



**Consent Item - Site Plan Amendment No. 82008021D, Washington Adventist Hospital**

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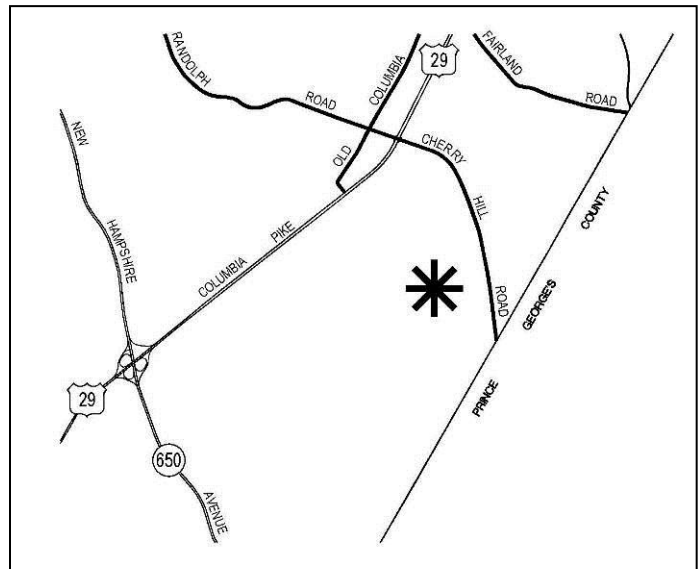
[KA] Khalid Afzal, Planner Supervisor, Area 2 Division, [Khalid.Afzal@montgomeryplanning.org](mailto:Khalid.Afzal@montgomeryplanning.org), 301-495-4650

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**Completed: 12/5/12**

**Description**

- West side of Plum Orchard Drive, approximately 400 feet southwest of Broadbirch Drive;
- 44.86 acres of I-1 and I-3 zoned land within the US 29/Cherry Hill Road Employment Overlay Zone of the Fairland Master Plan;
- Addition of an interim parking lot and associated campus bus shelter, landscape, lighting and grading; addition of a pedestrian canopy between Building A and the South Parking Garage; revised architectural elevation; and modified design and locations of handicap ramps on Plum Orchard Drive;
- Applicant: Adventist HealthCare Inc.;
- Filed on 9/18/12.



**Summary**

- Staff recommends approval of the Site Plan Amendment;
- The proposed project meets all development standards, zoning requirements, and compliance with previous approvals.

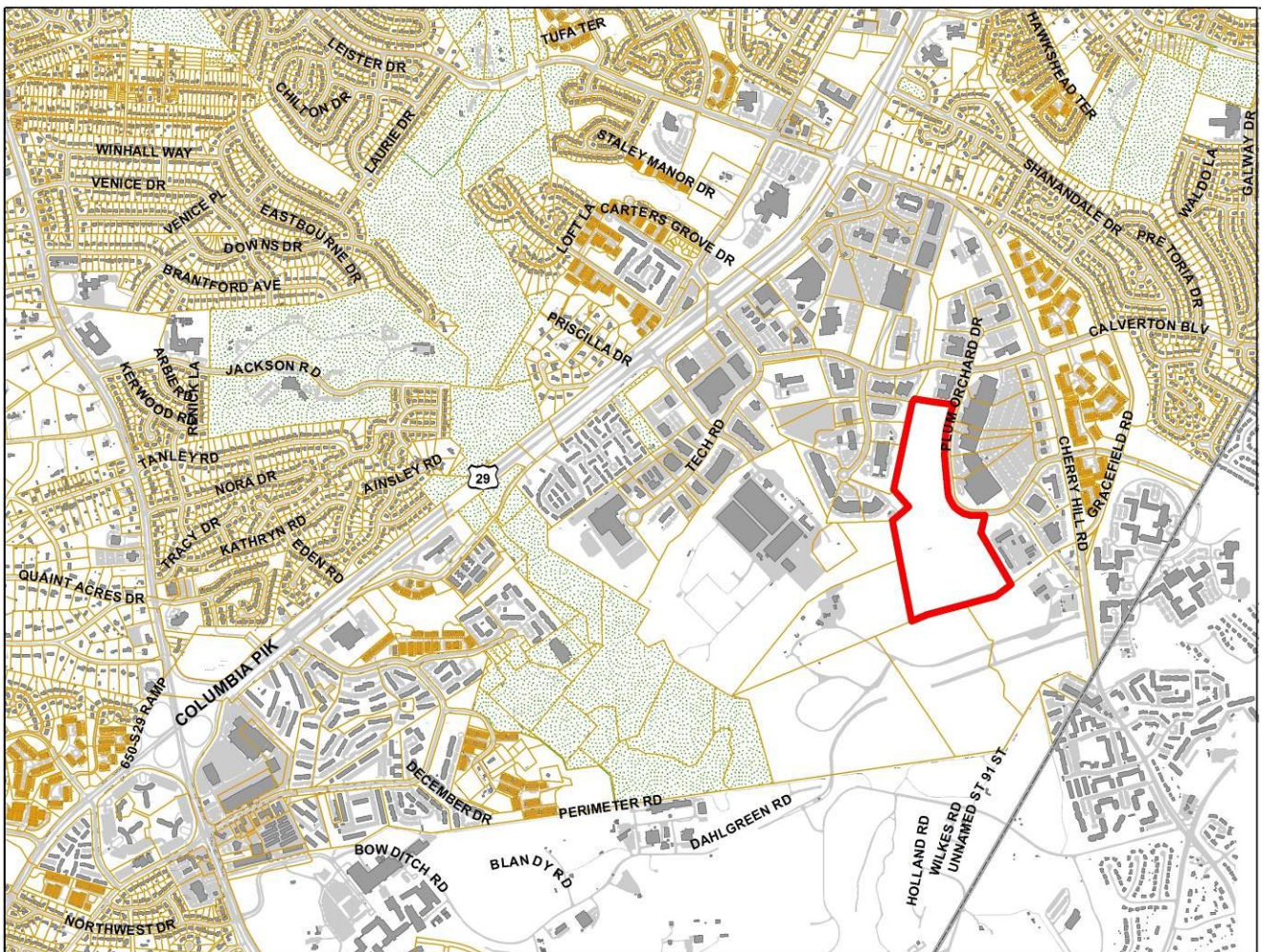
## RECOMMENDATION

Staff recommends approval of Site Plan Amendment 82002021D, Washington Adventist Hospital.

All site development elements shown on the site and landscape plans, stamped received on August 22, 2012, are required. No prior conditions need to be modified by this amendment and all previous approvals remain binding on the Applicant, except as modified by this amendment.

## Site Vicinity and Description

The subject site is located in the 1997 Fairland Master Plan area, within the pending White Oak Science Gateway Master Plan area. The site is surrounded by industrial, technology, and commercial-retail uses within the Westfarm Technology Park. The Percontee site, zoned I-2, is located directly south of the property with future plans for a mixed-use development. Opposite Plum Orchard Drive from the site is the loading area for several big box retail uses (Target, Kohl's and Pet Smart) in the Orchard Shopping Center which is zoned I-3 and stretches east toward Cherry Hill Road. The remaining parcels to the south and east comprise the U.S. Postal Service distribution facility, the State Highway Administration (SHA) maintenance facility, and a Marriott hotel. Additional industrial uses, zoned I-1, are located directly west of the site fronting on Bournefield Way via Broadbirch Drive. South of Bournefield Way and west of the site is County-owned Site 2, zoned I-2.



## **PROPOSAL**

### **Previous Approvals**

The project has a long history of preliminary and site plan approvals, but only the most recent, relevant approvals are described below.

#### Special Exception S-2721

On October 27, 2008, the Board of Appeals approved a Special Exception for the site for 803,570 square feet of hospital use including a 7-story acute care facility (the main hospital building) with 294 beds and an emergency department, a ground-level helipad, a two-story ambulatory care building connected to the main hospital building by an enclosed pedestrian bridge, two medical office buildings, two multi-level parking structures, a faith center, a healing garden, and amenity areas. A parking facilities waiver for the location of the northern parking garage in relation to the main building was also approved.

#### Site Plan

On December 4, 2008, the Planning Board approved Site Plan 820080210 for 802,805 gross square feet of non-residential development for a main hospital building, an ambulatory care building, a faith center, a medical office building, and parking facilities on 48.86 acres of I-1 and I-3 zoned land.

On February 2, 2010, the Planning Board approved Site Plan Amendment 82008021A for a number of architectural and site modifications resulting in a total of 792,951 square feet of development.

On August 10, 2010, the Planning Board approved Site Plan Amendment 82008021B for a modification to Condition No. 1, requiring conformance of the Site Plan with the approved Special Exception.

On April 9, 2012, the Planning Board approved Site Plan Amendment 82002021C for a number of architectural and site modifications resulting in a total of 803,570 square feet of development.

### **Proposed Amendment**

The Applicant requests the following revisions to the approved Site Plan:

- An interim surface parking lot consisting of 424 parking spaces with associated campus bus shelter, landscaping, lighting and grading;
- A pedestrian canopy between Building A and the South Parking Garage;
- Revised architectural elevation for a modification to a wall separating the loading dock area from the café terrace on the western side of the Hospital;
- Modified handicap ramp design and locations on Plum Orchard Drive in response to comments made by the Department of Permitting Services (DPS) in order to meet DPS's current standards.

The proposed changes are generated by a refinement of the development phasing of the 48-acre Hospital campus. Consistent with prior phasing discussions, the initial development will consist of the Main Building, Building A, The Center for Spiritual Life and Healing ("Faith Center"), Medical Office Building 1 and the South Parking Garage. The proposed surface parking lot is an interim improvement that will remain on the campus until the construction of Medical Office Building 2, which will generate the need for the North Parking Garage. The addition of the interim parking lot will result in the following distribution of parking spaces on site:

South Garage	1,008 spaces
Emergency Department Surface Parking	47 spaces
Interim Surface Parking Lot	424 spaces
<b>TOTAL</b>	<b>1,479 spaces</b>

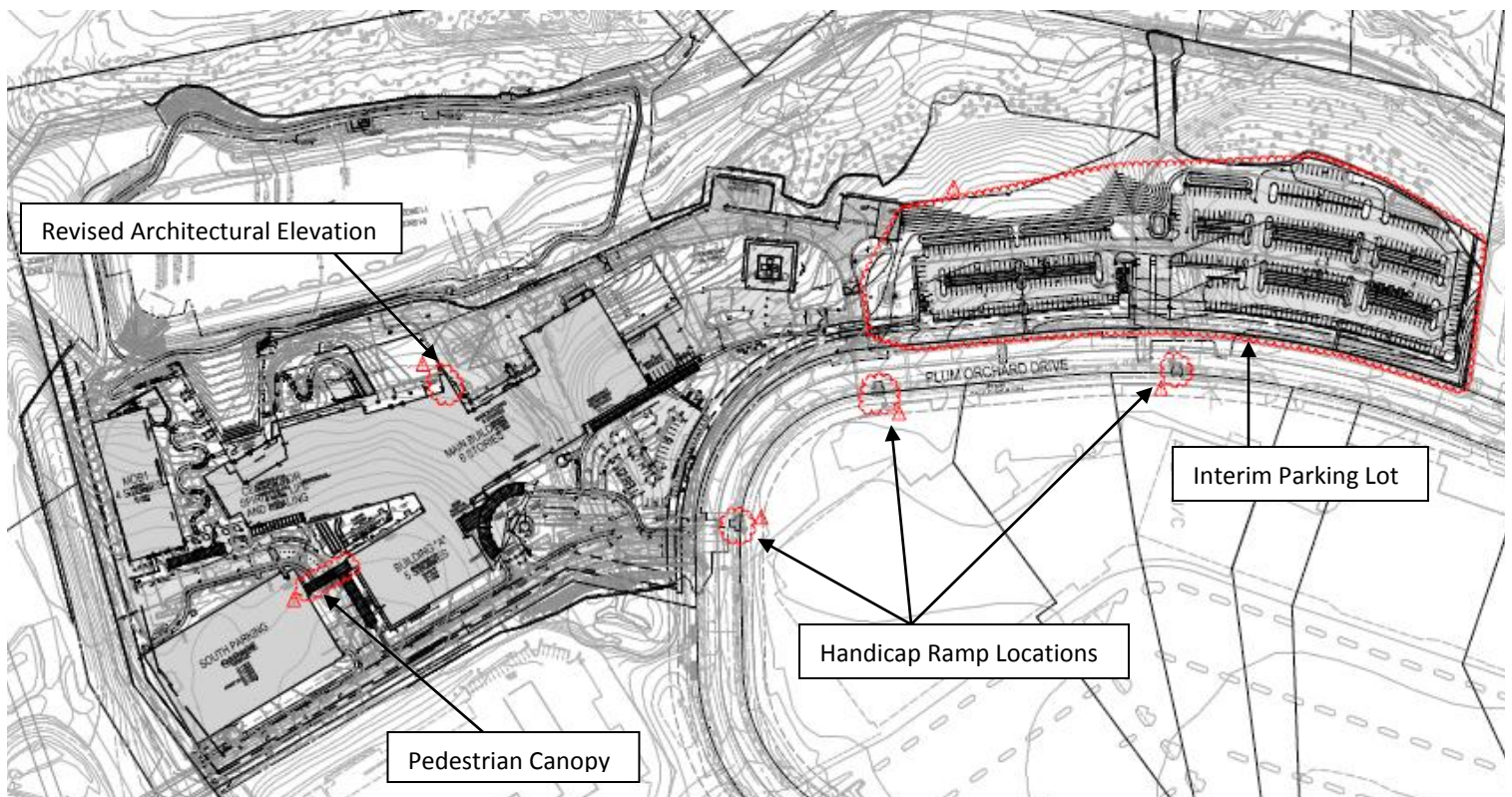
The ultimate approved parking of 2,109 spaces at full build out does not change, and all building footprints remain the same.

The proposed interim surface parking lot is within the distance that has been approved for the campus by waiver. The Applicant will provide campus-based transportation services and amenities for the users of the lot. Landscape and lighting will also be installed to comply with the parking lot facilities requirements.

The Amendment also proposes a pedestrian canopy between Building A and the South Parking Garage. The canopy is intended to protect visitors from the elements as they access the Main Building and Building A from the South Garage.

The architectural elevation revision accounts for a modification to a wall separating the loading dock area from the café terrace on the western side of the Hospital. This revision correlates to the previously approved plan view with Site Plan Amendment C.

The proposed handicap ramp modifications respond to comments made by the Montgomery County Department of Permitting Services (DPS) as part of its review of the right-of-way permit documents. DPS has requested that the design and locations of the ramps along Plum Orchard Drive meet their current standards. This Amendment coordinates the site plan with the right-of-way permit plan.



Overall Amendment Plan

## **Community Outreach**

The Applicant has met all signage, noticing, and submission requirements. The Applicant sent notice of the subject amendment to all parties of record on September 14, 2012. Staff has not received correspondence on this matter.

## **Analysis and Findings**

The proposed modifications to the Site Plan do not alter the overall design of the development in relation to the original approval, and the proposed project remains compatible with existing and proposed development adjacent to the site. The modifications do not impact the compatibility or the efficiency, adequacy, and safety of the site with respect to structures and uses, vehicular and pedestrian circulation, open space, landscaping, or lighting. The proposed amendment remains in conformance with environmental regulations, the development standards of the zone, and the original Planning Board findings of approval. All previous approvals remain in full force and effect, unless amended by the applicable Review Body, as modified by this Amendment.

SD:ha: N:\\_AREA 2 Division\Dickel, Stephanie\82008021D Washington Adventist\82008021D staff report-Consent agenda-FINAL.doc

### **Attachments:**

- A. Memorandums from Marc Lewis-DeGrace, Area 2 Transportation, dated November 27, 2012 & February 27, 2012
- B. Proposed Site Plan
- C. Draft Resolution



November 27, 2012

**MEMORANDUM**

**TO:** Stephanie Dickel, Senior Planner  
Area 2 Planning Division

**VIA:** Khalid Afzal, Team Leader, East County Team  
Area 2 Planning Division

**FROM:** Marc Lewis-DeGrace, Planner  
Area 2 Planning Division

**SUBJECT:** Washington Adventist Hospital  
Site Plan Amendment No. 82008021D  
Fairland/White Oak Policy Area

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This memorandum is Area 2 staff's Adequate Public Facilities (APF) review of the subject Limited Site Plan Amendment to modify the approved Site Plan No. 82008021C, Washington Adventist Hospital. The proposed modifications include, but are not limited to, the addition of an interim parking lot and a pedestrian canopy. The land use and square footage of the project will not exceed the maximum APF-approved hospital use of 803,570 square feet.

**RECOMMENDATION**

The subject Site Plan Amendment must be limited to a maximum of 803,570 square feet of hospital use. The APF test for the subject Site Plan Amendment is satisfied based on the previously-approved APF extension for Preliminary Plan Nos. 119820680, 119910390 and 119910380 for a maximum of 803,570 square feet (For additional background on the previously approved plans, please see attached memo for approved Site Plan No. 82008021C). The modifications proposed in this Site Plan Amendment will have no adverse impact on area roadways or nearby pedestrian facilities.

**DISCUSSION**

Adequate Public Facilities Test

The approved 772,357 square-feet of general office space (approved under the 2008 APF extensions) was projected to generate 1,212 weekday AM peak-hour trips and 1,080 weekday PM peak-hour trips. The currently proposed Site Plan Amendment of 803,428-square-foot hospital use is projected to generate 964 weekday AM peak-hour trips and 948 weekday PM peak-hour trips (248 fewer AM peak-hour trips and 132 fewer peak-hour trips respectively). Since traffic generated by the proposed modifications does not exceed the number of peak-hour trips approved as part of the 2008 APF extensions, the Local Area Transportation Review (LATR) and Policy Area Mobility Review (PAMR) tests are not required at this time for the subject Site Plan Amendment.

MLDG



February 27, 2012

**MEMORANDUM**

**TO:** Stephanie Dickel, Senior Planner  
Area 2 Planning Division

**VIA:** Khalid Afzal, Team Leader, East County Team  
Area 2 Planning Division

**FROM:** Marc Lewis-DeGrace, Transportation Planner  
Area 2 Planning Division

**SUBJECT:** Washington Adventist Hospital  
Site Plan Amendment No. 82008021C  
Fairland/White Oak Policy Area

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This memorandum is transportation planning staff's Adequate Public Facilities (APF) review of the subject Site Plan Amendment to modify the approved Site Plan No. 82008021B, Washington Adventist Hospital. The proposed modifications include, but are not limited to increasing square footage of hospital use from the previously approved 792,951 square feet to 803,428 square feet. This Site Plan Amendment application will not exceed the maximum APF approved hospital use of 803,570 square feet.

**RECOMMENDATION**

The subject Site Plan Amendment must be limited to a maximum of 803,428 square feet of hospital use.

The APF test for the subject Site Plan Amendment is satisfied based on the previously-approved APF extension for Preliminary Plan Nos. 119820680, 119910390 and 119910380 for a maximum of 803,570 square feet. The modifications proposed in this Site Plan Amendment will have no adverse impact on area roadways or nearby pedestrian facilities.

**DISCUSSION**

Chronology of Prior Approvals

Below is a chronology of relevant approved applications for the Washington Adventist Hospital:

1. Adventist Healthcare submitted two (2) applications; an APF extension (approved in April 2008) and a Special Exception for five (5) parcels -- Parcels BB and CC (APF extension under Preliminary Plan No. 119820680), Parcels RR and SS (APF extension under Preliminary Plan No. 119910390) and Parcel MMM (APF extension under Preliminary Plan No. 119910380). The subject parcels

were zoned for general office use, which required a special exception to allow hospital use on the subject site. In accordance with Section 50-20(c)(9)(B) of the Montgomery County Code, Article III Subdivision Regulations, the Applicant was required "...to reduce the amount of unbuilt development by at least 10%" of the previously-approved square footage of office use. The APF extensions were approved prior to the special exception approval. As a result, approved land uses cannot exceed the maximum number of weekday peak-hour vehicle trips generated equivalent to that of 722,357 square-foot general office use. Based on trip generation rates, the approved general office square footage equates to a maximum of 803,570 hospital use.

2. Special Exception No. S-2721 was approved in May 2008 for 803,570 square feet of hospital use including a 7-story Acute Care facility (the main hospital building) with 294 beds and an Emergency Department, ground-level helipad, 2-story Ambulatory Care Building, an enclosed pedestrian bridge, 2 Medical Office Buildings, 2 multi-level parking structures, a faith center, healing garden, and other site amenities.
3. Site Plan No. 820080210 was approved in December 2008 for a slightly smaller 802,805 square feet of hospital uses described above.
4. Site Plan Amendment No. 82008021A was approved on January 7, 2010, to modify the building footprints and massing; the service areas, including the addition of a generator farm; the loading docks, and building entrances; the campus entrances and circulation systems; the campus canopy system; the proposed grading and utilities; and the Landscape and Forest Conservation Plans, limited to a smaller total of 792,951 square feet of hospital uses.
5. Site Plan Amendment No. 82008021B was approved on June 24, 2010, for other than transportation related modifications.

The proposed modifications include, but are not limited to, increasing square footage of hospital use from the previously approved 792,951 square feet to 803,428 square feet, which will not exceed the maximum APF approved hospital use of 803,570 square feet.

#### Site Location and Vehicular Site Access Points

The subject site is located on Plum Orchard Road approximately 1,500 feet west of the intersection of Cherry Hill Road and Plum Orchard Drive in Fairland. The property is located within the Westfarm Technology Park, which has a mix of office, retail, hospitality, institutional, light-industrial and warehouse uses. Vehicular access points to the approved hospital are via the existing Plum Orchard Drive, a U-shaped roadway between Cherry Hill Road and Broad Birch Drive.

#### Available Transit Service

Metrobus routes R-2, R-5 and Z-6 serve the proposed hospital site and have a bus stop at the corner of Plum Orchard Drive and Broad Birch Drive, which is within walking distance from the proposed hospital site (approximately 1,000 feet). The R-2 and R-5 bus routes operate along Plum Orchard Road in front of the proposed hospital site. The Z-6 operates along Broad Birch between Columbia Pike (US 29) and the Prince George's County boarder.



### Master-Planned Roadway and Bikeway

In accordance with the 1997 *Fairland Master Plan*, Plum Orchard Drive is a north-south U-shaped four-lane industrial road (I-12) between Broad Birch Drive and Cherry Hill Road with a minimum right-of-way width of 80 feet. It is currently built with five-foot wide sidewalks, 10-foot wide green panels, and street trees on both sides.

### Adequate Public Facilities Test

The approved 772,357 square-feet of general office space (approved under the 2008 APF extensions) was projected to generate 1,212 weekday AM peak-hour trips and 1,080 weekday PM peak-hour trips. The currently proposed Site Plan Amendment of 803,428-square-foot hospital use is projected to generate 964 weekday AM peak-hour trips and 948 weekday PM peak-hour trips (248 fewer AM peak-hour trips and 132 fewer peak-hour trips respectively). Since traffic generated by the proposed modifications does not exceed the number of peak-hour trips approved as part of the 2008 APF extensions, the Local Area Transportation Review (LATR) and Policy Area Mobility Review (PAMR) tests are not required at this time for the subject Site Plan Amendment.

### Conclusion

Based on the analysis contained in this memo, transportation planning staff finds that the APF test for this Site Plan Amendment is satisfied.

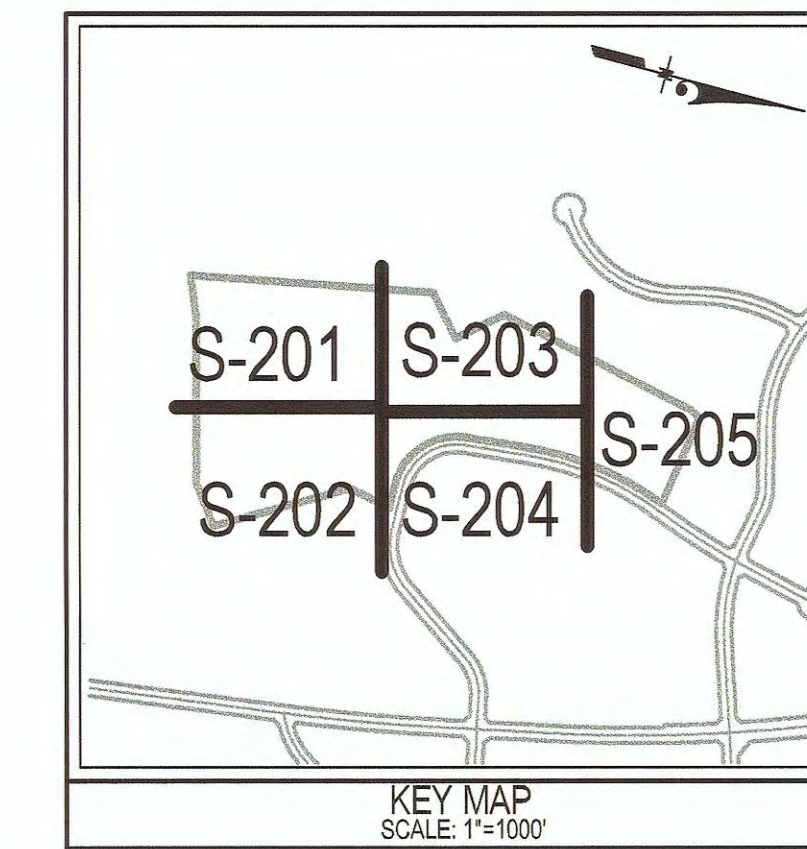
MLDG

# Site Plan Amendment D

MNCPPC #82008021D

# Washington Adventist Hospital Replacement Hospital Project

Plum Orchard Drive, Silver Spring, MD 20904



Washington Adventist Hospital  
A Member of Adventist Health

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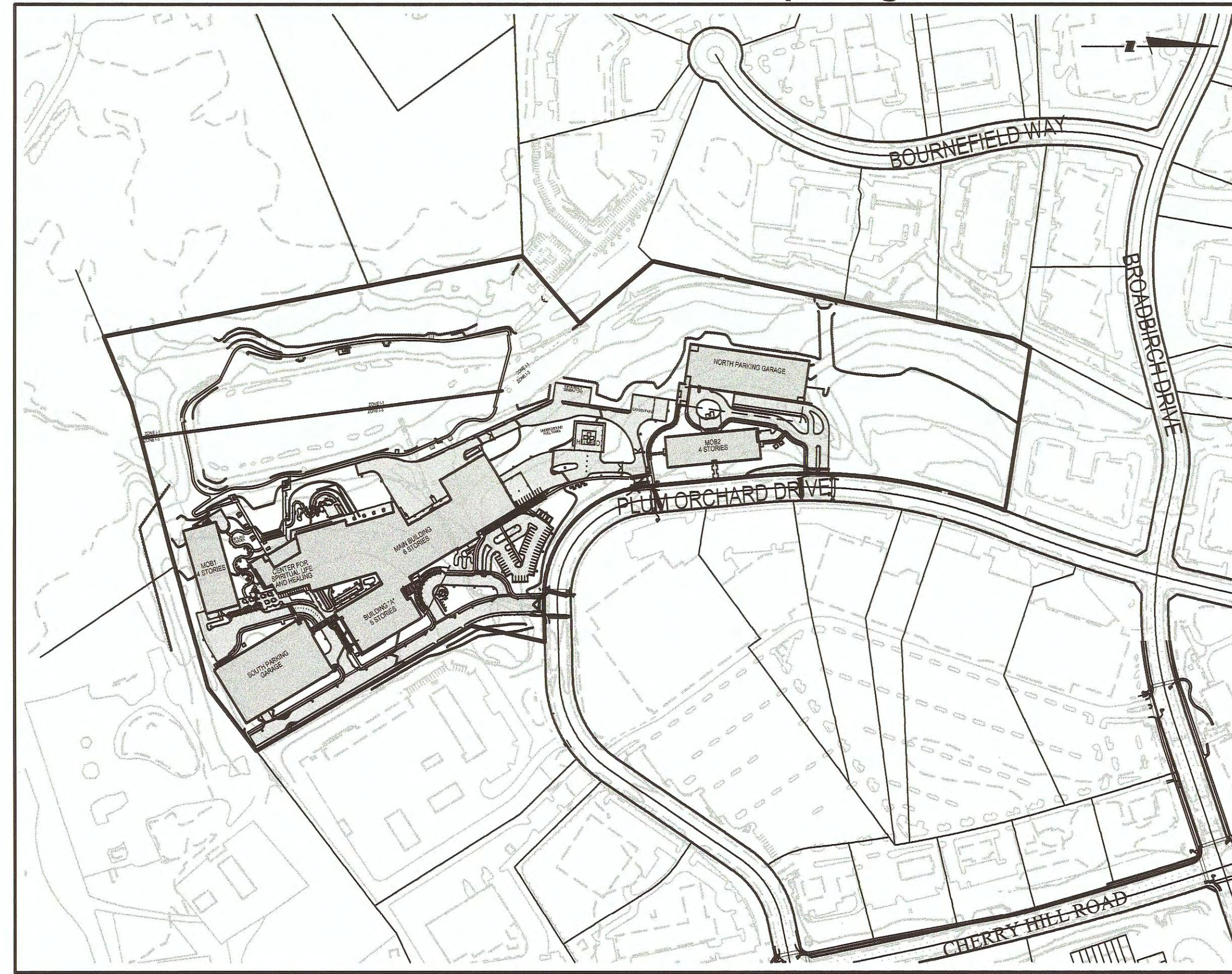
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SCALE 1" = 300'

**GENERAL NOTES:**

- Boundary information compiled by Loiederman Soltesz Associates, November 9 2007, based on available information.
- Grid coordinates are per Maryland State Plane datum (NAD 83/91).
- Two-foot contour interval aerial topography provided by Vika, Inc.
- The subject property is located within WSSC grid 215 NE 3.
- Soils information from Map 24 US Soil Survey Montgomery County 2007.
- The project lies within the Fairland Master plan.
- Wetland delineation verified by LSA in April 2007.
- 100 - Year Floodplain is from Plat # 18359 and # 15243.
- Watershed Paint Branch, Use III
- Natural Resource Inventory/ Forest Stand Delineation for Parcel BB&CC by LSA dated October 2, 2007, MNCPPC File No. 4-07302, approved November 1, 2007. Recertification for Parcel RR, SS, & MMM originally prepared by Ecotone, Inc. and approved October 2002 was reverted and dated July 16, 2007, MNCPPC File No. 420030710, approved July 18, 2007.
- The subject property is water and sewer category one, according to the Montgomery County Ten Year Comprehensive Water and Sewer Plan.
- No Historical Features exist on or adjacent to subject property.
- M-NCPPC staff must inspect all tree-save areas and protection devices prior to clearing and grading.

**PROJECT DATA TABLE: I-3 ZONE AND I-1 ZONE**

Standard Development for I-3 with Overlay (As Applicable)	Zoning Ordinance Development Standards	
	Hospital Special Exception	Proposed for Approval (Consent Agenda Amendment)
<b>Net Lot Area (AC):</b> Gross Tract Area (acres) Less Previous Dedication Net Lot Area (acres) =	20 ac min. 5 ac min. -- 48.86 ac (2,128,461 sf)	50.39 ac (2,195,075 sf) 1.53 ac (66,614 sf) -- 48.86 ac (2,128,461 sf)
<b>I-3 Zone Gross Tract Area</b> Net Land Area (acres) Previous Dedication Total I-3 Zoned Gross Tract Area (acres)	-- -- -- 40.05 ac (1,744,842 sf)	-- -- -- 40.05 ac (1,744,842 sf)
<b>I-1 Zone Gross Tract Area</b> Gross Tract Area (acres)	-- 10.34 ac (450,233 sf)	-- 10.34 ac (450,233 sf)
<b>Hospital Gross Floor Area (GFA):</b> Main Building Center for Spiritual Life and Healing Building A MOB1 MOB2 Total Gross Floor Area of Hospital (proposed for this application) Total Gross Floor Area of Hospital (approved by the Planning Board)	-- -- -- -- -- -- --	453,660 sf 18,043 sf 133,533 sf 98,192 sf 100,000 sf 803,428 sf 803,428 sf <sup>1</sup>
<b>Floor Area Ratio (FAR) =</b> I-3 Zone FAR (based on I-3 Zoned gross tract area): Maximum FAR, provided applicant for development obtains approval of a traffic mitigation agreement at the time of site plan review, that will result in traffic generation equal to or less than a project with a FAR of 0.5	0.5 0.6	0.46 --
<b>Green Space Requirement (percentage of gross tract area):</b>	35% min - 17.84 AC.	35.54 ac (73%)
<b>Off-street Parking Coverage (percentage of gross tract area):</b>	45% max - 22.68 AC.	3.11 ac (6.4%)
<b>Maximum Building Height (FT):</b>	100' (N/A)	145' (max.)
<b>Minimum Building Setbacks (FT):</b> From an abutting lot classified in the I-3 or R&D zones: From abutting commercial or industrial zoning other than the I-3 or R&D zones: From Plum Orchard Road (an arterial road that separates the zone from a commercial or industrial zone): From another building on the same lot:	20' (N/A) 25' (N/A) 25' (N/A) 30'	50' minimum 50' minimum 50' minimum 30' minimum
<b>Minimum Parking, Loading, and Maneuvering Area Setbacks (FT):</b> From an abutting lot classified in the I-3 or R&D zones: From Plum Orchard Road (an arterial road that separates the zone from a commercial or industrial zone):	25' 35'	25' minimum 35' minimum
<b>Street Frontage and access (FT):</b> Amount of frontage each lot must have on a public or private street:	150' (N/A)	1704.66'
<b>Parking:</b> Standard Spaces (including surface spaces, accessible and van accessible spaces) Motorcycle Spaces Bicycle Parking	-- -- --	2109 40 108

<sup>1</sup> The Floor Area Ratio (FAR) was computed by dividing the Gross Floor Area of the Hospital (803,428 sf) by the Gross Tract Area of the I-3 Zoned portion of Parcel RRRR (1,744,842 sf).  
<sup>2</sup> In unusual circumstances, may be waived by the Planning Board at the time of site plan approval, upon finding that a more compatible arrangement of uses would result.  
<sup>3</sup> Maximum allowable density as approved by Board of Appeals (Special Exception No. S-2721 and Planning Board (Site Plan No. 82008021C).

**PROJECT DATA TABLE: I-3 ZONE AND I-1 ZONE INTERIM PARKING CONDITION**

Standard Development for I-3 with Overlay (As Applicable)	Zoning Ordinance Development Standards	
	Hospital Special Exception	Proposed for Approval (Consent Agenda Amendment)
<b>Net Lot Area (AC):</b> Gross Tract Area (acres) Less Previous Dedication Net Lot Area (acres) =	20 ac min. 5 ac min. -- 48.86 ac (2,128,461 sf)	50.39 ac (2,195,075 sf) 1.53 ac (66,614 sf) -- 48.86 ac (2,128,461 sf)
<b>I-3 Zone Gross Tract Area</b> Net Land Area (acres) Previous Dedication Total I-3 Zoned Gross Tract Area (acres)	-- -- -- 40.05 ac (1,744,842 sf)	-- -- -- 40.05 ac (1,744,842 sf)
<b>I-1 Zone Gross Tract Area</b> Gross Tract Area (acres)	-- 10.34 ac (450,233 sf)	-- 10.34 ac (450,233 sf)
<b>Hospital Gross Floor Area (GFA):</b> Main Building Center for Spiritual Life and Healing Building A MOB1 MOB2 Total Gross Floor Area of Hospital (proposed for this application) Total Gross Floor Area of Hospital (approved by the Planning Board)	-- -- -- -- -- -- --	453,660 sf 18,043 sf 133,533 sf 98,192 sf 100,000 sf 803,428 sf 803,428 sf <sup>1</sup>
<b>Floor Area Ratio (FAR) =</b> I-3 Zone FAR (based on I-3 Zoned gross tract area): Maximum FAR, provided applicant for development obtains approval of a traffic mitigation agreement at the time of site plan review, that will result in traffic generation equal to or less than a project with a FAR of 0.5	0.5 0.6	0.46 --
<b>Green Space Requirement (percentage of gross tract area):</b>	35% min - 17.84 AC.	35.54 ac (73%)
<b>Off-street Parking Coverage (percentage of gross tract area):</b>	45% max - 22.68 AC.	3.11 ac (6.4%)
<b>Maximum Building Height (FT):</b>	100' (N/A)	145' (max.)
<b>Minimum Building Setbacks (FT):</b> From an abutting lot classified in the I-3 or R&D zones: From abutting commercial or industrial zoning other than the I-3 or R&D zones: From Plum Orchard Road (an arterial road that separates the zone from a commercial or industrial zone): From another building on the same lot:	20' (N/A) 25' (N/A) 25' (N/A) 30'	50' minimum 50' minimum 50' minimum 30' minimum
<b>Minimum Parking, Loading, and Maneuvering Area Setbacks (FT):</b> From an abutting lot classified in the I-3 or R&D zones: From Plum Orchard Road (an arterial road that separates the zone from a commercial or industrial zone):	25' 35'	25' minimum 35' minimum
<b>Street Frontage and access (FT):</b> Amount of frontage each lot must have on a public or private street:	150' (N/A)	1704.66'
<b>Parking:</b> South Garage Emergency Department Surface Parking Interim Surface Parking Total Spaces (including surface spaces, accessible and van accessible spaces) Motorcycle Spaces Bicycle Parking	-- -- -- -- -- --	1,008 47 424 1,478 40 108

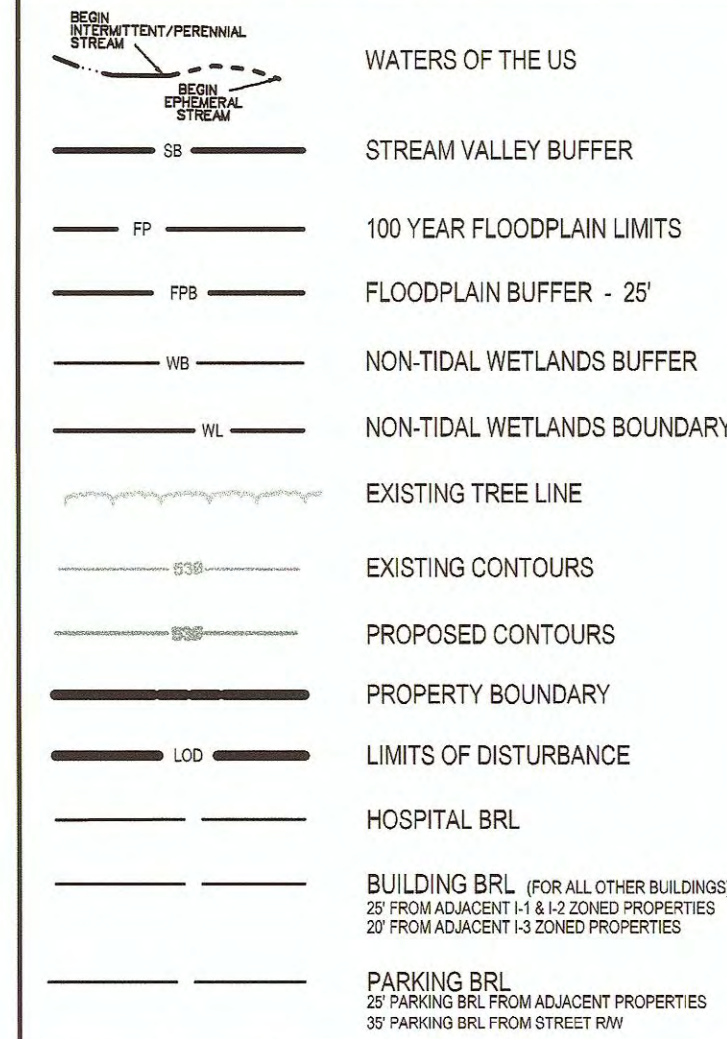
<sup>1</sup> The Floor Area Ratio (FAR) was computed by dividing the Gross Floor Area of the Hospital (803,428 sf) by the Gross Tract Area of the I-3 Zoned portion of Parcel RRRR (1,744,842 sf).  
<sup>2</sup> In unusual circumstances, may be waived by the Planning Board at the time of site plan approval, upon finding that a more compatible arrangement of uses would result.  
<sup>3</sup> Maximum allowable density as approved by Board of Appeals (Special Exception No. S-2721 and Planning Board (Site Plan No. 82008021C).

**SHEET INDEX**

CIVIL:	S-000 COVER	A-100DP DEVELOPMENT PROGRAM
	S-001 RESOLUTION	A-100DP-A DEVELOPMENT PROGRAM INTERIM PARKING CONDITION
	S-002 DEVELOPMENT PROGRAM, NOTES, & APPROVALS	A-100IP ILLUSTRATIVE PLAN
	S-200 COMPOSITE SITE PLAN	A-100IP-A ILLUSTRATIVE PLAN INTERIM PARKING CONDITION
	S-200A COMPOSITE SITE PLAN INTERIM CONDITION	A-100HO MAIN BLDG, CENTER FOR SPIRITUAL LIFE AND HEALING & BLDG "A" LEVEL 00
	S-201 SITE PLAN	A-101HO MAIN BLDG, CENTER FOR SPIRITUAL LIFE AND HEALING & BLDG "A" LEVEL 01
	S-202 SITE PLAN	A-102HO MAIN BLDG, CENTER FOR SPIRITUAL LIFE AND HEALING & BLDG "A" LEVEL 02
	S-203 SITE PLAN INTERIM CONDITION	A-103HO MAIN BLDG & BUILDING "A" LEVEL 03
	S-204 SITE PLAN	A-104HO MAIN BLDG & BUILDING "A" LEVEL 04
	S-204A SITE PLAN INTERIM CONDITION	A-105HO MAIN BLDG & BUILDING "A" LEVEL 05
	S-205 SITE PLAN	A-106HO MAIN BLDG LEVEL 06 BUILDING "A" MECHANICAL YARD
	S-205A SITE PLAN INTERIM CONDITION	A-107HO MAIN BUILDING MECHANICAL YARD
	S-200HO MAIN BLDG & FAITH CENTER EAST & WEST OVERALL ELEVATIONS	
	S-201HO MAIN PLAN & CENTER FOR Spiritual Life and Healing EAST ELEVATION	
	S-202HO MAIN PLAN & CENTER for Spiritual Life and Healing WEST ELEVATION	
	S-203HO MAIN BLDG NORTH ELEVATION	
	S-204HO MAIN PLAN & CENTER for Spiritual Life and Healing SOUTH ELEVATION	
	S-205HO BUILDING "A" ELEVATIONS	
	S-251HO MAIN PLAN CANOPY ELEVATIONS AND SECTIONS	
	S-252HO AMBULATORY CARE BUILDING ELEVATIONS AND SECTIONS	
	S-253HO MISCELLANEOUS DETAILS	
	A-301HO BLDG SECTIONS	
	A-302HO BLDG SECTIONS	
	A-303HO BLDG SECTIONS	
	A-451HO ENLARGED CANOPY PLANS	
	A-452HO ENLARGED CANOPY PLANS	
	A-101MI MOB 1 FLOOR PLANS & MECHANICAL EQUIPMENT YARD PLAN	
	A-201MI MEDICAL OFFICE BLDG 1 ELEVATIONS	
	A-301 MI MOB 1 BUILDING SECTIONS	
	A-101M2 MOB 2 FLOOR PLANS & MECHANICAL EQUIPMENT YARD PLAN	
	A-201M2 MEDICAL OFFICE BLDG 2 ELEVATIONS	
	A-301M2 MOB 2 BUILDING SECTIONS	
	A-101GS SOUTH PARKING GARAGE LEVEL G2 PLAN	
	A-102GS SOUTH PARKING GARAGE LEVEL G1 PLAN	
	A-103GS SOUTH PARKING GARAGE LEVEL G1 PLAN	
	A-104GS SOUTH PARKING GARAGE LEVEL G2 PLAN	
	A-105GS SOUTH PARKING GARAGE LEVEL G3 PLAN	
	A-106GS SOUTH PARKING GARAGE LEVEL G4 PLAN	
	A-201GS SOUTH PARKING GARAGE ELEVATIONS	
	A-301GS SOUTH PARKING GARAGE BUILDING SECTIONS	
	A-101GN NORTH PARKING GARAGE STREET LEVEL FLOOR PLAN	
	A-102GN NORTH PARKING GARAGE LEVEL G1 FLOOR PLAN	
	A-103GN NORTH PARKING GARAGE LEVEL G2 FLOOR PLAN	
	A-104GN NORTH PARKING GARAGE LEVEL G3 FLOOR PLAN	
	A-105GN NORTH PARKING GARAGE LEVEL 2 & 3 FLOOR PLAN	
	A-106GN NORTH PARKING GARAGE LEVEL 04 FLOOR PLAN	
	A-201GN NORTH PARKING GARAGE ELEVATIONS	
	A-301GN NORTH PARKING GARAGE BUILDING SECTIONS	
	L-000 COVERSHEET	
	L-100 OVERALL HARDSCAPE PLAN	
	L-110 HARDSCAPE PLAN	
	L-111 HARDSCAPE PLAN	
	L-112 HARDSCAPE PLAN	
	L-113 HARDSCAPE PLAN	
	L-114 HARDSCAPE PLAN	
	L-115 HARDSCAPE PLAN	
	L-116 HARDSCAPE PLAN - INTERIM	
	L-117 HARDSCAPE PLAN - INTERIM	
	L-120 SITE SECTIONS	
	L-130 HARDSCAPE DETAILS	
	L-131 HARDSCAPE DETAILS	
	L-140 SITE FURNITURE	
	L-200 OVERALL PLANTING PLAN	
	L-210 PLANTING PLAN	
	L-211 PLANTING PLAN	
	L-212 PLANTING PLAN	
	L-213 PLANTING PLAN	
	L-214 PLANTING PLAN	
	L-215 PLANTING PLAN	
	L-216 PLANTING PLAN - INTERIM	
	L-217 PLANTING PLAN - INTERIM	
	L-220 PLANTING PLAN DETAILS AND SCHEDULE	
	L-300 SIGNAGE PLAN	
	L-310 SIGNAGE DETAILS	
	ES-101 PART SITE PLAN LIGHTING CALCUS	
	ES-102 PART SITE PLAN LIGHTING CALCUS	
	ES-102.A SITE PLAN - INTERIM PARKING - LIGHTING CALCUS	
	ES-201 PART SITE PLAN LIGHTING CALCUS - FAITH CENTER ENTRY CANOPY	
	ES-202 PART SITE PLAN LIGHTING CALCUS - AMBULATORY ENTRY CANOPY	
	ES-203 PART SITE PLAN LIGHTING CALCUS - MAIN HOSPITAL ENTRY CANOPY	
	ES-204 PART SITE PLAN LIGHTING CALCUS - EMERGENCY ENTRY CANOPY	
	ES-205 PART SITE PLAN LIGHTING CALCUS - ED AMBULANCE ENTRY CANOPY	
	ES-206 PART SITE PLAN LIGHTING CALCUS - NORTH PARKING GARAGE CANOPY	
	ES-207 PART SITE PLAN LIGHTING CALCUS - PARKING GARAGES	
	ES-301 LIGHTING FIXTURE DETAILS	

NOTE: (SPECIAL FEATURE DETAILS TO BE PROVIDED ON SUPPLEMENTAL SHEETS)

**LEGEND**



**DEVELOPER'S CERTIFICATE**  
The undersigned agrees to execute all the features of the Site Plan Approval No. 82008021D, including Approval Conditions, Development Program, and Certified Site Plan.  
Developer's Name: Adventist HealthCare, Inc. Geoffrey Morgan  
Company: Contact Patrick  
Address: 12041 Bournefield Way Silver Spring, MD 20904  
Phone: (301) 592-4475  
Signature: \_\_\_\_\_

**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. 36390  
EXPIRATION DATE: 08/28/2014

**M-NCPPC APPROVAL STAMP**  
Certified Site Plan  
File No. 82008021D  
Montgomery County Planning Board  
Chair or Designee: \_\_\_\_\_ Date: \_\_\_\_\_  
MONTGOMERY COUNTY PLANNING DEPARTMENT  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Washington Adventist Hospital Replacement Project

SITE PLAN AMENDMENT # 82008021D

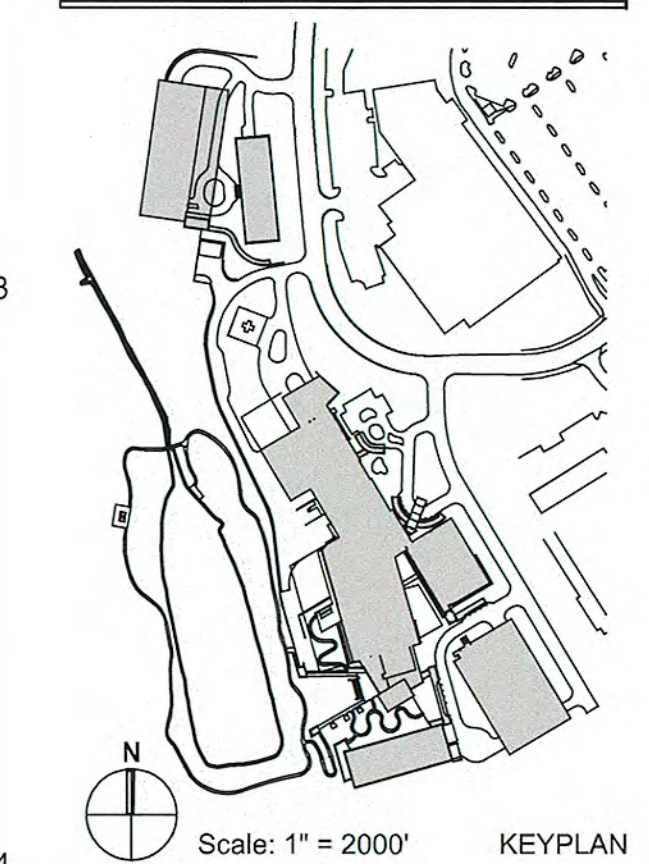
Cover Sheet

Scale:  
RTKL Contract No. 20-07  
Issue Date 08/07  
Last Revision 08/07

**S-000**

**CONTACT:**  
Geoffrey A. Morgan  
Vice President  
Washington Adventist Hospital  
301.592.4475

**CONSULTANTS:**  
RTKL Associates, Inc., Washington, DC  
Loiederman Schless Associates, Inc., Rockville, MD  
Parker Rodriguez Inc., Alexandria, VA  
TLC Engineering, Inc., Orlando FL  
Perrine Planning & Zoning, Inc., Rockville, MD  
The Traffic Group, Inc., Baltimore, MD  
The Walker Group LLC, Bethesda, MD  
Lerch, Early & Brewer, Bethesda, MD



Issued Drawing Log		
No.	Date	Item
1	08/07/12	SITE PLAN AMENDMENT D INITIAL SUBMITTAL

Drawn: [Signature]  
Checked: [Signature]  
Approved: [Signature]

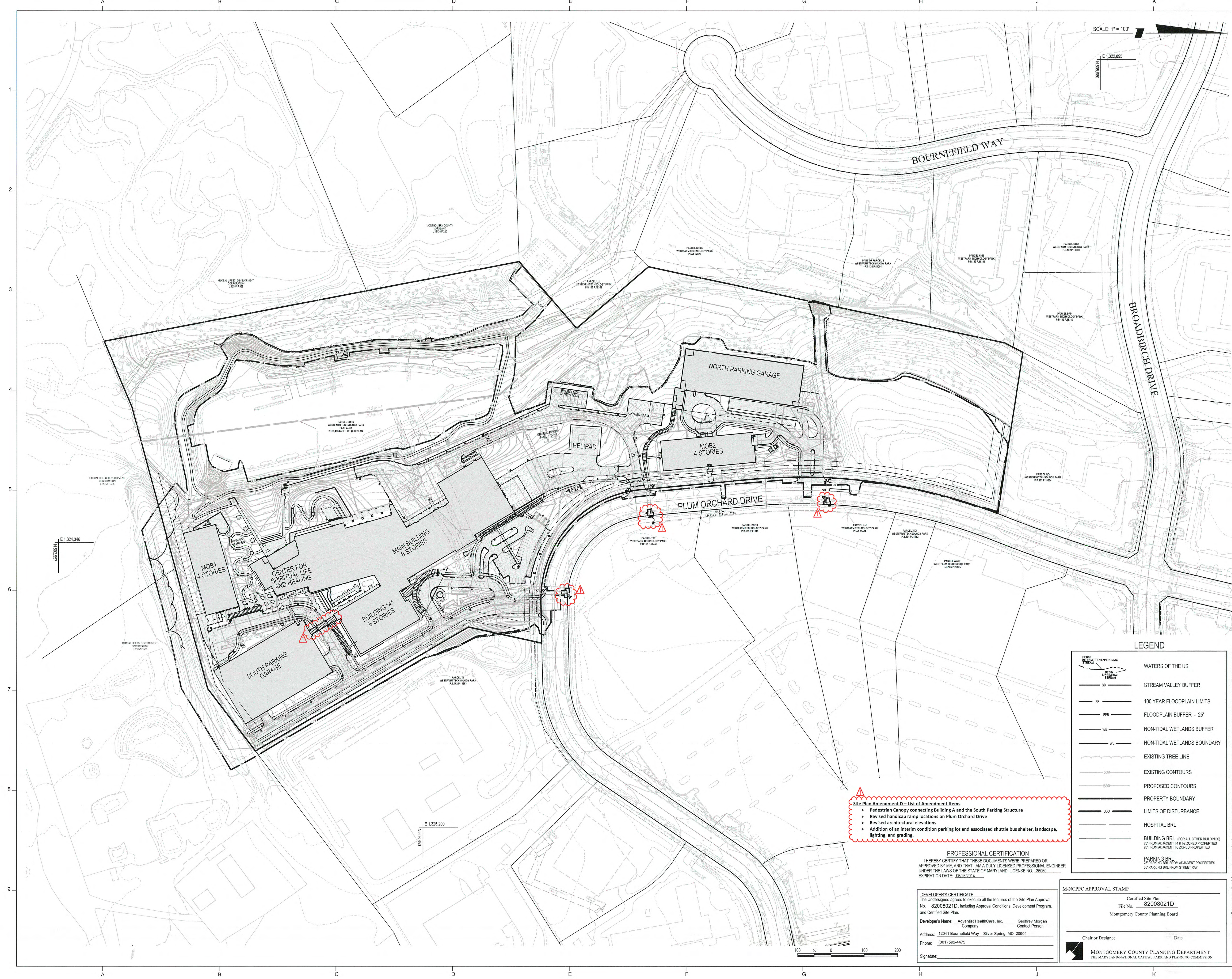
# Washington Adventist Hospital Replacement Project

PLUM ORCHARD DRIVE  
SILVER SPRING, MARYLAND 20904

SITE PLAN AMENDMENT # 82008021D  
Composite Site Plan

Scale: 1" = 100'-0"  
RTKL Contract No. 20-07011.05  
Issue Date 08/07/2012  
Last Revision 08/07/2012

**S-200**



**LEGEND**

[Symbol]	WATERS OF THE US
[Symbol]	STREAM VALLEY BUFFER
[Symbol]	100 YEAR FLOODPLAIN LIMITS
[Symbol]	FLOODPLAIN BUFFER - 25'
[Symbol]	NON-TIDAL WETLANDS BUFFER
[Symbol]	NON-TIDAL WETLANDS BOUNDARY
[Symbol]	EXISTING TREE LINE
[Symbol]	EXISTING CONTOURS
[Symbol]	PROPOSED CONTOURS
[Symbol]	PROPERTY BOUNDARY
[Symbol]	LIMITS OF DISTURBANCE
[Symbol]	HOSPITAL BRL
[Symbol]	BUILDING BRL (FOR ALL OTHER BUILDINGS) 25' FROM ADJACENT 1 & 2 ZONED PROPERTIES 20' FROM ADJACENT 1-3 ZONED PROPERTIES
[Symbol]	PARKING BRL 25' PARKING BRL FROM ADJACENT PROPERTIES 35' PARKING BRL FROM STREET ROW

- Site Plan Amendment D - List of Amendment Items**
- Pedestrian Canopy connecting Building A and the South Parking Structure
  - Revised handicap ramp locations on Plum Orchard Drive
  - Revised architectural elevations
  - Addition of an interim condition parking lot and associated shuttle bus shelter, landscape, lighting, and grading.

**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. 363880. EXPIRATION DATE: 08/28/2014.

**DEVELOPER'S CERTIFICATE**  
The Undersigned agrees to execute all the features of the Site Plan Approval No. 82008021D, including Approval Conditions, Development Program, and Certified Site Plan.  
Developer's Name: Adventist HealthCare, Inc. Geoffrey Morgan, Conflict Person  
Address: 12041 Bournefield Way Silver Spring, MD 20904  
Phone: (301) 592-4475  
Signature: \_\_\_\_\_

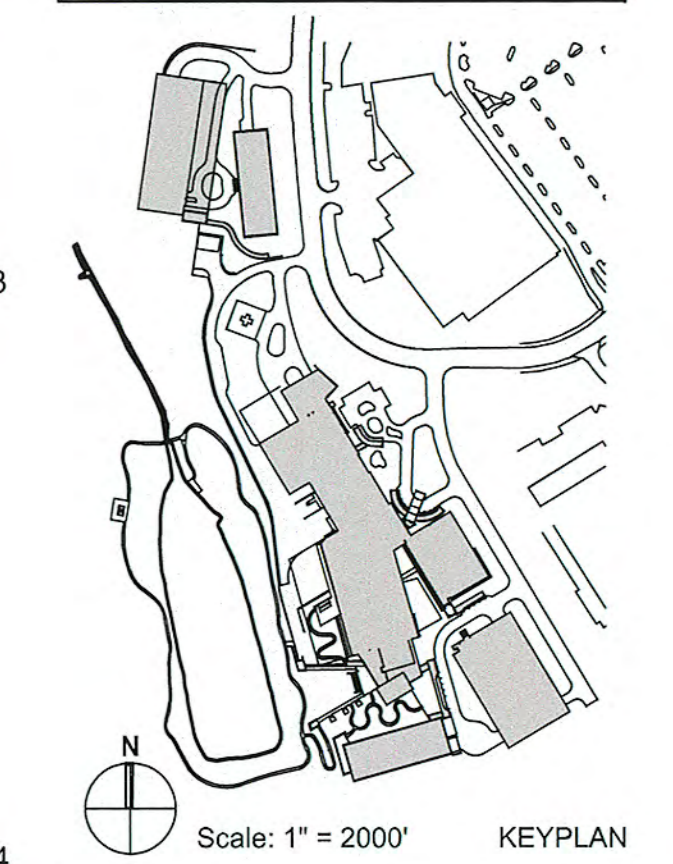
**M-NCPPC APPROVAL STAMP**  
Certified Site Plan  
File No. 82008021D  
Montgomery County Planning Board  
Chair or Designee: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature: \_\_\_\_\_



P:\160000\ENGINEERING\SitePlan\Amendment D\2012\Amendment D.dwg - Scale: 1"=100'-0" 08/07/12 3:45:05 PM

**CONTACT:**  
Geoffrey A. Morgan  
Vice President  
Washington Adventist Hospital  
301.592.4475

**CONSULTANTS:**  
RTKL Associates, Inc., Washington, DC  
Loiederman Soltesz Associates, Inc., Rockville, MD  
Parker Rodriguez Inc., Alexandria, VA  
TLG Engineering, Inc., Orlando FL  
Perrine Planning & Zoning, Inc., Rockville, MD  
The Traffic Group, Inc., Baltimore, MD  
The Walker Group LLC, Bethesda, MD  
Lerch, Early & Brewer, Bethesda, MD



Issued Drawing Log		
No.	Date	Item
1	08/07/12	SITE PLAN AMENDMENT D INITIAL SUBMITTAL

Drawn  
Checked  
Approved

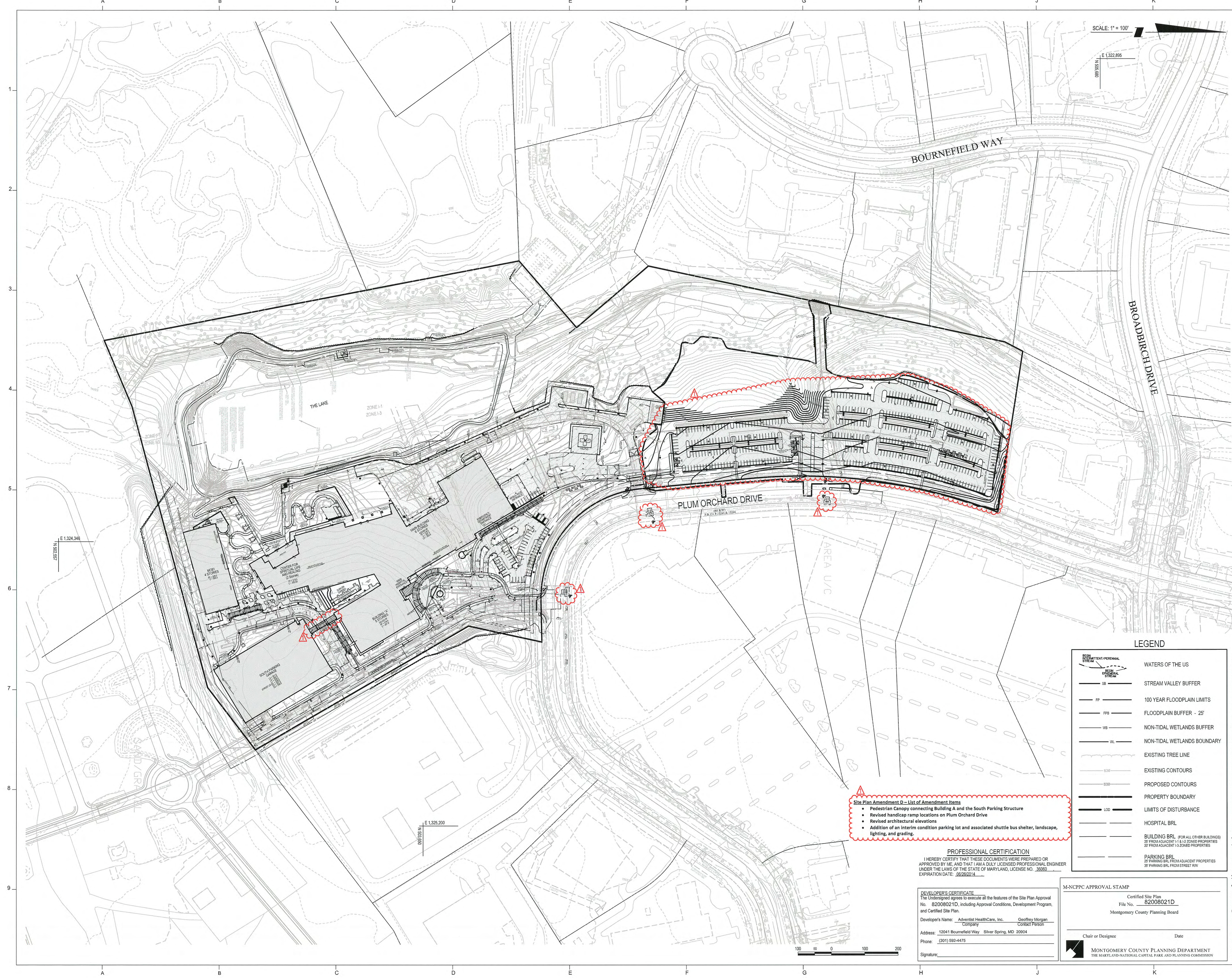
# Washington Adventist Hospital Replacement Project

PLUM ORCHARD DRIVE  
SILVER SPRING, MARYLAND 20904

SITE PLAN AMENDMENT # 82008021D  
Composite Site Plan Interim Condition

Scale: 1" = 100'-0"  
RTKL Contract No. 20-07011.05  
Issue Date 08/07/2012  
Last Revision 08/07/2012

**S-200A**



SCALE: 1" = 100'

**LEGEND**

	WATERS OF THE US
	STREAM VALLEY BUFFER
	100 YEAR FLOODPLAIN LIMITS
	FLOODPLAIN BUFFER - 25'
	NON-TIDAL WETLANDS BUFFER
	NON-TIDAL WETLANDS BOUNDARY
	EXISTING TREE LINE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPERTY BOUNDARY
	LIMITS OF DISTURBANCE
	HOSPITAL BRL
	BUILDING BRL (FOR ALL OTHER BUILDINGS) 25' FROM ADJACENT L1 & L2 ZONED PROPERTIES 20' FROM ADJACENT L3 ZONED PROPERTIES
	PARKING BRL 20' PARKING BRL FROM ADJACENT PROPERTIES 25' PARKING BRL FROM STREET R/W

- Site Plan Amendment D - List of Amendment Items**
- Pedestrian Canopy connecting Building A and the South Parking Structure
  - Revised handicap ramp locations on Plum Orchard Drive
  - Revised architectural elevations
  - Addition of an interim condition parking lot and associated shuttle bus shelter, landscape, lighting, and grading.

**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. 38060. EXPIRATION DATE: 08/28/2014

**DEVELOPER'S CERTIFICATE**  
The Undersigned agrees to execute all the features of the Site Plan Approval No. 82008021D, including Approval Conditions, Development Program, and Certified Site Plan.  
Developer's Name: Adventist HealthCare, Inc. Geoffrey Morgan  
Company Contact Person  
Address: 12041 Bournefield Way Silver Spring, MD 20904  
Phone: (301) 592-4475  
Signature: \_\_\_\_\_

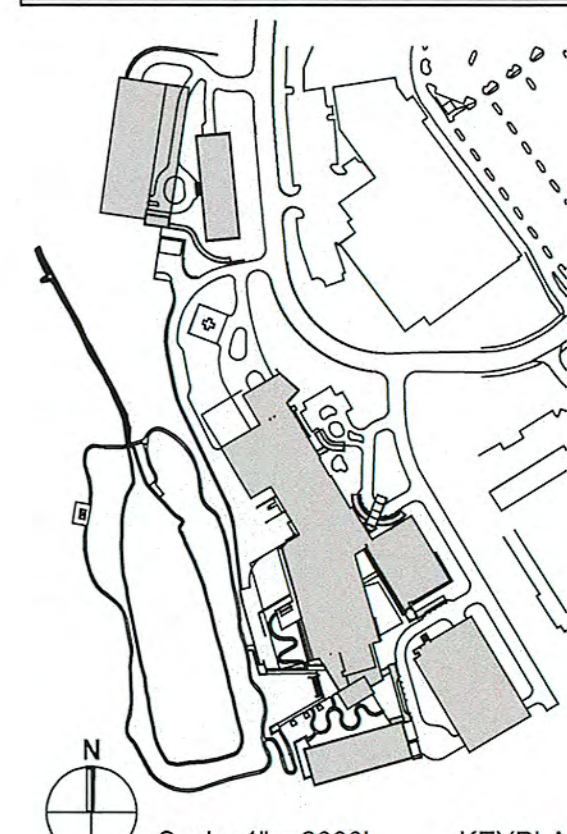
**M-NCPPC APPROVAL STAMP**  
Certified Site Plan  
File No. 82008021D  
Montgomery County Planning Board  
Chair or Designee \_\_\_\_\_ Date \_\_\_\_\_  
MONTGOMERY COUNTY PLANNING DEPARTMENT  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



P:\16103\000\ENGINEERING\SITEPLAN Plan Amendment DISCO\Amendment D.mxd Scale: 100.00000000 ft. User: gregory.gary@adventist.org Date: 08/07/12 3:46:55 PM

**CONTACT:**  
Geoffrey A. Morgan  
Vice President  
Washington Adventist Hospital  
301.592.4475

**CONSULTANTS:**  
RTKL Associates, Inc., Washington, DC  
Loidekman Soltesz Associates, Inc.,  
Rockville, MD  
Parker Rodriguez Inc., Alexandria, VA  
TLC Engineering, Inc., Orlando FL  
Perline Planning & Zoning, Inc., Rockville, MD  
The Traffic Group, Inc., Baltimore, MD  
The Walker Group LLC, Bethesda, MD  
Merch, Early & Brewer, Bethesda, MD



Issued Drawing Log

No.	Date	Item
1	08/07/12	SITE PLAN AMENDMENT TO INITIAL SUBMITTAL

Drawn  
Checked  
Approved

# Washington Adventist Hospital Replacement Project

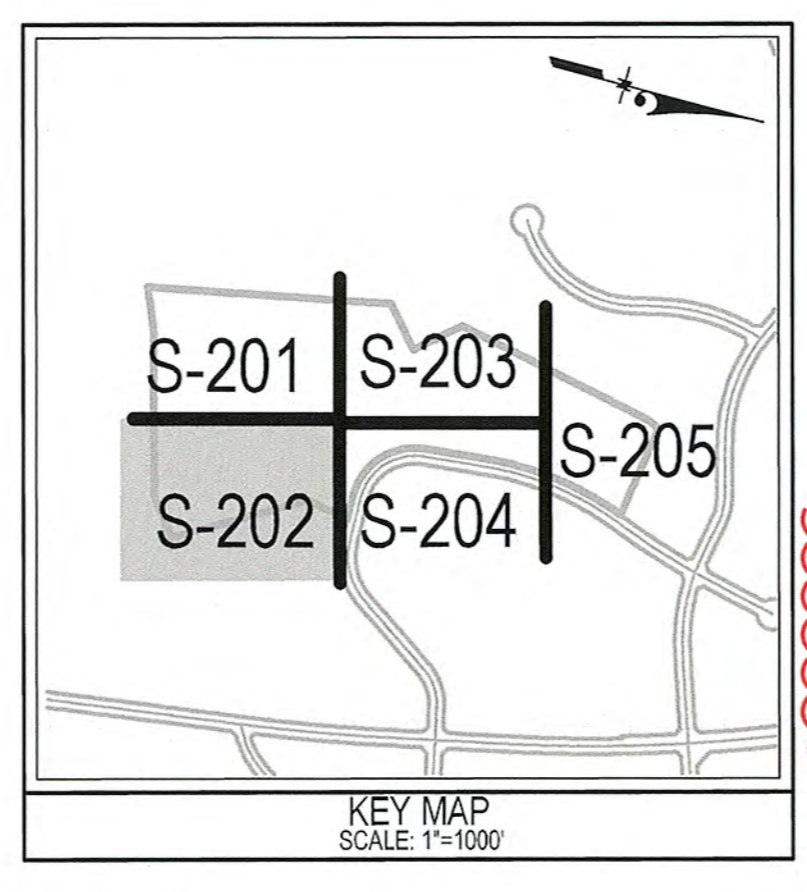
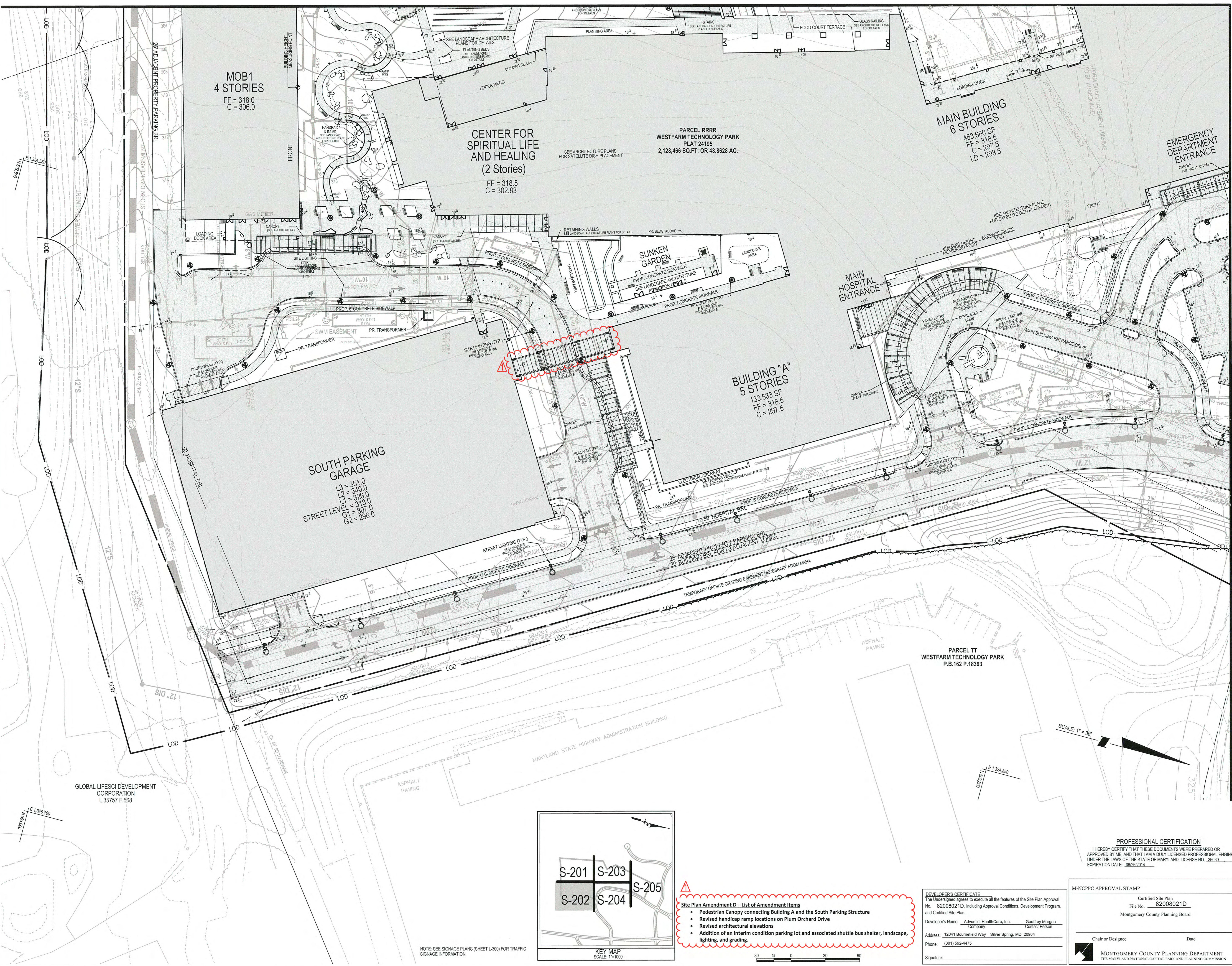
PLUM ORCHARD DRIVE  
SILVER SPRING, MARYLAND 20904

SITE PLAN AMENDMENT  
# 82008021D

Site Plan

Scale: 1" = 30'-0"  
RTKL Contract No. 20-07011.05  
Issue Date 08/07/2012  
Last Revision 08/07/2012

## S-202



- Site Plan Amendment D - List of Amendment Items**
- Pedestrian Canopy connecting Building A and the South Parking Structure
  - Revised handicap ramp locations on Plum Orchard Drive
  - Revised architectural elevations
  - Addition of an interim condition parking lot and associated shuttle bus shelter, landscape, lighting, and grading.

**DEVELOPER'S CERTIFICATE**  
The Undersigned agrees to execute all the features of the Site Plan Approval No. 82008021D, including Approval Conditions, Development Program, and Certified Site Plan.  
Developer's Name: Adventist HealthCare, Inc. Geoffrey Morgan  
Company: Company Contact Person  
Address: 12041 Bournefield Way Silver Spring, MD 20904  
Phone: (301) 592-4475  
Signature: \_\_\_\_\_

**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. 36890. EXPIRATION DATE: 08/22/2014.

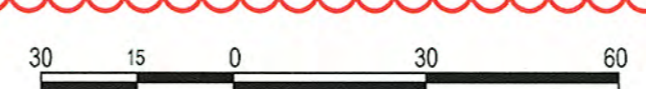
**M-NCPPC APPROVAL STAMP**

Certified Site Plan  
File No. 82008021D  
Montgomery County Planning Board

Chair or Designee \_\_\_\_\_ Date \_\_\_\_\_  
Signature: \_\_\_\_\_

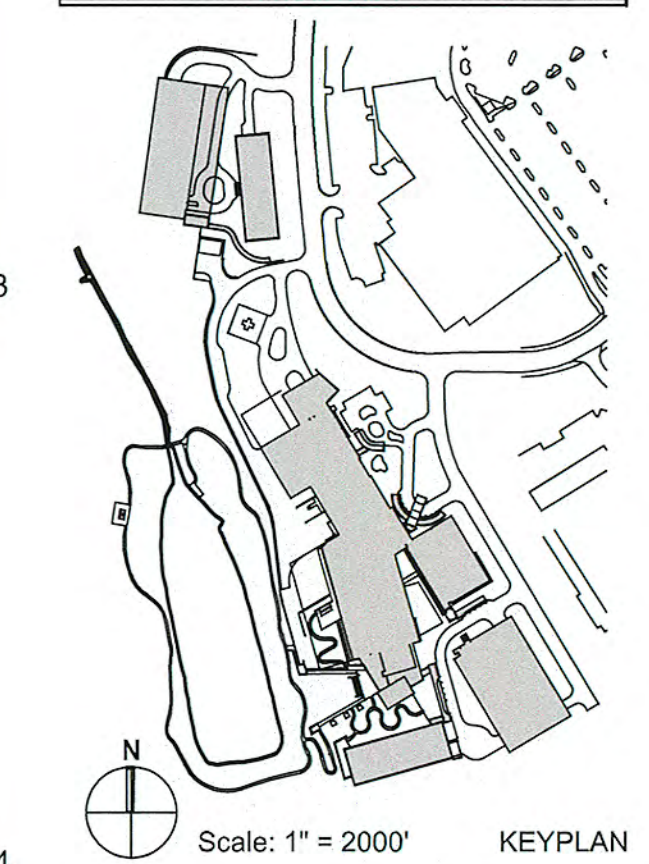
MONTGOMERY COUNTY PLANNING DEPARTMENT  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

NOTE: SEE SIGNAGE PLANS (SHEET L-300) FOR TRAFFIC SIGNAGE INFORMATION.



**CONTACT:**  
Geoffrey A. Morgan  
Vice President  
Washington Adventist Hospital  
301.592.4475

**CONSULTANTS:**  
RTKL Associates, Inc., Washington, DC  
Loiederman Solesz Associates, Inc.,  
Rockville, MD  
Parker Rodriguez Inc., Alexandria, VA  
TLC Engineering, Inc., Orlando FL  
Perrine Planning & Zoning, Inc., Rockville, MD  
The Traffic Group, Inc., Baltimore, MD  
The Walker Group LLC, Bethesda, MD  
Lerch, Early & Brewer, Bethesda, MD



**Issued Drawing Log**

No.	Date	Item
1	08/07/12	SITE PLAN AMENDMENT D INITIAL SUBMITTAL

Drawn  
Checked  
Approved

# Washington Adventist Hospital Replacement Project

PLUM ORCHARD DRIVE  
SILVER SPRING, MARYLAND 20904

SITE PLAN AMENDMENT  
# 82008021D

Site Plan  
Interim Condition

Scale: 1" = 30'-0"

RTKL Contract No. 20-07011.05  
Issue Date 08/07/2012  
Last Revision 08/07/2012

## S-203A



MATCHLINE SHEET S-204

NOTE: SEE SIGNAGE PLANS (SHEET L-300) FOR TRAFFIC SIGNAGE INFORMATION.

- Site Plan Amendment D - List of Amendment Items**
- Pedestrian Canopy connecting Building A and the South Parking Structure
  - Revised handicap ramp locations on Plum Orchard Drive
  - Revised architectural elevations
  - Addition of an interim condition parking lot and associated shuttle bus shelter, landscape, lighting, and grading.

**DEVELOPER'S CERTIFICATE**  
The Undersigned agrees to execute all the features of the Site Plan Approval No. 82008021D, including Approval Conditions, Development Program, and Certified Site Plan.  
Developer's Name: Adventist HealthCare, Inc. Geoffrey Morgan  
Company Contact Person  
Address: 12041 Bournfield Way Silver Spring, MD 20904  
Phone: (301) 592-4475  
Signature: \_\_\_\_\_

**M-NCPPC APPROVAL STAMP**  
Certified Site Plan  
File No. 82008021D  
Montgomery County Planning Board  
Chair or Designee \_\_\_\_\_ Date \_\_\_\_\_  
MONTGOMERY COUNTY PLANNING DEPARTMENT  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**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. 36080  
EXPIRATION DATE: 08/28/2012

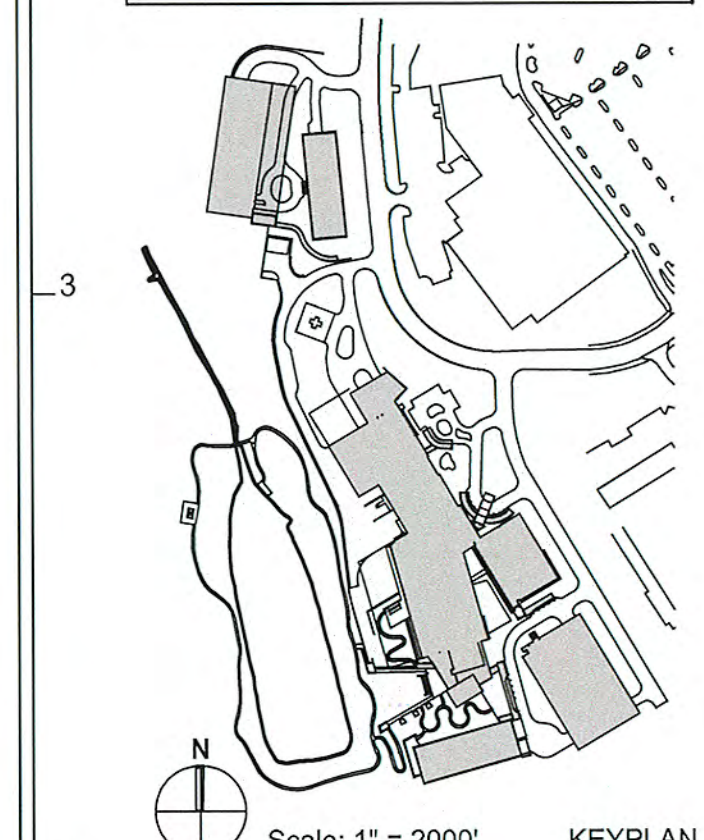
MATCHLINE SHEET S-205

MATCHLINE SHEET S-201

P:\140000\ENGINEERING\Site Plan Amendment D\32003\Amendment D.dwg Scale=30,000.00 In. User=planning\jgplg Date=08/07/12 3:53:31 PM

CONTACT:  
Geoffrey A. Morgan  
Vice President  
Washington Adventist Hospital  
301.592.4475

CONSULTANTS:  
RTKL Associates, Inc., Washington, DC  
Loiederman Soltesz Associates, Inc.,  
Rockville, MD  
Parker Rodriguez Inc., Alexandria, VA  
TLC Engineering, Inc., Orlando FL  
Perrine Planning & Zoning, Inc., Rockville, MD  
The Traffic Group, Inc., Baltimore, MD  
The Walker Group LLC, Bethesda, MD  
Lerch, Early & Brewer, Bethesda, MD



Issued Drawing Log

No.	Date	Item
1	08/07/12	SITE PLAN AMENDMENT D INITIAL SUBMITTAL

Drawn  
Checked  
Approved

# Washington Adventist Hospital Replacement Project

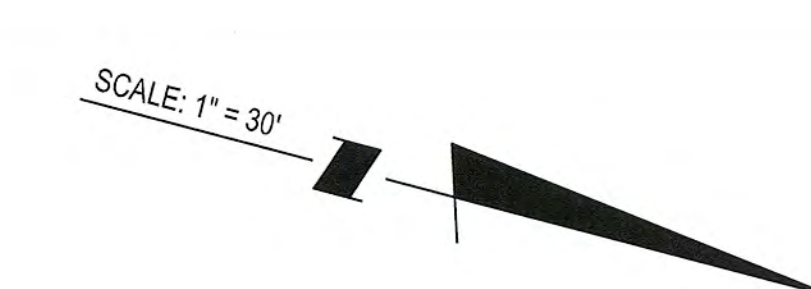
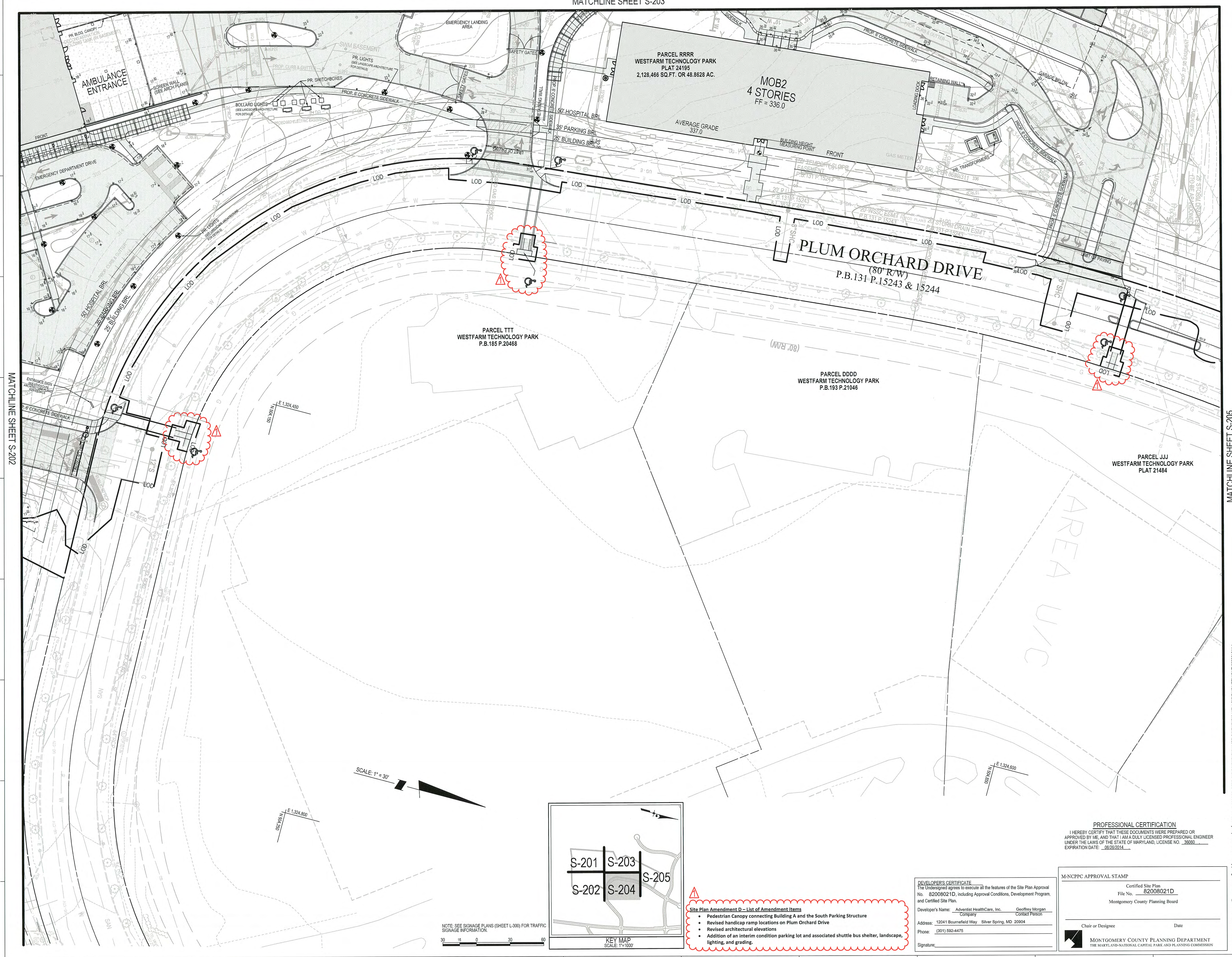
PLUM ORCHARD DRIVE  
SILVER SPRING, MARYLAND 20904

SITE PLAN AMENDMENT  
# 82008021D

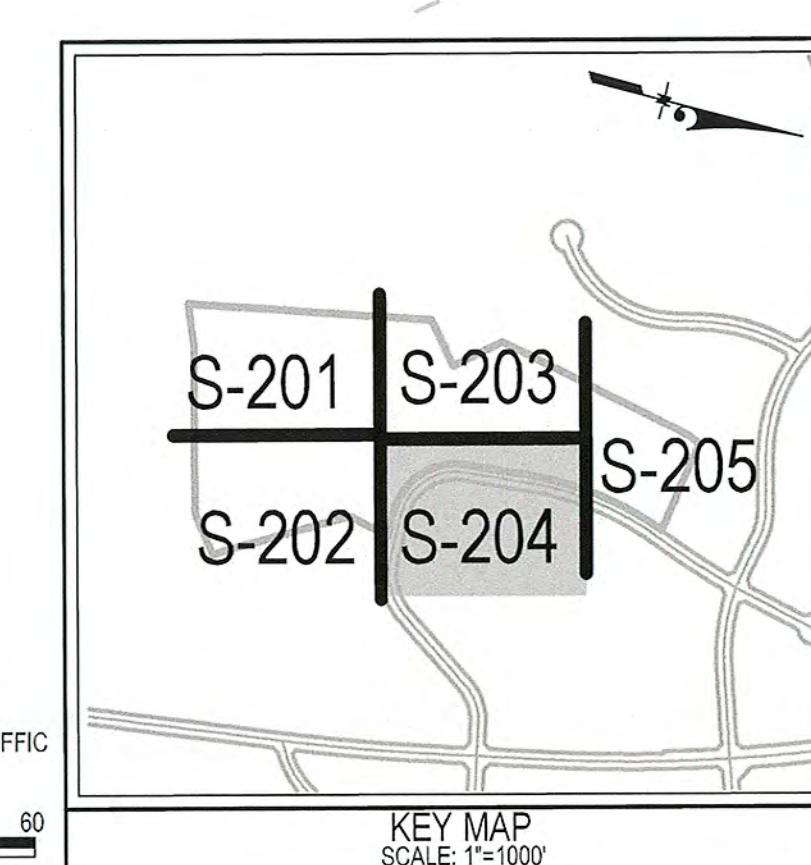
Site Plan

Scale: 1" = 30'-0"  
RTKL Contract No. 20-07011.05  
Issue Date 08/07/2012  
Last Revision 08/07/2012

# S-204



SCALE: 1" = 30'



NOTE: SEE SIGNAGE PLANS (SHEET L-300) FOR TRAFFIC SIGNAGE INFORMATION.

- Site Plan Amendment D - List of Amendment Items
- Pedestrian Canopy connecting Building A and the South Parking Structure
  - Revised handicap ramp locations on Plum Orchard Drive
  - Revised architectural elevations
  - Addition of an interim condition parking lot and associated shuttle bus shelter, landscape, lighting, and grading.

DEVELOPER'S CERTIFICATE  
The Undersigned agrees to execute all the features of the Site Plan Approval No. 82008021D, including Approval Conditions, Development Program, and Certified Site Plan.  
Developer's Name: Adventist HealthCare, Inc. Geoffrey Morgan  
Company: Contact Person  
Address: 12041 Bournefield Way Silver Spring, MD 20904  
Phone: (301) 592-4475  
Signature: \_\_\_\_\_

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. 38660  
EXPIRATION DATE: 08/28/2014

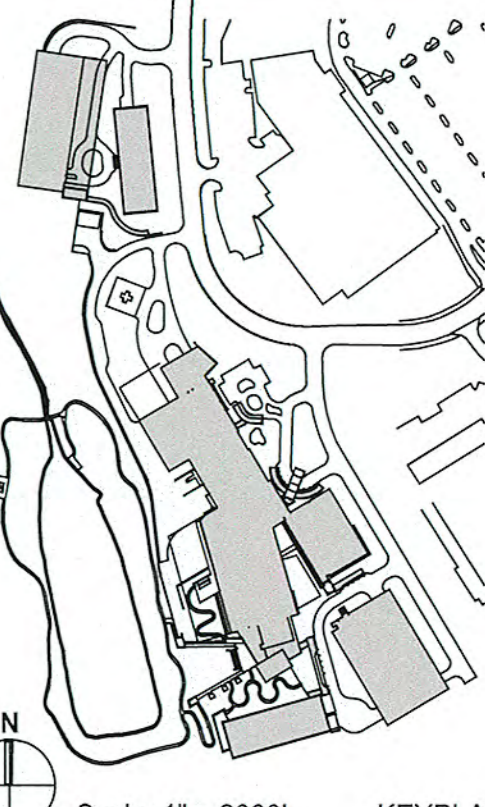
M-NCPPC APPROVAL STAMP  
Certified Site Plan  
File No. 82008021D  
Montgomery County Planning Board  
Chair or Designee \_\_\_\_\_ Date \_\_\_\_\_  
MONTGOMERY COUNTY PLANNING DEPARTMENT  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MATCHLINE SHEET S-202

MATCHLINE SHEET S-205

CONTACT:  
Geoffrey A. Morgan  
Vice President  
Washington Adventist Hospital  
301.592.4475

CONSULTANTS:  
RTKL Associates, Inc., Washington, DC  
Loiederman Soltesz Associates, Inc.,  
Rockville, MD  
Parker Rodriguez Inc., Alexandria, VA  
TLC Engineering, Inc., Orlando FL  
Perline Planning & Zoning, Inc., Rockville, MD  
The Traffic Group, Inc., Baltimore, MD  
The Walker Group LLC, Bethesda, MD  
Lerch, Early & Brewer, Bethesda, MD



Scale: 1" = 2000' KEY PLAN

Issued Drawing Log

No.	Date	Item
1	08/07/12	SITE PLAN AMENDMENT D INITIAL SUBMITTAL

Drawn  
Checked  
Approved

# Washington Adventist Hospital Replacement Project

PLUM ORCHARD DRIVE  
SILVER SPRING, MARYLAND 20904

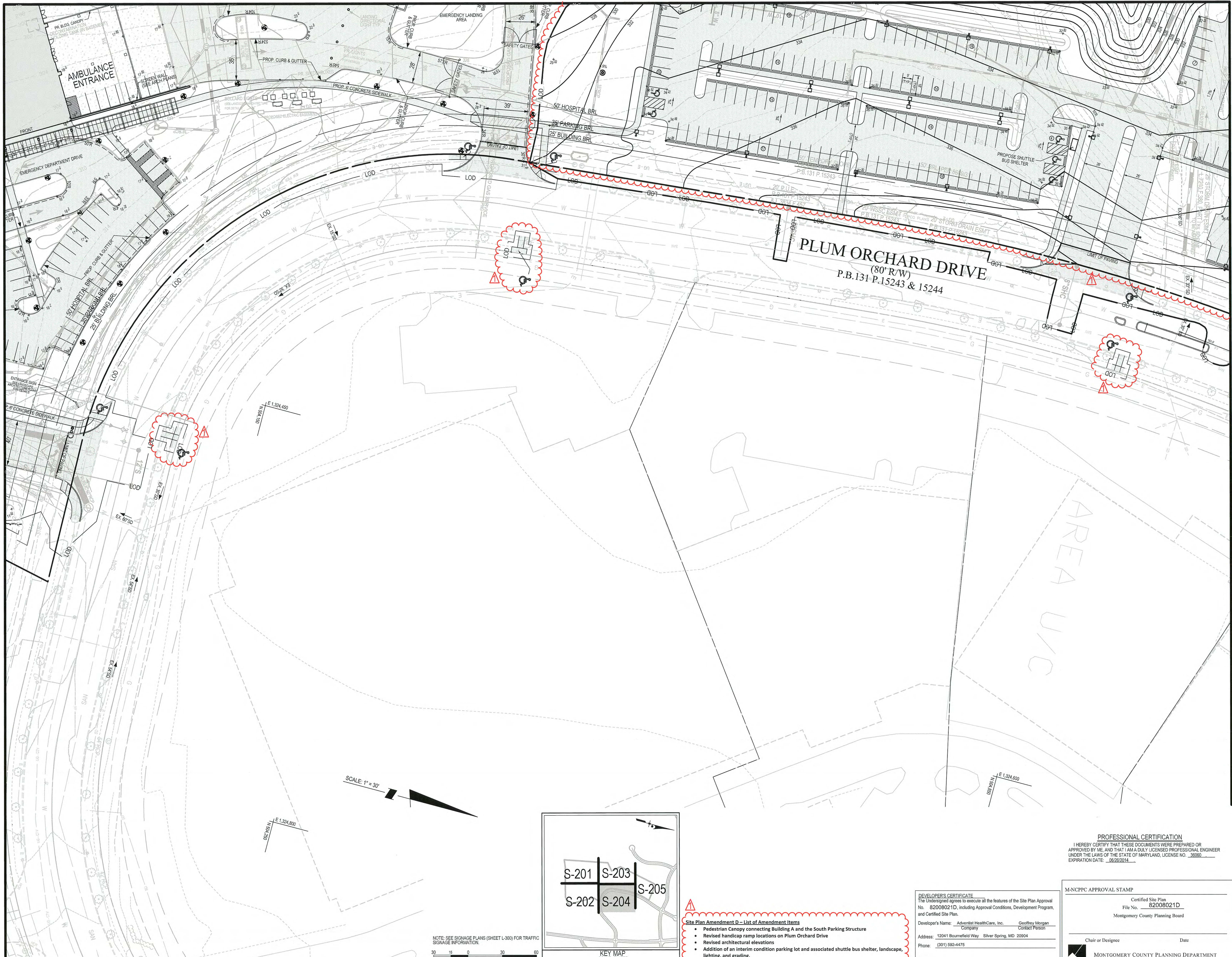
SITE PLAN AMENDMENT  
# 82008021D

Site Plan  
Interim Conditions

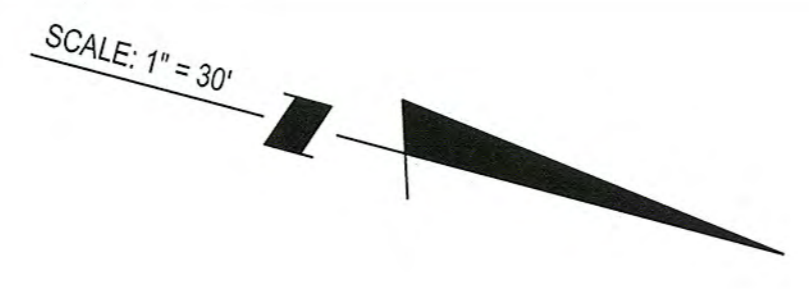
Scale: 1" = 30'-0"

RTKL Contract No.	20-07011.05
Issue Date	08/07/2012
Last Revision	08/07/2012

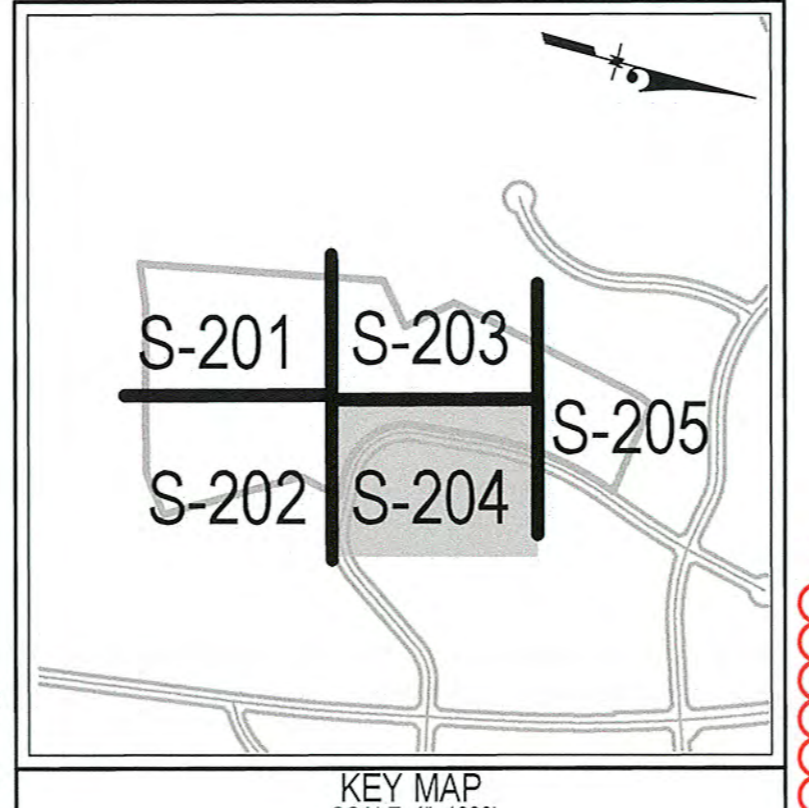
# S-204A



PLUM ORCHARD DRIVE  
(80' R/W)  
P.B.131.P.15243 & 15244



NOTE: SEE SIGNAGE PLANS (SHEET L-300) FOR TRAFFIC SIGNAGE INFORMATION.



- Site Plan Amendment D - List of Amendment Items
- Pedestrian Canopy connecting Building A and the South Parking Structure
  - Revised handicap ramp locations on Plum Orchard Drive
  - Revised architectural elevations
  - Addition of an interim condition parking lot and associated shuttle bus shelter, landscape, lighting, and grading.

DEVELOPER'S CERTIFICATE  
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. 38060. EXPIRATION DATE: 08/26/2014.

Developer's Name: Adventist HealthCare, Inc. Geoffrey Morgan  
Company Contact Person  
Address: 12041 Boernefield Way Silver Spring, MD 20904  
Phone: (301) 592-4475  
Signature: \_\_\_\_\_

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. 38060. EXPIRATION DATE: 08/26/2014.

M-NCPPC APPROVAL STAMP  
Certified Site Plan  
File No. 82008021D  
Montgomery County Planning Board  
Chair or Designee Date  
MONTGOMERY COUNTY PLANNING DEPARTMENT  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MATCHLINE SHEET S-202

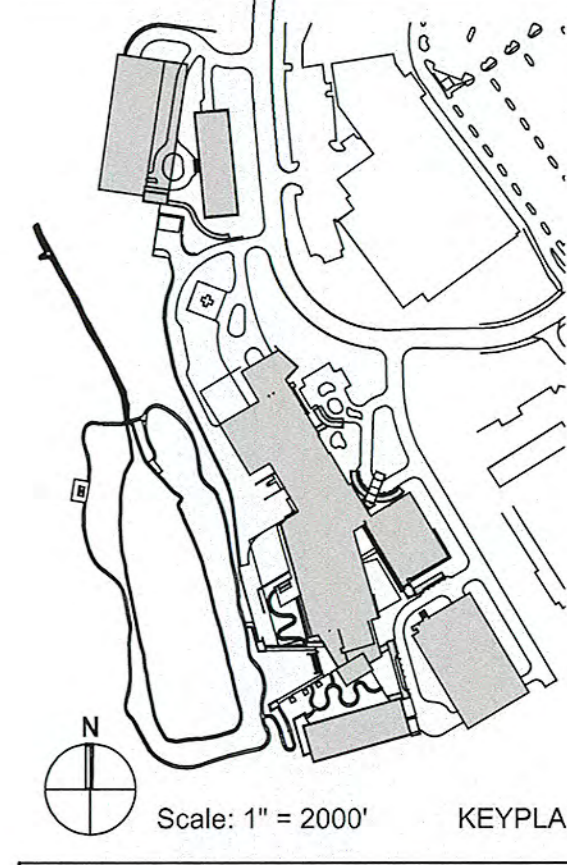
MATCHLINE SHEET S-205

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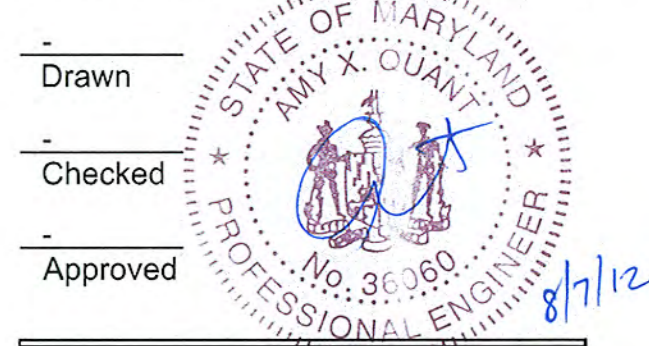
**CONTACT:**  
Geoffrey A. Morgan  
Vice President  
Washington Adventist Hospital  
301.592.4475

**CONSULTANTS:**  
RTKL Associates, Inc., Washington, DC  
Loiederman Soltesz Associates, Inc.,  
Rockville, MD  
Parker Rodriguez Inc., Alexandria, VA  
TLC Engineering, Inc., Orlando FL  
Perrine Planning & Zoning, Inc., Rockville, MD  
The Traffic Group, Inc., Baltimore MD  
The Walker Group LLC, Bethesda, MD  
Lerch, Early & Brewer, Bethesda, MD



Issued Drawing Log

No.	Date	Item
1	08/07/12	SITE PLAN AMENDMENT D INITIAL SUBMITTAL



# Washington Adventist Hospital Replacement Project

PLUM ORCHARD DRIVE  
SILVER SPRING, MARYLAND 20904

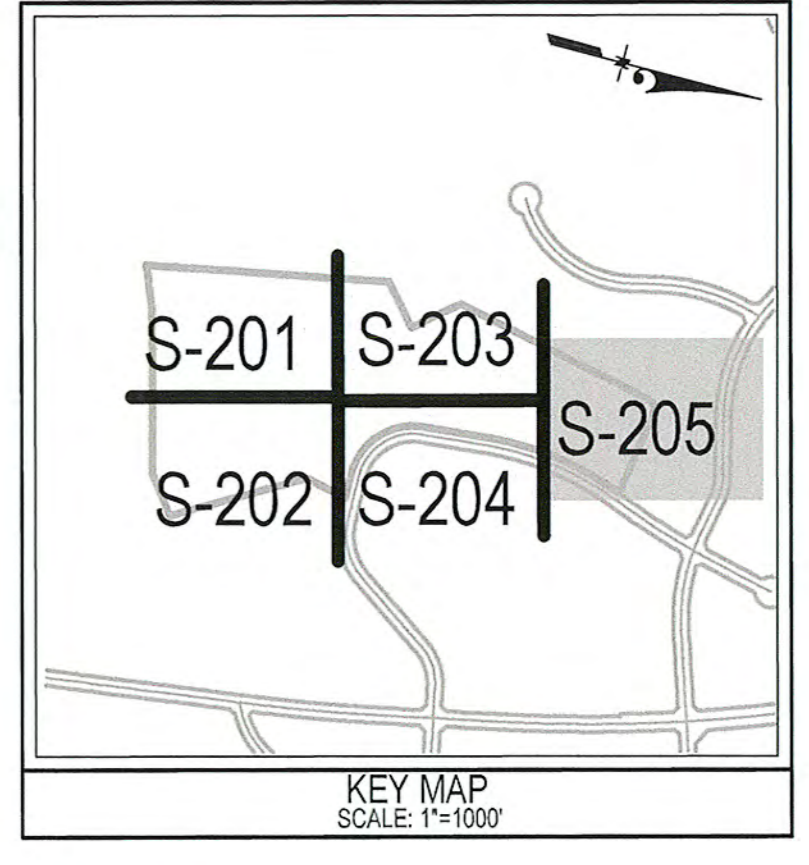
SITE PLAN AMENDMENT  
# 82008021D

Site Plan  
Interim Conditions

Scale:

RTKL Contract No.	20-07011.05
Issue Date	08/07/2012
Last Revision	08/07/2012

## S-205A



SCALE: 1" = 30'

BROADBIRCH DRIVE

PLUM ORCHARD DRIVE

- Site Plan Amendment D - List of Amendment Items**
- Pedestrian Canopy connecting Building A and the South Parking Structure
  - Revised handicap ramp locations on Plum Orchard Drive
  - Revised architectural elevations
  - Addition of an interim condition parking lot and associated shuttle bus shelter, landscape, lighting, and grading.

**DEVELOPER'S CERTIFICATE**  
The Undersigned agrees to execute all the features of the Site Plan Approval No. 82008021D, including Approval Conditions, Development Program, and Certified Site Plan.  
Developer's Name: Adventist HealthCare, Inc. Geoffrey Morgan  
Company  
Address: 12041 Bournefield Way Silver Spring, MD 20904  
Phone: (301) 592-4475  
Signature: \_\_\_\_\_

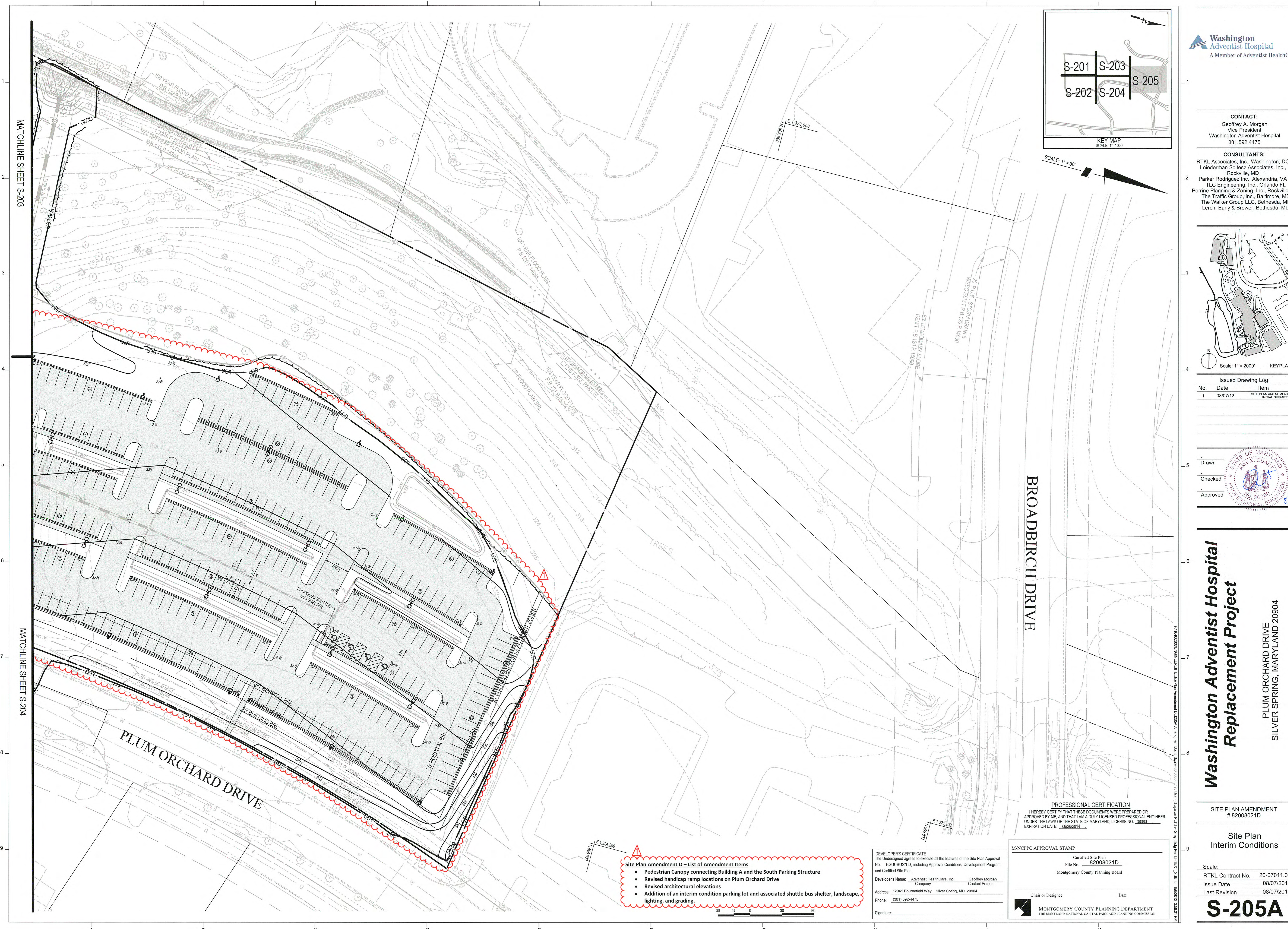
**M-NCPPC APPROVAL STAMP**

Certified Site Plan  
File No. 82008021D  
Montgomery County Planning Board

Chair or Designee \_\_\_\_\_ Date \_\_\_\_\_

MONTGOMERY COUNTY PLANNING DEPARTMENT  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**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. 36390  
EXPIRATION DATE: 08/06/2014



MATCHLINE SHEET S-203

MATCHLINE SHEET S-204

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A B C D E F G H J K

DRAFT RESOLUTION NOT ADOPTED



**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 12-142  
Site Plan No. 82008021D  
Project Name: Washington Adventist Hospital  
Hearing Date: December 20, 2012

**RESOLUTION**

WHEREAS, under Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is required to review amendments to approved site plans; and

WHEREAS, on December 4, 2008, the Planning Board approved Site Plan No. 820020210 (MCPB Resolution 08-159), for 802,805 gross square feet of non-residential development for a main hospital building, an ambulatory care building, a faith center, a medical office building, and parking facilities on 48.86 acres of I-1 and I-3 zoned land located on the west side of Plum Orchard Drive, approximately 400 feet southwest of Broadbirch Drive ("Property"), in the Fairland Master Plan ("Master Plan") area; and

WHEREAS, on February, 2, 2010, the Planning Board approved Site Plan No. 82008021A (MCPB Resolution 10-05) for a number of architectural and site development modifications resulting in a total of 792,951 square feet of development; and

WHEREAS, on August 10, 2010, the Planning Board approved Site Plan No. 82008021B (MCPB Resolution 10-95) for a modification to Condition No. 1 requiring conformance of the Site Plan with the approved Special Exception; and

WHEREAS, on April 9, 2012, the Planning Board approved Site Plan No. 82008021C (MCPB Resolution 12-42) for a number of architectural and site development modifications resulting in a total of 803,570 square feet of development; and

WHEREAS, on September 18, 2012, Adventist HealthCare Inc., ("Applicant"), filed a site plan amendment application, which was designated Site Plan No. 82008021D ("Amendment"), for approval of the following modifications:

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Approved as to  
Legal Sufficiency:

8787 Georgia Avenue, Suite 200, Fairland, MD 20840

www.MCParkandPlanning.org

E-Mail: [mcp-chairman@mncppc.org](mailto:mcp-chairman@mncppc.org)

*Christina Smart* 12/10/12  
MNCPPC Legal Department

Chairman's Office: 301.495.4605 Fax: 301.495.1320

1. An interim surface parking lot consisting of 424 parking spaces with associated campus bus shelter, landscaping, lighting and grading;
2. A pedestrian canopy between Building A and the South Parking Garage;
3. Revised architectural elevation for a modification to a wall separating the loading dock area from the café terrace on the western side of the Hospital; and
4. Modified handicap ramp design and locations on Plum Orchard Drive.

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staff of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated December 5, 2012 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on December 20, 2012, Staff presented the Amendment to the Planning Board as a consent item for its review and action; and

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board hereby adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves certain elements of Site Plan No. 82008021D, for an interim surface parking lot consisting of 424 parking spaces with associated campus bus shelter, landscaping, lighting and grading; a pedestrian canopy between Building A and the South Parking Garage; revised architectural elevation for a modification to a wall separating the loading dock area from the café terrace on the western side of the Hospital; and modified handicap ramp design and locations on Plum Orchard Drive.

BE IT FURTHER RESOLVED that all site development elements as shown on Washington Adventist Hospital drawings stamped by the M-NCPPC on August 22, 2012, shall be required, except as modified as required by staff; and

BE IT FURTHER RESOLVED, unless amended, all other conditions of approval for Site Plan Nos. 820080210, 82008021A, 82008021B, and 82008021C remain valid and in full force and effect; and

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference, the Montgomery County Planning Board FINDS, with the conditions of approval that this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan, as revised by previous amendments and that all findings remain in effect; and

BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board and incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this Amendment shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this written Resolution is \_\_\_\_\_ (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

\* \* \* \* \*

**CERTIFICATION**

This is to certify that the foregoing is a true and correct copy of a resolution adopted by The Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, with Commissioners \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_ voting in favor of the motion, **[modify vote as applicable if PB member absent, abstains, etc.]** at its regular meeting held on Thursday, \_\_\_\_\_, in Silver Spring, Maryland.

\_\_\_\_\_  
Françoise M. Carrier, Chair  
Montgomery County Planning Board