



SGAH  
WATER Quality  
CONCEPT PLAN  
BRANCH SPA  
APR 01 '04  
3/29/04

## DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

March 29, 2004

Robert C. Hubbard  
Director

Mr. Mark Murray  
Harris, Smariga & Associates, Inc.  
125 S. Carroll Street, Suite 100  
Frederick, Maryland 21701

Re: **Preliminary/Final Water Quality Plan**  
for Shady Grove Adventist Hospital  
Expansion  
SM File #: 205477  
Montg. Co. Grid: 28D&E4  
Watershed: Piney Branch/Watts Branch

**SPECIAL PROTECTION AREA**

Dear Mr. Murray:

Based on a review by the Department of Permitting Services Review Staff, the Preliminary/Final Water Quality Plan for the above mentioned site is conditionally approved. This approval is for the elements of the Preliminary/Final Water Quality Plan of which DPS has lead agency responsibility, and does not include limits on imperviousness or stream buffer encroachments.

**Site Description:** The proposed hospital expansion will consist of an approximate addition of 216,000 square feet to the existing hospital and a reconfiguring of the existing parking. This site is located along Medical Center Drive which is within the Piney Branch Special Protection Area.

**Stormwater Management:** Quantity control will be provided in the existing Gudelsky wet pond located at the University of Maryland site on Shady Grove Road. Quality control will be provided by a treatment train that consists of recharge manholes, vegetated buffer strips and surface sand filters. A water quality inlet will be used for a portion of the site that has vertical constraints between the existing storm drain outfall from the site and the existing storm drain that conveys drainage under Medical Center Drive. The runoff from the expansion area will then drain through an extensive system of open channels and wetlands (approximately 1600 to 1800 linear feet) to the wet pond for final treatment. The surface sand filters are to provide recharge storage below the underdrain pipe.

**Sediment Control:** Redundant sediment controls are to be emphasized including the use of sediment traps with forebays. Silt fence alone will not be allowed as a perimeter control. The use of super silt fence is acceptable for small drainage areas. The site grading shall be limited as much as possible with immediate stabilization emphasized.

**Performance Goals:** The performance goals that were established at the pre-application meeting will be met as specified in the Preliminary/Final Water Quality Plan. They are as follows:



Mr. Mark Murray  
March 29, 2004  
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1. Minimize storm flow run off increases.
2. Minimize sediment loading.
3. Maintain base flow and provide groundwater recharge.

**Monitoring:** The monitoring must be in accordance with the BMP monitoring protocols which have been established by the Department of Permitting Services (DPS) and Department of Environmental Protection (DEP). Prior to the start of any monitoring activity, a meeting is to be held on site with DEP, DPS and those responsible for conducting the monitoring to establish the monitoring parameters. **The pre-construction monitoring must be completed prior to the issuance of a sediment control permit.** See the attachment to this approval letter titled "Description of Monitoring Requirements" for the detailed monitoring requirements.

**Conditions of Approval:** The following conditions must be addressed in the initial submission of the detailed sediment control/stormwater management plan. This list may not be all inclusive and may change based on available information at the time of the review.

1. The proposed surface sand filters are to be designed to Montgomery County standards. The surface of the sand filter is to be covered with four inches of pea gravel.
2. Water quality structures that are to be used for sediment control must have a minimum undisturbed buffer of two feet from the bottom of the sediment trap to the bottom of the stormwater recharge structure.
3. Dead storage is to be provided below the outlet pipe of both of the proposed surface sand filters as shown on the Preliminary/Final Water Quality Plan, to provide additional recharge volume.
4. The stormwater management structures are not to be located within the public utility easement.
5. All of the proposed plantings in and around the proposed surface sand filters are to be submitted for review and approval.
6. The proposed recharge manholes are to have perforated or open bottoms to prevent prolonged standing water.
7. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
8. Submit an engineered stormwater management/sediment control plan for review and approval and specify who will have the maintenance responsibilities of the sand filter.

Payment of the stream monitoring fee is not required. 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.

Mr. Mark Murray  
March 29, 2004  
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If you have any questions regarding these actions, please feel free to contact Leo Galanko at (240) 777-6242.

Sincerely,



Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

RRB:dm:CN205477

cc: S. Federline (MNCPPC)  
D. Marshall (DEP)  
L. Galanko  
SM File # 205477  
Qn on-site; 10 acres  
QI on-site; 10 acres



Wynn Withhans via FAX P 1-3 4/5/04 301-495-1306



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

October 15, 2003

SMALL BASIN @  
BROOKMONT HOSPITAL  
Robert C. Hubbard  
Director

Mr. Mark A. Murray  
Harris, Smariga & Associates, Inc.  
125 S. Carroll Street, Suite 100  
Frederick, MD 21701

Re: Stormwater Management **CONCEPT** Request  
for Shady Grove Adventist Hospital Parking Lot  
Preliminary Plan #: 1-88233  
SM File #: 208934  
Tract Size/Zone: 25.2acres/LSC  
Total Concept Area: 1.3 acres  
Parcel(s): 3A, 3B, 4A  
Watershed: Muddy Branch

FOR 80 CAR  
LOT

Dear Mr. Murray:

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 consists of on-site water quality control via a surface sand filter and onsite recharge via stone storage beneath the sand filter. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

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

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.

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. 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 Nadine Vurdelja Piontka at 240-777-6334.

Sincerely,



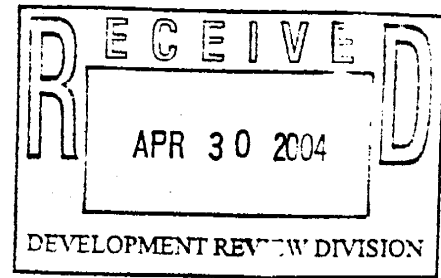
Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

RRB:dm CN208934

cc: M. Shaneman  
S. Federline  
SM File # 208934

QN - onsite; Acres: 1.3  
QL - onsite; Acres: 1.3  
Recharge is provided

cc: *Tran Zeller*



Human Genome Sciences, Inc.  
14200 Shady Grove Road  
Rockville, MD 20850

April 27, 2004

Ms. Wynn Witthans  
Maryland – National Capital Park & Planning Commission  
Development Review Division  
8787 Georgia Avenue  
Silver Spring, MD 20910

Re: Shady Grove Adventist Hospital – Proposed Site Plan

Dear Ms. Witthans:

As representative for Human Genome Sciences, Inc. (HGS), I wish to confirm by way of this letter that HGS has received and reviewed a copy of the referenced Site Plan for the Shady Grove Adventist Hospital (SGAH). HGS is aware of the proposed relocation of the existing median break in Medical Center Drive adjacent to our property located at 9800 Medical Center Drive. We are of the understanding that SGAH will obtain all approvals for and construct the relocated median break at their own expense without any contribution by HGS.

We, and our consultant, Loiederman–Soltesz Associates, Inc., have evaluated the proposed location and find that it is acceptable to HGS. Further SGAH and their consultant Harris, Smariga and Associates, Inc. have designed the median break and associated left turn lane to meet our stacking and turning requirements for tractor-trailer deliveries. HGS therefore consents to the proposed median break relocation and has no objection to the SGAH Site Plan proceeding forward as currently designed.

HGS acknowledges that the change in the median break location will require us to change the location of a planned future driveway entrance, (currently shown on our approved Site Plan as aligning with the existing median break), and that this change will require a minor Amendment to our approved Site Plan.

Thank you for the opportunity to comment on the subject Site Plan. Please feel free to contact me if you need any additional information.

Sincerely,

A handwritten signature in black ink that reads "Joseph F. Hughes". The signature is written in a cursive style with a long horizontal flourish at the end.

Joseph F. Hughes, P.E.  
Supervisor – Planning and Engineering Support  
Human Genome Sciences, Inc.

cc: Robert G. Brewer, Jr. – Lerch, Early & Brewer  
file

# Shady Grove Adventist Hospital

Project: Master Plan Expansion

RE: F.A.R. Tabulation

Date: May 3, 2004

Existing Hospital Campus	Total Floor Area SQ. FT.	DED - 1999 Chart (SGLSC) SQ. FT.	Total Floor Area SQ. FT. (F.A.R.)
Cellar	6,230		0
Ground Floor	109,288		109,288
First Floor	91,323		91,323
Second Floor	91,479		91,479
Third Floor	44,176		44,176
Fourth Floor	4,431		4,431
<b>Hospital Building Subtotal</b>	<b>346,927</b>	<b>367,604</b>	<b>340,697</b>
Rehabilitation Center	54,354	59,000	54,354
Temporary Trailers	7,650		7,650
<b>Total</b>	<b>408,931</b>	<b>426,604</b>	<b>402,701</b>

Existing Site Area 1,101,399 S.F.

Existing Floor Area 402,701 S.F.

Allowable FAR Site Per Mont. Co. DED .45

Allowable Building Area Per DED 493,650 S.F.

Proposed Hospital Campus	Exist Floor Area SQ. FT.	New Floor Area SQ. FT.	Total Floor Area SQ. FT. (F.A.R.)
Cellar	6,230	0	0
Cellar	109,288	69,651	0
First Floor	91,323	39,410	130,733
Second Floor	91,479	39,410	130,889
Third Floor (Mech Equip)	44,176	35,379	63,680
Fourth Floor (Mech Equip)	4,431	19,412	0
<b>Hospital Building Subtotal</b>	<b>346,927</b>	<b>203,262</b>	<b>325,302</b>
Rehabilitation Center	54,354	0	54,354
Temporary Trailers	7,650	0	7,650
<b>Total</b>	<b>408,931</b>	<b>203,262</b>	<b>387,306</b>

Existing Site Area 1,101,399 S.F.

Proposed Floor Area 387,306 S.F.

Allowable FAR Site Per Mont. Co. DED .45

Allowable Building Area Per DED 493,650 S.F.

Allowable FAR Per Entire Life Sciences Center Development .30

# Shady Grove Adventist Hospital

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Allowable FAR Per Entire Life Sciences Center Development .30



2. Total development under the site plan for the Hospital (Site Plan No. 8-99024-A) is limited to 325.302 FAR square feet or 387.306 total square feet.
3. The Hospital shall implement a comprehensive traffic management program as described in the Travel Demand Management (TDM) program submitted by the applicant on February 25, 2004.
4. The Hospital shall participate in a future Transportation Management District (TMD) for the Shady Grove Master Plan Study Area when the TMD is established by the Montgomery County Department of Public Works and Transportation (DPWT).

## DISCUSSION

The preliminary plan for the Shady Grove Life Sciences Center (Preliminary Plan No. 1-88233) was approved with assigned density to each parcel. The parcel 1A/Shady Grove Adventist Hospital was assigned 493.650 square feet and the proposed addition under the subject Hospital site plan brings the Hospital site to 402,701 square feet, which is below the originally assigned density under the approved preliminary plan. The parcel 3A/PIMC/3B/PIMCB was assigned 107,00 square feet that currently exists and is not to be increased under the site plan. A summary sheet of the Shady Grove Life Sciences Center development showing all assigned density on each parcel is attached to this memorandum.

The applicant for the Shady Grove Adventist Hospital submitted a parking demand analysis to demonstrate that the Hospital provides adequate parking spaces for the overall size of the hospital campus. The analysis indicates that there will be a total of 1,213 parking spaces available to the Hospital, including 185 spaces leased from the adjacent Potomac Ridge Behavioral Health Treatment Center. This future parking supply will meet the parking requirement of the County Zoning Ordinance code. However, based on the future campus parking needs analysis, using field observed data, there would be a parking deficiency, 316 fewer spaces than the projected demand. This parking deficiency could be adequately addressed through the implementation and monitoring of a comprehensive transportation demand management plan as conditioned in this memorandum. Staff also recommends that the Hospital participate in a future TMD for the Shady Grove Master Plan Study Area when the TMD is established by the Montgomery County Department of Public Works and Transportation (DPWT).

### Vehicular/Pedestrian Access and Circulation

The existing vehicular/pedestrian access system in the Shady Grove Life Sciences Center is to be changed by the subject two-site plans. Staff finds that the existing roadway and sidewalk system as modified in the vicinity of the Hospital is adequate and efficient to accommodate the proposed development under these site plans.

KHK:gw  
Attachment

mno to withans re Shady Grove Hospital SPs

SHADY GROVE LIFE SCIENCES CENTER DEVELOPMENT SUMMARY - BASED ON RECORDED LOTS

March, 1999

Montgomery County Department of Economic Development

Parcel/Tenant	Existing & Approved		Assigned		Site Acres (3)	Remaining To Develop
	S.F. (1)	F.A.R.	S.F. (2)	F.A.R.		
✓ 1A/Hospital	367,604	0.33	493,650	0.45	25.28	126,046
2A/AC I	80,000	0.36	60,000	0.36	3.84	0
2B/AC II	50,000	0.25	50,000	0.25	4.64	0
2C/AC III	40,000	0.28	40,000	0.28	3.28	0
✓ 3A/PIMC/3B/PIMCB	107,000	0.22	107,000	0.22	11.02	0
H/HI/Microbiological	78,000	0.24	78,000	0.24	7.5	0
I/Otsuka	24,000	0.12	28,000	0.14	4.76	4,000
J/The Learning Center	49,810	0.27	49,810	0.27	4.3	0
K/Dialysis Center	26,260	0.21	26,260	0.21	2.85	0
L/Nursing Center	74,000	0.29	74,000	0.29	5.77	0
N-O/Magenta (4)	91,450	0.25	120,000	0.33	8.4	28,550
W-O-R/LTI	313,650	0.40	313,650	0.40	18.14	0
P/MCHMS	17,600	0.10	17,600	0.10	4.24	0
S/TIGR	80,000	0.23	80,000	0.23	7.85	0
T1/TIGR (5)		0.00	30,000	0.40	1.73	30,000
T2/TIGR (5)		0.00		0.00	1.89	0
X/Atto(4)**	39,597	0.22	39,690	0.22	4.07	93
Z/Microbiological	50,000	0.43	50,000	0.43	2.69	0
Z-1/Daycare	2,494	0.06	2,494	0.06	1.03	0
Z-2/Power Plant	7,200	0.08	11,200	0.13	1.99	4,000
Z-3/Commons		0.00			3.04	0
Outlet A (6)		0.00		0.00	2.22	0
In Reserve (7)			100		0	100
<b>TOTAL(8)</b>	<b>1,478,665</b>	<b>0.26</b>	<b>1,871,454</b>	<b>0.29</b>	<b>130.53</b>	<b>192,769</b>

Notes:

1. Includes existing facilities and site plan approvals
  2. The development assignments are for guidance only and may change in accordance with agreements on individual parcels.
  3. Acreage as shown on Subdivision Record Plats, May 1997.
  4. These parcels have received site plan approval.
  5. A total of 30,000 SF assigned to these parcels combined.
  6. Formerly Parcel Y. May be used for road construction or for university uses.
  7. May be assigned to any parcel.
  8. The total amount approved in Preliminary Subdivision Plan approved by the Planning Board in 1999 is 1,571,454.  
The recorded subdivision includes 8.53 acres, dedicated to future construction of Great Seneca Highway.
- \*\* Includes Atto approval of 39,597 sf and Atto purchase of 2,190 sf from TLC Parcel J.

# FAR CELLAR FLOOR

May 3, 2004

EXISTING BUILDING - 4 STORIES

cellar

1305 LF OF ADJACENT GRADE ABOVE CLEAR CEILING HEIGHT - 518'

1255 LF OF ADJACENT GRADE BELOW CLEAR CEILING HEIGHT - 498'

NEW ADDITION - 4 STORIES

EL 462'-0" \* EL 474'-0"

EL 462'-0" \* EL 474'-0"

