

ATTACHMENT J52

USMC Windy Hill Training Site ROW Exhibits

This attachment includes the exhibits (A through D) for the Grant of Right-of-Way (Attachment J41) and specific to the utility systems on USMC Windy Hill Training Site (Windy Hill). This attachment is divided into three parts specific to each type of utility system (i.e. electric, water, and wastewater). Each part includes the Grant of Right-of-Way exhibits specific to a utility system. The exhibits provide descriptive information for the utility system Right-of-Way. The exhibits are: Exhibit A (maps), Exhibit B (points of demarcation), Exhibit C (Physical condition reports), and Exhibit D (environmental baseline survey).

The three parts of this attachment are:

- Part 1 – Electric Distribution System Exhibits A through D
- Part 2 – Water Distribution System Exhibits A through D
- Part 3 – Wastewater Collection System Exhibits A through D

PART 1, EXHIBIT A

Windy Hill Electric System Maps

Maps are available, by request to the PCO, in Autocad format on CD. The following files are included on the CD entitled “*USMC Windy Hill Training Site Electric Distribution Utility System.*”

- **208base(AUTOCAD2000).DWG, 208base1(AUTOCAD2000).DWG, 208desgn(AUTOCAD2000).DWG, 208imp(AUTOCAD2000).DWG, 208line(AUTOCAD2000).DWG, 208lyne(AUTOCAD2000).DWG, 208orig(AUTOCAD2000).DWG, 208tank(AUTOCAD2000).DWG, 208base.dwg, 208base1.dwg, 208desgn.dwg, 208imp.dwg, 208line.dwg, 208lyne.dwg, 208 orig.dwg, 208tank.dwg**
- **ATL-AW.dgn, ATL-AW.tif, ATL-IWS1.tif, ATL-WS.tif, E1 (AUTOCAD2000).DWG, E1.dwg, E2 (AUTOCAD2000).DWG, E2.dwg, Nas_atl1(AUTOCAD2000L).DWG, Nas_atl1.dwg, and Temp001.tif**

PART 1, EXHIBIT B

Windy Hill Electric System Description of Premises

Electric Distribution System Description

The electric distribution system at Windy Hill may be composed of substations with outdoor switchgear, overhead and underground conductors, utility poles, duct lines, raceways, manholes, pad-mount and pole-mount transformers, transformer pads, meters, and instrumentation related to metering of electricity delivered to end users throughout the Base.

Electric Distribution System Right-Of-Way

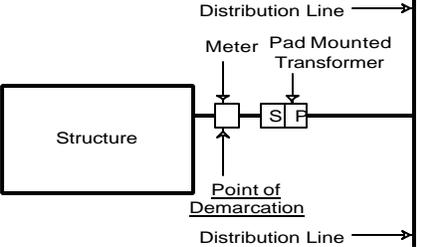
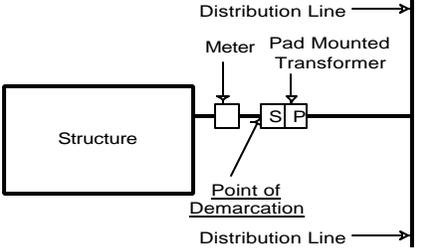
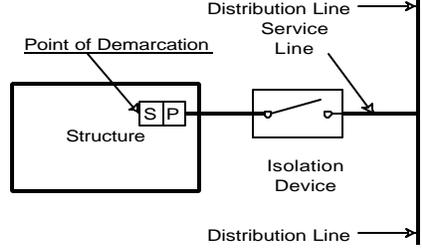
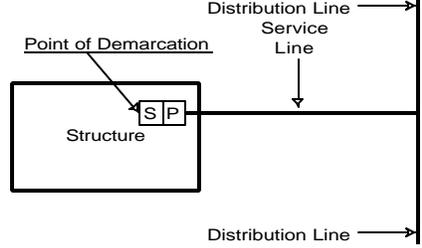
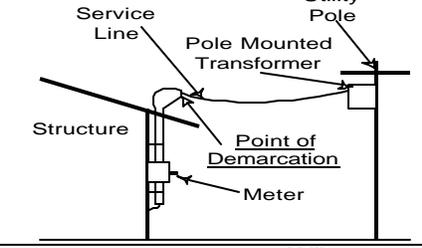
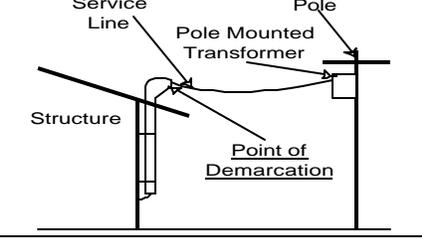
Where the utility is installed overhead, a 26-foot-wide right-of-way extending 13 feet on each side of the utility, as installed.

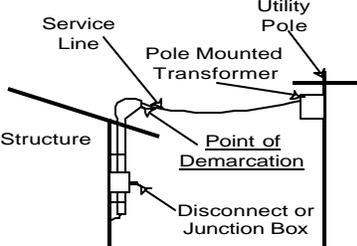
Where the utility is installed underground, a 26-foot-wide right-of-way extending 13 feet on each side of the utility, as installed.

Electric Distribution System Points of Demarcation

The point of demarcation is defined as the point on the distribution system where ownership changes from the Grantee to the building owner. This point of demarcation will typically be at the point the utility enters a building structure or the load side of a transformer within a building structure. The table below identifies the type and general location of the point of demarcation with respect to the building for each scenario.

Point of Demarcation	Applicable Scenario	Sketch
Point of demarcation is the transformer secondary terminal spade.	Pad Mounted Transformer located outside of structure with underground service to the structure and no meter exists.	

Point of Demarcation	Applicable Scenario	Sketch
Down current side of the meter	Residential service (less than 200 amps and 240V 1-Phase), and three phase self contained meter installations. Electric Meter exists within five feet of the exterior of the building on an underground secondary line.	 <p>Distribution Line →</p> <p>Meter Pad Mounted Transformer</p> <p>Structure</p> <p>Point of Demarcation</p> <p>Distribution Line →</p>
Point of demarcation is the transformer secondary terminal spade.	Three Phase CT metered service.	 <p>Distribution Line →</p> <p>Meter Pad Mounted Transformer</p> <p>Structure</p> <p>Point of Demarcation</p> <p>Distribution Line →</p>
Secondary terminal of the transformer inside of the structure	Transformer located inside of structure and an isolation device is in place with or without a meter Note: Utility Owner must be granted 24-hour access to transformer room.	 <p>Distribution Line →</p> <p>Point of Demarcation</p> <p>Structure</p> <p>Isolation Device</p> <p>Distribution Line →</p>
Secondary terminal of the transformer inside of the structure	Transformer located inside of structure with no isolation device in place. Note: Utility Owner must be granted 24-hour access to transformer room.	 <p>Distribution Line →</p> <p>Point of Demarcation</p> <p>Structure</p> <p>Distribution Line →</p>
Point of demarcation is the point where the overhead conductor is connected to the weatherhead.	Electric meter is connected to the exterior of the building on an overhead secondary line.	 <p>Service Line</p> <p>Utility Pole</p> <p>Pole Mounted Transformer</p> <p>Structure</p> <p>Point of Demarcation</p> <p>Meter</p>
Point of demarcation is the point where the overhead conductor is connected to the weatherhead.	Pole Mounted Transformer located outside of structure with secondary attached to outside of structure with no meter.	 <p>Service Line</p> <p>Utility Pole</p> <p>Pole Mounted Transformer</p> <p>Structure</p> <p>Point of Demarcation</p>

Point of Demarcation	Applicable Scenario	Sketch
<p>Point of demarcation is the point where the overhead conductor is connected to the weatherhead.</p>	<p>Service may be overhead or underground. A disconnect switch or junction box is mounted to the exterior of the structure with no meter.</p>	

Unique Points of Demarcation

The following table lists anomalous points of demarcation that do not fit any of the above scenarios.

Building No.	Point of Demarcation Description
<i>None</i>	

Plants and Substations

Description	Facility #	State Coordinates	Other Information
<i>None</i>			

PART 1, EXHIBIT C

Windy Hill Electric System Physical Condition Report

The Physical Condition Report will be completed at the time of privatization award and will be documented in the form of a video prepared jointly by the Government and successful Offeror.

PART 1, EXHIBIT D

Windy Hill Electric System Environmental Baseline Survey

The Navy will perform an EBS after the receipt of the proposals and before the sale of the utility system.

PART 2, EXHIBIT A

Windy Hill Water Distribution System Maps

Maps are available, by request to the Government, in Autocad format on CD. The following files are included on the CD entitled “*USMC Windy Hill Training Site Water Distribution Utility System.*”

- **208base(AUTOCAD2000).DWG, 208base1(AUTOCAD2000).DWG, 208desgn(AUTOCAD2000).DWG, 208imp(AUTOCAD2000).DWG, 208line(AUTOCAD2000).DWG, 208lyne(AUTOCAD2000).DWG, 208orig(AUTOCAD2000).DWG, 208tank(AUTOCAD2000).DWG, 208base.dwg, 208base1.dwg, 208desgn.dwg, 208imp.dwg, 208line.dwg, 208lyne.dwg, 208 orig.dwg, 208tank.dwg**
- **ATL-AW.dgn, ATL-AW.tif, ATL-IWS1.tif, ATL-WS.tif, E1 (AUTOCAD2000).DWG, E1.dwg, E2 (AUTOCAD2000).DWG, E2.dwg, Nas_atl1(AUTOCAD2000L).DWG, Nas_atl1.dwg, and Temp001.tif**

PART 2, EXHIBIT B

Windy Hill Water Distribution System Description of Premises

Water Distribution System Description

The water distribution system at Windy Hill may be composed of wells, well pumps, supporting emergency generator sets, water treatment equipment, chlorinators, water distribution mains, meters, booster station pumps, storage tanks, reservoirs, all related electrical controls, and computer hardware and software used to operate and control the production and delivery of water throughout the water distribution system. It does not include any water rights.

Water Distribution System Right-Of-Way

A 26-foot-wide right-of-way extending 13 feet on each side of the utility for pipe sizes of 24 inches and less and a 50-foot-wide right-of-way extending 25 feet on each side of the utility for pipe sizes of greater than 24 inches, as installed. For structures associated with the utility system (lift stations, pump houses, etc.), a right-of-way encompassing the area of the structure and extending outward 20 feet from the building footprint.

Water Distribution System Points of Demarcation

The point of demarcation is defined as the point on the piping system where ownership changes from the Grantee to the building owner. The table below identifies the general locations of these points with respect to the building served.

Point of Demarcation	Applicable Scenario	Sketch
Water Meter or Backflow Device, or Valve (closest apparatus to the exterior of the structure)	Water meter, backflow device, or valve is located on the service line entering the structure within 25 feet of the exterior of the structure.	

Point of Demarcation	Applicable Scenario	Sketch
Point where the service line enters the structure	No water meter, backflow device, or valve exists on the service line entering the structure.	

Unique Points of Demarcation

The following table lists anomalous points of demarcation that do not fit any of the above categories.

Building No.	Point of Demarcation Description
<i>None</i>	

Plants and Towers

Description	Facility Number	State Coordinates	Other Information
<i>None</i>			

PART 2, EXHIBIT C

Windy Hill Water Distribution System Physical Condition Report

The Physical Condition Report will be completed at the time of privatization award and will be documented in the form of a video prepared jointly by the Government and successful Offeror.

PART 2, EXHIBIT D

Windy Hill Water Distribution System Environmental Baseline Survey

The Navy will perform an EBS after the receipt of the proposals and before the sale of the utility system.

PART 3, EXHIBIT A

Windy Hill Wastewater System Maps

Maps are available, by request to the Government, in Autocad format on CD. The following files are included on the CD entitled “*USMC Windy Hill Training Site Wastewater Utility System.*”

- **208base(AUTOCAD2000).DWG, 208base1(AUTOCAD2000).DWG, 208desgn(AUTOCAD2000).DWG, 208imp(AUTOCAD2000).DWG, 208line(AUTOCAD2000).DWG, 208lyne(AUTOCAD2000).DWG, 208orig(AUTOCAD2000).DWG, 208tank(AUTOCAD2000).DWG, 208base.dwg, 208base1.dwg, 208desgn.dwg, 208imp.dwg, 208line.dwg, 208lyne.dwg, 208 orig.dwg, 208tank.dwg**
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PART 3, EXHIBIT B

Windy Hill Wastewater System Description of Premises

Wastewater System Description

The wastewater collection system at Windy Hill may be composed of collection piping, manholes, final discharge meters, lift stations, supporting emergency generator sets (if any), and electrical controls associated with the lift stations and emergency generator sets.

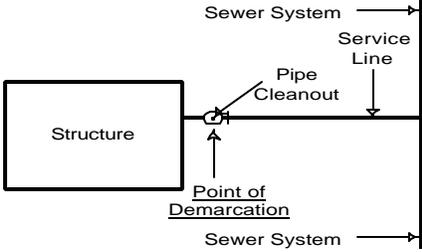
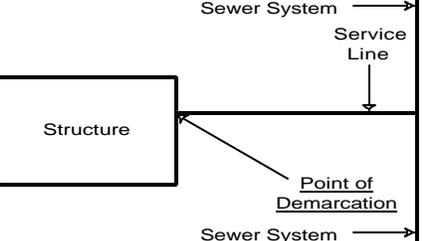
Wastewater Collection System Right-Of-Way

A 26-foot-wide right-of-way extending 13 feet on each side of the utility for pipe sizes of 24 inches and less and a 50-foot-wide right-of-way extending 25 feet on each side of the utility for pipe sizes of greater than 24 inches, as installed. For structures associated with the utility system (lift stations, pump houses, etc.), a right-of-way encompassing the area of the structure and extending outward 20 feet from the building footprint.

Wastewater Collection System Points of Demarcation

The point of demarcation is defined as the point on the wastewater collection pipe where ownership changes from the Grantee to the building owner. The table below identifies the general locations of these points with respect to the building served.

Point of Demarcation	Applicable Scenario	Sketch
Point where the service line enters the structure	Sewer system flow meter is located on the service line entering the structure.	

Point of Demarcation	Applicable Scenario	Sketch
Point of demarcation is the cleanout device. if within 10' of the building perimeter	No flow meter exists and a sewer system cleanout is located within 10 feet of the building perimeter on the service line.	
Point where the service line enters the structure <i>Note: A new cleanout device should be installed within 10' of building during any stoppage or maintenance action. This will then become the new point of demarcation.</i>	No flow meter or cleanout exists on the service line entering the structure.	

Unique Points of Demarcation

The following table lists anomalous points of demarcation that do not fit any of the above categories.

Building No.	Point of Demarcation Description
<i>None</i>	

Plants

Description	Facility Number	State Coordinates	Other Information
<i>None</i>			

PART 3, EXHIBIT C

Windy Hill Wastewater System Physical Condition Report

The Physical Condition Report will be completed at the time of privatization award and will be documented in the form of a video prepared jointly by the Government and successful Offeror.

PART 3, EXHIBIT D

Windy Hill Wastewater System Environmental Baseline Survey

The Navy will perform an EBS after the receipt of the proposals and before the sale of the utility system.