



## 1 - -WSSC Standard Comments for All Plans

Created by: Dave Margolis

On: Monday, August 08, 2016 4:56:34 PM

1. WSSC comments are made exclusively for this plan review based on existing system conditions at this time. We will reevaluate the design and system conditions at the time of application for water/sewer service.

2. Coordination with other buried utilities:

a. Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements.

b. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC.

c. Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted.

d. Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSCs pipeline crossing and clearance standards will be rejected at design plan review. Refer to WSSC Pipeline Design Manual Part Three, Section 3.

e. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including, impacts to proposed street, building and utility layouts.

f. The applicant must provide a separate Utility Plan to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and rights-of-way.

g. Upon completion of the site construction, utilities that are found to be located within WSSCs rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicants expense.

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

4. Unless otherwise noted: ALL extensions of WSSCs system require a request for Hydraulic Planning Analysis and need to follow the System Extension Permit (SEP) process. Contact WSSCs Development Services Center at (301-206-8650) or visit our website at [www.wsscwater.com/Development Services](http://www.wsscwater.com/Development%20Services) for requirements. For information regarding connections or Site Utility (on-site) reviews, you may visit or contact WSSCs Permit Services at (301) 206-4003.

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

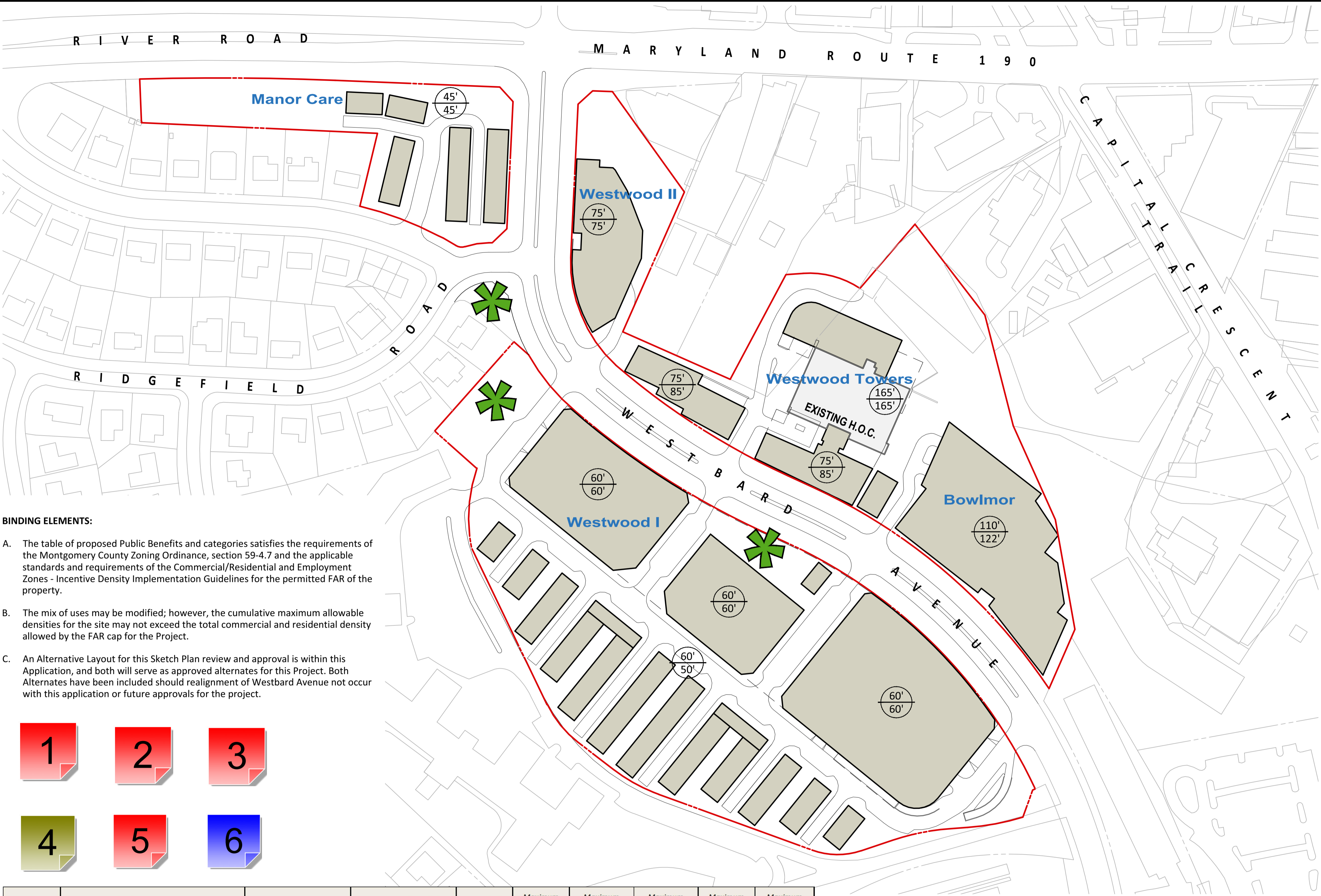
## 2 - -WSSC Plan Review Comments

Created by: Dave Margolis

On: Monday, August 08, 2016 4:58:17 PM

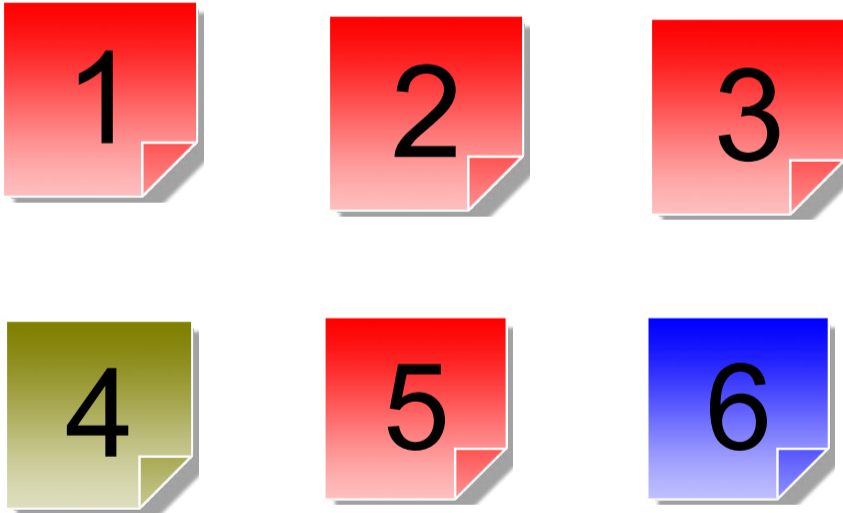
Plan # 320170010 - Westwood Shopping Center

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

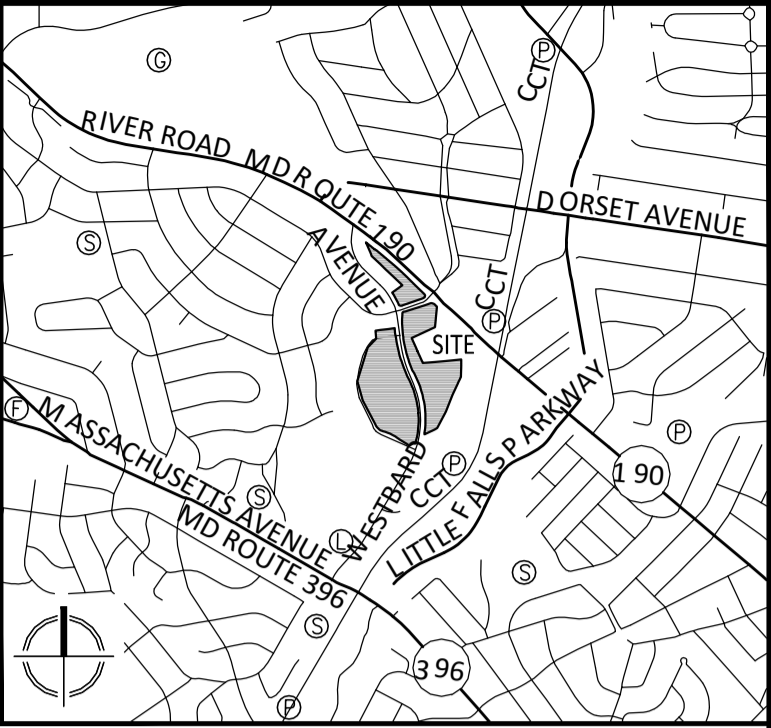


BINDING ELEMENTS:

- A. The table of proposed Public Benefits and categories satisfies the requirements of the Montgomery County Zoning Ordinance, section 59-4.7 and the applicable standards and requirements of the Commercial/Residential and Employment Zones - Incentive Density Implementation Guidelines for the permitted FAR of the property.
- B. The mix of uses may be modified; however, the cumulative maximum allowable densities for the site may not exceed the total commercial and residential density allowed by the FAR cap for the Project.
- C. An Alternative Layout for this Sketch Plan review and approval is within this Application, and both will serve as approved alternates for this Project. Both Alternates have been included should realignment of Westbard Avenue not occur with this application or future approvals for the project.



sector plan site	Allowed Project Density	Zone	Maximum Total FAR	Tract (GTA)	Maximum Total GFA	Maximum Commercial FAR	Maximum Commercial GFA	Maximum Residential FAR	Maximum Residential GFA
2	Manor Care	CRT 1.0, C-0.25, R-1.0, H-45'	1.00	117,033	117,033	0.25	29,258	1.00	117,033
3	Westwood II	CRT 1.5, C-0.5, R-1.5, H-75'	1.50	127,280	190,920	0.50	63,640	1.50	190,920
4a	Westwood Towers / HOC Parcels (P238, P240, P175)	CRT 3.0, C-0.5, R-3.0, H-165'	3.00	151,718	455,154	0.50	75,859	3.00	455,154
4b	Westwood Towers / HOC (p/o Parcel B)	CRT 2.5, C-0.5, R-2.0, H-75'	2.50	46,768	116,920	0.50	23,384	2.00	93,536
5	Bowlmor	CRT 2.5, C-0.5, R-2.0, H-110'	2.50	125,481	313,703	0.50	62,741	2.00	250,962
1	Westwood I	CRT 2.0, C-0.75, R-1.25, H-60'	2.00	540,524	1,081,048	0.75	405,393	1.25	675,655
		Total	2.05	1,108,804	2,274,778	0.60	660,275	1.61	1,783,260
	Proposed Density*	Zone	Maximum Total FAR	Tract (GTA)	Total GFA	Maximum Commercial FAR	Maximum Commercial GFA	Maximum Residential FAR	Maximum Residential GFA
	Combined Parcels	Varies	1.62	1,108,804	1,800,000	0.46	510,000	1.16	1,290,000
*Density proposed may be transferred between parcels, but will not exceed a combined maximum of 1,800,000 SF Total GFA, 510,000 SF total Commercial GFA, and 1,290,000 SF total Residential GFA. These amounts do not include GFA of all MPDUs, which are exempt from inclusion, pursuant to MC Zoning Ordinance Section 59.4.7.3.D.6.c.iii.									
Note: Lot areas based on existing record plats, deeds and surveys performed by AMT, except where indicated. These numbers may vary slightly based on a Boundary Survey to be performed at time of Subdivision.									



- VICINITY MAP  
SCALE: 1" = 2,000'
- This plan is intended to be printed at 11 x 17, and scale at 1" = 200'.
  - The Sketch Plan drawings are conceptual and represent proposed development in an illustrative manner. Final building locations, dimensions, heights, uses, phasing, density, development standards and programs shall be determined at time of site plan applications. Maximum density and heights for the property pursuant to the CRT Zone and the Westbard Sector Plan may be permitted.
  - Some of the planimetric information shown on this plan is based on copyrighted GIS Data from M-NCPPC, and may not be copied or reproduced without express written permission from M-NCPPC.

LEGEND

#

#

Height Allowed

Height Illustrated

Note: Additional height allowed per Montgomery County Zoning Ordinance, section 4.7.3.D.6.c

Proposed Building

Subject Property Limits

Public Open Space Location



WESTWOOD SHOPPING CENTER



Owner/Applicant / Master Developer:  
**Equity One (Northeast Portfolio) Inc.**  
410 Park Avenue Suite 1220  
New York, NY 10022  
212.796.1760  
Contact: William L. Brown

Attorney:  
**Linowes and Blocher LLP**  
7200 Wisconsin Avenue, Suite 800  
Bethesda, MD 20814  
301.654.0504  
Contact: Barbara A. Sears

Architect:  
**Perkins Eastman**  
One Thomas Circle, NW  
Suite 200  
Washington, DC 20005  
202.212.6049  
Contact: Matt Bell/Christian Calleri

Traffic Engineer:  
**Wells + Associates**  
8730 Georgia Ave., Suite 200  
Silver spring, MD 20910  
301.448.1333  
Contact: Nancy Randall

Land Planners/  
Civil Engineers:  
**VIKA Maryland, LLC**  
20251 Century Boulevard - Suite 400  
Germantown, MD 20874  
301.916.4100  
Contact: Ian P. Duke

2	07.08.16	Final Submission
1	06.23.16	Init. Submission
Δ	Date	Revision

SKETCH PLAN

SHEET No:

SK2  
320170010

## 1 - WSSC Comments - Water

Created by: Amy Quant

On: Thursday, August 11, 2016 2:41:30 PM

1. Critical Comment - Proposed water mains and service connections are not shown on the plans. Water lines as well as proposed connections need to be included on the plan in order for WSSC to be able to comment.
2. This site is currently being served by existing and active water connection(s).
3. Add the proposed pipeline alignment(s) with water house connection(s) to the plan. Additionally, if easements are required, their limits and locations must be shown.  
\*See WSSC Design Manual C-2.1
4. WSSC Design requires On-Site service pipe(s) to maintain a minimum 20-foot clearance from possible contaminated areas such as: streams, seepage pits, drain fields, septic tank/systems and other sources. When on-site pipes need to cross these areas, the water and/or sewer pipelines must be placed in a sleeve extending at least 20 feet beyond the limits of contamination in each direction. See WSSC Design Manual C-24.1
5. Water and/or service connection(s) shall be placed to avoid environmental, storm water management facilities, ESD Devices, other utilities, landscaping, tree boxes and structures or paving impacts for future maintenance. See WSSC Design Manual C-3.1
6. Existing mains need to be shown on plan and should be labeled with correct pipe size, material and WSSC contract number.
7. Show easement limits on plan for all existing and proposed water mains.
8. Provide proper protection of water supply where water main is below or parallel to sewer main, building drain, sewer house connection or septic field and when pipe crosses other utilities. See WSSC Design Manual C-3.1
9. Locate water pipelines so that they do not conflict with large storm drains, culverts, deep side ditches, etc. Maintain the required horizontal clearances from other utilities, retaining walls, sediment traps, street lights, paving, etc. See WSSC Design Manual C-3.1
10. There is a 10- inch diameter water main located in front this property. WSSC records indicate that the pipe material is Cast Iron (CI) or Sand Spun. Prior to submittal of Phase 2 System Integrity review, it is the applicants responsibility to test pit the line and determine its exact horizontal and vertical location as well as to verify the type of pipe material. The applicant's engineer is responsible for coordinating with WSSC for monitoring and inspecting test pits for this project.

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

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

## 2 - WSSC Comments - Sewer

Created by: Amy Quant

On: Thursday, August 11, 2016 2:53:45 PM

1. Critical Comment - Proposed sewer mains and service connections are not shown on the plan. Sewer lines as well as proposed connections need to be included on the plan in order for WSSC to be able to comment.
2. This site is currently being served by existing and active sewer connection(s).
3. Add the proposed pipeline alignment(s) with sewer house connection(s) to the plan. Additionally, if easements are required their limits and locations must be shown. See WSSC Design Manual C-2.1
4. Existing mains need to be shown on plan and should be labeled with correct pipe size, material and WSSC contract number.
5. Locate sewer service connection(s) to avoid environmental, storm water management facilities, ESD Devices, other utilities, landscaping, tree boxes and structures or paving impacts for future maintenance. See WSSC Design Manual C-3.1
6. Show easement limits on plan for all existing and proposed sewer mains.
7. Locate any sewer pipeline to avoid conflict with large storm drains, culverts, deep side ditches, etc. Maintain the required horizontal clearances from other utilities, retaining walls, sediment traps, street lights, paving, etc. See WSSC Design Manual C-3.1

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

### 3 - WSSC Comment - Easements

Created by: Amy Quant

On: Thursday, August 11, 2016 3:56:50 PM

1. COMMERCIAL SITES - Proposed water systems (greater than 3-inch diameter) with a developed length of more than 80 feet will require an outside meter setting in a vault. Show and label vault and required WSSC right-of-way.
2. A single service connection for two or more buildings in a single lot/parcel requires a covenant. Should the property be subdivided or sold in the future, individual water/sewer connections for each building will be required.
3. WSSC easements must be free and clear of other utilities, including storm drain systems, with the exception of allowed crossings designed in accordance with the WSSC Pipeline Design Manual. Under certain conditions (and by special request) storm drains may be permitted within the WSSC easement. However, this will be evaluated on a case by case basis and if allowed, will require execution of a special agreement between WSSC and the developer.
4. WSSCs minimum easement width for a normal (14-inch diameter or less) pipeline (water or sewer at normal depth) is 20-feet. When both water and sewer (normal diameter and depth) are installed in the same easement, the minimum width is 30-feet. Installation of deep or large water/sewer will require additional easement width.
5. The minimum horizontal clearance from a building to the outside diameter of a WSSC pipeline is 15-feet. The minimum spacing between adjacent buildings with both water and sewer lines between them must be 40-feet. In some cases where connections, fire hydrants, or deep water/sewer lines are involved, additional easement width is required.

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

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

#### 4 - WSSC Comments - Environmental

Created by: Amy Quant

On: Friday, August 12, 2016 8:42:26 AM

1. Water and/or sewer alignments must be located a minimum 50-feet from sediment control traps that: drain 10 or more acres, basins, or water retention ponds. Alignments not meeting the 50-foot clearance require approval by the WSSC Environmental Group and will be considered on a case-by-case basis.

2. A Phase-1 Environmental Site Assessment report may/will be required for the proposed site.

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

#### 5 - WSSC Comment - General

Created by: Amy Quant

On: Friday, August 12, 2016 8:54:20 AM

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

2. Any grading, change in pipe loading (including but not limited to proposed fill or excavation), adjustment to manhole rims, fire hydrant relocations, placement of access roads or temporary haul roads, temporary sediment control devices, paving construction or construction related activity of any kind over an existing WSSC water or sewer main or within an existing WSSC right-of-way requires advance approval by WSSC. Any proposed public street grade establishment plan (GEP) with an existing WSSC water or sewer main of any size located within the existing or proposed public street right-of-way requires WSSC approval directly on the original GEP prior to approval of the GEP by the County Department of Public Works and Transportation. Any work (design, inspection, repair, adjustment, relocation or abandonment of existing WSSC facilities) is done at the sole expense of the applicant/builder/developer. Contact WSSC Relocations Unit at (301) 206-8672 for review procedures and fee requirements. See WSSC Design Manual, C-5.1 and Part Three, Section 11.

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

4. WSSC facilities/structures cannot be located with a public utility easement (PUE) however WSSC pipelines may cross over a PUE.

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

## 6 - WSSC Comment - Hydraulics

Created by: Amy Quant

On: Friday, August 12, 2016 9:01:57 AM

1. Submit a hydraulic planning analysis package for pre-review of a proposed onsite system to address adequate flow and/or capacity concerns. Water main replacement may be required for adequate fire flows to serve the proposed site.
2. Site Utility System reviews are required for projects with proposed water connections greater than 2-inch or sewer connections greater than 4-inch. Contact the WSSC Permit Services Unit on (301) 206-8650 for submittal requirements or view our website.
3. A 10-inch water main is available to serve the proposed site. Contact the Permit Services Unit at 301-206-8650 for details regarding applying for service connections or visit our website.
4. An 8-inch gravity sewer main is available to serve the proposed site. Contact the Permit Services Unit at 301- 206-8650 for details regarding applying for service connections or visit our website.
5. Sewer main relief or replacement may be required to serve the site.
6. Projects projected to generate over 100,000 gallons per day base sanitary flow require special review per SP ENG 11-01 by the WSSC Planning Group. This special review is performed during the Hydraulic Planning Analysis and will determine if downstream improvements will be required.

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