ATTACHMENT 6.c.

Washington Suburban Sanitary Commission
14501 Sweitzer Lane • Laurel, Maryland 20707-5901

February 23, 2015

Mr. Brian Cornell
Broe Real Estate Services, Inc.
252 Clayton Street
Denver, CO 80206

Re: System Planning Forecast
WSSC Project No. DA5939Z15, Decoverly Hall South

Dear Mr. Cornell:

Water and sewer service to the Decoverly Hall South project has been reviewed. This project has been conceptually approved as shown on the enclosed 200'-scale sketch with the following provisions:

- The on-site grinder pumps are limited to those shown on the previously approved site utility plans for Lot 1 (00-OS-0005) and 2 (00-OS-0104). These are duplex grinder pump systems with Myers WG30 pumps with a design point of 142 gpm at 22.75' head.
- The water usage and sewage flow was estimated using design flow factors based on building area, not from the previously provided fixture counts. No fixture counts or flows were provided with this System Planning Forecast (SPF).

HYDRAULIC SUMMARY TABLE	
Proposed Development: Decoverly Hall South	
200-ft Sheet: 220NW09	
SEWER	**WATER**
WWTP Service Area: Blue Plains	Hydraulic Zone Group: Montgomery High
Mini-Basin Number: 13-013	Pressure Zone: 660A
	High Grade: 690 feet
	Low Grade: 625 feet

USAGE CHANGE

This SPF is for the review of a change in the usage of Lot 1 – 9601 Blackwell Road. The current usage for this site is Office and the proposed usage is Medical Office. There is existing water and sewer service to this site and no changes to the existing water and sewer mains or on-site systems are proposed. This System Planning Forecast was requested as part of the Preliminary Plan review process and is intended to address any requirements per the usage change only.

ASSESSMENT PAYOFF REQUIRED
There are 'active' front foot benefit charges of $5,541.49 on this site; however, these are not required to be paid off as part of this SPF review because the application is for a change in usage only. The applicant/owner will continue paying the annual FFBC assessment as part of the property's County Tax bill.

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.

SANITARY SEWER CONDITIONS

SEWER AVAILABLE
This site has an existing sanitary sewer onsite grinder system which connects to the existing 8" sewer along Blackwell Road.

NO REPLACEMENT/RELIEF OF SEWER MAIN REQUIRED
Based on hydraulic analysis of this site, no relief or replacement of the downstream sewer is necessary in order to provide sanitary sewer service to your property.

No design flows were provided with the SPF; therefore, hydraulic analysis was completed using recorded average water consumption records for downstream flow and design flows based building area from the Pipeline Design Manual for Lots 1 and 2 of this site. Lot 1 shows an existing floor area of 128,038 SF and Lot 2 shows an existing floor area of 105,000 SF. Using the Pipeline Design Manual flow factors, the Base Sanitary Flow used for this analysis was 79,384 gpd for Lot 1 and 9,765 gpd for Lot 2.

It should be noted that the site utility design plans for both Lot1 and Lot 2 show a fixture count of 715, an average flow of 11,997 gpd and a peak flow of 140 gpm in the pump summary table. The fixture count and peak flow rate appear to be significantly higher than what would be required for the previous "office" usage. Because similar information was not provided with this SPF, building area was used in calculations as previously stated. If additional flow or usage information is available and provided to WSSC, a re-review and re-analysis of the system may be performed.

GRINDER PUMPS

Based on the plans, there is an existing grinder pump(s) and on-site low-pressure sewer for service. The existing site utility plans for on-site systems on Lots 1 (00-OS-0005) and 2 (00-OS-0104) show the original design of the grinder pump systems. There was no information provided with the SPF that shows any proposed changes to the grinder pumps nor reflects current conditions that differ from the design. The hydraulic analysis was, therefore, based on these design plans which show duplex grinder pump systems with Myers WG30 pumps with a design point of 142 gpm at 22.75' head.

As previously stated, it appears that these pump systems were designed for significantly higher flows than anticipated for typical office usage. Any re-design of the grinder pump system or pump replacements/upgrades will need to be reviewed and re-analyzed by WSSC. The system was shown to have adequate capacity only for the pumps described in the previous paragraph.

If there is a change to the grinder pump system, the developer must have the system reviewed and approved by WSSC. 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.

WATER MAIN CONDITIONS

LARGE DIAMETER WATER MAINS IN THE VICINITY

There is a 24-inch diameter water main located in the vicinity of this project. WSSC records indicate that the pipe material is Ductile Iron (DI).

Please refer to WSSC Pipeline Design Manual, Part 3, Section 11, Loading Analysis, for additional general information and guidance.

WATER AVAILABLE

This site is served by an existing 10" water main with an existing 8" onsite water main. It appears that the existing onsite and public water mains are sufficient for the increase in water usage and no upgrades are required.

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 550 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.

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 easement requires WSSC approval directly on the original GEP **prior to** approval of the GEP by the County Department of Public Works and Transportation. Any work (design, inspection, repair, adjustment, relocation, or abandonment) of existing WSSC facilities is done at the sole expense of the applicant / builder / developer. For Relocations work associated with a Systems Extension Project, contact the Development Services Group. For Relocations work associated with a Site Utility Project, contact the WSSC Relocations Unit at (301) 206-8672. Please arrange for this review before plan submittal. See WSSC Design Manual C-11.

CONNECTION AND SITE UTILITY CONDITIONS

SITE UTILITY PROCESS REQUIRED

The Site Utility process will be required for any changes to the existing water lines greater than 2 inches in diameter or sewer lines greater than 4 inches. Contact Permit Services at 301-206-4003 or at www.wsscwater.com for more information on electronic submittal of Site Utility plans.

ENVIRONMENTAL CONDITIONS

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

If you have any questions or concerns, please feel free to contact me at 301-206-8813 or beth.kilbourne@wsscwater.com.

Sincerely,

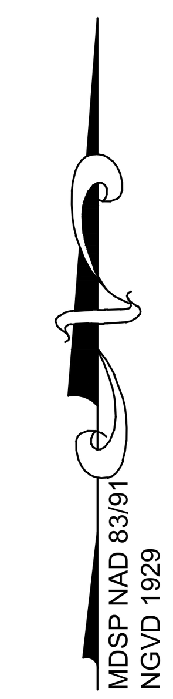
Beth Kilbourne
Development Unit Coordinator
Development Services Group

David Shen
Development Planning Unit Coordinator
Development Services Group

Enclosure: 200'-scale sketch

cc: Mr. Paul Swienton – Macris, Hendricks & Glascock, PA
Mr. Alan Soukup (alan.soukup@montgomerycountymd.gov) - Department of Environmental Protection - Montgomery County Government

bcc: Accounting Group – Elizabeth Scibek, and John Randolph
Planning Group – Claude Modise



GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.
200 0 100 200 400
60.96 0 30.48 60.96 121.92
(IN METERS)
1 inch = 60.96 m.

NOTE:
This project has been conceptually approved as shown on the enclosed 200'-scale sketch with the following provisions:
(1) The on-site grinder pumps are limited to those shown on the previously approved site utility plans for Lot 1 (00-OS-0005) and 2 (00-OS-0104). These are duplex grinder pump systems with Myers WG30 pumps with a design point of 142 gpm at 22.75' head.
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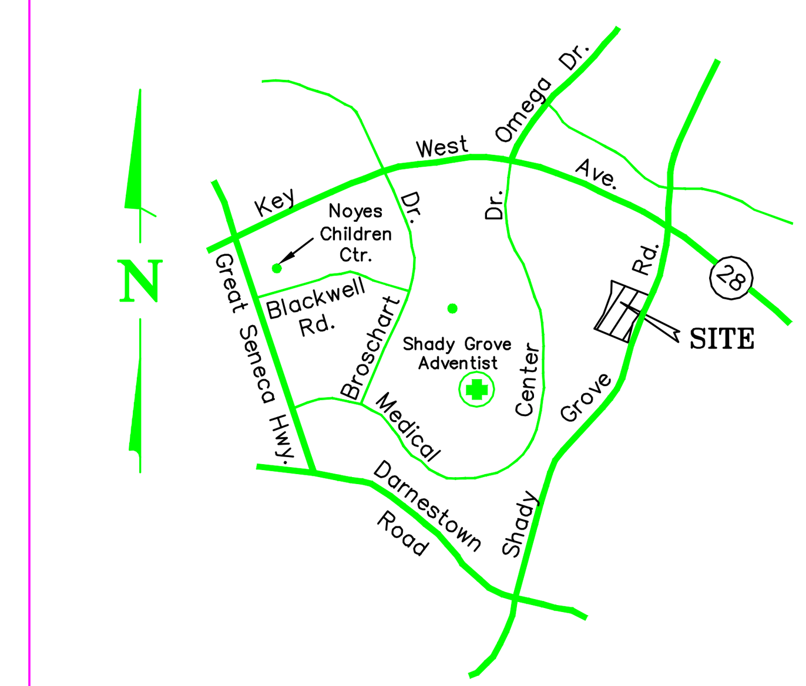

VICINITY MAP
SCALE 1" = 2,000'
MONT. Co. PAGE 5163 GRID K-4

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

FILE COPY
[signature]
2/23/15

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

DEVELOPMENT BY PARTS							
PARTS (OUTLINE EACH PART IN A DIFFERENT COLOR)	# OF UNITS / SQ. FT.						
	SFDU	TH	APTS	OFFICE	RETAIL	OTHER (Specify if needed)	OTHER (Specify if needed)
EXISTING OFFICE						128,038 GFA	
PROP. MED. OFFICE						128,038 GFA	
TOTAL =						128,038 GFA	

SERVICE CATEGORIES	
W - 1	S - 1
PRESSURE ZONE	660A
HHG	690
LHG	625

TEMPLATE LAYOUT CURRENT as of: 07/01/13

MUDDY BRANCH DRAINAGE BASIN / MINI BASIN #13-013

WASHINGTON SUBURBAN SANITARY COMMISSION

ENGINEER:
NAME: MACRIS, HENDRICKS & GLASCOCK, P.A.
ADDRESS: 9220 WIGHTMAN ROAD, SUITE 120
MONTGOMERY VILLAGE, MD. 20886
PHONE: 301-670-0840
CONTACT : PAUL SWIENTON EMAIL:pswienton@mhgpa.com

APPLICANT:
NAME: BROE REAL ESTATE SERVICES, INC.
ADDRESS: 252 CLAYTON STREET, DENVER CO.
PHONE: 303-398-0547
CONTACT : BRIAN CORNELL
EMAIL: bcornell@broe.com

SYSTEM PLANNING FORECAST
DECOVERLY HALL SOUTH
9601 BLACKWELL ROAD

CONTRACT DA5939Z15
200'S 220NW09
02/05/2015