




MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


MCPB
10/30/08
Item # 9

October 17, 2008

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Jorge Valladares, P.E., Chief
Environmental Planning Division 

FROM: Katherine Nelson for the Planning Department 
(301) 495-4622

SUBJECT: Proposed Amendments: Montgomery County Comprehensive Water Supply and
Sewerage Systems Plan—Administrative Cases AD 2008-4

RECOMMENDATION

Approve service as noted for the cases listed in the attached packet.
Transmit recommendations to the County Executive for final action.

DISCUSSION

This staff package contains recommendations for category changes requiring action by the County Executive (CE). Planning staff's comments on all cases have been incorporated into DEP's packet along with the comments of other agencies. Administrative cases are generally well within established policies and guidelines for community water and sewer service and therefore do not go before the County Council for action.

The staff recommendations for future service provision are in general agreement with the Executive's recommendations on all cases. It has been determined that all requests for service within this package are in accordance with the relevant master plans.

CONCLUSION

If the Planning Board believes that any of these cases requires County Council action, such action should be requested at this time. The Department of Environmental Protection will hold a public hearing on November 19, 2008 at 2:30 pm. The Board's recommendations will be transmitted to the Executive during the period of open record. The County Executive will take final action on the category change requests.

KN:ss
Attachment

MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
 DIRECTOR'S OFFICE, WATER AND WASTEWATER POLICY
 Rockville Center, 255 Rockville Pike, Suite 120, Rockville, Maryland 20850

October 8, 2008

NOTICE OF ADMINISTRATIVE PUBLIC HEARING

TO: Keith Levchenko, Legislative Analyst
 County Council
 Katherine Nelson, Environmental Planning Unit, County-Wide Planning
 Maryland - National Capital Park and Planning Commission
 Peg Robinson, Acting Manager, Development Services Group
 Washington Suburban Sanitary Commission
 Amy Hart, Manager, Well and Septic Section
 Department of Permitting Services

FROM: Alicia Youmans, Environmental Planner, Water and Wastewater Policy
 Department of Environmental Protection

SUBJECT: Water and Sewer Plan Amendments: AD 2008-4

TIME: **Wednesday, November 19, 2008, 2:30 p.m.**

AY

LOCATION: **DEP's Lobby Conference Room, 255 Rockville Pike, Suite 120, Rockville**

Please be advised that the Montgomery County Department of Environmental Protection (DEP) will hold an administrative public hearing on the following six proposed individual and three general map amendments to the County's Comprehensive Water Supply and Sewerage Systems Plan as specified above.

CLOVERLY – NORWOOD PLANNING AREA

WSSCR 09A-CLO-01: Filipe					
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> ▪ 818 Snider Lane ▪ Parcel B9 (district/acct.: 05/ #00273843) ▪ Map tile: WSSC -- 221NE01; MD --JS62 ▪ Located on Snider Lane and New Hampshire ▪ Cloverly-Norwood MP ▪ Paint Branch Watershed ▪ RE-1; 0.5 acres ▪ <u>Existing use:</u> Single Family Home ▪ <u>Proposed use:</u> one single-family house, using public water and sewer service 	<p><u>Existing – Requested – Service Area Categories</u></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">W-1</td> <td style="width: 50%;">W-1 (no change)</td> </tr> <tr> <td>S-5</td> <td>S-1</td> </tr> </table> <p><u>Applicant's Explanation</u></p> <p><i>DEP Note: None provided by the applicant. Qualifying abutting mains case, as verified by DEP. Please see attached memo.</i></p>	W-1	W-1 (no change)	S-5	S-1
W-1	W-1 (no change)				
S-5	S-1				

Agency Review Comments

M-NCPPC: This single lot connection may be approved under the abutting mains policy. Approve S-1.

WSSC: A 6-inch sewer line in Snider Lane abuts the property (contract no. 60-4314).

DPS: The original well and septic permit was issued and approved 1955 and the septic was repaired in 1961.

DEP Staff Recommendation and Report: Approve S-1. Policy V.F.1.a, Consistent with existing plans. The provision of public sewer service is consistent with Water and Sewer Plan policies (consistent with existing plans and the abutting mains policy), and with Master Plan recommendations. The site is zoned RE-1, the cluster development option (often an environmental justification for public sewer) cannot be used in this case because of the small size of the property, just 0.5 acre. Public sewer service is already available to the property

from an abutting main along Snider Lane.

FAIRLAND – BELTSVILLE PLANNING AREA

WSSCR 09A-FAI-01: Dustin							
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> ▪ 3736 Greencastle Road ▪ Parcel: P720 ▪ Map tile – MD: KR63; WSSC: 219NE04 ▪ Fairland Master Plan ▪ Little Paint Branch Watershed ▪ R90/TDR Zone; 1.55 acres ▪ <u>Existing use:</u> Residence ▪ <u>Proposed use:</u> Residence (no change) 	<table border="0"> <tr> <td colspan="2"><u>Existing – Requested – Service Area Categories</u></td> </tr> <tr> <td>W-1</td> <td>W-1 (no change)</td> </tr> <tr> <td>S-6</td> <td>S-1</td> </tr> </table> <p><u>Applicants Explanation</u></p> <p>Septic Failure. <i>See attached memo with map.</i></p> <p><i>DEP Note: Health Issue, Failed on-site septic system. Documented by Well and Septic Section of Department of Permitting Services, DEP sent letter to WSSC requesting expedited service to property on July 11, 2008.</i></p>	<u>Existing – Requested – Service Area Categories</u>		W-1	W-1 (no change)	S-6	S-1
<u>Existing – Requested – Service Area Categories</u>							
W-1	W-1 (no change)						
S-6	S-1						

Agency Review Comments

M-NCPPC: Approve S-1.

WSSC: An existing 8-inch sewer line in Greencastle Road (contract no.835814) and an existing 8-sewer on the north side of the property (contract no.692585B) abut the property.

DPS: Failure as noted above.

DEP Staff Recommendation and Report: Approve S-1. Policy V.F.1.a, Consistent with existing plans. Although this property qualified for public sewer service under the "public health problem" policy, this action is proposed under the "consistent with existing plans" policy. It is consistent with the County Water and Sewer Plan and the Fairland Master Plan. Sewer service abuts the property.

WSSCR 08A-FAI-03: Saaverda							
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> ▪ 2719 Duvall Rd ▪ Parcel: P697 ▪ Map tile – MD: KR43; WSSC: 219NE03 ▪ South side of Duvall Rd, 960ft. west of Duvall Hill Ct. ▪ Fairland Master Plan ▪ Paint Branch Watershed ▪ R200 Zone;0.5 acres ▪ <u>Existing use:</u> single family residence ▪ <u>Proposed use:</u> no change 	<table border="0"> <tr> <td colspan="2"><u>Existing – Requested – Service Area Categories</u></td> </tr> <tr> <td>W-1</td> <td>W-1 (no change)</td> </tr> <tr> <td>S-6</td> <td>S-1</td> </tr> </table> <p><u>Applicants Explanation</u></p> <p>Problem with existing, private on-site septic system.</p> <p><i>DEP Note: Health Issue, Failed on site septic system. Documented by Well and Septic Section of Department of Permitting Services, DEP sent letter to WSSC requesting expedited service to property on June 12, 2008. See attached memo with map.</i></p>	<u>Existing – Requested – Service Area Categories</u>		W-1	W-1 (no change)	S-6	S-1
<u>Existing – Requested – Service Area Categories</u>							
W-1	W-1 (no change)						
S-6	S-1						

Agency Review Comments

M-NCPPC: Approve S-1.

WSSC: SEWER: An 8-inch sewer line on Duval Road abuts the property (contract no. 89-8074A)

DPS: Failure as noted above.

DEP Staff Recommendation and Report: Approve S-1. Policy V.F.1.a, Consistent with existing plans. Although this property qualified for public sewer service under the "public health problem" policy, this action is proposed under the "consistent with existing plans" policy. It is consistent w/ the County Water and Sewer Plan and the Fairland Master Plan. Sewer service abuts the property.

PATUXENT WATERSHED CONSERVATION PLANNING AREA

WSSCR 08A-PAX-03: Shinholser										
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification									
<ul style="list-style-type: none"> ▪ 16010 Kruhm Rd, Burtonsville ▪ Parcel: N570 ▪ Map tile – MD: KS43; WSSC: 231NW11 ▪ Closest cross street Rt. 198 ▪ Damascus and Vicinity Master Plan ▪ Patuxent Watershed ▪ RC Zone; 5.0 acres ▪ <u>Existing use</u>: Residence ▪ <u>Proposed use</u>: Residence 	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Existing –</u></th> <th style="text-align: left;"><u>Requested –</u></th> <th style="text-align: left;"><u>Service Area Categories</u></th> </tr> </thead> <tbody> <tr> <td>W-6</td> <td>W-1</td> <td></td> </tr> <tr> <td>S-6</td> <td>S-6 (no change)</td> <td></td> </tr> </tbody> </table> <p><u>Applicants Explanation</u></p> <p>While not presently seeking public water, we would like to make a request for access in the future. The road is currently being developed for an additional 15 houses with three existing houses after this new development. We are asking that while WSSC is in the process of putting public water to this new development that there be a line/stub up easement left outside the road surface so these three houses could potentially hook up to WSSC at a later date without having to tear up the road to get access to the water main.</p>	<u>Existing –</u>	<u>Requested –</u>	<u>Service Area Categories</u>	W-6	W-1		S-6	S-6 (no change)	
<u>Existing –</u>	<u>Requested –</u>	<u>Service Area Categories</u>								
W-6	W-1									
S-6	S-6 (no change)									

Agency Review Comments

M-NCPPC: Approve W-1.

WSSC: A 300-foot-long non-CIP-sized water extension is required to serve the property. This extension would connect to the 10-inch water main in Kruhm Road (proposed for contract number DA4765Z08) and would abut approximately one property in addition to the applicant's. Rights-of-way would be required. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

DPS: The original well and septic was approved 1994. The well is rated at 1 gallon per minute which is the minimum required yield.

DEP Staff Recommendation and Report: Approve W-3. Policy V.F.1.a, Consistent with existing plans

The provision of public sewer service is consistent with Water and Sewer Plan policies, and with Master Plan recommendations. The site is zoned RC, the cluster development option (usually required for water service in the RC Zone) cannot be used in this case because of the size of the property, at 5.0 acres, cannot support further subdivision

POTOMAC – CABIN JOHN PLANNING AREA

WSSCR 09A-POT-01: Beasley							
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> ▪ 10305 Gary Road ▪ Block D, Lot 15 ▪ Map tile – MD: FP43; WSSC: 213NW10 ▪ Closest cross street River Road ▪ Potomac Master Plan ▪ Rock Run Watershed ▪ R200 Zone; 0.6 acres ▪ <u>Existing use:</u> Residence ▪ <u>Proposed use:</u> Residence 	<table border="1"> <thead> <tr> <th colspan="2">Existing – Requested – Service Area Categories</th> </tr> </thead> <tbody> <tr> <td>W-1</td> <td>W-1 (no change)</td> </tr> <tr> <td>S-6</td> <td>S-3</td> </tr> </tbody> </table> <p><u>Applicants Explanation</u> Septic Failure</p>	Existing – Requested – Service Area Categories		W-1	W-1 (no change)	S-6	S-3
Existing – Requested – Service Area Categories							
W-1	W-1 (no change)						
S-6	S-3						

Agency Review Comments

M-NCPPC: This property is within the approved sewer envelope for the Potomac Subregion.

WSSC: SEWER: Approximately 200-foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to an existing 8-inch sewer in Gary Road (contract no.866940-A) and would abut approximately 2 properties in addition to the applicant's. Program-sized sewer mains are not required to serve the property.

DPS: A health hazard letter was issued for the property on August 12, 2008, based on confirmation of a failing septic system.

DEP Staff Recommendation and Report: Approve S-3.Policy V.F.1 a, Consistent with existing master plan recommendations

UPPER ROCK CREEK WATERSHED PLANNING AREA

WSSCR 09A-URC-01: Morris							
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> ▪ 20905 Brooke Knolls Rd, Gaithersburg ▪ Lot B, Block B, Brooke Grove ▪ Map tile – MD: GV41; WSSC: 229NW07 ▪ Closest cross street Dorsey Rd. ▪ Upper Rock Creek Master Plan ▪ Upper Rock Creek Watershed ▪ R200 Zone; 0.71 acres ▪ <u>Existing use:</u> Residence ▪ <u>Proposed use:</u> Residence 	<table border="1"> <thead> <tr> <th colspan="2">Existing – Requested – Service Area Categories</th> </tr> </thead> <tbody> <tr> <td>W-6</td> <td>W-1</td> </tr> <tr> <td>S-6</td> <td>S-6 (no change)</td> </tr> </tbody> </table> <p><u>Applicants Explanation</u> The sole reason for this request would be to provide a water tap at the property line for later use. In the event of a septic system failure that would allow us to abandon our well and expand our septic system.</p>	Existing – Requested – Service Area Categories		W-6	W-1	S-6	S-6 (no change)
Existing – Requested – Service Area Categories							
W-6	W-1						
S-6	S-6 (no change)						

Agency Review Comments

M-NCPPC: Approve W-1.

WSSC: An 800-foot-long non-CIP-sized water extension is required to serve the property. This extension would connect to the proposed 12-inch water main in Warfield Road (contract no. BP2938D00) and would abut approximately 16 properties in addition to the applicant's. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

DPS: The original well and septic system was permitted in 1963 and approved in 1964. The septic system was repaired in 1982. There appears to be very limited septic replacement area due to the existing well location.

DEP Staff Recommendation and Report: Approve W-3. Policy V.F.1.a, Consistent with existing plans.

[staff report]

The following three general map amendments address the same issue: water service for the properties that will abut the new water mains constructed for service to Laytonsville. The area affected by this proposal covers properties in three different planning areas. Although qualifying under the "abutting mains" policy, we are recommending approval under the "consistent with existing plans" policy, given the zoning here. **Properties zoned RDT are not included in the following general map amendments.**

GWSMA 08G-GWC-01	
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> ▪ 8 Properties (see attached table and map) ▪ WSSC: 228NW07 & 229NW07 ▪ Closest intersection: Warfield & Layton Ridge Rd ▪ Agricultural Master Plan ▪ Upper Rock Creek Watershed ▪ RE-2 Zone ▪ <u>Existing use:</u> Residence ▪ <u>Proposed use:</u> Residence 	<p><u>Existing – Proposed – Service Area Categories</u></p> <p>W-6 W-3 S-6 S-6 (no change)</p> <p><u>DEP NOTE</u></p> <p>Presently a project is under way by WSSC to bring public water to the Town of Laytonsville. These properties will abut the new water main, and are being proposed under the Water and Sewer Plan as consistent with existing plans. Please see attachment for further explanation, individual property info, and map.</p>

Agency Review Comments

M-NCPPC: Approve W-1.

WSSC: An approximately 6430-foot-long non-CIP-sized water transmission main along Warfield Road is required to serve all properties listed in this category change request. This extension would connect to the proposed Laytonsville elevated tank, proposed Airpark water pumping station and the existing Airpark elevated tank (contract no. BM2938A00) and would abut approximately six other properties in addition to the applicant's. Rights-of-way would be required. Construction of this extension may involve the removal of trees. This extension has been conceptually approved for service to the City of Laytonsville and Fulks property (Project No.'s DA3564Z03 and AW3302X02).

DPS: no comment

DEP Staff Recommendation and Report: APPROVE W-3. Policy V.F.1 a, Consistent with existing plans

GWSMA 08G-OLN-01	
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> ▪ 6 Properties (see attached table and map) ▪ WSSC: 229NW06 & 228NW06 ▪ Closest intersection: Dorsey Rd & Olney Laytonsville Rd ▪ Olney Master Plan ▪ Hawlings River Watershed ▪ RC ▪ <u>Existing use:</u> Residence ▪ <u>Proposed use:</u> Residence 	<p><u>Existing – Proposed – Service Area Categories</u></p> <p>W-6 W-3 S-6 S-6 (no change)</p> <p><u>DEP NOTE</u></p> <p>Presently a project is under way by WSSC to bring public water to the Town of Laytonsville. These properties will abut the new water main, and are being proposed under the Water and Sewer Plan as consistent with existing plans. Please see attachment for further explanation, individual property info, and map.</p>

Agency Review Comments

M-NCPPC: Approve W-1.

WSSC: An approximately 5702-foot-long non-CIP-sized water extension along Olney - Laytonsville Road is required to serve the property. This extension would connect to the proposed Laytonsville elevated water tank (contract no. BM2938A00) and would abut approximately twenty-four other properties in addition to the applicant's. Rights-of-way would be required. Construction of this extension may involve the removal of trees. This extension has been conceptually approved for service to the City of Laytonsville (project no. AW3302X02).

DPS: no comment

DEP Staff Recommendation and Report:

APPROVE W-3. Policy V.F.1.a, Consistent with existing plans

GWSMA 08G-URC.02										
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification									
<ul style="list-style-type: none"> ▪ 40 Properties (see attached table and map) ▪ WSSC: 228NW06/07 & 229NW06/07 ▪ Closest intersection: Warfield & Olney Laytonsville Rd ▪ Upper Rock Creek Master Plan ▪ Upper Rock Creek Watershed ▪ R-200Zone and RE-1 Zone ▪ <u>Existing use:</u> Residence ▪ <u>Proposed use:</u> Residence 	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Existing –</th> <th style="text-align: left;">Requested –</th> <th style="text-align: left;">Service Area Categories</th> </tr> </thead> <tbody> <tr> <td>W-6</td> <td>W-3 and W-1</td> <td></td> </tr> <tr> <td>S-6</td> <td>S-6 (no change)</td> <td></td> </tr> </tbody> </table> <p>DEP NOTE</p> <p>Presently a project is under way by WSSC to bring public water to the Town of Laytonsville. These properties will abut the new water main, and are being proposed under the Water and Sewer Plan as consistent with existing plans. Please see attachment for further explanation, individual property info, and map.</p>	Existing –	Requested –	Service Area Categories	W-6	W-3 and W-1		S-6	S-6 (no change)	
Existing –	Requested –	Service Area Categories								
W-6	W-3 and W-1									
S-6	S-6 (no change)									

Agency Review Comments

M-NCPPC: Approve W-1.

WSSC: An approximately 5702-foot-long non-CIP-sized water transmission main is required to serve properties along Olney-Laytonsville Road, Brooke Knolls Road, and 6401 Dorsey Road. This extension would connect to the proposed Laytonsville elevated tank (contract no. BM2938A00), would abut approximately 12 other properties in addition to the applicant's. Rights-of-way would be required. Construction of this extension may involve the removal of trees. This extension has been conceptually approved for service to the City of Laytonsville (Project no. AW3302X02). An approximately 6430-foot-long non-CIP-sized water transmission main along Warfield Road is required to serve all properties located along Warfield Road. This extension would connect to the proposed Laytonsville elevated tank, proposed Airpark water pumping station and the existing Airpark elevated tank (contract no. BM2938A00) and would abut approximately Twelve other properties in addition to the applicant's. Rights-of-way would be required. Construction of this extension may involve the removal of trees. This extension has been conceptually approved for service to the City of Laytonsville and Fulks property (Project no 's DA3564Z03 and AW3302X02). Some properties along Dorsey Road abut a 12 inch water main (DA3513Z03) located in the lower pressure zone (685A). Properties with elevations above 590' may require a booster pumps if they are served from 685A zone. Properties located to the west of 6501 Dorsey Rd, depending on their locations, will need a non-CIP water main extension of 60 feet minimum or longer to connect to the 12-in water main (DA3513Z03). Rights-of-way would be required. Construction of this extension may involve the removal of trees.

DPS: no comment

DEP Staff Recommendation and Report: **APPROVE W-3.** Policy V.F.1.a, Consistent with existing plans under the abutting mains policy.

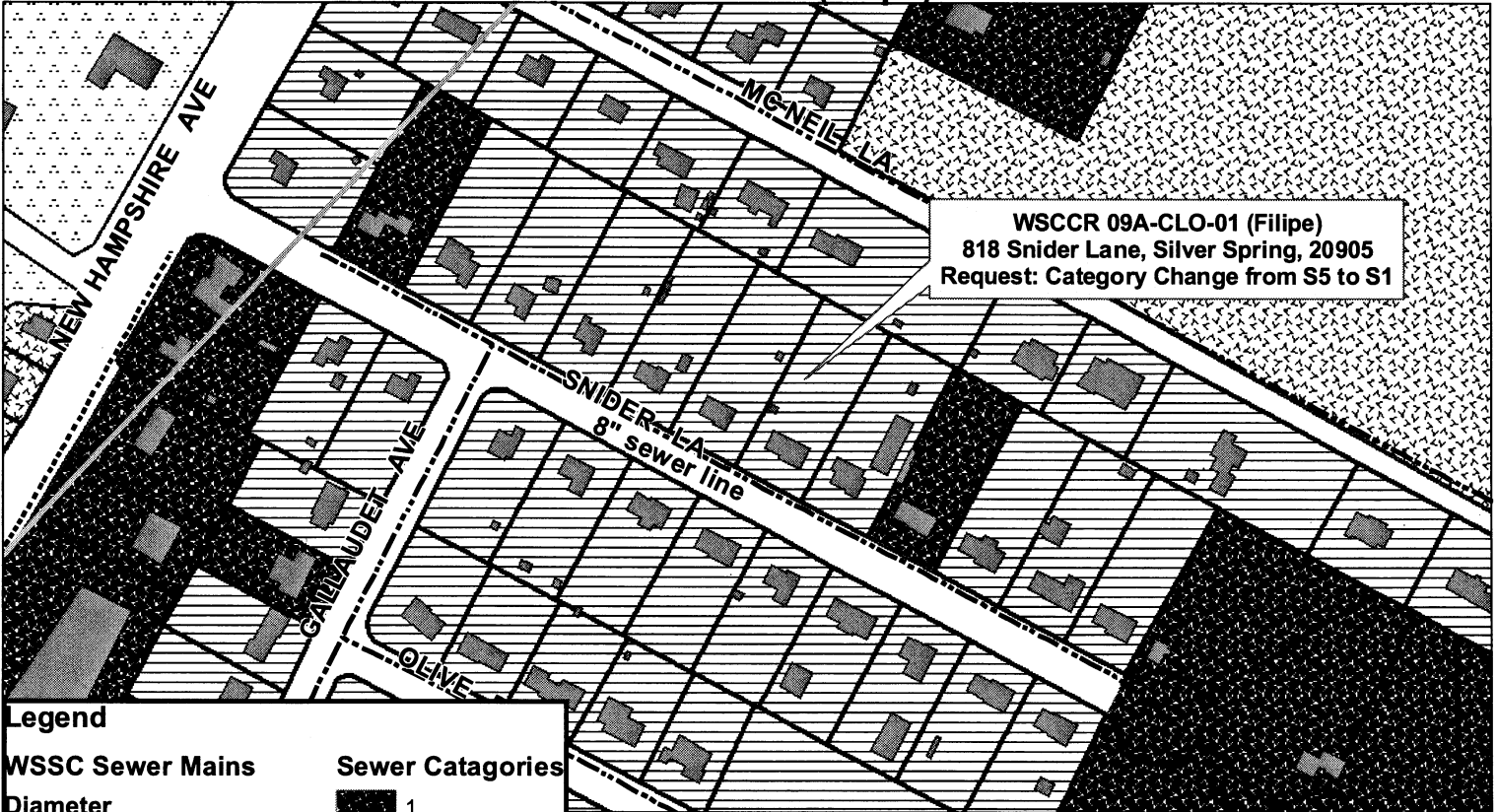
If you have any questions concerning the category change requests in this packet, please contact me via e-mail at alicia.youmans@montgomerycountymd.gov, or by calling 240-777-7738.

Attachments

cc: David Shen and Kathy Maholtz, Development Services Group, WSSC

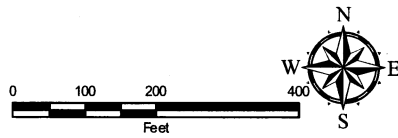
cc/fyi: Property owners and interested parties
 Civic and environmental groups

Sewer Service Area Categories Map WSSCR 09A-CLO-01 (Filipe)



WSSCR 09A-CLO-01 (Filipe)
 818 Snider Lane, Silver Spring, 20905
 Request: Category Change from S5 to S1

Legend	
WSSC Sewer Mains	Sewer Categories
Diameter	
..... Low-Pressure Mains	1
----- 6" - 8" Gravity Mains	3
----- 10" - 14" Gravity Mains	4
----- 15" - 24" Gravity Mains	5
----- 26" & Larger Gravity Mains	6
Properties	Buildings



Montgomery County, Maryland
 2003 Comprehensive Water Supply
 and Sewerage Systems Plan



DEP
 Water and Wastewater
 Policy Group

MEMORANDUM

July 11, 2008

TO: Peg Robinson, Acting Group Leader, Development Services Group
Washington Suburban Sanitary Commission

FROM: Alicia Youmans, Environmental Planner, Water and Wastewater Policy Group
Department of Environmental Protection

SUBJECT: Public Health Problems

We request WSSC's assistance in expediting the provision of public sewer service to the following property:

Sewer Service: 3736 Greencastle Rd, Burtonsville, MD 20866

Property I.D.: P720, Oakridge Discvry – (SDAT tax map: KR63)

Owner: Laura Dustin

Service Areas: W-1, S-6

WSSC grid: 219NE04

Zoning/Size: R90/TDR Zone/1.55 acres

Planning Area: Fairland-Beltsville

Watershed: Little Paint Branch

The Department of Permitting Services (DPS), Well and Septic Section, has advised this office of a public health problem, a septic system failure, at the subject property (see the attached memorandum). DPS recommended relief of this problem by connecting the site to public sewer service, due in part to the very close proximity of existing sewer service. There is an existing 8"-diameter sewer main (#692585B) which abuts the property on the north side, and an existing 8" diameter sewer main (#835814J) which abuts the property along Greencastle Road.

Although this property is designated as category S-6 in the County's Water and Sewer Plan, DPS acknowledgment of a public health problem is sufficient justification to warrant the expedited provision of public sewer service, regardless of the existing service area category. DEP has received as request from the property owner for a service area change from S-6 to S-1 WSSCR No. 09A-FAL-01.

Given these conditions, it is reasonable to relieve this public health hazard by expediting the provision of public sewer service. **WSSC should not wait for the approval of a Water and Sewer Plan amendment to provide public service; public sewer service via the WSSC's system should be provided as soon as possible.** We would appreciate your assistance in this matter.

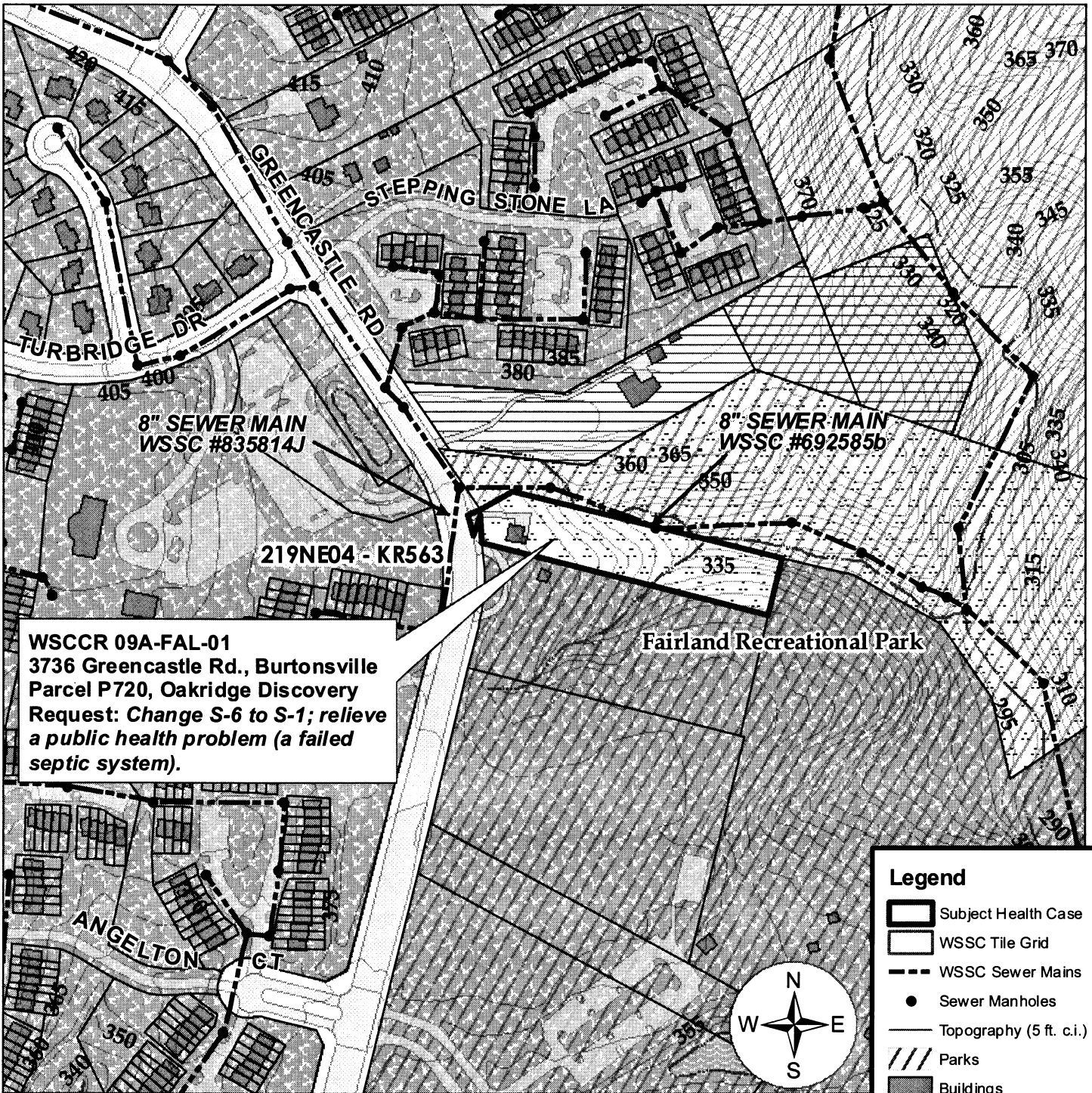
If you have any questions, or if there are significant problems related to provision of sewer service, please contact me at alicia.youmans@montgomerycountymd.gov or 240-777-7738.

Attachments

cc: Luis Tapia, Acting Unit Leader, Permit Services Unit, WSSC
Kathy Maholtz, Development Services Group, WSSC
David Lake, Manager, Water and Wastewater Policy Group, DEP
Alan Soukup, Water and Wastewater Policy Group, DEP
Amy Hart and Gene VonGunten, Well and Septic Section, DPS
Katherine Nelson, Community-Based Planning/Environmental Unit, M-NCPPC
Laura Dustin

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Sewer Service Area Categories Map WSSCR 09A-FAL-01 (Laura Dustin)

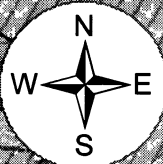


WSSCR 09A-FAL-01
 3736 Greencastle Rd., Burtonsville
 Parcel P720, Oakridge Discovery
 Request: *Change S-6 to S-1; relieve
 a public health problem (a failed
 septic system).*

Fairland Recreational Park

Legend

- Subject Health Case
 - WSSC Tile Grid
 - WSSC Sewer Mains
 - Sewer Manholes
 - Topography (5 ft. c.i.)
 - Parks
 - Buildings
 - Roads - Parking Lots
- Sewer Categories**
- S-1
 - S-3
 - S-4
 - S-5
 - S-6



Fairland - Beltsville Planning Area

Little Paint Branch Watershed

0 100 200 400 600 800 1,000



Scale (Feet)



DEP
 Water and Wastewater
 Policy Group

Montgomery County, Maryland
 2003 Comprehensive Water Supply
 and Sewerage Systems Plan



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

MEMORANDUM

June 12, 2008

TO: Peg Robinson, Acting Group Leader, Development Services Group
Washington Suburban Sanitary Commission

FROM: Alan Soukup, Senior Environmental Planner, Water and Wastewater Policy Group
Department of Environmental Protection

SUBJECT: Public Health Problems

We request WSSC's assistance in expediting the provision of public sewer service to the following property:

2719 Duvall Rd., Burtonsville

Property I.D.:	Parcel P697, Paint Bottom (SDAT tax map: KR43)]		
Owner:	Juan Saaverda	Service Areas:	W-1 & S-5
WSSC grid:	219NE03	Zoning/Size:	R-200 Zone; 22,215 sf (0.51 ac.)
Planning Area:	Fairland - Beltsville	Watershed:	Paint Branch

The Department of Permitting Services (DPS), Well and Septic Section, has advised this office of a public health problem, a septic system failure, at the subject property (see the attached memorandum). DPS recommended relief of this problem by connecting the site to public sewer service, due to the presence of an abutting 8-inch-dia. sewer main along Duvall Rd. (WSSC #898074A).

Although this property is designated as category S-5 in the County's Water and Sewer Plan, DPS acknowledgment of a public health problem is sufficient justification to warrant the expedited provision of public sewer service, regardless of the existing service area category. DEP has initiated the process to have the property owner file a request for a service area change from S-5 to S-1 (WSSCC 08A-FAI-03).

Given these conditions, it is reasonable to relieve this public health hazard by expediting the provision of public sewer service. **WSSC should not wait for the approval of a Water and Sewer Plan amendment to provide public service; public sewer service via the WSSC's system should be provided as soon as possible.** We would appreciate your assistance in this matter.

If you have any questions, or if there are significant problems related to provision of sewer service to this property, please contact me at [alan.soukup@montgomerycountymd.gov or 240-777-7716.]

Attachments

Office of the Director

255 Rockville Pike, Suite 120 • Rockville, Maryland 20850 • 240-777-7770 • 240-777-7765 FAX
www.montgomerycountymd.gov

Peg Robonson
June 12, 2008

Page 2

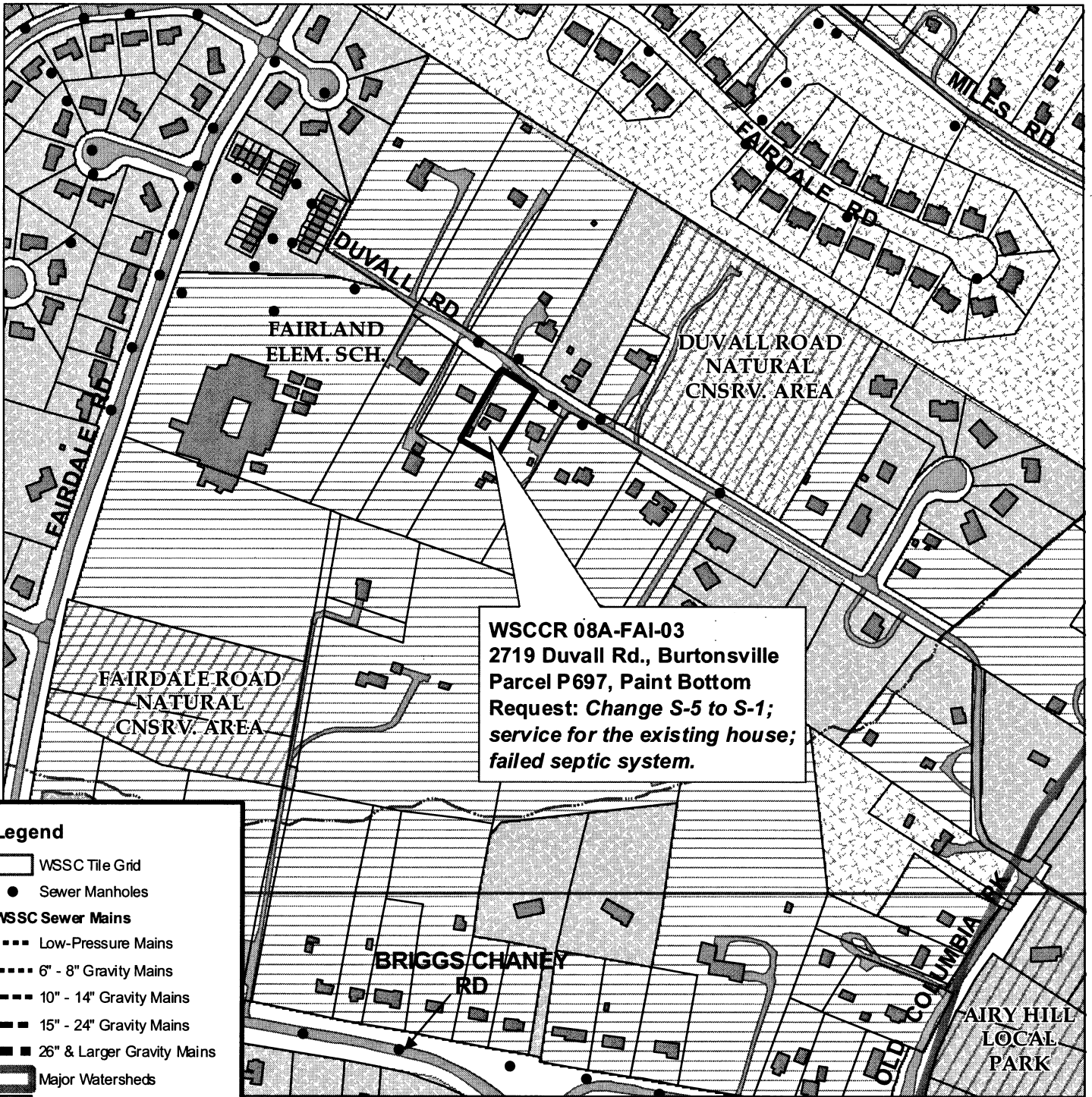
cc: Luis Tapia, Acting Unit Leader, Permit Services Unit, WSSC
Kathy Maholtz, Development Services Group
David Lake, Manager, Water and Wastewater Policy Group, DEP
Amy Hart and John Hancock, Well and Septic Section, DPS
Katherine Nelson, Community-Based Planning/Environmental Unit, M-NCPPC
Juan Saavedra

ADS:ads/

R:\Programs\Water_and_Sewer\Projects\well-septic\HEALTHAZ\EXPDOCS=alpha-street\D\duvall-rd-2719=saaverda=s-hh doc

Sewer Service Area Catagories Map

WSSCR 08A-FAI-03 (Juan Saavedra)



WSSCR 08A-FAI-03
 2719 Duvall Rd., Burtonsville
 Parcel P697, Paint Bottom
 Request: *Change S-5 to S-1;*
service for the existing house;
failed septic system.

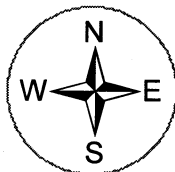
Legend

- WSSC Tile Grid
- Sewer Manholes
- WSSC Sewer Mains**
- Low-Pressure Mains
- 6" - 8" Gravity Mains
- 10" - 14" Gravity Mains
- 15" - 24" Gravity Mains
- 26" & Larger Gravity Mains
- Major Watersheds
- Buildings
- Roads
- Parks
- Sewer Catagories**
- S-1
- S-3
- S-4
- S-5
- S-6

Fairland - Beltsville Planning Area



Scale (Feet)

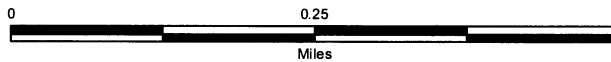
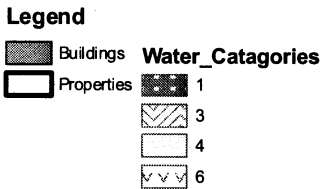
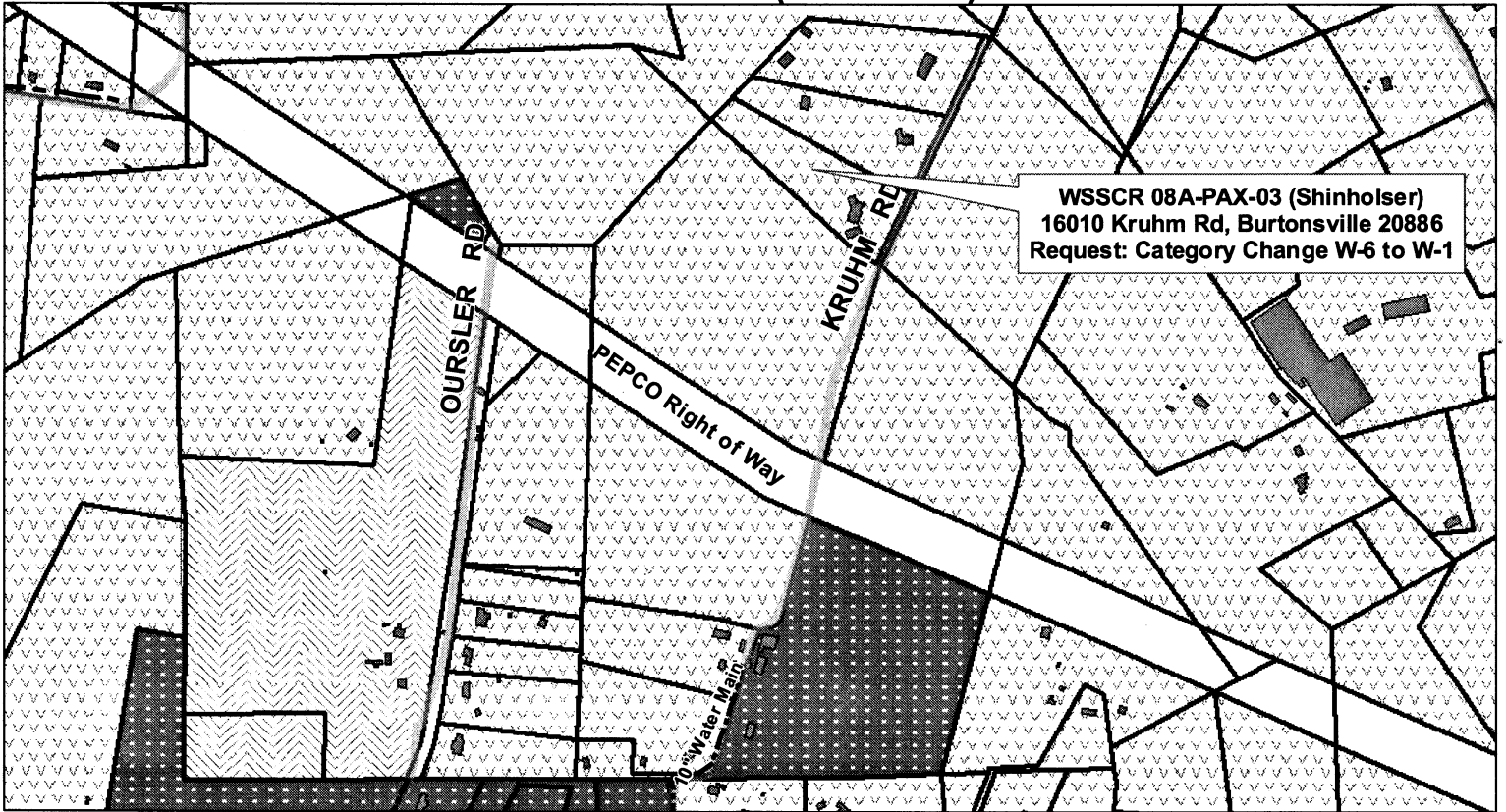


Montgomery County, Maryland
2003 Comprehensive Water Supply
and Sewerage Systems Plan



DEP
Water and Wastewater
Policy Group

Water Service Area Categories Map WSSCR 08A-PAX-03 (Shinholser)

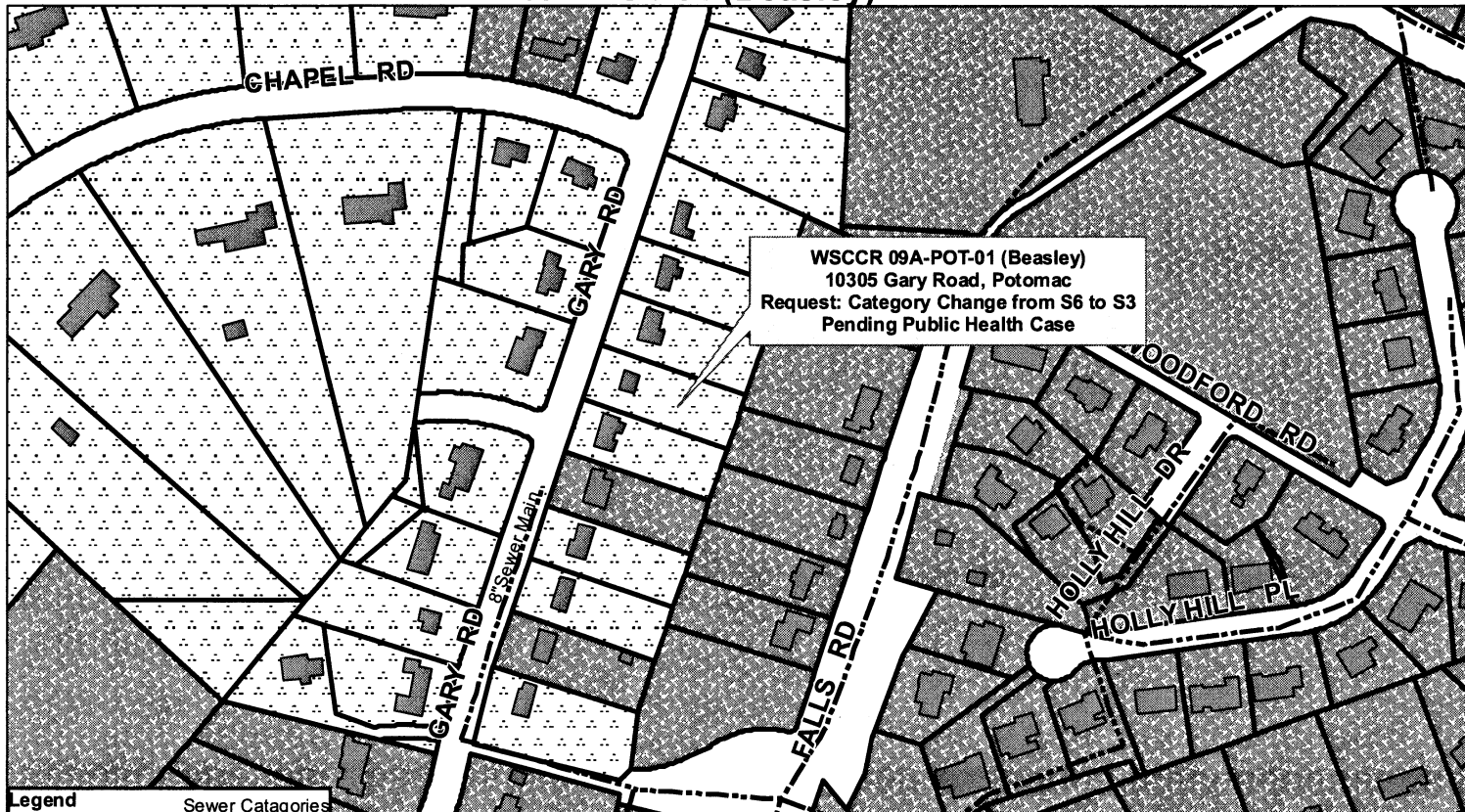


**Montgomery County, Maryland
2003 Comprehensive Water Supply
and Sewerage Systems Plan**

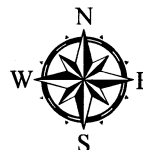


**DEP
Water and Wastewater
Policy Group**

Sewer Service Area Categories Map 09A-POT-01 (Beasley)



Legend		Sewer Categories	
	Buildings		1
	Properties		3
	WSSC Sewer Mains		4
	Diameter		5
	Low-Pressure Mains		6
	6" - 8" Gravity Mains		
	10" - 14" Gravity Mains		
	15" - 24" Gravity Mains		
	26" & Larger Gravity Mains		



**Montgomery County, Maryland
2003 Comprehensive Water Supply
and Sewerage Systems Plan**



DEP
Water and Wastewater
Policy Group

corporation, partnership, or LLC. Please note, a contract purchaser may not file a category change application.

2) Property/Site Description and Development:

Address 10305 Gary Rd, Potomac, MD 20854

Property's TAX ID # (please provide, if known) bill #28076773
Property/Site Size 0.76 A Identification (ie, Parcel #) account# 00870004
Location/Closest cross-street Gary Rd and River Rd
Current Use residential, single family Proposed Use same
Subdivision Plan No. & Status sub 005, lot 15, block D, R042

(Note: Please attach an 8.5"x 11" copy of the state tax map with the property(ies) highlighted; this map is available at www.dat.state.md.us; click on "Real Property Data Search" and proceed from that point. If you don't have access to the Internet, and/or don't have some of the information requested above, please note that you request that DEP provide this information.)

3) Water and Sewer Service Area Categories (if you don't know, we will verify for you):

Current Water Category: W-1 Requested Water Category: W -1 OR No Change Multi-Use Shared
Current Sewer Category: S-6 Requested Sewer Category: S - 3 OR No Change Multi-Use Shared

4) Reason for request; state current use of site and intended change in usage, if any:

The current septic system is from 1959, and we feel as though it is starting to fail or has failed. After long periods of rain, we have noticed a sewer like smell coming from the basement drain and on two occasions, something resembling sewage came up from the basement drain. We have initiated plans to put in a new system, however because the current system is deeper than what is now required by the County, installing a new system would require two tanks, a grinder, pumps, demolition of our basement for new plumbing and electrical (a dedicated circuit for a 115 volt sewage injector system with a tank alarm), and would essentially consume the entire backyard since our lot is small (0.76 acres) for a septic system up to today's standards. Because the current septic tank is deeper in the ground than current standards, we were advised by our septic company that it would be very difficult to show that the system has failed, even if we believe that it has (sewage in basement after a lot of rain and very green grass).

Additionally, we have noticed that our water (well) does not seem to taste right, despite having a water treatment system. We are unable to access our well to test the water for contamination as it seems to be covered by the existing walkway.

Public sewer is 2 properties South of ours at 10213 Gary Road and bringing it to our house would also benefit our next door neighbor since their septic system is also from the 50's.



DEPARTMENT OF PERMITTING SERVICES


Isiah Leggett
County Executive

Carla Reid Joyner
Director

August 12, 2008

Memorandum

To: Alicia Youmans
Department of Environmental Protection
255 Rockville Pike
Rockville, Maryland 20850

From: Kim Beall 
Well and Septic Section
Department of Permitting Services
255 Rockville Pike, 2nd floor
Rockville, Maryland 20850

Subject: Request for category change

Location: 10305 Gary Road
Tax Map Grid: FP 43
WSSC GRID: 212 NW 10

Mr. and Mrs. Clint Beasley, the property owners of the above referenced property, have requested our assistance in getting an expedited sewer connection due to a failing septic system on their property. Mr. Alan Turner, an inspector from our office, inspected the septic system currently serving the property on August 8, 2008, and confirmed a failing condition.

The subject property is in sewer category S-6 and needs a category change. Connection to the sewer mainline requires a sewer line extension since no sewer line abuts the property.

If I can be of further assistance, please contact me at (240) 777-6315.

Cc: Peg Robinson, WSSC
Alan Soukup, DEP

MEMORANDUM

August 13, 2008

TO: Peg Robinson, Acting Group Leader, Development Services Group
Washington Suburban Sanitary Commission

FROM: Alicia Youmans, Environmental Planner, Water and Wastewater Policy Group
Department of Environmental Protection

SUBJECT: Public Health Problems

We request WSSC's assistance in expediting the provision of public [water/sewer] service to the following property:

Sewer Service: 10305 Gary Road, Potomac, MD 20854

Property I.D.: Section 1, Potomac Hills	SDAT tax map: FP43
Owner: Clint & Nhi Beasley	Service Areas: W-6/S-6
WSSC grid: 213NW10	Zoning/Size: R200/0.6Acres
Planning Area: Potomac/Cabin John	Watershed: Rock Run

The Department of Permitting Services (DPS), Well and Septic Section, has advised this office of a public health problem, a septic system failure, at the subject property (see the attached memorandum). DPS recommended relief of this problem by connecting the site to public sewer service, due in part to the proximity of existing sewer mains.

Although this property is designated as category S-6 in the County's Water and Sewer Plan, DPS acknowledgment of a public health problem is sufficient justification to warrant the expedited provision of public sewer service, regardless of the existing service area category. DEP has initiated the process to have the property owner file a request for a service area change from S-6 to S-1, WSSCCR No.09A-POT-01.

Given these conditions, it is reasonable to relieve this public health hazard by expediting the provision of public sewer service. **WSSC should not wait for the approval of a Water and Sewer Plan amendment to provide public service; public sewer service via the WSSC's system should be provided as soon as possible.** We would appreciate your assistance in this matter.

If you have any questions, or if there are significant problems related to provision of sewer service, please contact me at alicia.youmans@montgomerycountymd.gov or 240-777-7738.

Attachments

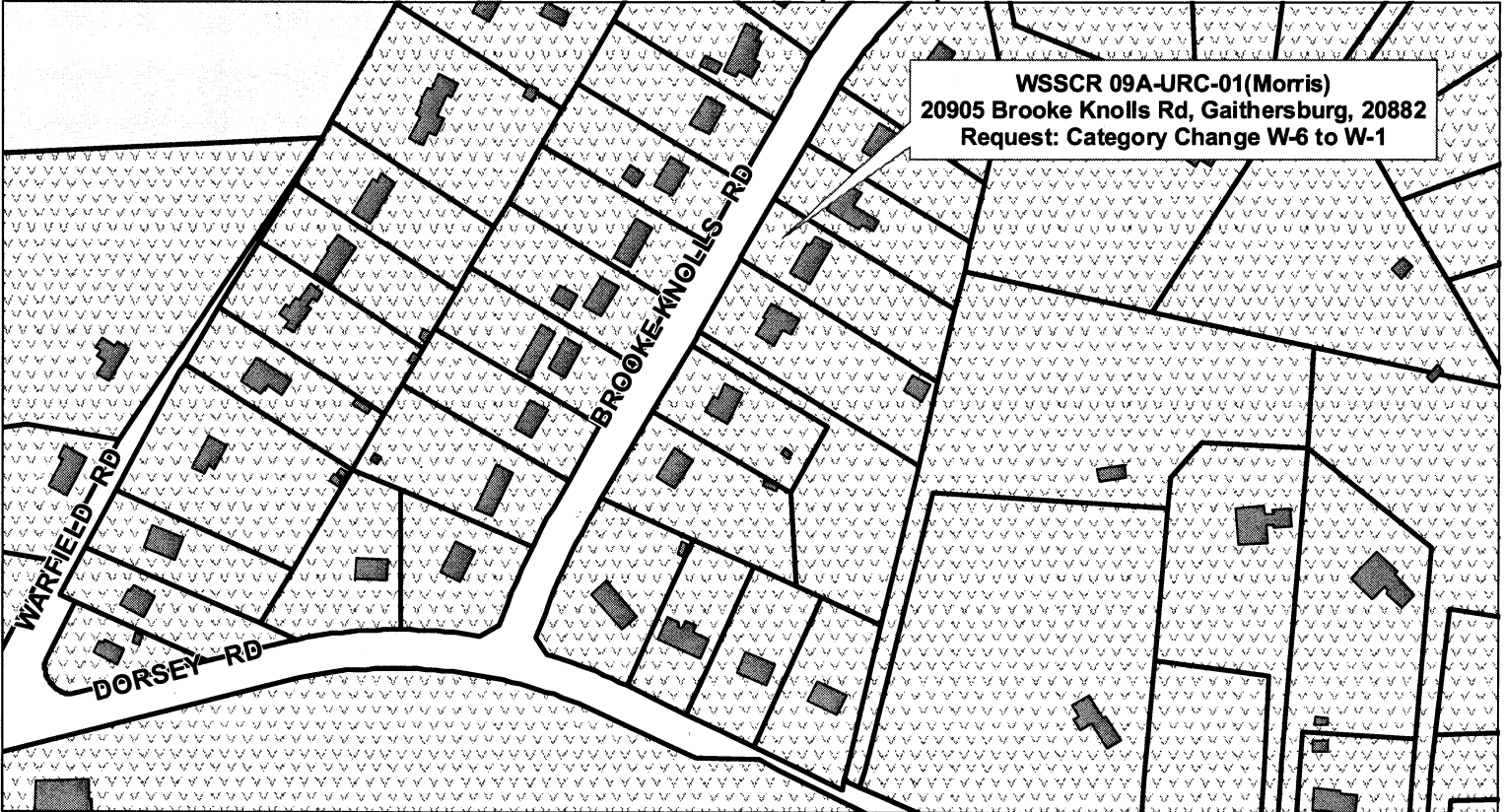
Peg Robinson
August 13, 2008

Page 2

cc: Luis Tapia, Acting Unit Leader, Permit Services Unit, WSSC
Kathy Maholtz, Development Services Group, WSSC
David Lake, Manager, Water and Wastewater Policy Group, DEP
Alan Soukup, Water and Wastewater Policy Group, DEP
Amy Hart and Kim Beall, Well and Septic Section, DPS
Katherine Nelson, Community-Based Planning/Environmental Unit, M-NCPPC
Clint and Nhi Beasley

R:\Programs\Water_and_Sewer\Projects\WellSeptic\HEALTHHAZ\EXPDOCS_Alpha_Street\G\10305_Gary_Rd_Beasley.doc

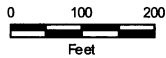
Water Service Area Categories Map WSSCR 09A-URC-01 (Morris)



WSSCR 09A-URC-01(Morris)
 20905 Brooke Knolls Rd, Gaithersburg, 20882
 Request: Category Change W-6 to W-1

Legend

—	Water Line	Water_Catagories
■	Buildings	■ 1
□	Properties	▨ 3
		□ 4
		▽▽ 6



Montgomery County, Maryland
2003 Comprehensive Water Supply
and Sewerage Systems Plan



DEP
Water and Wastewater
Policy Group

Comprehensive Water Supply And Sewerage Systems Plan Amendments

GOSHEN – WOODFIELD – CEDAR GROVE PLANNING AREA; OLNEY PLANNING AREA; UPPER ROCK CREEK WATERSHED PLANNING AREA

Background: Public Water Service for Laytonsville

The extension of public water service to Laytonsville is closer to becoming a reality. WSSC has established the alignments of the new water mains providing service to the town. Construction of the two new 12-inch transmission mains required, located along Warfield Road and Olney Laytonsville Road (Rte. 108), is expected to start within approximately one year. WSSC will coordinate this schedule with construction of the new water pumping station and elevated storage tank. Construction of distribution mains within the town will then follow. All water system construction, as now planned and approved, is expected to conclude in 2012.

Water Category Map Amendment Proposal

The new transmission mains along Warfield Road and Route 108 will abut properties located outside the town in the county. This has started to generate interest among the owners of these properties in connecting to public water service when the mains become available. However, these properties are currently designated as water category W-6, which does not allow for public water service.

Rather than eventually processing over 50 individual category change requests, the Department of Environmental Protection (DEP) proposes to handle all of the qualifying properties under one general map amendment. This map amendment includes properties currently designated as category W-6 that will front on the new water service mains leading into Laytonsville. This will total 59 properties: only those located in the county outside the town limits. (Properties eligible for service within the town have already received approval for category W-3.) Given the status of the water main construction projects, it is appropriate to designate these properties as category W-3. The maps attached with this packet show the properties DEP proposes to include in the general map amendment. In the long run, a general map amendment will save staff time and resources over the processing of individual category change requests. This approach is consistent with DEP's direction in moving towards more comprehensive updates of the service area category maps, instead of requiring a case-by-case category change process.

Although these cases involve properties abutting water mains, the recommended changes from W-6 to W-3 or W-1 are proposed under the Water and Sewer Plan's broader "consistent with existing plans" administrative delegation policy. The provision of public water service is consistent with Water and Sewer Plan service policies. This proposed action is also consistent with recommendations in the Upper Rock Creek Watershed Master Plan (2004) and Olney Master Plan (2005). The Preservation of Agriculture and Rural Open Space Master Plan (1980), when it was adopted 28 years ago, did not anticipate the eventual extension of public water service to Laytonsville. However, approval of category W-3 for the RE-2-zoned properties affected by the master plan is in keeping with prior interpretations that acknowledge the consistency of public water service with the intent of the master plan.

Of the 59 properties proposed for this general map amendment, at least 10 owners have already requested category changes from W-6 to W-3. Consistent with the abutting mains service policy in the Water and Sewer Plan, DEP has advised WSSC that each of these properties qualifies for an abutting water service connection, and that WSSC may plan for and install these connections as part of the main construction which is expected to begin within about a year. Applying and paying for a water connection now can save property owners approximately \$4,000 in WSSC connection charges, as opposed to seeking a connection once the mains are constructed and buried.

These properties will all qualify for a single water service hookup to the new mains under the provisions of Water and Sewer Plan's abutting mains policy. Many, if not all of these properties should qualify for public water service under the more general water service policies in the Water and Sewer Plan. As shown on the map on pg. 59A, the properties are zoned* as follows:

- R-200: ... 39 properties
- RE-1: 4 properties
- RE-2: 10 properties
- RC: 6 properties

* Please refer to the "Exclusion from the General Amendment" section on the following page for information on the two properties zoned RDT.

Comprehensive Water Supply And Sewerage Systems Plan Amendments

GOSHEN – WOODFIELD – CEDAR GROVE PLANNING AREA; OLNEY PLANNING AREA; UPPER ROCK CREEK WATERSHED PLANNING AREA

The overwhelming majority of these properties are developed with single-family houses. They also include the Laytonsville Golf Course on Dorsey Road, a vacant Board of Education property adjacent to the golf course, and the Bar-T Ranch site between Route 108 and Dorsey Road.

Costs to Owners of Abutting Properties

Approval for category W-3 will not impose a financial burden for owners of improved properties who do not desire to connect to public water service at this time. They will not incur a WSSC water connection charge unless they want a connection constructed now for future use. Neither will they incur a Systems Development Charge (SDC) until they connect to public water service. Similarly, WSSC will not assess a front foot benefit charge until they connect to public water service. Only owners wanting water service and those with unimproved properties will pay a front foot assessment.

Exclusion from the General Amendment

The proposal excludes two lots that would otherwise normally qualify for single water hookups under the abutting mains policy. These two RDT-zoned lots front on Golf Estates Dr. at Route 108. In prior category change actions related to the Laytonsville water service plan (CR 16-237; 7/10/07), the Council specifically restricted public water service from RDT-zoned properties in the vicinity of the town. One of these property owners has already filed a water category change request that will be included in the Fall 2008 amendment packet for the Council. (Note that DEP has *not* advised WSSC that this property is eligible for a water connection under the abutting mains policy.)

County Properties Abutting Laytonsville Water Mains GWSMA 08G-OLN-01, 08G-GWC-01, & 08G-URC-02				
Goshen – Woodfield – Cedar Grove Planning Area: GWSMA 08G-GWC-01				
Address Legal Description (dist & tax acct. #)	Owner Development	Zoning Size	Categories Exist. Prop.	Notes/Comments
Edward Jr. & N.T. Branagan 20800 Layton Ridge Dr Gaithersburg MD 20882 Lot 1, Blk. A, Layton Ridge (01-01774922)	Edward Jr. & N.T. Branagan 1 SFH (c. 1985)	RE-2 2.11 ac.	W-6 S-6 W-3 S-6	Will abut 12" transmission main along Warfield Rd.
August & P. Gagliarducci 20801 Layton Ridge Dr Gaithersburg MD 20882-4304 Lot 6, Blk. C, Layton Ridge (01-01774990)	August & P. Gagliarducci 1 SFH (c. 1985)	RE-2 2.06 ac.	W-6 S-6 W-3 S-6	Will abut 12" transmission main along Warfield Rd.
20809 Layton Ridge Dr., Gaithersburg MD 20882-4304 Lot 7, Blk. C, Layton Ridge (01-02416417)	Daniel & Nancy Blackburn 1 SFH (c. 1987)	RE-2 3.12 ac.	W-6 S-6 W-3 S-6	Will abut 12" transmission main along Warfield Rd.
7021 Warfield Rd., Gaithersburg MD 20882-4311 Parcel P818, Res on Brooke Grove (01-00000294)	Wenceslao Cervas, <i>et al.</i> 1 SFH (c. 1929)	RE-2 4.97 ac.	W-6 S-6 W-3 S-6	Will abut 12" transmission main along Warfield Rd.
7025 Warfield Rd., Gaithersburg MD 20882-4311 Parcel P912, Add to Brooke Grove (01-00009465)	Robert & A. Raiford 1 SFH (c. 1938)	RE-2 50,529 sf (1.16 ac.)	W-6 S-6 W-3 S-6	Will abut 12" transmission main along Warfield Rd.
7037 Warfield Rd., Gaithersburg MD 20882-4311 Parcel P925, Resurvey on Brooke Grove (01-00009454)	William Griffith Jr. 1 SFH (c. 1911)	RE-2 10.45 ac.	W-6 S-6 W-3 S-6	Will abut 12" transmission main along Warfield Rd.

Comprehensive Water Supply And Sewerage Systems Plan Amendments

GOSHEN – WOODFIELD – CEDAR GROVE PLANNING AREA; OLNEY PLANNING AREA; UPPER ROCK CREEK WATERSHED PLANNING AREA

County Properties Abutting Laytonsville Water Mains GWSMA 08G-OLN-01, 08G-GWC-01, & 08G-URC-02				
Goshen – Woodfield – Cedar Grove Planning Area: GWSMA 08G-GWC-01				
Address Legal Description (dist & tax acct. #)	Owner Development	Zoning Size	Categories Exist. Prop.	Notes/Comments
7301 Warfield Rd. , Gaithersburg MD 20882-1238 Parcel P020, Waters Conclusion Etc (01-00004953)	James & L.D. Horne 1 SFH (c. 1923)	RE-2 10.45 ac.	W-6 S-6 W-3 S-6	Will abut 12" transmission main along Warfield Rd.
7401 Warfield Rd. , Gaithersburg MD 20882-1240 Lot 18, Burnham Hills (01-01709501)	Fred & C.M. Elleman 1 SFH (c. 1988)	RE-2 52,177 sf (1.20 ac.)	W-6 S-6 W-3 S-6	Will abut 12" transmission main along Warfield Rd.
7405 Warfield Rd. , Gaithersburg MD 20882 Lot 17, Burnham Hills (01-01709498)	Gianfranco Milza, <i>et al.</i> 1 SFH (c. 1979)	RE-2 48,038 sf (1.10 ac.)	W-6 S-6 W-3 S-6	Will abut 12" transmission main along Warfield Rd.
7409 Warfield Rd. , Gaithersburg MD 20882 Lot 16, Burnham Hills (01-01709487)	Marjorie Jarrett (PO Box 5306 Laytonsville MD 20882-0306 1 SFH (c. 1980)	RE-2 50,925 sf (1.17 ac.)	W-6 S-6 W-3 S-6	Will abut 12" transmission main along Warfield Rd.
Goshen – Woodfield – Cedar Grove Planning Area: 10 properties.				

County Properties Abutting Laytonsville Water Mains GWSMA 08G-OLN-01, 08G-GWC-01, & 08G-URC-02				
Olney Planning Area: GWSMA 08G-OLN-01				
Address Legal Description (dist & tax acct. #)	Owner Development	Zoning Size	Categories Exist. Prop.	Notes/Comments
20900 Golf View Dr. , Laytonsville MD 20882-1946 Lot 48, Blk. D, Golf Estates (01- 03302156)	Trung Nguyen & Trang Do 1 SFH (c. 2004)	RC 2.82 ac.	W-6 S-6 W-3 S-6	Will abut 12" recirculation main along Rte. 108.
20901 Golf View Dr. , Laytonsville MD 20882-1946 Lot 48, Blk. D, Golf Estates (01- 03302191)	Kelleen Scott, <i>et al.</i> 1 SFH (c. 2004)	RC 2.13 ac.	W-6 S-6 W-3 S-6	Will abut 12" recirculation main along Rte. 108.
Fairway View Dr., 20800 Block Laytonsville MD 20882 Parcel D, Blk. D, Golf Estates (01- 03362308)	Montgomery Golf Estates HOA (18401 Woodfield Rd., Ste. H, Gaithersburg MD 20879-4796) vacant	RC 2.00 ac.	W-6 S-6 W-3 S-6	Will abut 12" recirculation main along Rte. 108.
Fairway View Dr., 20800 Block Laytonsville MD 20882 Parcel G, Blk. D, Golf Estates (01- 03362412)	Montgomery Golf Estates HOA (18401 Woodfield Rd., Ste H, Gaithersburg MD 20879-4796) vacant	RC 8.44 ac.	W-6 S-6 W-3 S-6	Will abut 12" recirculation main along Rte. 108.
20802 Fairway View Dr. , Laytonsville MD 20882-1841 Lot 55, Blk. D, Golf Estates (01- 03302332)	Jacqueline Eggay 1 SFH (c. 2003)	RC 4.40 ac.	W-6 S-6 W-3 S-6	Will abut 12" recirculation main along Rte. 108.

Comprehensive Water Supply And Sewerage Systems Plan Amendments

GOSHEN – WOODFIELD – CEDAR GROVE PLANNING AREA; OLNEY PLANNING AREA; UPPER ROCK CREEK WATERSHED PLANNING AREA

County Properties Abutting Laytonsville Water Mains GWSMA 08G-OLN-01, 08G-GWC-01, & 08G-URC-02				
Olney Planning Area: GWSMA 08G-OLN-01				
Address Legal Description (dist & tax acct. #)	Owner Development	Zoning Size	Categories Exist. Prop.	Notes/Comments
6525 Olney Laytonsville Rd., Gaithersburg MD 20882 Lot 53, Blk. D, Golf Estates (01-03302203)	Warren Jr. & D.E. Tydings (P.O. Box 5025, Laytonsville MD 20882-0025) 1 SFH (c. 1933)	R-200 5.10 ac.	W-6 W-3 S-6 S-6	Will abut 12" recirculation main along Rte. 108.
Olney Planning Area: 6 properties.				

County Properties Abutting Laytonsville Water Mains GWSMA 08G-OLN-01, 08G-GWC-01, & 08G-URC-02				
Upper Rock Creek Watershed Planning Area: GWSMA 08G-URC-02				
Address Legal Description (dist & tax acct. #)	Owner Development	Zoning Size	Categories Exist. Prop.	Notes/Comments
6801 Barton Manor La., Laytonsville MD 20882-4307 Lot 23, Blk. A, Brooke Grove (01-02866242)	Hewamarmbage Chaminda, <i>et al.</i> 1 SFH (c. 1996)	R-200 52,456 sf (1.20 ac.)	W-6 W-3 S-6 S-6	Will abut 12" recirculation main along Rte. 108. WSSCR 08A-URC-04
20928 Brooke Knolls Rd., Laytonsville MD 20882 Lot 23, Blk. A, Brooke Grove (01-02866231)	Adrian & G.S. Kantor 1 SFH (c. 1994)	R-200 65,337 sf (1.50 ac.)	W-6 W-3 S-6 S-6	Will abut 12" recirculation main along Rte. 108.
21000 Brooke Knolls Rd., Laytonsville MD 20882 Lot 38, Blk. B, Brooke Grove (01-02866344)	Jamal & S.L. Rafeedie 1 SFH (c. 1996)	R-200 43,723 sf (1.00 ac.)	W-6 W-3 S-6 S-6	Will abut 12" recirculation main along Rte. 108.
21004 Brooke Knolls Rd., Laytonsville MD 20882-4322 Lot 37, Blk. B, Brooke Grove (01-02866333)	Paul & Minakshi Haines 1 SFH (c. 1996)	R-200 36,623 sf (0.84 ac.)	W-6 W-3 S-6 S-6	Will abut 12" recirculation main along Rte. 108.
21008 Brooke Knolls Rd., Laytonsville MD 20882 Lot 36, Blk. B, Brooke Grove (01-02866322)	Reginald & C. Ramdat 1 SFH (c. 1997)	R-200 40,719 sf (0.93 ac.)	W-6 W-3 S-6 S-6	Will abut 12" recirculation main along Rte. 108.
21012 Brooke Knolls Rd., Laytonsville MD 20882 Lot 35, Blk. B, Brooke Grove (01-02866424)	Erol & B. Mutlu 1 SFH (c. 1996)	R-200 49,683 sf (1.14 ac.)	W-6 W-3 S-6 S-6	Will abut 12" recirculation main along Rte. 108.
21016 Brooke Knolls Rd., Laytonsville MD 20882 Lot 34, Blk. B, Brooke Grove (01-02866413)	Wanda & E.W. Cole 1 SFH (c. 1994)	R-200 57,393 sf (1.32 ac.)	W-6 W-3 S-6 S-6	Will abut 12" recirculation main along Rte. 108.
6401 Dorsey Rd, Gaithersburg MD 20882-1208 Lot 8, Pleasant Acres (01-00003311)	Dorothy Gregory 1 SFH (c. 1959)	R-200 36,997 sf (0.85 ac.)	W-6 W-1 S-6 S-6	Abuts and pre-dates 12" water main (#033513Z).
6411 Dorsey Rd, Laytonsville MD 20882-1208 Lot 9, Pleasant Acres (01-00010910)	Vassel Clarke 1 SFH (c. 1900)	R-200 61,013 sf (1.40 ac.)	W-6 W-1 S-6 S-6	Abuts and pre-dates 12" water main (#033513Z).

Comprehensive Water Supply And Sewerage Systems Plan Amendments

GOSHEN – WOODFIELD – CEDAR GROVE PLANNING AREA; OLNEY PLANNING AREA; UPPER ROCK CREEK WATERSHED PLANNING AREA

County Properties Abutting Laytonsville Water Mains GWSMA 08G-OLN-01, 08G-GWC-01, & 08G-URC-02				
Upper Rock Creek Watershed Planning Area: GWSMA 08G-URC-02				
Address Legal Description (dist & tax acct. #)	Owner Development	Zoning Size	Categories Exist. Prop.	Notes/Comments
6501 Dorsey Rd , Gaithersburg MD 20882-1210 Parcel P046, Retirement & Brooke Grove Etc. (01-00010750)	Robert Harding <i>et al.</i> Tr. 1 SFH (c. 1976)	R-200 50,529 sf (1.09 ac.)	W-6 S-6 W-1 S-6	Abuts and pre-dates 12" water main (#033513Z). WSCCR 08A-URC-10.
6511 Dorsey Rd , Gaithersburg MD 20882-1210 Parcel P047, Res on Brooke Grove (01-00008062)	Donald Jr. & Shelley Reinhart 1 SFH (c. 1954)	R-200 56,628 sf (1.30 ac.)	W-6 S-6 W-1 S-6	Abuts and pre-dates 12" water main (#033513Z); may require non-abutting connection.
Dorsey Rd., 7200 Block , Gaithersburg MD 20882 Parcel P190, Spring Garden (01-00000636)	Mont. Co. Board of Education (850 Hungerford Dr., Rockville MD 20850) vacant – reserved for school use	RE-1 22.72 ac.	W-6 S-6 W-3 S-6	Will abut 12" transmission main along Warfield Rd. Vacant MCPS school site.
7130 Dorsey Rd. , Gaithersburg MD 20882 Parcel P600, Spring Gardens Etc (01-00006666)	Mont. Co. Revenue Authority (101 Monroe St., Ste. 410, Rockville MD 20850-2540) Sports/public golf course (c. 1973)	RE-1 171.32 ac.	W-6 S-6 W-3 S-6	Will abut 12" transmission main along Warfield Rd. Laytonsville Golf Course (MCRA).
6404 Olney Laytonsville Rd. , Laytonsville MD 20882 Lot 6, Pleasant Acres (01-00003138)	Peter & Claire Godwin (21324 Golf Estates Dr., Laytonsville MD 20882-1934) vacant	R-200 21,606 sf (0.50 ac.)	W-6 S-6 W-3 S-6	Will abut 12" recirculation main along Rte. 108. WSCCR 08A-URC-05.
6408 Olney Laytonsville Rd. , Laytonsville MD 20882-1802 Lot 5, Pleasant Acres (01-00008357)	Marina Lobas (P.O. Box 5506, Derwood MD 20855-0506) 1 SHF (c. 1958)	R-200 26,045 sf (0.60 ac.)	W-6 S-6 W-3 S-6	Will abut 12" recirculation main along Rte. 108.
6500 Olney Laytonsville Rd. , Laytonsville MD 20882 Lot 4, Pleasant Acres (01-00008164)	Carlin & C.R. Rines 1 SHF (c. 1959)	R-200 23,739 sf (0.54 ac.)	W-6 S-6 W-3 S-6	Will abut 12" recirculation main along Rte. 108. WSCCR 08A-URC-06.
6504 Olney Laytonsville Rd. , Laytonsville MD 20882 Lot 3, Pleasant Acres (01-00002602)	Michael & A.J. Anderson 1 SHF (c. 1959)	R-200 30,647 sf (0.71 ac.)	W-6 S-6 W-3 S-6	Will abut 12" recirculation main along Rte. 108. WSCCR 08A-URC-08.
6508 Olney Laytonsville Rd. , Laytonsville MD 20882 Lot 2, Pleasant Acres (01-00005241)	William & S.J. Whitworth 1 SHF (c. 1959)	R-200 30,051 sf (0.69 ac.)	W-6 S-6 W-3 S-6	Will abut 12" recirculation main along Rte. 108. WSCCR 08A-URC-09.
6512 Olney Laytonsville Rd. , Laytonsville MD 20882-1804 Lot 1, Pleasant Acres (01-00007477)	Wesley & A.M. Pointer 1 SHF (c. 1959)	R-200 20,027 sf (0.46 ac.)	W-6 S-6 W-3 S-6	Will abut 12" recirculation main along Rte. 108. WSCCR 08A-URC-07.
6530 Olney Laytonsville Rd. , Gaithersburg MD 20882 Parcel P925, Add to Brooke Grove (01-00000374)	Joseph Jr. & N.E. Richardson (808 W. Diamond Ave. Ste 100, Gaithersburg MD 20878-1415) 1 SFH (c. 1920) Bar-T site	R-200 12.31 ac.	W-6 S-6 W-3 S-6	Will abut 12" recirculation main along Rte. 108.

Comprehensive Water Supply And Sewerage Systems Plan Amendments

GOSHEN – WOODFIELD – CEDAR GROVE PLANNING AREA; OLNEY PLANNING AREA; UPPER ROCK CREEK WATERSHED PLANNING AREA

County Properties Abutting Laytonsville Water Mains GWSMA 08G-OLN-01, 08G-GWC-01, & 08G-URC-02				
Upper Rock Creek Watershed Planning Area: GWSMA 08G-URC-02				
Address Legal Description (dist & tax acct. #)	Owner Development	Zoning Size	Categories Exist. Prop.	Notes/Comments
6720 Olney Laytonsville Rd., Laytonsville MD 20882 Parcel P560, Brooke Grove (01-00008712)	John Kline (P.O. Box 5132, Laytonsville MD 20882) 1 SFH (c. 1963)	R-200 5.63 ac.	W-6 S-6 W-3 S-6	Will abut 12" recirculation main along Rte. 108. Adjacent parcel and outlot under common ownership. Totals 5.77 ac. WSCCR 08A-URC-01.
Olney Laytonsville Rd., 6700 Block, Laytonsville MD 20882 Outlot B, Brooke Grove (01-02866207)	John Kline (P.O. Box 5132, Laytonsville MD 20882) vacant outlot	R-200 5,948 sf (0.14 ac.)	W-6 S-6 W-3 S-6	
6800 Olney Laytonsville Rd., Laytonsville MD 20882-1916 Parcel P508, Brooke Grove (01-00002191)	Luciana Flores, <i>et al.</i> 1 SFH (c. 2004)	R-200 57,172 sf (1.31 ac.)	W-6 S-6 W-3 S-6	Will abut 12" recirculation main along Rte. 108.
Olney Laytonsville Rd., 6800 Block, Laytonsville MD 20882-1923 Parcel P467, Res on Land Goshen (01-00006996)	Shannon & Ann Allcock (see below) vacant)	R-200 15,015 sf (0.34 ac.)	W-6 S-6 W-3 S-6	Will abut 12" recirculation main along Rte. 108. Two adjacent parcels under common ownership. Totals 1.11 ac.
6810 Olney Laytonsville Rd., Laytonsville MD 20882-1923 Parcel P466, Res on Land Goshen (01-000087823)	Shannon & Ann Allcock 1 SFH (c. 1938)	R-200 33,429 sf (0.77 ac.)	W-6 S-6 W-3 S-6	
6826 Warfield Rd., Gaithersburg MD 20882-4306 Lot 19, Blk. A, Brooke Grove (01-02591287)	Miguel & C.C. Galvez 1 SFH (c. 1987)	R-200 34,244 sf (0.79 ac.)	W-6 S-6 W-3 S-6	Will abut 12" transmission main along Warfield Rd. WSCCR 08A-URC-03.
6830 Warfield Rd., Gaithersburg MD 20882-4306 Lot 18, Blk. A, Brooke Grove (01-02591276)	John & S.K. Connors 1 SFH (c. 1988)	R-200 32,969 sf (0.76 ac.)	W-6 S-6 W-3 S-6	Will abut 12" transmission main along Warfield Rd.
6834 Warfield Rd., Gaithersburg MD 20882-4306 Lot 17, Blk. A, Brooke Grove (01-02591265)	Norris Jr. & E.B. Mann 1 SFH (c. 1988)	R-200 29,746 sf (0.68 ac.)	W-6 S-6 W-3 S-6	Will abut 12" transmission main along Warfield Rd.
6838 Warfield Rd., Gaithersburg MD 20882-4306 Lot 16, Blk. A, Brooke Grove (01-02591254)	Kenton & Elizabeth Frederic 1 SFH (c. 1987)	R-200 70,567 sf (1.62 ac.)	W-6 S-6 W-3 S-6	Will abut 12" transmission main along Warfield Rd.
6920 Warfield Rd., Gaithersburg MD 20882-4308 Parcel P633, Brook Grove Etc (01-00010748)	Ellen & C.T. Nudd 1 SFH (c. 1941)	R-200 70,567 sf (1.62 ac.)	W-6 S-6 W-3 S-6	Will abut 12" transmission main along Warfield Rd.
6924 Warfield Rd., Gaithersburg MD 20882 Lot 21, Brooke Grove Pt. Lot 20 (01-03086094)	Steven & C.J. Bell 1 SFH (c. 1929)	R-200 50,670 sf (1.16 ac.)	W-6 S-6 W-3 S-6	Will abut 12" transmission main along Warfield Rd.
6934 Warfield Rd., Gaithersburg MD 20882-4308 Parcel P715, Resurvey on Brook Grove (01-00000124)	Noreen & J.A. Ray 1 SFH (c. 1978)	R-200 50,094 sf (1.15 ac.)	W-6 S-6 W-3 S-6	Will abut 12" transmission main along Warfield Rd.

Comprehensive Water Supply And Sewerage Systems Plan Amendments

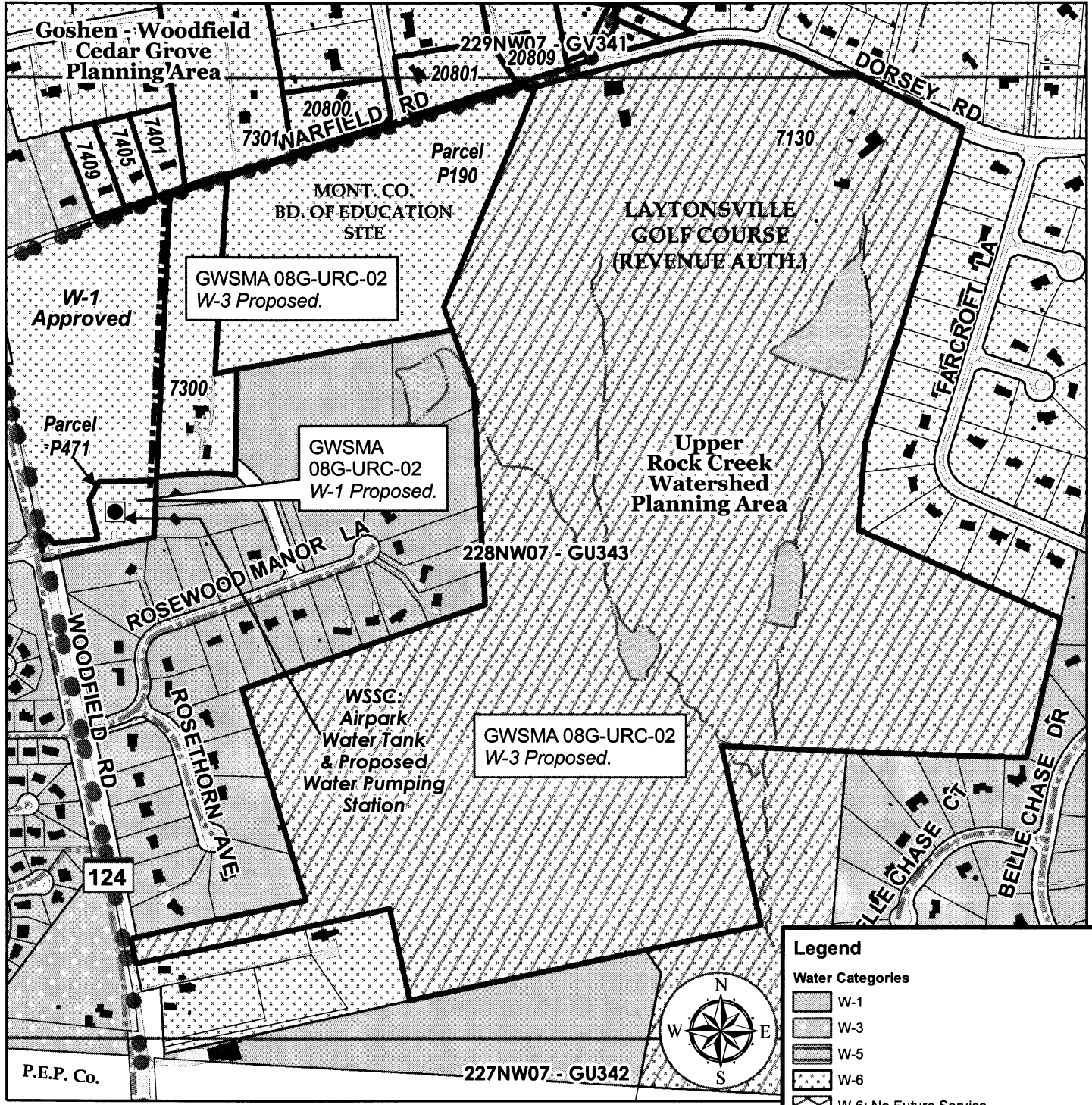
GOSHEN – WOODFIELD – CEDAR GROVE PLANNING AREA; OLNEY PLANNING AREA; UPPER ROCK CREEK WATERSHED PLANNING AREA

County Properties Abutting Laytonsville Water Mains GWSMA 08G-OLN-01, 08G-GWC-01, & 08G-URC-02					
Upper Rock Creek Watershed Planning Area: GWSMA 08G-URC-02					
Address Legal Description (dist & tax acct. #)	Owner Development	Zoning Size	Categories Exist. Prop.		Notes/Comments
7000 Warfield Rd. , Gaithersburg MD 20882-4310 Parcel P768, Res on Brook Grove (01-00007400)	Hyter & C.J. Webb 1 SFH (c. 1950)	R-200 52,272 sf (1.20 ac.)	W-6 S-6	W-3 S-6	Will abut 12" transmission main along Warfield Rd.
7004 Warfield Rd. , Gaithersburg MD 20882 Parcel P821, Res on Brook Grove (01-00004292)	Steven Six 1 SFH (c. 1961)	R-200 24,829 sf (0.57 ac.)	W-6 S-6	W-3 S-6	Will abut 12" transmission main along Warfield Rd.
7008 Warfield Rd. , Gaithersburg MD 20882-4310 Parcel P820, Res on Brook Grove (01-00001391)	Mark & J.K. Carlson 1 SFH (c. 1961)	R-200 24,829 sf (0.57 ac.)	W-6 S-6	W-3 S-6	Will abut 12" transmission main along Warfield Rd.
7012 Warfield Rd. , Gaithersburg MD 20882-4310 Parcel P800, Res on Brook Grove (01-00009410)	Kotaro & Tiffany Kaneko 1 SFH (c. 1950)	R-200 24,829 sf (0.57 ac.)	W-6 S-6	W-3 S-6	Will abut 12" transmission main along Warfield Rd. WSCCR 08A-URC-02.
7016 Warfield Rd. , Gaithersburg MD 20882-4310 Parcel P800, Res on Brook Grove (01-00001664)	Matthew & Alexandra Langley 1 SFH (c. 1950)	R-200 23,086 sf (0.53 ac.)	W-6 S-6	W-3 S-6	Will abut 12" transmission main along Warfield Rd.
7020 Warfield Rd. , Gaithersburg MD 20882-4310 Parcel P909, Res on Brook Grove (01-00008186)	Restituto & Adelina Cando 1 SFH (c. 1954)	R-200 46,609 sf (1.07 ac.)	W-6 S-6	W-3 S-6	Will abut 12" transmission main along Warfield Rd.
7028 Warfield Rd. , Gaithersburg MD 20882 Parcel P927, Resurvey on Brooke Grove (01-00004884)	Howard & M.V. Kemp c/o Steve & Mardi Kemp 23020 Wild Hunt Dr. Gaithersburg MD 20882-1512 1 SFH (c. 1948)	R-200 21,780 sf (0.50 ac.)	W-6 S-6	W-3 S-6	Will abut 12" transmission main along Warfield Rd.
7032 Warfield Rd. , Gaithersburg MD 20882 Parcel P964, Resurvey on Brooke Grove (01-00006176)	Walter & A.M. McManus 1 SFH (c. 1946)	R-200 21,344 sf (0.50 ac.)	W-6 S-6	W-3 S-6	Will abut 12" transmission main along Warfield Rd.
7036 Warfield Rd. , Gaithersburg MD 20882-4310 Parcel P965, Spring Garden (01-0010316)	George Jerrell 1 SFH (c. 1933)	R-200 18,827 sf (0.43 ac.)	W-6 S-6	W-3 S-6	Will abut 12" transmission main along Warfield Rd.
7300 Warfield Rd. , Gaithersburg MD 20882 Parcel P344, Spring Garden (01-0004691)	Jafari & Renee Berkebile Jahangiri 1 SFH (c. 1927)	RE-1 7.00 ac.	W-6 S-6	W-3 S-6	Will abut 12" transmission main along Warfield Rd.
Woodfield Rd.*, 20400 Block , Gaithersburg MD 20882 Parcel P471, Spring Garden (01-02367910)	WSSC (14501 Sweitzer La., Laurel MD 20707-5902) Utility: WSSC Airpark Elevated Water Storage Tank	RE-1 77,972 sf (1.79 ac.)	W-6 S-6	W-1 S-6	Proposed Laytonsville Water Pumping Station site. (*SDAT record shows old street name: "Laytonsville Rd.")

Upper Rock Creek Watershed Planning Area: 43 properties.

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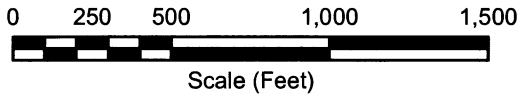
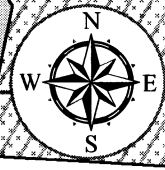
Proposed General Water/Sewer Map Amendment GWSMAs 08G-GWC-01, 08G-OLN-01, & 08G-URC-02 County Properties Abutting New Laytonsville Water Main Extensions



Legend

Water Categories

- W-1
- W-3
- W-5
- W-6
- W-6: No Future Service
- W-6: Multi-use syst. Approved
- WSSC Tile Grid
- Existing Water Mains
- M-NCPPC Planning Areas
- Proposed Water Mains
- General Water Category Map Amendment
- Parks



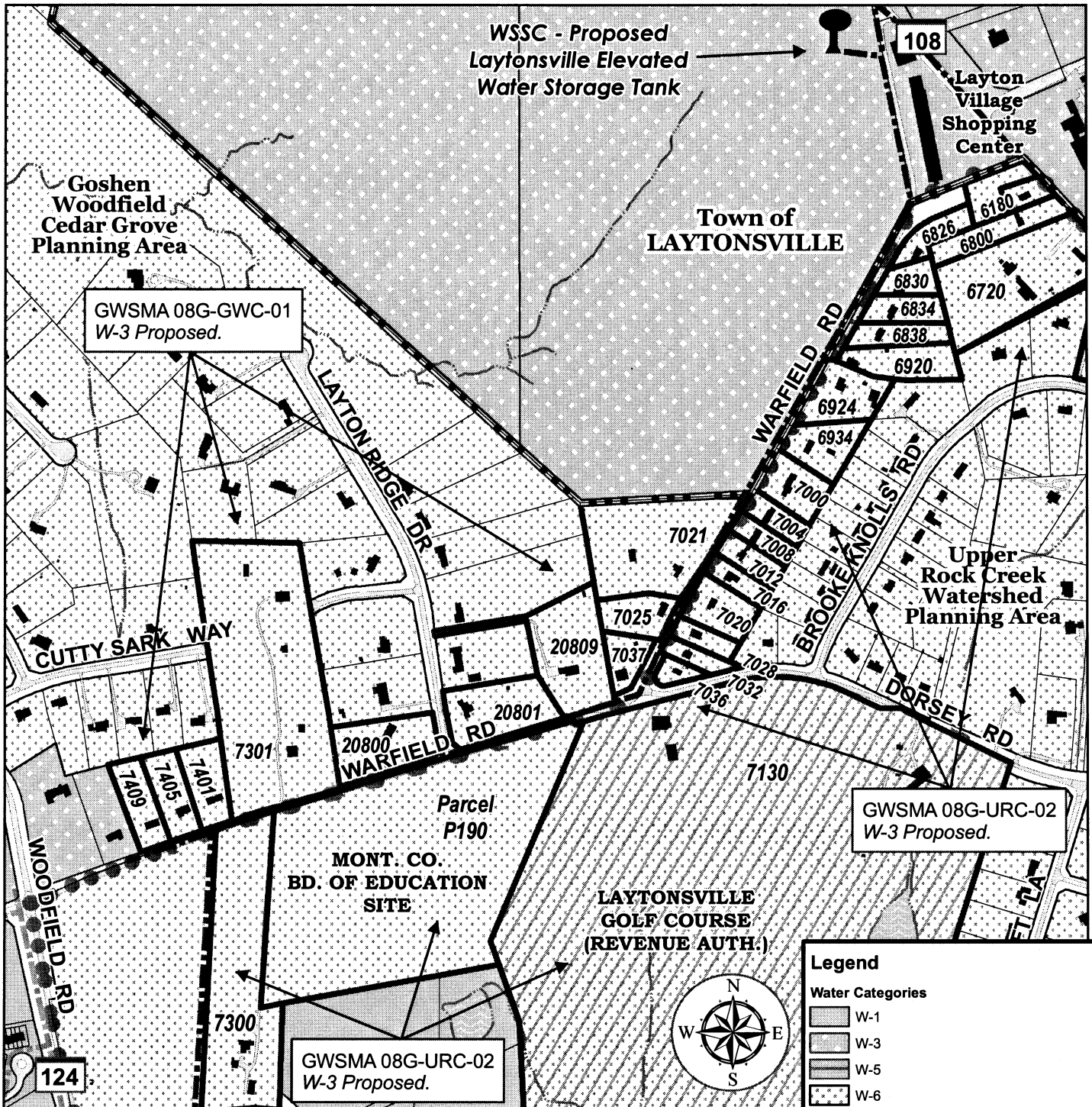
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**Montgomery County, Maryland
2003 Comprehensive Water Supply
and Sewerage Systems Plan**

Proposed General Water/Sewer Map Amendment

GWSMAs 08G-GWC-01, 08G-OLN-01, & 08G-URC-02

County Properties Abutting New Laytonsville Water Main Extensions



Legend

Water Categories

- W-1
- W-3
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- W-6
- W-6: No Future Service
- W-6: Multi-use syst. Approved

Existing Water Mains

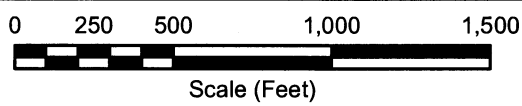
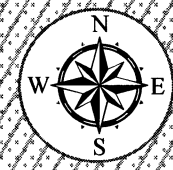
Proposed Water Mains

Laytonsville Corporate Limits

M-NCPPC Planning Areas

General Water Category Map Amendment

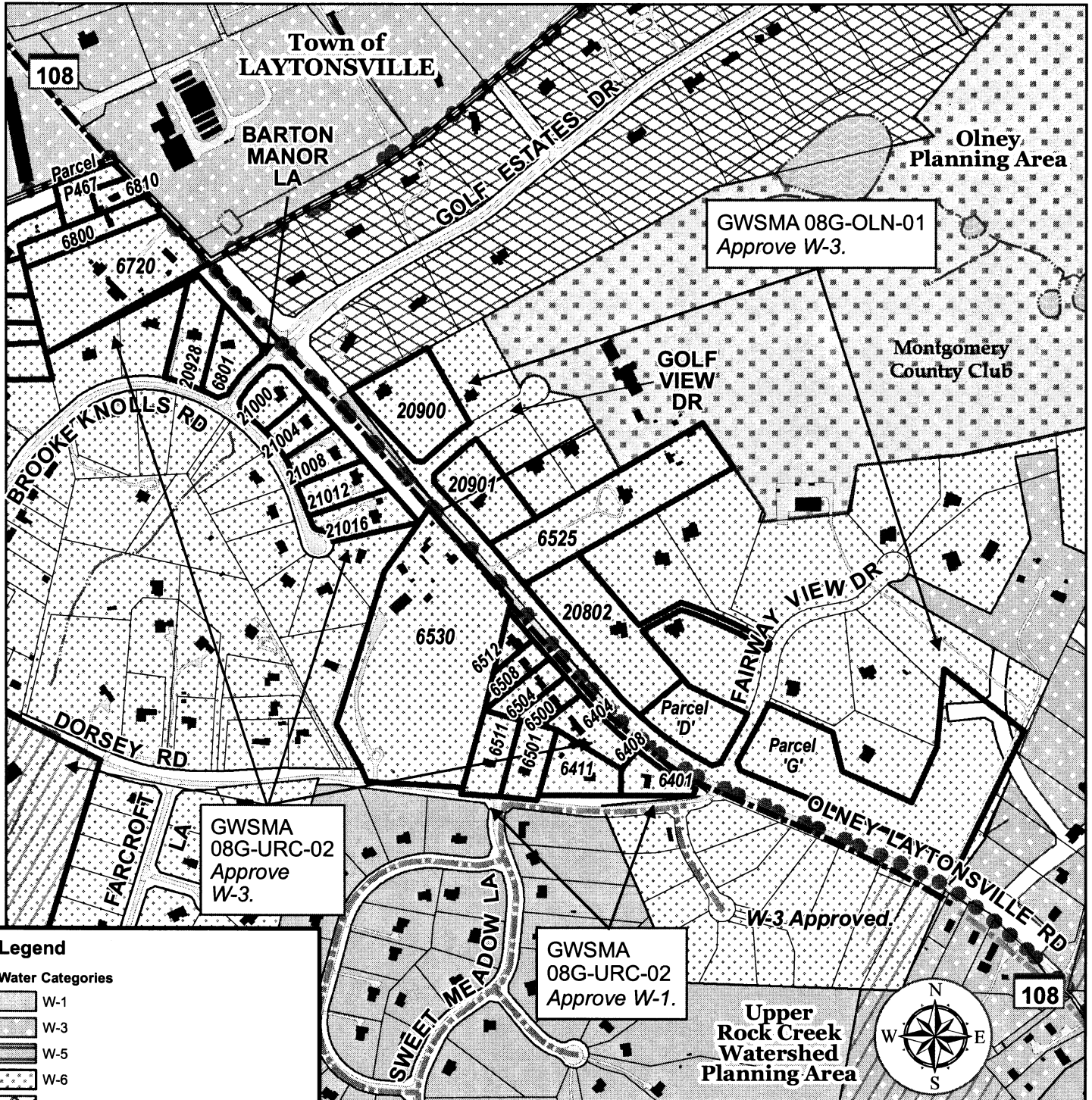
Parks



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Montgomery County, Maryland
2003 Comprehensive Water Supply
and Sewerage Systems Plan

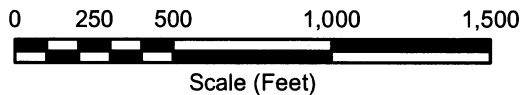
**Proposed General Water/Sewer Map Amendment
GWSMA 08G-GWC-01, 08G-OLN-01, & 08G-URC-02
County Properties Abutting New Laytonsville Water Main Extensions**



Legend

Water Categories

-  W-1
-  W-3
-  W-5
-  W-6
-  W-6: No Future Service (RDT Zone)
-  W-6: Multi-use syst. Approved
-  Existing Water Mains
-  Proposed Water Mains
-  Laytonsville Corporate Limits
-  M-NCPPC Planning Areas
-  General Water Category Map Amendment
-  Parks

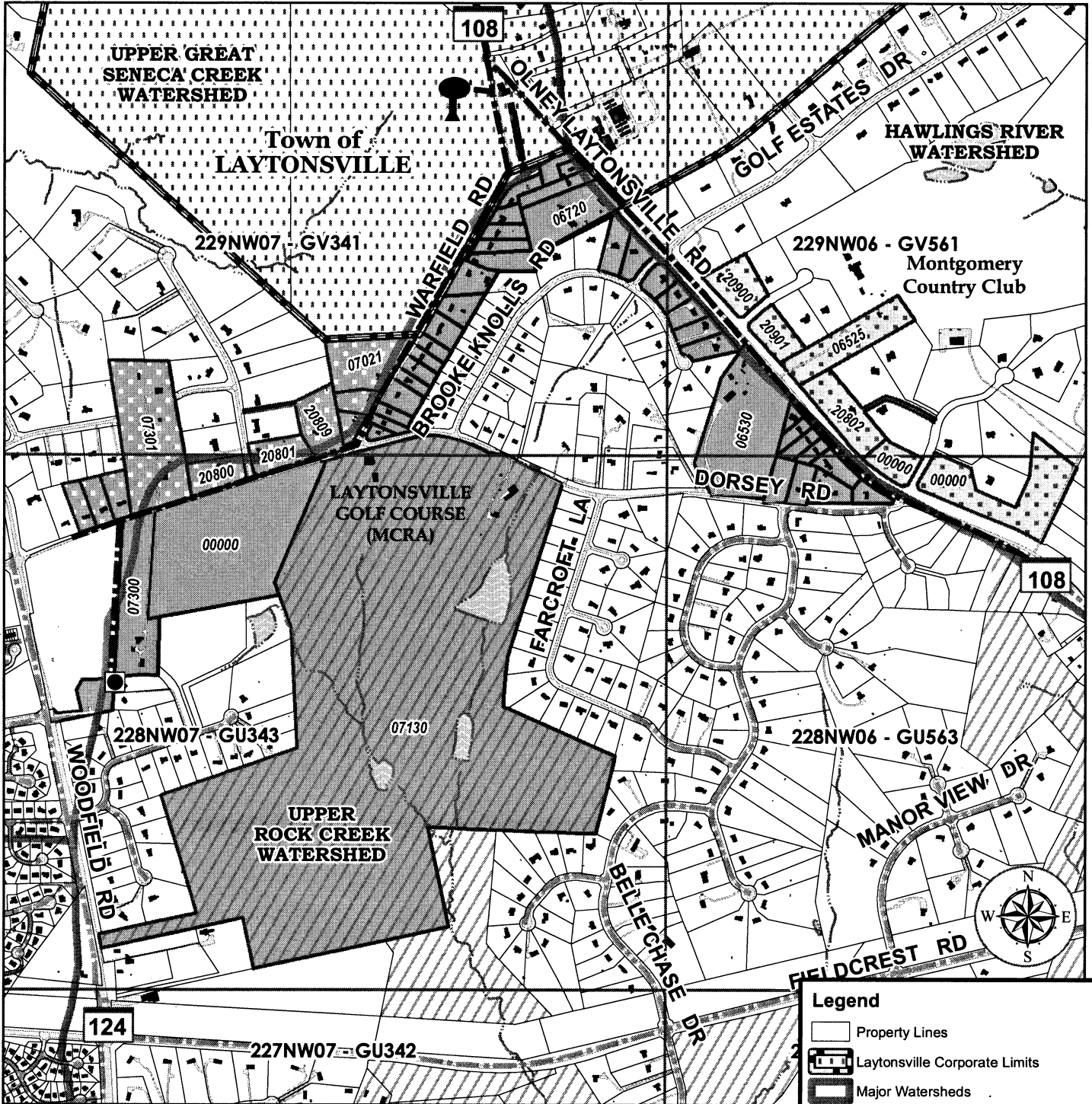


**Montgomery County, Maryland
2003 Comprehensive Water Supply
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**Proposed General Water/Sewer Map Amendment
 GWSMAs 08G-GWC-01, 08G-OLN-01, & 08G-URC-02
 Overview: County Properties Abutting New Laytonsville Water Main Extensions**

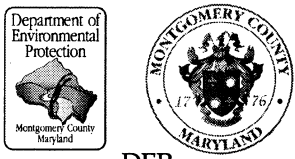


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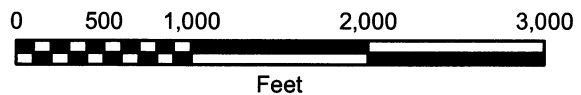
- Property Lines
- Laytonsville Corporate Limits
- Major Watersheds
- WSSC Tile Grid
- Existing Water Mains
- Proposed Water Mains

General Water Category Map Amendment

- GWSMA 08G-GWC-01
- GWSMA 08G-OLN-01
- GWSMA 08G-URC-02
- Parks



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**Montgomery County, Maryland
 2003 Comprehensive Water Supply
 and Sewerage Systems Plan**

