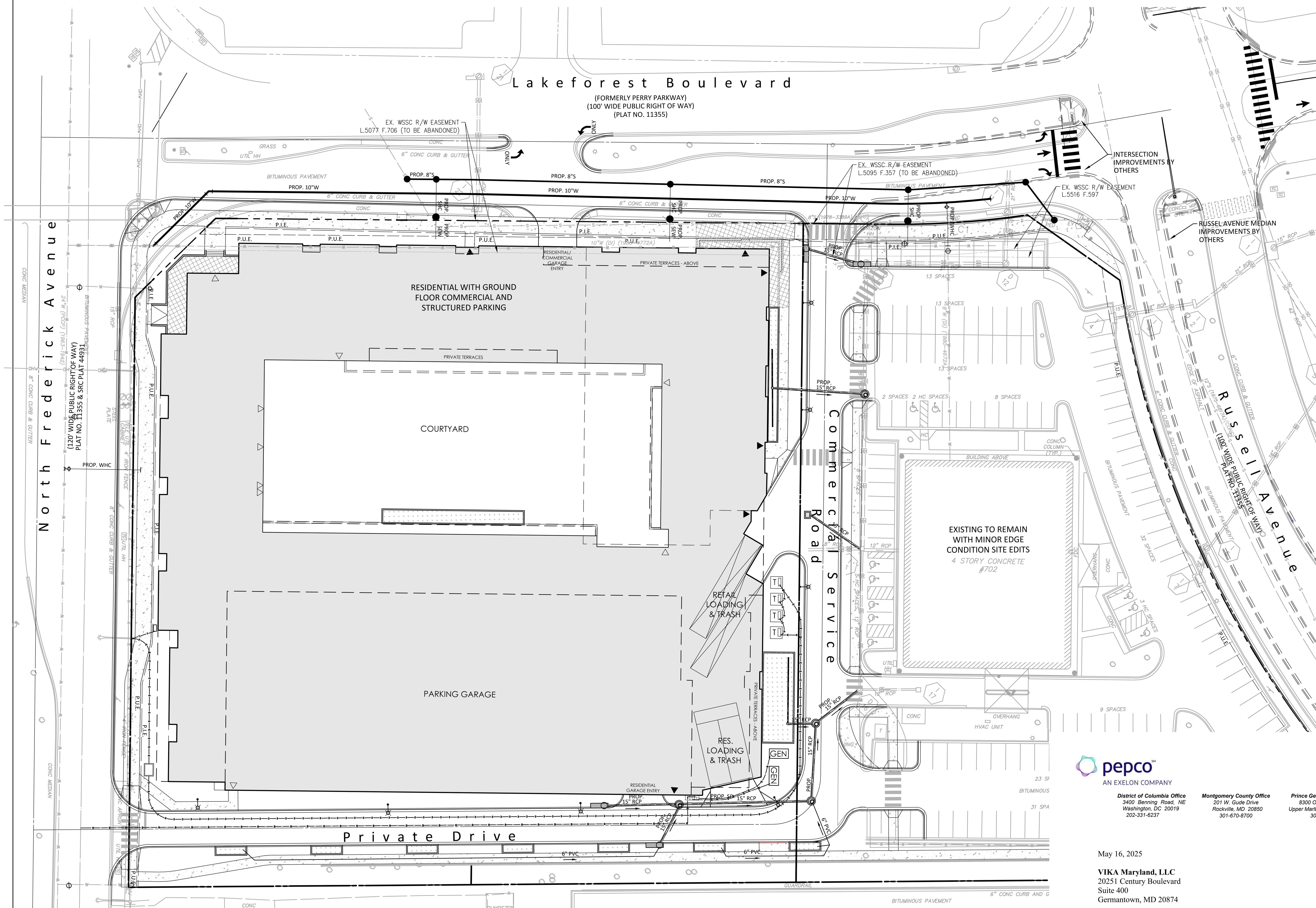
Joint Hearing - MCC & PC
Z-9928-2024
Exhibit 57

PLAN LEGEND

- PROPERTY LINES
- EXISTING CABLE TELEVISION CONDUIT
- EXISTING ELECTRICAL CONDUIT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
- EXISTING PUBLIC UTILITIES EASEMENTS
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- EXISTING ZONE LIMITS
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED STORM DRAIN
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED STORM WATER EASEMENT
- EXISTING PARKING LABEL
- EXISTING SANITARY CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- EXISTING GAS MANHOLE
- EXISTING GUY POLE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING PHONE PEDESTAL
- EXISTING PHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING TRAFFIC CONTROL BOX
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TREE
- EXISTING CABLE TELEVISION PEDESTAL
- EXISTING UNKNOWN UTILITY MANHOLE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- EXISTING BOLLARD
- EXISTING SIGN POST
- EXISTING WOOD POST
- EXISTING INLETS
- EXISTING CURB INLET
- CONC. EXISTING CONCRETE
- C&G EXISTING CURB AND GUTTER
- BLDG. EXISTING BUILDING
- STY. EXISTING STORY
- TRV EXISTING ELECTRICAL TRANSFORMER
- ASPH. EXISTING ASPHALT
- ESMT. EXISTING EASEMENT
- RCP EXISTING REINFORCED CONCRETE PIPE
- CMP EXISTING CORRUGATED METAL PIPE
- BRL EXISTING BUILDING RESTRICTION LINE
- R/W EXISTING RIGHT-OF-WAY
- PROPOSED LIGHTS
- PROPOSED HARDSCAPE
- PROPOSED FIRE HYDRANT
- DOOR LOCATION
- PROPOSED SWM FACILITY
- PROPOSED MOTORCYCLE PARKING (4' X 9')
- PROPOSED ELECTRICAL CONDUITS
- PROPOSED ELECTRICAL TRANSFORMER
- PROPOSED TELECOM SERVICE CONDUITS
- PROPOSED GAS SERVICE
- PUBLIC UTILITY EASEMENT
- PUBLIC IMPROVEMENT EASEMENT



COMCAST

3/17/2025

ATTN:
Brian R. Lang
Senior Vice President of Acquisitions and Development
417 Development LLC
6000 Executive Boulevard Suite 400
North Bethesda, MD 20852

RE: Letter of Availability for:
Gateway Lakeforest
481 N Frederick Ave
Gaithersburg, MD 20877

This correspondence is to certify that Xfinity Cable, Internet, & Phone services are available or can be made available to the property described above in sufficient capacity to service a residential community in Gaithersburg, Maryland.

In order for Comcast to provide service to any single family, mixed-use or commercial buildings, Comcast will need to have an Installation and Services Agreement (residential) and/or a Right-of-Entry/Access Agreement (commercial) executed in order to define the responsibilities of the agreeing parties and to begin construction.

Should you have any questions or need more information please see contact below.

John Reyes
Construction Coordinator
Comcast Cable
11800 Tech Rd Ste 200
Silver Spring, MD 20904
john_reyes@cable.comcast.com
443-425-8141

verizon

March 17, 2025

Attention: **Brian R. Lang**
417 Development, LLC
6000 Executive Blvd.
Suite 400
North Bethesda, MD 20852

Re: New Development at 481 N. Frederick Ave. and 101 Lakeforest Blvd.

Dear Mr. Lang,

In reference to the above-mentioned Development, and subject to applicable laws, franchises, regulations and tariffs, Verizon Maryland LLC will supply communication service at the Development if we receive the proper information, easements and payments needed such as:

1. One full set of paper and electronic, DWG or DGN, development plans at no cost to Verizon.
2. Mailing addresses for each building when they become available to start to establish the 911 database.
3. Documentation granting all required rights-of-way and easements at no cost to Verizon.
4. Where applicable, payment in full of required advance construction payment based on estimated costs. The actual cost to you will depend on such factors as lot size, the proximity of existing feeder facilities, the existing feeder capacity, terrain and other environmental conditions (e.g., railroads, waterways). Please contact Verizon if you require a more precise estimate of construction costs for the Development.

Additionally, circumstances not currently known to Verizon may hinder or impede the installation of communication services and Verizon reserves the right to react to such circumstances in its discretion. Should you need any additional information, please do not hesitate to contact me.

Sincerely,

Verizon
(Signature) S. Zarabi
(Printed Name) Sassan Zarabi
(Title) Verizon Engineering
(Date) 03/17/2025

pepco
AN EXELON COMPANY

District of Columbia Office	Montgomery County Office	Prince George's County Office
3400 Benning Road, NE	201 W. Gude Drive	8300 Old Marlboro Pike
Washington, DC 20019	Rockville, MD 20850	Upper Marlboro, MD 20772-2620
202-331-6237	301-670-8700	301-967-5808

May 16, 2025

VIKA Maryland, LLC
20251 Century Boulevard
Suite 400
Germantown, MD 20874

RE: Utility Availability Letter
Laurent Mounaud
481 North Frederick Ave
101 Lakeforest Blvd

Dear Laurent,

We have received your letter requesting Pepco's availability to provide electric service to the subject address. We will be able to provide electric service, but at this time are not able to determine how much infrastructure must be built or reconfigured in order to provide service. At a minimum, we request that you provide us with a Class of Service application so that we may begin the design process to evaluate your service connection requirements.

Sincerely,

Alishia Harvin| Supervisor

Pepco Engineering & Design
201 W Gude Dr
Rockville, MD 20850

Washington Gas

6801 Industrial Road
Springfield, VA 22151

March 18, 2025

Mr. Brian R. Lang
417 Development LLC
6000 Executive Boulevard
Suite 400
North Bethesda, MD 20852

RE: 481 N Frederick Avenue and 101 Lakeforest Boulevard, Gaithersburg, Maryland 20877.

To: Mr. Brian R. Lang

Thank you for your inquiry regarding the availability of natural gas. This letter confirms that natural gas will be available to the proposed project at 481 N Frederick Avenue and 101 Lakeforest Boulevard, Gaithersburg, Maryland 20877. and may be served in accordance with the General Service Provision of the Washington Gas Company, to proceed with our preliminary design, we will need the following: a complete set of site plans, a letter requesting gas stating the specific gas appliances and their gas BTU rating, pressure requirements, gas meter locations and addresses or an address list. This will allow us to design and estimate the cost to serve the project and determine if you will be required to pay for the facilities. Also be advised this job may require easements and ROWS as well as submission of applications agreements.

On behalf of Washington Gas, I thank you for choosing us as an energy supplier. Although our pre-installation inspector will be working with you as this project progresses, you can always rely on my personal assistance if you need it.

Sincerely,

Aisha Robinson

New Business Sales Representative
Washington Gas
Montgomery County
6801 Industrial Rd., RM 445G
Springfield, VA 22151
(703) 750-4848 office
Arobinson@washgas.com

NOT FOR CONSTRUCTION

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

0 15' 30' 60'
SCALE: 1" = 30'

NORTH

LAYOUT: UTIL-1, Plotted By: Posthuma

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR:
417 DEVELOPMENT LLC
6000 EXECUTIVE BOULEVARD
SUITE 400
NORTH BETHESDA, MD 20852
301.770.5930
CONTACT: BRIAN R. LANG

DESIGN CONSULTANTS

ATTORNEY
MILES & STOCKBRIDGE
11 N. WASHINGTON STREET
SUITE 700
ROCKVILLE MD, 20850
301.762.1600
CONTACT: CASEY L. CIRNER

ARCHITECT
WDG ARCHITECTURE
1025 CONNECTICUT AVENUE
SUITE 300
WASHINGTON DC, 20036
202.857.8300
CONTACT: SITI ABDUL RAMAN

TRAFFIC CONSULTANT
WELLS + ASSOCIATES
7200 WISCONSIN AVENUE
SUITE 500
BETHESDA MD, 20814
410.353.7340
CONTACT: NANCY RANDALL

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
CONTACT: IAN P. DUKE

REVISIONS	DATE
DRT RESPONSE	12/20/24
DRT RESPONSE	3/7/25

Gateway Lakeforest

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 224NW10
TAX MAP: FT42

PRELIMINARY UTILITY PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND JOSHUA C. SLOAN LANDSCAPE ARCHITECT NO. 3776

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
JOSHUA SLOAN LICENSE No. 3776
EXPIRATION DATE: MAY 13, 2026

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DRAWN BY: AD
DESIGNED BY: ID
DATE ISSUED: 7/16/2024
VIKA PROJECT: VM50089
DRAWING NO.: C105
SHEET NO.

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