



April 1, 2026

Notley Assemblage, LLC  
c/o David Muller  
1910 Association Drive  
Reston, VA. 20191

Re: Letter of Findings,  
WSSC Project No. DA8175Z26, Notley Road - Residential

Dear Applicant:

A hydraulic planning analysis has been completed on the Notley Road - Residential project. The project has been conceptually approved. Please refer to the enclosed sketch along with the summary table and list of conditions included in this letter, which provide the results of our analysis.

<b>HYDRAULIC SUMMARY TABLE</b>	
Proposed Development: 124 Townhouses	
200-ft Sheet: 218NE01	
<b>SEWER</b>	<b>WATER</b>
WRRF Service Area: Blue Plains	Hydraulic Zone Group: Montgomery High
Mini-Basin Number: 10-073	Pressure Zone: 560A
	High Grade: 585 feet
	Low Grade: 535 feet

The following is a list of conditions that apply to this project and must be met before a Systems Extension Permit (SEP) will be issued.

#### SPECIAL CIRCUMSTANCES

A Hold Harmless Agreement will be required for this project. It will cover all proposed structures located within the WSSC easement, including but not limited to the private storm drain, ESD facilities, landscaping, and hardscaping.

#### 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.

#### BLASTING PERMIT

If blasting is proposed within 200 feet of WSSC buried infrastructure, WSSC notification is required per COMAR 29.06.01.10. B (2) at the time of the County's Development Review Committee (DRC) process. This Blasting Plan must be submitted as a Non-DR Plan to WSSC. No blasting work should be done within 200 feet of WSSC mains until the Blasting Plans have been reviewed by WSSC.

#### CORROSION CONTROL

Based on the submitted Corrosion Survey Check list, the proposed pipe may require cathodic protection. In accordance with the requirements of the latest approved WSSC Pipeline Design Manual Part 3 Section 28, the Form "B" Corrosion Documentation may be required to be submitted as part of the design. If you would like to discuss the corrosion control requirements for this project prior to the submission of the design plans, please contact the Development Services Division's Project Manager.

### ***SANITARY SEWER CONDITIONS***

#### REQUIRED SANITARY SEWER MAIN SIZES

All sewer shall be 8-inch diameter gravity sewer.

#### EXTRA-DEPTH SEWER

Due to the topography / grade of the street, it will be necessary to construct extra-deep sewer ranging from 10 to 22 feet. See the latest approved WSSC Pipeline Design Manual, Section C-2.2, for easement width requirements for deep sewers. Any pipe deeper than 20 feet (trench bottom) will require a special design that takes into consideration future maintenance of the deep sewer.

#### SHALLOW-DEPTH SEWER

Due to the topography / grade of the street, it will be necessary to construct shallow sewer. A minimum cover of 3 feet must be maintained over the sanitary sewer.

#### ENVIRONMENTAL IMPACTS

The proposed sewer main outfall will impact wetlands, stream buffers, 100-year flood plain, steep slopes, and possibly large trees. The alignment may need adjustment during the design stage.

#### SHOW BASIN BOUNDARY ON DESIGN PLANS

Design plans must show the new Basin boundary line as shown on the attached sketch.

### ***WATER MAIN EXTENSION CONDITIONS***

#### LARGE DIAMETER WATER MAINS IN THE VICINITY

There are 24-inch and 16-inch diameter water main located in the vicinity of this project. WSSC records indicate that the pipes material is Ductile Iron (DI) for the 24-inch pipe, and Pre-stressed Concrete Cylinder Pipe (PCCP) for the 16-inch pipe.

Prior to submittal of Phase 2 System Integrity review, it is the applicant's 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.** Results of the test pit findings must be accurately depicted on ALL Phase 2 plan submittals and support documents.

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

#### DIRECT WATER SERVICE FROM EXISTING PCCP WATER MAINS

Water service connections to Pre-stress Concrete Cylinder Pipes (PCCP) are not permitted. At minimum, two sections of a PCCP must be removed and replaced with a new material (DIP) prior to connecting to the main. For more details, see Part One, Section 7, page W-7.4, of the latest approved WSSC Pipeline Design Manual.

#### REQUIRED WATER MAIN SIZES

The diameters of the proposed mains, **6, 8 and 10 inches**, are shown on the attached sketch.

#### ISOLATION VALVES

Provide enough isolation valves on new mains to provide redundancy. Isolation valves are required on existing public mains when a proposed main connects to an existing public

main. See the sketch for preliminary locations of isolation valves. Keep valves Open. Numbers and exact location of valves will be determined during the Design phase.

#### WATER LOOP

A loop, as indicated on the sketch, must be designed and installed by the applicant to provide a second feed for system outage avoidance for 124 proposed units.

#### INSUFFICIENT WATER PRESSURE

Booster pumps may be required. Water main pressures fluctuate. The pressure may be lower than 40 psi at elevations greater than 443 feet. The pressure may be lower than 25 psi at elevations greater than 477 feet.

#### OUTSIDE METERS

WSSC prefers outside meters, however indoor meters may be allowed under certain conditions. See WSSC Plumbing and Fuel Gas Code Section 112.5.2.

### ***EASEMENT CONDITIONS***

#### GENERAL

WSSC easements must be free and clear of other utilities, including storm drain systems, ESD devices, gas, electric, telephone, CATV, etc., with the exception of allowed crossings designed in accordance with the latest approved WSSC Pipeline Design Manual. Landscaping and Hardscaping are also not allowed without approval. Under certain conditions (and by special request) the items listed above 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 and/or Hold Harmless Agreement between WSSC and the developer.

#### PRIVATE STREET & ALLEY EASEMENT REQUIREMENTS

Service mains proposed for this project are in roadways that are or may be private. Private water and sewer mains are preferred in private streets and alleys. If the applicant desires public water and sewer mains in these private streets and alleys, then the following criteria must be met:

- All separation requirements in the latest approved WSSC Pipeline Design Manual (PDM) must be met. WSSC
- A 10-foot Public Utility Easements (PUE) shall be provided on both sides of the private street and/or alley or space within the private street will be provided to assure PDM separations are met and limiting utility crossings of the WSSC water and sewer lines.
- Blanket easements for other utilities (gas, electric, telephone, CATV, fiber optic, etc.) within the private street and/or alley parcel will not be allowed. The HOA documents

shall not provide for a blanket easement across and under a private street and/or alley parcel.

- Dry utilities are to be in the PUE or as described above. No dry utilities are to be placed within the WSSC easement for public water and sewer except to cross perpendicular to the public water and sewer mains.
- The storm drain system located in a private street and/or alley containing public water and sewer mains shall also be public and maintained by the County.

#### COORDINATION WITH OTHER BURIED UTILITIES

Refer to the latest approved WSSC Pipeline Design Manual, pages G-7 and G-8 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 the latest approved WSSC Pipeline Design Manual, 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 or a Site Utility Project, contact the Development Services Division. Please arrange for this review before plan submittal. See WSSC Design Manual C-11.

#### PROVIDE FREE EASEMENT TO WSSC

WSSC Easements for water and sewer line placement must be provided at no cost to the WSSC. The Applicant shall execute and deliver on-property and off-site WSSC

easements prior to permitting issuance in accordance with the Development Services Code, which shall constitute an irrevocable offer by the Applicant to convey all on-property easements to WSSC.

#### ADHERE TO MINIMUM EASEMENT WIDTHS

The minimum easement width for a normal (14 inches diameter or less) extension, either water or sewer, installed at normal depth is 20 feet. A minimum easement width of 30 feet is required when both normal-diameter water and gravity sewer lines are installed in the same easement at normal depth. Installation of deep or large water and / or sewer mains will require additional easement width. For minimum horizontal separation between a building and a WSSC pipeline, refer to the requirements in the latest approved WSSC Pipeline Design Manual, Part Three, Section 3. d. 2). Based on WSSC requirements, the minimum spacing between adjacent buildings with both water and sewer lines between them should be at least 40 feet and, in some cases, greater when connections, fire hydrants, or deep sewer or water lines are involved. Balconies and other building appurtenances are not to be within the easement. Additionally, water and sewer pipeline alignment should maintain 5 feet horizontal clearance from storm drain pipeline / structures and other utilities.

#### ***CONNECTION AND SITE UTILITY CONDITIONS***

##### ABANDON EXISTING SERVICE CONNECTION

The existing water and sewer connections to Lot 1, Parcel 576; Lot 2, Parcel 613; Lot 3, Parcels 557, Parcel 500, and Parcel 529, must be abandoned. The developer must absorb the abandonment cost. If the connection is being carried on tax bill as deferred, the connection must be paid in full.

##### SYSTEM DEVELOPMENT CHARGE (SDC) FIXTURE CREDIT

Fixtures verified by WSSC inspection prior to removal may result in credits toward SDC in a replacement structure. To obtain more information about SDC fixture credit, contact our Permits Services Unit at 301-206-4003.

##### SERVICE CONNECTION PERMIT FOR NEW AND ABANDONMENT REQUIREMENTS

Individual permit numbers will be required for both new service connections and the abandonment of existing service connections, whether for new, replacement and/or relocation service mains as well as for non-SEP projects.

##### MINIMIZE CONNECTION LENGTHS

The length of all connections should be minimized.

##### ENVIRONMENTAL CONDITIONS

Please see results of environmental condition review performed by WSSC in the attached Haz-Screen, HRF. No. 6138, also in "Signed" folder of WSSC ePlan review system (ProjectDox). The applicant must resolve all environmental issues directly with the

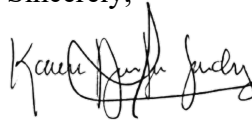
David Muller  
Notley Assemblage, LLC  
Re: DA8175Z26  
April 1, 2026  
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Environmental reviewer. All outstanding environmental issues must be resolved prior to the Design Phase.

The next step in the process is Phase 2, Review for System Integrity. Contact Permit Services at 301-206-8650 or at [www.wsscwater.com](http://www.wsscwater.com) for more information on electronic submittal of System Integrity Review Packages. Should you wish to schedule a pre-design meeting, please contact Karem Carpio at (301) 206-8425 or [Karem.Carpio@wsscwater.com](mailto:Karem.Carpio@wsscwater.com).

This Letter of Findings will expire if no “actions” are taken by the applicant over the 3-year period following the date of this letter. For definition of “actions”, see the latest Development Services Code, Section 405.1.1.

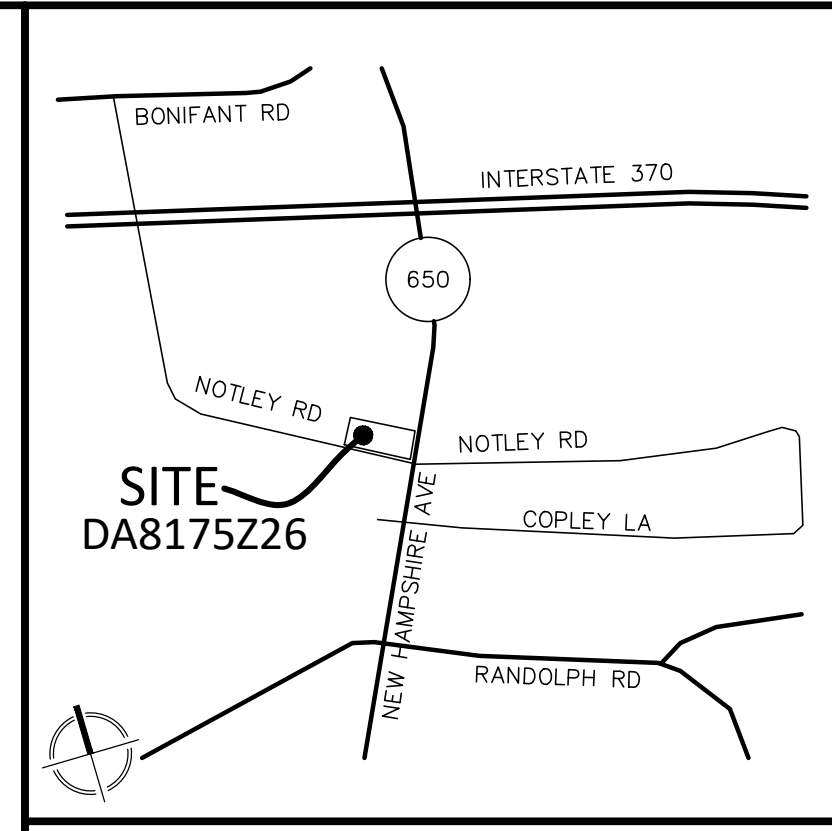
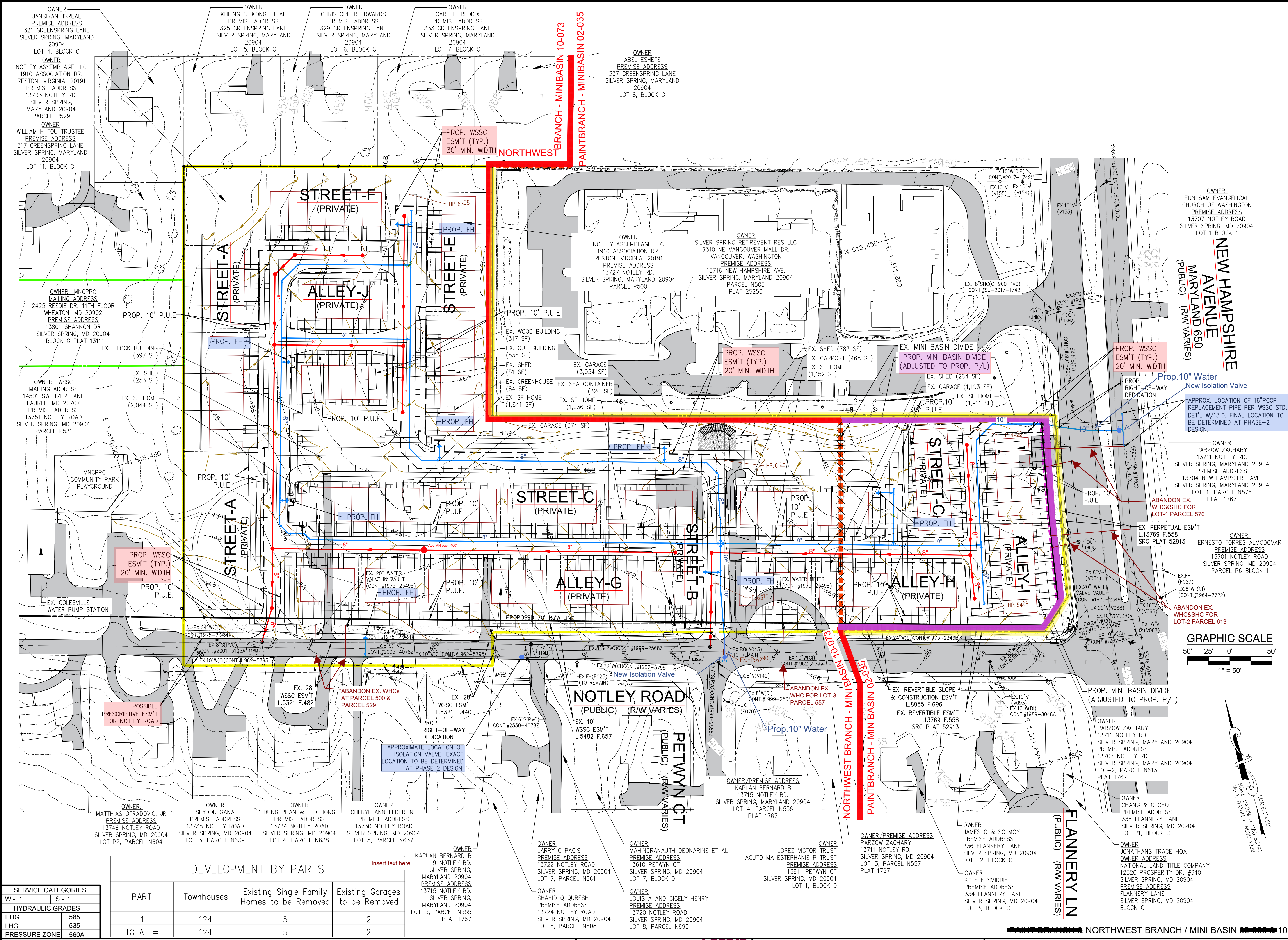
Sincerely,



Karem Carpio, P.E.  
Supervisor Project Management  
Development Services Division

Enclosure: sketch

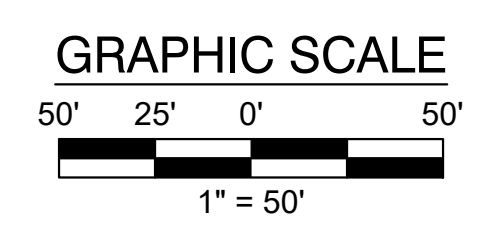
cc: Logan Kelso, P.E. - VIKA Maryland, LLC  
Kiaki Yilma ([Kiaki.Yilma@wsscwater.com](mailto:Kiaki.Yilma@wsscwater.com)) – Acting Development Section Manager  
Mr. Alan Soukup ([alan.soukup@montgomerycountymd.gov](mailto:alan.soukup@montgomerycountymd.gov)) - Department of  
Environmental Protection - Montgomery County Government



VICINITY MAP  
SCALE 1"=2000'  
MONTGOMERY Co. PAGE 5166 GRID K07 & K08

**LEGEND**

- APPLICANT'S PROPERTY
- MNCPCC, MARYLAND PARK SERVICE, NATIONAL PARK SERVICE, AND BOARD OF EDUCATION PROPERTY
- ADJACENT PROPERTIES
- EXISTING WATER MAINS (CONTRACT # & SIZE)
- EXISTING SEWER MAINS (CONTRACT # & SIZE)
- PROPOSED WATER MAINS
- PROPOSED SEWER MAINS
- PROPOSED LOW PRESSURE SEWER/ FORCE MAIN
- PROPOSED ON-SITE WATER & SITE UTILITY CONNECTIONS
- PROPOSED ON-SITE SEWER & SITE UTILITY CONNECTIONS
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- STREET NAME ROAD NAMES
- EXISTING PAVING
- ESMT EXISTING / PROPOSED EASEMENTS
- PROPOSED 10' CONTOURS
- PROPOSED 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING 2' CONTOURS
- PROPOSED HIGH/LOW POINT ELEVATIONS
- EXISTING DRAINAGE BASIN (MINI BASIN)
- PROPOSED DRAINAGE BASIN (MINI BASIN)



**APPROVED**

*Karen J. Kelly*

4/1/2026

**SERVICE CATEGORIES**

W- 1	S- 1
HYDRAULIC GRADES	
HHG	585
LHG	535
PRESSURE ZONE 560A	

**DEVELOPMENT BY PARTS**

PART	Townhouses	Existing Single Family Homes to be Removed	Existing Garages to be Removed
1	124	5	2
TOTAL =	124	5	2

WASHINGTON SUBURBAN SANITARY COMMISSION



**ENGINEER:**  
NAME: VIKAMARYLAND, LLC  
REGISTRATION #: 48981  
CONTACT: LOGAN B. KELSO, P.E.  
ADDRESS: 20251 Century Blvd., Suite 400 Germantown MD 20874  
PHONE: (301) 916-4100  
CONTACT EMAIL: logan.kelso@vikamd.com



**APPLICANT:**  
NAME: NOTLEY ASSEMBLAGE, LLC  
CONTACT: DAVID MILLER  
ADDRESS: 1910 ASSOCIATION DRIVE, RESTON, VA 20191  
PHONE: (202) 360-9768  
EMAIL: DMiller@ryansdev.com

HYDRAULIC PLANNING ANALYSIS  
NOTLEY ROAD - RESIDENTIAL

CONTRACT DA8175Z26  
200'S 218NE01 3/13/2026

TEMPLATE LAYOUT CURRENT AS OF 06/01/2024

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