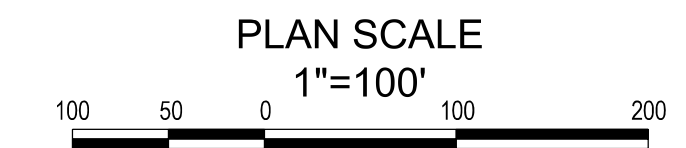


VICINITY MAP
 SCALE 1" = 2000'
 MONTGOMERY CO. PAGE 5284 5285 GRID K2 A2

- LEGEND**
- APPLICANT'S PROPERTY
 - EXISTING WATER MAINS (CONTRACT # & SIZE)
 - EXISTING SEWER MAINS (CONTRACT # & SIZE)
 - PROPOSED WATER MAINS
 - PROPOSED SEWER MAINS
 - PROPOSED PRESSURE SEWER/ FORCE MAIN
 - DEPENDENT PROJECT WATER MAINS (CONTRACT # & SIZE)
 - DEPENDENT PROJECT SEWER MAINS (CONTRACT # & SIZE)
 - EXISTING BUILDINGS
 - PROPOSED BUILDINGS
 - BOUNDARY OF GOV'T PARKS / BOARD OF ED PROPERTY
 - ADJACENT PROPERTIES
 - ABUTTING ROADS W/ NAMES
 - EXISTING PAVING
 - PROPOSED ON-SITE WATER
 - PROPOSED ON-SITE SEWER
 - PROPOSED SEWER SERVICE CONNECTIONS (COMMERCIAL, APARTMENT, & AS NEEDED)
 - EXISTING / PROPOSED EASEMENTS
 - PROPOSED MAJOR CONTOURS (EVERY 10' - IF AVAIL, IF NOT PROVIDE EXISTING CONTOURS)
 - PROPOSED MINOR CONTOURS (EVERY 2' - IF AVAIL, IF NOT PROVIDE EXISTING CONTOURS)
 - PROPOSED HIGH/LOW POINT ELEVATIONS

DEVELOPMENT BY PARTS

PARTS (OUTLINE EACH PART IN A DIFFERENT COLOR)	# OF UNITS / SQ. FT.						POOL w/ hot showers (occupants)
	TH	CONDO 2 / 2 TH	CONDO APTS	OFFICE	RETAIL	GARAGE	
PART 1	42	34					
PART 2			104			68,400 S.F.	
PART 3	68						
PART 4	10		565		12,000 S.F.	261,229 S.F.	500
TOTAL =	120	34	669		12,000 S.F.	329,629 S.F.	500



TEMPLATE LAYOUT CURRENT as of: 01/17/18

SERVICE CATEGORIES	S - 1
W - 1	495 A
PRESSURE ZONE	555
HHG	477
LHG	

WASHINGTON SUBURBAN SANITARY COMMISSION



SOLTESZ, INC.
 2 Research Place, Suite 100
 Rockville, MD 20850
 P. 301.949.2750 F. 301.948.9067
 CONTACT: Joan L. Meiselman jmeiselman@solteszco.com

APPLICANT:
 NAME: WILLCO
 ADDRESS: 7811 MONTROSE RD, # 200, POTOMAC, MD 20854
 PHONE: 240-399-1421
 CONTACT: ROBERT MAZZUCA
 EMAIL: bmazzuca@willco.com

CABIN JOHN DRAINAGE BASIN / MINI BASIN 07 092

HYDRAULIC PLANNING ANALYSIS
WILGUS

APPROVED
 SHEET 1 OF 1

 7/31/19

CONTRACT DA 6741 Z 19
 200'S 215 NW 06 5/29/2019

VERIFY SCALE - BAR IS ONE INCH ON ORIGINAL DRAWING 0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.



COMMISSIONERS

T. Eloise Foster, Chair
 Chris Lawson, Vice Chair
 Fausto R. Bayonet
 Omar M. Boulware
 Howard A. Denis
 Thomasina V. Rogers

GENERAL MANAGER
 Carla A. Reid

July 31, 2019

Willco
 c/o: Robert Mazzuca
 7811 Montrose Road, #200
 Potomac, MD 20854

Re: Letter of Findings
 WSSC Project No. DA6741Z19 - Wilgus

Dear Mr. Mazzuca

A hydraulic planning analysis has been completed on the Wilgus project. The project has been conceptually approved. Please refer to the enclosed 200'-scale sketch along with the summary table and list of conditions included in this letter, which provide the results of our analysis.

HYDRAULIC SUMMARY TABLE	
Proposed Development: 120 TH condos, 34 "2 over 2" condos, 669 Apartments 12,000 sf Retail, 329,629 sf garage, Pool.	
200-ft Sheet: 215 NW 06	
SEWER	WATER
WWTP Service Area: Blue Plains	Hydraulic Zone Group: Montgomery Main
Mini-Basin Number: 07-092	Pressure Zone: 495A
	High Grade: 555 feet
	Low Grade: 477 feet

Washington Suburban Sanitary Commission

The following is a list of conditions that apply to this project and must be met before a Systems Extension Permit (SEP) will be issued (OR “before a Service Connection Permit will be issued under the Applicant Built process”, as applicable).

ASSESSMENT PAYOFF REQUIRED

The property to be developed has an existing benefit assessment. This project will not be granted a System Extension Permit until the existing assessment balance is paid. **If paid by May 30, 2019, the amount required is \$1,471.41.** Assessment payoff should be made immediately if plat is recorded before the System Extension Permit is granted.

PROPERTY WILL BE ASSESSED

If a connection to an existing WSSC-built main line extension is made, a front-foot-benefit assessment and any deferred connection costs will be levied against the property served. A yearly charge will appear on your County property tax bill for a set period of time -- currently 23 years. For details contact the Property Assessment Unit on 301-206-8032.

PAY ABANDONMENT/RELOCATION COSTS

The development will necessitate the abandonment of existing WSSC facilities. Such work and related expenses will be the responsibility of the applicant. The applicant must take all necessary and appropriate steps to ensure continuous and uninterrupted service to existing WSSC customers.

MANDATORY REFERRAL PROCESS

This project may be subject to the Maryland-National Capital Park and Planning Commission’s Mandatory Referral Program, depending on its planned water / sewer infrastructures and associated appurtenances. It is the Applicant’s responsibility to contact the appropriate County’s Department of Park and Planning for specific guidance and their standards for Mandatory Referral Review. During Phase 2 Design Review, WSSC must be notified, if the project is subject to the Mandatory Referral Process.

SUBMIT SHEETING AND SHORING PLAN

Submit an Excavation Support System Plan (ESS) to WSSC for review if your project involves subsurface features such as an underground parking garage or a deep excavation which will require tiebacks in the area of existing or proposed WSSC mains. This ESS Plan submission should be made at the time of Design Plan Submission. If, however, the excavation support work will be done before the Design Plan Submission, it will be necessary to submit the plan as a Non-DR Plan to WSSC. No work should be done in the vicinity of WSSC mains until the ESS Plans have been reviewed by WSSC. If no ESS Plans are required for the

project, the engineer should provide a letter from the Project Structural Engineer certifying that the building does not require it.

BLASTING PERMIT

If blasting is proposed within 200 feet of WSSC buried infrastructure, WSSC notification is required per COMAR 29.06.01.10. B (2) at the time of the County’s Development Review Committee (DRC) process. This Blasting Plan submission should be made at the time of Design Plan Submission. If, however, the blasting work will be done before the Design Plan Submission, it will be necessary to submit the plan as a Non-DR Plan to WSSC. No blasting work should be done within 200 feet of WSSC mains until the Blasting Plans have been reviewed by WSSC.

CORROSION CONTROL

Based on your responses within the Corrosion Survey Checklist and our review of this site, it appears that sources of stray current have been identified within 2,000 feet of this site. In accordance with the requirements of the latest WSSC Pipeline Design Manual Part 3 Section 28, the Form “B” Corrosion Documentation will be required to be submitted as part of the design and cathodic protection may be required for this project. If you would like to discuss the corrosion control requirements for this site or locations of testing prior to the submission of the design plans, please contact Mark Lanham within the Engineering and Environmental Services Division at 301-206-8573.

SANITARY SEWER CONDITIONS

REQUIRED SANITARY SEWER MAIN SIZES

Design flow for gravity sewers having capacity greater than an 8-inch sewer at minimum slope are shown on the attached sketch. All other sewer shall be 8-inch diameter gravity sewer.

Gravity sewers larger than 8 inch may be required. The table below shows the Design flow required for the segment indicated on the sketch. Refer to the latest WSSC Pipeline Design Manual for the list of standard maximum sewer sizes At allowable minimum slopes.

Segment	Design Flow (mgd)
A - B	0.775 mgd

SEWER SERVICE DEPENDENCY

It is the applicant’s responsibility to meet all downstream sewer dependencies for each development part prior to release of the part. All downstream sewers must be

Released for Service (RFS) prior to issuance of the RFS for the subject part (WSSC contract).

WATER MAIN EXTENSION CONDITIONS

REQUIRED WATER MAIN SIZES

The diameters of the proposed mains, **8 and 10 inches**, are shown on the attached sketch.

PRESSURE REDUCING VALVES REQUIRED

Due to high water pressure conditions (greater than 80 psi), the on-site plumbing system requires pressure reducing valves for buildings with first floors below 370 feet.

EASEMENT CONDITIONS

GENERAL

WSSC easements must be free and clear of other utilities, including storm drain systems, ESD devices, gas, electric, telephone, CATV, etc., with the exception of allowed crossings designed in accordance with the WSSC Pipeline Design Manual. Landscaping and Hardscaping are also not allowed without approval. Under certain conditions (and by special request) the items listed above may be permitted within the WSSC easement. However, this will be evaluated on a case by case basis and if allowed, will require execution of a special agreement and/or Hold Harmless Agreement between WSSC and the developer.

PRIVATE STREET & ALLEY EASEMENT REQUIREMENTS

Service mains proposed for this project are located in roadways that are or may be private. Private water and sewer mains are preferred in private streets and alleys. If the applicant desires public water and sewer mains in these private streets and alleys, then the following criteria must be met:

- All separation requirements in the latest WSSC Pipeline Design Manual (PDM) must be met.
- A 10 foot Public Utility Easements (PUE) shall be provided on both sides of the private street and/or alley or space within the private street will be provided to assure PDM separations are met and limiting utility crossings of the WSSC water and sewer lines.
- Blanket easements for other utilities (gas, electric, telephone, CATV, fiber optic, etc.) within the private street and/or alley parcel will not be allowed.

The HOA documents shall not provide for a blanket easement across and under a private street and/or alley parcel.

- Dry utilities are to be located in the PUE or as described above. No dry utilities are to be placed within the WSSC easement for public water and sewer except to cross perpendicular to the public water and sewer mains.
- The storm drain system located in a private street and/or alley containing public water and sewer mains shall also be public and maintained by the County.

COORDINATION WITH OTHER BURIED UTILITIES

Refer to the latest WSSC Pipeline Design Manual Pages G-1 and G-2 for utility coordination requirements. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC easement unless specifically approved by WSSC. Longitudinal occupancy of WSSC easements (by other utilities) is not permitted. Proposed utility crossings of WSSC pipelines or easements that do not adhere to WSSC's pipeline crossing and clearance standards will be rejected at the design plan review phase. Refer to the latest WSSC Pipeline Design Manual Part Three, Section 3. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including impacts to proposed street and building layouts.

The applicant must provide a separate "Utility Plan" to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and easements. Upon completion of the site construction, any utilities that are found to be located within WSSC's easements (or in conflict with WSSC pipelines) must be removed and relocated at the applicant's expense.

IMPACTS DUE TO GRADING / PIPE LOADING CHANGES

Any grading, change in pipe loading (including but not limited to proposed fill or excavation), adjustment to manhole rims, fire hydrant relocations, placement of access roads or temporary haul roads, temporary sediment control devices, paving construction or construction related activity of any kind over an existing WSSC water or sewer main or within an existing WSSC easement requires **advance approval** by WSSC. Any proposed public street grade establishment plan (GEP) with an existing WSSC water or sewer main of any size located within the existing or proposed public street easement requires WSSC approval directly on the original GEP **prior to** approval of the GEP by the County Department of Public Works and Transportation. Any work (design, inspection, repair, adjustment, relocation, or abandonment) of existing WSSC facilities is done at the sole expense of the applicant / builder / developer. For Relocations work associated with a Systems Extension Project or a Site Utility Project, contact the Development Services Division. Please arrange for this review before plan submittal. See WSSC Design Manual C-11.

PROVIDE FREE EASEMENT TO WSSC

Easements across your property for water and sewer line placement must be provided at no cost to the WSSC. The Applicant shall execute and deliver on-property easements prior to plan approval in accordance with the Development Services Code, which shall constitute an irrevocable offer by the Applicant to convey all on-property easements to WSSC.

ADHERE TO MINIMUM EASEMENT WIDTHS

The minimum easement width for a normal (14 inches diameter or less) extension, either water or sewer, installed at normal depth is 20 feet. A minimum easement width of 30 feet is required when both normal-diameter water and gravity sewer lines are installed in the same easement at normal depth. Installation of deep or large water and / or sewer mains will require additional easement width. For minimum horizontal separation between a building and a WSSC pipeline, refer to the requirements in the latest WSSC Pipeline Design Manual, Part Three, Section 3.c.2. Based on WSSC requirements, the minimum spacing between adjacent buildings with both water and sewer lines between them should be at least 40 feet and, in some cases, greater when connections, fire hydrants, or deep sewer or water lines are involved. Balconies and other building appurtenances are not to be within the easement. Additionally, water and sewer pipeline alignment should maintain 5 feet horizontal clearance from storm drain pipeline / structures and other utilities.

CONNECTION AND SITE UTILITY CONDITIONS

ABANDON EXISTING SERVICE CONNECTION

All unused existing water and sewer connection(s) to the existing gas station must be abandoned. The developer must absorb the abandonment cost. If the connection is being carried on tax bill as deferred, the connection must be paid in full.

SYSTEM DEVELOPMENT CHARGE (SDC) FIXTURE CREDIT

Fixtures verified by WSSC inspection prior to removal may result in credits toward SDC in a replacement structure. To obtain more information about SDC fixture credit, contact our Permits Services Unit at 301-206-4003.

SITE UTILITY PROCESS REQUIRED

The Site Utility process is usually required for water lines greater than 2 inches in diameter or sewer lines greater than 4 inches. Contact Permit Services at 301-206-8650 or at www.wsscwater.com for more information on electronic submittal of Site Utility plans.

ENVIRONMENTAL CONDITIONS

The applicant must resolve all environmental issues directly with the Environmental reviewer. All outstanding environmental issues must be resolved prior to the Design Phase.

The next step in the process is Phase 2, Review for System Integrity. Contact Permit Services at 301-206-8650 or at www.wsscwater.com for more information on electronic submittal of System Integrity Review Packages. Should you wish to schedule a pre-design meeting, please contact Art Atencio at (301) 206-8816 or Art.atencio@wsscwater.com.

This Letter of Findings will expire if no “actions” are taken by the applicant over the 3-year period following the date of this letter. For definition of “actions”, see the latest Development Services Code, Section 405.1.1.

If you have any questions or concerns, please feel free to contact me at 301-206-8816 or art.atencio@wsscwater.com.

Sincerely,



Arthur J. Atencio, P.E.
Project Manager
Development Services Division

Enclosure: 200'-scale sketch

cc: Joan Meiselman - Soltesz
Mr. Tom Gingrich - Development Design Section Manager
Mr. Alan Soukup - Department of Environmental Protection - Montgomery County Government