



9900 Medical Center Drive, Limited Site Plan Amendment and Final Water Quality Plan, 81998031B



Amy Lindsey, Planner Coordinator, Area 2 Division, amy.lindsey@montgomeryplanning.org, 301.495.2189



Steve Findley, Planner Coordinator, Area 2 Division, steve.findley@montgomeryplanning.org, 301.495.4727



Patrick Butler, Supervisor, Area 2 Division, Patrick.Butler@montgomeryplanning.org, 301-495-4561



Carrie Sanders, Chief, Area 2 Division, carrie.sanders@montgomeryplanning.org, 301.495.4653

Completed: 5/13/19

Description

Request to amend a previously approved Site Plan for the development of 50 additional parking spaces and related sidewalks, with stormwater management and landscape planting improvements.

Location: 9900 Medical Center Drive.

Master Plan: Great Seneca Science Corridor Master Plan.

Special Protection Area: Piney Branch.

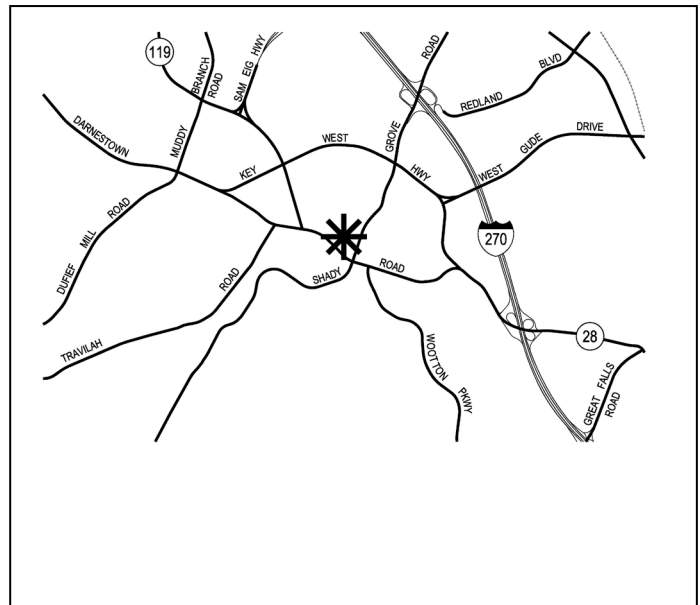
Zone: LSC.

Property Size: 4.76 acres.

Applicant: ARE Maryland No. 39, LLC.

Acceptance Date: November 27, 2018.

Review Basis: Chapter 59, Zoning Ordinance.
Chapter 19, Water Resources



Summary

- Staff recommends approval of Site Plan Amendment 81998031B and Final Water Quality Plan, with conditions.
- The area subject to this Amendment is exempt from Chapter 22A, Forest Conservation, based on approval of Exemption No. 42019068E issued on November 8, 2018.
- The Applicant's Final Water Quality Plan addresses stormwater management with a combination of micro bioretention and bioretention facilities.
- The Applicant has worked with staff to reduce new imperviousness by reducing the area of the new drive aisles, using double stacked parking bays along the new drive aisle, and adding a row of parking on the existing drive aisle.
- Per Section 7.7.1.B.3, this Amendment was reviewed under the provisions of the Zoning Ordinance in effect prior to October 30, 2014.
- No correspondence has been received from noticed parties as of the date of this Staff Report.

RECOMMENDATION & CONDITIONS

Staff recommends approval of Site Plan Amendment 81998031B for an additional 50 parking spaces with related sidewalks, landscape and other improvements. All site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required except as modified by the following conditions.¹

Conformance with Previous Approvals & Agreements

1. Preliminary Plan Conformance
The development must comply with the conditions of approval for Preliminary Plan No. 119980870, as listed in MCPB Opinion, dated July 24, 1998.
2. Site Plan Conformance
The development must comply with the conditions of approval for Site Plan No. 819980310, as listed in MCPB Opinion, dated July 24, 1998.

Environment

3. Forest Conservation & Tree Save
The development must comply with the conditions of the approved Forest Conservation Exemption No. 42019068E, dated November 8, 2018.
3. Water Quality
The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS) Preliminary/Final Water Quality Plan approval letter dated March 21, 2019, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which the Montgomery County Department of Permitting Services (MCDPS) may amend if the amendments do not conflict with other conditions of Site Plan approval.
4. Stormwater Management
The Planning Board accepts the recommendations of the MCDPS Water Resources Section in its stormwater management concept letter dated March 21, 2019, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, 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 Storm Water Management easements and facilities.

¹ For the purposes of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor (s) in interest to the terms of this approval.

Site Plan

5. Landscaping

Prior to the end of the first planting season after the issuance of the final Use and Occupancy Certificate, all landscape plant materials must be installed.

6. Site Plan Surety and Maintenance Agreement

Prior to issuance of any building permit and Sediment Control Permit, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant.

The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59-D-3.5(d) of the Montgomery County Zoning Ordinance, with the following provisions:

- a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b) The cost estimate must include applicable Site Plan elements, including, but not limited to, plant materials, on-site lighting, site furniture, mailbox pad sites, trash enclosures, retaining walls, fences, railings, sidewalks, bikeways, private utilities, paths, and associated improvements of development.
- c) The bond or surety must be posted before issuance of any building permit, Sediment Control Permit or Use and Occupancy Permit and will be tied to the development program. Completion of all improvements covered by the surety for each phase of development will be followed by a site plan completion inspection. The surety may be reduced based upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.
- d) The bond or surety shall be clearly described within the Site Plan Surety & Maintenance Agreement including all relevant conditions and specific Certified Site Plan sheets depicting the limits of development.

7. Development Program

The Applicant must construct the development in accordance with a development program table that will be reviewed and approved prior to the approval of the Certified Site Plan.

8. Certified Site Plan

Before approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- a) Include the stormwater management concept approval letter and other applicable agency letters, development program, and Site Plan resolutions.
- b) Add a note stating that "Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services."
- c) Modify data table to reflect development standards approved by the Planning Board.
- d) Ensure consistency of all details and layout between Site and Landscape plans.

CONTEXT & PROPOSAL

Vicinity

The 4.76-acre Property (outlined in red) is zoned Life Science Center (LSC) and located in the “Central District,” one of the five Districts of the LSC as identified in the *Great Seneca Science Corridor (GSSC) Master Plan*. Other sites in vicinity of the Property include: Shady Grove Adventist Hospital to the northeast; and the former Human Genome Sciences Properties (located to the south). To the east and west are Research & Development (R&D) offices in the Shady Grove Life Sciences Center.

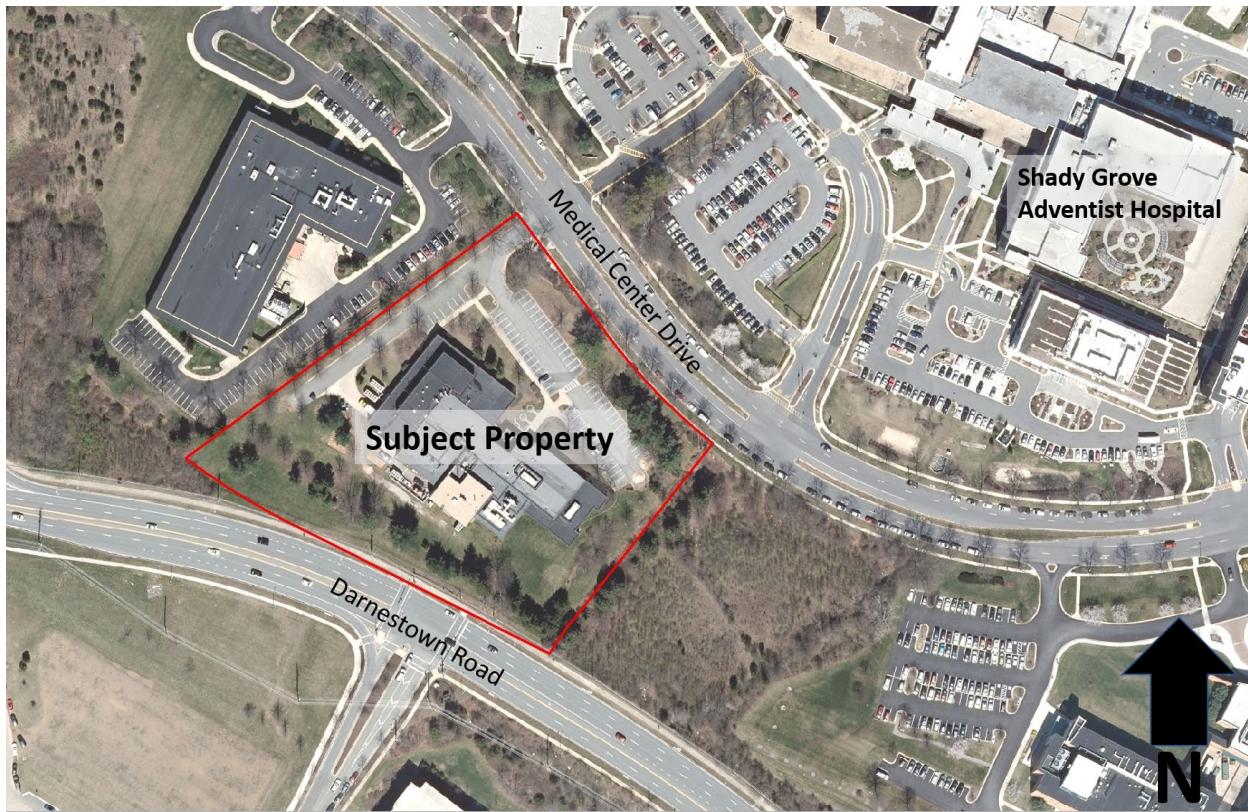


Figure 1: Surrounding Area

Existing Conditions

The Property is rectangular-shaped and bound by Medical Center Drive to the north and Darnestown Road to the south. All vehicular access is from a single entrance on Medical Center Drive. The Property is currently developed with a 45,223-square foot R&D/office building. There are 67 existing off-street surface parking spaces located at the front and west side of the building. The Property lies within the Piney Branch Special Protection Area (SPA). A small area of stream buffer associated with a stream on the adjacent 9800 Medical Center Drive property to the east extends into the western portion of this site. There are no known historic properties or features on site.

PROJECT DESCRIPTION

Previous Approvals

The Property has been subject to previous regulatory approvals.

- On March 22, 1990, the Planning Board approved Preliminary Plan No. 119882330, creating 24 lots on 180.71 acres in the R-200 Zone. The Property was identified as Parcel “I”.
- On July 16, 1998, the Planning Board approved Preliminary Plan No. 119980870, creating one (1) lot of 4.76 acres (Attachment 1).
- On July 16, 1998, the Planning Board approved Site Plan and Water Quality Plan No. 81990310, for a 45,223-square foot R&D/office building (Attachment 2).
- On March 20, 2002, the Planning Director approved Site Plan Amendment No. 81995045A, for minor changes in the landscape plan.

Proposal

The proposed development (Attachment 3) includes 50 additional surface parking spaces and associated lighting, landscaping, and stormwater management facilities. The Applicant is seeking to accommodate the parking needs of a new tenant, though the current R&D/office use of the building will not change. The Applicant meets the requirements for the use and exceeding the minimum requirements by four (4) spaces, to meet the needs of the new tenant. An amended Final Water Quality Plan was submitted in conjunction with this amendment.

Community Outreach

The Applicant has met all proper signage, noticing, and submission meeting requirements. Staff has not received correspondence on this matter.

FINDINGS

Per Section 7.7.1.B.1 of the current Zoning Ordinance, this Amendment was reviewed under the provisions of the Zoning Ordinance in effect prior to October 30, 2014. Section 59-D-3.4 (c) of the Zoning Ordinance in effect prior to October 30, 2014, states: *In reaching its decision the Planning Board must require that:*

1. *The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan.*

Neither a development plan, diagrammatic plan, schematic development plan, nor a project plan were required for the subject site.

2. *The site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.*

The purpose of the LSC Zone is to promote research, academic, and clinical facilities that advance the life sciences, health care services, and applied technologies. The proposed uses are allowed in the LSC Zone. The Site Plan fulfills the purposes of the zone by providing a 45,223-square-foot R&D/office building and 117 surface parking spaces.

Development Standards

The following data table indicates the changes in the development's compliance with the Development Standards of the LSC Zone:

Development Standard	Permitted/Required	Proposed
Minimum Parking Spaces Sec. 59-E-3.2		
Total proposed and existing parking	113 spaces	117 spaces
Minimum Bicycle Parking Sec. 59-E-2.3 1 bicycle/20 vehicle spaces (20 max)	6 spaces	10 spaces
Minimum Motorcycle Parking Sec. 59-E-2.3 2% of total vehicle spaces (10 max)	3 spaces	3 spaces

3. *The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

The proposed surface parking lot is located in an area designated for such on the original Site Plan (Attachment 4). This location provides easy access to the building with associated sidewalks and integrates the new parking lot into the existing development.

4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.*

There are no new structures proposed for this development.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

Environmental Guidelines

Staff approved a Natural Resource Inventory/Forest Stand Delineation (No. 42019068E) on November 8, 2018. The simplified NRI shows no streams, wetlands, 100-year floodplains, hydraulically adjacent steep slopes, or known occurrences of rare, threatened, or endangered species on the site. A small area of stream buffer associated with a stream on the adjacent 9800 Medical Center Drive property to the east extends into the western portion of this site, and will have minor and temporary impacts to make a connection to a storm drain pipe that feeds into the stream. The stormwater management facility itself is outside of the stream buffer, and the stream buffer disturbance is temporary, minimal, and necessary. The project therefore is in compliance with the Guidelines for Environmental Management of Development in Montgomery County (Environmental Guidelines).

Forest Conservation and Tree Save

The Property is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code) but exempt from Article II as per Section 22A-5(t). Staff approved a Forest Conservation Exemption on November 8, 2018 (Exemption No. 42019068E).

Water Quality

This Site Plan Amendment is within the Piney Branch Special Protection Area (SPA). The Planning Board approved a Final Water Quality Plan as part of Site Plan No. 819980310. This amendment requires approval of a new Final Water Quality Plan to address the proposed development.

A Final Water Quality Plan has been submitted as required by Article V of Chapter 19, Erosion, Sediment Control and Storm Water Management for development in an SPA. Approval authority for Water Quality Plans is split between the Montgomery County Department of Permitting Services (MCDPS) and the Montgomery County Planning Board. The MCDPS's approval authority includes performance goals or criteria for the approved best management practices (BMPs); the BMP monitoring plan (if required); the Stormwater Management Concept Plan; and the Erosion and Sediment Control Concept Plan. The Applicant's Water Quality Plan includes an approval letter from MCDPS for their portion of the Water Quality Plan review (Attachment 5).

The Planning Board reviews Water Quality Plans for conformity with the Environmental Guidelines and for conformity with any policy or requirement for SPAs in master plans, watershed plans, development plans, or the Comprehensive Water Supply and Sewer System Plan. The Piney Branch SPA does not include a specific impervious limit on land development projects. In SPAs without a cap on imperviousness, developments are required to demonstrate that imperviousness has been minimized. Montgomery County Executive Regulations 29-95, Regulations for Water Quality Review-Special Protection Areas, require that the Final Water Quality Plan must include a plan that describes the proposed development which minimizes impervious areas and, if applicable, meets any required imperviousness limits.

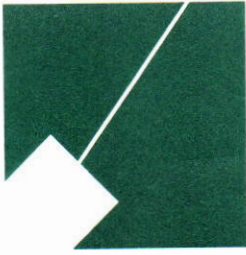
The submitted Water Quality Plan calculates that the total property area is 207,496 square feet, of which 87,700 square feet currently are covered with impervious surfaces, for a total imperviousness of 42.27% for the property. The original concept design would have added 18,416 square feet of new impervious surface, increasing the overall site imperviousness to 51.14%. The Applicant has worked with staff to reduce new imperviousness by reducing the area of the new drive aisles, using double stacked parking bays along the new drive aisle, and adding a row of parking on the existing drive aisle. This last row of parking will be compact car spaces, further reducing the total new impervious area. The final site design therefore adds 14,628 square feet of new imperviousness, for a total site imperviousness of 49.32%. Staff has examined the plan and can find no additional areas for reducing imperviousness while still achieving the requirements of the site plan.

CONCLUSION

Based on the review by Staff and other relevant agencies, and the analysis contained in this report, Staff finds that the proposed Site Plan Amendment meets all the required findings and complies with the applicable Zoning Ordinance standards. Staff recommends approval of this Site Plan Amendment and Final Water Quality Plan No. 81998031B, subject to the conditions at the beginning of this report.

ATTACHMENTS

1. 119980870 Opinion
2. 819980310 Opinion
3. 81998031B Site Plan
4. 819980310 Site Plan
5. MCDPS Water Quality Letter
6. Agency Letters

M-NCPPC**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Action: Approved Staff Recommendation
Motion of Comm. Holmes, seconded by
Comm. Richardson with a vote of 5-0;
Comms. Holmes, Richardson, Hussmann,
Bryant and Perdue voting in favor.

MONTGOMERY COUNTY PLANNING BOARD**OPINION**

Preliminary Plan 1-98087

NAME OF PLAN: SHADY GROVE SCIENCES CENTER

On 04-29-98, OTSUKA AMERICA PHARMACEUTICAL, INC. submitted an application for the approval of a preliminary plan of subdivision of property in the LSC zone. The application proposed to create 1 lot on 4.76 acres of land. The application was designated Preliminary Plan 1-98087. On 07-16-98, Preliminary Plan 1-98087 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-98087 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-98087, subject to the following conditions:

Approval, pursuant to the FY98 Annual Growth Policy (AGP) Alternative Review Procedures for Expedited Development Approval ("Pay-and-Go") and including approval of Water Quality Plan, subject to the following conditions:

- (1) Prior to MCPB release of building permit, applicant to submit a revised Adequate Public Facilities (APF) agreement with the Planning Board to limit development to an additional 21,498 square feet of research and development office use. (Total building square footage of 45,223.) The applicant shall also pay to Montgomery County Department of Finance the balance of the expedited development approval excise tax (EDAET) prior to receipt of building permit, as provided by County law
- (2) Final landscape, parking and lighting plan to be approved at site plan review
- (3) No clearing, grading or issuance of building permit prior to site plan enforcement agreement and signature set approval
- (4) Necessary easements

- (5) In accordance with the provisions of the EDAET of the FY98 AGP, this preliminary plan will remain valid until August 24, 2000 (25 months from the date of mailing, which is July 24, 1998). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded. In order for the approval to remain valid, all building permits must be approved within two years of the recordation of the associated plat(s).

ATTACHMENT 2

MONTGOMERY COUNTY PLANNING BOARD

O P I N I O N

DATE MAILED: **July 24, 1998**

SITE PLAN REVIEW: **#8-98031**

PROJECT: **Water Quality Plan and Site Plan Approval for
Otsuka America Pharmaceutical**

The date of this written opinion is July 24, 1998, (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before August 24, 1998, (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, then this site plan shall remain valid for as long as Preliminary Plan 1-98087 is valid, as provided in Section 59-D-3.8.

First Action: Water Quality Review for Development in Designated Special Protection Areas

Action : Approval subject to conditions. Motion was made by Commissioner Holmes, seconded by Commissioner Richardson with a vote of 5-0, Commissioners Bryant, Holmes, Hussmann, Purdue, and Richardson voting for and no commissioners voting against. All Commissioners were present.

On July 16, 1998, The Water Quality Review for Development in Designated Special Areas per Montgomery County Code Section 10, was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report which was made a part hereof, the Montgomery County Planning Board finds:

APPROVAL OF FINAL WATER QUALITY PLAN including the Stormwater Management

Concept with conditions as stated within the July 8, 1998 Memo from MCDPS in the Appendix of Staff Report # 8-98031.

Second Action: Site Plan Approval # 8-99031

Action: Approval subject to conditions. Motion was made by Commissioner Holmes, seconded by Commissioner Richardson, with a vote of 5-0, Commissioners Bryant, Holmes, Hussmann, Perdue and Richardson voting for. All Commissioners were present.

On July 16, 1998, Site Plan Review #8-98031 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report which is made a part hereof, the Montgomery County Planning Board finds:

1. The Site Plan is consistent with the approved development plan for the Shady Grove Life Sciences Center;
2. The Site Plan meets all of the requirements of the zone in which it is located;
3. The locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;
4. Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development;
5. The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.

The Montgomery County Planning Board APPROVES Site Plan Review #8-98031 which consists of a 21,498 square feet of R&D subject to the following conditions:

1. Standard Conditions dated October 10, 1995, Appendix A.

APPENDIX A: STANDARD CONDITIONS OF APPROVAL DATED 10-10-95:

1. Submit a Site Plan Enforcement Agreement and Development Program for review and approval prior to approval of the signature set as follows:

Development Program to include a phasing schedule as follows:

- 1) Pedestrian pathways and recreation facilities must be completed prior to occupancy;
 - 2) Landscaping associated with the parking lot and building shall be completed as construction of each facility is completed;
 - 3) Pedestrian pathways and seating areas completed prior to occupancy;
 - 4) Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
 - 5) Phasing of dedications, stormwater management, sediment/erosion control, community paths or other features.
2. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 - a. Limits of disturbance;
 - b. Methods and location of tree protection;
 - c. Forest Conservation areas;
 - d. Conditions of DPS Stormwater Management Concept approval letter dated July 8, 1998;
 - e. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading;
 - f. The development program inspection schedule.
 - g. Conservation easement boundary
3. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
4. No clearing or grading prior to M-NCPPC approval of signature set of plans.

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The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). This document was not obtained directly from SOLTESZ and/or it was transmitted electronically. SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of the information contained herein is needed, contact should be made directly with SOLTESZ. SOLTESZ makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.

PLANNING DEPARTMENT USE ONLY (E-PLANS)

LIST OF AMENDMENT B ITEMS

- 1 Parking area and sidewalk added per this amendment.
- 2 Parking area landscaping added per this amendment.
- 3 Motorcycle parking detail added per this amendment.
- 4 Updated Development Standards chart per this amendment.
- 5 Expansion of concrete pad for additional dumpster.
- 6 Fence screening and bicycle detail added per this amendment.
- 7 Replacement and addition of light fixtures per this amendment.

NOTE: For details on site furnishings, lighting and paving see Architectural Sheets A-105, A-408, A-409, A-410, A-411, E-002, S-101 and S-102.

GENERAL NOTES:

1. TOTAL TRACT AREA: 4.76 ACRES.
2. THE SITE IS 100% DEVELOPED.
3. PREVIOUS APPROVALS- SITE PLAN: 8-98031/ PRELIMINARY PLAN: 198087/ NRI FSD: 1998097E, 42018194E.
4. PROPOSED LIMIT OF WORK FOR RENOVATIONS/ REPLACEMENT OF EXISTING LANDSCAPING AND HARDSCAPE AT THE BUILDING ENTRANCE IS APPROXIMATELY 4,253 S.F. OR 2% OF THE TRACT AREA.
5. PROPERTY INFORMATION: PARCEL N140, TAX ACCOUNT 03095098, PLAT 19635. ALEXANDRIA REAL ESTATE EQUITIES, INC. 946 CLOPPER ROAD, GAITHERSBURG, MD 20878.
6. BOUNDARY INFORMATION IS FROM A SURVEY PREPARED BY SOLTESZ, INC.
7. TOPOGRAPHICAL FIELD SURVEY FOR ONSITE CONDUCTED BY SOLTESZ, INC. OFF SITE TOPOGRAPHY IS FROM MONTGOMERY COUNTY GIS.
8. GRID COORDINATES ARE PER THE WSSC DATUM.
9. THE SUBJECT PROPERTY IS LOCATED WITHIN THE WSSC GRID 219 NW 10.
10. PROPERTY ZONING: LIFE SCIENCE CENTER (LSC).
11. THE PROJECT LIES WITHIN THE GREAT SENECA SCIENCE CORRIDOR MASTER PLAN (JUNE 2010).
12. THE PROPERTY LIES WITHIN THE UPPER MUDDY BRANCH WATERSHED AND THE PINEY BRANCH WATERSHED, BOTH USE CLASS IP. THE PINEY BRANCH SPECIAL PROTECTION AREA COMPRISES 1.22 ACRES OF THE SITE.
13. NO FLOODPLAIN EXISTS ON THE SITE. FLOODPLAIN INFORMATION IS FROM FEMA FLOODPLAIN COMMUNITY-PANEL NUMBER 24031C0327D.
14. THERE ARE WETLANDS WITHIN 100' OF THE PROPERTY PER APPROVED NRI/FSD 4-2017160E FOR 9800 MEDICAL CENTER DRIVE.
15. THE SOIL TYPE THROUGHOUT THE SITE IS 2B. SOILS INFORMATION FROM USDA SOIL SURVEY 2018.
16. NO HISTORIC FEATURES EXIST ON OR ADJACENT TO THE SUBJECT PROPERTY.
17. EXISTING WATER AND SEWER CATEGORIES ARE W-1 AND S-1, RESPECTIVELY.
18. PEPCO, COMCAST, AND WASHINGTON NATURAL GAS ARE THE PUBLIC UTILITIES THAT PROVIDE SERVICE TO THE SITE.
19. ALL UTILITIES ARE CONCEPTUAL AND SUBJECT TO CHANGE. SEE APPROPRIATE APPROVED UTILITY DRAWINGS FOR FINAL LOCATIONS.

9900 MEDICAL CENTER DRIVE

Site:	Parcel 1, Shady Grove Life Sciences Center Plat Book 175, Plat 19635
Gross Tract Area (GTA):	243,090 sf or 5.5808 ac
Area Previously Dedicated to public use:	35,590 sf or 0.8170 ac
Net Tract Area:	207,500 sf or 4.7635 ac
Existing Zoning:	LSC (Life Sciences Center)
Proposed Zoning:	LSC (Life Sciences Center)
Proposed Use:	Laboratory/Research (45,223 sf GFA)
Proposed GFA:	Existing 45,223

DEVELOPMENT STANDARDS

	Permitted/Required	Provided ¹
Building Height: (max)	100 ft	24 ft
Coverage Limitations:		
Green area (min)	25% GTA	46%
	60,773 sf	112,801 sf
Building coverage (max)	25% NTA	22%
	51,875 sf	43,917 sf
Density of Development: ²	0.30 FAR	0.19 FAR
	72,927 sf	45,223 sf
Building Setbacks:		
From Medical Center Drive R/W	50 ft. min	150 ft. min
From MD Route 28 R/W	50 ft. min	83 ft. min
From interior property line:	20 ft. min	47 ft. min
Parking Setbacks:		
From Medical Center Drive R/W	50 ft. min	50 ft. min
From MD Route 28 R/W	50 ft. min	50 ft. min
From interior property line:	15 ft. min	15 ft. min
Number of Access points (see Dev. Plan App. A-111E)	2 points max	1 point
Parking Spaces		
Research/lab use @ 1 space per 1.5 employees		
50 employees	34 spaces	
Office/Admin. use @ 2.9 space/1000 GFA	79 spaces	
27,134 sf GFA		
TOTAL	113 spaces	117 spaces
standard compact (10% max)		104 spaces
ADA accessible	5 spaces (2 reg, 3 van)	6 spaces (2 reg, 4 van)
motorcycle (2%)	3 spaces	3 spaces
Loading spaces (14' x 50')	1 spaces	1 spaces
Bicycle spaces (1/20 cars)	6 spaces	10 spaces

- 4 Parking (Greenspace)
compound area 50,218 sf (per Amendment B)
internal greenspace required
internal greenspace provided
- | | | |
|--------|----|----------|
| 5% | or | 2,511 sf |
| 10.45% | or | 5,249 sf |

¹ See the Special Regulations LSC Zone (59-C-5.47 and the Shady Grove Life Sciences Center Development Plan for additional qualitative design standards.
² See Code Sections 59-C5.321 and 59-C-5.475 provisions for option to increase the maximum density of development to 0.50 FAR

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 8-1998031B, including Approval Conditions, Development Program, and Certified Site Plan.
Developer's Name: ARE-MARYLAND NO. 39, LLC LARRY DIAMOND
Company: Contact Person
Address: 946 CLOPPER ROAD GAITHERSBURG, MD 20878
Phone: 301.947.1770
Signature: _____

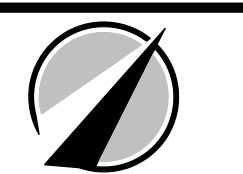
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 49428, EXPIRATION DATE: 05/31/2020



SITE PLAN- 30 SCALE

SITE PLAN AMENDMENT 8-1998031B SHADY GROVE LIFE SCIENCES CENTER 9900 MEDICAL CENTER DRIVE

GAITHERSBURG (9TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



1" = 30'

SHEET S1.2

PROJECT NO. 0378-17-02

LEGEND:

---	EXISTING GRADE
---	PROPOSED GRADE
---	EXISTING BUILDING
---	EXISTING RIGHT OF WAY
---	PROPERTY LINE
---	EXISTING WATER LINE
---	EXISTING SEWER
---	EXISTING UTILITY LINE
---	EXISTING GAS LINE
---	EXISTING STORM DRAIN
---	WETLAND
---	WETLAND BUFFER
---	SPECIAL PROTECTION AREA

LEGEND:

○	K TYPE LIGHT FIXTURE
○	N TYPE LIGHT FIXTURE
■	BENCH
■	TRELLIS
■	SCREEN WALLS
■	FIREPLACE



ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
www.solteszco.com

Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

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MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DRIVING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-251-7777, 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

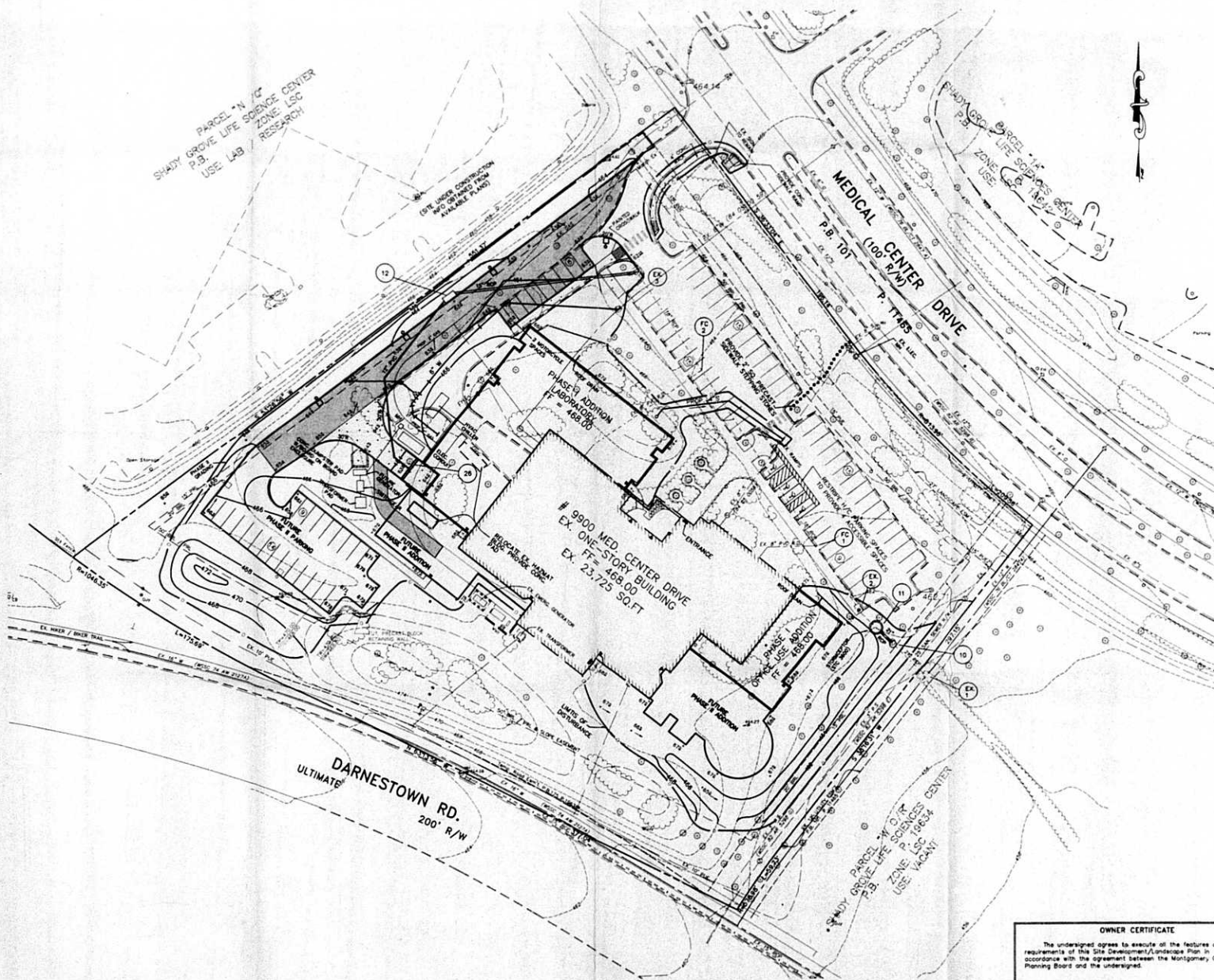
ARE-MARYLAND NO. 39, LLC
946 CLOPPER ROAD
GAITHERSBURG, MD 20878
PHONE: 301-947-1770
CONTACT: LARRY DIAMOND

MAP	28	GRID	E4
TAX MAP	FR 343, FR 43	ZONING CATEGORY:	LSC
WSSC 200 SHEET	219 NW 10	WATERSHED:	WATTS BRANCH CLASS 1
SITE DATUM	XXXX		
HORIZONTAL:	NAD 83		
VERTICAL:	NGVD 29		

ATTACHMENT 4



VICINITY MAP
SCALE 1" = 2,000'



SITE ANALYSIS			
Site:	Parcel 'I', Shady Grove Life Sciences Center		
Plot Book 175, Plot 19635			
Gross Tract Area (GTA):	243,090 s.f. or 5.5806 ac.		
Area previously dedicated to public use:	35,590 s.f. or 0.8170 ac.		
Net Tract Area:	207,500 s.f. or 4.7635 ac.		
Zone:	LSC (Life Sciences Center)		
Use:	Laboratory/Research (23,725 sq. s.f. GFA w/21,498 prop. s.f. GFA)		
DEVELOPMENT STANDARDS			
Building height (59-C-5.31.(a)):	200' max.		
Coverage limitations:			
- Green area (59-C-5.32)	25% GTA min. (60,773 s.f.)	50% or (121,505 s.f.)	
- Building coverage (59-C-5.473(c))	25% n/a max. (63,917 s.f.)	25%	
Density of development (59-C-5.321):	0.30 FAR (72,927 s.f.)	0.19 FAR (43,917 s.f.)	
Building setbacks (59-C-5.473(a)):			
- from Medical Center Dr. r.o.w.:	50 ft. min.	150 ft. min.	
- from MD Route 28 r.o.w.:	50 ft. min.	83 ft. min.	
- from interior property line:	20 ft. min.	47 ft. min.	
Parking setbacks (59-C-5.473(f)):			
- from Medical Center Dr. r.o.w.:	50 ft. min.	50 ft. min.	
- from MD Route 28 r.o.w.:	50 ft. min.	60 ft. min.	
- from interior property line:	15 ft. min.	15 ft. min.	
Number of access points (see Dev. Plan App. A.111.E):	2 points max.	1 point	
Parking spaces (59-C-3.7):			
- Research/Lab use @ one space per 1-1/2 employees			
- Office/Admin. use @ 2.9 per 1,000 g.f.a.			
Required = 41 employees / 1-1/2 = 28 spaces			
13,094 g.f.a. / 1,000 x 2.9 = 38 spaces			
Total Spaces	66 spaces	66 spaces	
* (including handicap and motorcycle spaces)			
Loading spaces (14'x50')	1 space	1 space	
Bicycle spaces (1/20 cars)	4 spaces	4 spaces	
Parking (Greenpace)			
- compound area 35,661 s.f. (Phase II)			
- internal greenspace required = 5% or 1,783 s.f.			
- internal greenspace provided = 5% or 1,800 s.f.			
1 See the Special Regulations LSC Zone (59-C-5.47) and the Shady Grove Life Sciences Center Development Plan for additional qualitative design standards.			
2 See Code Sections 59-C-5.321 and 59-C-5.475 provisions for option to increase the maximum density of development to 0.50 FAR.			

- NOTES:
- Boundary information obtained from deeds & plats of record.
 - Topographic information obtained from aerial survey dated 2/98 and performed by Potomac Aerial Services.
 - The subject property is located within the:
 - Gaithersburg Vicinity/Shady Grove Study Area
 - R&D Village Transportation Policy Area
 - Watts Branch Watershed (Piney Branch SPA)

- INSPECTIONS (Phase I & II)
- Prior to commencement of clearing or grading, written notice will be given to the Maryland-National Capital Park and Planning Commission (M-NCP&C) upon which M-NCP&C will conduct an inspection and approve the delineation of the tree preservation area and limits of proposed grading.
 - After clearing and grading M-NCP&C will be notified to conduct a second inspection to approve the tree protection measures and insure that grading limits are maintained.
 - M-NCP&C will be notified to conduct a final inspection of the site to insure its compliance with the approved site plan prior to occupancy of the newly constructed building.

OWNER CERTIFICATE

The undersigned agrees to execute all the features and requirements of this Site Development/Landscape Plan in accordance with the agreement between the Montgomery County Planning Board and the undersigned.

By: *[Signature]* Date: *Aug. 7, 1998*

OWNER/DEVELOPER
OTSUKA AMERICA PHARMACEUTICAL, INC.
9900 MEDICAL CENTER DR.
ROCKVILLE, MD 20850
TEL: (301) 424-9055
ATTN: MAX YOSHITAKE, DIRECTOR



APPROVED SITE PLAN
MONTGOMERY COUNTY PLANNING BOARD
DATE: 10/2/98
WSSC 220 NW10

TAX MAP FRAG

SITE DEVELOPMENT PLAN
PARCEL 'I', SHADY GROVE LIFE SCIENCES CENTER
OTSUKA AMERICA PHARMACEUTICAL, INC.
P.B. 175
9TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

Macris, Hendricks & Glascock, P.A.
Engineers • Planners • Surveyors
Suite 120
3230 Wightman Road
Gaithersburg, Maryland 20878-1226
(301) 870-0840
FAX (301) 948-0863

Designed: ASJ
Drawn: CADD
Date: 8-10-98
Scale: 1"=30'
Job No.: 88-308
Sheet: 1 of 1



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Diane R. Schwartz Jones
Director

March 21, 2019

Mr. Timothy Hoffman, PE
Soltesz, Inc.
2 Research Place
Rockville, Maryland 20850

Re: **COMBINED REVISED FINAL WATER
QUALITY PLAN AND STORMWATER
MANAGEMENT CONCEPT/SITE
DEVELOPMENT STORMWATER
MANAGEMENT PLAN** for
9900 Medical Center Drive
Preliminary Plan #: 1-98087
SM File #: 284326
Tract Size/Zone: 4.76/LSC
Total Concept Area: 1.0 acre
Lots/Block: N/A
Parcel(s): N140
Watershed: Piney Branch SPA/Watts Branch

Dear Mr. Hoffman:

Based on a review by the Department of Permitting Services Review Staff, the Revised Final Water Quality Plan and stormwater management concept for the above-mentioned site is **acceptable**. The revised Water Quality Plan and stormwater management concept proposes to meet required stormwater management goals via micro bioretention.

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.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

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



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

Mr. Timothy Hoffman, P.E.
March 21, 2019
Page 2 of 2

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.

If you have any questions regarding these actions, please feel free to contact Leo Galanko at 240-777-6242.

Sincerely,



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

MCE: lmg

cc: N. Braunstein
SM File # 284326

ESD: Required/Provided 2995 cf / 3021 cf
PE: Target/Achieved: 1.8"/1.8"
STRUCTURAL: 0 cf
WAIVED: 0 ac.

ATTACHMENT 6



Department of Permitting Services Fire Department Access and Water Supply Comments

DATE: 18-Mar-19
TO: Tim Hoffman - Soltez
Soltez
FROM: Marie LaBaw
RE: 9900 Medical Center Drive
81998031B

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **18-Mar-19**. 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.

***** Altering existing parking lot *****

DPS-ROW CONDITIONS OF APPROVAL

March 26, 2018

81998031B 9900 Medical Center Drive

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“07-BSITE-81998031B-S1.2.pdf V3” uploaded on/ dated **“3/25/2019”**,

The following needs to be addressed prior to the certification of site plan:

1. Please remove the reference of “Maryland 28” for Darnestown Road as it is maintained by the County in this area.