



SEC-7408-2016
8/26/16

PLANNING AND CODE ADMINISTRATION

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

SEDIMENT AND EROSION CONTROL PLAN APPLICATION

***ALL APPLICATIONS, PLANS AND FEES SHOULD BE MAILED OR DELIVERED TO
CITY OF GAITHERSBURG, CITY HALL, 31 S. SUMMIT AVENUE, GAITHERSBURG MD 20877**

SUBJECT PROPERTY

Street Address or Location 15710 Shady Grove Road

PROJECT NAME CARVANA

APPLICANT/BILLING CONTACT

Business Name Carvana

Primary Contact Vanessa MacDonald

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

City Phoenix State Arizona Zip Code 85018

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

OWNER

Business Name Alex Associates c/o Aubinoe Management

Primary Contact Devin Hinton

Street Address 7507 Arlington Road Suite No. _____

City Bethesda State Maryland Zip Code 20814

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

DEVELOPER

Business Name Carvana

Primary Contact Vanessa MacDonald

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

City Phoenix State Arizona Zip Code 85018

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

ENGINEER

Business Name Bohler Engineering MD Registration No. 40263

Primary Contact Matthew K. Jones, PE

Street Address 16701 Melford Blvd. Suite No. 310

City Bowie State Maryland Zip Code 20715

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

Planning Commission
ASDP-7407-2016
Exhibit #21

LOCATION DESCRIPTION

PART OF PARCEL A, SEARS ADDITION TO SHADY GROVE PLAT NO. 7952

PROJECT DESCRIPTION

Proposed Automotive Dealership

PLAN TYPE (check all that apply)

Concept

Preliminary

Final

WATERSHED:

Great Seneca

Lower Great Seneca Creek

Middle Great Seneca Creek

Muddy Branch

Upper Rock Creek

Watts Branch

TRIBUTARY:

Multiple

Muddy Branch

Whetstone Run

Long Draught Branch

PROJECT AREA

Total Sediment & Erosion Control Area (Acres) 2.50 AC

Total Disturbed Area (Acres) 1.57ac

See Sediment and Erosion Control Checklist for Submittal Requirements



SWM-7406-2016
8/26/16

PLANNING AND CODE ADMINISTRATION

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STORMWATER MANAGEMENT PLAN APPLICATION

***ALL APPLICATIONS, PLANS, AND FEES SHOULD BE MAILED OR DELIVERED TO
CITY OF GAITHERSBURG, CITY HALL, 31 S. SUMMIT AVENUE GAITHERSBURG MD 20877**

SUBJECT PROPERTY

Street Address 15710 Shady Grove Road

PROJECT NAME CARVANA

APPLICANT/BILLING CONTACT

Business Name Carvana

Primary Contact Vanessa MacDonald

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City Phoenix State Arizona Zip Code 85018

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

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DEVELOPER

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ENGINEER

Business Name Bohler Engineering VA, LLC MD Registration No. 39999

Primary Contact Matthew K. Jones, P.E.

Street Address 16701 Melford Blvd. Suite No. 310

City Bowie State Maryland Zip Code 20715

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

Planning Commission
ASDP-7407-2016
Exhibit #22

LOCATION DESCRIPTION

PART OF PARCEL A, SEARS ADDITION TO SHADY GROVE PLAT NO. 792

PROJECT DESCRIPTION

Proposed Automotive Dealership

PLAN TYPE:
(check all that apply) Concept Preliminary Final

WATERSHED: Great Seneca Lower Great Seneca Creek Middle Great Seneca Creek
 Muddy Branch Upper Rock Creek Watts Branch

TRIBUTARY: Muddy Branch Long Draught Branch Whetstone Run Multiple

STORMWATER MANAGEMENT ACRES PROVIDED

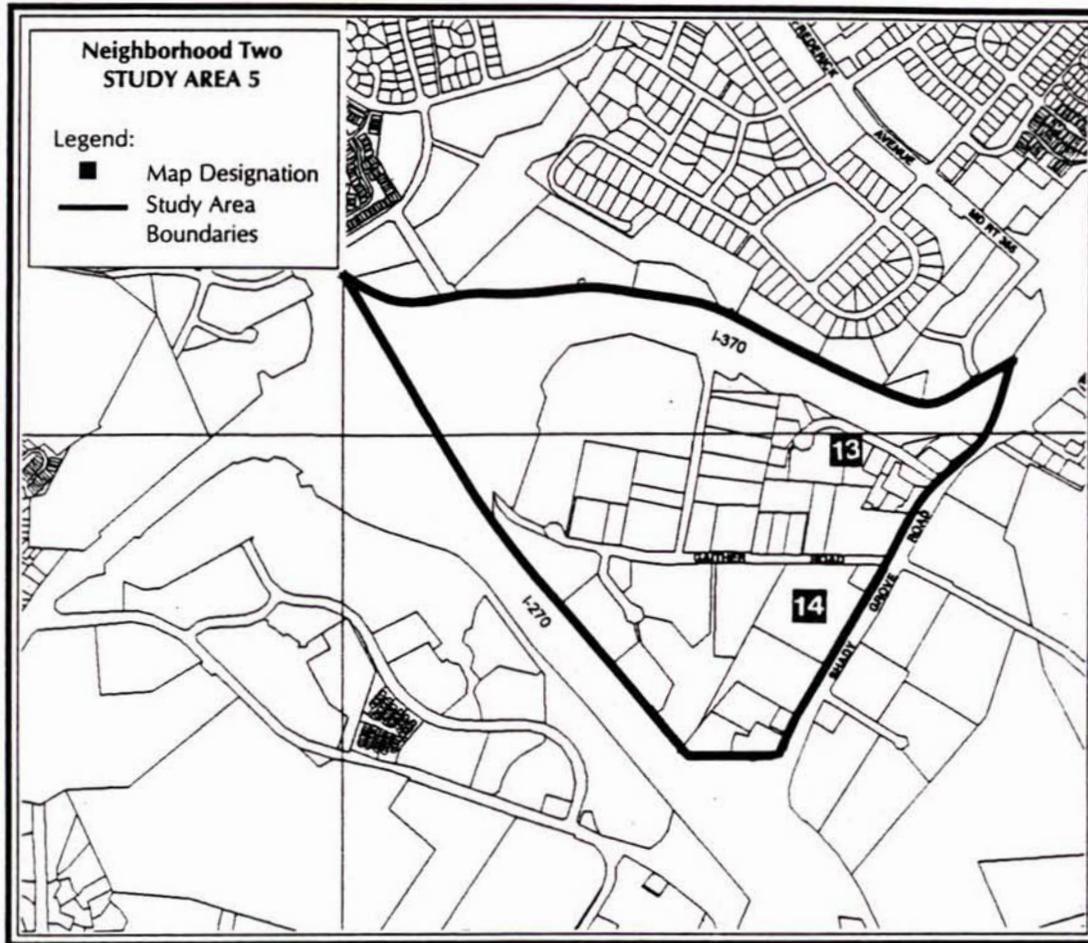
On Site Quality Acres	<u>2.50Acres</u>	On Site Quantity Acres	<u>2.50Acres</u>
Requested Waiver Quality Acres	<u>0</u>	Requested Waiver Quantity Acres	<u>0</u>
Total SWM Acres	<u>2.50Acres</u>	Total Acres Disturbed	<u>1.57Acres</u>

NUMBER OF STRUCTURES PROPOSED

Environmental Site Design	<u>2</u>	Dry Pond	<u>0</u>
Wet Pond	<u>0</u>	Water Quality Inlet	<u>0</u>
Underground Storage	<u>0</u>	Sand Filter	<u>0</u>
Structural BMP	<u>0</u>	Other (<i>please specify</i>)	<u>0</u>

See Stormwater Management Plan Checklist for Submittal Requirements

STUDY AREA 5



Total Area	241 acres
Estimated Population	0
Housing Units	0
Predominant Land Use	Industrial

Study Area 5 is bound on the west by Interstate 270, on the north by Interstate 370, to the east by Comprint Court, and to the south by Shady Grove Road.

The existing land use pattern is predominately industrial-office along Gaither Road and Industrial Drive. There is also a large concentration of retail and restaurant establishments along Shady Grove Road. Portions of this study area are not within the City limits. However, these parcels are within the maximum expansion limits. These parcels are included in Study Area 6 for review purposes because of their location adjacent to the City. Land use and zoning designations for these parcels are governed by Montgomery County.

Land use options, identified by map designation numbers on the Neighborhood Two Study Area 5 map on page 17, and listed in the chart beginning on page 20, are described for follows:

Land Use Options

13 **Designate N63 as industrial** (Map Designation 13). This parcel was annexed into the City in late 1996. The entire annexation included the right-of-way for Interstate 370 plus 4.08 acres for parcel N63. Currently there is a 47,609-square foot printing shop located on this parcel with a 10,000-square foot addition along Comprint Court. The zoning on the property is Light Industrial (I-1).

Land Use and Zoning Actions:

- Adopted **industrial** land use designation
- Zoning remains **I-1**

14 **Designate N370, N480, P536, and N595 as commercial/industrial-research-office** (Map Designation 14). These four parcels were annexed into the City in 1991 as part of the Washingtonian Center (X-159). Currently all four parcels are fully developed with big box retailers: Home Depot, Best Buy, and Office Depot. One restaurant has also recently been completed. This designation is technical in nature because the land uses and zoning already exist.

Land Use and Zoning Actions:

- Adopted **commercial/industrial-research-office** land use designation
- Zoning remains **MXD**

**PROJECTIONS FOR STUDY AREA 5
AT CURRENT DEVELOPMENT**

Industrial Development	
United Parcel Service	350,000 sq. ft.
Hughes Network Systems	124,500 sq. ft.
Commercial Development	
270 Plaza	232,700 sq. ft.
Home Depot	
Best Buy	
Office Depot	
Other Retail	

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER S-1086

DRAWING NUMBER

DRAWING NUMBER

INDEX OF SHEETS

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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, Planning Department, 20 South Rockwood Avenue, Gaithersburg, MD 20878

Name: Bugaboo Creek Steak House
 Address: 15710 Shady Grove Road
 City: Gaithersburg, MD 20884

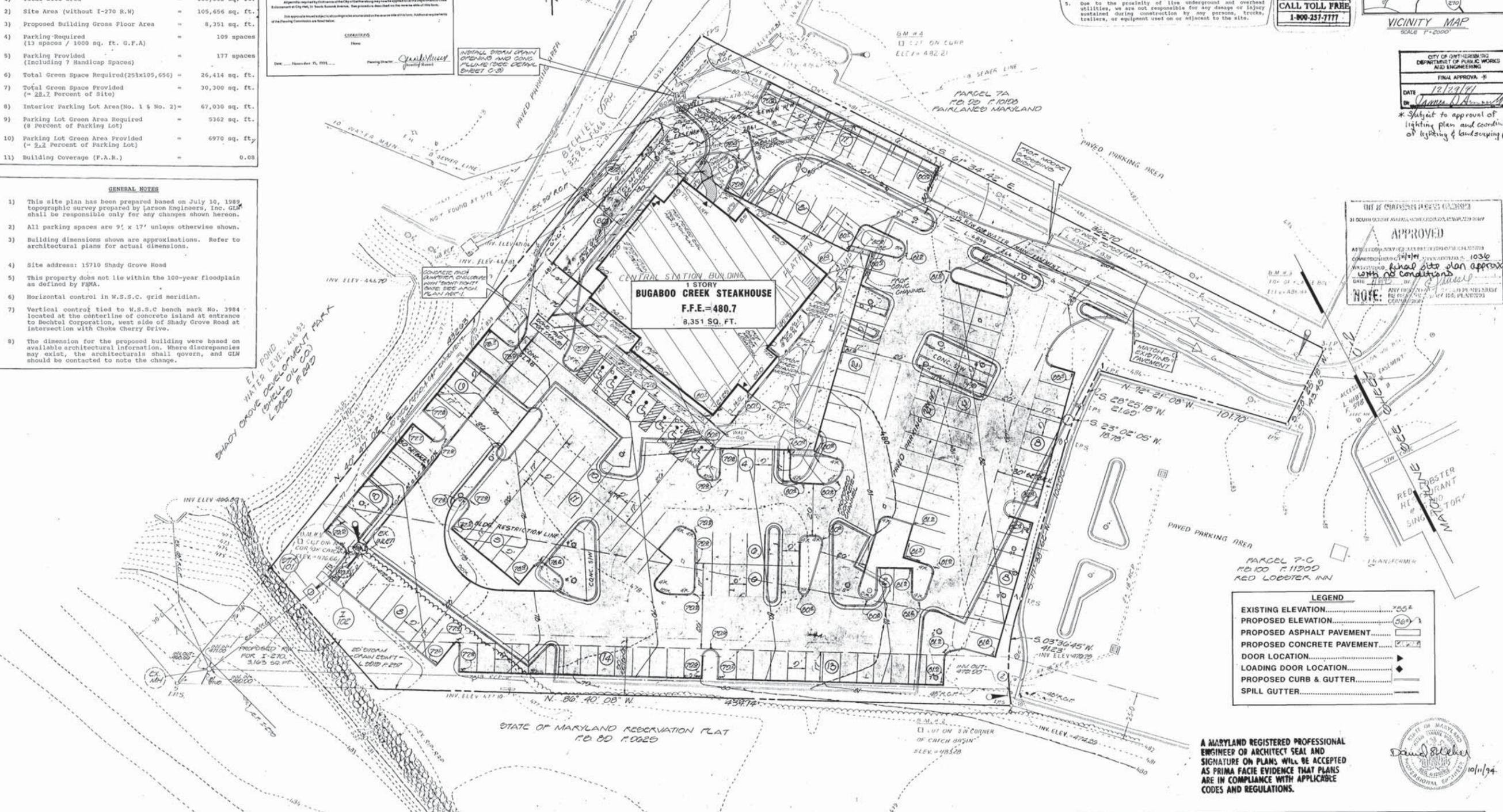
Site Plan No.: S-1086
 Date: November 15, 1994

Approved by: [Signature]

SITE DEVELOPMENT INFORMATION

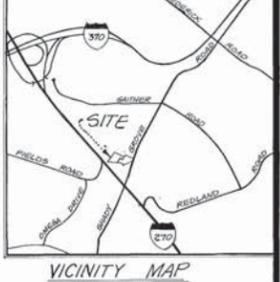
1) Total site area	=	108,802 sq. ft.
2) Site Area (without I-270 R.W.)	=	105,656 sq. ft.
3) Proposed Building Gross Floor Area	=	8,351 sq. ft.
4) Parking-Required (13 spaces / 1000 sq. ft. G.F.A.)	=	109 spaces
5) Parking Provided (Including 7 Handicap Spaces)	=	177 spaces
6) Total Green Space Required(25% x 105,656)	=	26,414 sq. ft.
7) Total Green Space Provided (= 28.2 Percent of Site)	=	30,300 sq. ft.
8) Interior Parking Lot Area (No. 1 & No. 2)	=	67,030 sq. ft.
9) Parking Lot Green Area Required (8 Percent of Parking Lot)	=	5362 sq. ft.
10) Parking Lot Green Area Provided (= 2.2 Percent of Parking Lot)	=	6970 sq. ft.
11) Building Coverage (F.A.R.)	=	0.08

- GENERAL NOTES**
- This site plan has been prepared based on July 10, 1989, topographic survey prepared by Larson Engineers, Inc. GLM 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 architect's shall govern, and GLM should be contacted to note the change.



- 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, W&B and the owner of the other involved utility before proceeding with construction.
 - For field location of gas line services, notify Washington Gas Light Co., 707-750-1000, 48 hours prior to the start of any excavation or construction.
 - Omissions and/or additions of utilities found during construction shall be the sole responsibility of any contractor engaged in excavation at this site. Outcrops, Little & Weber, P.A., shall be notified immediately of any and all utility information, omissions and additions 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 persons, trucks, trailers, or equipment used on or adjacent to the site.

MISS UTILITY
 Service Protection Center
 CALL TOLL FREE
 1-800-257-7777



CITY OF GAITHERSBURG DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

FINAL APPROVAL: [Signature]

DATE: 12/29/94

* Subject to approval of lighting plan and coordination of lighting & landscaping plans.

CITY OF GAITHERSBURG DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

APPROVED

DATE: 12/29/94

NOTE: Final site plan approval with no conditions.

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.

Planning Commission
 ASDP-7407-2016
 Exhibit #24

G.W. GUTSCHICK LITTLE & WEBER, P.A.
 ENGINEERS, PLANNERS, SURVEYORS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20886
 TELEPHONE: (301)421-4024

NO.	DATE	REVISION	BY	APP.
1	11/15/94	ISSUED FOR PERMITS	ED	ED
2	11/15/94	REVISED PERMITS	ED	ED
3	11/15/94	REVISED PERMITS	ED	ED
4	11/15/94	REVISED PERMITS	ED	ED

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

- 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 RECORDED IN LIBER 16598 FOLIO 37 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND HAVING A TAX MAP NUMBER OF 0956 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 DETERMINED. 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:
 - 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 480", COMMUNITY PLAN NUMBER 2403100327D, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 29, 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, SETBACK(S) 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 120, HOWEVER THERE WERE NO DEEDS TO THE STATE HIGHWAY ADMINISTRATION CONVEYING THIS TRIANGULAR PIECE OF LAND.

- NOTES (CONTINUED):
- THE FOLLOWING NUMBERS RELATE TO THE CIRCLED NUMBERS DEPICTED BELOW:
 - DEED DATED JULY 21, 1958, MADE BY AND AMONG SHADY GROVE INVESTMENT CORPORATION, U. S. 240 CORPORATION, GAITHERSBURG HILLS CORPORATION, J. DOUGLAS BROADSHAW AND PLUMMER M. SHEARIN, AND RECORDED ON JULY 21, 1958 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 2491, FOLIO 462; AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.
 - AS MODIFIED BY MODIFICATION OF COVENANTS DATED JULY 31, 1976, MADE BY VICTORIA STATION INCORPORATED, AND RECORDED ON AUGUST 15, 1976 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 5197, 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 16, 1990 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 9361, FOLIO 416; 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 2801, FOLIO 18; AFFECTS THE SUBJECT PROPERTY, SHOWN.
 - DEED DATED OCTOBER 13, 1969, MADE BY AND AMONG MARY PAGE HOPKINS, WIDOW, ET AL AND MONTGOMERY COUNTY, MARYLAND, AND RECORDED ON OCTOBER 24, 1969 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 856; 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 JEWELS LIMITED PARTNERSHIP ALIMITED 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.

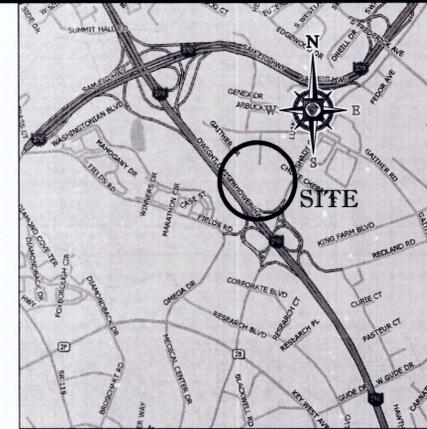
- RIGHT OF WAY DATED DECEMBER 28, 1976, MADE BY AND BETWEEN VICTORIA STATION INCORPORATED, A CALIFORNIA CORPORATION AND WASHINGTON SUBURBAN SANITARY COMMISSION, A MARYLAND PUBLIC CORPORATION, AND RECORDED ON JANUARY 25, 1977 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 4899, FOLIO 264; 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 4908, FOLIO 638; 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 8926, 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 787; AFFECTS THE SUBJECT PROPERTY, SHOWN.
- GRANT OF STORM DRAINAGE EASEMENT AND RIGHT-OF-WAY DATED MARCH 24, 1992, MADE BY AND BETWEEN MARRIOTT-DAYTON COMMUNITY URBAN REDEVELOPMENT CORPORATION AND BECHTEL INVESTMENTS, INC., A NEVADA CORPORATION, AND RECORDED ON APRIL 1, 1992 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 GAITHERSBURG, 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 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 4908, FOLIO 638; 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 8926, 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 787; AFFECTS THE SUBJECT PROPERTY, SHOWN.
 - GRANT OF STORM DRAINAGE EASEMENT AND RIGHT-OF-WAY DATED MARCH 24, 1992, MADE BY AND BETWEEN MARRIOTT-DAYTON COMMUNITY URBAN REDEVELOPMENT CORPORATION AND BECHTEL INVESTMENTS, INC., A NEVADA CORPORATION, AND RECORDED ON APRIL 1, 1992 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 GAITHERSBURG, 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.

- 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 4908, FOLIO 638; 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 8926, 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 787; AFFECTS THE SUBJECT PROPERTY, SHOWN.
- GRANT OF STORM DRAINAGE EASEMENT AND RIGHT-OF-WAY DATED MARCH 24, 1992, MADE BY AND BETWEEN MARRIOTT-DAYTON COMMUNITY URBAN REDEVELOPMENT CORPORATION AND BECHTEL INVESTMENTS, INC., A NEVADA CORPORATION, AND RECORDED ON APRIL 1, 1992 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 GAITHERSBURG, 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 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 4908, FOLIO 638; 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 8926, FOLIO 837; MAY AFFECT SUBJECT PROPERTY, NOT PLOTTABLE, OPTION TO PURCHASE.
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- 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.
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LOCATION MAP
COPYRIGHT 2003
DELOMRE STREET ATLAS 2004 PLUS USA
SCALE: 1"=2000'

BOHLER ENGINEERING

STATE (UTL) AND CONSULTING ENGINEERING
LAND SURVEYING, DESIGN, CONSTRUCTION, INSPECTION, LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN, PROGRAM MANAGEMENT, TRANSPORTATION SERVICES

PHILADELPHIA, PA
BOSTON, MA
NEW YORK, NY
NEW JERSEY
SOUTH CAROLINA
SOUTH FLORIDA

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EDUCATORS, 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 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-662-7071) (MD 1-800-257-7777) (DE 1-800-282-8669)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MB152167
DRAWN BY: MMB
CHECKED BY: MBS
DATE: 9/22/16
SCALE: 1" = 20'
CAD ID: ECD

EXISTING CONDITIONS PLAN FOR CARVANA

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

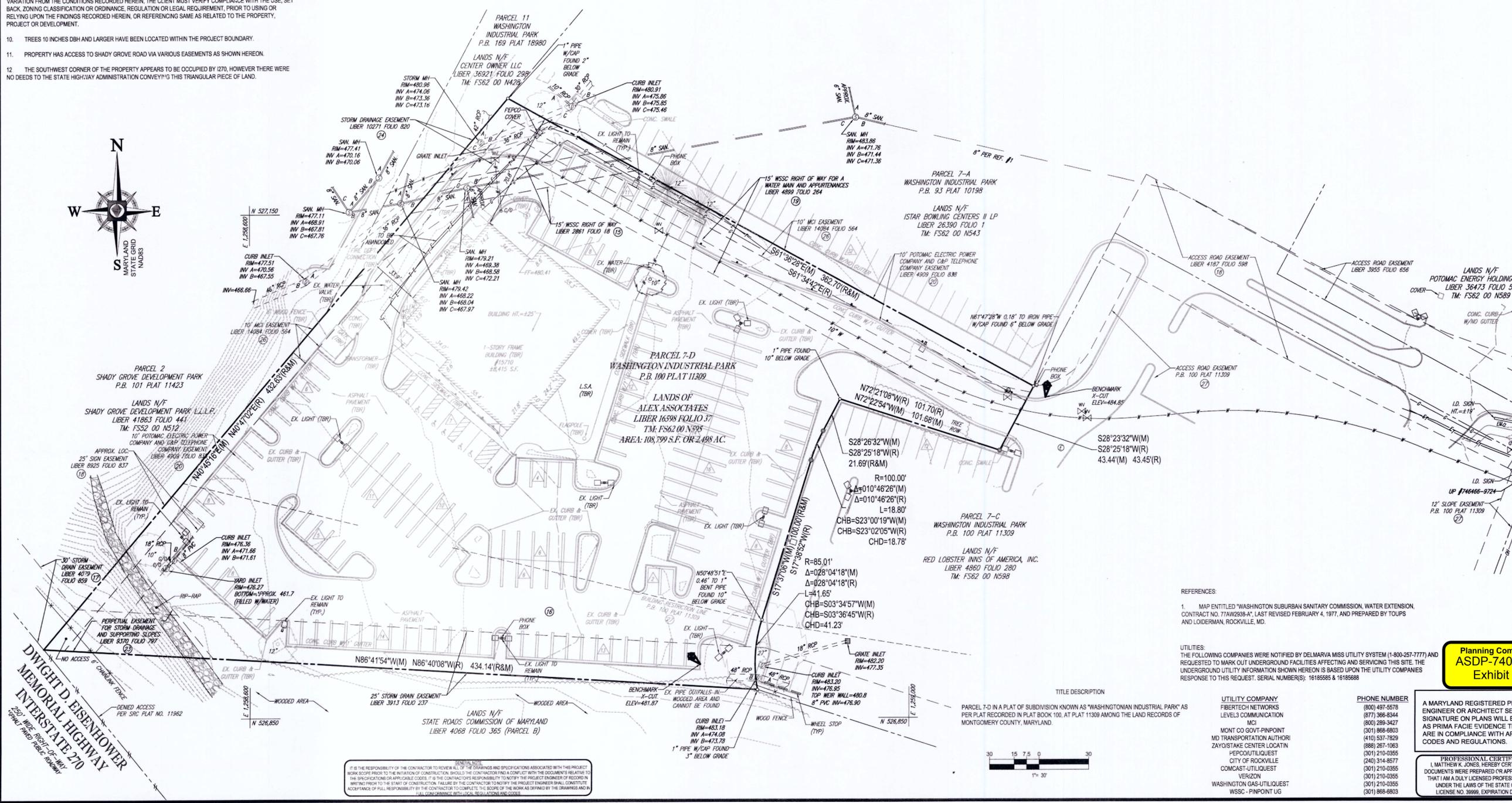
BOHLER ENGINEERING

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

M. K. JONES
PROFESSIONAL ENGINEER
MONTGOMERY COUNTY, MARYLAND LICENSE NO. 3698

EXISTING CONDITIONS PLAN

SHEET NUMBER: 1 OF 1



Planning Commission
ASDP-7407-2016
Exhibit #25

REFERENCES:

- MAP ENTITLED "WASHINGTON SUBURBAN SANITARY COMMISSION, WATER EXTENSION, CONTRACT NO. 77AW2598-A" LAST REVISED FEBRUARY 4, 1977, AND PREPARED BY TOULPS AND LOEDERMAN, ROCKVILLE, MD.

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM (1-800-257-7777) 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): 16186565 & 16186688

- TITLE DESCRIPTION
PARCEL 7-D IN A PLAT OF SUBDIVISION KNOWN AS "WASHINGTON INDUSTRIAL PARK" AS PER PLAT RECORDED IN PLAT BOOK 100, AT PLAT 11309 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- UTILITY COMPANY
FIBERTECH NETWORKS
LEVELS COMMUNICATION
MCI
MONT CO GOVT-PINPOINT
MD TRANSPORTATION AUTHORITY
ZAYOSTAKE CENTER LOCATIN
HEPOQUILLIQUEST
CITY OF ROCKVILLE
VENZON
WASHINGTON GAS UTILIQUEST
WSSC - PINPOINT IUG
- PHONE NUMBER
(800) 497-5578
(877) 966-8344
(800) 289-3427
(301) 868-6803
(410) 537-7829
(888) 987-1663
(301) 210-0355
(240) 314-8577
(301) 210-0356
(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. 3698. EXPIRATION DATE: 3/31/2017