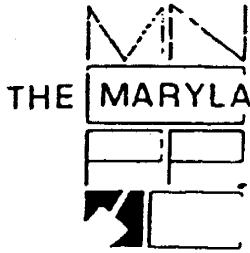


APPENDIX A

Date of Mailing: March 22, 1990



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Action: Approved Staff Recommendation, (Motion of Comm. Floreen, seconded by Comm. Hewitt, with a vote of 3-0; Commissioners Floreen, Hewitt and Keeney voting in favor, with Comms. Bauman and Henry being absent).

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-88233
NAME OF PLAN: SHADY GROVE LIFE SCIENCES CNTR

On 09-13-88, MONTGOMERY COUNTY, MD. , submitted an application for the approval of a preliminary plan of subdivision of property in the R200 zone. The application proposed to create 24 lots on 180.71 ACRES of land. The application was designated Preliminary Plan 1-88233. On 03-15-90, Preliminary Plan 1-88233 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 1-88233 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-88233, subject to the following conditions:

Agreement with Planning Board limiting development to additional 1,052,650 square feet (total 1,671,454 square feet existing and proposed) and limiting number of additional employees to 2,631 (400 square feet per employee)

Agreement with Planning Board that the following roadway improvements be under construction prior to receipt of any building permits for additional development in excess of 568,400 square feet with design approved by Planning Board through mandatory referral process:

- a. Construction of four lanes of Key West Avenue between West Gude Drive and existing Route 28 near Research Boulevard
- b. Construction of an additional through lane on north-bound Shady Grove Road over I-270



- c. Construction of four lanes of Sam Eigg Highway between Fields Road and Great Seneca Highway
- / d. Participation in construction of a right-turn lane on southbound Shady Grove Road at Route 28

Dedication of Great Seneca Highway/Route 28 in accord with master plan

No driveways to Great Seneca Highway/Route 28 or Shady Grove Road

Prior to recording of lots, a conceptual site plan must be approved by the MCPB that includes an overall updated development plan in accord with County Council Resolution 10-2165 and a staging plan for implementation of those elements. Prior to clearing or grading on any lot, a detailed site plan must be approved by the MCPB

5. Necessary easements

7. Plan to show possible future extension of Blackwell Road as an arterial road

APPENDIX B

MONTGOMERY COUNTY PLANNING BOARD

OPINION

DATE MAILED: May 18, 2004
SITE PLAN REVIEW #: 8-99024A
PROJECT NAME: Shady Grove Adventist Hospital

The date of this written opinion is May 18, 2004, (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 June 17, 2004 (which is thirty days from the date of this written opinion). This Site Plan shall remain valid until the expiration of the project's APFO approval, as provided in Section 59-D-3.8.

On May 6, 2004, Site Plan Review 8-99024A was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and 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 an approved development plan or a project plan for the optional method of development, if required;*
2. *The Site Plan meets all of the requirement of the LSC zone;*
3. *The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, 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;*
6. *The Site Plan meets all applicable requirements of Chapter 19 regarding water resource protection.*

4. A final review of the latest building materials is required by the Architectural Review Committee, as established by DED, prior to release of signature set.
5. The applicant shall establish a plan, prior to the release of signature set, to phase out the temporary trailers in a time frame to require their removal around the time of completion of this site plan in order to conform to the Development Plan requirements prohibiting such uses long term on site.
6. Transportation Requirements:
 - a. Total development under the site plan for the Potomac Ridge Behavioral Health (Site Plan No. 8-04008) is limited to the existing 107,000 square feet.
 - b. 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 FAR square feet on Lot 4A.
 - c. 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.
 - d. 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).
7. Submit a Site Plan Enforcement Agreement and Development Review Program for review and approval prior to approval of the signature set as follows:
 - a. Development Program to include a phasing schedule as follows:
 - 1) Streets tree planting must progress as street construction is completed, but no later than six months after completion project.
 - 2) Community-wide pedestrian pathways facilities must be completed prior to completion of the development.
 - 3) Landscaping associated with the development shall be completed as construction of the pedestrian areas are completed.
 - 4) Pedestrian pathways and seating areas shall be completed as construction of the facility is completed.
 - b. 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):
 - 1) Limits of disturbance.
 - 2) Conditions of DPS Stormwater Management Concept approval letter dated October 15, 2003.
 - 3) The development program inspection schedule.
 - 4) Streets trees 50 feet on center along all public streets.
 - 5) No clearing or grading prior to M-NCPPC approval of signature set of plans.

APPENDIX C

**DEVELOPMENT REVIEW COMMITTEE
TRANSPORTATION PLANNING COMMENTS**

Item No. 9 Memo Required? Yes No X
 Meeting Date 07/05/05 Transportation Planner Kim Ext 4538
 Date of Prior DRC 11/18/02 & 11/3/03 Dev. Rev. Planner Michael Ma Ext 4523

Plan Number(s) 8-99024-B Zone LSC

Plan Name Shady Grove Adventist Hospital - Electrical Addition

Applicant Name, Representative, or Attorney

Applicant= Adventist Healthcare, Inc. - Stephen Jennison
 Developer=
 Engineer= Harris, Smariga & Associates, Inc. - Frank Zeller
 Attorney= Harris, Early & Brewer - Robert Brewer

Policy Area R & D Village Parcel or Lot Numbers Parcel 5

Development Type [Electrical Addition Building] Total Hospital=
 Size/Number of Units + 5, 892 sq. ft. 321,707 sq. ft.

No. of Lots 1 to 1 Phasing none

WSSC Map No(s) 220 NW10 Tax Map No(s) FR563

I. ADEQUATE PUBLIC FACILITIES

Existing Land Use/Occupied House(s) Existing hospital totaling 315,815 sq. ft.

Prior approval for Add Women's Center = +114,095 sq. ft. As 8-99024-A On PB Approval = 05/06/04

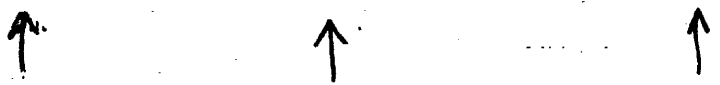
For Add Rehabilitation Section As 8-99024 On PB Approval = 03/11/99

For Shady Grove Life Science Center = 1,052,650 sq. ft. As 1-88233 On PB Approval = 03/15/90
 For _____ As _____ On _____

a. Policy Area Transportation Review (Required to be tracked by County Council)

Remaining staging ceiling capacity negative? Jobs no HU's _____

Extra Rural Policy Area



b. Proposed traffic mitigation program:

Required/optional participation in TMO for I-3 Zone

c. Local Area Transportation Review

Traffic study required No Traffic statement required Yes* Submitted on *

Traffic study/statement complete _____ Letter Submitted by _____

Key Transportation Issues

1. Are parking spaces being relocated?
- 2.
- 3.
- 4.



RECEIVED
MAY 10 2005

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

May 10, 2005

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 Elec. Add'n
Preliminary Plan #: 1-88233
SM File #: 216729
Tract Size/Zone: 25.28 acres/LSC
Total Concept Area: 0.55 acres
Parcel(s): 4A
Watershed: Muddy Branch

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 water quality inlet. Channel protection volume is provided in the Shady Branch 5 Regional Pond.

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.
4. Only Department of Permitting Services approved water quality inlets may be used. The inlet you propose to use on this is not an approved inlet.

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 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 Nadine Vurdelja Piontka at 240-777-6334.

Sincerely,



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

RRB:dm CN216729

cc: R. Weaver
S. Federline
SM File # 216729

QN -offsite; Acres: 0.55
QL - onsite; Acres: 0.55
Recharge is not provided

cc: Fran Zeller

II. RIGHT-OF-WAY DESIGNATION/USE

Roadway(s) Medical Center Drive

Functional Roadway designation Arterial (A-26id)

Required right-of-way 100 feet
100 feet

<input checked="" type="checkbox"/>	Dedicated as shown on plan
<input type="checkbox"/>	Additional dedication for
<input type="checkbox"/>	Designated bikeway as Class/Side of Road
<input checked="" type="checkbox"/>	Sidewalk

4 feet on both sides

Rustic Road

Roadway(s)

Functional Roadway designation

Required right-of-way

<input type="checkbox"/>	Dedicated as shown on plan
<input type="checkbox"/>	Additional dedication for
<input type="checkbox"/>	Designated bikeway as Class/Side of Road
<input type="checkbox"/>	Sidewalk

Rustic Road

- Provide roadway connection to
- Provide sidewalk connection to
- Abandonment needed for
- Place in reservation for
- Place in easement (transit/roadway) for

Sight distance adequate?	From <u>Medical Center Drive</u>	
Yes	No	
	At Preliminary Plan Review <u>X</u>	
Transit service routes?	Ride-On <u>43 & 66</u> Metrobus	None
<u>Medical Center Drive</u>		
Transit service routes?	Ride-On <u>56</u> Metrobus	None
<u>Thru The Hospital Site</u>		
Transit service routes?	Ride-On Metrobus	None

COMMENTS:

- No need to revise the Shady Grove Life Science Center preliminary plan/APF tally because the electrical building addition generates no new employees.
- The existing sidewalks are relocated.

**MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
WATER RESOURCES SECTION**

255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850-4153

Date: June 30, 2005

MEMO TO: Michael Ma, Supervisor
Development Review Committee, MNCPPC

FROM: William Campbell
Water Resources Section, MCDPS

SUBJECT: Stormwater Management Concept Plan/100-Year Floodplain Review
Site Plan # 8-99024B, Shady Grove Adventist Hospital
Project Plan #
Preliminary Plan # , DPS File # 216729
Subdivision Review Meeting of July 5, 2005

The subject plan has been reviewed to determine if it meets the requirements of Executive Regulation 7-02AM for stormwater management and Executive Regulation 108-92 AM for a 100year floodplain. The following summarizes our findings:

SM CONCEPT PLAN PROPOSED:

- On-site:** CPv WQv Both
 CPv < 2cfs, not required
 On-site/Joint Use Central (Regional): waived to
 Existing Concept Approved May 10, 2005
 Waiver: CPv WQv Both
 Approved on
 Other

Type Proposed:

- Infiltration Retention Surface Detention Wetland Sand Filter
 Separator Sand Filter Non Structural Practices Other

FLOODPLAIN STATUS: 100 Year Floodplain On-Site Yes No Possibly

- Provide source of the 100Year Floodplain Delineation for DPS approval:
 Source of the 100-Year Floodplain is acceptable.
 Submit drainage area map to determine if a floodplain study (> or equal to 30 acres) is required.
 Dam Breach Analysis: Approved Under Review:
 100-Year Floodplain study: Approved Under Review:

SUBMISSION ADEQUACY COMMENTS:

- Provide verification of Downstream notification.

RECOMMENDATIONS:

- Approve as submitted with conditions (see approval letter)
 Incomplete; recommend not scheduling for Planning Board at this time.
 Hold for additional information. See below
 Comments/Recommendations:

cc: Steve Federline, Environmental Planning Division, MNCPPC

bll DRC site plan.03/01

MCDPWT DRC Notes for July 5, 2005

**8-99024B SHADY GROVE ADVENTIST HOSPITAL
(ELECTRICAL ADDITION)**

1. Show all existing planimetric and topographic details...(#1)
2. Necessary dedication for future widening...(#2)
3. Grant necessary slope and drainage easements. (#5)
4. Record plat to reflect a reciprocal ingress, egress, and public utilities easement. (#22)
5. Construct sidewalks.(#37)
6. The owner will be required to submit a recorded covenant... for the operation and maintenance of private streets, storm drain systems, and/or open space areas...(#52)
7. The owner will be required to furnish...a recorded covenant whereby...owner agrees to pay a prorata share for...future construction or reconstruction of _____...(#53)
9. Relocation of utilities...shall be the responsibility of the applicant. (#58)
10. All costs associated with relocation of signs, marking and/or street lights shall be the responsibility of the applicant... (#59)
11. Public Improvements Agreement (PIA)...details...determined at the record plat stage... will include...the following improvements... (#62)
12. Permit & bond...required...for...MCDPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements... (#63)

What is being proposed?

RECEIVED FOR APPLICANT AT APRIL 25, 2005 DRC MEETING

SIGNATURE

PRINTED NAME



**MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED MANAGEMENT DIVISION**

Rockville Center - 255 Rockville Pike, Suite 120 - Rockville, Maryland 20850-4166
Telephone No. 240-777-7700 - FAX No. 240-777-7715

**SUBDIVISION PLAN REVIEW: MNCPPC Development Review Committee (DRC)
Comprehensive Water Supply and Sewerage Systems Plan Issues**

MNCPPC File Number: 1-88233

DRC Meeting Date: 07/05/2005

Subdivision Plan Name: Shady Grove Life Sciences Center

Proposed Development: ADDING 5892sf electrical room to hospital

Watershed: Muddy Branch

Zoning: LSC

Planning Area: Gaithersburg Vicinity

Site Area: 39.16 acres

Location: Shady Grove Road

Engineer: Loiederman Associates, Inc. 301-948-2750

Water Supply and Sewerage Systems (as specified on the subject subdivision plan or plan application)

Proposed Water Supply:

community (public) WATER system

Proposed Wastewater Disposal:

community (public) SEWER system

Existing Service Area Categories: Water: W - 1

Sewer: S - 1

Water/Sewer Plan Map Amendment:

Water Supply Comments:

Yes; the water supply system is consistent with the existing water service area category

Sewerage System Comments:

Yes; the sewerage system is consistent with the existing sewer service area category

Additional Comments:

7/05/2005: no comment.



**MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED MANAGEMENT DIVISION**

Rockville Center - 255 Rockville Pike, Suite 120 - Rockville, Maryland 20850-4166
Telephone No. 240-777-7700 - FAX No. 240-777-7715

**SUBDIVISION PLAN REVIEW: MNCPPC Development Review Committee (DRC)
Comprehensive Water Supply and Sewerage Systems Plan Issues**

MNCPPC File Number: **1-88233**

DRC Meeting Date: **07/05/2005**

Subdivision Plan Name: **Shady Grove Life Sciences Center**

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Watershed: **Muddy Branch**

Zoning: **LSC**

Planning Area: **Gaithersburg Vicinity**

Site Area: **39.16 acres**

Location: **Shady Grove Road**

Engineer: **Loiederman Associates, Inc. 301-948-2750**

Water Supply and Sewerage Systems (as specified on the subject subdivision plan or plan application)

Proposed Water Supply:

Proposed Wastewater Disposal:

community (public) WATER system

community (public) SEWER system

Existing Service Area Categories: Water: W - 1

Sewer: S - 1

Water/Sewer Plan Map Amendment:

Water Supply Comments:

Sewerage System Comments:

Yes; the water supply system is consistent with the existing water service area category

Yes; the sewerage system is consistent with the existing sewer service area category

***Additional Comments:**

07/05/2005: no comment.

WSSC Comments on Items for July 5, 2005
Development Review Committee Meeting

File Number	Project Name	Substantial Comments
8-99024B	SHADY GROVE ADVENTIST HOSPITAL	<p><u>OBTAIN PLUMBING PERMIT</u></p> <p>Submit plumbing application form to WSSC's One-Stop-Shop and settle all fee requirements for any new fixtures proposed in new addition.</p> <p>For plumbing permit information, it will be necessary for you to contact the Permit Services Group at (301) 206-4003 or visit our One-Stop Shop located on the lobby level of our Consolidated Office Building at 14501 Sweitzer Lane, Laurel, Maryland 20707.</p>

**WSSC Comments on Items for July 5, 2005
Development Review Committee Meeting**

File Number	Project Name	Substantial Comments
8-99024B	SHADY GROVE ADVENTIST HOSPITAL	<p>OBTAIN PLUMBING PERMIT</p> <p>Submit plumbing application form to WSSC's One-Stop-Shop and settle all fee requirements for any new fixtures proposed in new addition.</p> <p>For plumbing permit information, it will be necessary for you to contact the Permit Services Group at (301) 206-4003 or visit our One-Stop Shop located on the lobby level of our Consolidated Office Building at 14501 Sweitzer Lane, Laurel, Maryland 20707.</p>