

November 2, 2001

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Jeff Zyontz, Chief
County-wide Planning Division

Nazir Baig, P.E., Supervisor
Environmental Planning/County-wide Planning

FROM: Dominic Quattrocchi for the Department of Park and Planning
(301) 495-1323

SUBJECT: Water and Sewer Service Area Category Change Requests,
Administrative Delegation Group 2001-7.

WSSCR 01A-BRK-01 Town of Brookeville (Concur with Executive Staff recommendations)
WSSCR 01A-CLO-03 Cloverly-Norwood P.A. (Concur with Executive Staff recommendations)
WSSCR 01A-CLO-04 Cloverly-Norwood P.A. (Concur with Executive Staff recommendations)
WSSCR 01A-DAM-01 Damascus P.A. (Concur with Executive Staff recommendations)
WSSCR 01A-GMT-01 Germantown P.A. (Concur with Executive Staff recommendations)
WSSCR 01A-GMT-02 Germantown P.A. (Concur with Executive Staff recommendations)
WSSCR 00A-OLN-05 Olney P.A. (Concur with Executive Staff recommendations)
WSSCR 01A-TRV-16 Travilah P.A. (Concur with Executive Staff recommendations)
WSSCR 01A-TRV-17 Travilah P.A. (Concur with Executive Staff recommendations)
WSSCR 01A-URC-03 Upper Rock Creek P.A. (Concur with Executive Staff recommendations
with clarification on M-NCPPC service request)

RECOMMENDATION

Staff finds the attached category change requests to be appropriate for administrative delegation review and they are consistent with guidance from the respective master plans. Staff recommends approval of the requests and transmittal of the recommendations to the County Executive, with clarification of request WSSCR 01A-URC-03.

DISCUSSION

The attached material contains ten water and sewer category change applications under consideration as amendments to the Comprehensive Water Supply and Sewerage Systems Plan using the administrative delegation process. Under this process, the Director

of the Department of Environmental Protection (DEP) is delegated the authority to approve, with public hearing, community water and/or sewer service under limited circumstances. **A public hearing was held for this Administrative Delegation Group at DEP on October 29, 2001 without objection or comment.**

Administrative Delegation policies are discussed on pages 1-9 through 1-18 of the Comprehensive Water Supply and Sewerage System Plan (see attachment 2). The Planning Board is required by state law to provide land use and zoning input on these amendments. The administrative delegation policies were used extensively, along with guidance from the Planning Board on previous cases, and interpretation of the relevant master plans by the Department of Park and Planning to develop staff recommendations on the amendments.

The comments and recommendations of the WSSC, MCDEP staff, and Park and Planning staff are incorporated into the Summary Table of Category Change Requests (See attachment 1). **Park and Planning Staff recommendations concur with the Executive staff recommendations for all ten requested changes, with modification to WSCR 01A-URC-03.** A discussion of the individual applications follows. The applications have been reviewed for consistency with water and sewer service recommendations within their respective master plan. Staff recommendations are based on master plan guidance and other policies within the Comprehensive Water Supply and Sewerage Systems Plan. Additionally, detailed information can be found in the Administrative Delegation Group Summary Tables, which are attached.

APPLICATION NO. WSCCR 01A-BRK-01

APPLICANT	Coakley Real Estate for Sidney Rotter
LOCATION	301 Market Street, Brookeville
ACRES	3.3
ZONING	Historic Village Residential, currently vacant
EXISTING CATEGORY	W6 S6
PROPOSED CATEGORY	W1 S1

Property is within jurisdiction of the Town of Brookeville. M-NCPPC Community Based Planning does not have formal comments.

APPLICATION NO. WSCCR 01A-CLO 03

APPLICANT	Ribera Developers for Oakton Associates
LOCATION	NE quadrant of New Hampshire Ave and Rt 108.
ACRES	20.19
ZONING	RNC
EXISTING CATEGORY	W6 S6
PROPOSED CATEGORY	W 3 S3

This is an RNC Zone case that proposes to use the optional cluster method (PreAppl 7-01051). RNC Optional method is acceptable for water and sewer (Sandy Spring/Ashton MP, 1998). Commercial use area is not part of RNC zoned subject property- owned by another party (SW corner not in RNC zone). Proposal is consistent with Master Plan.

APPLICATION NO. WSCCR 01A-CLO-04

APPLICANT Fowler Associates for Courtney Camp
LOCATION 1201 Briggs Chaney Road
ACRES 4.34
ZONING RE2C
EXISTING CATEGORY W1 S5
PROPOSED CATEGORY W1 S1

Parcels zoned RE2C are eligible for sewer (Cloverly Master Plan 1997). The pre-preliminary plan proposes development using the RNC zone optional cluster method. This is consistent with the master plan recommendations for community water and sewer service.

APPLICATION NO. WSCCRs 01A-DAM-01

APPLICANT Roy Stanley
LOCATION Hawkins Creamery Road
ACRES 88
ZONING RE2C/RC
EXISTING CATEGORY W6 S6
PROPOSED CATEGORY W3 S6

The provision of community water service is consistent with master plan recommendations and the Water and Sewer Plan policies. Advancement to W3 to be conditioned on Planning Board approval of a preliminary plan. This includes easements necessary to allow the eventual provision of community water service to the three parcels internal to the site. Suitability of design with perennial stream, wetlands, riparian forest habitat, and potentially historic resources, will require further consideration during site layout.

APPLICATION NO. WSCCRs 01A-GMT-01 and WSCCRs 01A-GMT-02

APPLICANT Manny Miller (01) and Montgomery County (02)
LOCATION Maryland Route 118 and Pinnacle Drive
ACRES 5.37
ZONING Germantown Town Center Zoning
EXISTING CATEGORY W6 S6
PROPOSED CATEGORY W3 S3

This water and sewer category change request enables the two remaining town center parcels to go forward with development plans, which implement the recommendations of the Germantown Master Plan (1989).

Note that a wetland of continued study by M-NCPPC, is located on the WSCCR 01A-GMT-02 parcel and should be protected from potential utility construction impacts. Library construction must be coordinated with park property development.

APPLICATION NO. WSCCR 00A OLN-05

APPLICANT Porten Companies Inc.

LOCATION Batchelors Forest Rd between Emory Church Road and W.H. Farquhar M.S.

ACRES 72

ZONING RE-2

EXISTING CATEGORY W 6 S6

PROPOSED CATEGORY W3 S3

Recommend advancement to W3 and S3 conditioned on the Planning Board's approval of a preliminary plan using the LDRC zone cluster option. This site is in the LDRC zone.

APPLICATION NO. WSCCR 01A TRV 16

APPLICANT Harold Burnsworth

LOCATION 12913 Glen Mill Road

ACRES 2.7

ZONING RE-1

EXISTING CATEGORY W1 S6

PROPOSED CATEGORY W1 S3

Service is logical and economical and consistent with the Piney Branch Restricted Access policy as the owner granted an easement for the Piney Branch trunk sewer which crosses the southeastern corner of the site. Recommend approval for one hookup. The draft master plan did not address or change the policy regarding Piney Branch trunk sewer. This recommendation is consistent with the draft master plan.

APPLICATION NO. WSSCCR 01A TRV 17

APPLICANT George Simmons

LOCATION vacant, Glen Mill Road, 1500 feet north of Bald Cypress Drive

ACRES 2.09

ZONING R-200/TDR

EXISTING CATEGORY W1 S6

PROPOSED CATEGORY W1 S1

Property is consistent with existing 1980 Potomac Master Plan. No environmental constraints were noted on property. Recommend that property receive sewer connection subject to the 1980 master plan. This recommendation is consistent with the proposed draft master plan.

APPLICATION NO. WSCCR 01A URC 03

APPLICANT M-NCPPC

LOCATION Pope Farm, 7400 Airpark Road

ACRES 200

ZONING RE-1

EXISTING CATEGORY W5 S6

PROPOSED CATEGORY W1 S6

Approve/Correct W1. The provision of community water service is consistent with the master plan recommendations and Water and Sewer Plan policies. M-NCPPC requests withdrawal of sewer category change at this time pending further progress with the Upper Rock Creek master plan update and Pope Farm facility planning.

DQ:NB:JZ:ss\D:\PlanningBoardMemos\ADG7mCPB.doc
Attachments

**ADMINISTRATIVE DELEGATION GROUP 2001-7: WATER/SEWER SERVICE AREA CATEGORY CHANGE REQUESTS (WSCCRs)
SUMMARY TABLE OF PROPOSED COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS**

Table Page 1

WATER AND SEWER CATEGORY MAP AMENDMENTS

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Amendment No. Applicant(Owner) Site Description Site Location	Master Plan Basin (Watershed Use) Zoning & Acreage Site Development	Water/Sewer Service Area Categories Existing Requested Reason for Request	WSSC Report	M-NCPPC Staff and Planning Board Report/Comments	MCDEP Staff Recommendation (with Administrative Policy and Staff Report)	County Council Recommendations - Public Hearing Testimony
TOWN OF BROOKEVILLE (OLNEY PLANNING AREA)						
WSCCR 01A-BRK-01 Ruffin Maddox (for Coakley Real Estate) Parcels P438 and P490, Olney (tax map HU562) North end of High St.; East side of Market St (Rte. 97), south of Brookeville Rd.	Brookeville Master Plan Hawlings River Watershed (MDE Use IV) Historic Village Residential (HVR) Zone - Brookeville (see staff report at right) 3.3 acres Existing use: vacant Proposed use: three residential lots, each approx. one acre - Rotter Property subdivision plan	W-6 S-6 W-1 S-1	Water: Service will require a 500' extension from an existing 12" main (no. 693310A) at the intersection of Market St. and High St. The main will abut approx. seven additional properties. Sewer: Service will require a 500' extension from an existing 8" main (no. 693310A) at the intersection of Market St. and High St. The main will abut approx. seven additional properties. <i>MCDEP comment:</i> The applicant has indicated that one house, proposed for the northernmost lot on the site, may require an ejector or grinder pump. WSSC grid: 227NW03	<u>Brookeville Planning Commission:</u> (pending) <i>MCDEP comments:</i> Discussion with the Brookeville Planning Commission chairman, and the results of a recent public hearing in the town, confirm the Town's intent to have this site served by WSSC public systems. Correspondence from the Planning Commission on this subject, and their approval of the subdivision plan based on public water and sewer, is expected in early October.	Approve W-3 and S-3. Policy V.F.2.d.: Consistent With Existing Plans. <u>Staff Report:</u> The administra- tive approval of this request is based on the Town of Brookeville's confirmation that their development plans call for the provision of public water and sewer service for this site. The Town's HVR Zone uses a one dwelling unit per acre density with a minimum lot size of 10,000 sq. ft. This project will use approx. one-acre lots, which the Water and Sewer Plan would ordinarily consider for public water service, but not for public sewer service. However, the Town's confirmation to serve the property (as part of its planning process) supercedes general Water and Sewer Plan policies, as a similar recommendation in a County local area master plan would. The use of public sewer, rather than on-site septic systems, will assist in the establishment of a Category I conservation easement over approx. 50 percent of the site. The provision of water and sewer service, which will use the High St. right-of-way, is logical and economical.	<u>Council:</u> <u>Testimony:</u>

**ADMINISTRATIVE DELEGATION GROUP 2001-7: WATER/SEWER SERVICE AREA CATEGORY CHANGE REQUESTS (WSCCRs)
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WATER AND SEWER CATEGORY MAP AMENDMENTS

Table Page 2

Amendment No. Applicant(Owner) Site Description Site Location	Master Plan Basin (Watershed Use) Zoning & Acreage Site Development	Water/Sewer Service Area Categories Existing Requested Reason for Request	WSSC Report	M-NCPPC Staff and Planning Board Report/Comments	MCDEP Staff Recommendation (with Administrative Policy and Staff Report)	County Council Recommendations - Public Hearing Testimony
CLOVERLY-NORWOOD PLANNING AREA						
WSCCR 01A-CLO-03 Ribera Dev. (for Oakton Assoc. Inc.) Pt. Parcel P140", Snowden Manor Enlarged (tax map JT342/562) North side of Ashton Rd. (Rte. 108) east of New Hampshire Ave. (Rte. 650)	Sandy Spring/Ashton Master Plan (1998) Lower Patuxent River Watershed (Use I) RNC zone", 19.19 acres Proposed use: 10 single- family houses, using cluster method of development – pre- application plan no. 7-01051 "Oakton Associates"	<div> <div>W-6 S-6</div> <div>W-3 S-3</div> </div> <p><u>Applicant's Reason for Request:</u> "The property will be developed with clustered, single family detached homes using the optional method of development of the Rural Neighborhood Cluster Zone ("RNC"). The adopted Master Plan recommends that community water and sewer be provided for clustered development utilizing the optional method of development in the RNC Zone. We anticipate submitting a Preliminary Plan of subdivision for this property in August 2001."</p>	<p><u>Water:</u> 12"-dia. mains about the site along New Hampshire Ave. [94-6240B] and Ashton Rd. [85-6427A].</p> <p><u>Sewer:</u> Service will require an 1800' extension to the 8"-dia. main at Tree Lawn Dr. (no. 73-5914A). The new main would abut approx. 12 additional properties, and rights-of-way from some of these properties. Construction may require removing some trees.</p> <p>Gravity service via extensions to existing mains in Orion Club Dr. and New Hampshire does not appear feasible, given the current development plan, without extensive use of pumping on the site. Most of the property is at too low an elevation for gravity service. WSSC policy gives priority to gravity service over pumping where feasible.</p> <p>WSSC grid: 224NW/NE01</p>	<p><u>Planning Staff:</u> Draft - The pre-preliminary plan proposes development using the RNC zone optional cluster method. This is consistent with the master plan's recommendations for public water and sewer service. The commercial area in the southwest corner of the site is not zoned RNC and may be under separate ownership.</p> <p><u>Planning Board:</u></p>	<p>Maintain W-6 and S-6 with advancement to W-3 and S-3 conditioned on Planning Board approval of a preliminary plan using the RNC optional cluster method. The final approval for W-3 and S-3 will be restricted to the area of clustered lots and to conservancy lots which M-NCPPC & MCDEP determine to qualify for public service under the recommendations of the Sandy Spring Master Plan. Policy V.F.2.d.: Consistent With Existing Plans.</p>	<p><u>Council:</u></p> <p><u>Testimony:</u></p> <p>Staff Report (continued): service will require an extension to Sam Rice Manor, routing flows through the WWTP there. Service via closer mains in New Hampshire Ave. or Orion Club Dr., requiring substantially shorter extensions, would require extensive on site pumping, which is not WSSC's preference.</p>
				<p><u>Note:</u> The mapping for this amendment includes a one-acre area in the southwest corner of the site, adjacent to New Hampshire Ave. zoned C-2/RVO, which is not included in the amendment. MCDEP will revise the mapping to exclude this area.</p> <p><u>Staff Report:</u> The master plan calls for the provision of water and sewer service to RNC-zoned sites only where the optional cluster method is used, and generally only for the area of the clustered lots. Conservancy lots which satisfy master plan requirements may also receive public service. Water service abuts the site. WSSC indicates that sewer (Continues at right)</p>	<p>WSSC, M-NCPPC, and MCDEP will need to examine the sewer extension options for this project as part of the subdivision plan review, considering extension cost, environmental issues, and WSSC policies. In either case, sewer service will be provided via the North-west Branch sewerage system without requiring new capital facilities, consistent with master plan recommendations.</p>	

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CLOVERLY-NORWOOD PLANNING AREA (CONTINUED)						
WSCCR 01A-CLO-04 Fowler Assoc. Inc. (for Courtney Camp) Parcels P516 and P514, Snowden's Manor Enlarged (tax map JS561/HS121) South side of Briggs Chaney Rd. 400' west of Lear Ln.	Cloverly Master Plan (1997) Paint Branch Watershed (SPA - MDE Use III) RE-2C (with environmental overlay) zone; 4.34 acres Proposed use: 2 single family houses	W-1 No Change S-5 S-1 <u>Applicant's Reason for Request:</u> "Adjacent properties connected to sewer. Existing water and sewer mains in Briggs Chaney Road."	<u>Sewer:</u> The site can receive service from an 8"-dia. sewer main [735784A] which abuts along Briggs Chaney Rd. WSSC grid: 223NE01/02	<u>Planning Staff:</u> Draft - Approval of public sewer service is consistent with master plan recommendations for this area zoned RE-2C. <u>Planning Board:</u>	<u>Approve S-1.</u> Policy V.F.2.d.: Consistent With Existing Plans. <u>Staff Report:</u> The provision of public sewer service is consistent with master plan recommendations and Water and Sewer Plan policies. The Cloverly Master Plan recommends public sewer service to smaller properties with minimal potential for cluster subdivision where the provision of public sewer is logical, economical and environmentally acceptable. Sewer service will be provided by a main abutting the site along Briggs Chaney Rd. At 4.34 acres, the site is too small to develop using the cluster option.	<u>Council:</u> <u>Testimony:</u>

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TRAVILAH PLANNING AREA						
WSCCR 01A-TRV-16 Harold Burnworth Parcel P833, Wickham and Pottinger (tax map FR341) South side of Glen Mill Rd. approx. 630' west of Circle Dr.	Potomac Subregion Master Plan (1980*) - master plan sewer stage IV Watts Branch Watershed, Piney Branch Subwater- shed (SPA - MDE Use I) RE-1 zone; 2.7 acres Proposed use: single family houses *Staff draft of revised plan released 2/2001	W-1 No Change S-6 S-3 Applicant's Reason for Request: "abutting sewer main"	Sewer: A 20" dia. sewer main [89-8066B], the Piney Branch Trunk Sewer, abuts the southeastern corner of the property. Based on available information, a stream crossing or right- of-way does not seem to be required for a connection to this sewer main. (217NW10)	<u>Planning Staff:</u> (pending) <u>MCDEP Comments:</u> See Staff Report at right. <u>Planning Board:</u>	Maintain S-6 with advance- ment to S-1 conditioned on the applicant providing MCDEP a recorded covenant which includes the Piney Branch Sewer Agreement. Policy V.F.d.2.: Consistent With Existing Plans. <i>Note: This conditional approval requirement will be void if the development of the site involves only one lot and one sewer hookup.</i> <u>Staff Report:</u> Service is logical and economical and consistent with the Piney Branch Restricted Access Policy since the owners granted an easement for the trunk sewer which crosses the southeastern corner of the site. The staff draft of the Potomac Subregion Master Plan revision maintains the zoning and sewer service recommendations for this site included in the current 1980 master plan. Under Water and Sewer Plan policies, the approval of this amendment will require concurrence of both the Planning Board and County Council that the pending master plan revision will not affect sewer service recommendations for this site.	<u>Council:</u> <u>Testimony:</u>

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TRAVILAH PLANNING AREA (CONTINUED)						
WSCCR 01A-TRV-17 George Simmons Parcel P325, Halson's Choice (tax map FR562) West side of Glen Mill Rd. approx. 1150' south of Mary Knoll Dr.	Potomac Subregion Master Plan (1980)* - master plan sewer stage II Watts Branch Watershed, Lakewood and Middle Piney Branch (SPA) Subwatersheds (Use I) R-200/TDR zone; 2.09 acres Proposed use: 4 single family houses - preliminary plan no. 1- 01059, Simmons Property * Staff draft of revised plan released 2/2001.	W-1 No Change S-6 S-3 <u>Applicant's Reason for Request:</u> "Properties on all sides of this property are being served by public water and sewer. This is the final property in this watershed that is not category S-3 or better. This would be the final property to be served by WSSC sewer as Lakewood Country Club is in the City of Rockville system."	<u>Sewer:</u> Service would require a 200' extension from an existing 8"-dia. sewer [89-8308B] located south of the site in Paw Paw Way. The extension would about approx. 2 other properties; rights-of-way would be required. <i>(MCDEP note: The applicant's proposal to receive service via the sewer main west of the site in Juniper Hill Rd. would likely require on- site pump systems. Since gravity sewer service is available, WSSC likely would not allow this proposed service route.)</i> Either of the above sewer extensions connect ultimately with the Piney Branch Trunk sewer. (218NW9/10)	<u>Planning Staff:</u> Draft - The provision of public sewer service is consistent with the master plan. No environmental constraints were noted on the property. <u>Planning Board:</u>	Maintain S-6, with advance- ment to S-3 conditioned on the applicant providing MCDEP a recorded covenant which includes the Piney Branch Sewer Agreement. Policy V.F.2.d.: Consistent With Existing Plans. <u>Staff Report:</u> The provision of public sewer service is consistent with the Water and Sewer Plan policies. Sewer service is reasonable and economical. The northern corner of the site is located in the Piney Branch subwatershed. This is a TDR-receiving area, and therefore, public sewer service is consistent with the Piney Branch Restricted Access Policy. The staff draft of the Potomac Subregion Master Plan revision maintains the zoning and sewer service recommendations for this site included in the current 1980 master plan. Under Water and Sewer Plan policies, the approval of this amendment will require concurrence of both the Planning Board and County Council that the pending master plan revision will not affect sewer service recommendations for this site.	<u>Council:</u> <u>Testimony:</u>

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GERMANTOWN PLANNING AREA						
WSCCR 01A-GMT-01 Manny Miller Parcel P454, Buxton's Delight (tax map EU342) North side of Germantown Rd. (Rte. 118) approx. 400' west of Crystal Rock Dr.	Germantown Master Plan (1989) Little Seneca Creek Watershed (Use IV) TS zone; 5.37 acres Proposed use: Automobile sales and service center.	W-6 S-6 Applicant's Reason for Request: "Water and sewer service is presently available and connected to commercial, institutional and multi-family development surrounding the subject property. The property is under contract to sell. Purchaser intends to develop the subject property with automobile sales and service use. The contract purchaser plans to pursue immediately development approvals and preliminary plan of subdivision approvals."	Water: A 24"-dia. water main [70-4630A] abuts the property in Germantown Rd. (Rte. 118). Sewer: A 250' extension from an existing 8"-dia. sewer [98-2206B] located west of the site is required for service. (227NW13)	Planning Staff: Draft - The provision of public water and sewer service serves to implement the master plan recommendations. Planning Board:	Approve W-1 and S-3. Policy V.F.2.d.: Consistent With Existing Plans. Staff Report: The provision of public water and sewer service is consistent with master plan recommendations and Water and Sewer Plan policies. Service is logical and economical.	Council: Testimony:
WSCCR 01A-GMT-02 Montgomery County Parcel P343, Buxton's Delight (tax map EU342) South side of Locbury Dr. at the dead/end east of Middlebrook Rd.	Germantown Master Plan (1989) Little Seneca Creek Watershed (Use IV) TS zone; 9.34 acres Proposed use: Public library and community center	W-6 S-6 Applicant's Reason for Request: "To provide a water and sewer service for the new Germantown Library."	Water: A 12"-dia. water main [83-5669B] abuts the northeastern edge of the site in Locbury Dr. Sewer: An 8"-dia. sewer main [98-2206D] abuts the northeastern edge of the site in Locbury Dr. (227NW13)	Planning Staff: Draft - The provision of public water and sewer service serves to implement the master plan recommendations. Note the "Germantown" Wetland, a wetland of continued study and interest to M-NCPPC, is located on this site and should be protected from potential utility construction impacts. Library construction should be coordinated with park property enhancement. Planning Board:	Approve W-1 and S-1. Policy V.F.2.d.: Consistent With Existing Plans. Note: Utility construction for this site should avoid impacts to the "Germantown" Wetland, which is of ongoing interest to and study by M-NCPPC. Staff Report: The provision of public water and sewer service is consistent with master plan recommendations and Water and Sewer Plan policies. Service is logical and economical.	Council: Testimony:

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Amendment No. Applicant(Owner) Site Description Site Location	Master Plan Basin (Watershed Use) Zoning & Acreage Site Development	Water/Sewer Service Area Categories Existing Requested Reason for Request	WSSC Report	M-NCPPC Staff and Planning Board Report/Comments	MCDEP Staff Recommendation (with Administrative Policy and Staff Report)	County Council Recommendations - Public Hearing Testimony
OLNEY PLANNING AREA						
WSCCR 00A-OLN-05 Porten Companies Inc. (for Richard Mandell) Parcels P963, P205, P400 & P363, Snowden Manor Etc (tax maps JS13/JT11) East side of Batchellors Forest Rd. approx. 1000' north of Westminster Dr.	Olney Master Plan (1980) Northwest Branch Watershed (Use IV) LDRC zone*, 73.5 acres Proposed use: 14 single- family subdivision - preliminary plan no. 1-01086, "Mandell Property" *Change from RE-2 to LDRC (zoning case G-785) approved 6/5/2001 under Resolution 14-904.	W-6 S-6 W-3 S-3 Applicant's Reason for Request: "Existing 12" water main in Batchellor's Forest Road 650' ± north of north property line and existing 8" sewer main in Batchlor's Forest Road the entire frontage."	Water: A 700' extension form an existing 12"-dia. water main [66-2533B] located north of the site in Batchellor's Forest Rd. is required for service. This extension would about approx. 2 properties. Sewer: An 8"-dia. sewer main [66-2533] abuts the western edge of the site along Batchellor's Forest Rd. and is available for dwellings along this rd. Internal development will require a 500' sewer extension from an 18"-dia. sewer [81-1031C] and would abut approx. 3 properties. Construction will involve temporary disruption of a wetland area. An alternative extension from the existing main in Batchellors Forest Rd. would involve both extra-depth and shallow sewers and on-site pumping at some of the dwelling units. No off- site extensions would be needed. (MCDEP Note: This is the applicant's preferred alternative.) (223NE01)	Planning Staff: <u>Draft</u> - This site is in the LDRC zone. Sewer is recommended for areas downzoned for cluster development; the rest of the site would revert to S-6. The preliminary plan is scheduled for Planning Board consideration on October 1, 2001. Staff will include a condition that requires a category change approval prior to submission of the site plan. <u>Planning Board:</u>	Maintain W-6 and S-6, with advancement to W-3 and S-3 conditioned on the Planning Board's approval of a preliminary plan using the LDRC zone cluster option. Policy V.F.2.d.: Consistent With Existing Plans. Notes: WSSC and the applicant are encouraged, if reasonably possible: 1) to utilize the sewer service option providing service for the entire site via the main at Batchellor's Forest Road., and 2) to locate the sewer and road crossing of the stream on the site together to minimize stream buffer and woodland disturbance. Staff Report: The master plan calls for the provision of public water and sewer service to RC- and LDRC- zoned sites where the optional cluster method is used. The site was rezoned to LDRC under G-785, approved 6/5/2001. Therefore public water and sewer service is consistent with both master plan recommendations and Water and Sewer Plan policies. (Continues at night)	Council: <u>Testimony:</u> 1 Staff Report (continues): The provision of public service is logical and economical. MCDEP prefers the sewer service option which would connect all service on the site into the existing 8" main at Batchellor's Forest Rd., rather than using an extension to 18" trunk sewer south of the site. This has the potential to reduce impacts to stream buffers and wetlands, and to adjacent and nearby properties. The Planning Board's anticipated action on the preliminary plan may negate the need for a conditional approval, as proposed above. MCDEP staff will address this issue at the administrative public hearing.

**ADMINISTRATIVE DELEGATION GROUP 2001-7: WATER/SEWER SERVICE AREA CATEGORY CHANGE REQUESTS (WSCCRs)
SUMMARY TABLE OF PROPOSED COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS**

Table Page 9

WATER AND SEWER CATEGORY MAP AMENDMENTS

S:\WMD\WSAD\2001\01-7_PH\01\SmyTbl.wpd

Amendment No. Applicant(Owner) Site Description Site Location	Master Plan Basin (Watershed Use) Zoning & Acreage Site Development	Water/Sewer Service Area Categories Existing Requested Reason for Request	WSSC Report	M-NCPPC Staff and Planning Board Report/Comments	MCDEP Staff Recommendation (with Administrative Policy and Staff Report)	County Council Recommendations - Public Hearing Testimony
UPPER ROCK CREEK WATERSHED PLANNING AREA						
WSCCR 01A-URC-03 M-NCPPC (Pope Farm) Parcels P034, P320, P350, P391, P655, N560, N674 & N804 (tax map GT123) East side of Woodfield Rd. (Rte. 124) approx. 500' north of Muncaster Mill Rd. (Rte. 115) intersection	Upper Rock Creek Watershed Master Plan (1985)* Upper Rock Creek Watershed (Use III) RE-1 zone; 200 acres Existing use: Plant nursery; Proposed use: expanded nursery operations and increased staffing. * A staff draft for a revised master plan is underway but is not yet released.	W-5 W-1 S-6 S-3 <u>Applicant's Reason for Request: (summarized)</u> The existing septic system limits the proposed expansion of an existing plant nursery facility. Further expansion depends upon public water and sewer service. The staff on the Pope Farm, a public facility which produces plants to support M-NCPPC parkland, is expected to double. Adjacent properties have sewer; no intervening properties would be opened for public service. Water is currently split between a well and a 2"-dia. line. Sewer may require on-site pumping between Pope Farm and Muncaster Mill Rd. (Rte. 115). Two access drives, one from Airpark Rd. (the main entrance) and one from Rte. 115, serve the facility. An on-site wetland harbors a rare plant species, the only known occurrence in Md. The traversing stream flows eastwards. Several new structures are proposed, four of which are needed to comply with the Clean Water Act.	<u>Water</u> : WSSC Permits and Applications Section confirmed the existence of public water service (since August 1996) to the Pope Farm Nursery site. <u>Sewer</u> : (pending) <u>MCDEP comments</u> : A sewer main abuts the site in Muncaster Mill Rd. (Rte. 115). (223NE01)	<u>Planning Staff</u> : (pending) <u>MCDEP Comments</u> : See the staff report at right. <u>Planning Board</u> :	<u>Approve/correct to W-1.</u> <u>Approve S-3, restricted to</u> <u>public facilities only.</u> Policies V.F.2.d.: Consistent With Existing Plans, and V.F.2.a.: Public Facilities. <u>Staff Report</u> : The provision of public water service is consistent with the master plan recommendations and Water and Sewer Plan policies. Water service abuts the site. WSSC confirms that the Pope Farm Nursery site already receives public water service. The provision of public sewer service for this site is recommended under the Water and Sewer Plan's Public Facilities policy, as public sewer service is not generally consistent with the master plan recommenda- tions for this area of Upper Rock Creek. M-NCPPC may withdraw this request due to procedural issues with respect to its CIP budget. If so, MCDEP will proceed with a water category map correction for the area of the site occupied by the Pope Farm Nursery.	<u>Council</u> : <u>Testimony</u> :



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AUG 23 2001

DWRM/WATER & SEWER
SECTION

= DEP-DWRM Received Date =

REQUEST FOR WATER/SEWER
SERVICE AREA CATEGORY CHANGE

Proposed Amendment to the Montgomery
County Ten-Year Comprehensive Water
Supply and Sewerage Systems Plan

Type or print all information.
Please read the accompanying instructions
before filling out this application.

W/SCCR No. OIA-BRK-01

CWSP 1992 Map Panel B

Watershed Use Class IV

Tax Map HV562

WSSC Grid 227NW03

Plan No. _____

= DEP-DWRM Staff Use Only =

1. APPLICANT: COAKLEY REAL ESTATE
Ruffin Maddox / Rory Coakley
Address: 20 Courthouse Square
Rockville, MD 20850
Telephone: 301-340-8700
2. OWNER: Sidney Ratter
Address: 301 Market Street
Brookeville, MD 20833
Telephone: _____
3. PROPERTY DESCRIPTION (Attach an 8 1/2"x11" copy of the state tax map with the subject property(ies) highlighted.)
Identification: Ratter Property
Premise Address: High St. (NO NUMBER - VACANT)
Location: Northwest of High Street terminus, Brookeville (Town of)
4. LAND USE, ZONING, AND SUBDIVISION
Master Plan: Olney
Zoning: Historic Village Residential
Recent Zoning Activity: None
Existing Use: Vacant
Recent Subdivision Activity: Pending - 3 residential lots
Drainage Basin: Howling s
Site Area: 3.3 acres
Proposed Use: Residential Lots (3)
5. WATER AND SEWER SERVICE AREA CATEGORIES
Existing Water Category: W-6
Existing Sewer Category: S-6
Requested Water Category: W-1
Requested Sewer Category: S-1
6. REASON FOR THIS CATEGORY CHANGE REQUEST (continue on a separate page, if necessary)
See attached.

7. APPLICANT'S AUTHORIZATION - Check one of the following
as applicable: ☐ Property Owner ☒ Contract Purchaser
☐ Owner's or Purchaser's Authorized Representative

Signature

Date

Ruffin Maddox
2/11/01

8. PROPERTY OWNER'S AUTHORIZATION - The applicant
is authorized to pursue a service area category change on
my behalf for the property(ies) described on this application.

Signature

Date

Eng.: Benning's Assoc. (D. McKee)

= DEP-DWRM Staff Use Only =

WSSCR 01A-BRK-01

REASON FOR CATEGORY CHANGE REQUEST:

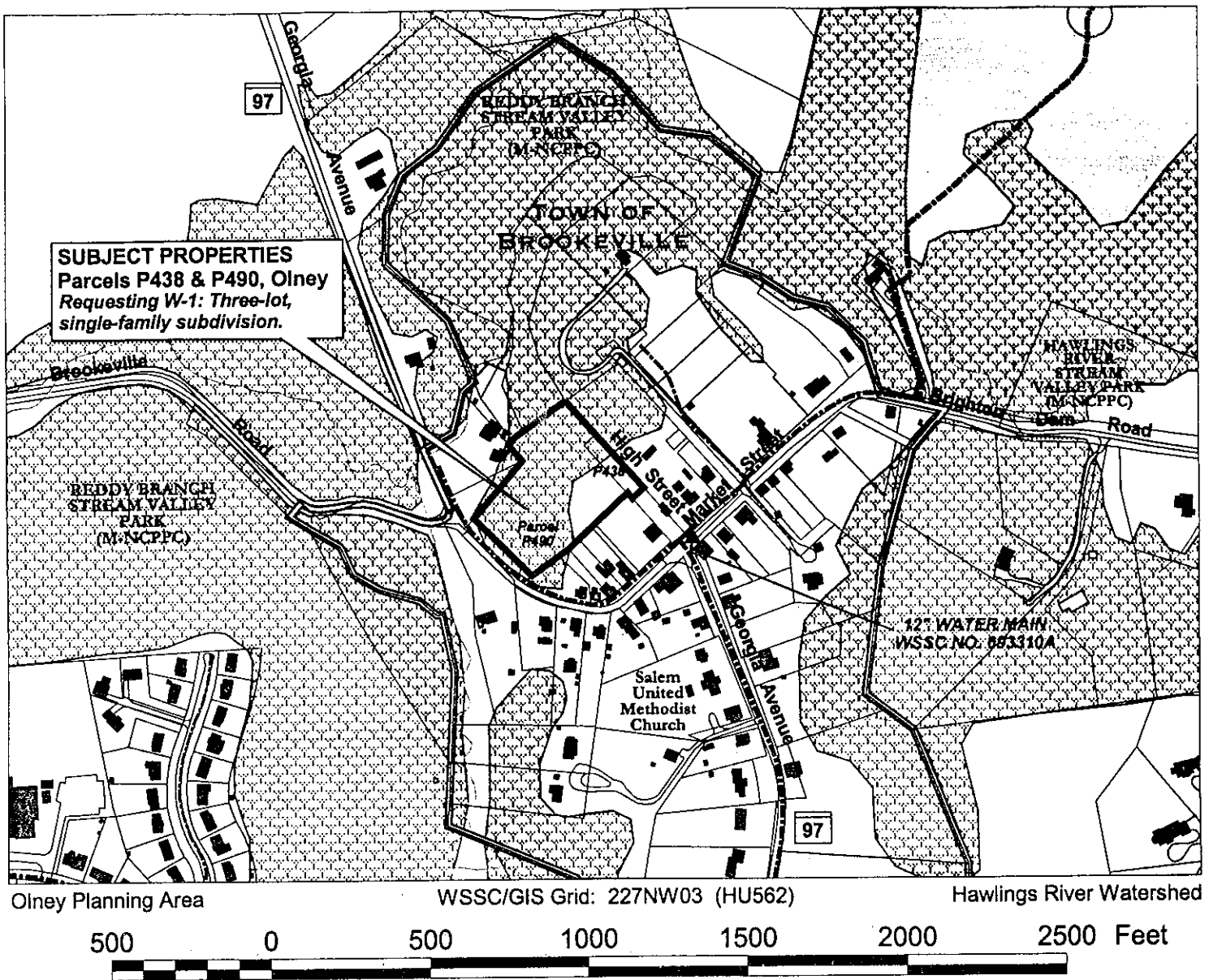
The subject property consists of approximately 3.3 acres of land. Most of the the site is densely forested. From a historical perspective as well as environmental, protection and preservation of the trees on the property is very important. The Master Plan for the Town of Brookeville highlights the need to preserve forested area along the outer edge of the Town to buffer the Town from surrounding areas.

If the subject property was developed using wells and on-site septic systems, most of each lot would be encumbered by the homesite area and septic field. Preservation of the forested areas of the site would not be possible.

We request a category change to S-1 and W-1 so that the property can be served by public water and sewer. Water and sewer mains are near or immediately adjacent to the property and can easily be extended to serve the site. More importantly, the plan we have proposed preserves the majority of forest and large trees on the site in a conservation easement in areas where septic fields would otherwise be located.

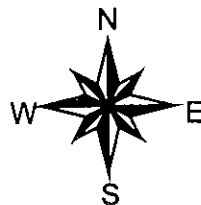
Water Service Area Categories Map

WSSCR 01A-BRK-01 (Coakley Real Estate / Sidney Rotter)



MAP LEGEND

- Property
- Water Mains
 - 8"- or Smaller-Dia. Mains
 - 10" to 15"-Dia. Mains
 - 16", 20"- to 42"-Dia. (CIP) Mains
 - 48"- or Larger-Dia. (CIP) Mains
- WSSC/GIS Tile Grid
- Brookeville Corporate Limits
- Lakes - Ponds
- Streams
- Woodlands
- Roads - Parking
- Buildings
- Water Service Area Categories
 - W-1
 - W-3
 - W-4
 - W-5
 - W-6



June 1999 Interim Update
Service Area Categories Map

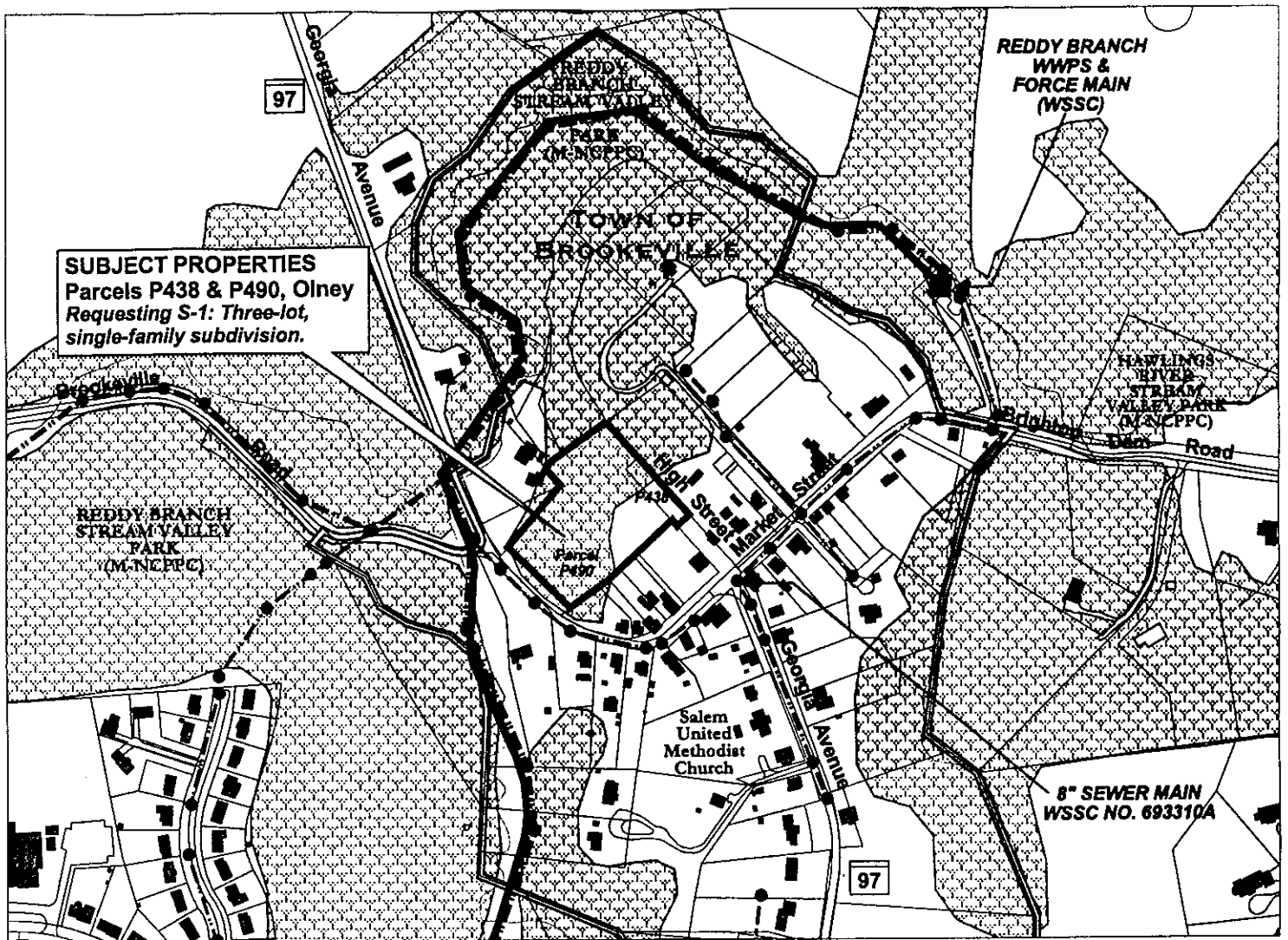
Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Watershed Management Division
8/27/01 -- GIS Project File:
o:\wteam\ccrs-wsheds\hawlings\
2001ccrs\01a-brk-01=coakleyreal-rotter.apr

Sewer Service Area Categories Map

WSSCR 01A-BRK-01 (Coakley Real Estate / Sidney Rotter)



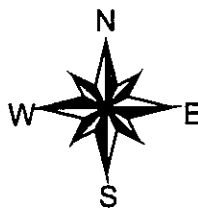
Olney Planning Area WSSC/GIS Grid: 227NW03 (HU562) Hawlings River Watershed

500 0 500 1000 1500 2000 2500 Feet

MAP LEGEND

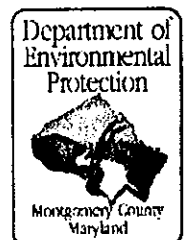
- Property
- WSSC/GIS Tile Grid
- Wastewater Pumping Station
- Force Mains
- Sewer Manholes
- Sewer Mains**
 - Small-Diameter, Low-Pressure Mains
 - 6"- to 8"-Diameter Gravity Mains
 - 10"- to 14"-Diameter Gravity Mains
 - 15"- to 42"-Diameter (CIP) Trunk Mains
 - 48"- or Larger-Diameter (CIP) Trunk Mains
- Brookeville Corporate Limits
- Lakes - Ponds
- Streams
- Woodlands
- Roads - Parking
- Buildings

- ### Sewer Service Area Categories
- S-1
 - S-3
 - S-4
 - S-5
 - S-6



June 1999 Interim Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



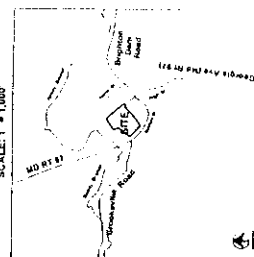
Watershed Management Division
8/27/01 -- GIS Project File:
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WISCCR 01A-BRK-01

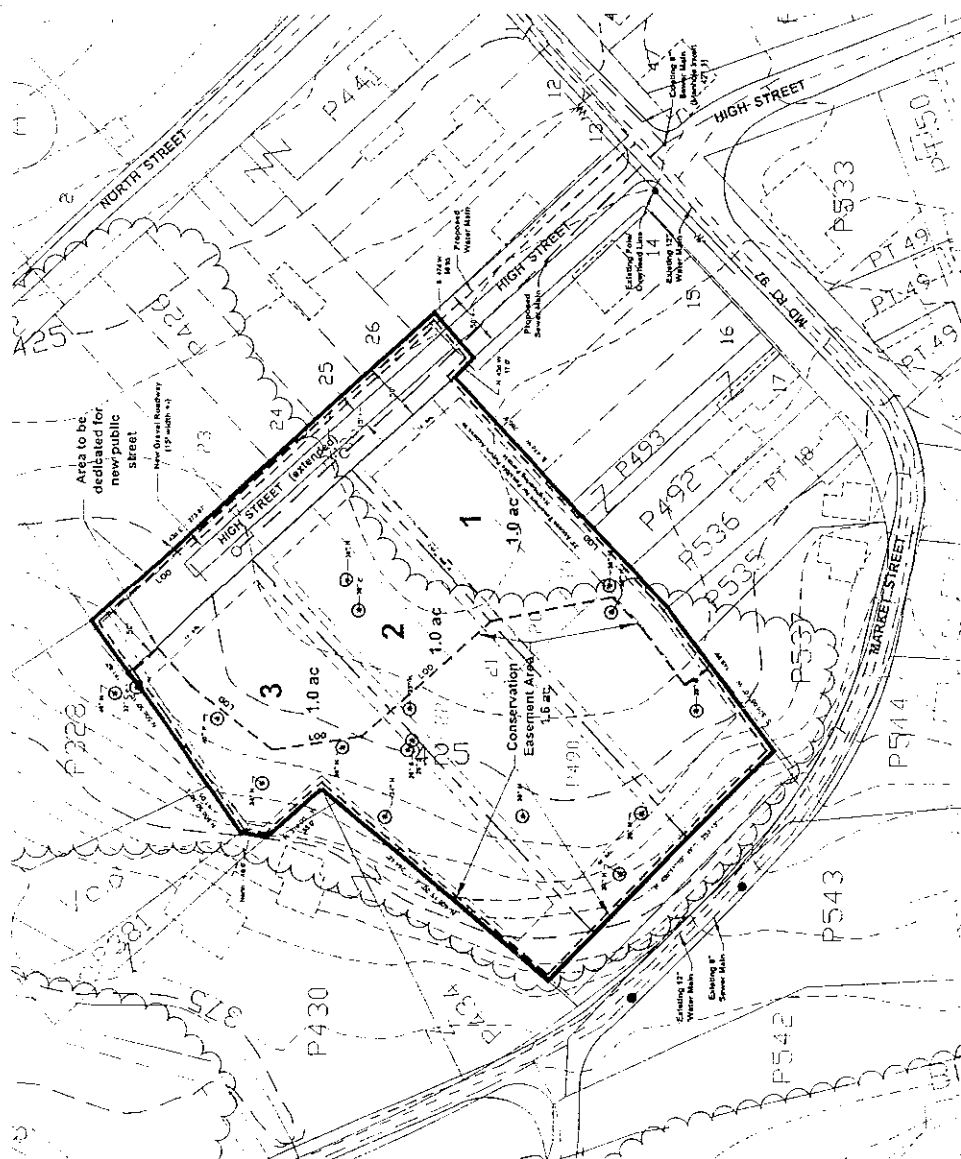
NOTES:

1. AREA OF PROPERTY - 3.3 ACRES
4. EXISTING ZONING - HVR (Historic Village Residential)
6. PERMITTED DENSITY - 1 DWELLING UNIT PER ACRE
7. NUMBER OF LOTS SHOWN - 3
8. MINIMUM LOT SIZE SHOWN - 10,000 SF
9. MINIMUM LOT SIZE PERMITTED - 1.0 AC +/-
12. REQUIRED SETBACKS:
 - Frontyards - 15'
 - Sideyards - 8'
 - Rearyards - 40'
13. SITE TO BE SERVED BY PUBLIC WATER & SEWER (WSSC)
14. EXISTING SEWER & WATER SERVICE CATEGORIES: S-1; W-1

VICINITY MAP
SCALE: 1" = 1,000'



Contract Purchasers:
Jiffin Maddox / Rory Coakley
20 Court House Square
Rockville, MD 20850
301-340-6700



Surveyor's Certificate

Source of Topography:
 44-MCPC, 3-foot contour interval

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JUL 17 2001

MONTGOMERY CONSULTING

17929 Dumfries Circle • Olney, MD 20832 • Tel: 301-774-5219 • Fax: 301-774-1849

WSSCR 01A-BRK-01

July 13, 2001

Mr. Alan Soukup
Montgomery County
Department Of Environmental Protection
101 Monroe Street
Rockville, Maryland 20850

Re: Town of Brookeville
Planning Commission
Rotter Property Preliminary Plan

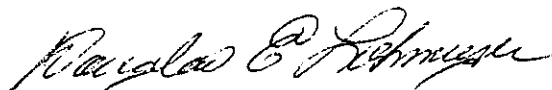
Mr. Soukup:

On behalf of the Planning Commission for the Town of Brookeville, Maryland, I am enclosing a copy of the Preliminary Plan for the Rotter Property. The plan was formally submitted to The Town of Brookeville's Planning Commission on July 10th. The Planning Commission has 45 days to review the plan and provide the applicant with their comments. There is also a Planning Commission Public Hearing scheduled for Tuesday, September 11th.

Please review the enclosed plan and send your written comments to Montgomery Consulting, at the above address. If you have any questions, please call me.

Thank you for your assistance in reviewing this plan.

Sincerely,
Montgomery Consulting



Douglas E. Lohmeyer, P.E.
President

cc: The Town of Brookeville, Planning Commission



**MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED MANAGEMENT DIVISION**

Rockville Center - 255 Rockville Pike, Suite 120 - Rockville, Maryland 20850-4166
Telephone No. 240-777-7780 - FAX No. 240-777-7715

**SUBDIVISION PLAN REVIEW: MNCPPC Development Review Committee (DRC)
Comprehensive Water Supply and Sewerage Systems Plan Issues**

MNCPPC File Number: B-02001

DRC Meeting Date: 09/11/2001

Subdivision Plan Name: ROTTER PROPERTY

Proposed Development: 3 single-family houses

Watershed: Hawlings River

Zoning: HVR (Brookeville)*

Planning Area: Olney (Town of Brookeville)

Site Area: 3.3 acres

Location: High Street - Brookeville

Engineer: Benning & Associates 301-948-0240 / Montgomery Consulting 301-774-5219

Water Supply and Sewerage Systems (as specified on the subject subdivision plan or plan application)

Proposed Water Supply:

Proposed Wastewater Disposal:

Community (public) WATER system

Community (public) SEWER system

Existing Service Area Categories: Water: W - 6

Sewer: S - 6

Water/Sewer Plan Map Amendment: WSCCR 01A-BRK-01

Water Supply Comments:

Sewerage System Comments:

The water supply system is NOT CONSISTENT with the existing water service area category*

The sewerage system is NOT CONSISTENT with the existing sewer service area category*

***Additional Comments:**

HVR Zone: Historic Village Residential

"M-MCPC File No." was assigned in this case by MCDEP-WMD staff. "DRC Meeting Date" refers to the Brookeville Planning Commission's public hearing on the subject plan.

Under the existing service area categories, this site is not currently eligible to receive public water and sewer service. Note no. 14 on the subdivision plan, which cites the existing categories as W-1 and S-1, is not correct.

Implementation of the plan as proposed will require the approval of a water/sewer category change request. Coakley Real Estate has filed a service area change request seeking the approval of categories W-1 and S-1 for this site, which would allow for the provision of public water and sewer service.

It would be helpful, in the course of evaluating this plan and what will likely be a request for a service area change, for this office to have a copy of the Town's master plan and zoning map (with a summary of the Town's zoning ordinance). Please advise me as to what arrangements I need to make with the Town in that regard.

Prepared by: **Alan Soukup**

Date prepared: **08/27/2001**



Montgomery County Department of Environmental Protection
Watershed Management Division

Rockville Center = 250 Hungerford Drive, First Floor = Rockville, Maryland 20850-4153
Telephone No.: 301-217-2353 = FAX No.: 301-217-6376

REQUEST FOR WATER/SEWER SERVICE AREA CATEGORY CHANGE

**Proposed Amendment to the Montgomery
County Ten-Year Comprehensive Water
Supply and Sewerage Systems Plan**

Type or print all information.
Please read the accompanying instructions
before filling out this application.

WSCCR No.

CW5P 10/97 Map Panel

GISWSSC Tra 224WVNGO

Tax Map JT 342/202

State Watershed Use Class I

Plan No. 7-0105

= MCDEP-WMD Staff Use Only =

= MCOEP-WMD Received Date =

1. APPLICANT: Ribera Dev. L.L.C.
Address: 2506 DoYLES Lane
Davidsonville, MD 21035
ATTN: JOHN STAHAR
Telephone: (410) 798-7946
2. OWNER: Oakton Associates, Inc.
Address: c/o A. Spellun
529 5th Avenue, 8th Floor
New York, NY 10017
Telephone: (212) 878-1712
3. PROPERTY DESCRIPTION (Attach an 8 1/2"x11" copy of the state tax map with the subject property(ies) highlighted.)
Identification: Parcel 140, Tax Acct. #168007142273, L. 6766 P. 730
Premises Address: Not Available - Unimproved Property
Location: Notheasr quadrant of Rte. 650 & Rte. 108
4. LAND USE, ZONING, AND SUBDIVISION
Master Plan: Ashton/Sandy Spring Zoning: RNC
Drainage Basin: Anacostia Site Area: 20.19 Ac.
Recent Zoning Activity: Zoning Map Amendment
Existing Use: Landscape Nursery Grower Proposed Use: 10 Single Family Dwellings
Recent Subdivision Activity: Pre-Preliminary #7-01051 - In Process
5. WATER AND SEWER SERVICE AREA CATEGORIES
Existing Water Category: W-6 Requested Water Category: W-3 for all 10 lots
Existing Sewer Category: S-6 Requested Sewer Category: S-3 for all 10 lots.
6. REASON FOR THIS CATEGORY CHANGE REQUEST (continue on a separate page, if necessary)
The property will be developed with clustered, single family detached home using the optional method of development of the Rural Neighborhood Cluste. Zone ("RNC"). The adopted Master Plan recommends that community water and sewer be provided for clustered development utilizing the optional method of development in the RNC Zone. We anticipate submitting a Preliminary Plan of subdivision for this property in August 2001.

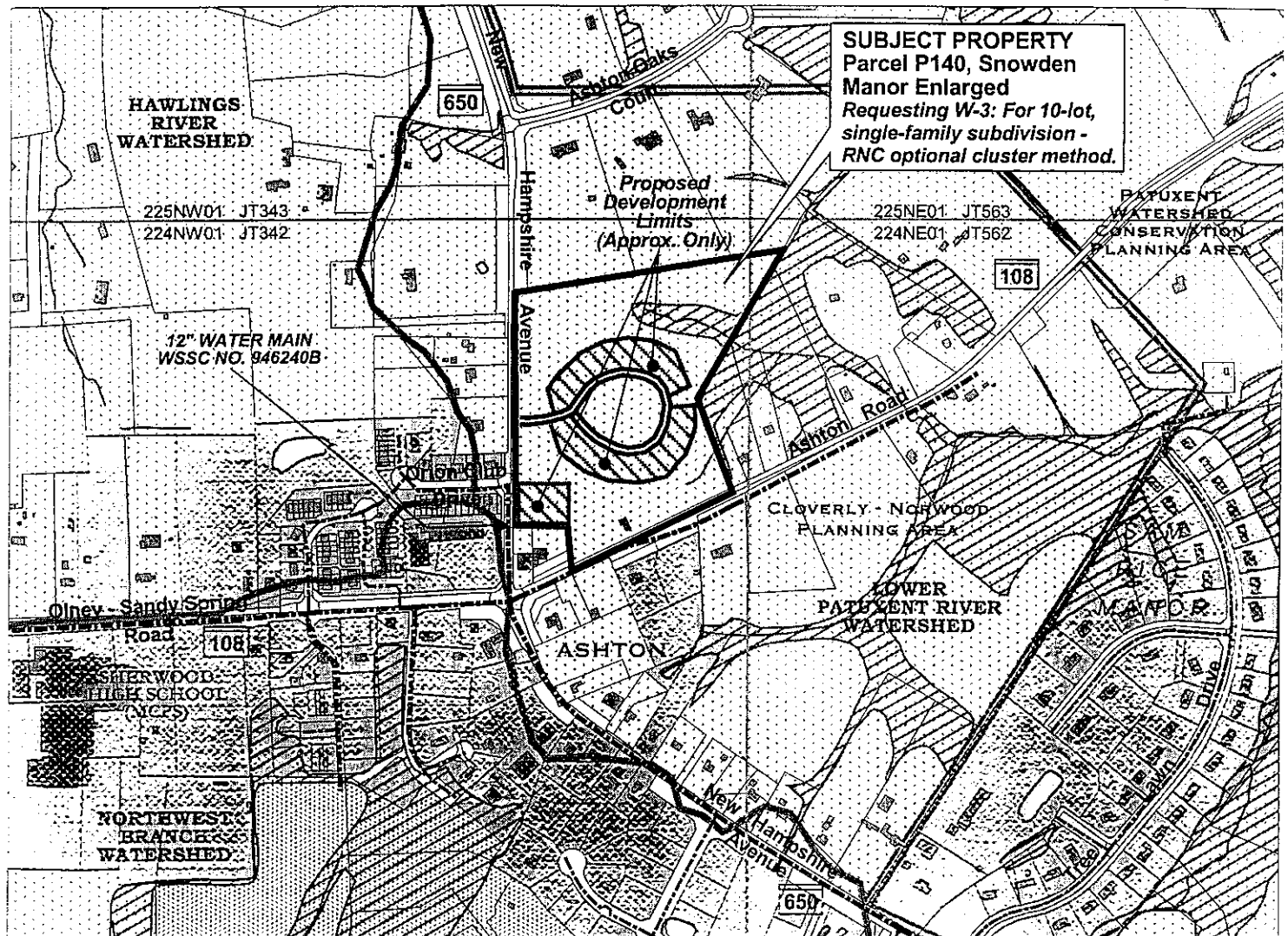
7. APPLICANT'S AUTHORIZATION - Check one of the following as applicable: ☐ Property Owner ☒ Contract Purchaser
☐ Owner's or Purchaser's Authorized Representative
- Signature [Signature]
- Date 7/25/2001

8. **PROPERTY OWNER'S AUTHORIZATION** - The applicant is authorized to pursue a service area category change on my behalf for the property(ies) described on this application.
OARTON ASSOCIATES INC.
 Signature By: *Carol A. Fulton*, Pres.
 Date 7-26-01

= MOCEP-WMD Staff Use Only =

Water Service Area Categories Map

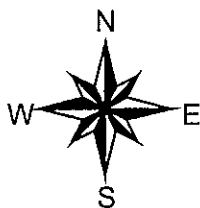
WSSCR 01A-CLO-03 (Ribera Devel. / Oakton Assoc.)



1000 0 1000 2000 3000 Feet

MAP LEGEND

- Property
- WSSC/GIS Tile Grid
- Water Mains**
 - 8" - or Smaller-Dia. Mains
 - 10" to 15"-Dia. Mains
 - 16", 20"- to 42"-Dia. (CIP) Mains
 - 48" - or Larger-Dia. (CIP) Mains
- Watersheds
- Streams
- Ponds - Lakes
- Woodlands
- Roads
- Buildings
- M-NCPPC Planning Areas
- Water Service Area Categories**
 - W-1
 - W-3
 - W-4
 - W-5
 - W-6



June 1999 Interim Update
Service Area Categories Map

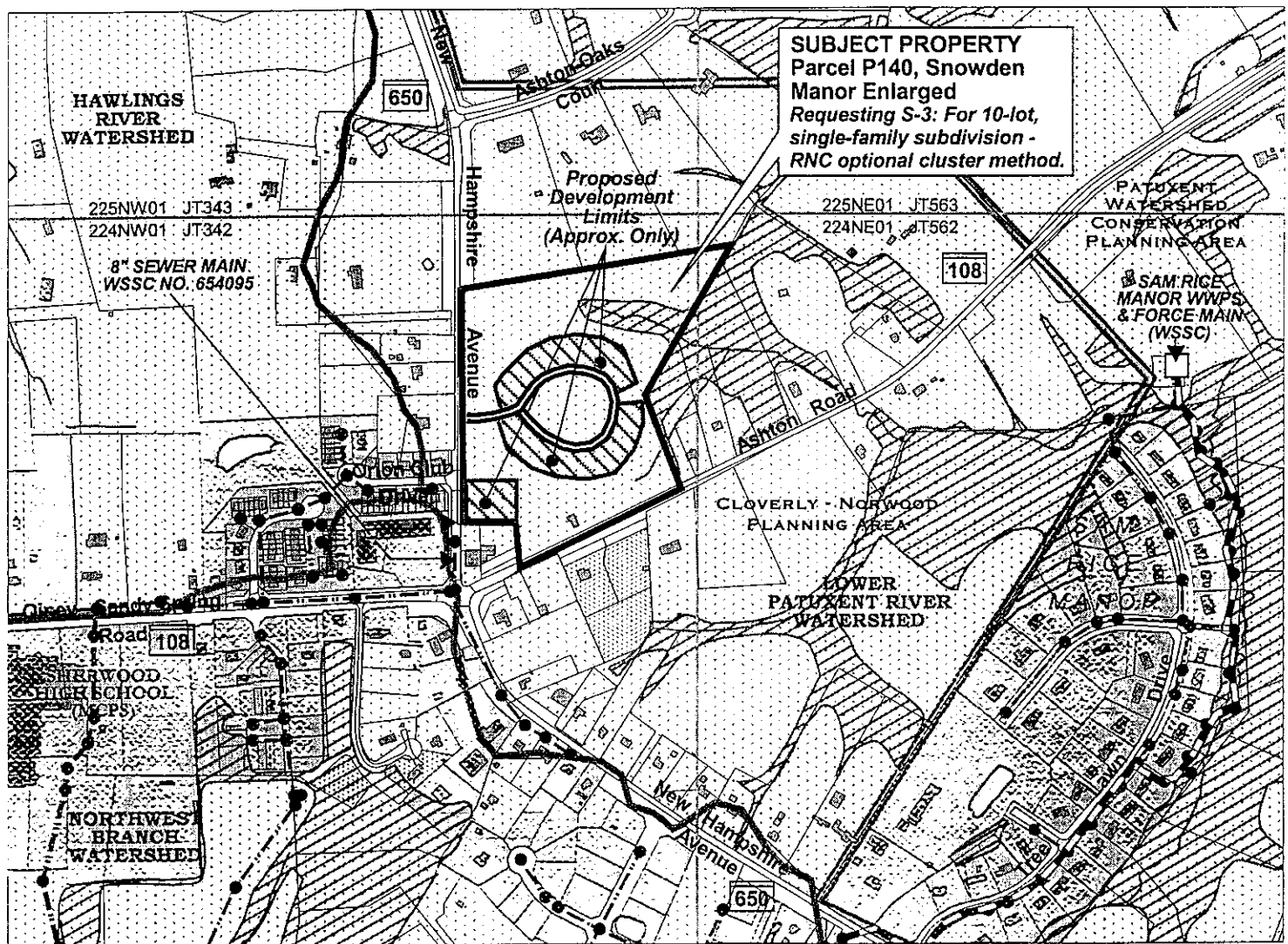
Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Watershed Management Division
8/24/01 - GIS Project File:
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Sewer Service Area Categories Map

WSSCR 01A-CLO-03 (Ribera Devel. / Oakton Assoc.)

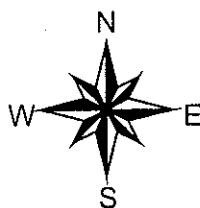


1000 0 1000 2000 3000 Feet

MAP LEGEND

- Property
- WSSC/GIS Tile Grid
- Wastewater Pumping Station
- Force Mains
- Sewer Mains**
 - Small-Diameter, Low-Pressure Mains
 - 6\"- to 8\"-Diameter Gravity Mains
 - 10\"- to 14\"-Diameter Gravity Mains
 - 15\"- to 42\"-Diameter (CIP) Trunk Mains
 - 48\"- or Larger-Diameter (CIP) Trunk Mains
- Sewer Manhole
- Watersheds
- Streams
- Ponds - Lakes
- Woodlands
- Roads
- Buildings
- M-NCPPC Planning Areas

- Sewer Service Area Categories**
- S-1
 - S-3
 - S-4
 - S-5
 - S-6



June 1999 Interim Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Watershed Management Division
8/24/01 -- GIS Project File:
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2001ccrs\01a-clo-03=riberadev-oakton.apr



**MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED MANAGEMENT DIVISION**

Rockville Center - 255 Rockville Pike, Suite 120 - Rockville, Maryland 20850-4166
Telephone No. 240-777-7780 - FAX No. 240-777-7715

**SUBDIVISION PLAN REVIEW: MNCPPC Development Review Committee (DRC)
Comprehensive Water Supply and Sewerage Systems Plan Issues**

MNCPPC File Number: 7-01051

DRC Meeting Date: 07/31/2001

Subdivision Plan Name: Oakton Associates

Proposed Development: 10 single-family houses

Watershed: Hawlings River

Zoning: RNC

Planning Area: Cloverly-Norwood

Site Area: 19.19 acres

Location: New Hampshire Avenue (Rte. 650)

Engineer: Gutschick Little & Weber 301-421-4024

Water Supply and Sewerage Systems (as specified on the subject subdivision plan or plan application)

Proposed Water Supply:

Proposed Wastewater Disposal:

Community (public) WATER system

Community (public) SEWER system

Existing Service Area Categories: Water: W - 6

Sewer: S - 6

Water/Sewer Plan Map Amendment:

Water Supply Comments:

Sewerage System Comments:

No; the water supply system is NOT consistent with the existing water service area category*

No; the sewerage system is NOT consistent with the existing sewer service area category*

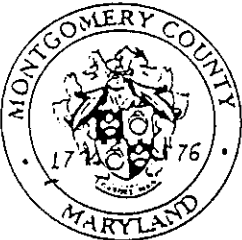
***Additional Comments:**

Under the existing W-6 and S-6 service area categories, the site is not eligible for public water or sewer service. To implement the plan using public water and sewerage systems, approval of a category change from W-6 and S-6 to W-3 and S-3 for the site will be required. Based on discussions with the project engineer, MCDEP staff expect that this request will be filed shortly. The provision of public water and sewer service in the RNC zone requires the use of the optional cluster development method. This plan appears to propose that type of development.

The plan does not show either the existing or proposed public water and sewerage systems needed to serve this project. These systems will need to be shown on the preliminary plan when filed. We recommend that the applicant include at least a water and sewer concept plan with the needed service area category change request.

Prepared by: Alan Soukup/Dorothy Pecson

Date prepared: 07/25/2001



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AUG 23 2001

DWR/WATER & SEWER

= MCDEP-WMD Received Date =

REQUEST FOR WATER/SEWER
SERVICE AREA CATEGORY CHANGE

Proposed Amendment to the Montgomery
County Ten-Year Comprehensive Water
Supply and Sewerage Systems Plan

Type or print all information.

Please read the accompanying instructions
before filling out this application.

WSSCR No. 01A-CLO-04

CWSP 10/97 Map Panel D

GIS/WSSC Tile 220ned/02

Tax Map J521-HS121

State Watershed Use Class III

Plan No. -

= MCDEP-WMD Staff Use Only =

1. APPLICANT: FOWLER ASSOC. INC
Address: 255 N. WASHINGTON ST #300
ROCKVILLE MD 20850
JAMES D. JONES / GARY FOWLER
Telephone: 301-762-2377
2. OWNER: COURTNEY CAMP
Address: 1119 BRIGGS CHANEY ROAD
SILVER SPRING, MD 20905
Telephone: 301-384-4873
3. PROPERTY DESCRIPTION (Attach an 8 1/2"x11" copy of the state tax map with the subject property(ies) highlighted.)
Identification: P516 MAP JS-561 05-00274244 L.18735/524 *
Premise Address: 1201 BRIGGS CHANEY ROAD, SILVER SPRING MD 20905
Location: SOUTH SIDE BRIGGS CHANEY ROAD @ 2500 EAST OF NEW HAMPSHIRE AVENUE
4. LAND USE, ZONING, AND SUBDIVISION
Master Plan: CLOVERY PLANNING AREA #28 Zoning: RE 2C W/ ENVIRONMENTAL OVERLAY
Drainage Basin: PAINT BRANCH (SPA) Site Area: ~~5.4~~ ACRES 4.34 ACRES
Recent Zoning Activity: NONE
Existing Use: RESIDENTIAL Proposed Use: RESIDENTIAL
Recent Subdivision Activity: NONE - PLANNED 2 RESIDENTIAL S.F. LOTS
5. WATER AND SEWER SERVICE AREA CATEGORIES
Existing Water Category: W-1 Requested Water Category: W-1 NO CHANGE
Existing Sewer Category: S-5 Requested Sewer Category: S-1
6. REASON FOR THIS CATEGORY CHANGE REQUEST (continue on a separate page, if necessary)

ADJACENT PROPERTIES CONNECTED TO SEWER
EXISTING WATER AND SEWER MAINS IN BRIGGS CHANEY ROAD

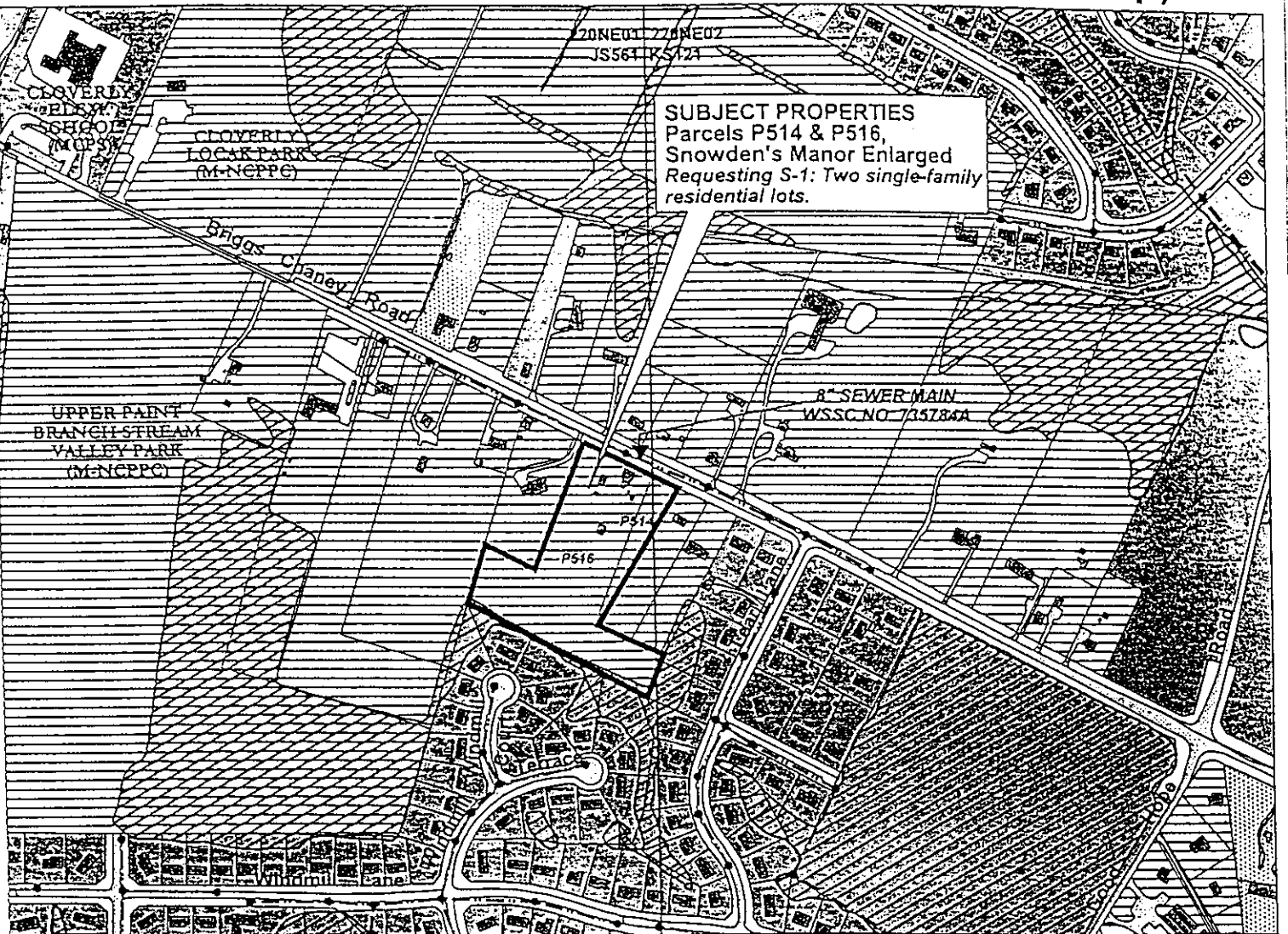
* ALSO PARCEL 514 #05-00274233 L.18735/524

7. APPLICANT'S AUTHORIZATION - Check one of the following as applicable: ☐ Property Owner ☐ Contract Purchaser
☒ Owner's or Purchaser's Authorized Representative
Signature James D. Jones FOWLER ASSOC. INC
Date 8-22-01
8. PROPERTY OWNER'S AUTHORIZATION - The applicant is authorized to pursue a service area category change on my behalf for the property(ies) described on this application.
Signature [Signature]
Date 8-22-01

APPROX. 600' WEST OF LEAR LANE
ENG. - FOWLER ASSOC.

Sewer Service Area Categories Map

WSSCR 01A-CLO-04 (Fowler Assoc./ Courtney Camp)



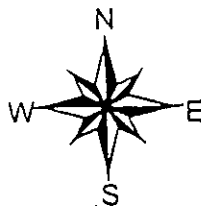
Cloverly - Norwood Planning Area

Paint Branch Watershed

500 0 500 1000 1500 2000 2500 Feet

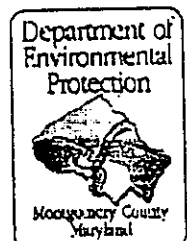
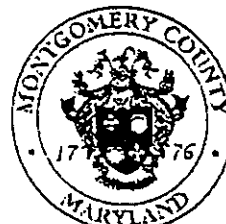
MAP LEGEND

- Property
- WSSC/GIS Tile Grid
- Sewer Mains**
 - Small-Diameter, Low-Pressure Mains
 - 6"- to 8"-Diameter Gravity Mains
 - 10"- to 14"-Diameter Gravity Mains
 - 15"- to 42"-Diameter (CIP) Trunk Mains
 - 48"- or Larger-Diameter (CIP) Trunk Mains
- Sewer Manhole
- Streams
- Lakes - Ponds
- Woodlands
- Roads - Parking
- Buildings
- Sewer Service Area Categories**
 - S-1
 - S-3
 - S-4
 - S-5



June 1999 Interim Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Watershed Management Division
8/27/01 - GIS Project File:



Department of Environmental Protection - Division of Water Resources Management
Rockville Center - 250 Hungerford Drive, Suite 201A, Station 8 - Rockville, Maryland 20850-4159
Telephone No.: 301/217-6350/6300 - FAX No.: 301/217-6318

REQUEST FOR WATER/SEWER SERVICE AREA CATEGORY CHANGE

Proposed Amendment to the Montgomery
County Ten-Year Comprehensive Water
Supply and Sewerage Systems Plan

Type or print all information.
Please read the accompanying instructions
before filling out this application.

W/SCCR No.	<u>OLA-DAM-01</u>
CWSP 1992 Map Panel	
Watershed Use Class	<u>I</u>
Tax Map	<u>EX 501</u>
WSSC Grid	<u>235NW9</u>
Plan No.	<u>1-01082</u>
- DEP-DWRM Staff Use Only -	

= DEP-DWRM Received Date =

1. APPLICANT: Roy Stanley
Address: 25905 Long Corner Road
Gaithersburg, MD 20882

2. OWNER: Same
Address: [Crossed out]

Telephone: 301-253-0975

Telephone: _____

3. PROPERTY DESCRIPTION (Attach an 8 1/2"x11" copy of the state tax map with the subject property(ies) highlighted.)
Identification: Parcel 700; Tax Map EX 61
Premises Address: Hawkins Creamery Road
Location: Damascus Area

4. LAND USE, ZONING, AND SUBDIVISION
Master Plan: DAMASCUS
Zoning: RE-2C/RC
Recent Zoning Activity: None
Existing Use: Agriculture
Recent Subdivision Activity: Pending
Drainage Basin: Great Seneca (upper)
Site Area: 87.67 acres
Proposed Use: Residential Lots

5. WATER AND SEWER SERVICE AREA CATEGORIES
Existing Water Category: W-6
Existing Sewer Category: S-6
Requested Water Category: W-3
Requested Sewer Category: S-6 NO CHANGE

6. REASON FOR THIS CATEGORY CHANGE REQUEST (continue on a separate page, if necessary)

To permit a subdivision of the property in a
clustered arrangement using public water in
accordance with current zoning.

(Preliminary Plan # 1-01082; Johnson Property)

7. APPLICANT'S AUTHORIZATION - Check one of the following
as applicable: ☐ Property Owner ☐ Contract Purchaser
☒ Owner's or Purchaser's Authorized Representative

Signature: David W. McKee
Date: 6/25/01

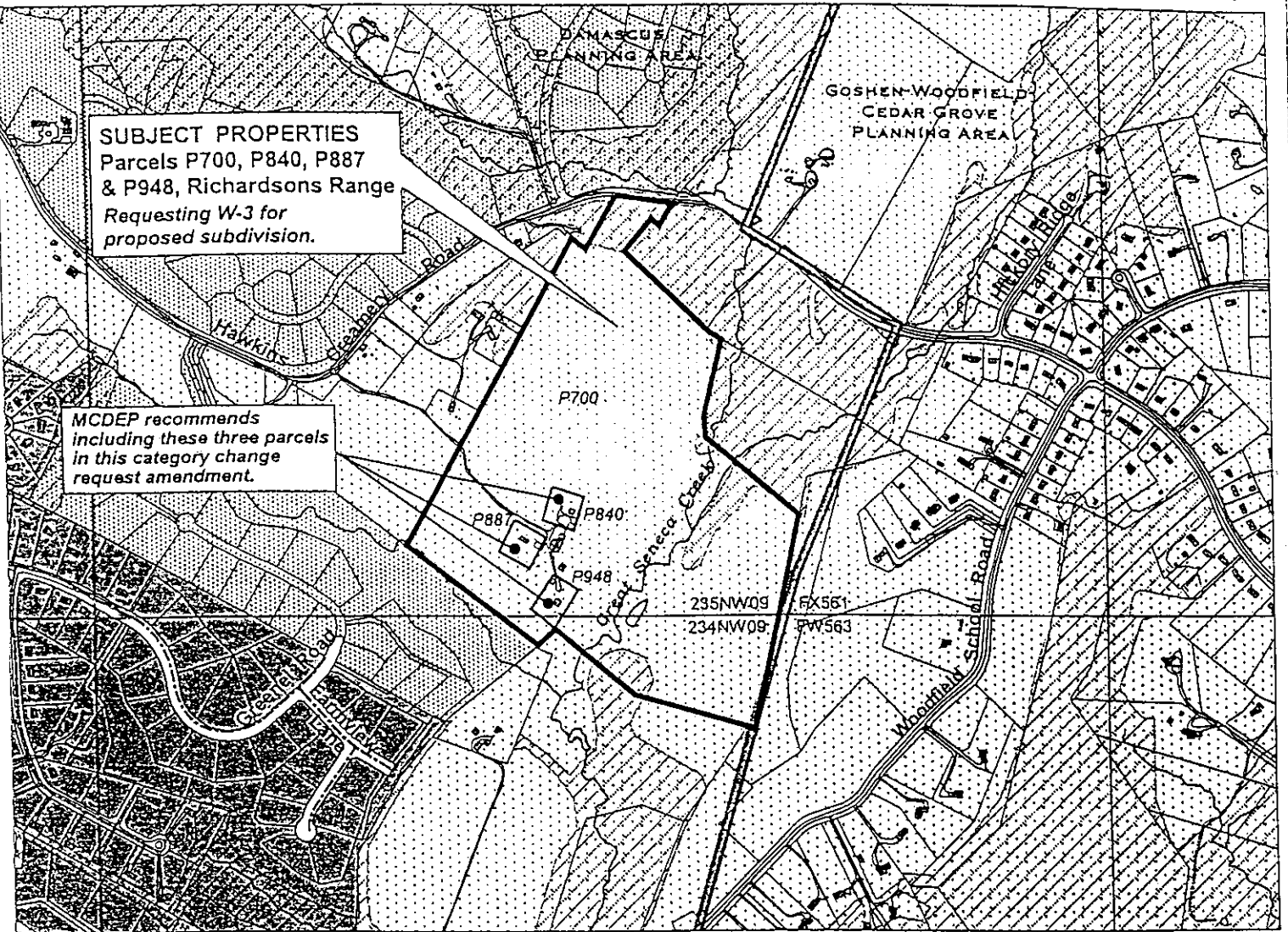
8. PROPERTY OWNER'S AUTHORIZATION - The applicant
is authorized to pursue a service area category change on
my behalf for the property(ies) described on this application.

Signature: ON FILE
Date: 7/3/01

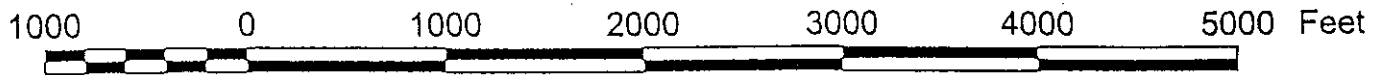
ENGINEER: BENNING & ASSOCIATES - DAVID MCKEE

= DEP-DWRM Staff Use Only =

Water Service Area Categories Map WSSCR 01A-DAM-01 (Roy Stanley)

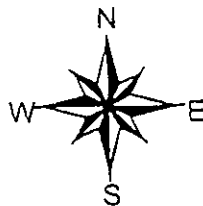


Great Seneca Creek (upper) Watershed



MAP LEGEND

- Wssc Grid
- Property Boundaries
- Planning Area Boundary
- Water Lines
- Ponds and Lakes
- Streams
- Woodlands
- Roads - Parking
- Buildings
- Water Categories**
 - W-1
 - W-3
 - W-4
 - W-5
 - W-6



June 1999 Interim Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Watershed Management Division
07/16/2001 - GIS Project File:

01A-DAM-01

P480
N.C.P. & P.C.
3365/326

NOTES:
1. AREA OF PROPERTY - 16.7 ACRES
2. 13 ACRES FROM MOUNTAIN
3. EXISTING DRAINAGE - 1.2 ACRES
4. EXISTING DRAINAGE - 1.2 ACRES

PORTY - 11.3 ACRES
NO. 101 AC.

TIN & DUBOIS BAYVIEW ESTATES
2 CARPORTS: 1A, 1B
K WATERBURY

Part of site: 15 acres
1 AC
in Old, Vinton, Palmetto Estates



County of Volusia
City of Palm Bay
Map No. 101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000

COUNTY VIEW


Proposed Site
River Bluffs



01A-DAM-01



Date: September 5, 2001

TO: Alan Soukup, Montgomery County Department of Environmental Protection
FROM:  Dominic Quattrocchi, Environmental Planning
(301) 495 1323
SUBJECT: Water and Sewer Service Area Category Change Requests.

Included are M-NCPPC comments for MCDEPs July 31, 2001 memorandum. Please contact us if there are questions or concerns

APPLICATION NO. WSCCR 01A DAM-01

Community Based Planner JUDY DANIELS

APPLICANT Roy Stanley

LOCATION Johnson Property off of Hawkins Creamery Road, (PrePreliminary Plan 1-01082). MCDEP proposes to include three small parcels located within the subject site as part of the request.

ACRES 88

ZONING RE-2C, RC

EXISTING/PROPOSED LOTS agricultural/ proposed residential community with 28 houses.

EXISTING CATEGORY W -6 S-6

PROPOSED CATEGORY W -3 S-6

Consistent with Masterplan.

Suitability of design with perennial stream, wetlands, riparian forest habitat, steep slopes and historic and potentially historic resources requires further consideration. Listed Historic sites inventoried within project area include 11/24 (Duvall House), 11/25 (Day-Howard House), 11/26 (Duvall/Kemp Farm), 14/7 (Duvall Farm) and 11/23 (Duvall House

APPLICATION NO. WSCCR 01A GWC-03

Community Based Planner JUDY DANIELS

APPLICANT Farm Development Coop LLC

LOCATION 10715 Brink Road (unimproved property)

ACRES 119

ZONING RDT

EXISTING LOT Single Family Lot

PROPOSED LOT four churches and 1000 seat school

EXISTING CATEGORY W -6 S-6

PROPOSED CATEGORY W -3 S-3

Farm Development Corp. LLC is requesting to be considered under the Water and Sewer private institutional facility plan. This request is based on their stated intent to divide this 119 acre property into 4 parcels of over 25 acres each, and their intent to build a 1000 seat church and school on each property. Farm Development Corp. LLC

WASHINGTON SUBURBAN SANITARY COMMISSION

DEVELOPMENT PROPOSAL REVIEW
FOR A
SERVICE AREA CATEGORY CHANGE REQUEST

APPLICATION NO.: 01A-DAM-01

DATE: SEPTEMBER 6, 2001

APPLICANT: ROY STANLEY

LOCATION: SOUTH OF HAWKINS CREAMERY RD, WEST OF WOODFIELD SCHOOL RD

COUNTY: MONTGOMERY

200' SHEET NO.: 235NW09

PRESENT ZONING: RE-2C/RC

PROPOSED ZONING: NA

EXISTING SERVICE AREA:

SEWER: 6

WATER: 6

PROPOSED SERVICE AREA:

SEWER: 6

WATER: 3

SIZE OF PARCEL: 87.67 ACRES

DWELLING UNITS: 33 SFDUs

OTHER: NA

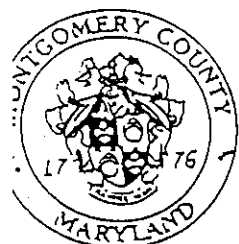
WATER INFORMATION

1. Water pressure zone: 835-A
2. A 300-foot-long non-CIP-sized water extension is required to serve the property. This extension would connect to the 12-inch water main in Hawkins Creamery Road (contract no. 97-2017A) and would abut approximately 3 properties in addition to the applicant's. The applicant should provide right-of-way for a WSSC water main extension to serve the three small parcels located within the site.
3. Local service is adequate.
4. Program-sized water main extensions (16-inches in diameter or greater) are not required to serve the property.

SEWER INFORMATION is not requested at this time.

Statements of adequacy/inadequacy are made exclusively for this application at this time. Further analysis of adequacy will be part of the review at the time of application for water/sewer service.

Reviewed by Ann Russell, 301-206-8823.



Montgomery County Department of Environmental Protection
Watershed Management Division
Rockville Center - 255 Rockville Pike, Suite 120 - Rockville, Maryland 20850-4166
Telephone No.: 240-777-7716/-7735 - FAX No.: 240-777-7715

RECEIVED

AUG - 6 2001

DWRM/WATER & SEWER

SECTION
= MCDEP-WMD Received Date =

REQUEST FOR WATER/SEWER
SERVICE AREA CATEGORY CHANGE

Proposed Amendment to the Montgomery
County Ten-Year Comprehensive Water
Supply and Sewerage Systems Plan

Type or print all information.

Please read the accompanying instructions
before filling out this application.

WSSCR No. 01A-GMT-01

CWSP 10/97 Map Panel A

GIS/WSSC Tile 227NW13

Tax Map EU342

State Watershed Use Class I/IV

Plan No. —

= MCDEP-WMD Staff Use Only =

APPLICANT: Manny H. Miller
Address: c/o Lane Potkin, Esq.
5028 Wisconsin Avenue
Washington, D.C. 20016

2. OWNER: SEE "APPLICANT"
Address: —

Telephone: (202) 244-0600

Telephone: —

3. PROPERTY DESCRIPTION (Attach an 8 1/2"x11" copy of the state tax map with the subject property(ies) highlighted.)

Identification: 9-1-27340

Premise Address: Germantown Road

Location: corner Maryland Route 118 and Pinnacle Drive

4. LAND USE, ZONING, AND SUBDIVISION

Master Plan: Germantown Master Plan

Zoning: Town Sector Zone

Drainage Basin: Great Seneca / Little Seneca

Site Area: 5.37 acres

Recent Zoning Activity: None

Existing Use: Vacant

Proposed Use: Automobile Sales & Service

Recent Subdivision Activity: None - Presently Not Subdivided.

Proposed use will require

subdivision plan approval.

5. WATER AND SEWER SERVICE AREA CATEGORIES

Existing Water Category: W - 6

Requested Water Category: W - 3

Existing Sewer Category: S - 6

Requested Sewer Category: S - 3

6. REASON FOR THIS CATEGORY CHANGE REQUEST (continue on a separate page, if necessary)

Water and sewer service is presently available and connected to commercial, institutional and multi-family development surrounding the subject property. The property is under contract to sell. Purchaser intends to develop the subject property with automobile sales and service use. The contract purchaser plans to pursue immediately development approvals and preliminary plan of subdivision approvals.

7. APPLICANT'S AUTHORIZATION - Check one of the following as applicable: ☒ Property Owner ☐ Contract Purchaser
☐ Owner's or Purchaser's Authorized Representative

Signature [Signature]

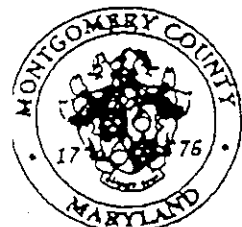
Date 7/3/01

8. PROPERTY OWNER'S AUTHORIZATION - The applicant is authorized to pursue a service area category change on my behalf for the property(ies) described on this application.

Signature —

Date —

Attorney: MARTY HUI (LEB)



RECEIVED

AUG 23 2001

DWR/WATER & SEWER

SECTION
= MCDEP-WMD Received Date =

Montgomery County Department of Environmental Protection
Watershed Management Division

Rockville Center = 255 Rockville Pike, Suite 120 = Rockville, Maryland 20850-4186
Telephone No.: 240-777-7716/-7735 = FAX No.: 240-777-7715

REQUEST FOR WATER/SEWER
SERVICE AREA CATEGORY CHANGE

Proposed Amendment to the Montgomery
County Ten-Year Comprehensive Water
Supply and Sewerage Systems Plan

Type or print all information.
Please read the accompanying instructions
before filling out this application.

WSSCR No. OIA-GMT-02

CWSP 10/97 Map Panel A

GIS/WSSC Tile 227NW13

Tax Map E0342

State Watershed Use Class IV

Plan No. —

= MCDEP-WMD Staff Use Only =

- APPLICANT: Montgomery County - DFS
Address: SAME AS OWNER
HAMID OMIDVAR
Telephone: —
- OWNER: Montgomery County DFS
Address: 101 Orchard Ridge Drive
2nd Floor
Gaithersburg, MD 20878
Telephone: 240.777.6126
- PROPERTY DESCRIPTION (Attach an 8 1/2"x11" copy of the state tax map with the subject property(ies) highlighted.)
Identification: —
Premises Address: Parcel located in Germantown town center
Location: LIBRARY 0143 FOLIO 004 Conty parcel L 17450
F 88
- LAND USE, ZONING, AND SUBDIVISION
Master Plan: GERMANTOWN Zoning: TS (Town Sector)
Drainage Basin: LITTLE SENECA CR. Site Area: 407,028 SQ FT or 9.3441 AC
Recent Zoning Activity: NONE Proposed Use: Community Center
Existing Use: None
Recent Subdivision Activity: None
- WATER AND SEWER SERVICE AREA CATEGORIES
Existing Water Category: W-6 Requested Water Category: W-3
Existing Sewer Category: S-6 Requested Sewer Category: S-3
- REASON FOR THIS CATEGORY CHANGE REQUEST (continue on a separate page, if necessary)
TO PROVIDE A WATER & SEWER SERVICE FOR THE
new Germantown Library

7. APPLICANT'S AUTHORIZATION - Check one of the following as applicable: ☒ Property Owner ☐ Contract Purchaser
☐ Owner's or Purchaser's Authorized Representative

Signature [Signature]

Date 8/20/2001

8. PROPERTY OWNER'S AUTHORIZATION - The applicant is authorized to pursue a service area category change on my behalf for the property(ies) described on this application.

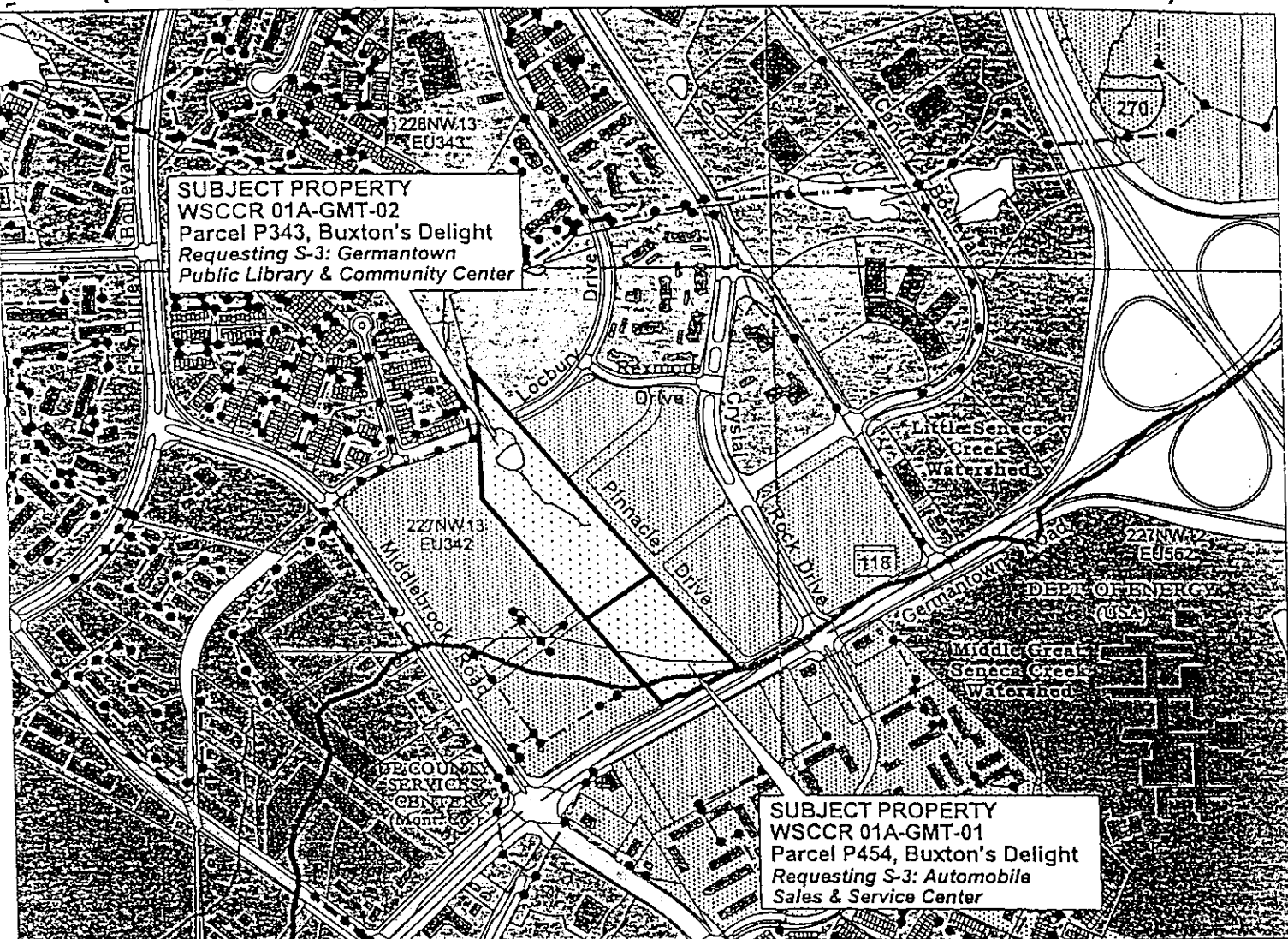
Signature [Signature]

Date 8/20/2001

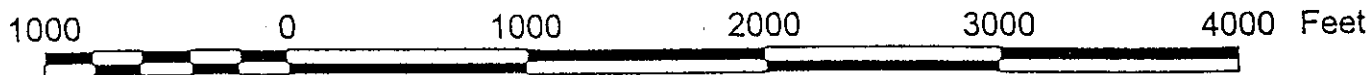
= MCDEP-WMD SI

Post-it® Fax Note	7571	Date	8/20/01	# of pages	5
To	FATH McGowan	From	ALAN SOWERS		
Co./Dept	DFWIT-DFS	Co.	DEP-WMD		
Phone #	240-777-6000	Phone #	240-777-7716		
Fax #	240-777-6109	Fax #	240-777-7715		

Sewer Service Area Categories Map: WSCCRs 01A-GMT-01 (Manny Miller) & 01A-GMT-02 (Mont. Co. DPW&T-DFS)

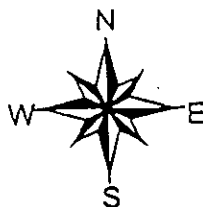


Germantown Planning Area



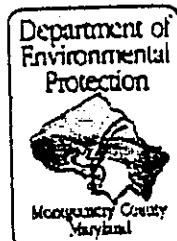
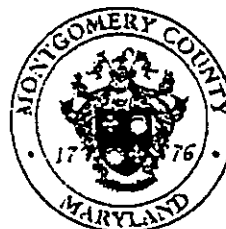
MAP LEGEND

- Property
- WSSC/GIS Tile Grid
- Sewer Force Main
- Sewer Manhole
- Sewer Mains
 - Small-Diameter, Low-Pressure Mains
 - 6"- to 8"-Diameter Gravity Mains
 - 10"- to 14"-Diameter Gravity Mains
 - 15"- to 42"-Diameter (CIP) Trunk Mains
 - 48"- or Larger-Diameter (CIP) Trunk Mains
- Watersheds
- Streams
- Ponds - Lakes
- Roads
- Buildings
- Sewer Service Area Categories
 - S-1
 - S-3
 - S-4
 - S-5



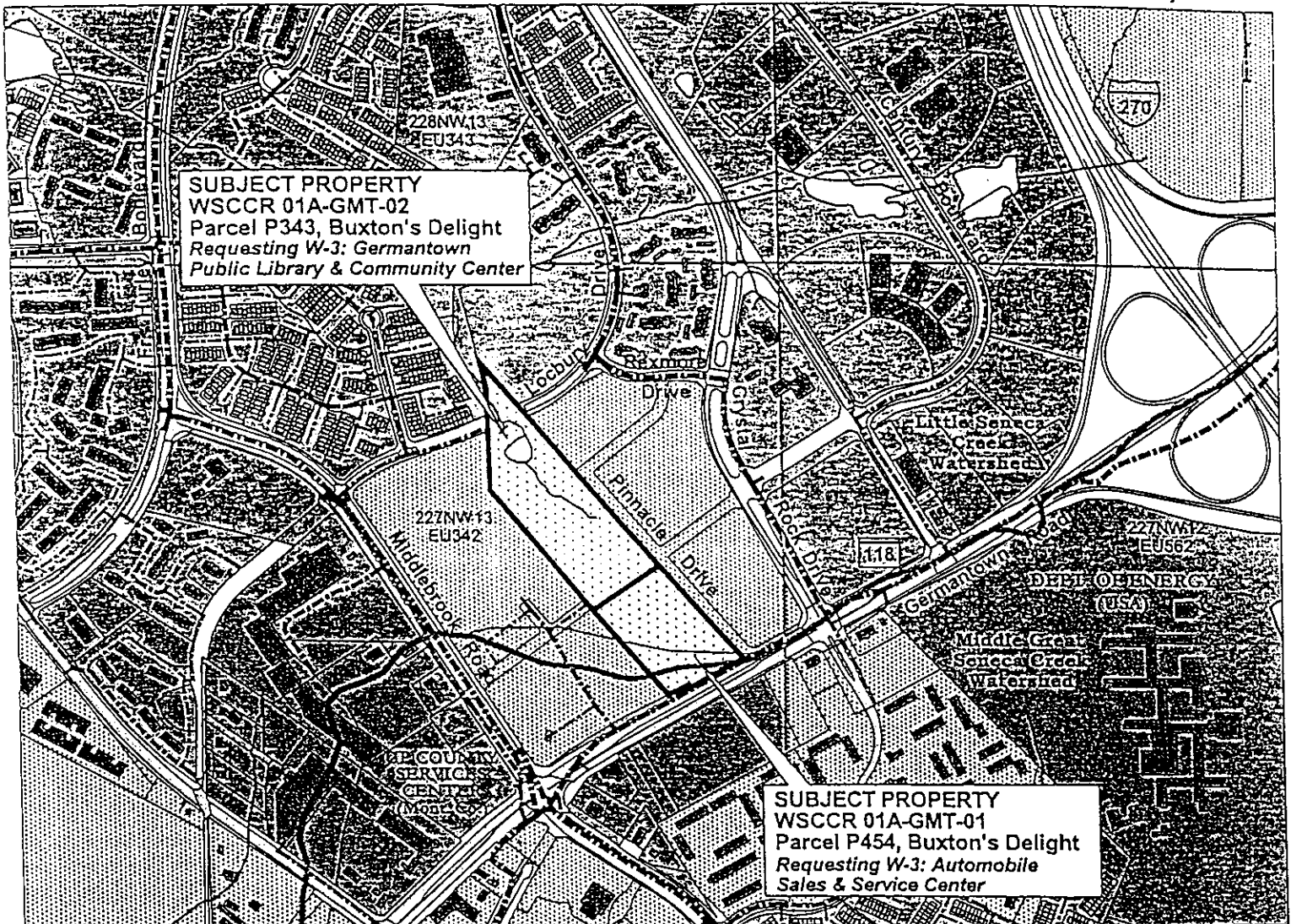
June 1999 Interim Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Watershed Management Division
8/24/01 - GIS Project File:

Water Service Area Categories Map: WSCCRs 01A-GMT-01 (Manny Miller) & 01A-GMT-02 (Mont. Co. DPW&T-DFS)

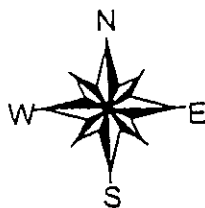


Germantown Planning Area

1000 0 1000 2000 3000 4000 Feet

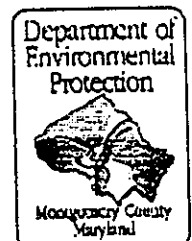
MAP LEGEND

-
- Property
 WSSC/GIS Tile Grid
Water Mains
 8"- or Smaller-Dia. Mains
 10" to 15"-Dia. Mains
 16", 20"- to 42"-Dia. (CIP) Mains
 48"- or Larger-Dia. (CIP) Mains
 Watersheds
 Streams
 Ponds - Lakes
 Roads
 Buildings
Water Service Area Categories
 W-1
 W-3
 W-4
 W-5
 W-6



June 1999 Interim Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



WASHINGTON SUBURBAN SANITARY COMMISSION

DEVELOPMENT PROPOSAL REVIEW
FOR A
SERVICE AREA CATEGORY CHANGE REQUEST

APPLICATION NO.: 01A-GMT-01

DATE: SEPTEMBER 24, 2001

APPLICANT: MANNY H. MILLER

LOCATION: WEST OF MD 118 AND PINNACLE DRIVE INTERSECTION

COUNTY: MONTGOMERY

200' SHEET NO.: 227NW13

PRESENT ZONING: TS

PROPOSED ZONING: NA

EXISTING SERVICE AREA:

SEWER: 6

WATER: 6

PROPOSED SERVICE AREA:

SEWER: 3

WATER: 3

SIZE OF PARCEL: 5.37 ACRES

DWELLING UNITS: NA

OTHER: AUTOMOBILE SALES & SERVICE

WATER INFORMATION

1. Water pressure zone: 660-A
2. A 24-inch water line in Darnestown-Germantown Road (MD Route 118) abuts the property (contract no. 70-4630A).
3. Local service is adequate.
4. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

SEWER INFORMATION

1. Basin: Seneca Creek
2. A 250-foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to an existing 8-inch sewer (contract no. 98-2206B) and would abut approximately 1 property in addition to the applicant's.
3. Flow from the proposed development: 2,500 GPD
4. Program-sized sewer mains are not required to serve the property.
5. Interceptor capacity is adequate.
5. Treatment capacity is adequate.

Statements of adequacy/inadequacy are made exclusively for this application at this time. Further analysis of adequacy will be part of the review at the time of application for water/sewer service.

Reviewed by Bruce MacLaren, 301-206-8817.

WASHINGTON SUBURBAN SANITARY COMMISSION

DEVELOPMENT PROPOSAL REVIEW
FOR A
SERVICE AREA CATEGORY CHANGE REQUEST

APPLICATION NO.: 01A-GMT-02

DATE: SEPTEMBER 24, 2001

APPLICANT: MONTGOMERY COUNTY

LOCATION: BETWEEN LOCBURY DR AND MD 118, SW OF PINNACLE DRIVE

COUNTY: MONTGOMERY

200' SHEET NO.: 227NW13

PRESENT ZONING: TS

PROPOSED ZONING: NA

EXISTING SERVICE AREA:

SEWER: 6

WATER: 6

PROPOSED SERVICE AREA:

SEWER: 3

WATER: 3

SIZE OF PARCEL: 9.3441 ACRES

DWELLING UNITS: NA

OTHER: LIBRARY

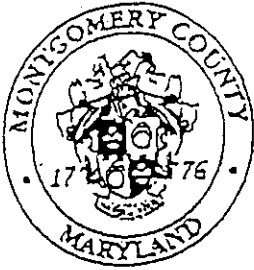
WATER INFORMATION

1. Water pressure zone: 660-A
2. A 12-inch water line in Locbury Drive abuts the property (contract no. 83-5669B).
3. Local service is adequate.
4. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

SEWER INFORMATION

1. Basin: Seneca Creek
2. An 8-inch sewer line in Locbury Drive abuts the property (contract no. 98-2206D).
3. Flow from the proposed development: 8,000 GPD
4. Program-sized sewer mains are not required to serve the property.
5. Interceptor capacity is adequate.
5. Treatment capacity is adequate.

*Statements of adequacy/inadequacy are made exclusively for this application at this time. Further analysis of adequacy will be part of the review at the time of application for water/sewer service.
Reviewed by Bruce MacLaren, 301-206-8817.*



Montgomery County Department of Environmental Protection
Watershed Management Division
Executive Office Building - 101 Monroe Street, Fourth Floor - Rockville, Maryland 20850-2589
Telephone No.: 301-217-6350 - FAX No.: 301-217-2160

REQUEST FOR WATER/SEWER
SERVICE AREA CATEGORY CHANGE

Proposed Amendment to the Montgomery
County Ten-Year Comprehensive Water
Supply and Sewerage Systems Plan

Type or print all information.
Please read the accompanying instructions
before filling out this application.

= MCDEP-WMD Received Date =

WSSCR No. 004-OLN-05

CWSP 1992 Map Panel _____
GIS/WSSC Tile 222 NW 2
Tax Map JS13/JT14
State Watershed Use Class IV
Plan No. 1-01086 MANDELL PROPERTY
= MCDEP-WMD Staff Use Only =

1. APPLICANT: Porten Companies Inc.
Address: Suite 550
5515 Security Lane
Rockville, MD 20852
Attn: Ray Sobrino
Telephone: 301-881-0040
2. OWNER: Richard Mandell
Address: c/o Ray Sobrino
5515 Security Lane, Suite 550
Rockville, MD 20852
Telephone: _____
3. PROPERTY DESCRIPTION (Attach an 8 1/2"x11" copy of the state tax map with the subject property(ies) highlighted.)
Identification: Parcels P963, P205, P400, Batchellors Forest Road + P363*
Premise Address: N/A
Location: Between Emory Church Rd. and W.H. Farquhar M.S.
4. LAND USE, ZONING, AND SUBDIVISION
Master Plan: Olney Zoning: Re-2
Drainage Basin: Northwest Branch Site Area: 72.4 Ac ±
Recent Zoning Activity: N/A
Existing Use: Vacant/ Abandoned Proposed Use: Residential
Recent Subdivision Activity: N/A
5. WATER AND SEWER SERVICE AREA CATEGORIES
Existing Water Category: W - 6 Requested Water Category: W - 3
Existing Sewer Category: S - 6 Requested Sewer Category: S - 3
6. REASON FOR THIS CATEGORY CHANGE REQUEST (continue on a separate page, if necessary)

Existing 12" water main in Batchlor's Forest Road 650'± North of North Property Line
and existing 8" sewer main in Batchlor's Forest Road the entire frontage.

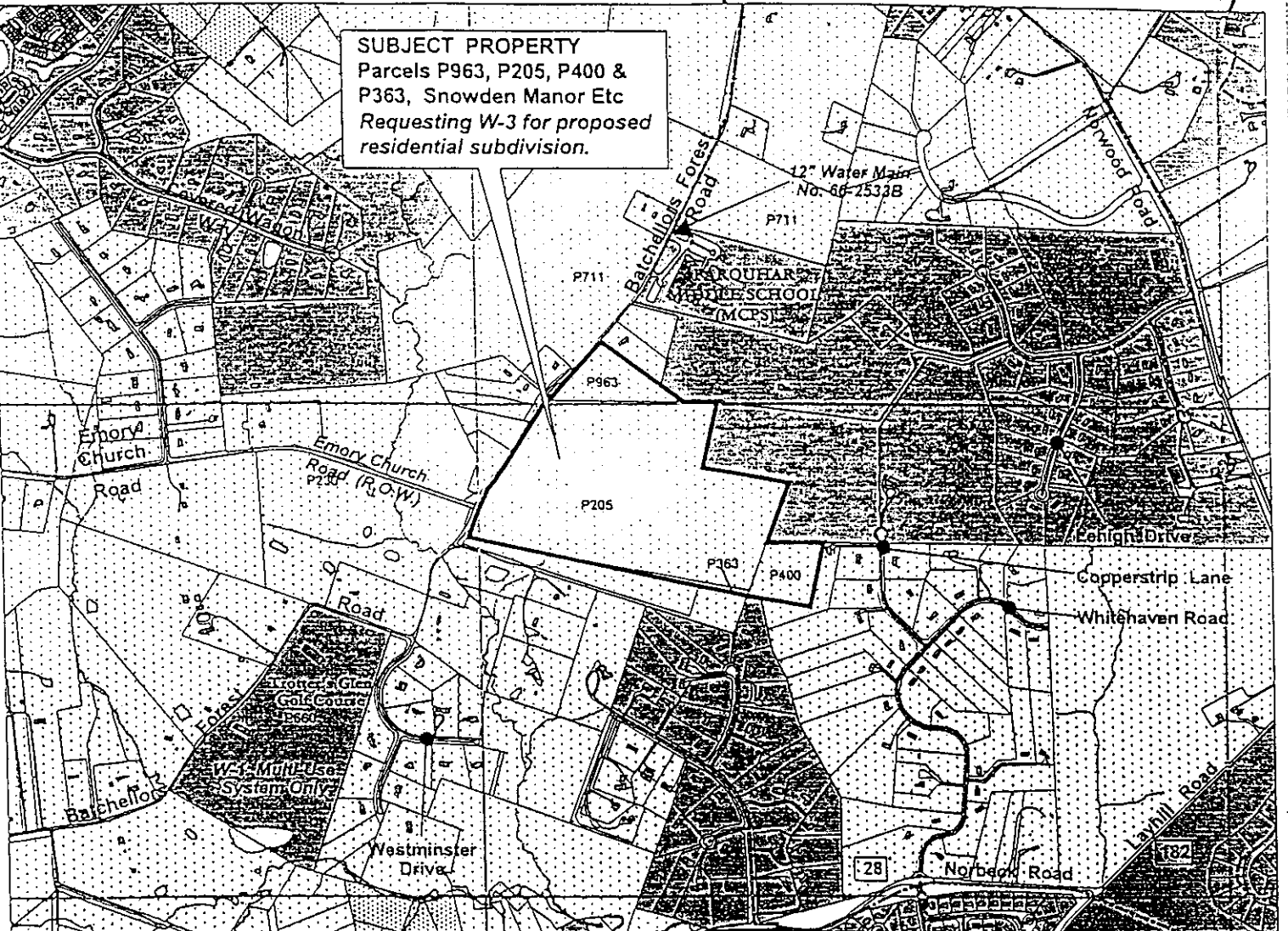
7. APPLICANT'S AUTHORIZATION - Check one of the following as applicable: ☐ Property Owner ☒ Contract Purchaser
☐ Owner's or Purchaser's Authorized Representative
Signature [Signature]
Date 10.20.00
8. PROPERTY OWNER'S AUTHORIZATION - The applicant is authorized to pursue a service area category change on my behalf for the property(ies) described on this application.
Signature [Signature]
Date 10/25/2000

* INCLUDED BY MCDEP-WMD STAFF; IS ALSO OWNED BY R. MANDELL.

Water Service Area Categories Map

G-785 & WSCCR 00A-OLN-05 (Porten Co./R. Mandell)

SUBJECT PROPERTY
Parcels P963, P205, P400 &
P363, Snowden Manor Etc
Requesting W-3 for proposed
residential subdivision.



Olney Planning Area

Northwest Branch Watershed

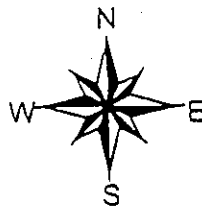


MAP LEGEND

- Wssc Grid
- Property Boundaries
- Ponds and Lakes
- Streams
- Water Lines
- Roads - Parking
- Buildings

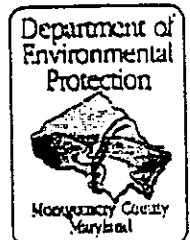
Water Categories

- W-1
- W-3
- W-4
- W-5
- W-6



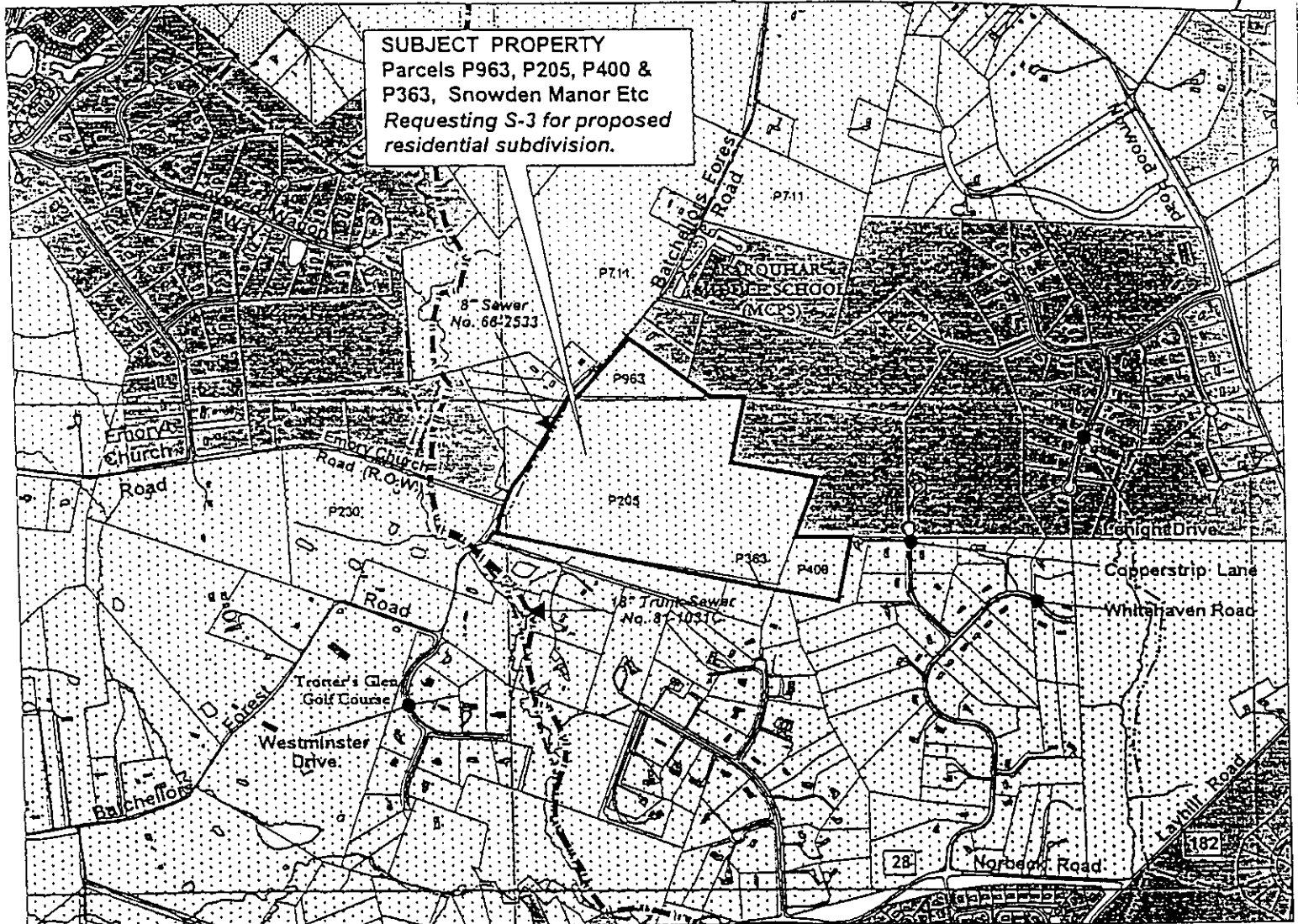
June Interim 1999 Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Sewer Service Area Categories Map

G-785 & WSCCR 00A-OLN-05 (Porten Co./R. Mandell)



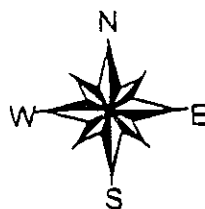
Olney Planning Area

Northwest Branch Watershed



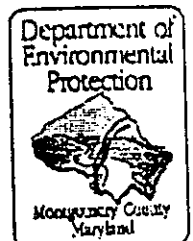
MAP LEGEND

- Wssc Grid
- Property Boundaries
- Sewer Lines**
 - Small-Dia. Pressure Mains
 - 8" or Smaller Dia. Mains
 - 9" - 14" -Dia. Mains
 - 15" or Greater Dia. Mains
- Ponds and Lakes
- Streams
- Roads - Parking
- Buildings
- Sewer Categories**
 - S-1
 - S-3
 - S-4
 - S-5



June Interim 1999 Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Watershed Management Division
11/22/00 - GIS Project File:

00A-CLN-05

Page 4

Resolution No. 14-904

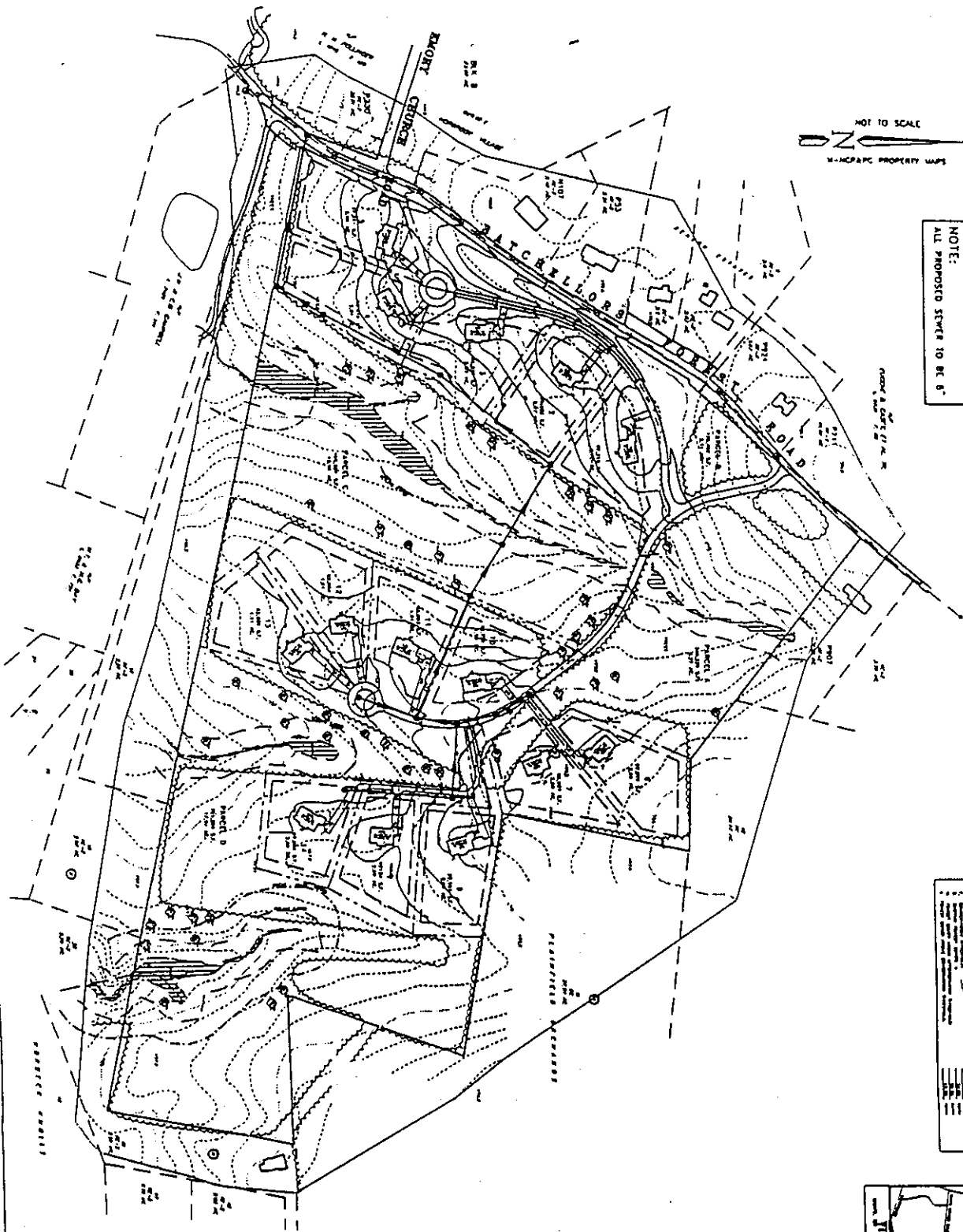
- ACTION

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

Local Map Amendment Application No. G-785, for the reclassification from the RE-2 Zone to the Low Density Rural Cluster Development Zone of 72.3977 acres known as the Mandell Property, located on Batchellors Forest Road, south of Doctor Bird Road and east of Georgia Avenue, Olney, in the 8th Election District, is granted for the Low Density Rural Cluster Development Zone in the amount requested.

This is a correct copy of Council action.

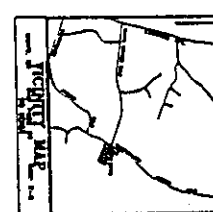
Mary A. Edgar
Mary A. Edgar, CAC
Clerk of the Council



NOT TO SCALE
N
M-MCPAPC PROPERTY MAPS

NOTE:
ALL PROPOSED SEWER TO BE 8"

Symbol	Description
(Symbol)	Proposed Sewer Line
(Symbol)	Existing Sewer Line
(Symbol)	Proposed Storm Water Line
(Symbol)	Existing Storm Water Line
(Symbol)	Proposed Water Line
(Symbol)	Existing Water Line
(Symbol)	Proposed Gas Line
(Symbol)	Existing Gas Line
(Symbol)	Proposed Electric Line
(Symbol)	Existing Electric Line
(Symbol)	Proposed Telephone Line
(Symbol)	Existing Telephone Line
(Symbol)	Proposed Cable Line
(Symbol)	Existing Cable Line
(Symbol)	Proposed Fiber Optic Line
(Symbol)	Existing Fiber Optic Line



Symbol	Description
(Symbol)	Proposed Sewer Line
(Symbol)	Existing Sewer Line
(Symbol)	Proposed Storm Water Line
(Symbol)	Existing Storm Water Line
(Symbol)	Proposed Water Line
(Symbol)	Existing Water Line
(Symbol)	Proposed Gas Line
(Symbol)	Existing Gas Line
(Symbol)	Proposed Electric Line
(Symbol)	Existing Electric Line
(Symbol)	Proposed Telephone Line
(Symbol)	Existing Telephone Line
(Symbol)	Proposed Cable Line
(Symbol)	Existing Cable Line
(Symbol)	Proposed Fiber Optic Line
(Symbol)	Existing Fiber Optic Line

SEWER CONCEPT PLAN
MANDELL PROPERTY
OLNEY 5TH DISTRICT
MONTGOMERY COUNTY, MARYLAND

WASHINGTON SUBURBAN SANITARY COMMISSION

DEVELOPMENT PROPOSAL REVIEW
FOR A
SERVICE AREA CATEGORY CHANGE REQUEST

APPLICATION NO.: 00A-OLN-05 REVISED DATE: JANUARY 19, 2001
APPLICANT: PORTEN COMPANIES, INC.
LOCATION: EAST OF EMORY CHURCH/BACHELORS FOREST INTERSECTION
COUNTY: MONTGOMERY 200' SHEET NO.: 222NW02
PRESENT ZONING: RE-2 PROPOSED ZONING: NA
EXISTING SERVICE AREA: SEWER: 6 WATER: 6
PROPOSED SERVICE AREA: SEWER: 3 WATER: 3
SIZE OF PARCEL: 72.4 ACRES
DWELLING UNITS: UP TO 14 DUs OTHER: NA

WATER INFORMATION

1. Water pressure zone: 660A
2. A 700-foot-long non-CIP-sized water extension is required to serve the property. This extension would connect to a 12-inch main in Batchellors Forest Road (contract no. 66-2533B) and would abut approximately 2 properties in addition to the applicant's.
3. Local service is adequate.
4. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

SEWER INFORMATION

1. Basin: Northwest Branch
2. An 8-inch sewer line in Batchellors Forest Road abuts the property (contract no. 66-2533) and can serve dwellings along this road. A 500-foot-long non-CIP-sized extension would be required to serve any dwellings on the interior of the property. The extension would connect to an 18-inch sewer (contract no. 81-1031C) and would abut approximately 3 properties in addition to the applicant's. Construction of this extension would temporarily disturb a wetland area.

An alternative method of service would involve the construction of both extra-depth and shallow sewers combined with on-site pumping at some of the dwelling units. The new main constructed within the site could connect to the existing sewer line in Batchellors Forest Road without any off-site extensions being necessary.

3. Flow from the proposed development: 4200 GPD
4. Program-sized sewer mains are not required to serve the property.
5. Interceptor capacity is adequate.
6. Treatment capacity is adequate.

Statements of adequacy/inadequacy are made exclusively for this application at this time. Further analysis of adequacy will be part of the review at the time of application for water/sewer service.

Reviewed by Beth Forbes, J01-206-8819.



Montgomery County Department of Environmental Protection

Watershed Management Division

Rockville Center ■ 255 Rockville Pike, Suite 120 ■ Rockville, Maryland 20850-4166

Telephone No.: 240-777-7716/-7735 ■ FAX No.: 240-777-7715

REQUEST FOR WATER/SEWER
SERVICE AREA CATEGORY CHANGE

Proposed Amendment to the Montgomery
County Ten-Year Comprehensive Water
Supply and Sewerage Systems Plan

Type or print all information.

Please read the accompanying instructions
before filling out this application.

WSSCR No. 01A-TRV-16

CWSP 10/97 Map Panel C

GIS/WSSC Tile 27NW110

Tax Map FR341

State Watershed Use Class I

Plan No. -

= MCDEP-WMD Staff Use Only =

= MCDEP-WMD Received Date =

1. APPLICANT: Harold F. + Essie S. Burnworth 2. OWNER: SAME AS APPLICANT
Address: 12913 Glen Mill Road Address: _____
Potomac, MD 20854-6312
Telephone: (301) 762-6715 Telephone: _____
3. PROPERTY DESCRIPTION (Attach an 8 1/2"x11" copy of the state tax map with the subject property(ies) highlighted.)
Identification: Parcel P833, Wickham + Pottinger, Tax account # 00054582
Premise Address: Not available - unimproved property
Location: South side of Glen Mill Road, 650' east of Reswell Lane, west of and adjacent to Piney Branch
4. LAND USE, ZONING, AND SUBDIVISION
Master Plan: Potomac Subregion (1980) Zoning: RE-1
Drainage Basin: Whitts Branch (Piney Branch)* Site Area: 2.7 acres
Recent Zoning Activity: None
Existing Use: Vacant land Proposed Use: Single family dwelling (S)
Recent Subdivision Activity: Preliminary Subdivision Plan No. 1-86077 was approved 12/22/88 with an approved septic system, but property has not been recorded a
5. WATER AND SEWER SERVICE AREA CATEGORIES
Existing Water Category: W-1 Requested Water Category: W-1 (no change) a building lot
Existing Sewer Category: S-6 Requested Sewer Category: S-3
6. REASON FOR THIS CATEGORY CHANGE REQUEST (continue on a separate page, if necessary)
abutting sewer main

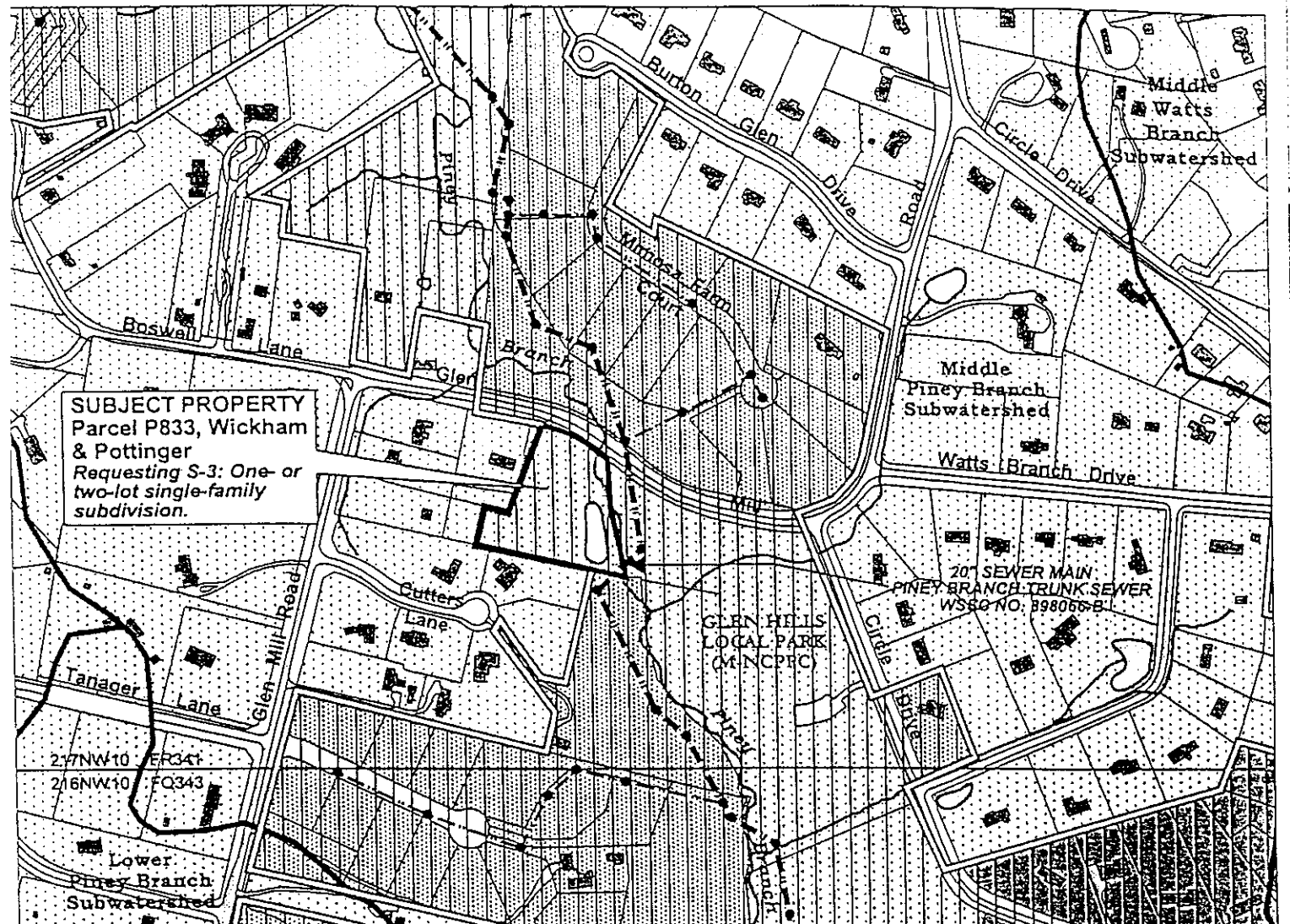
7. APPLICANT'S AUTHORIZATION - Check one of the following as applicable: ☒ Property Owner ☐ Contract Purchaser
☐ Owner's or Purchaser's Authorized Representative
Signature Harold F. Burnworth
Date July 31, 2001

8. PROPERTY OWNER'S AUTHORIZATION - The applicant is authorized to pursue a service area category change on my behalf for the property(ies) described on this application.
Signature _____
Date _____

* Piney Branch - SPA

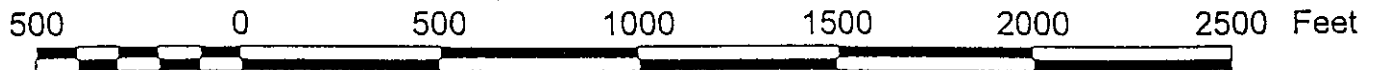
Sewer Service Area Categories Map

WSSCR 01A-TRV-16 (Harold and Essie Burnworth)



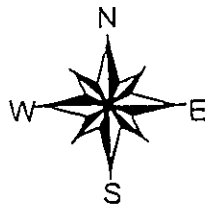
Travilah Planning Area

Watts Branch Watershed



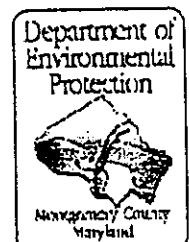
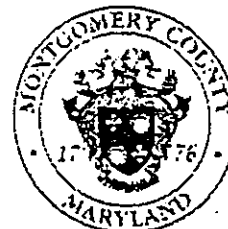
MAP LEGEND

- Property
- Sewer Mains
 - Small-Diameter, Low-Pressure Mains
 - 6" to 8"-Diameter Gravity Mains
 - 10" to 14"-Diameter Gravity Mains
 - 15" to 42"-Diameter (CIP) Trunk Mains
 - 48" or Larger-Diameter (CIP) Trunk Mains
- Sewer Manhole
- WSSC/GIS Tile Grid
- Watts Branch Subwatersheds
- Lakes - Ponds
- Streams
- Piney Branch Restricted Sewer Service Area
- Roads - Parking
- Buildings
- Sewer Service Area Categories
 - S-1
 - S-3
 - S-4
 - S-5



June 1999 Interim Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Watershed Management Division
8/28/01 - GIS Project File:
o:\wteam\ccrs-wsheds\wattsbr\

WASHINGTON SUBURBAN SANITARY COMMISSION

DEVELOPMENT PROPOSAL REVIEW
FOR A
SERVICE AREA CATEGORY CHANGE REQUEST

APPLICATION NO.: 01A-TRV-16

DATE: SEPTEMBER 24, 2001

APPLICANT: HAROLD F. & ESSIE S. BURNWORTH

LOCATION: SOUTH SIDE OF GLEN MILL ROAD, 650 FEET EAST OF BOSWELL LANE

COUNTY: MONTGOMERY

200' SHEET NO.: 217NW10

PRESENT ZONING: RE-1

PROPOSED ZONING: NA

EXISTING SERVICE AREA:

SEWER: 6

WATER: 1

PROPOSED SERVICE AREA:

SEWER: 3

WATER: 1

SIZE OF PARCEL: 2.7 ACRES

DWELLING UNITS: 1 SFDU

OTHER: NA

WATER INFORMATION is not requested at this time

SEWER INFORMATION

1. Basin: Watts Branch
2. A 20-inch-diameter portion of the Piney Branch Trunk Sewer abuts the property (contract no. 89-8066B). Based on the available information, a stream crossing or right-of-way does not seem to be required for a house connection to this sewer main.
3. Flow from the proposed development: 300 GPD
4. Program-sized sewer mains are not required to serve the property.
5. Interceptor capacity is adequate.
6. Treatment capacity is adequate.

Statements of adequacy/inadequacy are made exclusively for this application at this time. Further analysis of adequacy will be part of the review at the time of application for water/sewer service.

Reviewed by Hansa Desai, 301-206-8816.



Montgomery County Department of Environmental Protection

Watershed Management Division

Rockville Center ■ 255 Rockville Pike, Suite 120 ■ Rockville, Maryland 20850-4166

Telephone No.: 240-777-7716/-7735 ■ FAX No.: 240-777-7715

REQUEST FOR WATER/SEWER
SERVICE AREA CATEGORY CHANGE

Proposed Amendment to the Montgomery
County Ten-Year Comprehensive Water
Supply and Sewerage Systems Plan

Type or print all information.

Please read the accompanying instructions
before filling out this application.

= MCDEP-WMD Received Date =

WSSCR No.

01ATRV-17

CWSP 10/97 Map Panel

GIS/WSSC Tile 215NW9/10

Tax Map FR 562

State Watershed Use Class I

Plan No. 1-01059

= MCDEP-WMD Staff Use Only =

1. APPLICANT: George H. & J S Simmons
Address: 6053 White Flint Drive
Frederick, MD 21702-2392
Telephone: _____
2. OWNER: Same as applicant
Address: _____
Telephone: _____
3. PROPERTY DESCRIPTION (Attach an 8½"x11" copy of the state tax map with the subject property(ies) highlighted.)
Identification: Parcel 325, 2.09 Ac., Site tax map FR 342 & FR 562
Premise Address: Vacant - Glen Mill Road
Location: Glen Mill Road, 1500 feet North of Bald Cypress Drive
4. LAND USE, ZONING, AND SUBDIVISION
Master Plan: Potomac Subregion Zoning: R-200/TDR
Drainage Basin: Watts Branch Site Area: 2.09 Ac.
Recent Zoning Activity: None
Existing Use: Vacant Proposed Use: Single family residential (4)
Recent Subdivision Activity: Parcel 166 subdivided into 5 single family lots
5. WATER AND SEWER SERVICE AREA CATEGORIES
Existing Water Category: W - 1 Requested Water Category: W - Same
Existing Sewer Category: S - 6 Requested Sewer Category: S - 3
6. REASON FOR THIS CATEGORY CHANGE REQUEST (continue on a separate page, if necessary)

Properties on all sides of this property are being served by public water and sewer. This is the final property in this watershed that is not category S-3 or better. This would be the final property to be served by WSSC sewer as Lakewood Country Club is in the City of Rockville system.

7. APPLICANT'S AUTHORIZATION - Check one of the following as applicable: ☒ Property Owner ☐ Contract Purchaser
☐ Owner's or Purchaser's Authorized Representative

X Signature George H. Simmons
Date 7/10/01

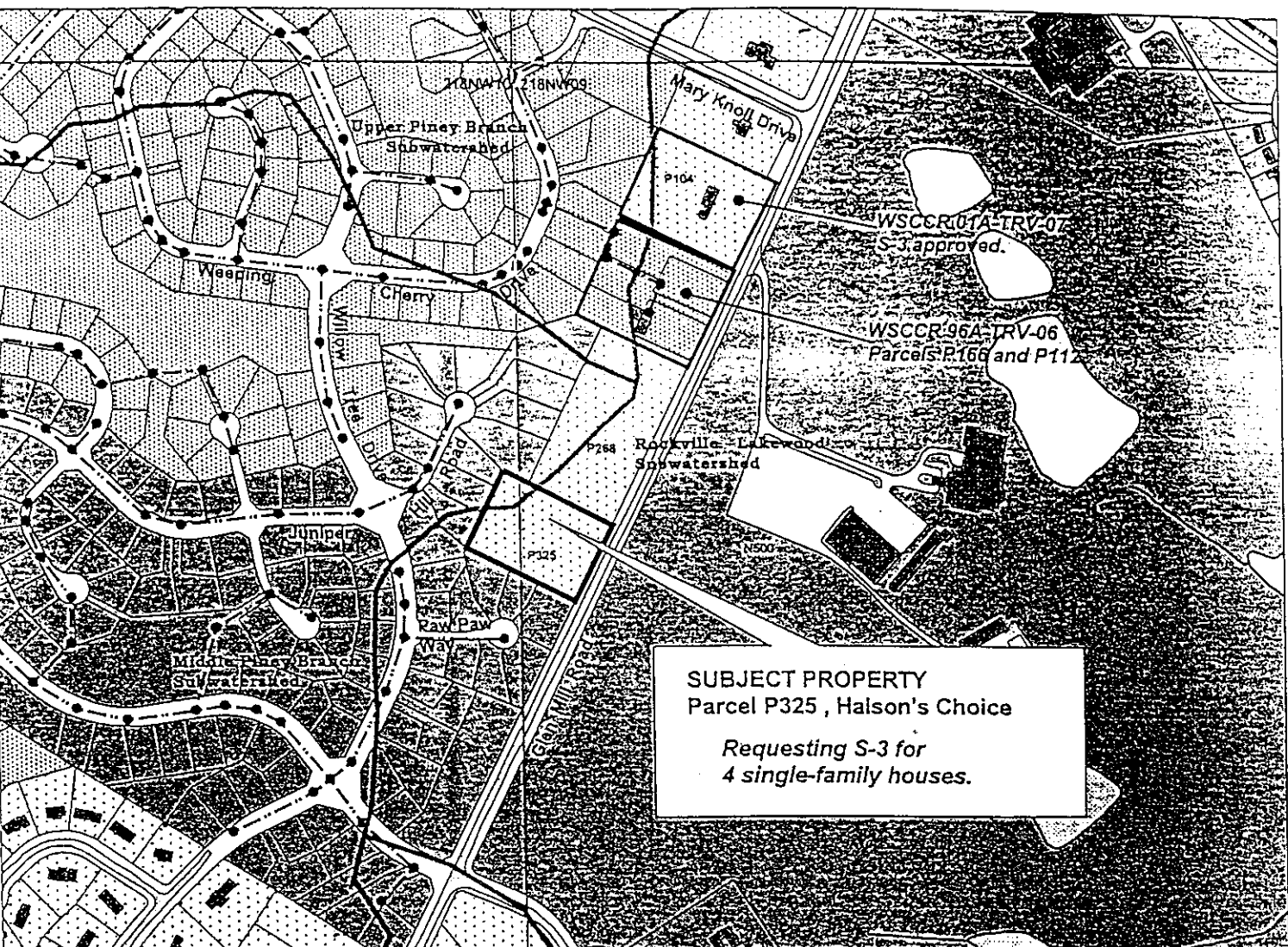
8. PROPERTY OWNER'S AUTHORIZATION - The applicant is authorized to pursue a service area category change on my behalf for the property(ies) described on this application.

X Signature George H. Simmons
Date 7/10/01

ENGINEER: MACRIS, NEWBICKS & GLASCOCK / DAVE CROWE

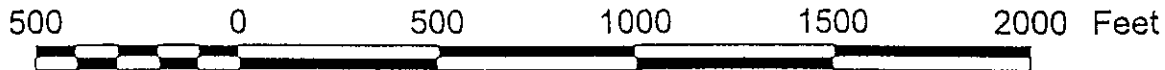
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= MCDEP-WMD Staff Use Only =

Sewer Service Area Categories Map WSSCR 01A-TRV-17 (George Simmons)



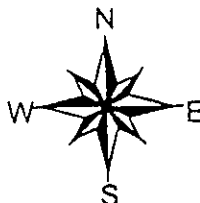
Travilah Planning Area

Watts Branch Watershed



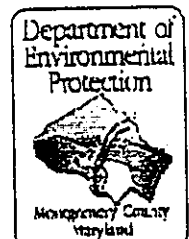
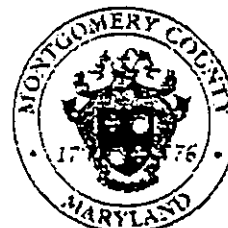
MAP LEGEND

- Watts Branch Subwatersheds
- Wssc Grid
- Property
- Sewer Lines
 - Small-Diameter, Low-Pressure Mains
 - 6" to 8" Diameter Gravity Mains
 - 10" to 14" Diameter Gravity Mains
 - 15" to 42" Diameter (CIP) Trunk Mains
 - 48" or Larger Diameter (CIP) Trunk Mains
- Sewer Manholes
- Lakes - Ponds
- Streams
- Roads - Parking
- Buildings
- Sewer Categories
 - S-1
 - S-3
 - S-4
 - S-5
 - S-6



June 1999 Interim Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Applicant's
proposal for
water and
sewer service



WASHINGTON SUBURBAN SANITARY COMMISSION

DEVELOPMENT PROPOSAL-REVIEW
FOR A
SERVICE AREA CATEGORY CHANGE REQUEST

APPLICATION NO.: 01A-TRV-17

DATE: SEPTEMBER 24, 2001

APPLICANT: GEORGE H. & J.S. SIMMONS

LOCATION: GLEN MILL ROAD, 1500 FEET NORTH OF BALD CYPRESS DRIVE

COUNTY: MONTGOMERY

200' SHEET NO.: 218NW9/10

PRESENT ZONING: R-200/TDR

PROPOSED ZONING: NA

EXISTING SERVICE AREA:

SEWER: 6

WATER: 1

PROPOSED SERVICE AREA:

SEWER: 3

WATER: 1

SIZE OF PARCEL: 2.09 ACRES

DWELLING UNITS: 5 SFDUs

OTHER: NA

WATER INFORMATION is not requested at this time

SEWER INFORMATION

1. Basin: Watts Branch
2. A 200-foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to an 8-inch diameter sewer in Paw Paw Way (contract no. 89-8308B) and would abut approximately 2 properties in addition to the applicant's. Rights-of-way would be required.
3. Flow from the proposed development: 1500 GPD
4. Program-sized sewer mains are not required to serve the property.
5. Interceptor capacity is adequate.
6. Treatment capacity is adequate.

Statements of adequacy/inadequacy are made exclusively for this application at this time. Further analysis of adequacy will be part of the review at the time of application for water/sewer service.

Reviewed by Beth Forbes, 301-206-8819.



Montgomery County Department of Environmental
Watershed Management

Rockville Center - 255 Rockville Pike, Suite 120 - Rockville, Maryland
Telephone No.: 240-777-7716 / 7735 - FAX NO

REQUEST FOR WATER/SEWER
SERVICE AREA CATEGORY CHANGE

Proposed Amendment to the Montgomery
County Ten-Year Comprehensive Water
Supply and Sewerage Systems Plan
Type or print all information.
Please read the accompanying instructions
before filling out this application.

= MCDEP-WMD Received Date =

WSSCR No.

01A-LRC03

CWSP 10/97 Map Panel
GIS/WSSC Tile 225 MW8
Tax Map GT123
State Watershed Use Class
Plan No.

= MCDEP-WMD Staff Use Only =

1. APPLICANT: Pope Farm/ M-NCPPC
Address: 7400 Air Park Road
Gaithersburg, Maryland 20879
Telephone: 301 417 2686 (Ted Sharman)
2. OWNER: Maryland National Capital Park and Planning Com.
Address: 8787 Georgia Avenue
Silver Spring, Maryland 20910
Telephone: 301 495 4645
3. PROPERTY DESCRIPTION (Attach an 8 1/2"x11" copy of the state tax map with the subject property (ies) highlighted.)
Identification: The Pope Farm Nursery is a public institutional facility located, just east of the Montgomery Airpark. Approximately 70 acres are used for nursery /greenhouse production. Nursery operations commenced in 1974 .
Address: 7400 Air Park Road
Location: Gaithersburg, Maryland 20879
4. LAND USE, ZONING, AND SUBDIVISION
Master Plan: Upper Rock Creek Zoning: RE-1
Drainage Basin: Upper Rock Creek Site Area: 200 acres
Recent Zoning Activity: none
Existing Use: Nursery operations Proposed Use: expanded Nursery operation/staff relocation
Recent Subdivision Activity: none
5. WATER AND SEWER SERVICE AREA CATEGORIES
Existing Water Category: W - 5 Requested Water Category: W - 1
Existing Sewer Category: S - 6 Requested Sewer Category: S - 3

6. REASON FOR THIS CATEGORY CHANGE REQUEST (continue on a separate page, if necessary)

Expansion of the Nursery Facility is currently limited given septic constraints and water usage. The mission of the Pope Farm is to provide a customer oriented, cost effective program dedicated to the production of high quality plants in support of the development, maintenance, beautification and conservation of over 30,000 acres of parkland. Further nursery expansion is dependant upon sewer and expanded water allocation. Expanded Nursery operations and the anticipated relocation of M-NCPPC staff is dependant upon community water and sewer service. The ultimate number of staff on the Pope Farm is expected to double to about 40. Adjacent properties have WSSC sewer. No intervening properties would be opened for community water and sewer service. The Pope Farm is a public institutional facility.

Water service for the Pope Farm is currently split between a well and an existing 2" waterline. A 12" water main currently exists under Muncaster Mill Road. A new service connection would require installing approximately 2200 feet of 10" pipe. There is an existing 8" sewer main under Muncaster Mill Road necessitating a 2200 feet connection along a 50' access strip owned by M-NCPPC. An on-site grinder or pumping facility may be required to convey flow from the Pope Farm to the sewer under Muncaster Mill Road. (SEE Second Page)

7. APPLICANT'S AUTHORIZATION - Check one of the following
as applicable: Property Owner Contract Purchaser

☐ Owner's or Purchaser's Authorized Representative

Signature
Date

on file

8. PROPERTY OWNER'S AUTHORIZATION - The applicant is
authorized to pursue a service area category change on
my behalf for the property(ies) described on this
application.

Signature
Date

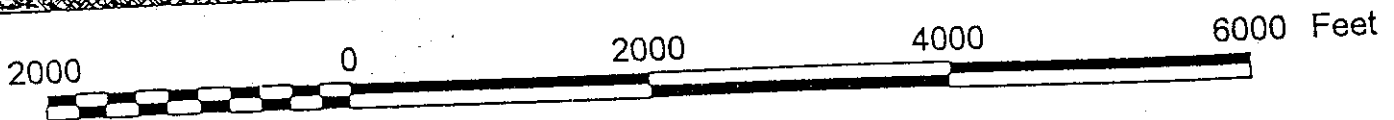
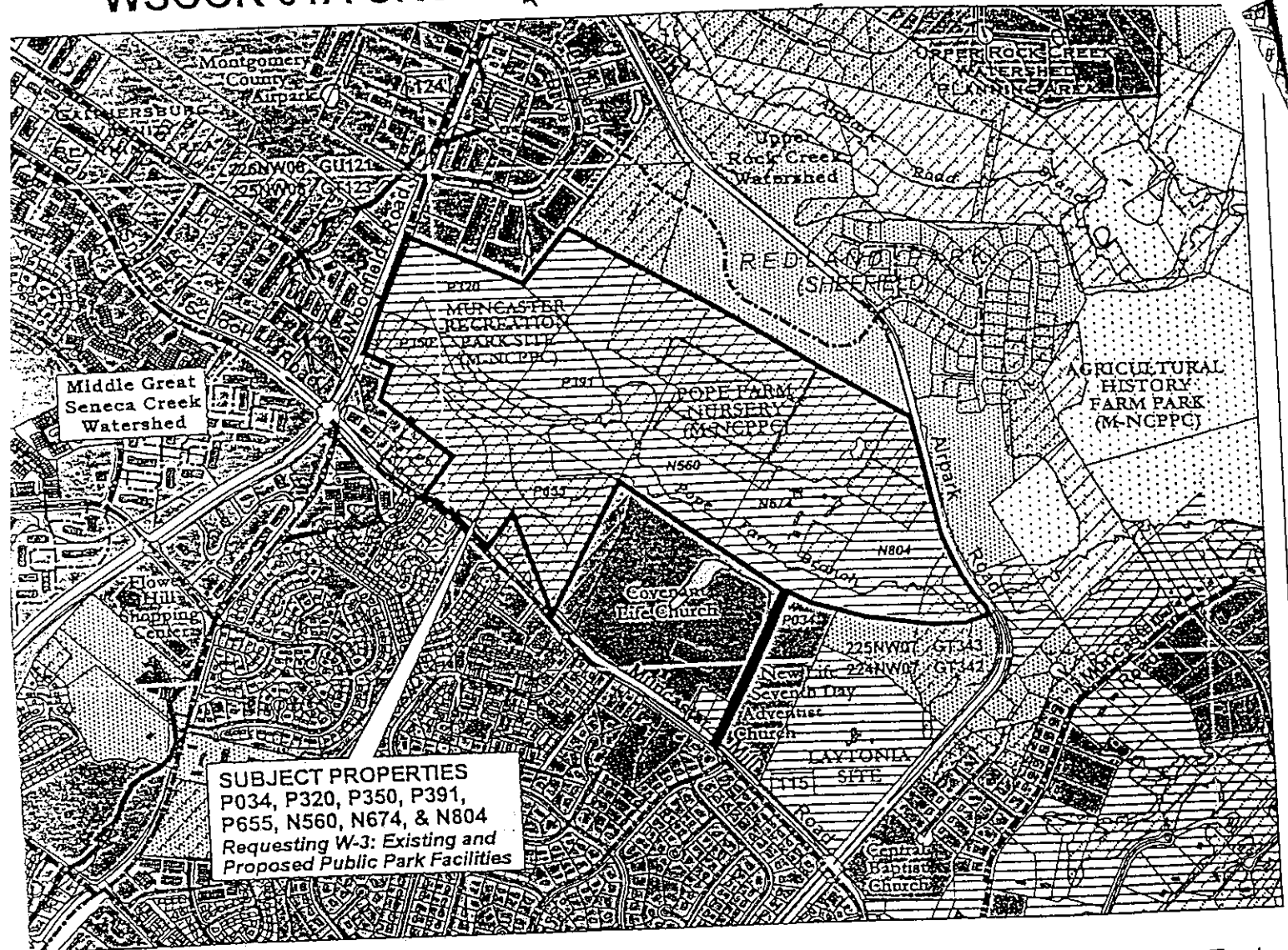
The Pope Farm Nursery is a property owned by the Maryland-National Capital Park and Planning Commission, located in Montgomery County, Maryland. The property is bounded by Airpark Road to the east, Muncaster Mill Road to the southwest, and Laytonsville Road to the northwest. Residentially zoned properties abut the other boundaries of the nursery. Two access drives serve the Nursery. The main entrance is from Airpark Road. A fifty-foot access strip runs southwest to Muncaster Mill Road. M-NCPPC owns both accesses.

The property is a mixture of open space, fallow area, nursery area and nursery infrastructure, wooded area, an east flowing stream and wetland area. A wetland of special concern occurs on the property, harboring the only known Maryland occurrence of *Galium trifidum* (small bedstraw). This plant species is listed as S1 (State Rare) by the Maryland Department of Natural Resources. The main office area is 2000 square feet and the largest greenhouse is 5400 square feet. Other buildings including an existing farm house dating back to 1922.

Several new structures are currently proposed under the Pope Farm Nursery Master Plan for ultimate development, including 5000sf of additional office space, a 4000sf dry storage building, a 2400sf equipment storage building, 1800sf of green house addition, a 2300sf over-winter structure, and a 7200sf shade house next to an existing 1730sf over-winter structure.

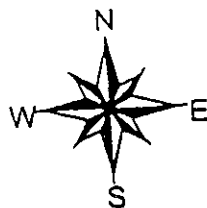
In order to comply with the Federal Clean Water Act of 1972, four structures are proposed as part of the Nursery's Stormwater Management Pollution Prevention Plan. They consist of two covered equipment storage buildings (7600 and 1500 sf) and a washpad/diesel tank at the Muncaster Mill Road access strip, and 3600 sf of covered bins northwest of the offices to prevent leachate from forming near stored materials.

Water Service Area Categories Map WSSCR 01A-URC-03 (M-NCPPC & Montgomery Co.)



MAP LEGEND

- Property
- WSSC/GIS Grid
- Water Mains**
 -
 -
 -
 -
- Roads
- Buildings
- Woodlands
- Watersheds
- Streams
- Lakes - Ponds
- M-NCPPC Planning Areas
- Water Service Area Categories**
 - W-1
 - W-3
 - W-4



June 1999 Interim Update
Service Area Categories Map

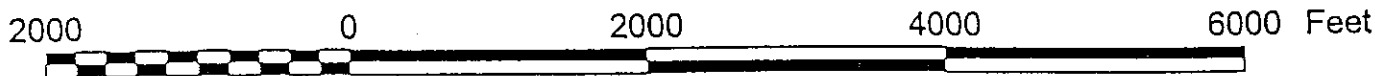
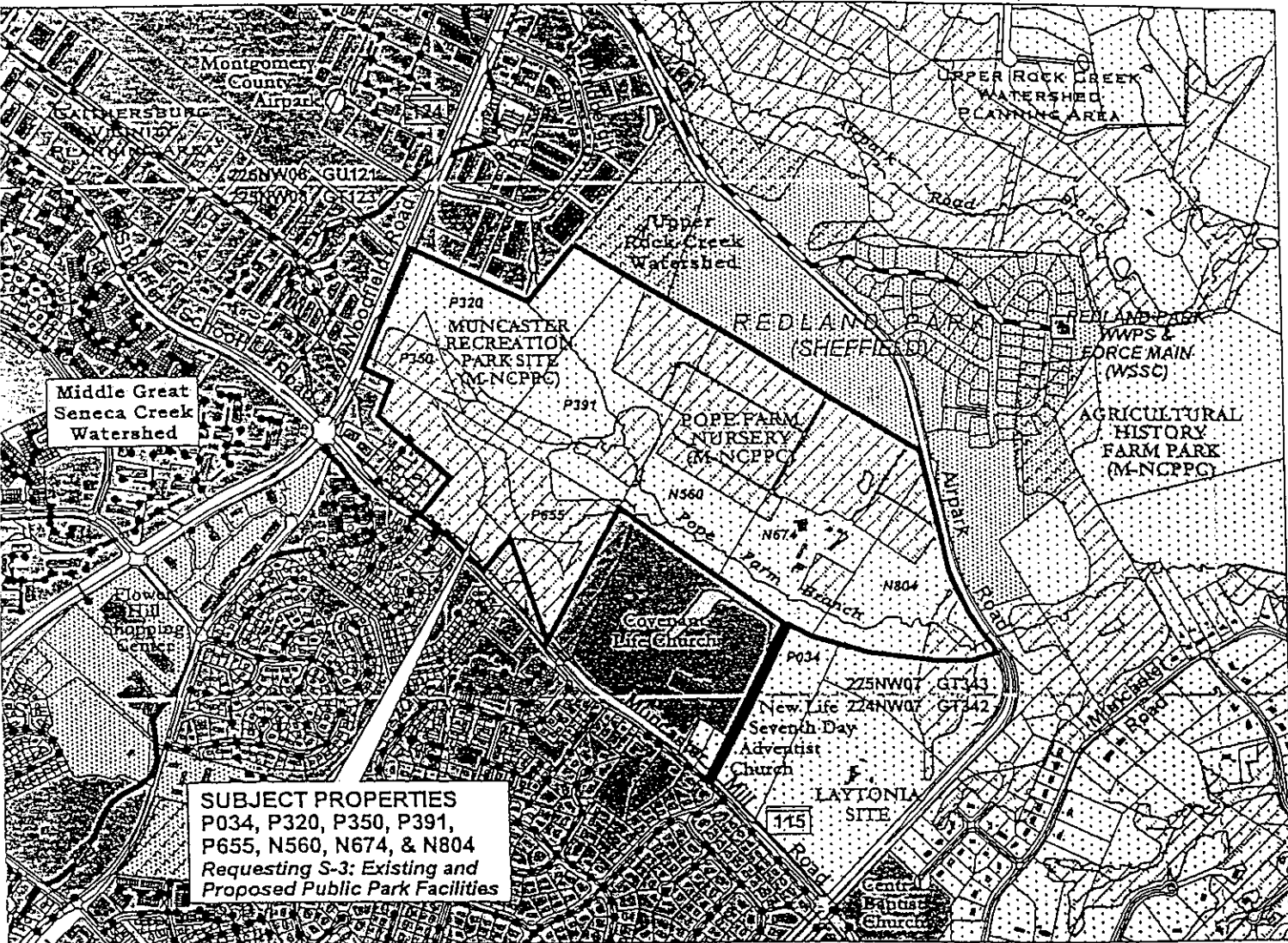
Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Watershed Management Division
8/22/01 - GIS Project File:
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2001\ccr01a-urc-01-mncppc-popefarm.apr

Sewer Service Area Categories Map

WSCCR 01A-URC-03 (M-NCPPC & Montgomery Co.)



MAP LEGEND

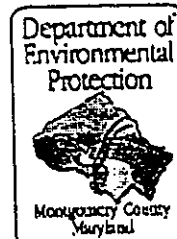
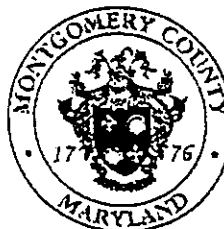
- Property
- WSSC/GIS Grid
- Wastewater Pumping Station
- Force Mains
- Sewer Mains
 - Small-Diameter, Low-Pressure Mains
 - 6\"- to 8\"-Diameter Gravity Mains
 - 10\"- to 14\"-Diameter Gravity Mains
 - 15\"- to 42\"-Diameter (CIP) Trunk Mains
 - 48\"- or Larger-Diameter (CIP) Trunk Mains
- Manholes
- Low-Pressure Sewers
- Roads
- Buildings
- Woodlands
- Watersheds
- Streams
- Lakes - Ponds

Sewer Service Area Categories

- S-1
- S-3
- S-4
- S-5



June 1999 Interim Update
Service Area Categories Map

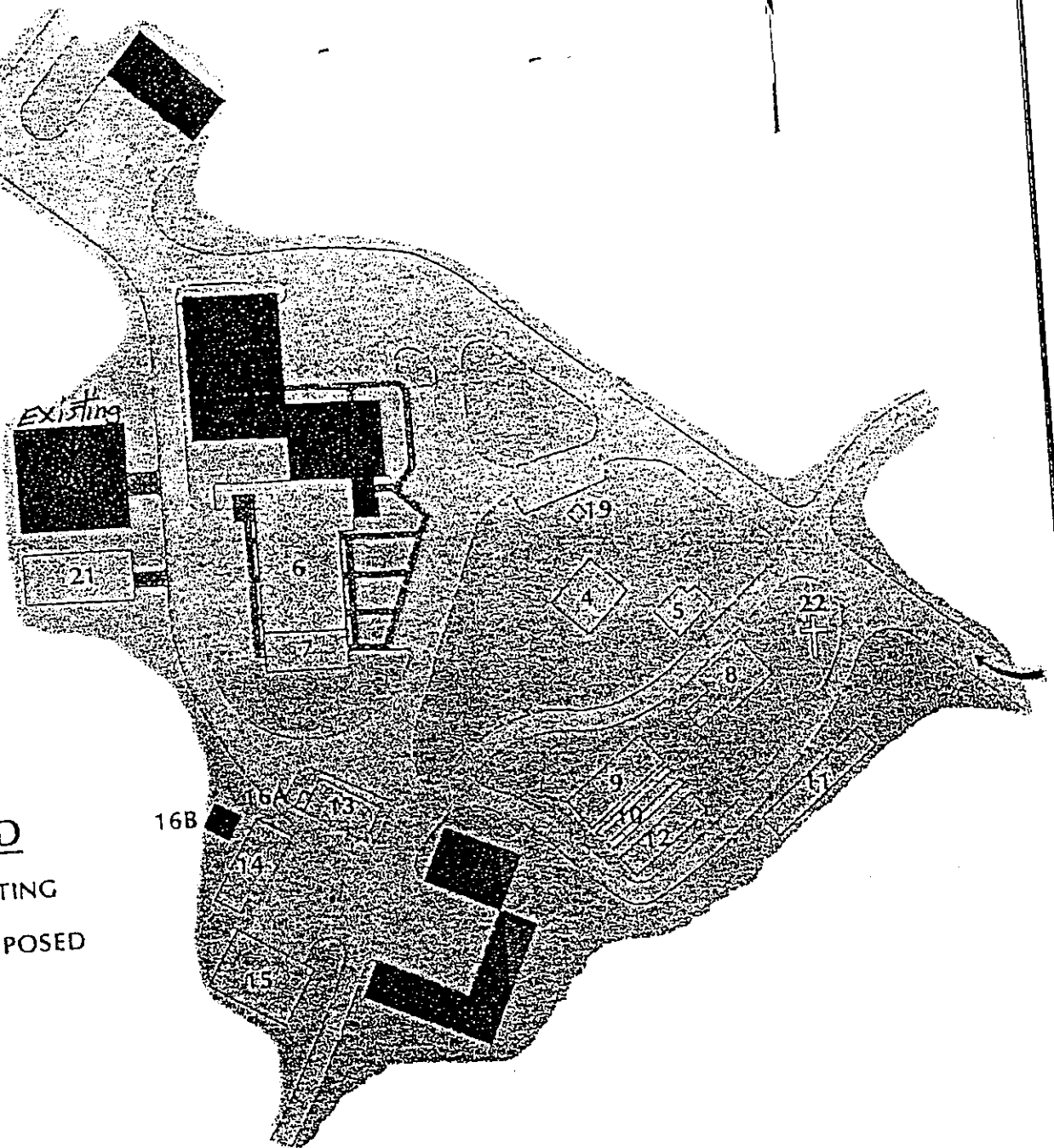
Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Watershed Management Division
8/22/01 - GIS Project File:
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LEGEND

-  EXISTING
-  PROPOSED



**POPE FARM
SITE PLAN**

- BUILDING DIRECTORY -

- 1.) PROPOSED STORAGE (7,200 SF)
 - Electric needed
- 2.) PROPOSED EQUIPMENT STORAGE BUILDING (2,400 SF)
 - Water, bathroom, and electric needed
- 3.) PROPOSED OFFICE (5,000 SF)
 - Water, electric, and sewer needed:
 - 4 Lavatories
 - 2 Urinals
 - 4 toilets
 - 1 Kitchen sink
 - 1 Ice machine
 - 2 Showers
- 4.) EXISTING FARMHOUSE
 - Phone and gas existing
 - Water and electric existing
 - Toilets
 - 1 Kitchen sink
- 5.) EXISTING COOKS RANGE (Historical)
 - Electric existing
- 6.) EXISTING GREENHOUSE, OFFICES, KITCHEN
 - Water, electric, and sewer existing:
 - 1 Boiler
 - 2 Lavatories
 - 1 Urinal
 - 3 Toilets
 - 1 Kitchen sink
 - Misting system
 - Water hose bibs
- 7.) EXISTING GREENHOUSE ADDITION (1,800 SF)
 - Water, electric, and sewer needed
- 8.) EXISTING LATHE HOUSE/POTTING SHED
 - Water hose
- 9.) EXISTING GREENHOUSE
 - Electric existing
 - Water existing
- 10.) EXISTING COLD FRAMES
- 11.) EXISTING OVER-WINTER STRUCTURES (2,300 SF)
 - Water existing
- 12.) EXISTING OVER-WINTER STRUCTURES (1,730 SF)
 - Water needed
- 13.) EXISTING EQUIPMENT STORAGE
 - Electric existing
- 14.) EXISTING STORAGE
 - Propane tank existing
 - Electric existing

01A-URC-03

- 15.) EXISTING EQUIPMENT STORAGE (1,500 SF)
 - Electric needed
- 16.) A. DIESEL FUELING STATION
- B. PROPOSED WASH-PAD AND FUEL TANK
- 17.) PROPOSED EQUIPMENT STORAGE (17,600 SF)
 - Electric needed
- 18.) PROPOSED COVERED BINS (3,600 SF)
- 19.) EXISTING WELL
- 20.) *Existing* SHADE HOUSE (3,600 SF)
 - Water needed
- 21.) EXISTING OVER-WINTER STRUCTURE
- 22.) EXISTING CEMETERY

in this plan. The conditions as applied to a particular site may be general in nature and it is advisable to research specific conditions or restrictions with the Department of Environmental Protection.

change the service area category for this property.
establishment of the Water and Sewer Plan and the

to master plan recommendations and/or policy
from community service.

to relieve a public health problem.

a public facility or a private institutional facility.

ch were previously approved for individual systems

s due to changes in individual systems regulations.

development options only such as cluster-option

rrable development rights (TDRs).

ties which abut an existing water or sewer main.

water and/or sewer hookup only. (This usually
service condition.)

3.

is site.

APPENDIX 2

ADG 2001-07

NOV 2001

C. Policies for Water and Sewer Service -- The water and sewer service area categories designated in this plan serve two functions: 1) they identify those areas of the county approved or planned for community water and/or sewer service and those areas intended for service by individual systems; and 2) for those areas planned for community service, they identify a mechanism for staging community service consisting of the application of the service categories 1 through 5 described above to the properties within the county. The County Executive, through the Department of Environmental Protection, recommends service area categories based on the following policies addressing water and sewer service, land use, staging, and infrastructure policies included in this plan.

1. General Policies for Community Water Service -- Land zoned for moderate to high development densities of two or more units per acre (R-60, R-90, R-200, etc.) is intended for water service from community water supply systems. This plan recognizes that some rural areas of the county with moderate-density zoning (R-200, RMH-200, etc.) may be beyond the logical and economical reach of existing or planned community service. These areas will be served by individual systems.

In addition, the provision of community water service to areas zoned for lower-density development (RE-1, RE-2, etc.) may be considered under the following circumstances, provided that development with community water is consistent with the protection of surface and ground waters:

a. The provision of water service to areas zoned for "large lot" residential and rural development should be generally limited to those areas zoned RE-1, RE-2 and RE-2C/non-cluster option, and Rural Cluster (RC)/cluster-option; areas with other zones may be considered upon the recommendation of the Planning Board. For sites within the RC zone, the provision of public water service shall generally require approval of a subdivision plan which uses the cluster-option for the development; water service may also be approved in cases where zoning or subdivision regulations dictate that a given site has insufficient acreage to use the RC zone cluster option.

b. The provision of community water service must conform to the land use policies of the applicable master plan. In order to ensure consistency with the master plans, all category change requests for community water service to large lot areas will be submitted to M-NCPPC for review and comment on a case-by-case basis. The policy of providing community water service to large lot areas was first adopted in the Water and Sewer Plan in June 1990 (under CR 11-1953); the Council reviewed and approved many

of the local area master plans currently in effect prior to the introduction of this policy. The decision to extend or restrict water service should focus on conformance with master plan land-use and development recommendations, rather than on generalized water service areas identified in these older master plans. Where the provision of water service to large lot areas promotes the land-use and development envisioned by the master plan and meets other economic and environmental standards, the approval of service and/or timing of service is appropriately handled by the adoption of water category changes as part of this plan. Requests for water service to large lot areas may be considered for administrative approval under the "Consistent with Existing Plans" policy in cases where the Planning Board concurs that the extension of service is consistent with the land-use and development policies of the master plan.

c. Extensions should generally be from existing or authorized water mains to allow orderly and logical extensions of the water system.

d. All costs associated with community water service to large lots will be paid by those directly benefitting from the extension of service. To ensure this goal is achieved, the following two conditions will apply to extension of water service to large lots:

i. Where intervening lots are subject to assessment, the approving authority may condition a category change request to require the applicant to pay all line extension costs. An applicant and/or developer can finance the cost of main extensions through a memorandum of understanding (MOU) with the WSSC (see Section VII.A.6.). The intervening lots would therefore not be assessed front foot benefit charges until such time as they request community water service. This policy will prevent intervening lots from subsidizing line extensions benefitting new development.

ii. Funding for large-diameter water lines (16 inches or greater) and/or other improvements to local service line extensions cannot be provided through water and sewerage bonds financed by general water and sewer rates. These improvements must be funded either through the general bond program (with all costs retrievable through front foot benefit assessments associated with the proposed development and developer contributions), or under a memorandum of understanding in the WSSC Capital Improvements Program with developer contributions covering 100 percent of the capital costs (as is now required for CIP projects which support only new growth). These policies will prevent extensions to large lot areas from impacting intervening lots and general user rates.

e. The provision of community water service to lower density areas can occur without the provision of community sewer service, requiring the use of individual septic systems. Development with only community water must be consistent with the protection of surface and ground waters. To assure this goal is achieved, DEP may require hydrogeologic studies of proposed development to assess potential impacts to ground and surface water quality from the use of individual sewerage systems. In order to address concerns about the clustering of septic systems in areas where zoning permits lot sizes of less than 40,000 square feet, DEP may, upon consultation with DPS and M-NCPPC, recommend minimum or average minimum lot sizes of 40,000 square feet for new development using community water service and individual sewerage systems. (This lot size is the minimum required for RE-1 zone/non-cluster development.)

Local area master and sector plans may recommend exceptions to the general policies contained in this Section.

This plan intends that community water service shall be extended in concert with community sewerage service, unless specific limitations of the community water system make it unreasonable to provide such service. The provision of community water service without community sewer service to areas zoned for two or more units per acre (R-200) density is discouraged wherever possible; in cases where such service is approved, the development plan must provide adequate protection for ground and surface waters as discussed in Subsection 7.e. of this policy.

2. General Policies for Community Sewer Service -- Land zoned for moderate to high development densities of two or more units per acre (R-60, R-90, R-200, etc.) is intended for sewer service from community sewerage systems. This plan recognizes that some rural areas of the County with moderate-density zoning (R-200, RMH-200, etc.) may be beyond the logical and economical reach of existing or planned community service. These areas will be served by individual systems. Areas zoned for lower-density residential development (RE-1, RE-2, etc.) are also intended to be served by individual systems. Where cluster-option development is recommended (i.e., RE-1 or RE-2C Zones), and where clustered lot sizes are generally comparable to those in moderate and high-density zones, community sewer service is consistent with the provision of this plan.

Local area master and sector plans may recommend exceptions to the general policies contained in this Section.

3. Water and Sewer Service Policies for Non-Residential Zoned Areas -- The preceding sections focused on policies related to residential zoning and development densities. For areas zoned for commercial and industrial development, the provision of community water and sewer service or the use of individual on-site systems is generally consistent with the type of service used for adjacent or nearby residential development. Areas zoned for rural development, the five-acre (Rural or RC/non-cluster) and twenty-five acre (Rural Density Transfer (RDT)) zones, are generally not intended to be served by community systems. However, case-by-case exceptions can be considered where community service is logical, economical, environmentally acceptable, and does not risk extending service to non-eligible properties. Subsequent policies included in this section of the plan identify the conditions under which these exceptions can be considered.

4. Consistency with Comprehensive Planning Policy -- Water and/or sewer service should be extended systematically in concert with other public facilities along the corridors as defined in the General Plan, to accommodate growth only in areas covered by adopted local area master or sector plans. Guidance for the type, amount, location and sequence of growth is contained in the comprehensive planning policies of the County as adopted by the County Council. These policies are expressed in detail in the General Plan and the various master and sector plans which constitute amendments to the General Plan. Various functional plans, such as the Water and Sewer Plan, should be consistent with these comprehensive planning policies. In addition, the Water and Sewer Plan should consider other adopted or proposed policies of various agencies affecting land use, including guidelines for the administration of the Adequate Public Facilities Ordinance.

Recommendations for service area categories that are inconsistent with the policies described in the comprehensive planning policies or any other policies listed in this plan will be accompanied by explanations showing what factors have changed significantly since the adoption of the original policies, and/or what elements of the comprehensive planning policies should be amended to more appropriately reflect current conditions or concerns. Such explanations will identify what specific considerations are relevant to the individual recommendations, including as appropriate: economic and fiscal concerns; population estimates; planning; zoning and subdivision requirements; Federal, State, regional, County, and municipal planning efforts; residential commercial and industrial needs; availability and adequacy of public facilities; energy conservation; water and sewage treatment capacity; engineering constraints; environmental protection; and the alleviation of public health problems.

DEP staff participate in the master plan development, review and approval process, to address water and sewer service issues. Master plans make recommendations concerning the use of community and individual water supply and sewerage systems to support zoning recommendations and to implement specific development proposals. These recommendations are made with an understanding of the County's general water and sewer service policies, as adopted in this plan. Where master plans make water and/or sewer service recommendations which are not in agreement with the general policies of this plan, an

explanation and justification of those recommendations must be provided in the master plan and incorporated in future Water and Sewer Plan updates.

Individual service area category change requests which DEP finds to be consistent with the general community water and sewer service policies of this plan and with master plan recommendations may be considered for approval under administrative delegation policy, Section V.F.2.d: Consistent with Existing Plans.

5. Community Service to Relieve Public Health Problems -- Community water and/or sewer service may be extended to existing structures to alleviate or eliminate existing or anticipated public health problems, upon certification of such by the Director of the Department of Permitting Service (DPS) or his or her designee. DEP, in coordination with WSSC, shall evaluate whether the provision of community service is reasonable. If appropriate, DEP will direct WSSC to expedite the provision of community water and/or sewer service either by a connection to existing mains or by the extension of new mains in order to relieve the public health problem. Under these circumstances, community service will be provided regardless of the existing service area category, and WSSC need not wait for a service area change approval in order to plan, design, or implement the service. DEP may act to approve related service area changes through the administrative delegation process, Section V.F.1.a.: Public Health Problems. In such cases, community service will generally be limited to a single water and/or sewer hookup. The provision of community service under this policy shall not be used as justification for the connection of intervening or nearby lots or parcels if they would not otherwise be entitled to connect to community systems. In addition, DEP will coordinate with DPS to identify, as necessary, larger-scale, chronic public health problem areas and recommended solutions for those problems in this plan.

6. Community Service for Properties Abutting Existing Mains -- Community water and or sewer service may be provided to properties which abut an existing or authorized water and/or sewer main. The provision of community service requires that the property, or a structure on the property, must have been established prior to the extension of the abutting main. This policy may be used in cases where a property is not otherwise eligible for such service under the general policies of this plan. Under this policy, the provision of community service is allowed under the following circumstances:

a. Single Hookups Only -- A single water and/or sewer hookup only is allowed for an individual property or for a structure which abuts an existing or authorized water and/or sewer main. The subject property or structure must predate the abutting main. A change in the property configuration due to the dedication of land for a public use such as a road right-of-way or park land does not invalidate this allowed single hookup. DEP may grant approval for this single hookup under the administrative delegation policies included in this chapter (Section V.F.1.b.: Properties Abutting Existing Mains).

b. Single Hookups for Residual Properties -- The allowed single-hookup may be assigned to a remainder or residual of a property provided that the following conditions are satisfied:

i. the original property would have qualified for a single hookup under Section 6.a. above, and the residual site still abuts the existing main; and

ii. that the allowed hookup has not been used elsewhere on the property; community service provided elsewhere on the subject property consistent with both Water and Sewer Plan policies and master plan recommendations shall not be considered to have used this one allowed hookup.

c. Multiple Sewer Hookups -- In order to protect and preserve sensitive environmental features on the site (*e.g.* stands of trees/forest, wetlands, etc.) that would be harmed by the installation of a septic system(s), while also limiting the effects of sewer-supported development, public sewer service may be provided to a property abutting an existing sewer main provided all the following conditions are satisfied:

- i. The site would qualify for a single sewer hookup under section 6.a. above;
- ii. The site contains sensitive environmental features that would be preserved to a greater extent by the provision of public sewer service rather than the construction of septic systems;
- iii. The number of sewer hookups allowed shall not exceed the number of lots which could have been approved for septic systems, based on a review of the site conditions (soils, groundwater conditions, local history, etc.) by DEP in consultation with DPS and M-NCPPC, and assuming that at least one sewer hookup is allowed;
- iv. That all the proposed sewer hookups can be provided from the abutting mains: no on-site main extensions are required, no off-site main extensions or hookups (special connections) are required, and no rights-of-way from other properties are required.

This policy cannot be applied in cases where the County Council has expressly restricted access to the abutting main as specified under the Limited Access Mains policy (see Section VII.A.2.: Limited Access Water and Sewer Mains). The provision of community service under this policy shall not be used as justification for the connection of intervening or nearby lots or parcels if they would not otherwise be entitled to connect to community systems.

7. Community Service for Private Institutional Facilities -- Private institutional facilities are defined by this Water and Sewer Plan as buildings constructed for an organization which is qualified for an exemption under the provisions of Section 501 of Title 26 of the United States Code (Internal Revenue Service). The provision of community water and/or sewer service to such facilities shall be addressed on a case-by-case basis by the following policies:

a. For private institutional facilities located within the acknowledged water and/or sewer envelopes, service area category changes may be approved by DEP through the administrative delegation process (Section V.F.1.d.: Consistent with Existing Plans). For a specific site, the acknowledged water and sewer service envelopes may differ due to the "General Policies for Community Water Service" policy included in this plan (Section III.C.1.).

b. For existing or proposed facilities located outside the acknowledged water and/or sewer envelopes, service area changes may be approved by the Council County according to the following criteria:

i. Existing water and/or sewer mains abut the site, requiring only water/sewer connections and hookups for service, or

ii. Water and/or sewer main extensions are required for service, but the main extensions will abut only properties which are otherwise eligible for community service under the general policies of this plan, or

c. For existing facilities only located outside the acknowledged water and/or sewer envelopes, service area changes may be approved by the Council County where water and/or sewer main extensions are required for service, but the service extensions do not threaten to open undeveloped land to development contrary to the master plan.

d. Main extensions, where required, shall be designated "Limited Access" consistent with the Limited Access Mains policy (see Section VII.A.2). The Council may require that all main extension costs be paid by the institution seeking the service. These facilities may receive service from limited access water or sewer mains where the Council has specifically approved access to those mains. The provision of community service under this policy shall not be used as justification for the connection of intervening or nearby lots or parcels if they would not otherwise be entitled to connect to community systems.

e. For facilities located outside the acknowledged water and/or sewer envelope, service area changes may be denied by the County Council where the facility site does not satisfy any of the preceding criteria for community service. This shall also include cases where main extensions are required (see preceding Sections 7.b.ii. and 7.c.) for private institutional facilities seeking community service for existing residential structures.

8. Community Service for Public Facilities -- Public facilities are defined as government-owned buildings or facilities; this includes municipal, county, state, and federal governments. Community water and sewer service may be provided to serve existing public facilities and to support the development of approved new public facilities, including those facilities which are located outside of the acknowledged community water and/or sewer service areas. In addition, community water and sewer service may be extended to privately-owned buildings where the construction of public facilities such as roads will result the partial or total loss of individual (private) water supply and/or sewerage systems. DEP may act to approve service area changes for public facilities through the administrative delegation process, Section V.F.a.: Public Facilities. The provision of community service under this policy shall not be used as justification for the connection of intervening or nearby lots or parcels if they would not otherwise be entitled to connect to community systems.

9. Community Service for Community Development Projects -- Community water and sewer may be provided in support of community development projects which have previously been approved following a public hearing. Such projects may include officially designated renewal and redevelopment areas, neighborhood and community improvement programs, projects approved for productivity housing, rural village programs, historic preservation projects, and housing subsidized by Federal, State or local government, upon the recommendation of the Director of the County Department of Housing and Community Affairs. DEP may act to approve service area changes in these cases through the administrative delegation process, Section V.F.c: Community Development. The provision of community service under this policy shall not be used as justification for the connection of intervening or nearby lots or parcels if they would not otherwise be entitled to connect to community systems.

10. Community Service for Transferable Development Right Receiving Areas -- Given the development densities proposed, the provision of community water and sewer service is generally required for areas zoned as transferable development right (TDR) receiving areas. In cases where the base zoning of the property is **not** suitable for the provision of community water and/or sewer service (RE-1, RE-2, etc.), the provision of community service shall require Planning Board approval of a preliminary subdivision plan which uses the TDR-development option. DEP may act to approve service area changes in these cases through the administrative delegation process, Section V.F.2.d.: Consistent with Existing Plans. That policy includes an option for holding a joint public hearing for the service area change and the TDR-option preliminary plan. The provision of community service under this policy shall not be used as justification for the connection of intervening or nearby lots or parcels if they would not otherwise be entitled to connect to community systems.

11. Community Water Service for Child Lots -- Community water service may be provided to support the subdivision of lots for the children of the owners of qualifying properties. Montgomery County's zoning and subdivision regulations make special provisions for the creation of these lots which are generally located in the more rural areas of the county, primarily in the Rural Cluster, Rural and Rural Density Transfer Zones. The size of the lots to be considered for service under this policy is intended to be in the range of those included in the water service for large lot provisions in Section IV.C.1.a: between 1 acre and 5 acres. Approval of a service area change to allow community water service must be dependent on Planning Board approval of a preliminary plan for the proposed child lot. In areas zoned RDT, child lot cases are handled as minor subdivisions, without the preparation of a preliminary plan; in these cases, service area changes will depend on an M-NCPPC notice to DEP that the subdivision plat is ready for Planning Board approval. DEP may act to approve service area changes in these cases through the administrative delegation process, Section V.F.2.e: Child Lots.

Water service in these cases is generally intended to be provided from abutting water mains, although water main extensions can be considered where those extensions are consistent with the requirements for large lot development, as previously cited. The provision of community service under this policy shall not be used as justification for the connection of intervening or nearby lots or parcels if they would not otherwise be entitled to connect to community systems.

12. Community Service Due to Changes to Individual On-Site Systems Regulations --

Community water and/or sewer service, restricted to a single water and/or sewer hookup, may be provided to a parcel or a recorded lot that meets both of the following conditions:

a. The applicant must demonstrate that the lot was recorded by plat on the basis of successful sewage percolation or water supply tests, but due to change in regulation, the lot can no longer satisfy State and County regulations for individual, on-site systems; and

b. Community service can be provided in a cost-effective and environmentally-acceptable manner.

DEP may act to approve service area changes for public facilities through the administrative delegation process, Section V.F.2.b.: Changes to Individual On-Site Systems. The provision of community service under this policy shall not be used as justification for the connection of intervening or nearby lots or parcels if they would not otherwise be entitled to connect to community systems.

13. Reverse Category Changes -- Changes from water and sewerage service area categories 1, 3, or 4 to categories 5 or 6 for the purpose of avoiding the assessment of front-foot benefit charges (see Chapter 4) shall not be approved unless the property has a well or septic system certified by the Montgomery County Department of Permitting Services to be properly functioning. Then applications for reverse category changes will be addressed on a case-by-case basis by the County Council. Changes in WSSC's assessment procedures now allow for a hiatus on assessments for properties with functioning individual systems which abut mains authorized starting in 1995 regardless of their service area category.

14. Special Community Service Areas -- In addition to the preceding policies, the County may also designate specific areas for or restrict specific areas from community water and/or sewer service in order to achieve specific development goals, to promote environmental protection, or to address other special concerns.

a. **Oaks Landfill Water Service Area --** The County approved the extension of community water service to the vicinity of the Oaks Landfill, located between Mt. Zion and Laytonsville, in 1995. The extension of community water service provides public water for approximately 155 existing eligible dwellings in the community surrounding the landfill site. DEP investigated low-level groundwater contamination in the northwestern area of the Oaks Landfill starting in spring 1992. While the level of contamination is less than the Maximum Contaminant Limits established by the U.S. Environmental Protection Agency under the Safe Drinking Water Act, it also remains persistent. Community water service is provided to this vicinity to relieve anxiety in the community and to avoid potential long-term costs due to an extensive domestic well sampling program in the community. The County's actions are in accordance with provisions of the 1983 Oaks Landfill Mediated Agreement, an agreement between the County and the community near the landfill.

The water system consists primarily of a main extending east along Fieldcrest Road from Manor View Drive to Olney - Laytonsville Road (Route 108), and a loop main following Route 108, Riggs Road, Zion Road, Brookeville Road, and Route 108 back to Fieldcrest Road. Branch mains feeding off the loop are installed along parts of Route 108, Zion Road, Brookeville Road, Muncaster Road, Meredith Drive, and Stanbrook Drive. The mains located along Fieldcrest and Muncaster Roads and Route 108 are capital size. Water main construction was completed in 1998.

The special water service area envelope, which encompasses parts of the Olney and Upper Rock Creek Planning Areas, includes the potential service area from the 1983 mediated agreement, plus other properties in the vicinity that can logically be served by the community water system. The potential service area described in the agreement is based on the Oaks Landfill potential groundwater influence area, which is the "boundary that establishes the maximum potential water service area to be considered for an alternative water supply system," according to a 1981 consultant's hydrogeologic report of the landfill vicinity. Part of the special service area within the Olney Planning Area is zoned Rural Density Transfer (RDT), which is not normally recommended for community water service in this plan. The provision of water service to these RDT-zoned areas does not establish a precedent for community water service for similarly-zoned properties outside of the special water service area.

Water service is provided to the Mt. Zion community at the intersection of Zion and Brookeville Roads, which is located partly within the landfill's potential groundwater influence area. Many of the homes in this community have substandard, hand-dug wells which will be relieved by the provision of community water service. The County is also extending water service along Meredith Drive east of Muncaster Road where groundwater contamination unrelated to the Oaks Landfill affected homes using wells.

The solid waste disposal fund financed all of the capital costs for design and construction of the water mains, as well as the costs for connections to existing homes that elect this service. Incurred costs include those for the construction of water mains, connections, and hookups; for plumbing repairs inside structures to assure adequate water pressure, for WSSC inspection fees, for domestic well abandonment, and for payment of quarterly water bills. New houses and other structures built after 1995 within the service area are also eligible for water service, but generally must connect to the community water system at their own cost and receive no County subsidy of quarterly water bills. Homes along the eastern half of Meredith Drive will also receive no County water bill subsidy.

b. Piney Branch Restricted Sewer Service Area -- In 1991, the County Council established a policy to restrict the availability of community sewer service in the Piney Branch Watershed, which is designated as one of the county's Special Protection Area watersheds. Through the Piney Branch Sewer Restricted Access Policy, the Council sought to limit the growth of public sewer-dependent development within and near this environmentally-sensitive watershed, particularly within the areas of the watershed zoned for one- and two-acre development. The specific requirements of the restricted access policy are included in Chapter 1, Section VII.A.2.a. This policy will be reexamined in the context of interrelated land use, zoning, and sewer service recommendations in the pending update of the Potomac Subregion Master Plan.

c. Riverwood Drive Restricted Sewer Service Area -- In 1998, the County Council approved the extension of community sewer service to properties located along Riverwood Drive south of River Road in Potomac. In approving this service, the Council restricted the number of sewer hookups allowed for the Kitchen Property located at the southern end of the street, and further restricted the sewer main extension from serving properties in nearby neighborhoods in order to limit the extension of sewer service in the areas zoned for two-acre development south of River Road. The specific restricted access policy is included in Chapter 1, Section VII.A.2.b.

d. Redland Park Special Sewer Service Area -- In 1998, the County Council approved the provision of community sewer service for this site zoned for one-acre density development in order to facilitate a residential cluster subdivision plan. The site is located along Airpark Road east of Route 124 in the Upper Rock Creek Watershed. The Council granted this approval as a limited exception to the general sewer service recommendations of the 1985 Upper Rock Creek Master Plan which did not anticipate RE-1 cluster development in this area. The developer proposed a cluster plan for the Redland Park site as a solution to an impasse created in the development review process by the County's failure to specify necessary improvements to Airpark Road during the review of the original non-cluster, septic-based subdivision plan (The Ellison Property).

In allowing the increased development density made possible by the cluster-option development plan, the Council specified that sewer service would depend on the approval of a subdivision plan which provided water quality protection for the Rock Creek Watershed equivalent to, or better than, that which would have been required to implement the previously-approved, non-cluster plan. The Council further specified that the provision of sewer service to Redland Park does not set a precedent for other properties in either the Upper Rock Creek Master Plan or any other master planning area. There will be no additional changes to the sewer categories for RE-1 and RE-2 zoned properties in the Upper Rock Creek Master Plan other than those which are addressed by specific Water and Sewer Plan policies for cases such as single hookups from abutting mains, public health problems, and private institutional facilities. In order to avoid the effects of sewer main construction along Rock Creek and its tributaries, Redland Park will be served by a developer-financed wastewater pumping station and force main which will convey sewage flows to the Great Seneca Creek sewerage system west of Route 124.

V. PROCEDURES FOR ADOPTING AND AMENDING THE WATER AND SEWER PLAN

Under State law, the authority to adopt and amend the Comprehensive Water Supply and Sewerage Systems Plan resides with the County Council. State law requires that the Executive recommend, and the Council adopt, a comprehensive update of the Water and Sewer Plan at least once every three years. In between these triennial updates, the Executive's goal is to transmit proposed Plan amendments to the Council semiannually in May and November, with corresponding final actions by the Council generally occurring in July and February, respectively. Plan amendments may be considered outside the preceding schedule, upon the discretion and agreement of the County Council, for those cases involving exceptional circumstances such as severe hardships, public or quasi-public facilities, and other projects of critical public interest.

Following the submission of the plan or plan amendments from the Executive, the Council schedules a public hearing, providing State and local agencies thirty days notice of the hearing. A public notice of the hearing must appear once at least ten days in advance of the hearing date in a newspaper of general circulation in the county. Following the hearing, the Council holds a committee worksession on the plan or plan amendments. The full Council then considers the committee recommendations and adopts a resolution acting on the plan or plan amendments. The Executive has ten days following adoption of the resolution to comment on the Council's action before the action is final.

The Maryland Department of the Environment reviews the County's amendments to the Water and Sewer Plan and coordinates a review by the Maryland Office of Planning. MDE may approve, approve with modifications, or disapprove the plan or any plan amendment submitted by the County. MDE has 90 days to review and take action on the plan or plan amendments, a period that may be formally extended by MDE, if necessary, for a second 90 days. MDE must act within this maximum period of 180 days; otherwise, the plan or the plan amendments become automatically approved as submitted.

The Department of Environmental Protection may also amend both the plan text and maps under a limited delegation of authority from the Council, as specified under Section V.F.: Administrative Delegation. These actions generally occur on a quarterly schedule, although certain cases, especially those not requiring a public hearing, can be handled on an as-needed basis at the discretion of DEP. Public hearing notification requirements for this administrative process are the same as for the Council's public hearings (see: Section G, Public Outreach.)

A. Plan Amendment Actions -- County Council and administrative actions on plan amendments generally fall into one of the following types:

1. Approval -- Action on development plans and authorization of water and sewer mains may proceed based on the County's approval of a category change. The County Council or DEP provides the

appropriate agencies and the applicants with copies of the final approval documents; however, the action is not formally adopted until the MDE notifies the County of the amendments approval. The applicant can proceed with development approvals, at the applicant's risk, during the State's review period.

2. Conditional Approval -- In order to appropriately implement the policies included in this plan, the approval of plan amendments (including category changes) may be conditioned on some other action, on the use of a particular development option, or on any other requirement appropriate to the provision of water and sewer service. The condition(s) shall be clearly stated in the action amending the plan. It is incumbent upon the applicant to notify DEP that the conditions for final approval have been satisfied. Once the conditions have been satisfied, the DEP Director shall grant final approval of the amendment in accord with the original action and notify the applicant and all appropriate agencies of the change.

3. Deferral -- The County Council may elect to defer action on a specific plan amendment rather than approve or deny it. A deferral may result from the need for additional information which is not readily available to properly evaluate an amendment. A deferral can also occur to allow another process to proceed before making a decision on the amendment. Often the other process involves a land use or zoning decision which is relevant to the decision on water and sewer service, or which could be potentially influenced by the action of the Council on the issue of water and sewer service.

Actions which include deferred amendments shall clearly state the reason for deferral. Generally, the deferral period is intended to last no more than one year before an action on the amendment is anticipated. Upon resolution of the reason for deferral, an amendment may be brought back for further consideration by the Council. This can be scheduled at any time at the discretion of the Council. The amendment can be taken up by the Transportation and Environment Committee or go directly to the full Council for consideration; a new public hearing is not required unless one is desired by the Council. Often, to promote an orderly public process, a deferred amendment may be submitted to the Council as part of a semiannual amendment packet from the County Executive. In such cases, the deferred amendment may proceed through the public hearing process with the other amendments in the packet.

Amendments initially recommended for administrative delegation actions may be deferred because they lack appropriate interagency concurrence for administrative approval, because they have been identified for deferral by one or more Councilmembers, or because the DEP Director has determined that issues involved with the amendment require consideration by the full Council. Generally, amendments deferred from administrative actions are included with the next regular semi-annual transmittal of amendments from the County Executive to the County Council, and are subject to the Council's public review process, including a public hearing.

4. Denial -- As detailed under Section V.E., applicants may file a new amendment request following a denial, but not within one year of the date of the denial action. In rare cases, a Councilmember who had voted to deny an amendment may request reconsideration of that amendment by the Council. At this time, DEP cannot deny amendments through the administrative delegation process; if DEP can not approve an application through the administrative process, it must be forwarded to the Council for consideration and final action.

B. Water and Sewer Category Map Updates -- DEP is responsible for preparing interim updates of the plan's service area category maps. Improvements in mapping technology resulting from the use of the County's computer-based geographic information system (GIS), MC:MAPS, now allow for the preparation of more up-to-date maps than the triennial updates required by the State. These interim updates are based on category change actions, map revisions and corrections, and informational updates approved since the last interim or triennial update. The interim update maps, which do not require approval by the Council, represent the County's official record for water and sewer service area categories pending the triennial updates approved by the County Council.