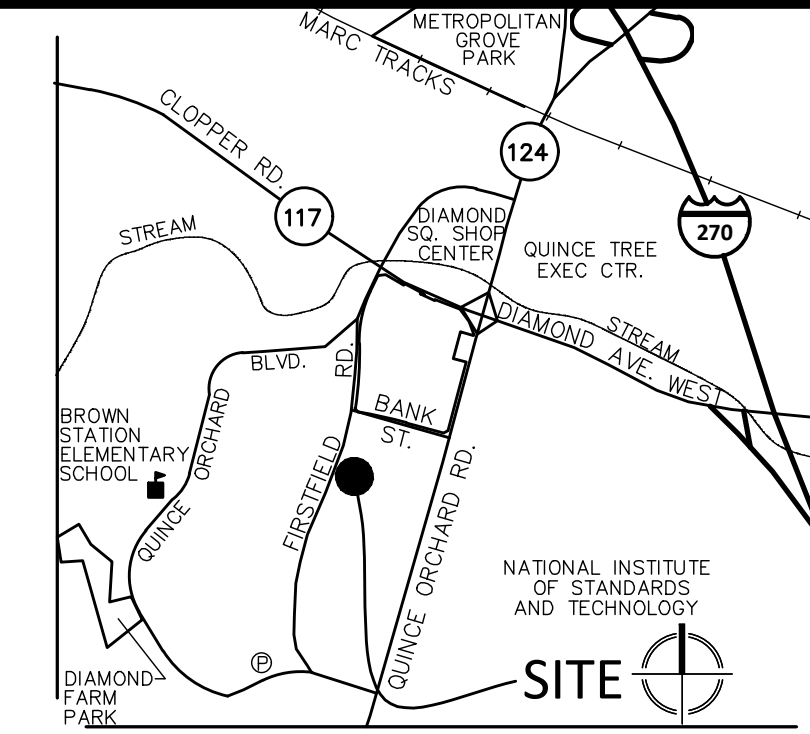


# 14 Firstfield

## Schematic Development Plan



### General Notes:

- Boundary information for the property area is based upon a boundary surveys prepared by Vika Maryland, LLC, dated 12/9/15 and 5/3/16.
- The topography is based Lot 9 Block C on field survey by CV, Inc. provided to Vika Maryland, LLC.
- Existing contour interval is 2'.
- This site is zoned MXD per approved Sketch Plan #Z-7262-2016 and Sketch Plan #SK-8813-2021.
- The water category is W1 and the sewer category is S1.
- All site development to meet ADA requirements.
- Maximum proposed building height = 7 stories
- All pedestrian walks, conservation easements and buffers outside of public right of way or P.I.E.s to be maintained privately by property owner unless otherwise noted on plans.
- Private streets and alleys are owned and maintained privately by property owner.
- Building footprints to be finalized at Final Site Plan.
- Parking requirements are subject to change at Final Site Plan.
- In case of conflict, the 30' scale schematic development plans supercedes all 50' scale plans. The SDP will continue to be refined at site plan.
- Limits of clearing and grading and landscaped open spaces are represented hereon, are preliminary and subject to modification at Final Site Plan.
- All elements of this plan are subject to the terms of Sketch Plan SK-8813-2021.
- All references to square footage of units are approximate.
- All proposed and existing streets within this SDP and SDP 7927-2018 will be private. New streets in this SDP will meet the minimum road code requirements.
- Build to Lines for Firstfield Road and Bank Street are 10'. All other Build to Lines are 0'.
- Building height maximum is 7 stories.

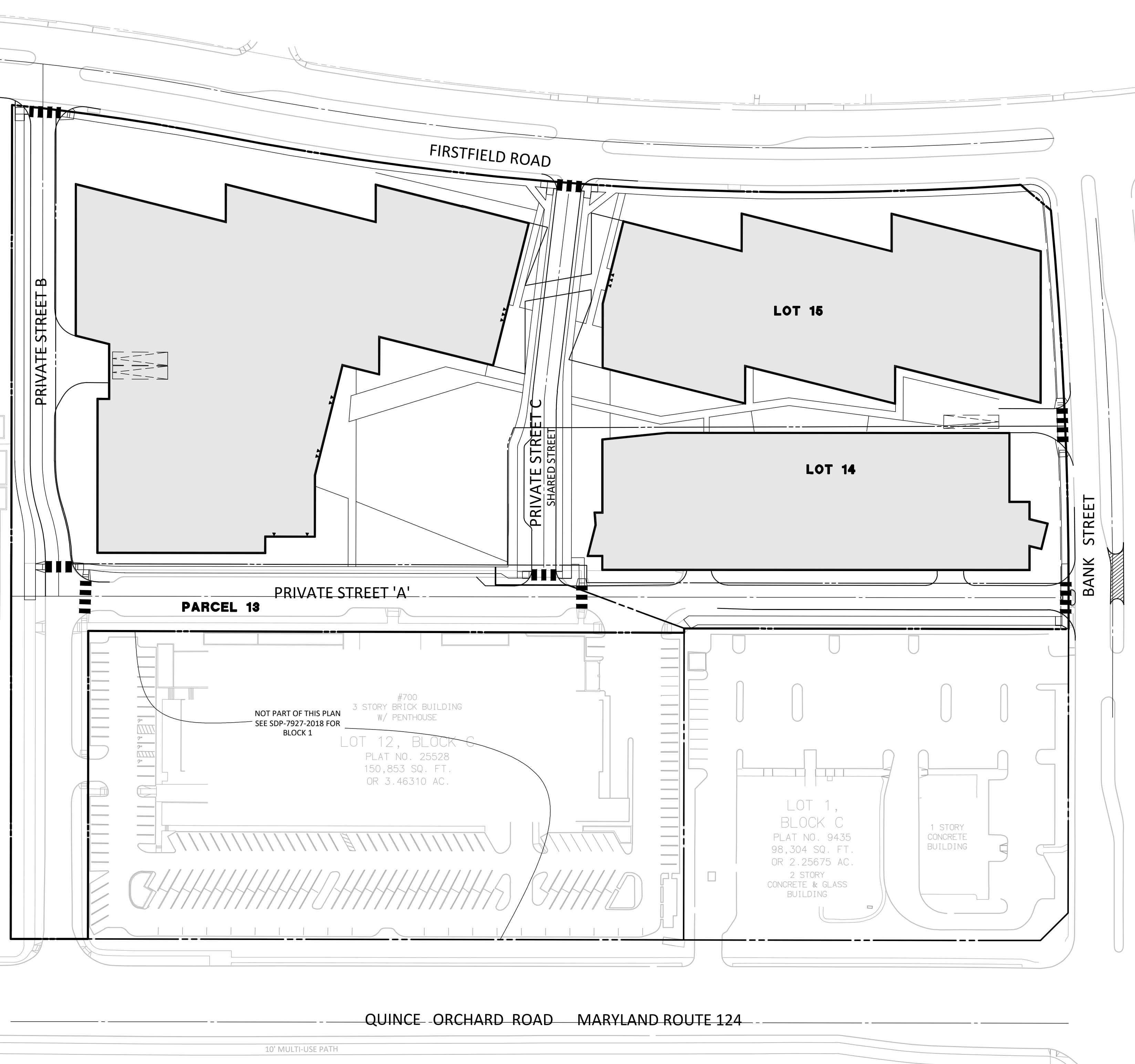
Development Summary	SF	Acres
Proposed Gross Tract Area	421,018	9.66524
Parcel 13	87,139	2.00044
Lot 14	70,786	1.62502
Lot 15	263,093	6.03978
Remaining area from 700 Quince Orchard Development	365,107	8.38170

Program Areas	GFA	%	FAR
Office	217,774	36%	0.52
Research & Development	235,922	39%	0.56
Integrated Light Manufacturing	151,232	25%	0.36
Proposed Gross Floor Area (Up to)	604,929	100%	1.44

Parking Summary		
Unit type:	Rate/gsf	Total
<b>Required Parking per code:</b>		
Office	1/300	726
Research & Development	1/1000	236
Integrated Light Manufacturing	1/1000	151
Parking required for 700 Quince Orchard		225
<b>Total Required</b>		<b>1,338</b>
Parking Proposed:		
Parking Garage		920
Underground		236
On-street		-
<b>Total Proposed</b>	1/650	<b>1,156</b>
<b>ADA Parking</b>		
ADA Accessible Spaces	20 plus 1 for each over 1,000	21
ADA Accessible Van Spaces	1/4 of standard ADA spaces	7
Motorcycle parking	2% of Total	24
Bicycle parking	1/25 Spaces	47

The total number of parking spaces provided is subject to further review at time of final site plan.

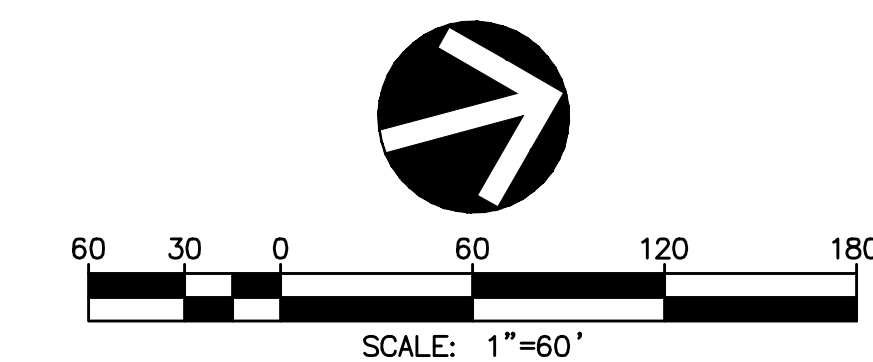
Green Area Tabulations								
	Green Area Limits for this SDP (sf)	Area (Acres)	% Required	Green Area Required (sf)	Green Area Required (Acres)	Green Area Provided (sf)*	Green Area Provided (Acres)	% Provided
14 Firstfield	365,107	8.382	25%	91,277	2.10	143,235	3.29	39%



### SHEET INDEX

SHEET #	PLAN TITLE
1.1	COVER SHEET
1.2	RESOLUTIONS
2.1	EXISTING CONDITION PLAN BOUNDARY SURVEY
3.1	APPROVED NRI/FSD (BY OTHERS)
4.0	COMPOSITE SCHEMATIC DEVELOPMENT PLAN
4.1	SCHEMATIC DEVELOPMENT PLAN
4.2	SCHEMATIC DEVELOPMENT PLAN
5.0	COMPOSITE PLANTING PLAN
5.1	CONCEPTUAL PLANTING PLAN
5.2	CONCEPTUAL PLANTING PLAN
5.3	CONCEPTUAL PLANTING PLAN DETAILS
6.1	PRELIMINARY GRADING PLAN
6.2	PRELIMINARY GRADING PLAN
7.1	GREEN AREA PLAN
8.1	PRELIMINARY UTILITY PLAN
8.2	PRELIMINARY UTILITY PLAN
8.3	PRELIMINARY UTILITY PLAN
9.1	PEDESTRIAN & VEHICULAR CIRCULATION
10.1	PRELIMINARY GRADE ESTABLISHMENT PLAN
10.2	PRELIMINARY GRADE ESTABLISHMENT PLAN
10.3	PRELIMINARY GRADE ESTABLISHMENT PLAN
11.1	VEHICLE MOVEMENT-SUV
11.2	VEHICLE MOVEMENT-SUV
11.3	VEHICLE MOVEMENT-TRASH
11.4	VEHICLE MOVEMENT-TRASH
11.5	VEHICLE MOVEMENT-SU-30
11.6	VEHICLE MOVEMENT-SU-30
12.1	STREET SIGN, PAVEMENT MARKING PLAN
15.1	LOTTING PLAN
A-101	ARCHITECTURAL SCHEMATIC DEVELOPMENT PLAN
A-199	LOWER LEVEL 2 PLAN
A-200	LOWER LEVEL 1 PLAN
A-201	LEVEL 1 PLAN
A-201A	LEVEL 1-5 PARKING PLAN
A-202	LEVEL 2 PLAN
A-203	LEVEL 3 PLAN
A-203A	LEVEL 3-5 PARKING PLAN
A-204	LEVEL 4 PLAN
A-205	PENTHOUSE ROOF PLAN
A-301	ELEVATIONS
A-321	ENLARGED PARTIAL ELEVATIONS
A-322	ENLARGED PARTIAL ELEVATIONS
A-323	ENLARGED PARTIAL ELEVATIONS

SUPPLEMENTAL PLANS:  
DESIGN GUIDELINES (INCL. ARCHITECTURE)  
PRELIMINARY FOREST CONSERVATION PLAN  
CONCEPTUAL STORMWATER MANAGEMENT PLAN  
CONCEPTUAL SEDIMENT CONTROL PLAN  
COLOR EASEMENT PLAN  
STORM DRAIN STUDY DRAINAGE



REVISIONS	DATE
RESPONSE TO COMMENTS	9/14/21

PROFESSIONAL SEAL

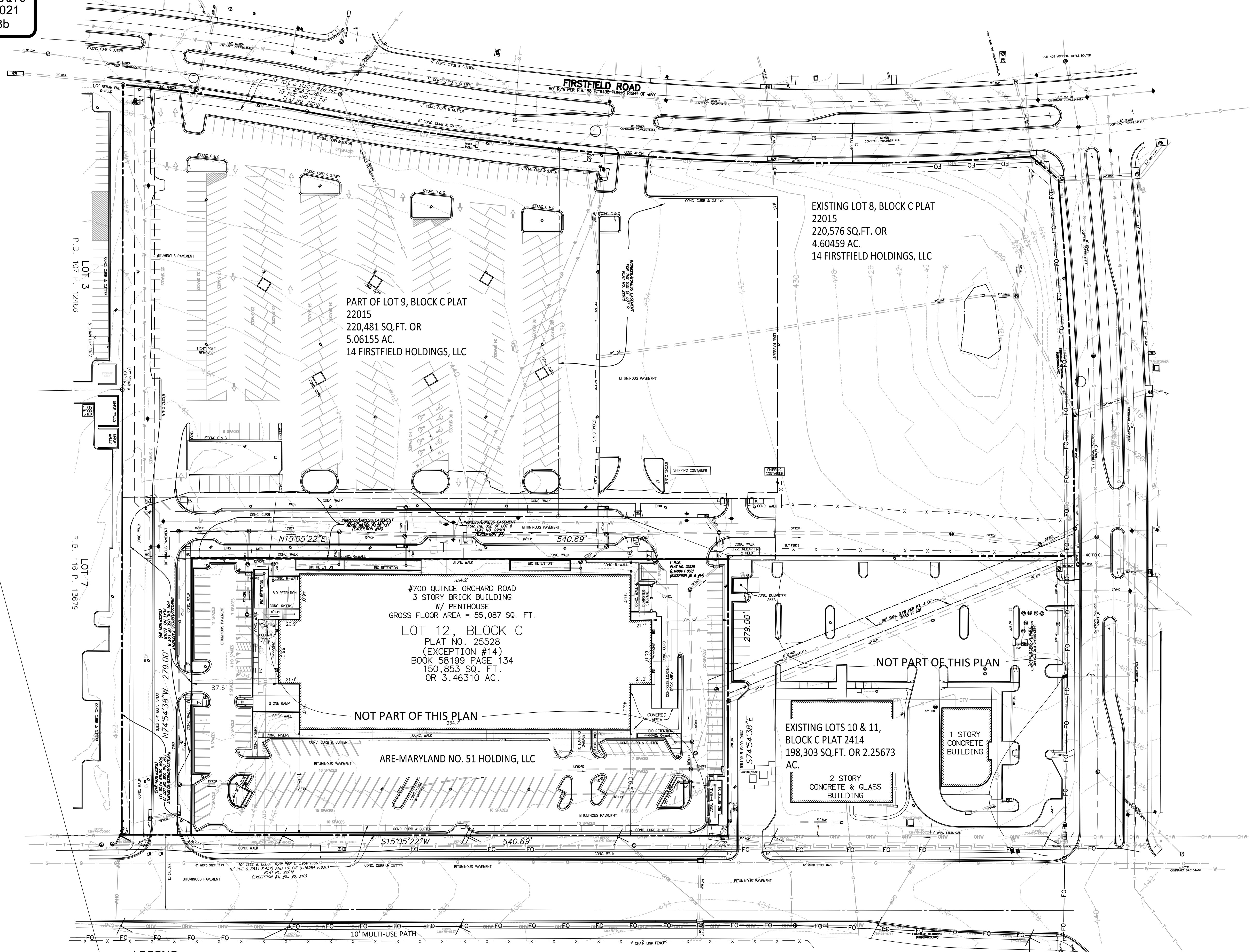
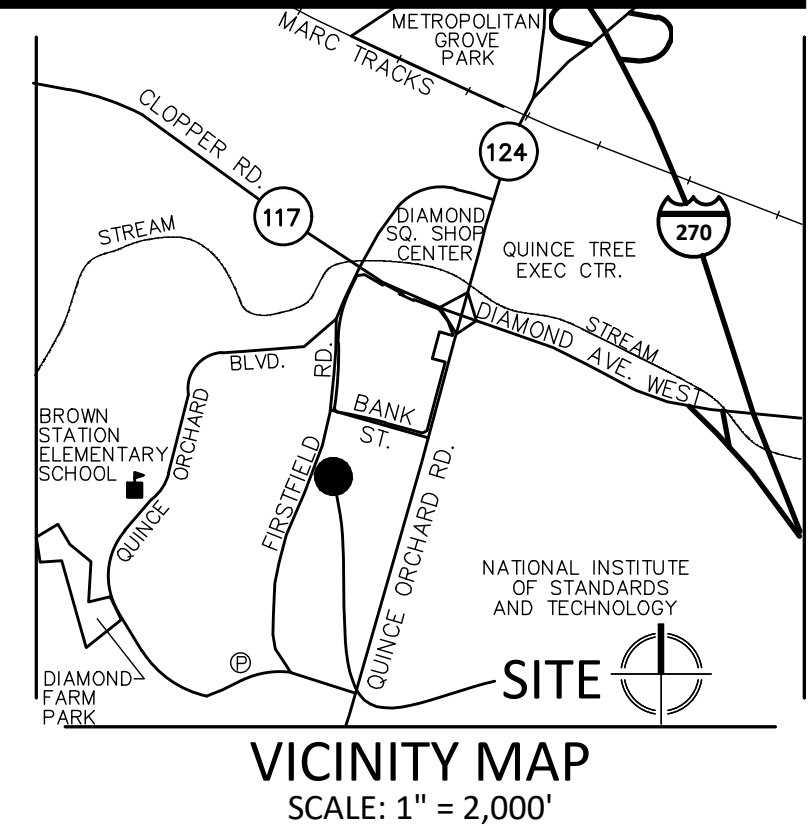
### 14 FIRSTFIELD

BLOCK 2  
PLAT NO. 22015  
CITY OF GAITHERSBURG  
9TH ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND  
WSSC GRID: 223NW11  
TAX MAP: FT21

### COVER SHEET

### SCHEMATIC DEVELOPMENT PLAN

DRAWN BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DATE ISSUED: \_\_\_\_\_  
DRAWING NO. \_\_\_\_\_



**LEGEND**

- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- TELEPHONE/COMMUNICATIONS CONDUIT
- WATER CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS

- QUINCE ORCHARD ROAD**
- SANITARY CLEANOUT
  - STORM DRAIN MANHOLE
  - SANITARY MANHOLE
  - WATER METER
  - WATER MANHOLE
  - WATER VALVE
  - FIRE DEPARTMENT CONNECTION
  - FIRE HYDRANT
  - GAS MANHOLE
  - GAS VALVE
  - PHONE MANHOLE
  - ELECTRICAL MANHOLE
  - ELECTRICAL JUNCTION BOX

- GUY WIRE
- UTILITY POLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- LIGHT POLE
- PHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- ELECTRIC TRANSFORMER
- UNKNOWN UTILITY MANHOLE
- SIGN POST
- TREE
- BOLLARD
- CATCH BASIN, GRATE, INLETS
- UTILITY POLE WITH LIGHT FIXTURE

- CONC. .... CONCRETE
- C&G ..... CURB AND GUTTER
- ASPH ..... ASPHALT
- BLDG ..... BUILDING
- STY ..... STORY
- TRANS ..... ELECTRICAL TRANSFORMER
- RCP ..... REINFORCED CONCRETE PIPE
- CMP ..... CORRUGATED METAL PIPE
- BR/L ..... BUILDING RESTRICTION LINE
- R/W ..... RIGHT-OF-WAY
- IP/F ..... IRON PIPE FOUND
- PK/F ..... PK NAIL FOUND
- F.F ..... FINISH FLOOR
- FND ..... FOUND
- UBOXES ..... UTILITY BOXES (PHONE, CABLE, FIBER)
- DHF ..... DRILL HOLE FOUND
- SD ..... STORM DRAIN

**VIA**  
ENGINEERS · PLANNERS  
LANDSCAPE ARCHITECTS · SURVEYORS  
VIA MARYLAND, LLC  
20251 CENTURY BOULEVARD · SUITE 400  
GERMANTOWN, MARYLAND 20874  
PHONE: 301.916.4100  
FAX: 301.916.2322  
GERMANTOWN, MD · TYSONS, VA  
Mike Goodman, P.E.  
goodman@via.com

PREPARED FOR:  
**14 Firstfield Holdings, LLC**  
21 Firstfield Road Avenue  
Gaithersburg, MD 20878  
Contact: Matthew Harigel  
mharigel@novavax.com

REVISIONS	DATE
RESPONSE TO COMMENTS	9/14/21

PROFESSIONAL SEAL

**14 FIRSTFIELD**  
  
BLOCK 2  
PLAT NO. 22015  
CITY OF GAITHERSBURG  
9TH ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND  
WSSC GRID: 223NW11  
TAX MAP: FT21

**EXISTING  
CONDITIONS**

DRAWN BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DATE ISSUED: \_\_\_\_\_  
DRAWING  
NO. \_\_\_\_\_

SHEET NO. **2.1**

LAYOUT: 2.1 EXISTING COND. Plotted By: crk11p

K:\19101-2000\19101\CADD\SCHMAT.LC.DWG\19101-2000\_21\_EXISTING.dwg - Microstation, Sep 15, 2021 3:01:20 PM

Joint Hearing - MCC & PC  
SDP-9003-2021  
Exhibit #33c



ENGINEERS PLANNERS  
LANDSCAPE ARCHITECTS SURVEYORS  
VIKA MARYLAND, LLC  
20251 CENTURY BOULEVARD - SUITE 400  
GERMANTOWN, MARYLAND 20874  
PHONE: 301.916.4100  
FAX: 301.916.2262  
GERMANTOWN, MD TYSONS, VA  
Mike Goodman, P.E.  
goodman@vika.com

PREPARED FOR:  
**14 Firstfield Holdings, LLC**  
21 Firstfield Road Avenue  
Gaithersburg, MD 20878  
Contact: Matthew Hariegel  
mhariegel@novavax.com

REVISIONS	DATE
RESPONSE TO COMMENTS	9/14/21

PROFESSIONAL SEAL

### 14 FIRSTFIELD

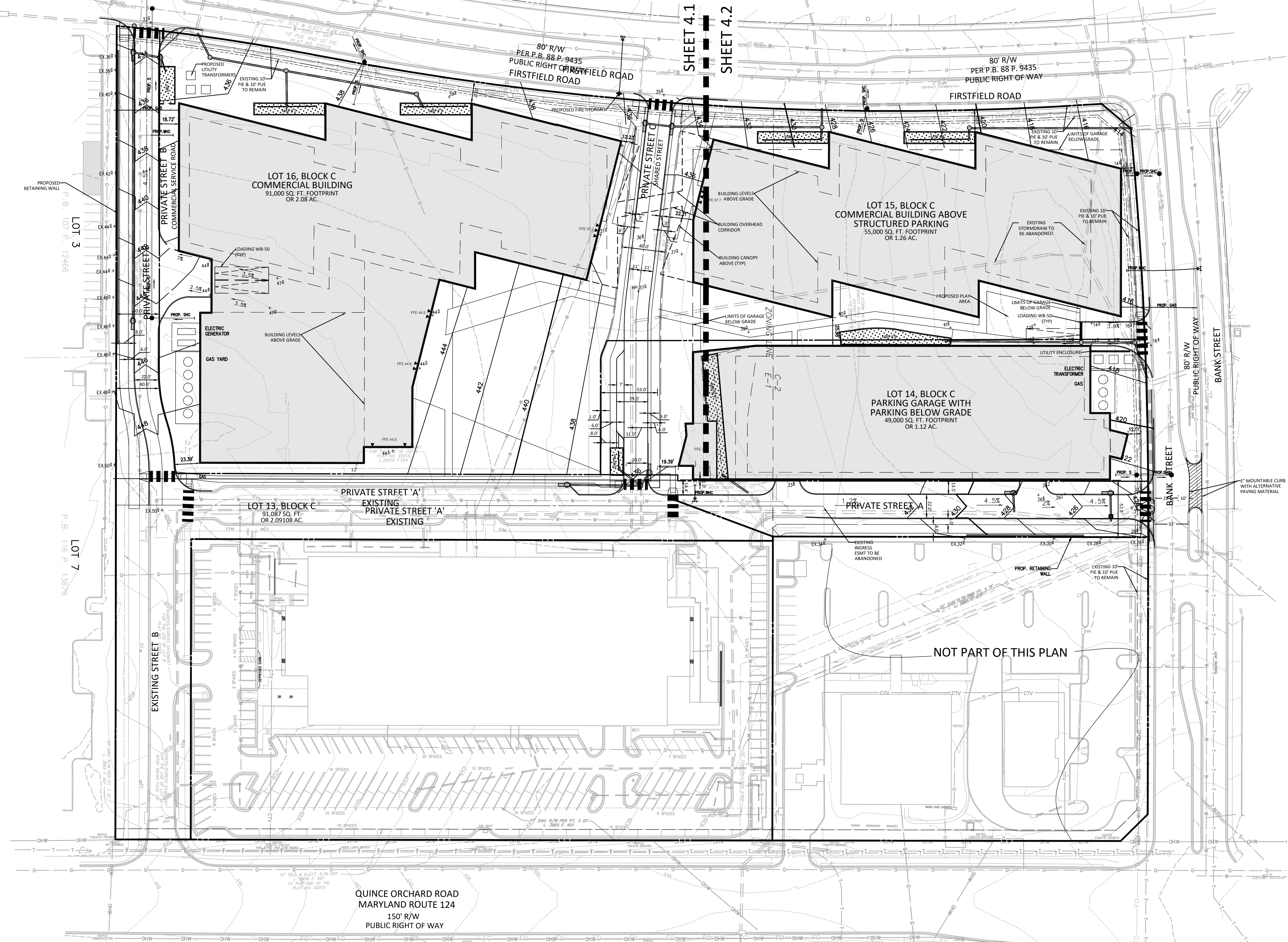
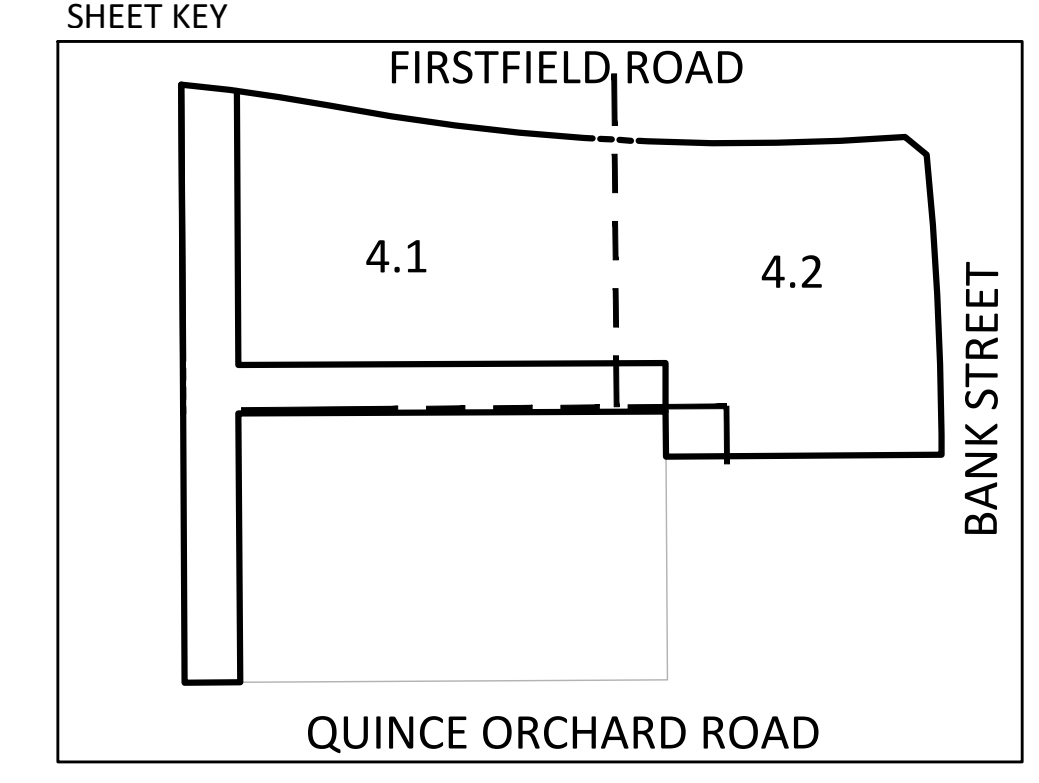
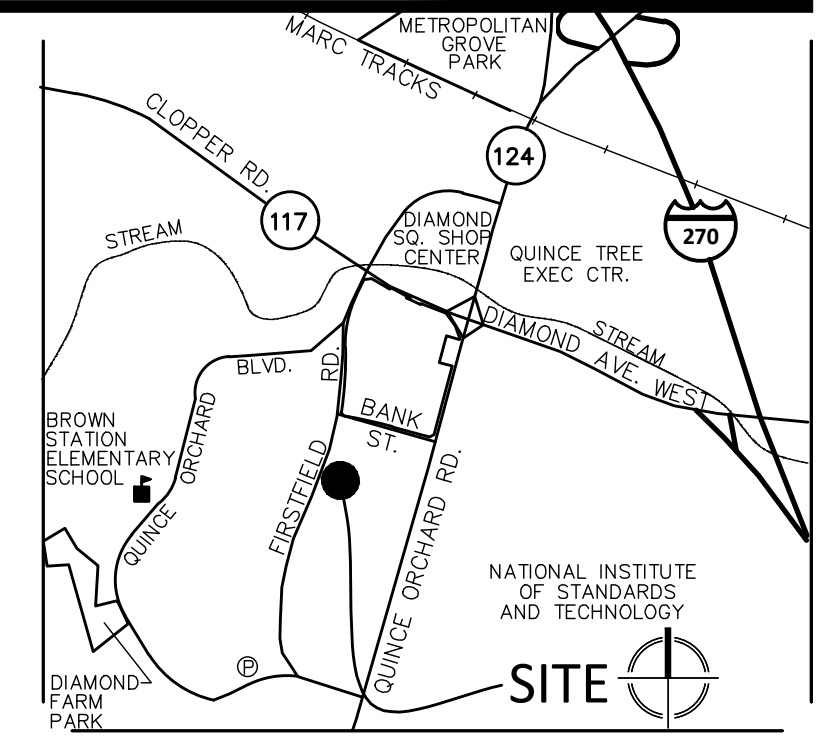
BLOCK 2  
PLAT NO. 22015  
CITY OF GAITHERSBURG  
9TH ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND  
WSSC GRID: 223NW11  
TAX MAP: FT21

### RESOLUTIONS

DRAWN BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DATE ISSUED: \_\_\_\_\_

DRAWING NO.

SHEET NO. 1.2



**PLAN LEGEND**

—	PROPERTY LINES	⊠	PROPOSED TRANSFORMER
- - -	ADJACENT PROPERTY LINES	—	PROPOSED RETAINING WALL
—	R/W LINES	★	PROPOSED LIGHTS
—	CENTERLINE	△	PROPOSED PARKING LABELS
— 520 —	PROPOSED 10' CONTOUR	— + —	MATCHLINE
— 524 —	PROPOSED 2' CONTOUR	▴	MICRO-BIORETENTION
— 8" W —	PROPOSED WATER LINE	□ □	ELECTRIC GENERATOR
— 8" S —	PROPOSED SANITARY SEWER WITH STRUCTURE	○ ○	GAS YARD
—	PROPOSED GAS LINE		
—	PROPOSED STORM DRAIN		

REVISIONS	DATE
RESPONSE TO COMMENTS	9/14/21

PROFESSIONAL SEAL

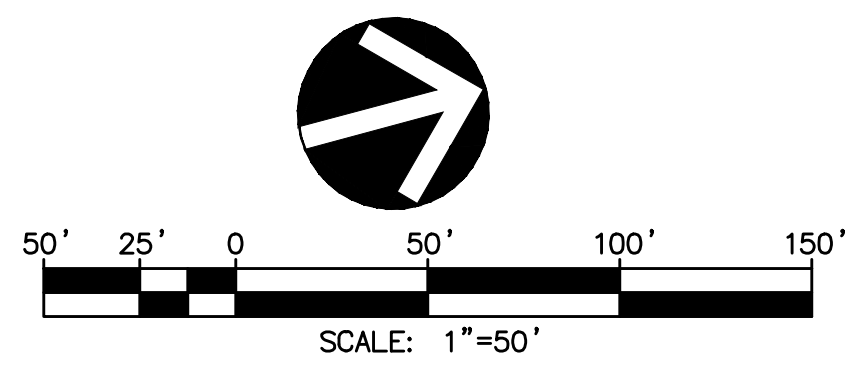
**14 FIRSTFIELD**

BLOCK 2  
PLAT NO. 22015  
CITY OF GAITHERSBURG  
9TH ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND  
WSSC GRID: 223NW11  
TAX MAP: FT21

COMPOSITE  
SCHEMATIC  
DEVELOPMENT  
PLAN

DRAWN BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DATE ISSUED: \_\_\_\_\_  
DRAWING NO. \_\_\_\_\_

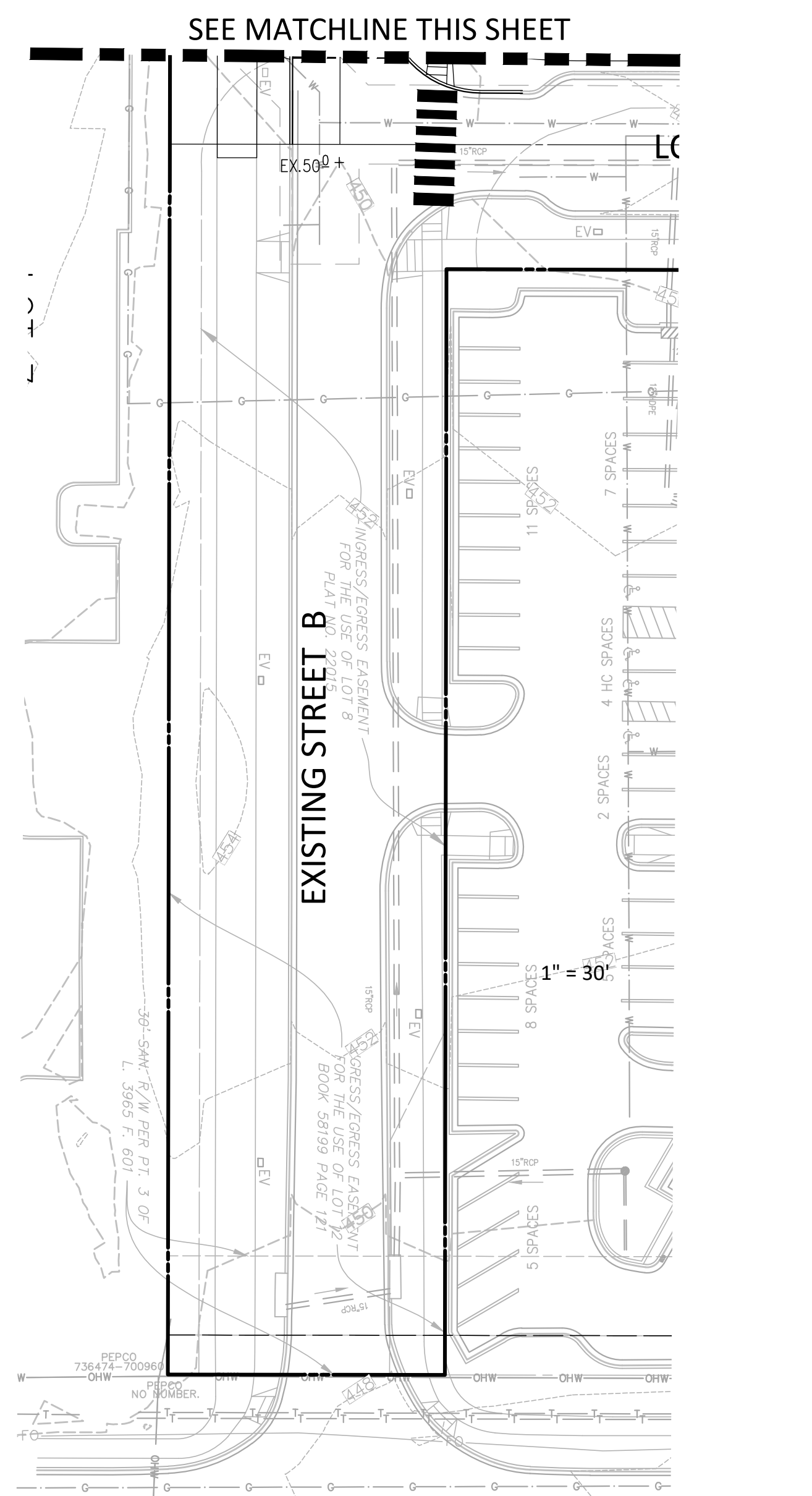
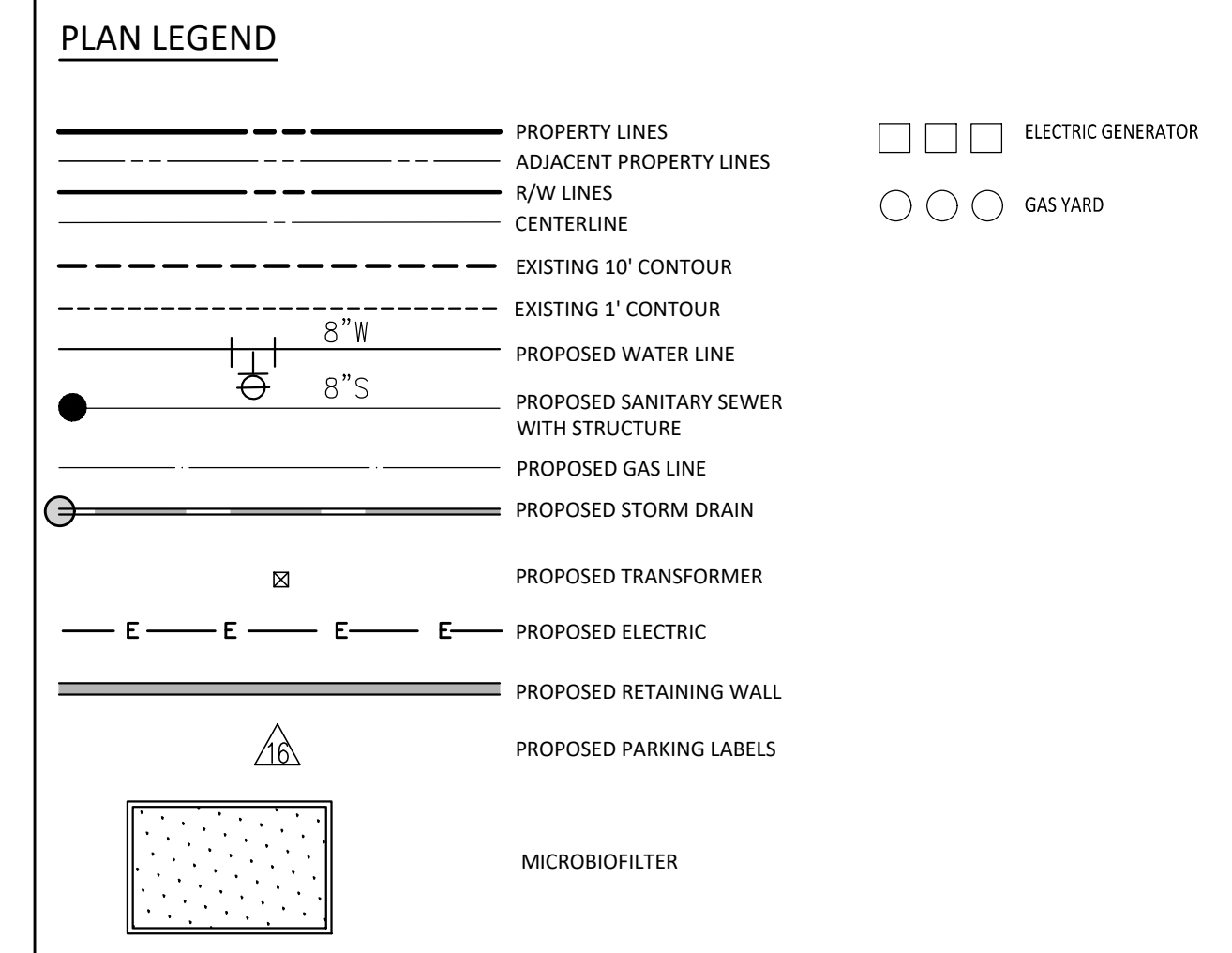
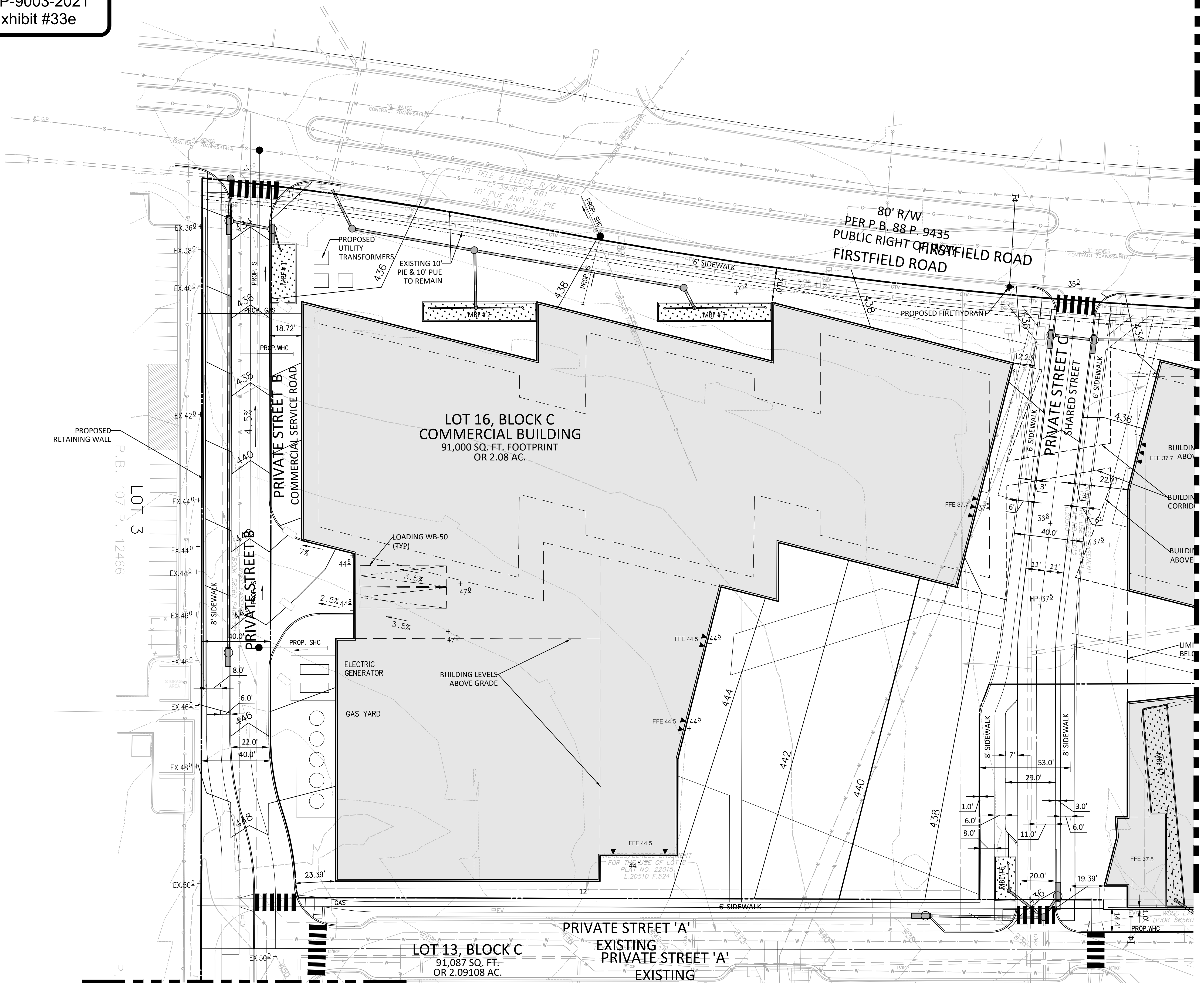
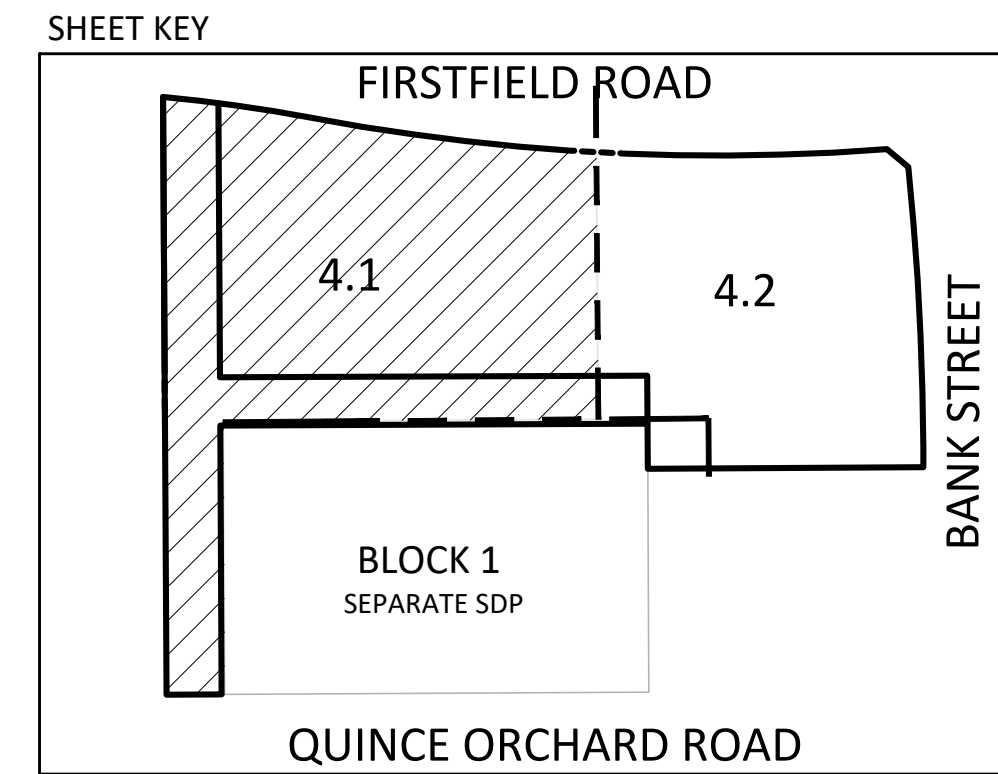
SHEET NO. 4.0





ENGINEERS PLANNERS  
LANDSCAPE ARCHITECTS SURVEYORS  
VIKA MARYLAND, LLC  
20251 CENTURY BOULEVARD - SUITE 400  
GERMANTOWN, MARYLAND 20874  
PHONE: 301.916.4100  
FAX: 301.916.2362  
GERMANTOWN, MD TYSONS, VA  
Mike Goodman, P.E.  
goodman@vika.com

PREPARED FOR:  
14 Firstfield Holdings, LLC  
21 Firstfield Road Avenue  
Gaithersburg, MD 20878  
Contact: Matthew Hariegel  
mhariegel@novavax.com



REVISIONS	DATE
RESPONSE TO COMMENTS	9/14/21

PROFESSIONAL SEAL

**14 FIRSTFIELD**  
BLOCK 2  
PLAT NO. 22015  
CITY OF GAITHERSBURG  
9TH ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND  
WSSC GRID: 223NW11  
TAX MAP: FT21

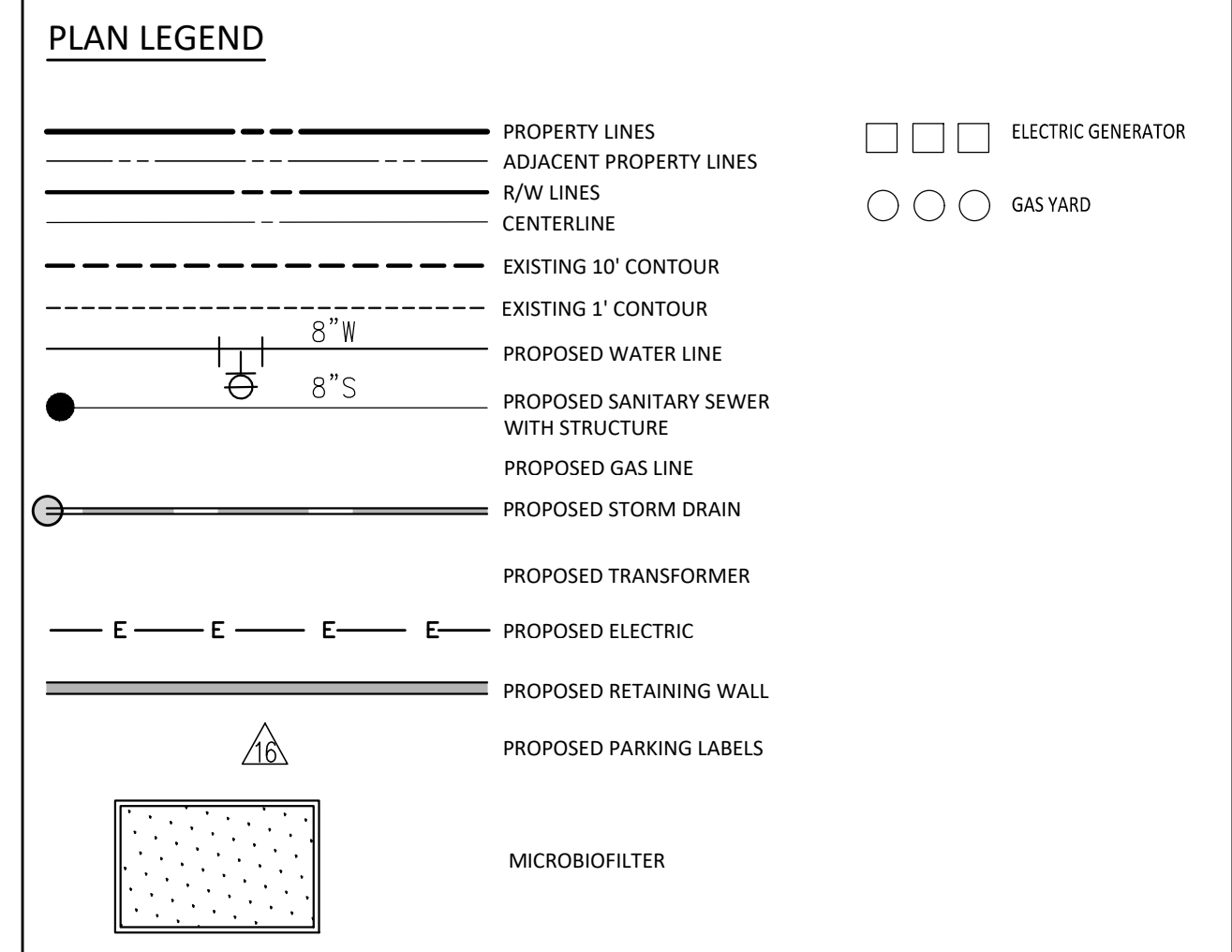
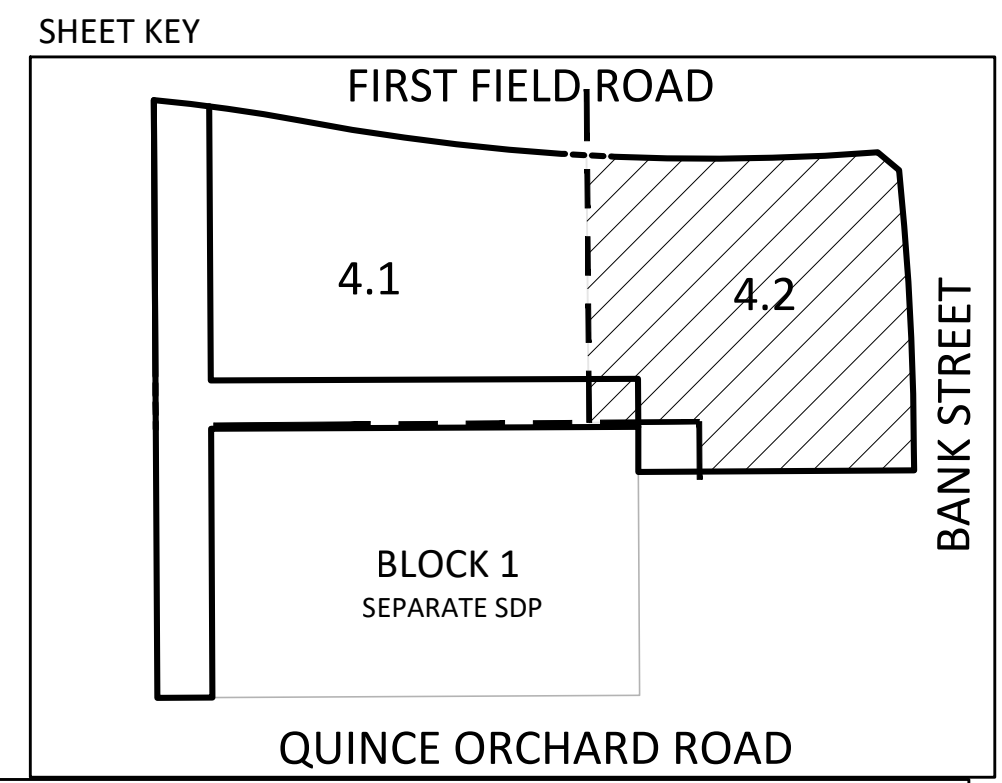
**SCHEMATIC DEVELOPMENT PLAN**

DRAWN BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DATE ISSUED: \_\_\_\_\_  
DRAWING NO.

LAYOUT: 4.1 - SDP-30-Scale, Plotted By: crf1slp



PREPARED FOR:  
14 Firstfield Holdings, LLC  
21 Firstfield Road Avenue  
Gaithersburg, MD 20878  
Contact: Matthew Hariegel  
mhariegel@novavax.com



REVISIONS	DATE
RESPONSE TO COMMENTS	9/14/21

PROFESSIONAL SEAL

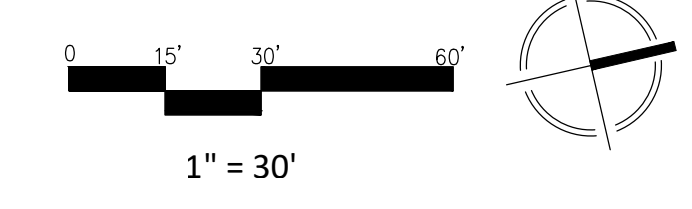
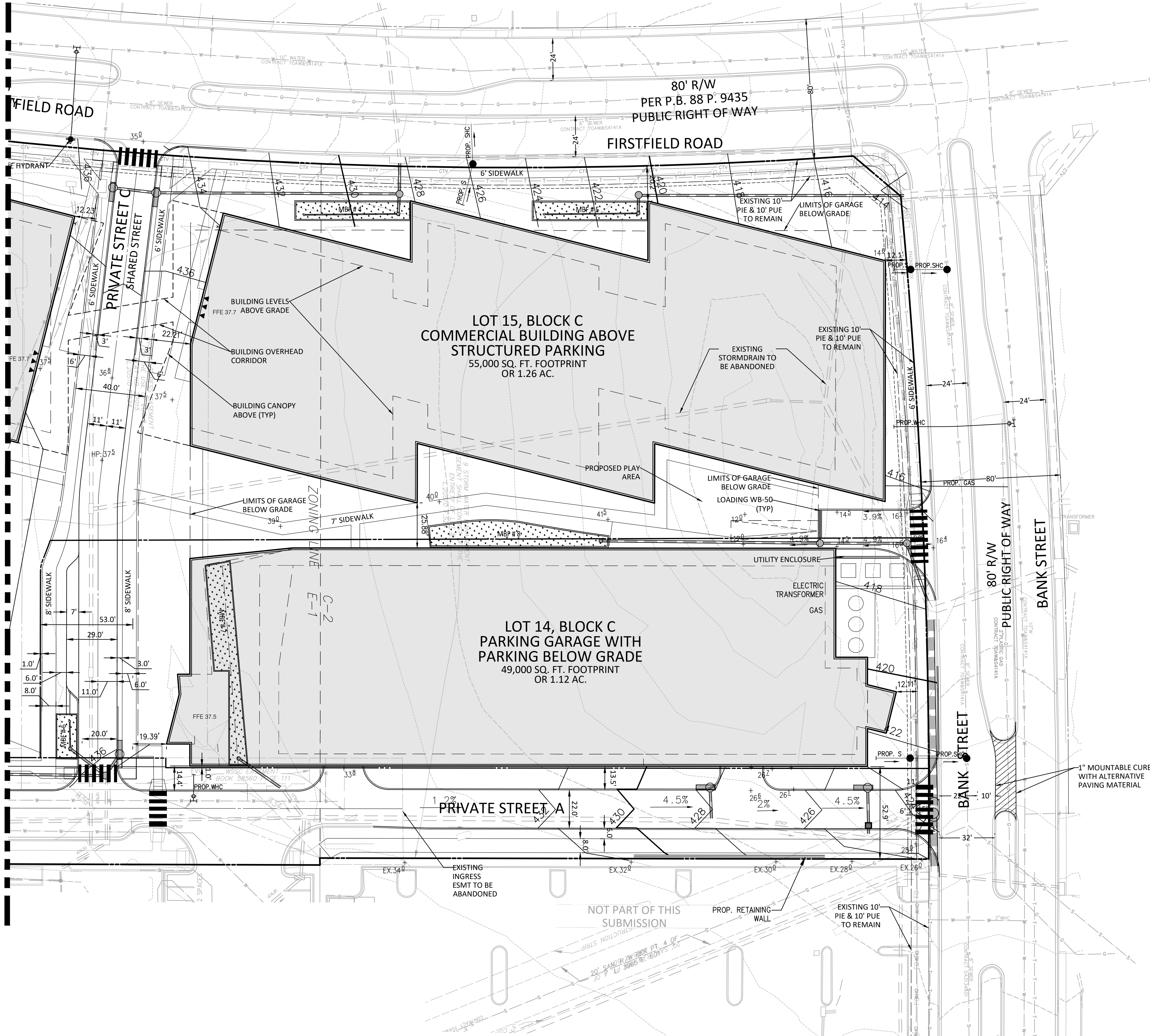
### 14 FIRSTFIELD

BLOCK 2  
PLAT NO. 22015  
CITY OF GAITHERSBURG  
9TH ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND  
WSSC GRID: 223NW11  
TAX MAP: FT21

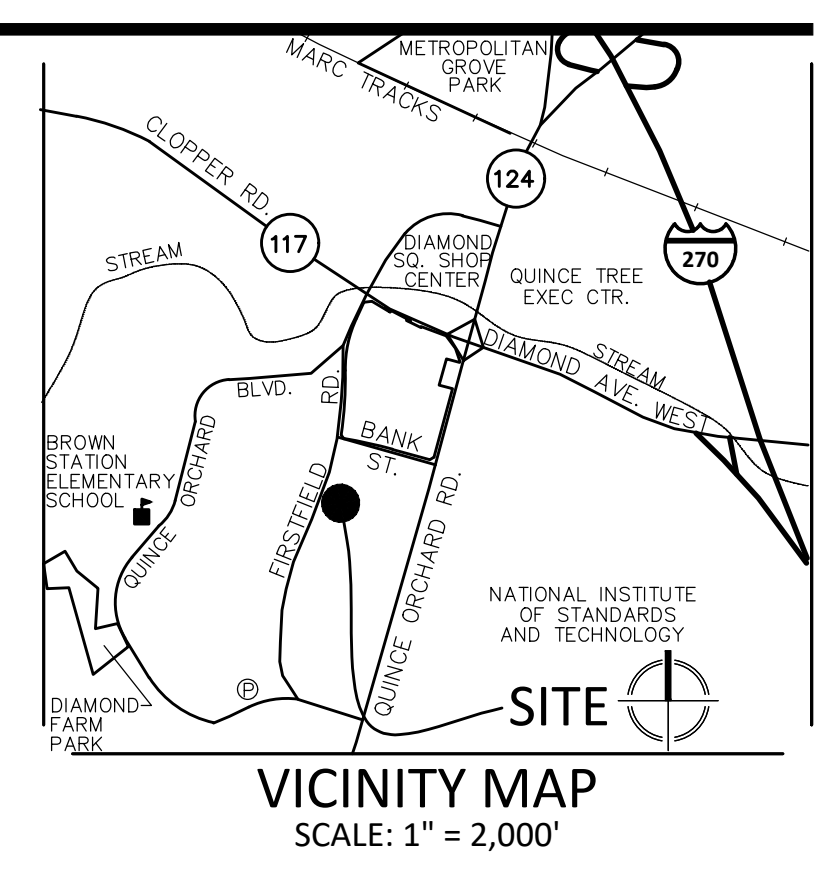
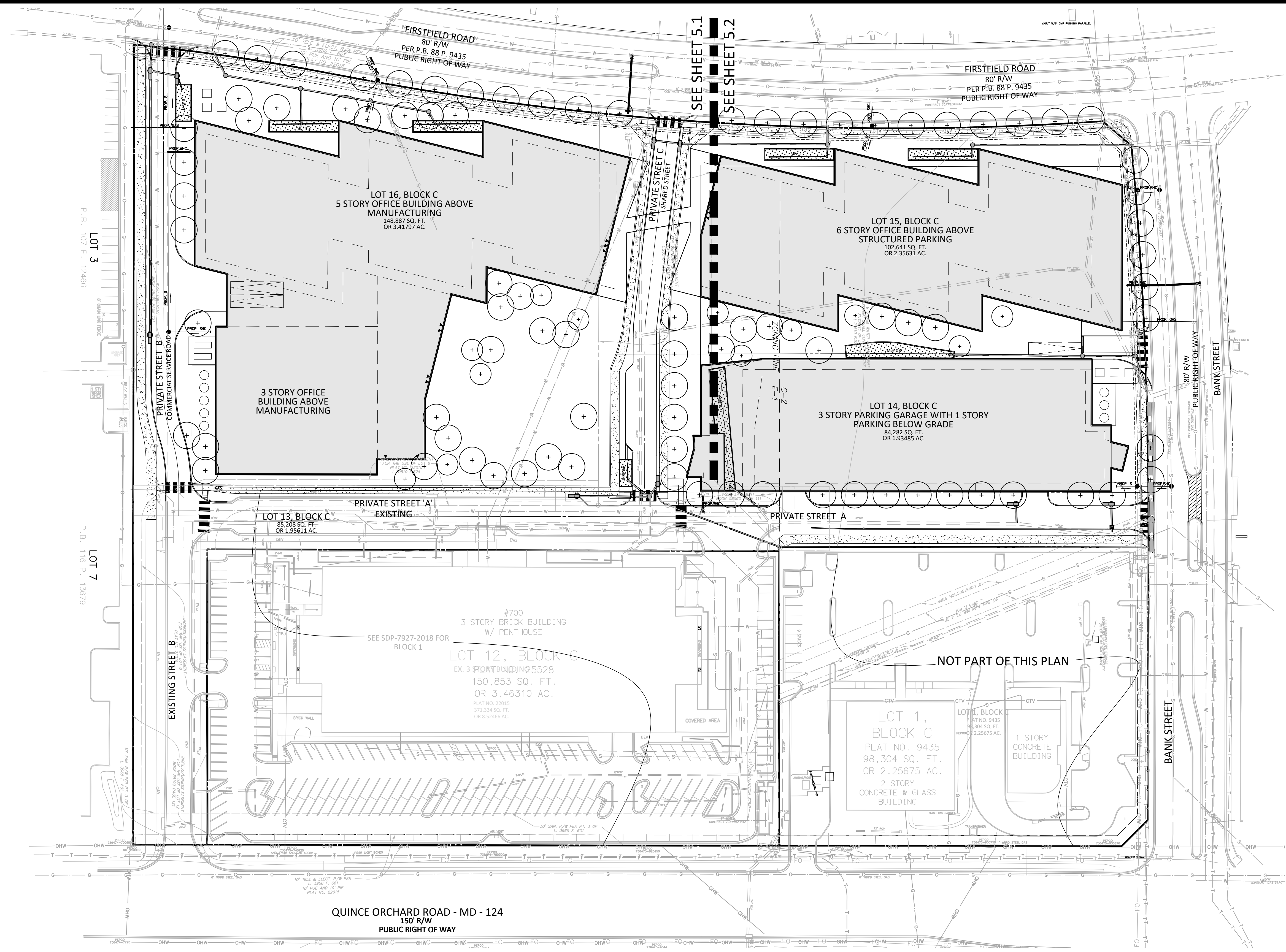
### SCHEMATIC DEVELOPMENT PLAN

DRAWN BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DATE ISSUED: \_\_\_\_\_  
DRAWING NO. \_\_\_\_\_

SEE SHEET 4.1



K:\1501-2001\1501\SDP\SCHEMATIC DEVELOPMENT SHEETS\15012002\_2\_SDP.dwg - Tuesday, September 14, 2021 8:27:43 PM



**VKA**  
ENGINEERS PLANNERS  
LANDSCAPE ARCHITECTS SURVEYORS  
VKA MARYLAND, LLC  
20251 CENTURY BOULEVARD - SUITE 400  
GERMANTOWN, MARYLAND 20874  
PHONE: 301.916.4100  
FAX: 301.916.2262  
GERMANTOWN, MD TYSONS, VA  
Mike Goodman, P.E.  
goodman@vka.com

PREPARED FOR:  
14 Firstfield Holdings, LLC  
21 Firstfield Road Avenue  
Gaithersburg, MD 20878  
Contact: Matthew Hariegel  
mhariegel@novavax.com

REVISIONS	DATE
RESPONSE TO COMMENTS	9/14/21



**14 FIRSTFIELD**

BLOCK 2  
PLAT NO. 22015  
CITY OF GAITHERSBURG  
9TH ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND  
WSSC GRID: 223NW11  
TAX MAP: FT21

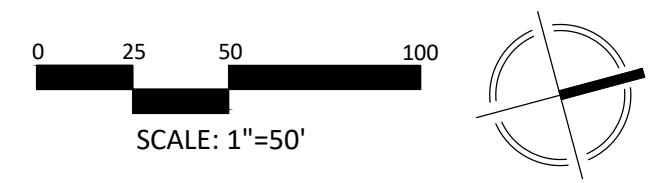
**NOTE:** ALL DESIGN ELEMENTS IN OPEN SPACES WILL BE SUBJECT TO ADJUSTMENT AT FINAL SITE PLAN. ALL AREAS NOT SHOWN WITH TREES AND/OR SHRUBS TO BE SEEDED OR SODDED.

**NOTE:** ALL AREAS NOT SHOWN AS PLANTING BED TO BE SEEDED OR SODDED.

**NOTE:** SOME STORM DRAIN, SEWER OR WATER UTILITIES MAY NEED BIO-BARRIER TO PROTECT FROM TREE ROOTS. LIMITS TO BE DETERMINED AT FINAL SITE PLAN.

**PLAN LEGEND**

	PROPERTY LINES		BIO
	ADJACENT PROPERTY LINES		CONCRETE WALKS
	R/W LINES		EXISTING LIGHTS
	CENTERLINE		STREET LIGHT
	BUILD TO LINE/PUE		SHADE TREES Quercus prinus / Chestnut Oak Quercus rubra / Red Oak
	PROPOSED 10' CONTOUR		UNDERSTORY TREE Amelanchier canadensis / Shadbowl Serviceberry Multitrunk Cercis canadensis / Eastern Redbud Cornus kousa / Kousa Dogwood Magnolia stellata / Star Magnolia Multi-Trunk Magnolia virginiana / Sweetbay Magnolia
	PROPOSED 2' CONTOUR		
	PROPOSED WATER LINE		
	PROPOSED SANITARY SEWER WITH STRUCTURE		
	PROPOSED GAS LINE		
	PROPOSED STORM DRAIN		
	PROPOSED RETAINING WALL		
	PROP. INLET FLUME		

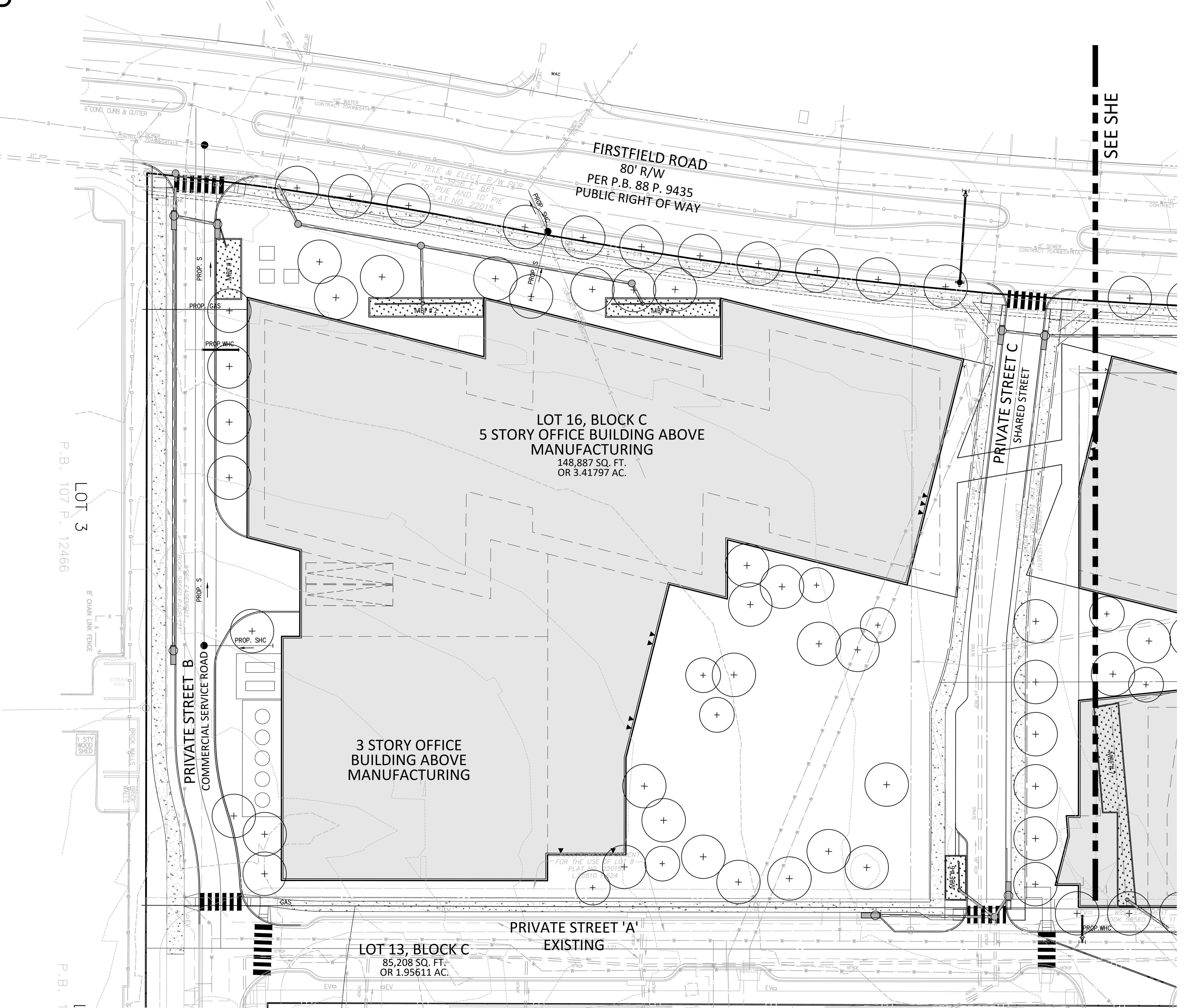
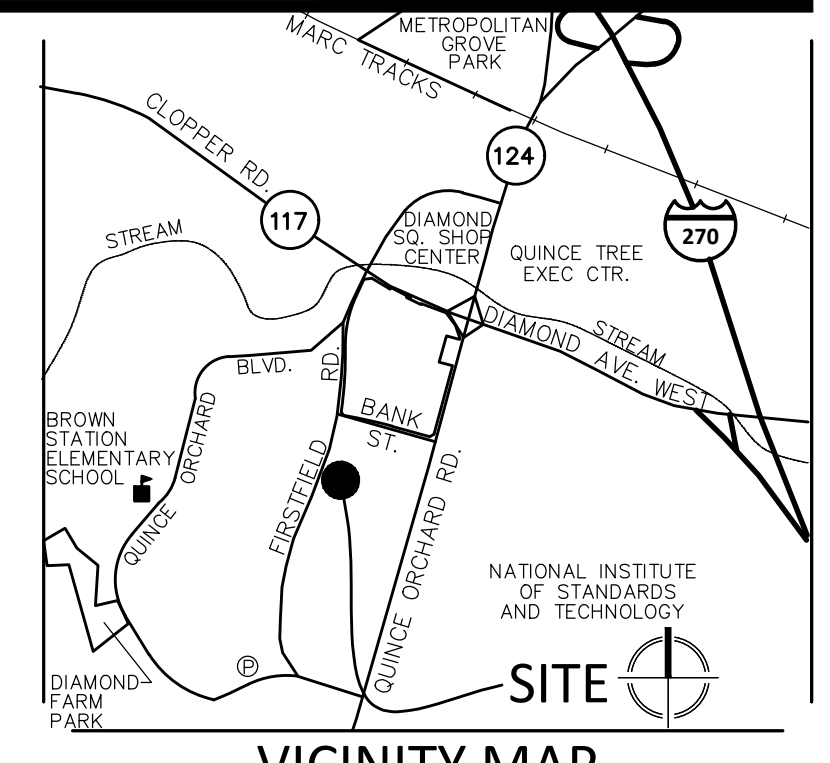


**COMPOSITE PLANTING PLAN**

DRAWN BY: JS  
DESIGNED BY: SF  
DATE ISSUED: JULY 28, 2017

DRAWING NO. L-000

SHEET NO. 5.0



**PLAN LEGEND**

[Symbol]	PROPERTY LINES
[Symbol]	ADJACENT PROPERTY LINES
[Symbol]	R/W LINES
[Symbol]	CENTERLINE
[Symbol]	BUILD TO LINE/PUE
[Symbol]	PROPOSED 10' CONTOUR
[Symbol]	PROPOSED 2' CONTOUR
[Symbol]	PROPOSED WATER LINE
[Symbol]	PROPOSED SANITARY SEWER WITH STRUCTURE
[Symbol]	PROPOSED GAS LINE
[Symbol]	PROPOSED STORM DRAIN
[Symbol]	PROPOSED TRANSFORMER
[Symbol]	PROPOSED RETAINING WALL
[Symbol]	PROP. INLET FLUME
[Symbol]	BIORETENTION FACILITY
[Symbol]	CONCRETE WALKS
[Symbol]	EXISTING LIGHTS
[Symbol]	STREET LIGHT
[Symbol]	MAILBOX

- SHADE TREES**  
Quercus prinus / Chestnut Oak  
Quercus rubra / Red Oak
- UNDERSTORY TREE**  
Amelanchier canadensis / Shadblow Serviceberry Multitrunk  
Cercis canadensis / Eastern Redbud  
Cornus kousa / Kousa Dogwood  
Magnolia stellata / Star Magnolia Multi-Trunk  
Magnolia virginiana / Sweetbay Magnolia

REVISIONS	DATE
RESPONSE TO COMMENTS	9/14/21

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.  
CHANDA BRAUFORT LICENSE NO. 3312  
EXPIRATION DATE: SEPT. 7, 2023

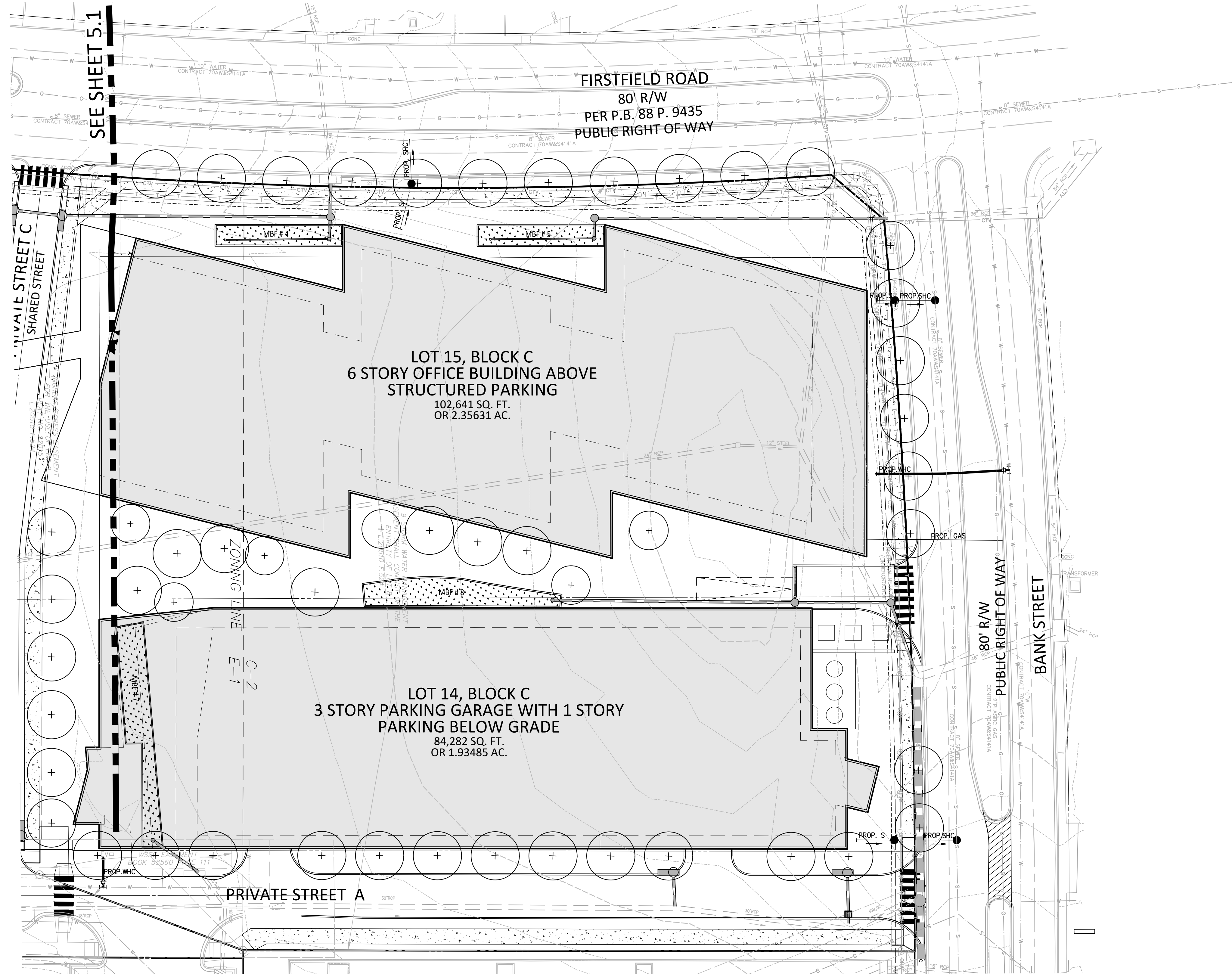
**14 FIRSTFIELD**

BLOCK 2  
PLAT NO. 22015  
CITY OF GAITHERSBURG  
9TH ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND  
WSSC GRID: 223NW11  
TAX MAP: FT21

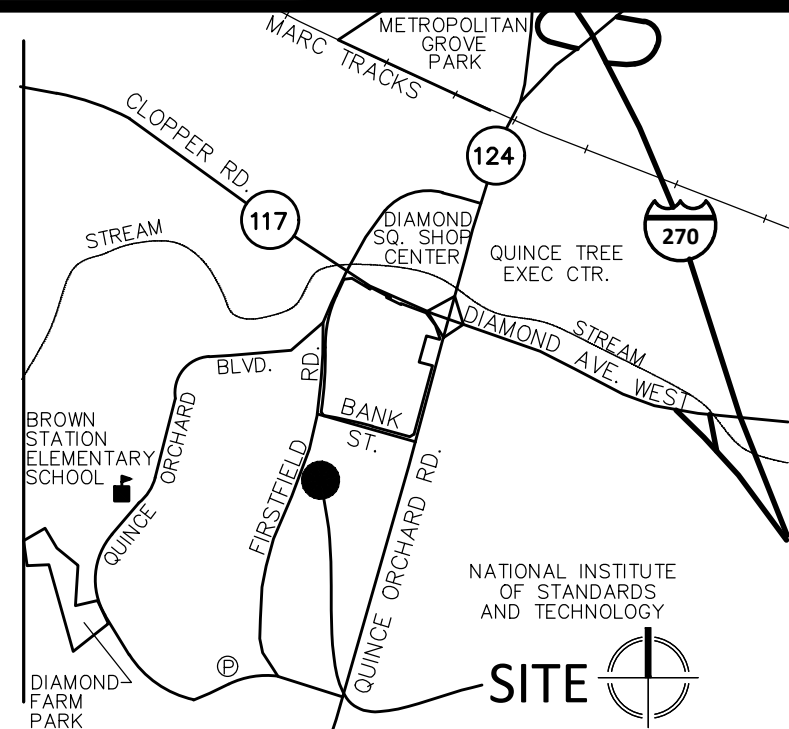
**CONCEPTUAL PLANTING PLAN**

DRAWN BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DATE ISSUED: **JULY 28, 2017**  
DRAWING NO. **L-100**  
SHEET NO.

NOTE: ALL AREAS NOT SHOWN PLANTED WITH TREES AND/OR SHRUBS TO BE SEEDED OR SODDED.



NOTE: ALL AREAS NOT SHOWN PLANTED WITH TREES AND/OR SHRUBS TO BE SEEDED OR SODDED.



VICINITY MAP  
SCALE: 1" = 2,000'

PLAN LEGEND

- PROPERTY LINES
- - - ADJACENT PROPERTY LINES
- R/W LINES
- CENTERLINE
- BUILD TO LINE/PUE
- - - 520 PROPOSED 10' CONTOUR
- - - 524 PROPOSED 2' CONTOUR
- - - 8" W PROPOSED WATER LINE
- - - 8" S PROPOSED SANITARY SEWER WITH STRUCTURE
- - - PROPOSED GAS LINE
- - - PROPOSED STORM DRAIN
- PROPOSED RETAINING WALL
- PROP. INLET FLUME
- BIORETENTION FACILITY
- CONCRETE WALKS
- EXISTING LIGHTS
- STREET LIGHT
- MAILBOX

- SHADE TREES  
Quercus prinus / Chestnut Oak  
Quercus rubra / Red Oak
- UNDERSTORY TREE  
Amelanchier canadensis / Shadblow Serviceberry Multitrunk  
Cercis canadensis / Eastern Redbud  
Cornus kousa / Kousa Dogwood  
Magnolia stellata / Star Magnolia Multi-Trunk  
Magnolia virginiana / Sweetbay Magnolia



PREPARED FOR:  
14 Firstfield Holdings, LLC  
21 Firstfield Road Avenue  
Gaithersburg, MD 20878  
Contact: Matthew Hariegel  
mhariegel@novavax.com

REVISIONS	DATE
RESPONSE TO COMMENTS	9/14/21

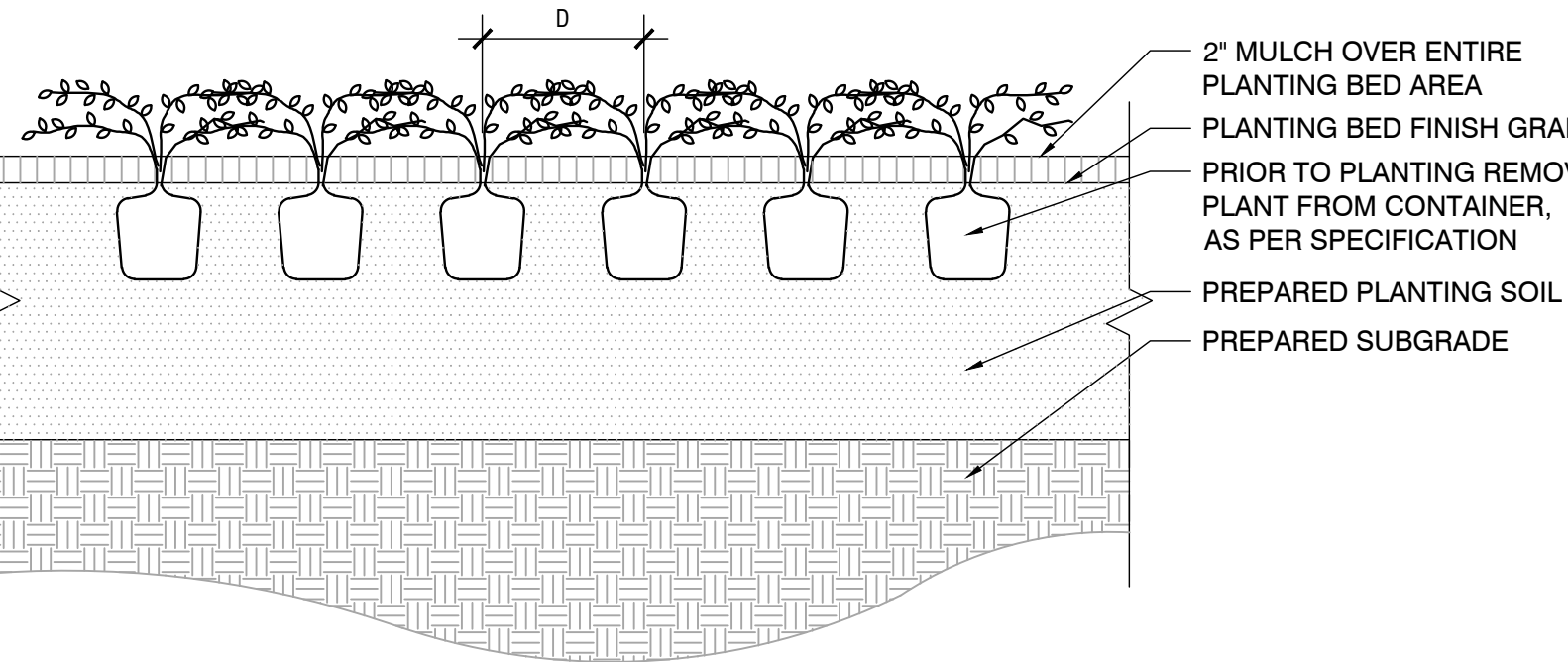
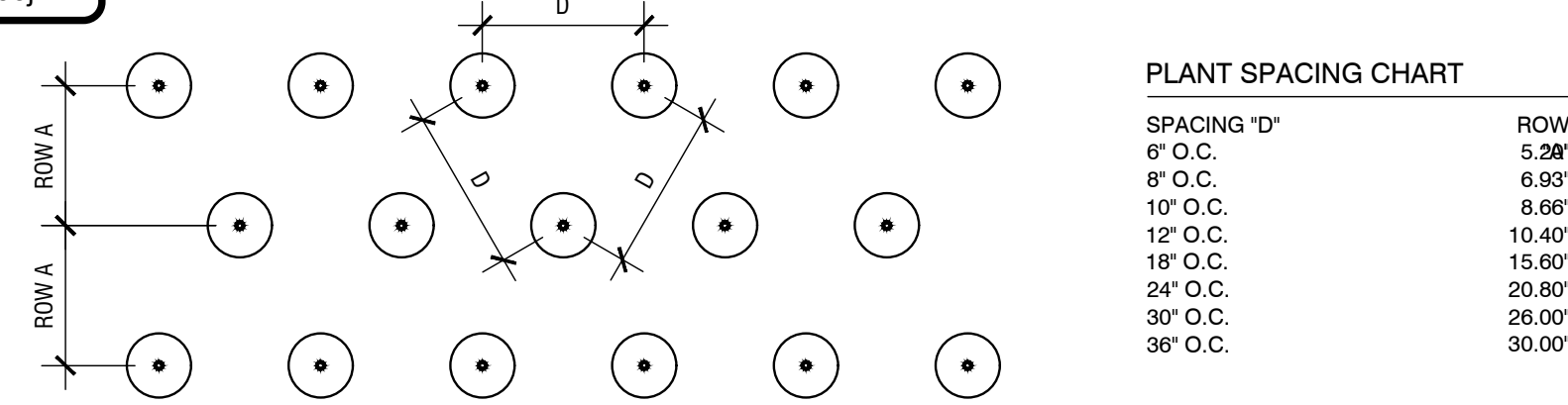


HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. CHANDRA BEAUFORT LICENSE NO. 3312 EXPIRATION DATE: SEPT. 7, 2023

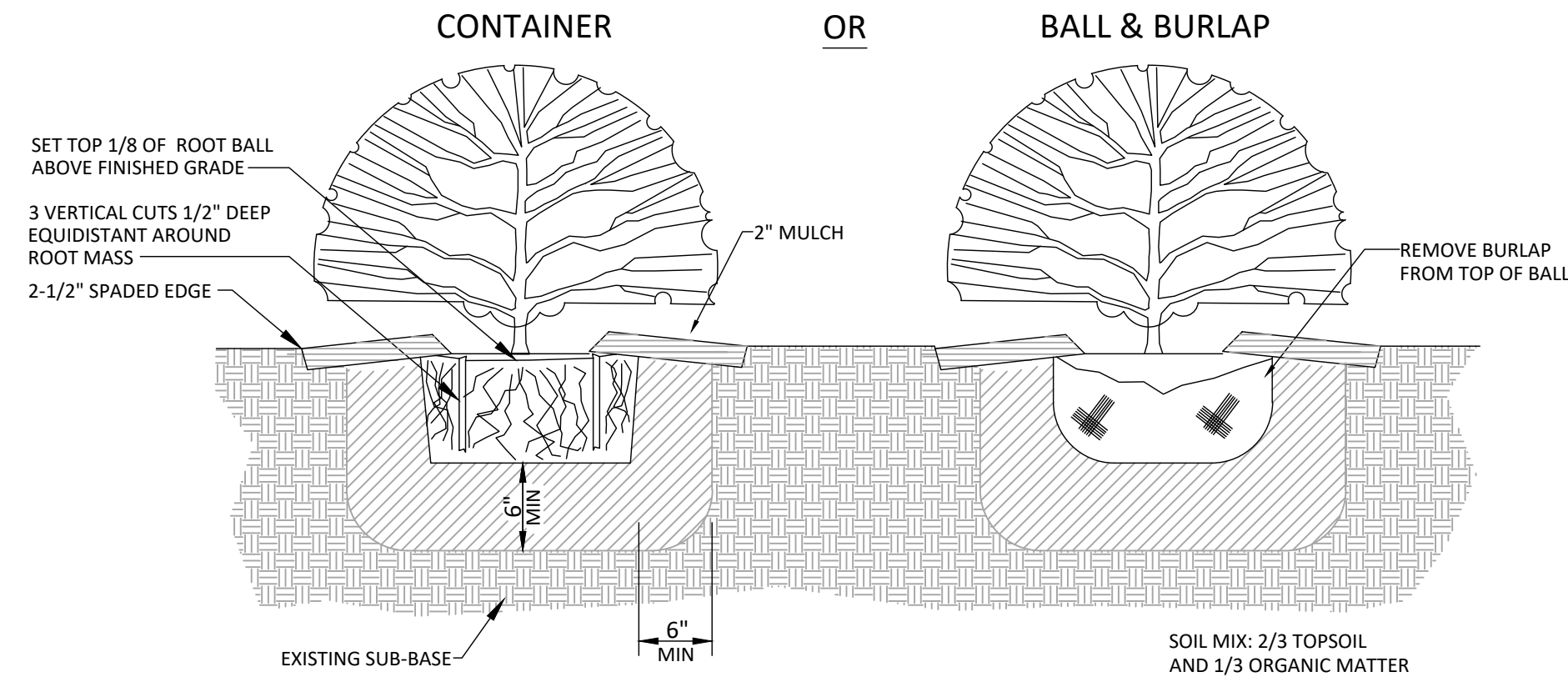
14 FIRSTFIELD  
BLOCK 2  
PLAT NO. 22015  
CITY OF GAITHERSBURG  
9TH ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND  
WSSC GRID: 223NW11  
TAX MAP: FT21

CONCEPTUAL PLANTING PLAN

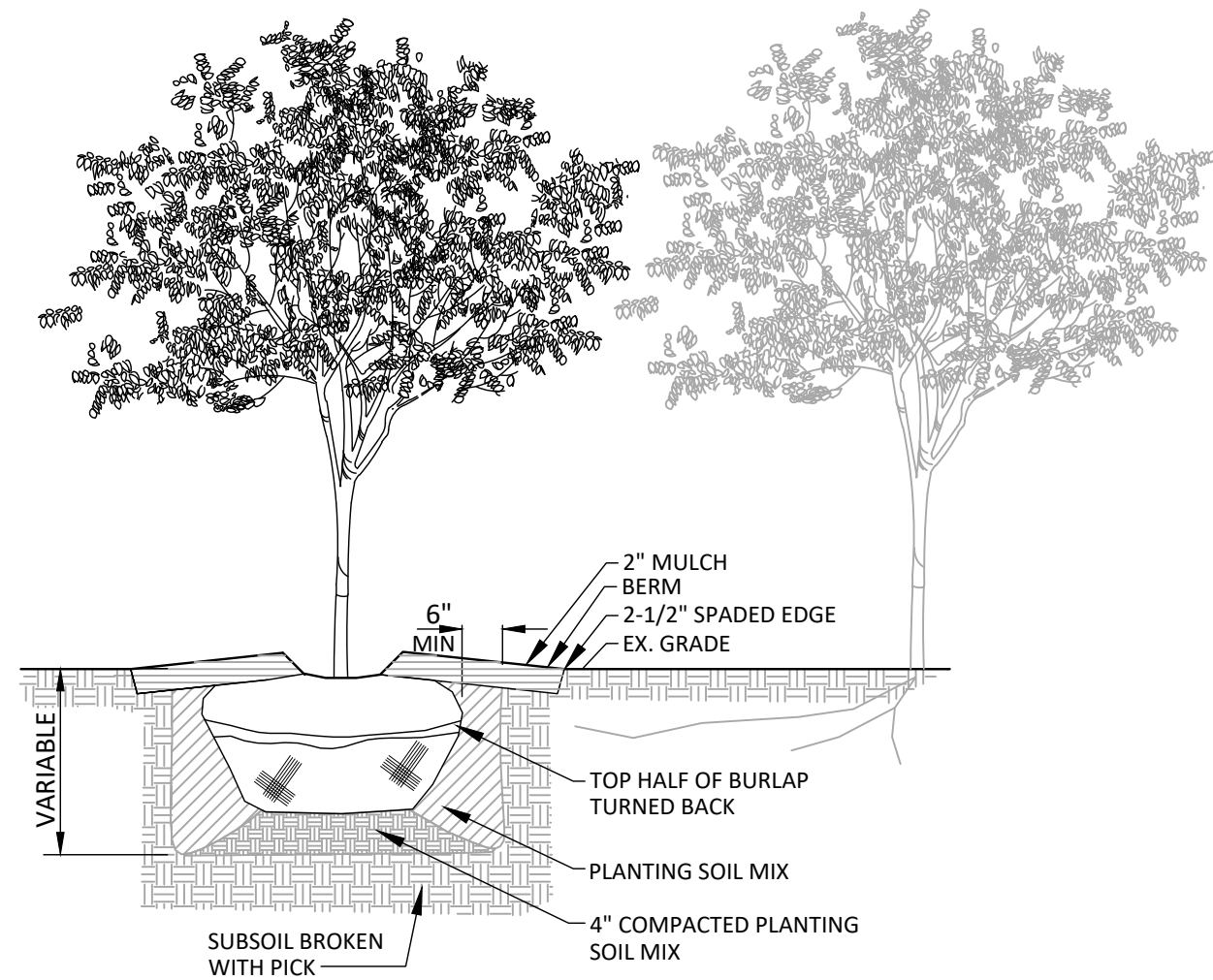
DRAWN BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DATE ISSUED: APRIL 2018  
DRAWING NO. \_\_\_\_\_  
SHEET NO. 5.2



**1 GROUND COVER PLANTING DETAIL**  
NOT TO SCALE



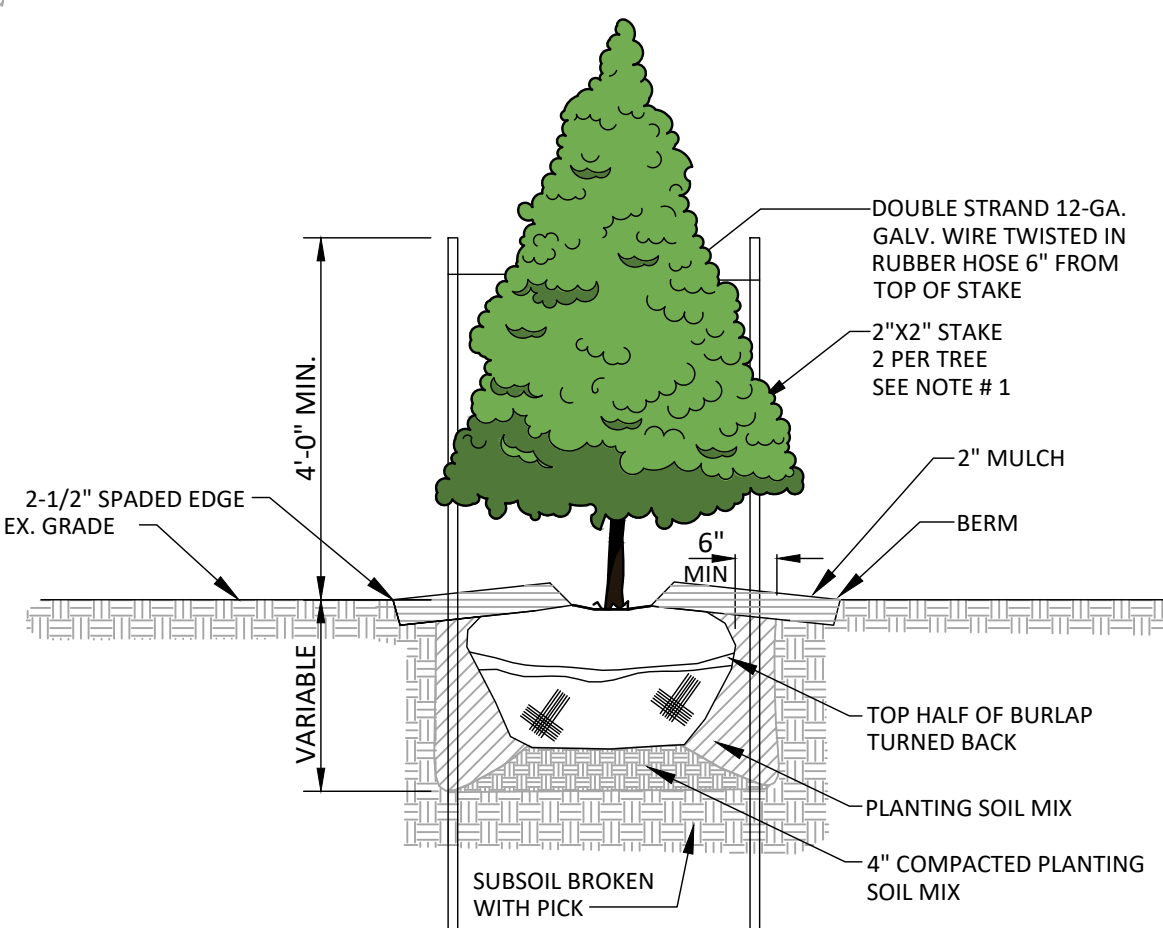
**2 SMALL SHRUB PLANTING DETAIL**  
NOT TO SCALE



**NOTES:**

- DIGGING OF TREE PITS IN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES AND/OR IN FOREST CONSERVATION EASEMENT AREAS IS RESTRICTED TO HAND EQUIPMENT ONLY TO PROTECT ADJACENT SAVED TREES.
- STANDARD PLANTING TECHNIQUE IS TO DIG A TREE PIT THAT IS 2.5 TIMES THE SIZE OF THE ROOTBALL. HOWEVER, THE SIZE OF PLANTING PITS IS TO BE LIMITED AND THE LOCATION OF THE PITS FIELD ADJUSTED WITHIN THE CRZ'S OF SAVED TREES IN ORDER TO PROTECT ROOTS OF THE ADJACENT SAVED TREES THAT ARE 1" OR GREATER IN SIZE.

**3 TREE PLANTING DETAIL**  
NOT TO SCALE



**NOTE:**

- STAKING SHOWN ON THIS DETAIL IS FOR DECIDUOUS AND EVERGREEN TREES UNDER 4" CALIPER AND 6' OR MORE IN HEIGHT. STAKE TREES ONLY IN AREAS OF HIGH WIND. REMOVE AFTER FIRST GROWING SEASON.
- NO STAKING REQUIRED FOR STREET TREES. CONTRACTOR RESPONSIBLE FOR KEEPING STREET TREES STRAIGHT.

**4 EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE

**GENERAL PLANTING NOTES**

**PLANT / MATERIAL NOTES**

**PLANT IDENTIFICATION:**

REFER TO MASTERSPEC SPECIFICATIONS FOR DETAILED PLANTING REQUIREMENTS

- ALL PLANTS SHALL BE PROPERLY MARKED FOR IDENTIFICATION AND CHECKING AND ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE.
- STATE OR FEDERAL NURSERY INSPECTION CERTIFICATES SHALL BE FURNISHED TO THE OWNER UPON REQUEST.
- THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. PLANT QUANTITIES SHOWN ON THE PLAN SHALL GOVERN OVER THOSE SHOWN ON THE PLANT LIST.
- CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS.
- PLANTS WILL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE 'AMERICAN STANDARD FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION AND CONFORM IN GENERAL TO THE REPRESENTATIVE SPECIES.
- SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND CITY OF GAITHERSBURG. ANY SUBSTITUTIONS MADE WITHOUT THIS APPROVAL MADE BE SUBJECT TO REJECTION AND REMOVAL AT THE CONTRACTOR'S EXPENSE.
- PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AS TO QUALITY, SIZE AND VARIETY. PLANTS DAMAGED IN HANDLING OR TRANSPORTATION MAY BE REJECTED BY THE OWNER.

**PLANT QUALITY:**

- ALL PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND BE FREE OF PLANT DISEASE, INSECTS, EGGS AND LARVAE AND SHALL HAVE HEALTHY ROOT SYSTEMS. PLANTS SHALL BE OBTAINED FROM SITES WHICH ARE SIMILAR IN SOIL AND CLIMATIC CONDITIONS AS THOSE OF THE PROJECT SITE.
- BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM, NATURAL BALL OF EARTH. BALL SIZES SHALL BE IN ACCORDANCE WITH A.N.L.A. SPECIFICATIONS.
- CONTAINER GROWN STOCK SHALL HAVE BEEN GROWN IN THE CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
- PRUNING SHALL BE DONE DURING PLANTING OPERATION.
- ALL PLANT MATERIAL IN TRANSIT SHALL BE COVERED WITH BURLAP OR SIMILAR COVER TO KEEP IT FROM WIND DAMAGE AND DRYING OUT.

**PLANT SIZE:**

- ALL PLANT SIZES SHALL AVERAGE AT LEAST THE MIDDLE OF THE PLANT RANGE GIVEN IN THE PLANT LIST, BUT IN NO CASE SHALL ANY PLANT BE LESS THAN THAT SIZE STATED FOR THAT SPECIES.
- CALIPER MEASUREMENTS SHALL BE TAKEN AT A POINT ON THE TRUNK 6 INCHES ABOVE NATURAL GRADE FOR TREES UP TO 4 INCHES IN DIAMETER; AND AT A POINT 12 INCHES ABOVE NATURAL GRADE FOR TREES OVER 4 INCHES IN DIAMETER.
- SINGLE TRUNK TREES SHALL NOT INCLUDE THE "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE.
- SHRUBS HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED FROM THE END OF THE BRANCHING, EQUALLY AROUND THE PLANT. MEASUREMENTS SHALL NOT INCLUDE TERMINAL GROWTH.
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED SHALL REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP.

**MULCH:**

- MULCH SHALL BE EITHER COMPOSTED HARDWOOD BARK, FINE SHREDDED HARDWOOD BARK, PINE BARK OR APPROVED EQUAL, AND FREE OF FOREIGN MATTER.

**FERTILIZER:**

- FERTILIZER SHALL BE GRANULAR, PACKET OR PELLET, WITH 35% TO 80% OF TOTAL NITROGEN IN ORGANIC FORM. IT SHALL BE A COMPLETE FERTILIZER WITH A MINIMUM ANALYSIS OF 10% NITROGEN, 6% PHOSPHOROUS AND 4% POTASSIUM. GRANULAR FERTILIZER SHALL BE APPLIED TO THE SOIL MIX WITH A 10-6-4 ANALYSIS AT THE FOLLOWING RATES: TREE PITS, 2-3 LBS. PER INCH OF TRUNK DIAMETER; SHRUB BEDS, 2 LBS. PER 100 SQUARE FEET OF BED AREA (OR 1/4 LB. PER FOOT OF HEIGHT OR SPREAD). GROUND COVER, VINE AND HERBACEOUS PLANTS, 2-3 LBS. PER 100 SQUARE FEET. THE OWNER RESERVES THE RIGHT TO DETERMINE THE TIME FERTILIZATION SHOULD OCCUR WITHIN THE ONE YEAR GUARANTEE PERIOD.
- TOPSOIL SHALL BE FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, CLUMPS, PLANTS, AND THEIR ROOT DEBRIS AND OTHER EXTRANEIOUS MATTER OF 1 INCH IN DIAMETER, AND CAPABLE OF PERMITTING VIGOROUS PLANT GROWTH. TOPSOIL SHALL HAVE A pH RANGE OF 5.0 TO 6.5, WITH A pH RANGE OF 5.0 TO 5.5 FOR PLANTS REQUIRING ACID SOILS. CONTRACTOR SHALL PROVIDE SOIL ANALYSIS TO OWNER PRIOR TO IMPORTING TOPSOIL ONTO THE PROJECT SITE.

**PLANTING NOTES**

**LOCATION:**

- PLANT LOCATIONS WILL BE STAKED BY THE LANDSCAPE CONTRACTOR AND WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- CONTRACTOR MAY MAKE MINOR ADJUSTMENTS TO PLANT LOCATIONS IN THE FIELD SO AS TO AVOID UTILITIES, SWALES AND OTHER UNFORESEEN CONFLICTS. IF UNUSUALLY LARGE DISCREPANCIES ARISE BETWEEN ACTUAL FIELD LIMITS AND THOSE PLANTING AREAS SHOWN ON THE PLAN, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE.
- TREES AND SHRUBS THAT ARE TO BE PLANTED IN UNIFORM MASSES AND/OR ROWS SHALL BE OF UNIFORM SIZE, SHAPE, AND VIGOR.

**CONCEPT PLANT SCHEDULE**

SHADE TREES	73
Platanus x acerifolia 'Bloodgood' / London Plane Tree Multi-Trunk	
Quercus phellos / Willow Oak	
Quercus prinus / Chestnut Oak	
Quercus rubra / Red Oak	
Tilia cordata / Littleleaf Linden	

UNDERSTORY TREE	5
Amelanchier canadensis / Shadblow Serviceberry Multitrunk	
Cornus kousa / Kousa Dogwood	
Magnolia stellata / Star Magnolia Multi-Trunk	
Oxydendrum arboreum / Sourwood Tree	

Varieties shown are representative examples, final selections will be made at Final Site Plan.

**TREE MAINTENANCE REQUIREMENTS:**

ANY PERSON WHO INSTALLS A TREE PURSUANT TO THIS PLAN SHALL GUARANTEE THE LIFE OF THE TREE FOR ONE (1) YEAR AND SHALL REPLACE ANY TREE THAT DIES OR BECOMES DISEASED DURING THE ONE (1) YEAR PERIOD. THE PROPERTY OWNER SHALL WATER ANY TREE, OR OTHER WOODY OR HERBACEOUS PLANTING INCLUDING CONTAINER PLANTINGS LOCATED IN THE PUBLIC SPACE.

THE PROPERTY OWNER SHALL PERFORM ANY NEEDED MAINTENANCE OF THE TREE SPACE, INCLUDING, BUT NOT LIMITED TO, CLEANING, WEEDING, MULCHING, AND REPLACEMENT OF PLANTINGS, OR GROUND COVER.

THE PROPERTY OWNER SHALL PERFORM ANY NEEDED GENERAL MAINTENANCE WORK ON LANDSCAPED AREAS AND PLANTER BOXES INSTALLED ON PUBLIC SPACE.

THE PROPERTY OWNER OR THE DEPARTMENT MAY PERFORM ANY EMERGENCY MAINTENANCE OF A TREE IN THE PUBLIC SPACE.

**MAINTENANCE / WARRANTY NOTES: CONTRACTOR RESPONSIBILITIES**

**MAINTENANCE:**

- THE CONTRACTOR SHALL BE RESPONSIBLE DURING THE CONTRACT AND UP TO THE TIME OF FINAL ACCEPTANCE FOR KEEPING THE PLANTING AND WORK INCIDENTAL THERETO IN GOOD CONDITION BY REPLANTING, PLANT REPLACEMENT, WATERING, WEEDING, CULTIVATING, PRUNING AND SPRAYING, RE-STAKING AND CLEANING UP AND BY PERFORMING ALL OTHER NECESSARY OPERATIONS OF CARE FOR PROMOTION OF GOOD PLANT GROWTH SO THAT ALL WORK IS IN SATISFACTORY CONDITION AT TIME OF FINAL ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL BE REQUIRED TO REMOVE ALL DEBRIS, TRASH, AND UNNECESSARY MATERIALS FROM THE AREA OF WORK AND/OR THE PROPERTY ON A DAILY BASIS.
- THE CONTRACTOR SHALL REMOVE ALL DEAD PLANT MATERIAL FROM THE JOB SITE ON A WEEKLY BASIS. CONTRACTOR SHALL ALSO BE REQUIRED TO RETAIN A LOG OF ALL PLANT MATERIALS REMOVED DUE TO DEATH OR INJURY SO AS TO PROPERLY IDENTIFY THOSE PLANTS FOR REPLACEMENT.

**WARRANTY AND REPLACEMENT:**

- ALL PLANT MATERIAL, INCLUDING TREES AND ALL WOODY AND HERBACEOUS PLANTS SHALL BE UNCONDITIONALLY GUARANTEED FOR ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE. THE CONTRACTOR IS NOT RESPONSIBLE FOR LOSSES OR DAMAGE CAUSED BY OTHER TRADES, MECHANICAL INJURY OR VANDALISM.
- ANY MATERIAL THAT IS 25% DEAD OR MORE SHALL BE CONSIDERED DEAD AND SHALL BE REPLACED AT NO COST TO THE OWNER.

**GENERAL TREE PLANTING NOTES**

**TAKEN FROM THE CITY OF GAITHERSBURG TREE MANUAL**

- INDIVIDUAL HOMEOWNERS MUST BE NOTIFIED AT LEAST ONE WEEK PRIOR TO INSTALLATION OF PLANTS ON LOTS THAT HAVE AN OCCUPIED DWELLING.
- UNLESS OTHERWISE STIPULATED BY SPECIFIC REQUIREMENTS OF THIS MANUAL, THE LANDSCAPING SHOWN ON THIS PLAN MUST BE PLANTED IN ACCORDANCE WITH THE LATEST EDITION OF LANDSCAPE SPECIFICATION GUIDELINES, DEVELOPED BY THE MD-DC-VA CHAPTER OF THE LANDSCAPE CONTRACTORS ASSOCIATION.
- ALL TREES ARE TO BE LOCATED A MINIMUM DISTANCE OF 5 FEET FROM ALL UTILITY BOXES, 5 FEET FROM A STORM DRAIN INLET OR MAN-HOLE, 10 FEET FROM A FIRE HYDRANT, 15 FEET FROM PUBLIC STREET LIGHTS, 5 FEET FROM DRIVEWAY APRONS, 20 FEET FROM ANY TRAFFIC CONTROL SIGN, AND AT LEAST 30 FEET FROM ANY INTERSECTION.
- LOCATIONS OF STREET TREES MAY BE SUBJECT TO CHANGE IN ORDER TO AVOID CONFLICT WITH STREET LIGHTING.
- ANY PLANTING WITHIN A FOREST RETENTION AREA, AS DESIGNATED ON THE FOREST CONSERVATION PLAN AND SHOWN ON THIS PLAN, MUST BE DONE TO AVOID ANY ADVERSE IMPACT TO THE ROOTS OF EXISTING TREES.
- PLANT TYPE SUBSTITUTIONS ARE PERMITTED WITH VERBAL OR WRITTEN APPROVAL FROM THE PLANNING AND CODE ADMINISTRATION.
- ALL PLANT MATERIAL WILL BE REINSPECTED FOR SURVIVAL BY THE PLANNING AND CODE ADMINISTRATION ONE YEAR FOLLOWING INSTALLATION. A 10 PERCENT MAINTENANCE BOND WILL BE RETAINED DURING THIS TIME PERIOD.
- ALL PLANTS MUST MEET THE STANDARDS OF THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK SPONSORED BY THE ASSOCIATION OF AMERICAN NURSERMEN.
- NO PLANT SHALL BE LOCATED IN AREAS OF OBVIOUS POOR DRAINAGE. IF SUCH CONDITIONS EXIST, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY TO RELOCATE AFFECTED PLANT MATERIALS.
- SOIL CONDITIONS MUST BE TESTED, VERIFIED AND ADJUSTED BY THE LANDSCAPE CONTRACTOR TO INSURE THAT APPROPRIATE SOIL COMPOSITION AND PH LEVELS ARE SUITABLE FOR PLANT MATERIALS SPECIFIED FOR THAT SPECIFIC LOCATION.



PREPARED FOR:  
**14 Firstfield Holdings, LLC**  
21 Firstfield Road  
Gaithersburg, MD 20878  
Contact: Matthew Hariegal

mhariegal@novavax.com

REVISIONS	DATE
RESPONSE TO COMMENTS	9/14/21

**PROFESSIONAL SEAL**

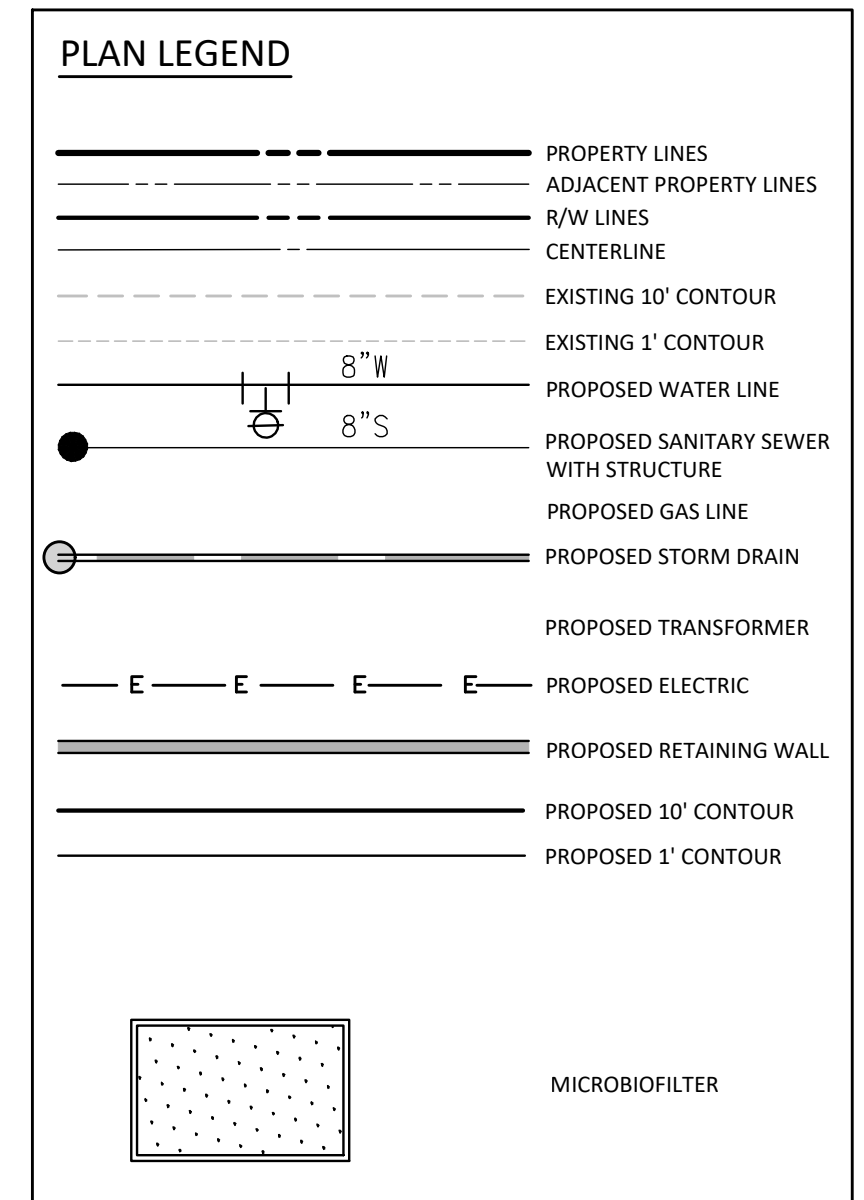
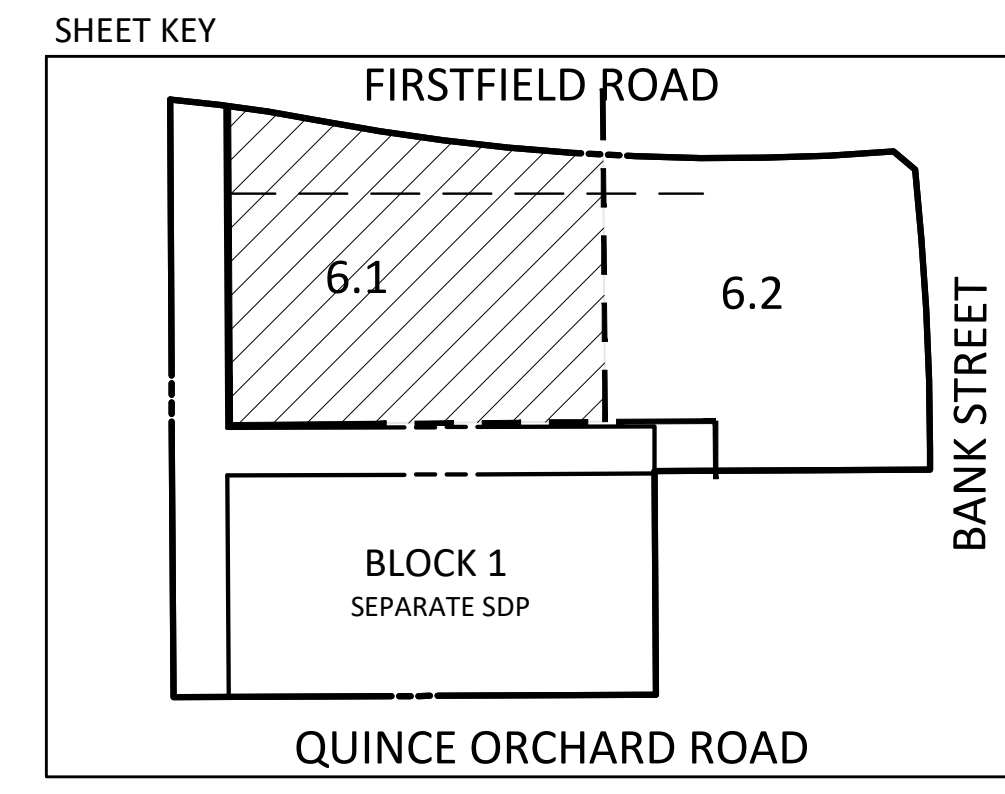
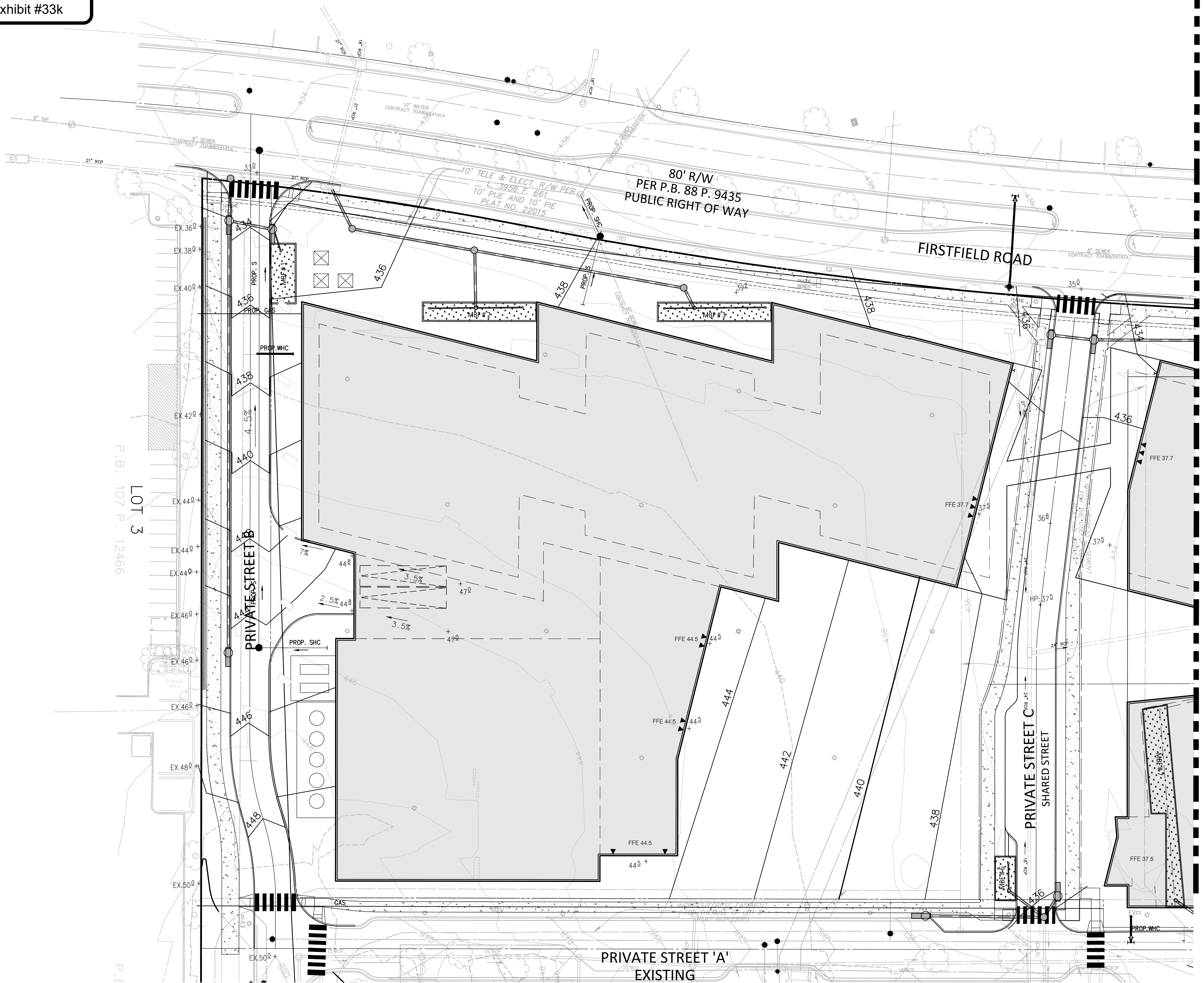


**14 FIRSTFIELD**

BLOCK 2  
PLAT NO. 22015  
CITY OF GAITHERSBURG  
9TH ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND  
WSSC GRID: 223NW11  
TAX MAP: FT21

**CONCEPTUAL PLANTING PLAN DETAILS**

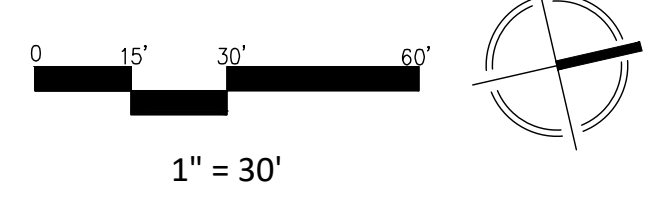
DRAWN BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DATE ISSUED: MAY 2018  
DRAWING NO. \_\_\_\_\_



SEE SHEET 6.2

REVISIONS	DATE
RESPONSE TO COMMENTS	9/14/21

PROFESSIONAL SEAL



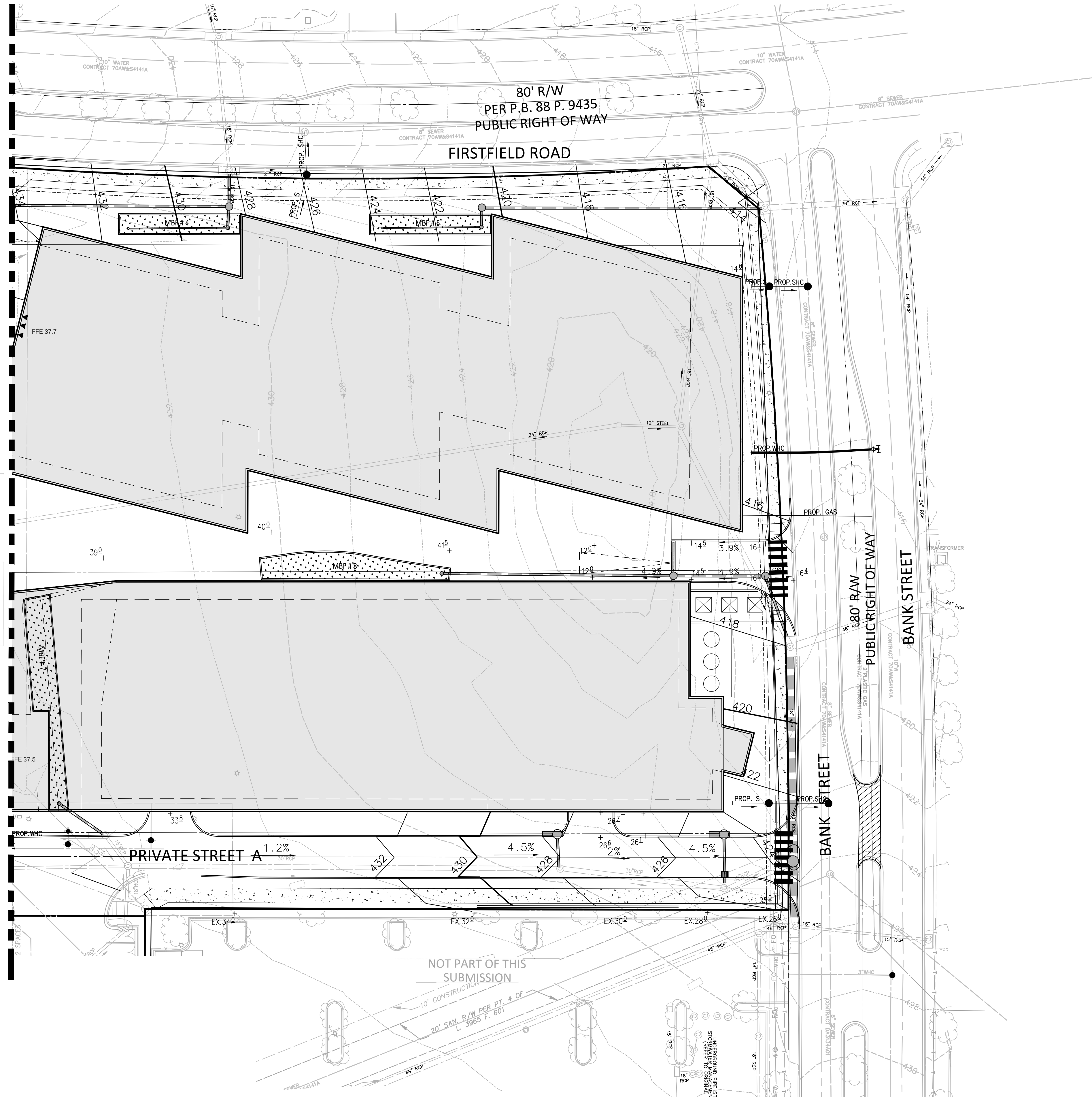
**14 FIRSTFIELD**

BLOCK 2  
PLAT NO. 22015  
CITY OF GAITHERSBURG  
9TH ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND  
WSSC GRID: 223NW11  
TAX MAP: FT21

**PRELIMINARY  
GRADING PLAN  
ENLARGEMENT**

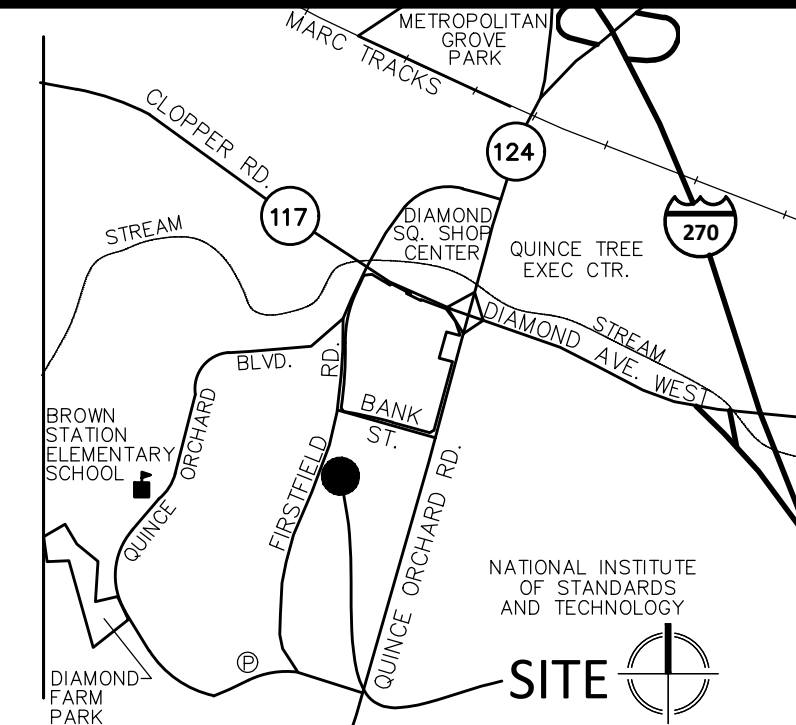
DRAWN BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DATE ISSUED: \_\_\_\_\_  
DRAWING NO. \_\_\_\_\_

K:\1501-2001\1409\CAD\SCHEMATIC\DEV\LOT\_1\14092002\_2\_BLDGNS.dwg - Wednesday, September 15, 2021 10:06:28 PM

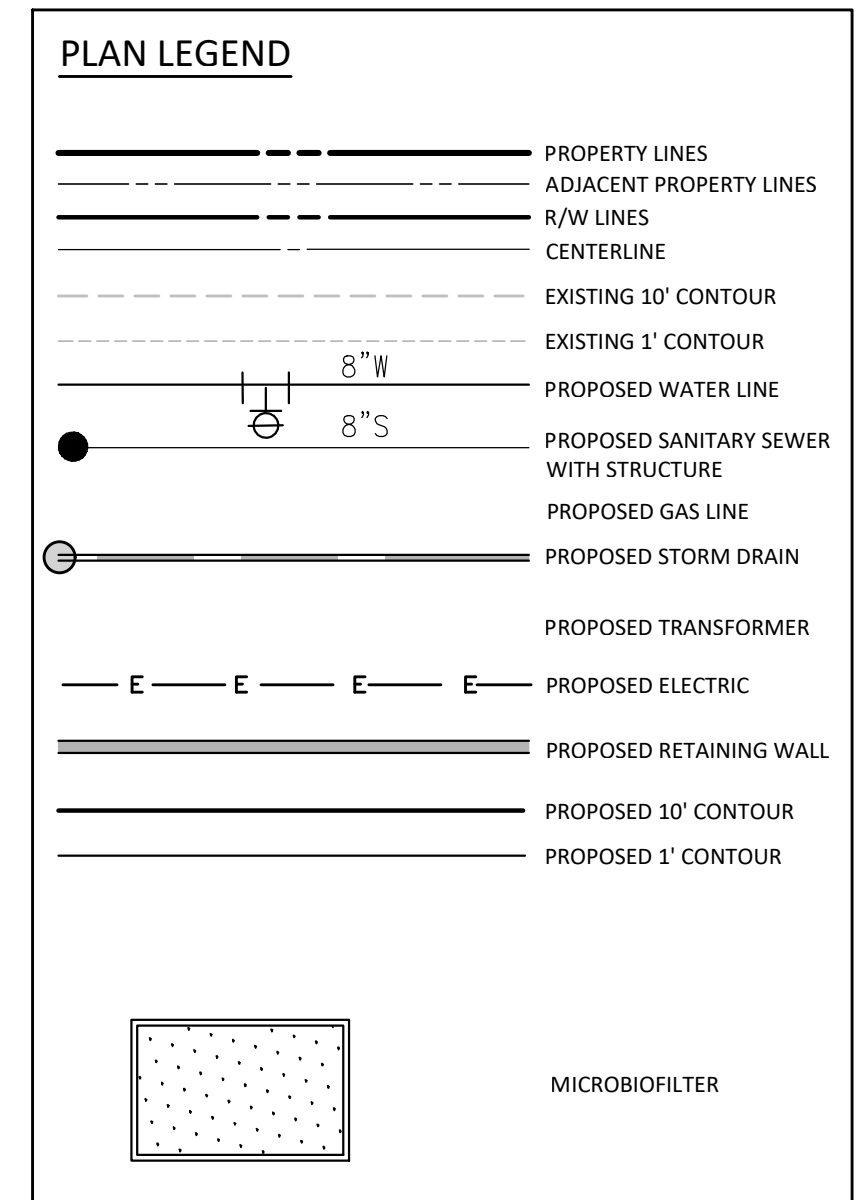
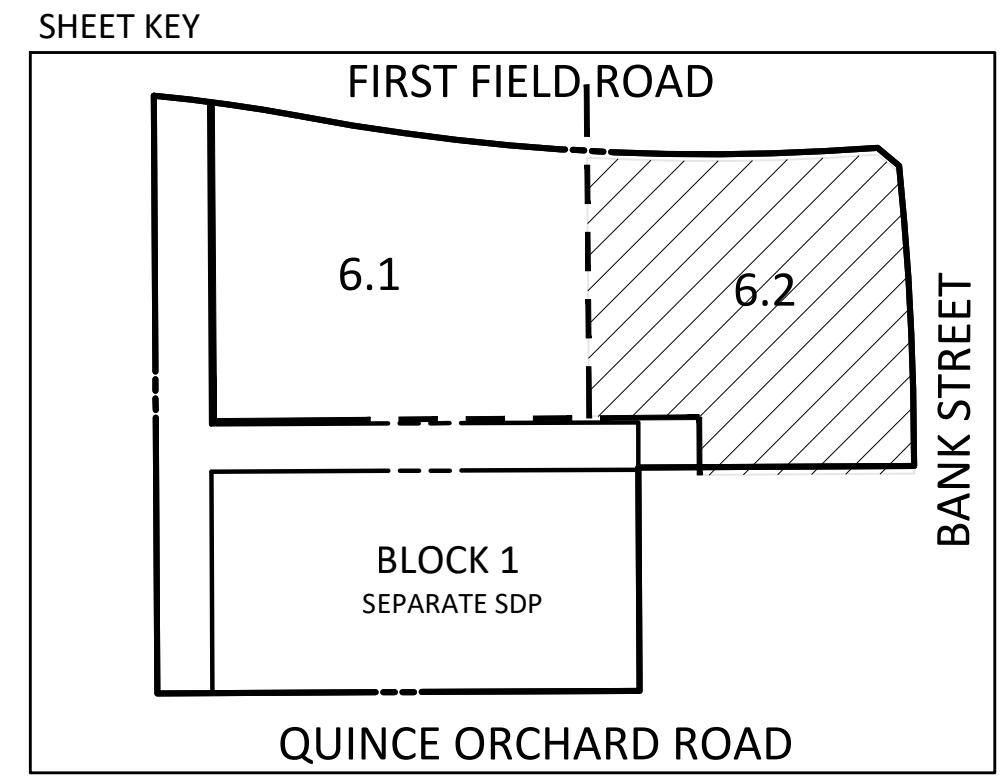


SEE SHEET 4.1

NOT PART OF THIS SUBMISSION

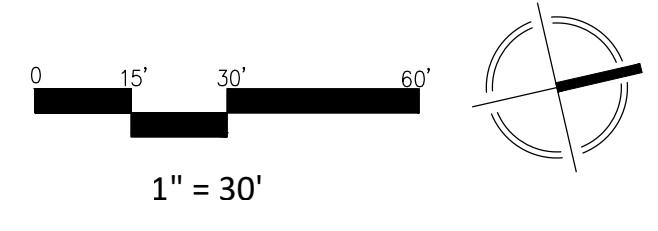


VICINITY MAP  
SCALE: 1" = 2,000'



REVISIONS	DATE
RESPONSE TO COMMENTS	9/14/21

PROFESSIONAL SEAL



**14 FIRSTFIELD**

BLOCK 2  
PLAT NO. 22015  
CITY OF GAITHERSBURG  
9TH ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND  
WSSC GRID: 223NW11  
TAX MAP: FT21

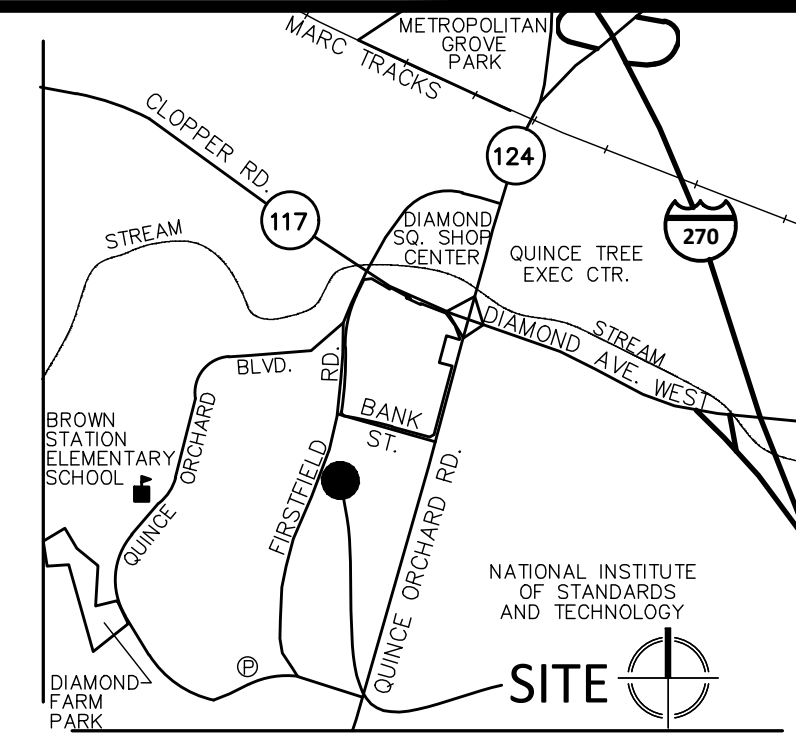
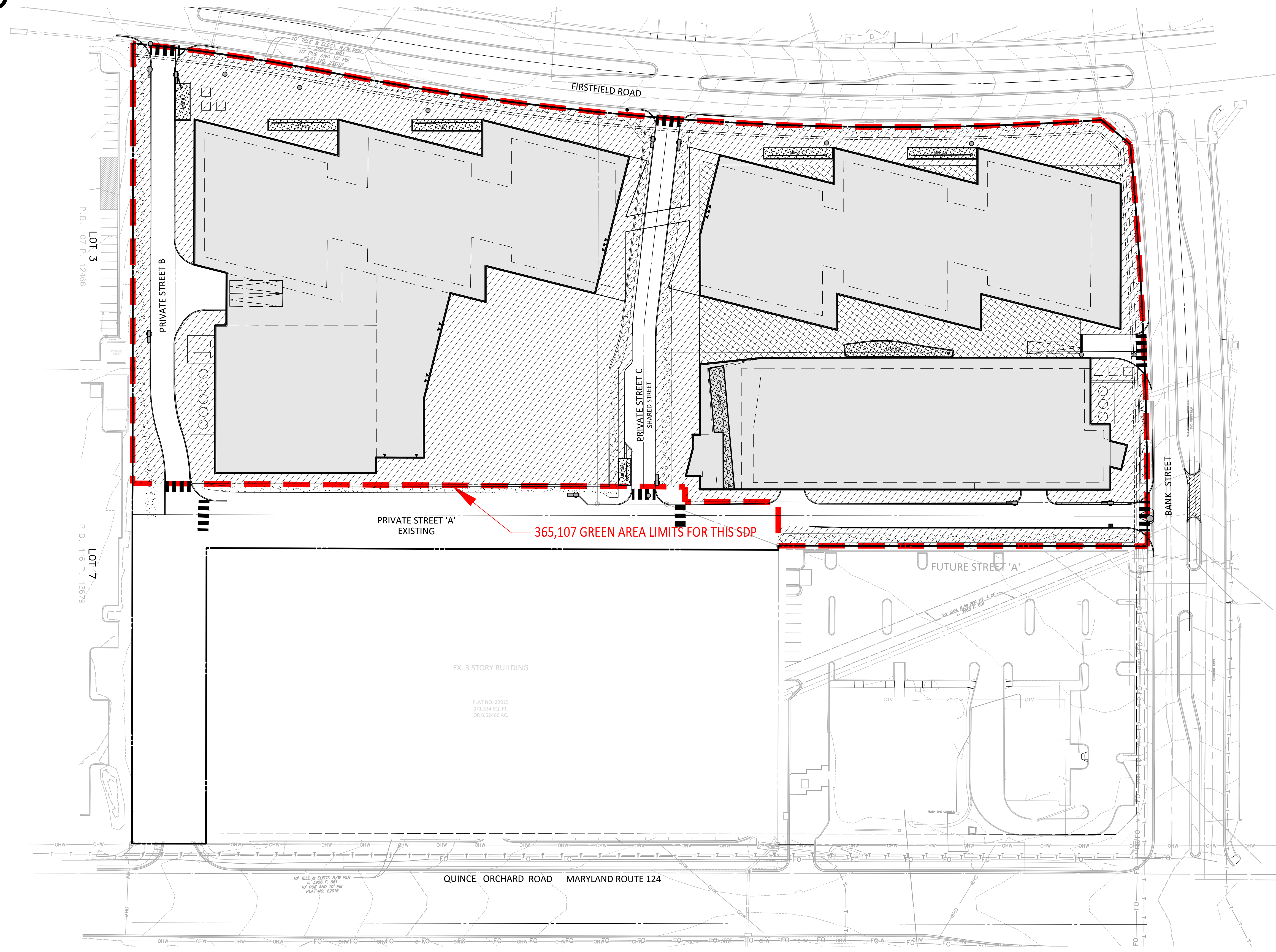
PRELIMINARY  
GRADING PLAN  
ENLARGEMENT

DRAWN BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DATE ISSUED: \_\_\_\_\_  
DRAWING  
NO. \_\_\_\_\_

SHEET NO. 6.2

LAYOUT: 6.1" GRADE-3D-Scale, Plotted By: cpl11p

K:\1501-2001\1501\2001\1501\SDP\1501\15010202\_1\15010202\_1\_SHEET\15010202\_1\_SHEETS\15010202\_1\_SHEETS.dwg -- Wednesday, September 15, 2021 8:03:35 PM



VICINITY MAP  
SCALE: 1" = 2,000'



PREPARED FOR:  
**14 Firstfield Holdings, LLC**  
21 Firstfield Road Avenue  
Gaithersburg, MD 20878  
Contact: Matthew Hariegel  
mhariegel@novavax.com

REVISIONS	DATE
RESPONSE TO COMMENTS	9/14/21

PROFESSIONAL SEAL

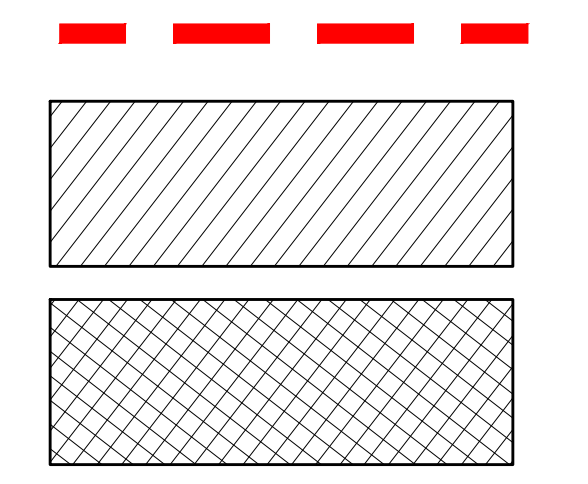
**14 FIRSTFIELD**

BLOCK 2  
PLAT NO. 22015  
CITY OF GAITHERSBURG  
9TH ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND  
WSSC GRID: 223NW11  
TAX MAP: FT21

**GREEN AREA PLAN**

DRAWN BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DATE ISSUED: \_\_\_\_\_  
DRAWING NO. \_\_\_\_\_

**GREEN SPACE LEGEND**



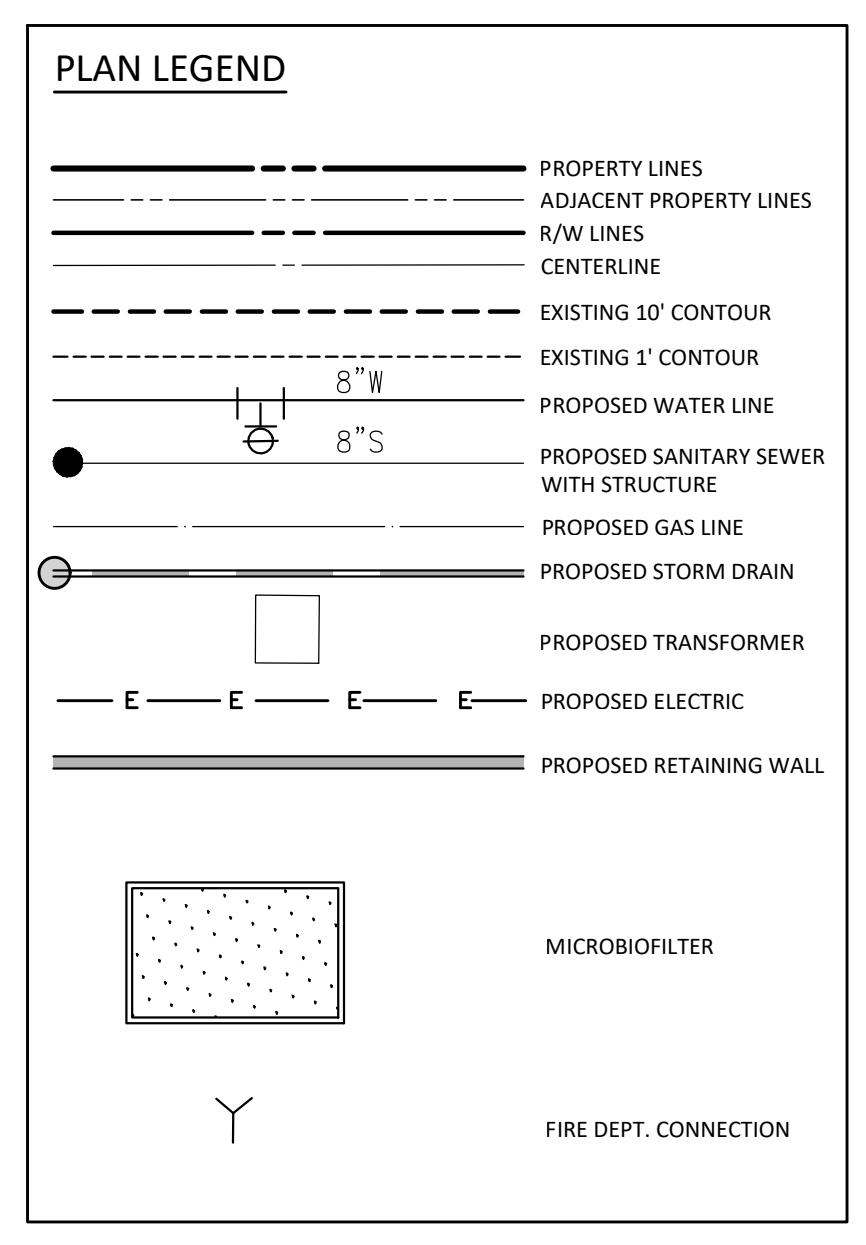
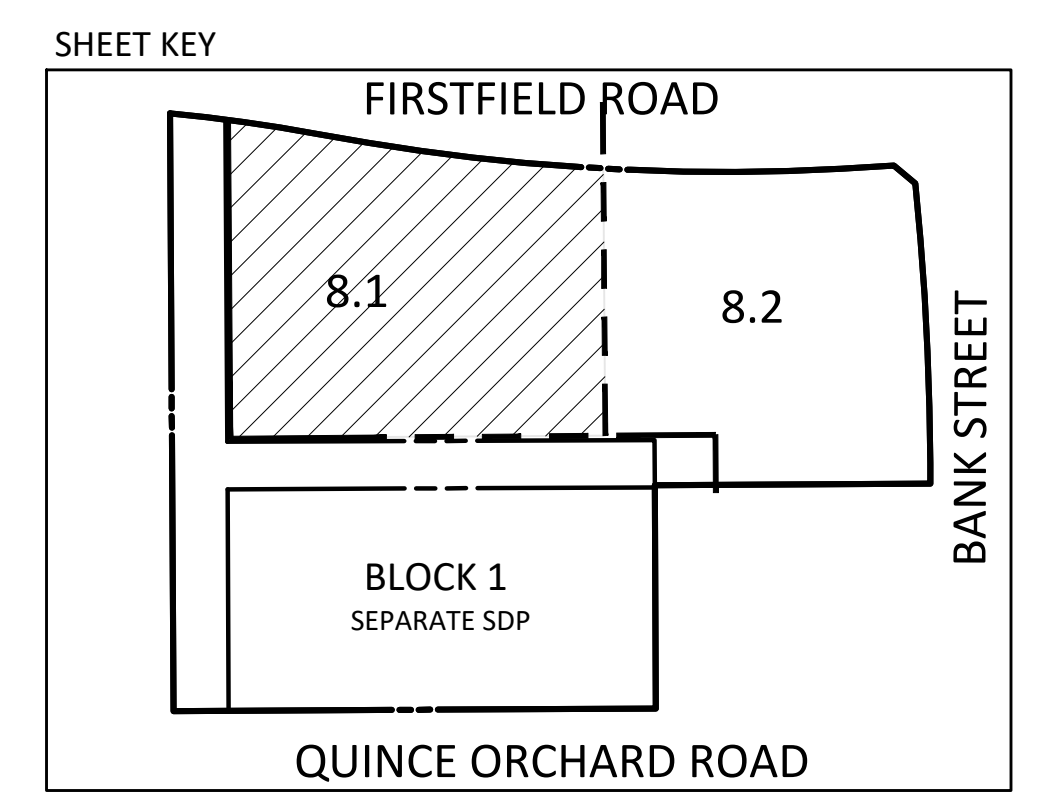
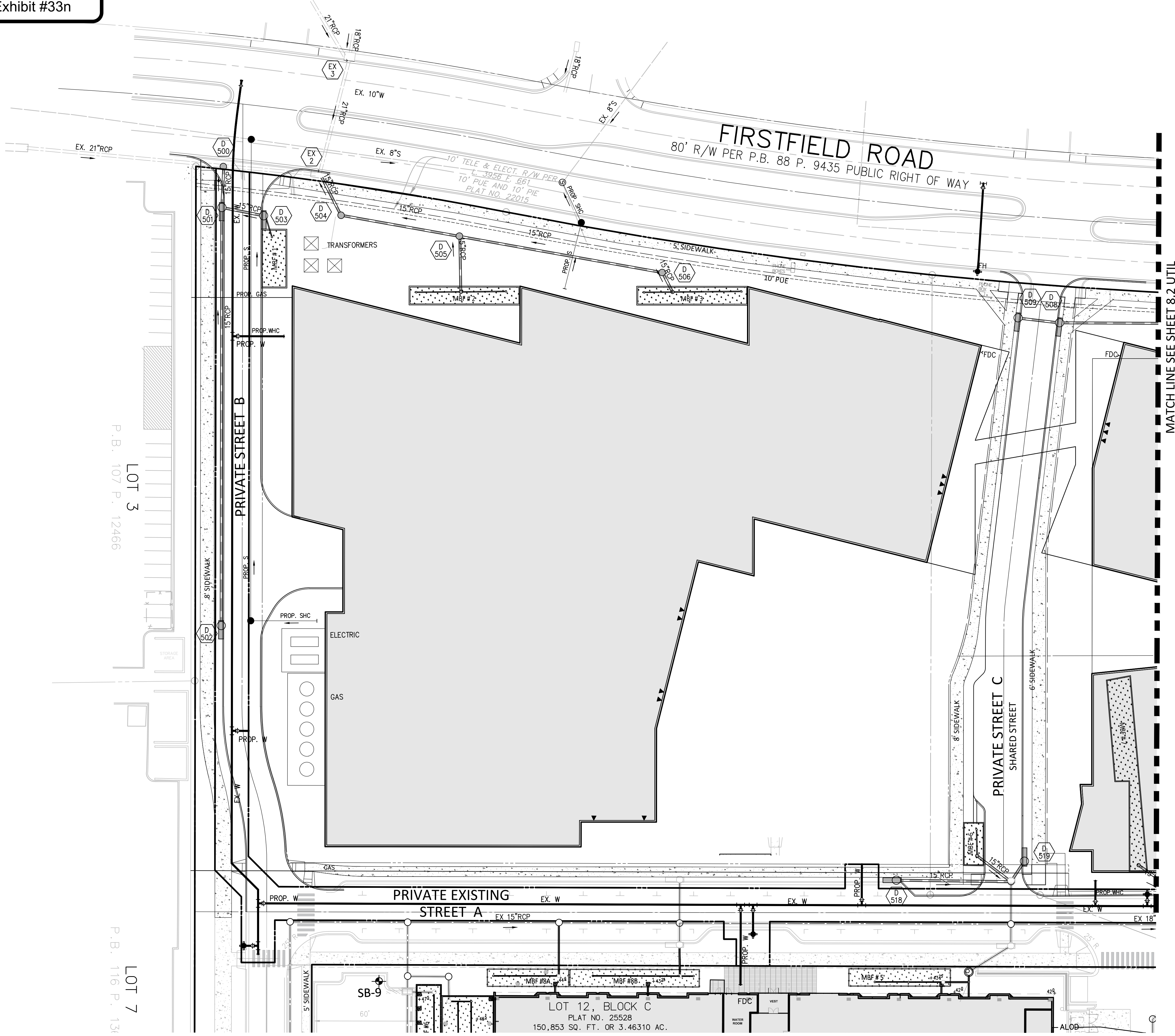
GREEN AREA LIMITS FOR THIS SDP

GREEN AREA  
123,481 SF

GREEN AREA OVER STRUCTURE  
19,754 SF

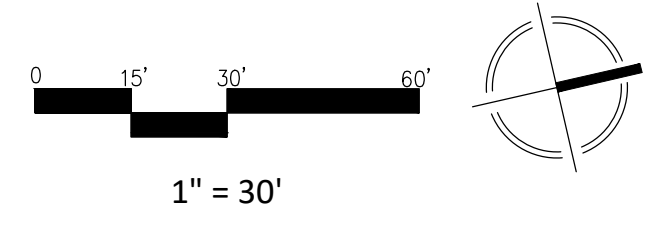
Green Area Tabulations								
	Green Area Limits for this SDP (sf)	Area (Acres)	% Required	Green Area Required (sf)	Green Area Required (Acres)	Green Area Provided (sf)*	Green Area Provided (Acres)	% Provided
14 Firstfield	365,107	8.382	25%	91,277	2.10	143,235	3.29	39%

THIS SDP APPLICATION INCLUDES LOT 8 AND LOT 9 REMAINDER. HOWEVER, THE PREVIOUS 700 QUINCE ORCHARD SDP INCLUDED PORTIONS OF LOT 9 AS WELL. THEREFORE, THE AREAS THAT ARE IN BOTH APPLICATIONS ARE NOT INCLUDED IN THE GREEN AREA TABULATIONS FOR THIS APPLICATION.



REVISIONS	DATE
RESPONSE TO COMMENTS	9/14/21

PROFESSIONAL SEAL

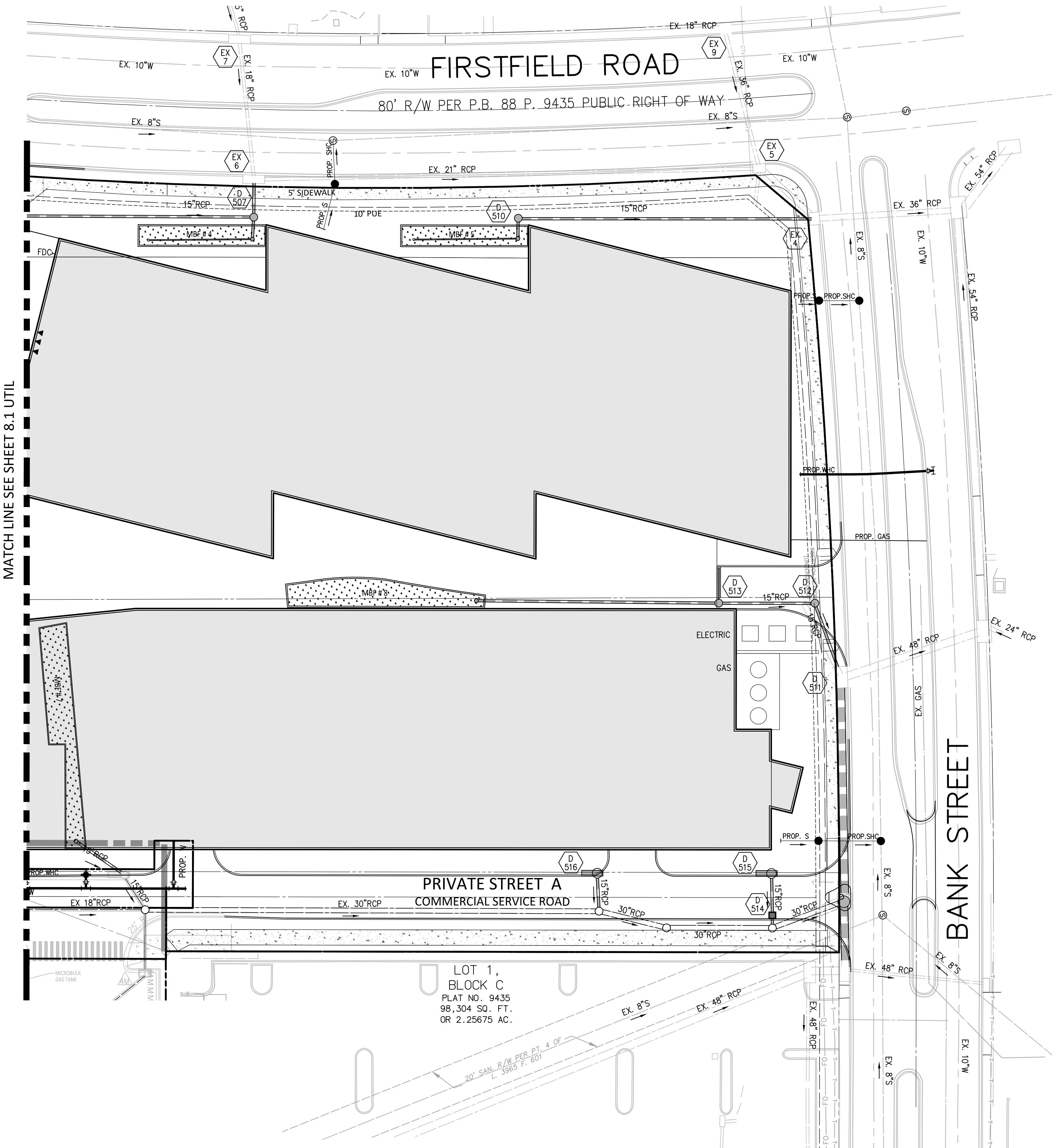


**14 FIRSTFIELD**

BLOCK 2  
PLAT NO. 22015  
CITY OF GAITHERSBURG  
9TH ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND  
WSSC GRID: 223NW11  
TAX MAP: FT21

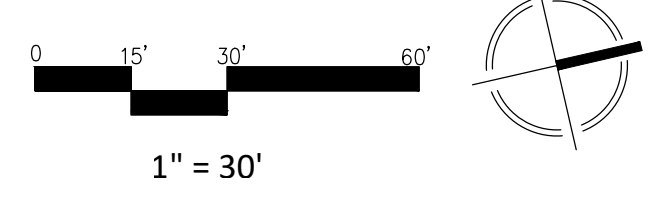
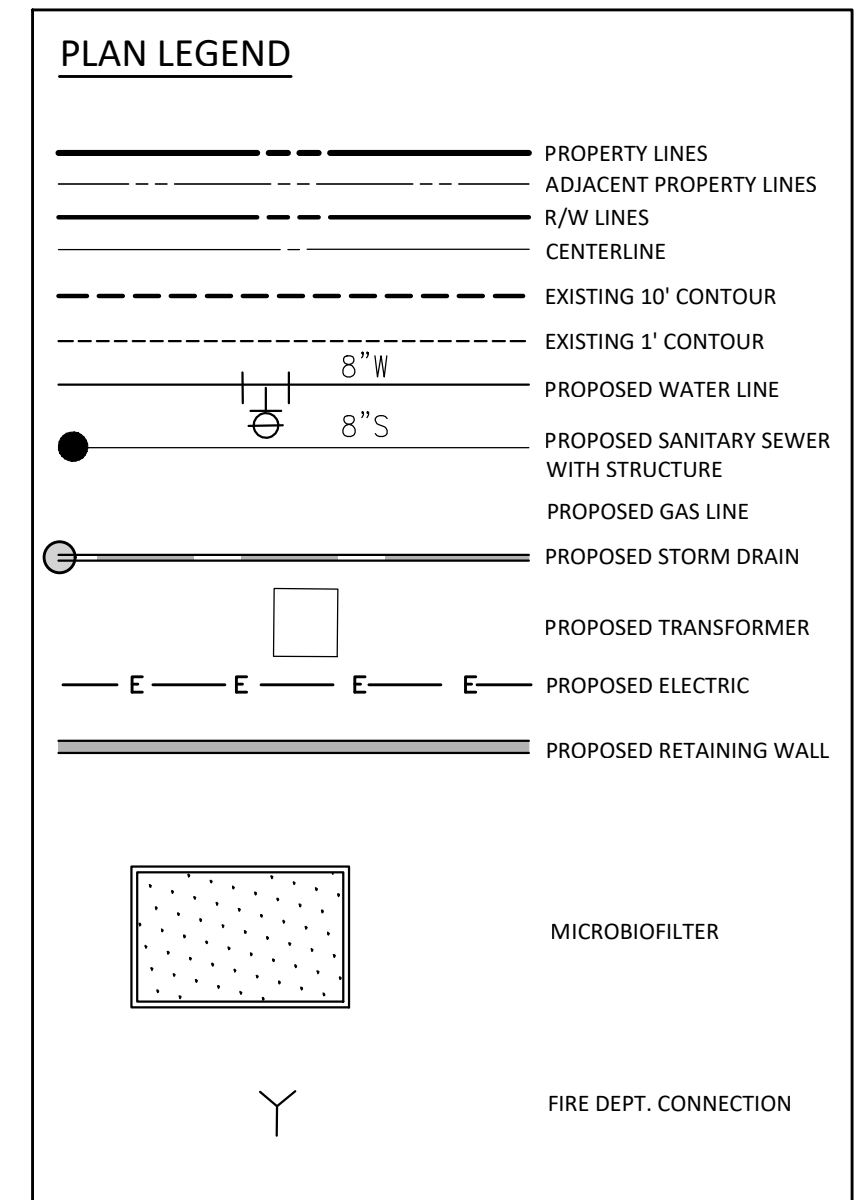
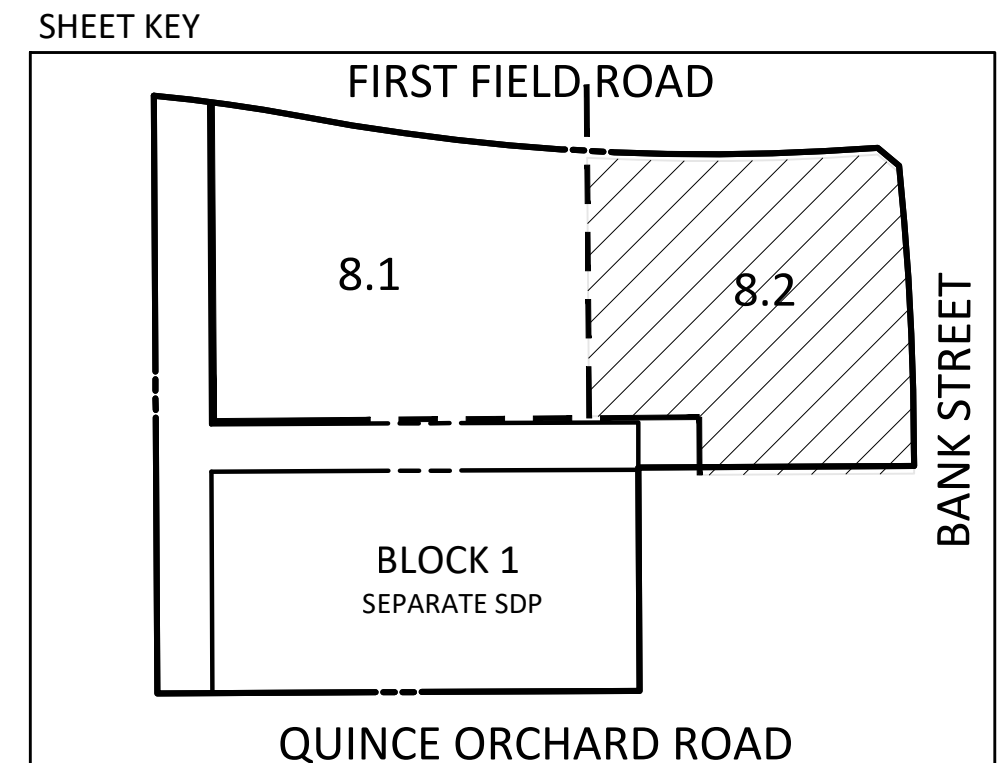
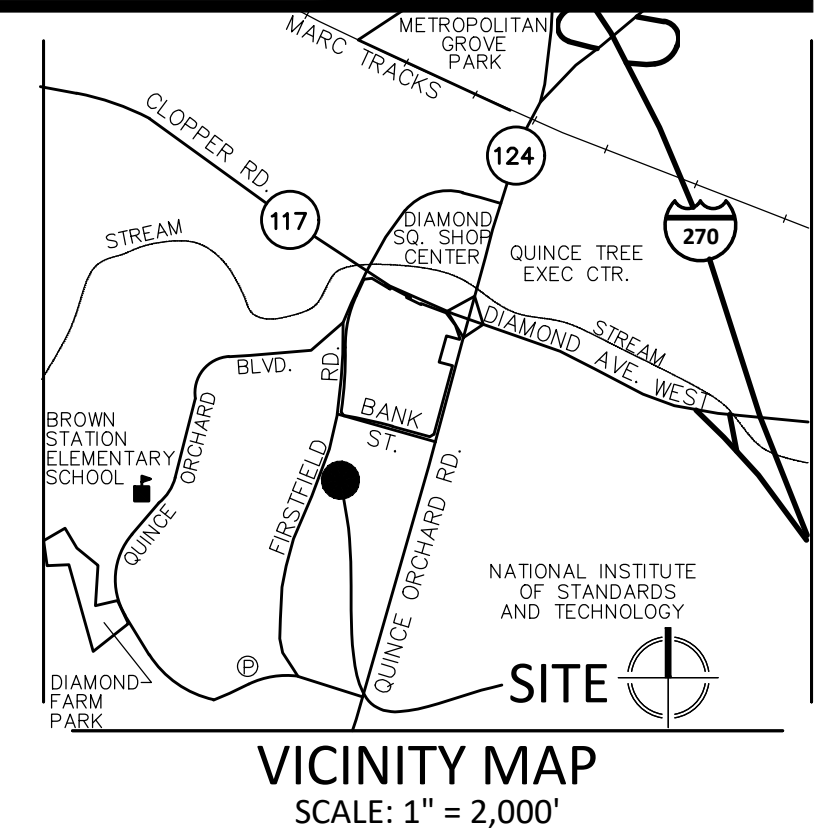
**PRELIMINARY  
UTILITY PLAN**

DRAWN BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DATE ISSUED: \_\_\_\_\_  
DRAWING NO. \_\_\_\_\_



MATCH LINE SEE SHEET 8.1 UTIL

LOT 1,  
BLOCK C  
PLAT NO. 9435  
98,304 SQ. FT.  
OR 2.25675 AC.



**VKA**  
ENGINEERS PLANNERS  
LANDSCAPE ARCHITECTS SURVEYORS  
VKA MARYLAND, LLC  
20251 CENTURY BOULEVARD - SUITE 400  
GERMANTOWN, MARYLAND 20874  
PHONE: 301.916.4100  
FAX: 301.916.2262  
GERMANTOWN, MD TYSONS, VA  
Mike Goodman, P.E. TYSO, VA  
goodman@vka.com

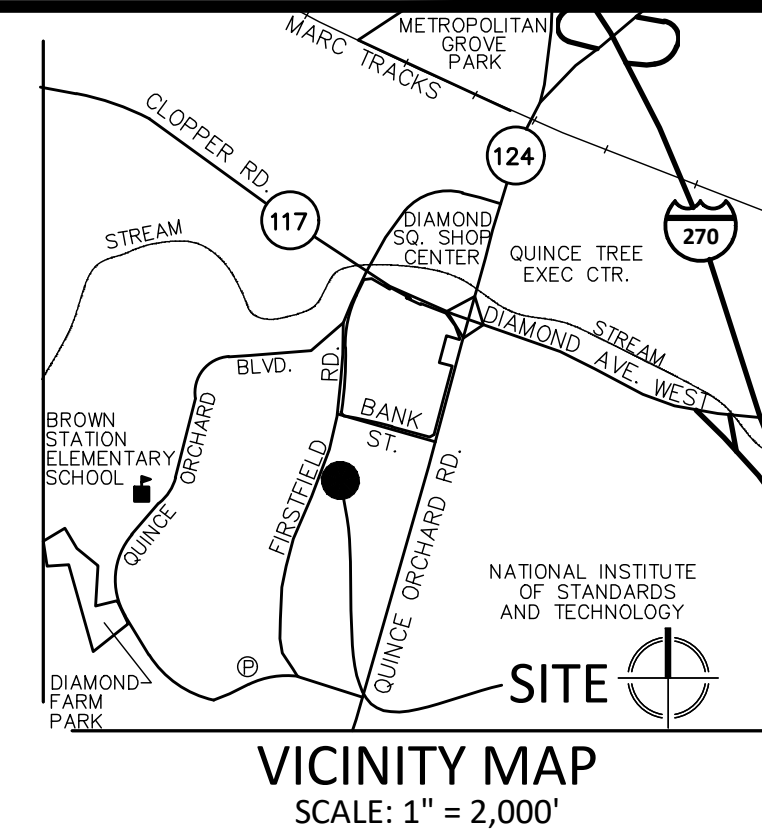
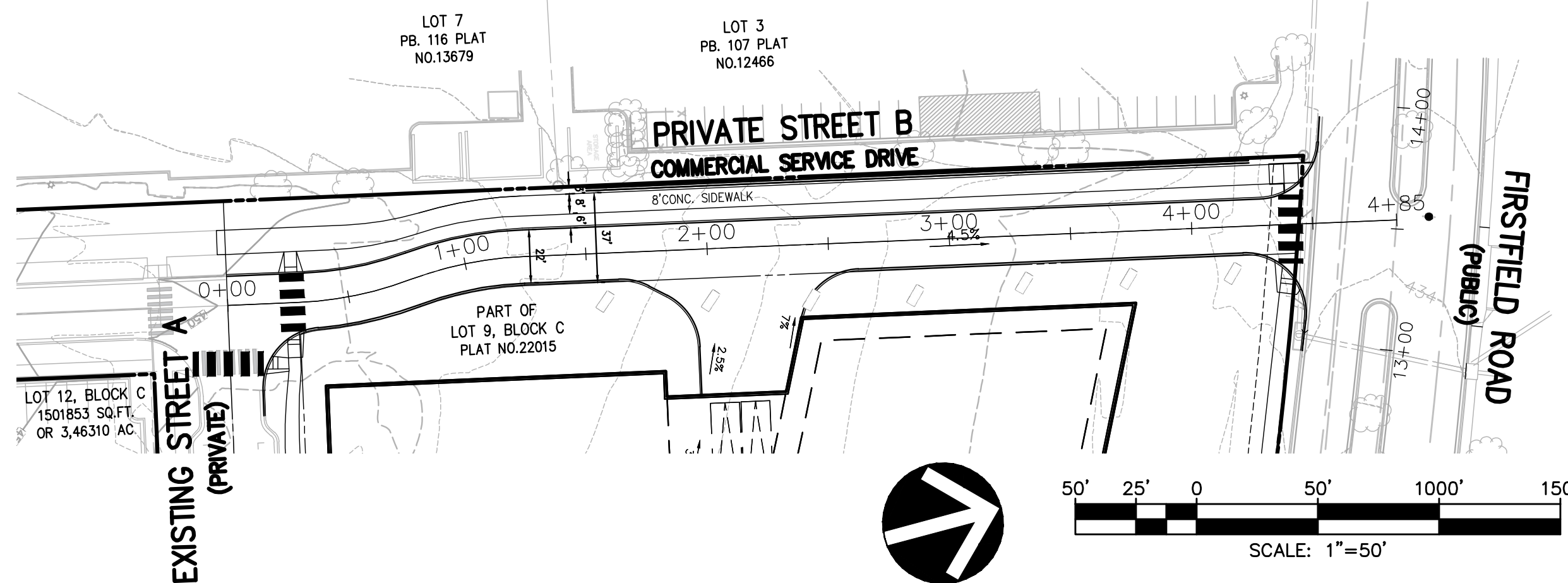
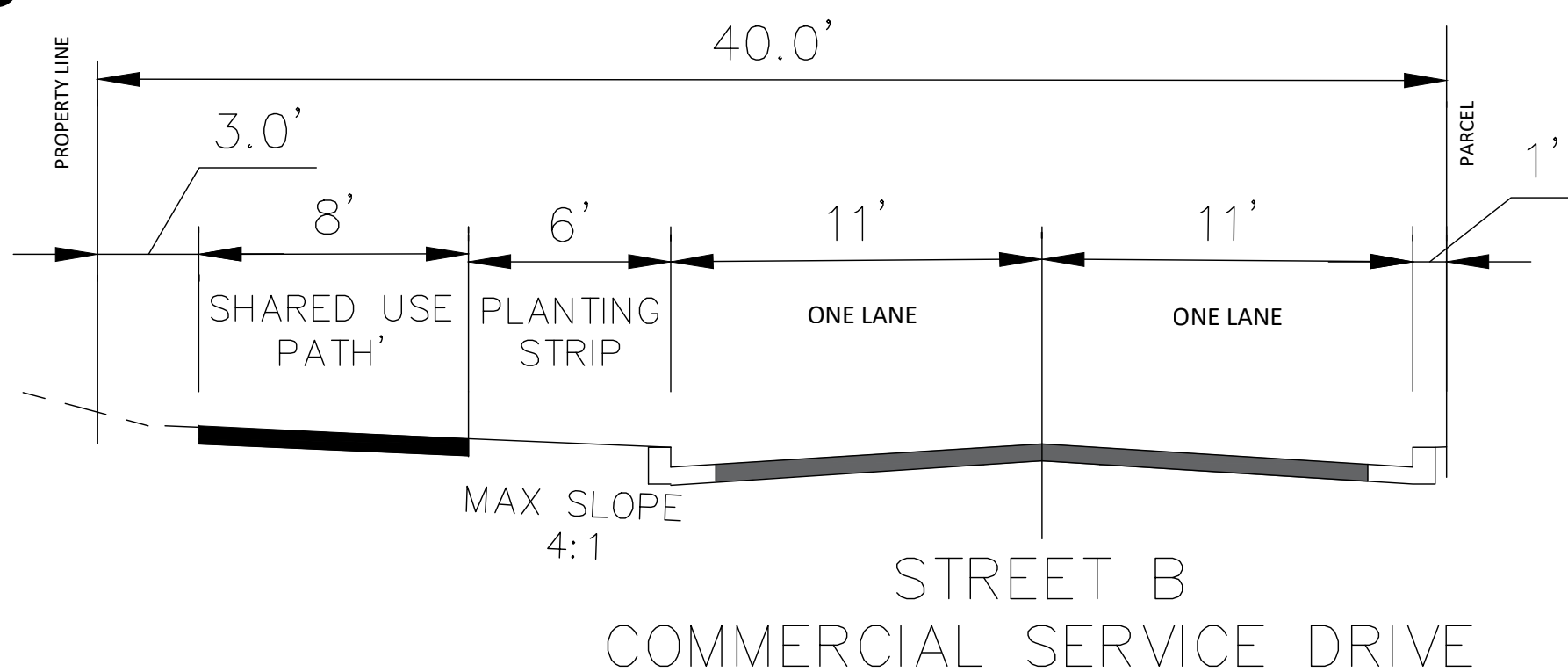
PREPARED FOR:  
**14 Firstfield Holdings, LLC**  
21 Firstfield Road Avenue  
Gaithersburg, MD 20878  
Contact: Matthew Hariegel  
mhariegel@novavax.com

REVISIONS	DATE
RESPONSE TO COMMENTS	9/14/21

**14 FIRSTFIELD**  
  
BLOCK 2  
PLAT NO. 22015  
CITY OF GAITHERSBURG  
9TH ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND  
WSSC GRID: 223NW11  
TAX MAP: FT21

**PRELIMINARY  
UTILITY PLAN**

DRAWN BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DATE ISSUED: \_\_\_\_\_  
DRAWING  
NO. \_\_\_\_\_



**VKA**  
ENGINEERS PLANNERS  
LANDSCAPE ARCHITECTS SURVEYORS  
VKA MARYLAND, LLC  
20251 CENTURY BOULEVARD - SUITE 400  
GERMANTOWN, MARYLAND 20874  
PHONE: 301.916.4100  
FAX: 301.916.2262  
GERMANTOWN, MD TYSONS, VA  
Mike Goodman, P.E. goodman@vka.com

PREPARED FOR:  
**14 Firstfield Holdings, LLC**  
21 Firstfield Road Avenue  
Gaithersburg, MD 20878  
Contact: Matthew Hariegel  
mhariegel@novavax.com

**PAVING GENERAL NOTES**

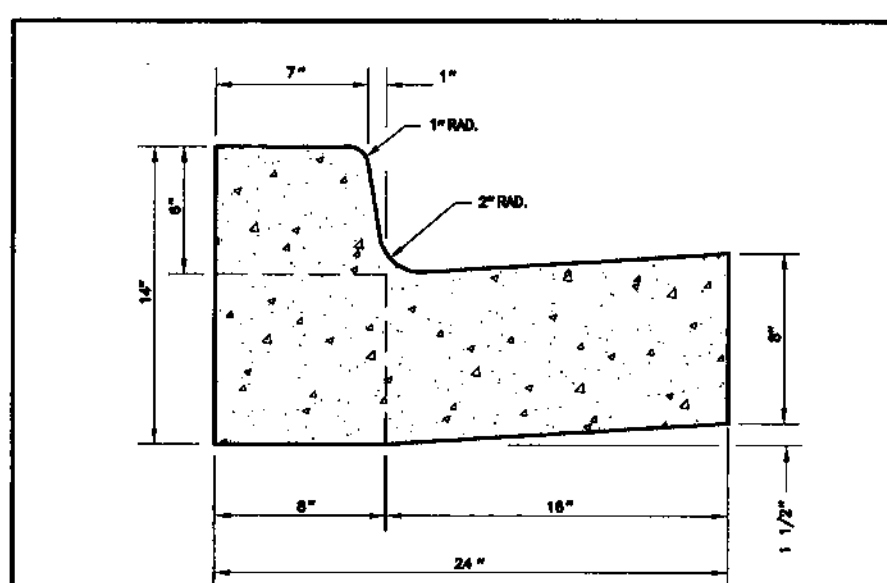
- PROVIDE SUB-DRAINS AT EACH INLET AND TO BE IN ACCORDANCE WITH MONTGOMERY COUNTY STANDARD 525.01.
- THE FIRST 1 1/2 INCHES LAYER OF THE BITUMINOUS CONCRETE SURFACE COURSE MUST BE PLACED AS SOON AS FIELD CONDITIONS ALLOW AFTER THE BITUMINOUS CONCRETE BASE COURSE HAS BEEN PLACED. NO TRAFFIC ALLOWED ON BASE COURSE UNTIL THE FIRST SURFACE COURSE HAS BEEN PLACED.
- MATERIALS USED IN THE TOP 12 INCHES OF SUB-GRADE IN CUTS AND FILLS SHALL HAVE A LIQUID LIMIT NOT EXCEEDING 40 AND A PLASTICITY INDEX NOT EXCEEDING 12. THE MAXIMUM DRY WEIGHT OF THIS MATERIAL SHALL NOT BE LESS THAN 105 POUNDS PCF AND SHALL BE COMPACTED TO NOT LESS THAN 100 % OF THE MAXIMUM DENSITY EXCEPT FOR SIDEWALK SUB-GRADE WHICH SHALL BE COMPACTED TO NOT LESS THAN 95 % OF THE MAXIMUM DENSITY. THE MATERIAL USED BELOW THE TOP 12 INCHES OF SUB-GRADE SHALL BE COMPACTED TO NOT LESS THAN 95 % OF THE MAXIMUM DENSITY.
- REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
- SEE STANDARD No. MC-811.01 - METHODS OF GRADING SIDE SLOPES.
- PAVEMENT SECTION IS A MINIMUM. THE FINAL PAVEMENT SECTION IS TO BE APPROVED BY A MARYLAND REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER.
- TYPICAL TOP OF CURB (LOW SIDE) ELEVATION = PGL + 0.04' (WITHOUT PARKING), PGL - 0.10 PER SECTION (WITH PARKING)
- OBSTRUCTIONS IN THE SIDEWALK THAT VIOLATE THE CLEAR WALKING SURFACE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" OF 1990 WILL NOT BE ALLOWED.

**UTILITY NOTES**

- ALL UTILITIES SHALL BE INSTALLED WITHIN THE STREET AND ALLEY SUBGRADE PRIOR TO BASE COURSE PAVING. REQUIRED CERTIFICATION THAT ALL CROSSINGS ARE INSTALLED PRIOR TO BASE COURSE PAVING OR SOIL CEMENT PLACEMENT.
- ALL PEPCO CABLE IN PUBLIC RIGHT-OF-WAY SHALL BE IN CONDUIT.
- ALL PEPCO CONDUIT FOR STREET CROSSING SHALL BE INSTALLED PRIOR TO ANY STREET PAVING.
- ABOVE GROUND STRUCTURES IN P.U.E. TO BE SCREENED.

**GENERAL NOTE**

PRIOR TO THE RELEASE OF BONDS THAT RELATE TO A STREET, ANY OF THE PROPOSED PUBLIC STREETS MUST PROVIDE A CONTINUOUS PUBLIC RIGHTS-OF-WAY CONNECTION BOTH THROUGH THE DEVELOPMENT AND WITH EXISTING PUBLIC STREETS, AND MUST BE PLATTED AND DEDICATED/ACCEPTED BY THE CITY IN CONFORMANCE WITH APPROVED AND ASSOCIATED SKETCH PLAN.

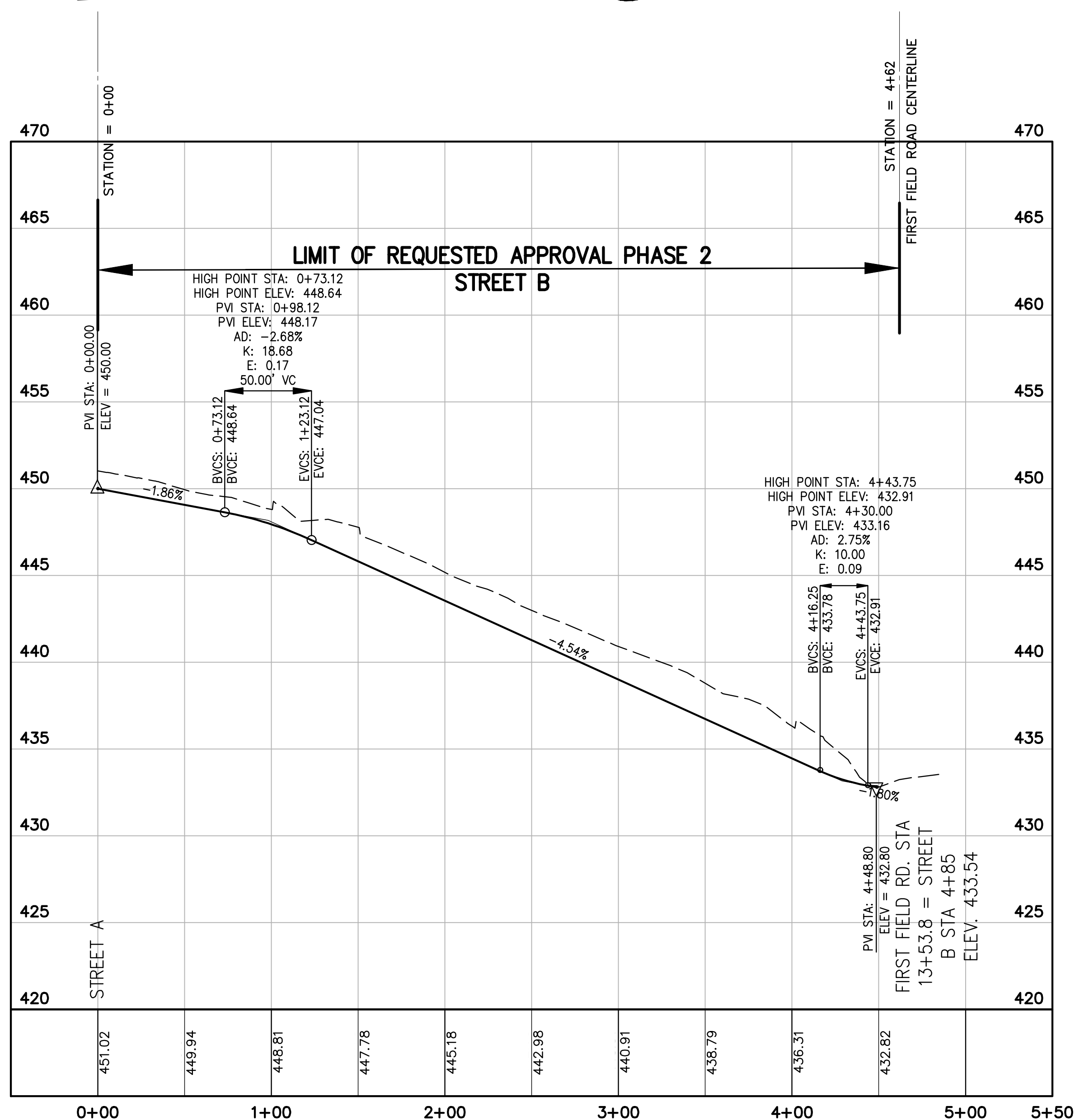


**GENERAL NOTES**

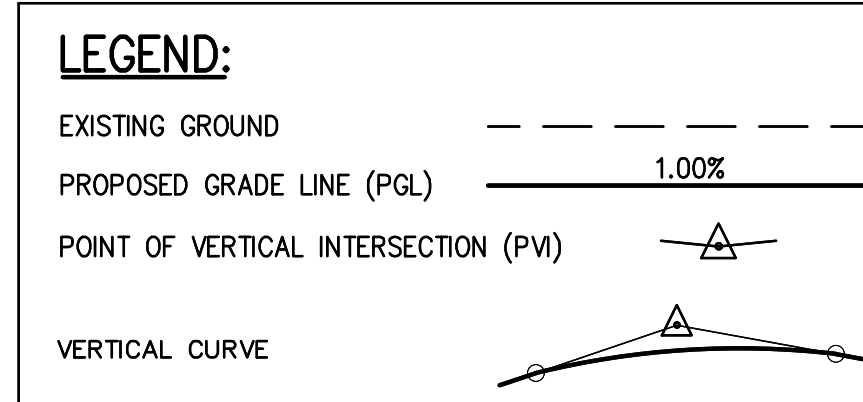
- REFER TO MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR MATERIALS, METHODS OF CONSTRUCTION AND EXPANSION JOINT LOCATIONS.
- THIS STANDARD SHALL BE USED ON PRIMARY RESIDENTIAL, ARTERIAL AND BUSINESS DISTRICT ROADS AS WELL AS CURB RETURNS AND INLET THROATS.
- WHENEVER STANDARD MC-100.01 CURB IS USED IN CONFORMANCE WITH THIS STANDARD, A TEN FOOT TRIMMING SHALL BE PROVIDED FROM STANDARD MC-100.01 TO STANDARD MC-100.01 FOR CURB RETURNS AND CURB SECTIONS WHICH INCLUDE INLETS.
- THE STANDARD DISTANCE BETWEEN JOINTS SHALL BE TEN FEET (MINIMUM AND MAXIMUM DISTANCES SHALL BE TEN FEET AND FIVE FEET RESPECTIVELY).
- EXPANSION JOINT MATERIAL SHALL BE 1/2" BUSH PREFORMED CURB, TRIMMED AND SEALED WITH NON-STAINED TWO-COMPONENT POLYURETHANE OR POLYURETHANE ELASTOMERS TYPE SOLANT COMPLYING WITH ASTM-C602.

APPROVED <i>[Signature]</i> DIRECTOR, DEPT. OF PUBLIC WORKS & TRANSPORTATION CHIEF, DIV. OF CAP. DEV.	REVISED <i>[Signature]</i> DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION COMBINATION CONCRETE CURB AND GUTTER TYPE A STANDARD NO. MC-100.01
--	---

**CURB AND GUTTER DETAILS (FOR PUBLIC STREETS)**



**STREET B PH 2 PROFILE**  
HORIZ. 1"=50'  
VERT. 1"=5'



3" BITUMINOUS CONCRETE SURFACE COURSE IN 2 - 1 1/2" LAYERS
7" BITUMINOUS CONCRETE BASE
*8" GRADED AGGREGATE BASE COURSE IN 2 - 4" LAYERS
APPROVED SUBGRADE

**PREFERRED PAVING SECTION FOR COMMERCIAL DRIVE (MC-214.01)**

\*SUBGRADE DRAINS REQUIRED  
SEE MC-525.01

REVISIONS	DATE
RESPONSE TO COMMENTS	9/14/21



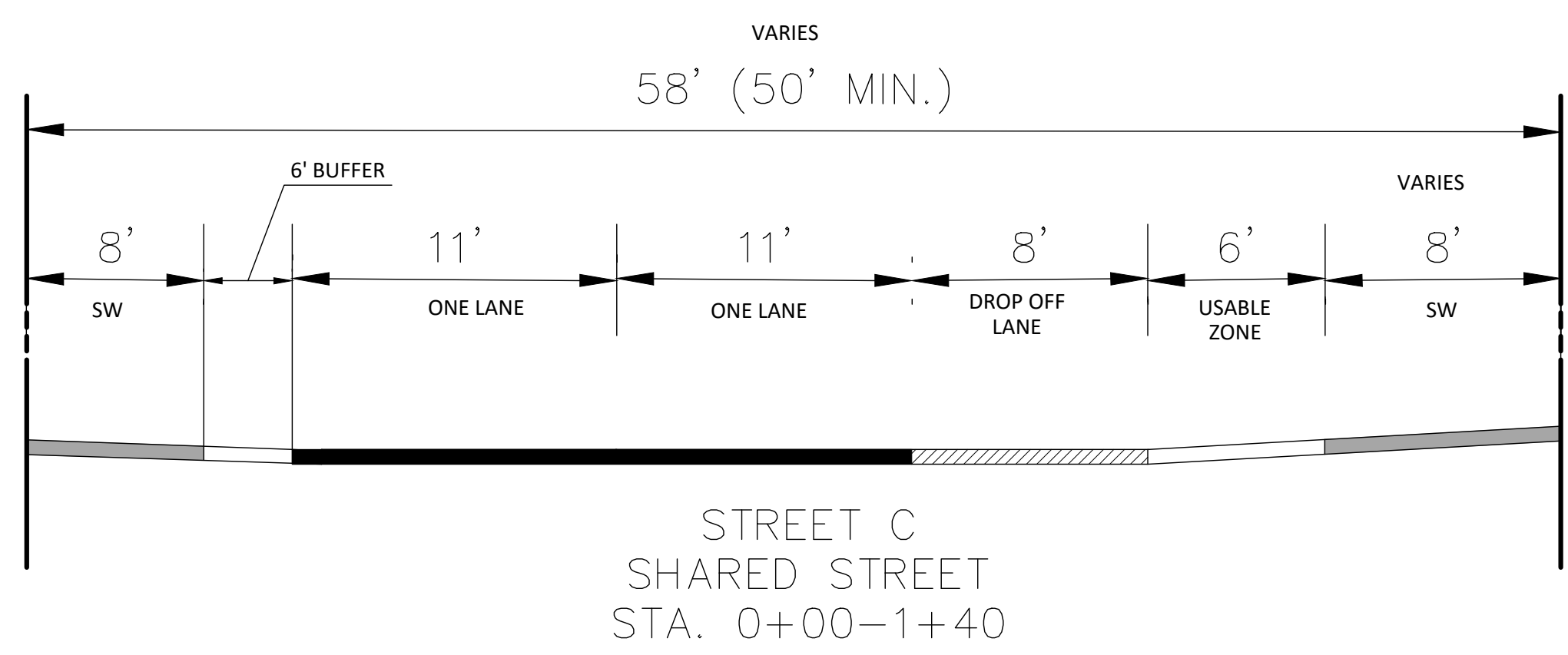
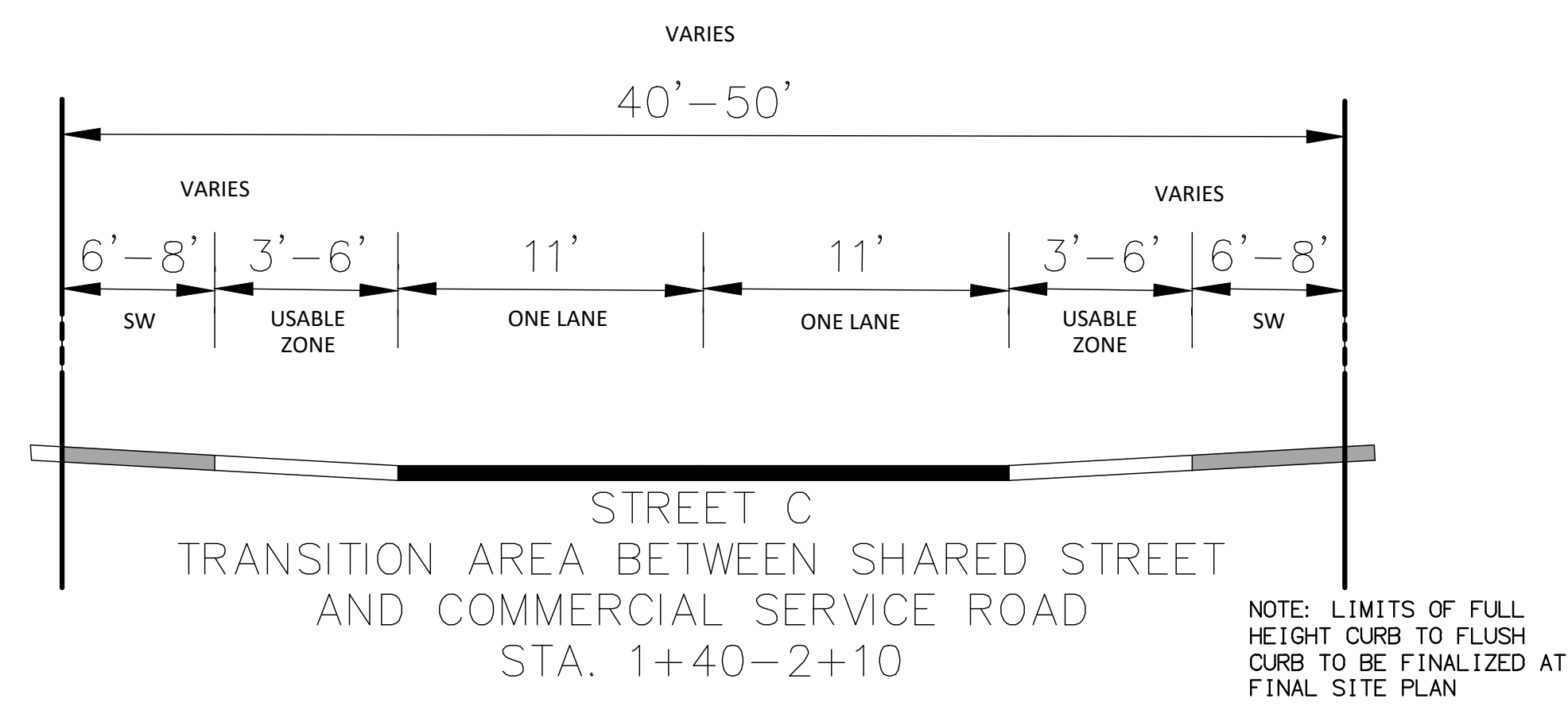
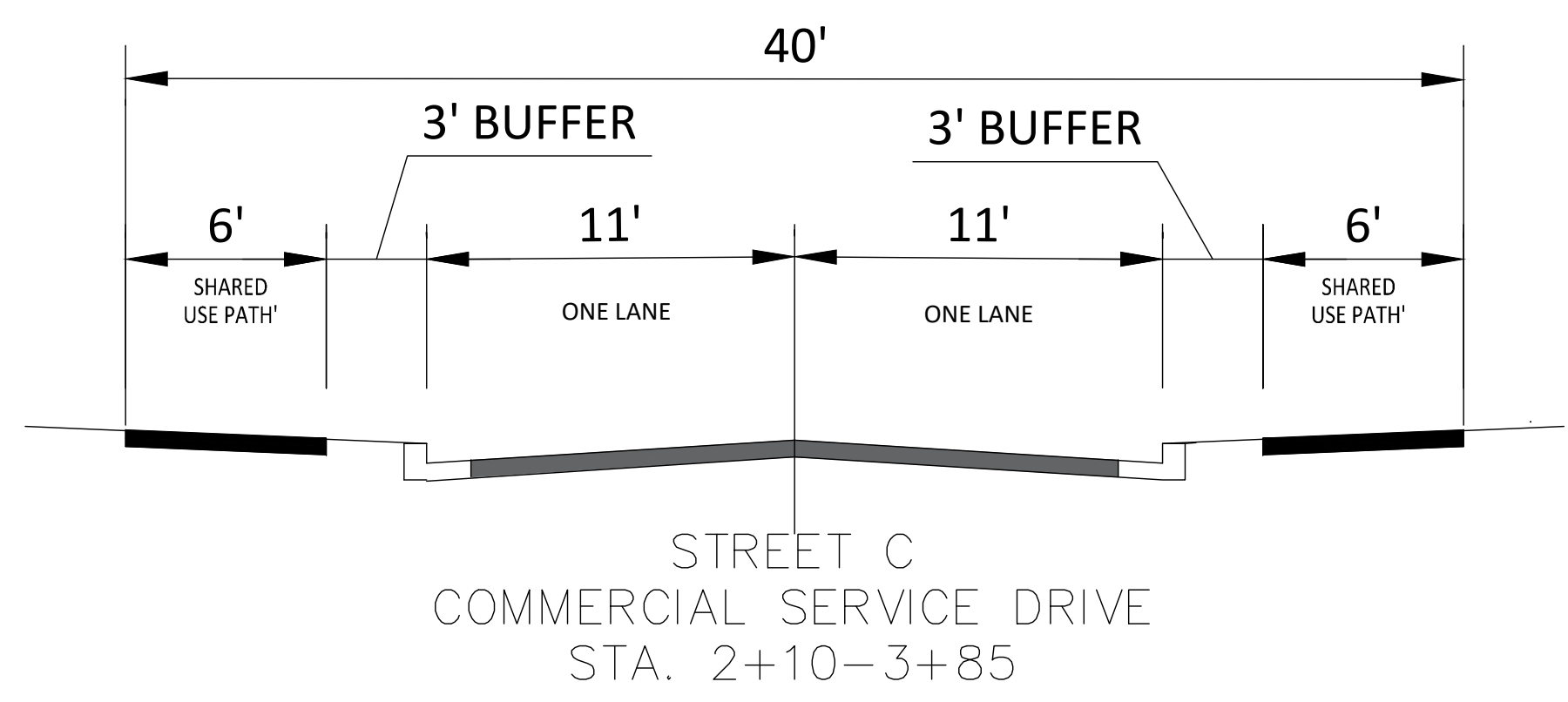
**14 FIRSTFIELD**

BLOCK 2  
PLAT NO. 22015  
CITY OF GAITHERSBURG  
9TH ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND  
WSSC GRID: 223NW11  
TAX MAP: FT21

**DESIGN SPEED: 20 MPH**  
K VALUE= 17 SAG VERTICAL CURVES  
K VALUE= 7 CREST VERTICAL CURVES

**PRELIMINARY GRADE ESTABLISHMENT PLAN**

DRAWN BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DATE ISSUED: JULY 31, 2018  
DRAWING NO. \_\_\_\_\_

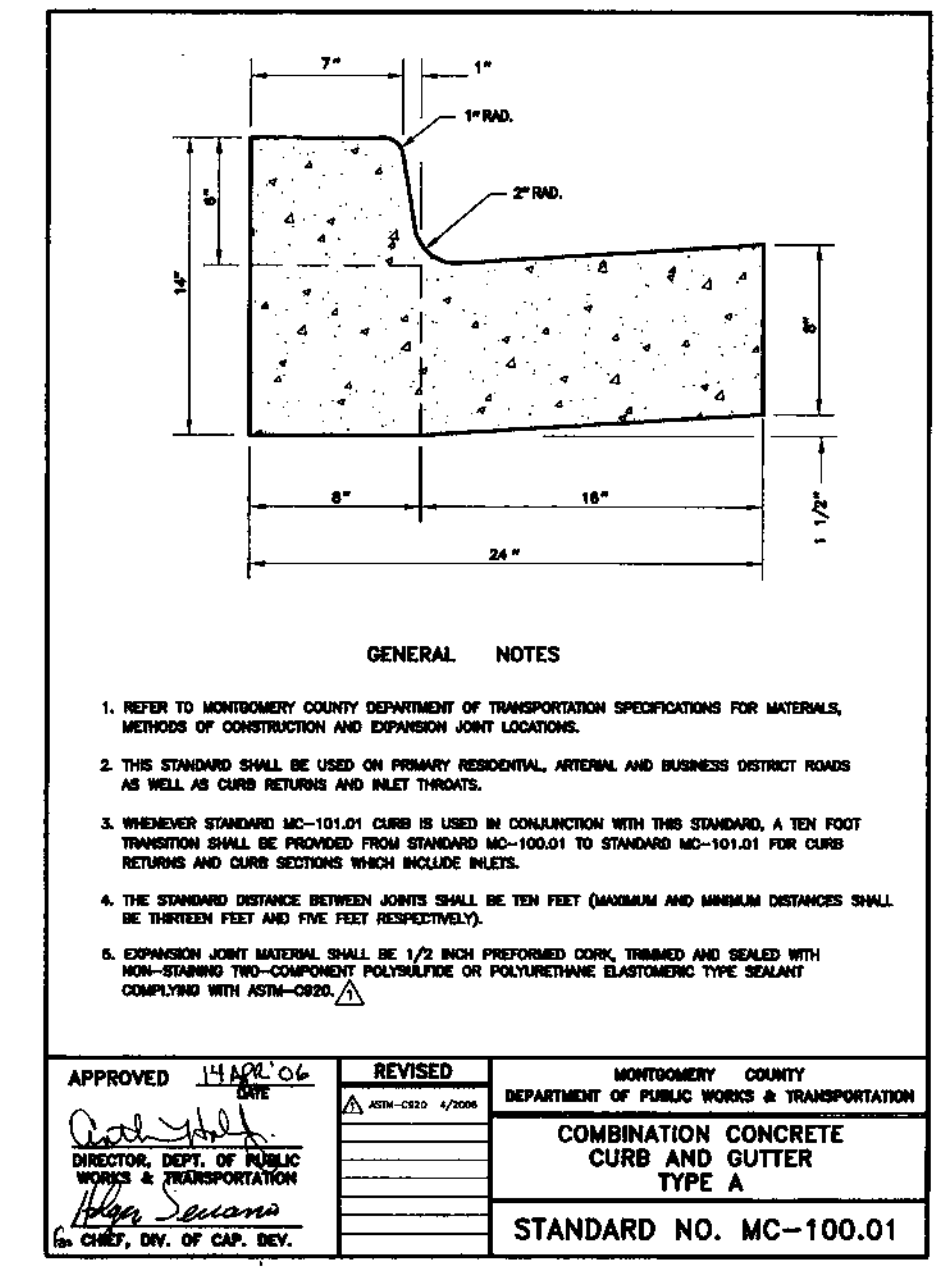


**UTILITY NOTES**

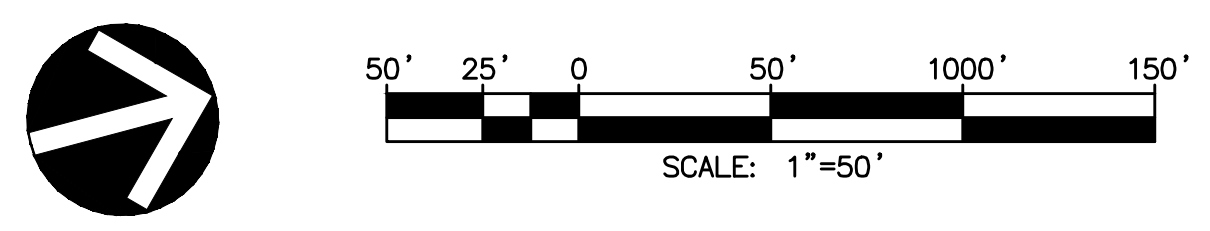
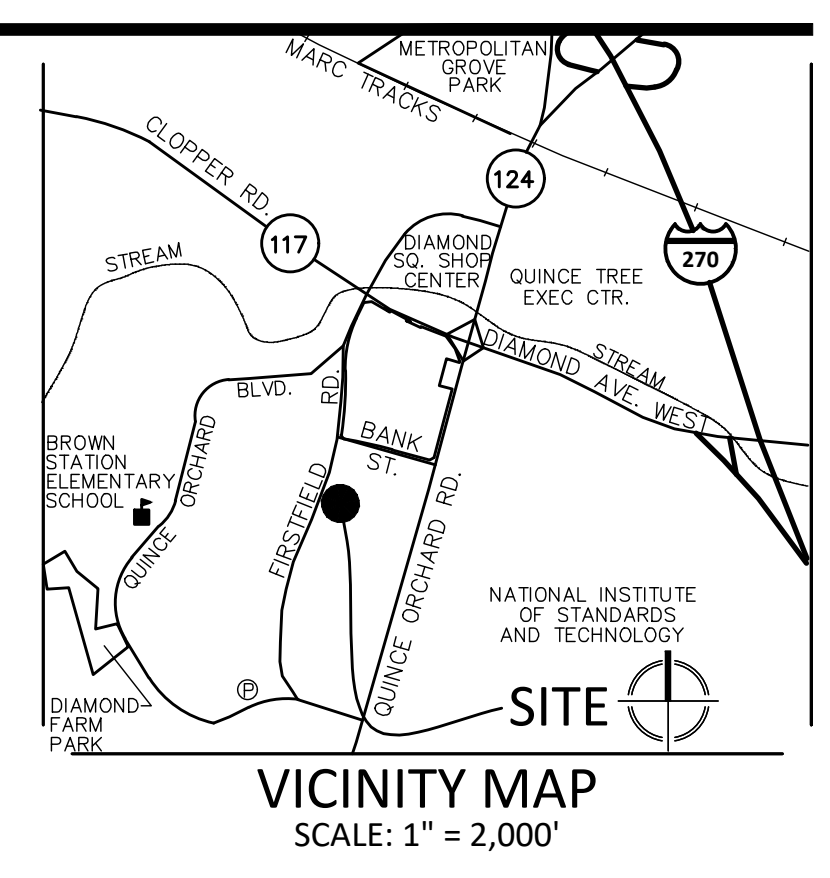
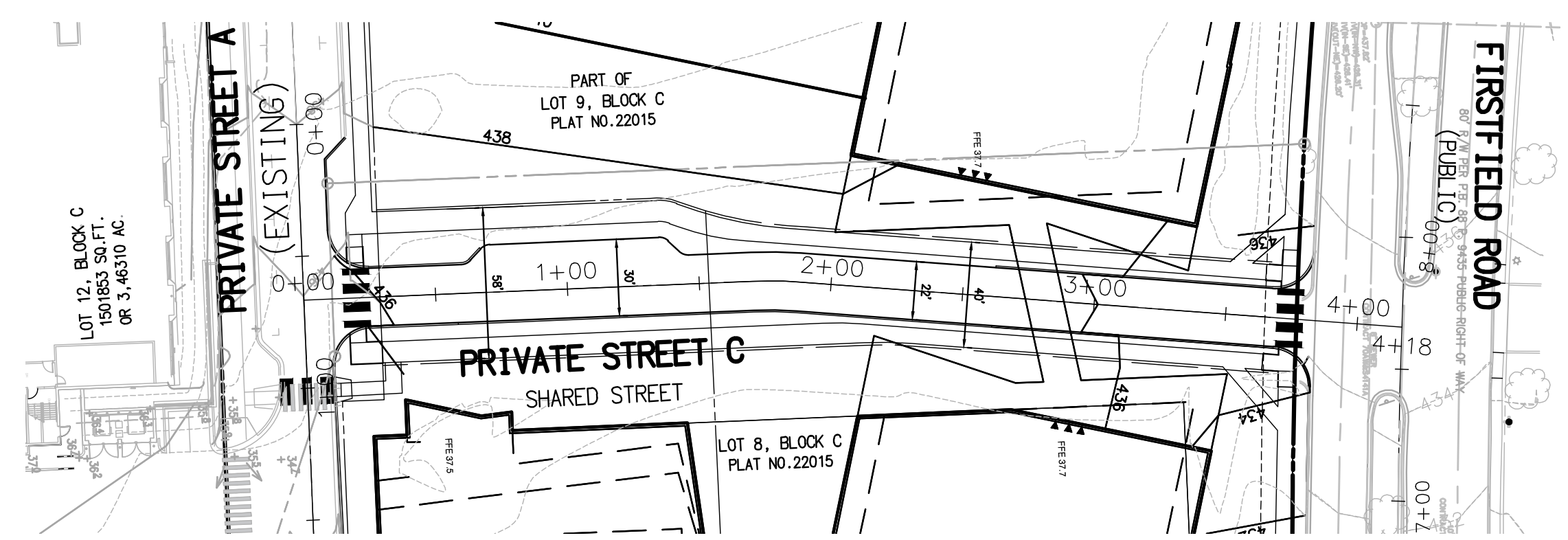
ALL UTILITIES SHALL BE INSTALLED WITHIN THE STREET AND ALLEY SUBGRADE PRIOR TO BASE COURSE PAVING. REQUIRED CERTIFICATION THAT ALL CROSSINGS ARE INSTALLED PRIOR TO BASE COURSE PAVING OR SOIL CEMENT PLACEMENT.

**PAVING GENERAL NOTES**

1. PROVIDE SUB-DRAINS AT EACH INLET AND TO BE IN ACCORDANCE WITH MONTGOMERY COUNTY STANDARD 525.01.
2. THE FIRST 1 1/2 INCHES LAYER OF THE BITUMINOUS CONCRETE SURFACE COURSE MUST BE PLACED AS SOON AS FIELD CONDITIONS ALLOW AFTER THE BITUMINOUS CONCRETE BASE COURSE HAS BEEN PLACED. NO TRAFFIC ALLOWED ON BASE COURSE UNTIL THE FIRST SURFACE COURSE HAS BEEN PLACED.
3. MATERIALS USED IN THE TOP 12 INCHES OF SUB-GRADE IN CUTS AND FILLS SHALL HAVE A LIQUID LIMIT NOT EXCEEDING 40 AND A PLASTICITY INDEX NOT EXCEEDING 12. THE MAXIMUM DRY WEIGHT OF THIS MATERIAL SHALL NOT BE LESS THAN 105 POUNDS PCF AND SHALL BE COMPACTED TO NOT LESS THAN 100 % OF THE MAXIMUM DENSITY EXCEPT FOR SIDEWALK SUB-GRADE WHICH SHALL BE COMPACTED TO NOT LESS THAN 95 % OF THE MAXIMUM DENSITY. THE MATERIAL USED BELOW THE TOP 12 INCHES OF SUB-GRADE SHALL BE COMPACTED TO NOT LESS THAN 95 % OF THE MAXIMUM DENSITY.
4. REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
5. SEE STANDARD No. MC-811.01 - METHODS OF GRADING SIDE SLOPES.
6. PAVEMENT SECTION IS A MINIMUM. THE FINAL PAVEMENT SECTION IS TO BE APPROVED BY A MARYLAND REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER.
7. TYPICAL TOP OF CURB (LOW SIDE) ELEVATION = PGL + 0.04' (WITHOUT PARKING), PGL - 0.10 PER SECTION (WITH PARKING)
8. OBSTRUCTIONS IN THE SIDEWALK THAT VIOLATE THE CLEAR WALKING SURFACE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" OF 1990 WILL NOT BE ALLOWED.



**CURB AND GUTTER DETAILS  
(FOR PUBLIC STREETS)**

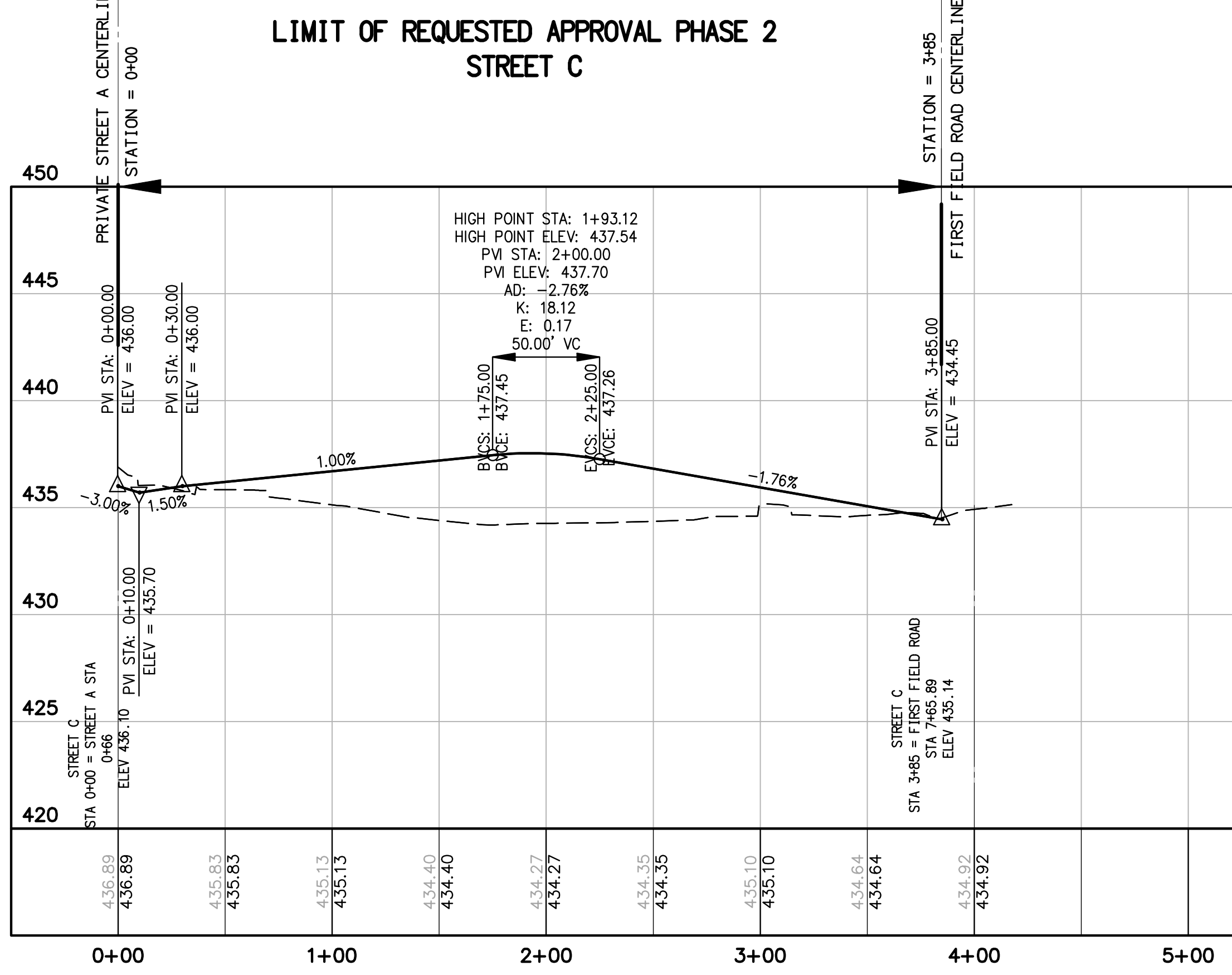


**LEGEND:**

EXISTING GROUND	
PROPOSED GRADE LINE (PGL)	
POINT OF VERTICAL INTERSECTION (PVI)	
VERTICAL CURVE	

3" BITUMINOUS CONCRETE SURFACE COURSE IN 2 - 1 1/2" LAYERS
5" BITUMINOUS CONCRETE BASE
APPROVED SUBGRADE

**PAVING SECTION FOR SHARED STREET (MC-212.01)**

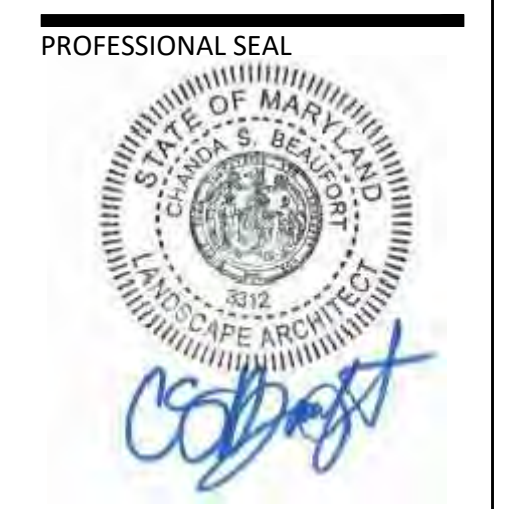


**DESIGN SPEED: 10 MPH**  
K VALUE= 10 SAG VERTICAL CURVES  
K VALUE= 3 CREST VERTICAL CURVES

**VIVA**  
ENGINEERS PLANNERS  
LANDSCAPE ARCHITECTS SURVEYORS  
VIVA MARYLAND, LLC  
20251 CENTURY BOULEVARD - SUITE 400  
GERMANTOWN, MARYLAND 20874  
PHONE: 301.916.4100  
FAX: 301.916.2362  
GERMANTOWN, MD TYSONS, VA  
Mike Goodman, P.E. goodman@viva.com

PREPARED FOR:  
**14 Firstfield Holdings, LLC**  
21 Firstfield Road Avenue  
Gaithersburg, MD 20878  
Contact: Matthew Harigel  
mharigel@novavax.com

REVISIONS	DATE
RESPONSE TO COMMENTS	9/14/21



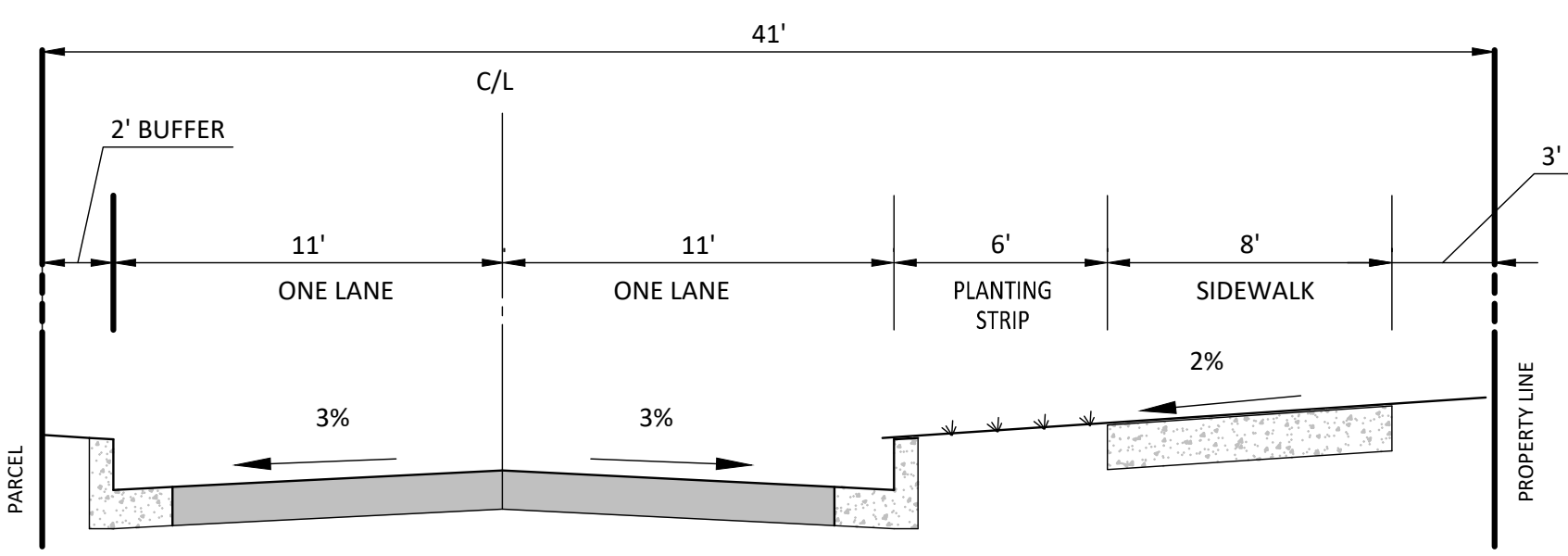
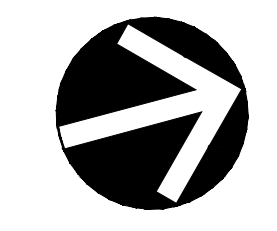
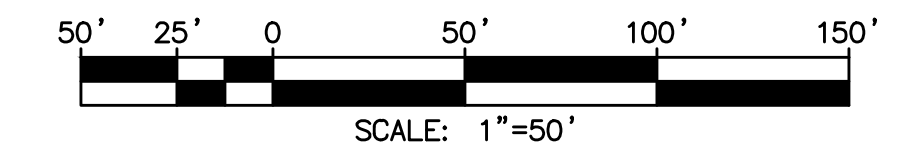
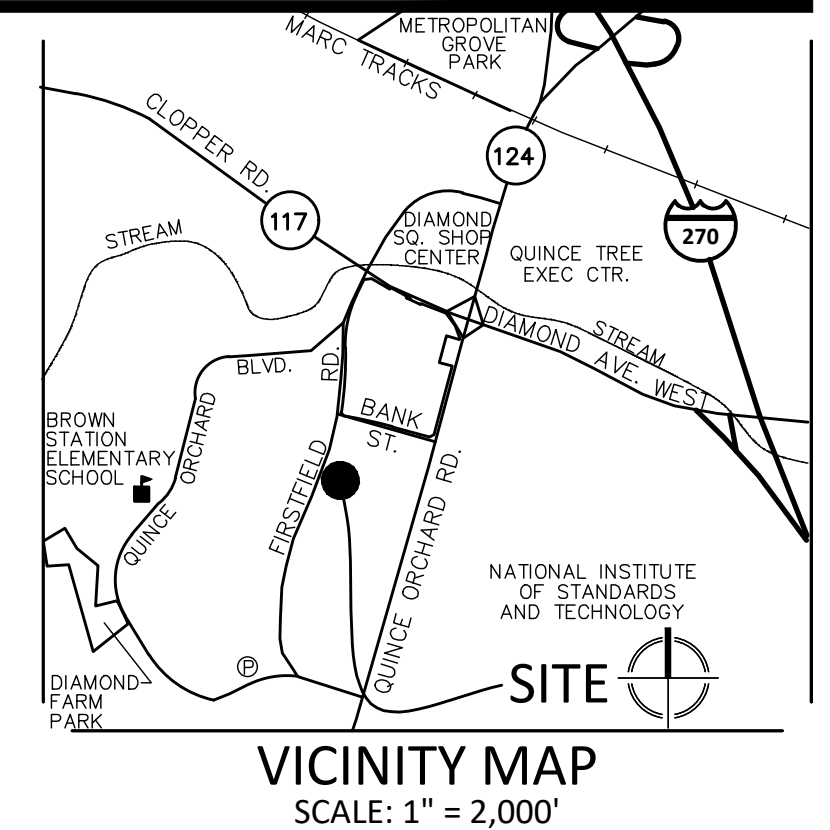
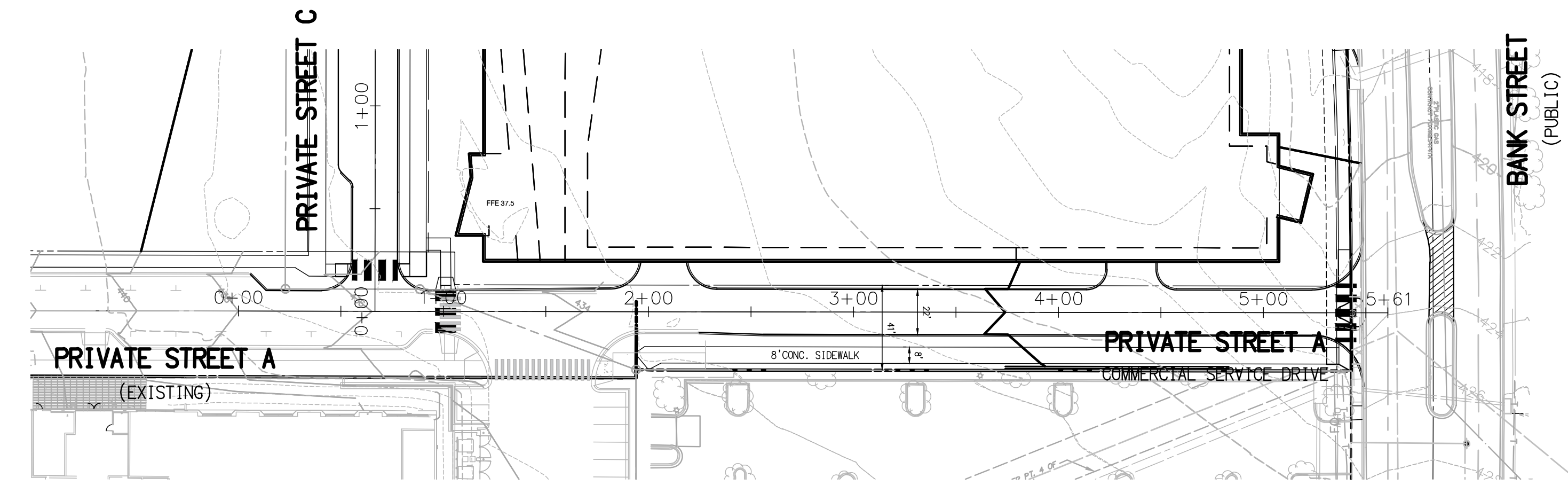
**14 FIRSTFIELD**  
BLOCK 2  
PLAT NO. 22015  
CITY OF GAITHERSBURG  
9TH ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND  
WSSC GRID: 223NW11  
TAX MAP: FT21

**PRELIMINARY  
GRADE  
ESTABLISHMENT  
PLAN**

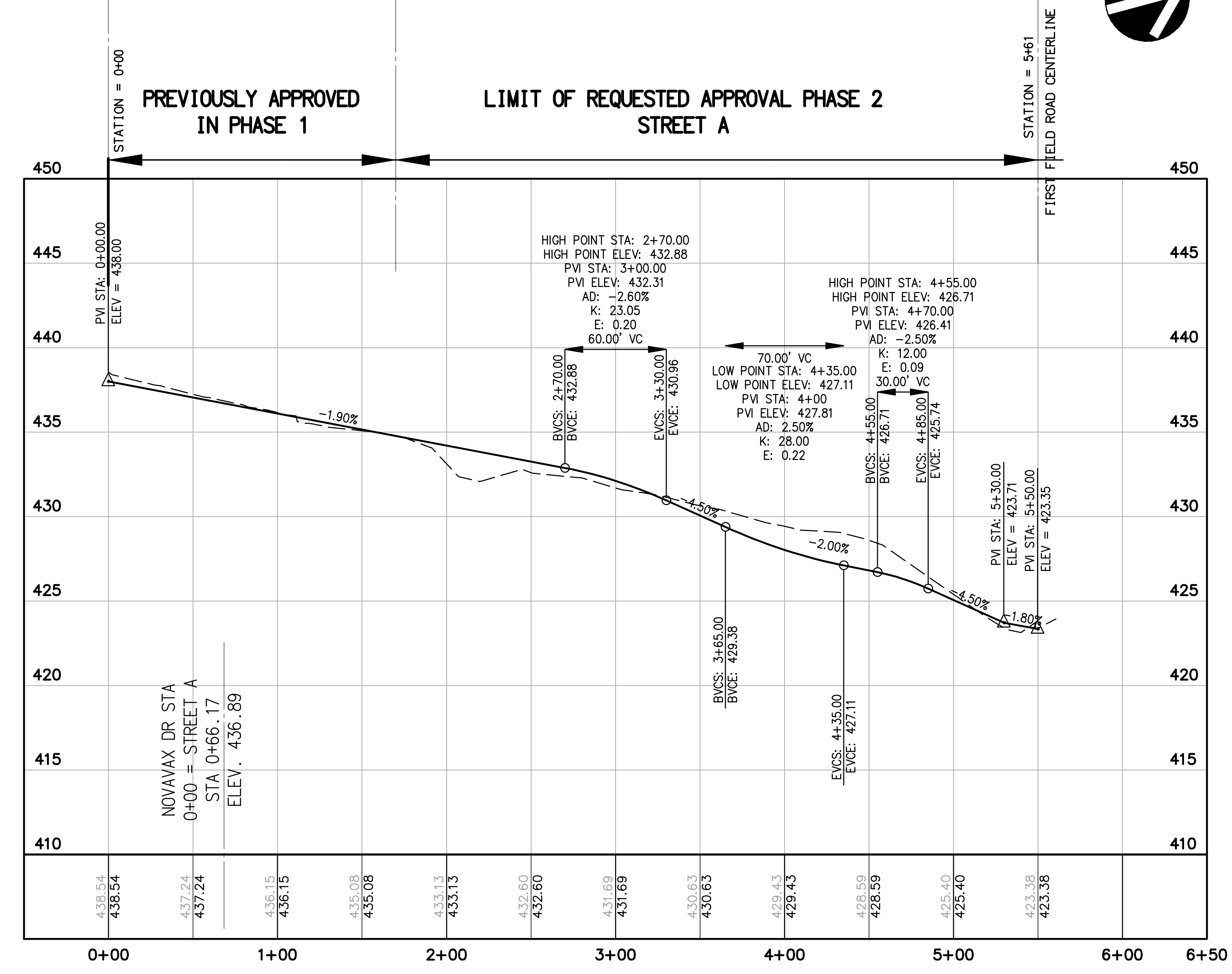
DRAWN BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DATE ISSUED: **JULY 31, 2018**  
DRAWING NO. \_\_\_\_\_

**UTILITY NOTES**

ALL UTILITIES SHALL BE INSTALLED WITHIN THE STREET AND ALLEY SUBGRADE PRIOR TO BASE COURSE PAVING. REQUIRED CERTIFICATION THAT ALL CROSSINGS ARE INSTALLED PRIOR TO BASE COURSE PAVING OR SOIL CEMENT PLACEMENT.



STREET A  
COMMERCIAL SERVICE DRIVE



STREET A PH 2 PROFILE  
HORIZ. 1"=50'  
VERT. 1"=5'

3" BITUMINOUS CONCRETE SURFACE COURSE IN 2 - 1 1/2" LAYERS
7" BITUMINOUS CONCRETE BASE
*8" GRADED AGGREGATE BASE COURSE IN 2 - 4" LAYERS
APPROVED SUBGRADE

**PREFERRED PAVING SECTION**

\*SOIL CEMENT TREATMENT MAY SUBSTITUTE THE CITY OF GAITHERSBURG 8" GRADED AGGREGATE BASE REQUIREMENT WITH WRITTEN PERMISSION FROM THE CITY OF GAITHERSBURG DEPARTMENT OF PUBLIC WORKS  
\*SUBGRADE DRAINS REQUIRED SEE MC-525.01

**DESIGN SPEED: 20 MPH**  
K VALUE= 26 SAG VERTICAL CURVES  
K VALUE= 12 CREST VERTICAL CURVES

**CURB AND GUTTER DETAILS (FOR PUBLIC STREETS)**

**GENERAL NOTES**

- REFER TO MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR MATERIALS, METHODS OF CONSTRUCTION AND EXPANSION JOINT LOCATIONS.
- THIS STANDARD SHALL BE USED ON PRIMARY RESIDENTIAL, ARTERIAL AND BUSINESS DISTRICT ROADS AS WELL AS CURB RETURN AND ISLET THROTS.
- WHenever STANDARD MC-101.01 CURB IS USED IN CONFORMANCE WITH THIS STANDARD, A TWO FOOT TRANSITION SHALL BE PROVIDED FROM STANDARD MC-100.01 TO STANDARD MC-101.01 FOR CURB RETURNS AND CURB SECTIONS WHICH INCLUDE ISLETS.
- THE STANDARD DISTANCE BETWEEN JOINTS SHALL BE TEN FEET (MAXIMUM AND MINIMUM DISTANCES SHALL BE NINETEEN FEET AND FIVE FEET RESPECTIVELY).
- EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH PREFORMED CONG. TRIMMED AND SEALED WITH HIGH-STRENGTH TWO-COMPONENT POLYURETHANE OR POLYURETHANE ELASTOMERIC TYPE SEALANT COMPATIBLE WITH ASPHALT.

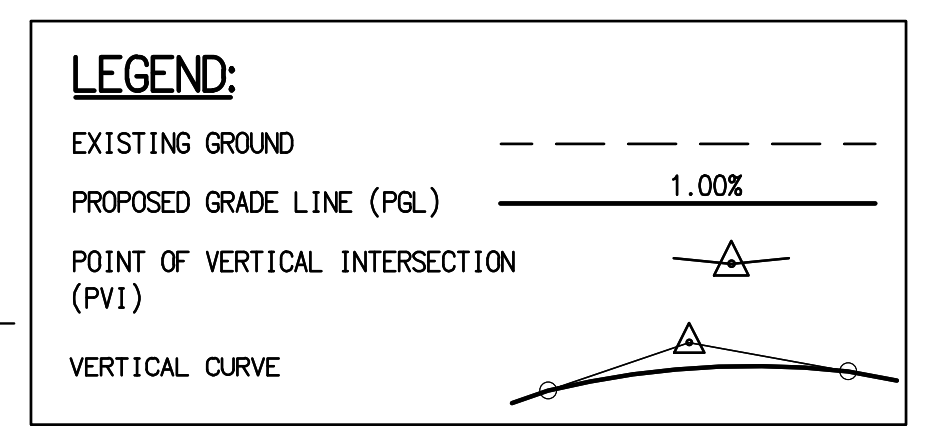
APPROVED: [Signature] DATE: [Date]  
DIRECTOR, DEPT. OF PUBLIC WORKS & TRANSPORTATION  
[Signature]  
CHIEF, DIV. OF CAP. DEV.

REVISED DATE	REVISIONS

MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION  
**COMBINATION CONCRETE CURB AND GUTTER TYPE A**  
STANDARD NO. MC-100.01

**PAVING GENERAL NOTES**

- PROVIDE SUB-DRAINS AT EACH INLET AND TO BE IN ACCORDANCE WITH MONTGOMERY COUNTY STANDARD 525.01.
- THE FIRST 1 1/4 INCHES LAYER OF THE BITUMINOUS CONCRETE SURFACE COURSE MUST BE PLACED AS SOON AS FIELD CONDITIONS ALLOW AFTER THE BITUMINOUS CONCRETE BASE COURSE HAS BEEN PLACED. NO TRAFFIC ALLOWED ON BASE COURSE UNTIL THE FIRST SURFACE COURSE HAS BEEN PLACED.
- MATERIALS USED IN THE TOP 12 INCHES OF SUB-GRADE IN CUTS AND FILLS SHALL HAVE A LIQUID LIMIT NOT EXCEEDING 40 AND A PLASTICITY INDEX NOT EXCEEDING 12. THE MAXIMUM DRY WEIGHT OF THIS MATERIAL SHALL NOT BE LESS THAN 105 POUNDS PCF AND SHALL BE COMPACTED TO NOT LESS THAN 100 % OF THE MAXIMUM DENSITY EXCEPT FOR SIDEWALK SUB-GRADE WHICH SHALL BE COMPACTED TO NOT LESS THAN 95 % OF THE MAXIMUM DENSITY. THE MATERIAL USED BELOW THE TOP 12 INCHES OF SUB-GRADE SHALL BE COMPACTED TO NOT LESS THAN 95 % OF THE MAXIMUM DENSITY.
- REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
- SEE STANDARD No. MC-811.01 - METHODS OF GRADING SIDE SLOPES.
- PAVEMENT SECTION IS A MINIMUM. THE FINAL PAVEMENT SECTION IS TO BE APPROVED BY A MARYLAND REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER.
- TYPICAL TOP OF CURB (LOW SIDE) ELEVATION = PGL + 0.04' (WITHOUT PARKING), PGL - 0.10 PER SECTION (WITH PARKING)
- OBSTRUCTIONS IN THE SIDEWALK THAT VIOLATE THE CLEAR WALKING SURFACE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" OF 1990 WILL NOT BE ALLOWED.



REVISIONS	DATE
RESPONSE TO COMMENTS	9/14/21



**14 FIRSTFIELD**  
BLOCK 2  
PLAT NO. 22015  
CITY OF GAITHERSBURG  
9TH ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND  
WSSC GRID: 223NW11  
TAX MAP: FT21

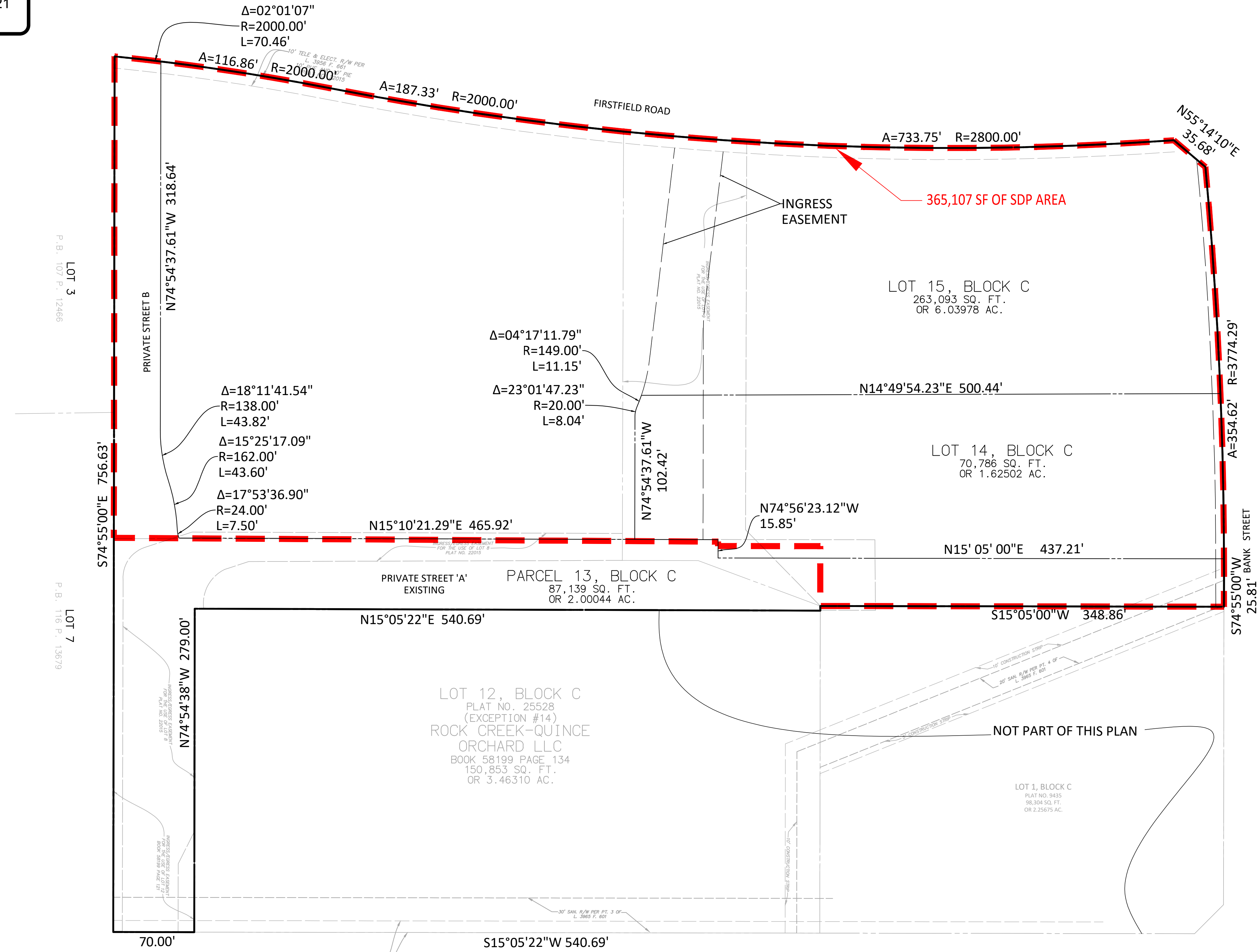
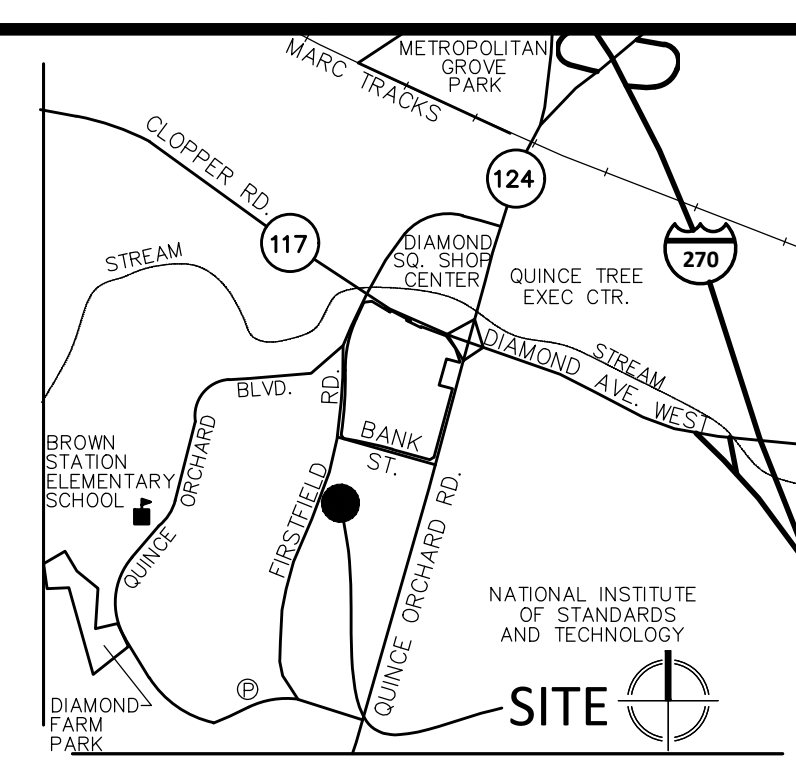
**PRELIMINARY GRADE ESTABLISHMENT PLAN**

DRAWN BY: [Signature]  
DESIGNED BY: [Signature]  
DATE ISSUED: JULY 31, 2018

DRAWING NO. [Blank]  
SHEET NO. 10.3



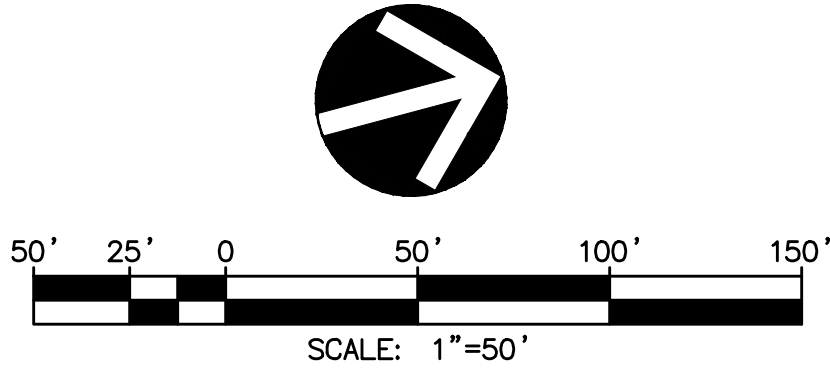
PREPARED FOR:  
**14 Firstfield Holdings, LLC**  
21 Firstfield Road Avenue  
Gaithersburg, MD 20878  
Contact: Matthew Hariegel  
mhariegel@novavax.com



Development Summary	SF	Acres
Proposed Gross Tract Area	421,018	9.66524
Parcel 13	87,139	2.00044
Lot 14	70,786	1.62502
Lot 15	263,093	6.03978
Remaining area from 700 Quince Orchard Development	365,107	8.38170

REVISIONS	DATE
RESPONSE TO COMMENTS	9/14/21

PROFESSIONAL SEAL



NOTE: MASTER OUTLOTS SHOWN ARE FOR THE PURPOSE OF POTENTIAL PROPERTY TRANSFER PRIOR TO FINAL RECORD PLATS

### 14 FIRSTFIELD

BLOCK 2  
PLAT NO. 22015  
CITY OF GAITHERSBURG  
9TH ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND  
WSSC GRID: 223NW11  
TAX MAP: FT21

### LOTING PLAN

DRAWN BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DATE ISSUED: \_\_\_\_\_  
DRAWING NO. \_\_\_\_\_