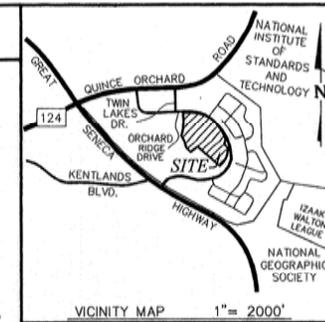


PLAT No. 24703



TAX MAP No. FS 123

Notes

- Coordinates shown hereon are based on the Maryland Coordinate System 83/91 Datum as projected by WSC. Stations used are No. 20064 with coordinates of North 532,603.492 feet and East 1,246,963.382 feet and No. 19776 with coordinates of North 532,579.762 feet and East 1,244,959.262 feet. The combined scale factor is 0.999945622. The distances shown on this plat are as measured on the surface. To convert ground distances to grid distances, multiply the ground distance by the combined scale factor.
- This plat is subject to covenants and restrictions to be recorded hereafter.
- This property is in the MXD zone.
- This Property is subject to the sixth amendment to Annexation Agreement X-129, recorded in Liber 46317 at Folio 139 among the Land Records of Montgomery County, as well as all previous annexation agreements for X-129.
- This Plat is not intended to show every matter affecting or restricting the ownership and use of the property. This Plat is not intended to replace an examination of title or to deplete or note all matters affecting title.

SURVEYOR'S CERTIFICATE

We hereby certify that the plat shown hereon is correct; that it is a resubdivision of part of the land conveyed by the General Electric Real Estate Credit Corporation to Medimmune, Inc. by deed dated December 31, 2007 and recorded among the Land Records of Montgomery County, Maryland in Liber 35236 at Folio 621; also being a resubdivision of part of Parcel A, as delineated on a plat of subdivision entitled "GEISCO" as recorded among the said Land Records in Plat Book 122 as Plat No. 14307

We hereby certify that, once engaged as described in the owner's dedication hereon, all monuments shown thus (M), and all property markers and other boundary markers shown thus (C) will be set as delineated hereon in accordance with Chapter 20, Article III, Section 20-32 and Article VIII, Section 20-62(d); of the Gaithersburg City Code. The total area included on this plat is 757,794 square feet or 17.39655 acres and there is no street dedication by this plat.

11/5/13
Date

Barry E. Hoyle
Macris, Hendricks & Glascock, P.A.
By: Barry E. Hoyle
Professional Land Surveyor
Md. Reg. No. 21135
License Expires: June 21, 2014

OWNER'S DEDICATION

Medimmune, LLC, a Delaware Limited Liability Company, owner of the property shown hereon, hereby adopts this plat of resubdivision; dedicates the streets as shown hereon to public use; establishes and grants to the City of Gaithersburg, Maryland or other appropriate agency, hereby grant a Public Utilities Easement (P.U.E.) as shown hereon to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland; subject to all current and applicable regulations of all federal, state, and local governing agencies; grants to the City of Gaithersburg the Category I Conservation Easements as shown hereon and subject to the terms and provisions of a document recorded among the Land Records of Montgomery County, Maryland in Liber 47789 at Folio 145; As owners of this subdivision, we, our successors and assigns, will cause all property corner markers and any other required monumentation, to be set by a registered Maryland Land Surveyor, in accordance with Chapter 20, Article III, Section 20-32 and Article VI, Section 20-50, of the Gaithersburg City code.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of resubdivision.

05 NOV 2013
Date

Jane Murray
Jane Murray
Head, CB Site Ops
Medimmune Biotech Operations

RECEIVED
NOV 22 2013
Clerk of the Circuit Court
Montgomery County, Md.

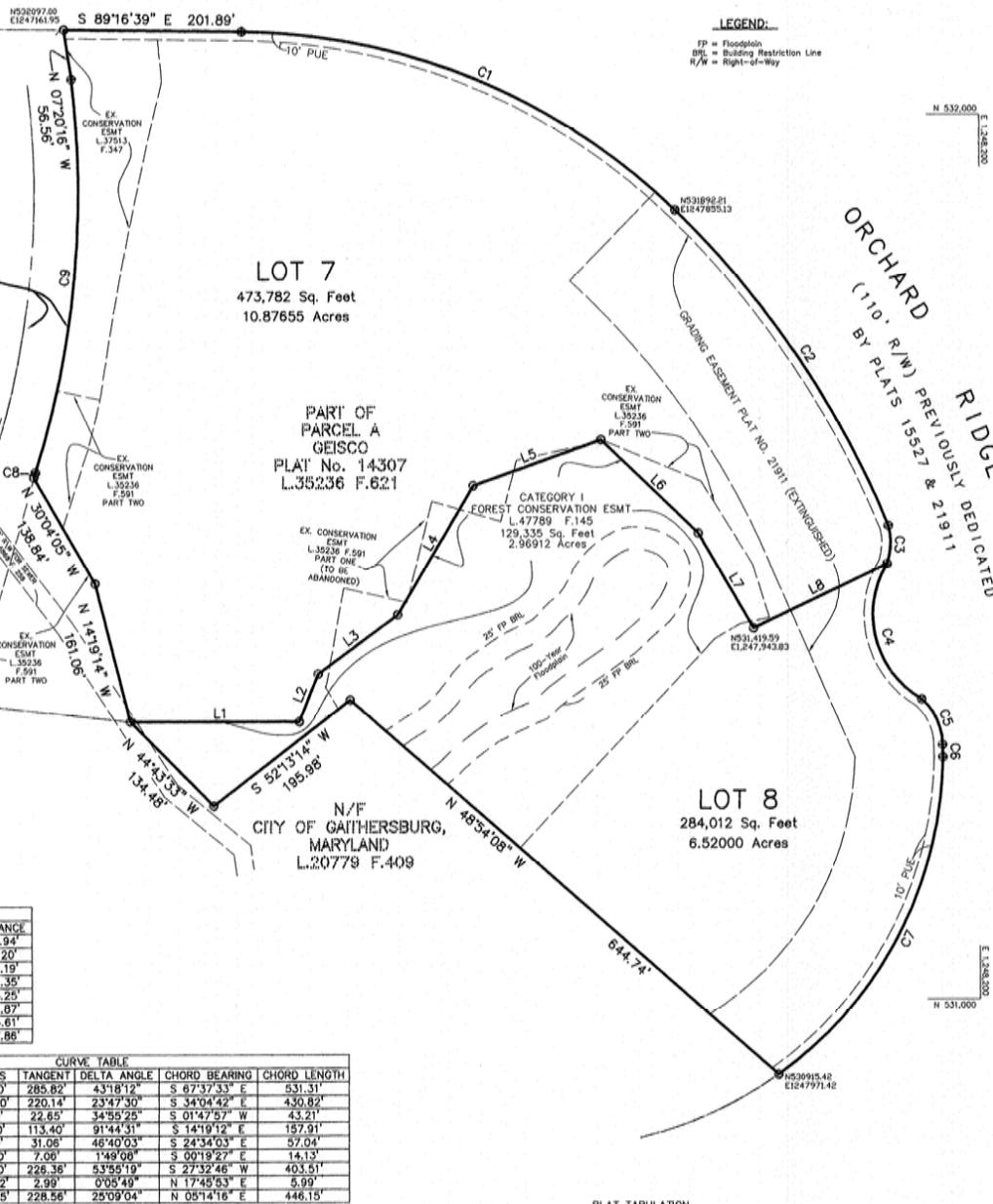
PLAT OF RESUBDIVISION
LOTS 7 & 8
QUINCE ORCHARD
CORPORATE CENTER
ELECTION DISTRICT No. 9
CITY of GAITHERSBURG, MARYLAND
SCALE: 1" = 100' NOVEMBER, 2013

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

9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1270

Phone 301.670.0840
Fax 301.948.0690
www.mhgsa.com

PLAT No. 40
JOB No. 89.157.84



LEGEND:
FP = Floodplain
BRE = Building Restriction Line
R/W = Right-of-Way

N 532.000
E 1247.955.13

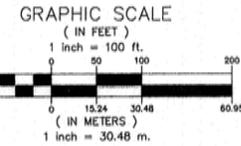
E 1248.000
N 531.000

DISTANCE
191.94'
58.20'
112.10'
169.35'
154.25'
152.87'
124.61'
167.86'

RADIUS	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
0.00'	285.82'	43°18'12"	S 67°37'33" E	531.31'
45.00'	220.14'	23°47'30"	S 34°04'42" E	430.82'
2.00'	22.65'	34°55'25"	S 01°47'57" W	43.21'
0.00'	113.40'	91°44'31"	S 14°19'12" E	157.91'
2.00'	31.06'	48°40'03"	S 24°34'03" E	57.04'
3.00'	7.06'	1°49'00"	S 00°19'27" E	14.13'
3.00'	226.38'	53°55'19"	S 27°32'46" W	403.51'
41.12'	2.99'	0°05'49"	N 17°45'53" E	5.99'
24.55'	228.56'	25°09'04"	N 05°14'16" E	446.15'

PLAT TABULATION

Number of Lots = 2
Area of Lots = 757,794 sq.ft.
Total Area = 757,794 square feet
or 17.39655 acres



Joint Hearing - MCC & PC
SDP-6905-2015
6

FOR REVIEW ONLY
COURT PLANNING COMMISSION
20-Nov-2013
DATE
20-Nov-2013
DATE
Date: _____
Plat No.: _____

p201943 MSA SSN 1249 30804 R-3542-2013



In reply, please refer to: 20836215

January 13, 2015

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

Reference: Queuing Analysis Memorandum
MedImmune Childcare Center

Dear Mr. Mumpower:

Pursuant to the City of Gaithersburg's request, URS has completed queuing analyses to study the impacts of the proposed childcare center (18,000 SF approximately) to be located at the southeast corner of the Orchard Ridge Drive and Winter Walk Drive intersection in the City of Gaithersburg, Maryland. A location map of the site is included as **Figure 1**. This memorandum presents the results of queuing analyses.

The proposed development is intended to provide premium childcare services to MedImmune employees. The facility is anticipated to provide enrollment for up to 180 children, with staffing of approximately 35 employees. A site plan that shows the proposed childcare center along with the site access driveway is included as **Figure 2**. As shown in Figure 2, site access is proposed to be aligned with Winter Walk Drive to facilitate thru movements from Winter Walk Drive. The proposed alignment is planned to be accomplished by re-striping the existing lane on Winter Walk Drive to provide a thru-left lane and a right turn lane, and by providing hatched pavement markings on the childcare center driveway. Winter Walk Drive, under existing conditions, has a wide single outbound lane (22' approximately) that can be re-striping to accommodate two lanes as indicated above.

The queuing analysis conducted is based on the queuing analysis methodology established by the Maryland State Highway Administration (SHA). As requested in earlier conversations with City staff, queues on Orchard Ridge Drive and the site access were evaluated in this study. Trip generation for the proposed development is based on the childcare center rates/equations established in the ITE Trip Generation Manual, 9th Edition. The results of the trip generation analysis are summarized in Table 1.

Table 1
Site-Trip Generation Analysis

Land Use	Size	Units	ITE Land Use	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Childcare Center Trips*	35	Employees	565	90	80	170	78	88	166

* Includes trips from child pick-up/drop-off and childcare employee trips
 Childcare center is intended to serve MedImmune Staff Only

As indicated in Table 1, the proposed childcare center is anticipated to generate a total of 170 trips in the AM peak hour and 166 trips in the PM peak hour. Though the proposed development is anticipated to only add the trips resulting from the childcare center employees, ITE trip generation rates provide estimates for the children drop-off and pick-up traffic as well. We have included the drop-off/pick-up traffic in order to address a worst case scenario for queues at both study locations.

Trip distribution for the proposed childcare center is based on review of existing traffic patterns at nearby intersections, and is shown in **Figure 3**. The thru volume on Orchard Ridge Drive was observed to be low and is anticipated to have minor impacts, if any, on the turn volumes entering/exiting the site. Therefore, for the purpose of this study, queuing analysis includes only the incoming and outgoing traffic from the proposed development. The site traffic volumes are shown on **Figure 4**.

The results of the queuing analysis are summarized in **Table 2**.

Table 2
Queuing Analysis Summary

Street Name	Orientation	Movement	Existing Storage Length (Feet)	Trip Distribution	Peak Hour Volume (vehicles/hour)		Queues Length (feet)*		Is Existing/Proposed Storage Length Adequate?			
					AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
Orchard Ridge Drive	East-West	WBL	120	49%	44	38	55	48	Yes	Yes	Yes	Yes
Childcare Center Access	North-South	NBLR	275	100%	80	88	100	110	Yes	Yes	Yes	Yes

* Queue computation based on the MD SHA methodology. Queue Length = 1.25 x (peak hour volume)

As Indicated in Table 2, the existing storage length for turn lanes on Orchard Ridge Drive is anticipated to sufficiently provide for the turn volumes entering the site. The driveway length is also anticipated to provide for the worst case queues resulting from the exiting traffic. As the posted speed limit on Orchard Ridge Drive is 25 MPH, no eastbound right-turn deceleration lane at the site access is deemed necessary for this project. Such a provision would be inconsistent with the overall roadway infrastructure on Orchard Ridge Drive.

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

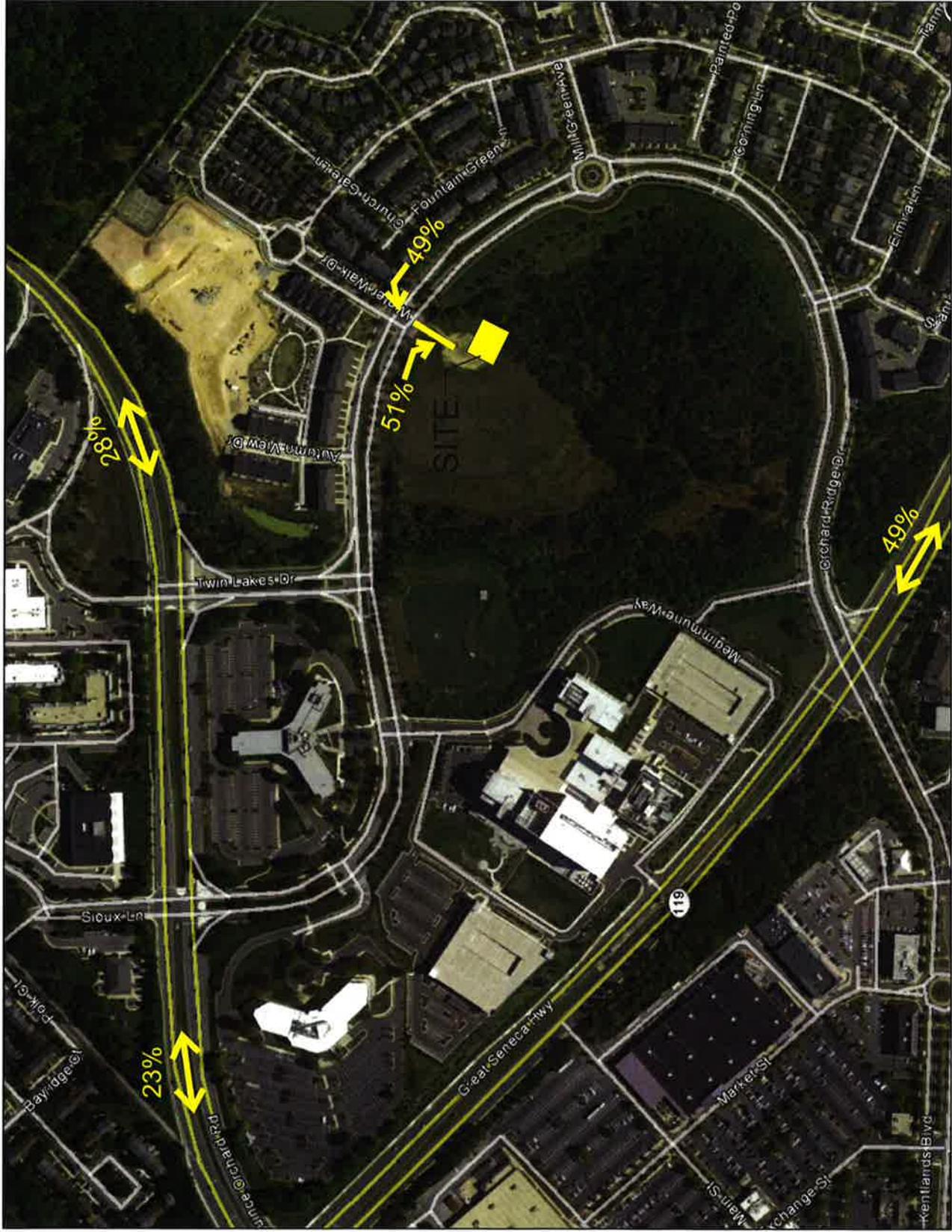
Sincerely,

URS Corporation

K. Shourie

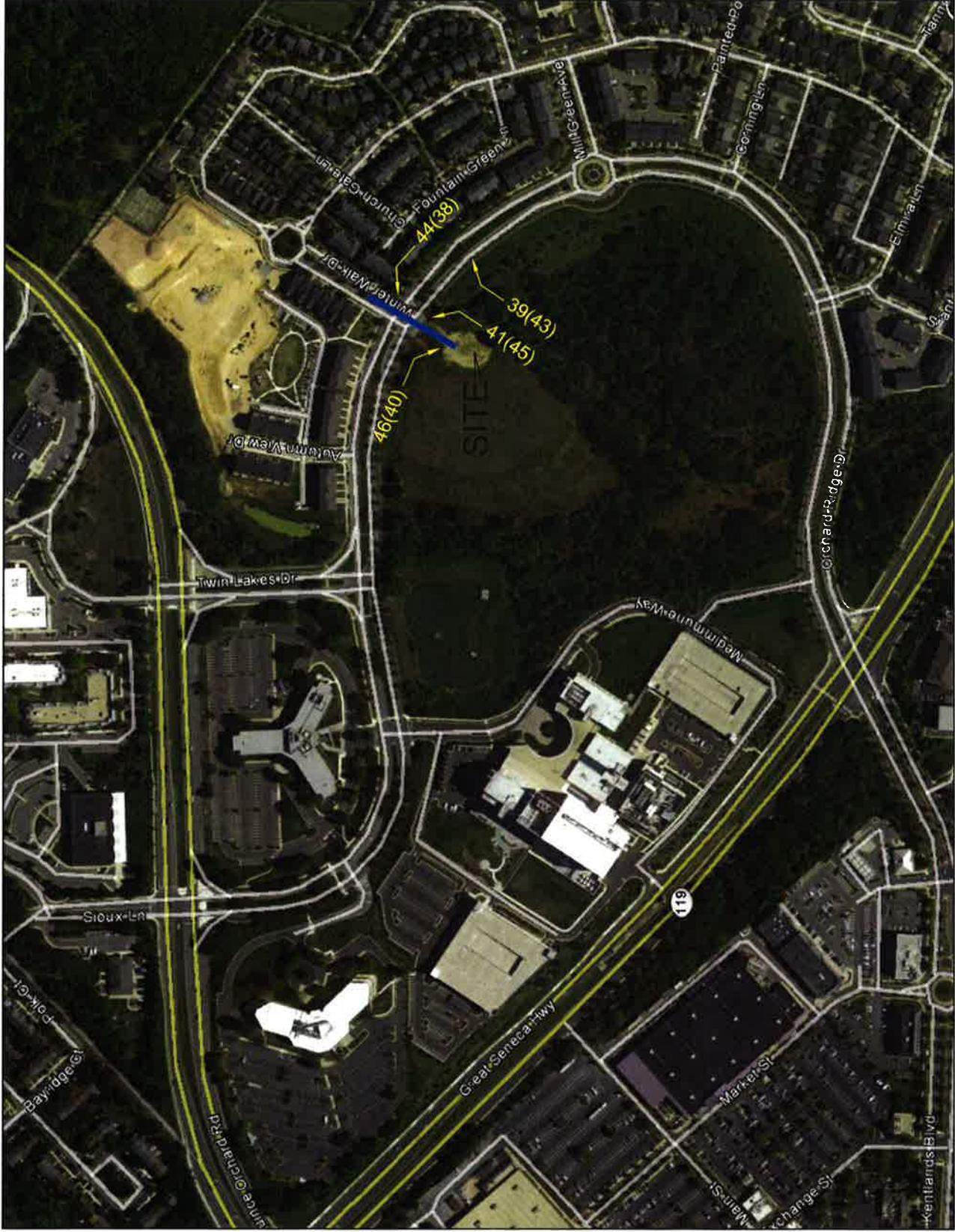
Shourie Kondagari, PE, PTOE
Senior Traffic Engineer

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



N. T. S

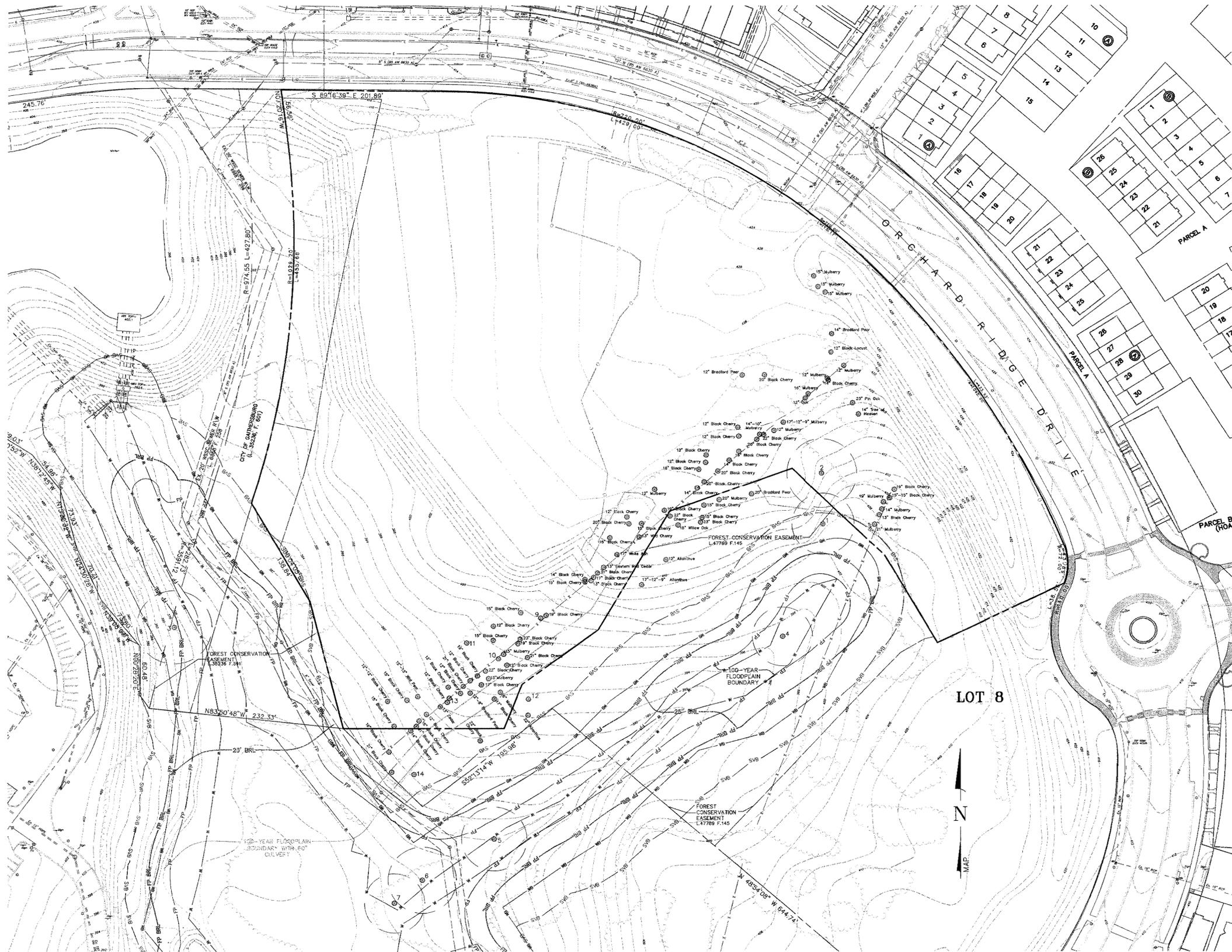
Figure 3
MedImmune Childcare Center Trip Distribution



N. T. S

Figure 4
Peak Hour Site Traffic

22 (36) - AM Peak hour trips (PM Peak hour trips)



Legend

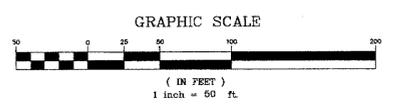
- SIGNIFICANT TREE
- TREE CANOPY
- PROPERTY BOUNDARY
- SCHEMATIC DEVELOPMENT APPROVAL AREA
- STREAM VALLEY BUFFER
- FLOODPLAIN BRL
- FLOODPLAIN
- PROPOSED LIMIT OF DISTURBANCE
- WETLAND BUFFER
- WETLAND
- STREAM

VICINITY MAP
 SCALE 1" = 2,000'
 COPYRIGHT ADC THE MAP PEOPLE
 PERMITTED USE NO. 80399686

TREE TABLE

ID #	Common Name	Botanical Name	DBH	CRZ (s.f.)	CRZ (radius)	Conditions/Remarks
1	Mulberry	Moraceae spp.	25	4416	37.5	Fair
2	Black Cherry	Prunus serotina	28	5539	42	Poor; Baserot, dieback
3	Sycamore	Platanus occidentalis	30	6359	45	Dead
4	Red Maple	Acer rubrum	24	4069	39	Fair; Multistem @ 4.5'
5	Red Maple	Acer rubrum	26	4776	39	Fair; Leans multistem above 4.5'
6	Red Maple	Acer rubrum	27	5150	40.5	Good
7	Red Maple	Acer rubrum	24	4069	36	Good
8	Black Cherry	Prunus serotina	24	4069	36	Good; Codominant @ 6' (Removed)
9	Black Cherry	Prunus serotina	26	4776	39	Good
10	Black Cherry	Prunus serotina	26	4776	39	Poor; Large cavity
11	Black Cherry	Prunus serotina	24-30	4069	35	Fair/Poor; Deadwood, vines
12	Black Cherry	Prunus serotina	27	5150	40.5	Poor; Half-collapse, vines
13	Black Cherry	Prunus serotina	26	4776	39	Fair/Good; Deadwood, vines
14	Black Cherry	Prunus serotina	29	5942	43.5	Fair; Deadwood, vines

Notes: Diameters are given for each trunk of multiple bole trees when division occurs below 4.5 feet. If major division occurs above 4.5 feet only the trunk diameter at 4.5 feet is given. Tree ID Numbers correspond to those assigned on the Natural Resource Inventory/Forest Stand Delineation Map.



CITY OF GAITHERSBURG
 318 SUMMIT HILL, GAITHERSBURG, MARYLAND 20877
NR/IFSD APPROVAL
 THE CITY OF GAITHERSBURG DEVELOPMENT REVIEW TEAM HEREBY GRANTS APPROVAL OF NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION FOR APPLICATION # ENV-6905-2015 DATE 2/11/15 BY R. B. JOHNSON

Joint Hearing - MCC & PC
 SDP-6905-2015
 8b

QUALIFIED PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND CITY FOREST CONSERVATION LEGISLATION.

DATE 2/11/15
 FRANK C. JOHNSON

RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD. DEPT. OF NATURAL RESOURCES COMAR 08.19.06.01

NO.	DATE	DESCRIPTION	BY

TAX MAP FS123 WSSC 222NW11

TREE INVENTORY PLAN
 QUINCE ORCHARD PARK
MEDIMMUNE CHILDCARE CENTER

9TH ELECTION DISTRICT - CITY OF GAITHERSBURG - MARYLAND

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

9220 Wightman Road, Suite 120
 Montgomery Village, Maryland 20886-1279
 Phone 301.570.0840
 Fax 301.948.0929
 www.mhgpa.com

Proj. Mgr. Designer
 BJD FCJ
 Date Scale
 02.11.2015 1"=50'
 Project No. Sheet
 1989.157.54 1 of 1



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor
John R. Griffin, Secretary
Eric Schwaab, Deputy Secretary

May 21, 2009

Frank Johnson
Macris, Hendricks, and Glascock, PA
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886-1279

RE: Environmental Review for Quince Orchard Park – The Meadows, MHG No. 89.157.68, off Orchard Ridge Dr., Gaithersburg, Montgomery County, MD.

Dear Mr. Johnson:

The Wildlife and Heritage Service has determined that there are no State or Federal records for rare, threatened or endangered species within the boundaries of the project site as delineated. As a result, we have no specific comments or requirements pertaining to protection measures at this time. This statement should not be interpreted however as meaning that rare, threatened or endangered species are not in fact present. If appropriate habitat is available, certain species could be present without documentation because adequate surveys have not been conducted.

Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact mc at (410) 260-8573.

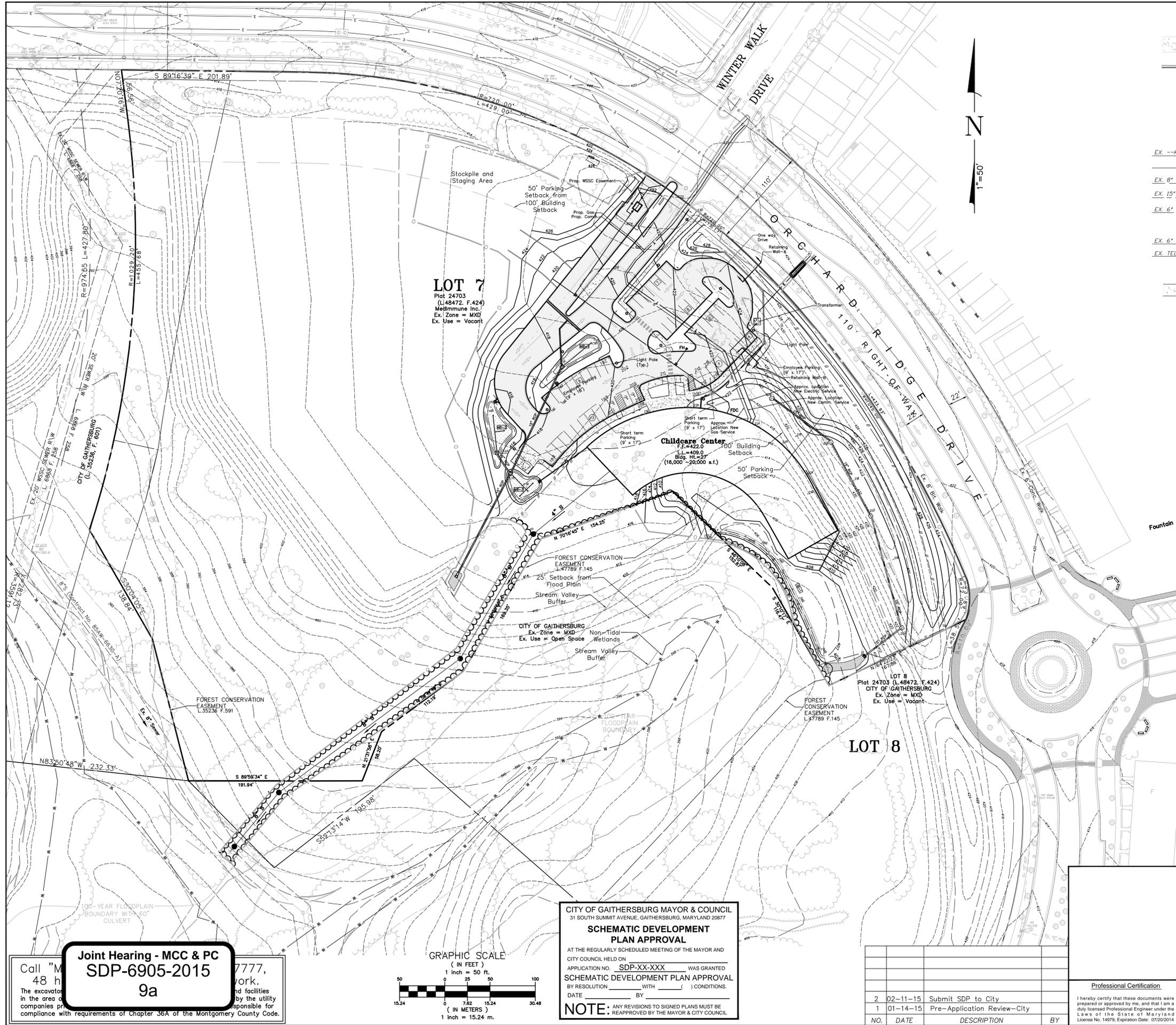
Sincerely,

A handwritten signature in cursive script that reads "Lori A. Byrne".

Lori A. Byrne,
Environmental Review Coordinator
Wildlife and Heritage Service
MD Dept. of Natural Resources

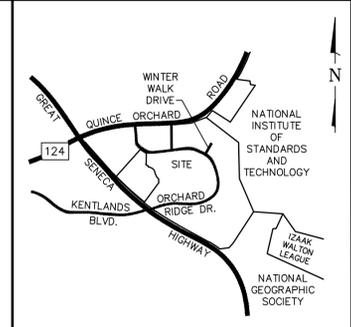
ER# 2009.0703

Joint Hearing - MCC & PC
SDP-6905-2015
8c



Legend

EXISTING	PROPOSED



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

DEVELOPMENT DATA

- Property Information: 501 Orchard Ridge Drive
Tax Identification # 03726370
Quince Orchard Corporate Center - Lot 7 (N439)
- Zone: MXD (Mixed Use Development)
- Proposed Use = Office and Medical Research Development
This proposed development is for a Childcare facility as an accessory use to the proposed office. The Childcare facility is intended to serve the employees of Medimmune and AstraZeneca containing +/-180 children and +/-35 childcare peak hour employees.
- Total Site Area (Lot 7- Plat 24703) = 473,782 sf or 10.87 acres
Site Area of Proposed Childcare Center = +/-138,700 sf or +/-3.2 ac
- Allowable Building Area - "The Meadows" = 300,000 sf (Total)
Proposed Daycare Facility +/- 16-20,000 sf
Allowable GFA Remaining - "The Meadows" +/- 280 to 284,000 sf
*Per Annexation Agreement, Sixth Amendment (X-129), recorded March 14, 2013 in the Montgomery County Land Records at Liber 46317 / Folio 139.
Gross Floor Areas do not include Mechanical Space, Elevator shafts and Stairways, Covered parking, or unoccupied space below grade.
- Building Setback - 100' setback for building and 50' setback for parking per Annexation Agreement.
- Allowable Building Height limited to Five stories per Annexation Agreement
Proposed Building Height of Childcare Facility +/- 27' (Two Stories)
- Parking Required = 40 to 50 spaces
[+/-16 to 20,000 sf, 1 space per 400 sf GFA (per Annexation Agreement)]
Parking Provided = Up to 58 spaces
Future Parking to serve future development of the Meadows not part of parking totals
Accessible Spaces - Required = 3 spaces (1 van spaces)
Provided = 3 spaces (1 van spaces)
- Internal Green Space Required (Total) = 10.0% or 2,475 sf
Internal Green Space Provided = 14.9% or 3,690 sf
Parking Compound (Total) = 24,750 sf
- Green Area Required 25% or 34,675 s.f.
(Based on 3.2 acre Development Area)
Green Area Provided 65% or +/- 90,000 s.f.

F:\Projects\89157\89157.54\WP\Sites Tab 12-04-2014.doc

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

ARCHITECT
 StudioMLA Architects
 233 Harvard Street, Suite 32
 Brookline, MA 02446
 Phone: (617) 608-1551 X302
 Contact: Mike Lindstrom, Principal

WSSC 222 NW 11 / ABC Map 5047 D-10

SCHEMATIC DEVELOPMENT PLAN
MEDIMMUNE CHILDCARE CENTER
QUINCE ORCHARD PARK - THE MEADOWS
 Lot 7 (Plat 24703)
 CITY OF GAITHERSBURG - 9TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

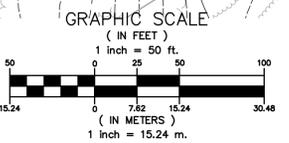
	Macris, Hendricks & Glascock, P.A. Engineers ■ Planners Landscape Architects ■ Surveyors	Proj. Mgr.	Designer
		BJD	RJB
9220 Wightman Road, Suite 120 Montgomery Village, Maryland 20886-1279		Date	Scale
		02-02-15	1"=50'
Phone 301.670.0840 Fax 301.948.0693 www.mhgap.com		Project No.	Sheet
		89.157.84	1 of 2

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-XX-XXX 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



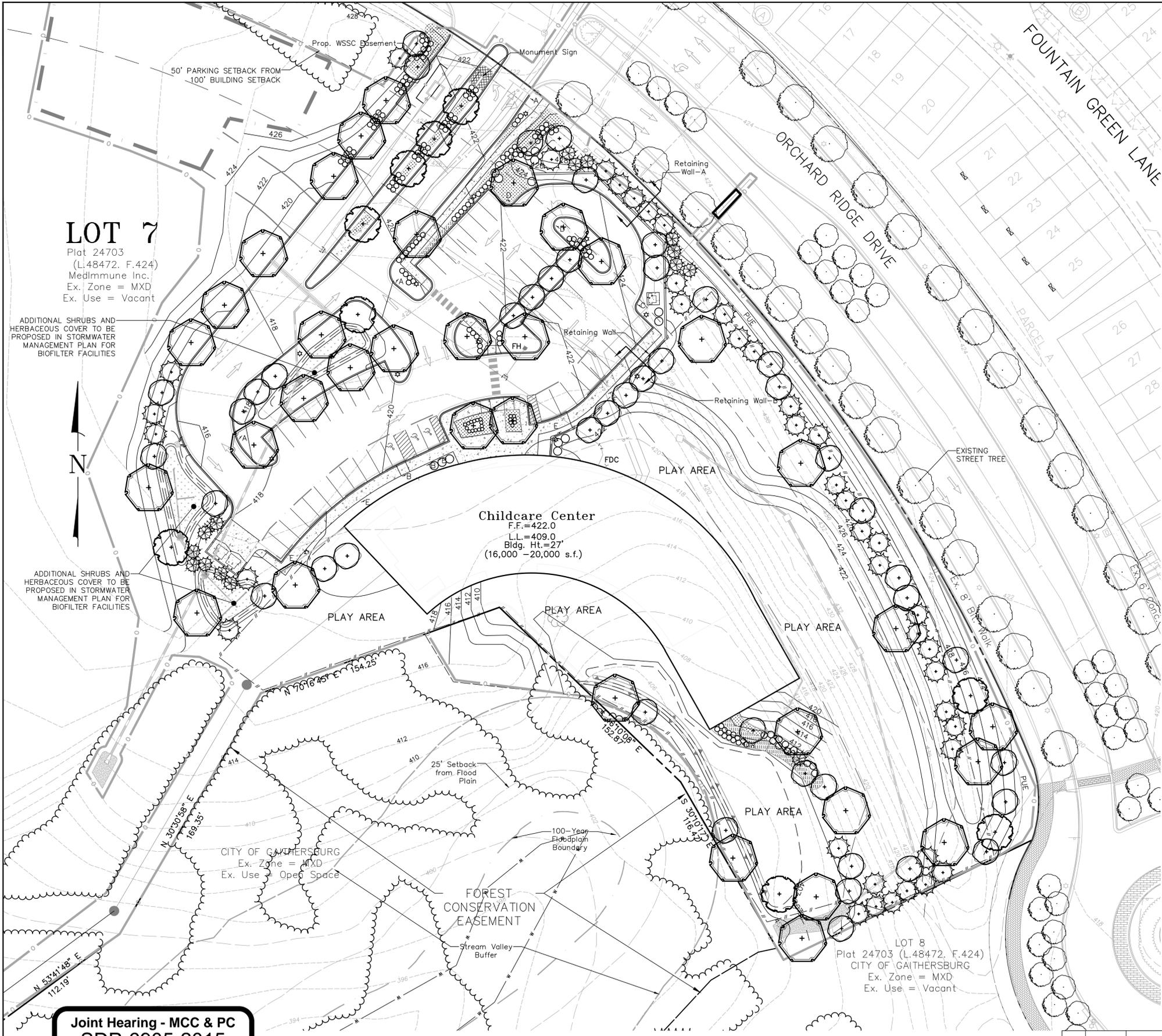
Joint Hearing - MCC & PC
SDP-6905-2015
 9a

Call "M" 48 h 7777, work. The excavator in the area of facilities by the utility companies responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

NO.	DATE	DESCRIPTION	BY
2	02-11-15	Submit SDP to City	
1	01-14-15	Pre-Application Review-City	

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. 14979, Expiration Date: 07/20/2014



LOT 7
 Plat 24703
 (L.48472, F.424)
 MedImmune Inc.
 Ex. Zone = MXD
 Ex. Use = Vacant

ADDITIONAL SHRUBS AND HERBACEOUS COVER TO BE PROPOSED IN STORMWATER MANAGEMENT PLAN FOR BIOFILTER FACILITIES

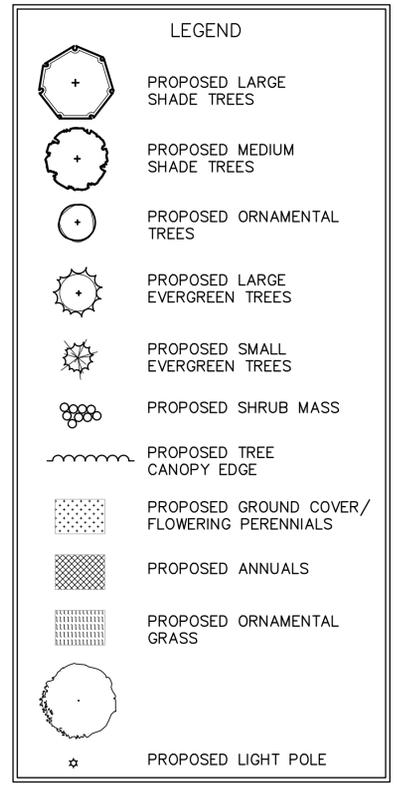
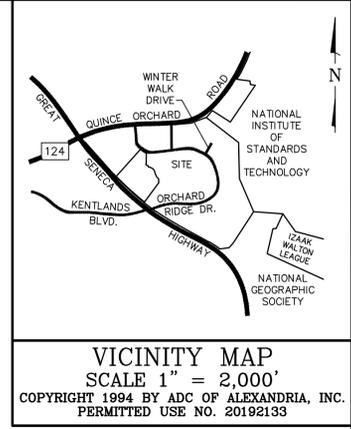
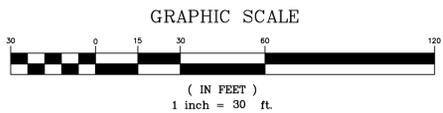
ADDITIONAL SHRUBS AND HERBACEOUS COVER TO BE PROPOSED IN STORMWATER MANAGEMENT PLAN FOR BIOFILTER FACILITIES

CITY OF GAITHERSBURG
 Ex. Zone = MXD
 Ex. Use = Open Space

FOREST CONSERVATION EASEMENT
 Stream Valley Buffer

LOT 8
 Plat 24703 (L.48472, F.424)
 CITY OF GAITHERSBURG
 Ex. Zone = MXD
 Ex. Use = Vacant

Joint Hearing - MCC & PC
SDP-6905-2015
 10



APPLICANT
 MedImmune, Incorporated
 One MedImmune Way
 Gaithersburg, MD, 20878
 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-XX-XXX 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

SCHEMATIC DEVELOPMENT PLAN - LANDSCAPE PLAN
MEDIMMUNE CHILDCARE CENTER
QUINCE ORCHARD PARK - THE MEADOWS
 Lot 7 (Plat 24703)
 CITY OF GAITHERSBURG - 9TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG Macris, Hendricks & Glascock, P.A. Engineers ■ Planners Landscape Architects ■ Surveyors	Proj. Mgr. B.J.D	Designer GSH
	Date 02-03-15	Scale 1"=30'
9220 Wightman Road, Suite 120 Montgomery Village, Maryland 20886-1279	Phone 301.670.0840 Fax 301.948.0693 www.mhga.com	Project No. 89.157.84
		Sheet 1 of 1

NO.	DATE	DESCRIPTION	BY
2	02-11-15	Submit SDP to City	
1	01-14-15	Pre-Application Review-City	

1/8/15/15/MedImmune/SDP-6905-2015-10.dwg, L.S., SDP-1, 2/11/2015 2:28:16 PM, Copyright © 2014 Macris, Hendricks & Glascock, P.A.