



SDP-7059-2015
6/19/15

PLANNING AND CODE ADMINISTRATION

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

SITE or SCHEMATIC DEVELOPMENT PLAN APPLICATION

All information must be complete to initiate processing of application

SUBJECT PROPERTY

Street Address or Location One MedImmune Way and 200 Orchard Ridge Drive)
Quince Orchard Park-Lots 1 and 6

APPLICANT/BILLING CONTACT

Business Name MedImmune, Incorporated
Primary Contact Erik Morrison
Street Address One MedImmune Way Suite No. _____
City Gaithersburg State Maryland Zip Code 20873
Telephone Numbers: Work 301-398-5527 Cell _____ E-mail Address morrison@medimmune.com

OWNER

Business Name Same as Applicant
Primary Contact _____
Street Address _____ Suite No. _____
City _____ State _____ Zip Code _____
Telephone Numbers: Work _____ Cell _____ E-mail Address _____

DEVELOPER

Business Name Same as Applicant
Primary Contact _____
Street Address _____ Suite No. _____
City _____ State _____ Zip Code _____
Telephone Numbers: Work _____ Cell _____ E-mail Address _____

ATTORNEY

Business Name _____
Primary Contact _____
Street Address _____ Suite No. _____
City _____ State _____ Zip Code _____
Telephone Numbers: Work _____ Cell _____ E-mail Address _____

ARCHITECT

Business Name Desmond Design Magnagement MD Registration No. _____
Primary Contact John Judge, P.E.
Street Address 800 Westpark Drive Suite No. 610
City McLean State Virginia Zip Code 22102
Telephone Numbers: Work 703--448-1190 Cell _____ E-mail Address jjudge@desmond.com

Joint Hearing - MCC & PC
SDP-7059-2015
Exhibit #1

ENGINEER

Business Name Macris, Hendricks, & Glascock, PA MD Registration No. 16905

Primary Contact Brian Donnelly

Street Address 9220 Wightman Road Suite No. 120

City Montgomery Village State Maryland Zip Code 20886

Telephone Numbers: Work 301-670-0840 Cell _____ E-mail Address bdonnelly@mhgpa.com

PLAN TYPE (check one only) Concept Preliminary Final Schematic Development

PROPOSED PRIMARY USE (check one only) Residential Non-Residential Mixed Use

PROPOSED UNIT TYPE Office/Professional Restaurant Retail/Commercial
 Residential Single Family Mixed Use Residential Multi-Family
 Other Use (specify) Structured Parking facility

PARKING Parking Waiver Needed Height Waiver Needed

Number of Spaces Required 1,933

PROJECT DESCRIPTION

Construct +/-1,386 car Structured Parking facility to future development of the MedImmune/AstraZeneca campus

SITE DETAILS

Site Area Square Feet 1,388,659 Number of Lots 1 (Lots to be Combined)
Site Area Acres 31.87 Number of Dwelling Units/Acre NA
Green Area _____ Parking Spaces Provided 3,627 (TOTAL)
Green Area % _____ Height of Tallest Building (ft.) +/-89'
Height of Tallest Building (stories) 7 Levels

SQUARE FOOTAGE - NON-RESIDENTIAL

Retail _____ Office/Professional _____
Restaurant (A) _____ Educational/Institutional/Religious _____
Restaurant (B) _____ Industrial _____
Restaurant (C) _____ Other (please specify) No Addition GFA
(Structured Parking)

UNIT COUNTS - RESIDENTIAL

Single Family Detached Units NA Apartment Units NA
Townhouse Units NA Condominium Units NA
Duplex Units NA Other (please specify) _____

Total Number Residential Units NA

SEE FOLLOWING PAGES FOR SUBMISSION REQUIREMENTS

THE CHECKLIST BELOW IS A GENERAL GUIDE FOR ITEMS THAT ARE TYPICALLY REQUIRED FOR APPLICATIONS. PLEASE REFER TO CHAPTER 24, SECTION 24-169 OF THE CITY CODE FOR COMPLETE REQUIREMENTS OR CONTACT PLANNING STAFF AT 301-258-6330 FOR FURTHER CLARIFICATION

SUBMISSION REQUIREMENTS - Concept Site Plan:

- Concept Stormwater Management Plans, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- NRI and FSD Plans, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Proof of APFO Compliance, One (1) digital copy, PDF
- Green Building Checklist, One (1) digital copy, PDF
- Preliminary Forest Conservation Plans, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Site, Architectural and Detail Plans, Ten (10) hard copies, One (1) digital copy (DWF preferred) or PDF
- Other Planning Commission Requested Information

SUBMISSION REQUIREMENTS - Preliminary Site Plan:

- Site, Architectural and Detail Plans, Ten (10) hard copies, One (1) digital copy (DWF preferred) or PDF
- Preliminary Stormwater Management Plans, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Preliminary Affordable Housing Plan, One (1) digital copy, PDF
- Preliminary Traffic Impact Study, One (1) digital copy, PDF
- Proof of APFO Compliance, One (1) digital copy, PDF
- Other Planning Commission Requested Information

SUBMISSION REQUIREMENTS - Final Site Plan:

- Site, Architectural and Detail Plans, Ten (10) hard copies, One (1) digital copy (DWF preferred) or PDF
- Final Stormwater Management Plans, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Final Traffic Impact Study, One (1) digital copy, PDF
- Affordable Housing Plan, One (1) digital copy, PDF
- Final Forest Conservation Plans, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Subdivision Plats
- Proposed Street Names, One (1) digital copy, PDF
- Draft HOA Bylaws, One (1) digital copy, PDF
- Green Building Checklist, One (1) digital copy, PDF
- Other Planning Commission Requested Information

OPTIONAL (Required for MXD and CD Zones):

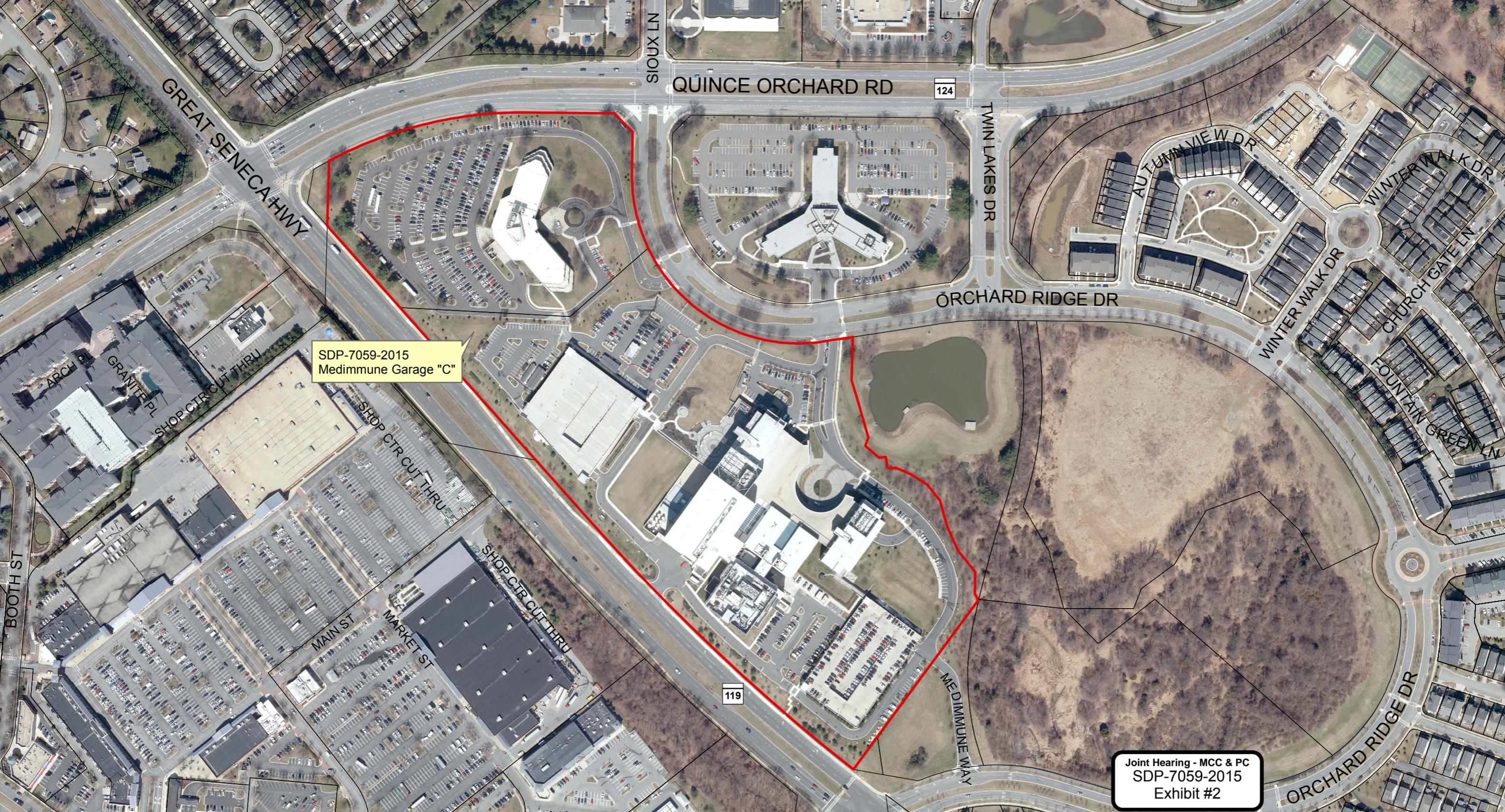
- Phasing or Staging Plan, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Statement of Master Plan Compliance, One (1) digital copy, PDF
- Statement of Compliance with Approved Schematic Development Plan, One (1) digital copy, PDF
- Proposed Covenant, One (1) digital copy, PDF
- Site Plan Enforcement Agreement, One (1) digital copy, PDF
- Sign Package

SUBMISSION REQUIREMENTS - Schematic Development Plan:

- Site, Architectural and Detail Plans, Ten (10) hard copies, One (1) digital copy (DWF preferred) or PDF
- Natural Resource Inventory and Forest Stand Delineation Plans, Two (2) hard copies, One (1) digital copy (DWF preferred) or PDF
- Preliminary Stormwater Management Plans, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Preliminary Affordable Housing Plan, One (1) digital copy, PDF
- Preliminary Traffic Impact Study, One (1) digital copy, PDF
- Statement of Master Plan and Zone Regulations Compliance, One (1) digital copy, PDF
- Other Planning Commission Requested Information

OPTIONAL:

- Phasing or Staging Plan, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Proposed Covenant, One (1) digital copy, PDF
- Proof of APFO Compliance, One (1) digital copy, PDF
- Green Building Checklist, One (1) digital copy, PDF



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Medimmune Garage "C"

Joint Hearing - MCC & PC
SDP-7059-2015
Exhibit #2



ideas that work

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Stuart R. Barr

Statement in Support of Schematic Development Plan Application for MedImmune Parking Garage C

I. Introduction

MedImmune, LLC submits this statement in support of its Schematic Development Plan Application for a parking garage facility identified as “Parking Garage C” to be constructed within the “Ridges” portion of its Gaithersburg campus. Over MedImmune’s 25 year history, it has continuously invested in its Gaithersburg facilities to provide the best setting for its staff so that they can succeed in investigating and developing new medicines. With the Gaithersburg campus being declared AstraZeneca’s Research & Development center of excellence in the Americas, the senior leaders have recommitted to further investment in the campus. As such, MedImmune has expanded its offices, lab space, and amenities in recent years to support its growth. To support the campus there is an equally important need to invest in infrastructure. These types of projects ensure that the campus provides the right environmental conditions and the necessary conveniences for MedImmune’s employees to perform at their best. As the company looks forward, MedImmune has committed to preparing for future growth on the campus by proposing a new parking garage facility. This building is an important piece of infrastructure that is critical to supporting the company’s progress. Specifically, MedImmune is proposing building such a facility to support future growth at the site. Ultimately, the garage will provide parking for current increases in staffing that will occupy existing facilities as well as future staff growth that will occupy a new office building expansion that will occur sometime in the future. Building the parking garage now allows MedImmune to be prepared to accommodate that future growth before it occurs.

II. Background Information

The MedImmune campus in Gaithersburg is subject to an Annexation Agreement with the City (X-129). MedImmune and the City executed a Sixth Amendment to the Annexation Agreement (X-129) and sketch plan dated March 8, 2013 (the “Amendment”) containing various provisions to guide future development on the MedImmune campus.

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As part of the Amendment, MedImmune committed to concentrate a greater share of any future development on the Summit and/or Ridges portions of the campus. The proposed parking garage will be located on the Ridges portion directly adjacent to the existing parking garage facility identified as “Parking Garage B.”

The proposed parking garage currently would straddle the lot line separating two properties on the MedImmune campus: 200 Orchard Ridge Drive (Parcel N254, 9.07 acres; Parcel I.D. Number 09-02725335) and 1 MedImmune Way (Parcel N454, 22.8 acres; Parcel I.D. Number 09-03646461). MedImmune has filed with the City (or will file shortly) a Minor Subdivision (Subdivision Plat) application to consolidate the two properties and remove the lot line.

III. Description of the Property and Surrounding Area

The Property that is the subject of this Schematic Development Plan Application is a future consolidation of two properties -- 200 Orchard Ridge Drive and 1 MedImmune Way -- to be processed concurrently with this application. The consolidated property will total approximately 31.87 acres in the MXD (Mixed Use Development) Zone.

Adjoining and confronting properties surrounding the Property are primarily zoned MXD and improved with a mix of use types. The City owns open space property directly to the south of the Property. Portions of the MedImmune campus are located in close proximity to the Property. The Kentlands commercial area is located to the west across Great Seneca Highway, and a residential townhome community is located to the north across Quince Orchard Road.

IV. Description of the Proposed Parking Garage Project

The proposed parking garage facility will be located just to the northwest of the existing parking garage facility identified as “Parking Garage B.” MedImmune plans for 7 levels – 1 level partially below ground and 6 levels above ground. The garage will be constructed in two phases for a total of approximately 1,386 spaces.

MedImmune and its architects have made great efforts to design the building consistent with the overall character of the MedImmune campus. The design of the garage will be similar to the other existing garages. Access points to the Property will remain the same.

MedImmune will provide the required number of ADA compliant spaces and will provide pedestrian links between the garage and nearby buildings. Spaces for fuel efficient vehicles and charging stations will be provided.

V. Findings required for Schematic Development Plan approval

Set forth in italics below are the applicable standards for Schematic Development Plan approval, followed by a brief explanation of the project’s compliance with each standard.

Sec. 24-160D.10 – Findings required.

* * *

(b) The city council shall approve a schematic development plan only upon the finding that:

(1) The plan is substantially in accord with the approved sketch plan; and

The project is substantially in accord with the approved sketch plan as contained in the Sixth Amendment to Annexation Agreement X-129 dated March 8, 2013. Under Section 5 of the 2013 Sixth Amendment, the City acknowledged that the concept plan (Attachment A to the Amendment) constitutes an approved sketch plan. Thus, the current sketch plan for the Property was approved as part of the Sixth Amendment to Annexation Agreement X-129 and specifies that the Property be used principally for office/lab uses. The sketch plan allows for 1,200,000 – 2,100,000 square feet of office/lab uses within buildings 4-9 stories in height.

The project complies with the other provisions contained in the Annexation Agreement with the City and 2013 Sixth Amendment to the Annexation Agreement, as follows:

- Section 1 (Future Development of MedImmune Properties): The project complies with the general provisions regarding future development on the MedImmune properties. The project complies with the approved sketch plan, as explained above, and the provisions of the MXD Zone, as explained further below.
- Section 10 (Payment for Transportation Network Improvements): The project will provide any necessary transportation improvements necessary to accommodate the project within the area identified on Attachment C to the Sixth Amendment. No transportation network improvement payment as described in Section 10 applies because the project consists of covered parking, which is excluded.

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

The project complies with the purposes and development standards of the MXD Zone. The MedImmune campus constitutes the primary office portion of the Quince Orchard Park

mixed-use development. The project will provide a much needed facility to meet the future parking demands of existing and future employees and visitors on the MedImmune campus, which will contribute to the future success of the office use within the Quince Orchard Park.

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

The project is consistent with the recommendations in the City Master Plan. The Master Plan generally recommends retaining a residential-office land use designation and retaining the MXD zoning classification for the Property. The project is permitted in the MXD Zone. As noted above, the MedImmune campus constitutes the primary office portion of the Quince Orchard Park mixed-use development. The project will provide a much needed facility to meet the future parking demands of existing and future employees and visitors on the MedImmune campus, which will contribute to the future success of the office use within the greater Quince Orchard Park development.

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

The design of the project is similar to the existing parking garages on the campus and is compatible and in character with other existing and surrounding uses.

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

Public facilities are adequate to support the project [City Code Section 24-243 *et seq.*].

The project complies with Sections 10 (Payment for Transportation Network Improvements) and 11 (No Further Adequate Public Facilities Requirements) from the Sixth Amendment to the Annexation Agreement.

Section 24-246 regarding adequacy of school capacity is not applicable since the project does not include residential development.

Section 24-247 Water & Sewer Service:

- a.) Water Supply – The proposed development does not anticipate the need for a suppression system and will not result in a significant increase in fire or domestic flow. The proposed parking structure will contain a number of hose bibs to maintain the garage, but will have nominal impact on flows. The site is presently being served by an existing twelve inch WSSC waterline within Quince Orchard Road. The existing waterline appears to be

adequate to serve the existing and proposed development for both domestic and fire flows. The parking garage will be served by a proposed +/-2" domestic waterline.

- b.) Sewer Service –The proposed parking garage will be served by connecting into an existing eight inch sanitary sewer on the southern border of the Property. A new six inch gravity flow sewer will be constructed to provide service by the WSSC Plumbing Code. The proposed development will not result in an impact to the transmission capacity available at the Blue Plains Wastewater Treatment plant, Seneca Wastewater Treatment Plant, or other WSSC facilities.

Section 24-248 Fire and Emergency Response: Fire, police, and rescue services are within appropriate distances to serve the Property. The proposed development is 2.8 miles from the Gaithersburg Fire Department on 801 Russell Avenue. This distance provides a response time of less than ten minutes with no impact on overall services. There is also a second Fire Station within the National Institute of Standards at 101 Bureau Drive (approximately 1.8 miles away) that could provide supplemental support to the County Fire Station in an emergency backup situation, if necessary.

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

The project will be completed in two phases, and adequate public facilities will be provided in a timely way during each phase.

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

The project serves a much needed future demand for parking facilities on the MedImmune campus, given projected growth and the future construction of additional buildings on the campus. Adequate access to the site is provided, and the Property can be served by public utilities. The use is permitted in the zone. The Property meets the density limitations of the MXD zone, height and setback requirements, and other development standards.

As demonstrated by the contents of this Schematic Development Plan application, the project satisfies the requirements of the City Zoning Ordinance, the MXD zone, and all other applicable City regulations. The project is compatible with existing and proposed surrounding uses and is in substantial compliance with the City Master Plan. For these reasons, the Schematic Development Plan application is in the public interest and can be approved without any adverse impact on the surrounding properties or public facilities.

VI. Conclusion

MedImmune is excited about the future growth of its company and its Gaithersburg campus. MedImmune would like to move forward with the project and final site plan review as quickly as possible so it appreciates the City's expedited review of this Schematic Development Plan application. If you have any questions or need any additional information, please do not hesitate to contact us. Thank you very much for your favorable consideration.



ideas that work

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Statement in Support of Parking Waiver Request for MedImmune Parking Garage C Project

MedImmune, LLC requests a parking waiver under Section 24-222A of the Gaithersburg City Code in connection with MedImmune's Parking Garage C project. As described in the accompanying Schematic Development Plan Application, MedImmune proposes to construct a parking garage facility identified as Parking Garage C to be located on the Ridges portion of the campus directly adjacent to the existing parking garage facility identified as "Parking Garage B." MedImmune plans for 7 levels – 1 level partially below ground and 6 levels above ground. The garage will be constructed in two phases for a total of approximately 1,386 spaces.

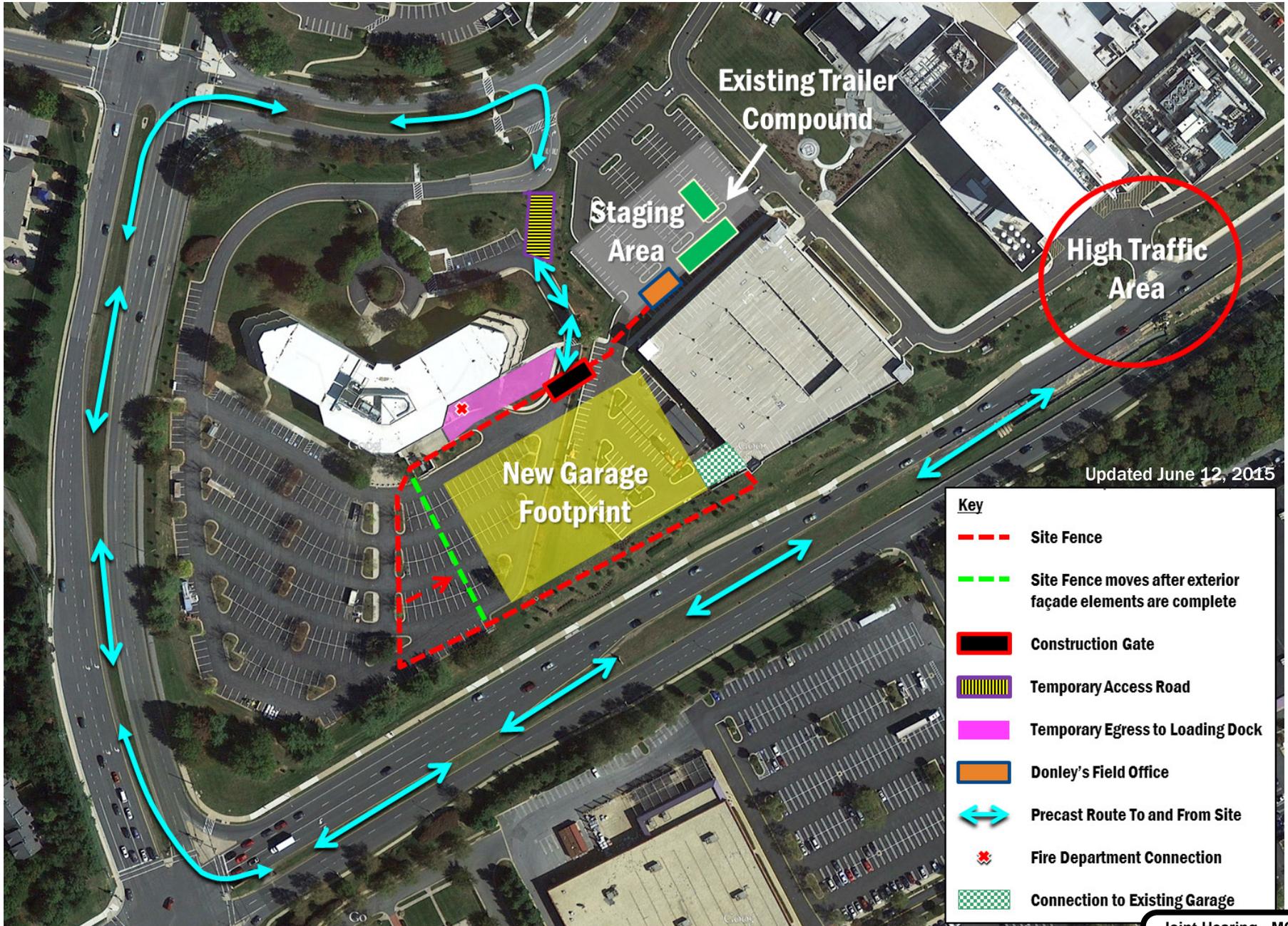
The project will provide a much needed facility to meet the future parking demands of employees and visitors on the MedImmune campus, which will contribute to the future success of the office use within the greater Quince Orchard Park development. The project is necessary given projected growth and the future construction of additional buildings on the campus.

The parking waiver is necessary because the construction of Parking Garage C will create a temporary condition in which the parking provided on the Property exceeds the maximum number of spaces allowed. Pursuant to Section 24-219(b) of the City Code, the maximum commercial parking permitted is 10% more than the required minimum. Based on the parking tabulation summary provided on the Schematic Development Plan, the total parking required on the Property (based on existing buildings) is approximately 1,933 spaces. Thus, the maximum number of spaces allowed is approximately 2,126 spaces. Including proposed Parking Garage C, the total parking provided on the Property is approximately 3,627 spaces. MedImmune requests a waiver of this difference – approximately 1,501 spaces.

Again, this waiver reflects a temporary condition until future buildings on the Property are approved, which will then create demand for the parking spaces. MedImmune does not intend to create a campus with significant excess parking. MedImmune is projecting future growth on its campus, and it simply wants to be prepared for that growth. Building the parking garage now allows MedImmune to be prepared to accommodate that future growth before it occurs.

If you have any questions or need any additional information, please do not hesitate to contact us. Thank you very much for your favorable consideration.

MedImmune, Inc. - Parking Garage C



Key	
	Site Fence
	Site Fence moves after exterior façade elements are complete
	Construction Gate
	Temporary Access Road
	Temporary Egress to Loading Dock
	Donley's Field Office
	Precast Route To and From Site
	Fire Department Connection
	Connection to Existing Garage



**MEDIMMUNE GARAGE C
SITE LOGISTICS OUTLINE NARRATIVE
PRELIMINARY DRAFT
JUNE 12, 2015**

- 1) Perimeter Fencing – Site Security
 - a. Garage C will be fenced off from adjacent parking lots and buildings during construction. Fence line will be adjusted as construction progresses. Once site utility work is completed and the Precast Structure has been erected, Donley's will relocate fence line to open up existing parking spaces lost for early construction sequences. Fence line will be moved to create as much parking as possible, while maintaining safe access around Garage C structure to complete façade elements.

- 2) Connection to Garage B
 - a. When project has progressed to the connection point of Garage B and Garage C, Donley's will need to barricade off appropriate parking areas within Garage B to properly shore structure (All Levels) to make connection of vehicle bridge from Garage B to Garage C. Once this connection is made, Garage B parking areas will be re-opened and barricading placed at vehicular bridge (Garage B side) to prevent traffic from entering Garage C during construction.

- 3) Staging Areas
 - a. Majority of construction staging will be within construction fence. Precast deliveries will require turnaround area. As the precast erection progresses, Donley's will need to utilize the Northern Surface Lot adjacent Garage B.

- 4) Site Access
 - a. Donley's proposes to bring construction materials and traffic off Orchard Ridge Drive. A temporary access road will be installed to allow precast deliveries smooth access into site. This will greatly reduce impact to traffic within the Medimmune Campus.

NOTE: A preliminary Site Logistics plan is attached. This plan will continue to evolve as project proceeds. As conditions change, the logistics and security will be modified. Plan will be developed and implemented with the mindset to minimize the disruption to the Medimmune Campus and adjacent neighborhoods and roadways.



LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: Mec
Date: May 8, 2015

Y ? N

1			Credit	Integrative Process	1
4	6	0	Location and Transportation		16
		0	Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
		0	Credit	High Priority Site	2
2	3		Credit	Surrounding Density and Diverse Uses	5
	2		Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
		0	Credit	Reduced Parking Footprint	1
	1		Credit	Green Vehicles	1
3	3	0	Sustainable Sites		10
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
		0	Credit	Site Development - Protect or Restore Habitat	2
		0	Credit	Open Space	1
	3		Credit	Rainwater Management	3
1			Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1
8	0	0	Water Efficiency		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
2			Credit	Outdoor Water Use Reduction	2
6			Credit	Indoor Water Use Reduction	6
		0	Credit	Cooling Tower Water Use	2
		0	Credit	Water Metering	1
1	1	0	Energy and Atmosphere		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
		0	Credit	Enhanced Commissioning	6
		0	Credit	Optimize Energy Performance	18
		0	Credit	Advanced Energy Metering	1
		0	Credit	Demand Response	2
	1		Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
		0	Credit	Green Power and Carbon Offsets	2

1	4	0	Materials and Resources		13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
	3		Credit	Building Life-Cycle Impact Reduction	5
		0	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
		0	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
		0	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
1	1		Credit	Construction and Demolition Waste Management	2

6	6	0	Indoor Environmental Quality		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
	2		Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
	1		Credit	Construction Indoor Air Quality Management Plan	1
	2		Credit	Indoor Air Quality Assessment	2
		0	Credit	Thermal Comfort	1
		0	Credit	Interior Lighting	2
2	1		Credit	Daylight	3
1			Credit	Quality Views	1
		0	Credit	Acoustic Performance	1

1	2	0	Innovation		6
	2		Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

0	0	0	Regional Priority		4
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1

25	22	0	TOTALS		Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110					

Joint Hearing - MCC & PC
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Exhibit #6

SIXTH AMENDMENT TO ANNEXATION AGREEMENT
(X-129)

THIS SIXTH AMENDMENT TO ANNEXATION AGREEMENT (“Amendment”), is made this 8th day of March 2013, by and between the CITY OF GAITHERSBURG, MARYLAND, a municipal corporation of the State of Maryland, (hereinafter referred to as “City”), and MEDIMMUNE, LLC, a Delaware limited liability company and successor to MedImmune, Inc., a Delaware corporation (“MedImmune”).

RECITALS:

WHEREAS, MedImmune is the fee simple owner of approximately sixty-two and 6/10ths (62.6) acres of land located in the City of Gaithersburg, identified as follows:

- 101 Orchard Ridge Drive (Parcel N295, the “Summit”, 8.42 acres);
- 200 Orchard Ridge Drive (Parcel N254, part of the “Ridges”, 9.07 acres);
- 1 MedImmune Way (Parcel N454, part of the “Ridges”, 22.8 acres);
- Quince Orchard Road (Parcel N432, part of the “Ridges”, 4.92 acres); and
- Quince Orchard Road (Parcel N550, the “Meadows”, 17.39 acres);

(collectively, the “MedImmune Properties”); and

WHEREAS, the MedImmune Properties constitute a portion of the approximately 212 acres of land annexed into the City of Gaithersburg pursuant to Annexation Agreement X-129 between the City of Gaithersburg and the General Electric Information Services Company dated October 22, 1982 (the “Agreement”); and

WHEREAS, the Agreement has been amended five times as follows:

1. August 5, 1991, the First Amendment
2. March 19, 1996, the Second Amendment

FILED
LORETTA KNIGHT
CLERK OF THE
MONTGOMERY CO., MD
2013 MAR 14 PM 12:38

MP FS SURE 0.00
RECORDING FEE 0.00
TOTAL 0.00
Reg#N007 Rcp#4595399
LEK (KAD) BIK#5588
Mar 14, 2013 12:39 PM

NO FEE

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Exhibit #7

3. September 15, 1998, the Third Amendment
4. March 11, 2002, the Fourth Amendment, and
5. March 11, 2002, the Fifth Amendment

(the Agreement together with the first five amendments, the “Annexation Agreement”);

and

WHEREAS, the parties desire to amend the Annexation Agreement to establish the conditions under which the MedImmune Properties may be developed in the future; and

WHEREAS, Gaithersburg has found and determined that an amendment to the Annexation Agreement will (i) promote the guiding strategies of the City of Gaithersburg 2009 Process & Overview Element of the City’s Master Plan (2009 Master Plan); (ii) encourage efficient and effective delivery of public services and placement of public facilities; and (iii) promote the public interest.

NOW, THEREFORE, in consideration of the foregoing recitals, each of which shall be deemed a part of this Amendment, and for other good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the parties covenant and agree as follows:

1. Future Development of MedImmune Properties. The parties agree that the MedImmune Properties are no longer subject to the square footage limitations (alternatively known as allowable floor area of “Intended Uses” or “Other Uses”) contained in the Annexation Agreement. Except as noted in Paragraph 7, the MedImmune Properties are and remain subject to the density and intensity of development provisions contained in the Mixed Use Development (MXD) Zone, Chapter 24 of the Code of the City of Gaithersburg, Article III, Division 19, Section 24-160D.1, et seq. (the “MXD Zone”), as the MXD Zone provisions exist and are in effect at the time of this Amendment, unless, and to the extent that, those provisions are amended

in the future so as to allow greater density and intensity of development than is allowed as of the date of this Amendment. The City further acknowledges and agrees that the development density to be permitted on the MedImmune Properties in accordance with this Amendment shall not be reduced as a result of any dedications, reservations and/or acquisitions for public use, if any, and shall be and remain based on the area of the MedImmune Properties prior to any such dedications, reservations and/or acquisitions, including the proposed dedication of open space/parkland described in Paragraph 9, below. The City further acknowledges and agrees that the overall development density allowed on the MedImmune Properties based on the MXD Zone, and any potential transfer of density from the City-owned properties, as described in Paragraph 2 below, can be distributed among the individual properties that comprise the MedImmune Properties without a maximum density limitation on any individual property, except for limitations on the Meadows Property described in Paragraph 4.

2. Transfer of Density from City-owned Properties. MedImmune may seek, and the City shall allow, the transfer to MedImmune of density up to a floor area ratio of 0.75 from the approximately 11.7 acres of City-owned properties adjoining the MedImmune Properties, identified as follows:

- Parcel P623, Pt. Parcel "A", 0.1 acres;
- Parcel N595, Pt. Parcel "A", 1.63 acres;
- Parcel N489, Pt. Parcel "A", 1.52 acres; and
- Parcel N600, Pt. Parcel "A", 8.43 acres.

MedImmune may apply any such density transfer towards development on any or all of the MedImmune Properties, except for limitations on the Meadows Property described in Paragraph 4. In the event MedImmune does not achieve the density that it requires, MedImmune may seek

a Mayor and City Council resolution to waive any floor area ratio development standards as permitted by the City Zoning Ordinance at the time of development application.

3. Access Easement over City-owned Properties. MedImmune may seek, and the City shall allow, any ingress/egress easements over City-owned properties, particularly Parcel N489, to provide reasonable pedestrian and vehicular access between MedImmune Properties.

4. Development Density and Setback Requirements on Meadows Property. MedImmune will concentrate a greater share of any future additional square footage on the Summit and/or Ridges portions of the MedImmune Properties, as opposed to the Meadows Property, as shown on the draft concept “bubble plan” attached hereto as Attachment A. MedImmune will limit development on the Meadows Property to 300,000 square feet of building area intended for occupancy and use as lab/office use (not including mechanical space, elevator shafts and stairwells, covered parking, or space below grade, unless the below grade space is intended for use and occupancy) and to a maximum height of five stories. To ensure compatibility with adjoining residential uses further, surface parking spaces shall have a minimum 50 foot setback and buildings and structured parking shall have a minimum 100 foot setback from the Orchard Ridge Drive right of way/Meadows Property property line, as that property line exists as of the date of this Amendment. At the time that MedImmune exercises development rights on the Meadows, MedImmune will provide trees, vegetation and adequate screening along the Orchard Ridge Drive property line to aid as a visual barrier between the future development and the residences across Orchard Ridge Drive. Vehicular and pedestrian ingress and egress will be permitted within these setback areas. Except for these limitations on the Meadows Property, the draft concept “bubble plan” reflects conceptual future development on the MedImmune Properties only. To assist the City and community with on-street parking

demand along Orchard Ridge Drive, MedImmune will contribute up to a maximum of three hundred fifty thousand dollars (\$350,000.00) (or the actual cost, whichever is less) to be applied towards the cost of providing up to twenty (20) additional on-street parking spaces along the residential side Orchard Ridge Drive. Said contribution shall be made within ninety (90) days from the approval of this Agreement. MedImmune's responsibility is for payment only, and MedImmune will not be responsible for any design or construction of the spaces.

5. Right to Develop MedImmune Properties. The City agrees that, subject to compliance with applicable laws and regulations, MedImmune has the right to develop the MedImmune Properties in substantial conformance with this Amendment. The concept "bubble plan" attached hereto as Attachment A shall constitute an approved sketch plan for the MedImmune Properties. The City further agrees that if otherwise in compliance with the City's subdivision and zoning laws and findings required for the MXD zone, it will approve plans, including sketch plans, schematic development plans, site plans, and record plats, and all other required development approvals and permits to permit the development, construction, and occupancy of future buildings on the MedImmune Properties that are in substantial conformance with this Amendment. Future applications will be reviewed and approvals will be made in accordance with the subdivision and zoning laws and regulations as they are in effect at the time of application(s) submittal(s). MedImmune will be given priority permit review. Revisions to the City's master plans shall not alter the terms of and conditions of this Amendment, even if a revised master plan is inconsistent with this Amendment. The City will not change the zoning of MedImmune properties without MedImmune's consent.

6. Approval, Fees, Processes and Regulations. MedImmune shall be subject to all development permit approvals, fees, processes and regulations, except as otherwise provided

herein.

7. Section 24-160D.3(b)(2) Not Applicable. The MedImmune Properties are not subject to Section 24-160D.3(b)(2) of the City Zoning Ordinance (maximum percentages of various uses).

8. Rezoning of Summit Property. MedImmune shall seek to rezone the Summit Property from the current I-3 Zone to the MXD Zone prior to or concurrent with any development application submitted for density greater than the currently permitted 1.95 million square feet. The City acknowledges that MXD zoning of the Summit Property is in conformance with the Master Plan and, subject to compliance with the provisions of Chapter 24 of the City Code, is an appropriate zoning classification of the Property. The City further agrees that the density and intensity of development calculations under City Code Section 24-160D.4 related to any subsequent MedImmune development plan will presume successful rezoning of the Summit Property. The City acknowledges that the Summit Property satisfies the MXD Zone development standards and that no further dedications, requirements, or compliance with development standards are necessary to accomplish the rezoning.

9. Dedication of Portion of Meadows Property for Open Space/Parkland. At a mutually agreeable time in 2013, MedImmune will dedicate and Plat a portion of the Meadows Property, approximately 6.5 acres in size, to the City for open space/parkland, in the approximate location as shown on Attachment B. MedImmune may count the density available from that property towards future development on any or all of the other MedImmune Properties. MedImmune and the City may discuss any additional conditions in connection with the dedication such as naming rights for any recreational facilities. On or before dedication, MedImmune will pay \$200,000.00 to the City for use in preparing the dedicated land for use as

open space/parkland.

10. Payment for Transportation Network Improvements. MedImmune will be responsible, at its expense, for any transportation improvements necessary to accommodate any future development on the MedImmune Properties within the general boundaries of the MedImmune and Quince Orchard Park Properties, as reflected on Attachment C. Given the prior dedications under the Annexation Agreement, MedImmune may be allowed to develop up to 138,518 square feet of new building area without any further dedication requirements or any payment for transportation network improvements. For any additional development that exceeds 138,518 square feet of new building area, MedImmune will pay to the City \$4.00 for each square foot of approved building area intended for occupancy and use (not including mechanical space, elevator shafts and stairwells, covered parking, or space below grade, unless the below grade space is intended for use and occupancy), for which a building permit is issued by the City. MedImmune will make the transportation network improvements payment at time of issuance of Final Site Plan approval for any such building area that is subject to the payment. Such payment is for any and all transportation network improvements outside of the area depicted on Attachment C and will be in lieu of any and all other potential transportation improvement requirements, outside of the area depicted on Attachment C, required under the City's Adequate Public Facilities Ordinance or otherwise. The City agrees that all payments received shall be used for transportation network improvements not included in the area shown on Attachment C that, to the greatest extent possible, enhance safety around the MedImmune Properties and directly benefit the general transportation area surrounding the MedImmune Properties. First priority for application of payment funds shall be given to projects, roadways, and intersections that enhance safety and directly adjoin or benefit the MedImmune Properties. MedImmune will

not be responsible for designing or managing any transportation network improvement projects outside of the area shown on Attachment C. In the event that Montgomery County increases the County transportation impact tax payment for bioscience facilities (currently at zero) and if those tax revenues are provided to the City, then that portion of any transportation network improvements payment made pursuant to this paragraph that is equivalent to impact tax paid shall be reimbursed by the City to MedImmune as a credit to any such County transportation impact tax.

11. No Further Adequate Public Facilities Requirements. The City agrees that no further analysis, studies, or conditions, other than those provided in paragraph 10, above, pursuant to the Gaithersburg Zoning Ordinance, Gaithersburg Subdivision Regulations, City Code, or otherwise, shall be or may be required to evaluate the adequacy of roads or transit and that no other roadway improvements shall be required by the City to support future development on the MedImmune Properties.

12. Pedestrian Bridge. Based on conditions to be determined by separate agreement, MedImmune will provide funding of up to \$4,000,000.00 (Four Million Dollars) to support the design and construction of a pedestrian bridge crossing Great Seneca Highway to assist with pedestrian circulation around the MedImmune Properties and surrounding communities. The alignment and layout of bridge shall be coordinated, to the extent possible, with, but shall not be contingent upon the Corridor Cities Transitway (CCT) project and design and implementation will commence no later than December 31, 2023. The bridge will be designed and used for pedestrian/bicycle traffic only and will not be open to motorized vehicular traffic. The aesthetics, design, and construction of the bridge will be comparable to the high design standards displayed within the MedImmune Properties. MedImmune will not be responsible for designing

or managing construction of the pedestrian bridge, but will be given the opportunity in advance to review and comment on the design of the bridge. Design of the bridge assumes that it will be located north of the Great Seneca Highway/Kentlands Boulevard/Orchard Ridge Drive intersection.

13. Parking Requirement. The parking requirement on the MedImmune Properties shall be one (1) space for every 400 square feet of gross floor area for all existing and future development. This parking provision does not transfer to any subsequent owner in the event MedImmune sells the MedImmune Properties or any portion thereof to an entity unrelated or unaffiliated with MedImmune. In the event MedImmune transfers ownership of the Meadows Property to an entity unrelated or unaffiliated with MedImmune, then the parking requirements for the Meadows shall be the lesser of: (1) the parking regulations in effect at the time of application, or (2) a maximum of one (1) space for every 325 square feet of gross floor area, provided that all parking is accommodated on-site.

14. Validity Period. The terms, conditions and restrictions set forth herein shall be valid and enforceable until January 1, 2053, at which time the Annexation Agreement shall expire and shall thereafter be null, void and unenforceable unless otherwise extended or continued pursuant to a written modification to the Annexation Agreement.

15. Further Actions. The City and MedImmune agree to execute any and all such documents and/or to take such actions necessary to carry out the terms and conditions of this Amendment.

16. Judicial Remedy. Any party to this Amendment may seek relief and remedies in any court of competent jurisdiction for the breach or default of the provisions of this Amendment by any other party. The non-breaching party or parties shall be entitled to seek all available legal

and equitable remedies and relief from the court, including (but not limited to) specific performance, injunctive relief, and damages. The prevailing party or parties in any such litigation shall be entitled to an award of reasonable attorneys' fees, expenses, and court costs.

Notwithstanding anything in this Amendment to the contrary, the rights and remedies provided herein are cumulative and not exclusive, and the failure of a party to exercise any said right or remedy shall not be deemed a waiver or release of any other right or remedy of that party or of any breach or default by the other party.

17. Binding on Successors and Assigns. With the exception of Paragraph 13, the provisions of this Amendment are and shall be deemed to be covenants running with the land and shall be binding upon and inure to the benefit of MedImmune and its respective successors and assigns with an interest in the MedImmune Properties, and upon the City and any successors to the City. The foregoing notwithstanding, the obligations and liabilities of MedImmune shall apply only during the period of time that MedImmune is fee simple owner of the MedImmune Properties or any portion thereof to which any obligations and liabilities may apply. If MedImmune or its successors and assigns convey the respective fee simple interest in the MedImmune Properties, or any portion of the MedImmune Properties, then at the time of conveyance, unless the instrument of conveyance provides otherwise, the transferor automatically shall be relieved of any and all obligations and liabilities under and pursuant to this Amendment with respect to the portion of the MedImmune Properties so conveyed, and the transferee automatically shall assume and take title subject to all of the transferor's obligations and liabilities under and pursuant to this Amendment with respect to the portion of the MedImmune Properties so conveyed.

18. Amendment. This Amendment may be amended only in writing, signed by (or on

behalf of) all parties hereto.

19. Severability. The terms and provisions of this Amendment are severable and in the event that any term or provision of this Amendment is invalid or unenforceable for any reason, the remaining terms and provisions thereof shall remain in full force and effect.

20. Execution and Counterparts. All parties hereto represent and warrant that the individuals executing this Amendment on their behalves have the full and complete authority to execute this Amendment and that the signatures which appear below bind the respective parties to the terms of this Amendment. The City further represents and warrants that it has the legal authority, right, and power to enter into this Amendment and is bound by its terms. This Amendment may be executed in one or more counterparts, each of which shall be an original and all of which together shall constitute a single Amendment. All parties may rely upon a facsimile copy of this Amendment executed by any other party, and such copy of this Amendment shall be deemed an original executed copy for all purposes.

21. Recordation. This Amendment shall be recorded in the Land Records of Montgomery County, Maryland, at MedImmune's expense.

22. Notice. Any notice required to be given by this Amendment shall be sent by electronic mail and by certified mail to the following:

(a) To MedImmune:

Executive Vice President, Operations
MedImmune
One MedImmune Way
Gaithersburg, MD 20878
Fax: 301-398-8505

and

General Counsel
MedImmune

One MedImmune Way
Gaithersburg, MD 20878

(b) To the City of Gaithersburg, Maryland:

Tony Tomasello
City Manager
31 South Summit Avenue
Gaithersburg, MD 20877
Fax No.: _____
ttomasello@gaitersburgmd.gov

with copies to:

Lynn Board, Esq.
City Attorney, City of Gaithersburg
31 South Summit Avenue
Gaithersburg, MD 20877
Fax No.: (301) 948-6149
lboard@gaitersburgmd.gov

IN WITNESS WHEREOF, each of the parties hereto has executed and delivered this Amendment as of the date first set forth above, as evidenced by their respective signatures and acknowledgments on the following pages.

WITNESS:

CITY OF GAITHERSBURG, MARYLAND

[Signature]

By: [Signature]

Name: Tony Tomasello

Title: City Manager

STATE OF MARYLAND

COUNTY OF MONTGOMERY

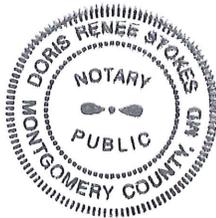
I HEREBY CERTIFY that on this 8th day of March, 2013, before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tony Tomasello, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and who acknowledged himself to be the City Manager of the City of Gaithersburg, Maryland, and that such City Manager, being so authorized to do, executed the foregoing Amendment for the purposes therein contained by signing the name of the City.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public

My Commission Expires: March 5, 2016

[NOTARIAL SEAL]



Doris Renee Stokes
NOTARY PUBLIC
Montgomery County
State of Maryland
My Commission Expires
March 5, 2016

WITNESS:

MEDIMMUNE, LLC, a Delaware limited liability company:

Ella Maldonado

By: _____

Name: Bahya Jatta

Title: EVP, MedImmune

STATE OF MARYLAND *
*
COUNTY OF MONTGOMERY *

to wit:

On this 1st day of March, 2013, before the under signed, personally appeared Bahya Jatta known to me (or satisfactorily proven) to be the person whose name is subscribed to the above Petition and acknowledged that she/he executed the same for the purposes therein contained. IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Cathy Lynn Gibson
NOTARY PUBLIC

My commission Expires: 3-5-16

[NOTARIAL SEAL]



PROPOSED ALLOCATION OF DEVELOPMENT RIGHTS

(BASED ON SKETCH PLAN Z2/5C)

> THE RIDGES

EXISTING BUILT
818,000 SF
OFFICE / LAB

CURRENT ALLOWABLE
855,000 SF / 4 - 7 STORIES
OFFICE / LAB

PROPOSED ALLOWABLE
1,200,000 - 2,100,000 SF / 4 - 9 STORIES
OFFICE / LAB

> THE SUMMIT

EXISTING BUILT
102,000 SF
OFFICE

CURRENT ALLOWABLE
106,000 SF / 3 STORIES
OFFICE

PROPOSED ALLOWABLE
106,000 - 440,000 SF / 4 - 7 STORIES
OFFICE / LAB

> THE MEADOWS

EXISTING BUILT
0 SF

CURRENT ALLOWABLE
150,000 - 325,000 SF / 3 - 8 STORIES
OFFICE / RETAIL

PROPOSED ALLOWABLE
150,000 - 300,000 SF / 3 - 5 STORIES
OFFICE / LAB

OVERALL PROPOSED DEVELOPMENT

EXISTING BUILT
920,000 SF

CURRENT ALLOWABLE
1,111,000 - 1,286,000 SF

PROPOSED ALLOWABLE
2,426,000 SF

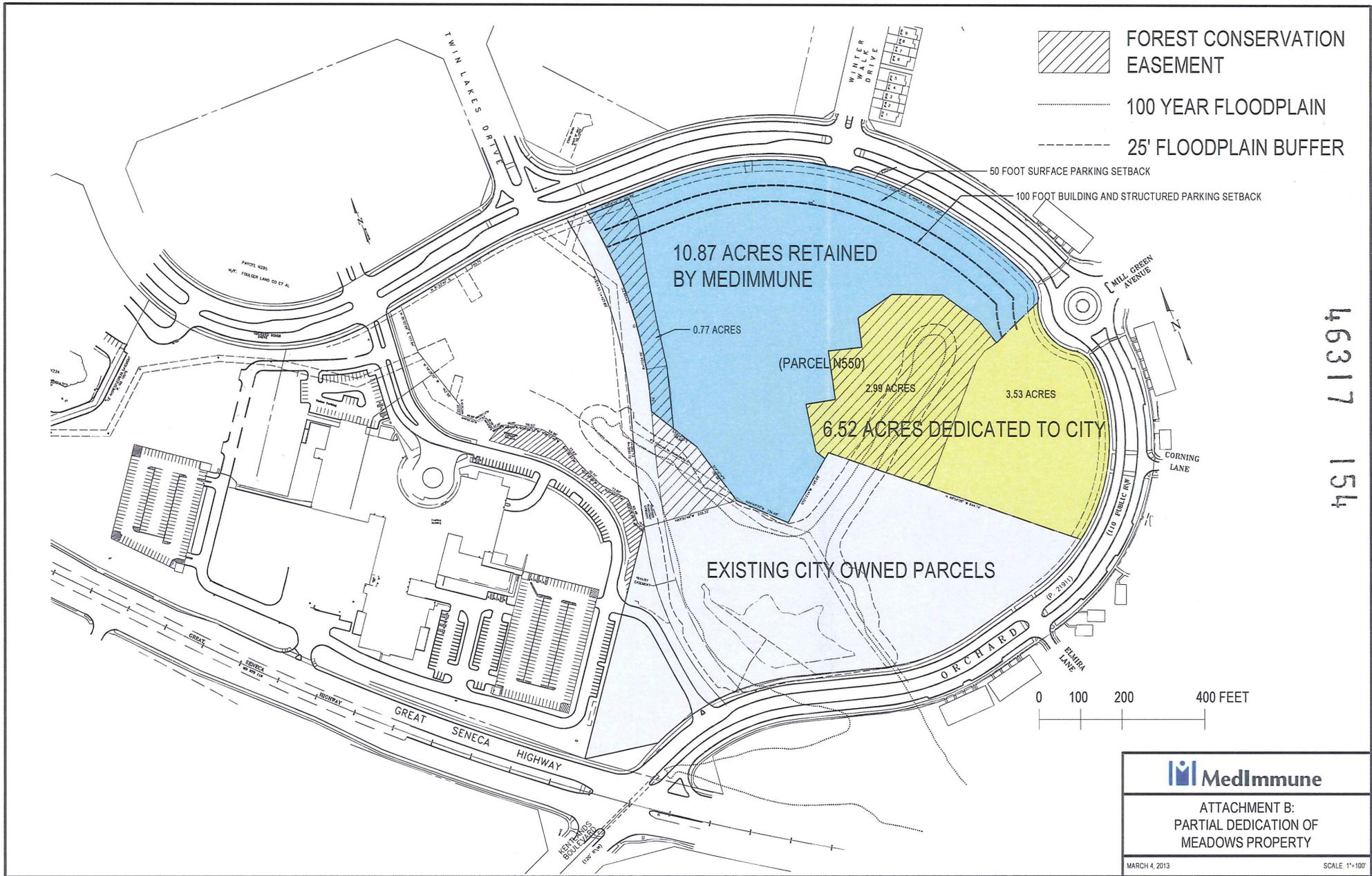
VICINITY MAP



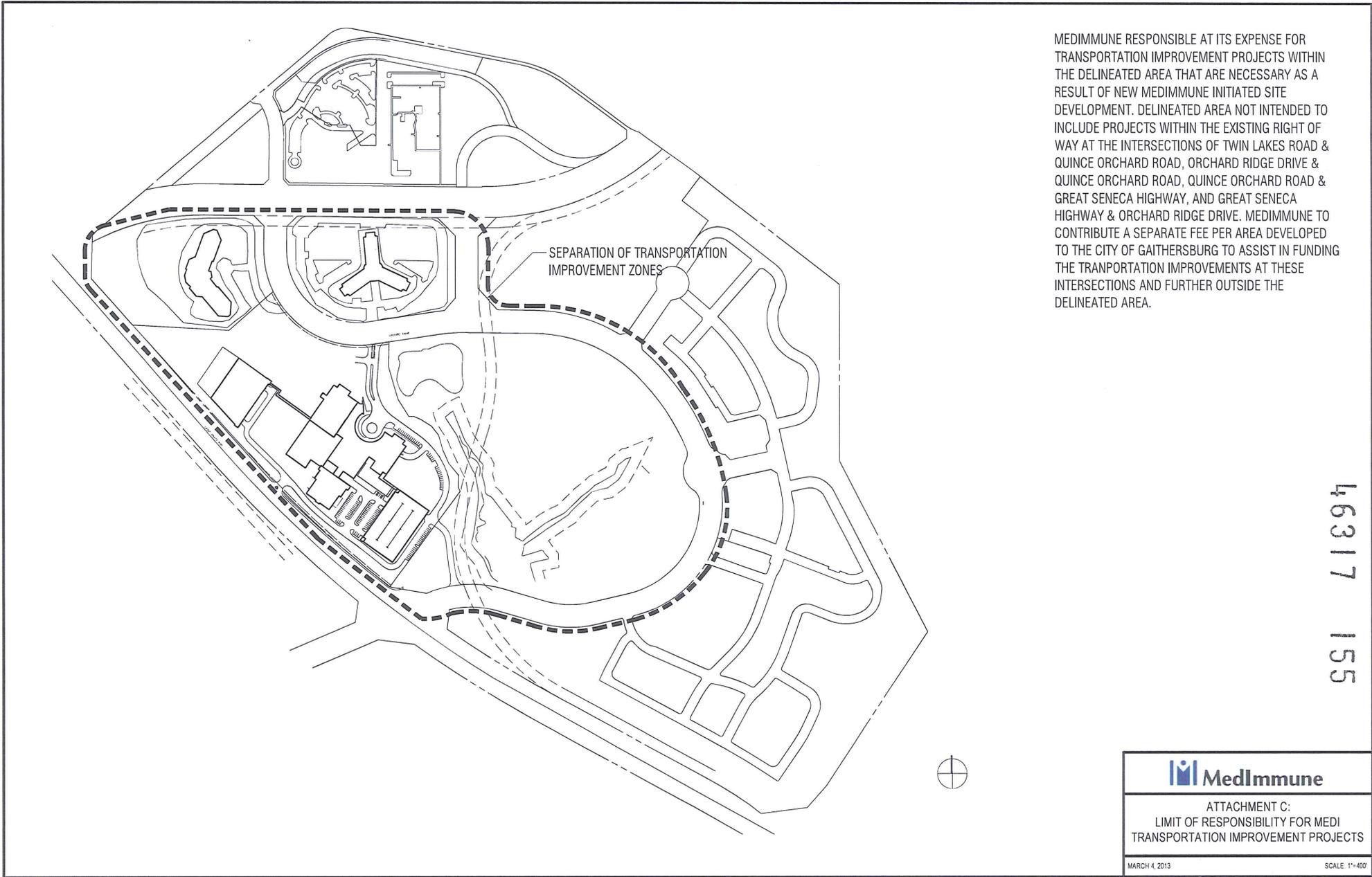
MEDIMMUNE OWNED PARCELS
WITHIN QUINCE ORCHARD
BUSINESS PARK



**ATTACHMENT A:
CONCEPT BUBBLE PLAN**



46317 154



MEDIMMUNE RESPONSIBLE AT ITS EXPENSE FOR TRANSPORTATION IMPROVEMENT PROJECTS WITHIN THE DELINEATED AREA THAT ARE NECESSARY AS A RESULT OF NEW MEDIMMUNE INITIATED SITE DEVELOPMENT. DELINEATED AREA NOT INTENDED TO INCLUDE PROJECTS WITHIN THE EXISTING RIGHT OF WAY AT THE INTERSECTIONS OF TWIN LAKES ROAD & QUINCE ORCHARD ROAD, ORCHARD RIDGE DRIVE & QUINCE ORCHARD ROAD, QUINCE ORCHARD ROAD & GREAT SENECA HIGHWAY, AND GREAT SENECA HIGHWAY & ORCHARD RIDGE DRIVE. MEDIMMUNE TO CONTRIBUTE A SEPARATE FEE PER AREA DEVELOPED TO THE CITY OF GAITHERSBURG TO ASSIST IN FUNDING THE TRANSPORTATION IMPROVEMENTS AT THESE INTERSECTIONS AND FURTHER OUTSIDE THE DELINEATED AREA.

46317 155



ATTACHMENT C:
LIMIT OF RESPONSIBILITY FOR MEDI
TRANSPORTATION IMPROVEMENT PROJECTS

MARCH 4, 2013

SCALE: 1"=400'

INFORMATION FOR RECORDING:

<u>Parcel I.D. #:</u>	<u>Record Legal Description:</u>	<u>Street:</u>
09-201-02544207	Plat 15527 Lot 5 Quince Orchard Corp Ctr (Parcel N295)	101 Orchard Ridge Dr.
09-201-02725335	Plat 16575 Lot 1 Quince Orchard Corp Ctr (Parcel N254)	200 Orchard Ridge Dr.
09-201-03646461	Plat 23961, Lot 6 Quince Orchard Corp Ctr (Parcel N454)	1 MedImmune Way
09-201-03622955	Pt. Parcel A Geisco (Parcel N432)	Quince Orchard Road
09-201-03625834	Pt. Parcel A Geisco (Parcel N550)	Quince Orchard Road
09-201-03372956	Pt. Parcel A Geisco (Parcel P623)	Quince Orchard Road
09-201-03372945	Pt. Parcel A Geisco (Parcel N595)	Quince Orchard Road
09-201-03622977	Pt. Parcel A Geisco (Parcel N489)	Quince Orchard Road
09-201-03372934	Pt. Parcel A Geisco (Parcel N600)	Quince Orchard Road

Name and Address of Parties to Instrument and Their Interest

City: **City of Gaithersburg**
31 South Summit Ave.
Gaithersburg, MD 20877

MedImmune: **MedImmune, LLC**
One MedImmune Way
Gaithersburg, MD 20878

Certificate

I hereby certify that I am an attorney duly admitted to practice before the Court of Appeals of Maryland and that the within instrument was prepared under my supervision.



AFTER RECORDATION, PLEASE RETURN TO:

Lynn Board, Esq.
City Attorney
City of Gaithersburg
31 South Summit Ave.
Gaithersburg, MD 20877

State of Maryland Land Instrument Intake Sheet for Montgomery County

Exhibit A

	Parcel ID	Map	Parcel No.	Subdivision	Lot	Plat Reference
1.	09-02544207	FS13	N295	0201	5	15527
2.	09-02725335	FS13	N254	0201	1	16575
3.	09-03646461	FS13	N454	0201	6	23961
4.	09-03622955	FS23	N432	0201		
5.	09-03625834	FS23	N550	0201		
6.	09-03372956	FS13	P623	0201		
7.	09-03372945	FS23	N595	0201		
8.	09-03622977	FS23	N489	0201		
9.	09-03372934	FS23	N600	0201		

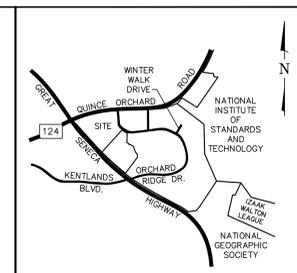
State of Maryland Land Instrument Intake Sheet
 Baltimore City County, Montgomery
 Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
 (Type or Print in Black Ink Only—All Copies Must Be Legible)

46317 158

Space Reserved for Circuit Court Clerk Recording Validation

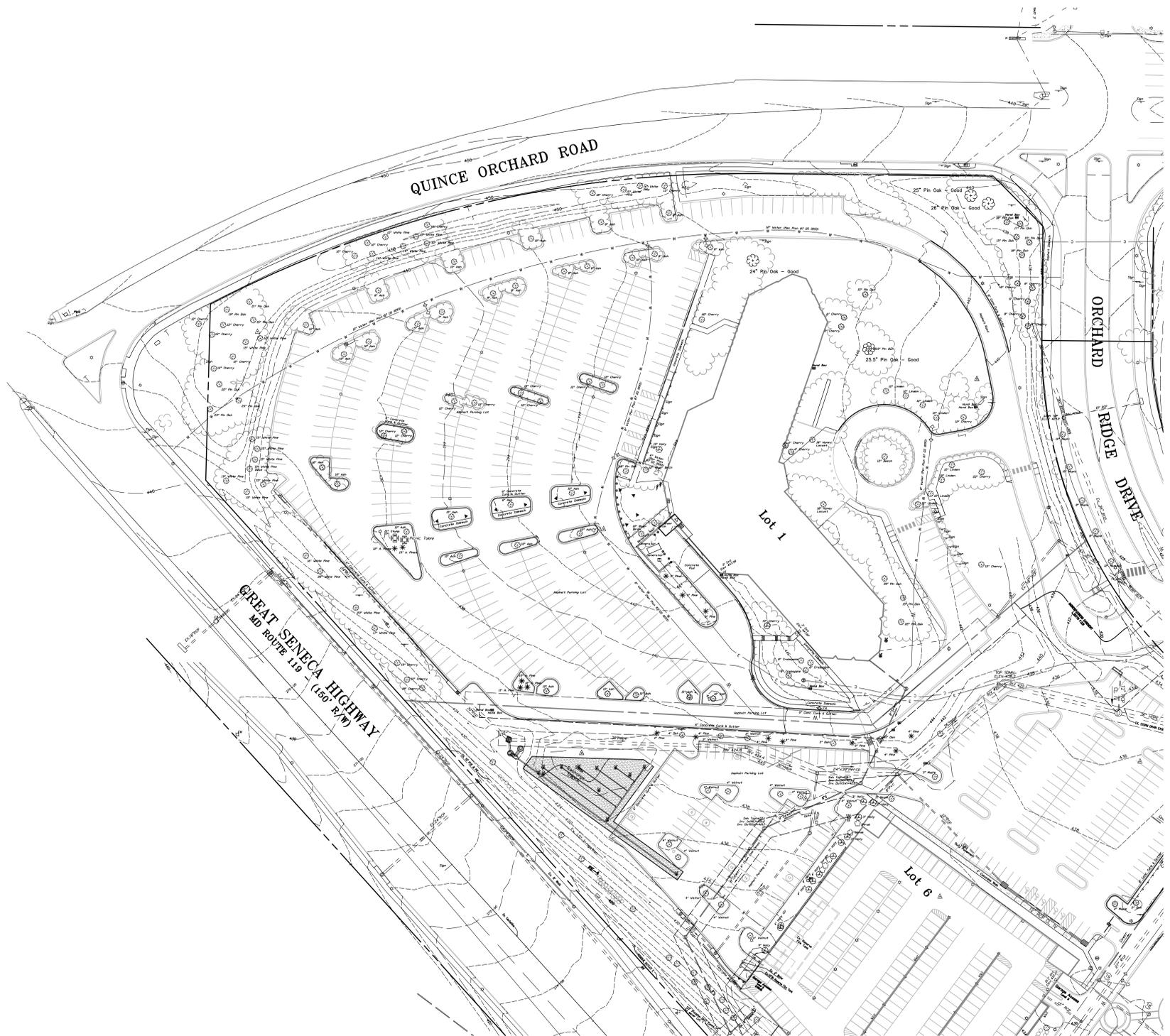
1	Type(s) of Instruments	<input type="checkbox"/> Check Box if addendum Intake Form is Attached.) <input type="checkbox"/> Deed <input type="checkbox"/> Deed of Trust <input type="checkbox"/> Mortgage Lease <input checked="" type="checkbox"/> Other Annexation Agreement <input type="checkbox"/> Other _____						
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale Arms-Length [1]	<input checked="" type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input type="checkbox"/> Not an Arms-Length Sale [9]			
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation	Municipal Corporation					
		State Transfer	Municipal Corporation					
		County Transfer	Municipal Corporation					
4	Consideration and Tax Calculations	Consideration Amount			Finance Office Use Only Transfer and Recordation Tax Consideration			
		Purchase Price/Consideration	\$		Transfer Tax Consideration	\$		
		Any New Mortgage	\$		X () % =	\$		
		Balance of Existing Mortgage	\$		Less Exemption Amount -	\$		
		Other:	\$		Total Transfer Tax =	\$		
		Other:	\$		Recordation Tax Consideration	\$		
		Full Cash Value:	\$		X () per \$500 =	\$		
				TOTAL DUE	\$			
5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent: Tax Bill: C.B. Credit: Ag. Tax/Other:		
		Recording Charge	\$	\$	\$			
		Surcharge	\$	\$	\$			
		State Recordation Tax	\$	\$	\$			
		State Transfer Tax	\$	\$	\$			
		County Transfer Tax	\$	\$	\$			
		Other	\$	\$	\$			
		Other	\$	\$	\$			
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		09	See Attached <i>Exhibit A</i>					<input type="checkbox"/> (5)
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
		Location/Address of Property Being Conveyed (2)						
		<i>See attached 'Exhibit A'</i>						
		Other Property Identifiers (if applicable)					Water Meter Account No.	
		Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/>	Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/>	Amount:				
		Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Description/Amt. of SqFt/Acreage Transferred:					
		If Partial Conveyance, List Improvements Conveyed:						
7		Transferred From	Doc. 1 – Grantor(s) Name(s)			Doc. 2 – Grantor(s) Name(s)		
	MedImmune, LLC							
		Doc. 1 – Owner(s) of Record, if Different from Grantor(s)			Doc. 2 – Owner(s) of Record, if Different from Grantor(s)			
8	Transferred To	Doc. 1 – Grantee(s) Name(s)			Doc. 2 – Grantee(s) Name(s)			
		City of Gaithersburg						
		New Owner's (Grantee) Mailing Address						
		31 S. Summit Avenue, Gaithersburg, MD 20877						
9	Other Names to Be Indexed	Doc. 1 – Additional Names to be Indexed (Optional)			Doc. 2 – Additional Names to be Indexed (Optional)			
10	Contact/Mail Information	Instrument Submitted By or Contact Person					<input checked="" type="checkbox"/> Return to Contact Person	
		Name: Lauren Klingler					<input type="checkbox"/> Hold for Pickup	
		Firm: City of Gaithersburg, Dept. of Legal Services					<input type="checkbox"/> Return Address Provided	
		Address: 31 South Summit Avenue						
		Gaithersburg, MD 20877			Phone: (301) 258-6310 x 2172			
11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER						
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?					
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does transfer include personal property? If yes, identify: _____					
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).					
		Assessment Use Only – Do Not Write Below This Line						
		Terminal Verification		Agricultural Verification		Whole	Part	Tran. Process Verification
		Transfer Number	Date Received:	Deed Reference:	Assigned Property No.:			
		Year	20	20	Geo.	Map	Sub	Block
		Land			Zoning	Grid	Plat	Lot
		Buildings			Use	Parcel	Section	Occ. Cd.
		Total			Town Cd.	Ex. St.	Ex. Cd.	
		REMARKS:						

Space Reserved for County Validation



VICINITY MAP
SCALE 1" = 2,000'
COPYRIGHT 1994 BY ADC OF ALEXANDRIA, INC.
PERMITTED USE NO. 20192153

Legend	
Light	◀
Paving	▨
Curb & Gutter	▬
Sign	⊥
Utility Pole	⊕
Lamp Post	⊙
Post or Bollard	⊙
Tree	⊙
Significant Tree	⊙
Electric	EX. 2-KV ELEC. ⊕
Overhead Wires	—
Sanitary Sewer	EX. 8" SEW. ⊕
Storm Drain	EX. 18" S/D. ⊕
Water Line	EX. 6" WAT. ⊕
Fire Hydrant	⊙
Gas	EX. 6" HP GAS. ⊕
Telephone	EX. TELE. ⊕
Cable	EX. CABLE. ⊕
Buildings	▭
Concrete	▨
Spot Elevation	771.4
Contour	470
Tree Canopy	⊙
Property Boundary	▬



NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION NOTES

- TOTAL SITE AREA IS 9.08 ACRES AND CONSISTS OF LOT 1, PLAT 16575. PROPERTY IS LOCATED ON ORCHARD RIDGE DRIVE.
- 2' TOPOGRAPHY PREPARED BY MHG.
- SITE BOUNDARY FROM DEEDS OF RECORD.
- SOILS ON-SITE ARE MAPPED AS GLENELG SILT LOAM (2B) ACCORDING TO SHEET 13 OF THE SOIL SURVEY OF MONTGOMERY COUNTY ISSUED JULY 1995.
- THE ENTIRE SITE DRAINS TO MUDDY BRANCH. THIS PORTION OF THE MUDDY BRANCH WATERSHED IS DESIGNATED AS CLASS I-P WATERS BY THE STATE OF MARYLAND.
- NO WETLANDS, STREAMS, SEEPS, SPRINGS, FLOODPLAINS, OR STREAM VALLEY BUFFERS EXIST ON SITE.
- UTILITIES (I.E. WATER, SEWER, STORM DRAIN, CULVERTS, ELECTRIC, PHONE) ARE SHOWN IN SURVEYED LOCATIONS.
- NO FOREST EXISTS ON-SITE. THREE TREES ON-SITE ARE 24" DBH OR GREATER.
- THE PROPERTY IS NOT LISTED AS A HISTORIC SITE NOR IS IT LOCATED WITHIN A HISTORIC DISTRICT ACCORDING TO M-NCPPC'S PLACES FROM THE PAST: THE TRADITION OF GARDEZ BIEN IN MONTGOMERY COUNTY, MARYLAND; 2001. NO STRUCTURE OR EVIDENCE SUGGESTING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE WAS OBSERVED DURING SITE INVESTIGATIONS.
- INDIVIDUAL TREE LOCATIONS ARE BY SURVEY AND OCULAR ESTIMATE.
- FIELDWORK FOR THIS INVENTORY WAS CONDUCTED 5/11/15.
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON-SITE. MD DNR RT LETTER REQUEST SENT OUT ON 5/18/15.
- NO WILDLIFE IS KNOWN TO EXIST ON-SITE.
- SOURCES OF NOISE AND LIGHT POLLUTION INCLUDE SURROUNDING ROADS SUCH AS QUINCE ORCHARD DRIVE AND GREAT SENECA HIGHWAY, THE NEIGHBORING COMMERCIAL/OFFICE PROPERTY, AND THE FUTURE TRANSITWAY & TRANSIT CENTER.
- THERE ARE NO SIGNIFICANT VIEWS OR VISTAS IDENTIFIED IN THE MASTER PLAN NOR WERE ANY SEEN AND NONE ARE OTHERWISE KNOWN TO EXIST.

SOIL KEY

2B – Glenelg silt loam, 3 to 8 percent slopes

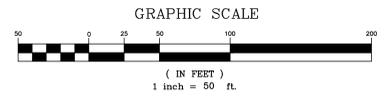
QUALIFIED PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND CITY FOREST CONSERVATION LEGISLATION.
DATE: 6/9/15
FRANK C. JOHNSON
RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD. DEPT. OF NATURAL RESOURCES COMAR 08.19.06.01

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

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

Joint Hearing - MCC & PC
SDP-7059-2015
Exhibit #8

CITY OF GAITHERSBURG
31 S. SUMMIT AVE., GAITHERSBURG, MARYLAND 20877
NRI/FSD APPROVAL
THE CITY OF GAITHERSBURG DEVELOPMENT REVIEW TEAM HEREBY GRANTS APPROVAL OF NATURAL RESOURCE INVENTORY/ FOREST STAND DELINEATION
FOR APPLICATION NO. _____
DATE _____ BY _____



NO.	DATE	REVISIONS	DWN	CK	APP
A	4/19/15	Submit Pre-Application to City / Garage C			

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.mhgs.com



NOTICE: THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF MEDIMMUNE, INC. AND IS LENT TO THE BORROWER FOR HIS CONFIDENTIAL USE ONLY, AND IN CONSIDERATION OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT IT SHALL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.

MEDIMMUNE, INC.
QUINCE ORCHARD PARK-The Ridges
NATURAL RESOURCE INVENTORY/
FOREST STAND DELINEATION

SCALE: 1"=50'
DATE: 5/15/15
DRAWN BY: FCJ
APPROVED: _____
MEDIMMUNE, INC. DRAWING NO.: 500-000-CXXX
REV.: A



In reply, please refer to: 20836215

June 11, 2015

Mr. Ollie K. Mumpower.
Engineering Services Director
Department of Public Works
800 Rabbit Road,
Gaithersburg, Maryland 20878

Reference: Traffic Operational Analysis Memorandum
MedImmune Garage C

Dear Mr. Mumpower,

This memorandum presents the results of traffic analyses conducted to support the Site Development Plan (SDP) application for the proposed MedImmune Garage C located to the south of the Quince Orchard Road and to the east of Great Seneca Highway (MD 119). Figure 1 shows the location of the proposed Garage C.

The proposed Garage C will replace existing surface parking spaces and will include a total of 1,400 Parking Spaces. Though this proposed facility will not generate trips by itself, it is primarily intended to serve future MedImmune Expansion (Area 7 Expansion) and will have trips entering and exiting the subject facility. As such the trips generated from Area 7 development will be used in this study to estimate the traffic entering and exiting Garage C.

This traffic analysis includes Level of Service Analysis (LOS) per the Highway Capacity Manual (HCM) methodology. Queuing Analysis has also been conducted using HCM and or State Highway Administration (SHA) methodologies. These analyses are conducted for the following two planning horizons:

- Existing Conditions (2014)
- Future Conditions (i.e., Existing conditions plus Garage C Traffic)

Mr. Ollie Mumpower
MedImmune Garage C
June 11, 2015

Per discussions with the City Staff the following two study intersections are analyzed with reference to aforementioned planning horizons

1. Great Seneca Highway (MD 119) and MedImmune Loading Dock Access
2. Orchard Ridge Drive and 200 Orchard Ridge Building Access

Existing Roadway Characteristics and Operational Analysis

Roadway Characteristics

Great Seneca Highway (MD 119) is generally a 4 lane roadway (2 lanes in each direction) with turn lanes at the intersecting side streets. This roadway has a posted speed limit of 50 MPH and provides regional access to Medimmune and some residential/commercial properties in the area.

Orchard Ridge Drive is generally a 4 lane roadway (2 lanes in each direction) with turn lanes at the intersecting side streets. This roadway has a posted speed limit of 25 MPH and serves Medimmune and some residential properties to the east of Great Seneca Highway (between Quince Orchard Road and Orchard Ridge Drive).

MedImmune Way is a 2 lane circulatory roadway that connects the existing Medimmune Buildings in Gaithersburg Campus.

Existing Condition Operational Analysis

The existing peak hour intersection turning movement counts for the two intersections - Great Seneca Highway and MedImmune Loading Dock Access and Orchard Ridge Drive and 200 Orchard Ridge Building Access were collected on November 20, 2014 and December 4, 2014, respectively. The counts were performed from 6:30 AM to 9:30 AM and from 3:30 PM to 6:30 PM. The count information is included in Appendix A. The existing lane use and traffic control at the subject intersection are shown on Figure 2.

For the intersection of Great Seneca Highway and MedImmune Loading Dock Access, through volumes on Great Seneca (MD 119) were estimated using MD SHA turning movement counts at Great Seneca Highway and Kentlands Boulevard Intersection. These counts were dated December, 2011 and so were projected to existing conditions (2014) using the growth rate obtained from the MD SHA historical AADT data. A copy of the growth rate calculation is included in Appendix A. The AM and PM peak hour turning movement counts are shown on Figure 3.

Mr. Ollie Mumpower
 MedImmune Garage C
 June 11, 2015

The existing condition operational analysis is based on existing traffic counts, existing lane use and traffic control and HCS 2010 software that utilizes HCM analysis procedures. A summary of the results of the intersection analysis is presented in Table 1. The results of the queuing analysis are presented in Table 2. Copies of the HCS LOS and queuing reports for existing conditions are included in Appendix B.

Table 1
Intersection Levels of Service Summary¹

Intersection	Movement	Existing (2014) Conditions				Existing (2014) + Garage C Traffic			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		LOS	Delay (seconds/vehicle)	LOS	Delay (seconds/vehicle)	LOS	Delay (seconds/vehicle)	LOS	Delay (seconds/vehicle)
1. Great Seneca Highway (MD 119) at MedImmune Loading Dock Entrance	WBR	B	10.8	C	22.7	B	10.9	D	28.8
2. Orchard Ridge Drive and 200 Orchard Ridge Building Access	NBL	A	8.3	A	7.4	A	8.7	A	7.5
	EBL	B	11.7	B	10.6	B	12.9	B	11.6
	EBR	A	9.7	A	8.9	A	10.0	A	9.3
	Overall	B	10.0	B	10.3	B	10.6	B	10.6

¹ - Intersections Analysis results are based on HCS Analysis

Great Seneca Highway (MD 119)/MedImmune Loading Dock Intersection Orientation: Great Seneca Highway (MD 119)- N-S; MedImmune Loading Dock Entrance (E-W)

Orchard Ridge Drive/200 Orchard Ridge Building Access Intersection Orientation: Orchard Ridge Drive- N-S; 200 Orchard Ridge Building Access (E-W)

The analysis shows that all the study intersections currently operates at Level of Service (LOS) B during both the AM and PM peak hours. The existing storage/turn bay lengths on Orchard Ridge Drive, on access to 200 Orchard Building and on loading dock access will adequately accommodate the turning traffic into the site. As indicated in Table 2, no queuing is reported for either through or right turn movements on Orchard Ridge Drive or Great Seneca Drive as the subject movements are unrestrained.

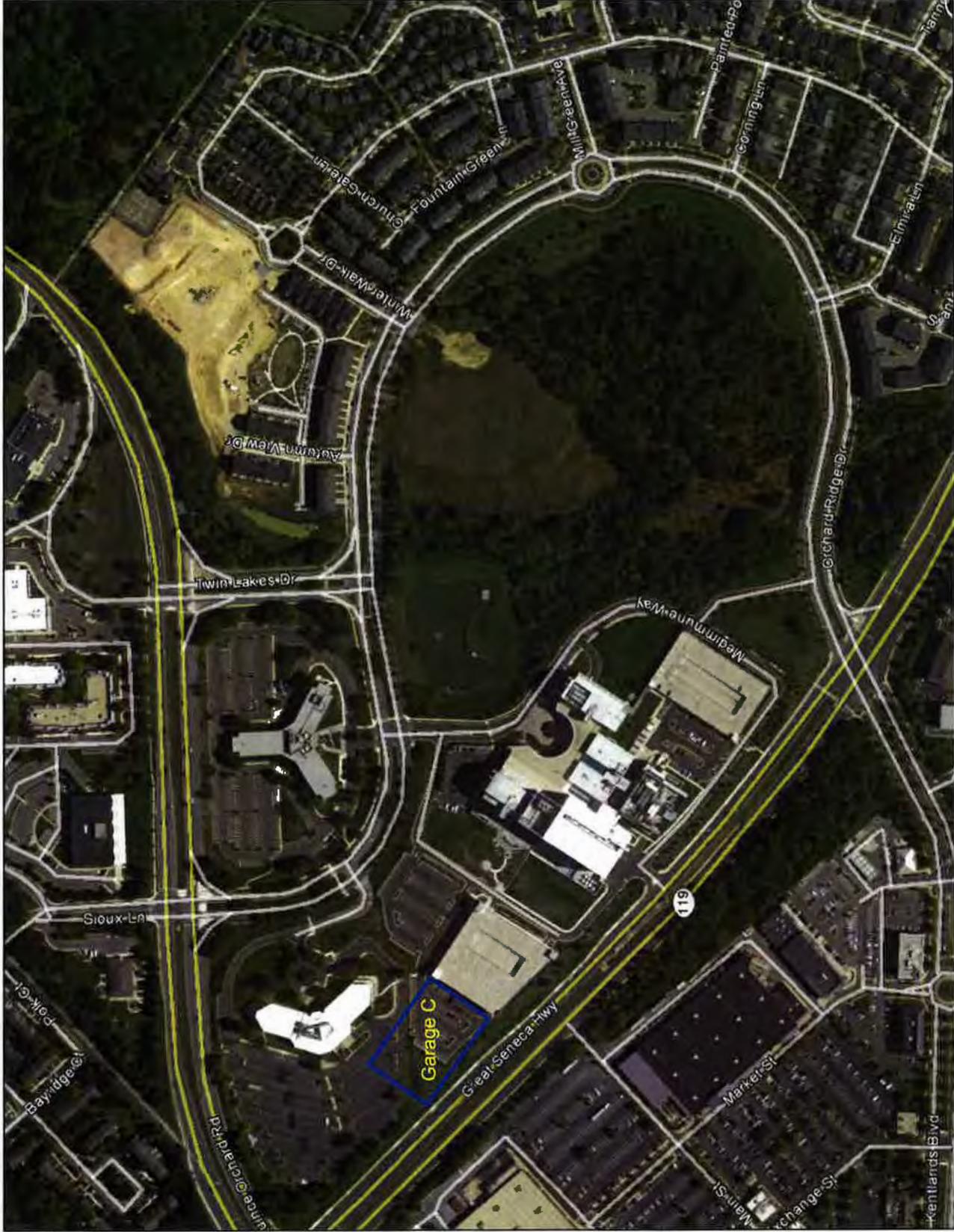
Table 2
Queuing Analysis Summary

Street Name	Orientation	Movement	Existing Storage Length (feet)	Existing (2014)				Existing (2014) + Garage C				Is Existing/Proposed Storage Length Adequate			
				AM Peak		PM Peak		AM Peak		PM Peak		Existing (2014)		Existing (2014) + Garage C	
				Queueing Vehicles**	Queue Length	Queueing Vehicles**	Queue Length (feet)**	Queueing Vehicles**	Queue Length (feet)**	Queueing Vehicles**	Queue Length (feet)**	AM Peak	PM Peak	AM Peak	PM Peak
Intersection: 1. Great Seneca (MD 119) at MedImmune Loading Dock Access															
MedImmune Loading Dock Access	East-West	WBR	325*	0.03	1	335	84	0.06	2	5.09	127	Yes	Yes	Yes	Yes
Intersection: 2. Orchard Ridge Drive at 200 Orchard Ridge Building Access															
Orchard Ridge Drive	North-South	NBL	125	0.12	3	0.02	1	0.3	8	0.04	1	Yes	Yes	Yes	Yes
200 Orchard Ridge Building Access	East-West	EBL	150	0.04	1	0.49	12	0.07	2	0.95	24	Yes	Yes	Yes	Yes
		EBR	250	0.04	1	0.08	2	0.1	3	0.45	11	Yes	Yes	Yes	Yes

* Represents storage length to west entrance for Garage B

** Queueing Vehicle information based on the results from HCS Analysis

1. Queue Length = Queueing Vehicles x 25 feet



N. T. S

Figure 1
Proposed Garage C Location Map

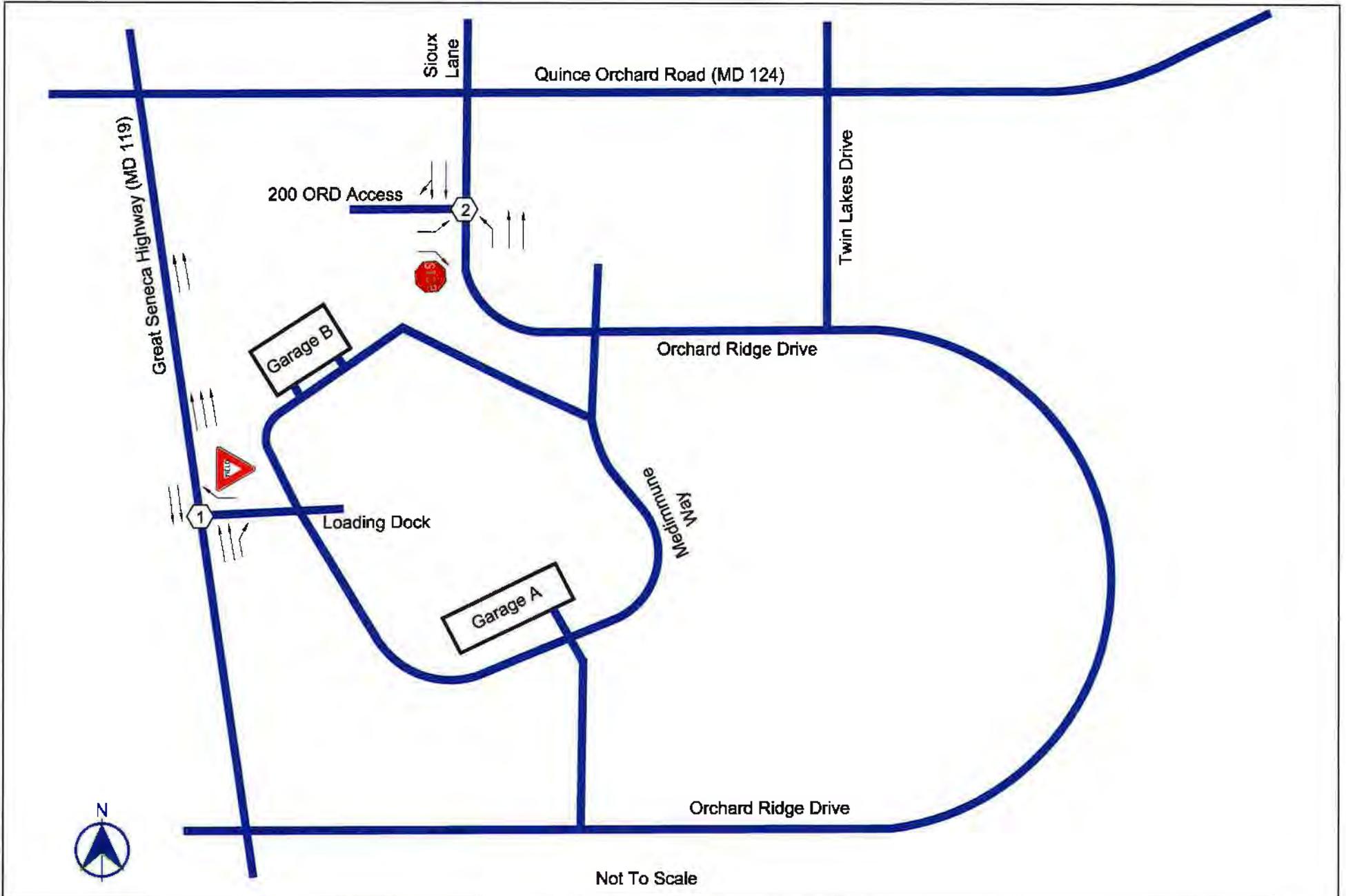


Figure 2
Existing Lane Use and Traffic Control

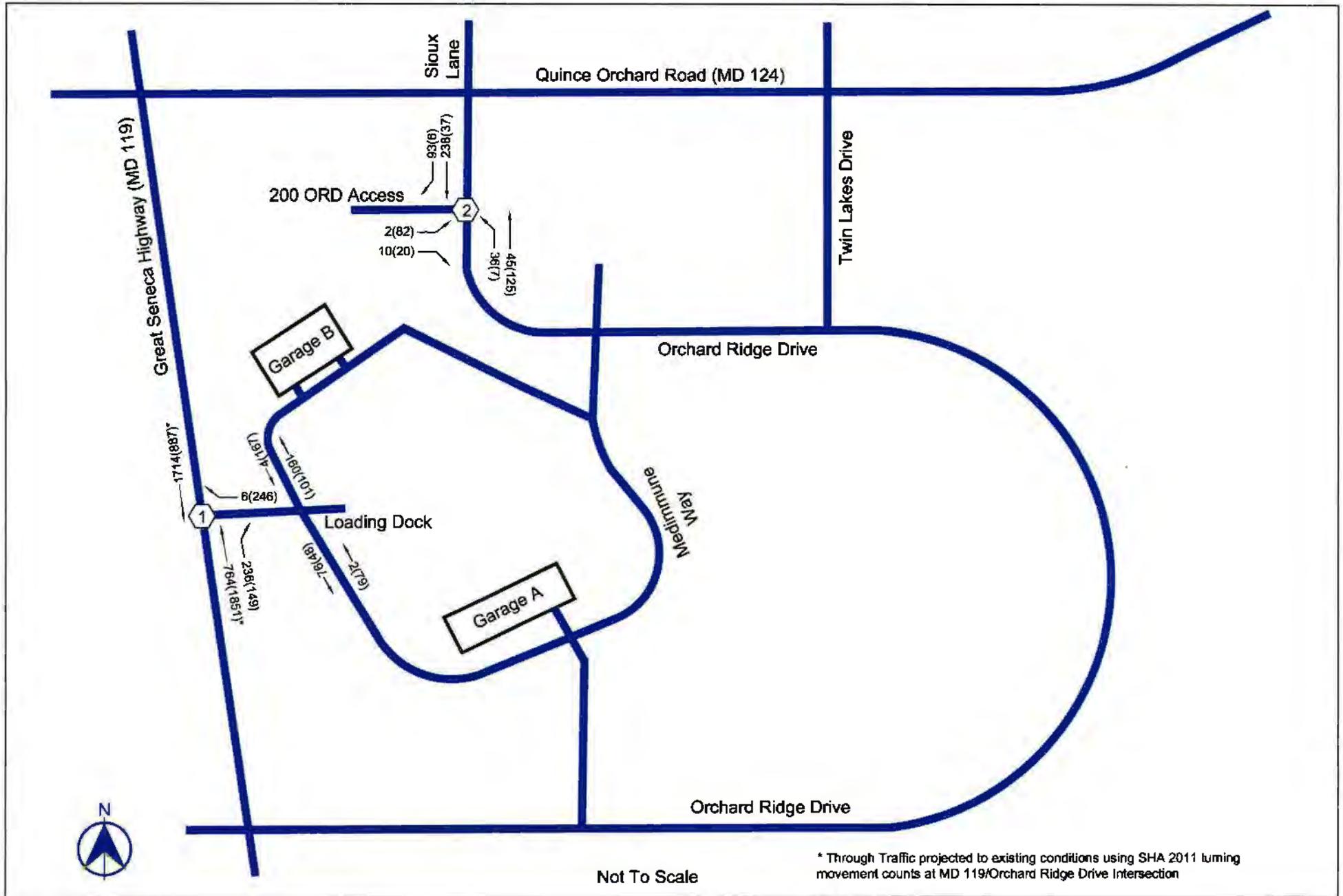


Figure 3
Existing (2014) Peak Hour Traffic Counts

Legend
26 (36) - AM Peak Hour (PM Peak Hour) vehicles per hour

Mr. Ollie Mumpower
 MedImmune Garage C
 June 11, 2015

Future Conditions with Site Traffic

Site Access Concept

The proposed Garage C will include three entrances as shown on the Vehicle Circulation Plan included as Figure 4. Traffic circulation to Garage C from Orchard Ridge Drive and Great Seneca Highway is also shown in Figure 4. The northern side of the Garage is proposed to have two entrances that connect the existing surface parking lot to the west of the existing 200 Orchard Ridge MedImmune Building. Access to Great Seneca Highway will be provided via the existing gated entrance (at Level 1) to Garage B that connects Garage C at Level 2.

Future Traffic Projections

Future condition analysis includes traffic from two components – existing traffic and site generated traffic from the proposed Area 7 development that is anticipated to use Garage C. The proposed Area 7 expansion (development mix conceptual, subject to change) will include 105,538 SF of office space (including 2,722 SF of café space) and a conference center. The Conference Center is intended to be overwhelmingly used by MedImmune Staff and will host events only few times that will bring additional users to the site. As the proposed Conference Center is anticipated to occasionally host events, it is deemed that the traffic generated from this facility will not impact day-to-day traffic conditions and therefore is not considered for the purpose of this study.

The trip generation for the Area 7 development is based on the office rates/equations established in the ITE Trip Generation Manual 9th Edition. The results of the trip generation analysis are presented in Table 3.

Table 3
Site-Trip Generation Analysis ¹

Land Use	Size	Units	ITE Land Use	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Area 7 Building									
Office*	105,538	SF	710	<u>176</u>	<u>24</u>	<u>200</u>	<u>33</u>	<u>164</u>	<u>197</u>

Notes:

1. Trip generation based on the rates or equations established in ITE Trip Generation Manual 9th Edition.

* Includes 2,722 SF Café Space

Mr. Ollie Mumpower
MedImmune Garage C
June 11, 2015

As indicated in Table 3, the proposed Area 7 expansion is anticipated to generate a total of 200 trips in the AM peak hour and 197 trips in the PM peak hour that will use Garage C. The trips from Area 7 development will be referred to as 'Garage C trips' for the purpose of this study.

Site Traffic and Assignment

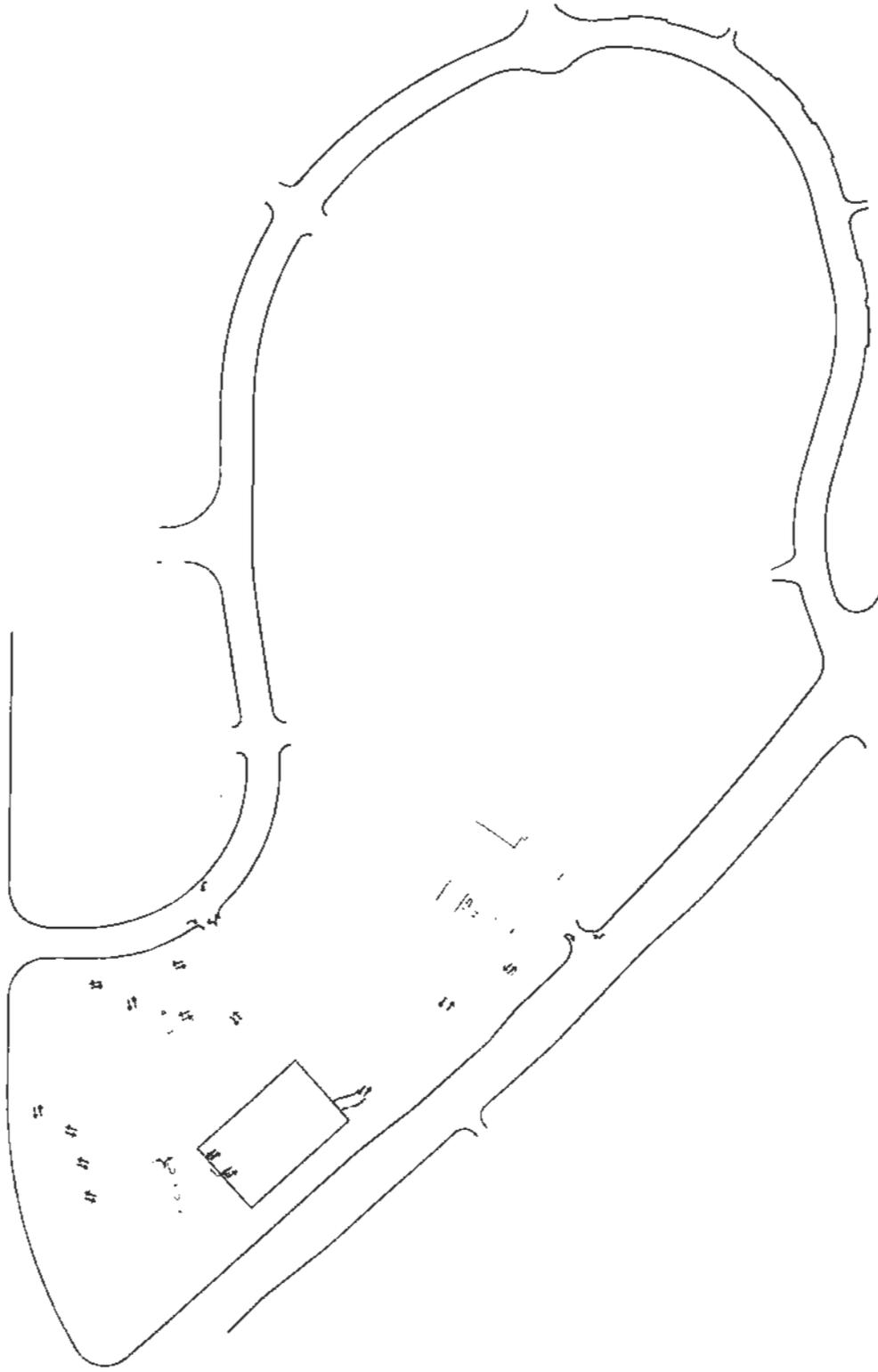
Distribution of Garage C trips is based on review of existing MedImmune facility traffic patterns at nearby intersections, and is shown in Figure 5. The traffic volumes at the two study intersections are shown on Figure 6.

Future volumes (Existing + Garage C Traffic) are obtained by adding site traffic volumes (shown on Figure 6) to the existing traffic volumes shown on Figure 3. The resultant future traffic volumes are shown on Figure 7.

Future Conditions Operational Analysis

The future condition operational analysis is based on future traffic volumes, existing lane use and traffic control and HCS 2010 software that utilizes HCM analysis procedures. A summary of the results of the intersection analysis is presented in Table 1. The results of the queuing analysis conducted are presented in Table 2. Copies of the HCS 2010 LOS and queuing reports for future conditions are included in **Appendix B**.

The analysis shows that all study intersections continue to operate at Level of Service (LOS) B or better during both AM and PM peak hours. The existing storage/turn bay lengths on Orchard Ridge Drive, on access to 200 Orchard Building and on loading dock access will adequately accommodate the future traffic (Existing + Garage C Traffic).



Legend
 Vehicular Traffic Circulation

Figure 4 Traffic Circulation Plan
 MedImmune Garage C

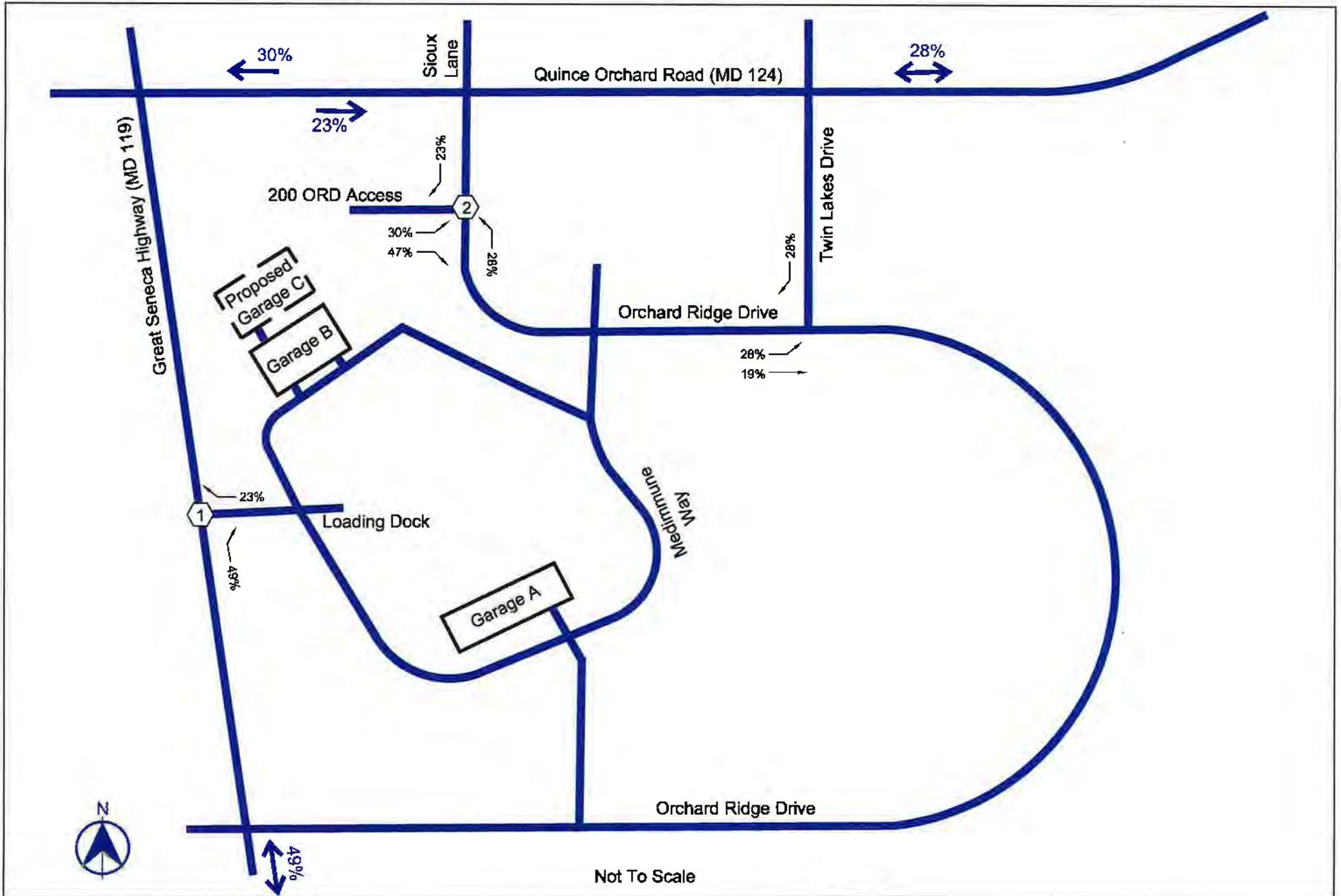


Figure 5
MedImmune Garage C Site Trip Distribution

Legend
X% - Trip Distribution Percentage

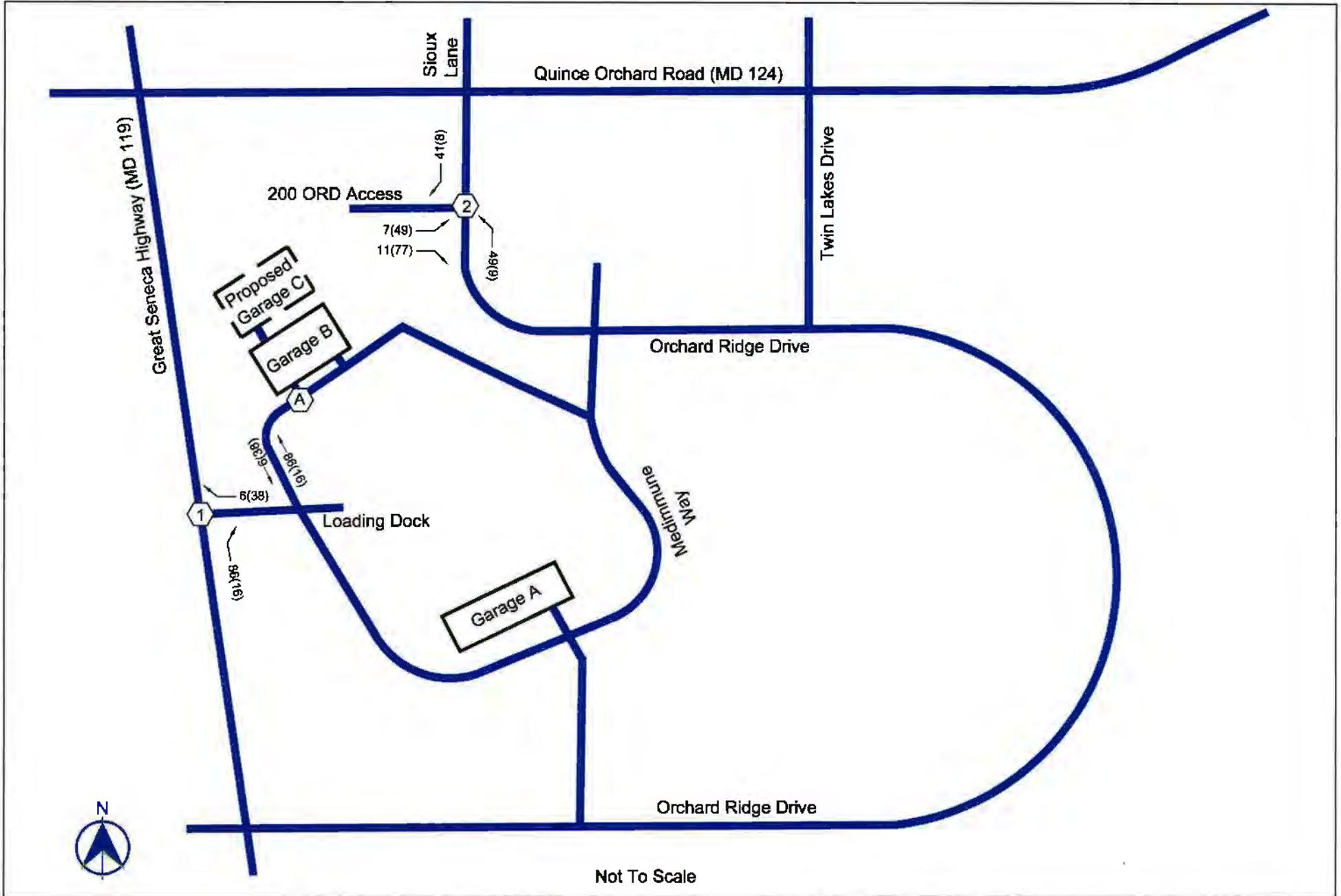


Figure 6
MedImmune Garage C Peak Hour Traffic Volumes

Legend
26 (36) - AM Peak Hour (PM Peak Hour) vehicles per hour

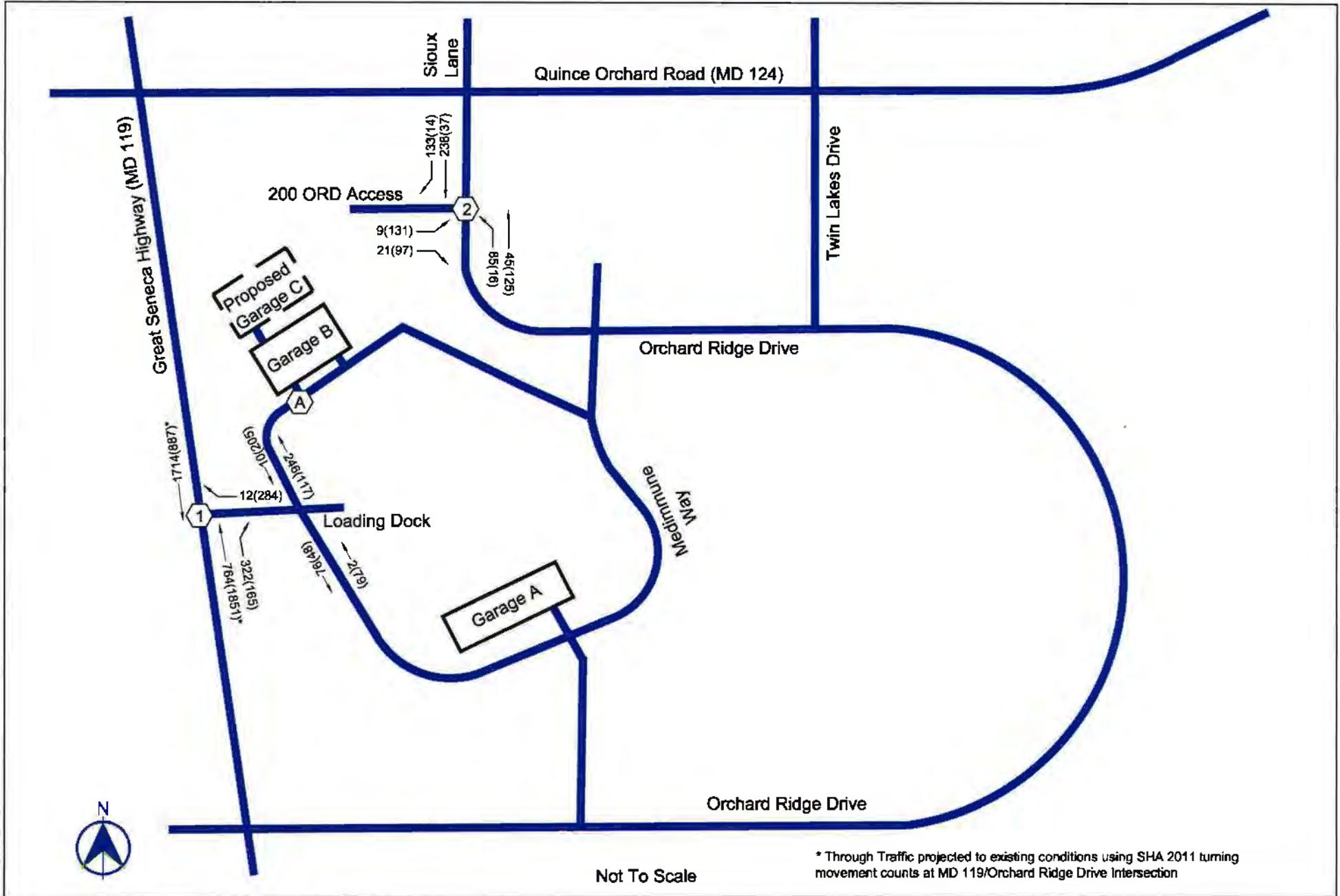


Figure 7
 MedImmune Existing (2014) + Garage C Peak Hour Traffic Volumes

Legend
 26 (36) - AM Peak Hour (PM Peak Hour) vehicles per hour

Mr. Ollie Mumpower
 MedImmune Garage C
 June 11, 2015

Additional Analyses at Garage B Entrance

As noted in the site access concept section, access to Garage C from Great Seneca Highway (MD 119) will be provided via Garage B. Vehicular traffic from Great Seneca Highway will have to enter Garage B via a gated entrance at level 1 and loop around to level 2 in order to connect to Garage C entrance (non-gated entrance). Though this concept is similar to travel maneuvers undertaken by existing users to park in second level of Garage B, the additional Garage C traffic is anticipated to have queuing and/or operational impacts at the existing Garage B gated entrance. As such Garage B gated entrance (west side entrance – see location A in Figure 6 and Figure 7) was evaluated to determine if this entrance will handle additional Garage C traffic demand. The analysis considered average time required for the vehicle to get serviced at the Garage B gated entrance in order to determine the maximum vehicles that can be serviced in an hour. This number was then compared to future traffic (Existing + Garage C traffic) shown on Figure 7 to determine if future demand can be met in an hour. The results of the analysis are shown in Table 4.

Table 4
 Garage B Gated Entrance Analysis Summary

Location	Average Time to Process a Vehicle Entering at Gated Entrance to Garage B* (seconds)	Maximum Vehicles that can be processed at Gated Entrance Per Hour (Vehicles/Hour) ³	Existing Traffic (2014) + Garage C Traffic		Demand Met?	
			AM Peak (Vehicles/Hour)	PM Peak (Vehicles/Hour)	AM Peak	PM Peak
A. West Gated Entrance to Garage B**	10	360	246	117	Yes	Yes

Notes

* Based on field observations

** See Figure 7 for location of this gated entrance.

1. One of the access to Garage C is provided via Garage B gated entrance
2. For the purpose of this analysis we have assumed all traffic will use west gated entrance (Entrance A - See Figure 7) to enter into garage B for Worst Case Scenario
3. Total Vehicles Processed Per Hour = 3600/Average Time to process Single Vehicle.

Based on the analysis conducted it is anticipated that Garage B gated entrance will adequately meet the additional Garage C traffic demand. Additionally a queuing analysis (using SHA Methodology) was also conducted to determine worst case queues backing up from this gated entrance. The results of the analysis are summarized in Table 5. As indicated in Table 5, the existing link lengths (325 feet) will adequately accommodate future traffic.

Table 5
 Queuing Analysis Summary at Gated Entrance to Garage B

Location	Existing Storage Length	Existing Traffic (2014)+ Garage C		Queue Length (Feet)		Is Existing/Proposed Storage Length Adequate?			
		AM Peak Volume (Vehicles/Hour)	PM Peak Volume (Vehicles/Hour)	AM Peak	PM Peak	Existing (2014)		Existing (2014) + Garage C	
A West Gated Entrance to Garage B**	325	246	117	308	146	Yes	Yes	Yes	Yes

** See Figure 7 for location of this gated entrance.

Queue Length = Peak Hour Volume X 1.25 (SHA Queuing Methodology for Unsignalized Intersections)

Mr. Ollie Mumpower
MedImmune Garage C
June 11, 2015

Conclusions

- 1) All the study intersections will operate at LOS C or better under existing conditions. No major queuing was observed and the existing turn lane storage lengths adequately accommodate the turning vehicular volume.
- 2) All the study intersections will continue to operate at LOS D or better under future conditions with the Garage C traffic. Based on the analysis conducted, no major queuing is anticipated and the existing turn lane lengths adequately accommodate the future vehicular volume (Existing + Garage C traffic). The proposed Garage C is not anticipated to have any major operational impacts on the study intersections.
- 3) The Garage C will not have any major operational or queuing impacts at the existing entrance to Garage B. As such no traffic spillbacks to Great Seneca Highway (MD 119) are anticipated.

Thank you for working with us on this assignment. If you have any questions or desire further information, please do not hesitate to contact me at 410-785-7220.

Sincerely,

URS Corporation

Shourie Kondagari, PE, PTOE
Senior Traffic Engineer

cc: Erik Morrison, MedImmune
Leo Kreg, MedImmune
Timothy A. Ryan, URS

Appendix A

Existing Turning Movement Counts

Intersection: Great Seneca Highway and MedImmune Loading Dock Entrance (for Right-in /Right-out Movements Only)
 Turning Movement Counts - AM & PM Peak

Time	Northbound Street: Great Seneca				Westbound Street: Loading Dock Access				Southbound Street: Great Seneca				Total	PHF
	Right	Thru	Left	U	Right	Thru	Left	U	Right	Thru	Left	U		
6:30-6:45	6				1								7	
6:45-7:00	12				2								14	
7:00-7:15	21				1								22	
7:15-7:30	31				3								34	
7:30-7:45	39				2								41	
7:45-8:00	45				1								46	
8:00-8:15	48				3								51	
8:15-8:30	52				2								54	
8:30-8:45	61				1								62	
8:45-9:00	65				2								67	
9:00-9:15	56				2								58	
9:15-9:30	54				1								55	
PM Peak														
3:30-3:45	4				11								15	
3:45-4:00	7				24								31	
4:00-4:15	8				48								56	
4:15-4:30	13				27								40	
4:30-4:45	18				57								75	
4:45-5:00	22				59								81	
5:00-5:15	25				62								87	
5:15-5:30	26				64								90	
5:30-5:45	30				66								96	
5:45-6:00	36				62								98	
6:00-6:15	40				61								101	
6:15-6:30	43				57								100	
Total	272			0	598	0	0	0	0				870	
Hourly	AM Peak													
6:30 - 7:30	70	0	0	0	7	0	0	0	0	0	0	0	77	
6:45 - 7:45	103	0	0	0	8	0	0	0	0	0	0	0	111	
7:00 - 8:00	136	0	0	0	7	0	0	0	0	0	0	0	143	
7:15 - 8:15	163	0	0	0	9	0	0	0	0	0	0	0	172	
7:30 - 8:30	184	0	0	0	8	0	0	0	0	0	0	0	192	
7:45 - 8:45	206	0	0	0	7	0	0	0	0	0	0	0	213	
8:00 - 9:00	226	0	0	0	8	0	0	0	0	0	0	0	234	
8:15 - 9:15	234	0	0	0	7	0	0	0	0	0	0	0	241	
Hourly	PM Peak													
3:30-4:30	32	0	0	0	110	0	0	0	0	0	0	0	142	
3:45-4:45	46	0	0	0	156	0	0	0	0	0	0	0	202	
4:00-5:00	61	0	0	0	191	0	0	0	0	0	0	0	252	
4:15-5:15	78	0	0	0	205	0	0	0	0	0	0	0	283	
4:30-5:30	91	0	0	0	242	0	0	0	0	0	0	0	333	
4:45-5:45	103	0	0	0	251	0	0	0	0	0	0	0	354	
5:00-6:00	117	0	0	0	254	0	0	0	0	0	0	0	371	
5:15-6:15	132	0	0	0	253	0	0	0	0	0	0	0	385	

Date: November 20, 2014

Intersection: Orchard Ridge Drive and 200 Orchard Ridge Access
 Turning Movement Counts - AM & PM Peak

Time	Northbound Street: Orchard Ridge				Eastbound Street: 200 Orchard Ridge Access				Southbound Street: Orchard Ridge				Total	PHF
	Right	Thru	Left	U	Right	Thru	Left	U	Right	Thru	Left	U		
6:30-6:45	0	3	2	0	2	0	0	0	8	13	0	0	28	
6:45-7:00	0	8	6	0	0	0	2	0	4	15	0	0	35	
7:00-7:15	0	5	3	0	0	0	0	0	9	26	0	0	43	
7:15-7:30	0	6	11	0	1	0	2	0	8	26	0	0	54	
7:30-7:45	0	4	3	0	1	0	1	0	24	38	0	0	71	
7:45-8:00	0	4	3	0	0	0	0	0	21	39	0	0	67	
8:00-8:15	0	14	4	0	0	0	0	0	10	51	0	0	79	
8:15-8:30	0	13	16	0	2	0	0	0	28	67	0	0	126	
8:30-8:45	0	10	1	0	2	0	1	0	20	67	0	0	101	
8:45-9:00	0	10	10	0	5	0	0	0	21	71	0	0	117	
9:00-9:15	0	12	9	0	1	0	1	0	24	33	7	0	87	
9:15-9:30	0	7	6	0	1	0	0	0	14	41	0	0	69	
PM Peak														
3:30-3:45	0	13	1	0	5	0	6	0	1	7	0	0	33	
3:45-4:00	0	10	2	1	3	0	12	0	4	8	0	0	40	
4:00-4:15	0	17	0	0	5	0	20	0	5	19	0	0	66	
4:15-4:30	0	14	0	0	6	0	10	0	7	8	0	0	45	
4:30-4:45	0	13	2	0	3	0	20	0	3	9	0	0	50	
4:45-5:00	0	16	3	0	8	0	23	0	3	5	0	0	58	
5:00-5:15	0	27	3	0	5	0	18	0	2	10	0	0	65	
5:15-5:30	0	43	1	0	5	0	29	0	1	11	0	0	90	
5:30-5:45	0	39	0	0	2	0	12	0	0	11	0	0	64	
5:45-6:00	0	26	0	0	5	0	20	0	0	6	0	0	57	
6:00-6:15	0	14	1	0	2	0	11	0	0	4	0	0	32	
6:15-6:30	2	19	1	0	5	0	5	0	0	4	0	0	36	
Total	2	251	14	1	54	0	186	0	26	102	0	0	636	
Hourly AM Peak														
6:30 - 7:30	0	22	22	0	3	0	4	0	29	80	0	0	160	
6:45 - 7:45	0	23	23	0	2	0	5	0	45	105	0	0	203	
7:00 - 8:00	0	19	20	0	2	0	3	0	62	129	0	0	235	
7:15 - 8:15	0	28	21	0	2	0	3	0	63	154	0	0	271	
7:30 - 8:30	0	35	26	0	3	0	1	0	83	195	0	0	343	
7:45 - 8:45	0	41	24	0	4	0	1	0	79	224	0	0	373	
8:00 - 9:00	0	47	31	0	9	0	1	0	79	256	0	0	423	
8:15 - 9:15	0	45	36	0	10	0	2	0	93	277	7	0	374	0.85
8:30 - 9:30	0	39	26	0	9	0	2	0	79	212	7	0	374	
Hourly PM Peak														
3:30-4:30	0	54	3	1	19	0	48	0	17	42	0	0	184	
3:45-4:45	0	54	4	1	17	0	62	0	19	44	0	0	201	
4:00-5:00	0	60	5	0	22	0	73	0	18	41	0	0	219	
4:15-5:15	0	70	8	0	22	0	71	0	15	32	0	0	218	
4:30-5:30	0	99	9	0	21	0	90	0	9	35	0	0	263	
5:00-6:00	0	125	7	0	20	0	82	0	6	37	0	0	276	0.77
5:15-6:15	0	135	4	0	17	0	79	0	3	38	0	0	276	
5:30-6:30	0	122	2	0	14	0	72	0	1	32	0	0	243	
5:45-6:45	2	98	2	0	14	0	48	0	0	25	0	0	189	

Date: December 4, 2014

**Maryland State Highway Administration
Highway Information Services Division
Turning Movement Count Study - Field Sheet**

Station ID: S2001150083
Date: Thursday 12/01/2011
Location: MD 119 at KENTLANDS BLVD/ORCHARD RIDGE

County: Montgomery
Town: none
Weather: Clear

Comments: LOS AM: E PM: C

Interval (dd): 60 min

PEAK HOURS	AM PERIOD 6:00AM-12:00PM	Begin	End	Volume	PM PERIOD 12:00PM-19:00PM	Begin	End	Volume
		08:00	09:00	3201		17:00	18:00	4156

Hour	MD 119 From North				MD 119 From South				Orchard Ridge Dr From East				Kentlands Blvd From West				Grand Total
	L	T	R	TOT	L	T	R	TOT	L	T	R	TOT	L	T	R	TOT	
6:00	2	1192	42	1236	60	213	12	285	52	15	5	72	57	5	195	257	1850
7:00	6	1933	64	2003	97	415	17	529	111	38	5	154	102	18	313	433	3119
8:00	9	1565	90	1664	282	606	35	923	113	24	13	150	123	25	316	464	3201
9:00	6	1040	133	1179	342	484	33	859	73	27	6	106	142	32	258	432	2576
10:00	7	565	134	706	435	358	17	810	58	27	9	94	137	11	292	440	2050
11:00	15	512	147	674	568	352	17	937	37	50	12	99	149	23	299	471	2181
12:00	14	608	285	907	1023	483	15	1521	67	81	15	163	276	52	468	796	3387
13:00	20	564	187	771	598	462	22	1082	54	49	7	110	275	71	590	936	2899
14:00	11	547	171	729	535	612	29	1176	57	31	8	96	247	30	396	673	2674
15:00	18	530	130	678	550	849	52	1451	67	27	11	105	182	31	322	535	2769
16:00	10	544	164	718	647	1212	60	1919	127	64	15	206	193	53	328	574	3417
17:00	10	590	261	861	708	1555	70	2333	191	89	23	303	219	57	383	659	4156
18:00	24	492	251	767	803	1352	80	2235	108	56	15	179	279	70	356	705	3886
TOTAL	152	10682	2059	12893	6648	8953	459	16060	1115	578	144	1837	2381	478	4516	7375	38165
AM Peak	9	1565	90	1664	282	606	35	923	113	24	13	150	123	25	316	464	3201
PM Peak	10	590	261	861	708	1555	70	2333	191	89	23	303	219	57	383	659	4156

Hour	MD 119 North Leg			MD 119 South Leg			Orchard Ridge Dr East Leg			Kentlands Blvd West Leg		
	Bicycle	PED.	U.T.	Bicycle	PED.	U.T.	Bicycle	PED.	U.T.	Bicycle	PED.	U.T.
6:00	0	0	4	0	0	0	0	0	0	0	1	0
7:00	0	0	6	0	0	0	0	0	0	0	0	0
8:00	0	0	10	0	0	0	0	4	0	0	4	0
9:00	0	0	9	0	0	0	0	1	0	0	2	0
10:00	0	0	23	0	0	0	0	2	0	0	2	0
11:00	0	0	22	0	0	1	0	0	0	0	0	0
12:00	0	3	40	0	0	0	0	5	0	0	7	0
13:00	0	8	57	0	0	1	0	2	0	0	3	0
14:00	0	6	39	0	0	1	0	0	0	0	1	0
15:00	0	4	43	0	1	0	0	2	0	0	2	0
16:00	0	9	34	0	0	0	0	5	0	0	0	0
17:00	0	2	39	0	0	0	0	8	1	0	0	0
18:00	0	2	24	0	1	0	0	3	2	0	0	0
Total	0	34	350	0	2	3	0	32	3	0	22	0
AM Peak	0	0	10	0	0	0	0	4	0	0	4	0
PM Peak	0	2	39	0	0	0	0	8	1	0	0	0

Table: Growth Calculations

Year	Location # MD 119 N of MD 124 from Washington Blvd. to Howard Street		
	Volume	Difference	% change
2002	19475		
		275	1.4%
2003	19750		
		175	0.9%
2004	19925		
		1350	6.8%
2005	21275		
		-214	-1.0%
2006	21061		
		1	0.0%
2007	21062		
		-332	-1.6%
2008	20730		
		1	0.0%
2009	20731		
		131	0.6%
2010	20862		
		418	2.0%
2011	21280		
		-169	0.0%
2012	21111		
	% change per year		0.9%

Source: AADT Counts obtained from the MD SHA I-TMS Website

I: MD 119/Great Seneca Hwy./Loading Dock Entrance
AM Peak Hour

Traffic Component	Southbound MD 119/Great Seneca Hwy.			Westbound Loading Dock Entrance			Northbound MD 119/Great Seneca Hwy.		
	Right	Through*	Left	Right	Through	Left	Right	Through*	Left
Existing Traffic Volume		1,664		6	-	-	236	742	-
Growth to 2014		- 50	-	-	-	-	-	22	-
Existing 2014 traffic		1,714	-	6	-	-	236	764	-
	IN		OUT						
Garage C Traffic from Area 7 Development		176	24	6		-	86	-	-
Existing + Garage C Traffic		- 1,714	-	12	-	-	322	764	-

* -Through Volumes on Great Seneca Highway were obtained from SHA turning movement counts dated December, 2011

I: MD 119/Great Seneca Hwy./Loading Dock Entrance
PM Peak Hour

Traffic Component	Southbound MD 119/Great Seneca Hwy.			Westbound Loading Dock Entrance			Northbound MD 119/Great Seneca Hwy.		
	Right	Through*	Left	Right	Through	Left	Right	Through*	Left
Existing Traffic Volume		861		246		-	149	1,797	-
Growth		- 26	-		-	-		54	-
Existing 2014 traffic		887	-	246	-	-	149	1,851	-
	IN		OUT						
Garage C Traffic from Area 7 Development		33	164	38		-	16	-	-
Existing + Garage C Traffic		- 887	-	284	-	-	165	1,851	-

* -Through Volumes on Great Seneca Highway were obtained from SHA turning movement counts dated December, 2011

Appendix B

Existing and Future HCS Analysis Results

Existing (2014) HCS Analysis Results

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	sk			Intersection	MD 119 at Medimmune Loading Ac			
Agency/Co.	AECOM			Jurisdiction	Gaithersburg			
Date Performed	6/11/2015			Analysis Year	Existing 2014			
Analysis Time Period	AM Peak							
Project Description <i>Medimmune Garage C</i>								
East/West Street: <i>Medimmune Loading Dock</i>				North/South Street: <i>MD 119</i>				
Intersection Orientation: <i>North-South</i>				Study Period (hrs): <i>0.25</i>				
Vehicle Volumes and Adjustments								
Major Street	Northbound			Southbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)		764	236		1714			
Peak-Hour Factor, PHF	1.00	0.90	0.90	1.00	0.90	1.00		
Hourly Flow Rate, HFR (veh/h)	0	848	262	0	1904	0		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	Raised curb							
RT Channelized			0			0		
Lanes	0	2	1	0	2	0		
Configuration		T	R		T			
Upstream Signal		1			1			
Minor Street	Eastbound			Westbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)						6		
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	0.90		
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	0	6		
Percent Heavy Vehicles	0	0	0	0	0	2		
Percent Grade (%)		0			0			
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	0	0	0	0	1		
Configuration						R		
Delay, Queue Length, and Level of Service								
Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration					R			
v (veh/h)					6			
C (m) (veh/h)					628			
v/c					0.01			
95% queue length					0.03			
Control Delay (s/veh)					10.8			
LOS					B			
Approach Delay (s/veh)	--	--	10.8					
Approach LOS	--	--	B					

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	sk			Intersection	MD 119 at Medimmune Loading Ac			
Agency/Co.	AECOM			Jurisdiction	Gaithersburg			
Date Performed	6/11/2015			Analysis Year	Existing 2014			
Analysis Time Period	PM Peak							
Project Description <i>Medimmune Garage C</i>								
East/West Street: <i>Medimmune Loading Dock</i>				North/South Street: <i>MD 119</i>				
Intersection Orientation: <i>North-South</i>				Study Period (hrs): <i>0.25</i>				
Vehicle Volumes and Adjustments								
Major Street	Northbound			Southbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)		1851	149		887			
Peak-Hour Factor, PHF	1.00	0.90	0.98	1.00	0.90	1.00		
Hourly Flow Rate, HFR (veh/h)	0	2056	152	0	985	0		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	Raised curb							
RT Channelized			0				0	
Lanes	0	2	1	0	2	0		
Configuration		T	R		T			
Upstream Signal		1			1			
Minor Street	Eastbound			Westbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)						246		
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	0.98		
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	0	251		
Percent Heavy Vehicles	0	0	0	0	0	2		
Percent Grade (%)		0			0			
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	0	0	0	0	1		
Configuration						R		
Delay, Queue Length, and Level of Service								
Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration					R			
v (veh/h)					251			
C (m) (veh/h)					449			
v/c					0.56			
95% queue length					3.35			
Control Delay (s/veh)					22.7			
LOS					C			
Approach Delay (s/veh)	--	--	22.7					
Approach LOS	--	--	C					

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	sk			Intersection	Orchard Ridge Dr./200 Bldg Acc			
Agency/Co.	AECOM			Jurisdiction	Gaithersburg			
Date Performed	6/11/2015			Analysis Year	Existing (2014)			
Analysis Time Period	AM peak							
Project Description <i>MedImmune Garage C</i>								
East/West Street: <i>200 Orchard Ridge Drive Access</i>				North/South Street: <i>Orchard Ridge Drive</i>				
Intersection Orientation: <i>North-South</i>				Study Period (hrs): <i>0.25</i>				
Vehicle Volumes and Adjustments								
Major Street	Northbound			Southbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	36	45			238	93		
Peak-Hour Factor, PHF	0.85	0.85	1.00	1.00	0.85	0.85		
Hourly Flow Rate, HFR (veh/h)	42	52	0	0	279	109		
Percent Heavy Vehicles	2	--	--	0	--	--		
Median Type	<i>Raised curb</i>							
RT Channelized			0			0		
Lanes	1	2	0	0	2	0		
Configuration	L	T			T	TR		
Upstream Signal		0			0			
Minor Street	Eastbound			Westbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	2		10					
Peak-Hour Factor, PHF	0.85	1.00	0.85	1.00	1.00	1.00		
Hourly Flow Rate, HFR (veh/h)	2	0	11	0	0	0		
Percent Heavy Vehicles	2	0	2	0	0	0		
Percent Grade (%)	1			0				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	1	0	1	0	0	0		
Configuration	L		R					
Delay, Queue Length, and Level of Service								
Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L					L		R
v (veh/h)	42					2		11
C (m) (veh/h)	1128					539		772
v/c	0.04					0.00		0.01
95% queue length	0.12					0.01		0.04
Control Delay (s/veh)	8.3					11.7		9.7
LOS	A					B		A
Approach Delay (s/veh)	--	--				10.0		
Approach LOS	--	--				B		

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	sk			Intersection	Orchard Ridge Dr./200 Bldg Acc			
Agency/Co.	AECOM			Jurisdiction	Gaithersburg			
Date Performed	6/11/2015			Analysis Year	Existing (2014)			
Analysis Time Period	PM peak							
Project Description <i>MedImmune Garage C</i>								
East/West Street: <i>200 Orchard Ridge Drive Access</i>				North/South Street: <i>Orchard Ridge Drive</i>				
Intersection Orientation: <i>North-South</i>				Study Period (hrs): <i>0.25</i>				
Vehicle Volumes and Adjustments								
Major Street	Northbound			Southbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	7	125			37	6		
Peak-Hour Factor, PHF	0.77	0.77	1.00	1.00	0.77	0.77		
Hourly Flow Rate, HFR (veh/h)	9	162	0	0	48	7		
Percent Heavy Vehicles	2	—	—	0	—	—		
Median Type	Raised curb							
RT Channelized			0			0		
Lanes	1	2	0	0	2	0		
Configuration	L	T			T	TR		
Upstream Signal		0			0			
Minor Street	Eastbound			Westbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	82		20					
Peak-Hour Factor, PHF	0.77	1.00	0.77	1.00	1.00	1.00		
Hourly Flow Rate, HFR (veh/h)	106	0	25	0	0	0		
Percent Heavy Vehicles	2	0	2	0	0	0		
Percent Grade (%)		1			0			
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	1	0	1	0	0	0		
Configuration	L		R					
Delay, Queue Length, and Level of Service								
Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L					L		R
v (veh/h)	9					106		25
C (m) (veh/h)	1497					745		959
v/c	0.01					0.14		0.03
95% queue length	0.02					0.49		0.08
Control Delay (s/veh)	7.4					10.6		8.9
LOS	A					B		A
Approach Delay (s/veh)	--	--				10.3		
Approach LOS	--	--				B		

Future (Existing + Garage C) HCS Analysis Results

TWO-WAY STOP CONTROL SUMMARY

General Information			Site Information					
Analyst	sk		Intersection	MD 119 at MedImmune Loading Ac				
Agency/Co.	AECOM		Jurisdiction	Gaithersburg				
Date Performed	6/11/2015		Analysis Year	Existing (2014) + Garage C				
Analysis Time Period	AM Peak							
Project Description <i>MedImmune Garage C</i>								
East/West Street: <i>MedImmune Loading Dock</i>			North/South Street: <i>MD 119</i>					
Intersection Orientation: <i>North-South</i>			Study Period (hrs): <i>0.25</i>					
Vehicle Volumes and Adjustments								
Major Street	Northbound			Southbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)		764	322		1714			
Peak-Hour Factor, PHF	1.00	0.90	0.90	1.00	0.90	1.00		
Hourly Flow Rate, HFR (veh/h)	0	848	357	0	1904	0		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	<i>Raised curb</i>							
RT Channelized			0			0		
Lanes	0	2	1	0	2	0		
Configuration		T	R		T			
Upstream Signal		1			1			
Minor Street	Eastbound			Westbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)						12		
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	0.90		
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	0	13		
Percent Heavy Vehicles	0	0	0	0	0	2		
Percent Grade (%)	0			0				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	0	0	0	0	1		
Configuration						R		
Delay, Queue Length, and Level of Service								
Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration					R			
v (veh/h)					13			
C (m) (veh/h)					628			
v/c					0.02			
95% queue length					0.06			
Control Delay (s/veh)					10.9			
LOS					B			
Approach Delay (s/veh)	--	--	10.9					
Approach LOS	--	--	B					

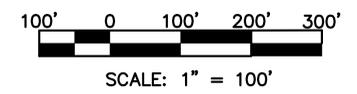
TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	sk			Intersection	MD 119 at MedImmune Loading Ac			
Agency/Co.	AECOM			Jurisdiction	Gaithersburg			
Date Performed	6/11/2015			Analysis Year	Existing (2014) + Garage C			
Analysis Time Period	PM Peak							
Project Description <i>MedImmune Garage C</i>								
East/West Street: <i>MedImmune Loading Dock</i>				North/South Street: <i>MD 119</i>				
Intersection Orientation: <i>North-South</i>				Study Period (hrs): <i>0.25</i>				
Vehicle Volumes and Adjustments								
Major Street	Northbound			Southbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)		1851	165		887			
Peak-Hour Factor, PHF	1.00	0.90	0.92	1.00	0.90	1.00		
Hourly Flow Rate, HFR (veh/h)	0	2056	179	0	985	0		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	<i>Raised curb</i>							
RT Channelized			0			0		
Lanes	0	2	1	0	2	0		
Configuration		T	R		T			
Upstream Signal		1			1			
Minor Street	Eastbound			Westbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)						284		
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	0.92		
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	0	308		
Percent Heavy Vehicles	0	0	0	0	0	2		
Percent Grade (%)	0			0				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	0	0	0	0	1		
Configuration						R		
Delay, Queue Length, and Level of Service								
Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration					R			
v (veh/h)					308			
C (m) (veh/h)					449			
v/c					0.69			
95% queue length					5.09			
Control Delay (s/veh)					28.8			
LOS					D			
Approach Delay (s/veh)	--	--	28.8					
Approach LOS	--	--	D					

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	sk			Intersection	Orchard Ridge Dr./200 Bldg Acc			
Agency/Co.	AECOM			Jurisdiction	Gaithersburg			
Date Performed	6/11/2015			Analysis Year	Existing (2014) + Garage C			
Analysis Time Period	AM peak							
Project Description <i>Medimmune Garage C</i>								
East/West Street: <i>200 Orchard Ridge Drive Access</i>				North/South Street: <i>Orchard Ridge Drive</i>				
Intersection Orientation: <i>North-South</i>				Study Period (hrs): <i>0.25</i>				
Vehicle Volumes and Adjustments								
Major Street	Northbound			Southbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	85	45			238	133		
Peak-Hour Factor, PHF	0.85	0.85	1.00	1.00	0.85	0.85		
Hourly Flow Rate, HFR (veh/h)	99	52	0	0	279	156		
Percent Heavy Vehicles	2	--	--	0	--	--		
Median Type	Raised curb							
RT Channelized			0			0		
Lanes	1	2	0	0	2	0		
Configuration	L	T			T	TR		
Upstream Signal		0			0			
Minor Street	Eastbound			Westbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	9		21					
Peak-Hour Factor, PHF	0.85	1.00	0.85	1.00	1.00	1.00		
Hourly Flow Rate, HFR (veh/h)	10	0	24	0	0	0		
Percent Heavy Vehicles	2	0	2	0	0	0		
Percent Grade (%)	1			0				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	1	0	1	0	0	0		
Configuration	L		R					
Delay, Queue Length, and Level of Service								
Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L					L		R
v (veh/h)	99					10		24
C (m) (veh/h)	1084					463		748
v/c	0.09					0.02		0.03
95% queue length	0.30					0.07		0.10
Control Delay (s/veh)	8.7					12.9		10.0
LOS	A					B		A
Approach Delay (s/veh)	--	--				10.8		
Approach LOS	--	--				B		

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	sk			Intersection	Orchard Ridge Dr./200 Bldg Acc			
Agency/Co.	AECOM			Jurisdiction	Gaithersburg			
Date Performed	6/11/2015			Analysis Year	Existing (2014) + Garage C			
Analysis Time Period	PM peak							
Project Description <i>Medimmune Garage C</i>								
East/West Street: <i>200 Orchard Ridge Drive Access</i>				North/South Street: <i>Orchard Ridge Drive</i>				
Intersection Orientation: <i>North-South</i>				Study Period (hrs): <i>0.25</i>				
Vehicle Volumes and Adjustments								
Major Street	Northbound			Southbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	16	125			37	14		
Peak-Hour Factor, PHF	0.77	0.77	1.00	1.00	0.77	0.77		
Hourly Flow Rate, HFR (veh/h)	20	162	0	0	48	18		
Percent Heavy Vehicles	2	--	--	0	--	--		
Median Type	<i>Raised curb</i>							
RT Channelized			0			0		
Lanes	1	2	0	0	2	0		
Configuration	L	T			T	TR		
Upstream Signal		0			0			
Minor Street	Eastbound			Westbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	131		97					
Peak-Hour Factor, PHF	0.77	1.00	0.77	1.00	1.00	1.00		
Hourly Flow Rate, HFR (veh/h)	170	0	125	0	0	0		
Percent Heavy Vehicles	2	0	2	0	0	0		
Percent Grade (%)		1			0			
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	1	0	1	0	0	0		
Configuration	L		R					
Delay, Queue Length, and Level of Service								
Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L					L		R
v (veh/h)	20					170		125
C (m) (veh/h)	1483					719		953
v/c	0.01					0.24		0.13
95% queue length	0.04					0.92		0.45
Control Delay (s/veh)	7.5					11.6		9.3
LOS	A					B		A
Approach Delay (s/veh)	--	--				10.6		
Approach LOS	--	--				B		



Legend
 ↔ Vehicular Traffic Circulation



MedImmune Garage C
 Gaithersburg, Maryland

Traffic Circulation Plan

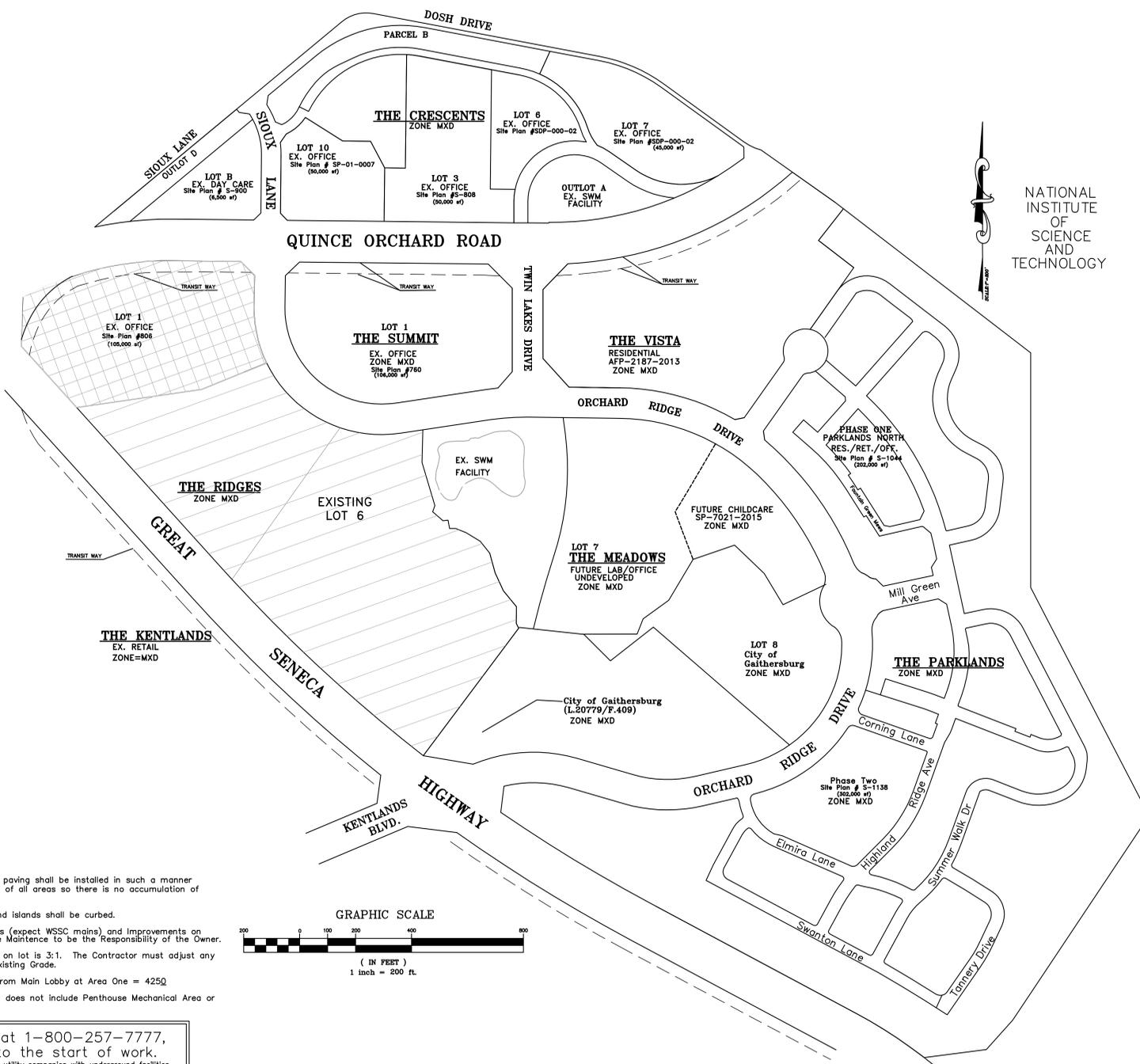
PREPARED BY
URS
 HUNT VALLEY, MARYLAND

QUINCE ORCHARD PARK THE RIDGES MEDIMMUNE HEADQUARTERS

Legend

EXISTING	PROPOSED

VICINITY MAP
SCALE 1" = 2,000'
COPYRIGHT 1994 BY ADC OF ALEXANDRIA, INC.
PERMITTED USE NO. 20192133



NATIONAL INSTITUTE OF SCIENCE AND TECHNOLOGY

SHEET INDEX

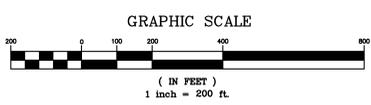
COVER SHEET	500-000-C300
EXISTING CONDITIONS PLAN	500-000-C301
OVERALL SITE PLAN	500-000-C302
DETAILED SITE PLAN	500-000-C303
CONCEPT UTILITY PLAN	500-000-C304
VEHICLE CIRCULATION PLAN	500-000-C306
CONCEPT LANDSCAPE PLAN	500-000-C310
PRELIMINARY FOREST CONSERVATION	500-000-C320
CONCEPT SOIL EROSION and SEDIMENT CONTROL PLAN (3 Sheets)	500-000-C330 and C332
CONCEPT STORMWATER MANAGEMENT PLAN (2 Sheets)	500-000-C333 and C334
BUILDING ELEVATIONS (1 Sheet)	A 201
PRELIMINARY SUBDIVISION PLAN	PP-1.00

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.
Parking Required (818,002 sf - 45,000) x 1 spaces/400 sf = 1,933 spaces
Parking Provided
Existing Parking Garage A = 504 spaces (Includes 9 Accessible)
Existing Parking Beneath Area 2 = 16 spaces
Existing Parking - Surface Lot 6 = 327 spaces (Includes 15 Accessible)
Existing Garage B = 1,037 spaces (Includes 19 Accessible)
Existing Parking - Surface Lot 1 = 357 spaces (Includes 8 Accessible)
Proposed Garage C = 1,386 spaces (Includes 24 Accessible)
Total Parking Provided = 3,627 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 = 46 spaces (TOTAL)
2% for initial 1,000 spaces, plus 1% in excess of 1,000
Provided = 47 spaces (TOTAL), includes 12 ADA Van spaces
(18 Accessible and 6 Van Accessible Spaces within proposed Garage C)
Motorcycle/Scotter Spaces Required/Provided=28 spaces within Proposed Garage (1,386 x .2%)
Bicycle Spaces Required/Proposed=56 spaces within Proposed Garage (1,386 x 1/25)
5. 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

NOTES:

1. Curbs, gutters, sidewalks, and paving shall be installed in such a manner as to provide positive drainage of all areas so there is no accumulation of surface water.
2. All perimeters, paving edges and islands shall be curbed.
3. All Paving, Storm Drain, Utilities (except WSSC mains) and Improvements on this Parcel are Private and the Maintenance to be the Responsibility of the Owner.
4. The maximum permitted grade on lot is 3:1. The Contractor must adjust any slope as necessary to meet Existing Grade.
5. All building heights measured from Main Lobby at Area One = 425±
6. Calculation of Gross Floor Area does not include Penthouse Mechanical Area or Uninhabitable Cellars.

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work.
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.



**Joint Hearing - MCC & PC
SDP-7059-2015
Exhibit #10**

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

SCHEMATIC DEVELOPMENT PLAN APPROVAL

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

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

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

ARCHITECT
Desmond Design Management
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

NO.	DATE	REVISIONS	DWN	CK	APP	NO.	DATE	REVISIONS	DWN	CK	APP
B	06/19/15	Submit SDP to City / Garage C									
A	4/19/15	Submit Pre-Application to City / Garage C									

MHG Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1278
Phone 301.670.0840
Fax 301.948.0693
www.mhga.com

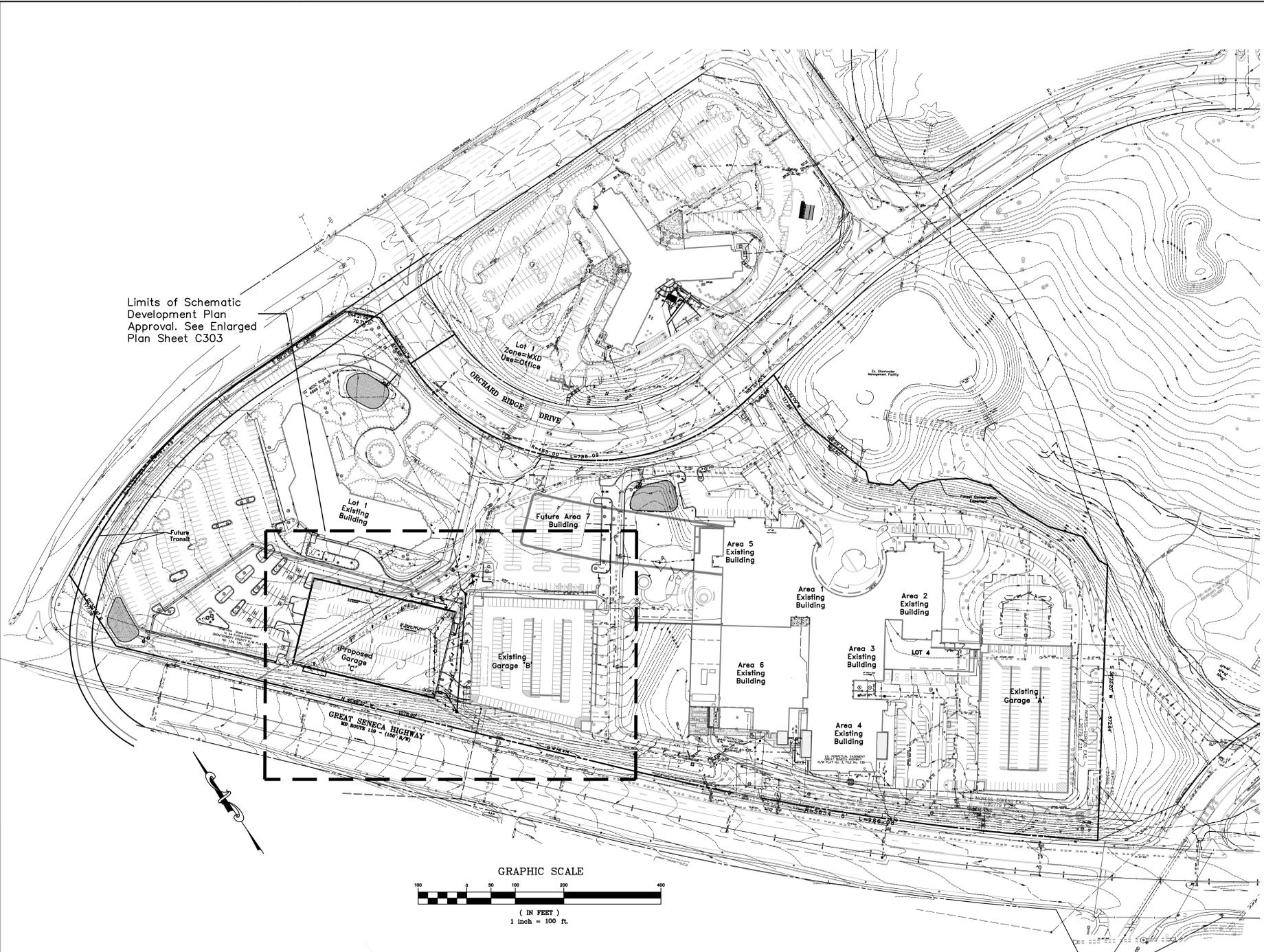


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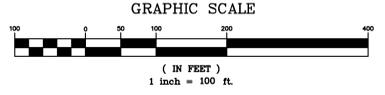
MEDIMMUNE, INC.
QUINCE ORCHARD PARK-The Ridges

CIVIL
SCHEMATIC DEVELOPMENT PLAN
COVER SHEET

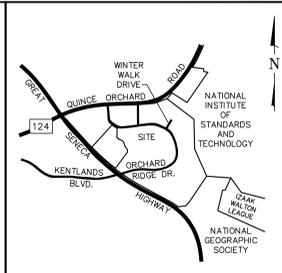
SCALE: 1"=200'	DATE: 06/19/2015
DRAWN BY: BJD	APPROVED:
MEDIMMUNE, INC. DRAWING NO.: 500-000-C300	REV: B



Limits of Schematic Development Plan Approval. See Enlarged Plan Sheet C303



Legend	
EXISTING	PROPOSED
	Paving
	Curb & Gutter
	Sign
	Utility Pole
	Lamp Post
	Post or Ballard
	Tree
	Electric
	Overhead Wires
	Sanitary Sewer
	Storm Drain
	Water Line
	Fire Hydrant
	Gas
	Telephone
	Buildings
	Concrete
	Spot Elevation
	Contour



VICINITY MAP
SCALE 1" = 2,000'
COPYRIGHT 1994 BY ADC OF ALEXANDRIA, INC.
PERMITTED USE NO. 20192133

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
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*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.

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Existing Parking Garage A = 502 spaces (Includes 9 Accessible)
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Motorcycle/Scotter Spaces Required/Provided=28 spaces within Proposed Garage (1400 x .2%)
Bicycle Spaces Required/Proposed=56 spaces within Proposed Garage (1400 x 1/25)
5. Internal Green Space Required (Total) = 10.0% or 18,511 sf
Internal Green Space Provided = XX% or XXX sf
Parking Compound (Total) = XXXX sf
F:\Projects\89157\89157\WP\N-BJD 2011-06-22.doc

- NOTES:**
1. Curbs, gutters, sidewalks, and paving shall be installed in such a manner as to provide positive drainage of all areas so there is no accumulation of surface water.
 2. All perimeters, paving edges and islands shall be curbed.
 3. All Paving, Storm Drain, Utilities and Improvements on this Parcel are Private and the Maintenance to be the Responsibility of the Owner.
 4. The maximum permitted grade on lot is 3:1. The Contractor must adjust any slope as necessary to meet Existing Grade.
 5. All building heights measured from Main Lobby at Area One = 425Q
 6. Calculation of Gross Floor Area does not include Penthouse Mechanical Area or Uninhabitable Cellars.

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work.
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

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

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

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

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

SHEET INDEX	
OVERALL SITE PLAN	(1 OF SHEET 12)
EXISTING CONDITIONS PLAN	(2 OF SHEET 12)
DETAILED SITE PLAN	(3 OF SHEET 12)
CONCEPT LANDSCAPE PLAN	(4 OF SHEET 12)
CONCEPT UTILITY PLAN	(5 OF SHEET 12)
PRELIMINARY FOREST CONSERVATION	(6 OF SHEET 12)
CONCEPT SOIL EROSION and SEDIMENT CONTROL PLAN(2 Sheets)	(7 OF SHEET 12)
CONCEPT STORMWATER MANAGEMENT PLAN (2 Sheets)	(8 OF SHEET 12)
VEHICLE CIRCULATION PLAN	(9 OF SHEET 12)
TRAFFIC CIRCULATION PLAN	(10 OF SHEET 12)
BUILDING ELEVATIONS (8 Sheets)	(11 OF SHEET 12)
PRELIMINARY SUBDIVISION PLAN	(12 OF SHEET 12)

NO.	DATE	DESCRIPTION	DWN	CK	APP	NO.	DATE	DESCRIPTION	DWN	CK	APP
B	6/08/15	Submit Pre-Application to City / Garage C									
A	4/19/15	Submit Pre-Application to City / Garage C									

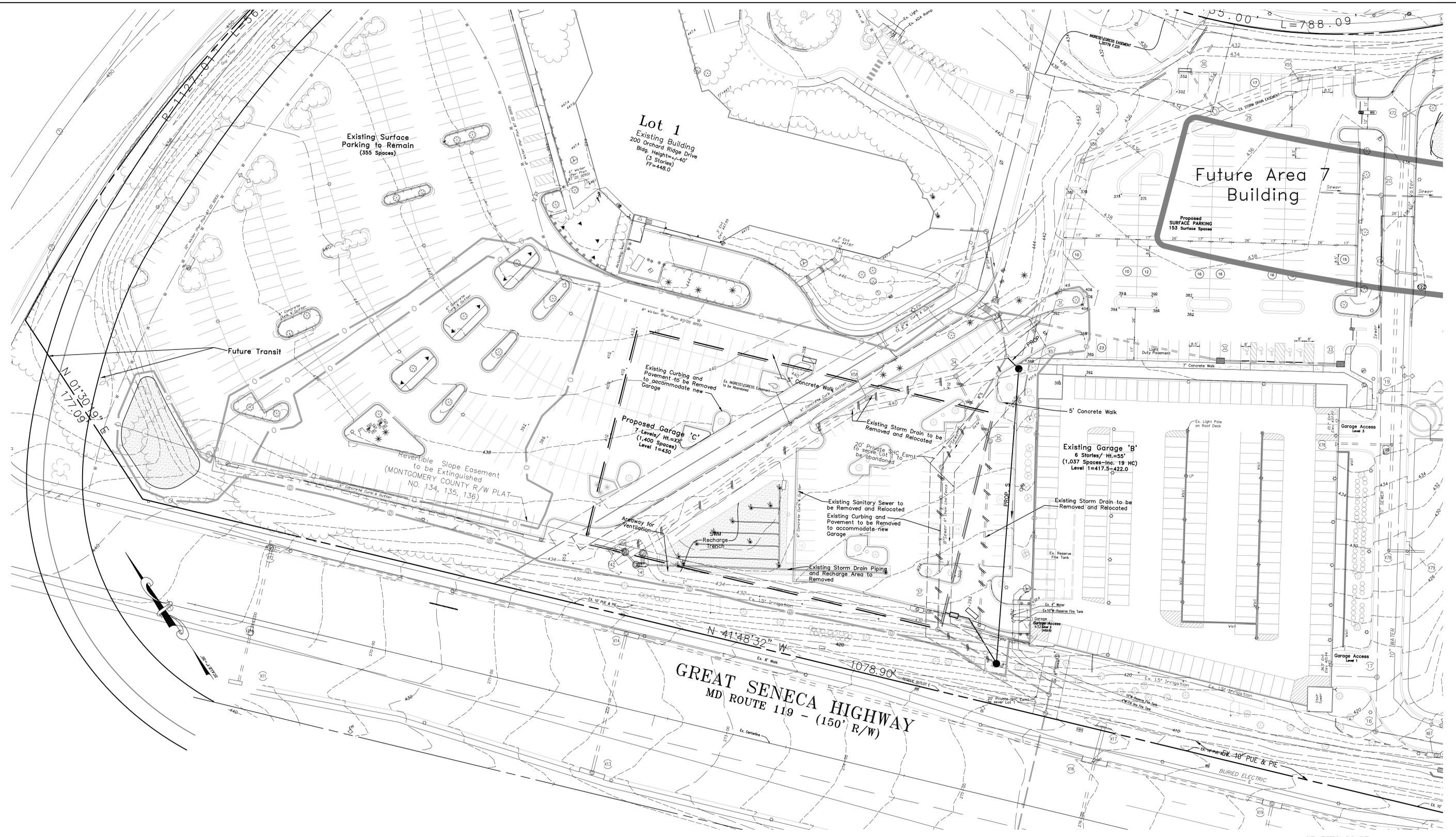
MHG Macris, Hendricks & Glascock, P.A.
Engineers • Planners • Surveyors
Landscape Architects • Surveyors
3220 Wightman Road, Suite 120
Montgomery Village, Maryland 20886-1279
Phone: 301.670.0840
Fax: 301.948.0893
www.mhgpa.com



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MEDIMMUNE, INC.
QUINCE ORCHARD PARK - The Ridges
CIVIL
SCHEMATIC DEVELOPMENT PLAN
OVERALL SITE PLAN

SCALE: 1"=100'	DATE: 06/08/15
DRAWN BY: BJD	APPROVED:
MEDIMMUNE, INC. DRAWING NO.: 500-000-C301	REV.: B



Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work.
 The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

- NOTES:**
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 6. Calculation of Gross Floor Area does not include Penthouse Mechanical Area or Uninhabitable Cellars.

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

SCHEMATIC DEVELOPMENT PLAN APPROVAL

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

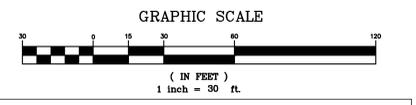
APPLICATION NO. SDP XXXX WAS GRANTED

SCHEMATIC DEVELOPMENT PLAN APPROVAL

BY RESOLUTION _____ WITH _____ CONDITIONS.

DATE _____ BY _____

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



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

NO.	DATE	REVISIONS	DWN	CK	APP	NO.	DATE	REVISIONS	DWN	CK	APP.
B	6/08/15	Submit Pre-Application to City / Garage C									
A	4/19/15	Submit Pre-Application to City / Garage C									

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.mhga.com



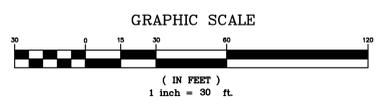
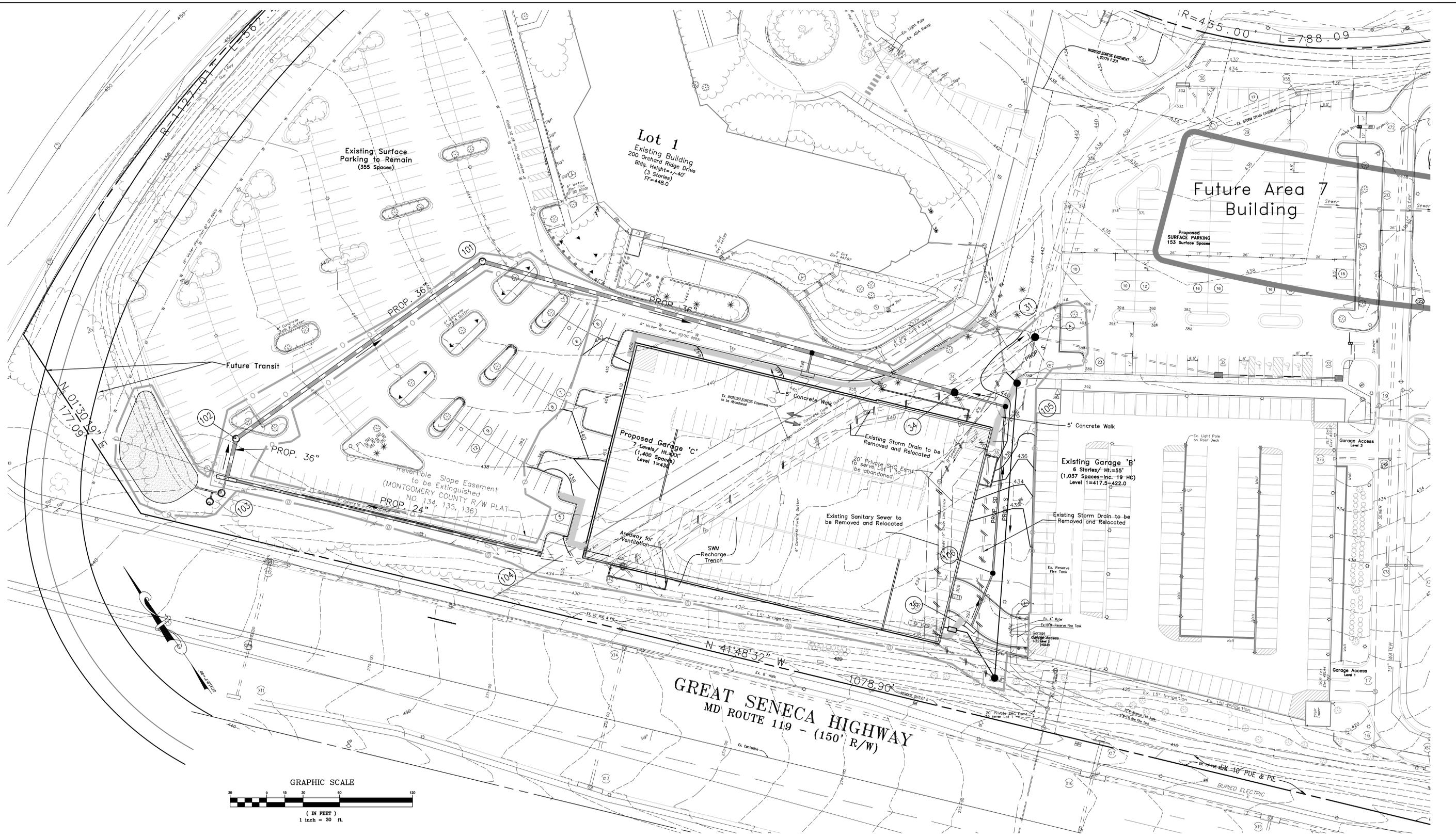
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MEDIMMUNE, INC.
 QUINCE ORCHARD PARK - The Ridges

CIVIL
 SCHEMATIC DEVELOPMENT PLAN
 EXISTING CONDITIONS PLAN

SCALE: 1"=30'	DATE: 06/08/15
DRAWN BY: BJD	APPROVED:
MEDIMMUNE, INC. DRAWING NO.: 500-000-C302	REV: B



Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work.
 The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

- NOTES:
1. Curbs, gutters, sidewalks, and paving shall be installed in such a manner as to provide positive drainage of all areas so there is no accumulation of surface water.
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 3. All Paving, Storm Drain, Utilities and Improvements on this Parcel are Private and the Maintenance to be the Responsibility of the Owner.
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CITY OF GAITHERSBURG MAYOR & COUNCIL
 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SCHEMATIC DEVELOPMENT PLAN APPROVAL
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 BY RESOLUTION WITH _____ CONDITIONS.
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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

REVISIONS	DWN	CK	CK	APP	NO	DATE	REVISIONS	DWN	CK	CK	APP
B	6/08/15						Submit Pre-Application to City / Garage C				
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MEDIMMUNE, INC.
 QUINCE ORCHARD PARK - The Ridges
CIVIL SCHEMATIC DEVELOPMENT PLAN DETAILED SITE PLAN

SCALE: 1" = 30'	DATE: 06/08/15
DRAWN BY: BJD	APPROVED:
MEDIMMUNE, INC. DRAWING NO.: 500-000-C303	REV: B