

ATTACHMENT D



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

August 2, 2021

Mr. Joshua Behun, PE
Pennoni
8890 McGaw Road, Suite 100
Columbia, MD 21045

Re: **COMBINED STORMWATER
MANAGEMENT CONCEPT/SITE
DEVELOPMENT STORMWATER
MANAGEMENT PLAN** for
Belward Campus Johns Hopkins – Building 1
Site Plan #: 820210120
SM File #: 239332
Tract Size: 107 ac./4, 672,570 sq.ft.
Total Concept Area: 11.18 ac/486,998 sq.ft.
Zone: LSC
Property Legal Description Parcel N500 to be
subdivided into one parcel, with right-of-way
dedication for Darnestown RD (MD 28) and
Belward Campus Drive
Watershed: Potomac Direct/ Class I-P
Type of Development: New Development

Dear Mr. Behun:

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 microbio retention, bioswales, and green roof.

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.
4. The proposed project includes improvements in SHA right-of-way for MD 28. This concept does not approve proposed SWM to treat SHA imperviousness. Detailed Plan set must include the proposed SHA stormwater management design but will not be reviewed or approved by DPS.



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5. The detailed plan must utilize the latest DPS guidance including WRTP-8 for safe placement of facilities.

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

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

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.

If you have any questions regarding these actions, please feel free to contact Mary Fertig at 240-777-6202 or at mary.fertig@montgomerycountymd.gov.

Sincerely,



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

MCE: mmf

cc: N. Braunstein
SM File # 239332

South
ESD: Required/Provided 20,898 cf / 21,266 cf
PE: Target/Achieved: 2.0"/2.0"
STRUCTURAL: n/a
WAIVED: n/a.

North
ESD: Required/Provided 16,281 cf / 16,761 cf
PE: Target/Achieved: 1.8"/1.8"
STRUCTURAL: n/a
WAIVED: n/a.

820210120 Johns Hopkins Medical Office & Surgery Center at Belward

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“07-SITE-820210120-005.pdf V4” uploaded on/ dated **“6/16/2021”**.

The followings need to be conditions of the certified of site plan:

1. Necessary dedication for Belward Campus Drive per Master Plan.
2. Private streets to be built to the corresponding public road classification standards per County Code 50.4.3.E.4.c.
3. Recommend a lead walk to the existing bus stop and also improving it with a larger ADA compliant landing pad and a 4' bench. Coordinate with MCDOT-Transit, Wayne Miller.
4. MCDOT- Commuter Services Section Transportation Demand Management comments:

The Planning Board Resolution that approved Preliminary Plan Amendment # 11996110A in 2011 (MCPB No. 11-72) includes Condition 18 which required a Traffic Mitigation Agreement (TMAg). The TMAg “must be executed prior to certified site plan for the first building and modified as needed prior to certified site plan for the successive building.” A TMAg drafted in 2010 was not finalized or executed. Therefore, the applicant must work with Commuter Services to update the draft TMAg for the Medical Office & Surgery Center at Belward, the first site plan to implement the Amended Preliminary Plan for the development. Contact Beth Dennard at Beth.Dennard@montgomerycountymd.gov for the most recent template to be used for the TMAg.

Per County Code Section 42A-32, Sec. 2. Transition, any development with an existing subdivision approval as of the effective date of the revised code (3/13/2020) where a TMAg was a condition of that approval, may opt to be considered for re-approval of their application under Section 42A-26 TDM Plans for New Development Projects if a TMAg has not yet been fully executed.