



GENERAL NOTES:

- Total Tract Area: 18.14 Acres
Current Zoning: LSC (Industrial)
- The site lies within the Piney Branch Special Protection Area, a State Designated Use-I Watershed.
- The site consists of two soil types, 2B (Glenelig Silt Loam) and 5A (Glenville Silt Loam) which are described on the soils table included on this plan. A narrow area of steep slopes occurs near the northwest property boundary along a portion of Medical Center Drive. No highly erodible soils occur on site.
- An ephemeral swale which conveys stormflow via a culvert at Medical Center Drive from the Shady Grove Adventist Hospital property was identified onsite as shown on this plan; this swale did not exhibit stream bottom substrate characteristics, and the southern end was lined with rip rap. A wetland area was identified in a section of the swale near the culvert where sediments have been deposited and the water flow path widens, becomes less defined, and appears to pond periodically. There was no standing water within the wetland area or the ephemeral swale at the time of site visit on December 16, 2010. The wetland boundary was flagged and is shown on the plan as verified in a field meeting with MDE on March 1, 2011. A narrow man-made ditch conveys additional stormflow from the western property boundary and drains roughly southeast to intersect the aforementioned ephemeral drainage swale. On December 16, 2010 there was standing water and ice within this ditch which was dug to a one- to two-foot width. Few clusters of cattails and rushes were observed growing along the edge of the ditch. Additional vegetation observations are discussed below in note 8.

MDE and MNCPPC differ in the wetlands and other waters designations required to be shown on this plan as follows:

A pre-application field meeting with MDE, MNCPPC, and LSA staff was convened on March 1, 2011, at which MDE staff provided their opinion that the north-south running swale below the wetland would be classified as Maryland state jurisdictional waters and the swale above the wetland would be classified as ephemeral; the wetland area flagged within the swale was verified by MDE staff. MNCPPC considers the swale north of the intersection to be ephemeral as shown on this plan. The two wetland areas along the east-west running ditch were flagged in the field according to the presence of cattails and soft rush as required by MNCPPC. A 25-foot wetland buffer is shown in these wetland areas according to Special Protection Area requirements for man-made features, and a 50-foot wetland buffer was assigned to the wetland area in the north-south running swale. The wetland flags were survey located.

A wetland area was observed offsite to the south of the subject property as shown on this plan. This wetland area was delineated separately in association with proposed development on the adjacent property does not extend onto the subject property.

- No Rare, Threatened, or Endangered species were observed during the field investigation of this site. This has been confirmed by MD DNR in a letter dated January 19, 2011.
- No historic or cultural sites were identified on or in the immediate vicinity of the subject property.
- One 26" DBH (Diameter at Breast Height) Significant Tree was identified onsite as shown on the plan. No other Significant or Specimen trees were observed on site or within 100' of the subject property boundary. Tree diameters were measured utilizing diameter tape for larger trees approaching or exceeding 24" DBH, and the DBH of smaller trees were estimated as noted on the plan. No County or State Champion trees were found on site. No trees 75% or larger than the champion for the species were found on site. The tree species and conditions were identified by Maryland Department of Natural Resources Qualified Professional, Marion E. Burdett as observed during a field investigation on December 16, 2010.

8. No forest was observed on site. Small trees, shrubs, and herbs line both the man-made ditch and ephemeral drainage swale including Eastern Red Cedar (*Juniperus virginiana*), Cherry species (*Prunus* sp.), Flowering Dogwood (*Cornus florida*), Slippery Elm (*Ulmus rubra*), American Persimmon (*Diospyros virginiana*), an ornamental Pear species (*Pyrus* sp.), Red Maple (*Acer rubrum*), and Bush Honeysuckle (*Lonicera* sp.). The wetland area at the northern end of the ephemeral drainage swale consisted primarily of Willow (*Salix* sp.) and an unidentified *Polygonum* species (few winter forms of herbaceous species were visible because site investigation took place during the winter season). A small Willow tree was also observed in the southern section of the drainage swale. The area west of the drainage swale was primarily open field habitat consisting of grasses, Goldenrod (*Solidago* sp.), Flowering Pear seedlings, *Rubus* sp., Dogbane (*Apocynum* sp.), Yarrow (*Achillea millefolium*), and Japanese Honeysuckle Vine (*Lonicera japonica*). Various species of ornamental trees and shrubs line the property perimeter. The remainder of the property to the east of the drainage swale consists of office buildings, asphalt parking areas, and moved lawn with ornamental shrubs and trees.

LEGEND

- EX RIP RAP
- EX LIGHT
- EX CONTOUR
- PR CONTOUR
- EX SEWER
- EX SEWER MANHOLE
- EX WATER
- EX HYDRANT
- EX WATER VALVE
- EX EDGE OF PAVING AND CURB AND GUTTER
- PR CURB AND GUTTER
- EX STORM DRAIN
- EX STORM DRAIN MANHOLE
- PR STORM DRAIN
- PR STORM DRAIN MANHOLE
- EX BUILDING
- PR BUILDING
- PR PAVEMENT
- EX PARKING SPACE
- PR PARKING SPACE
- EX EASEMENT
- PR EASEMENT
- PR SEGMENT AND EROSION CONTROL
- EXISTING TREE LINE
- SIGNIFICANT TREE TO BE REMOVED (CRITICAL ROOT ZONE SHOWN)
- EPHEMERAL SWALE
- NON-TIDAL WETLANDS BOUNDARY
- NON-TIDAL WETLANDS BUFFER
- SPECIAL PROTECTION AREA
- SUPER SILT FENCE
- LIMITS OF DISTURBANCE
- PROPERTY BOUNDARY

RESOURCE DATA TABLE

Acreage of tract	18.14 AC
Acreage of tract remaining in agricultural use	0.00
Acreage of road and utility ROWs which will not be improved as part of the development application	N/A
Acreage of total existing forest	0.00
Land use category and conservation/afforestation thresholds from Section 22A-121(1) of the Forest Conservation Law	Conservation: 15% Afforestation: 15%
Total area of wetlands onsite	0.07 AC
Forest in wetlands:	0.00 AC
Forest in 100-Year Floodplain:	0.00 AC
Forest in Stream Buffers:	0.00 AC
Forest in Priority Areas:	0.00 AC
Linear feet and average width of stream buffer provided on each side of streams	380 LF (stream) 100 FT (buffer width)

9800 Medical Center Drive Soil Types
U.S. Soil Survey of Montgomery County, MD, 2002

Soil Type	Slope	Description
Glenelig Silt Loam (2B)	3% - 8%	This is a prime agricultural soil. This soil is well drained, and the slowest permeability within 60 inches is moderate. Available water capacity is very high and shrink swell potential is low. This soil is not flooded and is not ponded. The water table is deeper than 6 feet. This is not a hydric soil.
Glenville Silt Loam (5A)	0-5%	Very deep and moderately well drained or somewhat poorly drained soil located in low areas on uplands and drainageways, generally smooth slopes, slow permeability, moderate available water capacity, water table at a depth of 6 to 36 inches in late winter and early spring, high potential for frost action, contains Worsham (hydric soil) inclusions.



January 19, 2011
Michelle Gonsalves
Loiderman Soltesz Assoc. Inc.
2 Research Pl., Suite 100
Rockville, MD 20850

RE: Environmental Review for 9800 Medical Center Dr., Rockville, Montgomery County, MD.

Dear Ms. Gonsalves:
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 me at (410) 200-8573.

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

ER# 2010.1837.mso

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Forest Conservation (FC) Exemption
Tree Save Plan
APPROVED
FC Exemption No. 42011/03E
Signature: Stephen Twiddy 5/18/2011
Date

Site conditions have not been field-verified as part of this approval.

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS TO HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-281-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

ARE - Maryland No. 24, LLC.
945 Clopper Road
Gaithersburg, MD 20878
contact: Larry Diamond 301.947.1770

MAP	FR 563, FR 343	ZONING CATEGORY:	LSC
TAX MAP	FR 563, FR 343		
WSSC 300' SHEET	219 NW 9		
SITE DATUM			
HORIZONTAL:			
VERTICAL:			



EXISTING CONDITIONS PLAN

9800 MEDICAL CENTER DRIVE
GAITHERSBURG (9H) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



SHEET 1 OF 1

PROJECT NO. 1507-01-00

DATE: APR 27 2011

Rockville Office
Loiderman Soltesz Associates, Inc.
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NO.	DATE	REVISIONS	BY	DATE
2	04/27/11	Revisions per MNCPPC Staff comments via email on April 26, 2011	TDP	04/27/11
1	04/05/11	Revisions per MNCPPC Staff comments and site visit on 3/11/11 and 3/14/11	TDP	04/05/11
DESIGNED:	TDJ/WMB	CAD STANDARDS VERSION:	V8 - 2000	
TECHNICAL:	MWS	CHECKED:	MEB	

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