



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

September 23, 2021

Mr. Parker Smith, Planner Coordinator
Midcounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive
Wheaton, Maryland 20902

RE: Preliminary Plan Amendment
No. 12011016A
Shady Grove Adventist Hospital

Dear Mr. Smith:

We have completed our review of the preliminary plan amendment uploaded to eplans on April 20, 2021. The plan was reviewed by the Development Review Committee at its meeting on June 22, 2021. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. This letter and all other correspondence from this department should be included in the package.

Significant Plan Review Comments

1. The applicant did not submit a downstream storm drain analysis. Submit the downstream storm drain study analysis to DPS with the right-of-way permit. Analyze the capacity of the existing downstream public storm drain system and the impact of the post-development ten (10) year storm runoff on same. If the proposed development drains to an existing closed section street,

Office of the Director

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include spread computations in the impact analysis.

2. The applicant did not submit a sight distance evaluation certificate form. Prior to approval of the right-of-way permit by the Department of Permitting Services, submit a completed, executed and sealed MCDOT Sight Distances Evaluation certification form, for the existing and proposed driveway(s), for DPS review and approval.
3. The applicant will need to comply with the Life Science's Center loop requirement for a 12 foot wide shared use path along the site's frontage.
 - a. A Public Improvements Easement may be necessary along Medical Center Drive in order to accommodate the required shared use path (LSC loop) construction. Prior to site plan certification, the applicant's consultant will need to determine if there is sufficient right of way to permit this shared use path construction. If not, the applicant will need to either dedicate additional right of way or execute a Declaration of Public Improvements Easement document. That document is to be recorded in the Land Records of Montgomery County. The Public Improvements Easement is to be a minimum width of the shared use path not located in the right-of-way and a one foot maintenance strip. The overlapping Public Utilities Easement should be increased by the width of the PIE.
 - b. Prior to issuance of the final Use and Occupancy Certificate for the patient tower, the Applicant must construct the 12-foot LSC loop along Medical Center Drive.

Standard Plan Review Comments

4. Full width dedication along Medical Center Drive.
5. No steps, stoops or retaining walls for the development are allowed in County right-of-way. No door swings into county ROW.
6. If the proposed development will alter any existing street lights, replacement of signing, and/or

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pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.

7. If the proposed development will alter or impact any existing County maintained transportation system management component and systems (i.e., traffic signals, signal poles, handboxes, Accessible pedestrian signals, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.) in any way, the developer will be required to submit plans to relocate the impacted facilities. please contact Mr. Kamal Hamud of our Transportation Systems Engineering Team at (240) 777-2190 for proper executing procedures. All costs associated with such relocations and or modifications shall be the responsibility of the applicant. The applicant will also be required to participate upgrading traffic signals with Accessible Pedestrian Signals (APS) and ADA ramps.
8. Posting of a right-of-way permit bond is a prerequisite to DPS approval of the right-of-way permit. The right-of-way permit will include, but not necessarily be limited to, the following improvements:
 - a. Shared use path along Medical Center Drive.
 - b. Any improvement to the downstream storm drain analysis.
 - c. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.
 - d. Erosion and sediment control measures as required by Montgomery County Code 19-10(02) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.

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Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact myself for this project at rebecca.torma@montgomerycountymd.gov or (240) 777-2118.

Sincerely,

Rebecca Torma

Rebecca Torma, Manager
Development Review Team
Office of Transportation Policy

Sharepoint/transportation/director's office/development review/Rebecca/developments/12011016A Adventist Hospital.docx

cc-e: Sam Farhadi, MCDPS RWPR