Item #6
MCPB
3/6/04MEMORANDUM

DATE: April 30, 2002
TO: Montgomery County Planning Board
VIA: Rick Hawthorn, Chief
 Michael Ma, Supervisor
 Development Review Division
FROM: Wynn E. Withans *WW*
 Planning Department Staff
 (301) 495-4584

REVIEW TYPE: Site Plan Review
APPLYING FOR: 650 square feet of covered walkway and path and 81 parking parking spaces
PROJECT NAME: Potomac Ridge Behavior Health
CASE #: 8-04008
REVIEW BASIS: Sec. 59-D-3, M. C. Zoning Ordinance

ZONE: LSC
LOCATION: East side of Broschart Road, north of the intersection of Broschart Road and Medical Center Drive
MASTER PLAN: Shady Grove Study Area Approved, July 1990
APPLICANT: Shady Grove Seventh Day Adventist Hospital
FILING DATE: October 7, 2003
HEARING DATE: May 6, 2004

STAFF RECOMMENDATION:

Staff recommends approval of site plan 8-04008 with the following conditions to be met prior to signature set release:

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

Development Program to include a phasing schedule as follows:

- 1) Community-wide pedestrian pathways facilities must be completed prior to completion of the development.

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. Conditions of DPS Stormwater Management Concept approval letter dated October 15, 2003.
 - c. The development program inspection schedule.
3. No clearing or grading prior to M-NCPPC approval of signature set of plans.

BACKGROUND

This site plan is to be reviewed in context with site plan # 8-99024A – the Shady Grove Adventist Hospital amendment. The site plan is an existing site that was previously approved as a mandatory referral to allow the construction of a behavioral treatment facility. The project was built in the late 1980's. There is no record of the approval available in staff records.

PROPOSAL

The proposal is for a walkway that will connect the 14907 Broschart Road with 14915 Broschart Road. The walkway shall be covered and landscaping is proposed on either side of the walk. In addition the proposal includes "filling in" an existing parking lot and adding a pedestrian walk from the building to Broschart Road. Additional landscaping is proposed to complete the streetscape planting adjacent to the street, per the design guidelines in the zone and Development Plan.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE

Development Standard	Permitted/ Required	Proposed
Lot Area (ac.):	n/a	11.024 acres
Gross Floor Area (sq. ft.):	107,000 sf	107,000 sf
Green Space (%):	25%(2.75 ac)	46% (5.22 ac)
Building Coverage (%)	25%(2.75 ac)	17.9% (1.98 acres)
Building Height (ft)	125 ft	28feet
Parking:		
Setback to Right of Way	25 ft.	50 ft.

A Joint Parking Agreement is required between the SGSDAH and Potomac Ridge Behavioral Health Center sites to allow for shared parking between the two facilities. It shall reflect the following:

	Required	Provided
SGSDAH	855	1,028
PRBH	183	368
Total	1038	1396

POTOMAC RIDGE BEHAVIORAL HEALTH (8-04008)



Map compiled on October 22, 2003 at 12:53 PM | Site located on base sheet no - 220NW09

NOTICE

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 Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.
 This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1996

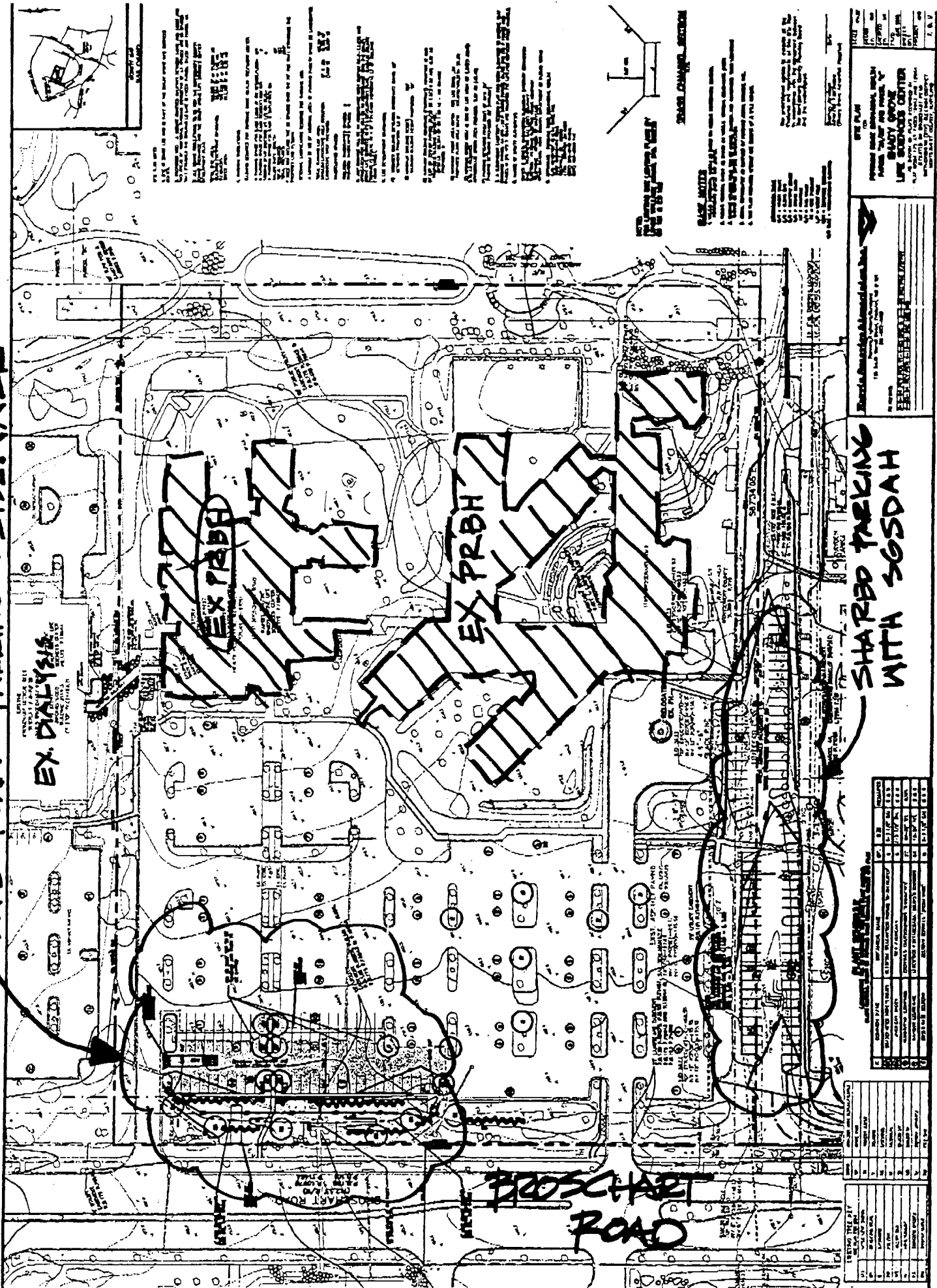
Key Map

N

Research & Technology Center 400

1 : 4800

PLAN - PARKING + SIDEWALK



EX. DIALYSIS

EX PRBH

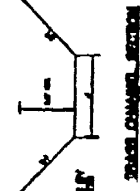
EX PRBH

SHARED PARKING WITH SGGDAH

BRODSCHART ROAD

NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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TRASH CHAMBER SECTION

BASE NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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NO.	DATE	DESCRIPTION
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PROJECT: **SHARED PARKING WITH SGGDAH**

OWNER: **SHARED PARKING WITH SGGDAH**

DESIGNER: **HARRIS SMARIGA & ASSOC.**

DATE: **04/29/04**

SCALE: **AS SHOWN**

NO.	DATE	DESCRIPTION
1	04/29/04	ISSUED FOR PERMIT
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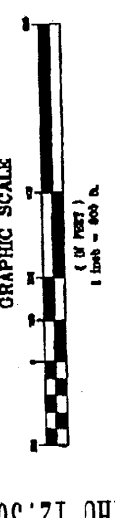
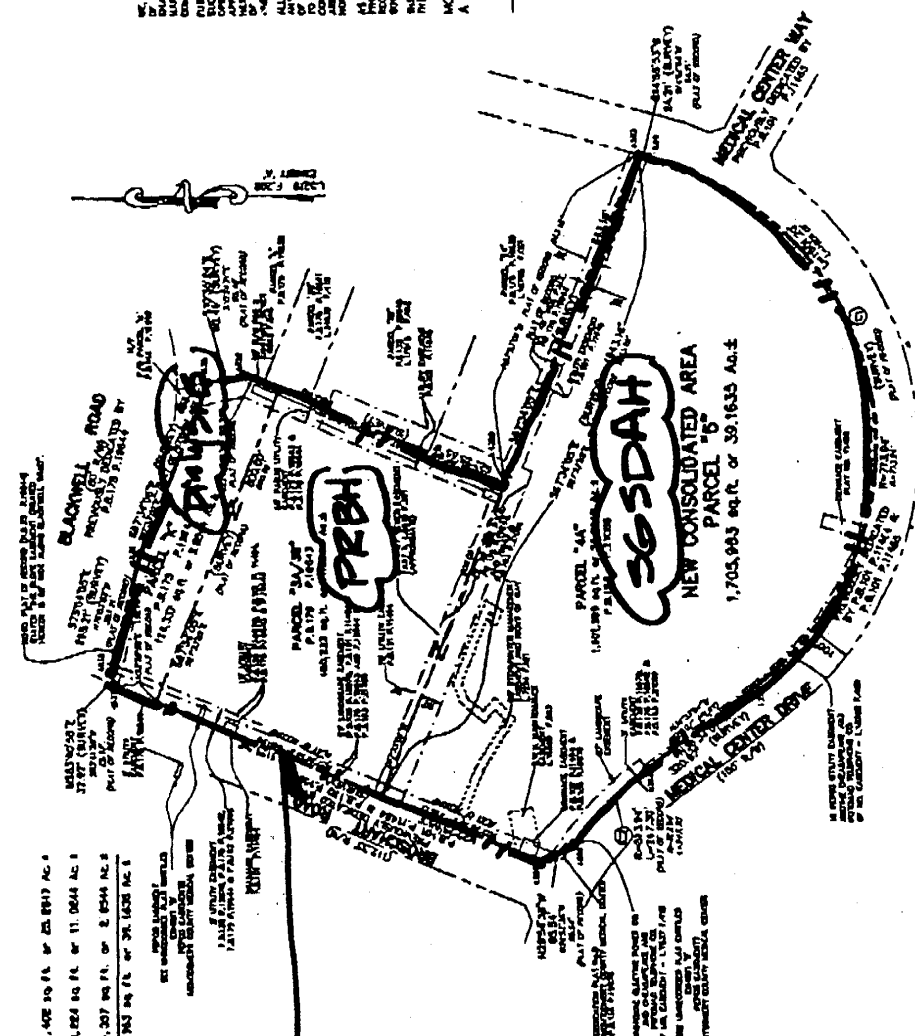
NO.	DATE	DESCRIPTION
1	04/29/04	ISSUED FOR PERMIT
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COORDINATES	CHANG TABLE	CURVE TABLE	CHORD TABLE
STATION	CHORD BEARS	BEARINGS	CHORD BEARS
100	7244.200	84.000	6200.000
101	7244.200	84.000	6200.000
102	7244.200	84.000	6200.000
103	7244.200	84.000	6200.000
104	7244.200	84.000	6200.000
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119	7244.200	84.000	6200.000
120	7244.200	84.000	6200.000

AREA SUMMARY (CONTINUED)

AREA PARCEL "A" PLAT BOOK 173 PAGE 21008	1,101,402 SQ FT. OF 25.817 AC.
AREA PARCEL "B" PLAT BOOK 173 PAGE 19643	490,224 SQ FT. OF 11.2644 AC.
AREA PARCEL "C" PLAT BOOK 173 PAGE 19644	124,307 SQ FT. OF 2.8544 AC.
TOTAL NET AREA PARCELS "A", "B" & "C" PLAT AREA	1,715,933 SQ FT. OF 39.9358 AC.
TOTAL NO. OF LOTS = 1	
TOTAL STREET DEVOLUTION = 0	

1 LOT



APPROVED -

CHURCHMAN _____ SECRETARY/TREASURER _____

BY -

APPROVED - _____

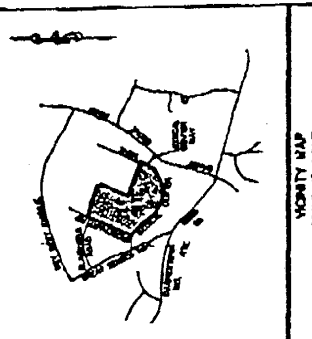
MONTCOMERY COUNTY, MARYLAND
DEPARTMENT OF PLANNING SERVICES
NO WITHDRAWAL OF PLANNING SERVICES

APPROVED -

PLANNING COMMISSION
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTCOMERY COUNTY PLANNING BOARD

RECORDS
PLAT BOOK
PLAT

- NOTES**
1. SITE IS CURRENTLY ZONED LDC.
 2. ALL UTILITIES SHOWN WITHOUT THE BOUNDARY OF A RIGHT OF WAY ARE NOT TO BE DELETED.
 3. SITE BOUND BY PUBLIC WATER & SEWER SYSTEMS.
 4. THE SOLE PURPOSE OF THIS PLAN IS TO CONSOLIDATE THREE EXISTING LOTS OF RECORD INTO ONE LOT OF RECORD.
 5. THIS PLAN IS SUBMITTED TO THE USES AND CONDITIONS OF PRELIMINARY PLAN NO. 1-02643.
 6. PRELIMINARY SUBJECT TO ANY EXISTING SITE PLAN DEVELOPMENT AGREEMENTS.



OWNERS' CERTIFICATION

WE, THE UNDERSIGNED, BEING THE OWNER OF THE ABOVE DESCRIBED PROPERTY, HEREBY CERTIFY THAT THE PLAT SHOWS THE TRUE AND CORRECT BOUNDARIES OF THE PROPERTY AND THAT THE SAME ARE IN ACCORDANCE WITH THE RECORDS OF THE MONTGOMERY COUNTY DEPARTMENT OF PLANNING SERVICES. WE FURTHER CERTIFY THAT THE PLAT IS ACCURATE AND COMPLETE AND THAT WE HAVE NO OTHER INTERESTS IN THE PROPERTY OTHER THAN THAT WHICH IS SHOWN ON THE PLAT. WE HAVE NO OTHER INFORMATION TO BE SET BY A COURT OF RECORD AND THE RECORDS OF THE COURT OF RECORD. WE HAVE NO OTHER INFORMATION TO BE SET BY A COURT OF RECORD AND THE RECORDS OF THE COURT OF RECORD. WE HAVE NO OTHER INFORMATION TO BE SET BY A COURT OF RECORD AND THE RECORDS OF THE COURT OF RECORD.

DATE: _____

SIGNATURE: _____

PROFESSOR M. DANIEL COURT COURSE

MONTCOMERY COUNTY, MARYLAND
A BODY CORPORATE AND PUBLIC

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR IN THE STATE OF MARYLAND, HAVE BEEN EMPLOYED BY THE ABOVE NAMED PARTY AND HAVE SURVEYED THE PROPERTY HEREIN SHOWN AND HAVE FOUND THAT THE SAME ARE IN ACCORDANCE WITH THE RECORDS OF THE MONTGOMERY COUNTY DEPARTMENT OF PLANNING SERVICES. I HAVE FOUND THAT THE PLAT IS ACCURATE AND COMPLETE AND THAT THE SAME ARE IN ACCORDANCE WITH THE RECORDS OF THE MONTGOMERY COUNTY DEPARTMENT OF PLANNING SERVICES. I HAVE FOUND THAT THE PLAT IS ACCURATE AND COMPLETE AND THAT THE SAME ARE IN ACCORDANCE WITH THE RECORDS OF THE MONTGOMERY COUNTY DEPARTMENT OF PLANNING SERVICES.

DATE: _____

SIGNATURE: _____

PROFESSOR M. DANIEL COURT COURSE

MONTCOMERY COUNTY, MARYLAND
A BODY CORPORATE AND PUBLIC

Harris, Smariga & Associates, Inc.

113 South Central Street, Frederick, MD 21701
301-662-4906

APPROVED -

CHURCHMAN _____ SECRETARY/TREASURER _____

BY -

APPROVED - _____

MONTCOMERY COUNTY, MARYLAND
DEPARTMENT OF PLANNING SERVICES

APPROVED -

PLANNING COMMISSION
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTCOMERY COUNTY PLANNING BOARD

RECORDS
PLAT BOOK
PLAT

FINDINGS: For Site Plan Review

1. *The Site Plan is consistent with the approved development plan for the optional method of development as required.*
2. *The Site Plan meets all of the requirements of the zone in which it is located. See project Data Table above.*
3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*
 - a. The building location remains acceptable as previously approved and built. The path location supports the building locations by creating efficient circulation patterns between the building and transit and other buildings with supporting functions.
 - b. Open Spaces

The stormwater management approval is linked with the SWM approval for Site Plan #8-99024a Shady Grove Adventist Hospital.
 - c. Landscaping and Lighting

The landscaping provides enhancement to pedestrian areas and to the parking lot areas. The landscaping preserves some of the existing trees and parking lot screening, giving the new proposal a well integrated look.

The lighting plan for the proposal, once revised to conform to IESNA standards, will give adequate lighting for all pedestrian areas. The final plan will reduce light levels so to not create off site impacts such as glare or excessive nightglow.
 - d. Recreation

Recreation is not a requirement of commercial properties.
 - e. Vehicular and Pedestrian Circulation

The vehicular circulation pattern has been improved with the proposal, increasing the efficiency of the parking lot. The pedestrian system is thoroughly connected through the site providing safe pedestrian connections with a system of cross walks and sidewalks.
4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development.*

The proposal is compatible with adjacent health care related facilities in the SGLSC. The walks and parking spaces continue existing patterns and create new efficient patterns of pedestrian and vehicular circulation.

Buffers provided with the screening between the parking lot areas will improve the attractiveness of the site and reduce the overall views to surface parking.

The activity associated with the proposed will not cause any negative effect on adjacent SGLSC properties.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

No Forest Conservation Plan is required due to an approved Preliminary Plan of Subdivision that occurred within the grandfathering period of 1984-1991.

APPENDIX

Memo's as listed in report.



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

October 30, 2003

Robert C. Hubbard
Director

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

Re: Stormwater Management **CONCEPT** Request
for Potomac Ridge Behavioral Health
SM File #: 208933
Tract Size/Zone: 11 acres/LSC
Total Concept Area: 1.3 acres
Parcel(s): 3A/3B
Watershed: Muddy Branch

FOR 47' space
ADDITION @ PRBM

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 and onsite recharge via the grass channel credit. Channel protection volume is generally thought to be provided in the Shady Grove Life Science Western Facility.

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

- 1. You will need to research the existing landscape and utility easements. These easements may need to be re-recorded in order to allow the stormwater easement to take precedent.

Proposed is only 4' WIDE 1/2' ± Deep!
4' is centered on ESMT. EDGE

The following **items** 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.

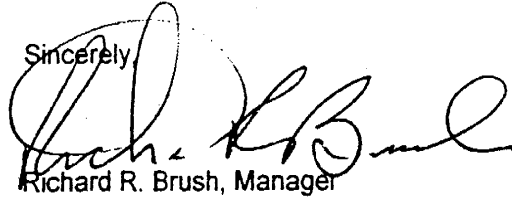
Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required since the Western Facility is a central private facility.

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 CN208933

cc: M. Shaneman
S. Federline
SM File # 208933

ON -waived; Acres: 1.3
QL - onsite; Acres: 0.3
Recharge is provided