaces allowed, the overall effect of this new plan will still be to reduce the amount of impervious surface, increase green area, and achieve a nearly 65% reduction in the amount of existing parking spaces that are currently provided.

Due to the lack of available transit options, Carvana’s unique operating characteristics, and the resulting improvement of the site over currently exists, Carvana believes that the proposed amount of parking is justified and respectfully requests a waiver from the maximum parking requirement.

Traffic

Carvana engaged Lenhart Traffic Consulting to perform an evaluation of the proposed use and provide a Traffic Impact Statement. The statement is provided as **Exhibit E** of this statement. The statement concludes that the new Carvana fulfillment and welcome center located on Shady Grove Road will generate only 16 trips during the peak morning hours, and 21 trips during the peak evening hours. This represents a reduction in total trips from the previous restaurant use of the site.

Landscaping/Afforestation

According to Section 22-9 of the City of Gaithersburg Code and the City of Gaithersburg Tree Manual, landscaping in commercial districts is required to be a minimum of 10% of the parking area, in this instance, 6,943 square feet. The proposed development contains 7,104 square feet of landscaping, or 10.2% of the total parking area.

Similarly, for commercial properties, 15% of the limits of disturbance area is required to be forested, in this instance 11,042 square feet. With this proposed development, Carvana will be providing 12,164 square feet of forestation, which represents 16.5% of the limits of disturbance area. The newly afforested area will be located between Carvana and the existing restaurant to the southeast of the site and will include trees from the tree list found in Appendix B of the *City of Gaithersburg Tree Manual*, or an alternative acceptable to City staff. All trees will be planted in accordance with the *City Forest Conservation Technical Manual*.

The landscaping and afforestation areas combined provide a green area of 19,268 square feet, or 26.2% of the limits of disturbance.

Signage

Signage for this project will comply with Article IX of the City of Gaithersburg Code of Ordinances. A comprehensive sign package will be submitted for review with the final site plan.

Impact on Proposed Development on Surrounding Properties

The proposed development will have a positive aesthetic impact on the surrounding area. The new, gleaming Carvana tower will replace the existing, vacant BC Steak restaurant and inject some well-needed vitality to the area. The operational impact on the surrounding area will be minimal. Carvana's hours of operation are reasonable: daily from 9:00 a.m. till 7:00 p.m., and by appointment only. Twenty-five employees will make daily trips to the site and a stinger-delivery vehicle will deliver cars to the site during normal business hours. There will be no emission of odor, dust, gas, noise, vibration, smoke, heat or glare from the proposed facility.

Additionally, the continued commercial use of this property will have little-to-no impact on the public facilities and services in Gaithersburg.



Section 4. Required Findings

This proposed Schematic Development Plan Amendment satisfies each of the required findings set forth in Section 24-160D.10(b) of the Gaithersburg Zoning Ordinance, which requires the findings be met before approval by the City Council. The findings are shown below in italics, and the manner in which this application meets each finding is shown in **boldface**.

- (1) *The plan is substantially in accord with the approved sketch plan.*

As previously discussed in this statement, the proposed use represents an improvement upon the previously approved schematic development plan. While the size of the building footprint remains similar, there are significant differences between the existing and proposed plans. Where the differences exist, however, the proposed plan represents an improvement over the existing plan. The new development is accommodated on the site using less impervious surfacing, fewer parking spots and more open space than what was provided in the approved schematic plan. Since these difference represent a less intense use of the site, the new plan may be considered to be in substantial conformance with the existing schematic development plan.

- (2) *The plan meets or accomplishes the purposes, objectives and minimum standards and requirements of the zone, and other requirements of the City Code.*

The proposed development meets the purposes and objectives outlined in Sec. 24-160D.1 of the Gaithersburg Zoning Code in the following manner: 1) By employing a cohesive and distinctive architectural style and related building signage; 2) By providing a quality of development that is compatible with internal and

surrounding uses and exceeds that which could be achieved under conventional zoning regulations and procedures; 3) By using the small parcel in an efficient manner that is different than other automotive retailers; 4) By providing a natural environment that is superior to the previously approved plan by preserving trees, and increasing afforestation areas; and 5) By developing the parcel as a commercial use in a single phase which will ensure the continued provision of public utilities, with little to no impact on public facilities and community amenities.

Additionally, compliance with Sections 24-160D.2-8 pertaining to locations, permitted uses, density and intensity, compatibility, landscaping, public facilities and parking has been demonstrated as discussed in Section 3 of this statement.

- (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.*

There are no specific conditions or requirements in the Master Plan for the proposed development site. The site is part of a broader development which is designated as MXD, or Mixed Use Development. Additionally, this broad area is recommended for Commercial/Industrial/Research/Office uses as shown on the city-wide maps in the Land Use Element of the 2009 Master Plan.

The proposed development also responds to the 2012 Strategic Direction #1, which states that “all planning and development considers and responds to the City’s environmental, transportation, economic, social and civic needs.” As previously mentioned, the absorption of vacant commercial property and the resumed commercial use of that property, will bring about a new and exciting use which will contribute to the economic health of the City with negligible impact to City facilities and services.

- (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 proposed development is consistent not only with the Master Plan Designation and Zoning classification for this property, but is compatible with the as-built environment of the area immediately surrounding the site. Access to the site will be provided through driveways which are already in use, and as demonstrated in the Traffic Impact Statement provided in the project submittal, traffic to the site will be lower than the previous use of the property.

- (5) *That existing or planned public facilities are adequate to service the proposed development contained in the plan.*

Currently, there exist adequate public utilities to the site, as discussed in Section 5 of this statement. There will be no interruption of services during the construction of the vending machine and welcome center. The commercial use will have little-to-no impact on traffic, schools, sewer, water and fire protection facilities, as demonstrated by the required utility plans and traffic impact statement provided in the submittal for the Schematic Development Plan Amendment.

- (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.*

As previously noted elsewhere in this statement, the development of this project will take place in one phase. As a commercial use, this proposed development will not impact the school system or other public facilities.

- (7) *That the plan, if approved, would be in the public interest.*

The proposed development embodies the principal of adaptive reuse. By taking a vacant commercial property and repurposing it for a newer, more modern business that delivers its product in an environmentally

friendly manner, Carvana is helping to conserve land and promoting environmental stewardship. Additionally, by absorbing vacant commercial space and bringing a new, successful business to Gaithersburg, tax dollars will be generated which will contribute to the overall economic health of Gaithersburg, Montgomery County and the State of Maryland.



Section 5. Proposed Services, Infrastructure and Public Utilities

Proposed Utilities and Services

Public utilities and services for Carvana will be provided by the entities shown below:

Service	Provider
Water	Washington Suburban Sanitary Commission
Sewer	Washington Suburban Sanitary Commission
Electric	PEPCO
Gas	Washington Gas
Cable	Verizon
Telephone	Verizon
Law Enforcement	City of Gaithersburg
Fire	City of Gaithersburg

Proposed Water and Sewer

There are existing water and sanitary sewer lines that cross the northern corner of the site. A water service will be tapped off of the existing main and run to the proposed building to serve the domestic and fire requirements. Similarly, a sanitary sewer line will be installed from an existing manhole on-site and extended to the proposed building. All utility permitting will occur through the Washington Suburban Sanitary Commission.

Proposed Drainage Solutions

Drainage for the proposed development will be provided by means of two micro-bio retention areas on site. The micro-bio retention areas will accommodate 3,880 cubic feet combined, more than the 3,715 cubic feet required as outlined in the 2010 Maryland Stormwater Design Manual. The existing drainage patterns and outfalls will be maintained through the new development.

Statement of Adequate Public Facilities

As required in Chapter, 24, Article XV of the City of Gaithersburg Code of Ordinances: *Adequate Public Facilities* ("the APFO"), applicants seeking Schematic Development Plan approval must demonstrate that the needs of the proposed development can be adequately served by the existing emergency services, traffic capacity, school capacity and water and sewer facilities in the immediate vicinity. Each of these elements will be satisfied by the proposed Carvana fulfillment center as follows:

Traffic: As discussed in the Traffic Impact Statement provided as **Exhibit E** of this statement, the proposed development complies with the requirements of the City of Gaithersburg Traffic Impact Study Standards. The Traffic Impact Statement demonstrates that there is adequate traffic capacity in the immediate vicinity to accommodate the proposed development.

Educational Facilities: As a commercial project, this proposed development does not propose any new residential housing into the City and therefore will have no impact on school capacity. Accordingly, the project is compliant with Section 24-246 of the APFO.

Water and Sewer Services: This project is located in the Washington Suburban Sanitary Commission categories W-1 and S-1. The proposed development will not cause the city to exceed transmission capacity at either the Blue Plains or Seneca Wastewater Treatment Plants, therefore the project is compliant with Section 24-247 of the APFO.

Emergency Services: This property is located within a ten-minute response time from four different fire stations: Travilah (#32), Rockville (#3), Gaithersburg (#8) and Gaithersburg (#8). The APFO requires that a proposed development be within a ten-minute response time from only two different fire stations, accordingly, the project is in compliance with Section 24-248 of the APFO.



Section 6. Economic Analysis

Appearances can be deceiving—from its tiny footprint, Carvana packs a walloping economic impact. The proposed site will ultimately provide jobs for twenty-five, full-time, salaried, skilled individuals who will be recruited locally. These Carvana ambassadors receive an average salary of \$45,000 and perform the following functions: delivery and pickup coordination between the vending machine and distribution hub, facilities management, customer and community outreach and completion of transaction details.

Additionally, Carvana’s initial investment in Gaithersburg will be close to \$6 million, which includes a \$4.5 million initial capital expenditure.



Section 7: Implementation

Purpose and Intent

Development of the Carvana Vending Machine site will be implemented in conformance with the regulations and guidelines contained within City of Gaithersburg Master Plan, the Code of the City of Gaithersburg, Maryland and other related planning documents.

Public Outreach

In addition to the notices of public hearing that the City sends out to adjacent property owners, Carvana will send letters of introduction to those businesses immediately surrounding the project site.

General Administration

This development will be administered and enforced by the City of Gaithersburg Planning and Code Administration and Permitting & Inspections Division.



Section 8: Development Team

Land Use Counsel:

Lerch, Early & Brewer
Mr. Robert Harris
Mr. Christopher Ruhlen
3 Bethesda Metro Center, Suite 460
Bethesda, MD 20814
301-986-1300

Applicant/Developer:

Carvana, LLC.
Ms. Vanessa MacDonald
Entitlement Manager
4020 East Indian School Road
Phoenix, AZ 85018
480-620-6627

Architect:

WHN+ Architects
Mr. Jim Hodges
330 West 10th Street
Charlotte, NC 28202
703-333-9952

Engineer:

Bohler Engineering
Mr. Nick Speach
16701 Melford Boulevard, Suite 310
Bowie, MD 20715

Media Inquiries:

Carvana, LLC.
Mr. Ryan Keeton
Chief Brand Officer
4020 East Indian School Road
Phoenix, AZ 85018
602-284-0255



Section 9: Conclusion

This proposed Schematic Development Plan and related applications will bring a new and exciting company to Gaithersburg whose values, mission and goals align closely with mission and visions which guide the Master Plan and development in the City:

Some of these shared visions are:

- Embracing the opportunities that new technologies, programs and concepts in architecture and design provide.
- Instilling in our employees a strong sense of community and individual responsibility.
- Placing a high value on community partnerships.
- Encouraging health and wellness.
- A commitment to sustainable building practices

This application, if approved, will allow for the development of a Carvana vending machine, welcome and fulfillment center which will provide the residents of Gaithersburg with a new retail car buying experience. The development team looks forward to working with the City of Gaithersburg to make the vision for this parcel a reality and respectfully request support of this application.



List of Exhibits

- A)** Aerial Exhibit
- B)** Artist's Rendering
- C)** Approved Site Plan
- D)** Schematic Development Plan
- E)** Traffic Impact Statement



Exhibit B

INDEX OF SHEETS

- SITE PLAN.....C-1
- SITE PLAN.....C-2
- SITE DETAILS.....C-3
- SEDIMENT CONTROL PLAN.....C-4
- SEDIMENT CONTROL DETAILS.....C-5
- LANDSCAPE PLAN.....L-1

SITE DEVELOPMENT INFORMATION

- Total site area = 108,802 sq. ft.
- Site Area (without I-270 R.W.) = 105,656 sq. ft.
- Proposed Building Gross Floor Area = 8,351 sq. ft.
- Parking Required (13 spaces / 1000 sq. ft. G.F.A.) = 109 spaces
- Parking Provided (Including 7 Handicap Spaces) = 177 spaces
- Total Green Space Required(25% x 105,656) = 26,414 sq. ft.
- Total Green Space Provided (= 28.2 Percent of Site) = 30,309 sq. ft.
- Interior Parking Lot Area(No. 1 & No. 2) = 67,030 sq. ft.
- Parking Lot Green Area Required (8 Percent of Parking Lot) = 5362 sq. ft.
- Parking Lot Green Area Provided (= 2.2 Percent of Parking Lot) = 6970 sq. ft.
- Building Coverage (P.A.R.) = 0.08

- GENERAL NOTES**
- This site plan has been prepared based on July 10, 1989, topographic survey prepared by Larson Engineers, Inc. GLW shall be responsible only for any changes shown hereon.
 - All parking spaces are 9' x 17' unless otherwise shown.
 - Building dimensions shown are approximations. Refer to architectural plans for actual dimensions.
 - Site address: 15710 Shady Grove Road
 - This property does not lie within the 100-year floodplain as defined by FEMA.
 - Horizontal control in W.S.S.C. grid meridian.
 - Vertical control tied to W.S.S.C. bench mark No. 3984 located at the centerline of concrete island at entrance to Bechtel Corporation, west side of Shady Grove Road at intersection with Choke Cherry Drive.
 - The dimension for the proposed building were based on available architectural information. Where discrepancies may exist, the architectural shall govern, and GLW should be contacted to note the change.

CITY OF GAITHERSBURG

SITE DEVELOPMENT APPROVAL

City of Gaithersburg Planning Department, 1000 Gaithersburg Road, Gaithersburg, MD 20878

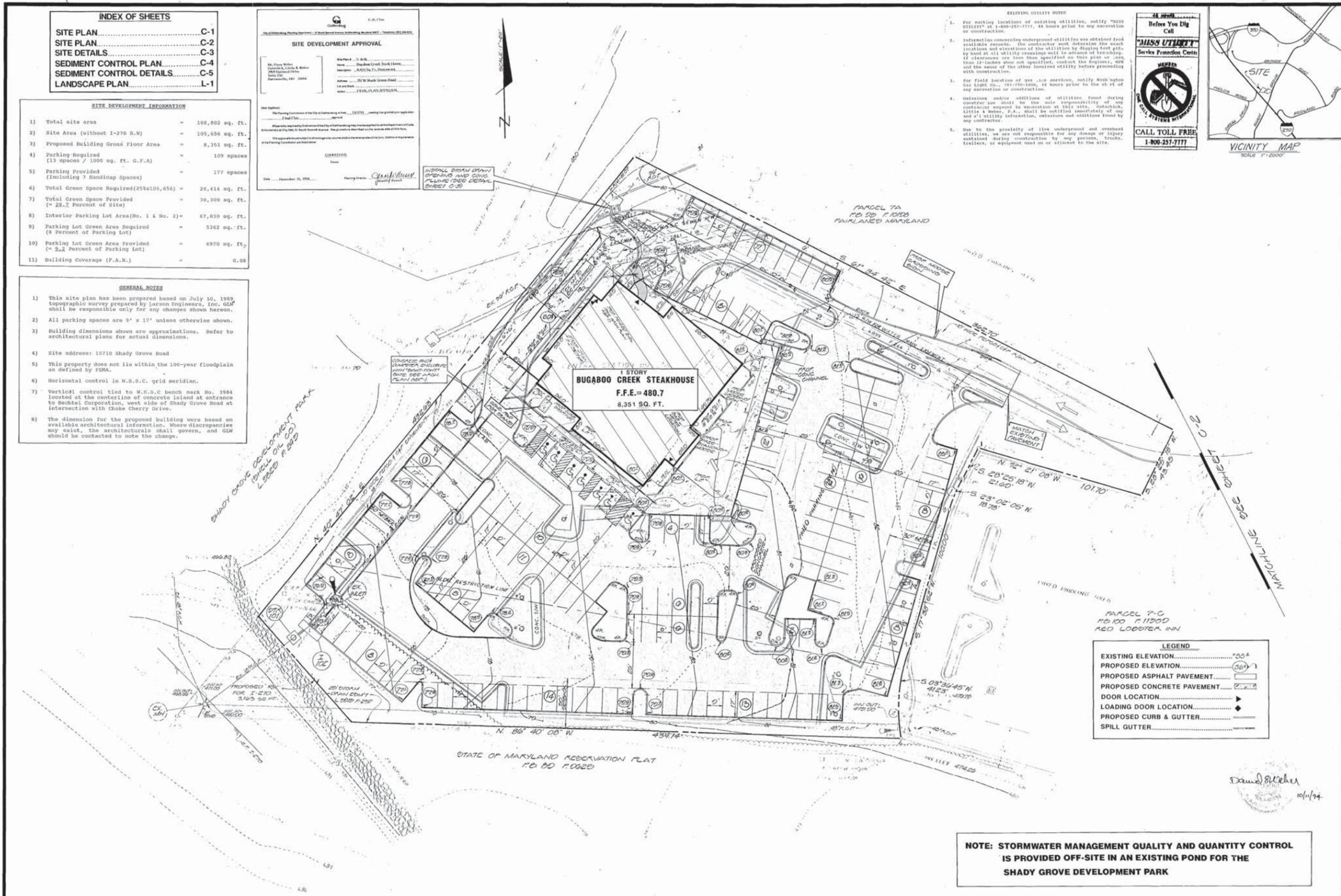
Mr. Steve Weber
City Engineer
1000 Gaithersburg Road
Gaithersburg, MD 20878

Site Plan No. S-1036
Name: Bugaboo Creek Steak House
Address: 15710 Shady Grove Road
City: GAITHERSBURG, MD
Date: November 16, 1994

Dear Applicant:
The Planning Commission of the City of Gaithersburg, on this 11/16/94, meeting has granted your application for a Site Development Approval for the proposed site plan for the Bugaboo Creek Steak House, located at 15710 Shady Grove Road, Gaithersburg, MD 20878. The Planning Commission has approved the site plan for the proposed site plan for the Bugaboo Creek Steak House, located at 15710 Shady Grove Road, Gaithersburg, MD 20878.

DATE: November 16, 1994

INSTALL DRAIN GRATE OPENING AND CONG. PLUMBING (SEE DETAIL SHEET C-3)

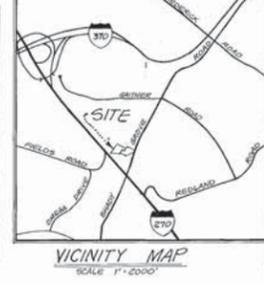


- EXISTING UTILITY NOTES**
- For marking locations of existing utilities, notify MISS UTILITY at 1-800-257-7777, 48 hours prior to any excavation or construction.
 - Information concerning underground utilities was obtained from available records. The contractor must determine the exact locations and elevations of the utilities by digging test pits, by hand at all utility crossings well in advance of trenching. If clearances are less than specified on this plan or less than 12-inches when not specified, contact the Engineer, and the owner of the utility before proceeding with construction.
 - For field location of gas lines, notify Westinghouse Light Co., (301) 950-1000, 48 hours prior to the start of any excavation or construction.
 - Obstacles and/or obstructions of utilities found during construction shall be the sole responsibility of any contractor engaged in excavation at this site. Subsequent, Little & Nease, P.A., shall be notified immediately of any and all utility information, obstacles and obstructions found by any contractor.
 - Due to the proximity of live underground and overhead utilities, we are not responsible for any damage or injury sustained during construction by any person, trucks, trailers, or equipment used on or adjacent to the site.

MISS UTILITY
Service Protection Center

MEMBER
NATIONAL UTILITY SERVICE

CALL TOLL FREE
1-800-257-7777



LEGEND

- EXISTING ELEVATION..... 55'
- PROPOSED ELEVATION..... 56'
- PROPOSED ASPHALT PAVEMENT..... [Symbol]
- PROPOSED CONCRETE PAVEMENT..... [Symbol]
- DOOR LOCATION..... [Symbol]
- LOADING DOOR LOCATION..... [Symbol]
- PROPOSED CURB & GUTTER..... [Symbol]
- SPILL GUTTER..... [Symbol]

NOTE: STORMWATER MANAGEMENT QUALITY AND QUANTITY CONTROL IS PROVIDED OFF-SITE IN AN EXISTING POND FOR THE SHADY GROVE DEVELOPMENT PARK

GLW GUTSCHICK LITTLE & WEBER, P.A.
ENGINEERS, PLANNERS, SURVEYORS
3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE OFFICE PARK BURTONSVILLE, MD 20816
TELEPHONE: (301) 421-4024

DATE	REVISION	BY	APP.
11/16/94	REVISED STORMWATER MANAGEMENT PLAN	ED	DDG
11/16/94	REVISED TRANSPORTATION AND LOCATION	ED	DDG
11/16/94	REVISED P.F. 1 AND GRADED P.F. 2	ED	DDG

OWNER:
BUGABOO CREEK STEAKHOUSE
1275 WAMPANOAG TRAIL
EAST PROVIDENCE,
RHODE ISLAND 02915
(401) 433-5500 EXT. 15
ATTN: MR. JEFF RYAN

ARCHITECT:
MR. PETER NIEMITZ
NIEMITZ DESIGN GROUP
ONE DESIGN CENTER PLACE
SUITE 612
BOSTON, MA. 02210

PREPARED FOR:
MR. JOHN E. DOWD, V.P.
SHAWMUT DESIGN & CONSTRUCTION
7364 McWHORTER PLACE
ANNANDALE, VIRGINIA 22003
(703) 354-9600

SITE PLAN
BUGABOO CREEK STEAKHOUSE
LOT 7-D, WASHINGTONIAN INDUSTRIAL PARK, P.B. 100 P.No. 11309
CITY OF GAITHERSBURG MONTGOMERY COUNTY, MARYLAND

SCALE	ZONING	GLW FILE No.
1"=20'	H - M	94-041
DATE	TAX MAP No.	SHEET
OCTOBER 1994	FS 562	C-1

Exhibit C

INDEX OF SHEETS

- SITE PLAN.....C-1
- SITE PLAN.....C-2
- SITE DETAILS.....C-3
- SEDIMENT CONTROL PLAN.....C-4
- SEDIMENT CONTROL DETAILS.....C-5
- LANDSCAPE PLAN.....L-1

SITE DEVELOPMENT APPROVAL

City of Gaithersburg, Maryland

Site No. 1-94-001

Project Name: Bugaboo Creek Steakhouse

Address: 1275 WAMPANOAG TRAIL, EAST PROVIDENCE, RHODE ISLAND 02815

Applicant: MR. JOHN E. DOWD, V.P. SHAWMUT DESIGN & CONSTRUCTION, 7384 McWHORTER PLACE, ANNANDALE, VIRGINIA 22003

City Engineer: [Signature]

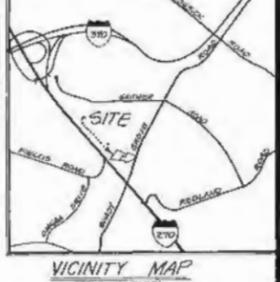
Date: [Date]

SITE DEVELOPMENT INFORMATION

- Total site area = 108,802 sq. ft.
- Site Area (without I-270 R.W.) = 105,656 sq. ft.
- Proposed Building Gross Floor Area = 8,351 sq. ft.
- Parking Required (13 spaces / 1000 sq. ft. G.F.A.) = 109 spaces
- Parking Provided (Including 7 Handicap Spaces) = 177 spaces
- Total Green Space Required (25% x 105,656) = 26,414 sq. ft.
- Total Green Space Provided (= 25.7 Percent of Site) = 30,300 sq. ft.
- Interior Parking Lot Area (No. 1 & No. 2) = 67,030 sq. ft.
- Parking Lot Green Area Required (8 Percent of Parking Lot) = 5362 sq. ft.
- Parking Lot Green Area Provided (= 2.2 Percent of Parking Lot) = 4970 sq. ft.
- Building Coverage (P.A.R.) = 9.08

- GENERAL NOTES**
- This site plan has been prepared based on July 10, 1989 topographic survey prepared by Larson Engineers, Inc. G.M. shall be responsible only for any changes shown hereon.
 - All parking spaces are 9' x 17' unless otherwise shown.
 - Building dimensions shown are approximations. Refer to architectural plans for actual dimensions.
 - Site address: 15710 Shady Grove Road
 - This property does not lie within the 100-year floodplain as defined by FEMA.
 - Horizontal control in N.A.S.D.C. grid meridian.
 - Vertical control tied to W.S.S.C. bench mark No. 3984 located at the centerline of concrete island at entrance to Bechtel Corporation, west side of Shady Grove Road at intersection with Choke Cherry Drive.
 - The dimension for the proposed building were based on available architectural information. Where discrepancies may exist, the architect's shall govern, and G.M. should be contacted to note the change.

- EXISTING UTILITY NOTES**
- For marking locations of existing utilities, notify "Miss Utility" at 1-800-257-7177, 48 hours prior to any excavation or construction.
 - Information concerning underground utilities was obtained from available records. The contractor must determine the exact locations and depths of the utilities by digging test pits, by hand at all utility crossings well in advance of trenching. If dimensions are less than specified on this plan or less than 12-inches when not specified, contact the Engineer, G.M. and the owner of the other involved utility before proceeding with construction.
 - For field location of gas line services, notify Washington Gas Light Co., 701-740-1000, 48 hours prior to the start of any excavation or construction.
 - Ownership and/or utilities of utilities found during construction shall be the sole responsibility of any contractor engaged in excavation at this site. Outchick, Little & Weber, P.A. shall be notified immediately of any and all utility information, adjustments and additions found by any contractor.
 - Due to the probability of live underground and overhead utilities, we are not responsible for any damage or injury sustained during construction by any persons, trucks, trailers, or equipment used on or adjacent to the site.



CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
AND ENGINEERING

DATE: 12/29/94

BY: [Signature]

Subject to approval of lighting plan and coordinates of lighting & landscaping plans.

APPROVED

Final site plan approved with all conditions.

DATE: 1/11/95

BY: [Signature]

LEGEND

- EXISTING ELEVATION.....
- PROPOSED ELEVATION.....
- PROPOSED ASPHALT PAVEMENT.....
- PROPOSED CONCRETE PAVEMENT.....
- DOOR LOCATION.....
- LOADING DOOR LOCATION.....
- PROPOSED CURB & GUTTER.....
- SPILL GUTTER.....

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

[Signature]

NOTE: STORMWATER MANAGEMENT QUALITY AND QUANTITY CONTROL IS PROVIDED OFF-SITE IN AN EXISTING POND FOR THE SHADY GROVE DEVELOPMENT PARK AND PRIVATE STORMDRAIN SYSTEM TO BE MAINTAINED BY PROPERTY OWNER. STRUCTURE TO BE CLEANED A MINIMUM OF TWO(2) TIMES A YEAR. NOTIFY CODE ADMINISTRATION @ 258-6330.

GW GUTSCHICK LITTLE & WEBER, P.A.
ENGINEERS, PLANNERS, SURVEYORS
3908 NATIONAL DRIVE SUITE 250 BURTONTOWN OFFICE PARK - BURTONTOWN, MD 20686
TELEPHONE: (301) 421-4024

NO.	DATE	REVISION	BY	APP.
1	12/29/94	ISSUE FOR PERMITS	[Signature]	[Signature]
2	1/11/95	REVISED PER 1" AND 2" GRADER PER. WORK IN	[Signature]	[Signature]

OWNER:
BUGABOO CREEK STEAKHOUSE
1275 WAMPANOAG TRAIL
EAST PROVIDENCE,
RHODE ISLAND 02815
(401) 433-5500 EXT. 15
ATTN: MR. JEFF RYAN

ARCHITECT:
MR. PETER NIEMITZ
NIEMITZ DESIGN GROUP
ONE DESIGN CENTER PLACE
SUITE 612
BOSTON, MA. 02210

PREPARED FOR:
MR. JOHN E. DOWD, V.P.
SHAWMUT DESIGN &
CONSTRUCTION
7384 McWHORTER PLACE
ANNANDALE, VIRGINIA 22003
(703) 354-9600

SITE PLAN

BUGABOO CREEK STEAKHOUSE

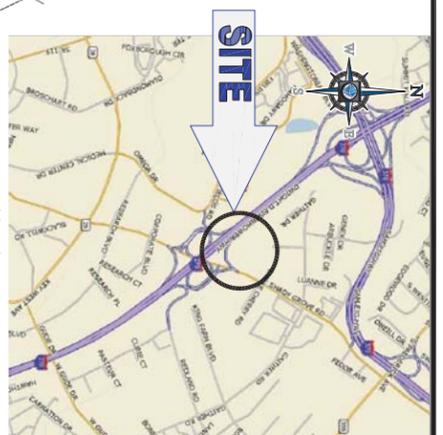
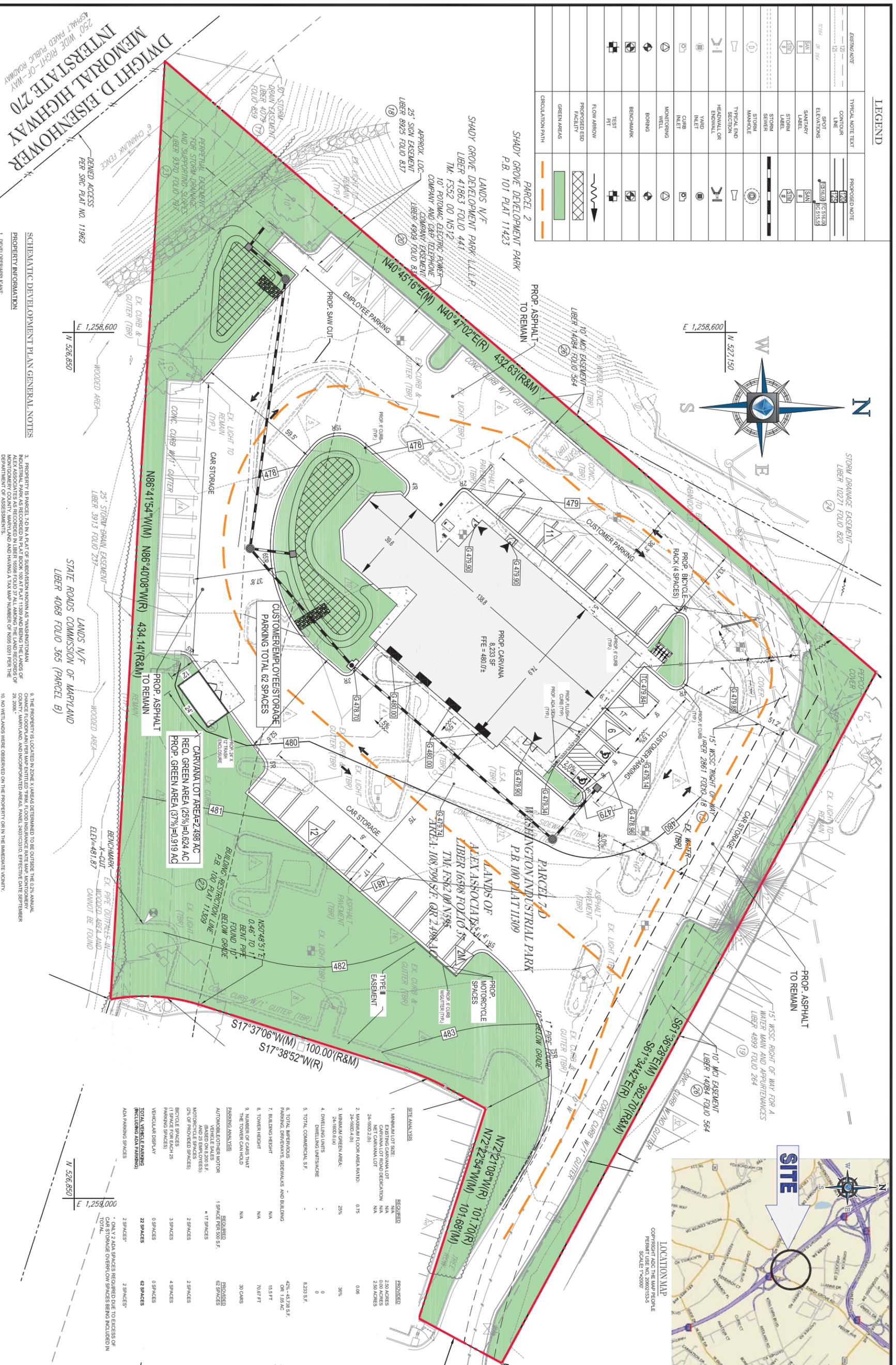
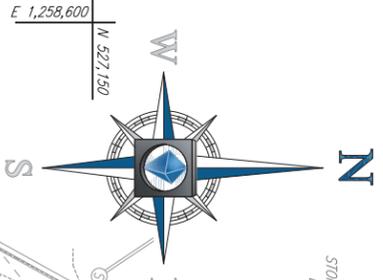
LOT 7-D, WASHINGTONIAN INDUSTRIAL PARK, P.B. 100 P.No. 11309

CITY OF GAITHERSBURG MONTGOMERY COUNTY, MARYLAND

SCALE	ZONING	BLM FILE NO.
1"=20'	H - M	94-041
DATE: OCTOBER 1994	TAX MAP NO. FS 582	SHEET C-1

S-1036

ESKING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
101	CONCRETE	CONCRETE
102	ASPHALT	ASPHALT
103	GRAVEL	GRAVEL
104	SPOT ELEVATIONS	SPOT ELEVATIONS
105	SANITARY	SANITARY
106	STORM LABEL	STORM LABEL
107	STORM MANHOLE	STORM MANHOLE
108	STORM SEWER	STORM SEWER
109	TYPICAL END SECTION	TYPICAL END SECTION
110	HEADWALL OR ENRWALL	HEADWALL OR ENRWALL
111	YARD INLET	YARD INLET
112	CURB INLET	CURB INLET
113	MONITORING WELL	MONITORING WELL
114	BORING	BORING
115	BENCHMARK	BENCHMARK
116	TEST PIT	TEST PIT
117	FLOW ARROW	FLOW ARROW
118	PROPOSED ESO FACILITY	PROPOSED ESO FACILITY
119	GREEN AREAS	GREEN AREAS
120	CIRCULATION PATH	CIRCULATION PATH



LEGEND

SCHEMATIC DEVELOPMENT PLAN GENERAL NOTES

1. DEVELOPER/CLIENT: CARVANA

2. THIS PLAN IS BASED ON AN ALTIMASK TITLE SURVEY BY: CARVANA PROJECT 720, 1570 SHADY GROVE ROAD, WASHINGTON, MD 20787, P.L. 100 PLAT 11309.

3. PROPERTY IS PARCEL 720 IN A PLAT OF SUBDIVISION KNOWN AS WASHINGTON INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 100 AT PLAT 11309 AND BEING THE LANDS OF ALEX ASSOCIATES, INC. AS RECORDED IN PLAT BOOK 57 AT PLAT 11309 AND BEING THE LANDS OF ALEX ASSOCIATES, INC. AS RECORDED IN PLAT BOOK 100 AT PLAT 11309 AND BEING THE LANDS OF ALEX ASSOCIATES, INC. AS RECORDED IN PLAT BOOK 100 AT PLAT 11309 AND BEING THE LANDS OF ALEX ASSOCIATES, INC. AS RECORDED IN PLAT BOOK 100 AT PLAT 11309.

4. EXISTING ZONE: M20 (MIXED-USE DEVELOPMENT)

5. EXISTING ZONE: M20 (MIXED-USE DEVELOPMENT)

6. EXISTING ZONE: M20 (MIXED-USE DEVELOPMENT)

7. PROPOSED USE: CARVANA AUTOMOTIVE DEALERSHIP

8. NO STREAMS WERE OBSERVED ON THE PROPERTY OR WITHIN THE ADJACENT PROPERTY WIDTH OR 100' (10 FEET) LESS OF THE PROPERTY. THE PROPERTY IS WITHIN THE ROCK CREEK MONITORING COUNTY 'MANTLAND' PREPARED BY BOHLER ENGINEERING DATED 04/19/16.

9. THE PROPERTY IS LOCATED IN AN AREA WHERE X-RAYS RETURNED TO BE CALIBRATED. THE CARVANA CHANGE ELEVATION PLAN HAS BEEN SUBMITTED TO THE MONTGOMERY COUNTY DEPARTMENT OF PERMITS AND INSPECTIONS AND APPROVED ON 08/29/2016.

10. NO WETLANDS WERE OBSERVED ON THE PROPERTY OR IN THE IMMEDIATE VICINITY.

11. THERE IS NO FOREST ON THE PROPERTY. LANDSCAPE TREES EXIST WITHIN THE PARKING AREAS AND ALONG THE PERIMETER OF THE PROPERTY. HOWEVER, NONE ARE OF SIGNIFICANT SIZE.

12. NO DAMS ARE NOTED UPSTREAM OF THE PROPERTY.

13. NO BARE, UNCOVERED, OR EXPOSED SPECIES OF PLANTS OR ANIMALS WERE OBSERVED ON THE PROPERTY. NO WILDLIFE WAS OBSERVED ON THE PROPERTY.

14. THE PROPERTY IS NOT WITHIN A SPECIAL PROTECTION AREA.

15. 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	230 ACRES
2. EXISTING CARVANA LOT NET CARVANA LOT: N/A	230 ACRES
3. MAXIMUM FLOOR AREA RATIO: 0.75	0.68
4. MINIMUM GREEN AREA: 25%	36%
5. DWELLING UNITS: 0	0
6. TOTAL COMMERCIAL S.F.: 8,233 S.F.	8,233 S.F.
7. TOTAL IMPERVIOUS PAVING DRIVEWAYS, SIDEWALKS AND BUILDING: 426,447 S.F.	426,447 S.F.
8. BUILDING HEIGHT: N/A	15.5 FT
9. TOWER HEIGHT: N/A	70.8 FT
10. NUMBER OF CARS THAT THE TOWER CAN HOLD: N/A	30 CARS
11. EXISTING ANALYSIS: REQUIRED 1 SPACE PER 200 S.F.	PROVIDED 62 SPACES
12. VEHICLE SALES: REQUIRED 1 SPACE PER 200 S.F.	PROVIDED 62 SPACES
13. MOTORCYCLE SPACES (2% OF PROVIDED SPACES): 2 SPACES	2 SPACES
14. BICYCLE SPACES (1% OF PROVIDED SPACES): 3 SPACES	4 SPACES
15. TOTAL VEHICLE PARKING (INCLUDING ADA PARKING): 22 SPACES	62 SPACES
16. ADA PARKING SPACES: 2 SPACES	2 SPACES

NOTE: ONLY 2 ADA SPACES REQUIRED DUE TO EXCESS OF TOTAL VEHICLE PARKING SPACES BEING PROVIDED IN TOTAL.

PROFESSIONAL CERTIFICATION

I, M. K. JONES, HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 38989, EXPIRES 04/01/2027.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MB12157
 DRAWN BY: MMS
 CHECKED BY: MMS
 SCALE: 1" = 20'
 CADD: SKD

SCHEMATIC DEVELOPMENT PLAN FOR CARVANA

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

BOHLER ENGINEERING

16701 MELFORD BLVD., SUITE 310
 BOWIE, MARYLAND 20715
 Fax: (301) 808-4501
 MD@bohlerEng.com

M.K. JONES
 PROFESSIONAL ENGINEER
 MARYLAND LICENSE NO. 38989

SCHEMATIC DEVELOPMENT PLAN

SHEET NUMBER 1 OF 1

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

- PHILADELPHIA, PA
- LEHIGH VALLEY, PA
- BOSTON, MA
- NEW YORK METRO
- NEW YORK, NY
- NEW JERSEY
- PHILADELPHIA, PA
- LEHIGH VALLEY, PA
- SOUTH EASTERN PA
- REHOBOTH BEACH, DE
- BALTIMORE, MD
- SOUTH MARYLAND
- NORTHERN VIRGINIA
- CENTRAL VIRGINIA
- FALMOUTH, NC
- CHARLOTTE, NC
- TAMPA, FL
- SOUTH FLORIDA

Lenhart Traffic Consulting, Inc.

Transportation Planning & Traffic Engineering

Memorandum:

Date: August 2, 2016

TO: Carvana Auto Superstores, Inc.
4020 E. Indian School Road
Pheonix, AZ

FROM: Mike Lenhart



RE: Traffic Statement for Carvana – Gaithersburg, MD

The purpose of this report is to provide a Traffic Statement for the proposed Carvana for inclusion with your development application to the City of Gaithersburg. The property is located along the north side of I-270 to the west of Shady Grove Road in the southern city limits as shown on Exhibit 1. The site is intended to be an automobile sales lot as defined in the City of Gaithersburg zoning ordinance and will include a 8,200 square foot building to support the use.

The property is currently developed with a pre-existing restaurant known as BC Steak located at 15710 Shady Grove Road. The restaurant is currently closed and vacant but was developed with an 8,425 square foot restaurant according to the Maryland SDAT records. (See Appendix A).

Carvana is not a typical automobile dealership with an on-site inventory and sales lot. Carvana is an online automobile buying experience where purchasers can search, evaluate, and purchase their vehicles via the website at www.Carvana.com. Purchased vehicles can be delivered in one of three ways: (1) The vehicle can be delivered directly to the buyer's driveway. (2) If the vehicle is located at another location, Carvana will cover the cost of the plane ticket (up to \$200) to fly-in and pick up the vehicle. (3). The vehicle can be delivered to the Carvana building (at 15710 Shady Grove Road) where the vehicle would be picked up by the buyer using Carvana's Vehicle Vending Machine.

The Trip Generation for the project is shown on Exhibit 3, which contains the trip generation rates and totals for the project. The projected trip generation is based upon a 8,200 square foot automobile storage and sales facility. The City of Gaithersburg requires the use of trip generation rates in the latest edition of the MNCPPC's LATR Guidelines, which do not contain rates for automobile sales. As shown on Exhibit 3, the trip generation is based on the Institute for Transportation Engineers (ITE) Trip Generation Manual, 9th Edition. It should be noted that the ITE Trip Generation Manual includes a definition of automobile sales that includes vehicle sales, showroom, storage, and service. The Carvana business model as described above would yield a much lower trip generation rate than a typical automobile sales facility; nevertheless we have used the ITE rates for automobile sales as a conservative assessment.

Lenhart Traffic Consulting, Inc.

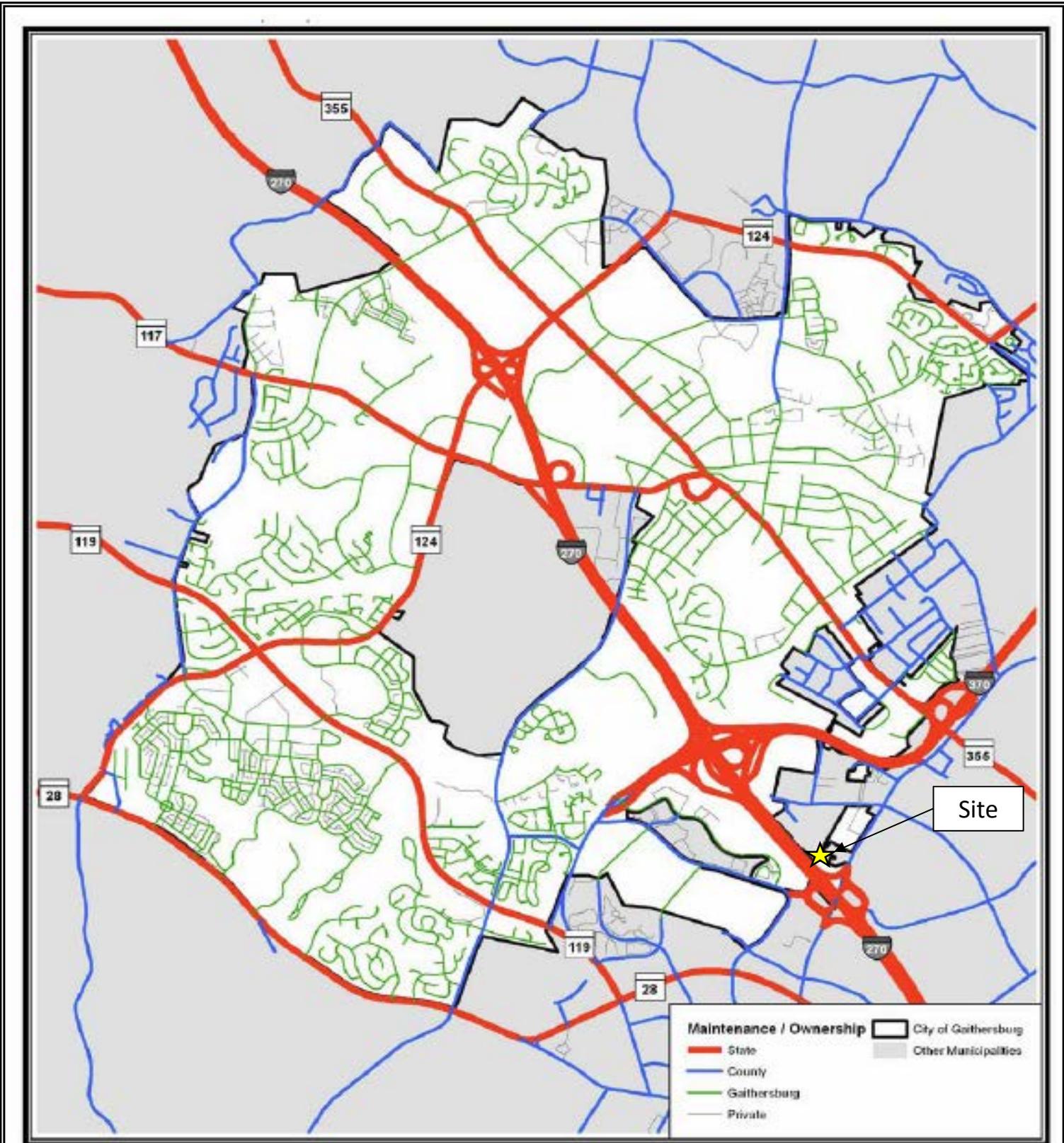
Transportation Planning & Traffic Engineering

The City of Gaithersburg's Ordinance and Resolution R-30-12 is entitled "Resolution of the Mayor and City Council Adopting Amendments to the Gaithersburg Traffic Impact Study Standards and Regulation as Provided by Chapter 2 of the City Code" and sets forth the criteria for traffic impact analysis. Number 1.a. under the Applicability Section states that a Traffic Impact Study (TIS) shall be required for any new development application that generates 30 or more total weekday peak hour trips. Based on the trip generation contained on Exhibit 3, the Carvana facility will generate a maximum of 16 trips in the morning peak hour and 21 trips in the evening peak hour. As shown on Exhibit 3, when considering the trips generated by the prior use, the Carvana facility would only generate nine (9) new trips in the morning peak hour and would actually result in a net reduction of 42 trips in the evening peak hour.

Since the site generates fewer than 30 peak hour trips, a Traffic Impact Study is not required.

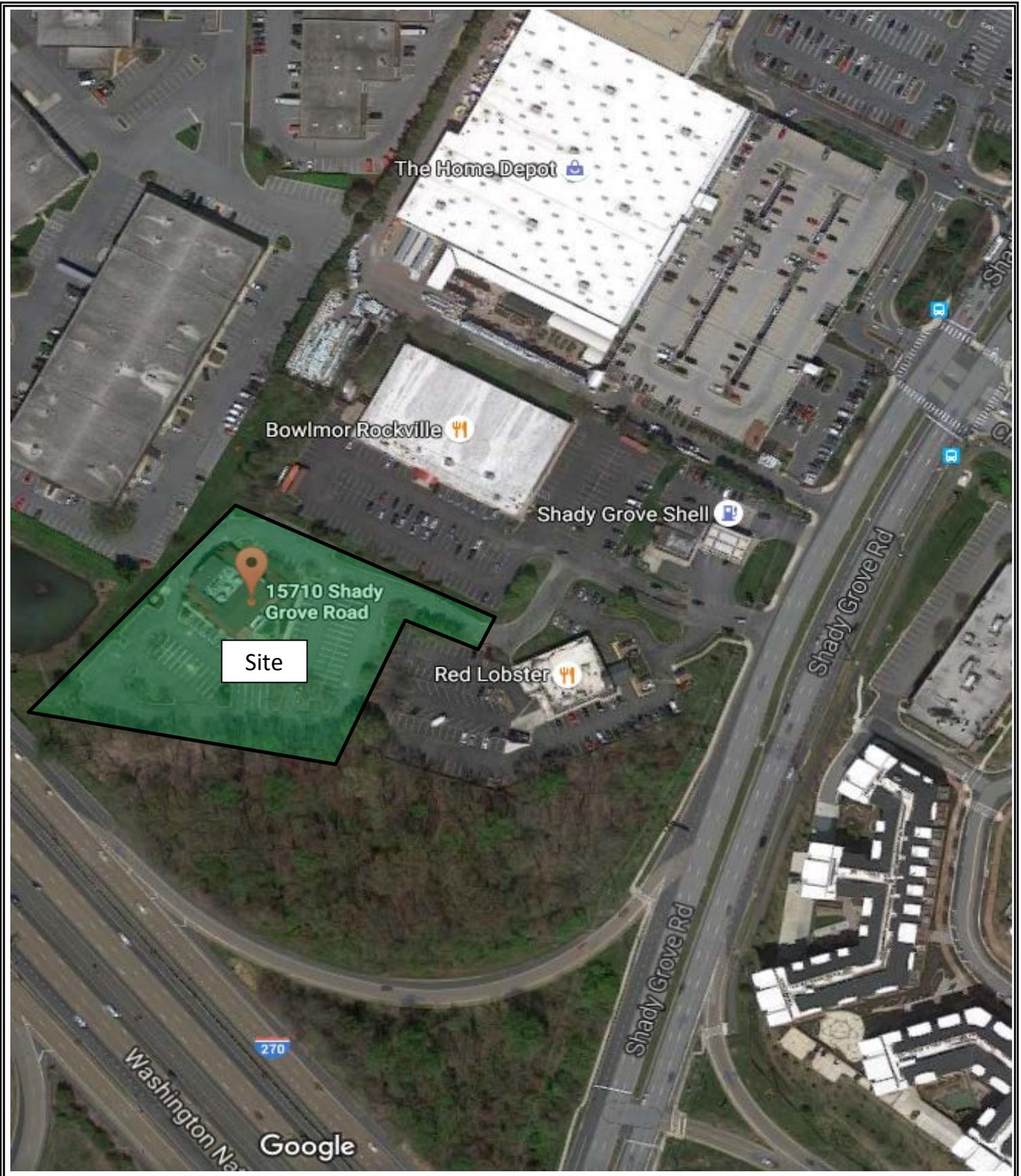
If you have any questions regarding this matter, please do not hesitate to contact me at the number below.

Thanks,
Mike



Source: City of Gaithersburg

Traffic Impact Analysis	<p style="text-align: center;">Site Location on City Master Plan Map</p>	<p style="text-align: center;">Exhibit 1</p>
<p style="text-align: center;">Lenhart Traffic Consulting, Inc. Traffic Engineering & Transportation Planning</p>		



Traffic Impact Analysis	Site Location on Aerial Map	Exhibit 2
Lenhart Traffic Consulting, Inc. Traffic Engineering & Transportation Planning		

Trip Generaton Rates

Automobile Sales (ksf, ITE-841)

Morning Trips = 1.92 x ksf

Evening Trips = 2.62 x ksf

Quality Restaurant (ksf, ITE-931)

Morning Trips = 0.81 x ksf

Evening Trips = 7.49 x ksf

Trip Distribution (In/Out)

75/25

40/60

50/50

67/33

Trip Generaton Totals

			AM Peak			PM Peak		
			In	Out	Total	In	Out	Total
Pre-Existing	Quality Restaurant (ksf, ITE-931)	8,425 sq.ft.	3	4	7	42	21	63
Proposed	Automobile Sales (ksf, ITE-841)	8,200 sq.ft.	12	4	16	8	13	21

Net Increase / Decrease in Trips due to Re-development: 9 0 9 -34 -8 -42

- NOTES: 1. Trip Generation Rates not available in M-NCPPC LATR Guidelines. Therefore, obtained rates from the ITE Trip Generation Manual, 9th Edition
2. Site is not a typical automobile dealership with a sales lot and showroom and is expected to generate fewer trips than noted above. (See text of report for discussion).
3. Site is located in City of Gaithersburg.

Traffic Impact Analysis	Trip Generation for Site	Exhibit 3
Lenhart Traffic Consulting, Inc. Traffic Engineering & Transportation Planning		

Appendix A

Site Plan

Real Property Data Search (w1)

Guide to searching the database

Search Result for MONTGOMERY COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 09 Account Number - 01743087							
Owner Information									
Owner Name:		ALEX ASSOCIATES			Use:		COMMERCIAL		
Mailing Address:		C/O AUBINOE MANAGEMENT 7507 ARLINGTON RD BETHESDA MD 20814-			Principal Residence:		NO		
					Deed Reference:		/16598/ 00037		
Location & Structure Information									
Premises Address:		15710 SHADY GROVE RD GAITHERSBURG 20877-0000			Legal Description:		R-20-91 PAR 7-D WASH INGTONIAN IND PARK		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
FS62	0000	N595		0201				2015	Plat Ref:
Special Tax Areas:		Town:			GAITHERSBURG				
		Ad Valorem:							
		Tax Class:			49				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1995		8425				108,801 SF		581	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
		RESTAURANT							
Value Information									
		Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2015			
						As of 07/01/2016			
Land:		1,305,600		1,501,400					
Improvements		379,400		718,500					
Total:		1,685,000		2,219,900		1,863,300		2,041,600	
Preferential Land:		0						0	
Transfer Information									
Seller: HMH REALTY CO INC				Date: 12/23/1998		Price: \$1,425,000			
Type: ARMS LENGTH IMPROVED				Deed1: /16598/ 00037		Deed2:			
Seller: MARRIOTT-DAYTON COMMUNITY				Date: 09/14/1995		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /13627/ 00521		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class			07/01/2015		07/01/2016		
County:		000			0.00				
State:		000			0.00				
Municipal:		000			0.00 0.00		0.00 0.00		
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: No Application									

MEMORANDUM

To: Mayor & City Council
Planning Commission

From: Office of Economic Development

Via: Tom Lonergan, Director

Date: 9/29/2016

Re: Carvana
Application ASDP-7407-2016
15710 Shady Grove Road

To expedite the above application, the Office of Economic Development recommends that the Planning Commission have final authority to approve Carvana's request for the following reasons:

- The new use, at its essence, continues the commercial function as that of the prior tenant(s),
- Access points (entrance/exit) will remain in the same location relative to the public road,
- The redevelopment increases the presence of green space on the property,
- The new use does not generate more traffic than the prior use.

Granting the Planning Commission authority for this specific project could reduce the approval process by as much as 45 days.

From: [Ollie Mumpower](#)
To: [Jasmine Forbes](#)
Subject: RE: Carvana- Traffic Study Statement
Date: Wednesday, September 28, 2016 11:50:59 AM

In accordance with the City's Adequate Public Facilities Ordinance the applicant has submitted a traffic statement letter dated August 2, 2016, indicating that the development will generate a maximum of 21 peak hour trips.

Our TIS requirement states a traffic impact study (TIS) shall be required for any new development that generates 30 or more total weekday trips during the peak hour of the morning and/or evening peak period of the adjacent roadway traffic.

Since this development falls below the 30 vehicle threshold a TIS is not required.

Ollie K. Mumpower
Engineering Services Division Chief
Department of Public Works
800 Rabbitt Road Gaithersburg, Maryland 20878-1600 301-258-6370 Ext. 106
301-258-6375 FAX
301-258-6430 TTY
omumpower@gaitthersburgmd.gov
www.gaitthersburgmd.gov

From: Jasmine Forbes
Sent: Tuesday, September 27, 2016 12:11 PM
To: Ollie Mumpower
Subject: Carvana- Traffic Study Statement

Good Afternoon,

I'm currently writing my report for the Mayor and City Council Meeting on October 17th. Can you provide me a statement that you had reviewed the traffic statement and whether the project will have minimal impact in the surrounding area. I had placed the statement in the attachment for your reference. I want to include your statement as an exhibit with the package. The package is due on Friday, so I will need the statement as soon as possible. Thank you so much.

Jasmine S. Forbes
Planner I
City of Gaithersburg
Planning and Code Administration
31 South Summit Avenue | Gaithersburg, Maryland 20877
Phone: 301-258-6330
Fax: 301-258-6336
City Web Site: www.gaitthersburgmd.gov

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

NOTES:

- PROPERTY IS PARCEL 7-D IN A PLAT OF SUBDIVISION KNOWN AS "WASHINGTON INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 100 AT PLAT 11309 AND BEING THE LANDS OF ALEX ASSOCIATES AS HAVING A TAX MAP 16598 FOLIO 37 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND HAVING A TAX MAP NUMBER OF 16598 0201 PER THE DEPARTMENT OF ASSESSMENTS.
- AREA = 108,799 SQUARE FEET (M) 108,801 SQUARE FEET (R) OR 2.498 ACRES
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- THIS FIELD SURVEY WAS PERFORMED UTILIZING THE REFERENCE MATERIAL AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS THEREON, ON APRIL 11, 2016 BY BOHLER ENGINEERING.
- THIS SURVEY IS PREPARED WITH REFERENCE TO A REPORT OF TITLE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY CASE NO. NCS-783712-PHX1, WITH A CERTIFIED DATE OF MARCH 24, 2016. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION II:
 - DEED DATED JULY 21, 1958, MADE BY AND AMONG SHADY GROVE INVESTMENT CORPORATION, U.S. 240 CORPORATION, GAITHERSBURG HILLS CORPORATION, J. DOUGLAS BRADSHAW AND PLUMMER M. SHERIN, AND RECORDED ON JULY 21, 1958 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 2481, FOLIO 462; AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.

AS MODIFIED BY MODIFICATION OF COVENANTS DATED JULY 31, 1978, MADE BY VICTORIA STATION INCORPORATED, AND RECORDED ON AUGUST 15, 1978 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 5187, FOLIO 16; AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.

AS FURTHER MODIFIED BY DECLARATION OF MODIFICATION OF COVENANTS DATED JUNE 15, 1990, MADE BY AND BETWEEN ALBERT R. HINTON AND DONNIE V. HINTON, AND RECORDED ON JUNE 18, 1990 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 5391, FOLIO 419; AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.

RIGHT OF WAY DATED JUNE 12, 1961, MADE BY AND BETWEEN MARY PAGE HOPKINS AND WASHINGTON SUBURBAN SANITARY COMMISSION, A MARYLAND PUBLIC CORPORATION, AND RECORDED ON JUNE 29, 1961 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 2861, FOLIO 18; AFFECTS THE SUBJECT PROPERTY, SHOWN.

DEED DATED OCTOBER 13, 1986, MADE BY AND AMONG MARY PAGE HOPKINS, WIDOW, ET AL. AND MONTGOMERY COUNTY, MARYLAND, AND RECORDED ON OCTOBER 24, 1986 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3913, FOLIO 237; AFFECTS THE SUBJECT PROPERTY, STORM DRAIN EASEMENT SHOWN.

GRANT OF STORM DRAINAGE EASEMENT AND RIGHT OF WAY DATED FEBRUARY 5, 1971, MADE BY AND BETWEEN SHELL OIL COMPANY, A DELAWARE CORPORATION AND MONTGOMERY COUNTY, MARYLAND, AND RECORDED ON JUNE 16, 1971 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 4079, FOLIO 859; DOES NOT AFFECT THE SUBJECT PROPERTY, AFFECTS PARCEL 2 TO THE WEST, SHOWN.

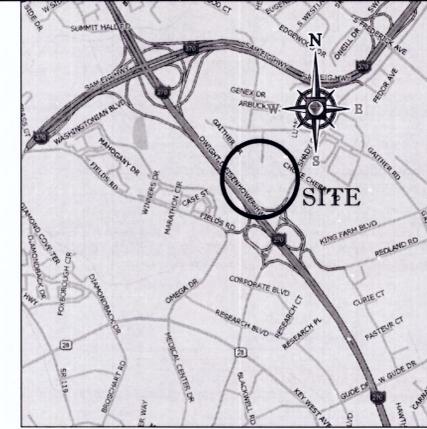
DEED DATED FEBRUARY 11, 1972, MADE BY AND AMONG PAGE F. HOPKINS AND JOSEPH W. HOPKINS, TRUSTEES FOR AND GENERAL PARTNERS OF FENWICKS LIMITED PARTNERSHIP, A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE UNIFORM LIMITED PARTNERSHIP ACT, OF THE STATE OF MARYLAND AND FAIR LANES MONTGOMERY, INC., A MARYLAND CORPORATION, AND RECORDED ON FEBRUARY 28, 1972 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 4187, FOLIO 598; AFFECTS AND BENEFITS THE SUBJECT PROPERTY. SIGN EASEMENT AND ACCESS ROAD EASEMENT ARE SHOWN.

NOTES (CONTINUED):

- RIGHT OF WAY DATED DECEMBER 28, 1976, MADE BY AND BETWEEN VICTORIA STATION INCORPORATED, A CALIFORNIA CORPORATION AND WASHINGTON SUBURBAN SANITARY COMMISSION, A MARYLAND PUBLIC CORPORATION, AND RECORDED ON JANUARY 25, 1977 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 4899, FOLIO 264; AFFECTS THE SUBJECT PROPERTY, SHOWN.
- DEED OF EASEMENT DATED FEBRUARY 11, 1977, MADE BY AND AMONG VICTORIA STATION, INC., A CALIFORNIA CORPORATION, POTOMAC ELECTRIC POWER COMPANY, A DISTRICT OF COLUMBIA AND VIRGINIA CORPORATION AND THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND, A MARYLAND CORPORATION, AND RECORDED ON FEBRUARY 22, 1977 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 4909, FOLIO 838; AFFECTS THE SUBJECT PROPERTY, SHOWN.
- DEED DATED SEPTEMBER 1, 1977, MADE BY AND AMONG VICTORIA STATION INCORPORATED, A CALIFORNIA CORPORATION, VICTORIA ASSOCIATES, A PENNSYLVANIA LIMITED PARTNERSHIP AND CHAZ REALTY CORPORATION, A DELAWARE CORPORATION, AND RECORDED ON OCTOBER 21, 1977 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 5037, FOLIO 185; AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.
- MEMORANDUM OF PURCHASE OPTION DATED JUNE 16, 1989, MADE BY AND AMONG ALBERT R. HINTON AND DONNIE V. HINTON AND GREER PROPERTIES, INC., A DELAWARE CORPORATION, AND RECORDED ON JULY 28, 1989 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 8925, FOLIO 837; MAY AFFECT SUBJECT PROPERTY, NOT PLOTTABLE, OPTION TO PURCHASE.
- DEED OF EASEMENT DATED JUNE 15, 1990, MADE BY AND BETWEEN MARRIOTT-DAYTON COMMUNITY URBAN REDEVELOPMENT CORPORATION AND STATE ROADS COMMISSION OF THE STATE HIGHWAY ADMINISTRATION DEPARTMENT OF TRANSPORTATION FOR THE STATE OF MARYLAND, AND RECORDED ON JUNE 25, 1990 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 9370, FOLIO 797; AFFECTS THE SUBJECT PROPERTY, SHOWN.
- GRANT OF STORM DRAINAGE EASEMENT AND RIGHT-OF-WAY DATED MARCH 24, 1962, MADE BY AND BETWEEN MARRIOTT-DAYTON COMMUNITY URBAN REDEVELOPMENT CORPORATION AND BECHTEL INDUSTRIES, INC., A NEVADA CORPORATION, AND RECORDED ON APRIL 1, 1962 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 10271, FOLIO 820; AFFECTS THE SUBJECT PROPERTY, SHOWN.
- ANNEXATION AGREEMENT DATED JULY 9, 1991, MADE BY AND AMONG CITY OF CATHERSBURG, MARYLAND, A MUNICIPAL CORPORATION ET AL. AND CHEVRON U.S.A. INC., A PENNSYLVANIA CORPORATION, AND RECORDED ON AUGUST 7, 1992 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 10559, FOLIO 290; AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.

NOTES (CONTINUED):

- RIGHT OF WAY AND EASEMENT AGREEMENT DATED JANUARY 13, 1996, MADE BY AND BETWEEN HHM REALTY COMPANY, INC., A DELAWARE CORPORATION AND MCI METRO ACCESS TRANSMISSION SERVICES, INC., A DELAWARE CORPORATION, AND RECORDED ON APRIL 30, 1996 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 14084, FOLIO 564; AFFECTS THE SUBJECT PROPERTY, SHOWN.
 - SUBJECT TO NOTES, NOTATIONS, RIGHTS OF WAY, EASEMENTS, SETBACKS, RESERVATIONS, BUILDING RESTRICTION LINES AND RESTRICTIONS AS SET FORTH UPON A PLAT ENTITLED "PARCELS 7-C AND 7-D, WASHINGTON INDUSTRIAL PARK" AND RECORDED IN PLAT BOOK 100, PLAT 11309, AFFECTS THE SUBJECT PROPERTY, PLOTTABLE ITEMS SHOWN.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY; HOWEVER, NO PHYSICAL INDICATIONS OF SUCH WERE FOUND AT THE TIME OF THE FIELD INSPECTION OF THIS SITE.
 - ELEVATIONS ARE BASED ON NGVD 29 DATUM PER GPS OBSERVATIONS
 - THE PROPERTY IS LOCATED IN OTHER AREAS 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 327 OF 487, COMMUNITY-PANEL NUMBER 24931033272, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 28, 2006.
 - ZONING: MXD (MIXED USE DEVELOPMENT)
 - BUILDING SETBACKS ARE DETERMINED DURING SCHEMATIC DEVELOPMENT REVIEW.
- ALL ZONING INFORMATION WAS PROVIDED IN A ZONING REPORT PREPARED BY BOHLER ENGINEERING, DATED MARCH 7, 2016 AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME, TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE CURRENT SITE SPECIFIC INFORMATION. SHOULD THERE BE ANY CHANGE IN USE, SETBACKS OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION, OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT, PRIOR TO USING OR RELYING UPON THE FINDINGS RECORDED HEREIN, OR REFERRING SAME AS RELATED TO THE PROPERTY, PROJECT OR DEVELOPMENT.
- TREES 10 INCHES DBH AND LARGER HAVE BEEN LOCATED WITHIN THE PROJECT BOUNDARY.
 - PROPERTY HAS ACCESS TO SHADY GROVE ROAD VIA VARIOUS EASEMENTS AS SHOWN HEREON.
 - THE SOUTHWEST CORNER OF THE PROPERTY APPEARS TO BE OCCUPIED BY 0270, HOWEVER THERE WERE NO DEEDS TO THE STATE HIGHWAY ADMINISTRATION CONVEYING THIS TRIANGULAR PIECE OF LAND.



LOCATION MAP
COPYRIGHT 2003
DELORME STREET ATLAS 2004 PLUS USA
SCALE: 1"=200'

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE
LAND SURVEYING DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
PHILADELPHIA, PA
NORTHERN VIRGINIA
CENTRAL VIRGINIA
CHARLOTTE, NC
REHOBOTH BEACH, DE
NEW YORK, NY
BALTIMORE, MD
SOUTH FLORIDA

REVISIONS			
REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY ARCHITECTS, ENGINEERS, 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 1-800-245-4848) (PA 1-800-242-1778) (DC 1-800-287-7777) (VA 1-800-552-7071) (MD 1-800-952-7777) (DE 1-800-283-8669)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MB152157
DRAWN BY: MMB
CHECKED BY: NBS
DATE: 9/22/16
SCALE: 1" = 20'
CAD L.D.: ECO

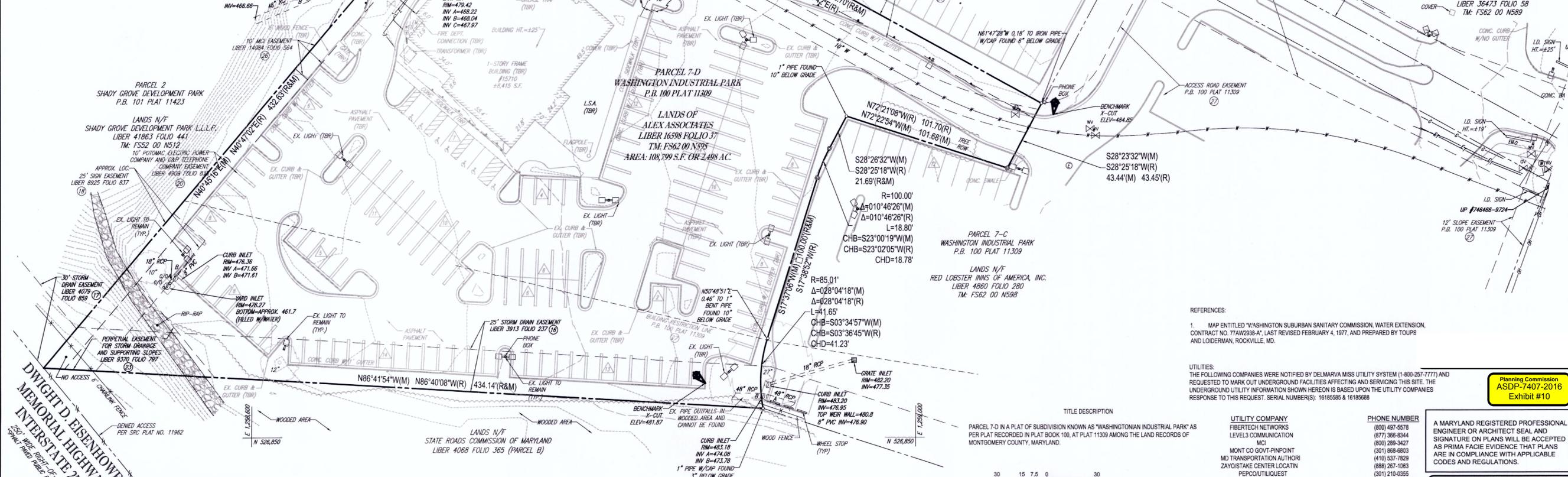
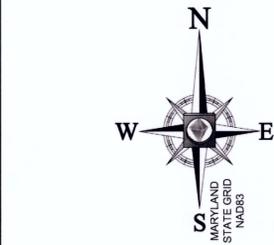
PROJECT: **EXISTING CONDITIONS PLAN FOR**
CARVANA

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

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

M. K. JONES
PROFESSIONAL ENGINEER
15710 Shady Grove Road
Gaithersburg, MD 20877

SHEET TITLE: **EXISTING CONDITIONS PLAN**
SHEET NUMBER: **1 OF 1**



IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK PRIOR TO THE BEGINNING OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES.

REFERENCES:
1. MAP ENTITLED "WASHINGTON SUBURBAN SANITARY COMMISSION, WATER EXTENSION, CONTRACT NO. 77AW2938-A", LAST REVISION FEBRUARY 4, 1977, AND PREPARED BY TOUPS AND LOIDERMAN, ROCKVILLE, MD.

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM (1-800-267-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 16185585 & 16185688

Planning Commission
ASDP-7407-2016
Exhibit #10

UTILITY COMPANY
FIBERTECH NETWORKS
LEVEL3 COMMUNICATION
MCI
MONT GO GOVT-PINPOINT
MD TRANSPORTATION AUTHORITY
ZAYOSTAKE CENTER LOCATION
PEPCO/UTILQUEST
CITY OF ROCKVILLE
COMCAST-UTILQUEST
VERIZON
WASHINGTON GAS-UTILQUEST
WSSC - PINPOINT UG

PHONE NUMBER
(800) 497-5578
(877) 366-8344
(800) 289-3427
(301) 868-6803
(410) 537-7829
(888) 267-1063
(301) 210-0355
(240) 314-8577
(301) 210-0355
(301) 210-0355
(410) 537-7829
(888) 267-1063
(301) 210-0355
(240) 314-8577
(301) 210-0355
(301) 210-0355
(301) 210-0355
(301) 868-6803

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

PROFESSIONAL CERTIFICATION
I, MATTHEW K. JONES, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 39999, EXPIRATION DATE 3/31/2017

