

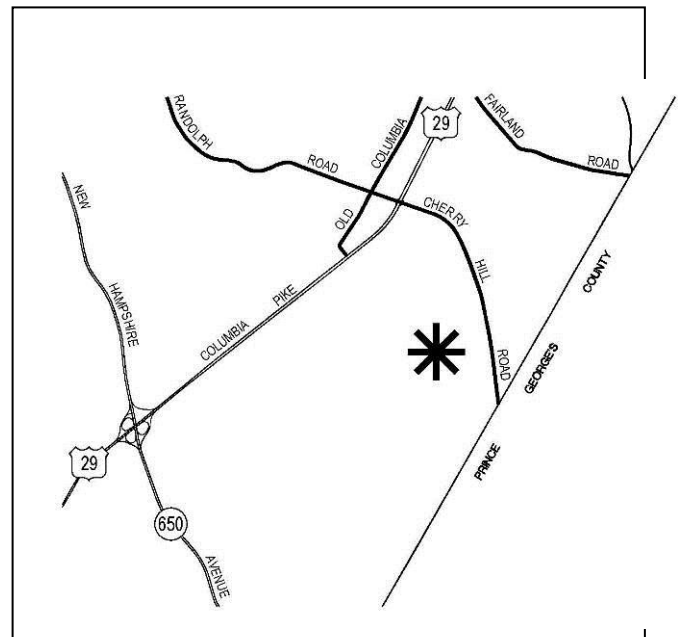
Washington Adventist Hospital, Site Plan Amendment No. 82008021F

- RHR** Rhoda Hersson-Ringskog, Senior Planner, Area 2 Division, Rhoda.Hersson-Ringskog@montgomeryplanning.org, 301-495-2192
- YA** Khalid Afzal, Supervisor, Area 2 Division, Khalid.Afzal@montgomeryplanning.org, 301-495-4650
- es** Carrie Sanders, Chief, Area 2 Division, Carrie.Sanders@montgomeryplanning.org, 301-495-4653

Staff Report Date: 10/20/2017

Description

- Site Plan amendment to make minor adjustments to loading docks and transformers/switch box locations; amend multiple conditions of previous approval regarding the U&O trigger for completion of amenities; increase the fence height on top of the retaining wall from 42" to 60" high; minor adjustments to the South Garage parking entrances and façade; and enlarge the helipad by 5' on all sides;
- Located on the west side of Plum Orchard Drive, approximately 400 feet southwest of Broadbirch Drive;
- 44.86 acres zoned LSC in the *White Oak Science Gateway Master Plan* area;
- Applicant: Adventist Healthcare, Inc.;
- Submittal Date: August 14, 2017.



Summary

- Staff recommends approval with conditions.
- The major change in this amendment is modification of U&O triggers, which as currently stated do not allow proper construction sequence.
- The proposed amendment is being reviewed under the Zoning Ordinance in effect on October 30, 2014.
- The proposed changes are minor in nature and meet all development standards, and do not modify the original findings of the approval.
- Staff received no correspondence from the community in respect of this amendment.

SECTION 1 - RECOMMENDATION AND CONDITIONS

Staff recommends approval of the Site Plan Amendment No. 82008021F, subject to conditions listed below. All site development elements shown on the latest electronic version of Site Plan Amendment No. 82008021F submitted via ePlans as of the date of this Staff Report are required. All previously approved plans, findings, and conditions of approval remain in full force and effect, except as modified herein by the following conditions:

1. Condition numbers 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 24 and 26 of the approved Site Plan No. 82008021E are modified as follows, (the deleted text is in ~~strikeout~~, new text is underlined):

Condition No. 3 (c) Applicant must plant a minimum total of eight caliper inches of native canopy trees as mitigation for the tree variance impacts on the Property within one calendar year or two growing seasons after the issuance of the ~~first~~ final Use and Occupancy permit for the main Hospital building. The trees must be a minimum of three-inch caliper.

Condition No. 5. Prior to the issuance of the ~~first~~ final Use and Occupancy permit for the main Hospital building, the Applicant must enter into a Traffic Mitigation Agreement (TMAg) with the Planning Board and the Montgomery County Department of Transportation (MCDOT) to participate in the future White Oak Policy Area's Transportation Management Organization (TMO) to assist in achieving the 30% Non-Auto Driver Mode Share (NADMS) goal established *by Amendment #14-02 to the 2012-2016 Subdivision Staging Policy regarding the White Oak Policy Area* (Council Resolution No. 18-107).

Condition No. 6. Prior to issuance of the ~~final~~ final Use and Occupancy permit for the main Hospital building, the Applicant must submit and execute a deed of dedication acceptable to the Montgomery County DOT to dedicate 60 feet of right-of-way (ROW) for Street B-5 located on Subject Property as shown on the Certified Site Plan.

Condition No. 7. Prior to issuance of the ~~final~~ final Use and Occupancy permit for the main Hospital building, the Applicant must construct the interim cross section of Street B-5 per the applicable Montgomery County Standards and as shown on the Certified Site Plan and approved by MCDOT.

Condition No. 8. ~~Prior to issuance of the final Use and Occupancy permit,~~ Prior to issuance of the final Use and Occupancy permit, the Applicant must provide Bikeway LB-8 on the east side of Street B-5 if the State Highway Administration makes the land available from its property, as shown on the Certified Site Plan. The exact location, design and construction of the bikeway must be approved by the MCDOT, Division of Traffic Engineering and Operations.

Condition No. 9. Prior to the issuance of the ~~final~~ final Use and Occupancy permit for the main Hospital building, the Applicant must provide the following road improvements as approved by MCDOT. If the Applicant is unable to obtain any easement, County agency approval, or permit necessary to complete this improvement before the issuance of the

final Use and Occupancy permit for the main Hospital building, the time for completing this improvement will be extended by 18 months from the date of the issuance of the final Use and Occupancy Permit:

Condition No. 10. Prior to the issuance of the final Use and Occupancy permit for the main Hospital building, the Applicant must restripe the existing 50-foot wide pavement between Cherry Hill Road and the North Entrance (Medical Office Building 2 and North Surface Parking Lot entrance) as shown on the Certified Site Plan and approved by MCDOT:

Condition No. 11. Prior to the issuance of the final Use and Occupancy permit for the main Hospital building, the Applicant must provide a new traffic signal at the intersection, if warranted and approved by MCDOT.

Condition No. 12. Prior to the issuance of the final Use and Occupancy permit for the main Hospital building, the Applicant must provide the following improvements as approved by MCDOT:

- a. ~~Deceleration lane for r~~ Right turns from eastbound Plum Orchard Drive onto southbound Street B-5.

Condition No. 13. The Applicant must provide employee shuttle(s) from main shift employees to and from Takoma Park Campus or the Metrorail system for 10 years (from the issuance of the final Use and Occupancy permit for the main Hospital building) or until an earlier date if the Planning Board determines that area public transit service adequately meets the needs of these employees. The Applicant may modify the shuttle program based on its employees' changing commuting needs, subject to MCDOT and the M-NCPPC Staff's approval.

Condition No. 14. Prior to the issuance of the final Use and Occupancy permit for the main Hospital building, the Applicant must construct a ~~multi-~~ bus pull-off facility to accommodate four buses with canopy structure(s) along Plum Orchard Drive, east of Street B-5, as approved by MCDOT and shown on the Certified Site Plan.

Condition No. 15. Prior to the issuance of the final Use and Occupancy permit for the main Hospital building, the Applicant must install a wayfinding system, as reviewed and approved by the M-NCPPC and Montgomery County Staff. The wayfinding system must include signage, educational measures, and other mechanisms to encourage employees and visitors to access the Hospital from the Cherry Hill Road/Plum Orchard Drive intersection instead of the Broadbirch Drive/Plum Orchard Drive intersection.

Condition No. 16. Prior to issuance of the first Use and Occupancy permit for the main Hospital building, the Applicant must submit and obtain M-NCPPC and MCDOT Staff approval of a traffic management plan. The management plan must include signage, employee incentives, car pools, educational measures, and other mechanisms to reduce single-occupancy car travel, and encourage transit use in order to minimize the impacts of the increased traffic on the surrounding streets.

Condition No. 17. a. Prior to issuance of the final Use and Occupancy permit for the main Hospital building and Building A, the Applicant must provide a minimum of 34 private and 6 public bicycle parking spaces.

Condition No. 24. a. Prior to issuance of the final Use and Occupancy permit for the main Hospital building, the Applicant must provide certification to Staff from a qualified professional that the exterior lighting in this Site Plan conforms to the latest illuminating Engineering Society of North America (IESNA) recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded) for a development of this type. All onsite exterior lighting must be in accordance with the latest IESNA outdoor lighting recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded).

Condition No. 26. Prior to issuance of the final Use and Occupancy permit for the main Hospital building, the Applicant must provide the Healing Garden, and the courtyard open space between the main building and Building A. The trail around the pond must be completed prior to the issuance of the Use and Occupancy permit for either the Healing Center or MOB1, whichever is built first.

2. Conditions No. 4 and 18 of the approved Site Plan No. 820082021E are modified as follows, (new text is underlined):

Condition No. 4. The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS) Water Resources Section in its stormwater management (SWM) concept letter dated December 4, 2015, and as amended August 9, 2017, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letters, which the MCDPS Water Resources Section may amend if the amendments do not conflict with other conditions of Site Plan approval. The MCDPS Water Resources Section will review, approve, and inspect all landscaping within the SWM easements and facilities.

Condition No. 18. The Planning Board accepts the recommendations of the Montgomery County Fire and Rescue Service (MCFRS) Fire Code Enforcement Section in its letter dated April 14, 2016, and as amended September 1, 2017, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which Montgomery County may amend if the amendments do not conflict with other conditions of Site Plan approval.

SECTION 2 - SITE DESCRIPTION AND BACKGROUND

Site and Vicinity

The Subject Property is in the 2014 *White Oak Science Gateway Master Plan* (Master Plan) area and is surrounded by industrial, technology, and commercial-retail uses within the West Farm Technology Park (Figure 1). The Master Plan rezoned the property from I-2 and I-3 Zones to the Life Sciences Center (LSC) Zone. The 185-acre Percontee site, zoned CR 1.0, is located directly south of the Property and is planned for a mixed-use development in conjunction with the 111-acre County Site 2, also zoned CR 1.0 (Figure 1). Opposite Plum Orchard Drive is the loading area for several big box retail uses (Target, Kohl's and Pet Smart) in the Orchard Shopping Center, which is zoned CR 1.0. 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 uses are located directly west of the site fronting on Bournefield Way via Broadbirch Drive. South of Bournefield Way and west of the Subject Property is the WSSC property with the water tower.



Figure 1: The Subject Property and Vicinity Map

The site drops in grade significantly from Plum Orchard Drive to the western boundary. It is within the Paint Branch watershed and contains a tributary of the Paint Branch that flows along the western boundary and through an existing stormwater management facility wet pond, which provides stormwater quantity control for the uses in the West Farm Technology Park. Associated with the stream are forested areas within the 100-year floodplains, and stream buffers. There are no known rare, threatened, or endangered species on site. There are no known historic properties or features on site. The Property is not located within a Special Protection Area.

Previous Approvals

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

Preliminary Plan Approval

In 1982, a portion of the Property was included in the Preliminary Plan No. 119820680, then zoned I-3. In 1991, West Farm Technology Park re-recorded parcels approved under three different Preliminary Plans: 119820680, 119910380 and 11910390, for the approximately 113 acres on the west side of Cherry Hill Road approximately 2,000 feet southeast of its intersection with Colesville Road (US29) in the *Fairland Master Plan* area. On April 24, 2009, by Resolution No. MCPB 08-159, the Planning Board approved Site Plan No. 820080210 for up to 802,805 gross square feet for the Hospital use on a portion of the West Farm Technology Park.

Adequate Public Facilities

The original APF approval for West Farm Technology Park was approved in 1982. On August 1, 1991, the Planning Board approved Preliminary Plan No. 119910390, which established a new 12-year APF validity period for two parcels (now part of the Hospital Property) to July 25, 2003. Some of the other parcels already had Validity periods established as July 25, 2001. In 1991 and 2001, these validity periods were further extended for an additional six years to 2009 and 2007, respectively.

On May 9, 2008, the Planning Board granted an Adequate Public Facilities (APF) extension, and established the period until July 25, 2013, for five parcels associated with Preliminary Plans 119820680, 119910380, and 119910390 for 802,619 square feet of development. This APF analysis was reviewed by the Planning Board along with Special Exception S-2721. Requests for APF extensions are generally associated with preliminary plan reviews. However, Special Exception S-2721 (which was not subject to preliminary plan review because the Property had already been subdivided) required a finding of APF related to public roads, and the APF validity period associated with the subject parcels was due to expire in the next 18 months. Therefore, an APF extension with the special exception review was needed because a positive recommendation of the special exception could not be made unless the Planning Board granted an APF extension. Since APF approvals cannot be conditioned, several road improvements deemed necessary by staff (generally required as conditions of approval for a preliminary plan, if one was required) were included as conditions of approval for the requested special exception to address concerns about circulation. The APF validity period, which was set to expire on July 25, 2013, was further extended through July 31, 2021, by a series of automatic validity extensions that the County Council set by law.

Special Exception S-2721

On October 27, 2008, the Board of Appeals approved a Special Exception for the Hospital in the I-1, and I-3 Zones. The proposal comprised 803,570 square feet of Hospital use including a 7-story acute care facility (the main Hospital building) with 294 beds and an Emergency Room, 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, a ground-level helipad, and amenity areas. A parking facilities waiver for the location of the northern parking garage in relation to the main building was also approved. The adequacy of the transportation facilities was linked to an extensive set of road improvements recommended by the Planning Board and MCDOT and conditioned by the Board of Appeals.

On September 22, 2010, administrative approval S-2721-A modified some road improvements and added a required payment for additional traffic improvements.

Site Plan

On April 24, 2009, the Planning Board approved Site Plan No. 820080210 for 802,805 gross square feet for a main Hospital building, an ambulatory care building, a faith center, and a medical office building, along with the associated 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 No. 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 No. 82008021B for a modification to Condition No. 1, to conform the Site Plan to the approved Special Exception.

On April 9, 2012, the Planning Board approved Site Plan Amendment No. 82008021C for a number of architectural and site modifications resulting in a total of 803,570 square feet of development.

On December 20, 2012, the Planning Board approved Site Plan Amendment No. 82008021D to include an interim surface parking lot, a pedestrian canopy, revised architectural elevations and a modified handicap ramp design along Plum Orchard Drive.

On July 22, 2016, the Planning Board approved Site Plan Amendment No. 82008021E for a total of 803,570 square feet of Hospital use including the main Hospital building, an ambulatory care building, two medical office buildings, the Center of Spiritual Life and Healing, two parking garages, a parking lot, a helipad, and associated parking and other improvements. The Applicant sought this amendment because the 2014 *White Oak Science Gateway Master Plan* rezoned the Property from I-2 and I-3 to the LSC Zone, which allowed the Hospital use by right rather than as a conditional use (previously called special exception). After this rezoning took effect, the Applicant decided to proceed under the new LSC Zone pursuant to the new Zoning Ordinance that became effective on October 30, 2014, and extinguish the special exception approval for a hospital use on the Property.

SECTION 3 - PROPOSED AMENDMENT

The proposed amendment includes the following modifications to the currently approved Site Plan 82008021E:

- **Amend the U&O trigger for completion of amenities for Conditions No. 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 24 and 26.**

Conditions of Approval No. 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 24 and 26 for Site Plan No. 82008021E used the *“Prior to issuance of Use and Occupancy permit”* trigger for completion of amenities required by those conditions. However, the Department of Permitting Services (DPS) staff has interpreted this language to determine that any use and occupancy permit requires completion of associated amenities/improvements. The Applicant has stated, and the DPS staff had confirmed, that there would be more than one U&O permit needed during various stages of construction. For example, to allow non-construction personnel to enter the Hospital to install medical equipment, stock the Hospital, to conduct training, etc., all before a Final U&O is issued for the Hospital to be fully operational and open for patients and the public. The Applicant seeks to replace *“Prior to issuance of Use and Occupancy permit,”* with *“prior to issuance of the Final Use and Occupancy permit”* for each of these conditions. The revised language has been reviewed by MCDOT and DPS Staff, all of whom support the proposed modification.

- **Minor adjustments to loading dock (Attachment 1), transformers/switch box locations (Attachment 2), and associated landscaping due to coordination with utilities.**

Under Site Plan Amendment 82008021E, Pepco was scheduled to provide 480V electrical service to the Hospital, Central Utility Plan (CUP), and the parking garage. However, to use a more reliable and robust Pepco feeder, the Hospital must use its own transformer to convert the Pepco supplied power to 480V. Therefore, the Hospital has elected to provide its own 480V service for the main hospital building; Pepco will still provide power to all other buildings on site. The number of Pepco-owned switches and fuses located along Plum Orchard Drive and south of the Service Drive has been reduced because of this change. The transformers would now be located along the Service Drive adjacent to the CUP requiring a minor adjustment to the Service Drive at the location of the CUP. At the south parking garage, a Hospital-owned transformer will replace the Pepco-owned transformer. These require a slight shift in the location of the transformers/switch boxes, and a related shift in the landscape screening of these electrical facilities.

- **Increase the fence height on top of the retaining wall from 42” to 60” high for safety purposes.**

Given the 30-foot drop in elevation from the retaining wall to the ground below adjacent to the lake, the Applicant seeks to increase the fence height from 42” to 60” high for safety purposes.

- **Minor adjustments to the south parking garage entrances due to internal operations and alignment within the garage (Attachment 3).**

The final construction plans for the South Parking Garage indicate that a slight shift in the building footprint, shift in the location of the driveways and a different internal layout would result in a more efficient entry/exit flow, reducing congestion on Kress Drive and private street B, as well as the drop-off for Building A and the garage's northern entry point. The proposed shifts have changed the stairwell locations requiring a revised Fire Department access plan. The Applicant has submitted this plan and the Montgomery County Fire and Rescue Service (MCFRS) Fire Code Enforcement Section has approved it in its letter dated 9/1/2017 (Attachment 6).

The shift in access drives, and the related shift in stairwells, also create the need to modify the façade. The east, north, and west facades have been adjusted to reflect the shifted location of the entrances and stairwells. In addition, openings have been added to the stairwells to make them more attractive for users, and to reduce the mass of the corners of the Garage.

- **Enlarge the helipad by five feet on all sides (Attachment 4).**

At Site Plan Amendment No. 82008021E, the helipad was sized to accommodate the largest civilian hospital EMS helicopter (AW-139). However, final plans for the Hospital have expanded the helipad size to accommodate a larger military-type helicopter (UH-60 Blackhawk or Coast Guard Seahawk). Therefore, the Applicant seeks an expansion of the paved helipad area by an extra five feet on each side.

Revisions to Agency approval letters

Due to changes in surface runoff areas (e.g. expansion of helipad by five feet on all sides), the Montgomery County Department of Permitting Services (DPS) has reviewed the stormwater management concept and issued a letter of approval dated August 9, 2017 (Attachment 5). In addition, the Montgomery County Fire and Rescue Service (MCFRS) Fire Code Enforcement Section has issued a revised letter of approval dated September 1, 2017 for internal changes to the south parking garage building.

A notice regarding the subject amendment was sent to all parties of record by the Applicant on July 18, 2017. The notice gave interested parties 15 days to review and comment on the amended site plan per Montgomery County Zoning Ordinance Section 59.7.3.4.J.2. Staff received no correspondence regarding the proposed amendment.

ANALYSIS AND CONCLUSION

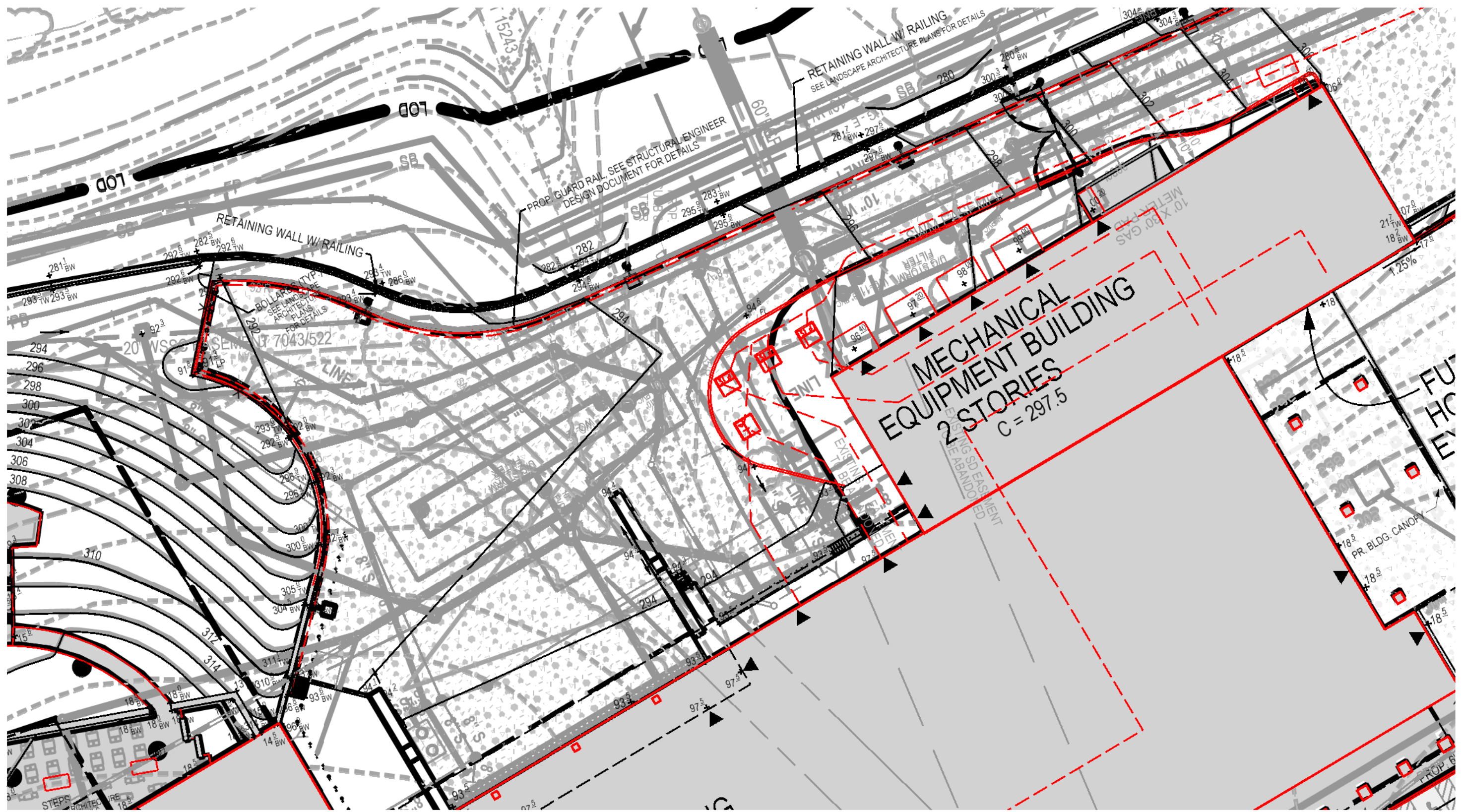
The proposed modifications to the approved site plan will not alter the overall character, or impact the development with respect to the original findings of approval under Site Plan 82008021E. The proposed project remains compatible with existing and proposed development adjacent to the site and with respect to the surrounding neighborhood, in terms of efficiency, adequately, safety, structures, 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, the

White Oak Science Gateway Master Plan, and the original Planning Board findings of approval. All previous approvals remain in force and effect, unless amended by this Amendment. This application has been reviewed by other applicable County agencies including MCDOT, MCFRS (Attachment 6) and MCDPS (Attachment 5), all of whom support this application. Therefore, Staff recommends approval of Site Plan Amendment 82008021F, with the conditions listed at the beginning of this report.

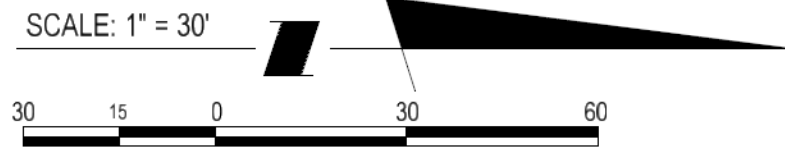
ATTACHMENTS:

1. Loading dock adjustments
2. Switchbox adjustments
3. South parking garage adjustments
4. Helipad adjustments
5. MCDPS Stormwater Management approval letter, August 9, 2017
6. Montgomery County Fire and Rescue Service (MCFRS) Fire Code Enforcement Section in its letter as amended 9/1/2017

ATTACHMENT 1



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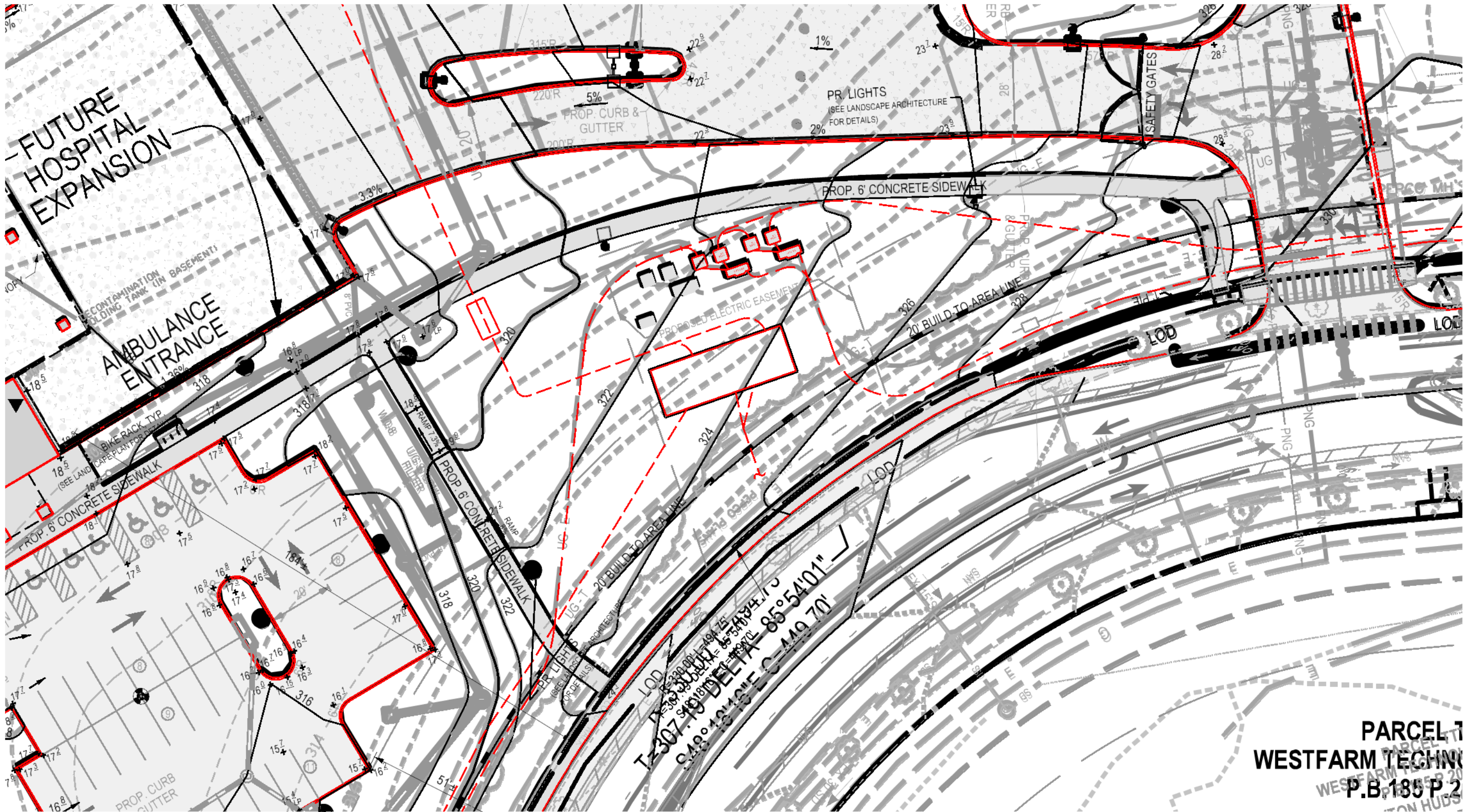
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 Rockville, MD 20850
 P.301.948.2750 F.301.948.9067
 www.solteszco.com

LOADING DOCK - SITE PLAN AMENDMENT F
WASHINGTON ADVENTIST HOSPITAL
 AMENDMENT TO SITE PLAN AMENDMENT E APPROVAL
 PLUM ORCHARD DRIVE, SILVER SPRING
 MONTGOMERY COUNTY, MARYLAND 20904

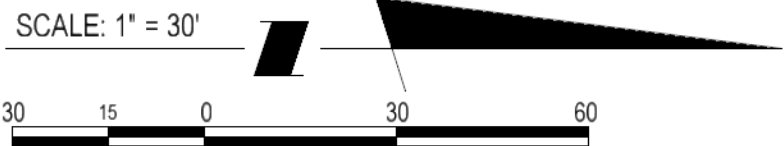
JOB NO. 1640-03-00 SCALE 1" = 30' DATE 10/01/2017

ATTACHMENT 2

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P.B. 185 P. 2



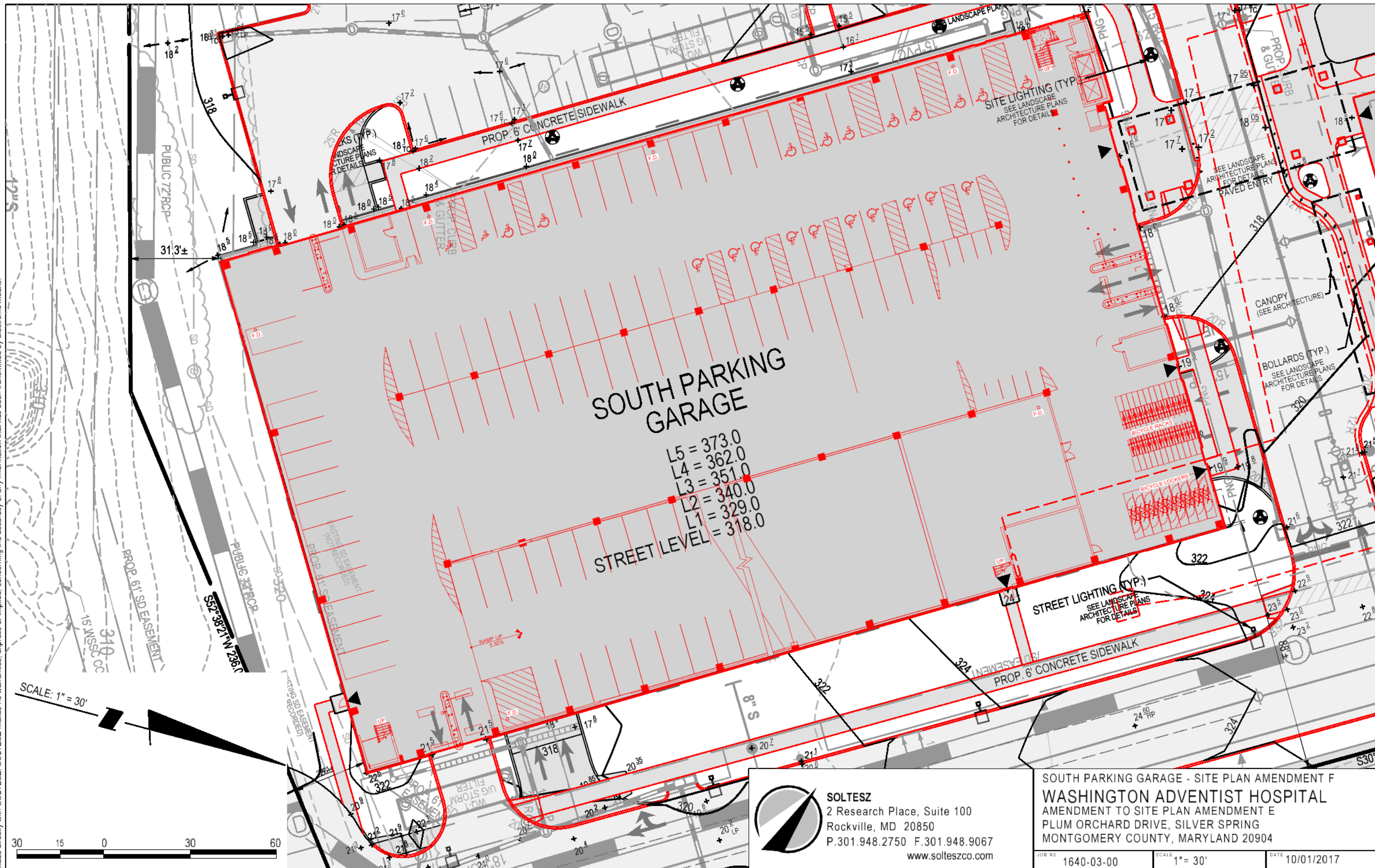
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SWITCHGEAR AREA - SITE PLAN AMENDMENT F
WASHINGTON ADVENTIST HOSPITAL
 AMENDMENT TO SITE PLAN AMENDMENT E APPROVAL
 PLUM ORCHARD DRIVE, SILVER SPRING
 MONTGOMERY COUNTY, MARYLAND 20904

JOB NO.	1640-03-00	SCALE	1" = 30'	DATE	10/01/2017
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ATTACHMENT 3

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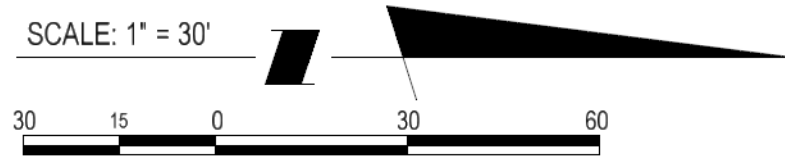
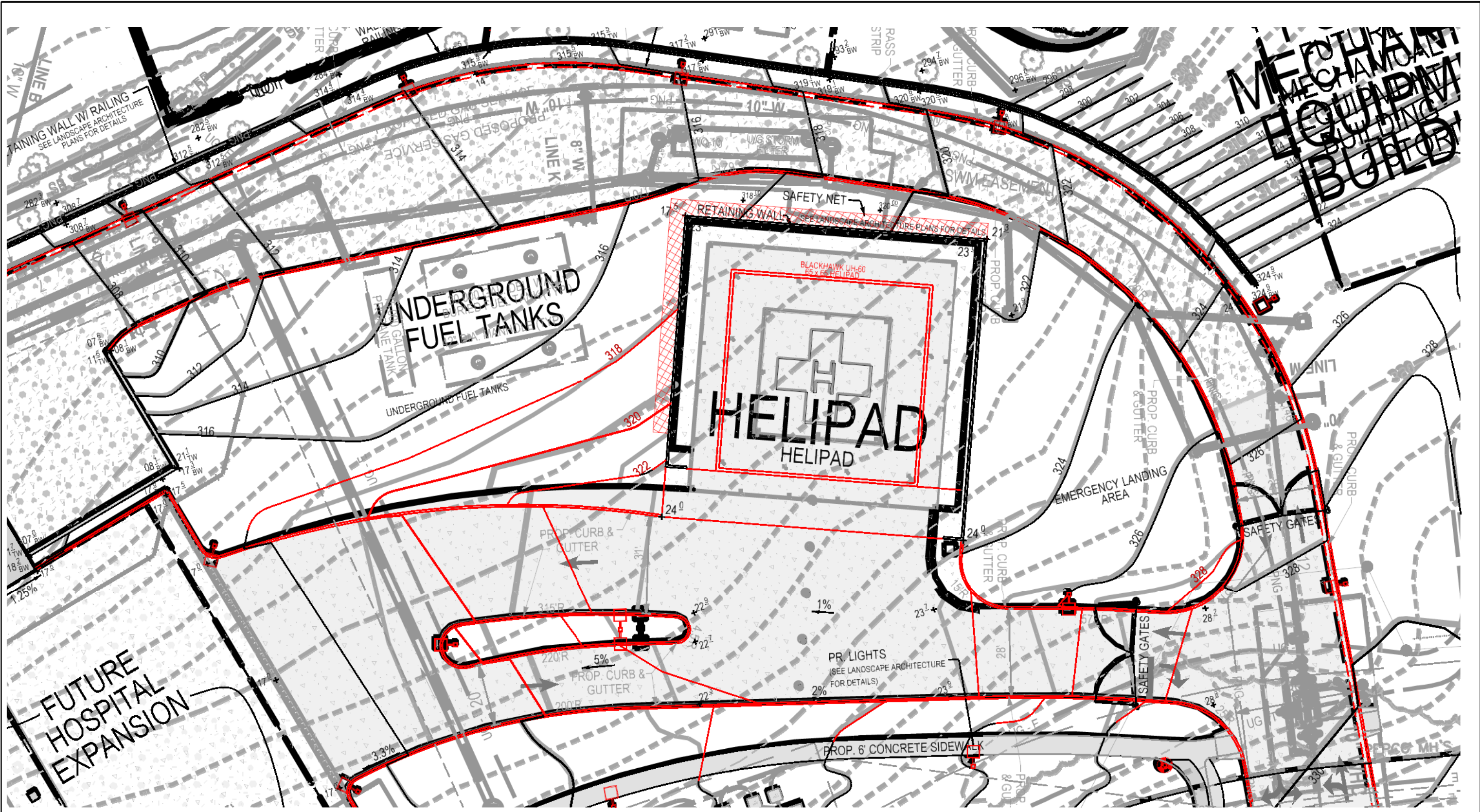
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SOUTH PARKING GARAGE - SITE PLAN AMENDMENT F
WASHINGTON ADVENTIST HOSPITAL
 AMENDMENT TO SITE PLAN AMENDMENT E
 PLUM ORCHARD DRIVE, SILVER SPRING
 MONTGOMERY COUNTY, MARYLAND 20904

JOB NO.	1640-03-00	SCALE	1" = 30'	DATE	10/01/2017
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ATTACHMENT 4

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HELIPAD AREA - SITE PLAN AMENDMENT F
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 AMENDMENT TO SITE PLAN AMENDMENT E APPROVAL
 PLUM ORCHARD DRIVE, SILVER SPRING
 MONTGOMERY COUNTY, MARYLAND 20904

JOB NO.	1640-03-00	SCALE	1" = 30'	DATE	10/12/2017
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ATTACHMENT 5



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

August 9, 2017

Ms. Jyotika Sharma
Soltesz
2 Research Palce, Suite 100
Rockville, MD 20850

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
Washington Adventist Off-Site Improvements
Preliminary Plan #: 82008210
SM File #: 283157
Tract Size/Zone: 1.5/Roadway
Total Concept Area: 1.5ac
Lots/Block: N/A
Parcel(s): N/A
Watershed: Paint Branch

Dear Ms. Jyotika:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via the use of structural flow through pre-treatment to the Westfarm Regional Pond for the improvements along Plum Orchard Drive. A full SWM waiver (Qn and Ql) will be granted for the improvements along Cherry Hill Drive. The stormwater management was not practical due to site constraints for these proposed improvements. **A stormwater management waiver fee will be due prior to approval of the sediment control plans.**

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.

This list may not be all-inclusive and may change based on available information at the time.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

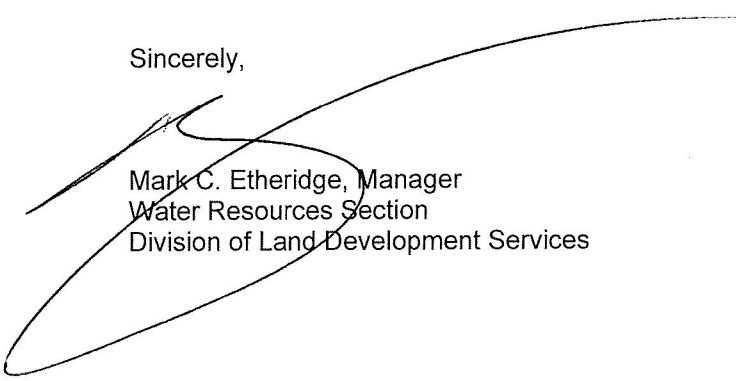


255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850 | 240-777-0311
www.montgomerycountymd.gov/permittingservices

Ms. Jyotika Sharma
August 9, 2017
Page 2 of 2

If you have any questions regarding these actions, please feel free to contact Thomas Weadon at 240-777-6309.

Sincerely,



Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: me TEW

cc: C. Conlon
SM File # 283157

ESD Acres:	N/A
STRUCTURAL Acres:	.78ac
WAIVED Acres:	.72ac

ATTACHMENT 6



Department of Permitting Services Fire Department Access and Water Supply Comments

DATE: 12-Jan-16
TO: Amy Zou - AZou@solteszco.com
Soltesz, Inc
FROM: Marie LaBaw
RE: Washington Adevtist Hospital
82008021F (Sec 82008021E)

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **12-Jan-16** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

***** 4/14/16 82008021E SML approval of modified driveway access radii only *****

***** 9/1/2017 82008021F approval of South Garage and Central Utility Plant changes only *****