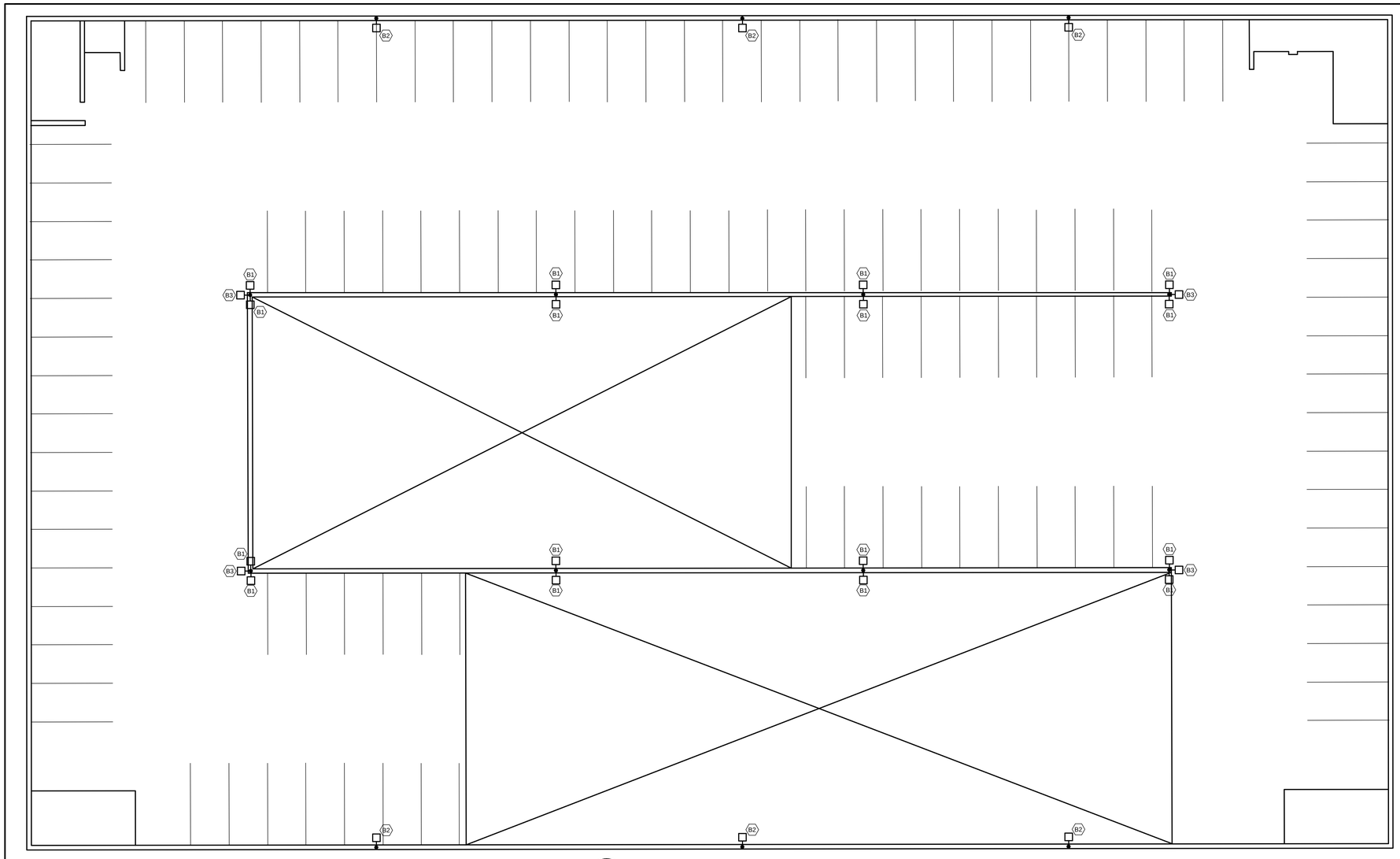


ROOF LEVEL PLAN - NEW WORK - ELECTRICAL

SCALE: 3/32" = 1' - 0"

ELECTRICAL LEGEND AND CONVENTIONS

POLE MOUNTED SITE LIGHT

A1 — LIGHTING FIXTURE TYPE (REFER TO SCHEDULE)

LIGHTING FIXTURE

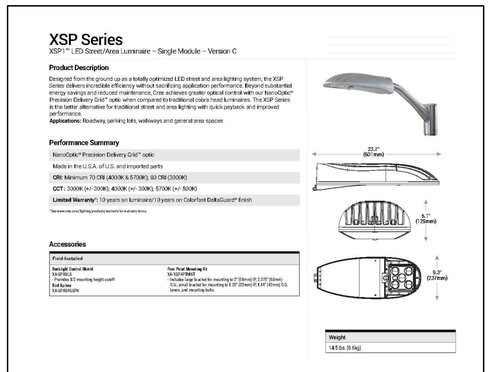
LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER / CATALOG NO.	LAMPS	VOLTAGE	NOTES
B1	SINGLE HEAD, TENON MOUNT, TYPE IV, MEDIUM DISTRIBUTION, 15' OVERALL HEIGHT, HOUSE SIDE SHEILD, WET LISTED	CREE BXSP	LED (INCLUDED) 6488 LUMEN 4000K 70+ CRI	MVOLT	101 FW
B2	SAME AS "B1" EXCEPT TYPE III MEDIUM DISTRIBUTION, NO HOUSE SIDE SHIELD	CREE BXSP	LED (INCLUDED) 8224 LUMEN 4000K CRI 70+	MVOLT	101 FW
B3	SAME AS "B1" EXCEPT DIFFERENT LED OUTPUT	CREE BXSP	LED (INCLUDED) 10598 LUMEN 4000K CRI 70+	MVOLT	139 FW

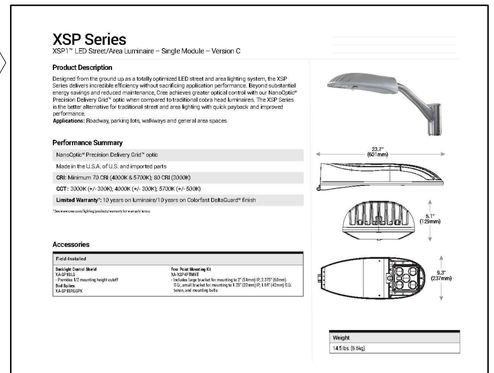
NOTES:

FW = FIXTURE WATTS

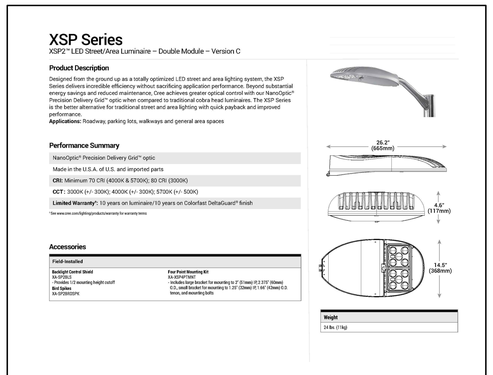
B1



B2



B3



Joint Hearing - MCC & PC
SDP-7059-2015
Exhibit #51

REV.	DATE	DESCRIPTION	BY

Leach Wallace Associates, Inc.
Consulting Engineers
6522 Meadowridge Road
Elkridge, MD 21075
(410) 579-8100 FAX (410) 540-9041

PROJECT TITLE:

GARAGE C FOR MEDIMMUNE
GAITHERSBURG, MD

ISSUE DATE:	DRAWN BY:	CHECKED BY:
08/27/2015	AH	PEM

DRAWING TITLE:

ROOF LEVEL PLAN - NEW WORK - ELECTRICAL

NOT FOR CONSTRUCTION

PROJECT NUMBER:	DRAWING NUMBER:
15-275-00	E1.00

FILENAME: P:\2015\15275\00\Submissions\Roof Pole Locations (2015-08-27)\ ROOF LIGHTING POLE LOCATIONS.DWG LAST SAVED BY: (AHO) PLOTTED BY: (AHO) ON Aug 27, 2015 - 1:02pm

2015-111

Joint Hearing - MCC & PC
SDP-7059-2015
Exhibit #52

NEXT SIGNAL

Gaithersburg
CITY EVENTS & INFORMATION
MONTGOMERY COUNTY FAIR
Great Food • Carnival Rides • Farm Animals
Recreation Class Registration
Wellands Downtown
SHOP DINE

STORMWATER MANAGEMENT CONCEPT AND PRELIMINARY COMPUTATIONS PACKAGE

MedImmune – Gaithersburg, Garage "C"

MHG PROJECT No. 1989.157.16
August 2015

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
STORMWATER MANAGEMENT

APPLICATION NO. SWM-7057-2015
CONCEPT PLAN ☒ PRELIMINARY PLAN ☐
APPROVAL DATE 08/28/15
BY Allie Thompson

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: 4-21-16

Stephen E. Crum, P.E.

STATE OF MARYLAND
STEPHEN EDWARD CRUM
No. 16905
REGISTERED PROFESSIONAL ENGINEER
08-28-15

Prepared for:

MEDIMMUNE, Inc.
One Medimmune Way
Gaithersburg, MD 20878

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

9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

Phone 301.670.0840
Fax 301.948.0693

MHG

Joint Hearing - MCC & PC
SDP-7059-2015
Exhibit #53

From: Ollie Mumpower
To: Caroline Seiden
Cc: Ryan, Timothy (Hunt Valley); Brian Donnelly; Trudy Schwarz; Kondagari, Shourie; Sandra Gross
Subject: RE: MedImmune Garage C - Traffic Analysis
Date: Wednesday, August 26, 2015 11:57:59 AM

Caroline:

I talked to Tim about this earlier today. I am Ok with the June 11th traffic study being used for the SDP submittal. The traffic coming in from the surrounding road system remains the same but the on-site traffic will be distributed a little differently. At the SP submittal stage the study should be updated to account for the new drive north of the proposed garage

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

From: Kondagari, Shourie [mailto:shourie.kondagari@aecom.com]
Sent: Tuesday, June 16, 2015 10:48 AM
To: Ollie Mumpower
Cc: Ryan, Timothy (Hunt Valley); Krieg, Leo; Brian Donnelly; Morrison, Erik; Miller, Patrick; John Judge (jjudge@desman.com); Namur, Ida; Trudy Schwarz; Caroline Seiden
Subject: MedImmune Garage C - Traffic Analysis

Ollie,

Please find attached for your review Traffic Operational Analysis for Garage C. Once we receive your comments we will be glad to incorporate them and finalize the study for the submission on June 19, 2015.

Please do not hesitate top contact us for any questions or if you need additional information. Thank you.

Regards,
Shourie

Shourie Kondagari, PE, PTOE
Senior Traffic Engineer
Direct: 410-891-9281
shourie.kondagari@aecom.com

AECOM

4 North Park Drive, Suite 300
Hunt Valley, MD 21030
Telephone: 410-785-7220, Fax: 410-786-6818
www.aecom.com

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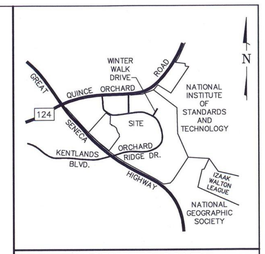

VICINITY MAP
SCALE 1" = 2,000'

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LEGEND

- PROPOSED SHADE TREES
- PROPOSED ORNAMENTAL TREES
- PROPOSED LARGE EVERGREEN TREES
- PROPOSED SMALL EVERGREEN TREES
- PROPOSED SHRUB MASS
- EXISTING TREES
- EXISTING SHRUB MASS
- PROPOSED LIGHT POLE (SEE GARAGE PLANS FOR LOCATIONS OF PROPOSED LIGHTING FIXTURES WITHIN PARKING STRUCTURE)
- EXISTING LIGHT POLE / TO BE REMOVED
- PROPOSED STORM DRAIN SEGMENT TO BE WRAPPED IN BIO-BARRIER (SEE STORMWATER CONCEPT PLAN)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Joint Hearing - MCC & PC
SDP-7059-2015
Exhibit #55

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

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

DESMAN ASSOCIATES

RESERVED FOR P.E. STAMP

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MEDIMMUNE, INC.
QUINCE ORCHARD PARK-The Ridges

SCHEMATIC DEVELOPMENT PLAN
CONCEPT LANDSCAPE PLAN

SCALE: 1"=30'	DATE: 06/19/15
DRAWN BY: GSH	APPROVED:
MEDIMMUNE, INC. DRAWING NO.: 500-000-C310	REV.: B

MHG #89-157-16

MedImmune

One MedImmune Way
Gaithersburg, MD 20878

301-398-0000
www.medimmune.com

September 2, 2015

Frank M. Johnson, Esq.
Assistant City Attorney
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, MD 20877

Caroline Seiden
Planner
City of Gaithersburg Planning and Code Administration
31 South Summit Avenue
Gaithersburg, MD 20877

Re: Schematic Development Plan SDP-7059-2015
MedImmune proposed Parking Garage C project
Right-of-way for Corridor Cities Transitway project

Dear Mr. Johnson and Ms. Seiden:

Thank you for the City's letter of August 13, 2015 responding to our letter concerning the City's request for additional right-of-way in connection with the Corridor Cities Transitway (CCT) project. We have reviewed your letter and, after careful consideration, we have concluded that the City's proposed action would be a taking without compensation. Nevertheless, we would like to continue to work with the City to achieve a result that is beneficial to our community and reasonable under the circumstances.

To that end, MedImmune is willing to create the separate CCT parcel without dedicating the parcel (at no cost) at this time. MedImmune would retain ownership of the separate CCT parcel until MedImmune and the City can work out reasonable terms regarding timing, compensation, including a possible land exchange involving the prior CCT alignment as described in our July 21st letter, and the role of the Maryland Transit Administration in these discussions. This approach seems to be consistent with the City's proposed establishment of the CCT parcel but postponement of dedication until later as described in the City's letter.

Joint Hearing - MCC & PC
SDP-7059-2015
Exhibit #56

For your convenience, we have prepared proposed language that is consistent with this approach and could be included in connection with Schematic Development Plan SDP-7059-2015 (or no condition):

> "MedImmune will dedicate Parcel B ("Future 50' Transit" or "Proposed Transitway Area") upon agreement with the City as to the timing of the dedication, compensation for the dedication, and a possible land exchange arrangement involving the prior Corridor Cities Transitway alignment, provided the Maryland Transit Administration confirms that the prior CCT alignment no longer is necessary for the CCT project. Discussions and agreement as to the future dedication of Parcel B may involve the Maryland Transit Administration and other considerations such as utilities and stormwater management facilities."

We would be happy to discuss this matter further with the City at your convenience. Thank you very much for your consideration.

Very truly yours,

Ellen Maldonado
Senior Corporate Counsel

cc: Erik Morrison, Associate Director, Master Planning
Stuart Barr, Lerch Early & Brewer

From: Frank Johnson
To: Maldonado, Ellen
Cc: Morrison, Erik; Barr, Stuart R.; Garner, Julie (AZ); Caroline Seiden
Subject: RE: MedImmune Response to City of Gaithersburg Letter of August 13, 2015
Date: Friday, September 04, 2015 11:34:13 AM
Attachments: image001.png

Ms. Maldonado:

City staff have had the chance to review your September 2, 2015 letter. While we don't agree that the action proposed in the City's August 13 letter would have constituted a Constitutional taking, especially as it would have been part of a development plan approval, the City does wish to work with MedImmune to resolve the issue.

To that end, City staff have considered your proposed language, which would be included as the staff recommendation for approval of Schematic Development Plan SDP-7059-2015. In general, City staff can agree with the substance you've proposed, with the final language as indicated below:

> MedImmunee will dedicate Parcel B ("Future 50' Transit" or "Proposed Transitway Area") upon agreement with the City and/or Maryland Transit Administration as to the timing of the dedication, compensation for the dedication, and a possible land exchange arrangement involving the prior Corridor Cities Transitway ("CCT") alignment, provided the Maryland Transit Administration confirms that the prior CCT alignment no longer is necessary for the CCT project.

This includes the MTA in the future dedication issue, which follows what you had proposed.

Let me know at your first convenience if this language poses any problem, and City staff will proceed from there.

Thank you!

Frank Johnson

Frank M. Johnson, Assistant City Attorney | **Dept. of Legal Services**
City of Gaithersburg | 31 S. Summit Avenue | Gaithersburg, MD 20877
P (301) 258.6310 x. 2284 | F (301) 948.6149

From: Maldonado, Ellen [mailto:MaldonadoE@MedImmune.com]
Sent: Wednesday, September 02, 2015 5:39 PM
To: Caroline Seiden; Frank Johnson
Cc: Morrison, Erik; Barr, Stuart R.; Garner, Julie (AZ)
Subject: MedImmune Response to City of Gaithersburg Letter of August 13, 2015

Dear Ms. Seiden and Mr. Johnson,

Attached please find our reply to your letter of August 13, 2015. We will be sending the hard copy as well.

Please do not hesitate to contact me if you have any questions or comments regarding the letter.

Sincerely,

Ellen

Ellen Maldonado
Senior Corporate Counsel

AstraZeneca | Operations Legal
One MedImmune Way | Gaithersburg | MD 20878
Tel: 301-398-5878 | Cell: 240-246-5803
maldonadoe@medimmune.com

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From: Maldonado, Ellen
To: Frank Johnson
Cc: Morrison, Erik; Barr, Stuart R.; Garner, Julie (AZ); Caroline Seiden
Subject: RE: MedImmune Response to City of Gaithersburg Letter of August 13, 2015
Date: Tuesday, September 08, 2015 9:42:06 AM
Attachments: image001.png

Hi Mr. Johnson,

Our team has reviewed the proposed language and it looks fine. Thank you!

Best regards,

Ellen

Ellen Maldonado
Senior Corporate Counsel

AstraZeneca | Operations Legal
One MedImmune Way | Gaithersburg | MD 20878
Tel: 301-398-5878 | Cell: 240-246-5803
maldonadoe@medimmune.com

From: Frank Johnson [mailto:FJohnson@gaithersburgmd.gov]
Sent: Friday, September 04, 2015 11:34 AM
To: Maldonado, Ellen
Cc: Morrison, Erik; Barr, Stuart R.; Garner, Julie (AZ); Caroline Seiden
Subject: RE: MedImmune Response to City of Gaithersburg Letter of August 13, 2015

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City staff have had the chance to review your September 2, 2015 letter. While we don't agree that the action proposed in the City's August 13 letter would have constituted a Constitutional taking, especially as it would have been part of a development plan approval, the City does wish to work with MedImmune to resolve the issue.

To that end, City staff have considered your proposed language, which would be included as the staff recommendation for approval of Schematic Development Plan SDP-7059-2015. In general, City staff can agree with the substance you've proposed, with the final language as indicated below:

> MedImmunee will dedicate Parcel B ("Future 50' Transit" or "Proposed Transitway Area") upon agreement with the City and/or Maryland Transit Administration as to the timing of the dedication, compensation for the dedication, and a possible land exchange arrangement involving the prior Corridor Cities Transitway ("CCT") alignment, provided the Maryland Transit Administration confirms that the prior CCT alignment no longer is necessary for the CCT project.

This includes the MTA in the future dedication issue, which follows what you had proposed.

Let me know at your first convenience if this language poses any problem, and City staff will proceed from there.

Thank you!

Frank Johnson

Frank M. Johnson, Assistant City Attorney | **Dept. of Legal Services**
City of Gaithersburg | 31 S. Summit Avenue | Gaithersburg, MD 20877
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From: Maldonado, Ellen [mailto:MaldonadoE@MedImmune.com]
Sent: Wednesday, September 02, 2015 5:39 PM
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Subject: MedImmune Response to City of Gaithersburg Letter of August 13, 2015

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Please do not hesitate to contact me if you have any questions or comments regarding the letter.

Sincerely,

Ellen

Ellen Maldonado
Senior Corporate Counsel

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One MedImmune Way | Gaithersburg | MD 20878
Tel: 301-398-5878 | Cell: 240-246-5803
maldonadoe@medimmune.com

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and proprietary. This communication is expected to be read and/or used only by the individual(s) for whom it is intended. If you have received this electronic communication in error, please reply to the sender advising of the error in transmission and delete the original message and any accompanying documents from your system immediately, without copying, reviewing or otherwise using them for any purpose. Thank you for your cooperation.

STORMWATER MANAGEMENT CONCEPT AND PRELIMINARY COMPUTATIONS PACKAGE

MedImmune – Gaithersburg, Garage "C"

MHG PROJECT No. 1989.157.16
September 2015

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
STORMWATER MANAGEMENT

APPLICATION NO. SWM-7057-2015
CONCEPT PLAN ☐ PRELIMINARY PLAN ☒
APPROVAL DATE 09/10/15
BY

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: 4-21-16

Stephen E. Crum, P.E.

STATE OF MARYLAND
STEPHEN EDWARD CRUM
No. 16905
REGISTERED PROFESSIONAL ENGINEER
09-09-15

Prepared for:

MEDIMMUNE, Inc.
One Medimmune Way
Gaithersburg, MD 20878

Joint Hearing - MCC & PC
SDP-7059-2015
Exhibit #59

MHG

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

9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

Phone 301.670.0840
Fax 301.948.0693

STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: September 16, 2015

SITE PLAN: **SDP-7059-2015**

TITLE: **MEDIMMUNE GARAGE "C"**

REQUEST: **RECOMMENDATION TO M&CC**

ADDRESS: **1 MEDIMMUNE WAY**
200 ORCHARD RIDGE DRIVE

ZONE: MXD (MIXED USE DEVELOPMENT) ZONE

Applicant: Erik Morrison, Medimmune Inc.
Engineer: Brian Donnelly, Macris, Hendricks & Glascock
Architect: John Judge, Desman Design Management

STAFF LIAISON: Caroline Seiden

Enclosures:
Staff Analysis
Index of Memoranda and Exhibits (In **Bold**)

STAFF COMMENTS

After the close of the Planning Commission record on August 28, 2015, staff and the applicant have continued to correspond regarding issues related to the future dedication of CCT right-of-way first raised in a July 21, 2015 letter from the applicant (Exhibit #37). In order for the Planning Commission to understand the resolution of this issue, staff requests that the Planning Commission open the record for the express purpose of including the remaining correspondence regarding this issue into the record (Exhibits #56-#58). Additionally, Preliminary Stormwater Management and Sediment Control Plans were approved on September 10, 2015. Because the SDP cannot be approved without these plans, staff would also request that the Planning Commission open its record to include this exhibit (Exhibit #59).

A motion should be made prior to the beginning of the discussion of the application by the Planning Commission to allow Exhibits #56-#59 into the Planning Commission record.

Please refer to the Staff Analysis for staff's review and recommendation regarding SDP-7059-2015.

MEMORANDUM TO: Mayor and City Council
Planning Commission

FROM: Caroline Seiden, Planner

DATE: September 11, 2015

SUBJECT: Staff Analysis: SDP-7059-2015
Medimmune Garage "C"

OWNER/APPLICANT

Medimmune Inc.
One Medimmune Way
Gaithersburg, MD 20878

TAX MAP REFERENCE:

Tax Map: FS13

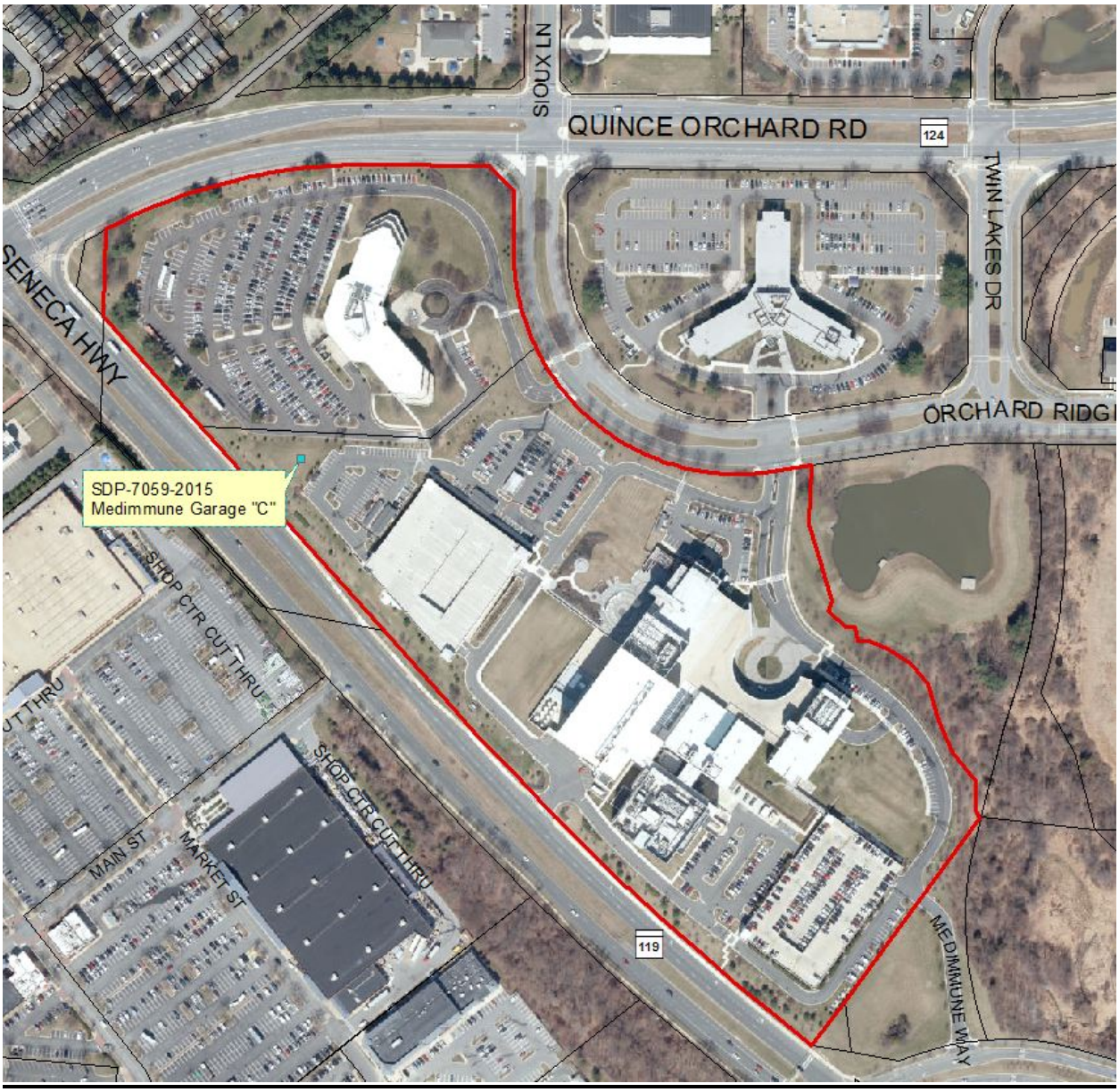
TAX ACCOUNT NUMBERS:

Lot 1 - ID #09-02725335
Lot 6 - ID #09-03646461

REQUEST

Medimmune has submitted Schematic Development Plan (SDP) application SDP-7059-2015. This application proposes the construction of a structured parking facility to serve future Medimmune/AstraZeneca development. The plan proposes a 1,402-space parking garage with seven levels adjacent to existing Garage "B". The proposed structure straddles two properties, both of which are zoned MXD. A Preliminary Subdivision plan has been submitted as part of this application in order to consolidate the two properties, located at 200 Orchard Ridge Drive and 1 Medimmune Way within the Medimmune campus, into one lot and to create a 1.09 acre outparcel for right-of-way for the future Corridor Cities Transitway. The consolidated property will be approximately 30.78 acres.

Joint Hearing - MCC & PC
SDP-7059-2015
Exhibit #60



Schematic Development Plan SDP-7059-2015 Location Map

PROJECT BACKGROUND

Medimmune, beginning in 2002, began purchasing the parcels comprising the Quince Orchard Corporate Park. With all the parcels under ownership, (62.6 acres) Medimmune explored options with the City to further expand through an additional annexation (X-129) Amendment in order to create a corporate campus. The 6th Amendment was approved March 8, 2013. The amendment revised the density of development allowed on the Medimmune properties; dedicated new City parkland; and included transportation and community improvements among other details (Exhibit #7).

The Gaithersburg campus was declared AstraZeneca's R&D center of excellence in the Americas. As such, Medimmune has expanded its offices and lab space in recent years to support its growth. With this current and future growth has been the need to expand the campus' infrastructure in order to support additional growth in staff and office/lab space. The applicant has submitted plans for a new parking garage in anticipation of new office and lab development so that it can accommodate the future growth before it occurs.

JOINT PUBLIC HEARING

The Mayor and City Council and the Planning Commission held a joint public hearing on application SDP-7059-2015 on July 20, 2015[1]. The Planning Commission record for this application closed August 28, 2015 and the Mayor and City Council record closes on September 25, 2015. During the course of the hearing the following aspects of the proposed plan were discussed:

- The aesthetics of the garage
- The phasing of garage construction
- The aesthetic relationship between the garage and the future CCT transit stop on the west side of Great Seneca Highway.
- Snow removal plan
- Green Parking Council standards

There was no testimony from the public. At the time of the Planning Commission's record closing, no further comments from the public have been received into the record. In response to the hearing discussions, the Applicant and design team have revised and resubmitted plans and have also submitted a memorandum (Exhibit #40) addressing some of the topics discussed at the public hearing.

After the close of the Planning Commission record on August 28, 2015, staff and the applicant have continued to correspond regarding issues related to the future dedication of CCT right-of-way first raised in a July 21, 2015 letter from the applicant (Exhibit #37). In order for the Planning Commission to understand the resolution of this issue, staff requests that the Planning Commission open the record for the express purpose of including the remaining correspondence regarding this issue into the record (Exhibit #56-#58). A motion should be made prior to the beginning of the discussion of the application by the Planning Commission.

[1] The complete SDP-7059-2015 record can be found and reviewed on the City's website: http://www.gaithersburgmd.gov on the City Projects Page;

SCHEMATIC DEVELOPMENT PLAN SDP-7059-2015 PROPOSAL

Location

The Properties are located at 200 Orchard Ridge Drive and 1 Medimmune Way. Adjoining and confronting properties surrounding the Property are zoned MXD and improved with a mix of use types. The City owns open space property directly to the east of the site that is comprised of both a stream valley buffer and Category I forest conservation easement. Additional portions of the Medimmune campus are located in close proximity to the north and east of the Properties. The site itself is improved with 818,002 sf of office and lab space.

Plans

The application, SDP-7059-2015, specifically defines the proposed parking garage "C," including an applicant request/justification statement (Exhibit #3), initial conceptual architectural elevations (Exhibit #16), a parking waiver request (Exhibit #4), and traffic analysis (Exhibit #9). A colored rendering of the site plan is also included in the exhibits to show the overall development (Exhibit #xx).

The site will be served by existing access points along Great Seneca Highway and Orchard Ridge Drive. The plan proposes a seven-story parking garage with six levels

above ground and one partially below grade level. The parking facility will hold 1,402 parking spaces, including spaces for fuel efficient vehicles, charging stations, and handicapped spaces. Motorcycle, scooter and bicycle spaces are also included, in accordance with the City's parking requirements. The garage is similar in design and materials to other existing garages on the Medimmune campus and is also designed to be compatible with the existing office and lab buildings on site.

Parking Waiver

In accordance with the City's new parking ordinance, the applicant has submitted a request for a parking waiver under Section 24-222A of the Gaithersburg Zoning Ordinance. Based on the parking tabulation summary provided in the Schematic Development Plan, the total parking required on the property, based on existing square footage, is approximately 1,933 spaces. Pursuant to Section 24-219(b) of the Zoning Ordinance, the maximum commercial parking permitted without a waiver is 10% more than the minimum required spaces, or 2,126 parking spaces. As part of the Sixth Amendment to the Annexation Agreement, Medimmune's required parking ratio is 1 space per 400 square feet. The ratio accounts for the additional square footage that many employees use by maintaining both a lab and office space. With the addition of proposed Garage "C" there will be 3,643 spaces on the subject property, necessitating a parking waiver of 1,517 spaces. Because the garage will be built to meet the future parking demands of additional office and lab space, the parking waiver is, in effect, temporary. Approval of a parking waiver by the Planning Commission at the time of final site plan approval is included as a condition of the schematic development plan.

Stormwater Management & Sediment & Erosion Control

The applicant has submitted concept/preliminary stormwater management and sediment and erosion control applications. The plans have been reviewed by the Department of Public Works and at the time of the Planning Commission record close, the plans had received concept plan approval only (Exhibit #53). Preliminary Stormwater and Sediment and Erosion Control plans were approved on September 10, 2015 and staff would request that the Planning Commission open the record to include these plans (Exhibit #59).

Traffic Impacts

The applicant has submitted a traffic distribution study as part of the application. Staff has reviewed the study and believes that the traffic distribution plan is adequate to serve the current Medimmune population. As future phases of office and lab development occur on the Ridges property, vehicle stacking issues may require that the applicant install some additional traffic distribution measures on Orchard Ridge Drive. Staff has recommended and the applicant agrees that a roundabout be considered on Orchard Ridge Road at the entrance to 200 Orchard Ridge in future phases (SDPs) of development to accommodate additional turning movements at this intersection.

No new entrances into the Medimmune campus are proposed for the new garage. Vehicles will continue to use the existing entrances at Great Seneca Highway and Orchard Ridge Drive to access the garage. The first access point is at Orchard Ridge drive northeast of the subject site and is a full movement intersection. The second access point is at Great Seneca Highway southwest of the subject site and is a right-in/right-out only intersection. Once a vehicle is within the Medimmune campus, the proposed parking garage is accessible from four points, on three different levels of the garage. On the southeast side of the garage, there are two connections to Garage "C" through existing Garage "B." Vehicles may enter and exit the new garage through Level 2 of existing Garage B. Level 2 of Garage B aligns with the Lower Level of proposed Garage C. The second connection between Garages B and C is intended to assist the user that circulates Garage B, cannot find a space, and wishes to search for a space in Garage C. That connection is via a bridge between Level 6 of Garage B and Level 4 of Garage C. Vehicles may also access the western side of the proposed garage through two drive aisles on a modified surface parking lot on the northwest side of the garage at Street Level.

PLAN REVISIONS

Since the initial set of plans was submitted, the applicant has made modifications to the schematic development plan in response to input from the Council, Planning Commission and staff. (Exhibits #41- #51).

Additional Driveway

A driveway connection from a surface parking lot on the north side of Garage B has been added to the plan to improve circulation around Garages B and C. The driveway was added as a response to staff concerns that there may not be sufficient stacking space at the entrance to Garage "B" to handle a growing number of vehicles entering the Medimmune campus from Great Seneca Highway. Should stacking become problematic at the Garage B entrances, vehicles would have the option to continue past the Garage B entrances, follow a drive aisle around the north side of Garage B and enter the west side of Garage C.

Staff has recommended, as a condition of approval, that the Traffic Analysis be updated as part of the final site plan approval to incorporate the revised on-site traffic distribution resulting from the new driveway north of the proposed garage.

Project Phasing

The applicant has submitted a plan to construct the garage in two phases. (Exhibits #41, #48 and #49) The most visible elevations of the garage, the south and east elevations, facing Great Seneca Highway, would be fully completed in Phase 1. Two-thirds of the northern facade of the garage, facing Orchard Ridge Road, and a portion of the western façade, facing Quince Orchard Road, would be completed in Phase 2.

Conceptual Elevations

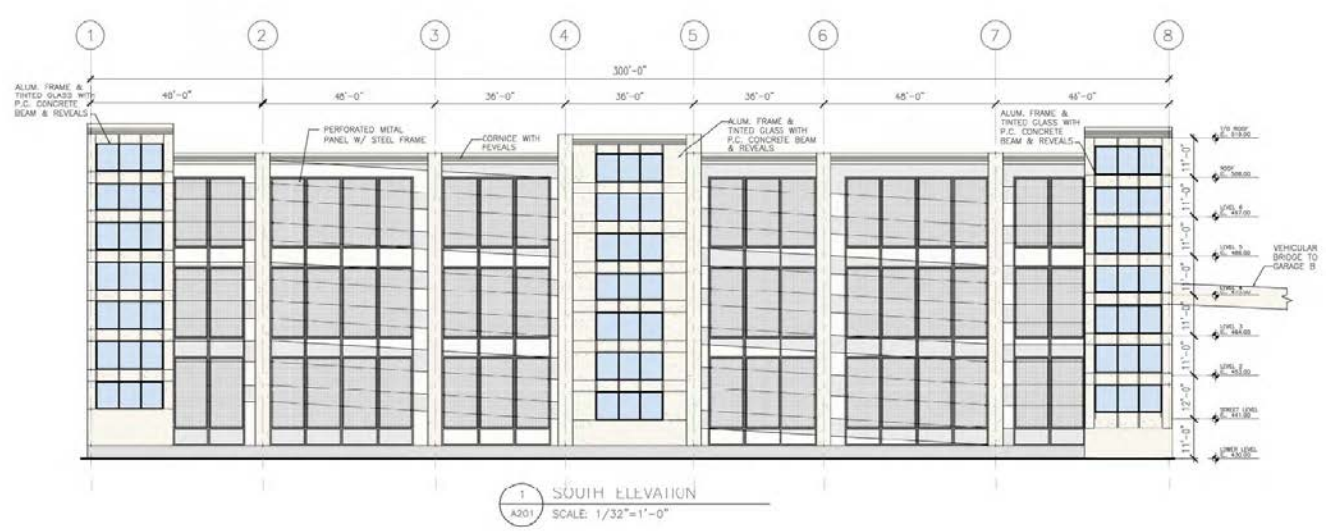
Due to the steep slopes along Great Seneca Highway at the Ridges section of the Medimmune campus, the full seven stories of Parking Garage "C" is visible from the southern façade. A streetscape from Great Seneca Highway of the proposed architecture and its relationship to existing Medimmune Garage B and office and lab buildings is included as part of Exhibit #48 and shown below.

Some landscaping, shown in the photographs below, already exists in the vicinity of the proposed garage and will help, along with additional landscaping proposed as part of this application, to soften the scale of the structure along Great Seneca Highway (Exhibit #44). Any impacted existing landscaping will be replaced and shown on the Final Landscape Plan.

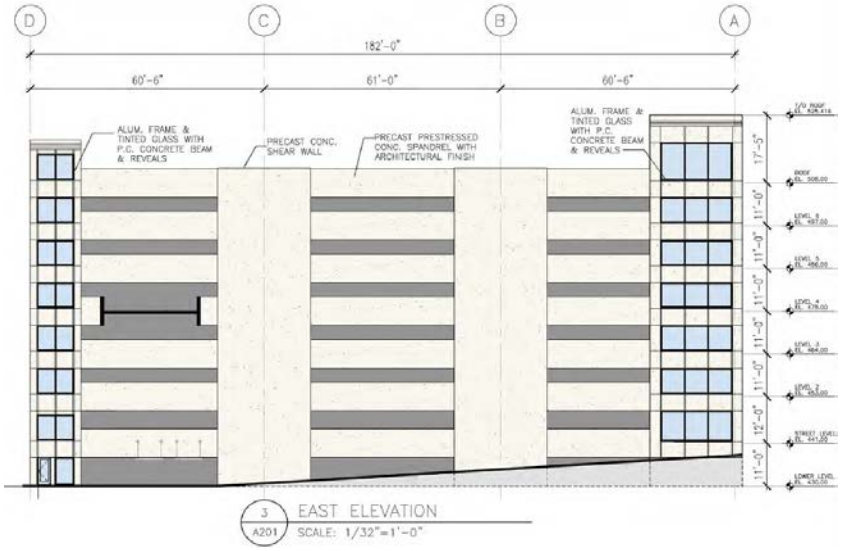
The applicant has proposed materials for the parking garage similar to those used on the adjacent Garage “B,” including precast concrete, metal panels, aluminum and tinted glass. The parking garage will be anchored by stair towers on all four sides, similar to those existing on Garage “B.” In response to comments from the Council and Planning Commission at the public hearing and to further break up the mass of the north and south elevations, additional metal panels as well as a major mid-elevation element mirroring the stair towers have been added to north and south elevations.

Final building elevations and graphics for the facades will be determined at final site plan. The applicant has submitted a preliminary Leadership in Energy and Environmental Design (LEED) Checklist (Exhibit #6) and has also described its use of several Green Parking Council initiatives in the garage design, including open air design with no ventilation system in the parking areas, parking for bicycles, energy-efficient lighting fixtures, and utilizing a stormwater management plan (Exhibit #40).

As noted above, the garage is planned to be completed in two phases. The South and East elevations will be completed in their entirety as part of Phase 1, as shown below:

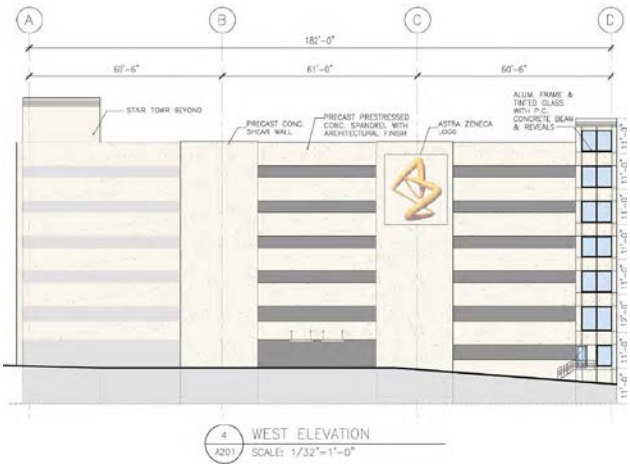


South Elevation (First and Final Phase)

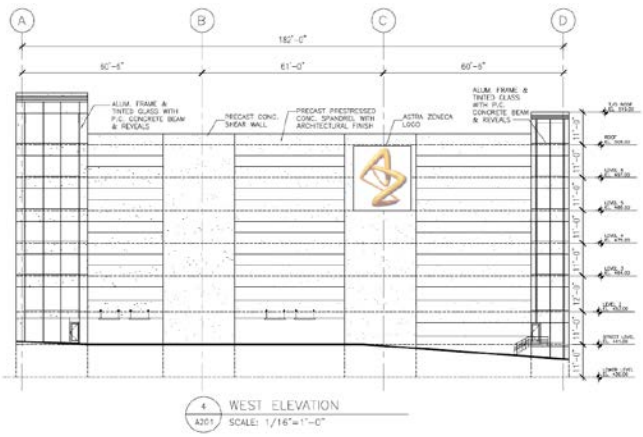


East Elevation (First and Final Phase)
(facing existing Parking Garage "B")

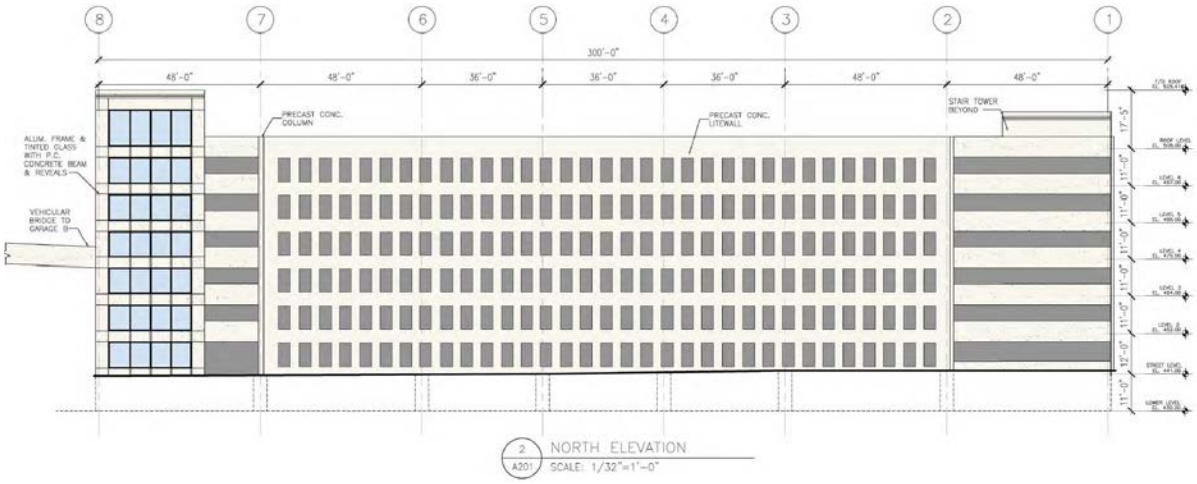
Phase 1 interim façades for the west and north elevations are presented along with the final elevations below. Due to it is visibility from Quince Orchard Road, staff recommends that some additional features be added to the west façade.



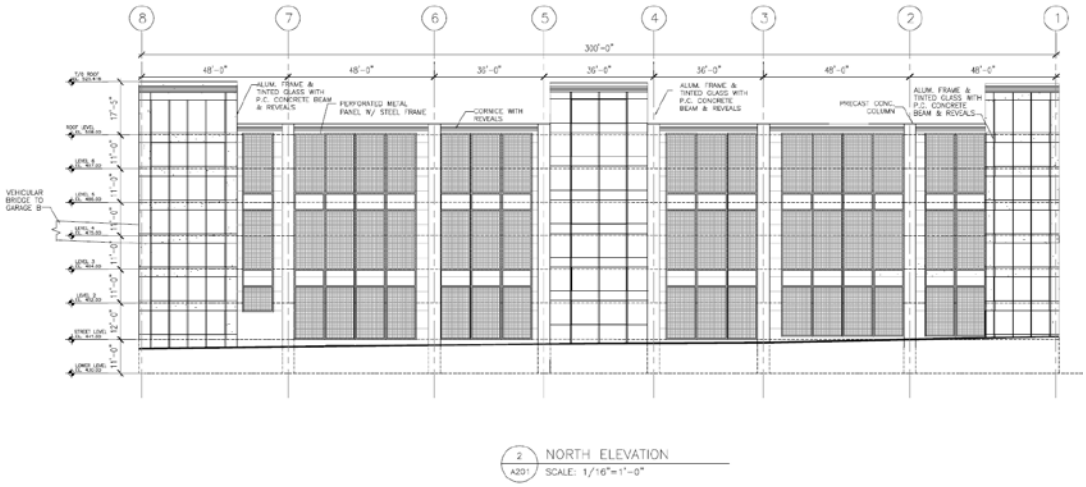
West Façade – Phase 1



West Façade – Final Phase



North Façade – Phase 1



North Façade – Final Phase

STAFF ANALYSIS AND RECOMMENDATION

FINDINGS:

Approval of SDP-7059-2015, by the City Council is dependent upon the findings required under Section 24-160D.10 of the City Code. The following outlines the required findings and justifications for a City Council approval of application SDP-7059-2015:

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

The schematic development plan is consistent with the Sketch Plan in the Sixth Amendment to Annexation Agreement X-129 dated March 8, 2013 (Exhibit #7). Under

Section 5 of the Agreement, the City acknowledged that the concept plans (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 Ridges 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 subject application for Parking Garage "C" is supportive of the primary use of office/lab.

(2) <u>The plan meets or accomplishes the purposes, objectives and minimum standards and requirements of the zone.</u>

Application SDP-7059-2015 is accessory to the established primary use of office/lab and will support future development within an already defined campus.

Application SDP-7059-2015 provides design elements that complement the architectural style of the surrounding campus and will provide additional landscaping.

Application SDP-7059-2015 contributes to and supports the mix of land uses including commercial that work to complement one another within a neighborhood framework, in this case Quince Orchard Park.

Application SDP-7059-2015 encourages the efficient use of land by providing parking in a structured parking facility rather than surface parking. Traffic circulation will utilize existing entrances and no additional access points are required from adjoining roads.

(3) <u>The application is in accord with the area master plan and any accompanying special conditions or requirements contained in said master plan for the area under consideration:</u>

As stated above, the 2009 City of Gaithersburg Land Use Master Plan recommends retaining a residential-office land use designation for Quince Orchard Park and retaining the MXD zoning classification for the Property. 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) <u>The plan will be internally and externally compatible and harmonious with existing and planned land uses in the MXD zoned area and adjacent areas;</u>

The approved mix of land uses for Quince Orchard Park, (single and multi-family residential and commercial) are compatible with the proposed use, which is accessory to the existing commercial office and lab uses. The Applicant has incorporated materials and design elements for the garage consistent with the existing built environment and mitigates the negative impacts of a parking structure by locating its

dominant façade furthest from residential development and by adding decorative panels and design features that coordinate with existing architectural features of the existing Medimmune campus. The traffic analysis demonstrates that the proposed use will have no negative impacts on the adjacent public road network operations.

(5) <u>The existing or planned public facilities are adequate to service the proposed development contained in the plan;</u>

As stated in the Preliminary Staff Report, this application complies with the City's adequate public facilities requirements.

Water and Sewer Services

The Property is located in water and sewer service area categories W-1 and S-1, and the project complies with Section 24-247 - Water and Sewer Service:

a) Water Service – 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.

Fire and Emergency Services

The Medimmune site resides within the ten (10) minute response areas of the Montgomery County Fire and Rescue Stations, Station 8 (Gaithersburg-Montgomery village) and 31 (Rockville-Quince Orchard).

Schools

Adequacy of school capacity is not applicable since the project does not include residential development.

Transportation

Sections 10 and 11 of the 6th Amendment address transportation impacts. Section 10 defines that Medimmune is responsible for any immediate transportation improvements necessary to facilitate a development project; however, Medimmune is allowed to develop up to 138,518 SF of new building area without any further dedications or payments related to transportation network improvements. Section 11 defines that Medimmune has no further APFO obligations related to transportation outside of the requirements of Section 10. The recently approved schematic development plan for a 20,000 SF childcare facility will be deducted from the 138,518 SF of new building area. The proposed parking garage is considered accessory to any additional square footage and, therefore, does not count toward the transportation requirements of Section 10.

As part of a new Preliminary Subdivision Plan, a new parcel, Parcel B, will be established delineating a 50' right-of-way along Quince Orchard Road for the future Corridor Cities Transitway ("CCT") alignment. Medimmune will dedicate Parcel B upon agreement with the City and/or Maryland Transit Administration as to the timing of dedication, compensation for the dedication, and a possible land exchange arrangement involving the prior Corridor Cities Transitway ("CCT") alignment, provided the Maryland Transit Administration confirms that the prior CCT alignment no longer is necessary for the CCT project (see Exhibits #56-#58).

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

This SDP is proposed in two phases. Because both phases of development are planned to be constructed in advance of any new office or lab development and will provide a surplus of parking to serve the existing Medimmune population, the phasing is adequate to serve the existing population. The applicant has demonstrated that the project can be staged without disrupting existing traffic patterns.

(7) <u>The plan, if approved, would be in the public interest.</u>

The construction of Parking Garage "C" serves as a necessary first step in the continued growth of the AstraZeneca/Medimmune campus. The project will provide parking to serve future development on the Medimmune campus and is proposed in a manner that eliminates parking deficiencies as future phases of office and lab space are developed. As the City's largest employer, it is in the public interest that the corporation is able to grow within the City limits, provide additional meaningful employment to the City's workforce and help maintain and grow the City's commercial tax base.

STAFF RECOMMENDATION

The schematic development plan is substantially in accord with the Sketch Plan approved as part of Annexation Agreement. The plan meets and accomplishes the purposes, objectives and minimum standards and requirements of the MXD Zone, as shown by the exhibits submitted into the record. The plan is in accord with the applicable master plan recommendations of the 2009 Master Plan. The plan is internally and externally compatible with existing and planned land uses in the MXD-zoned area and adjacent areas. Because the plan is accessory to future development, it is adequate to service the existing development and provides the facilities to support future development not currently part of this application. The development phasing program is adequate in relation to the provision of public facilities and private amenities to service the proposed development. Finally, the schematic development plan is in the public interest as it will provide necessary infrastructure in advance of future development, thus increasing the economic value of the property and reducing parking constraints arising from future development in advance of that development.

Staff recommends THAT THE PLANNING COMMISSION, BASED ON THE EVIDENCE AND TESTIMONY SUBMITTED INTO THE RECORD AND THE FINDINGS PRESENTED IN THE FINAL STAFF ANALYSIS, RECOMMEND APPROVAL OF SDP-7059-2015 TO THE MAYOR AND CITY COUNCIL WITH THE FOLLOWING CONDITIONS:

1) Applicant to dedicate Parcel B ("Future 50' Transit" or "Proposed Transitway Area") upon agreement with the City and/or Maryland Transit Administration as to the timing of the dedication, compensation for the dedication, and a possible land exchange arrangement involving the prior Corridor Cities Transitway ("CCT") alignment, provided the Maryland Transit Administration confirms that the prior CCT alignment no longer is necessary for the CCT project;

2) Applicant shall receive a parking waiver from the Planning Commission at the time of Final Site Plan approval;

3) Applicant shall provide a revised Traffic Analysis as part of the final site plan approval that looks at existing traffic as well as traffic generated from the proposed Area 7 development. This study should incorporate on-site traffic distribution of the planned driveway north of Garage C;

4) Applicant shall work with staff to enhance the west garage elevation facing Quince Orchard Road (MD 124) prior to final site plan approval;

5) Applicant to submit a revised Preliminary Subdivision Plan (Sheet PP-1.00) prior to the close of the Mayor and City Council record;

6) Applicant to submit a revised set of plans prior to the close of the Mayor and City Council record that reconciles the location of all vehicular and pedestrian entrances to the garage.

Joint Public Hearing
Medimmune Garage "C"
SDP-7059-2015
July 20, 2015

INDEX OF MEMORANDA
SDP-7059-2015

No. Exhibit

1. Application for Schematic Development Plan SDP-7059-2015, filed June 19, 2015
2. Aerial Location Map SDP-7059-2015
3. Applicant's Statement in Support of the Schematic Development Plan Application
4. Applicant's Statement in Support of Parking Waiver Request
5. Site Logistics Outline Narrative, Preliminary Draft, June 12, 2015
6. LEED Checklist
7. Recorded 6th Amendment to X-129 Annexation Agreement
8. Natural Resources Inventory/Forest Stand Delineation (NRI/FSD)
9. Traffic Analysis and Letter to Ollie Mumpower from Shourie Kondagari, URS, June 11, 2015 (TRF-7061-2015)
10. Schematic Development Plan SDP-7059-2015 (Sheets 500-000-C300 through C303)
11. Concept Utility Plan (Sheet 500-000-C304)
12. Vehicle Circulation Plan (Sheet 500-000-C306)
13. Traffic Circulation Plan from URS
14. Concept Landscape Plan (Sheet 500-000-C310)
15. Preliminary Forest Conservation Plan (Sheet 500-000-C320)
16. Conceptual Architectural Building Elevations (Sheet A201)
17. Floor Plans (Sheets A101 through A104)

18. Preliminary Subdivision Plan (Sheet PP-1.00)

19. Concept and Preliminary Soil Erosion and Sediment Control Plan (Sheets 500-000-C331 through C332) (SEC-7058-2015)

20. Concept and Preliminary Stormwater Management Plan (Sheets 500-000-C333 through C334) (SWM-7057-2015)

21. Minor Plat of Resubdivision

22. Transmittals & Emails SDP-7059-2015 to Design Review Team (DRT)

23. WSSC Application and Receipt

24. Letter to *Montgomery Sentinel* dated June 25, 2015, requesting a publication of a Notice of Joint Public Hearing for July 2 and July 9, 2015, issues

25. Notice of Joint Public Hearing SDP-7059-2015 City Web Page Posting July 2, 2015

26. Notification Postcard & addresses SDP-7059-2015 Joint Public Hearing sent July 6, 2015

27. Corridor Cities Transitway Project Team Comments, June 30, 2015

28. Rendered Schematic Development Plan

29. Rendered Preliminary Landscape Plan

30. Rendered Building Elevations

31. Confirmation of Joint Public Hearing Sign Postings

32. Preliminary Staff Report on SDP-7059-2015

33. Medimmune Joint Public Hearing Presentation, July 20, 2015

34. Certificate of Publication, Montgomery County Sentinel

35. Sign Posting Confirmation Email from Patrick Miller, Medimmune, July 13, 2015

36. Approved Natural Resources Inventory/Forest Stand Delineation (NRI/FSD)

----------Joint Public Hearing----------

37. Letter from Erik Morrison to Caroline Seiden regarding CCT Dedication, July 21, 2015

38. Letter from Frank Johnson to Erik Morrison in response to July 21, 2015 letter regarding CCT Dedication, August 13, 2015

39. **Minutes of the July 20, 2015 Mayor & City Council/Planning Commission Joint Public Hearing**

40. **Memorandum from Desman to Mayor and City Council/Planning Commission, August 27, 2015**

41. **Revised Schematic Development Plan SDP-7059-2015 (Sheets 500-000-C300 through C303)**

42. **Revised Concept Utility Plan (Sheet 500-000-C304)**

43. **Revised Vehicle Circulation Plan (Sheet 500-000-C306)**

44. **Revised Concept Landscape Plan (Sheet 500-000-C310)**

45. **Revised Preliminary Forest Conservation Plan (Sheet 500-000-C320)**

46. **Revised Conceptual Architectural Building Elevations, Phase 1**

47. **Revised Conceptual Architectural Building Elevations, Final Phase**

48. **Revised Floor Plans, Phase 1 (Sheets A101 through A104)**

49. **Revised Floor Plans, Final Phase (Sheet A101 through A104)**

50. **Revised Preliminary Subdivision Plan (Sheet PP-1.00)**

51. **Roof Lighting Pole Locations**

52. **Photographs of Existing Landscaping, Great Seneca Highway**

53. **Approved Concept Stormwater Management Plan Cover Sheet**

54. **Email from Ollie Mumpower regarding Traffic Analysis, August 26, 2015**

55. **Revised Rendered Schematic Development Plan**

56. **Letter to Frank Johnson from Ellen Maldonado, Medimmune, September 2, 2015**

57. **Email to Ellen Maldonado from Frank Johnson, September 4, 2015**

58. **Email to Frank Johnson from Ellen Maldonado, September 8, 2015**

59. **Approved Preliminary Stormwater Management Plan Cover Sheet**

MedImmune

July 21, 2015

Caroline Seiden
Planner
City of Gaithersburg Planning and Code Administration
31 South Summit Avenue
Gaithersburg, MD 20877

Re: Schematic Development Plan SDP-7059-2015
MedImmune proposed Parking Garage C project
Right-of-way for Corridor Cities Transitway project

Dear Ms. Seiden:

Thank you for your assistance with the development review approval process for MedImmune's proposed Parking Garage C project. As you suggested during one of our recent discussions, we are submitting this letter in response to the City's request for additional right-of-way in connection with the Corridor Cities Transitway (CCT) project. For the reasons explained below, MedImmune is not inclined to dedicate additional right-of-way for the CCT at this time in the context of MedImmune's proposed Parking Garage C project. But we do offer a reasonable approach for the acquisition of the right-of-way at the appropriate time in the future, as explained further below.

MedImmune maintains that additional right-of-way should not be provided at this stage, for three reasons. First, the CCT is only in the 30% design stage and has no construction funding. It is premature to require dedication now when the necessary right-of-way has yet to be determined and there is no indication if and when the project will move forward.

Second, the City of Gaithersburg Code exempts certain *minor subdivisions* from the obligation to provide additional public improvements, arguably including the dedication of additional right-of-way within the exemption. The consolidation of two or more lots into one lot is a minor subdivision under Section 20-34(a)(3). For this particular type of minor subdivision, "no additional public improvements may be required by the reviewing agencies beyond those required for the original subdivision." (Section 20-34(b)). Arguably, the phrase "no additional public improvements" means, among other things, no additional right-of-way dedication, since other minor subdivisions not so exempted (*e.g.,* conversion of an outlot into a lot) must provide right-of-way dedication (*see* Section 20-34(a)(2)).

Third, in 2013, MedImmune dedicated 6.5 acres of its campus property to the City for use as open space/parkland. MedImmune also contributed $200,000.00 to the City for use in preparing the dedicated land for use as open space/parkland. The dedication and contribution were made pursuant to Section 9 of the Sixth Amendment to Annexation Agreement (X-129)

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Joint Hearing - MCC & PC
SDP-7059-2015
Exhibit #37

dated March 8, 2013. Section 10 of the Sixth Amendment to Annexation Agreement then provided that "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." Additionally, Section 11 states "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." These sections from the Sixth Amendment support our position that no dedication should be required at this time.

Having stated that position, we have identified what we believe is a logical and reasonable approach to resolve the necessary CCT right-of-way. The City currently owns property that reflects the previous CCT alignment. This property based on the previous alignment bisects the MedImmune campus, as shown on the attached tax map, and appears to have been dedicated by MedImmune's predecessor in title.

At the appropriate time, MedImmune would be willing to discuss an exchange of the previous CCT alignment property for the ultimate alignment property, assuming the CCT project moves forward. If and when the CCT project moves forward, the State will determine the necessary right-of-way along Quince Orchard Road. At that point, the City and State will no longer need the previous alignment property, including the "Transit Station Lot" property at the corner of Great Seneca Highway and Orchard Ridge Drive, and should be willing to exchange that property for the necessary right-of-way along Quince Orchard Road. We believe this approach is reasonable and makes sense under the circumstances.

We would be happy to discuss this matter further with the City at your convenience. Thank you very much for your consideration.

Very truly yours,

Erik Morrison
Associate Director, Master Planning

Attachment – Tax Map

cc: Ellen Maldonado, Esq.
Stuart Barr, Lerch Early & Brewer

DISCLAIMER:

"This parcel data were derived in part from information provided by the Maryland Department of Planning as the distributor of the data and owner of the digital product."

LEGEND:

Property Line:
Subdivision Boundary
Town Boundary
Private Road:
Stream Line:
Continuing Ownership:
Parcel Number: P 446
(Assigned to Identify Ownership, must be preceded by a Map Number)

APN Label Record Layout:

99-999999

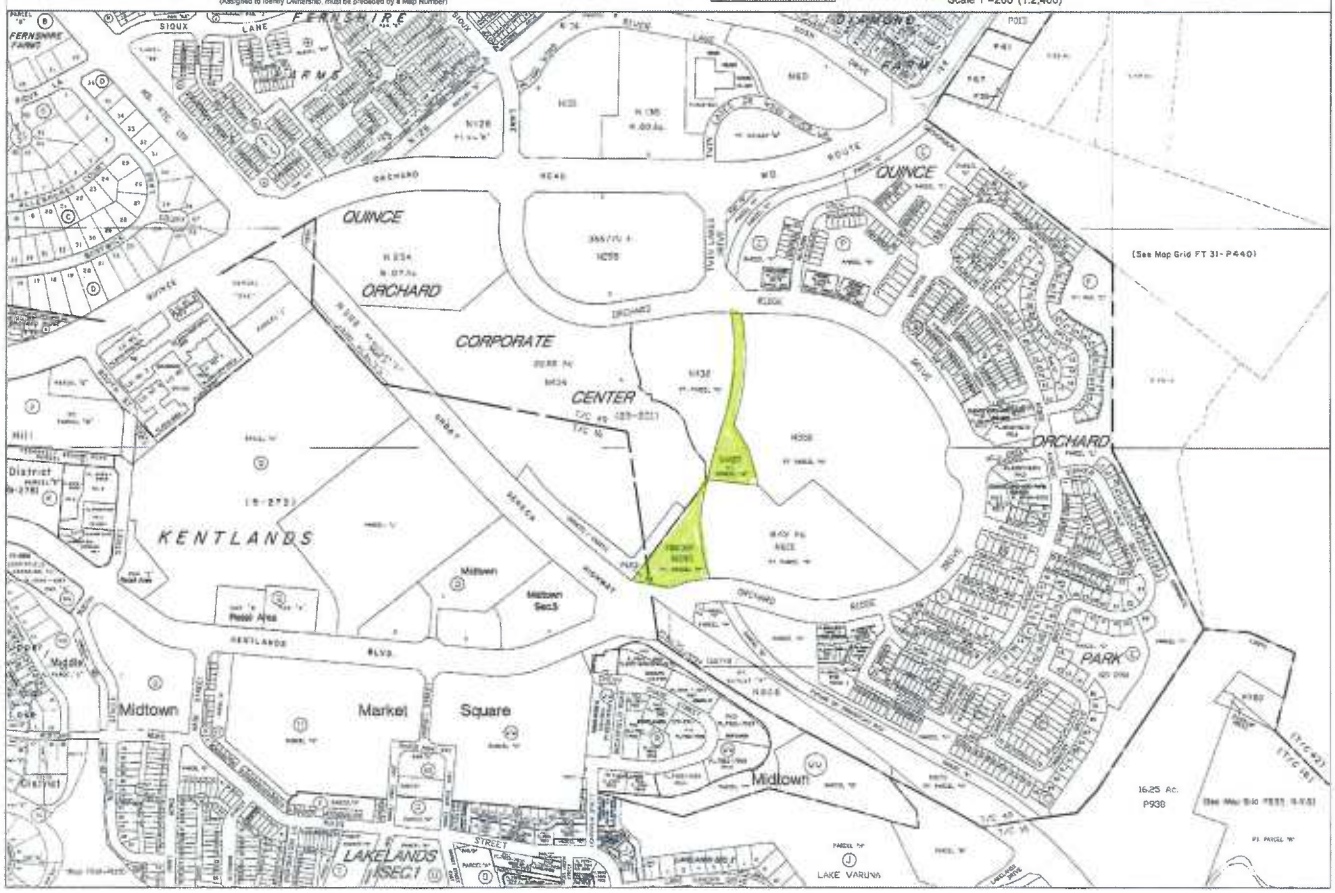
District ID ┘ └ Account ID

200 0 200 400 600

Scale 1"=200' (1:2,400)

MONTGOMERY, MD

Map ID: **FS 123**



Gaithersburg
A CHARACTER COUNTS! CITY

August 13, 2015

Erik Morrison
Associate Director, Master Planning
MedImmune
One MedImmune Way
Gaithersburg, MD 20878

Re: Schematic Development Plan SDP-7059-2015 for Garage C Project

Dear Mr. Morrison:

I am responding to your July 21, 2015 letter referencing the above Schematic Development Plan (SDP), which indicated that MedImmune is not inclined to dedicate any additional right-of-way (ROW) for the Corridor Cities Transitway (CCT) project. Your letter was referred to my office as it raised several legal concerns with any such ROW requirement as a condition of the SDP approval.

Your letter first stated that it is premature to require any dedication, as the CCT is still in the planning stages. However, transportation projects require many years of future planning, and would often not be able to proceed without prior land dedications. Here, the dedication would be related to an active development request – an SDP application – within the City's MXD Zone. Section 24-160D.10(a) mandates that the City Council can only approve SDP applications in the MXD zone when they are in accord with the applicable master plan, and subsection (b) further specifies that the City Council must make a specific finding that the approved SDP is "in accord with the area master plan."

While the CCT project is not fully designed or funded, it is a major component of the long-term transportation plan for this area. Accordingly, the Transportation Element of the 2009 City of Gaithersburg Master Plan (adopted in September 2010) identifies a Locally Preferred Alternative (LPA) alignment for the CCT, which has since been adopted as the alignment by the Maryland Transportation Authority. This alignment, currently in the 30% design stage, establishes the subject portion of the Medimmune property as future CCT ROW, and is, therefore, subject to Master Plan conformance and ROW dedication requirements of the SDP. As such, the City of Gaithersburg's 2009 Master Plan requires, as a minimal condition for any SDP application, that a separate parcel be established for the future CCT ROW. While formal

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MAYOR
Jud Ashman

COUNCIL MEMBERS
Cathy Drzyzgula
Neil Harris
Henry F. Marraffa, Jr.
Michael A. Sesma
Ryan Spiegel

CITY MANAGER
Tony Tomasello

Joint Hearing - MCC & PC
SDP-7059-2015
Exhibit #38

dedication of the separate parcel could be delayed to a later date, agreement to do so would, at minimum, be required as part of the SDP approval, with such dedication ultimately taking place per that agreement.

Your letter also indicates that under City Code §20-34(a) the application should be considered a "minor subdivision" as it combined two lots, and is thus exempted from any public improvements. However, the effect of that subsection is limited to a consolidation of two lots, with no other changes to the existing, applicable SDP. Since your application involves a new SDP, this provision does not apply.

Additionally, your letter argued that the Parking Garage proposal is exempt from any transportation improvements under Paragraphs 10 and 11 of the March 8, 2013 Sixth Amendment to Annexation Agreement X-129. That exemption would not apply here. First, Paragraph 10 exempts additional "building area" projects of up to 138,518 square feet from any further payment or dedication requirements, but it does not apply to your SDP application because a parking garage is not considered a building area. Second, Paragraph 11 references adequate public facilities requirements, and indicates first that no further evaluation of road or transit adequacy will be required beyond that specified in Paragraph 10. This would not apply here, because the right of way dedication is not related to further evaluation of transit adequacy. Paragraph 11 also specifies that no other "roadway improvements" would be required to support future development on MedImmune properties; this would also not apply here, because the CCT right of way dedication is not a roadway improvement to support development on the MedImmune property.

Your letter concluded by suggesting that, as the CCT project moves forward in the future, the City and MedImmune could discuss an exchange of past CCT dedications in exchange for a future right of way dedication. While future exchanges are certainly possible, the right of way dedication at issue here is related to a current SDP plan. As noted above, the applicable Transportation Element of the City Master Plan for this area requires, at a minimum, the establishment of a separate parcel for the future CCT ROW as a condition of SDP plans, and the City Code requires that SDP approvals in the MXD zone follow that master plan.

I thus conclude that neither the City Code nor the Sixth Amendment to the Annexation Agreement provide an exception or exemption to the overall ROW dedication requirement as a condition of SDP approval, though the ROW dedication itself can take place in the future. I am advised that City planning staff will be recommending that a separate outparcel be established for future rights of ways as part of the subdivision plan. I understand staff will recommend that a condition of the SDP will require MedImmune, at no cost to the City or State, to dedicate the parcel and any additional ROW required by the Maryland Transit Authority (or any other governmental authority) when (i) such agency has acquired more than fifty percent (50%) of the required CCT Phase One ROW, and (ii) construction funds are appropriated for at least twenty percent (20%) of the total construction costs of said Bus Rapid Transit in the annual budget of the governmental entity responsible for the construction of the CCT.

I am sure that City planning staff will continue to work with you to properly define the required parcel and if you have further questions I can assist with, please let me know.

Sincerely yours,

Frank M. Johnson
Assistant City Attorney

cc: John Schlichting, Director, Department of Planning and Code Administration
Martin Matsen, Planning Division Chief, Department of Planning and Code Administration
Caroline Seiden, Planner, Department of Planning and Code Administration
Ellen Maldonado, Esq.
Stuart Barr, Lerch, Early & Brewer

City of Gaithersburg
31 South Summit Avenue
Gaithersburg, Maryland 20877

Mayor and City Council Regular Session Minutes
City Hall - Council Chambers
Monday, July 20, 2015

I. CALL TO ORDER

Mayor and City Council regular session was called to order at 7:30 p.m. with Mayor Ashman presiding. Council Members present: Drzyzgula, Harris, Sesma and Spiegel. Council absent: Marraffa. Planning Commission Members Present: Chair Bauer, Vice Chair Lanier, Kaufman, and Hopkins. Staff present: City Manager Tomasello, Deputy City Manager Enslinger, City Attorney Board, Economic and Business Development Director Lonergan, Long Range Planning Manager Robinson, Community Planning Manager Schwarz, Planner Seiden, and Municipal Clerk Stokes.

II. PLEDGE OF ALLEGIANCE

The Pledge was led by Maria Pauer, student at Gaithersburg High School.

III. REFLECTION

Mayor Ashman called for a moment of silence.

IV. APPROVAL OF MINUTES

A. Regular Session held June 15, 2015

Motion was made by Cathy Drzyzgula, seconded by Ryan Spiegel, that minutes from the Regular Session held June 15, 2015, be approved.

Vote: 4-0

V. APPOINTMENTS

A. Resolution of the City Council Confirming Reappointments Made by the Mayor to the Educational Enrichment Committee

This resolution confirmed the following reappointments to the Educational Enrichment Committee: Mike Bucci, 114 Woodland Road, Gaithersburg, Maryland 20877, Ellie Eldredge, 3 Thorburn Place, Gaithersburg, Maryland 20878, and Teresa Wright, 20071 Doolittle Street, Gaithersburg, Maryland 20885, two-year terms.

Joint Hearing - MCC & PC
SDP-7059-2015
Exhibit #39

Motion was made by Michael Sesma, seconded by Ryan Spiegel, that a Resolution of the City Council Confirming Reappointments Made by the Mayor to the Educational Enrichment Committee (Resolution No. R-53-15), be approved.

Vote: 4-0

VI. OATH OF OFFICE

A. Oath of Office to Board of Supervisors of Elections Member

Mayor Ashman administered the Oath of Office to Ty Hardaway to execute the office of Board of Supervisors of Elections as an alternate member, according to the United States and Maryland Constitutions, the Laws of this State and the Gaithersburg City Charter and Code.

VII. PUBLIC COMMENTS

1. Maria Pauer, *131 Hutton Street*, reflected on her years studying ballet with former dance teacher Ms. Mugg. She noted the influence in her life as a mentor.
2. Karen Pauer, *131 Hutton Street*, resident for over 28 years and her children have participated in numerous classes throughout the City's Recreation Department. Expressed disappointment in the decision to terminate an instructor with excellent skills.
3. Natalie Plaisted, *113 Billingsgate Lane*, expressed sadness and concern with the termination of Ms. Mugg from the City of Gaithersburg Recreation Department. Stated Mrs. Mugg was more than a dance instructor and taught life lessons.
4. Steven Plaisted, *113 Billingsgate Lane*, father of the above speaker. Expressed disappointment in the decision to terminate such a valuable instructor mentioned above. Requested that the City rectify the matter and re-hire Ms. Mugg.
5. Pam Plaisted, *113 Billingsgate Lane*, extended and invite to the Mayor and City Council to attend the upcoming Saybrooke community event. Spoke on the termination mention above and asked that the matter be reopened.
6. Delia Chin, *7400 Algona Court, Rockville*, been under the leadership of Mrs. Mugg for 10 years. During her time with ballet, she helped and taught her foot strengthening exercise and thanked her for her sacrifice to travel from Pennsylvania to teach. Asked the City to reconsider their decision.
7. Zane Chin, *7400 Algona Court, Rockville*, mother to the daughter above. Doesn't understand the decision to terminate the dance instructor. Asked the City to correct the matter and rehire Mrs. Mugg.

VIII. JOINT PUBLIC HEARING

A. CTAM-7035-2015: Amendments to Concept, Sketch and Schematic Plans

Long Range Planning Manager Robinson presented CTAM-7035-2015: Amendments to Concept, Sketch and Schematic Plans for joint public hearing. The hearing was duly advertised in *The Sentinel* on July 2 and 9, 2015, with seven exhibits in the record file. Planning staff proposed amendments to Chapter 24 (City Zoning Ordinance) to amend Article VIII, entitled, “amendment procedure,” § 24-198(c) and (d) entitled, “optional method of application for local map

amendments," so as to define when amendments to concept plans, sketch plans, and schematic development plans are required. He stated that the proposed amendments will clarify §§ 24-198(c)(1)c. and 24-198(d) of the Code. A technical analysis memorandum and email was submitted by staff and Assistant City Attorney Johnson to the Mayor and City Council and Planning Commission, detailing the proposed amendments. He reviewed the current City Code for final site plan as required by Article V and presented the proposed text amendments removing § 24-198(c)(1)c. and the cleanup (d). Stated the amendments are being proposed in keeping with the goals to not be burdensome to applicants, simplify the process for minor amendments or changes, clean up language to avoid any conflicts, and maintain the original intent to ensure that minor changes do not warrant large scale schematic, sketch or concept plan changes.

Concerns were expressed with unintended consequences for minor changes. It was noted that staff uses the design guidelines to judge submitted applications and forward onto the Planning Commission to determine the merit of the application.

There were no speakers from the public.

Motion was made by Lloyd Kaufman, seconded by Geri Lanier, that the Planning Commission record on CTAM-7035-2015: Amendments to Concept, Sketch and Schematic Plans, remain open until 5 p.m. Monday July 27, 2015 (7 days) with anticipated recommendation August 5, 2015.

Vote: 4-0

Motion was made by Michael Sesma, seconded by Cathy Drzyzgula, that the Mayor and City Council record on CTAM-7035-2015: Amendments to Concept, Sketch and Schematic Plans, remain open until 5 p.m. Friday, August 21, 2015 (32 days), with anticipated Policy Discussion September 8, 2015.

Vote: 4-0

B. **SDP-7059-2015 Medimmune Garage "C", 1 Medimmune Way and 200 Orchard Ridge Drive**

Planner Seiden presented the joint public hearing duly advertised in *The Sentinel* on July 2 and 9, 2015, with 36 exhibits in the record file. Medimmune, Inc., submitted Schematic Development Plan (SDP) application SDP-7059-2015, proposing the construction of a 1,386 space structured parking facility to serve future development at the Medimmune/AstraZeneca campus. The proposed garage straddles two properties, both zoned MXD, located at 1 Medimmune Way and 200 Orchard Ridge Drive. The application proposes to consolidate the two properties into one lot. The consolidated property will be approximately 31.87 acres.

Erik Morrison, Medimmune Inc., Associate Director, Master Planning, worked closely with the City since 2002. He provided a brief overview of the project stating the applicant's desire to increase capacity on the campus and support interior renovations, maximize green space, and plan for potential future development. Stated that Garage C is located on the Ridges parcel with 1,400 parking spaces, adjacent to the existing Garage B and the main Medimmune building. The applicant's goal is to have more dense development on the Ridges

parcel and keep less dense development similar to the childcare center and parcels closes to the Vistas and Quince Orchard Park. The internal plan for the campus is to keep infrastructure and lab projects in the commercial corridor on the Great Seneca Highway side and office development within the proximity of residential. The Garage C parking structure is 7 tiers above ground; one tier partially below ground; and built to meet sustainability building standards. The applicant has been working closely with the City's Planning team, traffic engineer and stormwater management team to ensure that the project is built responsibly.

John Judge, Desman Design Management, Associate Vice President, provided information on the design concept and the appropriateness for the structured parking facility. He reviewed the difference in massing for Garages B and C; its site elevations and sections. He noted that the majority of the existing asphalt surface parking site will be replaced by the proposed parking structure, greenspace and pedestrian areas. Several preliminary meetings were held with City staff to discuss both vehicular access and the connectivity of pedestrian routing. Plan details were reviewed, showing appropriate lighting, access points, ramping system, surface and roof levels and connectivity from each garage. Design plans and architecture from the existing campus is being proposed. Other similarities are the use of precast concrete, vertical components, perforated metal panels, aluminum window system with tinted glass, open ventilation, fabric banners, bridge connection and vehicle entrances. There is the potential that the proposed facility will be completed in two phases. He presented the phasing scenarios for the garage.

Concern was expressed with the massive height of the proposed garage. The applicant responded to questions in regard to banner covers, perforated metal panels, architecture compatibility with surrounding structures, coordinating with the CCT project team on the proposed transitway, stormwater management facility, location of utilities, different standards than the Green Parking Council, snow loading and removal, charging stations, future expansion of the campus, various entryways, precast and other architectural features. Provisions for motorcyclist and bicyclist during the phasing and greener screening along with the banner covers were suggested. Staff will continue to work with the applicant to refine the plan.

There were no speakers from the public.

Motion was made by Lloyd Kaufman, seconded by Geri Lanier, that the Planning Commission record on SDP-7059-2015 Medimmune Garage "C", 1 Medimmune Way and 200 Orchard Ridge Drive, remain open until 5:00 p.m. Friday, August 28, 2015 (39 days), with anticipated recommendation September 16, 2015.

Vote: 4-0

Motion was made by Neil Harris, seconded by Ryan Spiegel, that the Mayor and City Council record on SDP-7059-2015 Medimmune Garage "C", 1 Medimmune Way and 200 Orchard Ridge Drive, remain open until 5:00 p.m. Friday, September 24, 2015 (67 days), with anticipated Policy Discussion October 19, 2015.

Vote: 4-0

MEMORANDUM

TO: Mayor & City Council; Planning Commission The City of Gaithersburg

FROM: DESMAN

DATE: August 27, 2015

RE: MedImmune Parking Deck C Joint Public Hearing Concerns

This memorandum provides responses to questions and comments presented at the City of Gaithersburg Joint Public held on July 20, 2015. At this Joint Public Hearing members of the MedImmune Design and Project Management team presented schematic designs for proposed 'Garage C' on the MedImmune campus. The City Council's concerns and the design team's responses are provided below:

Joint Public Hearing Comments		
	A.) The aesthetic relationship between Garage C and the CCT stop on the Kentlands side of Great Seneca Highway.	In the early stages of campus development, The City of Gaithersburg asked MedImmune to develop campus wide design guidelines. The garage is designed to meet these campus guidelines of Pre-Cast Concrete and blue tinted glass. Additionally, MedImmune's master plan is devised to have solidly designed utility buildings around the perimeter of the campus, concentrating open designed office and administrative buildings toward the interior of the campus. The design team has respected MCC's wish to scale down the garage by decreasing the size of the perforated metal panel module. Decreasing the size of the panel, while increasing the number of panels along the façade also resolves the ratio of concrete along the Great Seneca Highway elevation.
	B.) Info on Green Parking Council and how proposed plan complies.	The Green Parking Council's (GPC) Green Garage Certification is the only global rating system that defines and recognizes sustainable practices in parking structure management, programming, design, and technology. The program is the equivalent of LEED Certification, but for parking garages. Similar to LEED the GPC has a

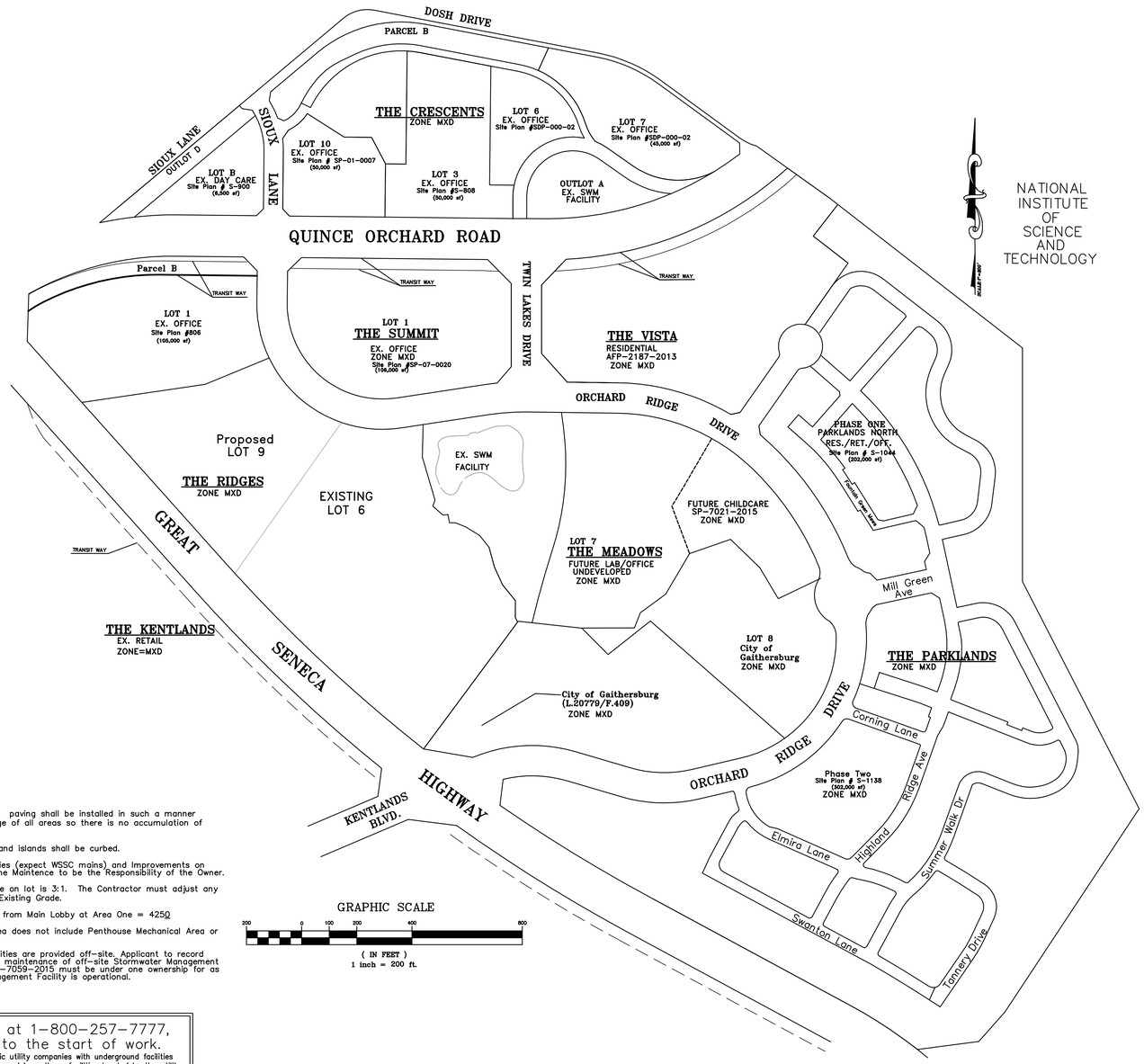
Joint Hearing - MCC & PC
SDP-7059-2015
Exhibit #40

		certification checklist. Thus far the design team has utilized the several GPC initiatives, including but not limited to: an open air design with no ventilation system in the parking areas, parking for bicycles, light with energy-efficient fixtures, and utilizing a stormwater management plan.
	C.) Snow removal plans.	The open spacing between the horizontal pre-cast concrete panels in proposed Garage C will be similar to the spacing found in both Garage A and B. Currently, MedImmune does not have any issues with snow drifting though the façade openings and collecting in the existing parking garages. MedImmune currently has a contract with a snow removal service for internal roads and parking garages. In the unlikely event that a snow drifting issue should arise MedImmune would anticipate relying on this service to remedy any issues.

QUINCE ORCHARD PARK

THE RIDGES

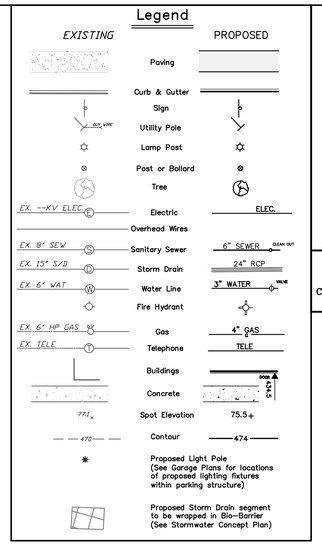
MEDIMMUNE HEADQUARTERS

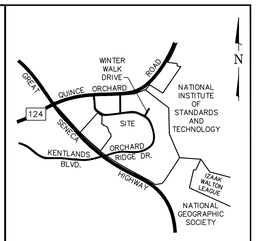


GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.





VICINITY MAP
SCALE 1" = 2,000'

COPYRIGHT 1994 BY ADC OF ALEXANDRIA, INC.
PERMITTED USE NO. 20192133

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

SHEET INDEX

Cover Sheet	500-000-C300
Overall Site Plan	500-000-C301
Existing Conditions Plan	500-000-C302
Detailed Site Plan	500-000-C303
Concept Utility Plan	500-000-C304
Vehicle Circulation Plan	500-000-C306
Concept Landscape Plan	500-000-C310
Preliminary Forest Conservation	500-000-C320
Concept Soil Erosion And Sediment Control Plan(3 Sheets)	500-000-C330 and C332
Concept Stormwater Management Plan (2 Sheets)	500-000-C333 and C334
Preliminary Subdivision Plan	PP-1.00
Building Elevations (1 Sheet)	A 201
Roof Level Plan-Lighting (1 Sheet)	E 1.00
BUILDING FLOOR PLANS (4 Sheets)	A101-A104
*EXHIBITS NOT PART OF SDP APPROVAL	

DEVELOPMENT DATA

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

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

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

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

Parking Summary:
Parking required is approximately 1 space per every 400 s.f. of GFA, per the Sixth Amendment to the Annexation Agreement . 45,000 s.f. of Storage/Mechanical within Cellar and Penthouse within Areas 1, 2 and 3 not included as part of required parking calculation.
Vehicle Parking Required (818,002 sf – 45,000) x 1 spaces/400 sf = 1,933 spaces)=**1,933 spaces**
Vehicle Parking Provided
Existing Parking Garage A = 504 spaces (Incl. 9 Accessible)
Existing Parking Beneath Area 2 = 16 spaces
Existing Parking – Surface Lot 6 = 327 spaces (Incl. 15 Accessible)
Existing Garage B = 1,037 spaces (Incl. 19 Accessible)
Existing Parking – Surface Lot 1 = 357 spaces (Incl. 8 Accessible)
Proposed Garage C-Phase 1 = 981 spaces (Incl. 20 Accessible)
Proposed Garage C-Phase 2 = 421 spaces (Incl. 4 Accessible)
Total Parking Provided = 3,643 spaces
***Future Parking – Surface spaces approved as part of Site Plan #SP-05-001 on 3/16/2005 not part of parking totals. Parking totals reflect parking count once construction of this phase of work is complete.
Accessible Spaces– Required = 36 spaces (TOTAL)
2% for initial 1,000 spaces, plus 1% in excess of 1,000
Provided = 47 spaces (TOTAL), includes 12 ADA Van spaces
(24 Accessible Spaces within proposed Garage C)
Motorcycle/Scooter Spaces Required/Provided = 28 spaces within Proposed Garage (1,402 x 2%)
(Phase 1= 20 spaces / Phase 2= 8 spaces)
Bicycle Spaces Required/Proposed = 56 spaces within Proposed Garage C 1,402 x 1/25)
(Phase 1= 40 spaces / Phase 2= 16 spaces)

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

NOTES:

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 (expect WSSC mains) and Improvements on this Parcel are Private and the Maintence 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.
7. Stormwater management facilities are provided off-site. Applicant to record easements and covenants for maintenance of off-site Stormwater Management Facilities associated with SDP-7059-2015 must be under one ownership for as long as the Stormwater Management Facility is operational.

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.

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

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 7059-2015 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

Joint Hearing - MCC & PC
SDP-7059-2015
Exhibit #41

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

Professional Certification:

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 16905, Expiration Date: 4-21-2016

Stephen E. Crum

WSSC 222 NW 12 / ADC Map 5047 C-10

NO	DATE	REVISIONS	DWN	CK	CK	APP
F	08/28/15	Submit SDP to City / Garage C				
C	07/23/15	Submit SDP to City / Garage C				
B	06/19/15	Submit SDP to City / Garage C				
A	4/19/15	Submit Pre-Application to City / Garage C				

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

DESMAN
Design Management

RESERVED FOR P.E. STAMP

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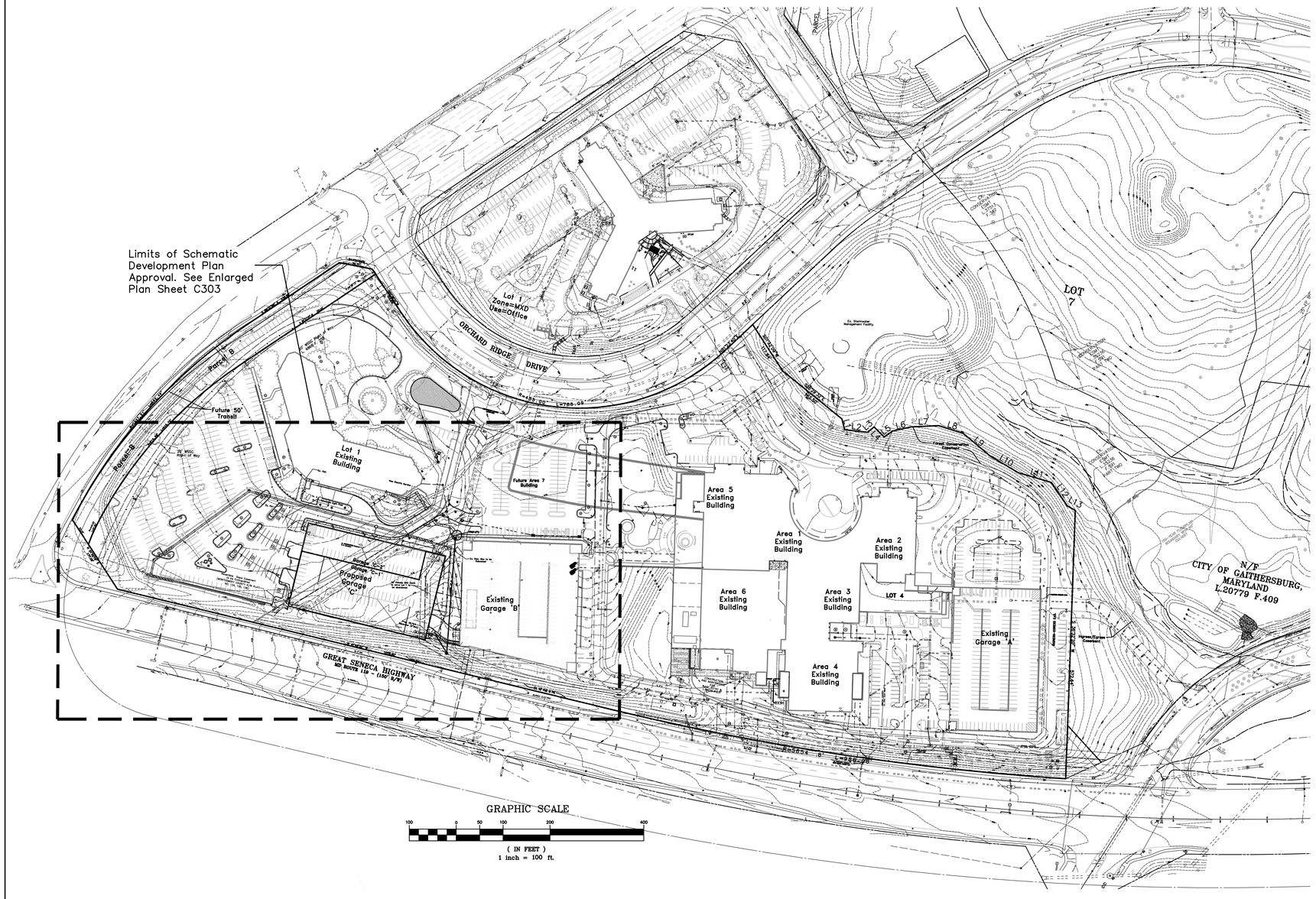
MEDIMMUNE, INC.
QUINCE ORCHARD PARK-The Ridges

CIVIL
SCHEMATIC DEVELOPMENT PLAN
COVER SHEET

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

MHG #89-157-13

I:\89157\Dwg\Medimmune Garage C 89-157-13\SDP_16_01.dwg, Copyright © 2014 Macris, Hendricks & Glascock, P.A.



Legend

EXISTING		PROPOSED
	Paving	
	Curb & Gutter	
	Sign	
	Utility Pole	
	Lamp Post	
	Post or Bollard	
	Tree	
EX. --KV ELEC	Electric	ELEC.
	Overhead Wires	
EX. 8" SEW	Sanitary Sewer	6" SEWER CLEAN OUT
EX. 15" S/D	Storm Drain	24" RCP
EX. 6" WAT	Water Line	3" WATER VALVE
	Fire Hydrant	
EX. 6" HP GAS	Gas	4" GAS
EX. TELE	Telephone	TELE
	Buildings	
	Concrete	DROP 4.5
77.1	Spot Elevation	75.5+
470	Contour	474
	Proposed Light Pole (See Garage Plans for locations of proposed lighting fixtures within parking structure)	
	Proposed Storm Drain segment to be wrapped in Bio-Barrier (See Stormwater Concept Plan)	

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

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.
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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

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

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		REVISIONS	DWN	CK	CK	APP	NO	DATE	REVISIONS	DWN	CK	CK	APP	

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MEDIMMUNE, INC.
QUINCE ORCHARD PARK-The Ridges

CIVIL
SCHEMATIC DEVELOPMENT PLAN
OVERALL SITE PLAN

SCALE:	DATE:
1"=100'	08/28/15
DRAWN BY: BJD	APPROVED:
MEDIMMUNE, INC. DRAWING NO.: 500-000-C301	REV.: F

MHG #89-157-16 SDP 1 of 12

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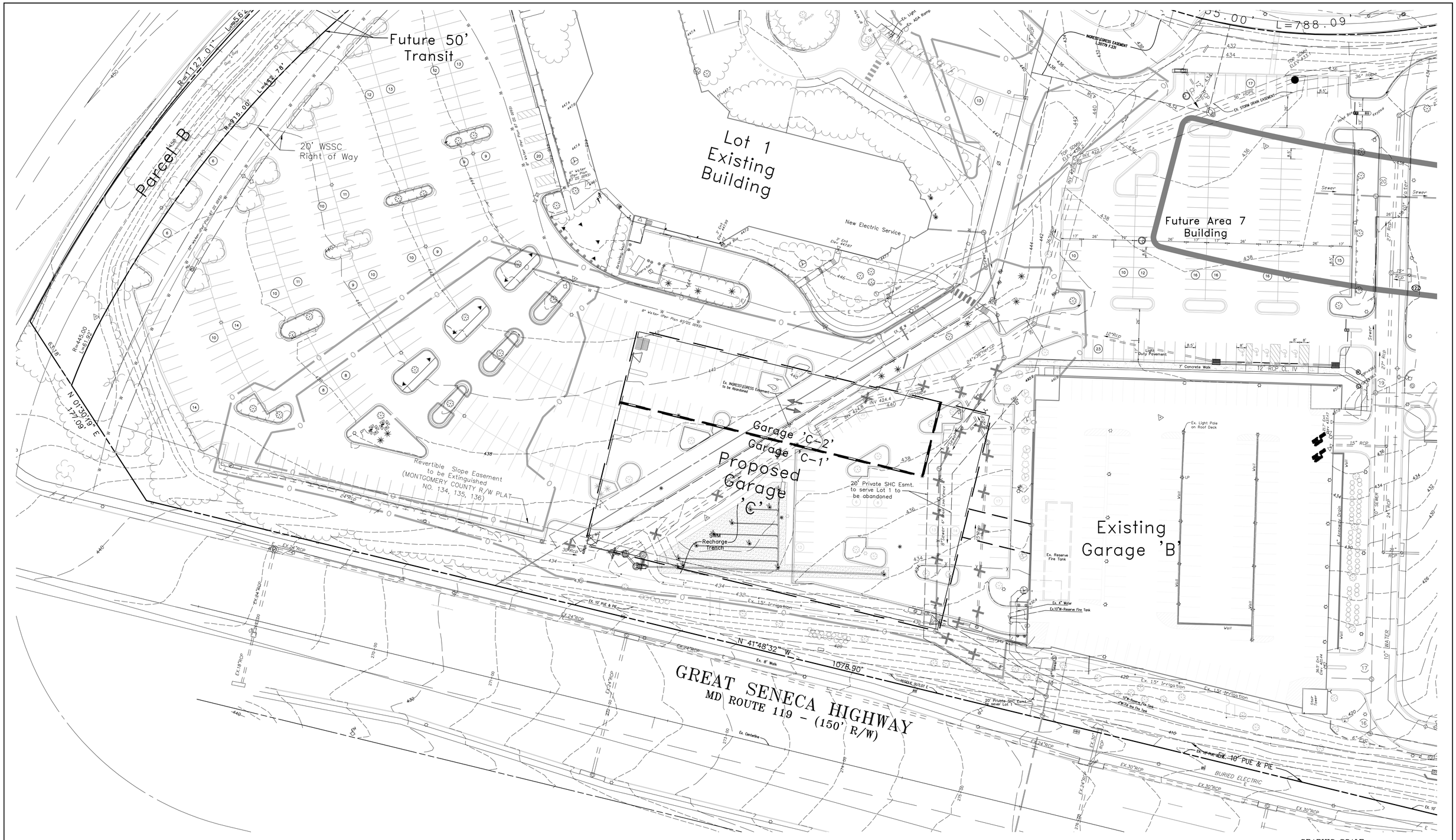

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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 (expect WSSC mains) and Improvements on this Parcel are Private and the Maintence 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 = 425Ω
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 7059-2015 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

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.

F	08/28/15	Submit SDP to City / Garage C											
D	07/23/15	Submit SDP to City / Garage C											
C	06/19/15	Submit SDP to City / Garage C											
B	6/08/15	Submit Pre-Application to City / Garage C											
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		REVISIONS	DWN	CK	CK	APP	NO	DATE	REVISIONS	DWN	CK	CK	APP

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Landscape Architects ▪ Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

DESMAN Design Management

RESERVED FOR P.E. STAMP

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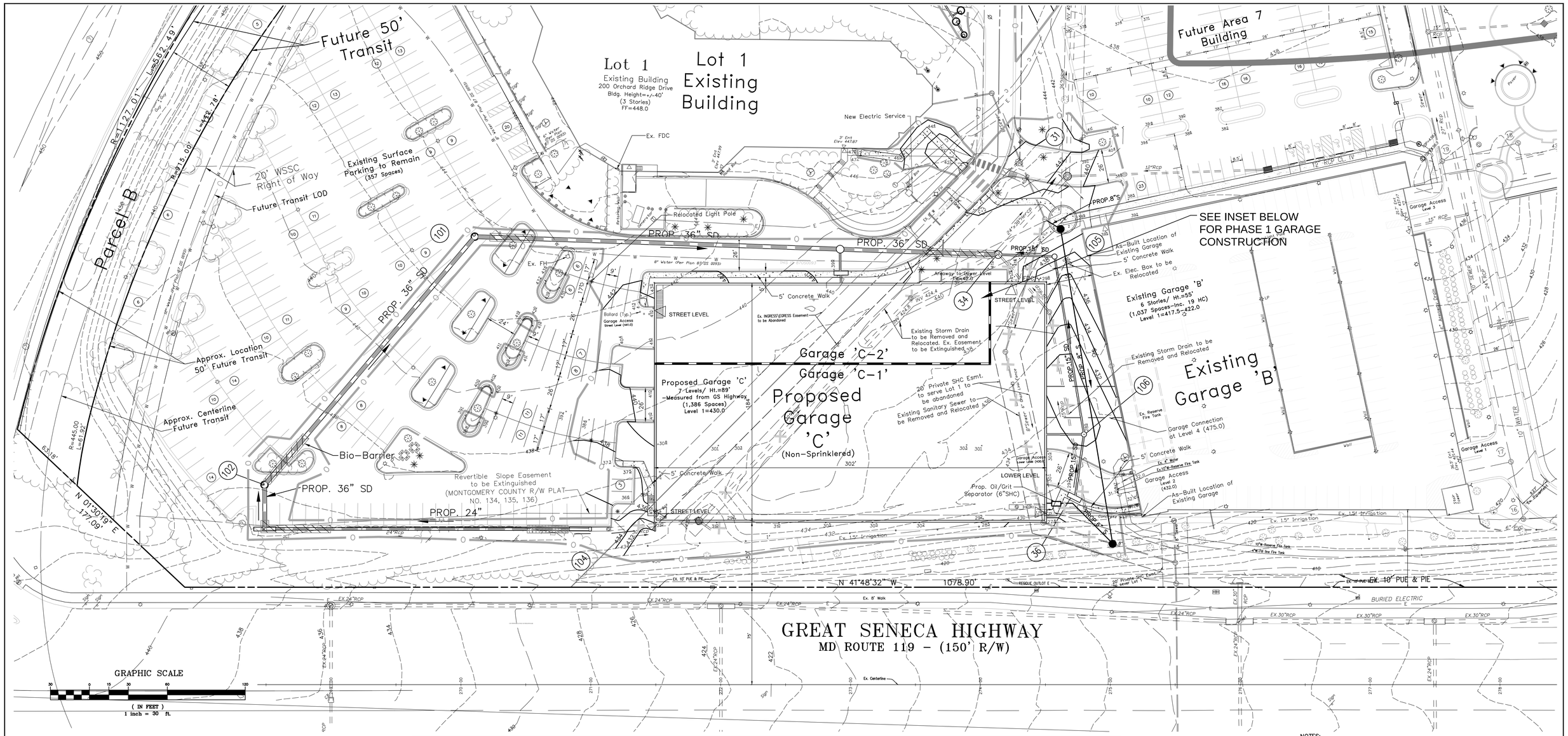
MEDIMMUNE, INC.
QUINCE ORCHARD PARK-The Ridges

CIVIL
SCHEMATIC DEVELOPMENT PLAN
EXISTING CONDITIONS PLAN

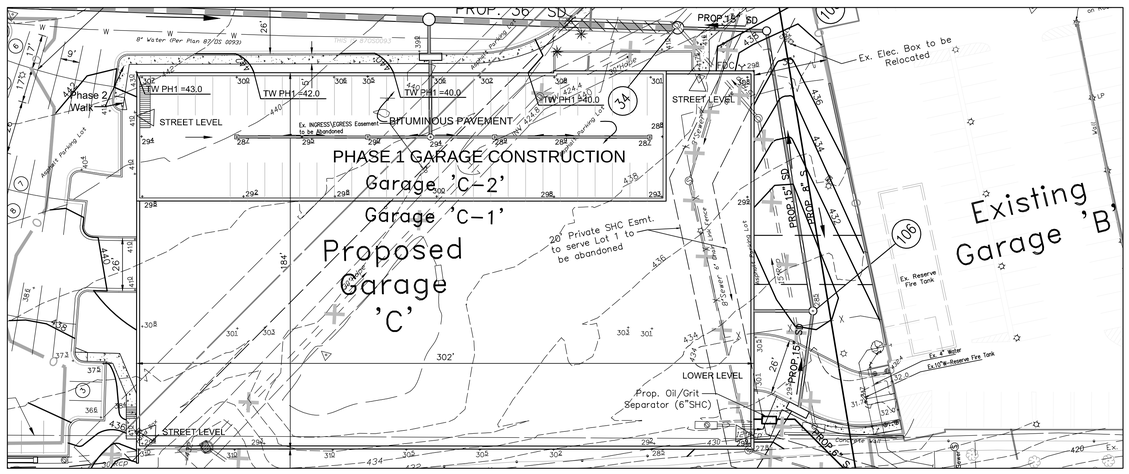
SCALE: 1"=30'
DATE: 08/28/15
DRAWN BY: BJD
APPROVED:
MEDIMMUNE, INC. DRAWING NO.: 500-000-C302
REV.: F



Legend

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

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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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 Maintence 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 = 425Ω
6. Calculation of Gross Floor Area does not include Penthouse Mechanical Area or Uninhabitable Cellars.
7. Stormwater management facilities are provided off-site. Applicant to record easements and covenants for maintenance of off-site Stormwater Management Facilities associated with SDP-7059-2015 must be under one ownership for as long as the Stormwater Management Facility is operational.

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 7059-2015 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

WSSC 222 NW 12 / ABC Map 5047 C-10

F	08/28/15	Submit SDP to City / Garage C										
E	08/14/15	Submit SDP to City / Garage C										
D	07/23/15	Submit SDP to City / Garage C										
C	06/19/15	Submit SDP to City / Garage C										
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A	4/19/15	Submit Pre-Application to City / Garage C										
		REVISIONS	DWN	CK	CK	APP	NO	DATE	REVISIONS	DWN	CK	CK	APP

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Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

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Design Management

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MEDIMMUNE, INC.
QUINCE ORCHARD PARK-The Ridges

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

SCALE:	DATE:
1"=30'	08/28/15
DRAWN BY: BJD	APPROVED:
MEDIMMUNE, INC. DRAWING NO.: 500-000-C303	REV.: F

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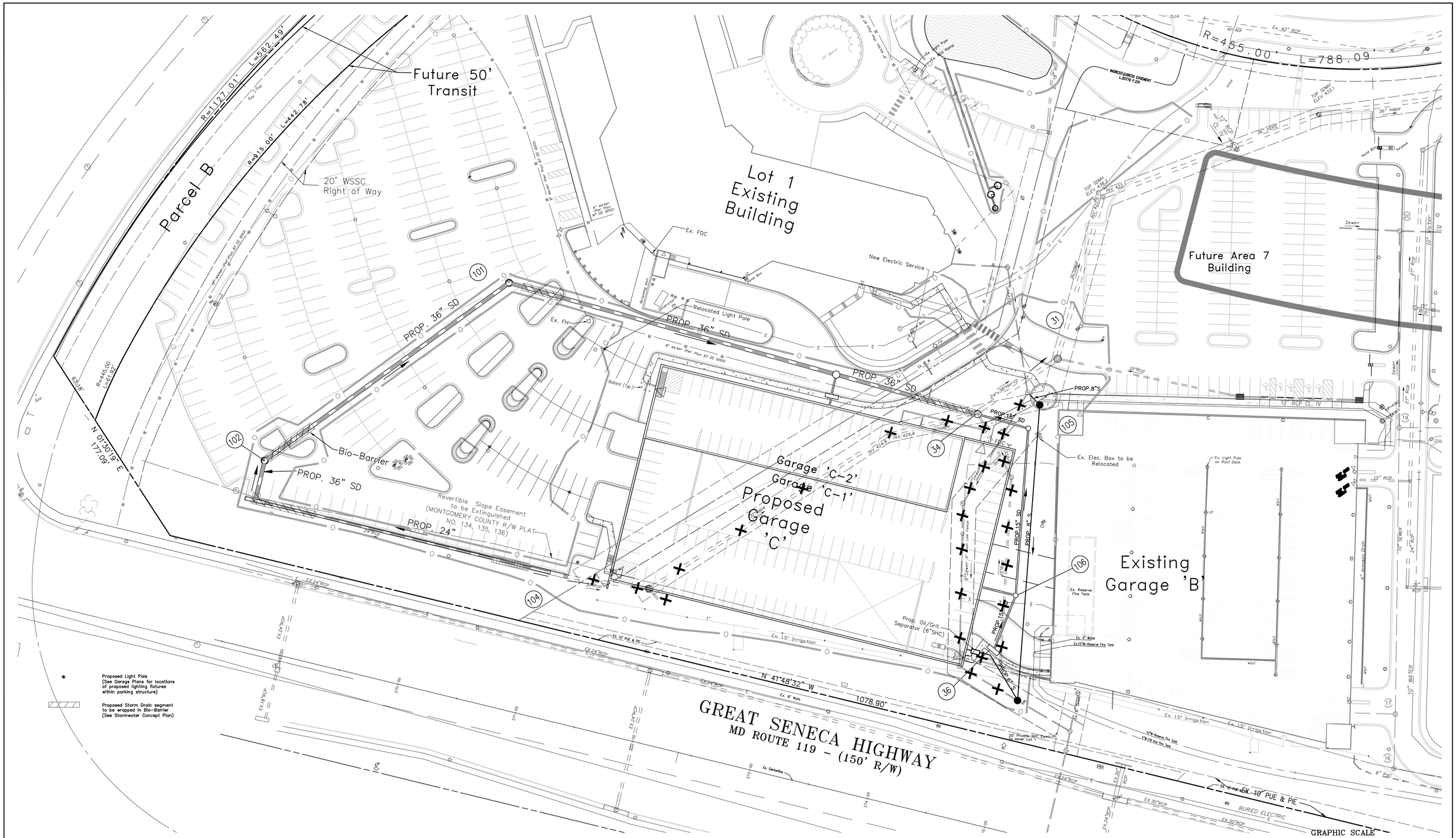

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Joint Hearing - MCC & PC
SDP-7059-2015
Exhibit #42

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-7059-2015 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

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I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 16905, Expiration Date: 4-21-2016

_____
Stephen E. Crum

WSSC 222 NW 12 / ABC Map 5047 C-10

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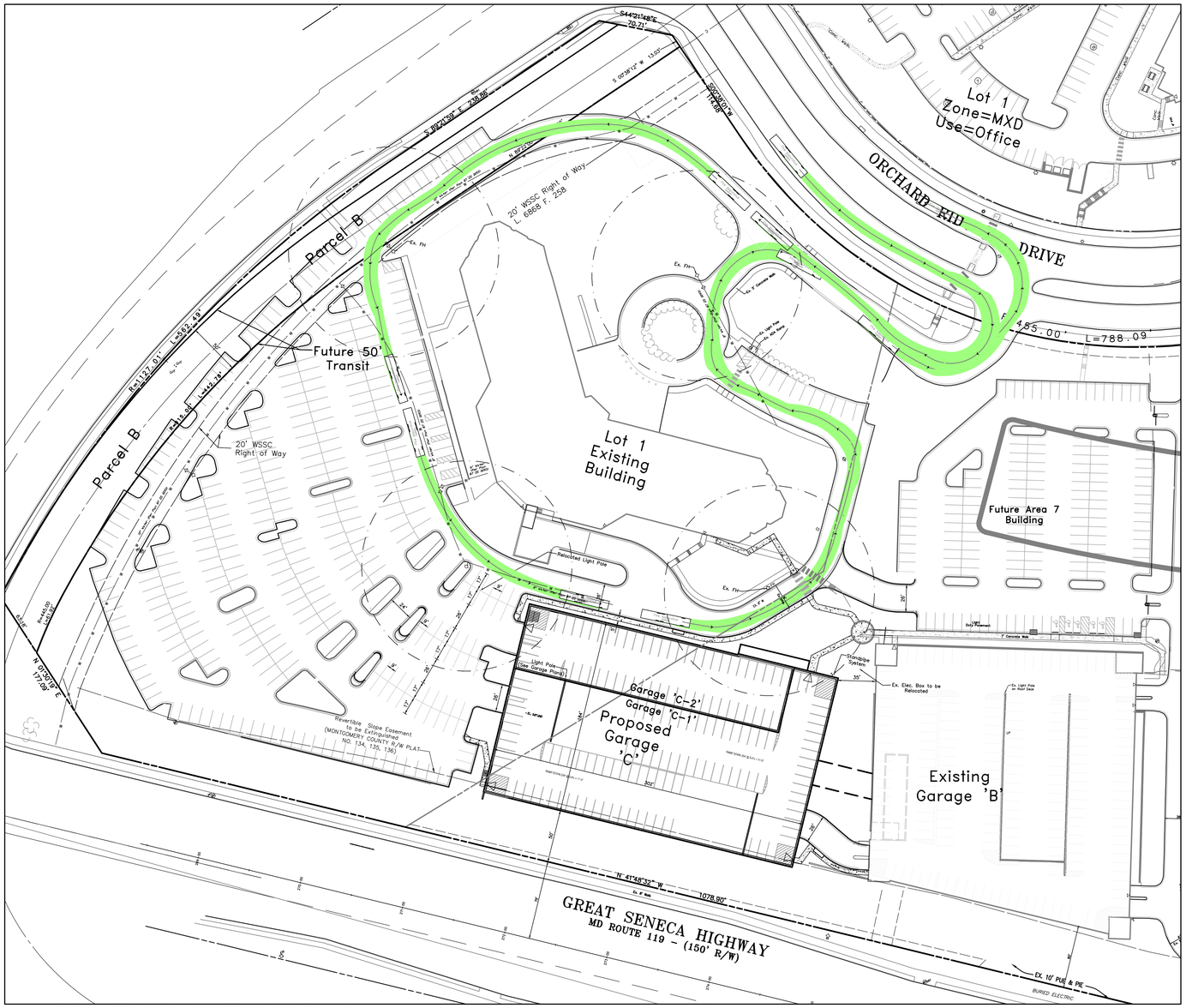
MEDIMMUNE, INC.
QUINCE ORCHARD PARK-The Ridges

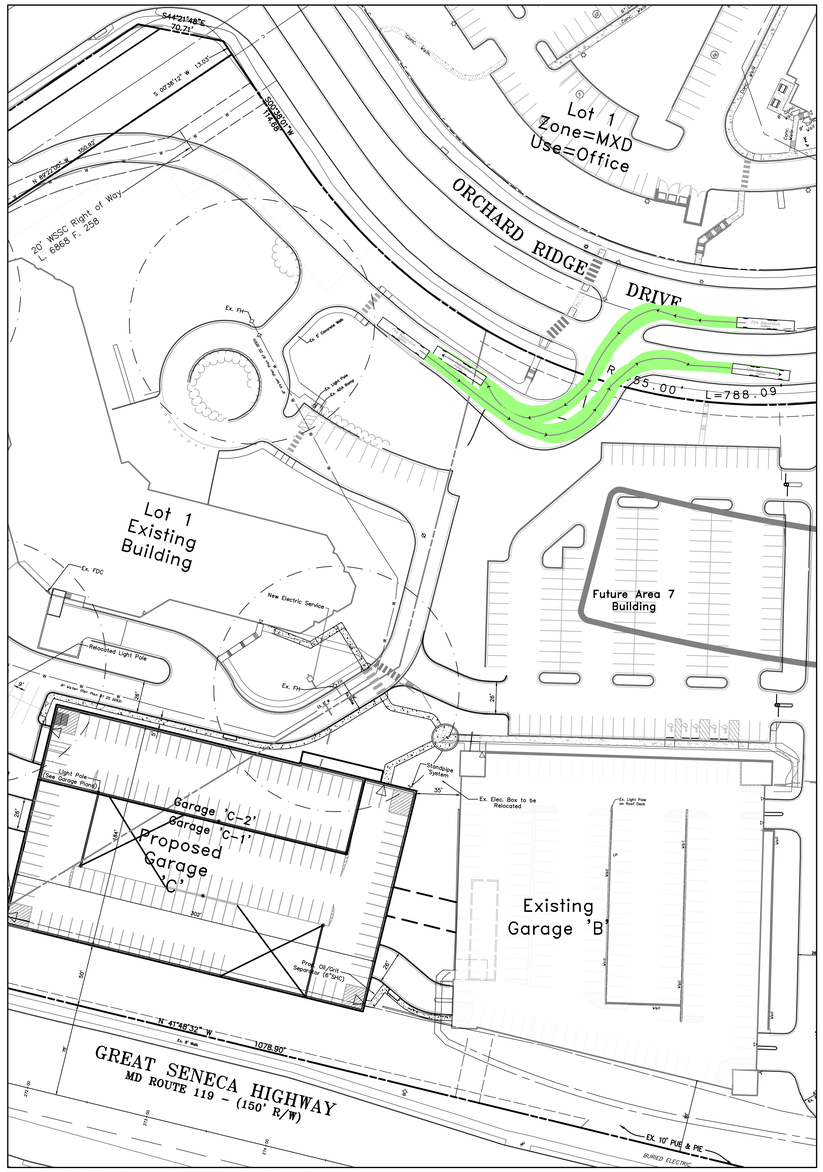
CIVIL
SCHEMATIC DEVELOPMENT PLAN
CONCEPT UTILITY PLAN

SCALE:	DATE:
1"=30'	08/28/15
DRAWN BY: BJD	APPROVED:
MEDIMMUNE, INC. DRAWING NO.: 500-000-C304	REV.: F

MHG #89-157-16 SDP 5 of 12



FIRE TRUCK ACCESS PATH-1
(Right In/ Left out)



FIRE TRUCK ACCESS PATH-2
(Left In/ Right Out)

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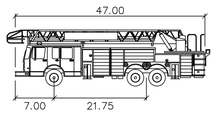

AT29 – Germantown

	feet
Width	: 8.25
Track	: 8.25
Lock to Lock Time	: 3.0
Steering Angle	: 33.2

Joint Hearing - MCC & PC
SDP-7059-2015
Exhibit #43

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

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MEDIMMUNE, INC.
QUINCE ORCHARD PARK–The Ridges
LOTS 1 AND 6

CIVIL
VEHICLE CIRCULATION PLAN

SCALE: 1"=120'
DATE: 08/28/15
DRAWN BY: BJD
APPROVED:
MEDIMMUNE, INC. DRAWING NO.: 500–000–C306
REV.: F

MHG #89-157-16

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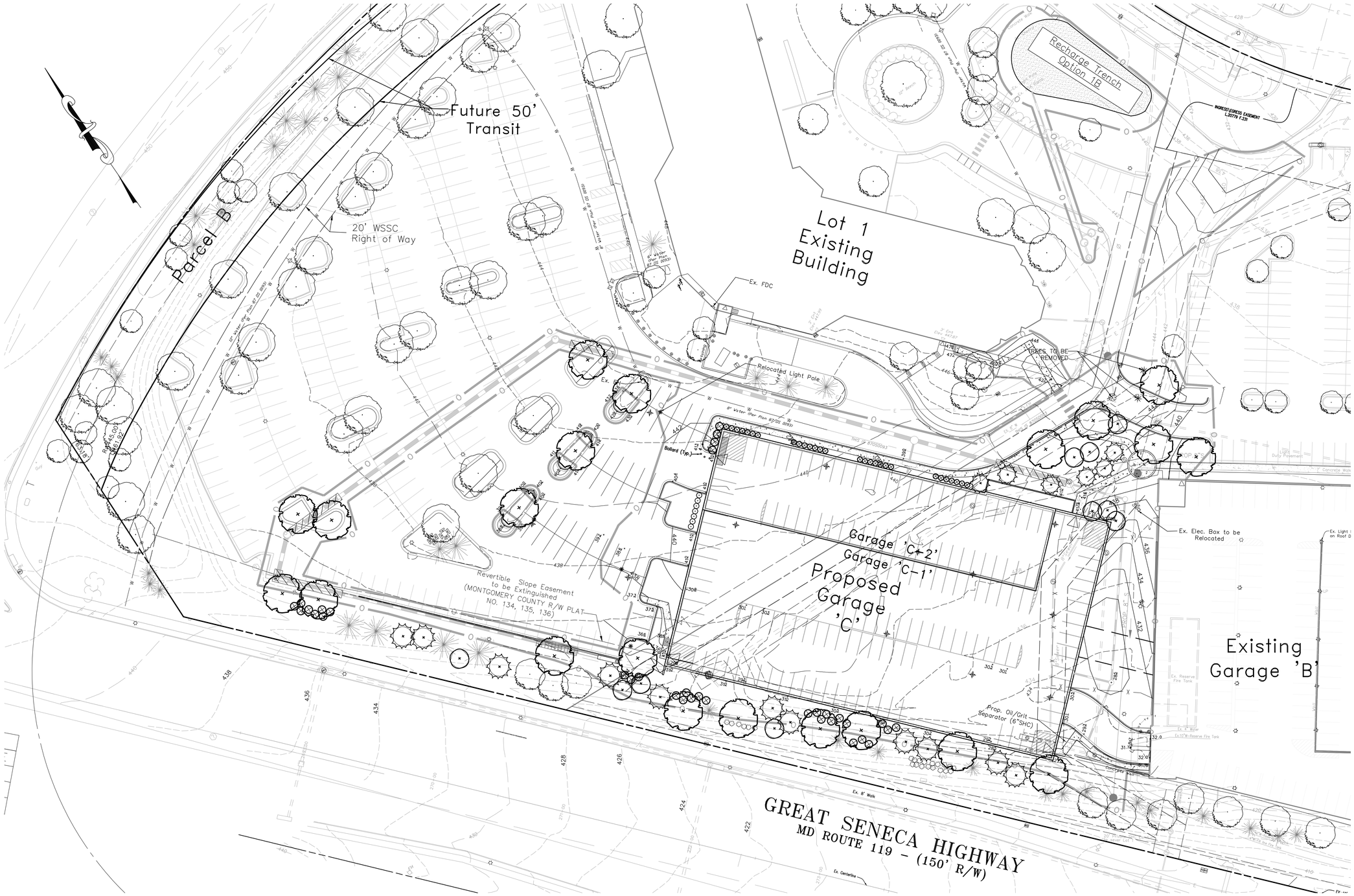

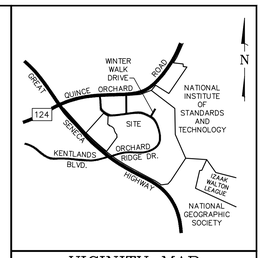

VICINITY MAP
SCALE 1" = 2,000'
COPYRIGHT 1994 BY ADC OF ALEXANDRIA, INC.
PERMITTED USE NO. 20192133

LEGEND

- PROPOSED SHADE TREES
- PROPOSED ORNAMENTAL TREES
- PROPOSED LARGE EVERGREEN TREES
- PROPOSED SMALL EVERGREEN TREES
- PROPOSED SHRUB MASS
- EXISTING TREES
- EXISTING SHRUB MASS
- PROPOSED LIGHT POLE (SEE GARAGE PLANS FOR LOCATIONS OF PROPOSED LIGHTING FIXTURES WITHIN PARKING STRUCTURE)
- EXISTING LIGHT POLE / TO BE REMOVED
- PROPOSED STORM DRAIN SEGMENT TO BE WRAPPED IN BIO-BARRIER (SEE STORMWATER CONCEPT PLAN)

LIGHTING/PHOTOMETRIC DESIGN NARRATIVE

Lighting standards to be used for the project will meet the criteria listed below. Note these standards meet the IESNA Guideline for Security Lighting for People, Property, and Public Spaces (latest edition). Lighting fixtures will limit spill light and excessive glare to adjacent private and public property.

1. Interior Parking Levels:

Average maintained in driving aisles & parking stalls	6 fc
Minimum in driving aisles & parking stalls	2 fc
Maximum in driving aisles & parking stalls	16 fc
Average maintained at Ingress/Egress areas (Daytime)	40 fc
Minimum at Ingress/Egress areas (Daytime)	14 fc
Maximum at Ingress/Egress areas (Daytime)	100 fc
Average maintained at Ingress/Egress areas (After Dark)	20 fc
Minimum at Ingress/Egress areas (After Dark)	7 fc
Maximum at Ingress/Egress areas (After Dark)	50 fc
Average maintained at entrance, exits, stairs and elevator lobbies	20 fc
Average maintained in occupied spaces	10 fc
Average maintained in elevator machine rooms	20 fc

2. Roof Parking Level:

Average maintained in driving aisles & parking stalls	4 fc
Minimum in driving aisles & parking stalls	0.5 fc
Maximum in driving aisles & parking stalls	10 fc

**See Sheet E1.00 for additional information for Garage Lighting and Light Fixture Details .Light Pole on Garage Deck 15' max.

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

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 _____
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BY RESOLUTION _____ WITH _____ ( ) CONDITIONS.
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Joint Hearing - MCC & PC
SDP-7059-2015
Exhibit #44

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MEDIMMUNE, INC.
QUINCE ORCHARD PARK-The Ridges

SCHEMATIC DEVELOPMENT PLAN
CONCEPT LANDSCAPE PLAN

SCALE: 1"=30'
DATE: 08/28/15
DRAWN BY: GSH
APPROVED:
MEDIMMUNE, INC. DRAWING NO.: 500-000-C310
REV.: F

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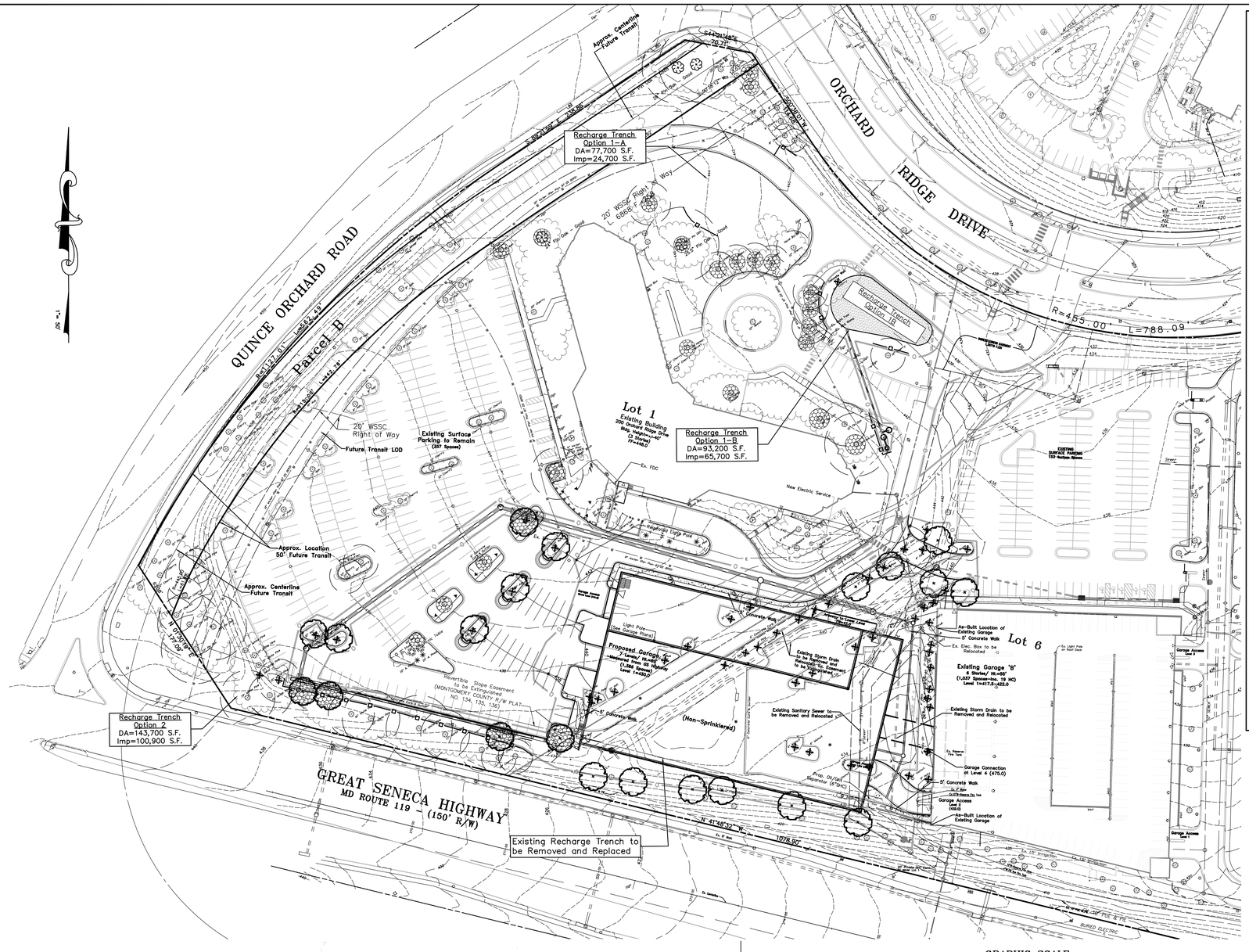
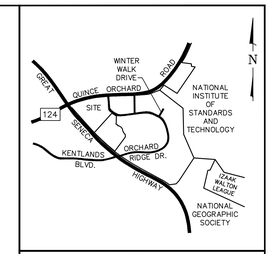


Legend

EXISTING		PROPOSED
	Paving	
	Curb & Gutter	
	Sign	
	Utility Pole	
	Lamp Post	
	Post or Bollard	
	Light	
EX. ELEC.	Electric	ELEC.
	Overhead Wires	
EX. 8" SEW	Sanitary Sewer	6" SEWER
EX. 15" S/D	Storm Drain	24" RCP
EX. 6" WAT	Water Line	3" WATER
	Fire Hydrant	
EX. 6" HP GAS	Gas	4" GAS
EX. TELE	Telephone	TELE
EX. CABLE	Cable	
	Buildings	
	Concrete	
77.1	Spot Elevation	75.5+
470	Contour	474
	Tree Canopy	
	Property Boundary	
	Tree	
	Significant Tree	
	Critical Root Zone	
	Limits of Disturbance	
	Tree Protection Fence & Root Pruning	
	Canopy Coverage Credit	
	Shade Tree	
	Tree to be Removed	
	Proposed Storm Drain segment to be wrapped in Bio-Barrier (See Stormwater Concept Plan)	



VICINITY MAP
SCALE 1" = 2,000'

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PERMITTED USE NO. 20192133

FOREST CONSERVATION WORKSHEET

5-Aug-02

NET TRACT AREA:

A. Total tract area ...		9.08
B. Land dedication acres (parks, county facility, etc.) ...		0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...		0.00
D. Area to remain in commercial agricultural production/use ...		0.00
E. Other deductions (specify)		0.00
F. Net Tract Area	=	9.08

LAND USE CATEGORY: (from *Trees Technical Manual*)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	0	0	1

G. Afforestation Threshold ...	15%	x F =	1.36
H. Conservation Threshold ...	15%	x F =	1.36

EXISTING FOREST COVER:

I. Existing forest cover	=	0.00
J. Area of forest above afforestation threshold	=	0.00
K. Area of forest above conservation threshold	=	0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation	=	0.00
M. Clearing permitted without mitigation	=	0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared	=	0.00
O. Total area of forest to be retained	=	0.00

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold	=	0.00	
Q. Reforestation for clearing below conservation threshold	=	0.00	1
R. Credit for retention above conservation threshold	=	0.00	
S. Total reforestation required	=	0.00	1
T. Total afforestation required	=	1.36	
U. Credit for canopy coverage	=	0.46	
V. Total reforestation and afforestation required	=	0.90	

CANOPY COVERAGE CREDIT

QTY	COMMON NAME	COVERAGE PER TREE (SF)	TOTAL COVERAGE (SF)
SHADE TREES			
8	Pin Oak (existing)	700	5,600
2	Honey Locust (existing)	700	1,400
8	Little Leaf Linden (existing)	700	5,600
4	Green Ash (existing)	700	2,800
5	Proposed shade	1000	5000
	TOTAL CANOPY COVERAGE CREDIT		20,400 sf/ 0.46 ac

Canopy Coverage Credit applied to Afforestation Credits are calculated as outlined on page 21 of the City of Gaithersburg Tree Manual, with specific canopy sizes as indicated in Appendix B.

See Landscape Plan for complete Plant Schedule

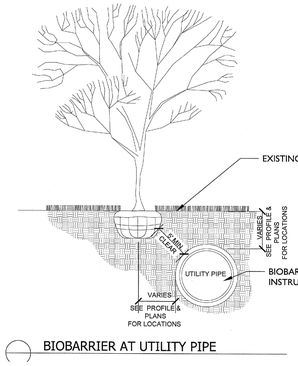
NOTES:
LOT 1:
1.36 ACRE AFFORESTATION REQUIRED
0.46 ACRE OF CANOPY COVERAGE CREDIT
0.90 ACRE TO BE MET VIA FEE-IN-LIEU

LOT 6:
0.30 ACRE OF CANOPY CREDIT WAS USED BUT NOT DEFINED. INDIVIDUAL TREES REMOVED ON LOT 6 THAT WERE PLANTED AS PART OF LOT 6 FCP AND LANDSCAPE PLAN WILL BE ACCOUNTED FOR AND REPLACED ON FFCP.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NOTES:
1. INSTALL BIOBARRIER PER MANUFACTURER'S INSTRUCTIONS.
2. SEE STORMWATER AND UTILITY PIPE PLAN FOR LOCATIONS OF BIOBARRIER APPLICATION.
3. ALL STORM DRAIN PIPES BELOW OR WITHIN 15 FEET OF WILL REQUIRE A BIO-BARRIER AS APPROVED BY THE CITY OF GAITHERSBURG DEPARTMENT OF PUBLIC WORKS (DPW).

BIO-BARRIER MANUFACTURER:
FIBERWEB PLC
70 OLD HICKORY BOULEVARD
OLD HICKORY, TN 37138



BIOBARRIER AT UTILITY PIPE

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 #45

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.

7/23/15
DATE

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

F	08/28/15	Submit SDP to City / Garage C											
D	08/14/15	Submit SDP to City / Garage C											
C	07/23/15	Submit SDP to City / Garage C											
B	06/19/15	Submit SDP to City / Garage C											
A	4/19/15	Submit Pre-Application to City / Garage C											
		REVISIONS	DWN	CK	CK	APP	NO	DATE	REVISIONS	DWN	CK	CK	APP

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

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RESERVED FOR P.E. STAMP

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MEDIMMUNE, INC.
QUINCE ORCHARD PARK-The Ridges

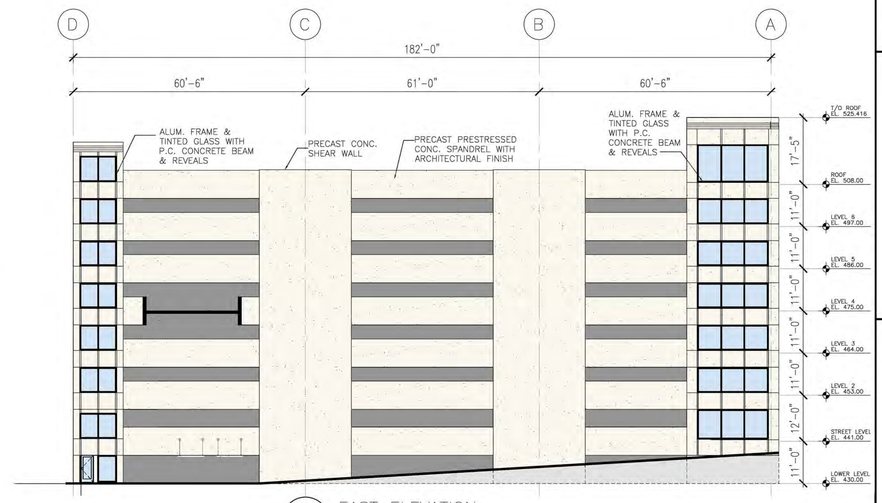
SCALE: 1"=50'
DATE: 08/28/15
DRAWN BY: FCJ
APPROVED:

SCHEMATIC DEVELOPMENT PLAN
PRELIMINARY FOREST CONSERVATION PLAN

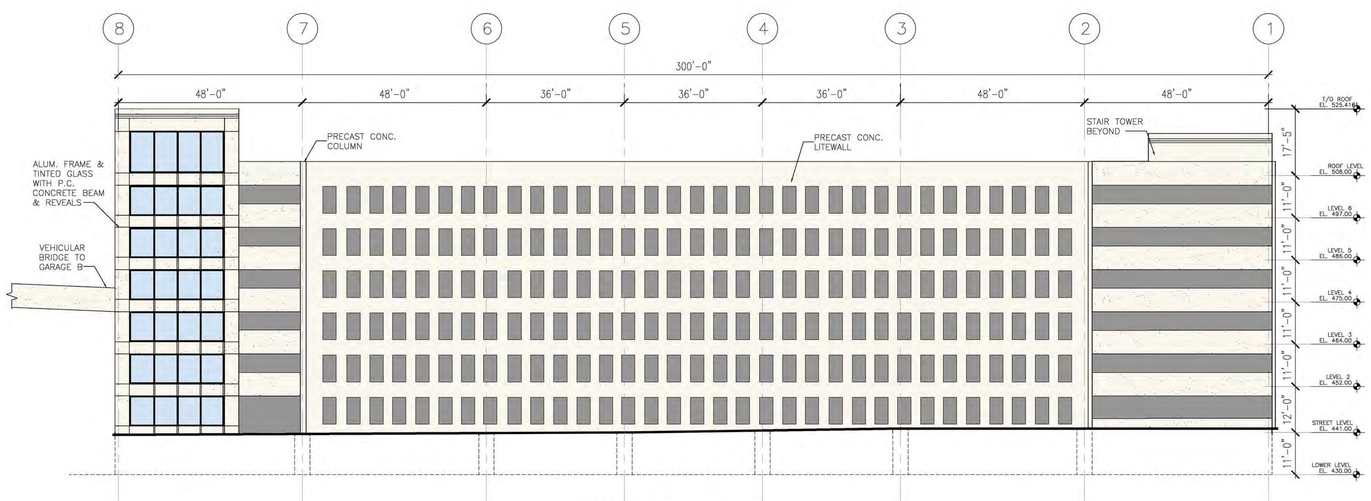
MEDIMMUNE, INC. DRAWING NO.: 500-000-C320
REV.: F

I:\0891STchange\Medimmune - Garage C\891-157-FC_16_F.dwg, Copyright © 2014 Macris, Hendricks & Glascock, P.A.

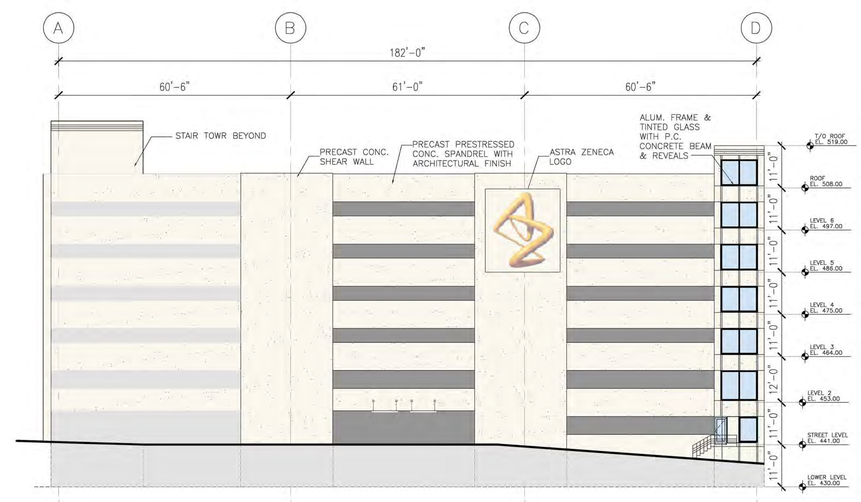
1 A201 SOUTH ELEVATION
SCALE: 1/32"=1'-0"



3 A201 EAST ELEVATION
SCALE: 1/32"=1'-0"



2 A201 NORTH ELEVATION
SCALE: 1/32"=1'-0"



4 A201 WEST ELEVATION
SCALE: 1/32"=1'-0"

Joint Hearing - MCC & PC
SDP-7059-2015
Exhibit #46

NOTE
1. OTHER MATERIALS MAY BE ADDED PENDING REVIEW & DIRECTION FROM THE OWNER.

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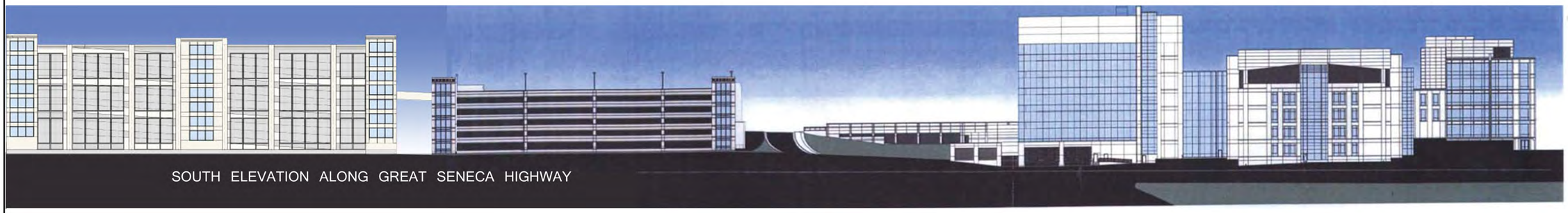
ISSUE		
NO.	DESCRIPTION	DATE

DRAWING TITLE
A 201

DRAWING NO.
ELEVATIONS
PHASE 1

SCALE: AS NOTED
DATE: AUGUST 13, 2015
PROJECT NO. 30-15105

DESIGN	DRAWN	CH'KD.
JJ	IM	JJ



SOUTH ELEVATION ALONG GREAT SENECA HIGHWAY

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GAITHERSBURG, MD

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NO.	DESCRIPTION	DATE

DRAWING TITLE:

ELEVATION ALONG GREAT SENECA HWY

DRAWING NO.

A-202

SCALE: AS NOTED
DATE: JUNE 19, 2015
PROJECT NO : 30-15105

DES.	DRWN.	CK'D.
JJ	IM	JJ

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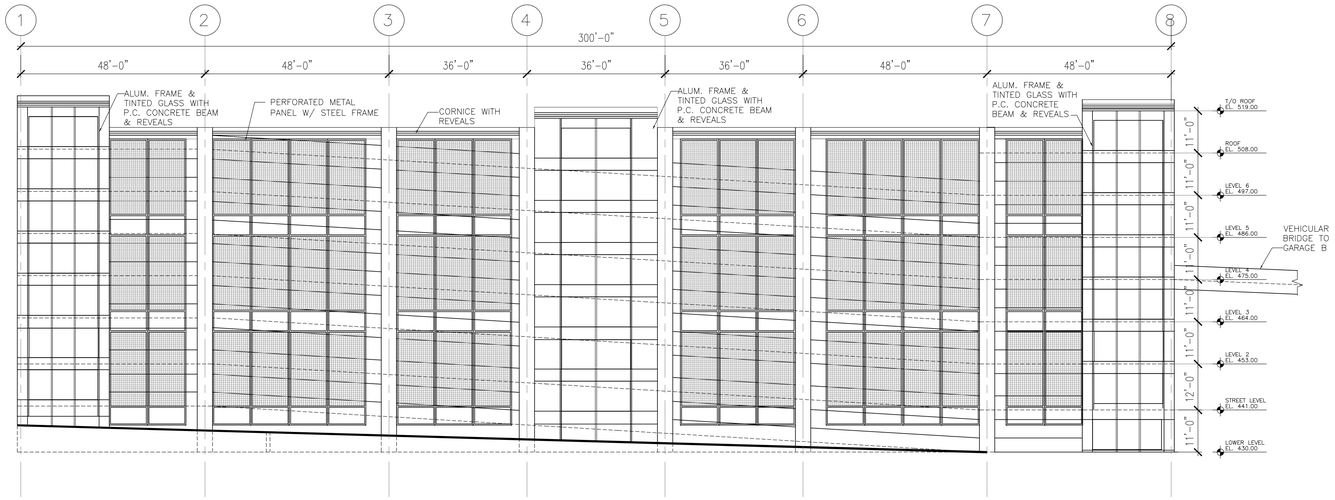
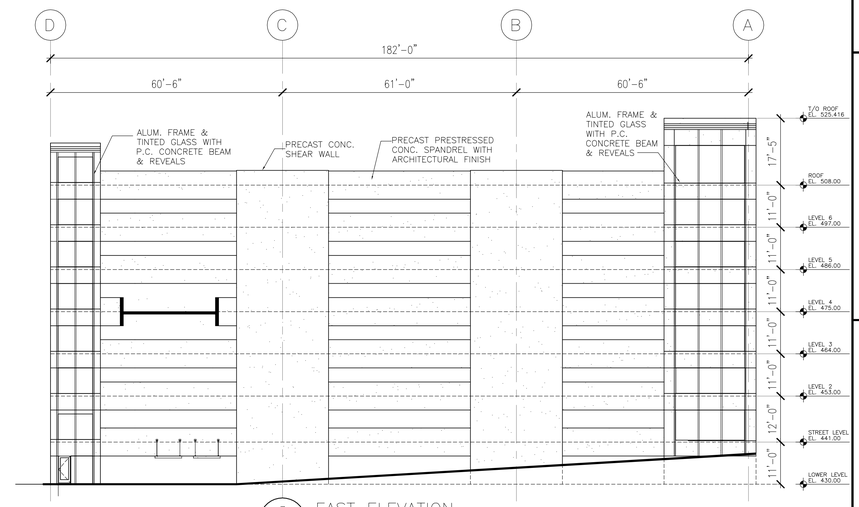
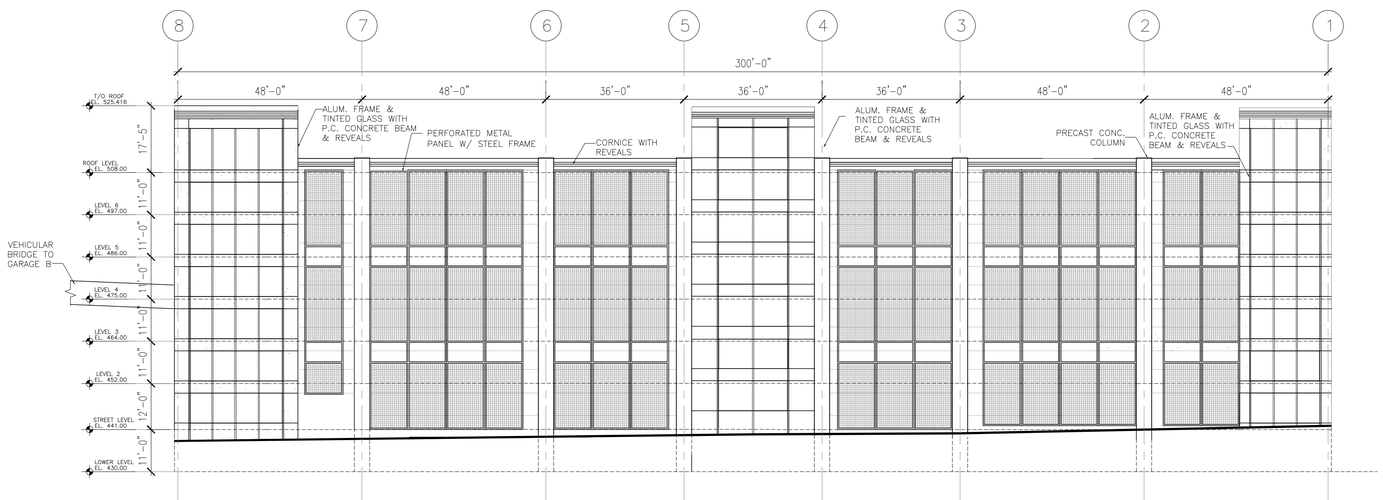


1 A201 SOUTH ELEVATION
SCALE: 1/16"=1'-0"



3 A201 EAST ELEVATION
SCALE: 1/16"=1'-0"



2 A201 NORTH ELEVATION
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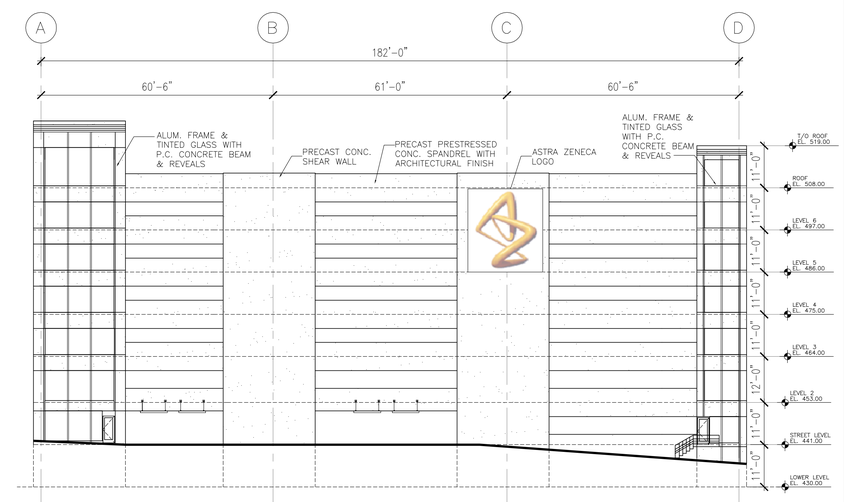

4 A201 WEST ELEVATION
SCALE: 1/16"=1'-0"

Joint Hearing - MCC & PC
SDP-7059-2015
Exhibit #47

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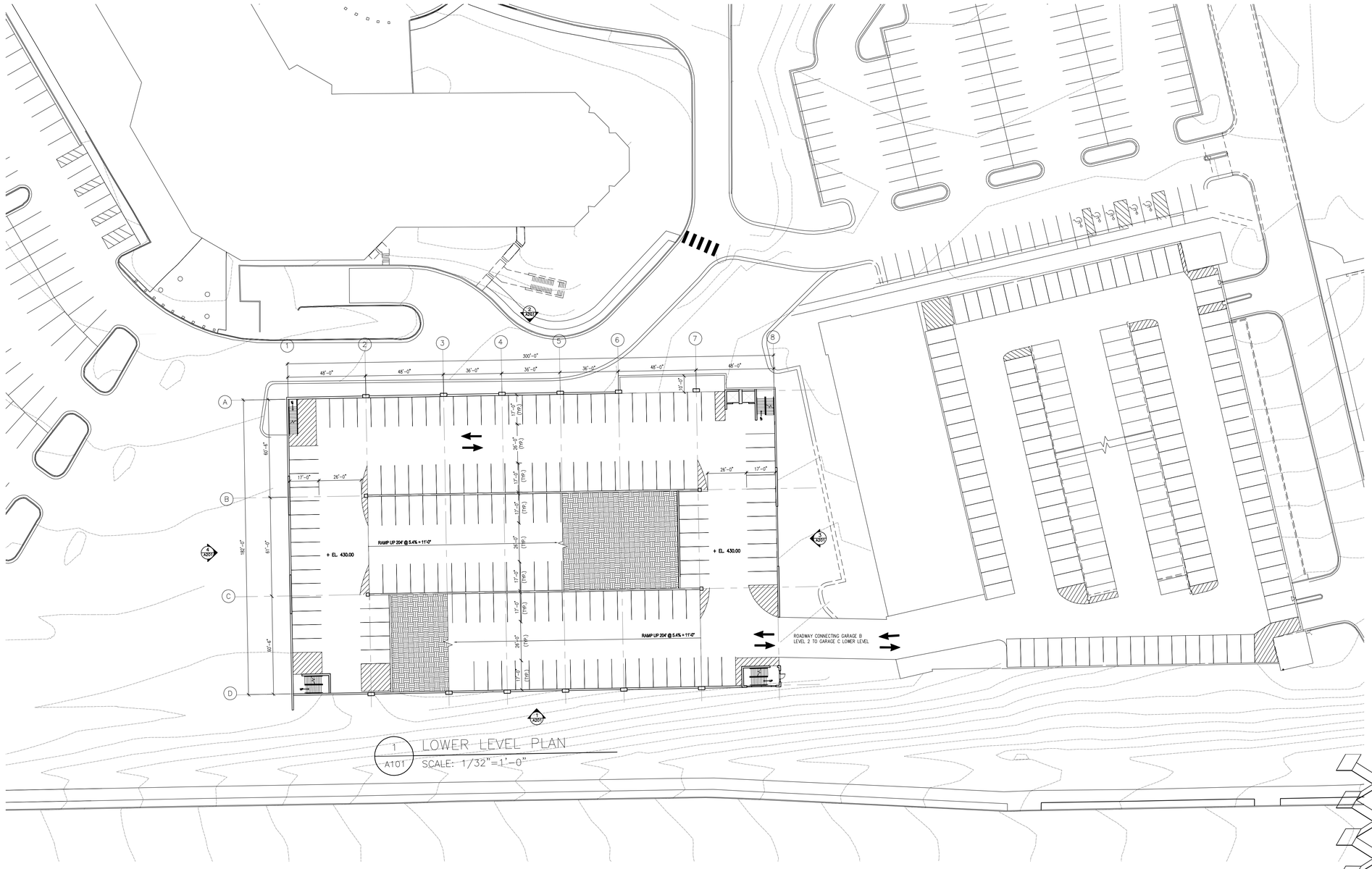
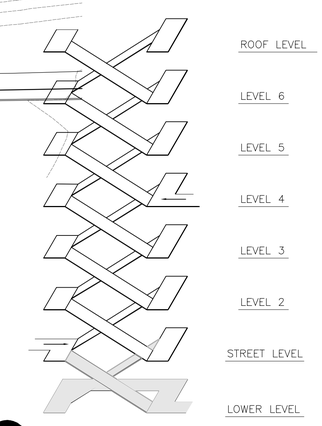
ELEVATIONS
FINAL PHASE

SCALE: AS NOTED
DATE: AUGUST 13, 2015
PROJECT NO. 30-15105

DESIGN	DRAWN	CH'KD.
JJ	IM	JJ



1 A101 LOWER LEVEL PLAN
SCALE: 1/32"=1'-0"



PARKING COUNT SUMMARY–PHASE I

LEVEL	FULL SPACES	ACCESSIBLE SPACES	VAN SPACES	MOTORCYCLE SPACES	BICYCLE SPACES	AUTOMOBILE SPACES	TOTAL SPACES
LOWER	158	–	–	–	–	158	158
STREET	106	–	5	20	40	111	171
SECOND	127	5	–	–	–	132	132
THIRD	127	5	–	–	–	132	132
FOURTH	123	5	–	–	–	128	128
FIFTH	129	–	–	–	–	129	129
SIXTH	129	–	–	–	–	129	129
ROOF	62	–	–	–	–	62	62
TOTAL	961	15	5	20	40	981	1041

Joint Hearing - MCC & PC
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Exhibit #48

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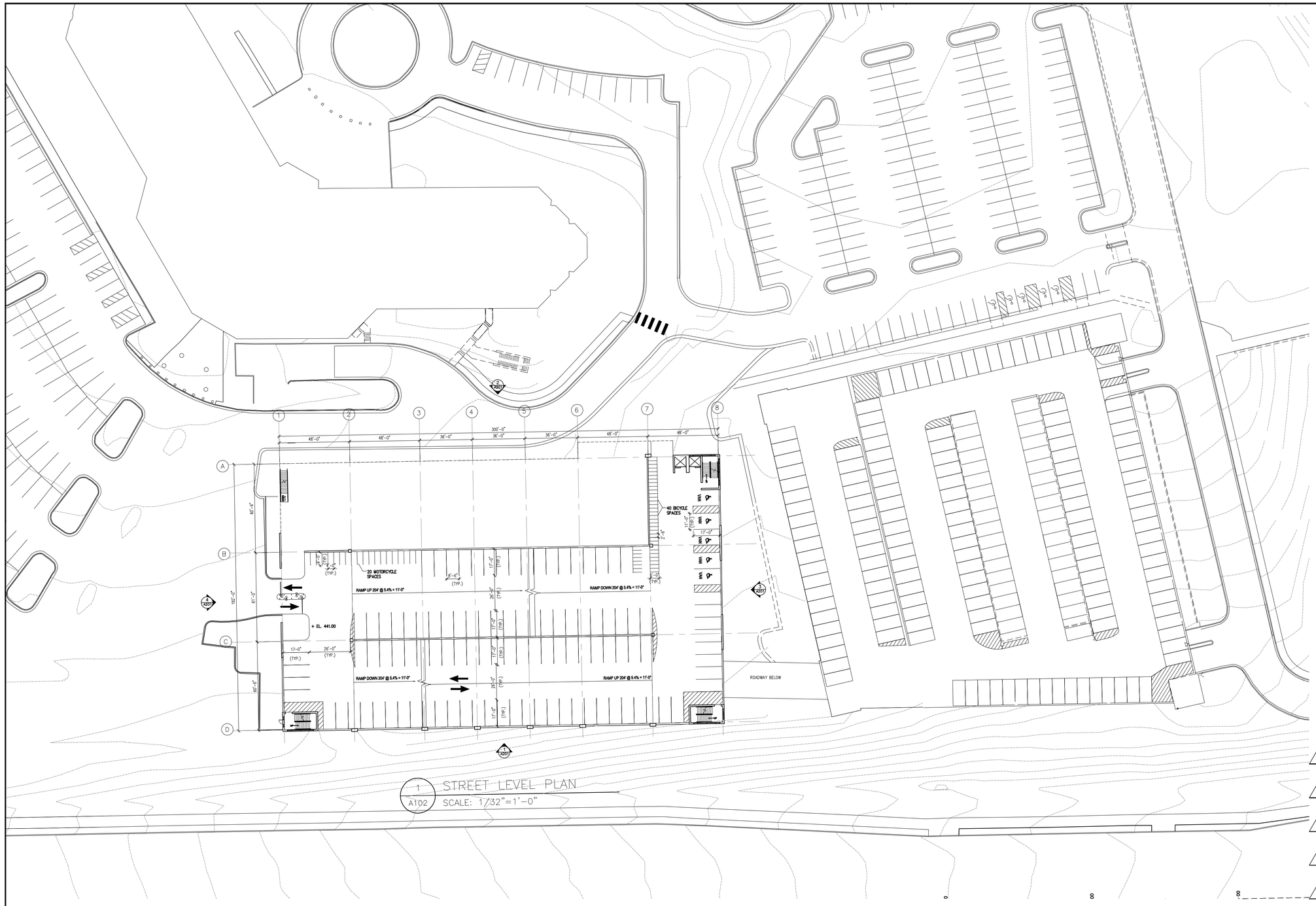
DRAWING TITLE:
A101

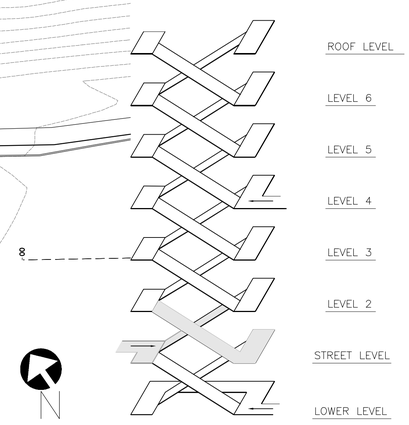
DRAWING NO.
LOWER LEVEL
PLAN-PHASE 1

SCALE: AS NOTED
DATE: AUGUST 13, 2015
PROJECT NO : 30–15105

DES.	DRWN.	CK'D.
JJ	IM	JJ



1 STREET LEVEL PLAN
A102 SCALE: 1/32"=1'-0"



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DRAWING TITLE:

A102

DRAWING NO.

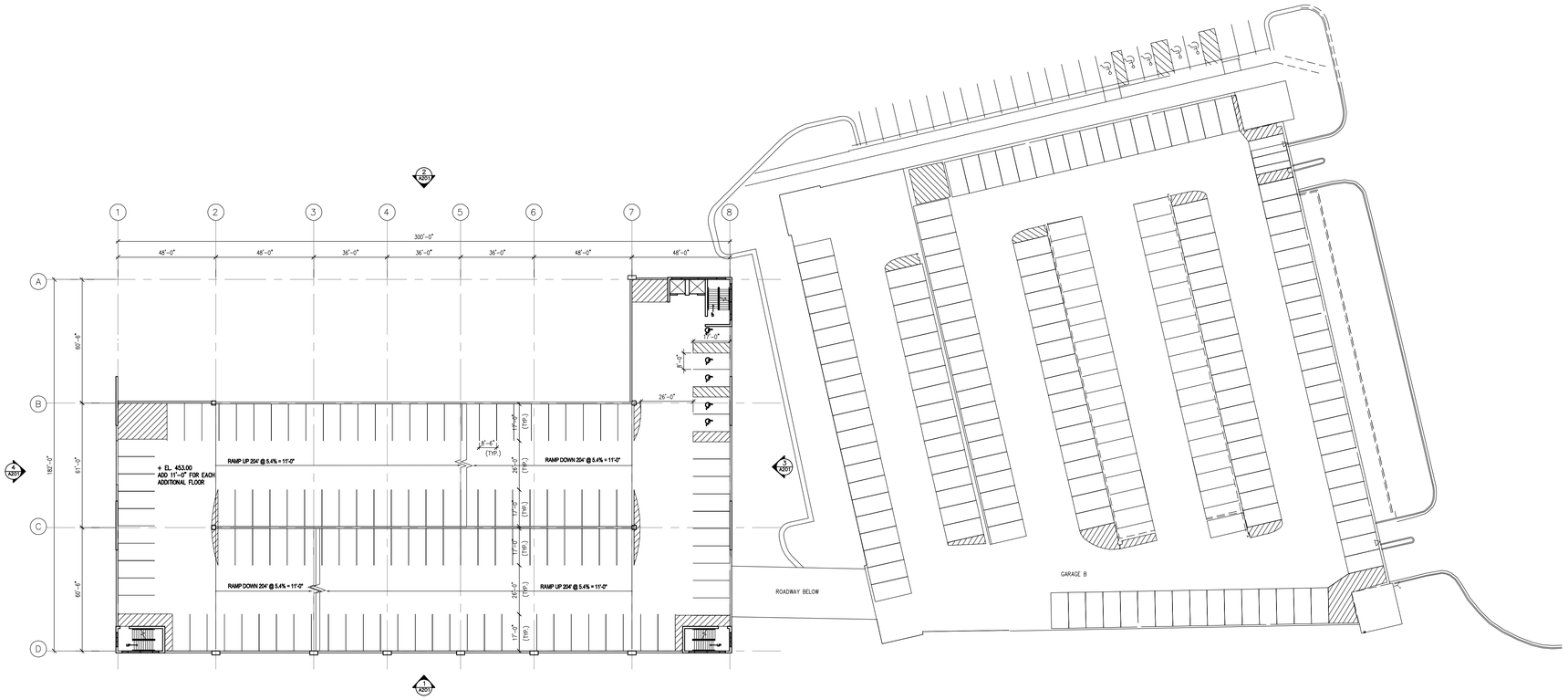
STREET LEVEL PLAN-PHASE 1

SCALE: AS NOTED

DATE: AUGUST 13, 2015

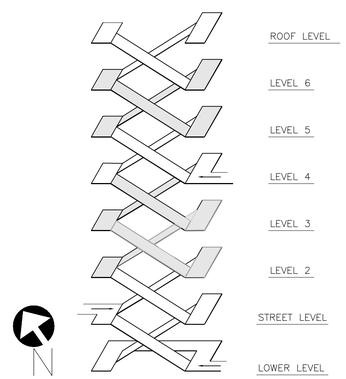
PROJECT NO : 30-15105

DES.	DRWN.	CK'D.
JJ	IM	JJ



1 / A103 TYPICAL LEVEL PLAN

SCALE: 1/32"=1'-0"



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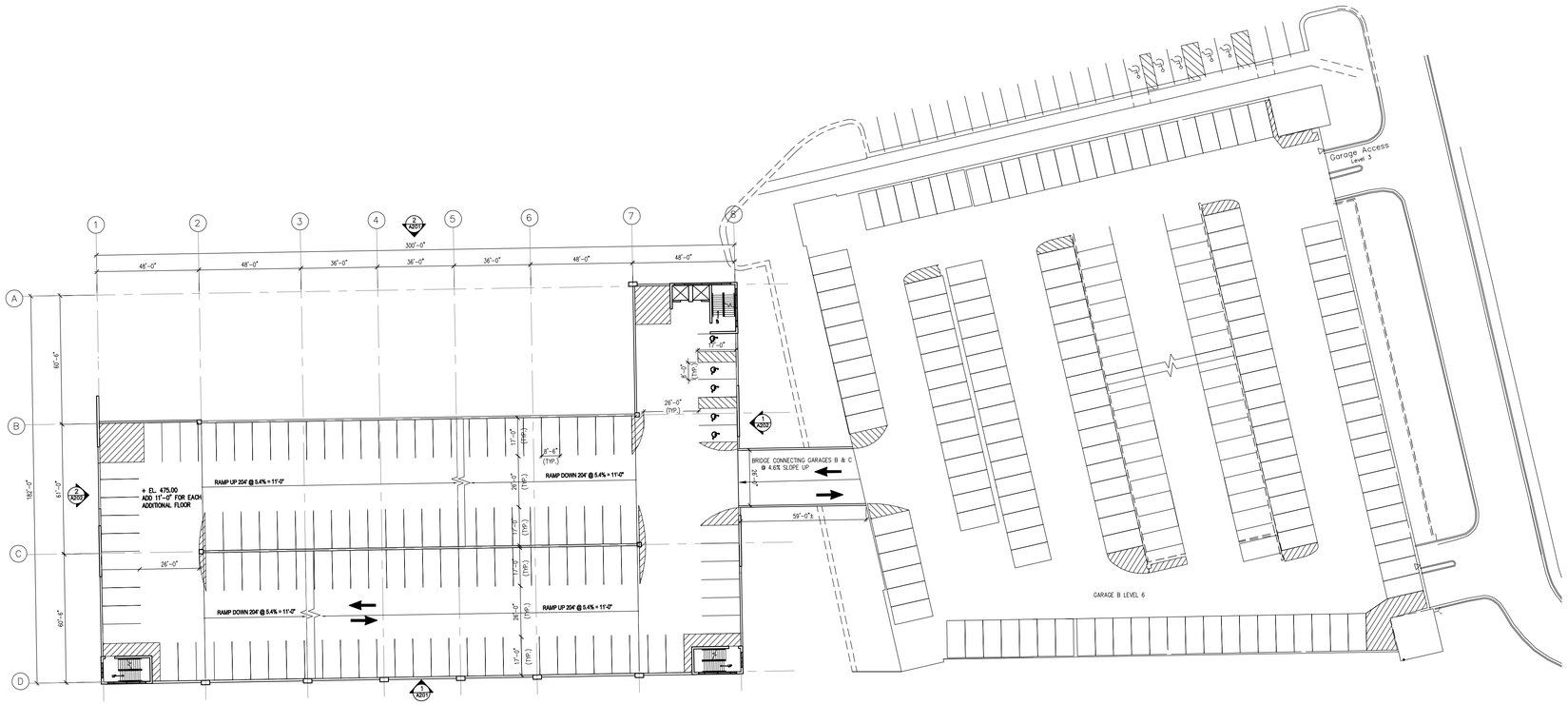
A103

DRAWING NO.
TYPICAL LEVEL PLAN-PHASE 1

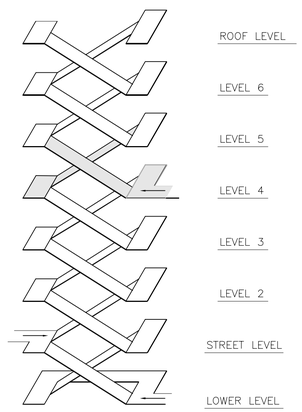
SCALE: AS NOTED
DATE: AUGUST 13, 2015
PROJECT NO : 30-15105

DES.	DRWN.	CK'D.
JJ	IM	JJ



1 / A104 FOURTH LEVEL PLAN

SCALE: 1/32"=1'-0"



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DRAWING TITLE:

A104

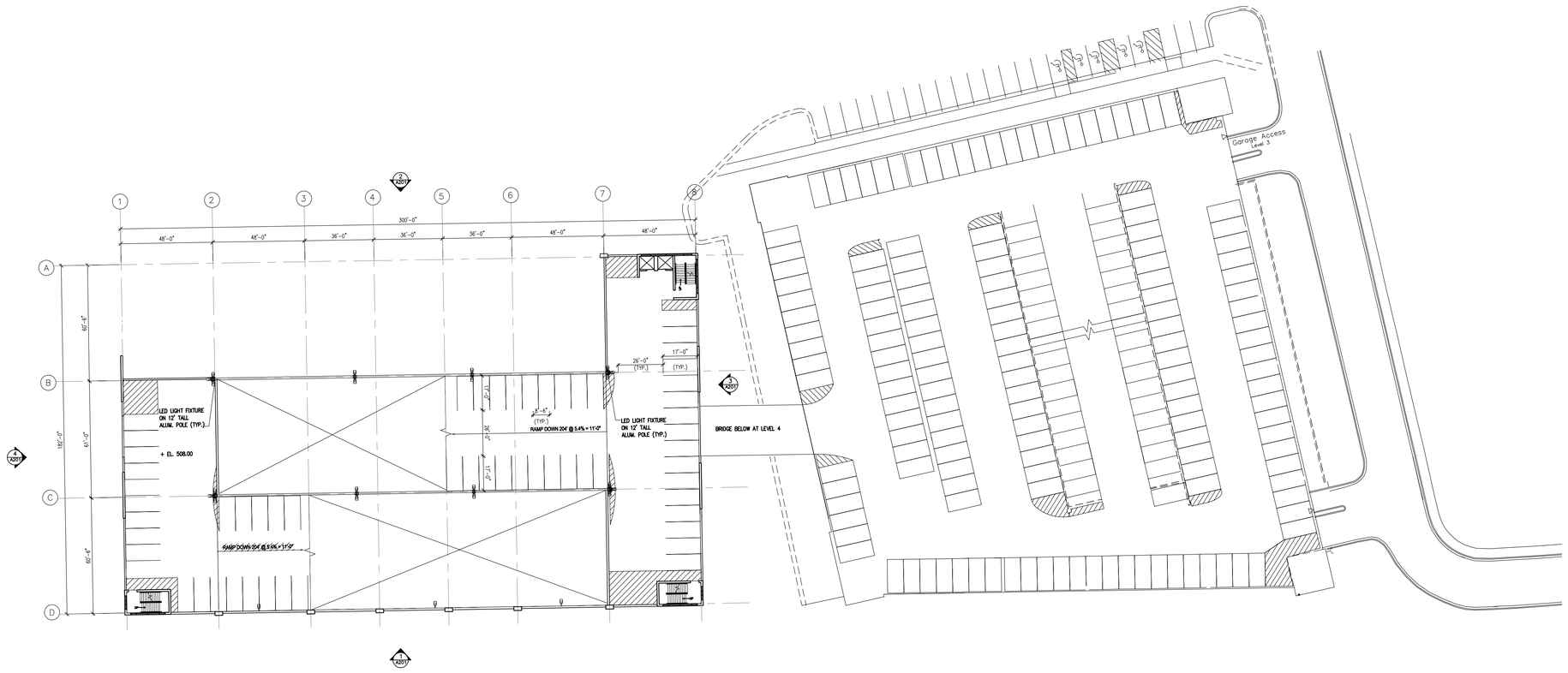
DRAWING NO.
FOURTH LEVEL
PLAN- PHASE 1

SCALE: AS NOTED

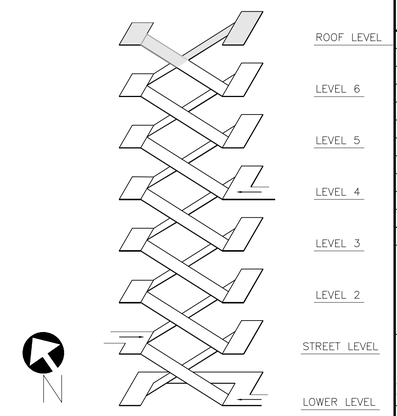
DATE: AUGUST 13, 2015

PROJECT NO : 30-15105

DES.	DRWN.	CK'D.
JJ	IM	JJ



1 / A105 ROOF LEVEL PLAN
SCALE: 1/32"=1'-0"



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A105

DRAWING NO.

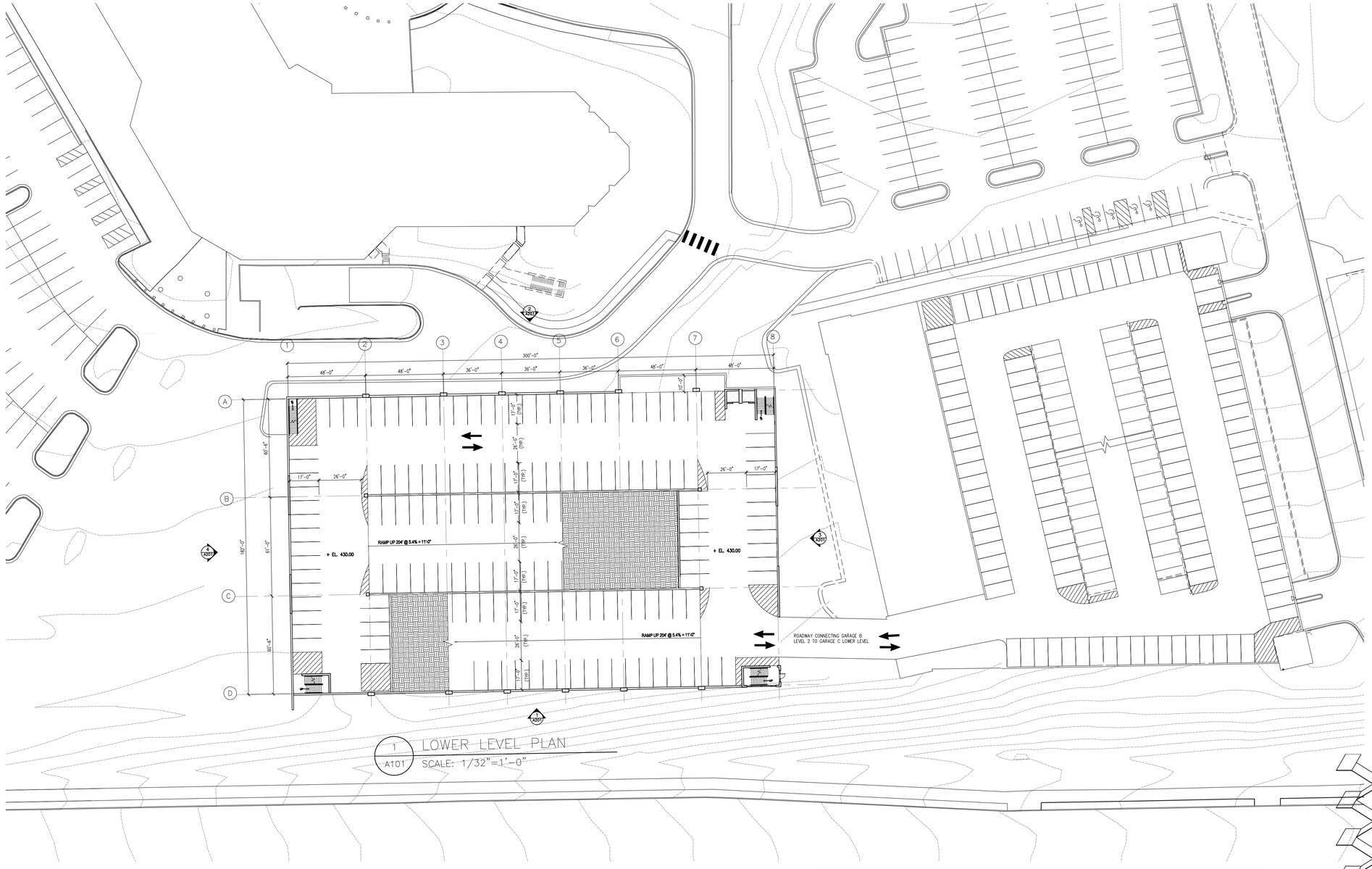
ROOF LEVEL PLAN- PHASE 1

SCALE: AS NOTED

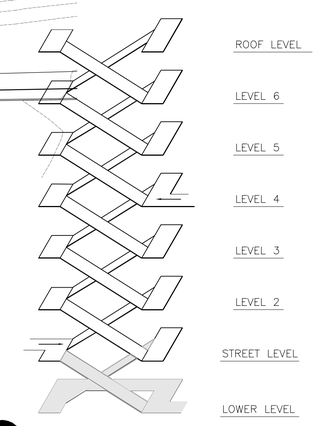
DATE: AUGUST 13, 2015

PROJECT NO : 30-15105

DES.	DRWN.	CK'D.
JJ	IM	JJ



1 A101 LOWER LEVEL PLAN
SCALE: 1/32"=1'-0"



PARKING COUNT SUMMARY–FINAL PHASE

LEVEL	FULL SPACES	ACCESSIBLE SPACES	VAN SPACES	MOTORCYCLE SPACES	BICYCLE SPACES	AUTOMOBILE SPACES	TOTAL SPACES
LOWER	157	–	–	–	–	157	157
STREET	144	–	6	28	56	150	235
SECOND	181	8	–	–	–	189	189
THIRD	181	8	–	–	–	189	189
FOURTH	184	2	–	–	–	186	186
FIFTH	189	–	–	–	–	189	189
SIXTH	189	–	–	–	–	189	189
ROOF	153	–	–	–	–	153	153
TOTAL	1378	18	6	28	56	1402	1487

Joint Hearing - MCC & PC
SDP-7059-2015
Exhibit #49

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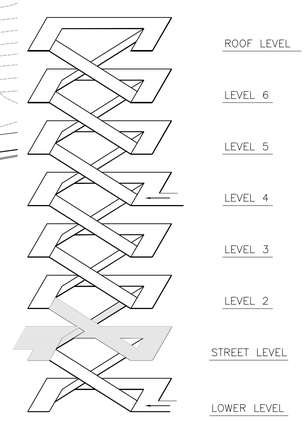
A101.1

DRAWING NO.
LOWER LEVEL PLAN
FINAL PHASE

SCALE: AS NOTED
DATE: AUGUST 13, 2015
PROJECT NO : 30–15105

DES.	DRWN.	CK'D.
JJ	IM	JJ



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DRAWING TITLE:

A102.1

DRAWING NO.

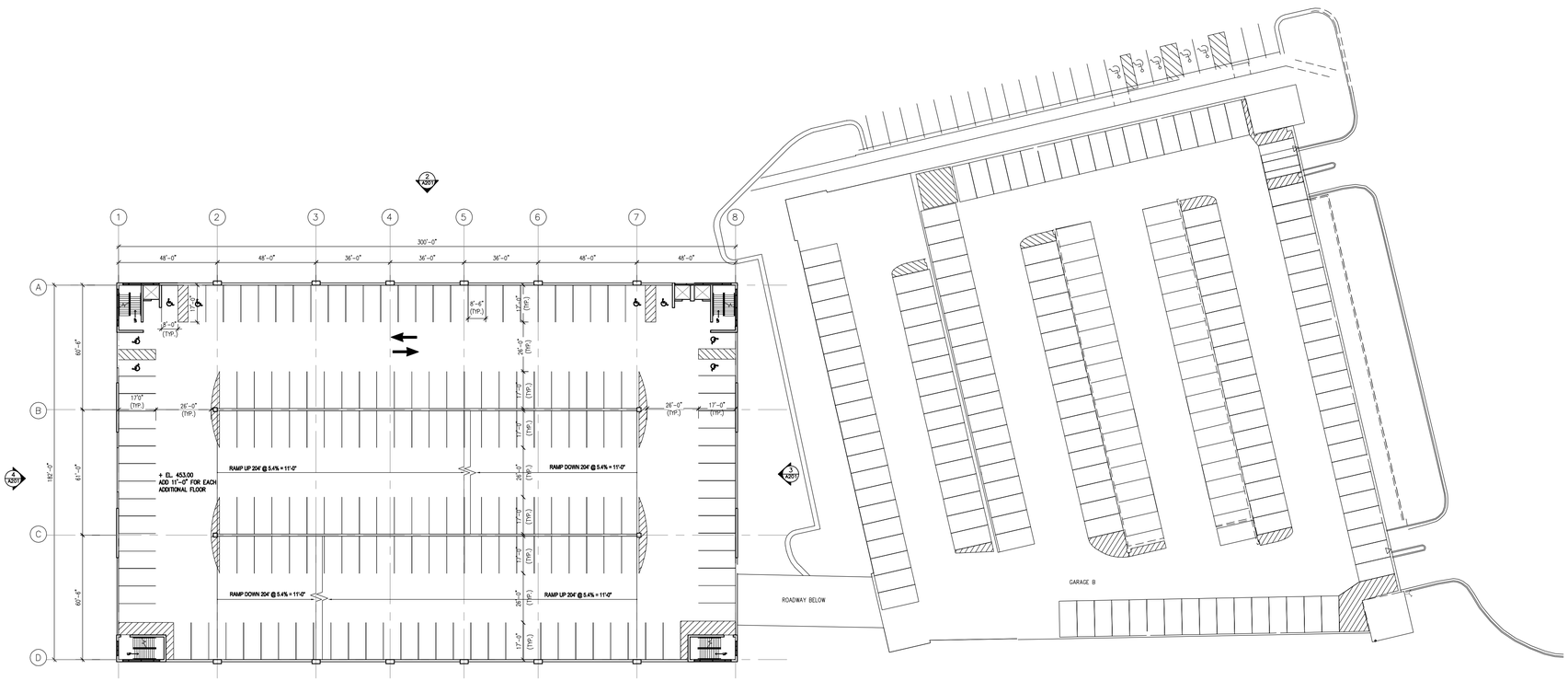
STREET LEVEL PLAN
FINAL PHASE

SCALE: AS NOTED

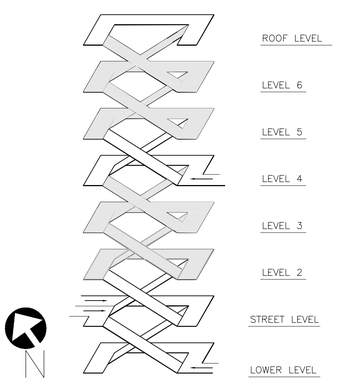
DATE: AUGUST 13, 2015

PROJECT NO : 30-15105

DES.	DRWN.	CK'D.
JJ	IM	JJ



1
A103
TYPICAL LEVEL PLAN
SCALE: 1/32"=1'-0"



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DRAWING TITLE:

A103.1

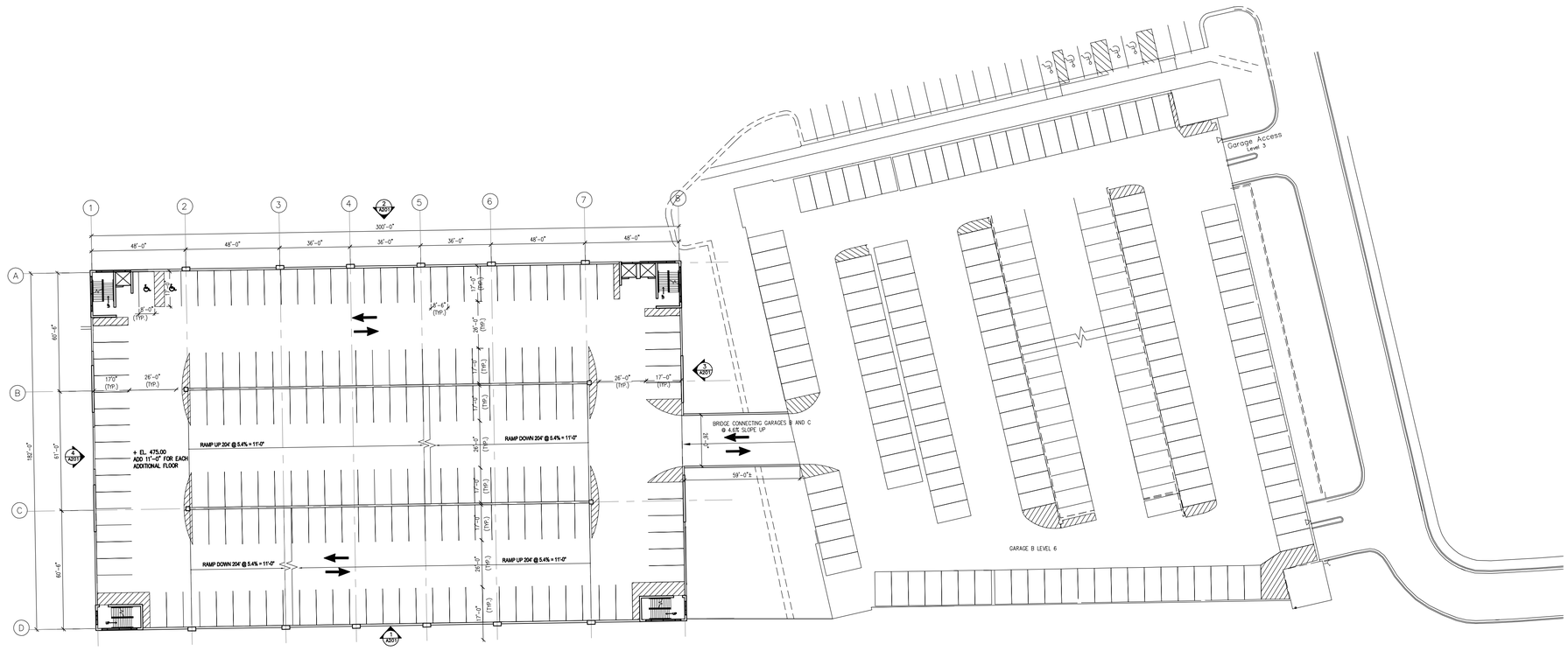
DRAWING NO.
TYPICAL LEVEL PLAN
FINAL PHASE

SCALE: AS NOTED

DATE: AUGUST 13, 2015

PROJECT NO : 30-15105

DES.	DRWN.	CK'D.
JJ	IM	JJ



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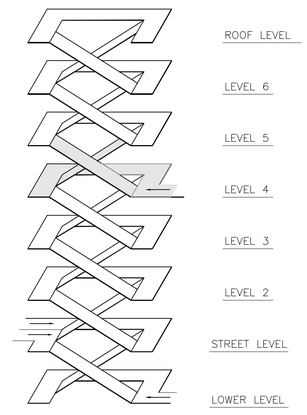
SCALE: 1/32"=1'-0"



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DRAWING TITLE:

A104.1

DRAWING NO.
FOURTH LEVEL PLAN
FINAL PHASE

SCALE: AS NOTED
DATE: AUGUST 13, 2015
PROJECT NO : 30-15105

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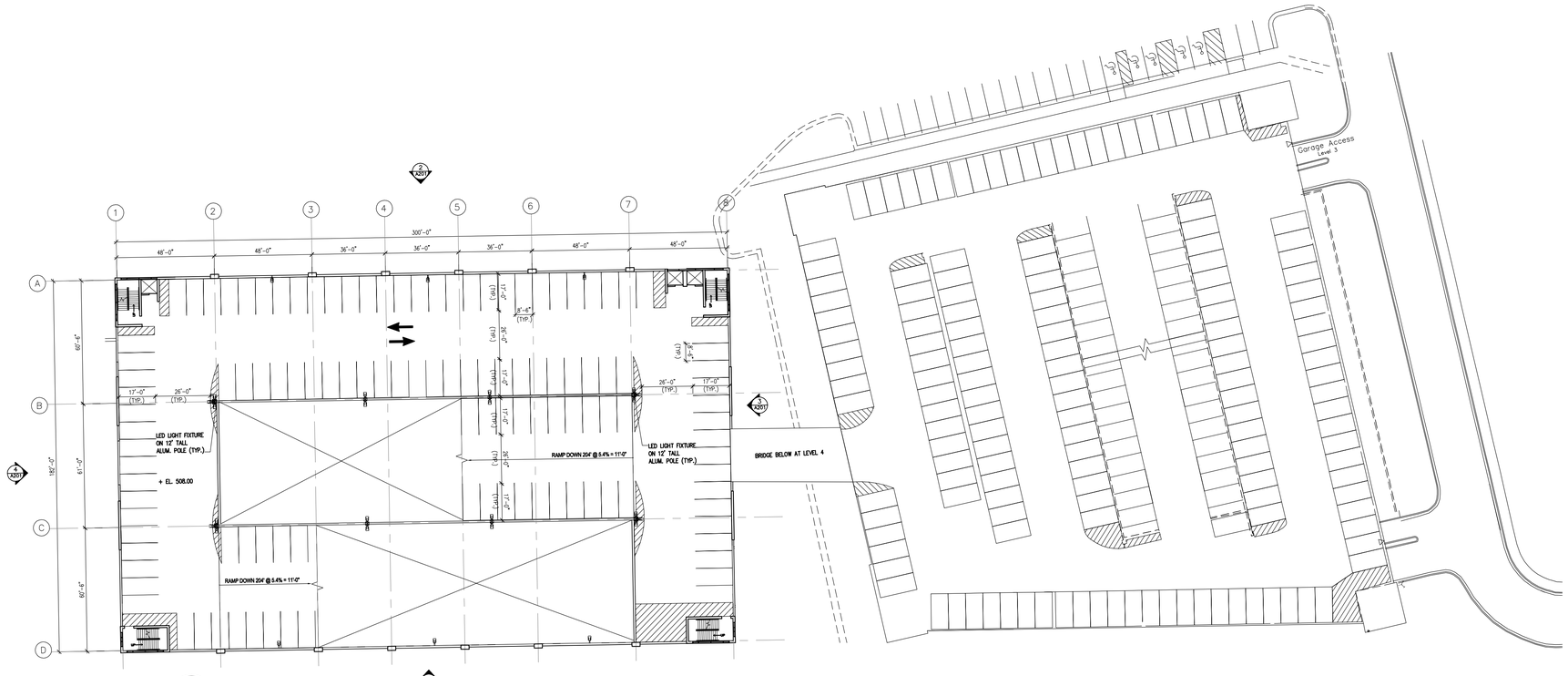
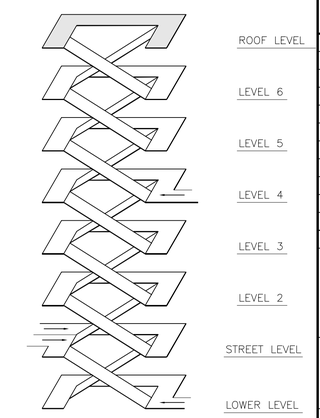
JJ	IM	JJ



1 / A105 ROOF LEVEL PLAN

SCALE: 1/32"=1'-0"



DESMAN Design Management

GARAGE C
FOR
MEDIMMUNE
GAITHERSBURG, MD

ISSUE		
NO.	DESCRIPTION	DATE

DRAWING TITLE:

A105.1

DRAWING NO.

ROOF LEVEL PLAN FINAL PHASE

SCALE: AS NOTED

DATE: AUGUST 13, 2015

PROJECT NO : 30-15105

DES.	DRWN.	CK'D.
JJ	IM	JJ

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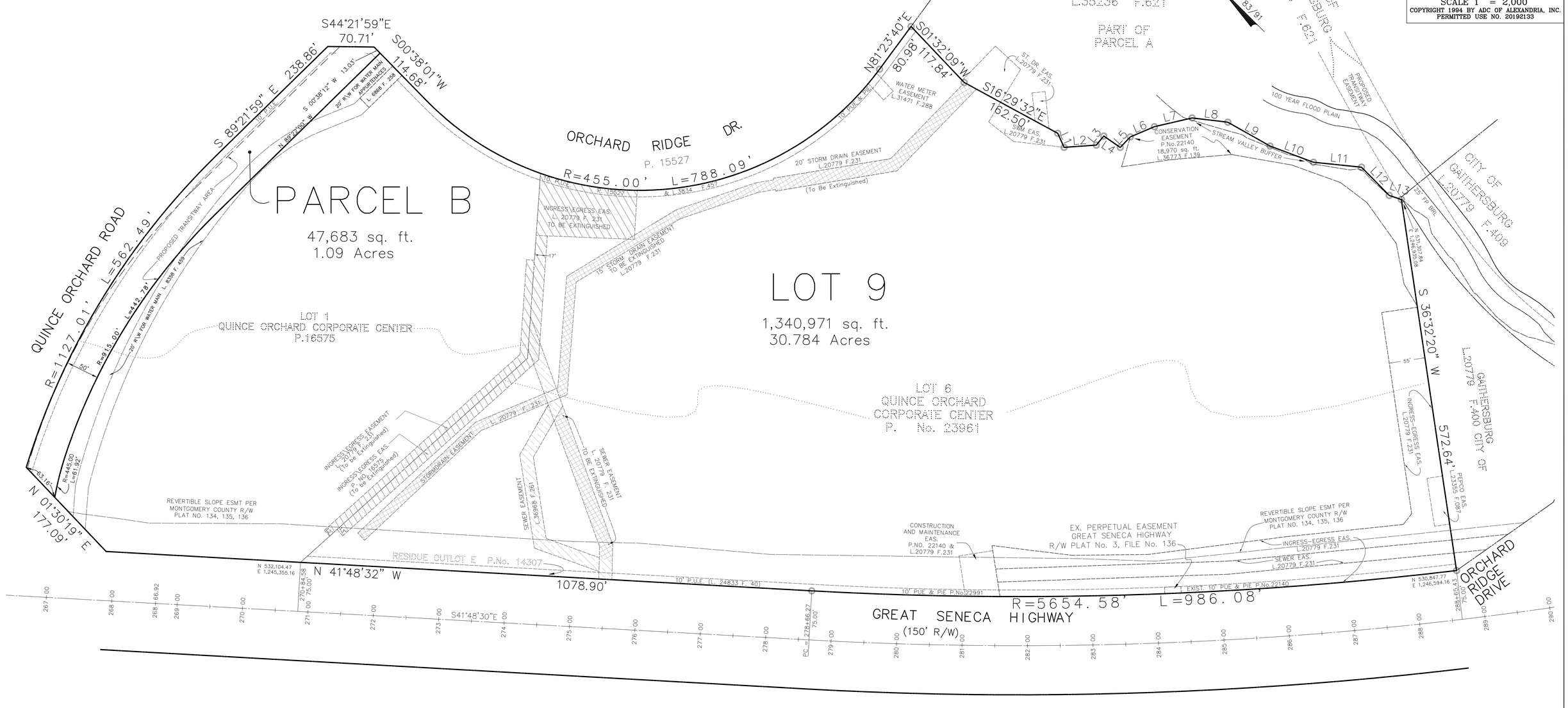

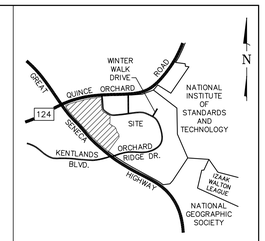

VICINITY MAP
SCALE 1" = 2,000'
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PERMITTED USE NO. 20192133

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	5654.58'	986.08'	9°59'30"	494.29'	S 46°48'15" E	984.83'
C2	455.00'	788.09'	73°02'52"	336.98'	S 62°04'54" E	541.59'

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

SURVEYOR'S CERTIFICATE

I certify to the best of my knowledge and belief that the boundary shown hereon is correct based on existing deeds and plats recorded among the Land Records of Montgomery County, Maryland, subject to change upon completion of a final survey. Topography from sources noted hereon.

Date _____

Macris, Hendricks, & Glascock, P.A.
By: Barry E. Hoyle
Professional Land Surveyor
Maryland Reg. No. 21135

NOTE: Stormwater management facilities are provided off-site. Applicant to record easements and covenants for maintenance of off-site Stormwater Management Facilities associated with SDP-7059-2015 must be under one ownership for as long as the Stormwater Management Facility is operational.

Joint Hearing - MCC & PC
SDP-7059-2015
Exhibit #50

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

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 7059-2015 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

F	08/28/15	Submit SDP to City / Garage C										
C	07/23/15	Submit SDP to City / Garage C										
B	06/19/15	Submit SDP to City / Garage C										
A	4/19/15	Submit Pre-Application to City / Garage C										
		REVISIONS	DWN	CK	CK	APP	NO	DATE	REVISIONS	DWN	CK	CK	APP

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

DESMAN
Design Management

RESERVED FOR P.E. STAMP

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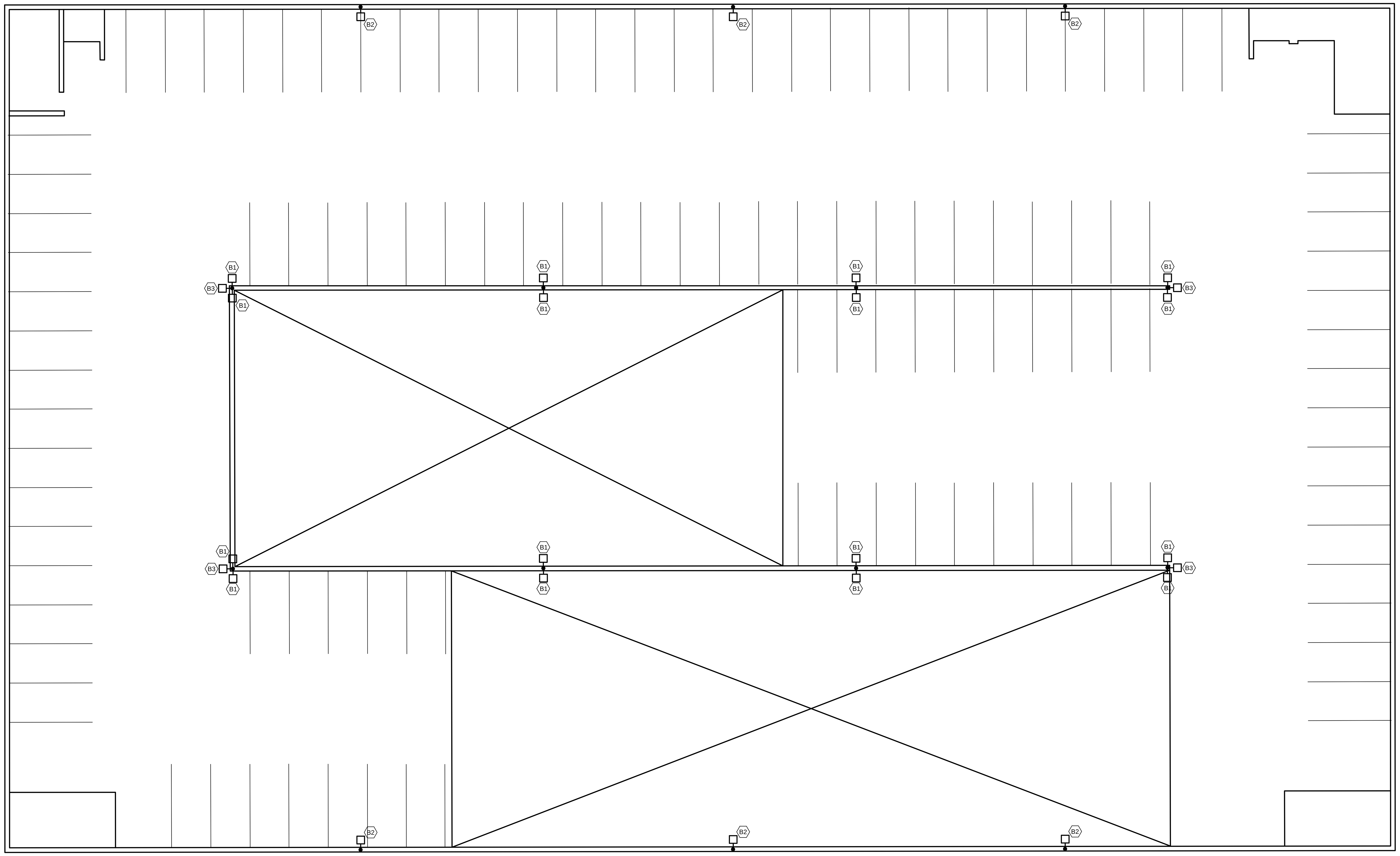
MEDIMMUNE, INC.
QUINCE ORCHARD PARK-The Ridges

CIVIL
PRELIMINARY SUBDIVISION PLAN

SCALE:	DATE:
1"=60'	08/28/15
DRAWN BY: BJD	APPROVED:
MEDIMMUNE, INC. DRAWING NO.: PP-1.00	REV.: F

MHG #89-157-13

I:\89157\Dwg\Medimmun Garage C.(89.157.13)PP_1B_01.dwg, Copyright © 2014 Macris, Hendricks & Glascock, P.A.



ROOF LEVEL PLAN - NEW WORK - ELECTRICAL

SCALE: 3/32" = 1' - 0"

ELECTRICAL LEGEND AND CONVENTIONS

- POLE MOUNTED SITE LIGHT
- (A1) LIGHTING FIXTURE TYPE (REFER TO SCHEDULE)
- LIGHTING FIXTURE

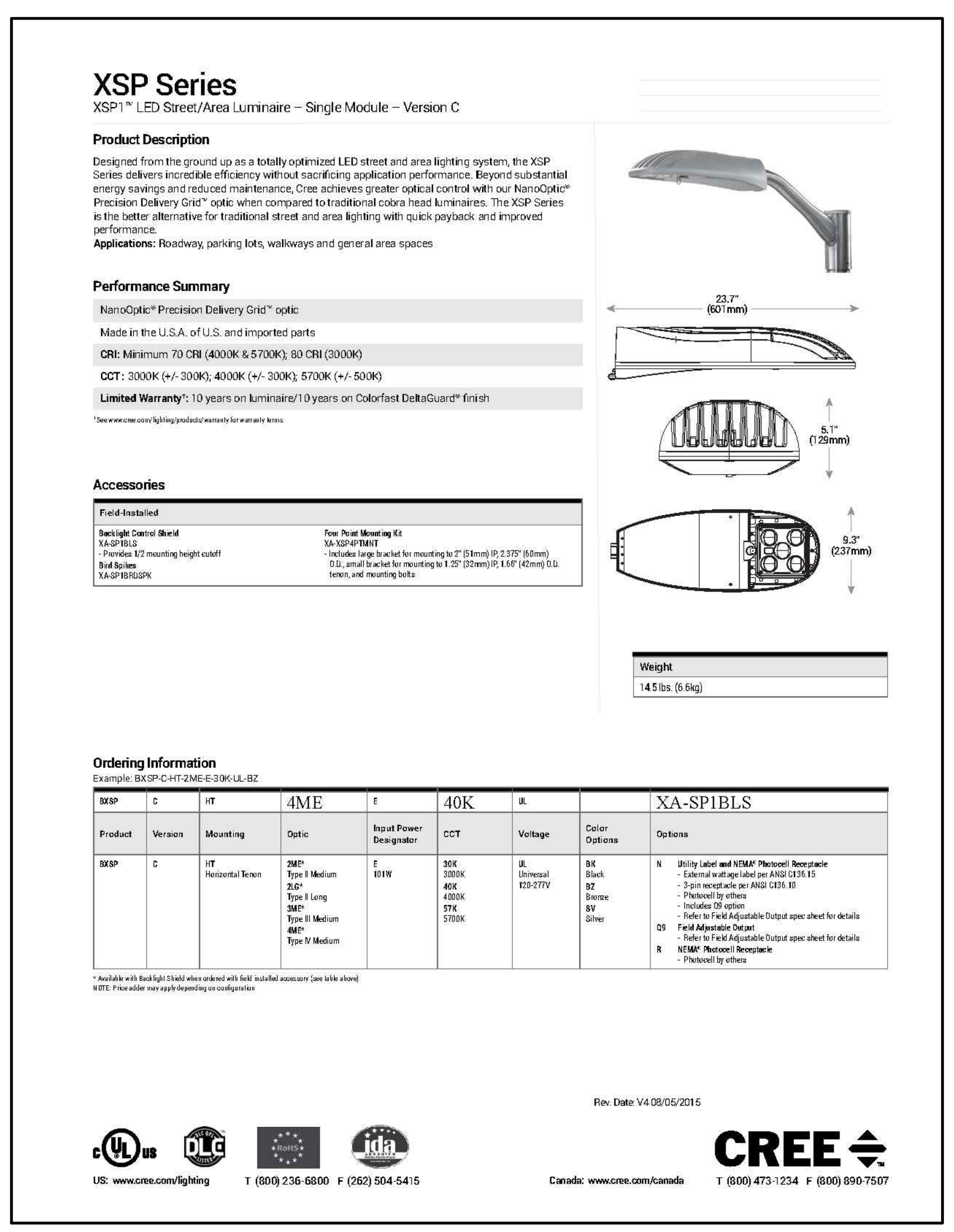
LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER / CATALOG NO.	LAMPS	VOLTAGE	NOTES
B1	SINGLE HEAD, TENON MOUNT, TYPE IV, MEDIUM DISTRIBUTION, 15' OVERALL HEIGHT, HOUSE SIDE SHEILD, WET LISTED	CREE BXSP	LED (INCLUDED) 6488 LUMEN 4000K 70+ CRI	MVOLT	101 FW
B2	SAME AS "B1" EXCEPT TYPE III MEDIUM DISTRIBUTION, NO HOUSE SIDE SHIELD	CREE BXSP	LED (INCLUDED) 8224 LUMEN 4000K CRI 70+	MVOLT	101 FW
B3	SAME AS "B1" EXCEPT DIFFERENT LED OUTPUT	CREE BXSP	LED (INCLUDED) 10598 LUMEN 4000K CRI 70+	MVOLT	139 FW

NOTES:

FW = FIXTURE WATTS

B1



XSP Series

XSP1™ LED Street/Area Luminaire – Single Module – Version C

Product Description

Designed from the ground up as a totally optimized LED street and area lighting system, the XSP Series delivers incredible efficiency without sacrificing application performance. Beyond substantial energy savings and reduced maintenance, Cree achieves greater optical control with our NanoOptic® Precision Delivery Grid™ optic when compared to traditional cobra head luminaires. The XSP Series is the better alternative for traditional street and area lighting with quick payback and improved performance.
Applications: Roadway, parking lots, walkways and general area spaces

Performance Summary

- NanoOptic® Precision Delivery Grid™ optic
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K)
- **CCT:** 3000K (+/- 300K); 4000K (+/- 300K); 5700K (+/- 500K)
- **Limited Warranty†:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

† See www.cree.com/lighting/products/warranty for warranty terms

23.7" (601mm) · 5.1" (129mm) · 9.3" (237mm)

Accessories

Field-Installed	
Backlight Control Shield XA-SP1BLS - Provides 1/2 mounting height cutoff **Bird Spikes** XA-SP1BRDSPK	**Four Point Mounting Kit** XA-XSP4PTMNT - Includes large bracket for mounting to 2" (51mm) IP, 2.375" (60mm) O.D., small bracket for mounting to 1.25" (32mm) IP, 1.66" (42mm) O.D. tenon, and mounting bolts

Weight
14.5 lbs. (6.6kg)

Ordering Information

Example: BXSP-C-HT-2ME-E-30K-UL-BZ

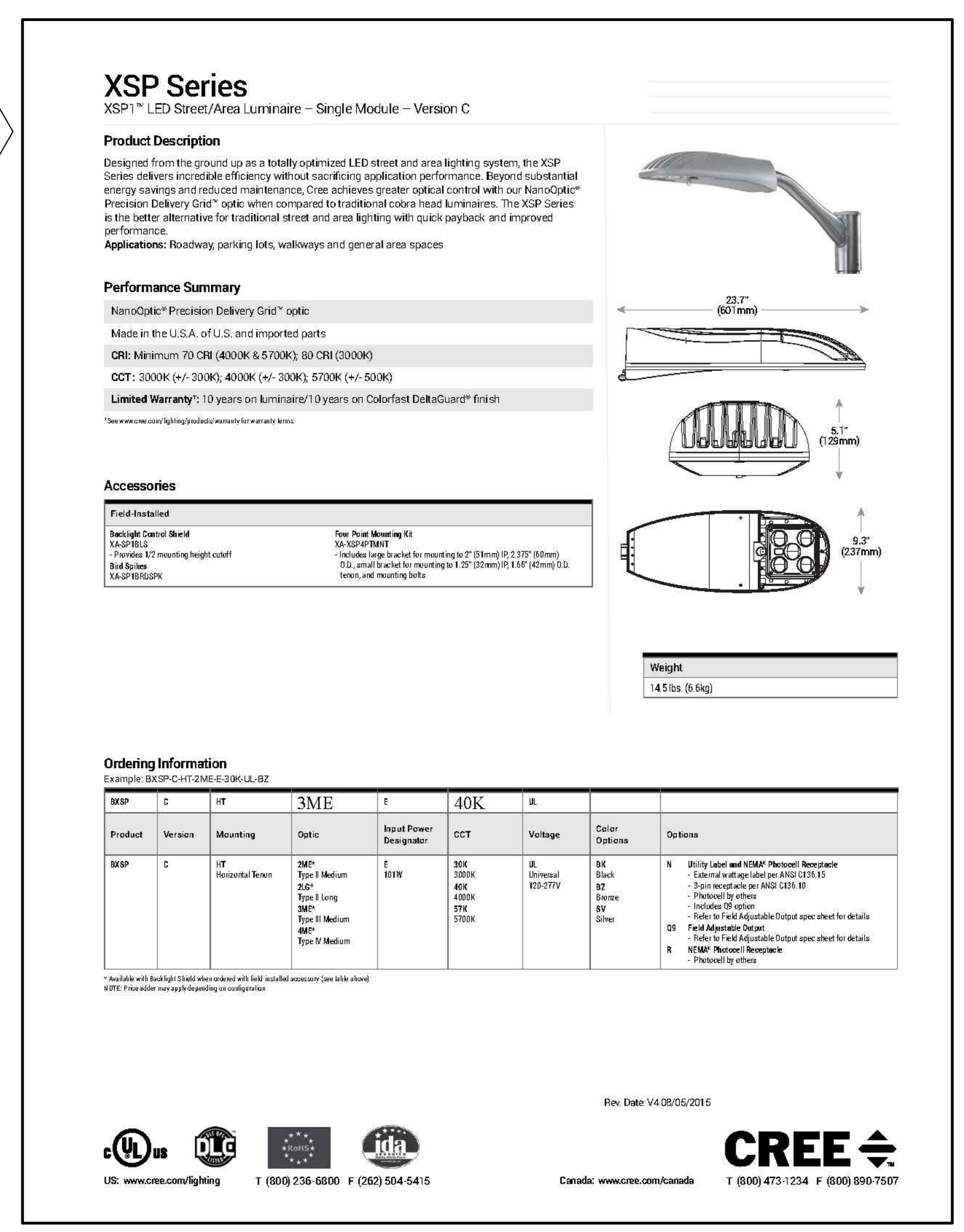
BXSP	C	HT	4ME	E	40K	UL		XA-SP1BLS
Product	Version	Mounting	Optic	Input Power Designator	CCT	Voltage	Color Options	Options
BXSP	C	HT Horizontal Tenon	2ME* Type II Medium 2LG* Type II Long 3ME* Type III Medium 4ME* Type IV Medium	E 101W	30K 3000K 40K 4000K 57K 5700K	UL Universal 120-277V	BK Black BZ Bronze SV Silver	N Utility Label and NEMA® Photocell Receptacle - External wattage label per ANSI C136.15 - 3-pin receptacle per ANSI C136.10 - Photocell by others - Includes Q9 option - Refer to Field Adjustable Output spec sheet for details Q9 Field Adjustable Output - Refer to Field Adjustable Output spec sheet for details R NEMA® Photocell Receptacle - Photocell by others

* Available with Backlight Shield when ordered with field installed accessory (see table above)
NOTE: Price adder may apply depending on configuration

Rev. Date: V4 08/05/2015

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415
Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

B2



XSP Series

XSP1™ LED Street/Area Luminaire – Single Module – Version C

Product Description

Designed from the ground up as a totally optimized LED street and area lighting system, the XSP Series delivers incredible efficiency without sacrificing application performance. Beyond substantial energy savings and reduced maintenance, Cree achieves greater optical control with our NanoOptic® Precision Delivery Grid™ optic when compared to traditional cobra head luminaires. The XSP Series is the better alternative for traditional street and area lighting with quick payback and improved performance.
Applications: Roadway, parking lots, walkways and general area spaces

Performance Summary

- NanoOptic® Precision Delivery Grid™ optic
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K)
- **CCT:** 3000K (+/- 300K); 4000K (+/- 300K); 5700K (+/- 500K)
- **Limited Warranty†:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

† See www.cree.com/lighting/products/warranty for warranty terms

23.7" (601mm) · 5.1" (129mm) · 9.3" (237mm)

Accessories

Field-Installed	
Backlight Control Shield XA-SP1BLS - Provides 1/2 mounting height cutoff **Bird Spikes** XA-SP1BRDSPK	**Four Point Mounting Kit** XA-XSP4PTMNT - Includes large bracket for mounting to 2" (51mm) IP, 2.375" (60mm) O.D., small bracket for mounting to 1.25" (32mm) IP, 1.66" (42mm) O.D. tenon, and mounting bolts

Weight
14.5 lbs. (6.6kg)

Ordering Information

Example: BXSP-C-HT-2ME-E-30K-UL-BZ

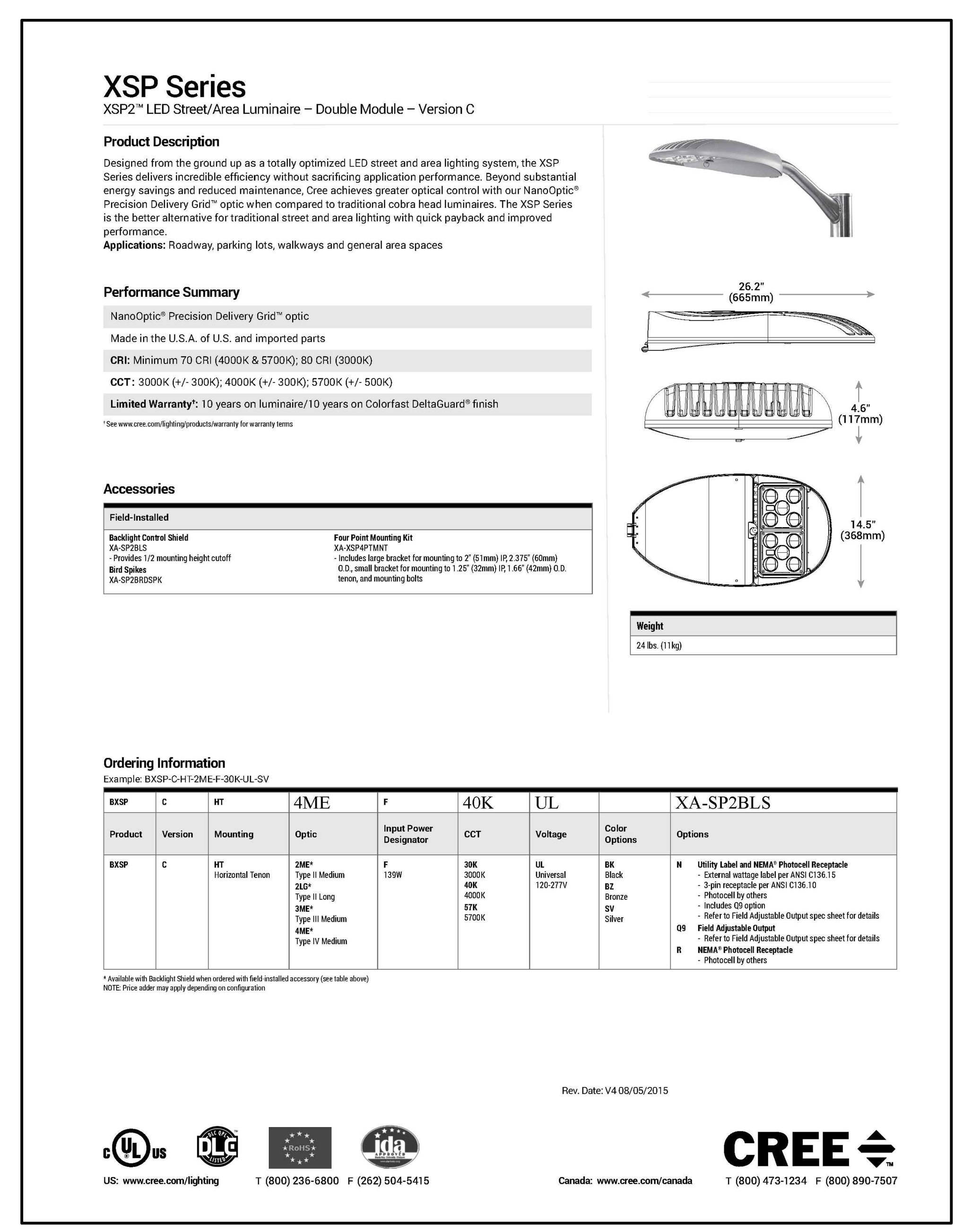
BXSP	C	HT	3ME	E	40K	UL		
Product	Version	Mounting	Optic	Input Power Designator	CCT	Voltage	Color Options	Options
BXSP	C	HT Horizontal Tenon	2ME* Type II Medium 2LG* Type II Long 3ME* Type III Medium 4ME* Type IV Medium	E 101W	30K 3000K 40K 4000K 57K 5700K	UL Universal 120-277V	BK Black BZ Bronze SV Silver	N Utility Label and NEMA® Photocell Receptacle - External wattage label per ANSI C136.15 - 3-pin receptacle per ANSI C136.10 - Photocell by others - Includes Q9 option - Refer to Field Adjustable Output spec sheet for details Q9 Field Adjustable Output - Refer to Field Adjustable Output spec sheet for details R NEMA® Photocell Receptacle - Photocell by others

* Available with Backlight Shield when ordered with field installed accessory (see table above)
NOTE: Price adder may apply depending on configuration

Rev. Date: V4 08/05/2015

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415
Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

B3



XSP Series

XSP2™ LED Street/Area Luminaire – Double Module – Version C

Product Description

Designed from the ground up as a totally optimized LED street and area lighting system, the XSP Series delivers incredible efficiency without sacrificing application performance. Beyond substantial energy savings and reduced maintenance, Cree achieves greater optical control with our NanoOptic® Precision Delivery Grid™ optic when compared to traditional cobra head luminaires. The XSP Series is the better alternative for traditional street and area lighting with quick payback and improved performance.
Applications: Roadway, parking lots, walkways and general area spaces

Performance Summary

- NanoOptic® Precision Delivery Grid™ optic
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K)
- **CCT:** 3000K (+/- 300K); 4000K (+/- 300K); 5700K (+/- 500K)
- **Limited Warranty†:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

† See www.cree.com/lighting/products/warranty for warranty terms

26.2" (665mm) · 4.6" (117mm) · 14.5" (368mm)

Accessories

Field-Installed	
Backlight Control Shield XA-SP2BLS - Provides 1/2 mounting height cutoff **Bird Spikes** XA-SP2BRDSPK	**Four Point Mounting Kit** XA-XSP4PTMNT - Includes large bracket for mounting to 2" (51mm) IP, 2.375" (60mm) O.D., small bracket for mounting to 1.25" (32mm) IP, 1.66" (42mm) O.D. tenon, and mounting bolts

Weight
24 lbs. (11kg)

Ordering Information

Example: BXSP-C-HT-2ME-F-30K-UL-SV

BXSP	C	HT	4ME	F	40K	UL		XA-SP2BLS
Product	Version	Mounting	Optic	Input Power Designator	CCT	Voltage	Color Options	Options
BXSP	C	HT Horizontal Tenon	2ME* Type II Medium 2LG* Type II Long 3ME* Type III Medium 4ME* Type IV Medium	F 139W	30K 3000K 40K 4000K 57K 5700K	UL Universal 120-277V	BK Black BZ Bronze SV Silver	N Utility Label and NEMA® Photocell Receptacle - External wattage label per ANSI C136.15 - 3-pin receptacle per ANSI C136.10 - Photocell by others - Includes Q9 option - Refer to Field Adjustable Output spec sheet for details Q9 Field Adjustable Output - Refer to Field Adjustable Output spec sheet for details R NEMA® Photocell Receptacle - Photocell by others

* Available with Backlight Shield when ordered with field installed accessory (see table above)
NOTE: Price adder may apply depending on configuration

Rev. Date: V4 08/05/2015

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415
Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

Joint Hearing - MCC & PC
SDP-7059-2015
Exhibit #51

REV.	DATE	DESCRIPTION	BY

Leach Wallace Associates, Inc.
Consulting Engineers
6522 Meadowridge Road
Elkridge, MD 21075
(410) 579-8100 FAX (410) 540-9041

PROJECT TITLE:
GARAGE C FOR MEDIMMUNE
GAITHERSBURG, MD

ISSUE DATE:	DRAWN BY:	CHECKED BY:
08/27/2015	AH	PEM

DRAWING TITLE:
ROOF LEVEL PLAN - NEW WORK - ELECTRICAL

NOT FOR CONSTRUCTION

PROJECT NUMBER: 15-275-00

DRAWING NUMBER: E1.00

FILENAME: P:\2015\1527500\Submissions\Roof Pole Locations (2015-08-27)\ ROOF LIGHTING POLE LOCATIONS.DWG LAST SAVED BY: (AHO) PLOTTED BY: (AHO) ON Aug 27, 2015 - 1:02pm

2015-3-17

Joint Hearing - MCC & PC
SDP-7059-2015
Exhibit #52

NEXT SIGNAL

Gaithersburg
CITY EVENTS & INFORMATION
MONTGOMERY COUNTY FAIR
Great Food • Carnival Rides • Farm Animals
Recreation Class Registration
Wellands Downtown
SHOP DINE

STORMWATER MANAGEMENT CONCEPT AND PRELIMINARY COMPUTATIONS PACKAGE

MedImmune – Gaithersburg, Garage "C"

MHG PROJECT No. 1989.157.16
August 2015

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
STORMWATER MANAGEMENT

APPLICATION NO. SWM-7057-2015

CONCEPT PLAN ☒ PRELIMINARY PLAN ☐

APPROVAL DATE 08/28/15

BY Allie Thompson

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: 4-21-16

Stephen E. Crum, P.E.

STATE OF MARYLAND
STEPHEN EDWARD CRUM
No. 16905
REGISTERED PROFESSIONAL ENGINEER
08-28-15

Prepared for:

MEDIMMUNE, Inc.
One Medimmune Way
Gaithersburg, MD 20878

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

9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

Phone 301.670.0840
Fax 301.948.0693

MHG

Joint Hearing - MCC & PC
SDP-7059-2015
Exhibit #53

From: Ollie Mumpower
To: Caroline Seiden
Cc: Ryan, Timothy (Hunt Valley); Brian Donnelly; Trudy Schwarz; Kondagari, Shourie; Sandra Gross
Subject: RE: MedImmune Garage C - Traffic Analysis
Date: Wednesday, August 26, 2015 11:57:59 AM

Caroline:

I talked to Tim about this earlier today. I am Ok with the June 11th traffic study being used for the SDP submittal. The traffic coming in from the surrounding road system remains the same but the on-site traffic will be distributed a little differently. At the SP submittal stage the study should be updated to account for the new drive north of the proposed garage

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

From: Kondagari, Shourie [mailto:shourie.kondagari@aecom.com]
Sent: Tuesday, June 16, 2015 10:48 AM
To: Ollie Mumpower
Cc: Ryan, Timothy (Hunt Valley); Krieg, Leo; Brian Donnelly; Morrison, Erik; Miller, Patrick; John Judge (jjudge@desman.com); Namur, Ida; Trudy Schwarz; Caroline Seiden
Subject: MedImmune Garage C - Traffic Analysis

Ollie,

Please find attached for your review Traffic Operational Analysis for Garage C. Once we receive your comments we will be glad to incorporate them and finalize the study for the submission on June 19, 2015.

Please do not hesitate top contact us for any questions or if you need additional information. Thank you.

Regards,
Shourie

Shourie Kondagari, PE, PTOE
Senior Traffic Engineer
Direct: 410-891-9281
shourie.kondagari@aecom.com

AECOM

4 North Park Drive, Suite 300
Hunt Valley, MD 21030
Telephone: 410-785-7220, Fax: 410-786-6818
www.aecom.com

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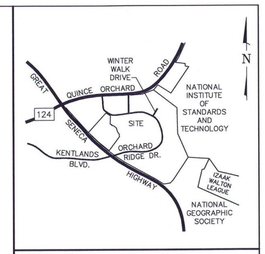

VICINITY MAP
SCALE 1" = 2,000'

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PERMITTED USE NO. 20192133

LEGEND

- PROPOSED SHADE TREES
- PROPOSED ORNAMENTAL TREES
- PROPOSED LARGE EVERGREEN TREES
- PROPOSED SMALL EVERGREEN TREES
- PROPOSED SHRUB MASS
- EXISTING TREES
- EXISTING SHRUB MASS
- PROPOSED LIGHT POLE (SEE GARAGE PLANS FOR LOCATIONS OF PROPOSED LIGHTING FIXTURES WITHIN PARKING STRUCTURE)
- EXISTING LIGHT POLE / TO BE REMOVED
- PROPOSED STORM DRAIN SEGMENT TO BE WRAPPED IN BIO-BARRIER (SEE STORMWATER CONCEPT PLAN)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Joint Hearing - MCC & PC
SDP-7059-2015
Exhibit #55

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

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

DESMAN ASSOCIATES

RESERVED FOR P.E. STAMP

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MEDIMMUNE, INC.
QUINCE ORCHARD PARK-The Ridges

SCHEMATIC DEVELOPMENT PLAN
CONCEPT LANDSCAPE PLAN

SCALE: 1"=30'	DATE: 06/19/15
DRAWN BY: GSH	APPROVED:
MEDIMMUNE, INC. DRAWING NO.: 500-000-C310	REV.: B

MHG #89-157-16

MedImmune

One MedImmune Way
Gaithersburg, MD 20878

301-398-0000
www.medimmune.com

September 2, 2015

Frank M. Johnson, Esq.
Assistant City Attorney
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, MD 20877

Caroline Seiden
Planner
City of Gaithersburg Planning and Code Administration
31 South Summit Avenue
Gaithersburg, MD 20877

Re: Schematic Development Plan SDP-7059-2015
MedImmune proposed Parking Garage C project
Right-of-way for Corridor Cities Transitway project

Dear Mr. Johnson and Ms. Seiden:

Thank you for the City's letter of August 13, 2015 responding to our letter concerning the City's request for additional right-of-way in connection with the Corridor Cities Transitway (CCT) project. We have reviewed your letter and, after careful consideration, we have concluded that the City's proposed action would be a taking without compensation. Nevertheless, we would like to continue to work with the City to achieve a result that is beneficial to our community and reasonable under the circumstances.

To that end, MedImmune is willing to create the separate CCT parcel without dedicating the parcel (at no cost) at this time. MedImmune would retain ownership of the separate CCT parcel until MedImmune and the City can work out reasonable terms regarding timing, compensation, including a possible land exchange involving the prior CCT alignment as described in our July 21st letter, and the role of the Maryland Transit Administration in these discussions. This approach seems to be consistent with the City's proposed establishment of the CCT parcel but postponement of dedication until later as described in the City's letter.

Joint Hearing - MCC & PC
SDP-7059-2015
Exhibit #56

For your convenience, we have prepared proposed language that is consistent with this approach and could be included in connection with Schematic Development Plan SDP-7059-2015 (or no condition):

> "MedImmune will dedicate Parcel B ("Future 50' Transit" or "Proposed Transitway Area") upon agreement with the City as to the timing of the dedication, compensation for the dedication, and a possible land exchange arrangement involving the prior Corridor Cities Transitway alignment, provided the Maryland Transit Administration confirms that the prior CCT alignment no longer is necessary for the CCT project. Discussions and agreement as to the future dedication of Parcel B may involve the Maryland Transit Administration and other considerations such as utilities and stormwater management facilities."

We would be happy to discuss this matter further with the City at your convenience. Thank you very much for your consideration.

Very truly yours,

Ellen Maldonado
Senior Corporate Counsel

cc: Erik Morrison, Associate Director, Master Planning
Stuart Barr, Lerch Early & Brewer

From: Frank Johnson
To: Maldonado, Ellen
Cc: Morrison, Erik; Barr, Stuart R.; Garner, Julie (AZ); Caroline Seiden
Subject: RE: MedImmune Response to City of Gaithersburg Letter of August 13, 2015
Date: Friday, September 04, 2015 11:34:13 AM
Attachments: image001.png

Ms. Maldonado:

City staff have had the chance to review your September 2, 2015 letter. While we don't agree that the action proposed in the City's August 13 letter would have constituted a Constitutional taking, especially as it would have been part of a development plan approval, the City does wish to work with MedImmune to resolve the issue.

To that end, City staff have considered your proposed language, which would be included as the staff recommendation for approval of Schematic Development Plan SDP-7059-2015. In general, City staff can agree with the substance you've proposed, with the final language as indicated below:

> MedImmunee will dedicate Parcel B ("Future 50' Transit" or "Proposed Transitway Area") upon agreement with the City and/or Maryland Transit Administration as to the timing of the dedication, compensation for the dedication, and a possible land exchange arrangement involving the prior Corridor Cities Transitway ("CCT") alignment, provided the Maryland Transit Administration confirms that the prior CCT alignment no longer is necessary for the CCT project.

This includes the MTA in the future dedication issue, which follows what you had proposed.

Let me know at your first convenience if this language poses any problem, and City staff will proceed from there.

Thank you!

Frank Johnson

Frank M. Johnson, Assistant City Attorney | **Dept. of Legal Services**
City of Gaithersburg | 31 S. Summit Avenue | Gaithersburg, MD 20877
P (301) 258.6310 x. 2284 | F (301) 948.6149

From: Maldonado, Ellen [mailto:MaldonadoE@MedImmune.com]
Sent: Wednesday, September 02, 2015 5:39 PM
To: Caroline Seiden; Frank Johnson
Cc: Morrison, Erik; Barr, Stuart R.; Garner, Julie (AZ)
Subject: MedImmune Response to City of Gaithersburg Letter of August 13, 2015

Dear Ms. Seiden and Mr. Johnson,

Attached please find our reply to your letter of August 13, 2015. We will be sending the hard copy as well.

Please do not hesitate to contact me if you have any questions or comments regarding the letter.

Sincerely,

Ellen

Ellen Maldonado
Senior Corporate Counsel

AstraZeneca | Operations Legal
One MedImmune Way | Gaithersburg | MD 20878
Tel: 301-398-5878 | Cell: 240-246-5803
maldonadoe@medimmune.com

To the extent this electronic communication or any of its attachments contain information that is not in the public domain, such information is considered by MedImmune to be confidential and proprietary. This communication is expected to be read and/or used only by the individual(s) for whom it is intended. If you have received this electronic communication in error, please reply to the sender advising of the error in transmission and delete the original message and any accompanying documents from your system immediately, without copying, reviewing or otherwise using them for any purpose. Thank you for your cooperation.

From: Maldonado, Ellen
To: Frank Johnson
Cc: Morrison, Erik; Barr, Stuart R.; Garner, Julie (AZ); Caroline Seiden
Subject: RE: MedImmune Response to City of Gaithersburg Letter of August 13, 2015
Date: Tuesday, September 08, 2015 9:42:06 AM
Attachments: image001.png

Hi Mr. Johnson,

Our team has reviewed the proposed language and it looks fine. Thank you!

Best regards,

Ellen

Ellen Maldonado
Senior Corporate Counsel

AstraZeneca | Operations Legal
One MedImmune Way | Gaithersburg | MD 20878
Tel: 301-398-5878 | Cell: 240-246-5803
maldonadoe@medimmune.com

From: Frank Johnson [mailto:FJohnson@gaithersburgmd.gov]
Sent: Friday, September 04, 2015 11:34 AM
To: Maldonado, Ellen
Cc: Morrison, Erik; Barr, Stuart R.; Garner, Julie (AZ); Caroline Seiden
Subject: RE: MedImmune Response to City of Gaithersburg Letter of August 13, 2015

Ms. Maldonado:

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Frank Johnson

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P (301) 258.6310 x. 2284 | F (301) 948.6149

From: Maldonado, Ellen [mailto:MaldonadoE@MedImmune.com]
Sent: Wednesday, September 02, 2015 5:39 PM
To: Caroline Seiden; Frank Johnson
Cc: Morrison, Erik; Barr, Stuart R.; Garner, Julie (AZ)
Subject: MedImmune Response to City of Gaithersburg Letter of August 13, 2015

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Sincerely,

Ellen

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STORMWATER MANAGEMENT CONCEPT AND PRELIMINARY COMPUTATIONS PACKAGE

MedImmune – Gaithersburg, Garage "C"

MHG PROJECT No. 1989.157.16
September 2015

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
STORMWATER MANAGEMENT

APPLICATION NO. SWM-7057-2015
CONCEPT PLAN ☐ PRELIMINARY PLAN ☒
APPROVAL DATE 09/10/15
BY

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: 4-21-16

Stephen E. Crum, P.E.

STATE OF MARYLAND
STEPHEN EDWARD CRUM
No. 16905
REGISTERED PROFESSIONAL ENGINEER
09-09-15

Prepared for:

MEDIMMUNE, Inc.
One Medimmune Way
Gaithersburg, MD 20878

Joint Hearing - MCC & PC
SDP-7059-2015
Exhibit #59

MHG

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

9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

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