

1 - CRITICAL COMMENT

Status as of 10/16/2024 12:28 PM

Type: Department Review

State: DSD - Project Manager

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Created by: Karem Carpio

On: 10/16/2024 12:28 PM

Type: Department Review

State: DSD - Project Manager

No structures (including trees) can be build over existing 20' wide WSSC easements.
Show and label existing WSSC Easements (L05077, F706; L05126, F428; L05095, F357)

----- 0 Replies -----

2 - CRITICAL COMMENT

Status as of 10/16/2024 12:49 PM

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For water pipelines 12-inch and smaller in diameter, provide a minimum separation from a building or dwelling the greater of the following: fifteen (15) feet horizontal separation or distance on a 1:1 slope from the bottom of the foundation of the existing or proposed building or dwelling to the bottom edge of the pipeline trench.

----- 0 Replies -----

3 - CRITICAL COMMENT

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CRITICAL COMMENT

Must be addressed prior to preliminary plan approval (i.e., WSSC needs to do a second review prior to plan approval)

----- 0 Replies -----

4 - WSSC COMMENTS - NON_DR PLAN

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Submit an Excavation Support System (ESS) Plan to WSSC for review. Your project involves subsurface features such as an underground parking garage and 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.

----- 0 Replies -----

5 - CRITICAL COMMENT

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Loop policy:

Water loop will be required to provide a second feed for system outage. This will be determined with WSSC Hydraulic Planning Analysis.

----- 0 Replies -----

6 - WSSC INTAKE COMMENTS

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1. WSSC comments are made exclusively for this plan review based on existing system

conditions at this time. We will reevaluate the design and system conditions at the time of application for water/sewer service.

2. Coordination with other buried utilities:

- a. Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements.
- b. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC.
- c. Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted.
- d. Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSCs pipeline crossing and clearance standards will be rejected at design plan review. Refer to WSSC Pipeline Design Manual Part Three, Section 3.
- e. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including, impacts to proposed street, building and utility layouts.
- f. 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 rights-of-way.
- g. Upon completion of the site construction, utilities that are found to be located within WSSCs rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicants expense.

3. Forest Conservation Easements are not permitted to overlap WSSC existing or proposed easements. Potential impacts to existing Forest Conservation Easements (due to proposed water and/or sewer systems) must be reviewed and approved by County staff.

4. Unless otherwise noted: ALL extensions of WSSCs system require a request for Hydraulic Planning Analysis and need to follow the System Extension Permit (SEP) process. Contact WSSCs Permit Services Section at (301) 206-8650 or visit our website at MASTER - HPA Checklist for ePlan.xlsx (wsscwater.com) for requirements. For information regarding connections or Site Utility (on-site) reviews, you may visit or contact WSSCs Permit Services Section at (301) 206-4003.

----- 0 Replies -----

7 - WSSC - WATER COMMENTS

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Existing water mains and service connections are not shown on the plan. Water and sewer lines as well as proposed connections need to be included on the plan in order for WSSC to be able to comment. This site is currently being served by existing and active water connections.

If easements are required, their limits and locations must be shown. See WSSC 2017 Pipeline Design Manual Part Three, Section 2; easements and Construction Strips.

Realign water service connection(s) to avoid environmental, storm water management facilities, ESD Devices, other utilities, landscaping, tree boxes and structures or paving impacts for future maintenance.

Existing water mains shown on plan should be labeled with correct pipe size, material and WSSC contract number.

Show and label easement limits on plan for all existing and proposed water mains.

Provide proper protection of water supply where water main is below or parallel to sewer main, building drain, sewer house connection or septic field and when pipe crosses other utilities.

Revise the plan to realign any water pipeline that conflicts with large storm drains, culverts, deep side ditches, etc. Maintain the required horizontal clearances from other utilities, retaining walls, sediment traps, street lights, paving, etc. See WSSC 2017 Pipeline Design Manual Part Three, Section 3; Pipeline Crossings and Clearances.

There is a 10-inch diameter water mains located on or near this property. WSSC records indicate that the pipe material is Ductile Iron (DI) and Cast Iron (CI). Prior to submittal of Phase 2 System Integrity review, it is the applicants responsibility to test pit the line and determine its exact horizontal and vertical location as well as to verify the type of pipe material. The applicants engineer is responsible for coordinating with WSSC for monitoring and inspecting test pits for this project.

Water pipelines 12-inch and smaller must have the greater of: a minimum of 15 feet horizontal separation from any building or dwelling or a 1:1 slope from the bottom of the foundation of the existing or proposed building to the bottom edge of the pipeline trench.

----- 0 Replies -----

8 - WSSC SEWER COMMENTS

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Existing sewer mains and service connections are not shown on the plan. Sewer mains as well as proposed connections need to be included on the plan in order for WSSC to be able to comment. This site is currently being served by existing and active sewer connections.

The site has an existing sewer house connection built to the property line. A plumbing permit will be required to build the on-site hook up and activate the connection(s). Contact the WSSC Permit Services Unit at (301) 206-4003 for information or visit www.wsscwater.com

If easements are required, their limits and locations must be shown. See WSSC 2017 Pipeline Design Manual Part Three, Section 2: Easements and Construction Strips.

For sewer pipelines 12-inch and smaller in diameter, provide a minimum separation from a building or dwelling the greater of the following: 15 feet horizontal separation or a distance on a 1:1 slope from the bottom of the foundation of the existing or proposed building or dwelling to the bottom edge of the pipeline trench.

Existing sewer mains shown on plan should be labeled with correct pipe size, material and WSSC contract number.

Realign sewer service connections to avoid environmental, storm water management facilities, ESD Devices, other utilities, landscaping, tree boxes and structures or paving impacts for future maintenance. See WSSC 2017 Pipeline Design Manual Part Three, Section 3; Pipeline Crossings and Clearances.

Show and label easement limits on plan for all existing and proposed sewer mains.

Revise the plan to realign any sewer pipeline that conflicts with large storm drains, culverts, deep side ditches, etc. Maintain the required horizontal clearances from other utilities, retaining walls, sediment traps, street lights, paving, etc. See WSSC 2017 Pipeline Design Manual.

When establishing roadway grades, ensure design provides the required cover and clearances for proposed sewers that cross over bottomless arch bridges.

----- 0 Replies -----

9 - WSSC - EASEMENTS

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OUTSIDE METERS - 3-inch and larger meter settings shall be furnished and installed by the utility contractor in an outside meter vault. Show and label vault and required WSSC easement. WSSC prefers an outside meter in a vault, however and indoor meter may be allowed under certain conditions. See WSSC 2021 Plumbing & Fuel Gas Code 112.5.7 & 603.4.1

A single water/sewer service connection for two or more buildings in a single lot/parcel requires a covenant. Should the property be subdivided or sold in the future, individual water/sewer connections for each building will be required.

WSSC easements must be free and clear of other utilities, including storm drain systems, ESD devices, gas, electric, telephone, CATV, etc., except for allowed crossings designed in accordance with the WSSC 2017 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 WSSC 2017 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 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.

WSSCs minimum easement width for a normal (14-inch diameter or less) pipeline (water or sewer at normal depth) is 20 feet. When both water and sewer (normal diameter and depth) are installed in the same easement, the minimum width is 30 feet. Installation of deep or large water/sewer will require additional easement width.

The minimum horizontal clearance from a building to the outside diameter of a WSSC pipeline is 15 feet. The minimum spacing between adjacent buildings with both water and sewer lines between them must be 40 feet. In some cases where connections, fire hydrants, or deep water/sewer lines are involved, additional easement width is required.

Balconies or other building appurtenances must not encroach within WSSC easements. Water/Sewer pipeline alignment should maintain a minimum 5-foot horizontal clearance from storm-drain pipeline/structures and other utilities. Review of plan submitted does not meet these requirements.

Owner must convey gratis to WSSC easement on property for proposed or future water/sewer facilities with easement shown on recorded plat. Delineate and label the easement with applicable horizontal width shown on plan.

----- 0 Replies -----

10 - WSSC - GENERAL COMMENTS

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An Environmental Site Assessment report may be required for the proposed site.

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 Countys 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. (Montgomery County projects only)

Follow WSSC Demolition/Abandonment procedures to obtain a County Raze Permit. Note: Failure to obtain an SDC fixture credit permit inspection prior to the removal of existing fixtures will result in the issuance of Basic Credit Only. To obtain System Development Charge (SDC) credits for existing plumbing fixtures, an SDC Fixture Count Inspection MUST be completed by a WSSC Regulatory Inspector BEFORE REMOVAL OF FIXTURES OR DEMOLITION of the structure. The inspection requires a permit which can only be obtained through a WSSC Registered Master Plumber. SDC Fixture Credit Procedures are available at the WSSC Permit Services website.

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 right-of-way 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 right-of-way 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. Contact WSSC Relocations Section at (301) 206-8672 for review procedures and fee requirements. See WSSC 2017 Pipeline Design Manual, Part Three, Section 5 & Section 11.

Show and label all existing nearby water and/or sewer service connections that may be impacted by the proposed development.

WSSC facilities/structures cannot be located with a public utility easement (PUE) however WSSC pipelines may cross over a PUE. Revise the plan to relocate any pipeline, valve, fire hydrant, meter vault and any other WSSC facilities/structures outside of the PUE.

----- 0 Replies -----

11 - WSSC - HYDRAULIC COMMENTS

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Submit a Hydraulic Planning Analysis package for review.

Site Utility System reviews are required for projects with proposed water connections greater than 2-inch or sewer connections greater than 4-inch. Contact the WSSC Permit Services Section at (301) 206-8650 for submittal requirements or view our website.

A 10-inch water main is available to serve the proposed site. Contact the Permit Services Section at (301) 206-8650 for details regarding applying for service connections or visit our website.

A 8-inch gravity sewer main is available to serve the proposed site. Contact the Permit Services Section at (301) 206-8650 for details regarding applying for service connections or visit our website.

The sewer main alignment should be revised to avoid deep and/or shallow sewer.

If elevations do not allow gravity sewer, onsite pumping with ejector or grinder pumps may be required for sewer service.

Projects projected to generate over 100,000 gallons per day base sanitary flow require special review per SP ENG 11-01 by the WSSC Planning Group. This special review is performed during the Hydraulic Planning Analysis and will determine if downstream improvements will be required.

Projects within sewer basins that experience projected 2-year design storm sewer overflows will be modeled to determine whether they are upstream of these overflows. WSSC standard

procedure ENG 11-01 may require sewer system improvements to alleviate these overflows, of which this project may become dependent on. This special review is performed during the Hydraulic Planning Analysis and will determine if downstream improvements or dependencies will be required.

To determine the current Service Category or request a change, contact the Montgomery County Department of Environmental Protection at (240) 777-7716 .

----- 0 Replies -----