

C. WSSC Water Tower in Cabin Branch: Mandatory Referral No. MR08001-WSSC-1A

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Completed: 11/21/14

Description

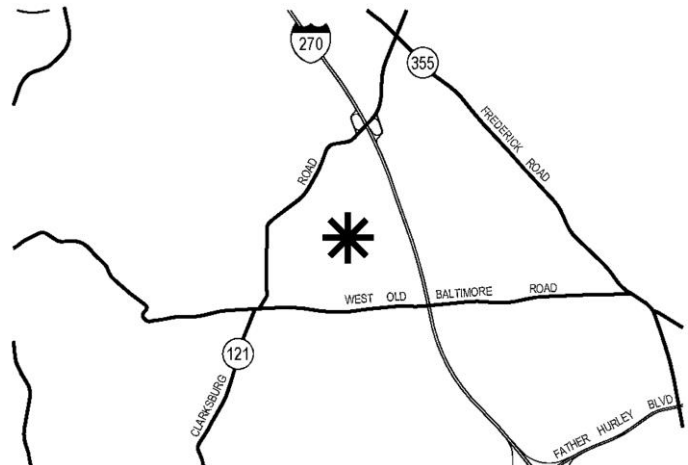
C. WSSC Water Tower in Cabin Branch: Mandatory Referral NO. MR08001-WSSC-1A

Request to shift the previously approved location of an elevated, 750,000 gallon capacity water storage tank to serve the Clarksburg Area, located in the southwest quadrant of the intersection of I-270 and MD121, MXPD Zone, Clarksburg Master Plan & Hyattstown Special Study Area

Staff Recommendation: Approval, and transmit comments to WSSC

Applicant: Washington Suburban Sanitary Commission & Cabin Branch Management, LLC.

Submitted: October 1, 2014



Summary

The Planning Board will review this application in conjunction with the Preliminary Plan No. 12003110C and Site Plan No. 820140160, due to the fact that the land (for the water storage tank) is proposed for dedication in accordance with the Site Plan.

The current location and design for the Water Storage Facility was originally approved by the Planning Board on March 24, 2008 (No. 08001-WSSC-1). This Amendment proposes to relocate the facility approximately 500 feet to the west, onto Lot 2 of Site Plan No. 820140160. At its new location, the Water Facility does not adversely impact the overall design of the Cabin Branch development and still meets the following criteria:

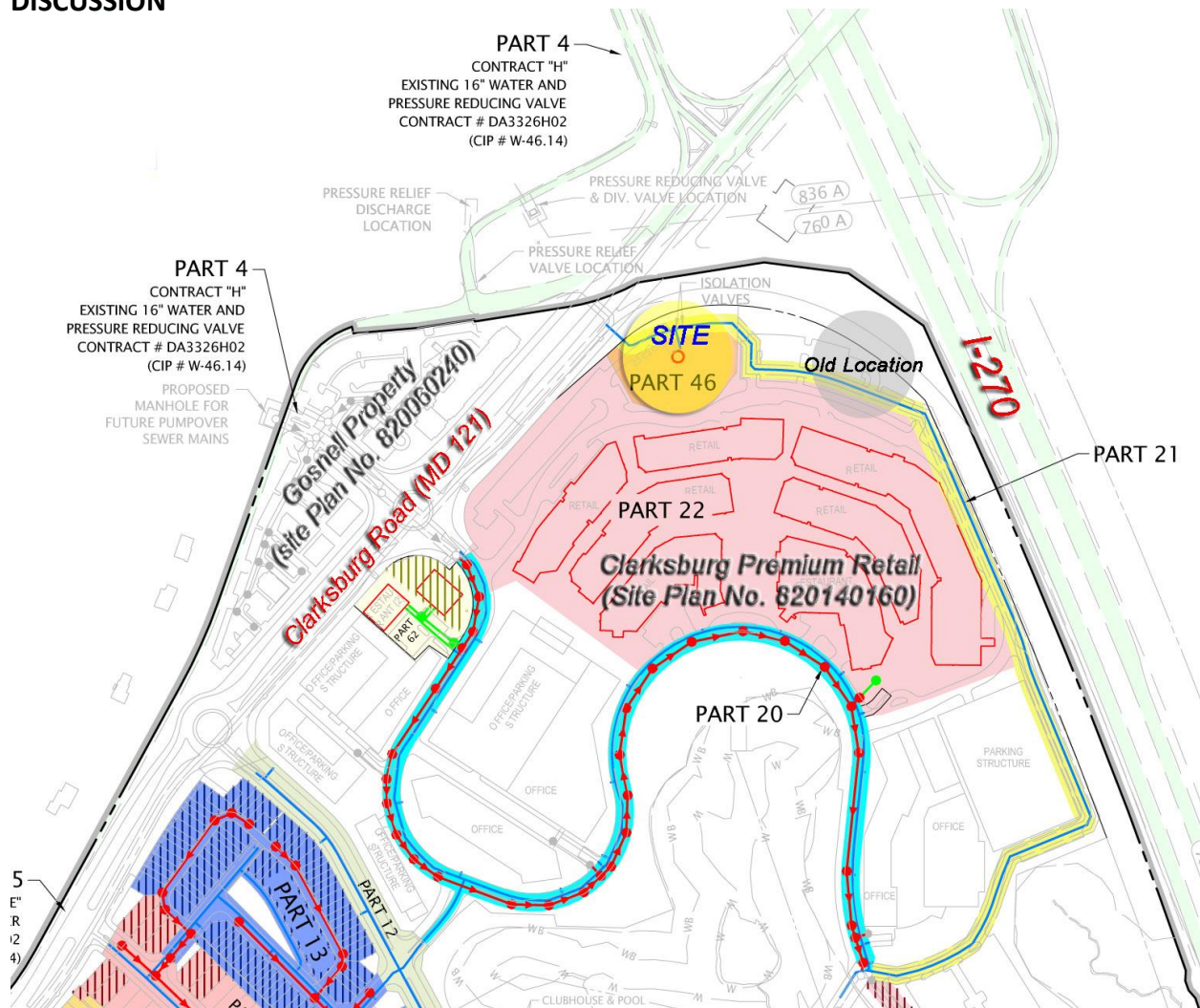
- The need for public water pressure and supply located east and west of I-270 in the Clarksburg area,
- Close proximity to water users with limited impacts on the environmentally sensitive areas,
- Meets WSSC requirements for water storage facilities, and
- Consistent with the recommendations in the Clarksburg Master Plan Area (as part of the Clarksburg Master Plan Technical Appendix).

Washington Suburban Sanitary Commission (WSSC) and Cabin Branch Management, LLC. are working together in order to execute the delivery of this public facility (i.e. the water storage tank), which will occur prior to the issuance of the Certificate of Substantial Completion.

RECOMMENDATIONS

Staff recommends approval, and transmit the comments to WSSC for the relocation of the Clarksburg elevated water storage tank facility to a location identified as Lot 2 on Site Plan 820140160 ("Subject Property"). Simon/Clarksburg Development, LLC. (Applicant for Site Plan No. 820140160) will provide the necessary deed, land, and infrastructure for the water storage facility with an acceptable access easement. WSSC will construct the Clarksburg elevated water storage tank.

DISCUSSION



Vicinity Map

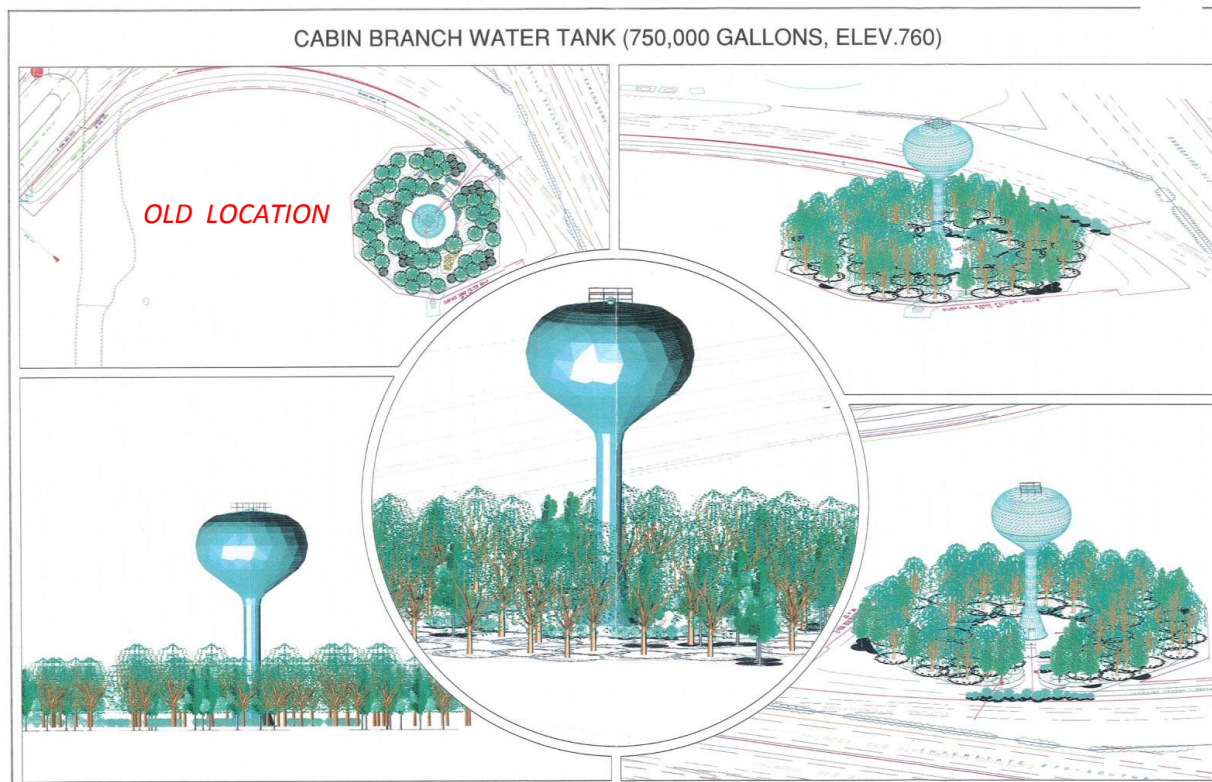
Previous Approval and Background

The original Mandatory Referral (No. 08001-WSSC-1) was approved and comments were transmitted to the WSSC on March 24, 2008.

A 750,000 gallon storage facility is necessary to provide an adequate water system for the existing and proposed Clarksburg neighborhoods located west of I-270 and a portion of the Town Center located east of I-270. The existing public water system does not have the capacity and the water pressure to serve the planned population. Therefore, this project has been designated a “major property” and will improve the existing system. The need for this project was first identified in the 1994 Clarksburg Master Plan. This project is designed to serve approximately 15,000 people and will operate 24-hours per day by a remote WSSC telecommunications link and will be gated for security. WSSC Staff will have access for maintenance purposes, but permanent on-site Staff will not be necessary.

The Cabin Branch development is 535 acres in size located west of I-270, north of West Old Baltimore Road and southeast of Clarksburg Road (MD 121) and is zoned RMX and MXPD. The current location for the water storage facility was one of three considered by the WSSC in their initial review of the original Mandatory Referral. The Planning Board supported the location of the facility in 2008 at the intersection of I-270 and MD 121, because of its proximity to water users, limited environmental impacts, lower associated cost and meets the WSSC criteria for water storage facilities. The Clarksburg community had also expressed support for this location.

Figure 3



Original Perspective and Plan Views

Project Description

This Amendment will relocate of the water storage facility approximately 600 feet west of I-270 along MD 121, or approximately 500 feet west of the original location which is essentially in the same approximate location as recommended by the original approval.

ANALYSIS AND FINDINGS

Consistent with the Clarksburg Master Plan and Hyattstown Special Study

This location is consistent with the recommendations in the 1994 Approved and Adopted Clarksburg Master Plan and Hyattstown Special Study and the prior Mandatory Referral. During the Master Plan process, the Planning Board and County Council devoted considerable discussion to the appropriate land use and density for the Cabin Branch area. The Subject Property is part of the northern portion of the Cabin Branch Neighborhood. This community is recommended for over 2,000 housing units and 2,240,000 square feet of retail, office, an elementary school, parkland, and light industrial land uses.

The Montgomery County Office of Planning Implementation prepared a Fiscal Impact Analysis, and estimated the capital programs needed to serve the new development in Clarksburg. A new water storage facility was recommended as one of the capital program projects needed to serve growth in Clarksburg. The Master Plan stated that water and sewer services are particularly critical to the implementation of the Plan recommendations (*page 193 of the Technical Appendix*).

Conformance with the Development Standards in the MXPB Zone

The Subject Property is zoned MXPB within the Cabin Branch development, and meets the development standards for the zone. According to WSSC, the water storage facility will be 140 feet above ground level. The height is required to ensure that the water pressure remains within acceptable range at all times for customer demand and emergency demands by the Fire and Rescue Service.

The location allows the facility to meet the required setbacks from the adjacent development, MD 121 and I-270. This project will be located in accordance with Development Plan Amendment (No. 13-02), the Cabin Branch Premium Retail and Mixed Use Development (Site Plan No. 820140160), and the Cabin Branch Infrastructure Site Plans (No. 820050150 and as amended).

Landscaping

This project will be located on Lot 2 (1.61 acres) of the Cabin Branch Premium Retail and Mixed Use Development Site Plan. A driveway and 3 surface parking spaces are proposed for WSSC Staff to provide safe and adequate access to the water storage facility. A fence is proposed to ensure adequate security. Landscaping will be provided around the perimeter of the Subject Property to ensure adequate screening.

Forest Conservation

There is a Final Forest Conservation Plan (FFCP) No. 820050150 for the entire Cabin Branch development, originally approved by the Planning Board on September 19, 2007 and updated with each subsequent Site Plan approval. The FFCP incorporated the entire property for the Cabin Branch development including the Clarksburg water storage facility (See Appendix B).

The FFCP will need to be updated with the new location of the water storage facility, however no additional Planning Board action will be required if the Planning Board approves Site Plan No. 820140160. The FFCP amendment included with this Site Plan includes all the necessary changes.

Water Quality

A Final Water Quality Plan (Site Plan No. 820050150) for road and infrastructure associated with the entire Cabin Branch Neighborhood was approved by the Planning Board on September 19, 2007. The original water storage facility was included in the approved Final Water Quality Plan. However, since the facility was not under permit prior to the expiration of the grandfathering of the old stormwater management regulations WSSC will be required to meet all current stormwater management regulations when they move forward with development. A new final water quality plan may be required at that time if Montgomery County is afforded a review of the stormwater concept. Should this occur, the Planning Board will also have review and approval responsibilities of the final water quality plan to analyze conformance with the forest conservation law, protection of environmentally sensitive areas and imperviousness.

WSSC

WSSC has reviewed this amendment and issued an approval letter (dated July 31, 2014) regarding the development sequence, water and sewer main alignments, type of development and the location of the facility (see Appendix B).

COMMUNITY OUTREACH

WSSC has held four public meetings (September 17, 2003, June 17, 2004, September 24, 2007, and March 4, 2008) to discuss alternative locations for the water storage facility specifically. This application was also recently discussed at the public hearing for the Development Plan Amendment (DPA 13-02, in 2013), and during the review process of the Cabin Branch Premium Retail and Mixed Use Development Site Plan. Staff has not received any correspondence specifically concerning this project.

CONCLUSION

The Staff recommends approval to transmit comments to the WSSC. The modified Water Storage Facility location is necessary to meet the demands for public water in the Clarksburg Area. The 1994 Clarksburg Master Plan & Hyattsville Special Study Area also identified that a new Water Storage Facility was necessary to implement the land use recommendations.

ATTACHMENTS:

A - Application Letter: Rogers Consulting, dated October 1, 2014

B - Agency Approvals: WSSC Letter: Amended Phase I Letter of Findings #7
WSSC and SWM from MCDPS.

C - Previous Approvals: Memorandum to the Montgomery County Planning Board: Mandatory Referral, dated March 24, 2008.

D - Site Plan No. 8201400160 (Sheets L-002 and L-003 of 25)

E - Correspondence from Leo Galenko, MCDPS



October 1, 2014

Montgomery County Planning Department, MNCPPC
8787 Georgia Avenue
Silver Spring, MD. 20910

Attn: Mr. John Carter, Chief Area 3
Ms. Moline Smith, Area 3 Senior Planner

Re: Mandatory Referral: No 08001-WSSC-1 (Clarksburg Elevated Water Storage Tank),
Clarksburg Master Plan
Cabin Branch

Dear John and Molly:

On behalf of WSSC, Cabin Branch and Simon Clarksburg Development LLC, we are submitting an update to the Water Tower Mandatory Referral. The update is for the revised location of the tower site only. The Mandatory Referral was approved by the Planning Board March 24, 2008 (a copy is attached). With the recent Development Plan Amendment (DPA 13-02) and the pending site plan the water tower site has been moved north several hundred feet in coordination with the land plan. The approved DPA 13-02 (attached) shows the updated location. The site plan, #820140160 shows the updated location. Per our conversations during the review of the DPA and the site plan, the water tower mandatory referral is a 'catch up' or administrative item that needs to be updated in coordination with the approval of the Premium Outlets site plan.

The Cabin Branch owners and WSSC have been coordinating regarding the water tower and site for several years. The attached July 31, 2014 'WSSC, Amended Phase 1 Letter of Findings #7, WSSC Project Nos. DA3326Z02 and DA5636Z13 Cabin Branch' states the WSSC conditions required for water and sewer service. The 1.61 Acre water tower site is part of the letter of findings and is on the approved plan as Part 46. Page 3, of the July 31, 2014 letter refers to the Mandatory Referral Process, and that 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.' WSSC has approved the size and location of the water tower site. The deed for the site has been submitted to WSSC.

We request the Mandatory Referral be updated with the location of the Water Tower in coordination with the approved DPA 13-02 and the Clarksburg Premium Outlets Site Plan.



Attached with this letter are the following:

- March 24, 2008 MNCPPC Mandatory Referral Memorandum
- Approved DPA 13-02
- July 31, 2014 WSSC Amended Letter of Finding #7 and plans

Please contact us if you have any questions.

Sincerely,

Gary F. Unterberg, Senior Vice President
Rodgers Consulting, Inc.

Cc:

- Shari Djourshari, WSSC
- David Shen, WSSC
- Mike Harmer, WSSC
- Elizabeth Yanchulis, WSSC
- Scott Demler, WSSC
- Mark Jascewky, WSSC
- Sylke Knuppel, Cabin Branch Management LLC.
- Mike Conley, Winchester Homes, Inc.
- Chris Collins, Winchester Homes, Inc.
- Terry Forde, Adventist HealthCare, Inc.
- Larry Walker, The Walker Group
- John Harris, Toll MD X Limited Partnership
- Tom Mateya, Toll MD X Limited Partnership
- Benson Klein, Ward and Klein
- Robert Harris, Lerch, Early & Brewer Chtd
- Ron Kaplan, Streetscape
- Harris Schwalb, Streetscape
- Dave Gilmore, New England Development
- Steve Dworkin, Simon
- John Villapiano, Simon
- Steve Robins, Lerch, Early & Brewer Chtd
- Phil Hughes, Rodgers Consulting, Inc.
- Tom Miller, Rodgers Consulting, Inc.

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Washington Suburban Sanitary Commission

14501 Sweitzer Lane • Laurel, Maryland 20707-5901

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Jerry N. Johnson

July 31, 2014

Ms. Sylke Knuppel
Cabin ranch Management, LLC
6905 Rockledge Drive, Suite 800
Bethesda, MD 20817

Re: Amended Phase I Letter of Findings #7, WSSC Project Nos. DA3326Z02 and DA5636Z13 Cabin Branch

Dear Ms. Knuppel:

The letter of findings for the Cabin Branch project has been amended per your request. This amendment **supersedes** any previous letter of findings and amendments. The following changes have been approved:

- change in number of units or type of development,
- change in construction sequence,
- change in water and sewer main alignments, and
- change in number or configuration of parts of the project.

Please refer to the three updated 200'-scale sketches enclosed along with the summary table and an all-inclusive list of project conditions provided below:

HYDRAULIC SUMMARY TABLE	
Proposed Development: 720 Single Family Dwelling Units, 722 Town Homes, 798 Garden Apartments, 1 Elementary School, 79,775 sq. ft. of Hotel, 1325 seats in Restaurants, 7725 sq. ft. of Bank, 3255 sq. ft. of Gas/Repair Shop, 1800 sq. ft. Car Wash, 3 Club Houses with Pools (total 1930 members), 429500 sq. ft. of Retail, 283,450 sq. ft. of Parking Garage, 100-seat Amphitheater, 1,873,900 sq. ft. Office	
200-ft Sheet: 230NW11-14, 231 NW 13-14, 232NW14	
SEWER	WATER
WWTP Service Area: Seneca Creek	Hydraulic Zone Group: Montgomery High Zone
Mini-Basin Number: 15-080, 15-081, 15-082	Pressure Zones: 760 A, temporary 760B
	High Grade: 772 feet Temporary Service: 772 Feet
	Low Grade: 720 feet Temporary Service: 720 feet

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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.

CONDITIONS FOR SERVICE

The following conditions and service requirements must be met prior to providing service to any unit in this project:

- Provide the deed to the WSSC acceptable land size for Clarksburg tank site having appropriate and acceptable access easement to the site. *Cabin Branch Management submitted a deed on March 24, 2013 for the Water Tower Parcel and Access easement. WSSC rejected both legal documents since the deed and easement did not meet WSSC requirements; also, WSSC tank site is located on parcels with ownership that will potentially change in near future. On April 29, 2013, WSSC agreed, in good faith, to allow Cabin Branch Management to develop Parts 6, 9, and 10 while the terms of “acceptable” land size and easements are agreed on. Additional units cannot receive service until all outstanding issues related to tank site deed and access easement are resolved. A new package for the deed and easement received on September 9, 2013 and is currently under review and negotiations.*
- Construct and place in-service, the following needed infrastructures for service:
 - i. Part 4, the proposed 16-inch water main, contract no. DA3326H02, connecting to the existing 16-inch water main (Contract No. DA8774B90). *This main is already constructed and mains are in service.*
 - ii. The required pressure reducing and relief valves, vault and all associated components in Part 4. *The valve and all components are in service.*
 - iii. Part 3, the proposed water and sewer mains, Contract No. DA3326D02. *This main is released for service.*
 - iv. Part 2, proposed water mains along West Old Baltimore Road contract no. DA3326C02 (part of CIP W-46.24); this main connects the proposed main in Part 3 (Contract No. DA3326D02) to the exiting 24” main along West Old Baltimore Road, (Contract No. DA3267A02). *This main is released for service.*

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Once terms of the deed and easement documents are finalized and the above infrastructures are in place, this project can move forward to build up to 0.2 million gallons per day (mgd) of domestic demand. See attached Approved "Exhibit" for construction sequence up to 0.2 mgd. Development beyond 0.2 mgd will require the construction of the 24" water main (Contract No. BL3326B02, part of CIP W-46.24) known as Part 28 and Part 60, the water alignment shown on Sheet 2 of the sketch. This main connects the existing 16" main (Contract No. 90-8724B) along MD Route 355 (Frederick Rd) near Milestone Manor to the existing 20" main (Contract No. 95-1313C) along West Old Baltimore Road. Portions of the 24" main are constructed during MD State and Montgomery County road reconstruction projects. Segments of the 24" main not covered under state and county projects can be constructed either by Cabin Branch Development to meet the development schedule or by WSSC when necessary to support developments in 760 pressure zone. Once the water main under contract No. BL3326B02 is constructed, the WSSC will build the tank as deemed essential to support developments in the area.

PART 37- HYDRAULIC ANALYSIS REQUIRED

Development plans for Part 37 of this project are not clear at this time. Currently, there is a placeholder for the sewer flow and water demand for these parts based on the information on the sketch. Water and sewer sizes may change or system fixes may be necessary as development for this part is more defined. A hydraulic amendment must be submitted for Part 37 once more information becomes available.

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.

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SANITARY SEWER CONDITIONS

REQUIRED SANITARY SEWER MAIN SIZES

The extent of gravity sewer pipe diameters 10 inches and greater is shown on the attached sketch. All other sewers are to be 8-inch diameter gravity sewer.

Ten-inch diameter, or larger, sewers are required. The table below shows the design flow and **maximum** diameter for the segments indicated on the sketch.

Segment	Design Flow (mgd)	Assumed Minimum Slope (%)	Maximum Diameter (inches)
C-D	3.83	0.14	21
D-D'	3.95	0.12	24
D'-E	4.2	0.12	24
E-F	4.53	0.12	24
L-M	1.064	0.34	12
M-N	1.16	0.34	12
N-O	1.4	0.24	15
O-P	1.5	0.24	15
W'-W	0.67	0.46	10
W-X	0.84	0.46	10
X-Y	1.4	0.24	15
Y-S'	2.24	0.19	18
S'-S	2.3	0.19	18
Z'-Y	0.7	0.46	10
T-U	0.65	0.46	10
U – WWPS (Part 39)	0.87	0.46	10
Q-R	0.89	0.46	10
R-S	1.2	0.34	12
S-H'	3.3	0.14	21
H'-H	3.6	0.14	21

WASTEWATER PUMPING STATION REQUIRED

A wastewater pumping station is required to be built by the applicant to serve parts of this property. The station should be designed for a peak flow of 0.9 million gallons per day. The preliminary size of the force main is 10 inches in diameter. The force main size will be finalized during the design phase.

CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECT REQUIRED

This project has been designated as a “major project” since a wastewater pumping station, force main and over 10,000 feet of 15-inch diameter and larger sanitary sewer mains are required to provide service. Therefore, County approval is required.

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The table below shows completed and current sewer projects associated with this development in the proposed WSSC FY15 Capital Improvement Program. For proposed projects, please submit an updated cost estimate, as well as the estimated start date and duration of construction, in order to update the project description in FY 16 CIP, which begins on July 1, 2015.

Project No.	Project Name in FY11	Current CIP Project Description	Status
S-84.46	Clarksburg Triangle Outfall Sewer, Part 1	4,220 feet of 24-inch	Completed in 2012
S-84.47	Clarksburg Triangle Outfall Sewer, Part 2	4,200 feet of 24-inch, 350 feet of 21-inch, 1,760 feet 18-inch, and 1,040 feet of 15-inch diameter outfall sewers	Most sections Completed in 2014; some segments are under design
S-84.60	Cabin Branch WWPS	0.9 mgd capacity	Planning
S-84.61	Cabin Branch WWPS Force Main	2,000 feet of 10-inch force main	Planning

Costs paid by the Applicant to construct approved CIP projects (mains 15 inch and larger, wastewater pumping station, and force main) may entitle the Applicant to a credit or reimbursement of the System Development Charge (SDC) imposed by WSSC. The amount of the credit will be subject to an SDC Credit Agreement for the pipeline facilities and Memorandum of Understanding (MOU) for the wastewater pumping station and the force main. Please declare in writing if you wish this project be considered for SDC credits and/or reimbursement. The declaration must be received no later than the first design plan submittal to be considered for SDC credits and/or reimbursement.

If the total construction costs plus the other costs is equal to or greater than \$500,000, then prevailing wages are required for the portions of CIP projects that are eligible for SDC Credit/Reimbursement.

INSTALL EJECTOR/GRINDER PUMPS

Based on the proposed grading plan, on-site ejector or grinder pumps and on-site low-pressure sewer may be required for service. A registered plumber must install the pumps at the developer's expense.

For properties to be served by a grinder pump system, the developer is responsible for all on-site installation (i.e., materials, electrical equipment, the grinder pump unit and plumbing hook-up which shall be installed by a registered plumber). Grinder pump units must be approved by WSSC. Ultimately, the property owner will be responsible for all on-site maintenance of grinder pump systems.

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Builder/developers/owners should disclose this requirement to purchasers at property settlement.

EXTRA-DEPTH SEWER

Due to proposed grades of the street, it will be necessary to construct extra-deep sewer 10 inch and greater. There are sewer segments in various parts of the project showing extra-deep sewers in narrow and difficult areas. These sewers require re-alignments or additional design requirements. See the WSSC Pipeline Design Manual, Section C-2.2, for right-of-way width requirements for deep sewers. Any pipe deeper than 20 feet (trench bottom) will require a special design that takes into consideration future maintenance of the deep sewer.

SEWER MAIN ALIGNMENT MAY REQUIRE REVISION

A possible alignment (marked on the attached sketch as alignment A') for sewer segment serving parts of Part 52, Part 30, Part 31, and Part 17 is recommended based on current information and submitted sewer profiles. In Part 57, a segment of sewers (marked T'-T on the sketch) may produce, at full capacity, a higher velocity than accepted by WSSC. Refer to Pipeline Design Manual, Section 9, S-9.1 to S-9.2 and Section 15 for acceptable pipe slopes and required design solutions. For both cases, the final determination is made during the Design review phase.

SHALLOW-DEPTH SEWER

Due to the topography, it will be necessary to construct shallow sewer. A minimum cover of 3 feet must be maintained over the sanitary sewer.

ENVIRONMENTAL IMPACTS

The proposed sewer main outfall will impact wetlands, stream buffers, 100-year flood plain, steep slopes and possibly large trees. The alignment may need adjustment during the design stage.

SHOW MINIBASIN BOUNDARY ON DESIGN PLANS

This project will be served by more than one sewer system mini-basin. Design plans that encompass more than one mini-basin should indicate the boundary as shown on the attached sketch.

SEWER SERVICE DEPENDENT ON OTHER CONSTRUCTION

The following table provides information on parts requiring major facility:

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Part	Dependencies
34	Part 39, Part 40 (WWPS and Force main) and required downstream gravity sewers
41	Part 39, Part 40 (WWPS and Force main) and required downstream gravity sewers
42	Part 39, Part 40 (WWPS and Force main) and required downstream gravity sewers
43	Part 39, Part 40 (WWPS and Force main) and required downstream gravity sewers
57	Part 39, Part 40 (WWPS and Force main) and required downstream gravity sewers
58	Part 39, Part 40 (WWPS and Force main) and required downstream gravity sewers
All Other Parts	Associated downstream gravity sewers

WATER MAIN EXTENSION CONDITIONS

REQUIRED WATER MAIN SIZES

The diameters of the proposed mains, 4, 8, 10, 12, 16, and 24 inches mains are required to serve this project and are shown on the attached sketch.

INSTALL SPECIALTY VALVES

An existing pressure zone is extended to serve this project on a temporary basis until Clarksburg elevated water storage tank (W-46.15) is constructed. A remote control pressure-reducing valve is required to regulate pressure from the higher pressure zone. Details for requirements of the remote control pressure-reducing valve will be provided during the Design Phase for this project. The applicant is responsible for design and construction of all required components needed to put the pressure reducing and relief valves in service.

1. Install a 12-inch remote control pressure reducing valve on the 16-inch water main along Whelan Lane (Contract No. DA3326H02) with the following initial settings:
 - HHG: pressure setting 754 feet
 - LHG: pressure setting 742 feet.
2. Install a 6" pressure relief valve downstream of pressure reducing valve. The relief valve setting will be 75 psi and its location is determined during Design phase.

WSSC production team provides additional and necessary information as needed.

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ISOLATION VALVES

Provide sufficient numbers of isolation valves on the new mains to provide redundancy.

Provide two connections between the existing 16-inch water main in MD 355 (Contract No. 68-2968A, 836A zone) and the new 24-inch diameter water main (BL3326B02, Part 60, 760A zone). The two connections should be located at: 1) Frederick Road near West Old Baltimore Road and 2) Frederick Road near Brink Road as shown on Sheet 2 of the sketch. Provide isolation valves on the interconnections keep valves closed and mark them DIVISION VALVE. Also, provide an in line 24" isolation valve along the proposed 24" mains between the two above described Division Valves. See Sheet 2 of the sketch for preliminary location of the isolation valve and Mark it KEEP OPEN. The exact location will be finalized during Design phase.

SPECIALTY VALVE TABLE AND SKETCH ON DESIGN PLANS

Provide a Specialty Valve Schedule Table on the plans to provide detailed instructions showing the valves to be opened or closed with each sequence of construction.

SHOW ZONE BOUNDARY ON DESIGN PLANS

This project will be served by more than one water pressure zone. Design plans that encompass both zones should indicate the zone boundary shown on the attached sketch.

CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECT REQUIRED

This project has been designated a "major project" since a water storage facility and over 15,000 feet of 24-inch and 9,800 feet of 16-inch diameter mains are required. Therefore, County approval is required. The table below shows the current water projects related to this development in the WSSC proposed FY15 Capital Improvement Program. Please submit an updated cost estimate, as well as the estimated start date and duration of construction, to update the project description in FY 16 CIP, which begins on July 1, 2015.

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Project No.	Project Name in FY12 CIP	CIP Project Description	Status
W-46.24	Clarksburg Area Stage 3 water main, Part 4	7,900 feet of 24-inch water main	Contract C is complete and in service & Contract B is in Design phase
W-46.14	Clarksburg Area Stage 3 water main, Part 1, 2, & 3	7,100 feet of 24-inch water, 9,300 feet of 16-inch	Contracts H and D are complete and in service & Contracts E and F are in Design phase
W-46.15	Clarksburg Elevated Water Storage Facility	1 MG Elevated Storage Tank	In Design phase and will be built by WSSC

WSSC will construct the Clarksburg Elevated Water Storage Tank. Costs paid by the Applicant to construct approved CIP projects may entitle the Applicant to a credit or reimbursement of the System Development Charge (SDC) imposed by WSSC. The amount of the credit will be subject to an SDC Credit Agreement for the pipeline facilities. Please declare in writing if you want this project to be considered for SDC credits and / or reimbursement. The declaration must be received no later than the first design plan submittal to be considered for SDC credits and/or reimbursement.

If the total construction costs plus the other costs is equal to or greater than \$500,000, then prevailing wages are required for the portions of CIP projects that are eligible for SDC Credit/Reimbursement

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 587 feet.

INSTALL BOOSTER PUMPS

Due to low water pressure conditions (less than 40 psi), the on-site plumbing system requires booster pump installation. Booster pumps are required for buildings with first floor levels above elevation 628 feet.

OUTSIDE METERS

Any residential water service over 300 feet in length will require an outside meter. Any commercial water service connections, built to serve a standard or minor site utility (on-site) system over 80 feet in length will require an outside meter. Exceptions will be considered for existing properties / complexes currently served by inside meters where replacements or new service is required.

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SERVICE DEPENDENT ON OTHER CONSTRUCTION

Since this project will be built in separate parts, the following tables provide information on which parts are dependent on the other parts being constructed and released for service. This project has a two tiered conditions for service, see above. Once the first condition of service (required deed and easements for the elevated tank) is met, a second condition must be fulfilled prior to development parts receiving service. Therefore, the dependency table is broken up into two groups:

- 1) Group 'A': Parts in this group can request for service to *some units* through WSSC partial release process prior to the construction of contract B (parts 28 and 60, Sheet 2 of 3 of the Sketch) as long as total domestic demands of served units do not exceed the threshold of 0.2 mgd, see above. The construction sequence outlined in the table for Group 'A' is per input from the Applicant and is labeled "Water Allocation Exhibit", see Sheet 3 of 3 of the sketch. In the exhibit sketch, units and areas that are cross hatched exceed the demand threshold and cannot receive service until contract B is constructed and released for service.
- 2) Group 'B': Parts in this group can request service once contract B (parts 28 and 60) is released for service; and threshold limit on domestic demand will no longer be valid.

Group 'A' dependency table (Prior to Contract B release for service):

Part	Dependencies	Part	Dependencies
6	Part 4, Part 5	16	Part 4, Part 5, Part 6, Deed and Easements to the Tank Site
7	Part 4, Part 5, Part 6, Deed and Easements to the Tank Site	17	Part 4, Part 5, Part 6, Part 9, Deed and Easements to the Tank Site
8	Part 4, Part 5, Part 6, Part 7 Deed and Easements to the Tank Site	18	Part 4, Part 5, Part 6, Part 7, Part 8, Part 9, Part 12, Part 15, Part 17, Part 19, Part 48, Deed and Easements to the Tank Site
9	Part 4, Part 5	22	Part 4, Part 20, Part 21, Deed and Easements to the Tank Site
10	Part 4, Part 5, Part 6, Part 9	23	Part 61, Part 4, Part 5, Part 6, Part 12, Part 24, Part 29, Deed and Easements to the Tank Site
11	Part 4, Part 5, Part 6, Part 9, Deed and Easements to the Tank Site	48	Part 4, Part 5, Part 6, Part 7, Part 8, Part 9, Part 12, Part 15, Part 17, Part 18, Part 19, Part 25, Part 26, Part 30, Part 52, Deed and Easements to the Tank Site
12	Part 4, Part 5, Part 6, Part 9, Deed and Easements to the Tank Site	49	Part 4, Part 5, Part 6, Part 7, Part 8, Part 9, Part 17, Part 18, Part 48, Deed and Easements to the Tank Site

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13	Part 4, Part 5, Part 6, Part 12, Deed and Easements to the Tank Site	50	Part 4, Part 5, Part 6, Part 7, Part 8, Part 48, Part 28, Part 60, Deed and Easements to the Tank Site
14	Part 4, Part 5, Part 12, Part 6, Deed and Easements to the Tank Site	62	Part 4, Part 20, Deed and Easements to the Tank Site

Group 'B' dependency table (Post Contract B release for service):

Part	Dependencies	Part	Dependencies
15	Part 4, Part 5, Part 6, Part 7, Part 8, Part 28, Part 60, Deed and Easements to the Tank Site	42	Part 4, Part 5, Part 6, Part 32, Part 36, Part 54, Part 50, Part 23, Part 61, Part 28, Part 60, Deed and Easements to the Tank Site
19	Part 4, Part 5, Part 6, Part 7, Part 8, Part 9, Part 12, Part 17, Part 18, Part 28, Part 60, Deed and Easements to the Tank Site	43	Part 4, Part 5, Part 6, Part 35, Part 32, Part 42, Part 36, Part 54, Part 50, Part 23, Part 61, Part 28, Part 60, Deed and Easements to the Tank Site
24	Part 4, Part 5, Part 6, 12, Part 23, Part 29, Part 61, Deed and Easements to the Tank Site, Part 28, Part 60	44	Part 4, Part 20, Part 28, Part 60, Deed and Easements to the Tank Site
25	Part 4, Part 5, Part 6, Part 7, Part 8, Part 24, Part 28, Part 60, Deed and Easements to the Tank Site	45	Part 4, Part 20, Part 28, Part 60, Deed and Easements to the Tank Site
26	Part 4, Part 5, Part 6, Part 7, Part 8, Part 24, Part 28, Part 60, Deed and Easements to the Tank Site	47	Part 4, Part 5, Part 6, Part 7, Part 8, Part 23, Part 27, Part 24, Part 61, Part 28, Part 60, Deed and Easements to the Tank Site
27	Part 4, Part 5, Part 6, Part 7, Part 8, Part 24, Part 28, Part 60, Deed and Easements to the Tank Site	51	Part 4, Part 5, Part 6, Part 7, Part 8, Part 48, Part 50, Part 23, Part 61, Part 28, Part 60, Deed and Easements to the Tank Site
29	Part 23, Part 61, Part 4, Part 5, part 6, Part 24, Part 28, Part 60, , Deed and Easements to the Tank Site	52	Part 4, Part 5, Part 6, Part 7, Part 8, Part 9, Part 15, Part 19, Part 17, Part 18, Part 30, Part 31, Part 48, Part 28, Part 60, Deed and Easements to the Tank Site
30	Part 4, Part 5, Part 6, Part 7, Part 8, Part 9, Part 12, Part 17, Part 18, Part 23, Part 24, Part 31, Part 48, Part 52, Part 28, Part 60, Deed and Easements to the Tank Site	53	Part 4, Part 5, Part 6, Part 7, Part 8, Part 9, Part 15, Part 17, Part 18, Part 19, Part 48, Part 28, Part 60, Deed and Easements to the Tank Site
31	Part 4, Part 5, Part 6, Part 7, Part 8, Part 9, Part 12, Part 15, Part 17, Part 18, Part 19, Part 23, Part 24, Part 30, Part 48, Part 28, Part 60, Deed and Easements to the Tank Site	55	Part 4, Part 5, Part 6, Part 7, Part 8, Part 9, Part 15, Part 17, Part 18, Part 19, Part 48, Part 53, Part 50, Part 54, Part 23, Part 61, Part 28, Part 60, Deed and Easements to the Tank Site
33	Part 4, Part 5, Part 12, Part 6, Part 9, Part 28, Part 60, Deed and Easements to the Tank Site	56	Part 4, Part 5, Part 6, Part 7, Part 8, Part 23, Part 48, Part 61, Part 28, Part 60, Deed and Easements to the Tank Site
34	Part 4, Part 5, Part 6, Part 32, Part 28, and Part 60, Deed and Easements to the Tank Site	57	Part 4, Part 5, Part 32, Part 35, Part 36, Part 41, Part 54, Part 50, Part 23, Part 61, Part 28, and Part 60, Deed and Easements to the Tank Site

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37	Part 4, Part 5, Part 6, Part 23, Part 24, Part 61, Part 28, and Part 60, Deed and Easements to the Tank Site	58	Part 4, Part 5, Part 32, Part 35, Part 43, Part 36, Part 54, Part 50, Part 23, Part 61, Part 28, Part 60, Deed and Easements to the Tank Site
41	Part 4, Part 5, Part 6, Part 32, Part 35, Part 36, Part 54, Part 50, Part 23, Part 61, Part 28, Part 60, Deed and Easements to the Tank Site	59	Part 4, Part 5, Part 6, Part 7, Part 8, Part 28, Part 60, Deed and Easements to the Tank Site
63	Part 4, Part 20, Part 28, Part 60, Deed and Easements to the Tank Site	64	Part 4, Part 5, Part 12, Part 6, Part 28, Part 60, Deed and Easements to the Tank Site

EASEMENT CONDITIONS

COORDINATION WITH OTHER BURIED UTILITIES

Refer to 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 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 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 Unit

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at (301) 206-8672 for review procedures and fee requirements. 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. Also, an easement and construction easement across your property for future WSSC water/sewer line placement, as shown on the attached sketch, must be provided at no cost to WSSC. The Applicant shall execute and deliver on-property easements prior to the Certificate of Substantial Completion, which shall constitute an irrevocable offer by the Applicant to convey all on-property easements to WSSC.

OFF-PROPERTY EASEMENTS MUST BE OBTAINED

The proposed water and sewer main extensions will require the acquisition of easements from other property owners. It is the Applicant's responsibility to obtain these easements.

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 current applicable 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

MINIMIZE CONNECTION LENGTHS

The length of all connections should be minimized.

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. Please submit Site Utility information to the WSSC Permit Services Unit at the One-Stop-Shop. Contact

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Permit Services at 301-206-4003 or at www.wsscwater.com for more information on submitting Site Utility plans.

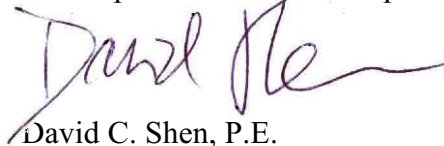
The next step in the process is Phase 2, Review for System Integrity. Contact Permit Services at 301-206-4003 or at www.wsscwater.com for more information on electronic submittal of System Integrity Review Packages. Should you wish to schedule a pre-design meeting, please contact Betty Yanchulis (301-206-8568) Betty.Yanchulis@wsscwater.com.

If you have any questions or concerns, please feel free to contact me at 301-206-8812 or Shari.Djourshari@wsscwater.com.

Sincerely,



Shari Djourshari, Ph.D.
Principal Hydraulic Engineer
Development Services Group



David C. Shen, P.E.
Development Planning Unit Coordinator
Development Services Group

Enclosures

cc: Mr. Tom Miller – Rodgers Consulting, Inc.
Mr. Alan Soukup (alan.soukup@montgomerycountymd.gov) - Department of Environmental Protection - Montgomery County Government



**THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION**

Department of Park & Planning, Montgomery County, Maryland
8787 Georgia Avenue, Silver Spring, Maryland 20910

March 24, 2008

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Gwen Wright, Chief *GW*
Countywide Planning Division

Stephen Federline, Supervisor *SF*
Environmental Planning
Countywide Planning Division

FROM: Doug Johnsen, Planner Coordinator
Environmental Planning
Countywide Planning Division

Nellie Shields Maskal, Senior Planner
Community-Based Planning Division

SUBJECT: Mandatory Referral: No. 08001-WSSC-1 (Clarksburg Elevated Water Storage Tank), Clarksburg Master Plan

STAFF RECOMMENDATION: Approval of the proposed mandatory referral with the following comments:

1. Conduct a graphic design charrette with the Clarksburg community prior to completion of final design of the Clarksburg Water Storage Tank to address the aesthetic and landscape setting concerns given the tank's visually prominent location along I-270.
2. Submit details of final landscaping for review and approval by the M-NCPPC staff prior to final design, and before MOU ratification with the Cabin Branch developers.

INTRODUCTION

Project Summary

The applicant, the Washington Suburban Sanitary Commission (WSSC), intends to construct the new Clarksburg Elevated Water Storage Tank, located in the southeast quadrant of I-270 and MD

121 in the Cabin Branch Neighborhood near the Maryland State Highway Administration (SHA) salt storage facility. The subject 1.487-acre site is undeveloped and was once part of the adjacent 55-acre site owned by Adventist HealthCare Incorporated planned for employment use as shown in Figures 1 and 2.

The proposed tank is to be a 750,000 gallon storage capacity to enhance water system adequacy in the greater area. It will operate 24 hours a day remotely via a WSSC telecommunications link and will be gated for security. Permanent WSSC staff on-site will not be required but the WSSC staff will have periodic access to the facility for site maintenance. The WSSC calculated the need for this project that serves a larger area in the pressure zone including the Cabin Branch Neighborhood and the Town Center Stage 4 area. The need for this project was first identified in Fiscal Year 1997 in the WSSC's Capital Improvements Program (CIP). The facility is expected to serve approximately 15,000 people in the 760A Zone by year 2020. The area west of I-270 and the Town Center Stage 4 is the specific geographic area served by the storage facility and does not readily correspond with any other geographic description.

After the mandatory referral review process, the WSSC will finalize the design and the Memorandum of Understanding (MOU) with the Cabin Branch developers. The current cost (as of FY 2008 Adopted CIP) of the project is \$3,725,000, which will be borne by the Cabin Branch developers in advance of System Development Charge credit reimbursements from WSSC; the WSSC rate supported debt will not be used to fund this project. The project completion date is 2010.

Subject Site

The proposed Water Storage Tank is bounded by proposed Adventist medical office buildings and related hospital uses to the south, the Interstate 270/MD 121 Interchange to the north, proposed retail core to the west, and the Gateway 270 Corporate Office Park and the LCOR/COMSAT property to the east of I-270. North of the I-270/MD 121 Interchange is the site for the future North County Maintenance Depot. The Montgomery County Detention Center is located north of the future North County Maintenance Depot site on the 300-acre County-owned site known as Site 30. The SHA salt storage facility is located nearby.

Project Background

The proposed location of the project was one of three final sites located near the Cabin Branch Neighborhood considered by the WSSC for the new water tank. It was studied as part of the Clarksburg Master Plan Stage 3 and 4 Area Facility Plan dated December 2004 developed by Rodgers Consulting, Incorporated (Rodgers). A total of 52 alternative sites were initially identified in the Facility Plan that met most of the criteria for location of the storage tank. In 2005, the Planning Department staff supported the subject location for the water storage tank as the most appropriate site because of its proximity to water users, no environmental impacts, lowest cost, and meeting the WSSC criteria for water storage facilities. There was also support from the Clarksburg community for the site selection.

The WSSC asked Rodgers to prepare the Facility Plan in response to a request by the Cabin Branch Neighborhood property owners. The "Facility Plan" evaluates the technical feasibility and cost effectiveness of several alternatives for providing water and sewer service to the Cabin Branch Neighborhood and the Ten Mile Creek Area and the alternatives' impacts on the environment. The Montgomery County Detention Center, located north of the I-270/MD 121

interchange, is served by public water and sewer. The public utility mains in this area lack capacity to accommodate the Clarksburg Master Plan land use recommendations for the area west of I-270.

Site Design

The height of the project tank is 140 feet with a ground elevation at the proposed site of 620 feet. According to the WSSC, the tank height is required due to the hydraulic design to ensure that pressure remains within an acceptable range in the system at all times for customer demand or for emergency demands of fire and rescue protection. The style of the proposed water tank will be a fluted column and pedestal spheroid with a green tint in a landscape setting as shown in Figure 3.

The proposed landscape setting will serve as a barrier from I-270.

ANALYSIS

Master Plan Conformance

The proposed project is consistent with recommendations of the 1994 Approved and Adopted Clarksburg Master Plan. It is located within the Cabin Branch Neighborhood of the Clarksburg Master Plan area. The Master Plan recommends the MXP Zone and the Light Industrial land use for the site. A summary of the Master Plan objectives for the Cabin Branch Neighborhood is listed on pages 67 to 70 of the Plan and includes the following:

- Provide a mix of uses including employment.
- Encourage an employment pattern that is supportive of I-270 as a high-technology corridor.

The Land Use Plan for the Cabin Branch Neighborhood is shown in Figure 4 and shown on page 65 of the Plan.

During the Clarksburg Master Plan process, the Planning Board and County Council devoted considerable discussion to the appropriate land use for the Cabin Branch property. The Cabin Branch Neighborhood is the only portion of the western side of I-270 that is proposed for significant residential development. Most of the development in the Cabin Branch Neighborhood is recommended to occur on the Cabin Branch property.

The subject property is part of the northern portion of the Cabin Branch Neighborhood recommended in the 1994 Master Plan for intensive office uses. A major Master Plan concern is that the employment uses become an integral part of the overall Cabin Branch Neighborhood and that strong interrelationships be established among residential, employment, retail, and public facility uses.

While the 1994 Master Plan does not specifically mention a new water storage facility, the Fiscal Impact Analysis (FIA) examines the fiscal impacts of development in Clarksburg likely to occur by 2014. The FIA prepared by the County Office of Planning Implementation (part of the Clarksburg Master Plan Technical Appendix) in July 1993, estimates the capital programs needed to serve new growth in Clarksburg. It recommends a new water storage facility as one of the capital improvement projects needed to serve the new growth for Clarksburg by 2014. The Master Plan states on page 193 of the Technical Appendix that water and sewer services and the transitway are particularly critical to the Plan implementation.

In 2004, the Planning Board approved the preliminary plan for 1,600 dwelling units, a 500-unit senior center facility, 16,000 square feet of public use, and 1.5 million square feet of employment for Phase 1 development of Cabin Branch. The preliminary plan for Phase II development that includes the remaining 286 dwelling units and 898,000 square feet of employment uses is scheduled for Planning Board review concurrently as this mandatory referral.

Forest Conservation Plan Conformance

No Planning Board action is required for this item. A final forest conservation plan (820050150) for the roads and infrastructure associated with the Cabin Branch development was submitted and approved by the Planning Board on September 19, 2007. This forest conservation plan incorporated the entire site for the Cabin Branch development including the Clarksburg Elevated Water Storage Tank.

Water Quality Plan Conformance

No Planning Board action is required for this item. A final water quality plan for the roads and infrastructure associated with the entire Cabin Branch development was submitted and approved by the Planning Board on September 19, 2007 as part of the forest conservation plan (820050150) which included the site for the Clarksburg Elevated Water Storage Tank.

COMMUNITY OUTREACH

The WSSC held four public meetings on September 17, 2003, June 17, 2004, September 24, 2007, and March 4, 2008 to discuss the concerns regarding the proposed project including the alternative locations. At the September 24, 2007 Clarksburg Civic Association meeting, several residents expressed concern about the aesthetics and the landscape setting of the proposed water tank and requested by the WSSC staff investigate constructing a multi-column tank instead. According to WSSC staff, the maintenance cost of a multi-column tank is higher than the single-pedestal tank due to the larger surface area of the tank. At the March 4, 2008 community meeting, citizens asked questions regarding the cost of the facility to future residents in the service area. No letters or e-mails from the community were received prior to this report.

CONCLUSION

The staff recommends approval of the mandatory referral, since the new water storage facility is an important part of the Clarksburg Master Plan water distribution system. The Master Plan confirms what additional water storage facility is necessary in Clarksburg to meet Clarksburg's residents increasing needs for water. The project will fulfill the Master Plan projected water needs through 2020.

Staff recommends that the WSSC staff conduct a graphic design charrette with the Clarksburg community to address the aesthetics of the water tank and surrounding and uses. The charrette should take place prior to WSSC's final design and MOU with the Cabin Branch developers.

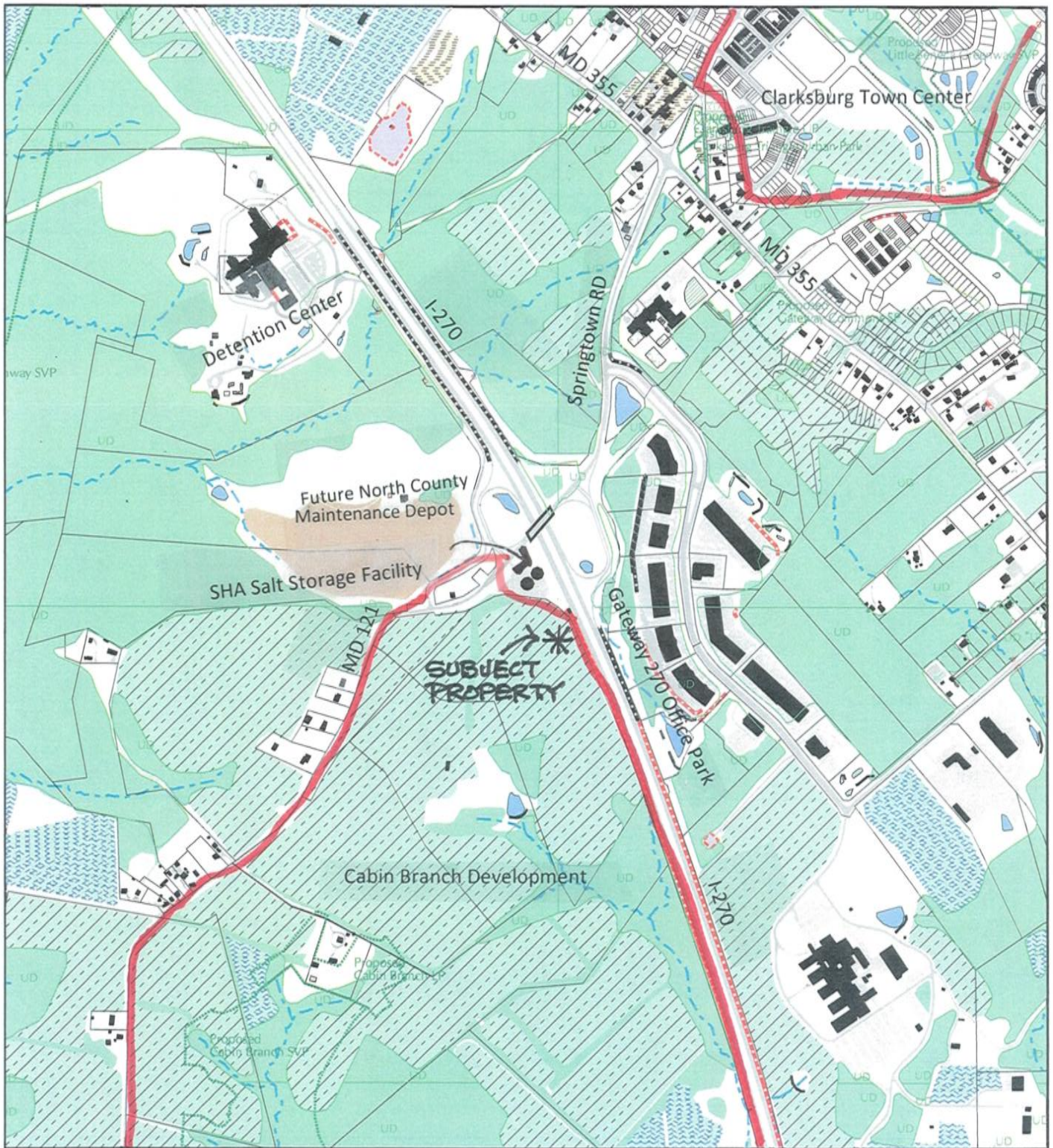
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Attachments

1. Vicinity Map
2. Cabin Branch Development Activity Map
3. Clarksburg Elevated Water Storage Tank Site Plan
4. Master Plan Land Use Map

CLARSBURG ELEVATED WATER STORAGE FACILITY

Figure 1



Map compiled on March 14, 2008 at 4:09 PM | Site located on base sheet no - 232NW14

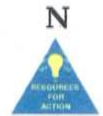
NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

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 1998

Key Map

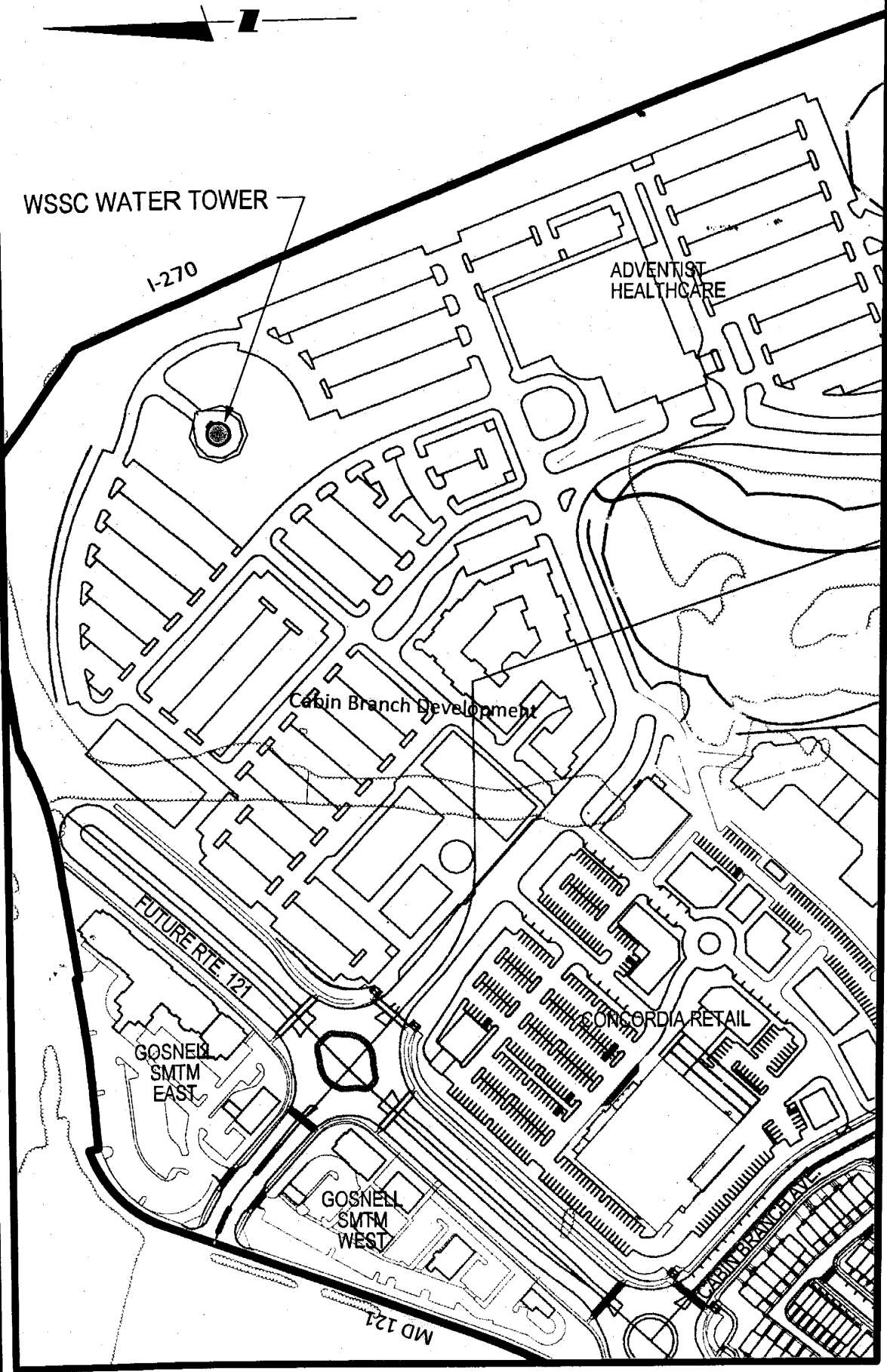


Research & Technology Center



1 inch = 1200 feet
1 : 14400

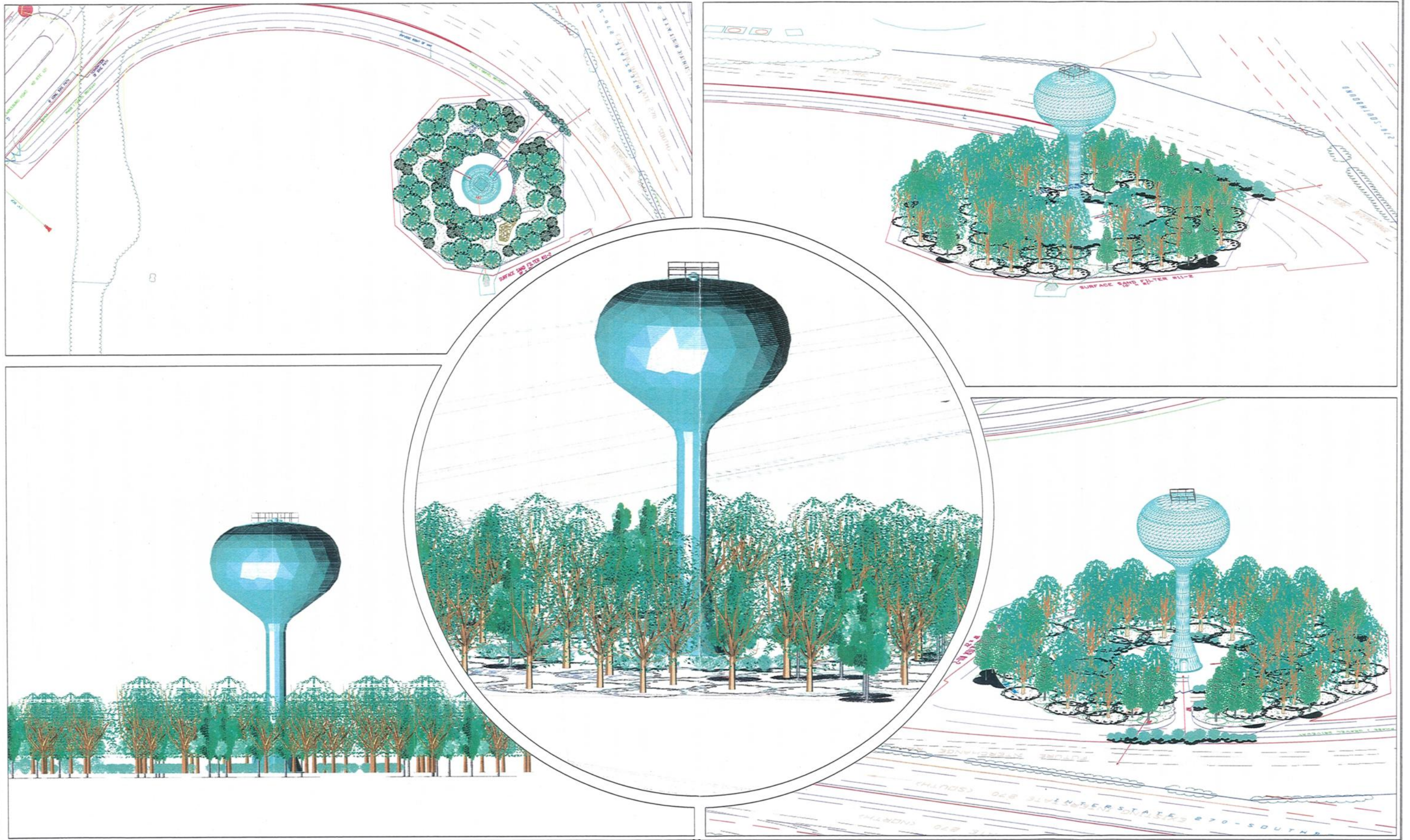
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760



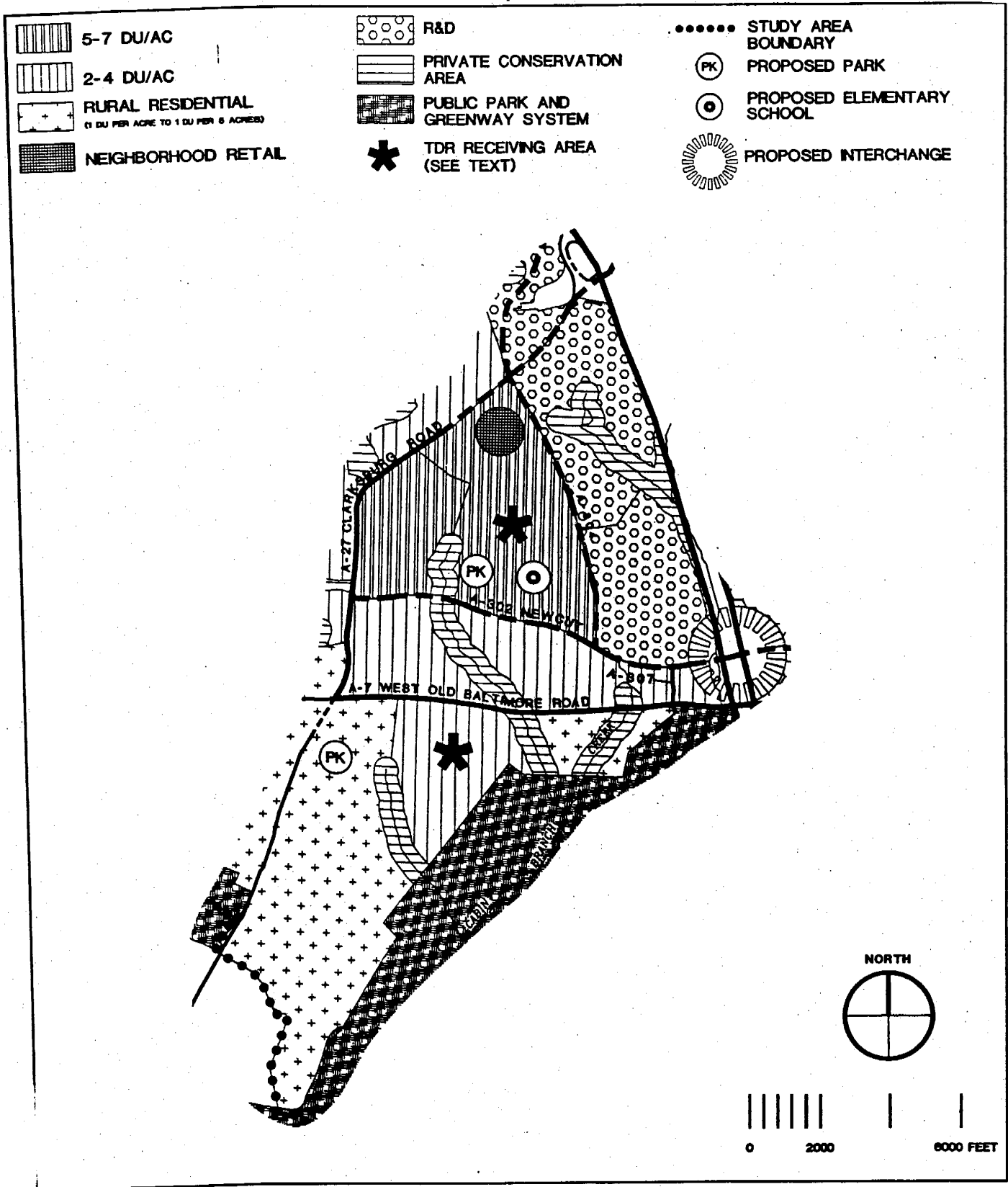
<p>ROCKVILLE OFFICE 1390 Piccard Drive, Suite 100 Rockville, MD 20850 T. 301.948.2730 F. 301.948.9067</p>	DESIGNED JC	<p>APPLICANT CABIN BRANCH MANAGEMENT LLC 6945 ROCKLEDGE DRIVE, SUITE 800 BETHESDA, MD 20817 ATTN: STAR ALDRIDGE TEL: 301.463.4222 FAX: 301.463.4866</p>	<p>WATER TOWER EXHIBIT CABIN BRANCH CLARKSBURG, MARYLAND CLARKSBURG (2nd) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND</p>	SCALE NO SCALE	
	DRAFTED DB			DATE 03/14/08	1 OF 1
	CHECKED JC				JOB NO. 0582-58-00
	OFFICE ROCKVILLE				

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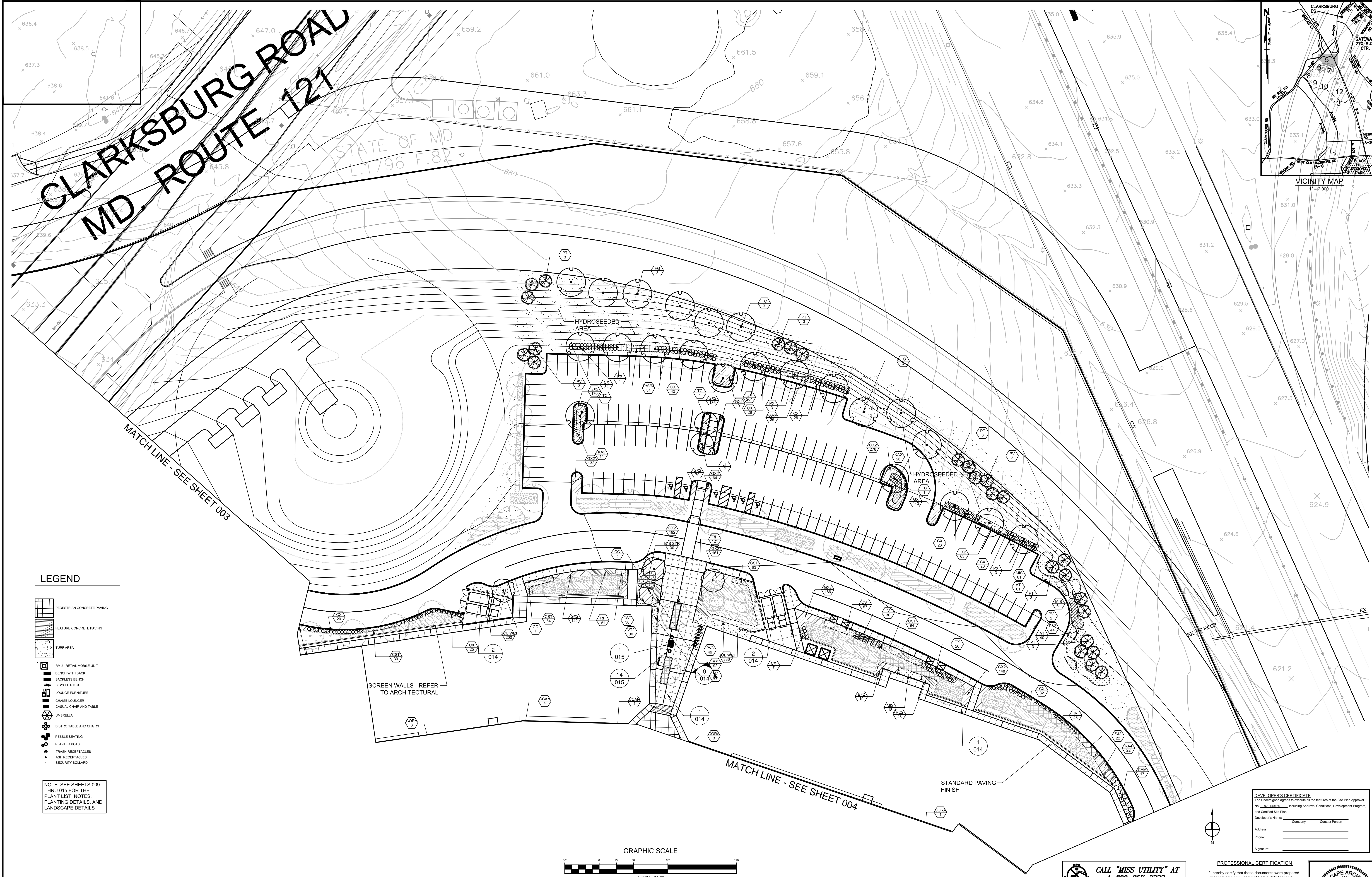
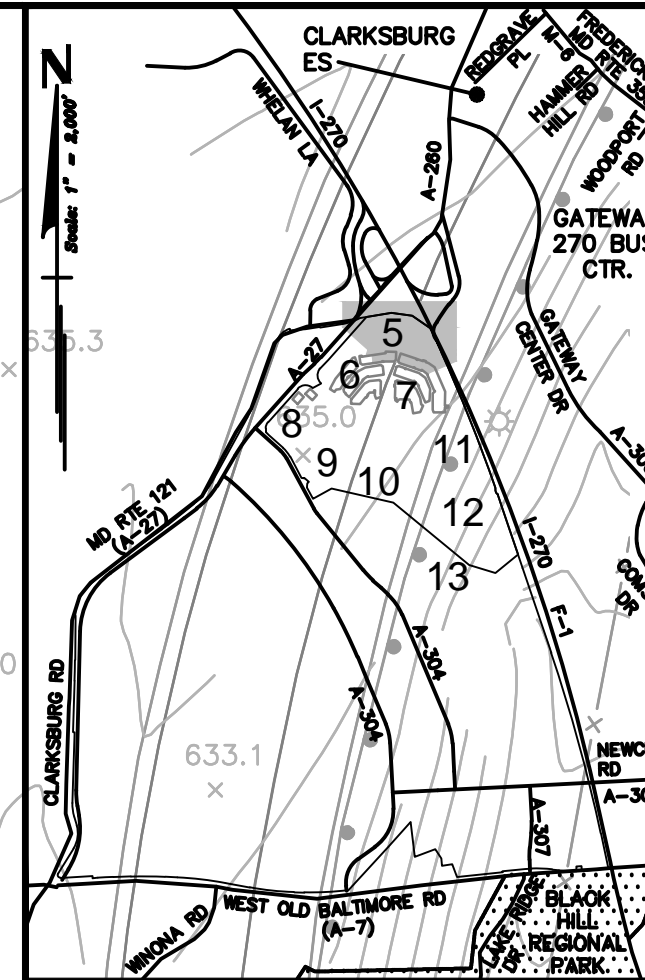
CABIN BRANCH WATER TANK (750,000 GALLONS, ELEV.760)



CABIN BRANCH NEIGHBORHOOD



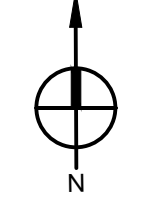
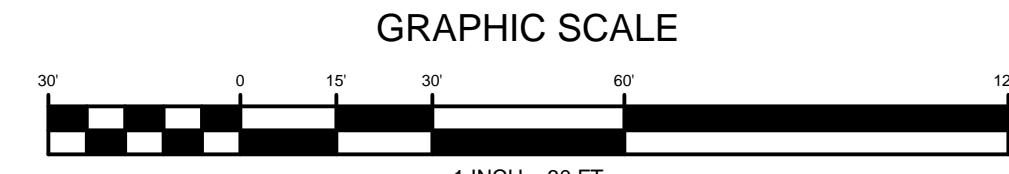
PRELIMINARY NOT FOR CONSTRUCTION



LEGEND

- PEDESTRIAN CONCRETE PAVING
- FEATURE CONCRETE PAVING
- TURF AREA
- RNU - RETAIL MOBILE UNIT
- BENCH WITH BACK
- BACKLESS BENCH
- BICYCLE RINGS
- LOUNGE FURNITURE
- CHAISE LOUNGER
- CASUAL CHAIR AND TABLE
- UMBRELLA
- BISTRO TABLE AND CHAIRS
- PEBBLE SEATING
- PLANTER POTS
- TWASH RECEPTACLES
- ASH RECEPTACLES
- SECURITY BOLLARD

NOTE: SEE SHEETS 009 THRU 015 FOR THE PLANT LIST, NOTES, PLANTING DETAILS, AND LANDSCAPE DETAILS



DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. _____ including Approval Conditions, Development Program, and Control Site Plan.

Developer's Name: _____

Company: _____ Contact Person: _____

Address: _____

Phone: _____

Signature: _____

PROFESSIONAL CERTIFICATION



ALL HARDSCAPE AND LANDSCAPE FEATURES WITHIN THE BUILDING AREA ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN OF HARDSCAPE AND LANDSCAPE FEATURES WITHIN THIS AREA SHALL BE DETERMINED AT BUILDING PERMIT.

ALL ROADWAY AND BIKE PATH IMPROVEMENTS SHOWN WITHIN THE PUBLIC RIGHT OF WAY FOR MD 121 (CLARKSBURG ROAD) WILL BE BUILT BY CABIN BRANCH MANAGEMENT, LLC, UNDER A SEPARATE PHASE OF THIS PROJECT.

NO SURFACE FEATURES SHALL BE LOCATED WITHIN ANY SIDEWALK.

THIS SITE PLAN REFINES AND SUPERSEDES SPECIFIC AREAS COVERED BY THE INFRASTRUCTURE ROADS ONLY SITE PLAN No. 82006150 APPROVED 6/14/07 AND THE LIMITED PLAN AMENDMENTS No. 82005015A APPROVED 4/3/08, 82005015B APPROVED 12/1/11, 82005015C APPROVED 11/27/12 & 82005015D APPROVED 5/2/13.

NOTE: UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction

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.

SITE PLAN No. 820140160

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner/Developer:
 Simon/Clarksville Development, LLC
 c/o Simon Premium Outlets
 105 Eisenhower Parkway
 Roseland, NJ 07068
 Phone: (973) 403-3167
 Contact: Steve Dworkin
 e-mail: sdworkin@simon.com

CLARKSBURG PREMIUM OUTLETS AT CABIN BRANCH NORTH DISTRICT, PHASE 1

WSSC MAP #'s 231NW14 & 231NW13
 TAX MAP GRID #'s EV23 & EV3

terraplan LANDSCAPE ARCHITECTS

20 Champlain Blvd., Suite 102
 Toronto, Ontario, M5H 2Z1
 Canada Tel: 416-928-4911
 Fax: 416-928-4911

Email: terraplan@terraplan.ca Web: www.terraplan.ca

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY		DATE

LANDSCAPE PLAN AREA 5

SCALE: 1" = 30'
 JOB No. 14-101
 DATE: MAY 15, 2014
 SHEET No. L-002 of 025

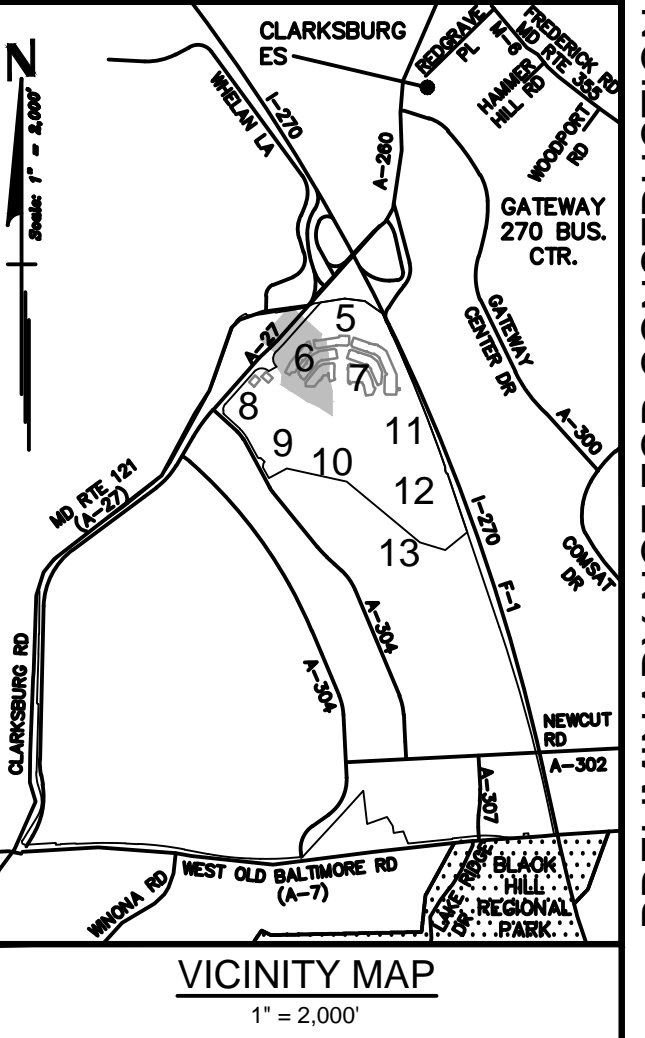
MATCH LINE - SEE SHEET 002

CLARKSBURG ROAD

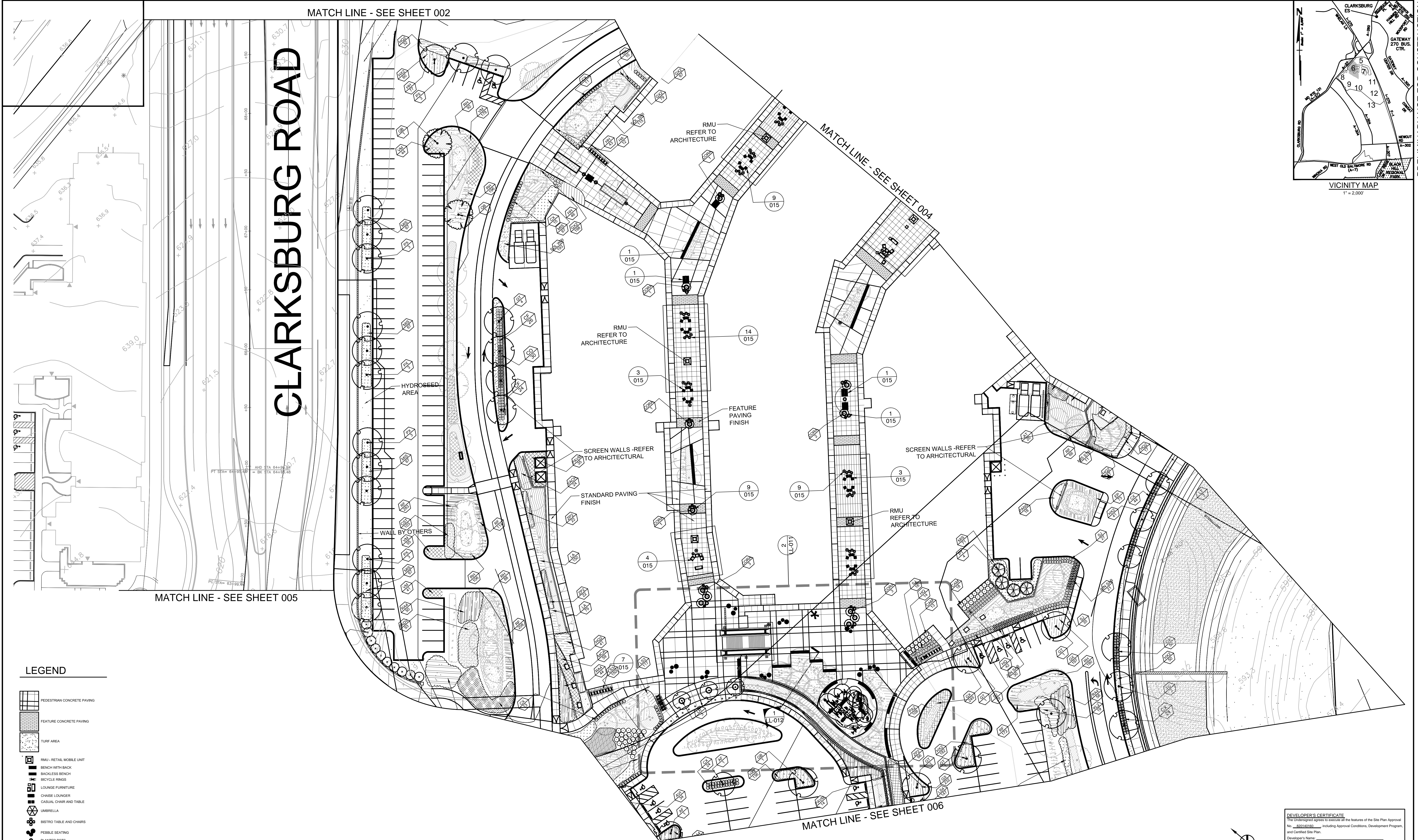
MATCH LINE - SEE SHEET 004

MATCH LINE - SEE SHEET 005

MATCH LINE - SEE SHEET 006



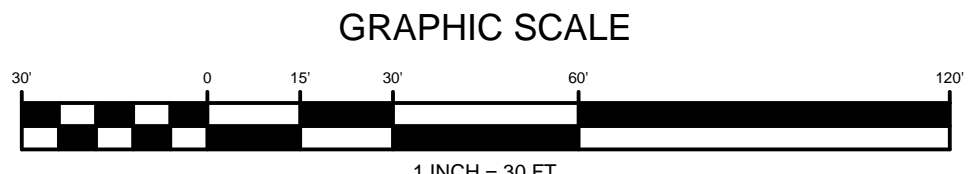
PRELIMINARY NOT FOR CONSTRUCTION



LEGEND

- PEDESTRIAN CONCRETE PAVING
- FEATURE CONCRETE PAVING
- TURF AREA
- RMU - RETAIL MOBILE UNIT
- BENCH WITH BACK
- BACKLESS BENCH
- BICYCLE RINGS
- LOUNGE FURNITURE
- CHAISE LOUNGER
- CASUAL CHAIR AND TABLE
- UMBRELLA
- BISTRO TABLE AND CHAIRS
- PEBBLE SEATING
- PLANTER POTS
- TRASH RECEPTACLES
- ASH RECEPTACLES
- SECURITY BOLLARD

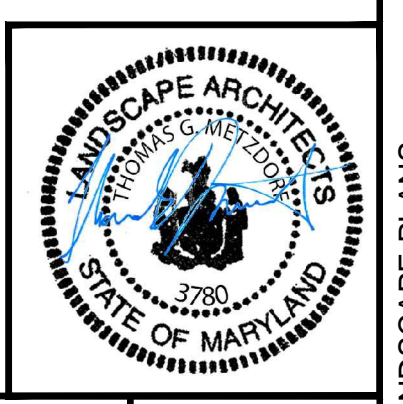
NOTE: SEE SHEETS 009 THRU 015 FOR THE PLANT LIST, NOTES, PLANTING DETAILS, AND LANDSCAPE DETAILS



DEVELOPER'S CERTIFICATE
 This Underwriter agrees to execute all the features of the Site Plan Approval No. 820140160, including Approval Conditions, Development Program, and Certified Site Plan.
 Developer's Name: _____
 Address: _____
 Phone: _____
 Signature: _____

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13970, Expiration Date 6/1/14.



CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start of Construction

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.

SITE PLAN No. 820140160

ALL HARDSCAPE AND LANDSCAPE FEATURES WITHIN THE BUILDING AREA ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN OF HARDSCAPE AND LANDSCAPE FEATURES WITHIN THIS AREA SHALL BE DETERMINED AT BUILDING PERMIT.

ALL ROADWAY AND BIKE PATH IMPROVEMENTS SHOWN WITHIN THE PUBLIC RIGHT OF WAY FOR MD 121 (CLARKSBURG ROAD) WILL BE BUILT BY CABIN BRANCH MANAGEMENT, LLC UNDER A SEPARATE PHASE OF THIS PROJECT.

NO SURFACE FEATURES SHALL BE LOCATED WITHIN ANY SIDEWALK.

THIS SITE PLAN REFINES AND SUPERSEDES SPECIFIC AREAS COVERED BY THE INFRASTRUCTURE ROADS ONLY SITE PLAN No. 820050150 APPROVED 6/14/07 AND THE LIMITED PLAN AMENDMENTS No. 82005015A APPROVED 4/3/08, 82005015B APPROVED 12/1/11, 82005015C APPROVED 11/27/12 & 82005015D APPROVED 5/2/13.

NOTE: UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

REVISION	DATE	REVISION	DATE	REVISION	DATE
				ADDRESSED DRC COMMENTS	10/1/14

Owner/Developer:
 Simon/Clarksburg Development, LLC
 c/o Simon Premium Outlets
 105 Eisenhower Parkway
 Roseland, NJ 07068
 Phone: (973) 403-3167
 Contact: Steve Dworkin
 e-mail: sdworkin@simon.com

CLARKSBURG PREMIUM OUTLETS AT CABIN BRANCH
 NORTH DISTRICT, PHASE 1
 WSSC MAP #'s 231N14 & 231N13
 TAX MAP GRID #'s EV23 & EV3

terra plan
 LANDSCAPE ARCHITECTS
 20 Chandler Blvd., Suite 102
 Toronto, Ontario, M9H 2Z1, Canada
 Tel: (416) 698-4911 Fax: (416) 698-4311
 Email: terraplans@terraplan.ca Web: www.terraplan.ca

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY _____	DATE _____	

LANDSCAPE PLAN AREA 6

SCALE: 1" = 30'
 JOB No. 14-101
 DATE: MAY 15, 2014
 SHEET No. L-003 of 025

Carter, John

From: Galanko, Leo <Leo.Galanko@montgomerycountymd.gov>
Sent: Friday, November 07, 2014 9:58 AM
To: Gary Unterberg
Cc: Penn, Joshua; Jackson, Molline; Carter, John; Robert R. Harris (rrharris@lercheary.com); sylke.knuppel@whihomes.com; Gilmore, David; Philip Hughes
Subject: Re: Cabin Branch Water Tower Site

Gary,

You are correct. The area for the Water Tower was included in the DA to Pond 11. Pond 11 was part of the approved infrastructure plan. And, WSSC will be required to provide full ESD when they move forward. Therefore I feel that all of the SWM goals will be fully met when the onsite ESD is provided.

Leo M. Galanko, CPESC, CPSWQ

Land Development/Water Resources
 Montgomery County Department of Permitting Services
 255 Rockville Pike, Rockville Maryland 20850-4166
 Phone (240) 777-6242, Fax (240) 777-6339
leo.galanko@montgomerycountymd.gov

From: Gary Unterberg <GUnterberg@RODGERS.com>
Sent: Thursday, November 6, 2014 10:15 AM
To: Galanko, Leo
Cc: Penn, Joshua (Joshua.Penn@montgomeryplanning.org); Smith, Molline (molline.smith@montgomeryplanning.org); Carter, John (John.Carter@montgomeryplanning.org); Robert R. Harris (rrharris@lercheary.com); sylke.knuppel@whihomes.com; Gilmore, David; Philip Hughes
Subject: Cabin Branch Water Tower Site

Leo, MNCPPC has asked us to clarify the SWM/WQ status for the relocated Water Tower Site. The area for the new tower is included in the drainage area for modified SWM Pond 11. Pond 11 and the associated WQ Plan were approved with the Infrastructure Site Plan (8-20050150) in 2007 for grading. WSSC will provide redundant SWM at permit. The tower site is not included in the new ESD SWM area since it is in the Pond 11 drainage area. The September 30, 2014 letter is attached. Also attached is the Pond 11 drainage area as modified showing what goes to Pond 11 per earlier approvals and what is being revised to provide ESD.

Please confirm that this is correct.
 If you have any questions give me a call.
 Thanks
 Gary

Gary F. Unterberg, RLA, LEED AP BD+C
Sr. Vice President
Rodgers Consulting, Inc
 240-912-2117 Direct
 301-873-4858 Cell

Knowledge
Creativity
Enduring Values

www.rodgers.com

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