City of Rockville
Get Into It

111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

June 18, 2024

Mr. Andrew McGeorge
Hines
555 13th Street NW, Suite 400 W
Washington, DC 20004

SUBJECT: 1800 Chapman Avenue – Twinbrook Commons – Water and Sewer Authorization, Capacity, and Service; PJT2022-00014, WSA2021-00002

Dear Mr. McGeorge:

The conditional water and sewer authorization issued on July 18, 2022, for the above referenced site is being revised based on the amended findings of the Twinbrook Commons Development Sewer System Modeling and Analysis, dated September 14, 2022, conducted by Hazen & Sawyer. Revisions to the model eliminate the backwater conditions previously identified as Sewer Capacity Deficiency 2 and therefore, said deficiency is no longer a mitigation requirement of this approval. This letter supersedes the previous letter referenced above. Upon this revision, the Water and Sewer Authorization (WSA) Application is granted conditional approval to utilize City of Rockville (City) water and sewer for the above referenced project.

## EXISTING CONDITIONS

The development project is located at 1800 Chapman Avenue, Lots 2, 3, 4, 5, 6, and P1, Blocks 4 and B of the Halpine subdivision, within the Rock Creek sewershed. The existing buildings are currently served by a 12-inch City water main located in the Chapman Avenue Right-of-Way (ROW) and an eight-inch sewer main located in the Chapman Avenue ROW as shown on the attached exhibit (Existing Conditions Water and Sewer System Exhibit) dated July 7, 2022. The existing building connections are one one-inch and one two-inch metered water connections and two four-inch sewer connections located in the Chapman Avenue ROW.

## DEVELOPMENT APPLICATION

According to your application, the development consists of the following uses:

- Existing Use:
  - Office (Transit Area) – 12,822 square feet (SF).
  - Garage (Auto Repair) – 9,070 SF.
- Proposed Use:
  - High Rise Apartment – 437 Dwelling Units.
  - Retail – 5,075 SF.

According to your site plan and WSA application, water and sewer service connections to the existing infrastructure in the Chapman Avenue ROW are proposed as follows:

- **Water** – The project proposes to abandon the existing water service connections and install a new water service connection to the existing 12-inch water main in Chapman Avenue.
- **Sewer** – The project proposes to abandon the existing sewer service connections and install a new sewer service connection to the existing eight-inch sewer main in Chapman Avenue.

## FINDINGS

Adequate Public Facilities

The City's Adequate Public Facilities Ordinance (APFO) and the Rockville City Code (Code), Chapter 24, requires water and sewer infrastructure to be assessed for adequacy whenever a proposed development is being considered for approval. A finding is required that public water and sewer facilities are adequate, which may include mitigating the impacts needed to comply with the level of service established in the Water and Sewer Adequacy Standards per the Code, Section 24-12. The Department of Public Works (DPW) finding as follows:

**Water**

- **Treatment Capacity** – The City's water supply, less a reasonable reserve for fire flow, is adequate for the proposed development.
- **Fire Flow** – A minimum fire-flow of 1,000 gallons per minute (gpm) is available from the 12-inch water main along Chapman Avenue and is adequate for the proposed development.

**Sewer**

- **Treatment Capacity** – The Blue Plains Wastewater Treatment Plant has adequate treatment capacity for the proposed development and the City has adequate available treatment capacity in its allocation at the Blue Plains Wastewater Treatment Plant.
- **Transmission** – The City has determined through modeling of the sewer system that the existing Rock Creek sewershed sewerage transmission does not have adequate capacity to serve the proposed development without mitigation of capacity deficiencies. See conditions of approval for a summary of the deficiencies.

## CONDITIONS OF APPROVAL

The following list of conditions must be addressed for DPW to authorize building connections to the City's water and sewer systems and/or issue City permits. The Site Plan, Detailed Engineering Plan, and Building Plan approval and permitting processes must incorporate the construction of any required mitigation.

- **Water Service Conditions** - The findings of adequacy of and the authorization to utilize the City's water system are dependent on the following:

  Water Meters

  Water meters shall comply with the Code, Chapter 24. A separate water meter shall be provided for each individual lot, including any future ownership lots. A separate water service connection and water meter shall be provided for all residential portions of mixed-use structures. Multiple service connections and meters are allowed for one lot provided the additional connections provide service for residential development.

  The water meter for the proposed building shall be located inside the building in a utility room adjacent to the Chapman Avenue ROW within an easement to the City, as approved by the Director of Public Works. Applicant shall comply with the conditions of the Inside Water Meter Request letter dated September 11, 2023. The meter's location shall provide adequate horizontal and overhead clearance for

the City to maintain the infrastructure. The size and specific location of the water meter shall be determined during the final engineering phase. A water meter easement must be provided at no cost to the City and approved by the City Attorney. The easement must be recorded in the Montgomery County Land Records prior to DPW issuing Public Works Permit (PWK).

Water Service Connections
All water service connections for the development shall connect to water mains in Chapman Avenue. Separate water service connections to Rockville mains are required for each separate lot, and any future ownership lot. The size and location of the connections to the proposed water mains must be approved and permitted by DPW at the final engineering phase through Public Works (PWK) permits. If lots or ownership lots contain multiple buildings, each building must be sub-metered separately. The property owner shall own the sub-meter and be responsible for maintaining it and invoicing the building occupant. Water service connections (from the ROW to the buildings) shall be privately maintained in all areas that are not within public ROW or an easement to the City. The size and location of the water service connections must be approved and permitted by DPW and the Inspection Services Division (ISD) at the final engineering phase.

Water Infrastructure Location
The water mains, fire hydrants, water meters (and associated easements), and water service connection locations must be coordinated with the other public improvements within the proposed ROW, including, but not limited to, street trees, streetlights, sewer house connections, and Stormwater Management (SWM) facilities. The final location of the water mains, fire hydrants, water meters, valves, and water service connections will be reviewed, approved, and permitted by DPW and ISD at the final engineering phase.

- **Sewer Service Conditions** - The findings of adequacy of and the authorization to utilize the City's sewer system are dependent on the following:

Transmission
As noted, DPW has determined that portions of the City existing sewer system do not have adequate capacity to serve your proposed development. These deficiencies are shown on the enclosed exhibits entitled "Twinbrook Commons Sewer Deficiencies (Amended)" dated July 13, 2022, and classified as either capacity restrictions or backwater conditions.

Therefore, the authorization to connect to and utilize the City sewer system is dependent on mitigating Rockville deficiencies, as conveyed by the final Twinbrook Commons Development Sewer System Modeling and Analysis, dated September 14, 2022, conducted by Hazen & Sawyer, in the following areas:

- Sewer Capacity Deficiency 1 – Manholes R1078F4 on Halpine Road and R1411F4 on Chapman Avenue at the west side of the Twinbrook Metro Station to Manhole R1072F4 on the east side of the Twinbrook Metro Station.
- Sewer Capacity Deficiency 3 – Manhole R1030E4 downstream of Atlantic Avenue and Wainwright Avenue to Manhole R1029E5 behind the Twinbrook Community Recreational Center.

The City recognizes that there are different methods and alignments that could be employed to mitigate the deficiencies. The City will assist the Applicant to identify system improvements that mitigate each deficiency. The proposed improvements must be evaluated through hydraulic modeling to ensure the deficiency is mitigated. However, it will be the responsibility of the Applicant to identify and design

specific upgrade measures that comply with all Code and permitting requirements, to ensure adequate sewerage transmission capacity is provided for the proposed development. These deficiencies must be mitigated such that the resulting improvements have no resulting deficiencies according to City standards.

Proposed mitigations must identify locations, required upgrades, pipe sizes, pipe slopes, and limits of the impacts. Additionally, the new alignment crossing the WMATA/CSX train tracks must not have any active manholes within the WMATA or CSX ROW. The Applicant will be required to obtain approvals, permits and any easements, as necessary.

The mitigating measures must be constructed, accepted by DPW, and placed into service, prior to DPW allowing a connection to and utilization of the existing sewer system.

Additionally, the deficiencies listed above may be amended if the Sewer Study is revised due to errors found to be within its content that were previously unknown to the City.

Sewer Cleanouts
Sewer cleanouts shall comply with the Code, Chapter 24. A separate sewer cleanout shall be provided for each individual lot or connection to the public sewer system.

Sewer Service Connections
All sewer service connections for the development shall connect to the existing sewer main in Chapman Avenue. Separate sewer service connections to the City main is required for each separate lot, including any future ownership lot. The size and location of the connections to the public sewer main must be approved and permitted by DPW and ISD at the final engineering phase. Sewer service connections (from the ROW to the building) shall be privately maintained in all areas that are not within public ROW or an easement to the City.

Sewer Infrastructure Location
The sewer mains, sewer cleanouts, and sewer service connection locations must be coordinated with the other public improvements within the proposed ROW, including, but not limited to, street trees, streetlights, water house connections, water meters, fire hydrants, and SWM facilities. The final location of the sewer mains, sewer cleanouts, and sewer service connections will be reviewed, approved, and permitted by DPW and ISD at the final engineering phase.

- **Final Engineering and Permitting** - The Applicant must submit associated applications, plan review and permitting fees, and construction documents including on-site and off-site improvements to DPW for review, approval, and permitting at the final engineering stage. The Applicant must obtain permits from DPW and ISD, and any other agencies having jurisdictional authority.

- **General Conditions** - The DPW permits must be issued prior to ISD issuing building permits. Additionally, the permitted work must be constructed, accepted by DPW, and placed into service prior to ISD issuing an occupancy permit for the building.

  The PWK covers the water and sewer service connection from the water and sewer main to the ROW and the ISD Plumbing Permit covers the water and sewer service connection from the ROW to the building, including the water meter and sewer cleanout and appurtenances. The Applicant must confirm that the size of proposed water and sewer connections are acceptable to ISD.

Easement Conditions
The Applicant will be required to provide water meter easements for all water meters and vaults serving the development. Easements must be provided for all water and sewer mains in areas not dedicated as ROW, including the off-site public improvements. The easements must be of sufficient width as deemed by DPW. The easements must be provided at no cost to the City and approved in a format acceptable the City Attorney. The easements must be recorded in the Montgomery County Land Records prior to DPW issuing PWK permits.

Capital Contribution
The Applicant will be required to pay a water and sewer Capital Contribution charges in accordance with the Code. The charges, which are based on the domestic water meter sizes, must be paid to ISD in accordance with the fee schedule in effect at the time of building permit issuance and prior to ISD's issuance of the building permits. Credit to offset Capital Contribution charges may be allowed if eligible in accordance with Code, Chapter 24.

Any substantial changes or revisions to the proposed development information may require a modification, revision, or deletion of these conditions.

If you have any questions, please contact Principal Civil Engineer Sean Murphy via email at smurphy@rockvillemd.gov or via telephone at 240-314-8535.

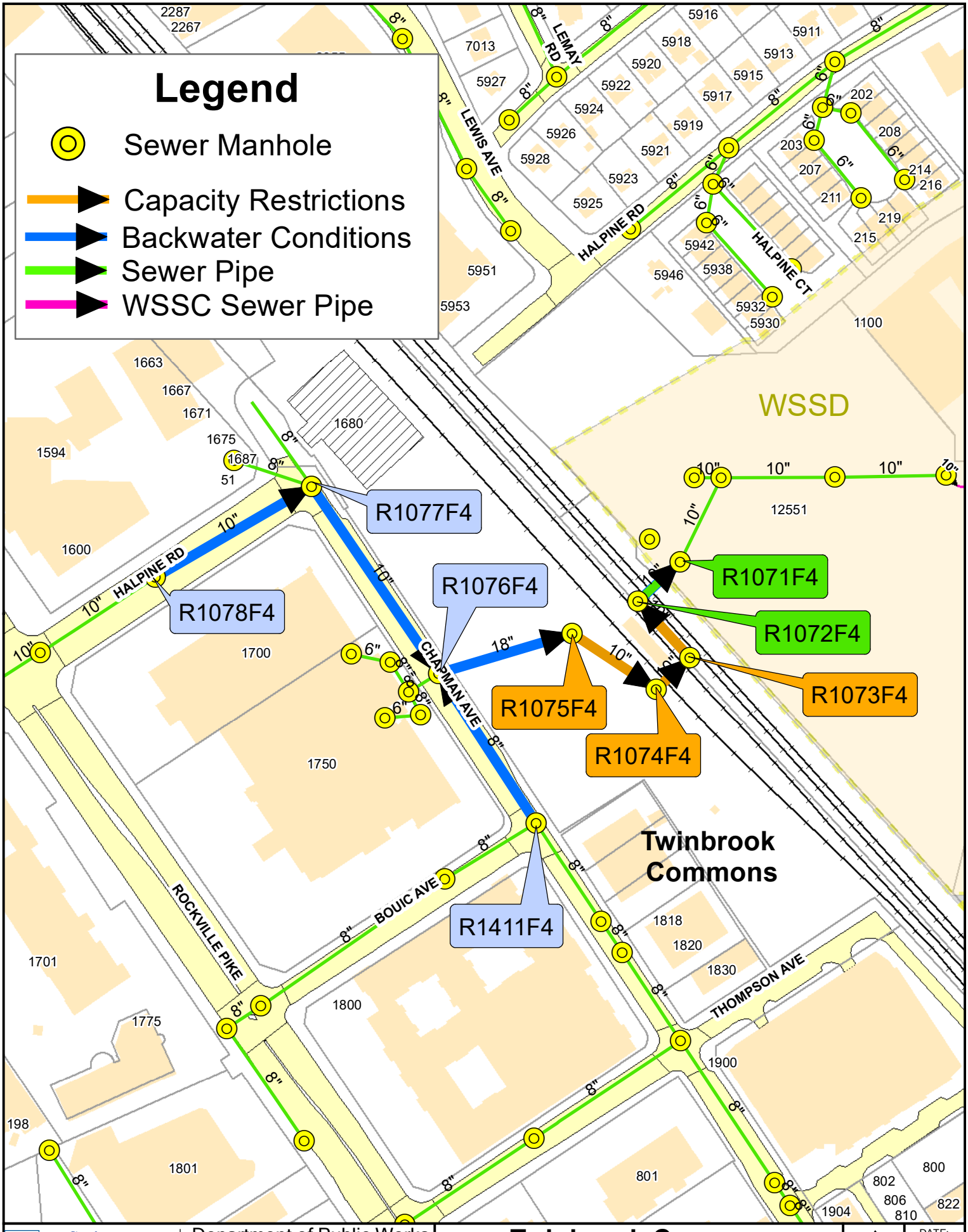
Sincerely,

John Scabis, P.E.
Chief of Engineering

JKS/SKM/kmc

Attachments: 1. Twinbrook Commons Existing Conditions Water and Sewer System Exhibit, dated July 7, 2022.
2. Twinbrook Commons Sewer Deficiencies (Amended), dated July 12, 2022.

cc: Jim Lapping, Engineering Supervisor
Nelson Ortiz, Principal Planner
Shaun Ryan, Planning Supervisor
John Foreman, Development Review Services Manager
Kina Campbell, Chief of Inspection Services
NB Ventures I, LLC, Property Owner c/o Andrew McGeorge
WMATA, Property Owner
Heather Dlhopolsky, Wire Gill, L.L.P.
Laurent Mounaud, Vika Maryland, LLC
Permit plan, PJT2022-00014, STP2022-00436, WSA2021-00002
Day file



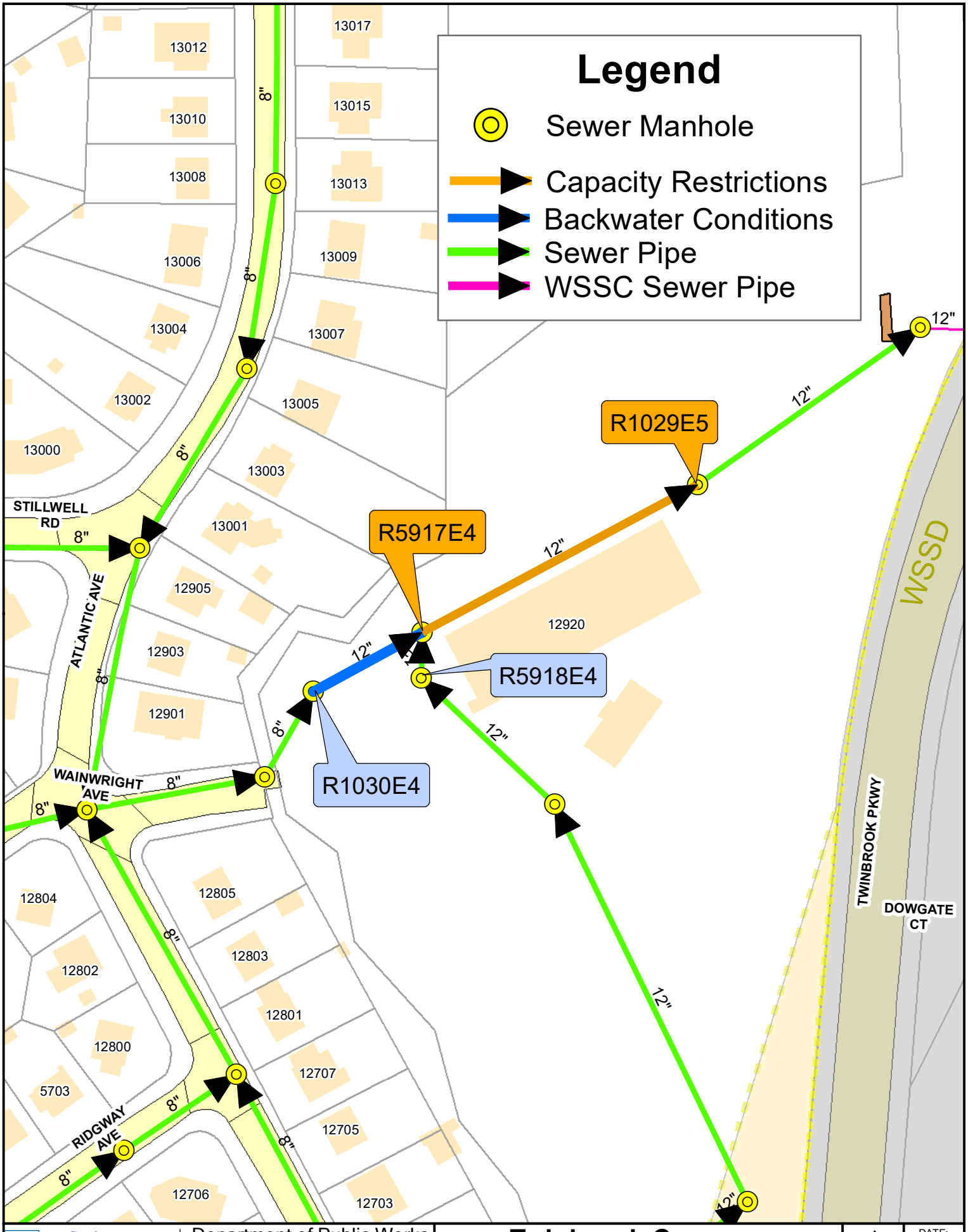

City of Rockville — Get Into It

Department of Public Works
Engineering Division
111 Maryland Avenue • Rockville, Maryland 20850-2364
Phone 240.314.8500 • Fax 240.314.8539

**Twinbrook Commons Sewer Defiency 1**

NORTH
1 in=200 feet

DATE: 7/12/2022
AUTHOR: monzay




City of Rockville
Get Into It

Department of Public Works
Engineering Division
111 Maryland Avenue • Rockville, Maryland 20850-2364
Phone 240.314.8500 • Fax 240.314.8539

# Twinbrook Commons Sewer Deficiency 3

NORTH
1 in=100 feet

DATE: 7/12/2022
AUTHOR: monzay