

MCPB  
Item # 4  
June 29, 2006



**MEMORANDUM**

**DATE:** June 16, 2006

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *RK*  
Catherine Conlon, Supervisor *CC*  
Development Review Division

**FROM:** *DK*  
Dolores Kinney, Senior Planner  
Development Review

**REVIEW TYPE:** Preliminary Plan Review

**APPLYING FOR:** Subdivision of Parcel 659

**PROJECT NAME:** 10017 Locust Drive

**CASE #:** 120060730

**REVIEW BASIS:** Chapter 50, Montgomery County Subdivision Regulations

**ZONE:** C-2

**LOCATION:** Located on the north side of Locust Drive, approximately 100 feet west of the intersection with Ridge Road (MD 27)

**MASTER PLAN:** Damascus

**APPLICANT:** Para-Med Medical Transportation

**ENGINEER:** Macris, Hendricks & Glascock, P.A.

**FILING DATE:** January 12, 2006

**HEARING DATE:** June 29, 2006

**STAFF RECOMMENDATION:** Approval, pursuant to Chapter 50 of the Montgomery County Subdivision Regulations, and subject to the following conditions:

- 1) Approval under this preliminary plan is limited to a 3,162 square foot office building.
- 2) Prior to issuance of building permit, the applicant shall submit a landscape plan for screening along Locust Drive and the property line adjoining the residential neighbor for technical staff review and approval.
- 3) Compliance with the conditions of approval of the MCDPS stormwater management approval dated March 23, 2006.
- 4) Compliance with conditions of MCDPWT letter dated, April 19, 2006 unless otherwise amended.
- 5) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.
- 6) Other necessary easements.

**SITE DESCRIPTION:**

The subject property, identified as the Parcel 659, (Subject Property) is located on the north side of Locust Drive, approximately 100 feet west of the intersection with Ridge Road (MD 27) (Attachment A). The Subject Property contains 0.36 acres and is zoned C-2.

**PROJECT DESCRIPTION:**

This is a subdivision application to create one (1) lot for the construction of a two-story para-medical transport office building containing 3,162 square feet, with surface parking and two accessory structures. The accessory structures consist of a small parking garage and a storage structure (Attachment B). The proposed lot will have direct access from Locust Drive. Less than 30 peak hour trips will be generated from the site, therefore, a Local Area Transportation Review (LATR) will not be required. The site is less than one acre and is exempt from forest conservation requirements.

**DISCUSSION:**

**Master Plan Compliance**

The 1982 Damascus Master Plan did not specifically identify the Subject Property for discussion but confirmed the existing C-2 zoning. The recently adopted 2005 Damascus Master Plan recommends rezoning this parcel to Mixed Town Center Zone (MXTC). The plan anticipates mixed-use with a residential emphasis. However, both the existing and proposed zones permit the use included on the proposed subdivision.

The 2005 Damascus Draft Plan emphasizes a walkable Town Center, which will include street trees, lighting and special paving. Therefore, the property should have screening along Locust Drive and on the property line adjoining the residential neighbor.

## **ANALYSIS**

Staff's review of Preliminary Plan #120060730, 10017 Locust Drive, indicates that the plan conforms to the recommendations of the Damascus Master Plan. The proposed preliminary plan is consistent with the master plan goal to maintain the area's commercial character. Staff also finds that the proposed preliminary plan complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations, in that public facilities will be adequate to support and service the area of the proposed subdivision as shown in the data table, Attachment C. Staff further finds that the size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.

### **Community Outreach**

This plan submittal pre-dated new requirements for a pre-submission meeting with neighboring residents, however, written notice was given by the applicant and staff of the plan submittal and the public hearing. As of the date of this report, no citizen correspondence has been received.

## **CONCLUSION:**

Staff finds that Preliminary Plan #120060730, 10017 Locust Drive, conforms to the Damascus Master Plan and meets all necessary requirements of the Subdivision Regulations. As such, Staff recommends approval of the preliminary plan, subject to the conditions above.

## **ATTACHMENTS:**

Attachment A	Vicinity Map
Attachment B	Preliminary Plan
Attachment C	Data Table
Attachment D	Agency Correspondence

# 10017 LOCUST DRIVE (120060730)



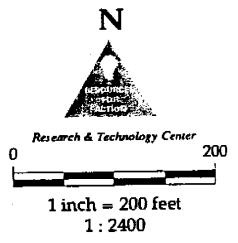
Map compiled on February 01, 2006 at 1:48 PM | Site located on base sheet no - 237NW10

**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

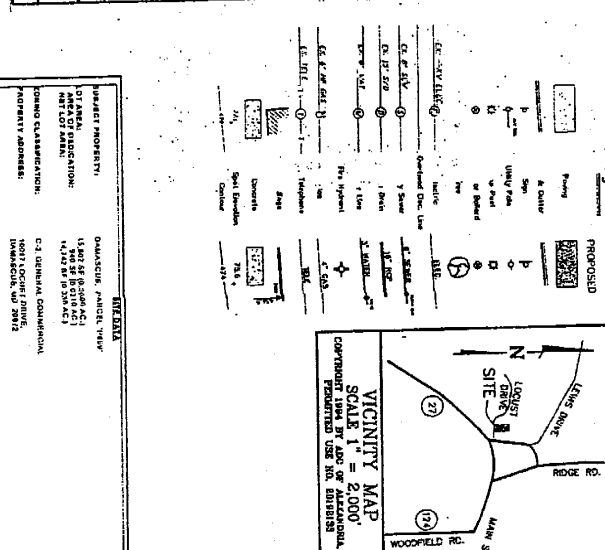
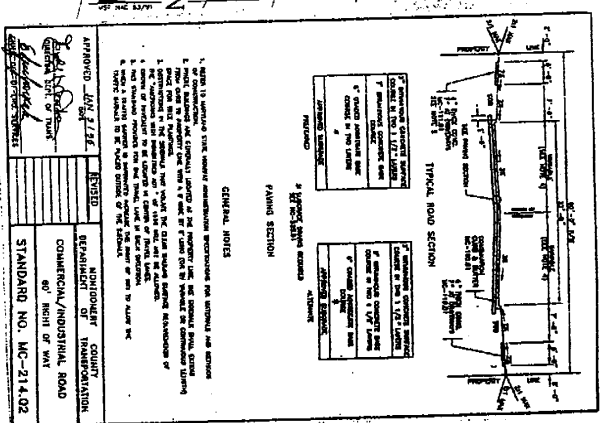
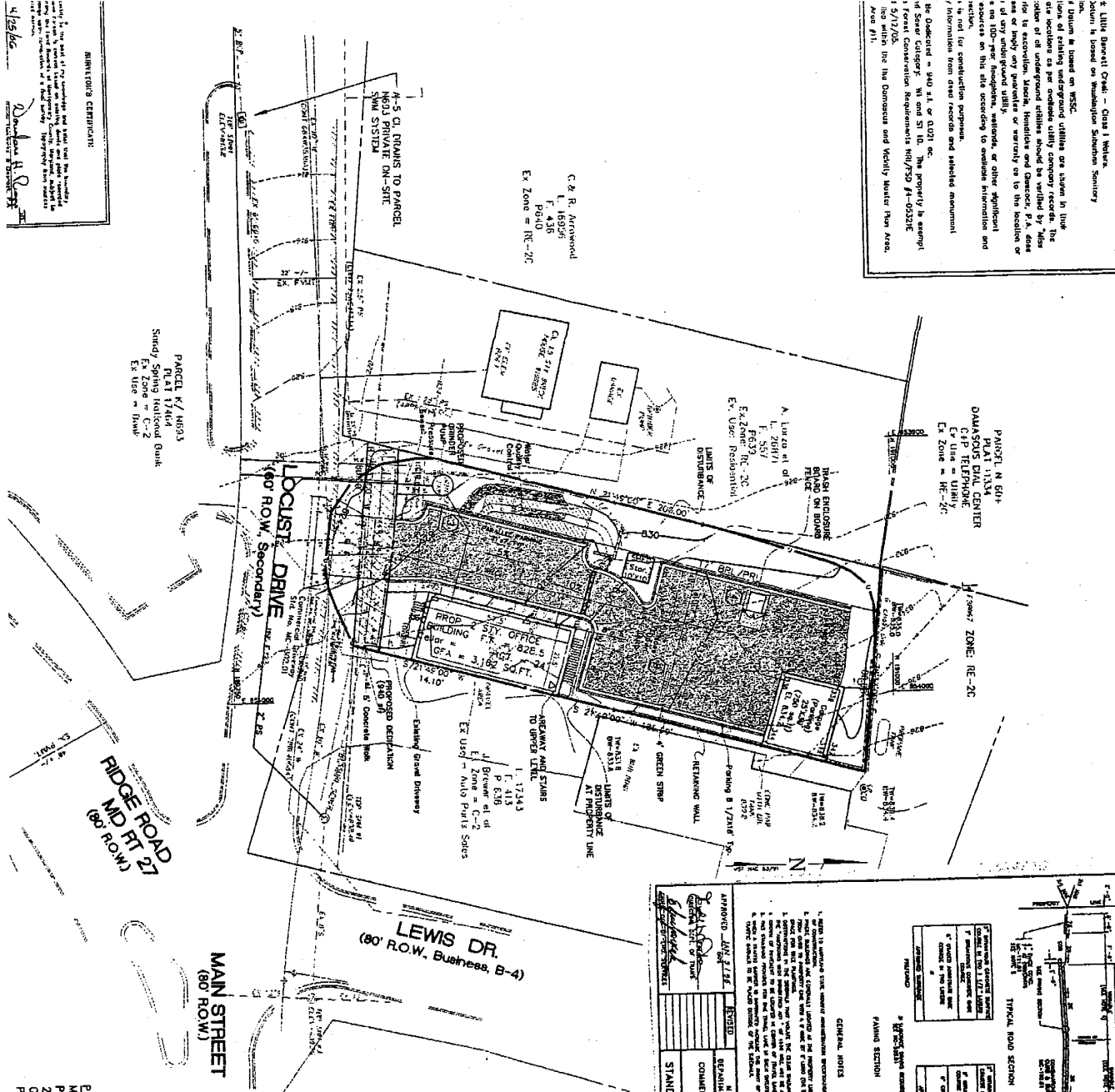


**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760



**Notes**

1. Little Branch Creek - Cross Section  
 2. Utility Survey - Cross Section  
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**PREPARED FOR**  
 MR. MR. JAFAR OMDIYAR  
 PARA-MED MEDICAL TRANSPORT  
 23330 RIDGE ROAD  
 CERMANTOWN, MD 20876  
 PHONE: 301-253-0030

**APPROVED** [Signature]

**DATE** [Date]

**PROJECT PROPERTY:** [Address]

**OWNER:** [Name]

**DESIGNER:** [Firm Name]

**SCALE:** 1" = 20.00'

**GRAPHIC SCALE:** 1" = 20.00'

**LEGEND:** [List of symbols and their meanings]

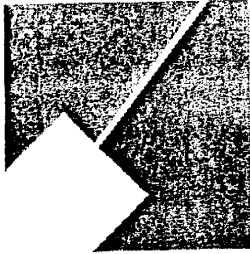
**NOTES:** [List of project notes]

## Preliminary Plan Data Table and Checklist

Plan Name: 10017 Locust Drive				
Plan Number: 120060730				
Zoning: C-2				
# of Lots: 1				
# of Outlots: 0				
Dev. Type: 1 two-story para-medical transport office building with garage, storage				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval on the Preliminary Plan	Verified	Date
Minimum Lot Area	Not specified	14,742 sq.ft. is minimum proposed	<i>DM</i>	June 16, 2006
Lot Width	Not specified	N/A	<i>DM</i>	June 16, 2006
Lot Frontage	Not specified	N/A	<i>DM</i>	June 16, 2006
Setbacks				
Front	10 ft. Min.	Must meet minimum	<i>DM</i>	June 16, 2006
Side	17 ft.	Must meet minimum	<i>DM</i>	June 16, 2006
Rear	0 ft.	Must meet minimum	<i>DM</i>	June 16, 2006
Height	42 ft. Max.	May not exceed maximum	<i>DM</i>	June 16, 2006
Max Comm'l s.f. per Zoning	1.5	.38	<i>DM</i>	June 16, 2006
Site Plan Req'd?	No	No	<i>DM</i>	June 16, 2006
<b>FINDINGS</b>				
<i>SUBDIVISION</i>				
Lot frontage on Public Street	Yes	Yes	<i>DM</i>	June 16, 2006
Road dedication and frontage improvements	Dedication	Yes	DPWT memo	April 19, 2006
Environmental Guidelines	Yes	Exempt	Environmental memo	June 21, 2005
Forest Conservation	Yes	Yes	Environmental memo	June 21, 2005
Master Plan Compliance	Yes	Yes	Community Based Planning memo	February 13, 2006
Other				
<i>ADEQUATE PUBLIC FACILITIES</i>				
Stormwater Management	Yes	Yes	DPS memo	March 23, 2006
Water and Sewer (WSSC)	Yes	Yes	WSSC memo	February 13, 2006
Local Area Traffic Review	N/A	N/A		
Fire and Rescue	Yes	Yes	DFRS memo	February 13, 2006

AGENCY  
CORRESPONDENCE

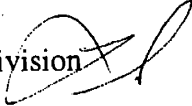





February 13, 2006

## MEMORANDUM

TO: Cathy Conlon, Development Review Division

FROM: Leslie Saville, Community-Based Planning Division 

VIA: Judy Daniel, Community-Based Planning Division 

SUBJECT: 10017 Locust Drive  
Preliminary Plan 1-20060730

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**Relationship to the Damascus Master Plan (1982 as Amended, and Planning Board Draft August 2005)**

The property is a vacant 0.36-acre parcel zoned C-2 in the Damascus Town Center. It is located on Locust Drive between a single-family detached residence and B&D Auto Parts, which faces Lewis Drive. The applicant proposes a para-medical transport office, garage, parking and storage.

The 1982 Damascus Master Plan does not provide specific guidance for this property, but confirmed the existing C-2 zone. In the 2005 Planning Board Draft of the Damascus Master Plan, this parcel and both adjacent properties are proposed for rezoning to Mixed Town Center Zone (MXTC); the proposed land use is Mixed-Use (Residential Emphasis.) Both the existing and proposed zones permit this use.

This submission does not include a sidewalk or a landscape plan. The 2005 Damascus Planning Board Draft emphasizes a walkable Town Center, which will include street trees, lighting and special paving. Information about the Damascus Streetscaping Standards is available from the Montgomery County Department of Housing and Community Affairs. Standard landscaping (Sec. 59-E-2.7) requirements include shade trees (one per 40 feet) and a solid wall, fence, or evergreen hedge to screen parking. The property should have screening along Locust Drive and on the property line adjoining the residential neighbor. An existing 42-inch maple appears on the plan; every effort should be made to save it to meet the internal landscaping requirement ("existing trees should be saved for this purpose," 59-E-2.73.)

Other general comments:

- On the Preliminary Plan, the trash enclosure is located such that a collection truck does not appear to be able to gain access.
- A note indicates that one handicapped space is required; it is not shown.
- The grading shown includes retaining walls at the property lines and five- to ten-percent slopes. Final grading should assure accessibility.



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## FIRE MARSHAL COMMENTS

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DATE: 2-13-06  
TO: PLANNING BOARD, MONTGOMERY COUNTY  
VIA:  
FROM: CAPTAIN JOHN FEISSNER 240 777 2436  
RE: APPROVAL OF ~ *LOCUST DR 10017 #120060730*

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### 1. PLAN APPROVED.

- a. Review based only upon information contained on the plan submitted 2-13-06. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
- b. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

Please note; At time of Department of Permitting Services application for building permit show fire hydrant within 400' of structure based on fire apparatus road travel.

cc: Department of Permitting Services

12/11/2005

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11 05/20/05

# MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION FOREST CONSERVATION RECOMMENDATIONS

TO: Plan enforcement staff, Development Review Division

SUBJECT: Project Name 10017 Locust Drive Date Recd 5/12/05  
NRI/FSD # [REDACTED]

The above-referenced plan has been reviewed by the Environmental Planning Division to determine the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). A determination has been made that the plan qualifies for the following exemption:

**EXEMPTION:**

**Small Property**

Activity occurring on a tract less than or equal to 1.5 acre in size where there is no existing forest and afforestation requirements would be less than 10,000 square feet, and no specimen or champion trees will be disturbed;

Activity occurring on a tract less than or equal to 1 acre in size where activity will not result in the clearing of more than 30,000 square feet of existing forest, or any specimen or champion trees, and reforestation requirements would be less than 10,000 square feet.

**Note: Tree Save Plan, including preservation and/or replanting of individual trees is required in lieu of a FCP where trees are impacted. Forest within any priority area on-site must be preserved.**

**NOTE:** Per section 22A-6(b) of the Forest Conservation Law, Tree Save Plans may be substituted for Forest Conservation Plans on properties where the proposed development is exempt from Forest Conservation except that it involves clearing of specimen or champion trees.

**This property is not subject to a Tree Save Plan.**

**This property is not within a Special Protection Area.**

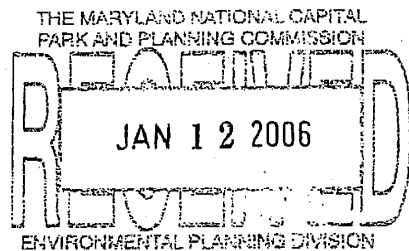
Signature: Candy Bunnag  
Environmental Planning

Date: 6/21/05

cc: Lauren Wirth, MHG (fax: 301-948-0693)

fcpxemption.doc r01/03

Post-it <sup>®</sup> Fax Note	7671	Date	6/21	# of pages	1
To	Lauren Wirth	From	Candy Bunnag		
Co./Dept.	MHG	Co.	MNPPC		
Phone #		Phone #	301-948-4593		
Fax #	301-948-0693	Fax #			

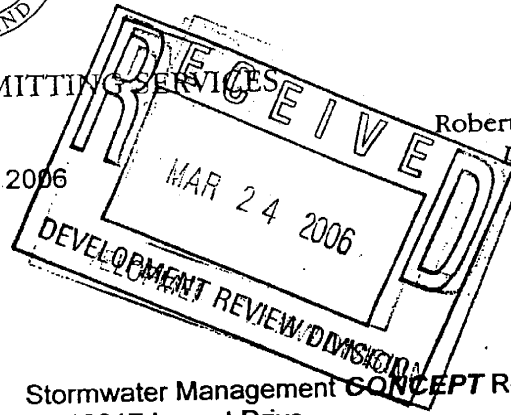




DEPARTMENT OF PERMITTING SERVICES

Robert C. Hubbard  
Director

March 23, 2006



Douglas M. Duncan  
County Executive

Mr. Robert Dennis  
Macris, Hendricks and Glascock, P.A.  
9220 Wightman Road, Suite 120  
Montgomery Village, MD 20886-1279

Re: Stormwater Management **CONCEPT** Request  
for 10017 Locust Drive  
Preliminary Plan #: NA  
SM File #: 220273  
Tract Size/Zone: .36 acres/C-2  
Total Concept Area: .36 acres  
Lots/Block: NA  
Parcel(s): 659  
Watershed: Bennett Creek

Dear Mr. Dennis:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quality control and onsite recharge via an infiltration trench. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

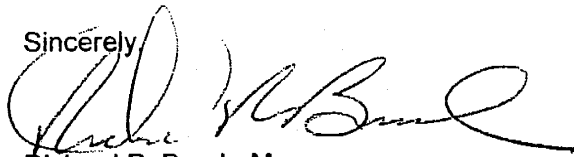
This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this



office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact William Campbell at 240-777-6345.

Sincerely

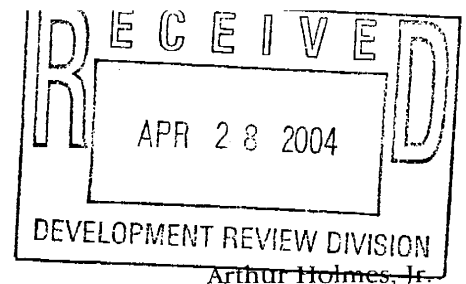


Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

RRB:dm

cc: C. Conlon  
S. Federline  
SM File # 220273

QN -less than 2cfs; Acres: .36  
QL - onsite; Acres: .36  
Recharge is provided



DEPARTMENT OF PUBLIC WORKS  
AND TRANSPORTATION

Arthur Holmes, Jr.  
Director

Douglas M. Duncan  
County Executive

April 19, 2006

Ms. Catherine Conlon, Subdivision Supervisor  
Development Review Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan #1-20060730  
10017 Locust Drive

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 1/12/06. This plan was reviewed by the Development Review Committee at its meeting on 2/13/06. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to DPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Label all existing planimetric and topographic details specifically storm drainage, sidewalks and/or bikeways as well as existing rights of way and easements on the preliminary plan.
2. Necessary dedication for Locust Drive in accordance with the master plan.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. We did not receive complete analyses of the capacity of the downstream public storm system(s) and the impact of the post-development runoff on the system(s). As a result, we are unable to offer comments on the need for possible improvements to the system(s) by this applicant. Prior to approval of the record plat by the Department of Permitting Services (DPS), the applicant's consultant will need to submit this study, with computations, for review and approval by DPS. Analyze the capacity of the existing downstream public storm drain system and the impact of the post-development ten (10) year storm runoff on same. If the proposed subdivision drains to an existing closed section street, include spread and inlet efficiency computations in the impact analysis.
5. The sight distances study has not been accepted. Prior to approval of the record plat by DPS, the applicant's engineer will need to submit a revised sight distances certification. The revised form will need to reflect the site distance for the proposed driveway.
6. In accordance with Section 49-35(e) of the Montgomery County Code, sidewalks are required to serve the proposed subdivision. Sidewalks are to be provided along the site frontage.



Division of Operations

101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878  
240/777-6000, TTY 240/777-6013, FAX 240/777-6030

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7. The parking layout plan will be reviewed by the Department of Permitting Services at the site plan or building permit stage, whichever comes first. To facilitate their review, that plan should delineate and dimension the proposed on-site travel lanes, parking spaces, curb radii, handicap parking spaces and access facilities, and sidewalks. The applicant may wish to contact Ms. Sarah Navid of that Department at (240) 777-6320 to discuss the parking lot design.
8. For safe simultaneous movement of vehicles, we recommend a driveway pavement width of no less than twenty four (24) feet to allow vehicles to enter and exit the site without encroaching on the opposing lanes. This pavement width will permit an inbound lane width of fourteen (14) feet and an exit lane width of ten (10) feet.
9. Curb radii for intersection type driveways should be sufficient to accommodate the turning movements of the largest vehicle expected to frequent the site.
10. The parking lot travel lanes are to be designed to allow a WB-50 truck to circulate without crossing the centerline nor the curbline.
11. The applicant needs to submit a truck circulation plan for review by the M-NCPPC and MCDPS. This plan should delineate the proposed movements on-site between the anticipated access locations, the proposed truck loading spaces, and the proposed dumpsters. The truck circulation pattern and loading position should be designed for counter-clockwise entry and for a left-side backing maneuver. Passenger vehicle travel ways should be separated from the expected truck patterns and storage areas. The applicant may also need to provide documentation of their proposed delivery schedules.
12. Truck loading space requirements to be determined in accordance with the County's "Off-Street Loading Space" policy.
13. On the site plan, delineate the location and dimensions of the proposed truck loading and/or dumpster spaces.
14. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans With Disabilities Act.
15. Where perpendicular parking spaces border a sidewalk, a two (2) foot vehicle overhang is assumed. The applicant should either provide a seven (7) foot wide sidewalk or wheelstops within those parking spaces.
16. The owner will be required to submit a recorded covenant for the operation and maintenance of private streets, storm drain systems, and/or open space areas prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
17. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
18. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Fred Lees of our Traffic Control and Lighting Engineering Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
19. Trees in the County rights of way - species and spacing to be in accordance with the applicable DPWT standards. A tree planting permit is required from the Maryland Department of Natural Resources, State Forester's Office [(301) 854-6060], to plant trees within the public right of way.
20. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:

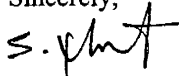


Ms. Catherine Conlon  
Preliminary Plan No. 1-20060730  
Date April 19, 2006  
Page 3

- A. Curbs and gutters, sidewalks and handicap ramps and street trees along frontage on Locust Drive.
- B. Improvements to the existing public storm drainage system, if necessitated by the previously mentioned outstanding storm drain study. If the improvements are to be maintained by Montgomery County, they will need to be designed and constructed in accordance with the DPWT Storm Drain Design Criteria.
- C. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
- D. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.
- E. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the Traffic Engineering and Operations Section.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at [sam.farhadi@montgomerycountymd.gov](mailto:sam.farhadi@montgomerycountymd.gov) or (240) 777-6000.

Sincerely,



Sam Farhadi, P.E., Senior Planning Specialist  
Development Review Group  
Traffic Engineering and Operations Section  
Division Of Operations

m:/subdivision/farhas01/preliminary plans/1-20060730, 10017 Locust Drive .doc

Enclosures ( )

cc: Tejav Safai/ Jafar Omidvar  
Brian Donnelly, Macris Hendricks & Glascock  
Joseph Y. Cheung; DPS RWPPR  
Christina Contreras; DPS RWPPR  
Sarah Navid; DPS RWPPR  
Shahriar Etemadi; M-NCPPC TP  
Gregory Leck, DPWT TEOS  
Preliminary Plan Folder  
Preliminary Plans Note Book

WSSC Comments on Items for February 13, 2006  
Development Review Committee Meeting

(5)

File Number	Project Name	Substantial Comments
120060730	10017 Locust Drive	<p><u>WATER AVAILABLE</u> An existing 10-inch water main in Locust Drive abuts the subject property. A connection can be made directly to this main to obtain water service.</p> <p><u>SUBMIT ON-SITE PLAN</u> Submit on-site plans if expanding existing on-site system and/or installing new water lines greater than 2-inches (to the One-Stop-Shop). A professional engineer registered in Maryland must prepare plans. Plans must conform to W/S Design Standards.</p> <p><u>HYDRAULIC INFORMATION REQUIRED</u> For commercial, industrial or public type buildings, to include apartment designs, fire sprinkler system hydraulic data, including estimated flow rate in gallons per minute and building top and lowest floor elevations, are required by WSSC.</p> <p><u>PUBLIC SEWER MAIN EXTENSION REQUIRED</u> A short public pressure sewer main extension in Locust Drive is required to provide sewer service to this project. Accordingly, a system extension permit must be obtained from the Development Services Group. WSSC's grinder pump policy does not allow commercial buildings to connect to a residential grinder pump system. A dedicated pressure sewer extension must be provided for the proposed property.</p> <p><u>HYDRAULIC PLANNING ANALYSIS REQUIRED</u> To begin the process of obtaining a system extension permit, a detailed hydraulic planning analysis must be performed. Submit hydraulic planning analysis request form, hydraulic modeling fee and 4 copies of 200' scale sketch for WSSC to perform modeling.</p> <p><u>COMPLETE ENVIRONMENTAL QUESTIONNAIRE AND CONDUCT CONTAMINATION DATABASE SEARCH</u> You must complete and submit an Environmental Questionnaire. A contamination database search, conducted pursuant to ASTM Standard E-1527, is also required under one of the following options:</p> <ol style="list-style-type: none"> <li>1. You may submit the database search conducted by a professional in good standing, and complete</li> </ol>

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		<p>the enclosed Database Search Summary; or</p> <ol style="list-style-type: none"> <li>2. You may request WSSC to conduct the database search at least 30 days prior to the submission of the Review for System Integrity Package and submit a Database Search Fee, currently \$100.00. A Database Search Request Form is enclosed for your convenience; or</li> <li>3. You may submit a Phase I Environmental Site Assessment (ESA) report conducted in accordance with ASTM Standard E-1527 by a professional in good standing.</li> </ol> <p>You are encouraged to provide this information as early as possible, but it must be submitted no later than with the design package for review purposes. WSSC reserves the right to require additional investigations. At your request, WSSC may provide conditional approval of your design prior to complete resolution of contamination concerns if you accept any and all risks associated with such conditional approval. In all cases, release for service will not be issued until all contamination impacts are completely resolved.</p>