City of Rockville

October 6, 2025

Mr. Kirk Salpini
SCG Development
8245 Boone Boulevard, Suite 640
Vienna, Virginia 22182

SUBJECT: 41 Maryland Avenue – Momentum at Rockville Station – Water and Sewer Authorization, Capacity, and Service; WSA2025-00005, PJT2025-00023

Dear Mr. Salpini:

A conditional water and sewer authorization is being granted based on the Site Plan Application and the Water and Sewer Authorization (WSA) Application to utilize City of Rockville (City) water and sewer for the above referenced project.

EXISTING CONDITIONS

The development project is located at 41 Maryland Avenue, Parcel 2-H of the Rockville Town Center subdivision within the Rock Creek sewershed. The existing lot is currently improved with a surface parking facility and adjoined by a 12-inch City water main and 10-inch sewer main located in the E Middle Lane Right-of-Way (ROW), and an eight-inch water main and a six-inch sewer main located in the Maryland Avenue ROW as shown on the attached exhibit (41 Maryland Avenue Exhibit) dated September 4, 2025. There are no existing water and sewer connections to the site.

DEVELOPMENT APPLICATION

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

- Existing Approved Use (PDP1994-0001E):
  - High-Rise Apartments – 117 dwelling units – 17,550 gallons per day (gpd)
  - Retail – 11,260 square feet – 777 gpd

- Proposed Use:
  - High-Rise Apartments – 147 dwelling units – 22,050 gpd

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

- **Water** – The project proposes to install an eight-inch main extension in Maryland Avenue from the existing 12-inch water main in E Middle Lane to the existing eight-inch water main at the south side of the intersection of Maryland Avenue, Courthouse Square and East Montgomery Avenue and a connection to the proposed eight-inch main in Maryland Avenue. The project proposes to provide an interior meter and connection to the fire system.
- **Sewer** – The project proposes to install a connection to the existing 10-inch main in E Middle Lane.

FINDINGS

Adequate Public Facilities

The City's Adequate Public Facilities Ordinance (APFO) and the Rockville City Code (Code), Chapter 24 require 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 water and sewer systems' hydraulic capacity are deemed adequate because the development does not increase the net wastewater flow greater than 10,000 gpd. This Water and Sewer Authorization is affiliated with the Rockville Town Center Planned Development, last amended by PJT2014-00003 and its corresponding WSA case, WSA2015-00002, which established an overall capacity for the five block planned development that also included 255 Rockville Pike on Parcel 2-F, Regal Row on Parcel 2-G, BLVD 44, and the Cambria Suites Hotel on Parcel 2-M and BLVD Ansel/ BLVD Lofts on Parcel 2-L. 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 eight-inch water main along Maryland 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 that the existing Cabin John sewershed sewerage transmission has adequate capacity to serve the proposed development without mitigation of capacity deficiencies.

Service and System Integrity

The City's water service is assessed for system integrity. DPW findings are as follows:

- **System Redundancy** – The City's existing water system on Maryland Avenue is not looped.
- **Fire Hydrant Spacing** – The fire hydrant spacing along the water mains in E Middle Land and Maryland Avenue meets the recommended spacing of 300-feet on average.

The City's sewer service is assessed for system integrity. DPW findings are as follows:

- **Sewer System** – The City's existing sewer system in E Middle Lane does not have adequate easement width for its excavation and maintenance.

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 Mains
  The public water main proposed in Maryland Avenue shall be eight inches in diameter and comply with the Code, Chapter 24 and shall meet all requirements specified in the City's Water and Sewer Notes and the latest edition of Washington Suburban Sanitary Commission (WSSC) Standards and Specifications Section 02510 – Water Distribution System.

  Fire Hydrant
  The Applicant must construct two public fire hydrants located at an overall spacing of 300 feet on the proposed eight-inch main in Maryland Avenue to meet City's design standards for hydrant spacing and fire flow requirements. All public fire hydrants shall be located within the public ROW and shall not be located on dead end mains beyond service connections.

  Water Meters
  Water meters shall comply with the Code, Chapter 24. The water meter for the proposed development shall be located inside the building in a utility room adjacent to the Maryland Avenue ROW within an easement to the City, as approved by the Director of Public Works. The Applicant shall comply with the conditions of the Inside Water Meter Request Letter dated October 3, 2025. 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 a Public Works Permit (PWK).

  Water Service Connections
  The water service connection for the development shall connect to the water main in Maryland Avenue. The location and size of the new connection to the proposed water main must be in compliance with applicable section of the Code and must be approved and permitted by Inspection Services Division (ISD) and DPW at the final engineering phase.

  Water Infrastructure Location
  The water mains, fire hydrants, water meter (and associated easement), and water service connection location must be coordinated with the other public improvements within the 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:

  Sewer Mains
  As noted, DPW has determined that portions of the City existing sewer system do not have adequate area within ROW or easement for excavation and maintenance of the public main without potentially impacting private property. Therefore, the authorization to connect to and utilize the 10-inch main in E Middle Lane is dependent on the Applicant providing a seven-foot-wide easement to the City for the existing sewer main. The easement must be provided at no cost to the City and approved by the Office of the City Attorney. The easement must be recorded in the Montgomery County Land Records prior to DPW issuing a PWK.

  Sewer Connections
  Sewer cleanouts shall comply with the Code, Chapter 24. DPW permits must be issued prior to ISD issuing building permits. The location and size of the new connection must be in compliance with applicable section of the Code and must be approved and permitted by ISD and DPW at final engineering. The permitted work must be constructed, accepted by DPW, and placed into service prior to ISD issuing an occupancy permit for the building.

  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. 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 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 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 public water extension and water service connection from the water main to the building and the sewer connection from the sewer main to the ROW. The ISD Plumbing Permit covers the water service connection in the building, including the water meter and appurtenances, and the sewer connection from the ROW to the building, including the sewer cleanout and appurtenances.

  The Applicant must confirm that the size of proposed water and sewer connections are acceptable to the ISD.

Easement Conditions
The Applicant must provide an easement to the City for the proposed water meter and existing sewer main. The easements 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 a PWK.

The sewer easement depicted on the Site Plan is conceptual and shall be finalized during the detailed engineering phase, subject to approval by DPW. In the event the proposed easement limits do not provide sufficient clearance from the building, including but not limited to its façade, canopy, and foundation, or as necessary to comply with Occupational Safety and Health Administration (OSHA) trench safety standards for sewer maintenance, the applicant shall propose mitigating measures and may be required to relocate the sewer to ensure the adequacy of clearances. The City recognizes that there are different methods and alignments that could be employed to meet design standards and the City will assist the Applicant to identify system improvements that mitigate any deficiency. Proposed mitigation must identify the location, pipe size, pipe slopes, and limits of the impacts. The Applicant will be required to obtain approvals and permits as detailed below. The mitigating measures must be constructed, accepted by DPW and placed into service, prior to DPW allowing the connection to and utilization of the existing system.

Capital Contribution
The Applicant will be required to pay a water and sewer Capital Contribution charge per the Code. The charge, which is based on the domestic water meter size, 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.

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 Senior Civil Engineer David Waterman via email at dwaterman@rockvillemd.gov or via telephone at 240-314-8523.

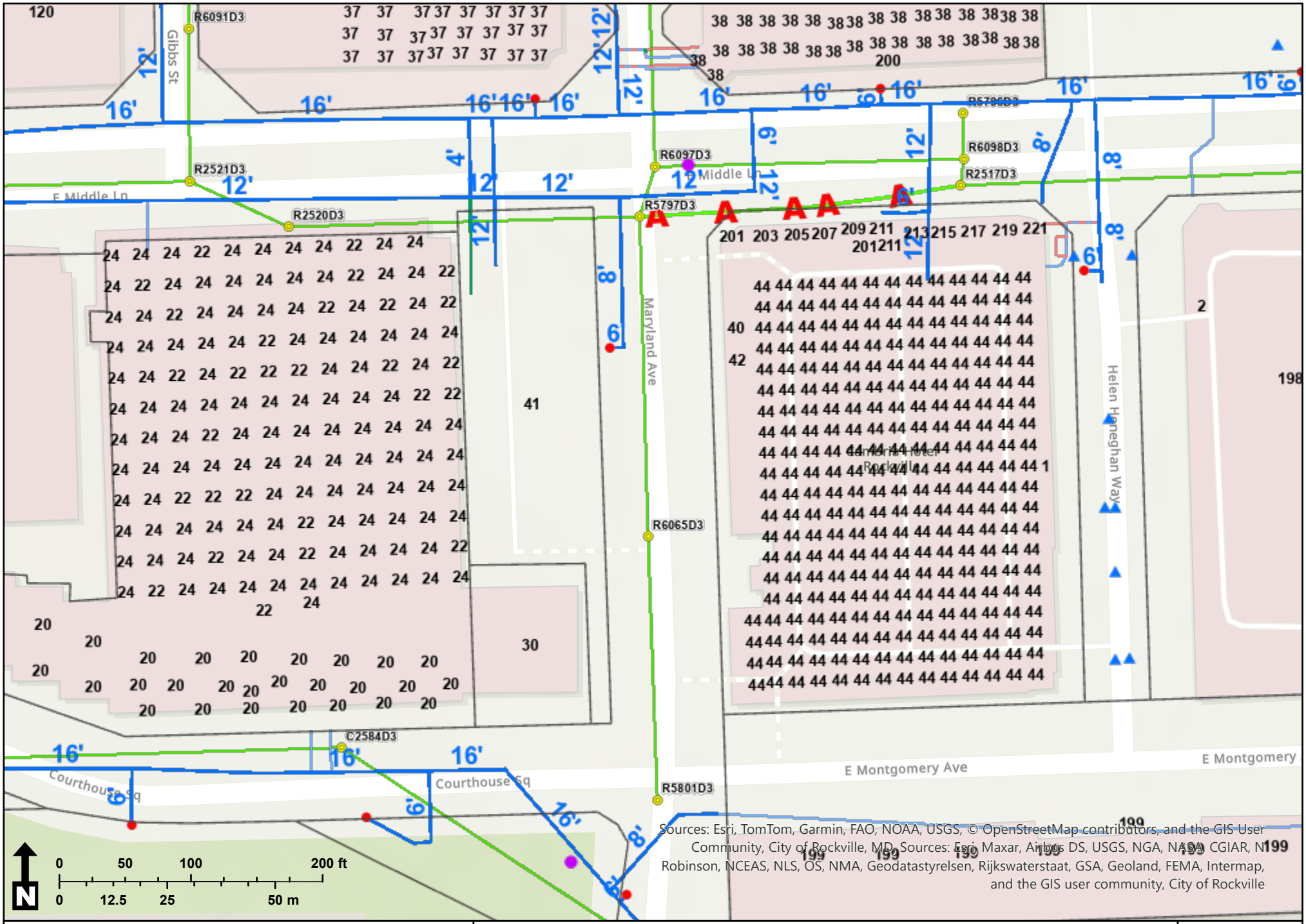
Sincerely,

John Scabis, P.E.
Chief of Engineering

JKS/DJW/ktt

Attachment: 41 Maryland Avenue – WSA Exhibit, dated September 4, 2025.

cc: James Lapping, P.E., Engineering Supervisor
Shaun Ryan, Planning Supervisor
Christopher Davis, Principal Planner
Kina Campbell, Chief of Inspection Services
Robert Demchak, Comstock 41 Maryland, L.L.C.
Kyle Hughes, Macris, Hendricks and Glascock, P.A.
Water and Sewer Authorization file
Permit plan, WSA2025-00005, PJT2025-00023
Day file



City of Rockville
Rise Together

41 Maryland Ave WSA Exhibit

DATE: September 4, 2025

AUTHOR: Author