



November 29, 2016

Jasmine S. Forbes  
Planner I  
City of Gaithersburg  
Planning and Code Administration  
31 South Summit Avenue  
Gaithersburg, Maryland 20877

**RE: Application for ASDP-7407-2016; 15710 Shady Grove Road**

Dear Ms. Forbes:

Thank you for the opportunity to respond to the questions posed by the Planning Commission at their public hearing on November 16, 2016, regarding the above-referenced proposal. Please include our responses in the public record for our request. The questions posed by the Commission are shown below in **boldface**, and Carvana's responses are shown in *italics*.

**1. A question was raised about the location of the car prep and car inventory for Carvana.**

*Carvana's inventory of pre-owned cars is housed in what we refer to as our inspection centers ("ICs"). There are 22 ICs across the country which are strategically placed between our current and proposed vending machine sites. After a car is purchased online from Carvana, it is removed from the IC where it is housed, then placed on a Carvana-owned vehicle hauler for delivery to the vending machine or directly to the customer's home (if the customer elects that option at the time of purchase and chooses to pay applicable delivery fees).*

**2. A question was raised about the lighting in the car display tower facing Interstate 270.**

*The Carvana Vending Machine is internally illuminated. Each tier of the vending machine holds four cars which are uplit from below. Attached to this response letter is a photometric model which demonstrates that at 50 feet from the tower, there are no more than .01 footcandles of illumination projected by the vending machine. There is also attached to this email an exhibit demonstrating the*

*distances from the tower to the property lines. The smallest dimension from the tower to a property line is 94.1 feet. Accordingly, the car tower lighting will not have any impacts on surrounding properties.*

**3. Commission had questions about signage on the shared access on Shady Grove Road, since the property doesn't have direct frontage on the road.**

*Carvana will investigate the potential for signage at the entry from Shady Grove Road. Since Carvana does not have frontage onto Shady Grove, any signage agreement would be made with the adjacent property owners and would be subject to the review and approval of Montgomery County, Maryland.*

**4. Is the rendering presented to the commission specific for the site or is it generic architecture to the Carvana brand.**

*The rendering of the building presented to the Commission reflects the "typical" Carvana Vending Machine. The primary difference between the rendering shown at the public hearing and the building proposed for the site is that the tower and welcome center will be reversed from that shown in the rendering.*

**5. A suggestion was made about possible shared access improvements on Shady Grove Road.**

*Carvana understands and appreciates the suggestion that off-site access improvements be considered. We intend to reach out to the adjacent property owners (i.e., the beneficiaries of the current shared access easement) concerning this issue.*

**6. There was a concern that there is no left turn for the trucks going north on Shady Grove Road.**

*We have confirmed that there is no left turn into the site from the Shady Grove/I-270 Interchange. Accordingly, Carvana will instruct their delivery drivers and customers to access the site from the Shady Grove/I-370 Interstate so that they may make a right turn into the site and a right turn out of the site. (This operational adjustment is possible given that Carvana owns and operates its own vehicle haulers.)*

**7. A question was raised about what sort of car carriers will be delivering on site.**

*The truck turn exhibit provided to the City shows a 5-Car hauler can successfully maneuver in and out of the site. In the future, if improvements can be made to the off-site shared access described in comment #5, it may become possible to use a 9-car vehicle hauler for deliveries to the site.*

**8. Does Carvana provide special services for customers who buy cars?**

*Carvana does not provide after-market services for customers who buy cars, and no such services are proposed for the Gaithersburg site. As is typical when purchasing a pre-owned car, buyers typically take their cars to their personal mechanics, or if the car is still under warranty, to a dealer representing the manufacturer. It is important to remember that Carvana offers a 7-day test own. During this time period a buyer may take their car to be inspected by a mechanic of their choice, and return it back to Carvana if they so choose. Buyers rarely exercise this option.*

Please let me know if you receive any additional questions regarding our proposal. It is our understanding that the public record on this request will remain open until November 30, 2016, and that this item will be acted upon by the City of Gaithersburg Planning Commission on December 7, 2016.

Sincerely,

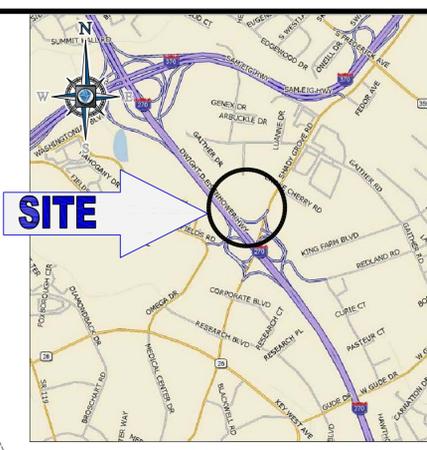
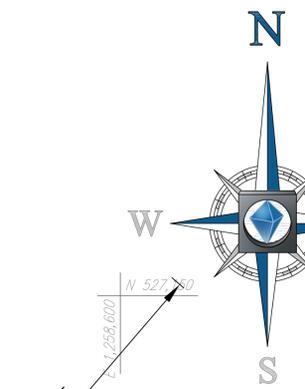


Vanessa MacDonald  
Entitlement Manager  
Carvana, LLC.

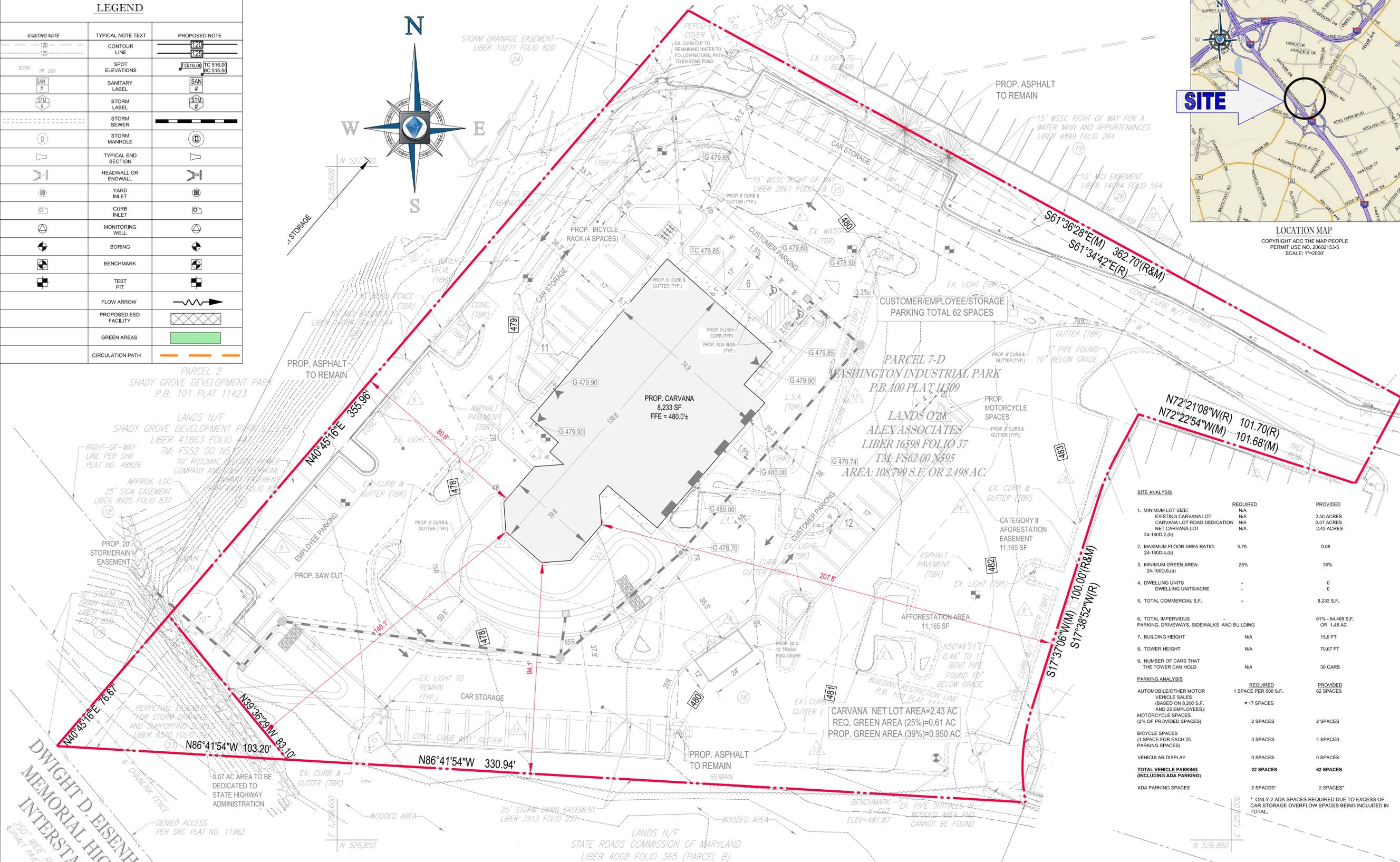
Attachments

**LEGEND**

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
120 125	CONTOUR LINE	120 125
SPOT ELEVATIONS		TC 516.00 BC 515.53
SAN #	SANITARY LABEL	SAN #
STM #	STORM LABEL	STM #
	STORM SEWER	
	STORM MANHOLE	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	YARD INLET	
	CURB INLET	
	MONITORING WELL	
	BORING	
	BENCHMARK	
	TEST PIT	
	FLOW ARROW	
	PROPOSED ESD FACILITY	
	GREEN AREAS	
	CIRCULATION PATH	



**LOCATION MAP**  
COPYRIGHT ADC THE MAP PEOPLE  
PERMIT USE NO. 20602153-5  
SCALE: 1"=2000'



**SITE ANALYSIS**

	REQUIRED	PROVIDED
1. MINIMUM LOT SIZE: EXISTING CARVANA LOT CARVANA LOT ROAD DEDICATION NET CARVANA LOT 24-160D.2.(b)	N/A N/A N/A	2.50 ACRES 0.07 ACRES 2.43 ACRES
2. MAXIMUM FLOOR AREA RATIO: 24-160D.4.(b)	0.75	0.08
3. MINIMUM GREEN AREA: 24-160D.6.(a)	25%	39%
4. DWELLING UNITS DWELLING UNITS/ACRE	-	0 0
5. TOTAL COMMERCIAL S.F.	-	8,233 S.F.
6. TOTAL IMPERVIOUS PARKING, DRIVEWAYS, SIDEWALKS AND BUILDING	-	61% - 64,469 S.F. OR 1.48 AC
7. BUILDING HEIGHT	N/A	15.5 FT
8. TOWER HEIGHT	N/A	70.67 FT
9. NUMBER OF CARS THAT THE TOWER CAN HOLD	N/A	30 CARS
<b>PARKING ANALYSIS</b>		
AUTOMOBILE/OTHER MOTOR VEHICLE SALES (BASED ON 8,200 S.F. AND 25 EMPLOYEES): MOTORCYCLE SPACES (2% OF PROVIDED SPACES)	1 SPACE PER 500 S.F. = 17 SPACES	PROVIDED 62 SPACES
BICYCLE SPACES (1 SPACE FOR EACH 25 PARKING SPACES)	2 SPACES	2 SPACES
VEHICULAR DISPLAY	0 SPACES	0 SPACES
<b>TOTAL VEHICLE PARKING (INCLUDING ADA PARKING)</b>	<b>22 SPACES</b>	<b>62 SPACES</b>
ADA PARKING SPACES	2 SPACES*	2 SPACES*

\* ONLY 2 ADA SPACES REQUIRED DUE TO EXCESS OF CAR STORAGE OVERFLOW SPACES BEING INCLUDED IN TOTAL.

**BOHLER ENGINEERING**

LAND SURVEYING PROGRAM MANAGER LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

PHILADELPHIA, PA  
NORTHERN VIRGINIA  
FALLEN CHURCH, VA  
SOUTH EASTERN PA  
REHOBOTH BEACH, DE  
NEW YORK METRO AREA  
SOUTH FLORIDA

**REVISIONS**

REV	DATE	COMMENT	BY
1	7/19/16	100% SCHEMATIC	MMB
1	8/18/16	PER CITY COMMENTS	MMB
2	11/04/16	PER CITY COMMENTS	MMB

**NOT APPROVED FOR CONSTRUCTION**

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, BUSINESS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811 (VA 1-800-246-8489 (PA 1-800-246-8477) (DC 1-800-257-7777) (VA 1-800-552-7011) (MD 1-800-257-7777) (DE 1-800-282-8555))

**SCHEMATIC DEVELOPMENT PLAN FOR CARVANA**

PROJECT No.: M8152157  
DRAWN BY: MMB  
CHECKED BY: NBS  
DATE: 6/21/16  
SCALE: 1"=20'  
CAD I.D.: SK1

PROJECT: **SCHEMATIC DEVELOPMENT PLAN FOR CARVANA**

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

**BOHLER ENGINEERING**

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

**M. K. JONES**

PROFESSIONAL ENGINEER  
MONTGOMERY COUNTY, MARYLAND  
LICENSE NO. 39899, EXPIRATION DATE: 3/15/2017

SHEET TITLE: **SCHEMATIC DEVELOPMENT PLAN**

SHEET NUMBER: **1** OF 1

**SCHEMATIC DEVELOPMENT PLAN GENERAL NOTES**

**PROPERTY INFORMATION**

1. DEVELOPER/APPLICANT:  
CARVANA  
14020 E. INDIAN SCHOOL ROAD  
PHOENIX, AZ 85018  
CONTACT: BRET SASSENBERG  
PHONE: (602) 692-4143

2. THIS PLAN IS BASED ON AN ALTA/CMS TITLE SURVEY BY:  
"CARVANA, PARCEL 7-D, WASHINGTON INDUSTRIAL PARK, P.B. 100 PLAT 11309, 15710 SHADY GROVE ROAD, CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MARYLAND" PREPARED BY BOHLER ENGINEERING DATED: 04/13/16  
PROJECT NO.: SB152157

3. PROPERTY IS PARCEL 7-D IN A PLAT OF SUBDIVISION KNOWN AS "WASHINGTON INDUSTRIAL PARK" AS RECORDED IN PLAT BOOK 100 AT PLAT 11309 AND BEING THE LANDS OF ALEX ASSOCIATES AS RECORDED IN LIBER 16598 FOLIO 37 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND HAVING A TAX MAP NUMBER OF N595 0201 PER THE DEPARTMENT OF ASSESSMENTS.

4. EXISTING TOTAL LOT SIZE: AREA = 108,900 SQUARE FEET OR 2.50 ACRES.

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

6. EXISTING USE: VACANT BUILDING WITH ASSOCIATED PARKING AREA

7. PROPOSED USE: CARVANA AUTOMOTIVE DEALERSHIP

8. NO STREAMS WERE OBSERVED ON THE PROPERTY OR WITHIN THE ADJACENT PROPERTY WIDTH OR 100' (1" IS LESS) OF THE PROPERTY. THE PROPERTY IS WITHIN THE ROCK CREEK WATERSHED.

9. THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, MARYLAND, AND INCORPORATED AREAS, PLAT 24031C3310, EFFECTIVE DATE SEPTEMBER 29, 2006."

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 ISLANDS AND ALONG THE PERIMETER OF THE PROPERTY. HOWEVER, NONE ARE OF SIGNIFICANT SIZE.

12. NO DAMS ARE NOTED UPSTREAM OF THE PROPERTY.

13. NO RARE, THREATENED, OR ENDANGERED SPECIES OF PLANTS OR ANIMALS WERE OBSERVED ON THE PROPERTY. NO WILDLIFE WAS OBSERVED ON THE PROPERTY.

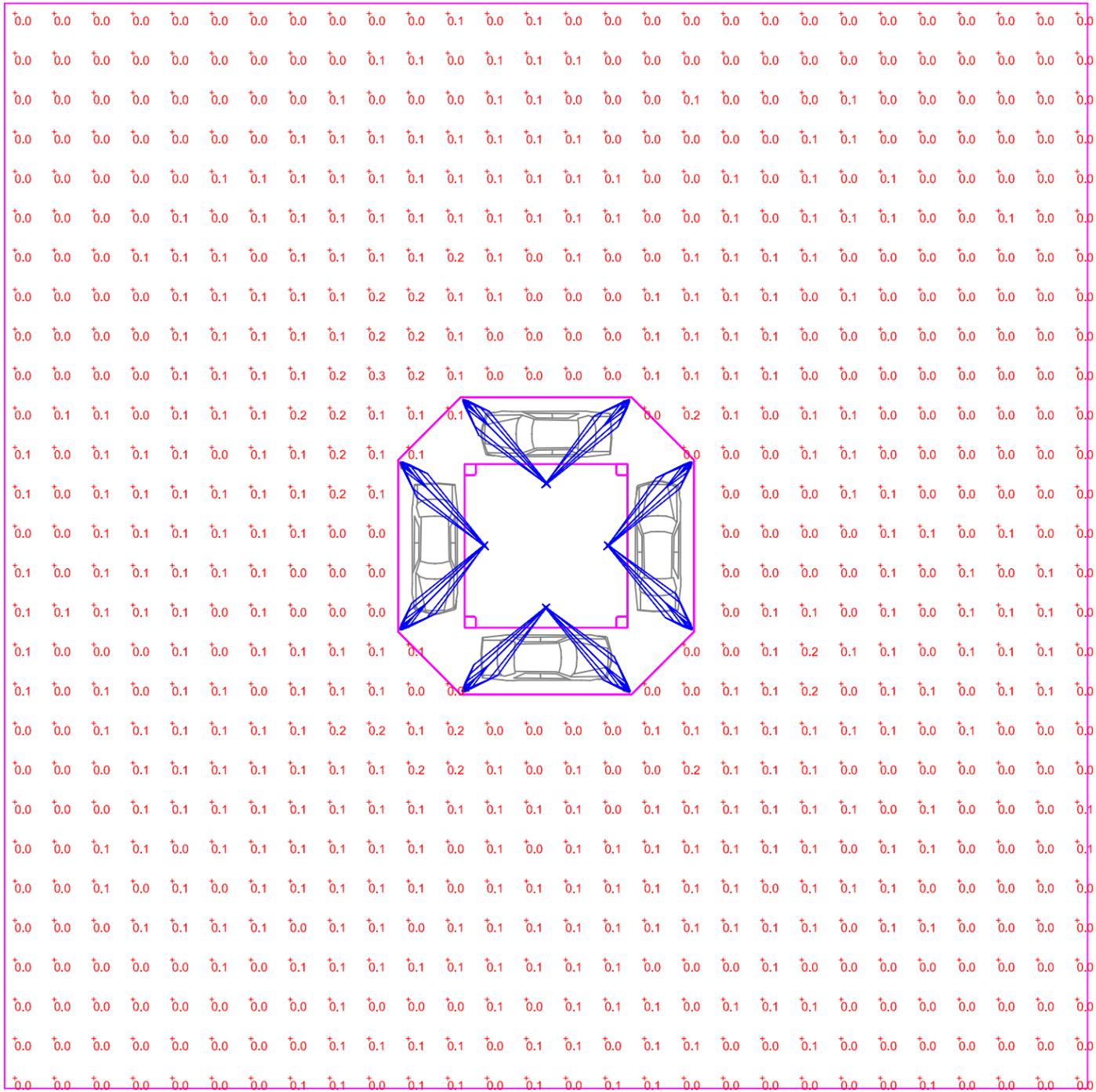
14. THE PROPERTY IS NOT WITHIN A SPECIAL PROTECTION AREA.

15. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

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. 39899, EXPIRATION DATE: 3/15/2017





Date:10/20/2016

Filename: G:\Cad Projects\Z-Non Numbered Projects\Bob\Drive Time-Carvana Richmond, VA\Carvana Model.AGI

Calculation Summary									
Label	Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Area around tower at grade	Point spacing 5 ft x 5 ft	Illuminance	Fc	0.05	0.3	0.0	N.A.	N.A.	

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
□	64	A	SINGLE	2000	1.000	ILUMIPOD 18g2 IP OPTIC 30 RGB