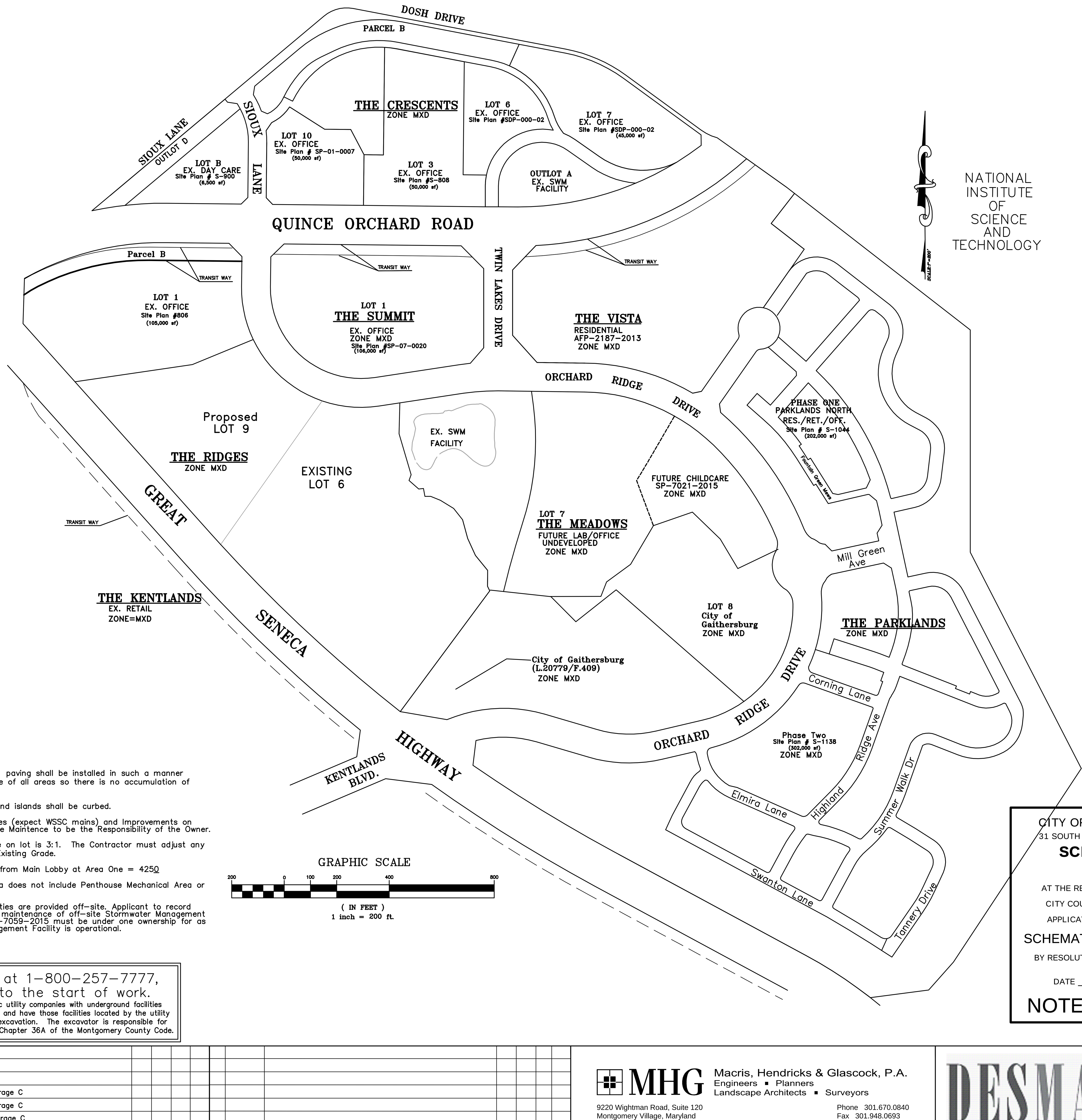
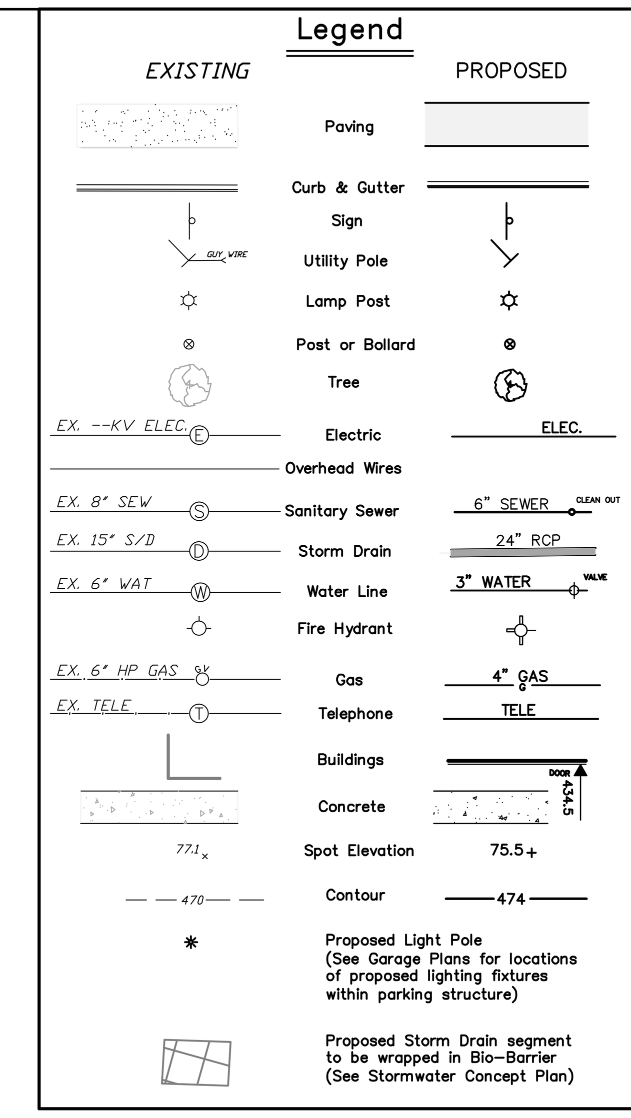
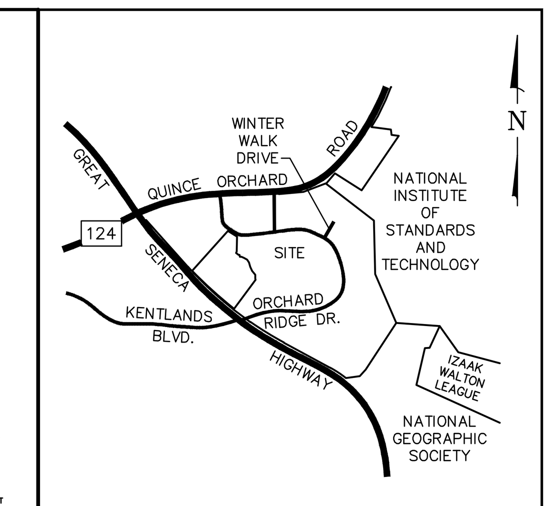
QUINCE ORCHARD PARK
THE RIDGES
MEDIMMUNE HEADQUARTERS







VICINITY MAP
SCALE 1" = 2,000'

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PERMITTED USE NO. 20192133

PROPOSED LIGHT POLE (SEE GARAGE PLANS FOR LOCATIONS OF PROPOSED LIGHTING FIXTURES WITHIN PARKING STRUCTURE)

SHEET INDEX

Cover Sheet	500-000-C300
Overall Site Plan	500-000-C301
Existing Conditions Plan	500-000-C302
Detailed Site Plan	500-000-C303
Concept Utility Plan	500-000-C304
Vehicle Circulation Plan	500-000-C306
Concept Landscape Plan	500-000-C310
Preliminary Forest Conservation	500-000-C320
Concept Soil Erosion And Sediment Control Plan(3 Sheets)	500-000-C330 and C332
Concept Stormwater Management Plan-Concept/Preliminary	500-000-C333 and C341
Preliminary Subdivision Plan	PP-1.00
Building Elevations-Phase One	A 201
Building Elevations-Final Phase	A 201.1
Roof Level Plan-Lighting (1 Sheet)	E 1.00
BUILDING FLOOR PLANS-Phase One	*A101-A105
BUILDING FLOOR PLANS-Final Plans	*A101.1-A105.1

*EXHIBITS NOT PART OF SDP APPROVAL

DEVELOPMENT DATA

Zone: MXD
Proposed Use = Office and Medical Research Development
Total Site Area – =1,388,659 sf or 31.87 ac.
-Ex. Lot 6 = 993,168 sf or 22.80 ac
-Ex. Lot 1 = 395,472 sf or 9.07 ac.
Allowable Building Area – "The Ridges" = 2,100,000 sf *(Total)
*Allowable Building Area within "The Ridges" per approved Sixth Amendment to the Annexation Agreement (X-129) recorded 03-13-2013 and Sketch Plan (Z-275C)

Existing – Lot 1		105,000 sf
Existing Areas 1, 2 and 3		*223,537 sf
Existing Area	4	94,600 sf
Existing Area	5	144,865 sf
Existing Area	6	250,000 sf
Total Building Area – MedImmune		**818,002 sf**

*Includes 218,657 sf approved as part of areas 1, 2 and 3 Site Plan and an additional 4,880 sf approved as part of Amendment to Final Development Plan (AFP-03-012) for the loading dock.
Areas based on approved Site plans, areas do not include Penthouse and unoccupied cellars

Green Area: Required – 25.0% or 347,165 sf
Provided – 39.8% or 727,885 sf

Parking Summary:
Parking required is approximately 1 space per every 400 s.f. of GFA, per the Sixth Amendment to the Annexation Agreement . 45,000 s.f. of Storage/Mechanical within Cellar and Penthouse within Areas 1, 2 and 3 not included as part of required parking calculation.
Vehicle Parking Required (818,002 sf – 45,000) x 1 spaces/400 sf = 1,933 spaces)=**1,933 spaces**
Vehicle Parking Provided

Existing Parking Garage A	= 504 spaces (Incl. 9 Accessible)
Existing Parking Beneath Area 2	= 16 spaces
Existing Parking – Surface Lot 6	= 327 spaces (Incl. 15 Accessible)
Existing Garage B	= 1,037 spaces (Incl. 19 Accessible)
Existing Parking – Surface Lot 1	= 357 spaces (Incl. 8 Accessible)
Proposed Garage C-Phase 1	= 981 spaces (Incl. 20 Accessible)
Proposed Garage C-Phase 2	= 421 spaces (Incl. 4 Accessible)
Total Parking Provided	**= 3,643 spaces**

***Future Parking – Surface spaces approved as part of Site Plan #SP-05-001 on 3/16/2005 not part of parking totals. Parking totals reflect parking count once construction of this phase of work is complete.
Accessible Spaces– Required = 36 spaces (TOTAL)
2% for initial 1,000 spaces, plus 1% in excess of 1,000
Provided = 47 spaces (TOTAL), includes 12 ADA Van spaces
(24 Accessible Spaces within proposed Garage C)
Motorcycle/Scooter Spaces Required/Provided = 28 spaces within Proposed Garage (1,402 x 2%)
(Phase 1= 20 spaces / Phase 2= 8 spaces)
Bicycle Spaces Required/Proposed = 56 spaces within Proposed Garage C 1,402 x 1/25)
(Phase 1= 40 spaces / Phase 2= 16 spaces)

Internal Green Space Required (Total) = 10.0% or 21,923 sf
Internal Green Space Provided = 10.7% or 23,835 sf
Parking Compound (Total) = 221,923 sf
*Parking Compound does not include Structured parking

NOTES:

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

SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON October 19, 2015
APPLICATION NO. SDP-7059-2015 WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION R-82-15 WITH Three (3) CONDITIONS.
DATE 10/22/2015 BY Carolina Seiden

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

OWNER
MEDIMMUNE, Inc.
One Medimmune Way
Gaithersburg, MD
Phone: 301-398-5527
Contact: Erik Morrison
Associate Director Master Planning

ARCHITECT
Desman
800 Westpark Drive, Suite 610
McLean, Virginia 22120
Phone: (703) 448-1190
Contact: John Judge, P.E.

Professional Certification:

I 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. 16905, Expiration Date: 4-21-2016

Stephen E. Crum

WSSC 222 NW 12 / ADC Map 5047 C-10

			DWN	CK	CK	APP
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C	07/23/15	Submit SDP to City / Garage C				
B	06/19/15	Submit SDP to City / Garage C				
A	4/19/15	Submit Pre-Application to City / Garage C				
		REVISIONS				

NO	DATE	REVISIONS	DWN	CK	CK	APP

MHG Macris, Hendricks & Glascock, P.A.
Engineers ▪ Planners
Landscape Architects ▪ Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

DESMAN Design Management

RESERVED FOR P.E. STAMP

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MEDIMMUNE, INC.
QUINCE ORCHARD PARK–The Ridges

CIVIL
SCHEMATIC DEVELOPMENT PLAN
COVER SHEET

SCALE:	DATE:
1"=200'	08/28/15
DRAWN BY: BJD	APPROVED:
MEDIMMUNE, INC. DRAWING NO.: 500-000-C300	REV.: F

MHG #89-157-13

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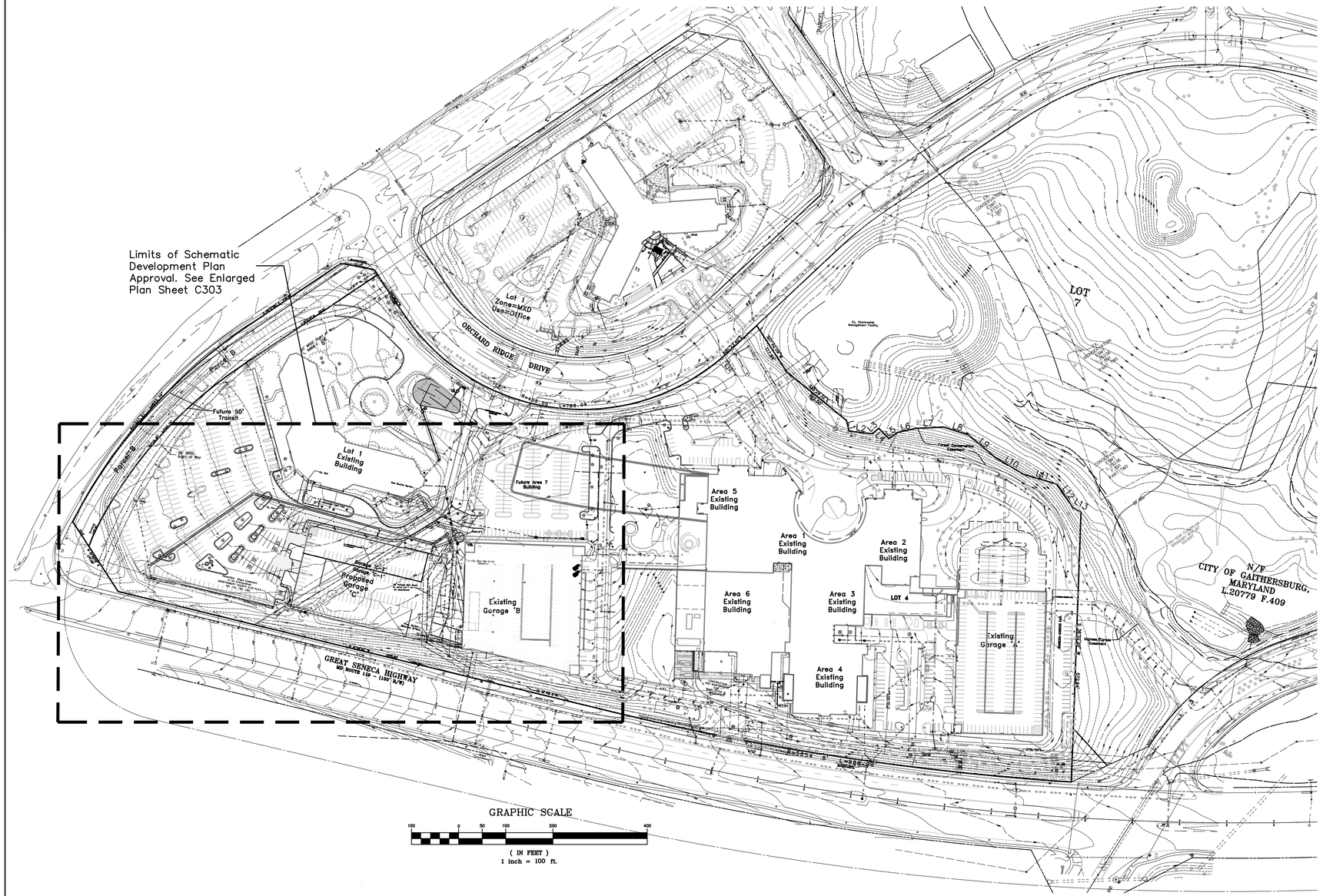

Legend

EXISTING		PROPOSED
	Paving	
	Curb & Gutter	
	Sign	
	Utility Pole	
	Lamp Post	
	Post or Bollard	
	Tree	
EX. --KV ELEC.	Electric	ELEC.
	Overhead Wires	
EX. 8" SEW	Sanitary Sewer	6" SEWER
EX. 15" S/D	Storm Drain	24" RCP
EX. 6" WAT	Water Line	3" WATER
	Fire Hydrant	
EX. 6" HP GAS	Gas	4" GAS
EX. TELE	Telephone	TELE
	Buildings	
	Concrete	
771+	Spot Elevation	75.5+
470	Contour	474
	Proposed Light Pole (See Garage Plans for locations of proposed lighting fixtures within parking structure)	
	Proposed Storm Drain segment to be wrapped in Bio-Barrier (See Stormwater Concept Plan)	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 20°32'01" W	23.63'
L2	S 49°02'26" E	49.28'
L3	N 84°20'13" E	17.93'
L4	S 10°18'06" E	30.55'
L5	N 88°55'54" E	22.28'
L6	S 68°01'57" E	40.00'
L7	S 58°00'52" E	59.03'
L8	S 38°12'45" E	54.96'
L9	S 15°30'32" E	73.93'
L10	S 24°30'28" E	70.71'
L11	S 39°08'07" E	73.80'
L12	S 00°28'20" W	60.48'
L13	S 26°14'52" E	19.47'

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Contact: John Judge, P.E.

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Stephen E. Crum

WSSC 222 NW 12 / ABC Map 5047 C-10

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MEDIMMUNE, INC.
QUINCE ORCHARD PARK-The Ridges

CIVIL
SCHEMATIC DEVELOPMENT PLAN
OVERALL SITE PLAN

SCALE:	DATE:
1"=100'	09/14/15
DRAWN BY: BJD	APPROVED:
MEDIMMUNE, INC. DRAWING NO.: 500-000-C301	REV.: F

MHG #89-157-16 SDP 1 of 12

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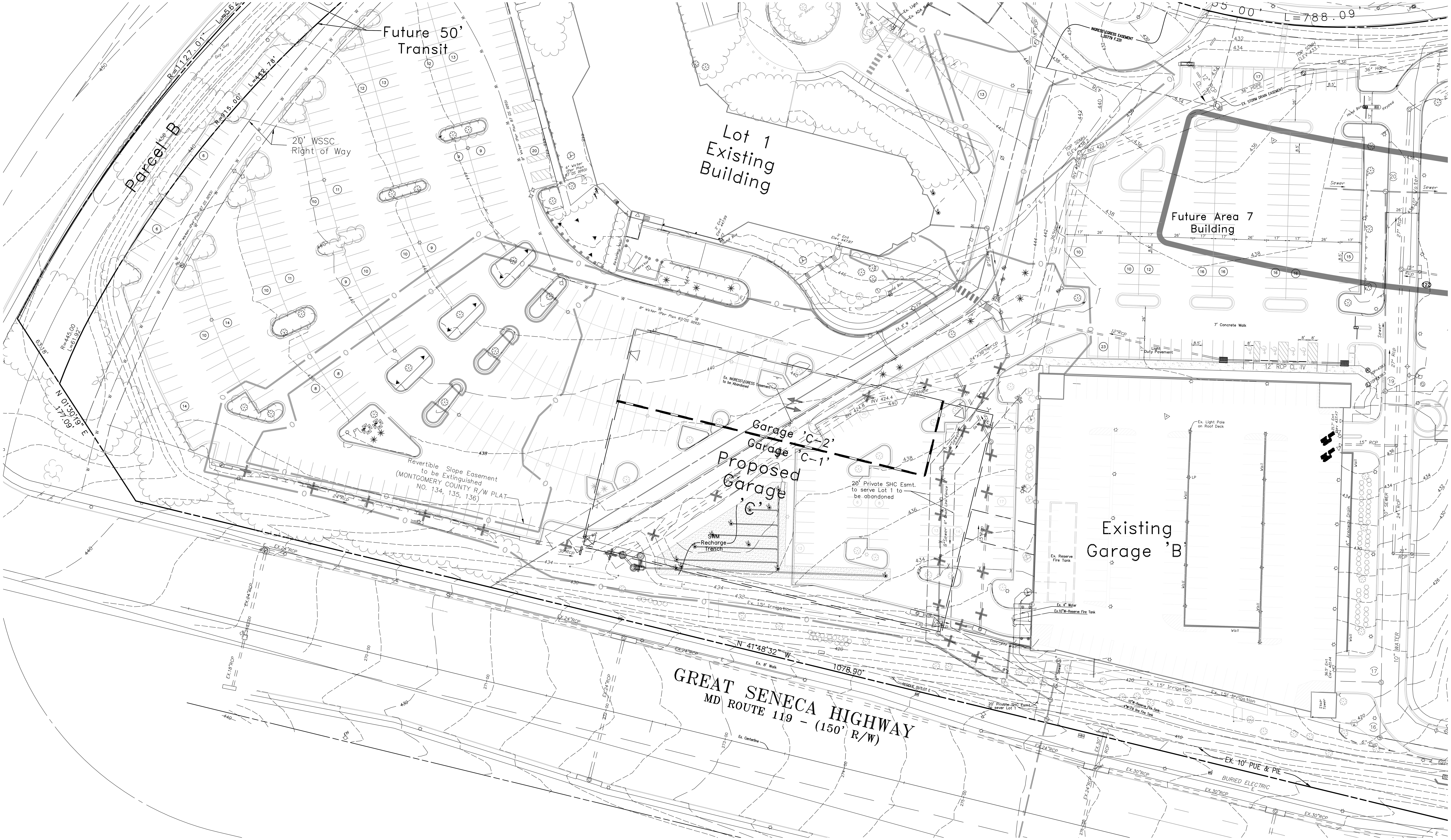

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BY RESOLUTION R-82-15 WITH Three (3) CONDITIONS.

DATE 10/22/2015 BY [signature]

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Professional Certification:

I 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. 16905, Expiration Date: 4-21-2016

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MEDIMMUNE, INC.
QUINCE ORCHARD PARK–The Ridges

CIVIL
SCHEMATIC DEVELOPMENT PLAN
EXISTING CONDITIONS PLAN

SCALE: 1"=30'
DATE: 08/28/15
DRAWN BY: BJD
APPROVED:
MEDIMMUNE, INC. DRAWING NO.: 500-000-C302
REV.: F

MHG #89-157-16 SDP 2 of 12

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Lot 1
Existing Building
200 Orchard Ridge Drive
Bldg. Height=+/-40'
(3 Stories)
FF=448.0

Lot 1
Existing
Building

Future 50' Transit

Future Area 7
Building

Parcel B

R=1127.01'
L=562.49'

R=915.00'
L=448.78'

20' WSSC
Right of Way

Future Transit LOD

Existing Surface
Parking to Remain
(357 Spaces)

New Electric Service

Ex. FDC

Relocated Light Pole

Ex. FH

8" Water (Per Plan #37/25 0093)

5' Concrete Walk

Ballard (Typ.)
Garage Access
Street Level (441.0)

STREET LEVEL

Ex. INGRESS\EGRESS Easement to be Abandoned

Existing Storm Drain to be Removed and Relocated. Ex. Easement to be Extinguished

Garage 'C-2'

Garage 'C-1'

Proposed Garage 'C'
7 Levels/ Ht.=89'
-Measured from GS Highway
(1,386 Spaces)
Level 1=430.0

Proposed
Garage
'C'
(Non-Sprinklered)

302'

20' Private SHC Esmt. to serve Lot 1 to be abandoned

Existing Sanitary Sewer to be Removed and Relocated

Revertible Slope Easement to be Extinguished (MONTGOMERY COUNTY R/W PLAT NO. 134, 135, 136)

Approx. Location 50' Future Transit

Approx. Centerline Future Transit

R=445.00'
L=61.92'

63°9'18"

N 01°30'19" E
177.09'

PROP.8"S

SEE INSET BELOW
FOR PHASE 1 GARAGE
CONSTRUCTION

As-Built Location of Existing Garage

Ex. Elec. Box to be Relocated

Existing Garage 'B'
6 Stories/ Ht.=55'
(1,037 Spaces-Inc. 19 HC)
Level 1=417.5 ☆422.0

Existing Storm Drain to be Removed and Relocated

Existing
Garage 'B'

Ex. Reserve Fire Tank

Garage Connection at Level 4 (475.0)

5' Concrete Walk

Ex. 4" Water

Ex.10"W-Reserve Fire Tank

Garage Access
Level 2
(432.0)

As-Built Location of Existing Garage

LOWER LEVEL

Prop. Oil/Grit Separator (6"SHC)

Garage Access Lower Level (430.0)

Garage Access Level 3

Garage Access Level 1

10" WATER

Ex. 15" Irrigation

Ex. 8" Walk

N 41°48'32" W 1078.90'

Ex. 10' PUE & PIE

BURIED ELECTRIC

GREAT SENECA HIGHWAY
MD ROUTE 119 - (150' R/W)

Ex. Centerline

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Legend

EXISTING		PROPOSED
	Paving	
	Curb & Gutter	
	Sign	
	Utility Pole	
	Lamp Post	
	Post or Bollard	
	Tree	
EX. --KV ELEC.	Electric	ELEC.
	Overhead Wires	
EX. 8" SEW.	Sanitary Sewer	6" SEWER
EX. 15" S/D	Storm Drain	24" RCP
EX. 6" WAT.	Water Line	3" WATER
	Fire Hydrant	
EX. 6" HP GAS	Gas	4" GAS
EX. TELE.	Telephone	TELE
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	Concrete	
771	Spot Elevation	75.5+
472	Contour	474

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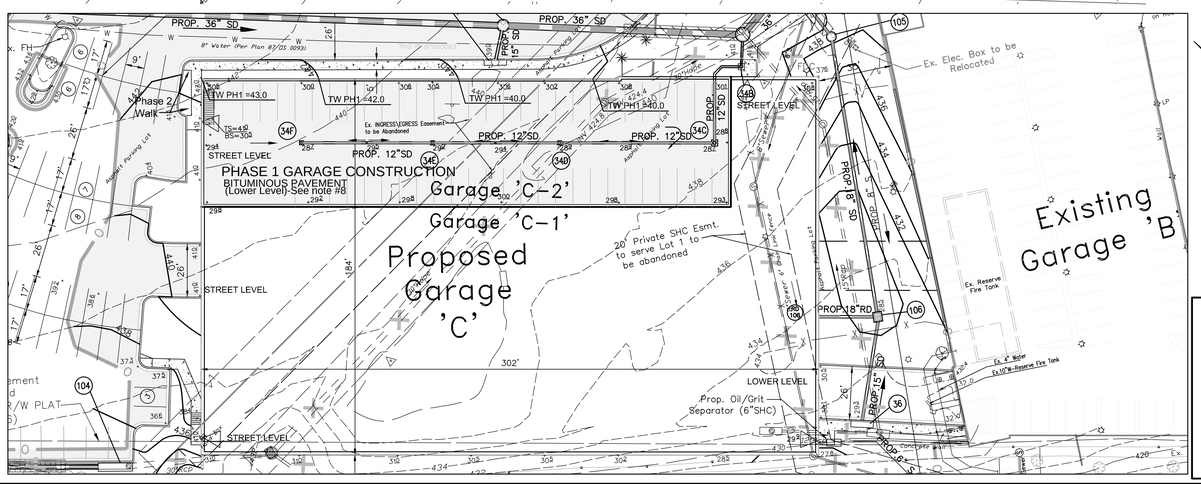

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MEDIMMUNE, INC.
QUINCE ORCHARD PARK-The Ridges

CIVIL
SCHEMATIC DEVELOPMENT PLAN
DETAILED SITE PLAN - PH. 1 & 2

SCALE:	DATE:
1"=30'	09/14/15
DRAWN BY: BJD	APPROVED:
MEDIMMUNE, INC. DRAWING NO.: 500-000-C303	REV.: F

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