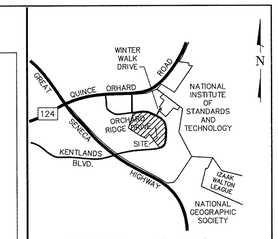
Legend

- SIGNIFICANT TREE
- TREE TO BE REMOVED
- PROPERTY BOUNDARY PER APPROVED NRI
- SCHEMATIC DEVELOPMENT APPROVAL AREA
- SVB — STREAM VALLEY BUFFER
- FP BRL — FLOODPLAIN BRL
- FP — FLOODPLAIN BRL
- FOREST EASEMENT (129,335 S.F.)
- WB — WETLAND BUFFER
- W — WETLAND
- STREAM
- CRITICAL ROOT ZONE
- ADDITIONAL PROPOSED FOREST EASEMENT AREA
- PROPOSED LIMIT OF DISTURBANCE
- FOREST EASEMENT GRADING AREA TO BE REPLANTED
- TREE PROTECTION FENCE & ROOT PRUNING
- FOREST EASEMENT TO BE REMOVED



VICINITY MAP 1" = 2000'

VICINITY MAP

SCALE 1" = 2,000'

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NO. 20399666

Note:

1. This plan is a supplement to the approved QOP forest conservation master plan dated 6/13/2006 and amends the plan approval on 7/22/2013.

2. The Forest Conservation Easement has been adjusted. Both the Existing and Proposed Easement Area is 129,335 square feet; therefore, a net change of zero square feet within the easement has been achieved.

3. Approximately 3000 s.f. of forest easement to be graded. 3000 s.f./0.07 acres of forest planting to replace forest removed. An additional 1500 s.f./0.04 acres of supplemental planting to be done within the existing forest conservation easement where forest/trees sparse (to be determined in field at time of planting in coordination with City Inspector) to mitigate easement impacts. See planting schedules sheet 2.

Joint Hearing - MCC & PC
SDP-6905-2015
11

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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 2/4/15

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

FOREST CONSERVATION PLAN
THE MEADOWS
MEDIMMUNE CHILDCARE CENTER

9TH ELECTION DISTRICT – CITY OF GAITHERSBURG – MARYLAND

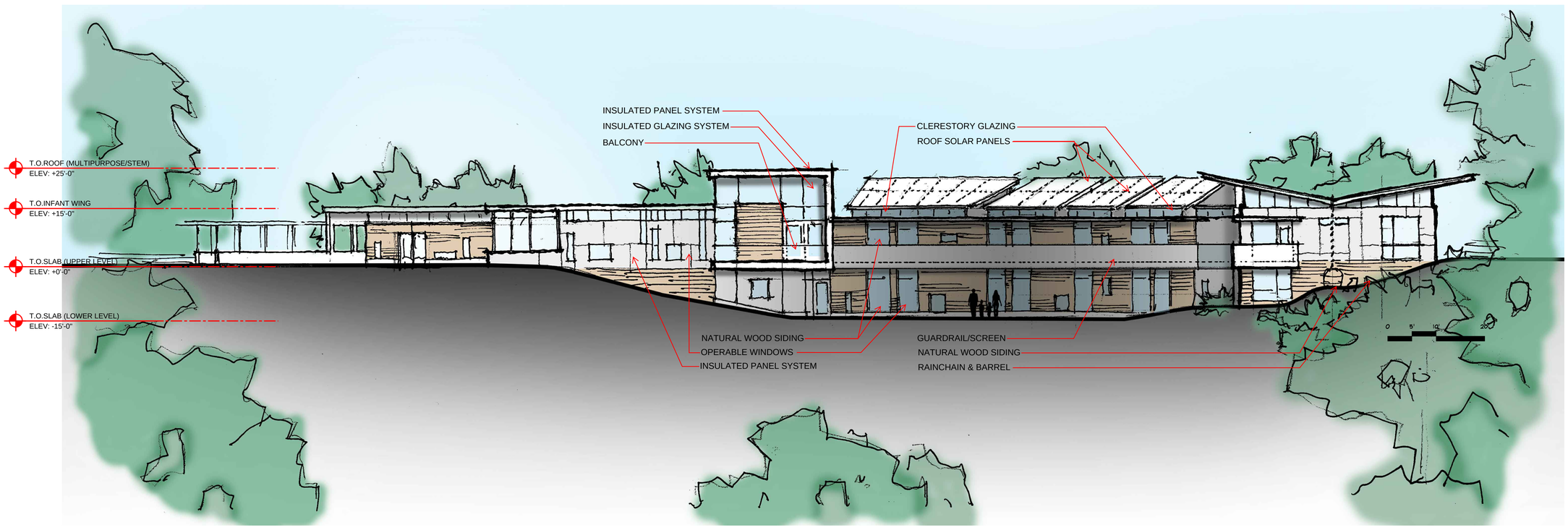
MHG Macris, Hendricks & Glascock, P.A.
Engineers ▪ Planners
Landscape Architects ▪ Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

Proj. Mgr.	Designer
BJD	FCJ
Date	Scale
02.11.2015	1"=50'
Project No.	Sheet
1989.157.54	1 of 2

1989157\dwg\FC_SP_01.dwg, 1 OF 2, 2/11/2015 3:34:30 PM, Copyright © 2014 Macris, Hendricks & Glascock, P.A.

Joint Hearing - MCC & PC
SDP-6905-2015
12a

1 NORTH ELEVATION
AS NOTED



2 SOUTH ELEVATION
AS NOTED

studio MLA ARCHITECTS
233 HARVARD STREET
SUITE 32
BROOKLINE, MA 02446
t 617-608-1551
WWW.STUDIOMLA.COM

STAMP

PROJECT TITLE
CHILD CARE CENTER
501 ORCHARD RIDGE DRIVE
GAITHERSBURG, MD 20878

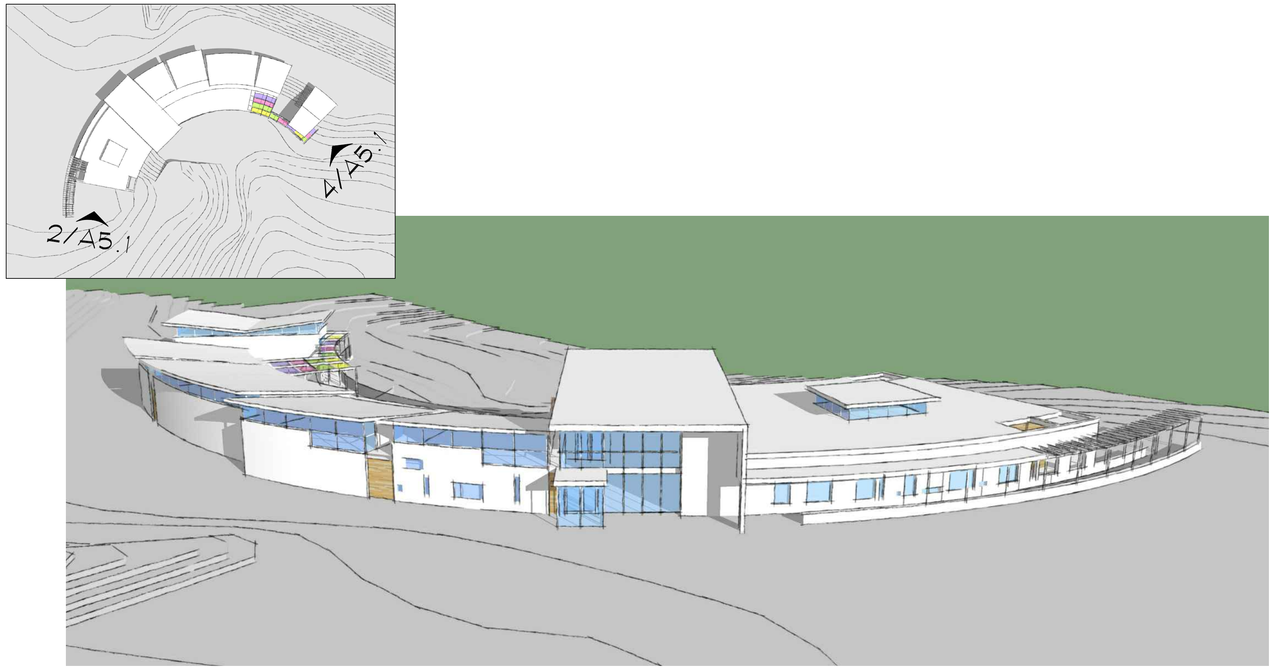
CLIENT
MEDIMMUNE, INC.
ONE MEDIMMUNE WAY
GAITHERSBURG, MD 20878

REVISIONS

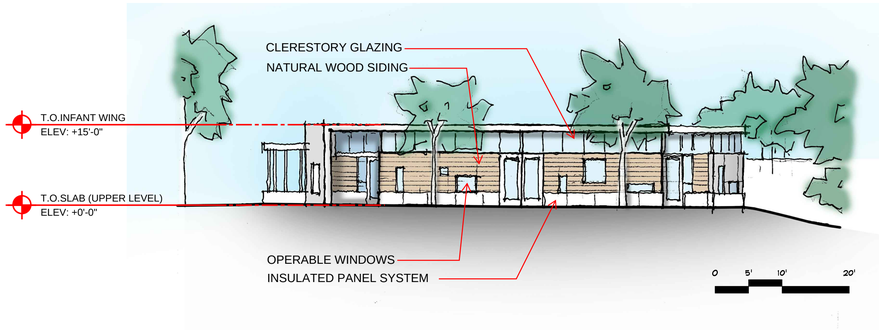
REV #	DESCRIPTION	DATE

PROJECT ARCHITECT: studioMLA
DRAWN BY
CHECKED BY
PROJECT NUMBER
DATE
SCALE: 3/32" = 1'-0"
CONTENT: NORTH & SOUTH PROGRESS ELEVATIONS
SHEET: A5.0

Joint Hearing - MCC & PC
SDP-6905-2015
12b

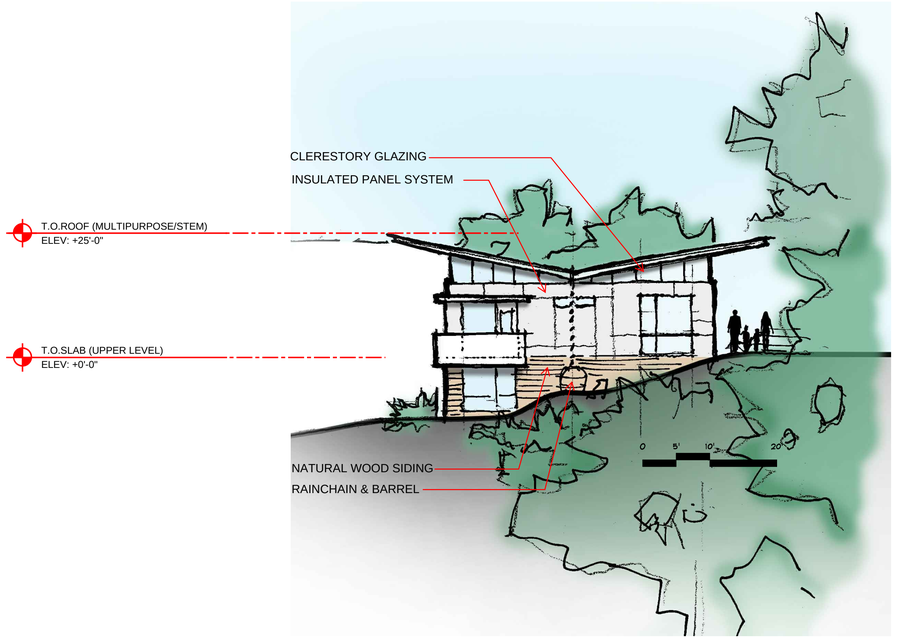


1 NORTHERN AERIAL
NOT TO SCALE



2 EAST ELEVATION
AS NOTED

3 SOUTHERN AERIAL
NOT TO SCALE



4 WEST ELEVATION
AS NOTED

studio MLA ARCHITECTS
253 HARVARD STREET
SUITE 32
BROOKLINE, MA 02446
t 617-608-1551
WWW.STUDIOMLA.COM

STAMP

PROJECT TITLE
CHILD CARE CENTER
501 ORCHARD RIDGE DRIVE
GAITHERSBURG, MD 20878

CLIENT
MEDIMMUNE, INC.
ONE MEDIMMUNE WAY
GAITHERSBURG, MD 20878

REVISIONS

REV #	DESCRIPTION	DATE

PROJECT ARCHITECT
studioMLA

DRAWN BY

CHECKED BY

PROJECT NUMBER

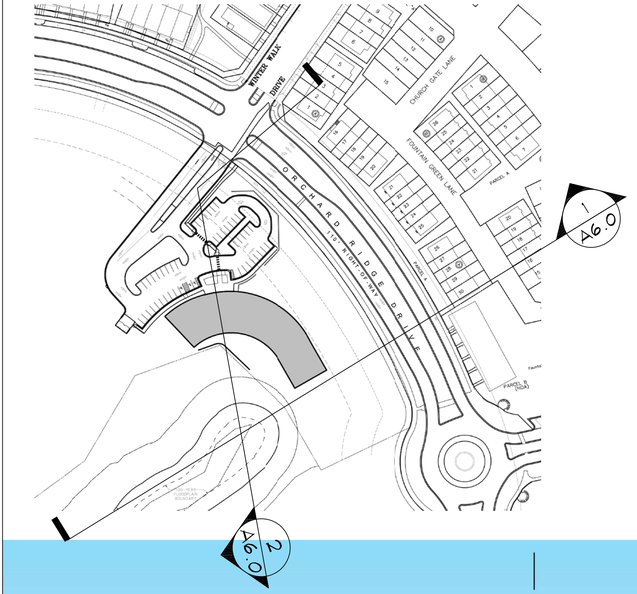
DATE

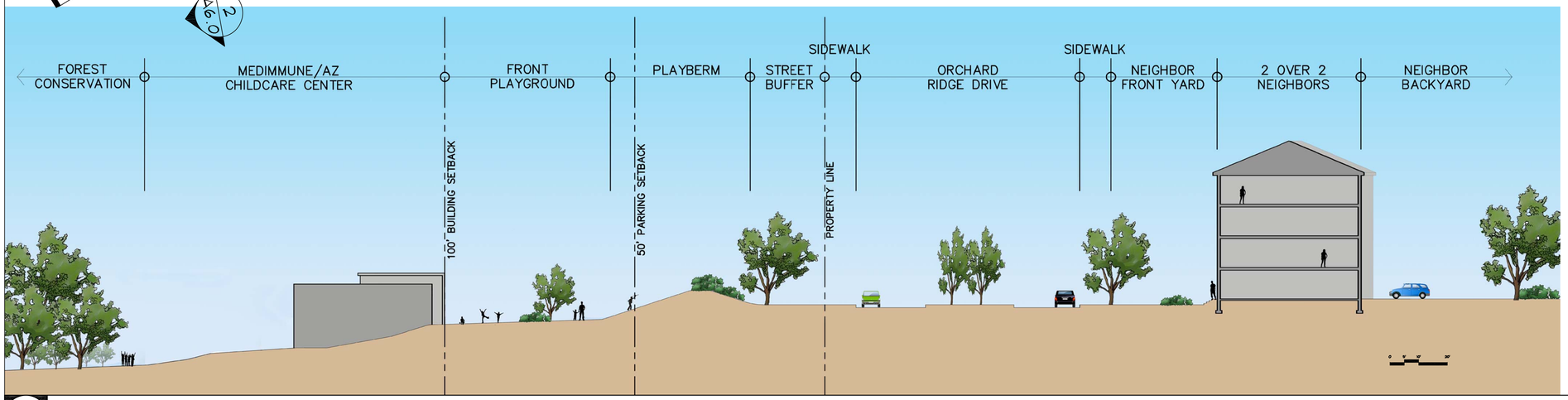
SCALE
3/32" = 1'-0"

CONTENT
EAST & WEST
PROGRESS ELEVATIONS

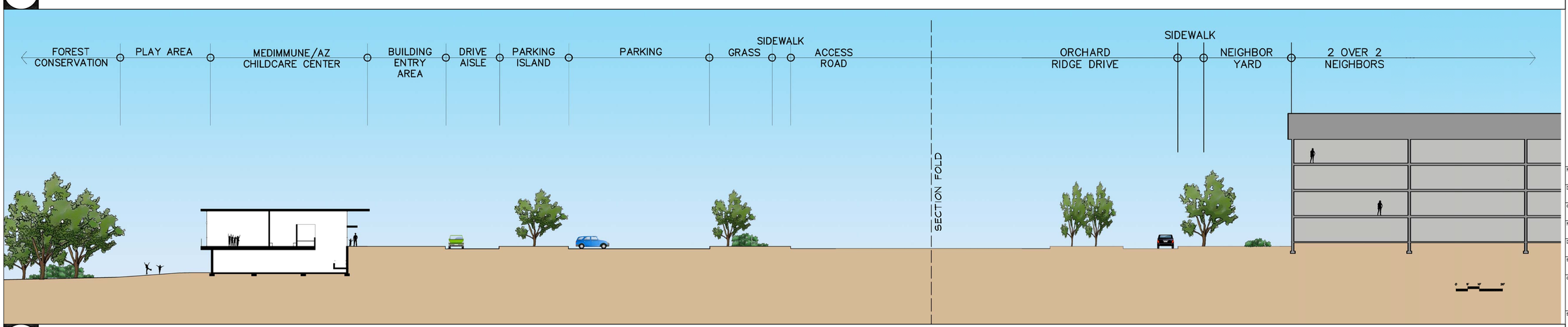
SHEET
A5.1

Joint Hearing - MCC & PC
SDP-6905-2015
13





1 SITE SECTION A



2 SITE SECTION B

studio MLA ARCHITECTS
233 HARVARD STREET
SUITE 32
BROOKLINE, MA 02446
t. 617-408-1551
WWW.STUDIOMLA.COM

STAMP

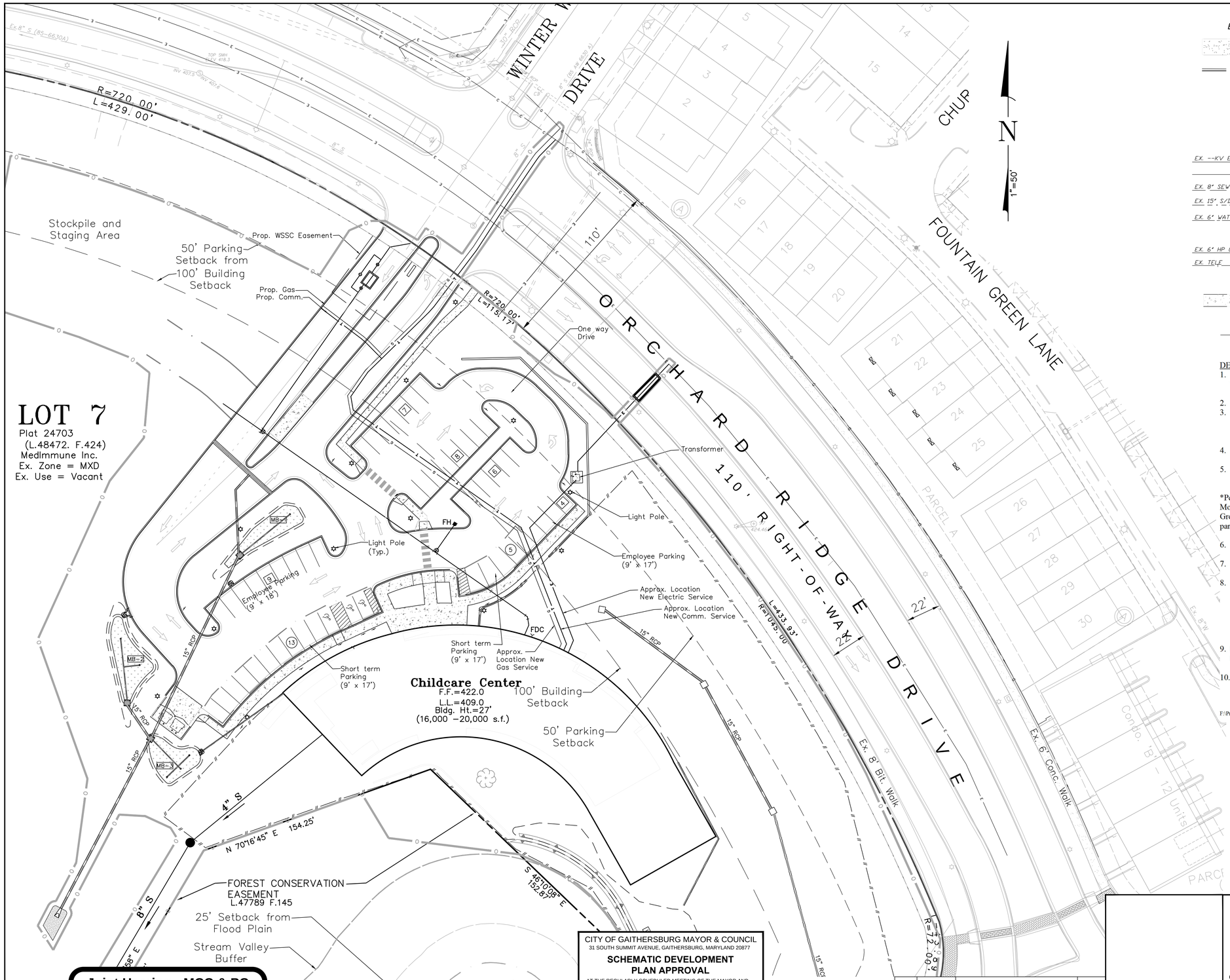
PROJECT TITLE
CHILD CARE CENTER
501 ORCHARD RIDGE DRIVE
GAITHERSBURG, MD 20878

CLIENT
MEDIMMUNE, INC.
ONE MEDIMMUNE WAY
GAITHERSBURG, MD 20878

REVISIONS

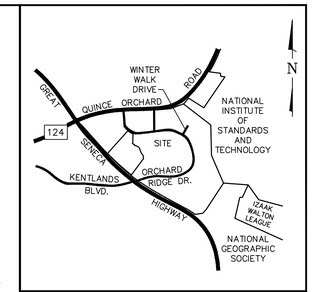
REV #	DESCRIPTION	DATE

PROJECT ARCHITECT: studioMLA
DRAWN BY:
CHECKED BY:
PROJECT NUMBER:
DATE:
SCALE: AS NOTED
CONTENT: SITE SECTION
SHEET: A6.0



Legend

EXISTING		PROPOSED
	Paving	
	Curb & Gutter	
	Sign	
GUY WIRE	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	DOOR 434.5
77.1 x	Spot Elevation	75.5+
470	Contour	474



VICINITY MAP

SCALE 1" = 2,000'

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PERMITTED USE NO. 20192133

DEVELOPMENT DATA

1. Property Information: 501 Orchard Ridge Drive
   Tax Identification # 03726370
   Quince Orchard Corporate Center - Lot 7 (N439)
2. Zone: MXD (Mixed Use Development)
3. 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.
4. 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
5. 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.

6. Building Setback -100' setback for building and 50' setback for parking per Annexation Agreement.
7. Allowable Building Height limited to Five stories per Annexation Agreement
   Proposed Building Height of Childcare Facility =+/-25' (Two Stories)
8. 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)
9. 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
10. 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\89157.54WP\Site Tab 12-04-2014.doc

OWNER

Associate Director, Master Planning
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

Joint Hearing - MCC & PC
SDP-6905-2015
14

Call "Mi... 7,
48 ho...
The excavator ... ties
in the area of ... utility
companies prio... e for
compliance with requirements of Chapter 50A of the Montgomery County Code.

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

SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON _____
APPLICATION NO. SDP-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

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.

CONCEPT UTILITY 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
9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

Proj. Mgr.	Designer
BJD	RJB
Date	Scale
02-02-15	1"=30'
Project No.	Sheet
89.157.84	1 of 1

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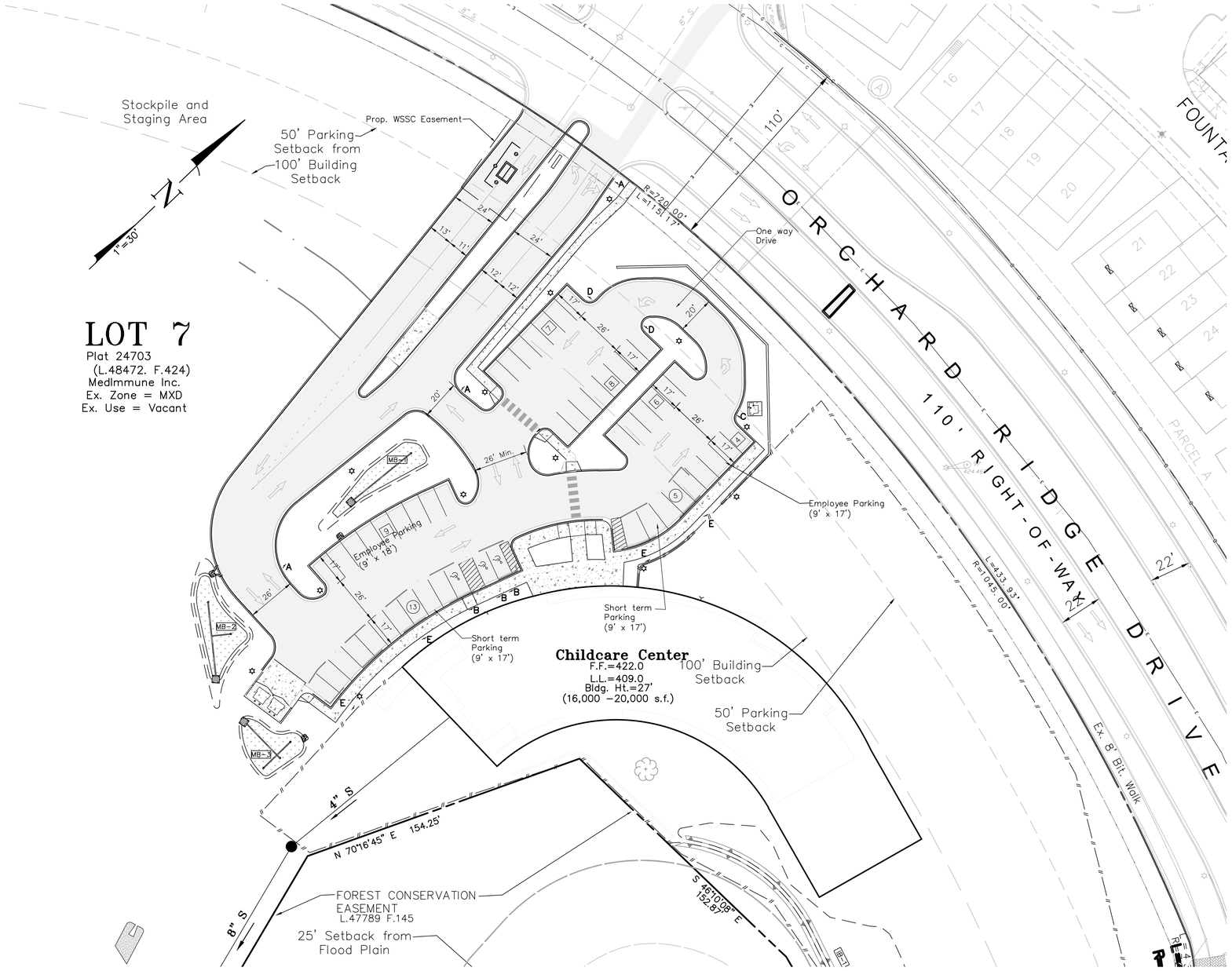
Joint Hearing - MCC & PC
SDP-6905-2015
15

LEGEND
A Stop Sign
B Accessible Parking Sign
C One Way Sign
D Do Not Enter Sign
E Short Term Parking Sign



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

NO.	DATE	DESCRIPTION	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. 14979, Expiration Date: 07/20/2014

LAYOUT AND PAVEMENT MARKING 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.
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9220 Wightman Road, Suite 120
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Proj. Mgr.	Designer
BJD	RJB
Date	Scale
02–03–15	1"=30'
Project No.	Sheet
89.157.84	1 of 1

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