M-NCPPC

MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MCPB
ITEM # 1
1/24/02

January 18, 2002

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Jeff Zyontz, Chief
County Wide Planning Division

Jorge A. Valladares, P.E., Chief
Environmental Planning

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

SUBJECT: **November 2001 County Council Amendments to the *Comprehensive Water Supply and Sewerage Systems Plan***

WSCCR 01A-GWC-03 (Concur with Executive Staff recommendations)
WSCCR 01A-GWC-04 (Concur with Executive Staff recommendations)
WSCCR 01A-OLN-01 (Concur with Executive Staff recommendations)
WSCCR 01A-OLN-03 (Request **modification** to Executive Staff recommendations)
WSCCR 01A-POT-03 (Concur with Executive Staff recommendations)
WSCCR 99A-POT-03 (Concur with Executive Staff recommendations)
WSCCR 99A-POT-04 (Concur with Executive Staff recommendations)
WSCCR 99A-POT-05 (Concur with Executive Staff recommendations)
WSCCR 01A-TRV-12 (Concur with Executive Staff recommendations)
WSCCR 01A-TRV-13 (Concur with Executive Staff recommendations)
WSCCR 01A-TRV-14 (Concur with Executive Staff recommendations)
WSCCR 01A-TRV-15 (Concur with Executive Staff recommendations)
WSCCR 01A-TRV-18 (Concur with Executive Staff recommendations)

RECOMMENDATION

Approval of staff recommendations and transmittal to the County Council.

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. Staff is in agreement with the Executive staff's recommendations on twelve of thirteen submitted cases.

DISCUSSION

The attached material contains thirteen water and sewer category change requests under consideration as amendments to the Comprehensive Water Supply and Sewerage Systems Plan. Amendment policies are discussed on pages 1-9 through 1-18 of the Comprehensive Water Supply and Sewerage System Plan (see attachment 2). 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 Proposed Amendments: Montgomery County Comprehensive Water Supply and Sewerage Plan; County Executive's Amendment Transmittal to the County Council-November 2002, Attachment 1).

Unlike applications considered under the Administrative Delegation process, these applications must be forwarded to the County Council for action. The Planning Board is required by state law to provide land use and zoning input on these amendments. Planning Board recommendations will be forwarded to the Council prior to public hearing record closure and in time for the T&E work session on 04FEB2002.

Attachment 1 of this packet is the County Executive's Amendment Transmittal to the County Council-November 2001, containing thirteen applications. **Park and Planning Staff recommendations concur with the Executive staff recommendations for twelve requested changes, with modification to WSCCR 01A-OLN-03.** A discussion brief summary of the individual applications follows. More detailed information and maps can be found in Attachment 1.

WSCCR 01A-GWC-03
Concur with Executive Staff recommendation.

Farm Development Coop. requests W-3 and S-3 for 4 proposed religious facilities and ancillary school structures on 119 acre RDT zoned property on the north side of Brink Road opposite Glendevon Court.

Substantive concerns exist with regard to the Water and Sewer Plan's private institutional facilities (PIF) policy. County Executive's recommendation is for deferral of this case while the Council addresses the PIF policy in the next full Water and Sewer Plan update late this year.

WSCCR 01A-GWC-04
Concur with Executive Staff recommendations

Hani Marcos requests W-3 for 21111 Goshen Road on the north side of Brink Road. The 2.5 acre property is zoned RE-2. Water service would require a 4,500' CIP size water main extension that would abut many additional properties.

County Executive's recommendation is to maintain W-6.

WSCCR 01A-OLN-01
Concur with Executive Staff recommendations with caution

James and Martha Hopper request S-3 for RE-2 zoned 19.14 acre property on the west side of Dr. Bird Road at Norwood Road. The property is in the Olney Master Plan area and includes the historic 1885 Thomas Moore House.

The Olney Master Plan, adopted in 1980, is currently under study with an expected completion date of Dec 2003. Water and sewer service should be considered comprehensively, as numerous projects of varying scale and several parcels are involved. This request for service is consistent with the current master plan recommendations provided a cluster option is used.

County Executive's recommendation is approve W-1 (abutting main) and to defer action on the sewer request for a period of up to one year pending the applicants' decision of whether to pursue rezoning of the property from RE-2 to LDRC.

WSCCR 01A-OLN-03
Recommend modification of Executive Staff recommendations

Our Lady of Good Counsel High School, for Elizabeth Hyde, is requesting W-3 and S-3 for 40 acres of split zoned (RE-2 and RC) property on the south side of Olney-Sandy Spring Road at Dr. Bird Road. The proposed use is a private parochial high school.

Executive staff recommendation is to approve W-1 and S-3

M-NCPPC staff recommends that S-3 be granted only for property on the west side of the existing Batchellors Forest Road, maintaining S-6 on the east side of Batchellors Forest Road. Further M-NCCPC request that advancement to S-3 be conditioned on approval by the Planning Board of a satisfactory preliminary plan using the cluster provision.

WSCCR 01A-POT-03
Concur with Executive Staff recommendations

Simon Kareri requests S-3 for a vacant RE-2 zoned,2.62 acre property on the west side of South Glen Road, 1000' north of Pitt Ford Drive. Service will require a 700' main extension, would require rights-of-way and abut two properties. Property is outside sewer service envelope and counter to master plan intent.

Executive staff recommendation is to defer action on the sewer request pending completion of the Potomac Master Plan.

WSCCR 99A-POT-03; WSCCR 99A-POT-04; WSCCR 99A-POT-05
Concur with Executive Staff recommendations for all three applications.

All three cases involve RE-2 zoned properties in Potomac Manors along Coral Drive. Problems with shallow rock and water table make conditions in this area marginal for septic repair.

County Executive, based on a septic survey, recommendation is to approve S-3, for single sewer hookup only, to relieve an anticipated public health problem.

WSCCR 01A-TRV-12
Concur with Executive Staff recommendations
Marvin Mark is requesting W-1 and S3 for Lot 8, Merry Go Round Farm. This property is a 4 acre, RE-2 zoned property with one existing single family home. This site has potential for redevelopment. Results of prior septic testing are still acceptable. This site is outside of the recommended sewer service envelope.

County Executive recommendation is to defer action on the sewer request pending adoption of the Potomac Subregion Master Plan.

WSCCR 01A-TRV-13
Concur with Executive Staff recommendations

Hedieh Heshmatipour is requesting W-3 and S-3 for a RE-2 zoned, 2.64 acre property with one single family house- proposed for renovation/replacement of existing house. Service will require 700 and 800' extensions for water and sewer respectively. Alignment would abut four additional properties. The site appears constrained by slopes and other environmentally sensitive features. The site is not intended for sewer service in the draft Potomac Subregion Master Plan.

County Executive recommendation is to defer action on the sewer request pending adoption of the Potomac Subregion Master Plan.

WSCCR 01A-TRV-14
Concur with Executive Staff recommendations

Potomac Highlands Civic Association (PHCA) is requesting S-1 for a RE-1, 1.47 acre property (Lot 9, Block C, Potomac Highlands). The property is currently vacant. The property appears to have significant environmental constraints with approximately 75 percent of the property in stream buffer. The property is outside the recommended sewer envelope.

County Executive recommendation is to defer action on the sewer request pending adoption of the Potomac Subregion Master Plan.

WSCCR 01A-TRV-15
Concur with Executive Staff recommendations

Dumont Oaks Corp. (for Sutton Homes, Inc) is requesting W-3 and S-3 for a 24.85 acres of existing vacant RE-2 zoned property. Extensions would abut and require rights-of-way for many properties, require tree removal and impact stream valley and wetland area. The property is outside the recommended sewer envelope.

County Executive recommendation is to defer action on the sewer request pending adoption of the Potomac Subregion Master Plan.

WSCCR 01A-TRV 18
Concur with Executive Staff recommendations

Marie Seebode, 14100 Marian Drive is requesting S-3 for the 1.51 acre, R200 zoned property. Property is consistent with existing and proposed Potomac Master Plan. No environmental constraints were noted on subject property. Council Resolution **14-334** previously denied sewer service to this property, due to this property's inclusion in the Piney Branch Restricted Access Policy area. The Piney Branch Restricted Access Policy overrides the Potomac Subregion Master Plan.

County Executive recommendation is to defer action on the sewer request pending adoption of the Potomac Subregion Master Plan.

Staff appreciates the assistance of the Montgomery County Department of Environmental Protection staff, particularly Alan Soukup and Dot Pescon, in the preparation of this review.

DQ:ss\D:\PlanningBoardMemos\dom-cwsss
Attachment

Proposed Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan

County Executive's Amendment Transmittal to the County Council – November 2001

Proposed Water and Sewer Map Amendments: 13 Water/Sewer Service Area Category Change Requests

PROPOSED COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS
COUNTY EXECUTIVE'S TRANSMITTAL PACKET – NOVEMBER 2001

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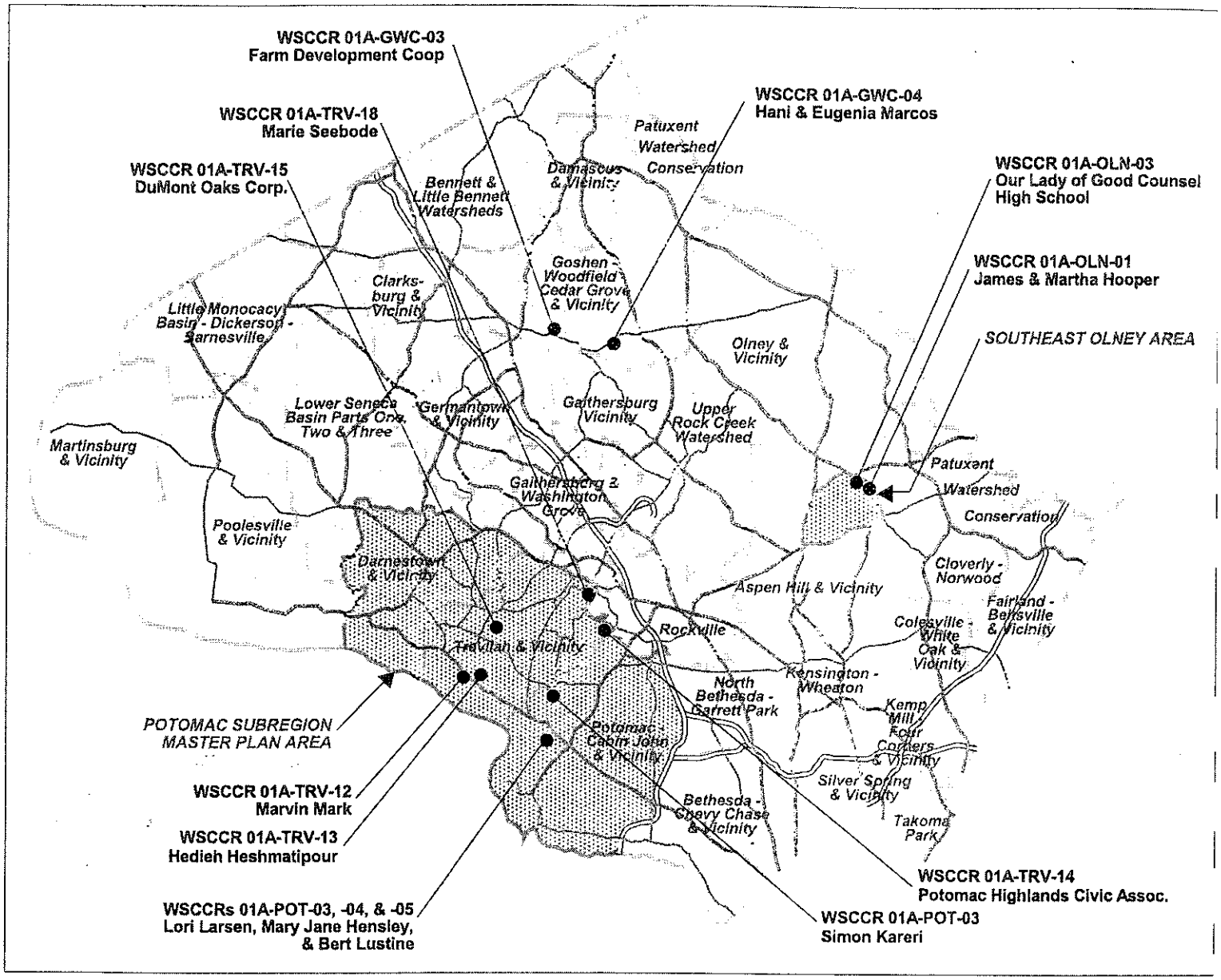
Water/Sewer Map Amendment Locator
County Executive's Transmittal -- November 2001



5 0 5 10 15 20 25 Miles

MAP LEGEND
- County Roads
- State Roads
- US & Interstate Highways
- M-NCPPC Planning Areas
- Planning Areas with Map Amendments
- Special Issue Areas: Potomac Subregion Master Plan Area, Southeast Olney Area

N W E S

Montgomery County, Maryland
1999 - 2008
Comprehensive Water Supply and Sewerage Systems Plan

Department of Environmental Protection
Montgomery County Maryland

Watershed Management Division
11/01/01 -- GIS Project File:
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GOSHEN - WOODFIELD - CEDAR GROVE PLANNING AREA

Map Amendment No. Applicant/Owner Site Description Location & Information	Service Area Categories Existing **Requested** Applicant's Reason	WSSC& MCDPS Reports (Main extensions are non-CIP size unless otherwise noted.)	M-NCPPC Staff and Planning Board Comments and Recommendations	**County Executive's Recommendation** (see below for staff report)
WSCCR 01A-GWC-03 • Farm Development Coop, LLC • Parcel P999, Thomas Hog Pasture Case • tax maps: – WSSC grids: • North side of Brink Rd. opposite Glendevon Ct. • Preservation of Agriculture and Rural Open Space Master Plan (1980) • Upper Great Seneca Creek watershed - Wildcat Branch subwatershed (MDE Use III) • RDT Zone: 119.37 ac. • Existing use: farm fields and woods • Proposed use: 4 lots with 1000-seat church and/or private school on each	W-6 **W-3** S-6 **S-3** Reason for Request (summarized): Proposing public water and sewer for four religious facilities and ancillary school uses. The site is similar to the Catholic Church site near the corner of Brink and Ridge Rds. granted water and sewer approval under CR 14-451 (3/7/00). Sewer service will minimize forest losses due to the exceptionally large septic systems required to support these facilities. 5,000 - 10,000 gpd peak capacity for each 1000-seat sanctuary equates to 10,000 - 20,000 linear feet of trench requiring a minimum of 100,000 - 200,000 sq. ft. of approved septic disposal area (initial and reserve fields). The site's steep slopes, stream buffers, wetlands, and forest cover make sting these systems almost impossible. Soils here would likely allow for small septic systems, but systems this large will be impractical. Sewage flows will be pumped in a pressure system paralleling Brink Rd. to the existing WWPS near M-83.	Water: Service will require a 3,600' extension to the 12"-dia. main at Brink Rd. (no. 92-9476A). The extension will abut approx. 12 additional properties. *MCDEP note: A short part of this extension may be constructed by the nearby Catholic church/cemetery project.* Sewer: Gravity service would require a 2.25-mile, partially CIP-sized main extension to the 36"-dia. trunk main along Great Seneca Creek near Watkins Mill Rd. The extension, which would traverse Great Seneca Stream Valley Park, will require the removal of trees and temporary disturbance to wetlands. Under WSSC policies, the applicant's proposal for pumps and pressure sewer service will require a separate grinder pump and low-pressure main *for each* of the four proposed facilities. Detention times in each of these systems would create odor and corrosion problems in the receiving gravity sewer system. *Continues at right* ➤➤➤	M-NCPPC Staff: *Draft* - The stated purpose in not believed to be consistent with the intent of the PIF policy. Planning Board: *(pending)* WSSC Sewer (continued): Pumped sewer service for the proposed 4-lot subdivision will require a central WSSC pumping station and force main. A 4,400' force main and 1,300' gravity outfall sewer would connect to the Freedom Hill WWPS west of the site. This extension would abut up to 16 additional properties and require rights-of-way. See the Seneca sewerage system advisory note, below. Well & Septic: *(pending)*	**Defer action pending the County Council's consideration of the private institutional facilities service policy (Chapter 1, Section IV.C.7.) as part of the 2002 Water and Sewer Plan update.** *Advisory note: MCDEP staff anticipate approval of the 2002 Water and Sewer Plan no sooner than in December 2002.*

Seneca Creek WWTP Sewerage System Service Area Advisory: *The site would be served by the Seneca Creek WWTP sewerage system where WSSC projects that transmission and treatment capacity will be inadequate. Service may become dependent on one or more of the following projects being in service: the Crystal Rock WWPS (S-84.50), the Crystal Rock WWPS Force Main (S-84.51/.52), and the Seneca Creek WWTP Expansion (S-53.18).*

Executive Staff Report

The applicant seeks the provision of public water and sewer service for the development of an institutional, four-lot subdivision. Each proposed lot would be a site for a church of up to 1000 seats and an associated private school. This amendment presents three substantive concerns with regard to the Water and Sewer Plan's private institutional facilities (PIF) policy, and it is therefore recommended for deferral while the Council addresses those concerns.

The first concern goes to the use of public water and sewer to implement development of institutional facilities in the RDT Zone. This development has the potential for greater environmental impact than allowed non-institutional uses, and some see it as eroding the RDT Zone's intent of agriculture and open space preservation. The County Council, citing these concerns, recently acted under CR 14-1000 to defer another nearby PIF-based category change request in the RDT Zone pending a review of the current PIF policy in the pending triennial update of the Water and Sewer Plan. The Council's action established a precedent clearly affecting this proposed amendment.

The second concern goes to the speculative intent of the subject category change request and the associated development project which, at the time of application, was not filed on behalf of a specific institution or institutions. PIF-based category change requests usually come to MCDEP for a specific institution, often a religious institution or a private school, with either the institution filing as the applicant and owner, or the property owner filing on behalf of the institution. Consistent with the clear intent of the PIF policy, MCDEP now requires proof of an institution's tax-exempt status to verify its qualification to use the PIF policy. This issue, much like the issue of water and sewer-dependent PIF uses in the RDT Zone, is one of sufficient significance to warrant its review in the development of the Water and Sewer Plan update.

The third concern goes to the potential need for capital water and/or sewer facilities to support an private institutional use. Because of WSSC's grinder pump policies, they would require the proposed "church park" to use a central wastewater pumping station (WWPS) and force main, rather than individual pumps and a central pressure main. WSSC's concerns over potential odor and corrosion problems would prevent the use of four separate grinder pump/low-pressure systems. The cost for these separate systems would also likely be prohibitive. The WWPS and force main, serving multiple users, would become WSSC capital facilities. While the developers would be required to pay for these facilities, they would likely be eligible for systems development charge (SDC) credits, and WSSC would take on financial responsibility for operation and maintenance. Again, this issue is one that warrants a consideration in the context of the PIF policy review for the pending Water and Sewer Plan update.

In addition to the broader policy intent issues already discussed, this request also raises more basic concerns with regard to compliance with the existing PIF policy. In order to satisfy the requirements of the policy, the needed water and sewer main extensions cannot offer the provision of public service only to other properties which are otherwise entitled to such service. The required water main extension would abut one additional property zoned RDT; the gravity sewer outfall from the pump station force main could abut properties zoned RE-2 and RDT. These problems might be addressed by system design and/or alignment changes, issues which are more specifically addressed though the M-NCPPC subdivision review and WSSC service extension permit processes.

Map Amendment No. Applicant/Owner Site Description Location & Information	Service Area Categories Existing **Requested** Reason for Request	WSSC& MCDPS Reports (Main extensions are non-CIP size unless otherwise noted)	M-NCPPC Staff and Planning Board Comments and Recommendations	**County Executive Recommendation** (see below for staff report)
WSCCR 01A-GWC-04 • Hani and Eugenia Marcos • Lot 10, Fertile Meadows • Tax map: FV561– WSSC grid: 229NW09 • North side of Goshen Rd. 500' east of Brink Rd. • Preservation of Agriculture and Rural Open Space Master Plan (1980) • Upper Great Seneca Creek watershed (MDE Use I) • RE-2 Zone: 2.5 ac. • Existing use: vacant • Proposed use: one single-family house	W-6 **W-3** S-6 No Change Reason for Request: "If water in the well becomes polluted or dried up, the house would have no water. Well pumps are also more difficult to maintain." *MCDEP note: In talks with staff, the applicants have also raised concerns about the constraint that a septic easement from an adjacent property places on the development of their lot. Using public water would eliminate the need for the required 100-foot separation radius between the well and any on-site septic system, which would theoretically improve their ability to develop the lot.*	Water: Service will require a 4,500', CIP-size water main extension south along Goshen Rd. to an existing 24"-dia. main (no. 804674A) south of Warfield Rd. The extension would abut many additional properties. Approx. 1,200' of the required extension was previously authorized under contract no. 887589A. Sewer: Not requested. Well & Septic: *(pending)*	M-NCPPC Staff: *(Draft)* The amendment is consistent with existing plans under the water to large lots policy. M-NCPPC would only support this category change if water service arrives via the W-3 area to the south. Planning Board: *(pending)*	**Maintain W-6.**

Executive Staff Report
The applicant seeks the provision of public water service for a proposed single-family house on an existing, recorded lot. Due to the length, size, and potential cost of the required water main extension, the amendment is recommended for denial.

The applicant's property is in close proximity to other properties designated as water category W-3. However, because these W-3 properties have not pursued the extension of public water service, the actual provision of public water service to the applicant's lot would require a 4,500-foot, capital-sized water main extension. Very little of the large W-3 designated area immediately north of Warfield Road has received public water service. The designation of this area as eligible for water service goes back in the County's Water and Sewer Plans at least 25 years, when it appears that other capital water projects were intended for the general area, but were never constructed. Due to the apparent lack of interest in or need for public water service in this W-3 area, MCDEP will investigate this further for a possible reverse category change back to W-6.

ADS:ads/S:\WMD\WS\COUNCIL\2001NOV\GWC-TBL.WPD

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/-7713 ▬ 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 =

WSCCR No. 01A-GWC-03
CWSP 10/97 Map Panel
GIS/WSSC Tile 230NW10/11
Tax Map FV22/342
State Watershed Use Class III/I
Plan No. 1-02016
= MCDEP-WMD Staff Use Only =

1. **APPLICANT:** Farm Development Coop LLC
Address: PO Box 5691
Derwood, MD 20855
Telephone: (301) 840-0113

2. **OWNER:** Same
Address:
Telephone:

3. **PROPERTY DESCRIPTION** (Attach an 8½"x11", copy of the state tax map with the subject property(ies) highlighted.)
Identification: Parcel P999, L.6258 F.823, L.12308 F.766, L.14853 F.145
Premise Address: 10715 Brink Road (Unimproved property)
Location: North side of Brink Road across from Glendevon Court

4. **LAND USE, ZONING, AND SUBDIVISION**
Master Plan: Goshen/Woodfield PA #14
Zoning: RDT
Recent Zoning Activity: None
Existing Use: Single Family lot
Recent Subdivision Activity: Preliminary plan for 4 lots proposed - DRC: 10/9/01
Drainage Basin: Great Seneca Creek (Upper)
Site Area: 119.37 Ac.
Proposed Use: Church w/ School (1000 seats)

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-3

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

7. **APPLICANT'S AUTHORIZATION** - Check one of the following as applicable: ☒ Property Owner ☐ Contract Purchaser ☐ Owner's or Purchaser's Authorized Representative
Signature
Date 4/26/01

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

4

= MCDEP-WMD Staff Use Only =

WSCCR 01A-GWC-03

NARRATIVE

We propose to subdivide this property to allow the construction of four religious facilities with ancillary school uses. Sewer is required to minimize the loss of forest due to the exceptionally large septic disposal areas required to support medium sized religious institutions. For 1,000 seat sanctuaries, each facility will generate either 5,000 gallons per day with kitchenette facilities or 10,000 gallons per day with full kitchen facilities. This equates to either a 10,000 or 20,000 linear foot trench system, which is a minimum of 100,000 or 200,000 square feet of approved septic disposal area. Testing and obtaining approval of areas this large is a difficult if not impossible task given the site steep slopes, stream buffers, wetlands, drainage draws and substantial forest conservation requirements.

The soil in the area are from the Brinklow and Occoquan classifications which are characterized by moderate percolation rates. Percolation for small systems would be possible, but for systems this large, it would be impractical. Sewer will proposed to pumped in a pressure system that will run parallel to Brink Road and connect to the existing pumping station west of Brink Road, adjacent to the M-83 roadway.

This site is similar to the recently approved Catholic Church located around the corner at the intersection of Brink Road and Ridge Road. This property was granted a category change (WSCCR-99A-GWC-02) by the county council (Resolution 14-451) on March 7, 2000.

WSCCR 01A-GWC-03

BRINK ROAD PROPERTY

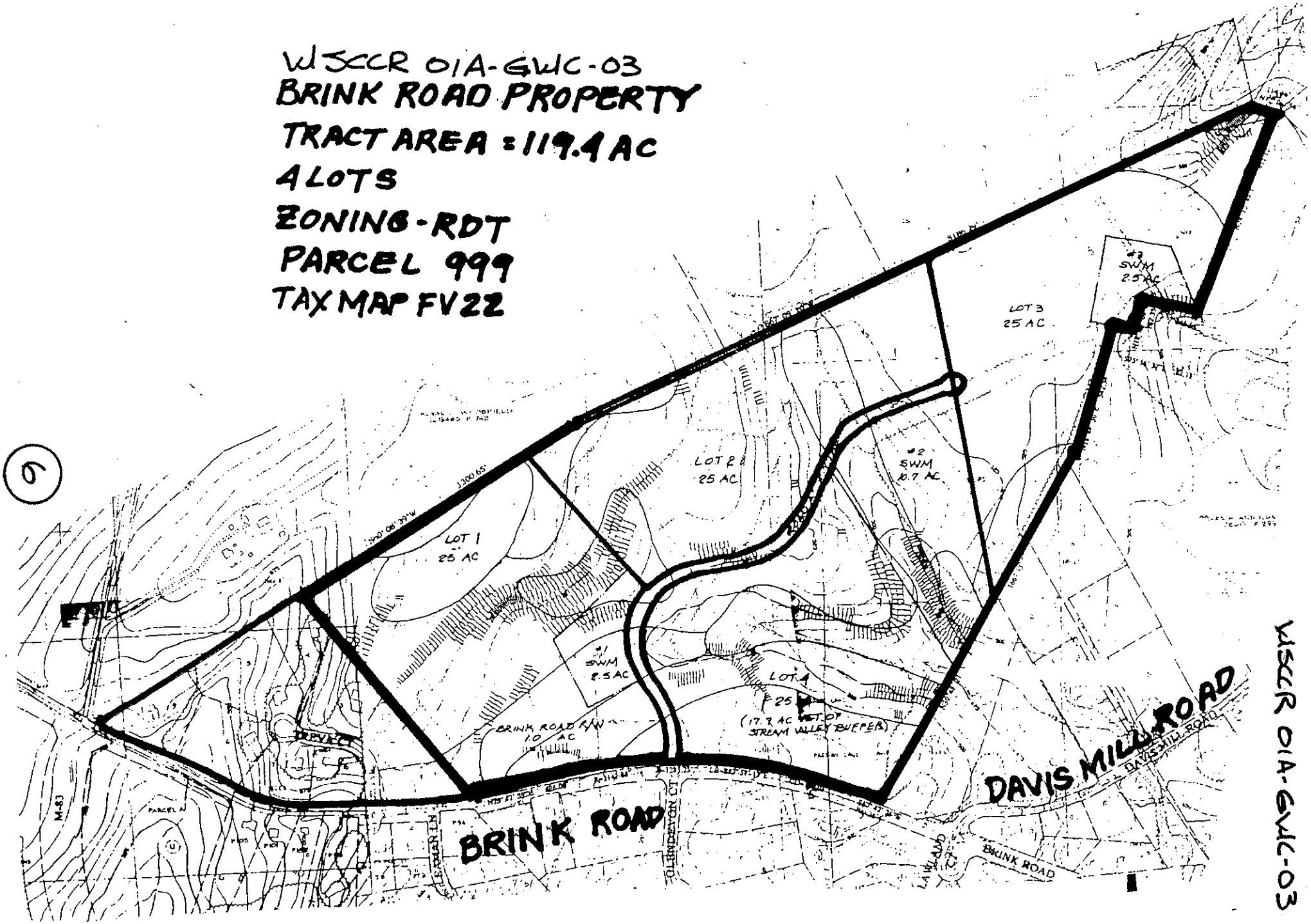
TRACT AREA = 119.4 AC

4 LOTS

ZONING - RDT

PARCEL 999

TAX MAP FV22



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WSCCR 01A-GWC-03

WASHINGTON SUBURBAN SANITARY COMMISSION

DEVELOPMENT PROPOSAL REVIEW
FOR A
SERVICE AREA CATEGORY CHANGE REQUEST

APPLICATION NO.: 01A-GWC-03 DATE: SEPTEMBER 6, 2001

APPLICANT: FARM DEVELOPMENT COOP, LLC

LOCATION: NORTH OF BRINK ROAD ACROSS FROM GLENDEVON COURT

COUNTY: MONTGOMERY 200' SHEET NO.: 230NW10/11

PRESENT ZONING: RDT PROPOSED ZONING: NA

EXISTING SERVICE AREA: SEWER: 6 WATER: 6

PROPOSED SERVICE AREA: SEWER: 3 WATER: 3

SIZE OF PARCEL: 119.37 ACRES

DWELLING UNITS: NA OTHER: 4 CHURCHES WITH SCHOOLS

WATER INFORMATION

1. Water pressure zone: 760-A

2. A 3600-foot-long non-CIP-sized water extension is required to serve the property. This extension would connect to an existing 12-inch water line in Brink Road (contract no. 92-9476A) and would abut approximately 12 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.

Application No: 01A-GWC-03
Date: September 6, 2001

SEWER INFORMATION

1. Basin: Seneca Creek

2. A 12,000-foot-long sewer extension is required to provide gravity service to the property. A portion of the extension will require CIP-sized pipe. This extension would connect to an existing 36-inch sewer line (contract no. 71-4872A) and would abut many properties in addition to the applicant's. Rights-of-way would be required. Construction of this extension will involve the removal of trees and cause a temporary disturbance of non-tidal wetlands. This extension will traverse the Great Seneca Stream Valley Park.

   The applicant has requested this property to be served by a low-pressure sewer system. Based on WSSC policy, four separate low-pressure sewer systems would be required if the property will be subdivided as indicated in the applicant's narrative. The detention time in each system would be long enough to cause odor problems.

   Should this property be subdivided, a WSSC wastewater pumping station, 4400 feet of force main and a 1300-foot non-CIP-sized gravity outfall would be necessary. The gravity outfall main would connect to the Freedom Hill Wastewater Pumping Station. This extension would abut approximately 16 properties in addition to the applicant's. Rights-of-way may be required.

3. Flow from the proposed development: 23,000 GPD

4. Program-sized sewer mains are required to provide gravity service to the property. Program-sized sewer mains and a facility are required to provide pumped service to the property.

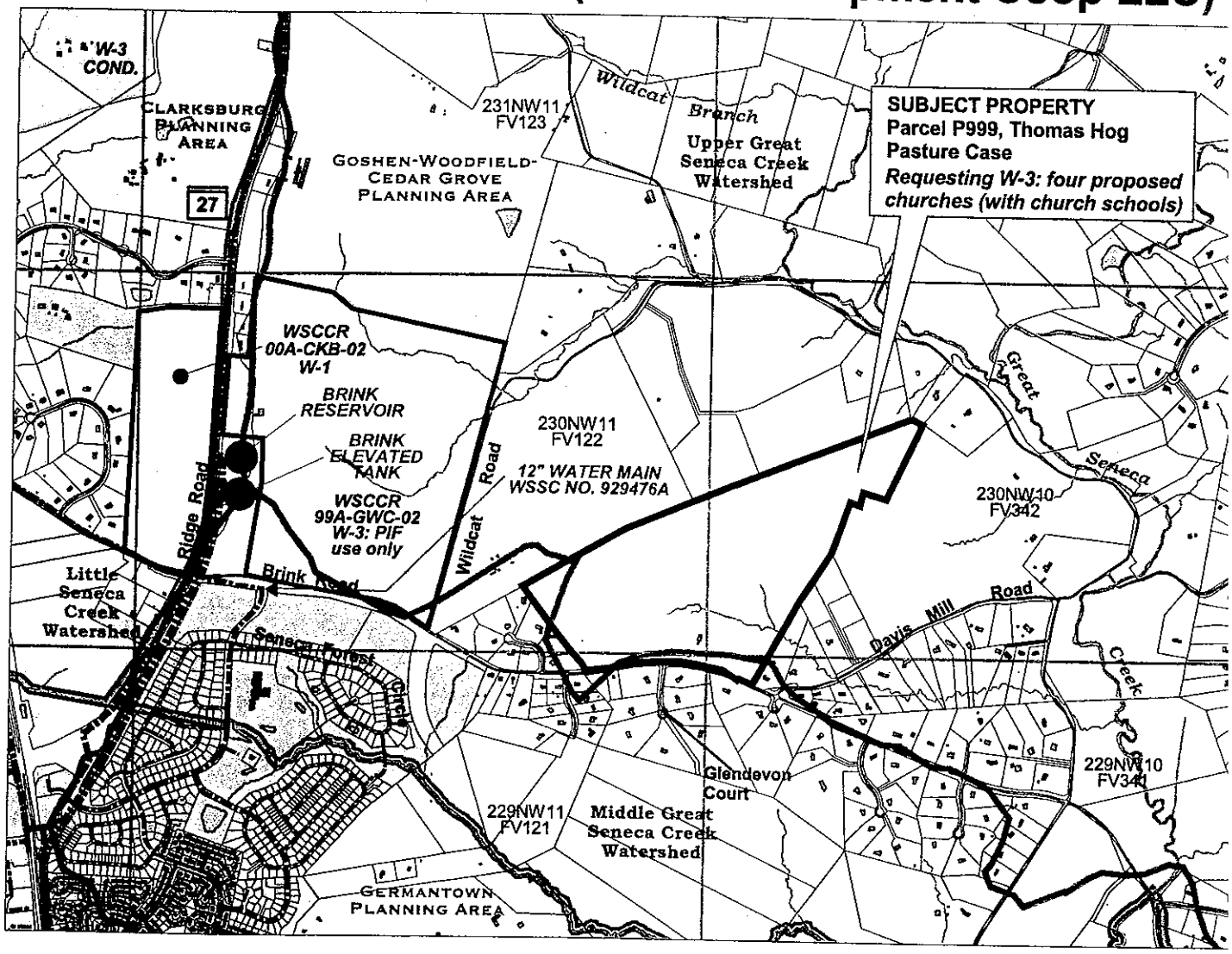
5. Interceptor capacity is adequate.

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

Water Service Area Categories Map
WSCCR 01A-GWC-03 (Farm Development Coop LLC)



MAP LEGEND
- Planning Area Boundary
- Wssc Grid
- Property Boundaries
- Water Lines
- Watershed Boundary
- Streams
- Ponds and Lakes
- Roads - Parking
- Buildings

Water Categories
- W-1
- W-3
- W-4
- W-5
- W-6

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June 1999 Interim Update
Service Area Categories Ma

Montgomery County, Marylan
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and Sewerage Systems Plar

Department of Environmental Protection
Montgomery County Maryland

Watershed Management Division
10/17/01 -- GIS Project File:
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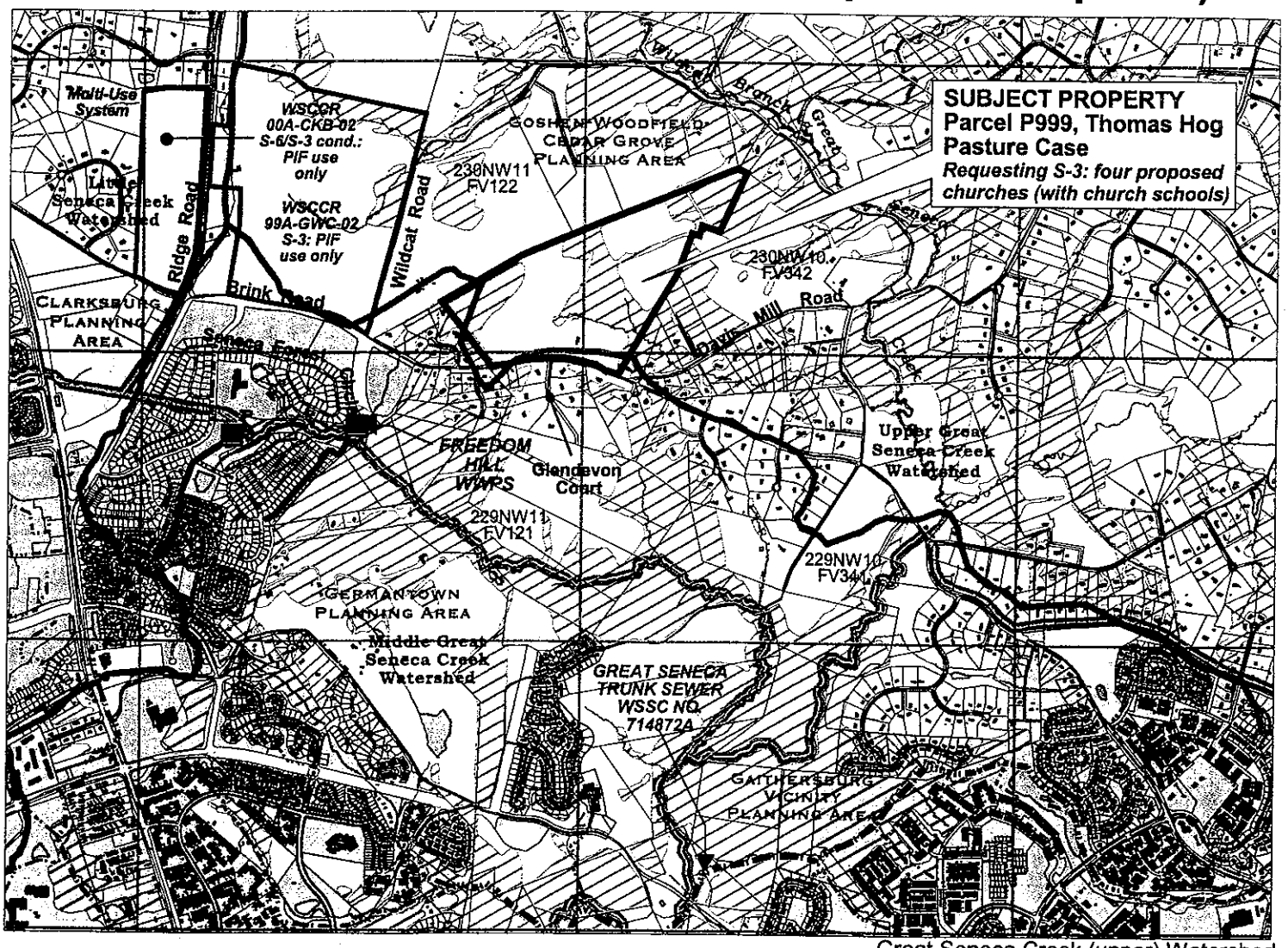
Sewer Service Area Categories Map
WSCCR 01A-GWC-03 (Farm Development Coop LLC)



Great Seneca Creek (upper) Watershed

0.5 0 0.5 1 1.5 2 Miles

MAP LEGEND

- Planning Area Boundary
- Wssc Grid
- Property Boundaries
- Watershed Boundary
- S_pumpstation
- Force Mains
- Low-Pressure Sewers

Sewer Lines

- Small-Dia. Pressure Mains
- 8" or Smaller Dia. Mains
- 9" - 14"-Dia. Mains
- 15" or Greater Dia. Mains
- Streams
- Ponds and Lakes
- Roads - Parking
- Buildings

Sewer_cat

- S-1
- S-3
- S-4
- S-5
- S-6

N W E S

June 1999 Interim Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan

Department of Environmental Protection
Montgomery County Maryland

Watershed Management Division
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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 =

WSCCR No. 01A-GWC-04
CWSP 10/97 Map Panel B
GIS/WSSC Tile 229NW09
Tax Map FV561
State Watershed Use Class I
Plan No. —
= MCDEP-WMD Staff Use Only =

1. APPLICANT: Hani B. Marcos & Eugenia L. Posey-Marcos
Address: 20413 Irvubridge Ct.
Montgomery Village, MD 20886
Telephone: 240-631-2232

2. OWNER: Hani B. Marcos & Eugenia L. Posey-Marcos
Address: 21111 Goshen Road
Gaithersburg, MD 20882
Telephone:

3. PROPERTY DESCRIPTION (Attach an 8½"x11" copy of the state tax map with the subject property(ies) highlighted.)
Identification: House under Construction
Premise Address: 21111 Goshen Road Gaithersburg, MD 20886
Location: Fertile MEADOWS lot 10

4. LAND USE, ZONING, AND SUBDIVISION
Master Plan: PRES. OF AGRICULTURE & RURAL OPEN SPACE Zoning: Single family homes
Drainage Basin: UPPER GREAT SENECA CREEK Site Area:
Recent Zoning Activity: 2 ACRE MINIMUM SINGLE FAMILY HOUSESITES
Existing Use: VACANT - HOUSE UNDER CONSTRUCTION Proposed Use: SINGLE FAMILY HOUSE
Recent Subdivision Activity:

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-6 (NO CHANGE)

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

1. If water in well / ground water becomes polluted, the house would have no water.
2. Wells are more difficult to maintain.
3. We pay taxes and are law abiding citizens / residents. Our tax rates are as high as those with public water
4. Water in area of well other neighbors is highly acidic.

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

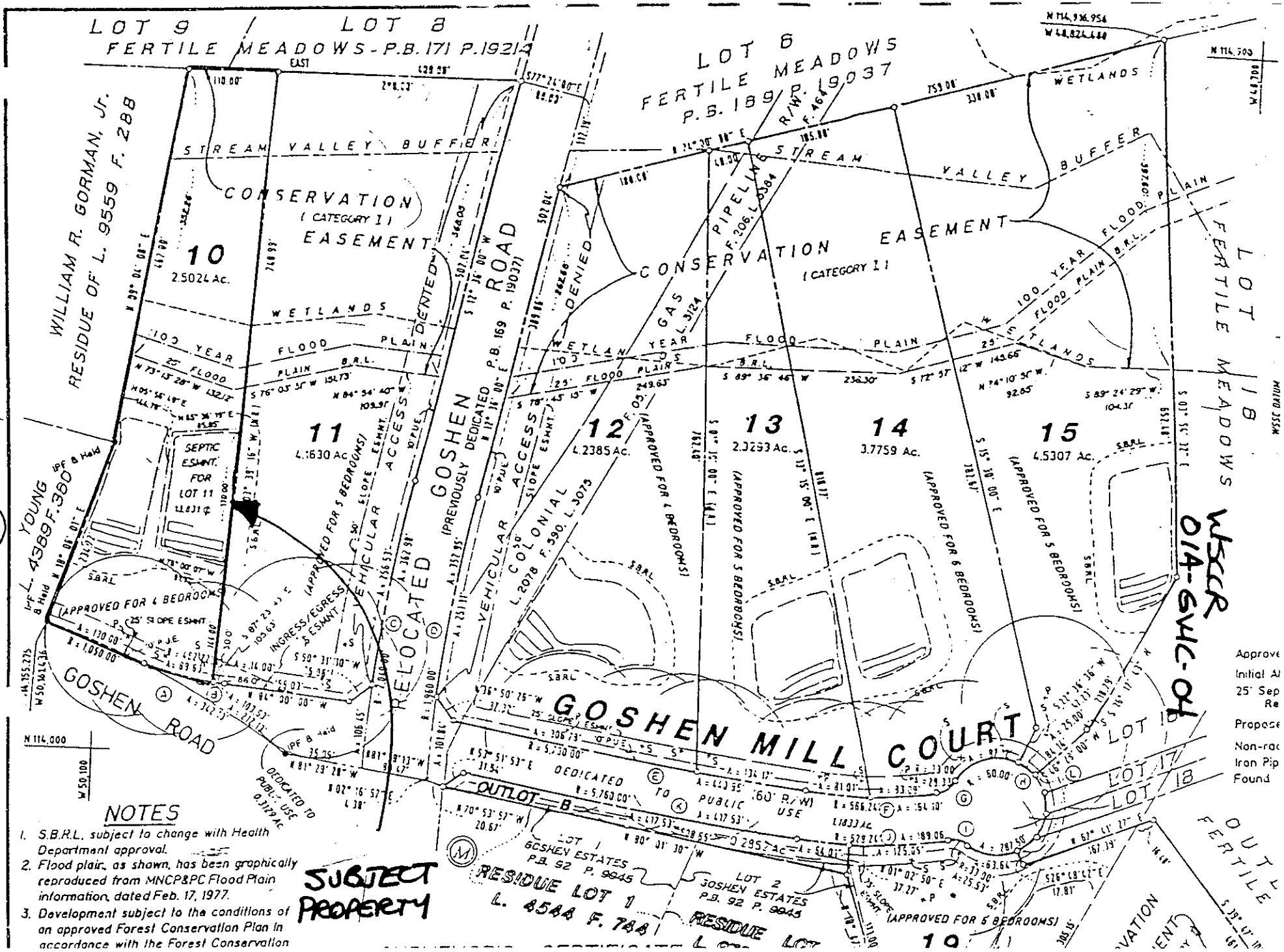
Signature Eugenia Lee Posey-Marcos
Date 8/31/2001 Aug. 31, 2001

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 Eugenia Lee Posey-Marcos
Date Aug. 31, 2001

10

= MCDEP-WMD Staff Use Only =



WSCCR 01A-GWC-04 - FROM FERTILE MEADOWS PLAT

WASHINGTON SUBURBAN SANITARY COMMISSION

DEVELOPMENT PROPOSAL REVIEW
FOR A
SERVICE AREA CATEGORY CHANGE REQUEST

APPLICATION NO.: 01A-GWC-04 DATE: SEPTEMBER 24, 2001

APPLICANT: HANI AND EUGENIA MARCOS

LOCATION: 500 FEET WEST OF BRINK RD/GOSHEN RD INTERSECTION

COUNTY: MONTGOMERY 200' SHEET NO.: 229NW09

PRESENT ZONING: RE-2 PROPOSED ZONING: NA

EXISTING SERVICE AREA: SEWER: 6 WATER: 6

PROPOSED SERVICE AREA: SEWER: 6 WATER: 3

SIZE OF PARCEL: 2.5 ACRES

DWELLING UNITS: 1 SFDU OTHER: NA

WATER INFORMATION

1. Water pressure zone: 660A

2. A 4,500-foot-long CIP-sized water extension is required to serve the property. This extension would connect to an existing 24-inch water main in Goshen Road (contract no. 80-4674A) and would abut many properties in addition to the applicant's. Approximately 1,200 feet of the 4,500-foot-long extension was authorized under job number 88-7589A.

3. Local service is adequate.

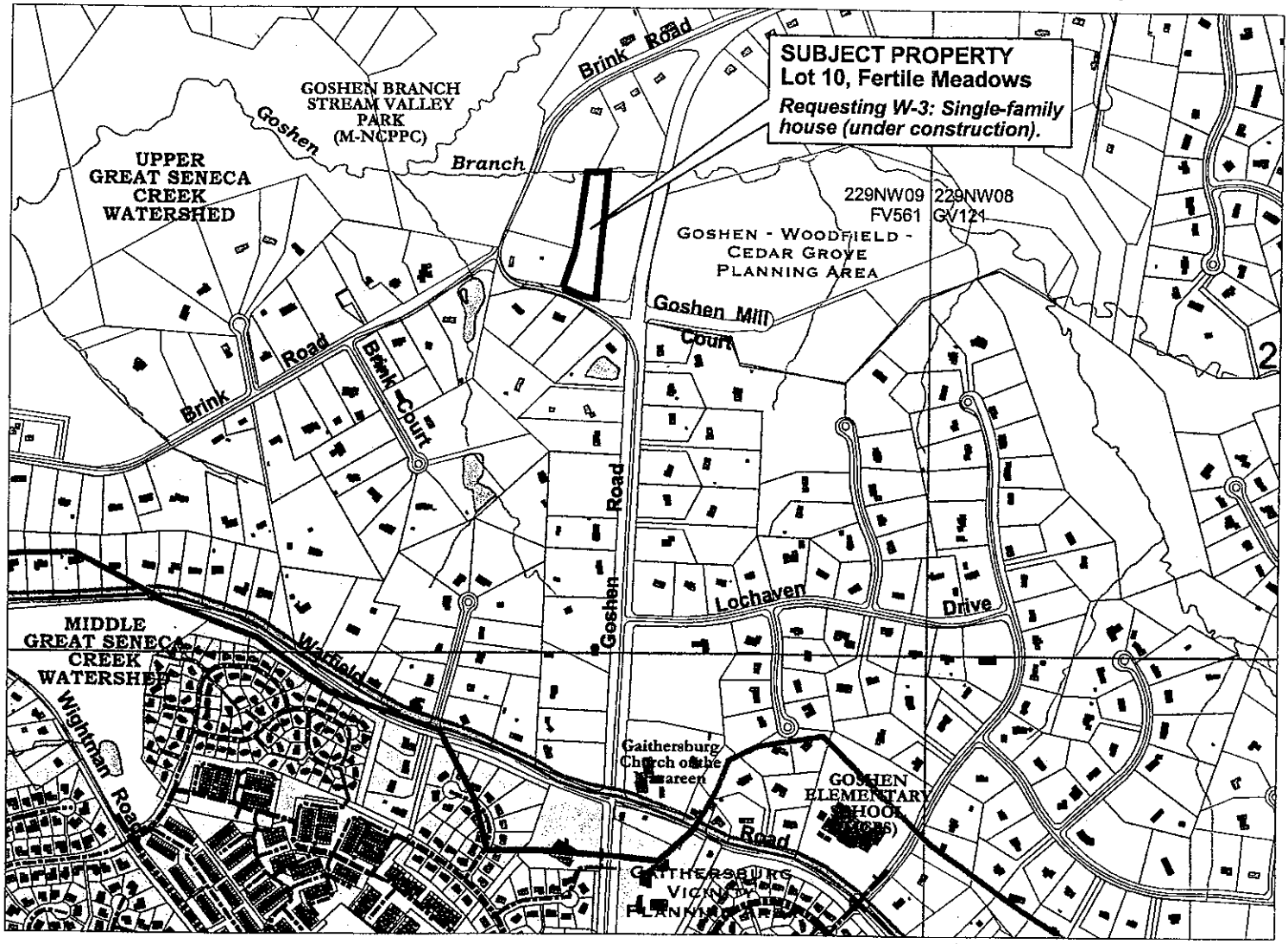
4. Program-sized water main extensions (16 inches in diameter or greater) may be required to serve the property depending on the area's ultimate water service envelope.

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 Bruce MacLaren, 301-206-8817.

Water Service Area Categories Map
WSCCR 01A-GWC-04 (Hani and Eugenia Marcos)



1000 0 1000 2000 3000 4000 5000 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
- Ponds - Lakes
- Streams
- Watersheds
- Roads
- Buildings
- M-NCPPC Planning Areas

Water Service Area Categories
- W-1
- W-3
- W-4
- W-5
- W-6

N W E S

June 1999 Interim Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan

Department of Environmental Protection
Montgomery County Maryland

Watershed Management Division
8/28/01 -- GIS Project File:
o:\wwteam\ccrs-wsheds\grseneca\upgsc\
2001ccrs\01a-gwc-04=marcos.apr

Background

The following two amendments are both located in the Southeast Olney area; an area predominantly zoned RE-2. The 1980 Olney Master Plan recommends the provision of public water and sewer service in this area only to properties rezoned from RE-2 to Rural Cluster (RC) and developed using cluster option plans. In November 1995, the County Council enacted a new floating zone for Southeast Olney, the Low-Density Rural Cluster (LDRC) Zone, allowing property owners to seek the required rezoning for public water and sewer outside the sectional zoning map amendment process. M-NCPPC staff has started an update of the Olney Master Plan, with a staff draft due in late 2002, and approval by the Council expected in December 2003.

Map Amendment No. Applicant/Owner Site Description Location & Information	Service Area Categories Existing **Requested** Reason for Request	WSSC & MCDPS Reports (Main extensions are non-CIP size unless otherwise noted)	Park & Planning Dept. and Planning Board Comments	**County Executive's Recommendation** (see below for staff report)
WSCCR 01A-OLN-01 • James & Martha Hooper • West side of Dr. Bird Rd. (Rte. 182) at Norwood Rd. • Parcel P390, Snowdens' Manor Enlarged • tax map JT121 – WSSC grid: 223NW02 • Olney Master Plan (1980) • Northwest Branch watershed (Use IV) • RE-2 Zone: 19.14 acres • Existing use: residential – Thomas Moore House (see M-NCPPC comments) • Proposed use: residential subdivision	W-3 No Change S-6 **S-3** Reason for Request: "In order for this property to be developed with the maximum sensitivity for the historical setting of the 1885 house and for the preservation of environmental areas, public water and sewer is desirable. Disturbance and clearing for septic fields would require more land disturbance than public water and sewer. Public water exists in Dr. Bird Road. Public sewer is available a short distance along Norwood Road."	Water: Service can be provided from the 12"-dia. main (no. 846158C) abutting the property along Dr. Bird Rd. Sewer: Alternative 1 – Gravity sewer service to the higher elevations of the site would require a 600' main extension from a main proposed for the confronting Bancroft Property (no. DA3060A01). (Service would depend on an 1800' extension for Bancroft.) The extension would abut one additional property and require a right-of-way. Tunneling under Dr. Bird Rd. may also be required. Grinder pumps could technically provide service to the lower elevations of the site, but are at odds with WSSC's policies because gravity service could be provided (see Alternative 2). Alternative 2 – Service would require a 1700' main extension from the 8"-dia. main at Excaliber Ln. (No. 846158B). The extension would abut one additional property, require rights-of-way, and may require removing trees. Well & Septic: *pending*	M-NCPPC Staff: *(Draft)* The request is consistent with the master plan which recommends public water and sewer service only if the site is rezoned to RC and uses the cluster option. Thomas Moore House (c. 1885) is recommended to the Council for historic designation by HPC and the Planning Board. Site preservation may be enhanced or facilitated by providing public water and sewer if the property is developed using cluster, allowing the maintenance of a larger area of historic/visual integrity. Sewer service and the use of directional bore may also allow a reduction of impacts to critical root zones of specimen/estate trees The benefits of septic and sewer options is also dependent on actual site designs not yet available: field investigation will be required Planning Board: *(pending)*	**Approve W-1. Defer action on the sewer request for a period of up to one year pending the applicants' decision of whether to pursue rezoning of the property from RE-2 to LDRC.**

Executive Staff Report

The applicants requests the provision of public water and sewer service to support an eventual residential development, arguing the benefits of public service for historic preservation of the existing house and environmental protection. The provision of public water service to this RE-2 zoned property is consistent with Water and Sewer Plan policies. An existing water main abuts the site along Dr. Bird Road. Approval for category W-1 is recommended.

Given the existing RE-2 zoning, the provision of public sewer service to this site is not consistent with either Water and Sewer Plan policies, nor with the recommendations of the 1980 Olney Master Plan. The master plan offers public sewer service in exchange for downzoning from a two-acre density (RE-2) to a five-acre density (RC or LDRC) and using the cluster development option. It is not clear at this time whether the applicants intend to pursue rezoning to

LDRC for their proposed residential development. Consistent with the approved master plan, a decision on whether to consider public sewer service by way of a category change for this site must await a clear decision by the applicants to secure LDRC zoning.

M-NCPPC staff support the possibility of a cluster development here to help preserve the Thomas Moore House and its setting, proposed for a County historic designation. Water and Sewer plan policies do allow for the consideration of public water and sewer service to support historic preservation projects (Chapter 1, Section IV.C.9. Community Service for Community Development Projects). However, the County has not used this policy to support the provision of public water or sewer service for anything other than actual historic structures. This policy was not intended to support the provision of public sewer service to new development using the RE-2 standard.

WSSC offers two alternatives for providing public sewer service to the property:

1) A 600-foot extension from mains to be constructed for the Bancroft Property RNC project located across Dr. Bird Road. This option would provide gravity service for the higher elevations of the site, which includes the existing house, but could require the use of pumps elsewhere.
2) A 1700-foot extension from an existing 8-inch-dia. main at Excaliber Lane south of the Hooper Property. WSSC prefers this option as it would provide gravity service for the entire property. However, this option could require removing trees in the Batchellor's Forest East Tributary stream buffer along the right-of-way.

The alternative for extending sewer to the site will depend on the proposed lot layout, which is not currently available, and on evaluating issues involved with providing pumped service and environmental concerns associated with main construction. That the applicants have yet to decide on a development option, much less a proposed site design, further supports the recommendation to defer action on this amendment.

Map Amendment No. Applicant/Owner Site Description Location & Information	Service Area Categories Existing **Requested** Applicant's Reason for Request	WSSC & MCDPS Reports (Main extensions are non-CIP size unless otherwise noted)	Park & Planning Dept. and Planning Board Comments	**County Executive's Recommendation** (see below for staff report)
WSCCR 01A-URC-04 • Our Lady of Good Counsel High School (for Elizabeth Hyde) • Pt. Parcel P881, Charles and Benjamin, Etc., and Pt. Parcel P401, Snowden Manor Enlarged • Tax maps: JT121/122 – WSSC Grid: 223/224NW02 • South side of Olney Sandy Spring Rd. (Rte. 108) at Dr. Bird Rd. (Rte. 182) – Note: Batchellor's Forest Rd. will be relocated around the southwest side of this site • Olney Master Plan (1980) • Northwest Branch and Hawlings River watersheds (MDE Use IV) • RE-2 and RC Zones: approx. 40 acres total • Existing use: farmland and woods • Proposed use: private, parochial high school	W-6 **W-3** S-6 **S-3** Reason for Request: "The service area change is being requested in support of a proposed Private Institutional facility (private high school) in accordance with Section III.D.15. of the Comprehensive Water Supply and Sewerage Systems Plan Objectives and Policies. We will forward concept plans of the proposed school as they become available during the review of this request." *(Excerpted from the project engineer's transmittal letter – see circle pg. 24)*	Water: Service can be provided from 16"- and 12"-dia. mains (nos. 604655 and 662533B) abutting the site along Dr. Bird Road and Batchellor's Forest Road. Sewer: Service will require a 900' main extension, across the adjacent St. Andrew Kim Church site, to an existing 15"-dia. outfall main (no. 811031C) from the James Creek WWPS. The extension will require a right-of-way. On-site pumping may also be required. *(Also see staff report, below.)* An alternative extension alignment would run 2,200' south along Batchellor's Forest Rd. to the 8"-dia. main serving Farquhar Middle School (no. 662533A). The extension would abut five additional properties and would also require on-site pumping. *Continues at right* ➤➤➤	M-NCPPC Staff *(Draft)*: The 1980 Olney Master Plan is currently under study with an expected completion date of Dec. 2003. Water and sewer service should be considered comprehensively, as numerous projects of varying scale are involved. Consistency with master plan recommendations is under review by Planning Staff. A recommendation is pending. Planning Board: *(pending)* Well & Septic: *(pending)*	**Approve W-1 and S-3. Public sewer service is restricted to use by a private institutional facility only. Public sewer service will be accessed from the adjacent St. Andrew Kim Catholic Church property, not from the main serving Farquhar Middle School. MCDEP and WSSC will review the proposed sewer extension alignment at subdivision to ensure that it does not open up service to other properties not otherwise eligible for such service.**

Executive Staff Report

The applicant seeks the provision of public water and sewer service to support the relocation of Our Lady of Good Counsel High School, a private parochial school, from Wheaton to Olney. The site is split-zoned at Batchellor's Forest Road: RC Zone to the west and RE-2 Zone to the east. The amendment is recommended for approval of categories W-1 and S-3, both restricted to a private institutional facility. Although a portion of the site is zoned RC, experience with individual projects for private institutions in Southeast Olney has shown that their development plans generally cannot satisfy master plan's the cluster development requirement. Therefore, these cases are usually considered under the PIF policy, rather than policies requiring consistency with the local area master plan.

The amendment is considered for approval under the Water and Sewer Plan's private institutional facilities (PIF) policy. That policy requires that main extensions needed to serve new facilities may open up new water and/or sewer service only to other properties otherwise eligible for such service. Existing water mains abut and traverse the proposed school site, requiring no new extensions and satisfying the PIF policy requirement

WSSC's first alternative for providing sewer service–the extension across the adjacent St. Andrew Kim Church site–also satisfies the PIF policy requirement. The adjacent church and elder care project site is already approved for public sewer service. The applicant's engineer has advised MCDEP that part of the required 900-foot main extension will be built by the developer of the St. Andrew Kim House elder-care project on the adjacent site (WSSC contract no. DA3122A01). The project engineer proposes to extend the school's sewer connection out to relocated Batchellor's Forest Road, then extend a new main north along the road to the St. Andrew Kim project main. MCDEP and WSSC will need to address the specific alignment of the sewer main at the time of subdivision review so that the main does not abut the remainder of the Hyde property. WSSC's second alternative sewer main extension–to the sewer serving Farquhar Middle School–will not satisfy the PIF policy, as it would abut a number of properties not currently eligible for public sewer service. Public sewer service must be accessed from the adjacent St. Andrew Kim Church property, not from an extension along Batchellor's Forest Road to the sewer main serving Farquhar Middle school.

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.

WSCCR No. 01A-OLN-01
CWSP 1992 Map Panel B
GIS/WSSC Tile 223NW02
Tax Map JT 21
State Watershed Use Class IV
Plan No.
= MCDEP-WMD Staff Use Only =

= MCDEP-WMD Received Date =

1. **APPLICANT:** James L & Martha E Hooper
Address: 17214 Dr. Bird Road
Sandy Spring, Md 20860
Telephone: 301-774 9377

2. **OWNER:** James L & Martha E Hooper
Address: 17214 Dr. Bird Road
Sandy Spring, Md 20860
Telephone: 301-774 9377

3. **PROPERTY DESCRIPTION** (Attach an 8½"x11" copy of the state tax map with the subject property(ies) highlighted.)
Identification: P 390
Premise Address: 17214 Dr. Bird Rd. Sandy Spring, MD 20860
Location: Dr. Bird Road at Norwood Road

4. **LAND USE, ZONING, AND SUBDIVISION**
Master Plan: Olney
Zoning: RE-2
Drainage Basin: Anacostia/ Norwest Bran
Site Area: 19.14
Recent Zoning Activity: None
Existing Use: Residential
Proposed Use: Residential
Recent Subdivision Activity: None

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)

In order for this property to be developed with the maximum sensitivity for the historical setting of the 1885 house and for preservation of environmental areas public water and sewer is desirable. Disturbance and clearing for septic fields would require more land disturbance than public water and sewer. Public water exists in Dr. Bird Road. Public sewer is available a short distance along Norwood Road.

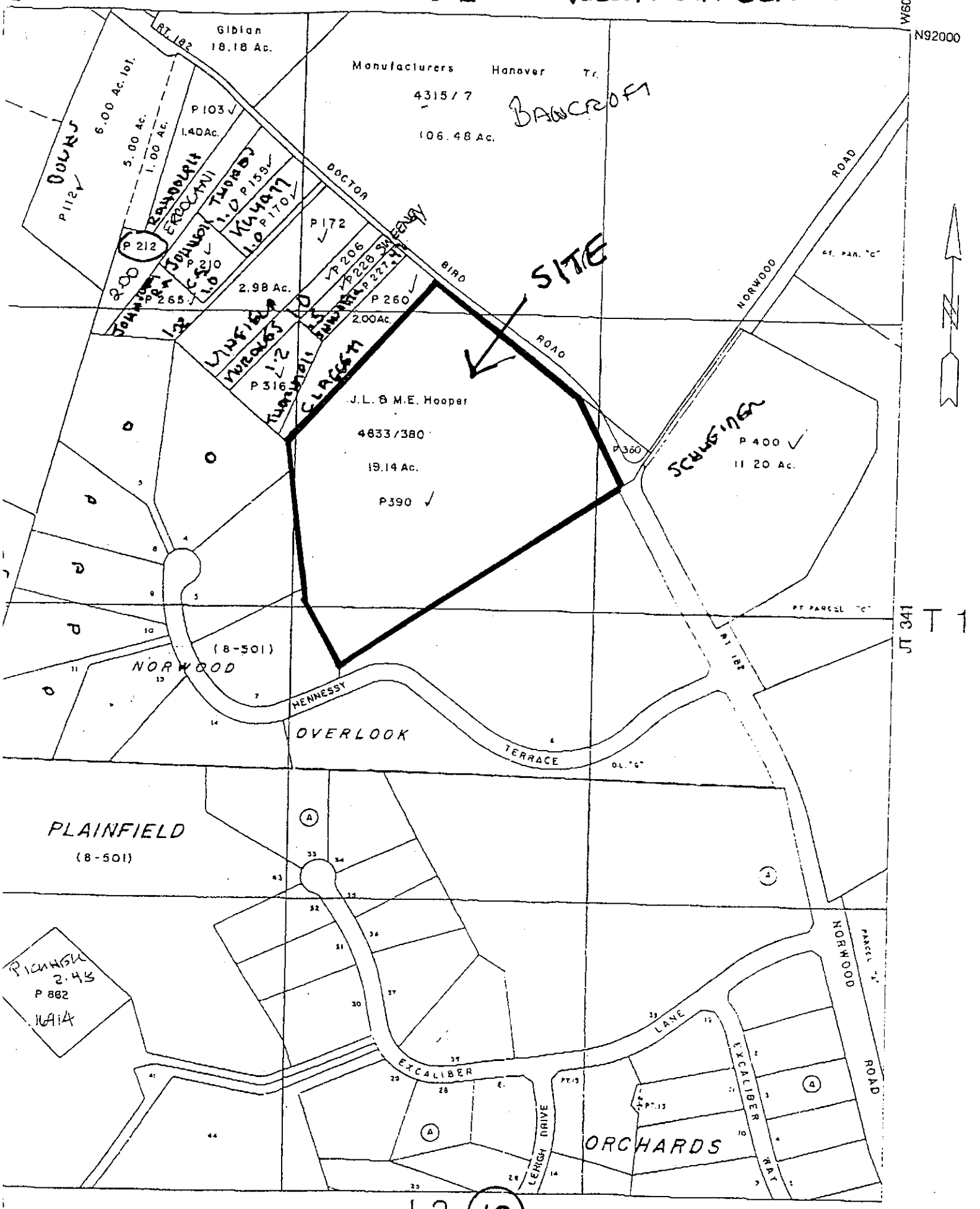
7. **APPLICANT'S AUTHORIZATION** - Check one of the following as applicable: ☒ Property Owner ☐ Contract Purchaser ☐ Owner's or Purchaser's Authorized Representative
Signature James L Hooper & Martha E Hooper
Date april 25, 2001

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.
Signature James L Hooper & Martha E H
Date April 25, 2001

ENGINEER: CHARLES P. JOHNSON & ASSOCIATES - DAVID O'BRYAN

= MCDEP-WMD Staff Use Only =

J 2 WSCCR 01A-OLN-01



WASHINGTON SUBURBAN SANITARY COMMISSION

DEVELOPMENT PROPOSAL REVIEW
FOR A
SERVICE AREA CATEGORY CHANGE REQUEST

APPLICATION NO.: 01A-OLN-01 DATE: SEPTEMBER 12, 2001

APPLICANT: JAMES AND MARTHA HOOPER

LOCATION: WEST OF DR BIRD/NORWOOD ROADS INTERSECTION

COUNTY: MONTGOMERY 200' SHEET NO.: 223NW02

PRESENT ZONING: RE-2 PROPOSED ZONING: NA

EXISTING SERVICE AREA: SEWER: 6 WATER: 6

PROPOSED SERVICE AREA: SEWER: 3 WATER: 3

SIZE OF PARCEL: 19.14 ACRES

DWELLING UNITS: UP TO 9 DUs OTHER: NA

WATER INFORMATION

1. Water pressure zone: 660A
2. A 12-inch water line in Dr. Bird Road abuts the property (contract no. 84-6158C).
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. Two alternatives were investigated for providing sewer service to this property.

   The first alternative would allow gravity service to the higher elevations of the property. It would require a 2400-foot-long non-CIP-sized sewer extension. Approximately 1800 feet of the 2400-foot extension has already been proposed for the Bancroft Property under DA3060A01. This extension would connect to an existing 8-inch sewer (contract no. 76-2797A) and would abut 1 property in addition to the applicant's. Rights-of-way would be required. Because this alignment would cross Doctor Bird Road (MD Route 182), tunneling may be required. Service to the lower elevations could technically be provided by grinder pumps. Since gravity service is available with the second alternative, however, grinder pump service for the lower elevations would not meet WSSC policy.

   The second alternative would require a 1700-foot-long non-CIP-sized sewer extension. This extension would connect to an existing 8-inch sewer in Excaliber Lane (contract no. 84-6158B) and would abut 1 property in addition to the applicant's. Rights-of-way would be required. Construction of this extension may involve the removal of trees.
3. Flow from the proposed development: 2,700 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.

cites the category change process granted a church at Brink Road and Ridge Road (near this property) in March of 2000 as being a similar case.

The Community Based Planning staff believes this stated purpose is not within the intent of the private institutional facility guidelines. No church, let alone four, is applying for this category change. The private institutional facility guidelines were not intended to be used to speculatively develop property by use of religious institutions on a case-by-case basis. The Catholic church mentioned in the application does fall within those guidelines, this seemingly speculative venture does not. Therefore, the Community Based Planning staff recommends that this request be denied, as the staff believes the request is not consistent with the intent of the Agricultural and Rural Open Space Master Plan or the Water and Sewer Plan.

APPLICATION NO. WSCCR 01A OLN-01

Community Based Planner Khalid Afzal
APPLICANT James and Martha Hooper
LOCATION 17214 Dr. Bird Road (Dr Bird at Norwood Road)
ACRES 19
ZONING RE-2
EXISTING / PROPOSED LOTS residential/residential
EXISTING CATEGORY W -6 S-3
PROPOSED CATEGORY W -3 S-3

Application is consistent with the Olney Master Plan (1980). Public water and sewer is recommended only if the property is rezoned RC.

The Thomas Moore House, circa 1885, has been recommended for historic designation by the Historic Preservation (HPC) and the Montgomery County Planning Board and is awaiting final approval from the County Council. The Thomas Moore house is an exemplary structure. Site preservation may be enhanced or facilitated by the provision of public water and sewer if the property is developed. Clustering, allowed for by sewerage connection, could benefit the preservation of the Moore House and immediate surroundings by maintaining a larger area of historic/visual integrity. Reduction of impacts to critical root zones of specimen/estate trees may also be minimized by sewerage connection and use of directional bore. Benefit of septic or sewage option is also dependent on proposed site design. Field investigation will be required.

APPLICATION NO. WSCCR 01A POT 03

Community Based Planner Callum Murray and Katherine Nelson
APPLICANT Simon Kareri for W. Smyth
LOCATION 11310 South Glen Road Lot 7
ACRES 2.62
ZONING RE-2
EXISTING / PROPOSED LOTS residential vacant/residential
EXISTING CATEGORY W -1 S-6
PROPOSED CATEGORY W -1 S-1

Site is outside of sewer envelope and not adjacent to sewer lines. Recommend deferral pending completion of Potomac Master Plan (expected 2002).

Montgomery County Department of Environmental Protection
Division of Water & Wastewater Management
Executive Office Building – 101 Monroe Street, Fourth Floor – Rockville, Maryland 20850-2589
Telephone No.: 301-217-6350 – FAX No.: 301-217-2254

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. 01A-OLN-03
CWSP 1992 Map Panel B
GIS/WSSC Tile 223/4NW02
Tax Map JT 121/122
State Watershed Use Class IV
Plan No. —
= MCDEP-DWWM Staff Use Only =

: MCDEP-DWWM Received Date =

APPLICANT: Our Lady of Good Counsel High School
Address: 11601 Georgia Avenue
Wheaton, MD 20902
Attn: Mr. Art Raimo
elephone: (301)942-1155

2. OWNER: Mrs. Elizabeth B. Hyde
Address: 17305 Batchellors Forest Road
Olney, MD 20832-2713
Telephone:

ROPERTY DESCRIPTION (Attach an 8½"x11" copy of the state tax map with the subject property(ies) highlighted.)
entification: P/O L. 2496, F. 525 and P/O L. 5834, F. 95
emise Address: N/A
cation: South of routes 108 and 182, East and West of Batchellors Forest Road

ND USE, ZONING, AND SUBDIVISION
ster Plan: Olney
Inage Basin: Northwest Branch & Hawlings Basin **Zoning:** RE-2 and RC
ent Zoning Activity: N/A **Site Area:** 40 Ac. ±
ting Use: Farmland/Woodland
ent Subdivision Activity: N/A **Proposed Use:** Private Educational Institution

'ER AND SEWER SERVICE AREA CATEGORIES
ing Water Category: W - 6 **Requested Water Category:** W - 3
ing Sewer Category: S - 6 **Requested Sewer Category:** S - 3

SON FOR THIS CATEGORY CHANGE REQUEST (continue on a separate page, if necessary)

See attached letter

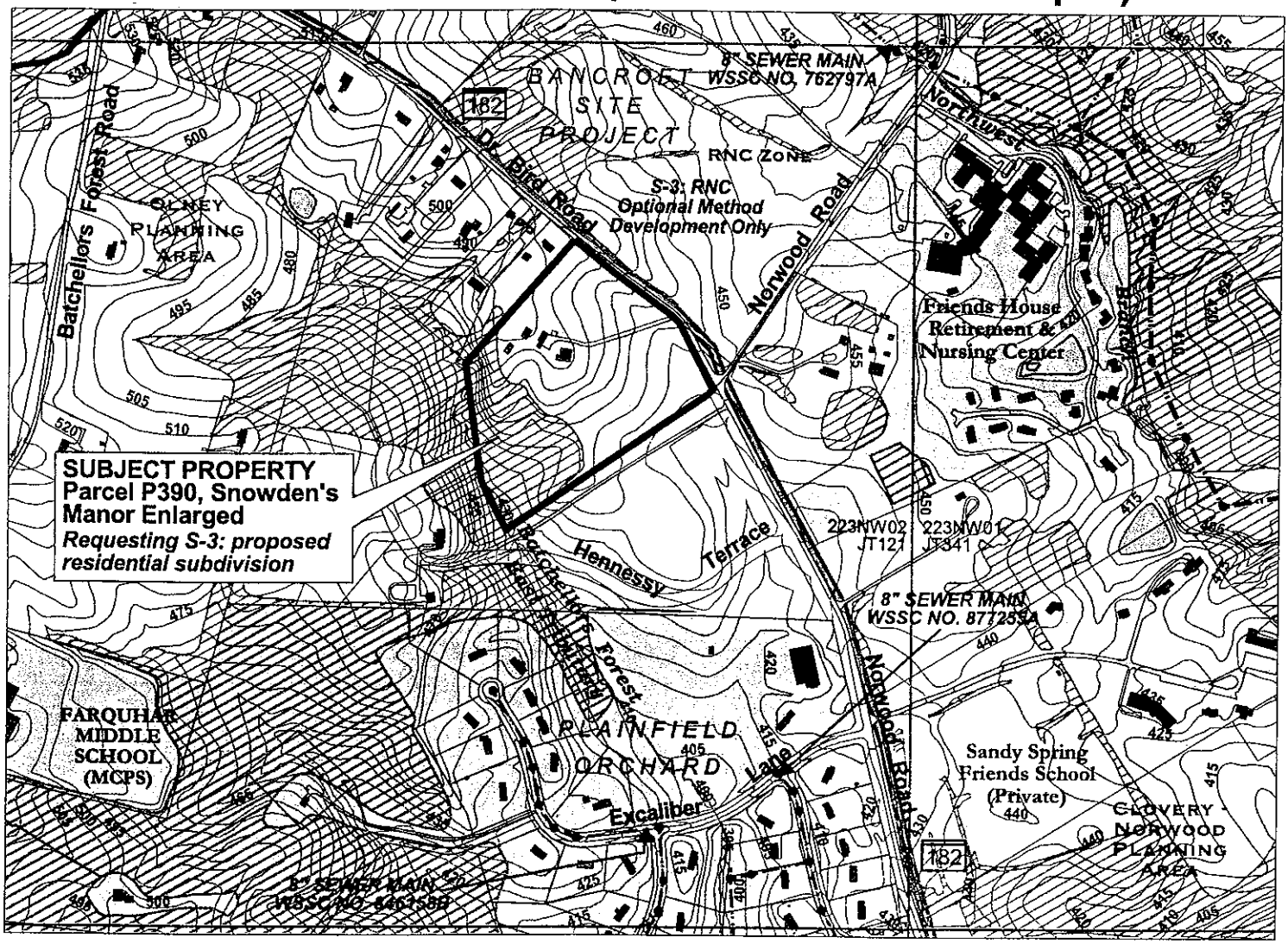
ANT'S AUTHORIZATION - Check one of the following
able: ☐ Property Owner ☒ Contract Purchaser
's or Purchaser's Authorized Representative
Arthur Raimo
8/13/01

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 Elizabeth B. Hyde
Date Aug. 9, 2001

23

= MCDEP-DWWM Staff Use Only =

Sewer Service Area Categories Map
WSCCR 01A-OLN-01 (James & Martha Hooper)



Northwest Branch Watershed

1000 0 1000 2000 3000 Feet

MAP LEGEND

- Property Boundaries
- WSSC Grid

Sewer Mains

- Small-Diameter, Low-Pressure Mains
- 6"- to 8"-Diameter Gravity Mains
- 10"- to 14"-Diameter Gravity Mains
- Sewer Manholes
- Ponds&Lakes
- Streams
- Roads - Parking
- Roads - Parking
- Buildings
- Topography (C.I. = 5 Feet)
- M-NCPPC Planning Areas

Sewer Categories

- S-1
- S-3
- S-4
- S-5
- S-6

N W E S

June 1999 Interim Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan

Department of Environmental Protection
Montgomery County Maryland

Watershed Management Division
10/18/01 -- GIS Project File:
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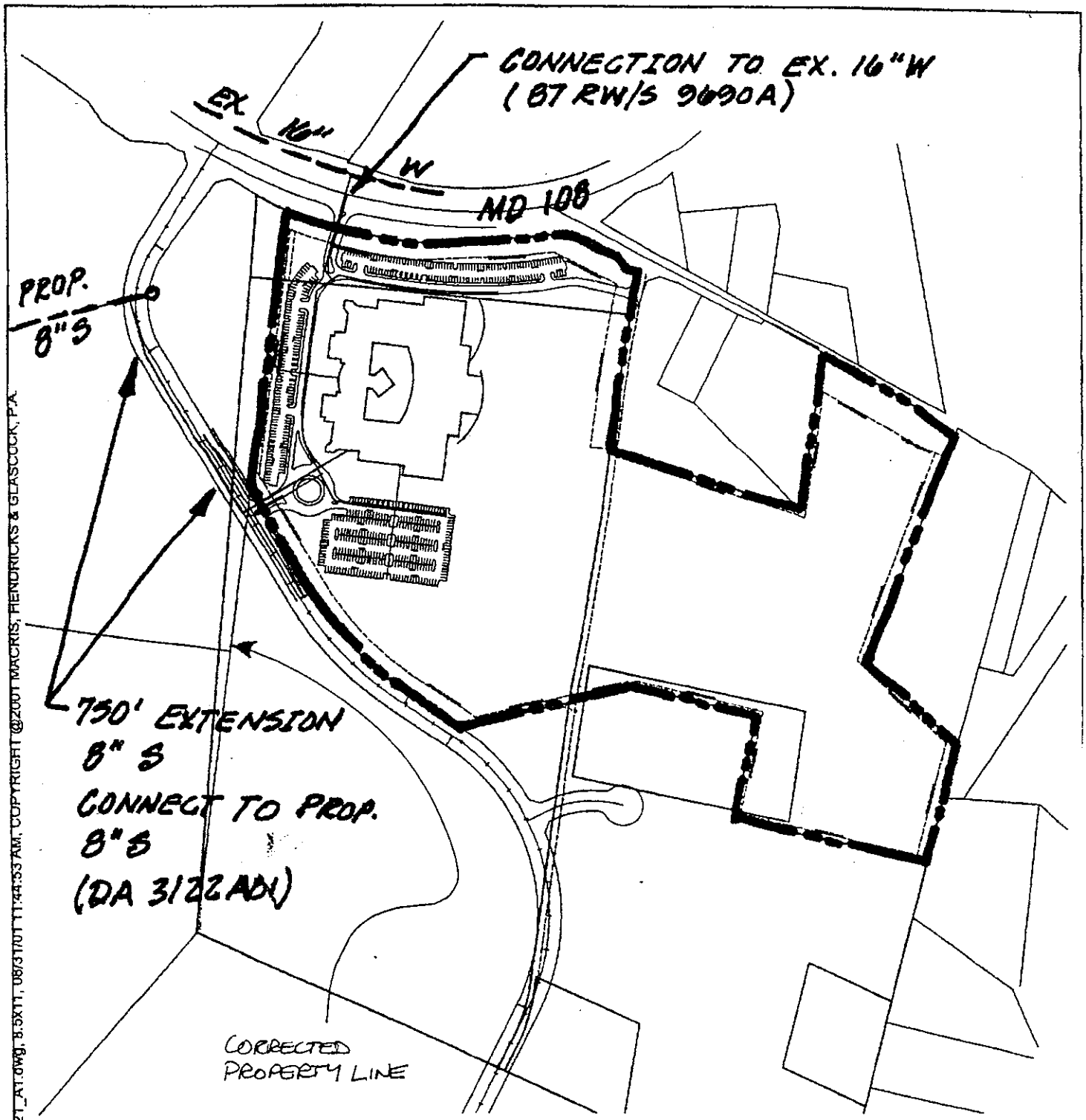
\northwestbr\2001ccrs\01aoln01.apr

WSCCR 01A-OLN-03



SK-C-1

HYDE TRACT
SUPPLEMENTAL SKETCH

SITE DEVELOPMENT PLAN
C- 1.0.1

JOB NO.: MHG 98-418-21
DATE: 08-31-01
SCALE: 1'=400'

Macris, Hendricks & Glascock, P.A.
Engineers • Planners • Surveyors
Suite 120
9220 Wightman Road
Montgomery Village, Maryland
20886-1226
(301) 670-0840
FAX (301) 948-0693

08-21-01P03:18 RCVD

01A-OLN-03

Macris, Hendricks and Glascock, P.A.

Engineers • Planners • Surveyors

August 20, 2001

Mr. James A. Caldwell, Director
Montgomery County Department of
Environmental Protection – DWWM
Executive Office Building
101 Monroe Street, Fourth Floor
Rockville, Maryland 20850-2589

Re: Hyde Tract (Our Lady of Good Counsel)
MHG Project No.: 98.418.21

Dear Mr. Caldwell:

On behalf of the applicant, we hereby request a water and sewer service area category change for the referenced property. The attached application form and supporting materials are provided according to the MCDEP Instructions and Information Packet. Please let me know if you need any additional information.

The service area category change is being requested in support of a proposed Private Institutional Facility (private high school) in accordance with Section III.D.15 of the Comprehensive Water Supply and Sewerage Systems Plan Objectives and Policies. We will forward concept plans of the proposed school as they become available during the review of this request.

In addition to the applicant and owner, please include the following parties in any notifications concerning the application:

Mr. Stephen Z. Kaufman
Linowes and Blocher, LLP
1010 Wayne Avenue, 10th Floor
Silver Spring, Maryland 20910

Mr. John Sekerak, Jr., ASLA, AICP
Macris, Hendricks & Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886

9220 Wightman Road • Suite 120 • Montgomery Village, Maryland 20886-1279
Metro Area (301) 670-0840 • Frederick (301) 253-4113 • Fax (301) 948-0693 • www.mhgpa.com

Thank you for your assistance regarding this application and again, please feel free to call if you need any additional information.

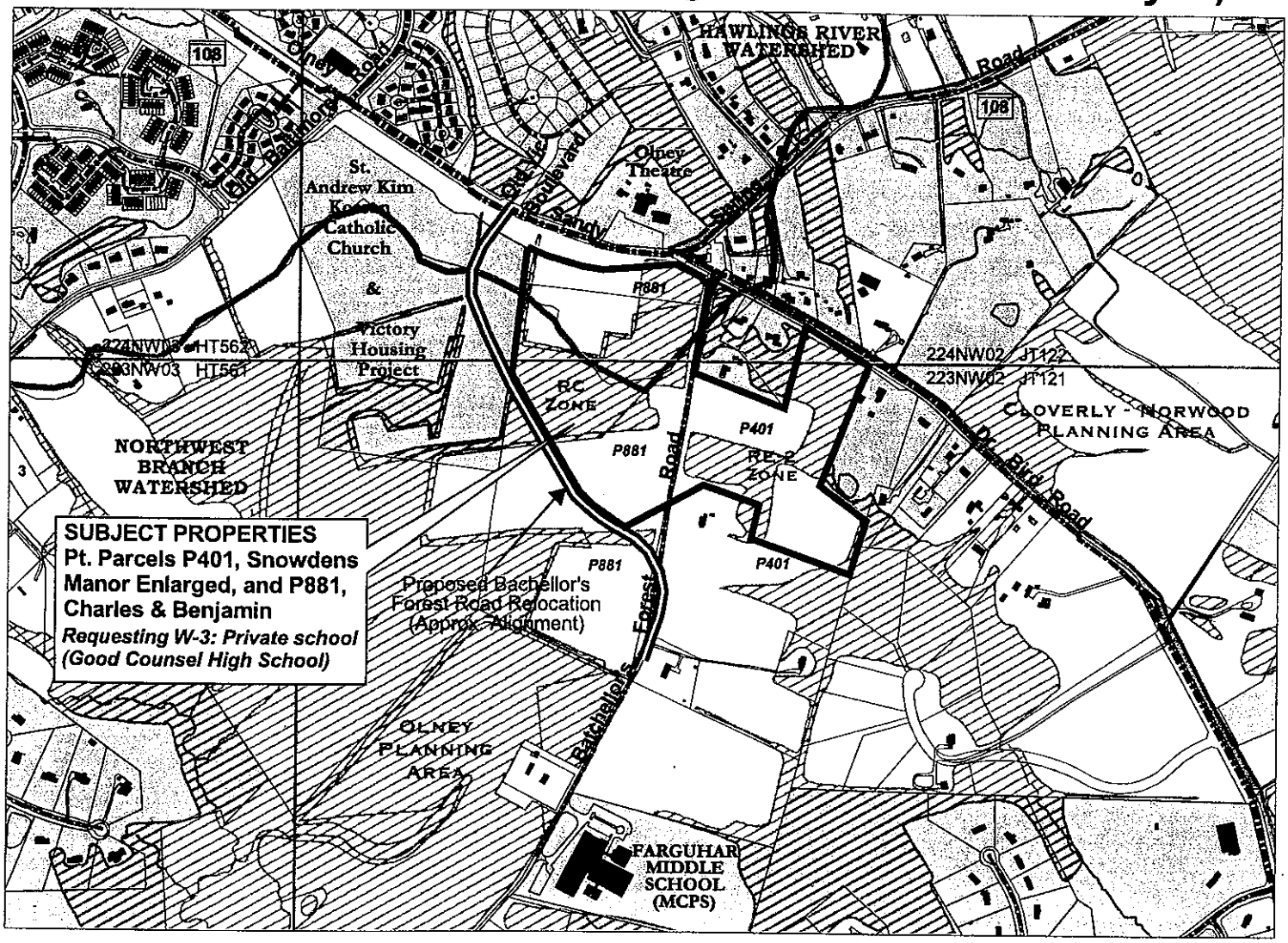
Sincerely,

John Sekerak, Jr., ASLA, AICP

24

attachments: a/s

Water Service Area Categories Map: WSCCR 01A-OLN-03 (Our Lady of Good Counsel High School / Elizabeth Hyde)



1000 0 1000 2000 3000 4000 5000 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
- Lakes - Ponds
- Streams
- Woodlands
- Roads - Parking
- Buildings
- M-NCPPC Planning Areas
- Water Categories
  - W-1
  - W-3
  - W-4
  - W-5
  - W-6

N W E S

June 1999 Interim Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply and Sewerage Systems Plan

Department of Environmental Protection
Montgomery County Maryland

Watershed Management Division
8/30/01 – GIS Project File:
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2001ccrs\01a-oln-03=goodcounselhs.apr

WASHINGTON SUBURBAN SANITARY COMMISSION

DEVELOPMENT PROPOSAL REVIEW
FOR A
SERVICE AREA CATEGORY CHANGE REQUEST

APPLICATION NO.: 01A-OLN-03 DATE: SEPTEMBER 24, 2001

APPLICANT: OUR LADY OF GOOD COUNSEL HIGH SCHOOL

LOCATION: SOUTH OF MD 108 AND DR. BIRD RD INTERSECTION

COUNTY: MONTGOMERY 200' SHEET NO.: 223/4NW02

PRESENT ZONING: RE-2 AND RC PROPOSED ZONING: NA

EXISTING SERVICE AREA: SEWER: 6 WATER: 6

PROPOSED SERVICE AREA: SEWER: 3 WATER: 3

SIZE OF PARCEL: 40 ACRES

DWELLING UNITS: NA OTHER: SCHOOL

WATER INFORMATION

1. Water pressure zone: 660A

2. Sixteen- and 12-inch water lines in Route 108 and 12-inch water lines in Route 182 and Batchellor's Forest Road abut the property (contract nos. 60-4655 and 66-2533B).

3. Local service is in 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. A 900-foot-long non-CIP-sized sewer extension across the St. Andrew Kim property, connecting to a 15-inch sewer (contract no. 81-1031C) is required to serve the property. On-site pumping may be required. A right-of-way would be required.

   An alternative for service would be a 2,200-foot sewer extension connecting to the 8-inch sewer in Batchellor's Forest Road (contract no. 66-2533A). This extension would abut approximately 5 properties in addition to the applicant's. On-site pumping would also be required.

4. Flow from the proposed development: 40,000 GPD

5. Program-sized sewer mains are not required to serve the property.

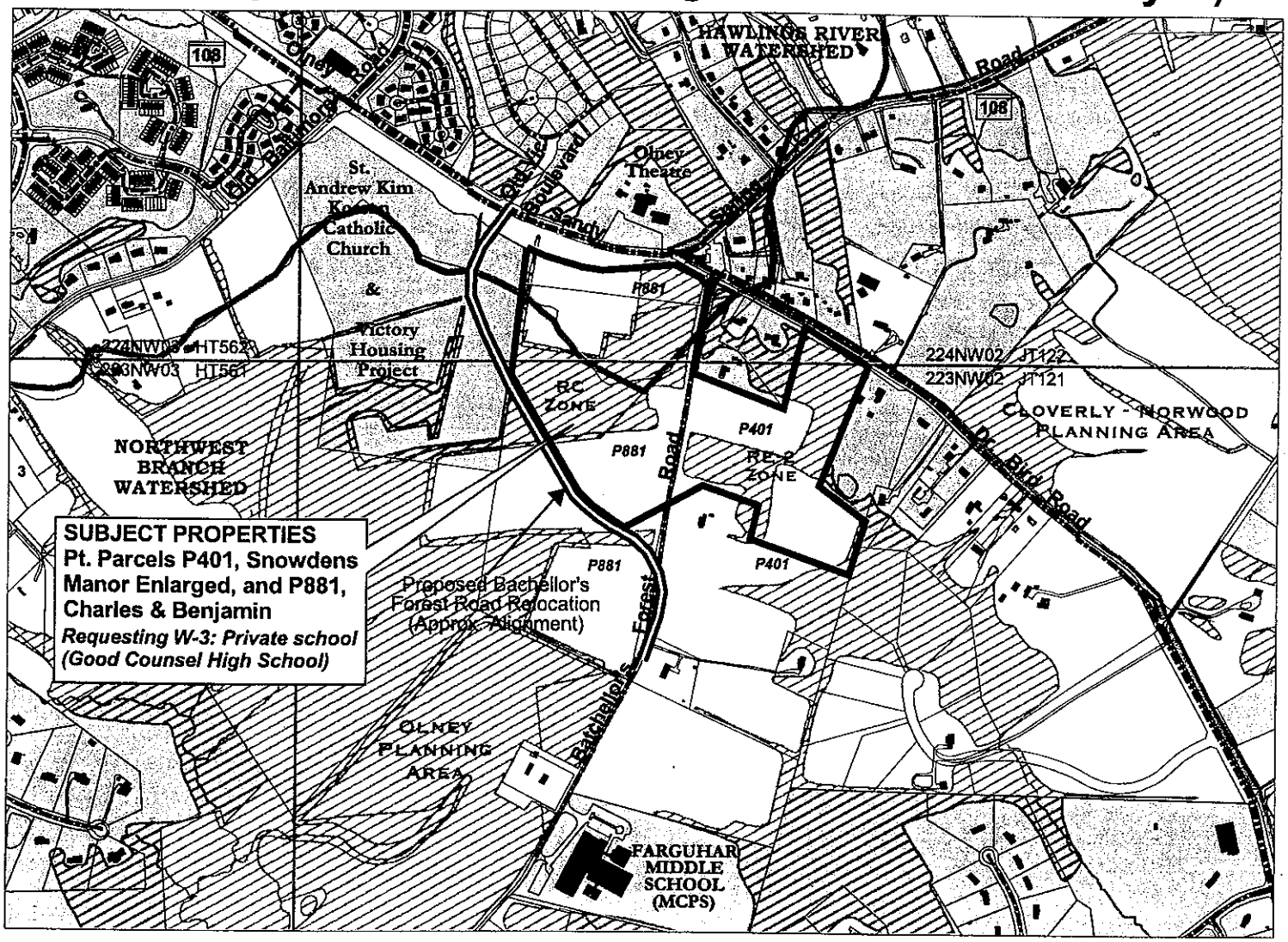
6. Interceptor capacity is adequate.

7. 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 Ann Russell, 301-206-8823.

Water Service Area Categories Map: WSCCR 01A-OLN-03 (Our Lady of Good Counsel High School / Elizabeth Hyde)



1000 0 1000 2000 3000 4000 5000 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
- Lakes - Ponds
- Streams
- Woodlands
- Roads - Parking
- Buildings
- M-NCPPC Planning Areas

Water Categories
- W-1
- W-3
- W-4
- W-5
- W-6

N W E S

June 1999 Interim Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply and Sewerage Systems Plan

Department of Environmental Protection
Montgomery County Maryland

Watershed Management Division
8/30/01 – GIS Project File:
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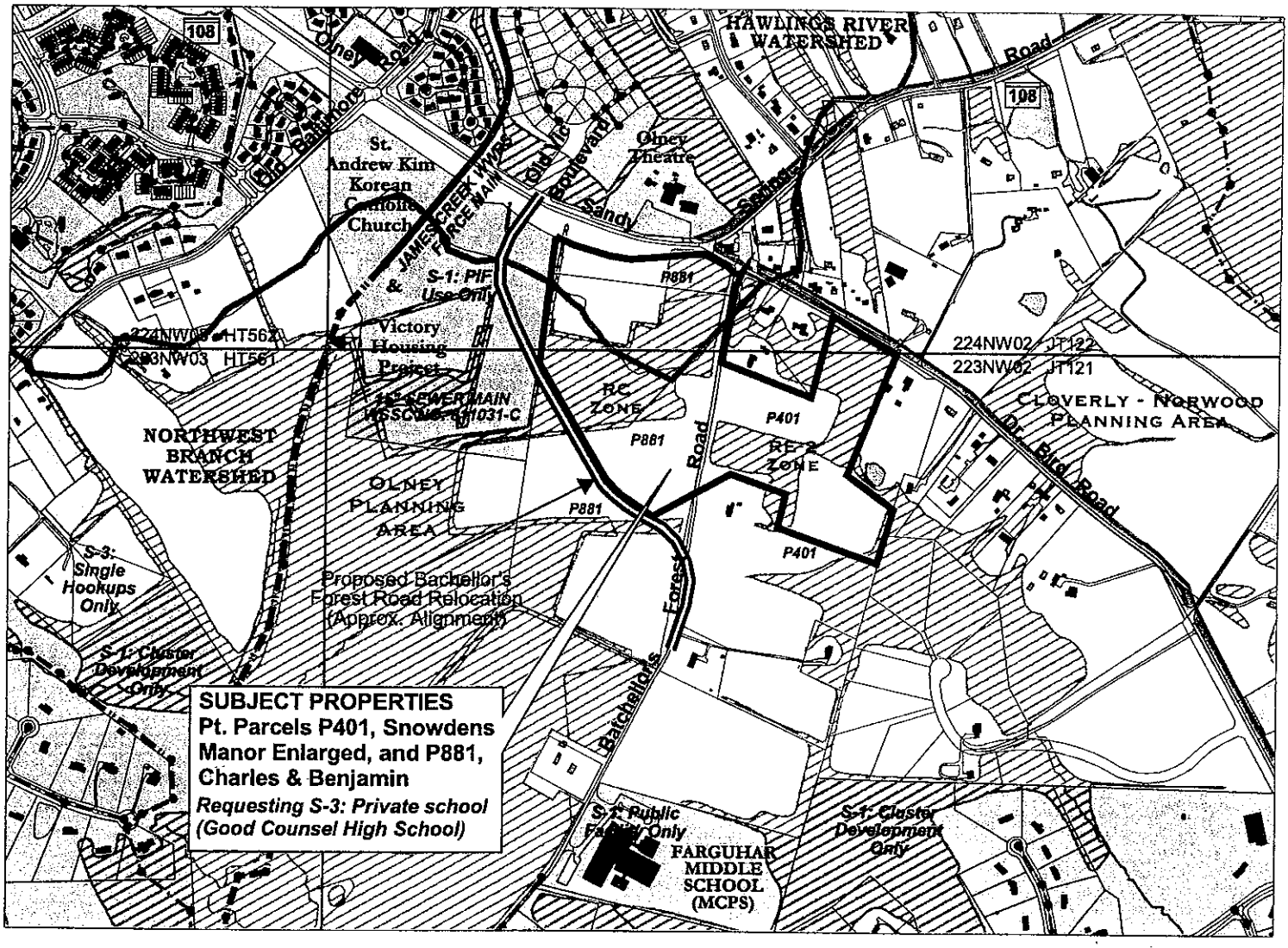
Sewer Service Area Categories Map: WSCCR 01A-OLN-03
Our Lady of Good Counsel High School / Elizabeth Hyde)



1000 0 1000 2000 3000 4000 5000 Feet

MAP LEGEND

- Property
- Sewer Mains
  - Force Main
  - 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 Tiles
- Watersheds
- Lakes - Ponds
- Streams
- Woodlands
- Roads - Parking
- Buildings
- M-NCPPC Planning Areas

Sewer Categories

- S-1
- S-3
- S-4
- S-5
- S-6

N W E S

June 1999 Interim Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan

Montgomery County Maryland 1776

Department of Environmental Protection
Montgomery County Maryland

Watershed Management Division
8/30/01 – GIS Project File:
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2001ccrs\01a-oln-03=goodcounselhs.apr

POTOMAC - CABIN JOHN PLANNING AREA

Note: ▪ *The Planning Board draft of the Potomac Subregion Master Plan revision was released in September 2001.*

Map Amendment No. Applicant/Owner Site Description Location & Information	Service Area Categories Existing / Requested Reason for Request	WSSC & MCDPS Reports (Main extensions are non-CIP size unless otherwise noted)	Park & Planning Dept. and Planning Board Comments	**County Executive Recommendation** (see below for staff report)
WSCCR 01A-POT-03 • Simon Kareri* • West side of South Glen Rd. 1000' north of Pitt Ford Dr. • Lot 7 (N212), The Glen • Tax map FQ341; WSSC grid 214NW10 • Potomac Subregion Master Plan (1980) -- master plan sewer stage IV • Watts Branch watershed (MDE Use I) • RE-2 Zone: 2.62 acres • Existing use: vacant • Proposed use: one single-family house *Applicant and owner; owner at the time of application: William Smyth.	W-1 / No Change S-6 / **S-3** Reason for Request: ▪"The subject site is approved for public water and septic. ▪ "The site cannot be subdivided under any circumstances. ▪ "Lot 6 (Par. N218 on the accompanying Tax Plate) is served by public sewer. ▪ "Provision have been made for an easement through Lot 6 for a sewer extension/house connection to serve the subject lot. ▪"The request is consistent with past practice of extending service from abutting properties served by public sewer."	Water: Not requested Sewer: Service will require a 700' main extension to the existing 8"-dia. main (no. 725431A) west of the site near Balantre Ln. The extension would abut two additional properties and require rights-of-way. Construction may require removing some trees. WSSC has no record of a recorded easement across Lot 6. Well & Septic: Testing done previously to establish the lot are still valid. Records show the approved septic area at the north end of the site.	M-NCPPC Staff *(Draft)*: The site is outside the proposed sewer envelope and not adjacent to sewer mains. Recommend deferral pending completion of the Potomac Master Plan. Planning Board: *(pending)*	**Defer action on the sewer request pending completion of the Potomac Subregion Master Plan revision.** *Note: M-NCPPC staff anticipate completion of the revised master plan in February 2002.*

Executive Staff Report

The applicant seeks the provision of public sewer service to construct a single-family house on a vacant, recorded lot in The Glen subdivision. The recommendations proposed in the draft Potomac Subregion Master Plan will likely affect the policies concerning the provision of public sewer service to this RE-2 zoned site. Consistent with Water and Sewer Plan policies, the amendment is recommended for deferral pending the Council's completion of the master plan.

WSSC indicates that service will require a 700-foot main extension across an intervening property, Lot 6. The former owner of both Lots 6 and 7, William Smyth, has advised MCDEP staff that the deed for Lot 6 established an agreement to allow for a sewer easement for Lot 7 upon the negotiation of the actual main alignment across the property. If no further sewer service beyond the subject property is anticipated, WSSC could consider allowing a special sewer connection rather than requiring a main extension to Lot 7.

This request is similar in some ways to two requests approved by the Council for several properties located to the south of this site. The property is adjacent to the existing sewer envelope, and the former owner has established an agreement to allow for the extension of public sewer service to the site. Two significant differences exist however. First, although the concept of an easement is part of the deed for the adjacent lot, it has yet to be formally established. Second, the siting of the approved septic system on this lot should not have a substantial impact on the forested area of the lot as it did in the prior cases. In those cases, the use of public sewer resulted in less overall impact to wooded areas than did the use of septic systems. For Lot 7, the approved initial septic trench and reserve area is at the north end of the lot, away from the wooded area to the south. In this case, the use of public sewer service does not appear to benefit forest preservation; rather, sewer construction may require removing some trees on both lots 6 and 7.

The Corral Drive Sanitary Survey Cases

Background

In March 2000, the County Council acted under CR 14-451 to defer action on the three following map amendments pending the results of a sanitary survey of their immediate neighborhood along The Corral Drive in Potomac. The applicants had cited concern over their septic systems or those of their neighbors as a reason for seeking public sewer service. At the request of MCDEP, the Department of Permitting Services, Well and Septic Section, conducted the survey during the summer of 2001. The following recommendations are based on the results of the survey.

Notes: ■ *The Planning Board draft of the Potomac Subregion Master Plan revision was released in September 2001.*
■ *M-NCPPC, WSSC, and MCDPS comments in the following table are from the original transmittal to the Council in December 1999.*

Map Amendment No. Applicant/Owner Site Description Location & Information	Service Area Categories Existing / Requested Applicant's Reason for Request	WSSC & MCDPS Reports (Main extensions are non-CIP size unless otherwise noted)	Park & Planning Dept. and Planning Board Comments	**County Executive Recommendation** (see below for staff report)
WSCCR 99A-POT-03 • Lori Larson • Lot 3, Block D, Potomac Manors • Tax maps FP122/123; WSSC grids 212/ 213NW11 • North side of The Corral Dr. 800' northeast of the western intersection with Burbank Dr. • Potomac Subregion Master Plan (1980) -- master plan sewer stage IV • Potomac River (Direct) watershed (MDE Use I) • RE-2 Zone: 2.76 acres • Existing use: single-family house • Proposed use: no change	W-1 / No Change S-6 / S-3 Applicant's Reason for Request: "Current septic system is operating marginally. Percolation testing complete this year has been unsuccessful in locating a replacement septic. Before existing system fails provisions for sewer to serve the existing home is requested."	Water: Not requested. Sewer: Service will require a 1400' extension along The Corral Dr. from the existing 8"-dia. main at the intersection with Bit and Spur Ln. (#783600-A). The extension will consist of a 500' gravity main and a 900' low-pressure main. Service will require on-site grinder pumps which may cause local odor problems. This extension would also serve WSCCRs 99A-POT-04 and -05. MCDPS - Well & Septic: Problems with shallow rock and water tables make conditions in this area marginal for septic repairs.	Park and Planning Dept.: (Draft) This request can be considered under the master plan sewer stage IV logical, economical, and environmentally acceptable criteria. Concur with MCDEP's proposal to evaluate existing septic service in this area as part of this consideration. Planning Board: *Pending*	**Approve S-3, for a single sewer hookup only, to relieve an anticipated public health problem.** *Note: Also see the general recommendation concerning the survey area at the end of the table on circle page __.*
Council's prior action under CR 14-451 (3/7/00): Defer action pending a sanitary survey of the homes on this section of The Corral Drive. If the survey results indicate a wider-ranging problem which would require public sewer service for relief, then address the category change issue regardless of the master plan status. If not, then defer action pending completion of the revised Potomac Master Plan.				
WSCCR 99A-POT-04 • Mary Jane Hensley • Lot 7, Block B, Potomac Manors • Tax map FP122; WSSC grid 212NW11 • South side of The Corral Dr. 800' northeast of the western intersection with Burbank Dr. • Potomac Subregion Master Plan (1980) -- master plan sewer stage IV • Potomac River (Direct) watershed (MDE Use I) • RE-2 Zone: 2.08 acres • Existing use: single-family house • Proposed use: no change	W-1 / No Change S-6 / S-3 Applicant's Reason for Request: "The septic system is marginal and a problem. The house was constructed in 1962 and the approved septic system had to be changed because the tank site was too wet to place the seepage pits beneath it. The effluent is drained into a tank and pumped 75' above the drive--the only area suitable for 2 seepage pits. If the system becomes inoperable, there is room for new seepage pits--no contingency. The water line is a problem: the water line is connected to the lot line. To connect it to the house is complicated because the connection is in line with the seepage pits and could potentially interfere with those lines."	Water: Not requested. Sewer: Service will require a 1400' extension along The Corral Dr. from the existing 8"-dia. main at the intersection with Bit and Spur Ln. (#783600-A). The extension will consist of a 500' gravity main and a 900' low-pressure main. Service will require on-site grinder pumps which may cause local odor problems. This extension would also serve WSCCRs 99A-POT-03 and -05. MCDPS - Well & Septic: Problems with shallow rock and water tables make conditions in this area marginal for septic repairs.	Park and Planning Dept.: (Draft) This request can be considered under the master plan sewer stage IV logical, economical, and environmentally acceptable criteria. Concur with MCDEP's proposal to evaluate existing septic service in this area as part of this consideration. Planning Board: *Pending*	**Approve S-3, for a single sewer hookup only, to relieve an anticipated public health problem.** *Note: Also see the general recommendation concerning the survey area at the end of the table on circle page __.*
Council's prior action under CR 14-451 (3/7/00): Defer action pending a sanitary survey of the homes on this section of The Corral Drive. If the survey results indicate a wider-ranging problem which would require public sewer service for relief, then address the category change issue regardless of the master plan status. If not, then defer action pending completion of the revised Potomac Master Plan.				

Notes: ■ *The Planning Board draft of the Potomac Subregion Master Plan revision was released in September 2001.*
■ *M-NCPPC, WSSC, and MCDPS comments in the following table are from the original transmittal to the Council in December 1999.*

Map Amendment No. Applicant/Owner Site Description Location & Information	Service Area Categories Existing / Requested Applicant's Reason for Request	WSSC & MCDPS Reports (Main extensions are non-CIP size unless otherwise noted)	Park & Planning Dept. and Planning Board Comments	**County Executive Recommendation** (see below for staff report)
WSCCR 99A-POT-05 • Burton Lustine • Lot 8, Block D, Potomac Manors • Tax map FP122; WSSC grid 212/213NW11 • North side of The Corral Dr. 800' northwest of Bit and Spur Ln. • Potomac Subregion Master Plan (1980) -- master plan sewer stage IV • Potomac River watershed (Use I) • RE-2 Zone: 2.04 acres • Existing use: single-family house • Proposed use: expand the existing house	W-1 / No Change S-6 / S-3 Applicant's Reason for Request: "Owner cannot expand home, other septic failures in neighborhood have caused a great deal of hardship when homes were deemed unfit to use when health hazard from failing septic was found."	Water: Not requested. Sewer: Service will require a 700' extension along The Corral Dr. from the existing 8"-dia. main at the intersection with Bit and Spur Ln. (#783600-A). The extension will consist of a 500' gravity main and a 200' low-pressure main. Service will require on-site grinder pumps which may cause local odor problems. This extension would, in part, also serve WSCCRs 99A-POT-04 and -05. MCDPS - Well & Septic: Problems with shallow rock and water tables make conditions in this area marginal for septic repairs.	Park and Planning Dept.: (Draft) This request can be considered under the master plan sewer stage IV logical, economical, and environmentally acceptable criteria. Concur with MCDEP's proposal to evaluate existing septic service in this area as part of this consideration. Planning Board: *Pending*	**Approve S-3, for a single sewer hookup only, to relieve an existing public health problem. WSSC should expedite the extension of public sewer service to this property.** *Note: Also see the general recommendation concerning the survey area at the end of the table on circle page __.*

Council's prior action under CR 14-451 (3/7/00): Defer action pending a sanitary survey of the homes on this section of The Corral Drive. If the survey results indicate a wider-ranging problem which would require public sewer service for relief, then address the category change issue regardless of the master plan status. If not, then defer action pending completion of the revised Potomac Master Plan

General Recommendation: MCDEP shall identify the survey area, exclusive of the lots fronting Burbank Drive, as a public health problem area in the 2002 Water and Sewer Plan update. All lots in the 9700 block of The Corral Drive shall be eligible for a sewer service area category change to allow public sewer service upon request to MCDEP.

Executive Staff Report

The survey conducted by MCDPS addressed the septic system status of 15 lots in the 9700 block of The Corral Drive in the Potomac Manors subdivision. Of these 15 lots, the survey found that:

- one lot had a failing septic system with no suitable replacement area (9729* The Corral Drive);
- seven lots had little or no suitable area for replacement of their existing septic systems (9721, 9725, 9726, 9733, 9740*, 9741*, and 9745 The Corral Drive);
- six lots had septic systems satisfying current standards for initial and reserve trench drainfields (9720, 9732, 9736, and 9744 The Corral Drive; and 10835 and 10901 Burbank Drive); and
- one lot could not be surveyed (9737 The Corral Drive)

*Lots with sewer category change requests pending.

In addition, MCDEP records show that public sewer service was used to relieve a failing septic system for a lot adjacent to the survey area at 9717 The Corral Drive. The map at circle page 41 shows the results of the survey; the summary chart at circle pages 39 - 40 identifies the status of each lot surveyed. The survey results show that at least half the lots in the survey area are failing or could present failures in the future for which there is no suitable on-site relief other than a holding tank. Further, an earlier confirmed failure at 9717 The Corral Drive was relieved by connection to an abutting sewer main.

The existing and anticipated public health problems in the survey area warrant the provision of public sewer service. MCDEP will need to identify the lots in the area with street addresses in the 9700 block of The Corral Drive as a public health problem area in the pending update of the Water and Sewer Plan. (The two lots fronting Burbank Drive have adequate septic systems and do not need to be included in the health problem area.) All three previously deferred map amendments are recommended for approval. The extension of public sewer to the Lustine, Hensley, and Larson

properties (9729, 9740, and 9741) will allow for sewer service for the majority of lots in the survey area, providing ready access to public service for the eventual failure of their septic systems. Public sewer service shall be provided to these lots upon their request for service to MCDEP. The sewer main will also abut some of those lots for which we do not currently anticipate a septic-based health problem. Because they would abut and predate this main, these lots would also be eligible for one sewer hookup each.

Note that the Potomac Manors subdivision is part of the area identified in 1998 in the Water and Sewer Plan as ineligible for public sewer service from the Riverwood Drive sewer main, except for the relief of public health problems (Chapter 1, Section VII.A.2.b.) WSSC's proposed sewer main extension will feed into an existing main located at The Corral Drive and Bit and Spur Lane. Even though allowed in order to relieve public health problems, the extension of sewer service here will not involve an extension from Riverwood Drive.

The recommendations included in the Planning Board draft of the Potomac Subregion Master Plan would not support the unrestricted provision of public sewer service to this RE-2 zoned area. The proposed master plan public sewer envelope has not generally included areas approved for public sewer only because of public health problems. The intent here is to provide a direct and relatively timely solution for existing and anticipated public health problems. The identified area of the public health concern is relatively small as compared to the entirety of the Potomac Manors neighborhood. Therefore, we see this health problem area as an issue appropriately addressed in the scope of the Water and Sewer Plan, not as an issue for the draft master plan. The provision of sewer service to the lots along The Corral Drive should not constitute an expansion of the recommended sewer envelope for the draft master plan.

ADS:ads/S:\WMD\WS\COUNCIL\2001NOV\POT-TBL.WPD

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 =

WSCCR No. 01A-POT-03
CWSP 10/97 Map Panel C
GIS/WSSC Tile 214 NW 10/11
Tax Map FQ341
State Watershed Use Class I
Plan No.
= MCDEP-WMD Staff Use Only =

1. APPLICANT: Simon P. Kabert, Vice Pres
Address: Riggs Bank, 1913 Massachusetts Ave N.W., Washington DC 20036
Telephone: 202-835-5380

2. OWNER: William W. Smyth
Address: 11310 S. Glen Road, Potomac, MD 20854
Telephone: 301 215-5527

3. PROPERTY DESCRIPTION (Attach an 8½"x11" copy of the state tax map with the subject property(ies) highlighted.)
Identification: Lot 7, The Glen
Premise Address: 11310 South Glen Rd
Location: Potomac, MD 20854, Westside of S. Glen Rd.

4. LAND USE, ZONING, AND SUBDIVISION
Master Plan: Potomac
Zoning: RE 2
Drainage Basin: Watts Branch
Site Area: 2.62 Acres
Recent Zoning Activity: None
Existing Use: Residential, Vacant
Proposed Use: Residential
Recent Subdivision Activity: None

5. WATER AND SEWER SERVICE AREA CATEGORIES
Existing Water Category: W-1
Requested Water Category: W-1 NO CHANGE
Existing Sewer Category: S-6
Requested Sewer Category: S-1

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

- The subject site is approved for public water and septic.
- The site cannot be subdivided under any circumstances.
- Lot 6 (Par N218 on the accompanying Tax Plate) is served by public sewer.
- Provisions have been made for an easement through Lot 6 for a sewer extension/house connection to serve the subject lot.
- The request is consistent with past practices of extending service from abutting properties currently being served by public sewer.

7. APPLICANT'S AUTHORIZATION - Check one of the following as applicable: ☐ Property Owner ☒ Contract Purchaser ☐ Owner's or Purchaser's Authorized Representative
Signature
Date 6-29-01

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 6/27/01

= MCDEP-WMD =

Post-it® Fax Note 7671	Date 5/16/01	# of pages ▶ 5
To Ruben Maddox	From Allan Soukup	
Co./Dept. Wash. Fire Prev.	Co. MCDEP-WMD	
Phone # 202-922-4443	Phone # 240-777-7716	
Fax # 301-983-2000	Fax # 240-777-7715	

ADS adc/s:\wmd\ws\wsccr\application\nmcsamizer.sql (01/03/00)

01A-POT-03.

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

Mr. William Smyth
11290 S. Glen Road
Potomac, MD 20854

June 21, 2001

Re: Lot 7, The Glen, 2.6295 acres

Dear Mr. Smyth:

At your request, I have reviewed the files regarding the subdivision known as "The Glen". The preliminary plan, first filed in 1973, was known as "Brothers Industry".

The plat that created Lot 7 was approved on May 12, 1978. On September 28, 2000 your attorney requested that this agency review the results of the percolation tests, conducted between March 24, 1974 and September 10, 1976. Mr. Charles Paluch, formerly of this agency, reviewed the results and came to the conclusion on October 24, 2000 that the percolation tests for Lot 7 were never successfully completed.

Based upon my review, Mr. Paluch's assessment was in error. A percolation test was conducted on January 17, 1975 which included two sites labeled as 6A and 6B. Theses sites were on what was then proposed Lot 6, but in an area later re-configured to be on the recorded Lot 7. Mr. Paluch apparently failed to realize these tests were conducted for Lot 7.

Therefore, this agency will accept the results of the percolation tests conducted for Lot 7. They are as follows: 6A: 18 minutes at 7.0 feet and 14.5 feet; 6B: 14 minutes at 6.0 feet and 15 feet; and 6C: 9 minutes at 7.5 feet and 15 feet. Prior to the issuance of a septic installation permit, it will be required that a site plan be submitted showing the proposed septic area including these three test sites. A field-run, two-foot interval, contour study must be included. A partial copy of the approved preliminary plan is attached for your use.

If you have any questions please contact me at 240-777-6319.

Sincerely,

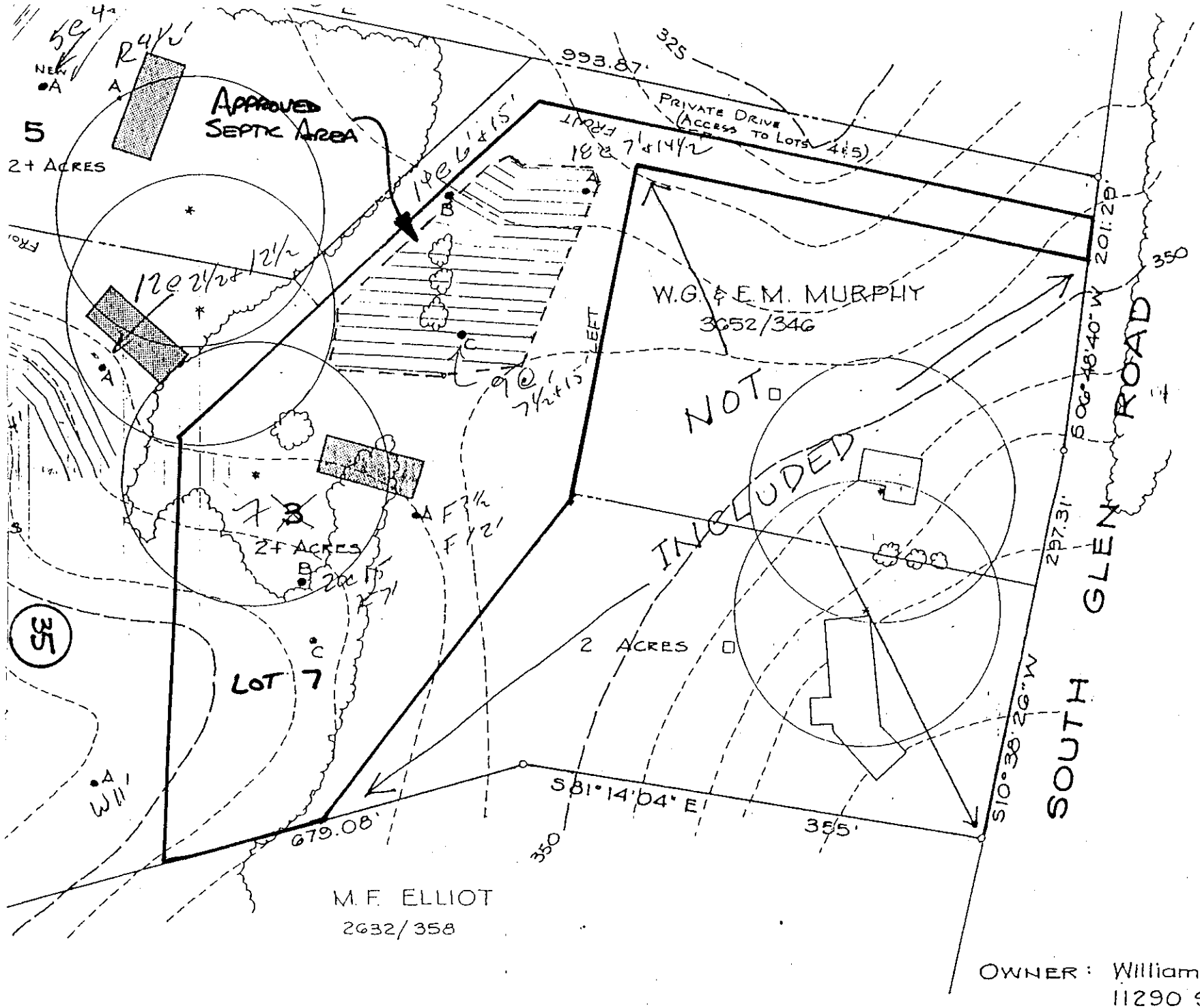
Orig. signed 6/21/01

Gene von Gunten, R.S.

cc: Thomas Maddox

by GAL

34



WSSCR 01A-POT-03

OWNER: William Smyth
11290 South Glen Road
Rockville, Maryland 208
872-5537

NGINEER'S CERTIFICATE

WASHINGTON SUBURBAN SANITARY COMMISSION

DEVELOPMENT PROPOSAL REVIEW
FOR A
SERVICE AREA CATEGORY CHANGE REQUEST

APPLICATION NO.: 01A-POT-03 DATE: AUGUST 16, 2001

APPLICANT: SIMON KARERI FOR W. SMYTH

LOCATION: 11310 SOUTH GLEN ROAD

COUNTY: MONTGOMERY 200' SHEET NO.: 214NW10/11

PRESENT ZONING: RE-2 PROPOSED ZONING: NA

EXISTING SERVICE AREA: SEWER: 6 WATER: 1

PROPOSED SERVICE AREA: SEWER: 1 WATER: NA

SIZE OF PARCEL: 2.62 ACRES

DWELLING UNITS: 1 SFDU OTHER: NA

WATER INFORMATION is not requested at this time

SEWER INFORMATION

1. Basin: Watts Branch

2. A 700-foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to an existing 8-inch sewer line (contract no. 72-5431A) and would abut approximately 2 properties in addition to the applicant's. Rights-of-way would be required. Construction of this extension may involve the removal of trees. Please note that our records do not show any existing sewer easement through lot 6.

3. Flow from the proposed development: 300 GPD

4. Program-sized sewer mains are not required to serve the property.

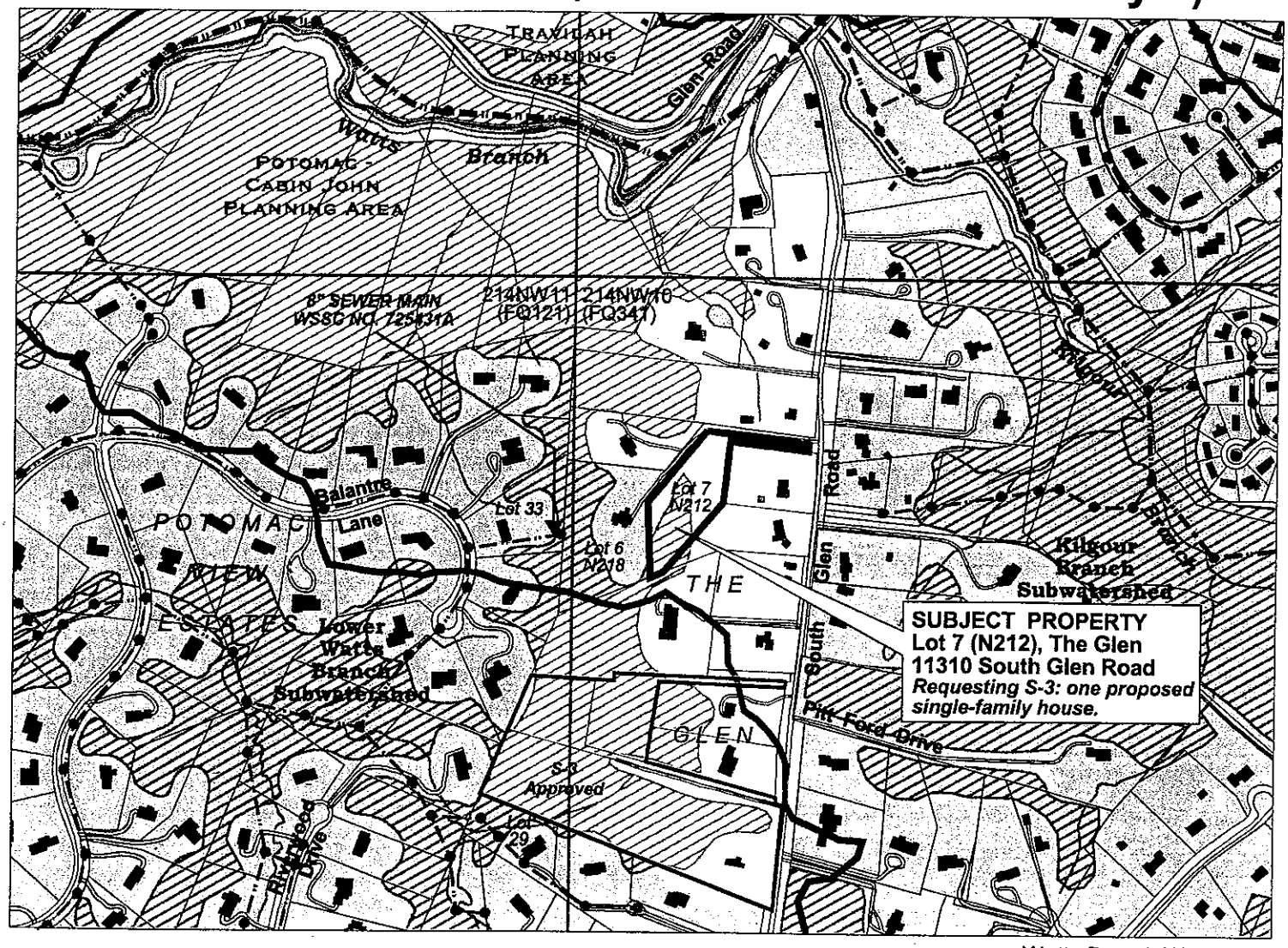
5. Interceptor capacity is adequate.

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 Jonathan Madagu, 301-206-8642.

Sewer Service Area Categories Map
WSCCR 01A-POT-03 (Simon Kareri / William Smyth)



Watts Branch Watershed

1000 0 1000 2000 3000 Feet

MAP LEGEND
- Property Boundaries
- WSSC/GIS Tile Grid

Sewer Mains
- Small-Dia. Pressure Mains
- 8" or Smaller Dia. Mains
- 9" - 14"-Dia. Mains
- 15" or Greater Dia. Mains
- Sewer Manholes
- Woodlands
- Watts Branch Subwatersheds
- Ponds and Lakes
- Streams
- Roads - Parking
- Buildings
- M-NCPPC Planning Areas

Sewer Categories
- S-1
- S-3
- S-4
- S-5
- S-6

N W E S

June 1999 Interim Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan

Department of Environmental Protection
Montgomery County Maryland

Watershed Management Division
10/25/2001 -- GIS Project File:
o:\wwteam\ccrs-wsheds\wattsbr\
2001ccrs\01-apot-03=kareri.apr

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

September 24, 2001

MEMORANDUM

To: Alan Soukop
Department of Environmental Protection

From: Jay Beatty JRB
DPS, Well & Septic

RE: Sanitary Survey
The Corral Drive, Potomac

On September 6, 2001, this office conducted a sanitary survey at the above referenced area. See the attached table for a summary of the results.

Please be advised that while it appears that six of the 15 houses in this survey have sufficient septic repair area, percolation testing would be necessary to confirm this. There are currently 3 properties that show signs of septic failure or have recently failed. The subdivision is typical of many in it's era, where house/lot locations were allowed to be built on or near drainage features. In addition, there are many mature trees on all of the lots which homeowners may be reluctant to remove to accommodate a septic repair.

If I may be of further assistance, please feel free to contact me at 240-777-6340.

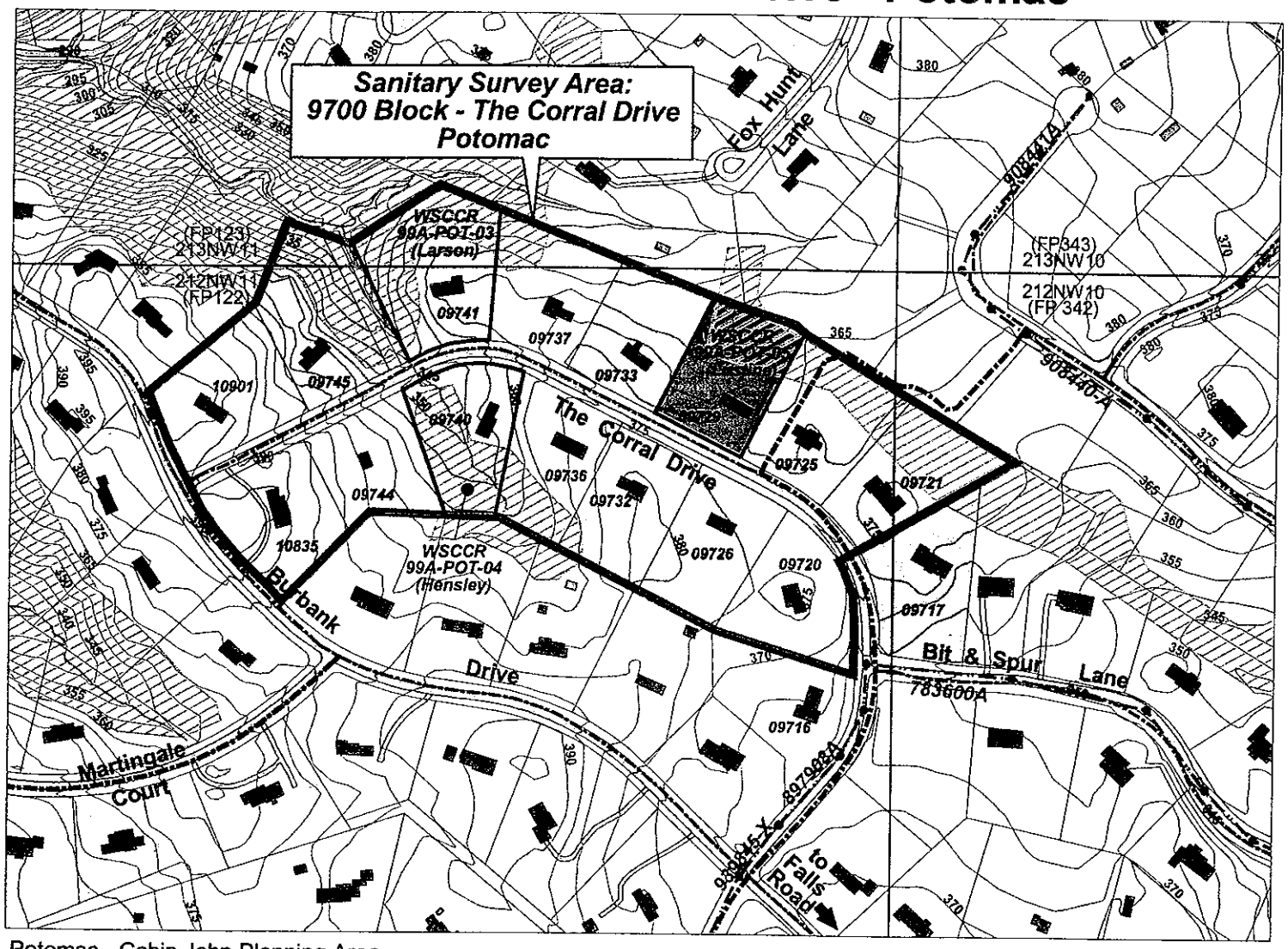
38

THE CORRAL DRIVE
SANITARY SURVEY RESULTS
September 27, 2001

ADDRESS	CURRENT SEPTIC SYSTEM STATUS	ESTIMATED ABILITY FOR SEPTIC REPAIR
9720 The Corral Drive	No observable septic failure	Potential for 2 – 3 septic repairs with successful percolation testing
9721 The Corral Drive	No observable septic failure	Very limited repair area – percolation testing from 9725 indicates potentially high ground water on the lot
9725 The Corral Drive	No observable septic failure	Recently repaired septic system – high ground water encountered and no septic repair area remains
9726 The Corral Drive	No observable septic failure	Very limited repair area, potential high water table due to drainage swale in back yard
9729 The Corral Drive WSCCR 99A-POT-05 (LUSTINE)	Failing septic system – sewage backs into house without frequent pumping	No septic repair area available, percolation testing confirmed this conclusion in 1995
9732 The Corral Drive	No observable septic failure	Potential for one septic repair with successful percolation testing
9733 The Corral Drive	No observable septic failure	Very limited septic repair area – existing well is in center of potential repair area
9736 The Corral Drive	No observable septic failure	Potential for one septic repair with successful percolation testing
9737 The Corral Drive	No opportunity to inspect	
9740 The Corral Drive WSCCR 99A-POT-04 (HENSLEY)	No observable septic overflow, however, evidence of frequent pumping was found	No septic repair area available, previous percolation tests indicate high ground water

9741 The Corral Drive WSCCR 99A-POT-03 (LARSON)	No observable septic failure	No septic repair area available due to high ground water and stream location
9744 The Corral Drive	Under construction	Approved for new construction, lot meets current subdivision standards – initial septic system and 3 repair areas
9745 The Corral Drive	No observable septic failure	No septic repair area available due to high ground water and stream location
10835 Burbank Drive	No observable septic failure	Lot meets current subdivision standards – initial septic system and 3 repair areas
10901 Burbank Drive	No observable septic failure	Potential for 2 – 3 septic repairs with successful percolation testing

Results of MCDPS Sanitary Survey of Septic Systems
9700 Block - The Corral Drive - Potomac



Potomac - Cabin John Planning Area

500 0 500 1000 1500 2000 Feet

MAP LEGEND

- Property
- WSSC/GIS 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
- Sewer Manholes

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

- Topogaphy (C.I. = 5 Feet)
- Streams
- Lakes - Ponds
- Woodlands
- Roads - Parking
- Buildings

- MCDPS Sanitary Survey Area

Survey Results: Septic System Status
- No Results Reported
- Meets Current Standards - Future On-Site Repairs Possible (Some Will Require Testing)
- Limited or No Repair Area - Potential Repair Constraints
- Existing Septic System Failure
- Failed Septic Relieved by Public Sewer Service

N W E S

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan

Montgomery County Maryland 1776

Department of Environmental Protection
Montgomery County Maryland

Watershed Management Division
10/30/01 -- GIS Project File:
o:\wwteam\ccrs-wsheds\rockrun\
healthaz\thecorraldr.apr

Montgomery County Government

Department of Environmental Protection – Division of Water Resources Management
Rockville Metro 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.

= DEP-OWRM Received Date =

W/SCCR No. 99A-POT-03
CWSP 1992 Map Panel C
Watershed Use Class I
Tax Map FP 122
WSSC Grid 212NW11
Plan No.
= DEP-OWRM Staff Use Only =

1. APPLICANT: LORI LARSON
Address: 9741 THE CORRAL DRIVE
POTOMAC, MD 20854
Telephone: (301) 299-8329

2. OWNER: (SAME)
Address:
Telephone:

3. PROPERTY DESCRIPTION (Attach an 8½"x11" copy of the state tax map with the subject property(ies) highlighted.)
Identification: LOT 3, BLOCK D, POTOMAC MANORS
Premise Address: 9741 THE CORRAL DRIVE
Location: NORTH SIDE OF THE CORRAL DRIVE, 700' EAST OF BURBANK DRIVE

4. LAND USE, ZONING, AND SUBDIVISION
Master Plan: POTOMAC/CABIN JOHN P.A. 22
Drainage Basin: POTOMAC BASIN
Zoning: RE-2
Site Area: 2.76 AC.
Recent Zoning Activity: NONE
Existing Use: RESIDENTIAL DWELLING
Proposed Use: RESIDENTIAL DWELLING
Recent Subdivision Activity: NONE

5. WATER AND SEWER SERVICE AREA CATEGORIES
Existing Water Category: W-~~6~~ 1
Requested Water Category: W-~~6~~ NO CHANGE
Existing Sewer Category: S-6
Requested Sewer Category: S-3

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

CURRENT SEPTIC SYSTEM IS OPERATING MARGINALLY - PERCOLATION TESTING COMPLETE THIS YEAR HAS BEEN UNSUCCESSFUL IN LOCATING A REPLACEMENT SEPTIC - BEFORE EXISTING SYSTEM TOTALLY FAILS - PROVISIONS FOR SEWER TO SERVE THE EXISTING HOME IS REQUESTED.

7. APPLICANT'S AUTHORIZATION - Check one of the following as applicable: ☐ Property Owner ☐ Contract Purchaser ☒ Owner's or Purchaser's Authorized Representative
Signature John R. Witmer
Date JUNE 15, 1999

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

ENGINEER: WITMER ASSOC.

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

MEMORANDUM

Robert C. Hubbard
Director

November 24, 1999

TO: Dorothy Pecson, Environmental Planner, Watershed Management Division; Department of Environmental Protection

FROM: R.L. Stephens, Chief, Well and Septic, Department of Permitting Services

SUBJECT: Water/Sewer Service Category Change Requests

The following information is offered regarding the proposed category change requests.

WSCCR 99A-DNT-01: The property owners are currently engaged in the soils testing process. They are meeting with some success. We will be able to provide a more complete response when the testing is complete.

WSCCR 99A-GWC-02: If public water and sewer can be provided it would be better for a project of this magnitude. A rough estimate of peak septic design flow based on the information provided is 12,000 gpd. That might require 5-6 acres of septic reserve. Although the site is theoretically large enough to handle that much septic area, there is no guarantee of successful percolation testing and the area set-aside for the septic could not be used for the cemetery.

WSCCR 99A-OLN-04: Although we have not received a plan proposal or completed testing on this property, we believe that it will be difficult to find enough septic reserve for a peak flow of 5,000 or more gpd. We would require that the well and septic systems for the existing house be brought into compliance with current standards before approving the proposed uses for the Olney Boys and Girls Club.

WSCCRs 99A-POT-03 & 99A-POT-04: Conditions for septic repairs in this area are generally considered marginal due to water table and rock problems.

WSCCRs 99A-TRV-04, 99A-TRV-06, 99A-TRV-07: Testing was done on the property at 12615 Circle Drive (99A-TRV-06) without success. The properties referenced in 99A-TRV-04 and 07 are in an area of shallow rock and ground water. These limitations are likely to significant limit development of these properties on septic systems.

255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850-4166

WASHINGTON SUBURBAN SANITARY COMMISSION

DEVELOPMENT PROPOSAL REVIEW
FOR A
SERVICE AREA CATEGORY CHANGE REQUEST

APPLICATION NO.: 99A-POT-03 DATE: SEPTEMBER 27, 1999

APPLICANT: LORI LARSON

LOCATION: 9741 CORRAL DRIVE

COUNTY: MONTGOMERY 200' SHEET NO.: 212NW11

PRESENT ZONING: RE-2 PROPOSED ZONING: N/A

EXISTING SERVICE AREA: SEWER: 6 WATER: 1

PROPOSED SERVICE AREA: SEWER: 3 WATER: N/C

SIZE OF PARCEL: 2.76 ACRES

DWELLING UNITS: 1 SFDU OTHER: N/A

WATER INFORMATION Is not requested at this time.

SEWER INFORMATION

1. Basin: Rock Run/Dulles Interceptor

2. A 900-foot long pressure sewer and 500 ft of non-CIP sized gravity sewer are required to serve the property. The gravity sewer extension would connect to the 8-inch sewer in Corral Drive, contract no. 78-3600-A. Odor problems from grinder pumps will be likely.

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 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/-7713 ▪ FAX No.: 240-777-7715

RECEIVED
SEP - 1 1999
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.

WSCCR No. 99A-POT-04
CWSP 10/97 Map Panel C
GIS/WSSC Tile 212NW11
Tax Map FP 122
State Watershed Use Class I
Plan No.
= MCDEP-WMD Staff Use Only =

1. APPLICANT: Mary-Jane Hensley
Address: 9740 The Corral Drive
Potomac, MD 20854
Telephone: 301-299-9714

2. OWNER: same
Address:
Telephone:

3. PROPERTY DESCRIPTION (Attach an 8½"x11" copy of the state tax map with the subject property(ies) highlighted.)
Identification: Lot 7, Block E Potomac Manors
Premise Address: 9740 The Corral Drive
Location: South side of The Corral Drive, 583.17' east of Burbank Dr.

4. LAND USE, ZONING, AND SUBDIVISION
Master Plan: Potomac/Cabin John P.A. 29 Zoning: RE-2
Drainage Basin: Potomac Basin Site Area: 2.081 acres
Recent Zoning Activity: none
Existing Use: Residential dwelling Proposed Use: Residential dwelling
Recent Subdivision Activity: none

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

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

The septic system is marginal and a problem. The house was constructed in 1962 and the approved septic system had to be changed because the tank site was too wet to place the seepage pits beneath it. The effluent is drained into a tank and pumped 75' above the drive--the only area suitable for 2 seepage pits. If the system becomes inoperable, there is no room for new pits--no contingency. The water line is a problem: the water line is connected to the lot line. To now connect it to the house is complicated because the connection is line with the seepage pits and could potentially interfer with those lines.

7. APPLICANT'S AUTHORIZATION - Check one of the following as applicable: ☐ Property Owner ☐ Contract Purchaser ☐ Owner's or Purchaser's Authorized Representative
Signature Mary Jane Hensley
Date August 31, 1999

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

= MCDEP-WMD Staff Use Only =

ADS:aos/s:\wmd\ws\wsccr\aplctn\crhtocr.apl (7/12/99)

WASHINGTON SUBURBAN SANITARY COMMISSION

DEVELOPMENT PROPOSAL REVIEW
FOR A
SERVICE AREA CATEGORY CHANGE REQUEST

APPLICATION NO.:99A-POT-04 DATE: SEPTEMBER 27, 1999

APPLICANT: MARY JANE HANSLEY

LOCATION: 9740 CORRAL DRIVE

COUNTY: MONTGOMERY 200' SHEET NO.: 212NW11

PRESENT ZONING: RE-2 PROPOSED ZONING: N/A

EXISTING SERVICE AREA: SEWER: 6 WATER: 1

PROPOSED SERVICE AREA: SEWER: 3 WATER: N/C

SIZE OF PARCEL: 2.081 ACRES

DWELLING UNITS: 1 SFDU OTHER: N/A

WATER INFORMATION Is not requested at this time.

SEWER INFORMATION

1. Basin: Rock Run/Dulles Interceptor
2. A 900-foot long pressure sewer and 500 ft of non-CIP sized gravity sewer are required to serve the property. The gravity sewer extension would connect to the 8-inch sewer in Corral Drive, contract no. 78-3600-A. Odor problems from grinder pumps will be likely.
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 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/-7713 ▬ FAX No.: 240-777-7715

RECEIVED
SEP 27 1999
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.

WSCCR No. 99A-POT-05
CWSP 10/97 Map Panel C
GIS/WSSC Tile 212NW11
Tax Map FP 122
State Watershed Use Class I
Plan No.
= MCDEP-WMD Staff Use Only =

APPLICANT: BURTON M. LUSTINE
Address: 9729 THE CORRAL DR.
POTOMAC, Md, 20854
Telephone: 301-299-2329

2. OWNER: SAME
Address:
Telephone:

PROPERTY DESCRIPTION (Attach an 8½"x11" copy of the state tax map with the subject property(ies) highlighted.)
Identification: Lot 8 BLK D POTOMAC MANORS
Premise Address: 9729 THE CORRAL DR
Location: NORTH SIDE OF CORRAL DR

LAND USE, ZONING, AND SUBDIVISION
Master Plan: POTOMAC SUB REGION
Zoning: RE-2
Drainage Basin: ROCK RUN
Site Area: 2.04 ACRES
Recent Zoning Activity: NONE
Existing Use: SINGLE FAMILY
Proposed Use: EXPAND EXISTING HOME
Recent Subdivision Activity: NONE

WATER AND SEWER SERVICE AREA CATEGORIES
Existing Water Category: W-1
Requested Water Category: W- NO CHANGE
Existing Sewer Category: S-6
Requested Sewer Category: S- 3

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

OWNER CANNOT EXPAND HOME, OTHER SEPTIC FAILURES IN NEIGHBORHOOD HAVE CAUSED A GREAT DEAL OF HARDSHIP WHEN HOMES WERE DEEMED UNFIT TO USE WHEN HEALTH HAZARD FROM FAILING SEPTIC WAS FOUND.

7. APPLICANT'S AUTHORIZATION - Check one of the following as applicable: ☐ Property Owner ☐ Contract Purchaser ☑ Owner's or Purchaser's Authorized Representative
Signature Thomas D. Stang Agent
Date 9-27-99 ~~301-926-1442~~

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 PLEASE SEE ATTACHED
Date 9-27-99

~~44~~ 47
= MCDEP-WMD Staff Use Only =

WASHINGTON SUBURBAN SANITARY COMMISSION

DEVELOPMENT PROPOSAL REVIEW
FOR A
SERVICE AREA CATEGORY CHANGE REQUEST

APPLICATION NO.: 99A-POT-05 DATE: OCTOBER 12, 1999

APPLICANT: BURTON M. LUSTINE

LOCATION: 9729 THE CORRAL DRIVE

COUNTY: MONTGOMERY 200' SHEET NO.: 212NW11

PRESENT ZONING: RE-2 PROPOSED ZONING: N/A

EXISTING SERVICE AREA: SEWER: 6 WATER: 1

PROPOSED SERVICE AREA: SEWER: 3 WATER: 1

DWELLING UNITS: 1 SFDU OTHER: N/A

WATER INFORMATION Is Not Requested at this time.

SEWER INFORMATION

1. Basin: Rock Run/Dulles Interceptor

2. A 200-foot-long pressure sewer and 500-foot of non-CIP-sized gravity sewer are required to serve the property. The gravity sewer extension would connect to the 8-inch sewer in Corral Drive, Contract No. 78-3600-A. Odor problems from grinder pumps will be likely.

3. Flow from the proposed development: 300 GPD

4. Program-sized sewer mains are not required to serve the property.

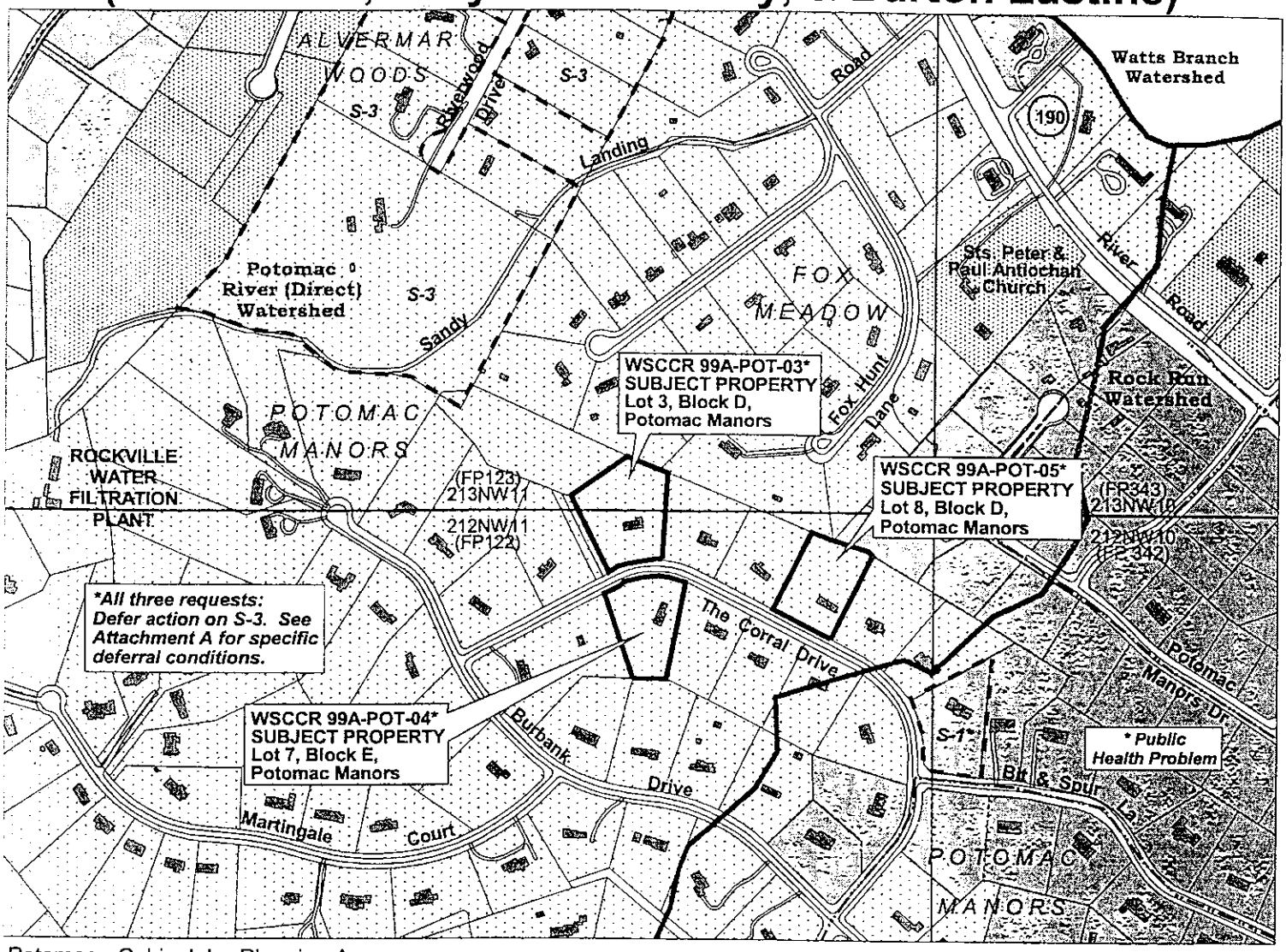
5. Interceptor capacity is adequate.

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 Ann Russell, 301-206-8823.

Sewer Service Area Categories Map
WSCCRs 99A-POT-03, -04 & -05
(Lori Larson, Mary Jane Hensley, & Burton Lustine)



Potomac - Cabin John Planning Area

1000 0 1000 2000 3000 Feet

MAP LEGEND
- Property Lines
- Streams
- Watersheds
- WSSC/GIS Grid

Sewer Mains
- Small-Dia. Pressure Mains
- 8" or Smaller Dia. Mains
- 9" - 14"-Dia. Mains
- 15" or Greater Dia. Mains
- Roads - Parking
- Buildings

Sewer Categories
- S-1
- S-3
- S-4
- S-5
- S-6
- Category Updates/Corrections

N W E S

June 1999 Interim Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan

Department of Environmental Protection
Montgomery County Maryland

Watershed Management Division
3/16/00 -- GIS Project File:
m:\arcviewprojects\rockrun
water_sewer\99ccrs\99apot03-05.apr

TRAVILAH PLANNING AREA -- WATTS BRANCH (DIRECT) WATERSHED CASES

Map Amendment No. Applicant/Owner Site Description Location & Information	Service Area Categories Existing **Requested** Reason for Request	WSSC& MCDPS Reports (Main extensions are non-CIP size unless otherwise noted)	M-NCPPC Park & Planning Dept. and Planning Board Comments and Recommendations	**County Executive Recommendation** (see below for staff report)
WSCCR 01A-TRV-12 • Marvin Mark • Lot 8, Merry Go Round Farm • Tax Map EQ32; WSSC grid: 215NW13 • West side of River Road (Rte. 190) opposite Drews Ct. • Potomac Subregion Master Plan* *(1980) – master plan sewer stage IV • Potomac River (Direct) watershed (MDE Use I) • RE-2 Zone: 4.0 acres • Existing use: one single-family house • Proposed use: no change	W-6* **W-1*** S-6 **S-3** Reason for Request: "I wish to pursue the portion of my request concerning getting a hookup to the public sewer service. I understand that I must wait until some time after February 2002, when t he Montgomery County Potomac Subregion Master Plan is approved, to hear your determination."	Water: Not requested.* Sewer: Service will require a 1,400' main extension southeast along River Rd. to an existing 8"-dia. main along Luvie Ln. The extension would abut six additional properties and may require additional rights-of-way to avoid the large-diameter water transmission main along River Rd. Construction may require removing trees. Alternatively, a grinder pump and a 180' special connection to an authorized low-pressure main (no. 89DA7916C) could also provide service. The special connection would require a right-of-way from the intervening *Continues at right* ➤➤➤	M-NCPPC Staff *(Draft)*: The site is outside the recommended sewer envelope. It is approximately 800 feet from the nearest sewer connection and does not qualify under the abutting mains policy. The site has potential for redevelopment. Recommend deferral pending completion of the Potomac Master Plan, expected in 2002. Planning Board: *(pending)* property. This connection could exacerbate potential odor problems in this low-pressure sewerage system. Well & Septic: The results of prior septic testing are still acceptable.	**Defer action on the sewer request pending adoption of the Potomac Subregion Master Plan revision.** *Advisory Note: M-NCPPC staff anticipate the Council's approval of the master plan in February 2002.*

**Note: The applicant for WSCCR 01A-TRV-12 also requested public water service, an amendment (WSCCR 01A-TRV-11) which MCDEP has included in proposed administrative action AD 2001-5 under the abutting mains policy. We anticipate approval of category W-1, for one water hookup only, for this property on or about November 15, 2001.*

WSCCR 01A-TRV-13 • Hedieh Heshmatipour* • Parcel P377, Belmont Travilah • WSSC grid: 215NW12/13 –tax map: EQ342/562 • West side of Stoney Creek Rd. 300' north of Stoney Creek Way • Potomac Subregion Master Plan** (1980) – master plan sewer stage IV • Watts Branch watershed (Use I) • RE-2 Zone: 2.64 acres • Existing use: one single-family house – Proposed: renovate/replace the existing house	W-6 **W-3** S-6 **S-3** Reason for Request (summarized): WSSC has extended water and sewer service to within about three houses away from the site. The property did not pass septic testing needed to get a building permit, requiring at least public sewer. The applicant's recent illness has forced her to place the property for sale, but the lack of a suitable septic replacement or sewer service makes this very difficult. She cannot wait for the revised master plan to address this problem.	Water: Service will require a 700' main extension north along Stoney Creek Rd. from an existing main (no. 951169A). The extension will abut four additional properties and may need to be CIP sized. Sewer: Service will require an 800' extension north along Stoney Creek Rd. from an existing main (no. 951169A). The extension will abut four additional properties. Well & Septic: This office supports the extension of public sewer service, based on a review of the septic records for this property.	M-NCPPC Staff: *(Draft)* The Stoney Creek area is not intended for sewer service in the draft master plan. The site appears constrained by slopes and other environmentally sensitive features. Recommend deferral pending completion of the Potomac Master Plan. Planning Board: *(pending)*	**Defer action on the water and sewer request pending adoption of the Potomac Subregion Master Plan revision.*** *Advisory Note: M-NCPPC staff anticipate the Council's approval of the master plan in February 2002.*

**Note: The applicant recently notified MCDEP of the sale of the property and withdrew this requested amendment. The new owner, Mrs. Muktari, has advised MCDEP of her desire to continue with the request due to problems her family is experiencing with the existing septic system. The Executive's recommendation may require revision if the results of the pending MCDPS investigation of the existing septic system reveal a public health problem requiring relief by extending the public sewerage system.*

Map Amendment No. Applicant/Owner Site Description Location & Information	Service Area Categories Existing **Requested** Reason for Request	WSSC& MCDPS Reports (Main extensions are non-CIP size unless otherwise noted)	M-NCPPC Park & Planning Dept. and Planning Board Comments and Recommendations	**County Executive Recommendation** (see below for staff report)
WSCCR 00-TRV-14 • Potomac Highlands Civic Association (PHCA) – Frank Cervarich, Pres. • Lot 9, Block C, Potomac Highlands • WSSC grid: 217NW09 -- tax map: FR561 • East side of Overlea Dr. 400' south of Scott Dr. • Potomac Subregion Master Plan** (1980) – master plan sewer stage IV • Watts Branch watershed (Use I) • RE-1 Zone: 1.47 acres • Existing use: vacant – Proposed use: one single-family house	W-6 No Change S-6 **S-1** Reason for Request: "PHCA would like to sell the lot they own in common to an individual who will use the lot for a single family house."	Water: *Not requested.* Sewer: Service will require a 1000' extension to the 36"-dia. Watts Branch Trunk Sewer (no.96-1714Q). The extension would abut four additional properties and require rights-of-way. Construction will involve disruption to wetlands and a stream valley park, and will require removing trees. Service via the Rockville sewerage system would require pumping and a likely longer main extension. WSSC would not consider the pumping alternative if gravity service can be provided. *Continues at right* ➤➤➤	M-NCPPC Staff: Inconsistent with the draft Potomac Master Plan. The site appears to have significant environmental constraints with approximately 75 percent of the lot in a steam buffer. Development impacts may be too great to justify a sewer extension to this vacant lot. Planning Board: *(pending)* Well & Septic: Percolation tests failed in 1983.	**Defer action on the sewer request pending adoption of the Potomac Subregion Master Plan revision.** *Advisory Note: M-NCPPC staff anticipate the Council's approval of the master plan in February 2002.*
WSCCR 01A-TRV-15 • Dumont Oaks Corp. (for Sutton Homes, Inc.) • Parcel P241, Pt. Mt. Prospect & Etc. • Tax maps ER561/562; WSSC Grids 217/218NW12 • West end of Centurion Way; south side of Riding Fields Ln. 500' east of Hunting Hill Way; north side of the eastern end of McCrossin Ln • Potomac Subregion Master Plan** (1980) – master plan sewer stage IV • Watts Branch watershed (MDE Use I) • RE-2 Zone: 24.85 acres • Existing use: vacant – Proposed use: 9- to 12-lot residential subdivision The vacant site is not underlain with serpentenite, nor does it contain rare, threatened or endangered species. Afforestation requirements will expand tree cover on the site, supported by the site's moderate to deep, well-drained silt loam soils.	W-6 **W-3** S-6 **S-3** Reason for Request (summary): Development of two-acre residential lots is in accordance with the master plan, existing land use and zoning. The existing development to the north, east and south is RE-2, and to the west is more dense than RE-2. The project would complete the neighborhood and provide for the connection of Centurion Way and Riding Fields Rd., as planned. This is a "smart growth" infill project surrounded by developed properties with roads and public utilities contiguous to the site. WSSC oversized the water main at Centurion Way in Palatine, anticipating a main looping to the main at Riding Fields Ln. Water and sewer mains are contiguous; service is therefore logical and economical. *Continues at left* ←←←	Water: Service will require a CIP-sized, 50' main extension from the existing 16"-dia. main in Centurion Way (no. 908401M). A 100' non-CIP main extension from the existing 8"-dia main in Riding Fields Rd. (no. 961663A) would serve the northern part of the site. WSSC will require a right-of-way to McCrossin Ln. for a planned main extension to Travilah Rd. The applicant's alternative route for the 16"-dia transmission main, through the site between Centurion Way and Riding Fields Rd. would serve the same purpose. However, it would cause disruption to the stream buffer traversing the site. WSSC will choose the appropriate alignment during its hydraulic modeling review. Sewer: Gravity service would require a 3-mile main extension to an existing 10"-dia. main at River Rd. (no. 961649A). *Continues at right* →→→	M-NCPPC Staff: Defer pending completion of the Potomac Master Plan update. The property will require plat recordation via the minor subdivision process. Planning Board: *(pending)* The extension would abut and require rights-of-way from many properties. Construction would require removing trees and disturb stream valley and wetland areas. The applicant's proposal to serve all 9 - 12 proposed homes via the Palatine grinder pump/pressure sewer system is problematic, raising concerns about adequate hydraulic head in the system. (See WSSC's 9/12/01 e-mail at circle pg. 74.) Well & Septic: *(pending)*	**Defer action on the water and sewer request pending adoption of the Potomac Subregion Master Plan revision.** *Advisory Note: M-NCPPC staff anticipate the Council's approval of the master plan in February 2002.*

*** M-NCPPC issued a staff draft for a revision to the master plan in February 2001. The Planning Board is expected to start its worksessions on the draft plan in May.*

Executive Staff Report

The applicants in these four cases seek the provision of public sewer service in order to develop or redevelop properties affected by the pending recommendations of the Potomac Subregion Master Plan update. The properties are zoned for one- or two-acre density development which, under the current 1980 master plan, could be considered for public sewer service on a case-by-case basis. (This is contrary to general Water and Sewer Plan policies for public sewer service, but allowed under the plan's policies if recommended in a local area master plan.) The draft master plan revision recommends changes that could substantially affect the sewer service eligibility of these properties. Therefore, Water and Sewer Plan policies require a recommendation to defer action on these amendments pending completion of the master plan update.

The requests for the **Heshmatipour** and **Sutton Homes** properties (**WSCCRs 01A-TRV-13 and -15**, respectively) also seek the provision of public water service. The eligibility of these properties for public water service is not affected by the recommendations of the draft master plan, which would supports current Water and Sewer Plan policies for allowing public water service to large lot areas such as these. However, because the constraint on these sites is septic suitability, the provision of water service alone is unlikely to allow the development desired by the applicants. The requests for water category changes are therefore also deferred pending completion of the master plan.

ADS:ads/S:\WMD\WS\COUNCIL\2001NOV\trv-wbtbl.wpd

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 =

WSCCR No. 01A-TBV-12
CWSP 10/97 Map Panel C
GIS/WSSC Tile 215NW13
Tax Map EQ32
State Watershed Use Class 1
Plan No.
= MCDEP-WMD Staff Use Only =

1. **APPLICANT:** Marvin Mark
Address: 13160 River Road
Potomac MD 20854
Telephone: (w) 301-593-4200; (h) 301-975-0101

2. **OWNER:** same
Address:
Telephone:

3. **PROPERTY DESCRIPTION** (Attach an 8½"x11" copy of the state tax map with the subject property(ies) highlighted.)
Identification: Merry-Go-Round Subdivision, Lot 8
Premise Address: 13160 River Road, Potomac, Maryland 20854
Location: South side of River Road opposite Drews Court

4. **LAND USE, ZONING, AND SUBDIVISION**
Master Plan: Potomac Subregion
Zoning: RE-2
Drainage Basin: Potomac River Direct/Watts Branch
Site Area: 4.0 acres
Recent Zoning Activity:
Existing Use: family home
Proposed Use: same
Recent Subdivision Activity:

5. **WATER AND SEWER SERVICE AREA CATEGORIES**
Existing Water Category: W - 6*
Requested Water Category: W - No Change
Existing Sewer Category: S - 6
Requested Sewer Category: S - 3

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

*AD 2001-5, abutting mains, W-1 for one hookup only requested, approval pending.

I wish to pursue the portion of my request concerning getting hookup up to the public sewer service. I understand that I must wait until some time after February of 2002, when the Montgomery County Potomac Subregion Master Plan is approved, to hear your determination.

Also, thank you for approving the water category change and hookup so quickly.

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

Signature On File

Date

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

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= MCDEP-WMD Staff Use Only =

Center for Advanced Dentistry

Marvin R. Mark, MS, PhD, DMD
10301 Georgia Avenue • Suite 307 • Silver Spring • MD • 20902
Phone: 301-593-4200 • Fax: 301-754-1614

RECEIVED
JUN 15 2001

Ms. Dorothy Pecson
Montgomery County Dept. Environmental Protection
255 Rockville Pike
Rockville, MD 20850

Subject:
Account:
Date: 6/14/2001
PSSN:

Dear Ms. Pecson;

Thank you for your letter dated June 11, 2001.

As per your request, I am here formally notifying you that I wish to pursue the portion of my request concerning getting hooked up to the public sewer service. I understand that I must wait until some time after February of 2002, when the Montgomery County Potomac Subregion Master Plan is approved, to hear your determination.

Also, thank you for approving the water category change and hookup so quickly.

If there is any other information that you need, please feel free to call me any time at 301-593-4200.

Sincerely,

Marvin R. Mark, M.S., Ph.D., D.M.D.

CC:

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WASHINGTON SUBURBAN SANITARY COMMISSION

DEVELOPMENT PROPOSAL REVIEW
FOR A
SERVICE AREA CATEGORY CHANGE REQUEST

APPLICATION NO.: 01A-TRV-12 DATE: SEPTEMBER 6, 2001

APPLICANT: MARVIN MARK

LOCATION: SOUTH OF RIVER ROAD, OPPOSITE DREWS COURT

COUNTY: MONTGOMERY 200' SHEET NO.: 215NW13

PRESENT ZONING: RE-2 PROPOSED ZONING: NA

EXISTING SERVICE AREA: SEWER: 6 WATER: currently pending 1

PROPOSED SERVICE AREA: SEWER: 3 WATER: 1

SIZE OF PARCEL: 4.0 ACRES

DWELLING UNITS: 1 SFDU OTHER: NA

WATER INFORMATION is not requested at this time

SEWER INFORMATION

1. Basin: Dulles Interceptor

2. A 1,400-foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to an existing 8-inch sewer line on the west side of Luvie Lane (contract no. 89DA7916A) and would abut approximately 6 properties in addition to the applicant's. Rights-of-way may be required to avoid the large-diameter water main in River Road. Construction of this extension may involve the removal of trees.

   An alternative to gravity service may be a 180-foot-long special connection to an authorized low-pressure main (contract no. 89DA7916C). This special connection would abut 1 property in addition to the applicant's and would require a right-of-way. Potential odor problems in the low-pressure sewer may be exacerbated by the addition of this connection.

3. Flow from the proposed development: 300 GPD

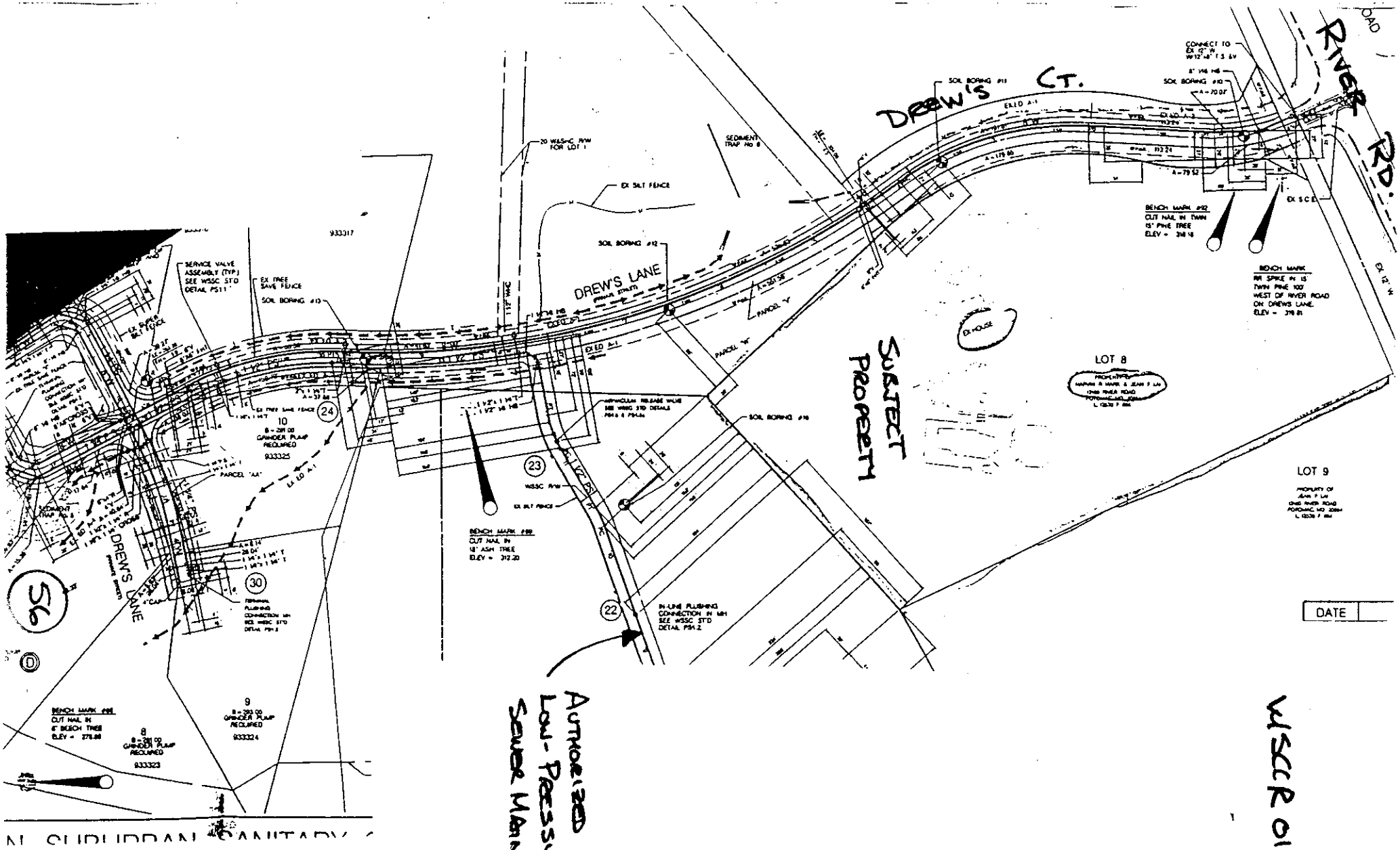
4. Program-sized sewer mains are not required to serve the property.

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 Jonathan Madagu, 301-206-8642.

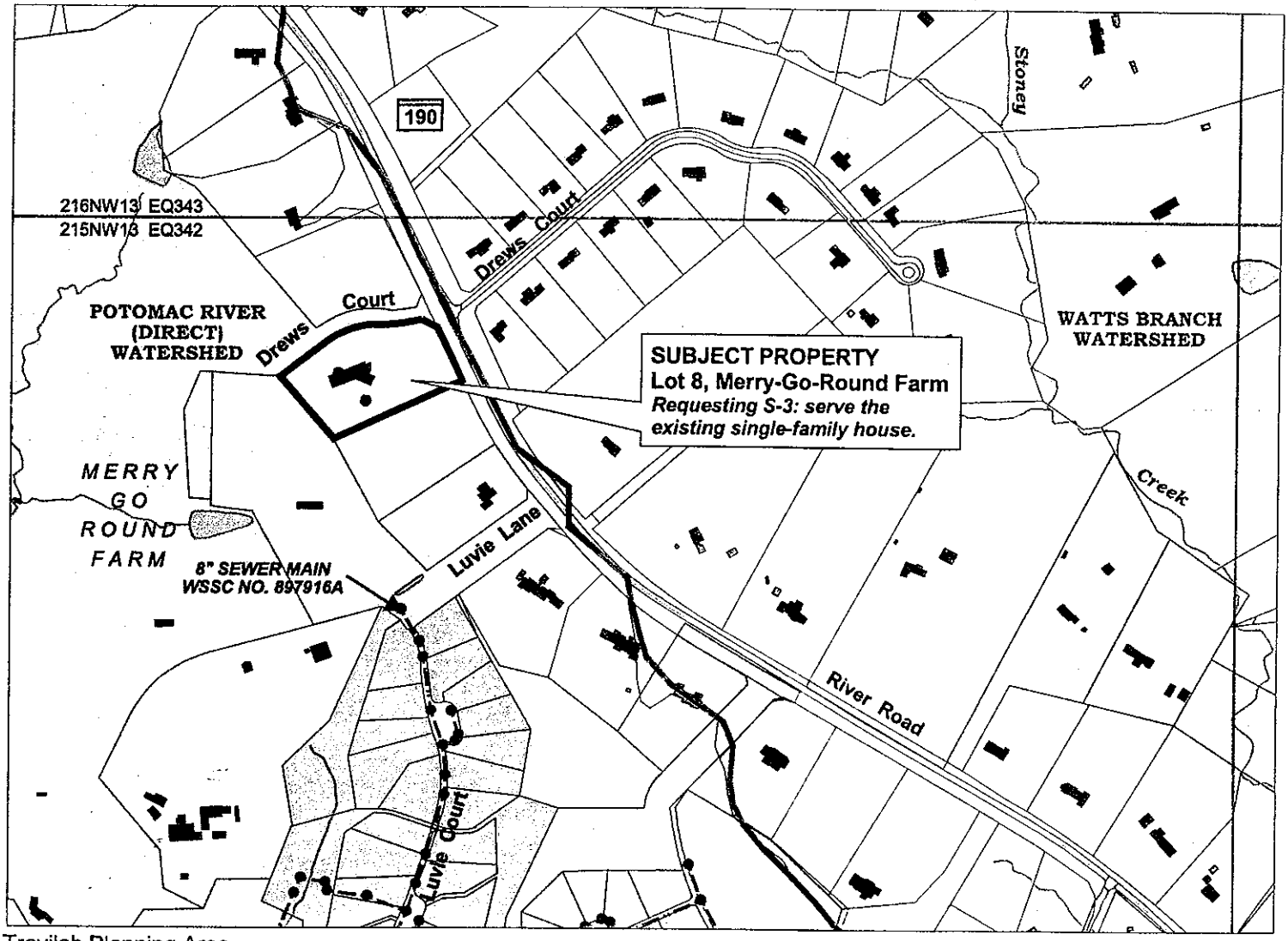


AUTHORIZED LOW-PRESSURE SEWER MAIN

WSCR 01A-TRV-12

56

Sewer Service Area Categories Map
WSCCR 01A-TRV-12 (Marvin Mark)



Travilah Planning Area

1000 0 1000 2000 3000 Feet

MAP LEGEND
- WSSC/GIS Tile Grid
- Property Boundaries
- Sewer Mains
  - Small-Dia. Pressure Mains
  - 8" or Smaller Dia. Mains
  - 9" - 14"-Dia. Mains
  - 15" or Greater Dia. Mains
- Sewer Manholes
- Ponds and Lakes
- Streams
- Watershed Boundary
- Roads - Parking
- Buildings
- Sewer Categories
  - S-1
  - S-3
  - S-4
  - S-5
  - S-6

N W E S

June 1999 Interim Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan

Department of Environmental Protection
Montgomery County Maryland

Watershed Management Division
10/25/2001 -- GIS Project File:
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2001ccrs\01atrv11&12-mark.apr

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

WSCCR No. 01A-TRV-13
CWSP 10/97 Map Panel C
GIS/WSSC Tile 245NW12/13
Tax Map ED 342/362
State Watershed Use Class I
Plan No. –
= MCDEP-WMD Staff Use Only =

1. APPLICANT: HEDIEH S. HESHMATIPOUR
Address: 11910 STONEY CREEK ROAD
POTOMAC, MD 20854
Telephone: 301-610-7929

2. OWNER: HEDIEH S. HESHMATIPOUR
Address: 11910 STONEY CREEK ROAD
POTOMAC, MD 20854
Telephone: 301-610-7929

3. PROPERTY DESCRIPTION (Attach an 8½"x11" copy of the state tax map with the subject property(ies) highlighted.)
Identification: P.377
Premise Address: 11910 STONEY CREEK RD
Location:

4. LAND USE, ZONING, AND SUBDIVISION
Master Plan: POTOMAC MP
Zoning: RE-2
Drainage Basin: WATTS BRANCH
Site Area: 2.64 ACRES
Recent Zoning Activity:
Existing Use: VACANT - OLD HOUSE, NEEDS MUCH WORK
Proposed Use: 1 SINGLE-FAMILY HOUSE
Recent Subdivision Activity:

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)
WSSC has brought water & sewer pipelines into Stoney Creek about 3 houses away from us. Our property did not pass the perk test and we need to be able to extend at least the sewer pipeline to our property to get a building permit. WSSC has agreed to extend the lines or we can hire an outside Civil Engineer and Contractor to build the pipe and ~~then~~ WSSC will approve it. Please see attached WSSC paper showing where the termination

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 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 [signature]
Date 6/25/01

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= MCDEP-WMD Staff Use Only =

WSCCR 01A-TRV-13

Continuation of 6a. "Reason for this category change request":

I purchased this property with lots of hopes to build my dream house on it. I got Lyme disease and became disabled for the past 6 months. I had no choice but to list my dream property for a low price and sell it since it was hard for me to make $2,800 payments on the property. Any one who has come forward has backed out because the property did not pass the perk test. Out of desperation I decided to extend the sewer pipe which is 2 houses down the road from my property. WSSC agreed to do the extension and I got quotes from outside contractors as well. Because of the category 6 which is the current category of my property I can not start the construction. I am surrounded from 3 sides by homes in category 3 and pipe is just 2 houses down the road from me. I understand that until the master plan get approved next year you are not taking applications, but I do not have the time to wait until then. Please consider this an exception from a very desperate person and change my category so I can bring sewer to my property and sell it.

Thanks

Hedoh Ibrahim

Reise Enterprises, Inc.
P.O. Box 505, Damascus, MD 20872
Perk Testing * Consulting * Feasibility Studies
Tele: (301) 948-6974
Fax: (301) 831-3828

June 21, 2001

Mr. John Jir
10802 Whiturun Dr.
Potomac, MD 20854

re: 11910 Stoney Creek Rd

Dear John,

This report is regarding the exploratory which was performed this date on the above referenced property. There appears to be two main limiting factors, the first is the large percentage of steep slopes 25% or greater, the second a condition referred to as fractured rock.

The county will not approve a septic field in any area within 25 feet of a 25% or greater slope, due to their belief that doing so would allow for sewage to bleed out of such slopes. As you are aware this condition is quite prevalent on the subject property, thus drastically limiting the potentially useable area.

The other major problem is the presence of a condition referred to as fractured rock. The county will not approve any proposed septic field in which this condition has been observed. The three test sites which were excavated on this property all showed the presence of this condition.

Other considerations are the necessary radius of 100 feet around any well from all septic fields, the well having to be up grade of the septic field the house having to be 30 feet from any well, 20 feet from any septic system, keeping the septic field 100 feet away from any stream as well out of the flood plain.

I believe that obtaining an approval on this lot will be challenging in light of these concerns. If you so choose to continue with this project I would advise you to do so in a conservative manor. Any questions please feel free to call.

James M Reise, President

Dear Dorothy:

We had perk test done on the property last month. It looks like we have more than one problem. We have "fractured rock" condition everywhere on the property as well as a big slope which will prevent us from putting a new septic on the property. Septic can not be put at the bottom of the slope because a river/creek runs behind the property. I will call you next monday. Thank for your help.

Hedieh

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From: Hedieh S. Heshmatipour
13739 Lambertina Place
Rockville, MD 20850

To: Montgomery County Department of Environmental Protection
Watershed Management Division
255 Rockville Pike, Ste. 120
Rockville, MD 20850-4166

Re: 11910 Stoney Creek Road
Potomac, MD 20854

To Whom It May Concern:

I sold my property located at 11910 Stoney Creek Road, Potomac, MD 20854 on September 25, 2001. I am hereby writing this letter to notify you that I am no longer the owner and will not be pursuing the application I filed with your department on June 25, 2001 for category change. I do not know what the new owners intend to do with the property, therefore request that they be given the choice to pursue the application if they are interested. Following is the contact information for one of the new owners. I do not have the number for the 2nd owner.

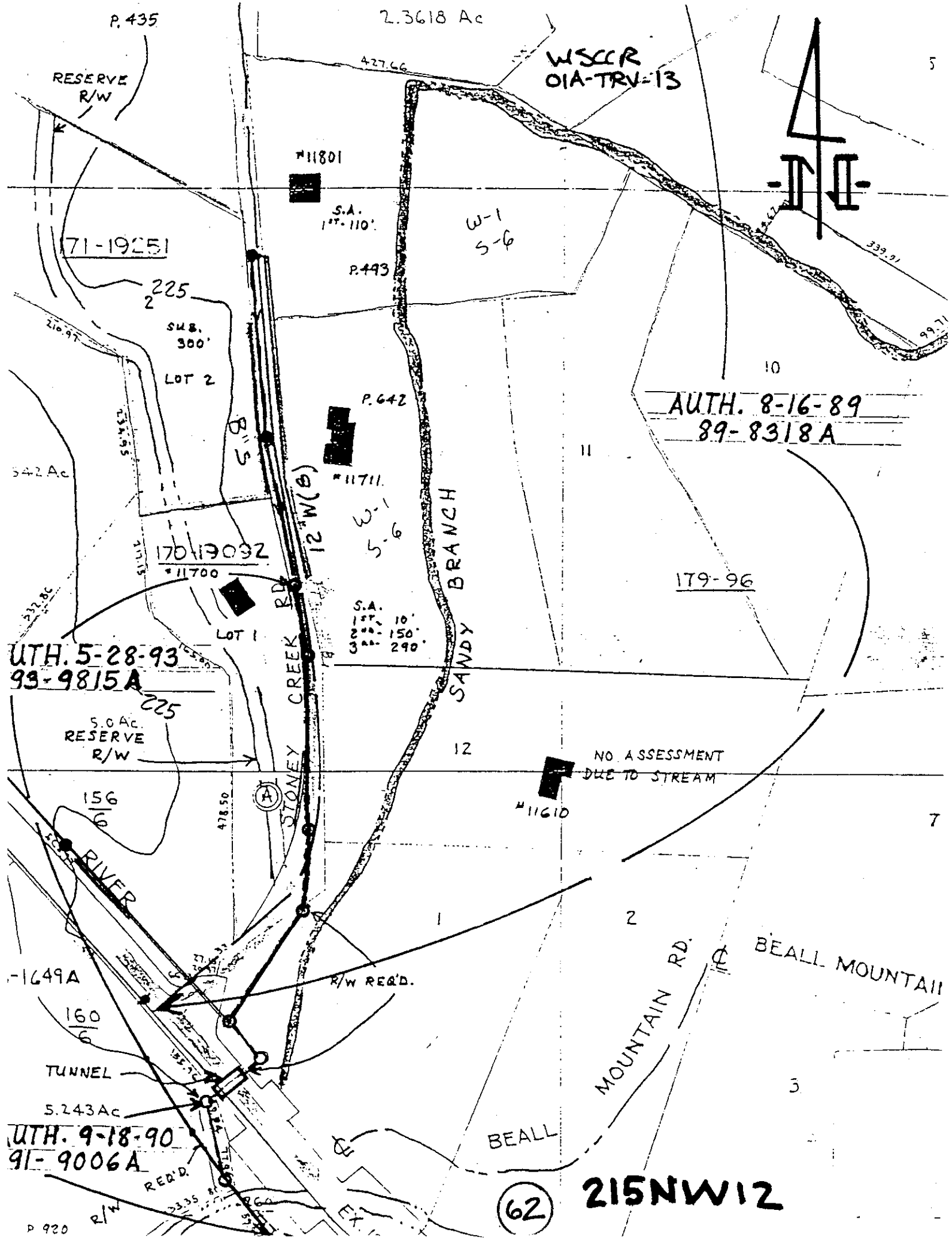
Sima (Sharon) Mokhtari
301-907-7600 (w)
301-417-1312 (H)

Thanks for all your help and support in this matter. Unfortunately, I did not have the time or the financial strength to pursue this any further.

Regards,

9/26/01

Hedieh Heshmatipour
301-213-1302


P. 435
2.3618 Ac
427.66
WSCCR
01A-TRV-13
RESERVE
R/W
#11801
S.A.
1ST-110'
W-1
5-6
171-19251
225
P.493
339.91
SUB.
300'
LOT 2
210.97
P.642
AUTH. 8-16-89
89-8318A
234.95
342 Ac
#11711
W-1
5-6
12" W(B)
170-19092
#11700
179-96
332.80
LOT 1
S.A.
1ST- 10'
2ND- 150'
3RD- 290'
STONEY CREEK RD.
SANDY BRANCH
AUTH. 5-28-93
93-9815A
225
5.0 Ac.
RESERVE
R/W
NO ASSESSMENT
DUE TO STREAM
#11610
156
6
478.50
RIVER
-1649A
160
6
R/W REQ'D.
BEALL MOUNTAIN
MOUNTAIN RD.
TUNNEL
5.243 Ac
AUTH. 9-18-90
91-9006A
REQ'D.
BEALL
P. 920
R/W
EX
62
215NW12

WASHINGTON SUBURBAN SANITARY COMMISSION

DEVELOPMENT PROPOSAL REVIEW
FOR A
SERVICE AREA CATEGORY CHANGE REQUEST

APPLICATION NO.: 01A-TRV-13 DATE: SEPTEMBER 6, 2001

APPLICANT: HEDIEH S. HESHMATIPOUR

LOCATION: 11910 STONEY CREEK RD

COUNTY: MONTGOMERY 200' SHEET NO.: 215NW12

PRESENT ZONING: RE-2 PROPOSED ZONING: NA

EXISTING SERVICE AREA: SEWER: 6 WATER: 6

PROPOSED SERVICE AREA: SEWER: 3 WATER: 3

SIZE OF PARCEL: 2.64 ACRES

DWELLING UNITS: 1 SFDU OTHER: NA

WATER INFORMATION

1. Water pressure zone: 480-A

2. A 700-foot-long water extension is required to serve the property. This extension would connect to an existing water main in Stoney Creek Road (contract no. 95-1169A) and would abut approximately 4 properties in addition to the applicant's. This extension may need to be CIP-sized.

3. Local service is adequate.

4. Program-sized water main extensions (16 inches in diameter or greater) may be required to serve the property.

Application No. 01A-TRV-13
Date: September 6, 2001

SEWER INFORMATION

1. Basin: Watts Branch

2. An 800-foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to an existing sewer in Stoney Creek Road (contract no. 95-1169A) and would abut approximately 4 properties in addition to the applicant's.

3. Flow from the proposed development: 300 GPD

4. Program-sized sewer mains are not required to serve the property.

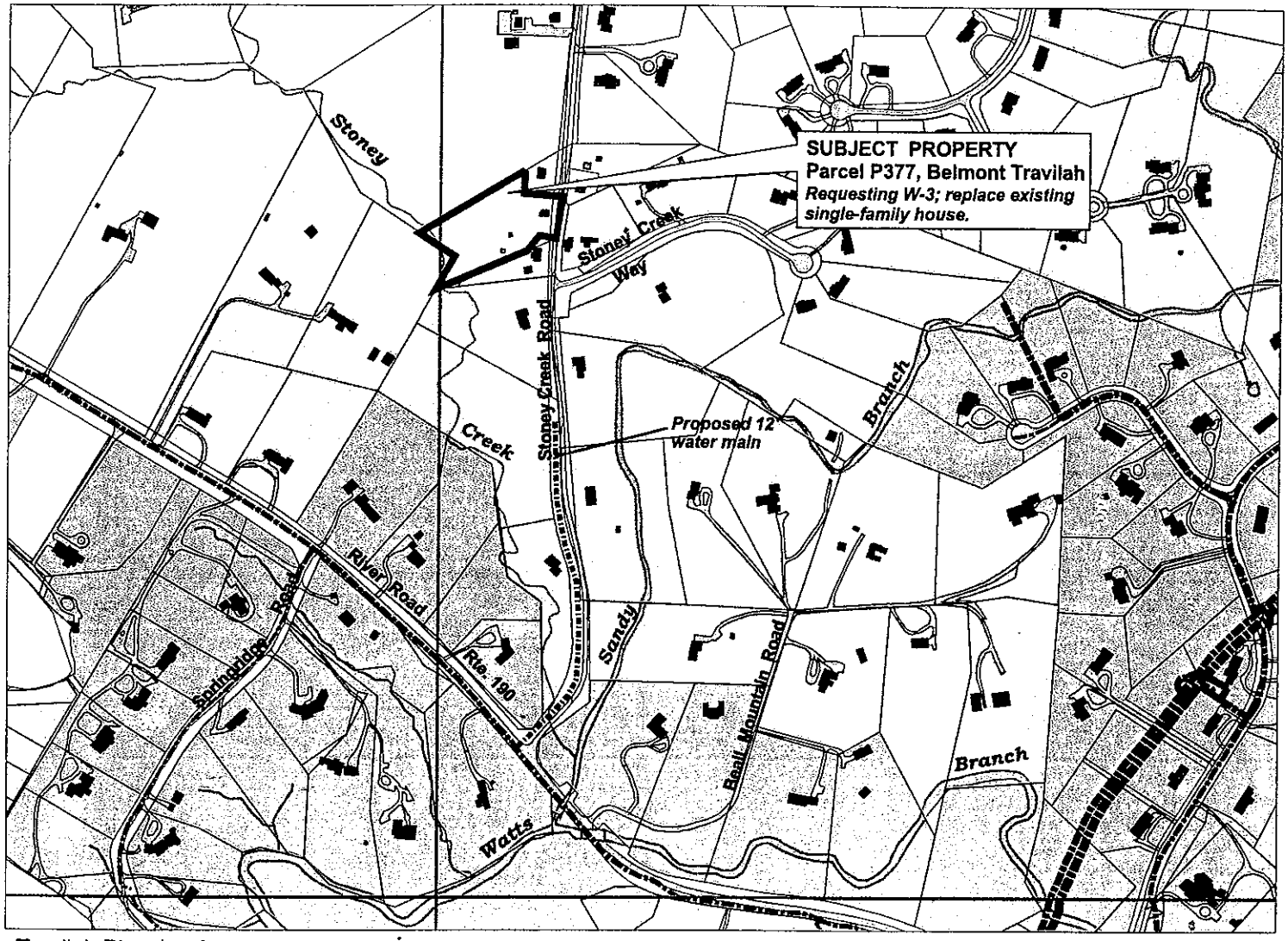
5. Interceptor capacity is adequate.

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 Bruce MacLaren, 301-206-8817.

Water Service Area Categories Map
WSCCR 01A-TRV-13 (Hedieh Heshmatipour)



Travilah Planning Area

Watts Branch Watershed

1000 0 1000 2000 3000 Feet

MAP LEGEND

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

Water Categories

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

N W E S

June 1999 Interim Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan

Department of Environmental Protection
Montgomery County Maryland

Watershed Management Division
11/15/2001 -- GIS Project File:
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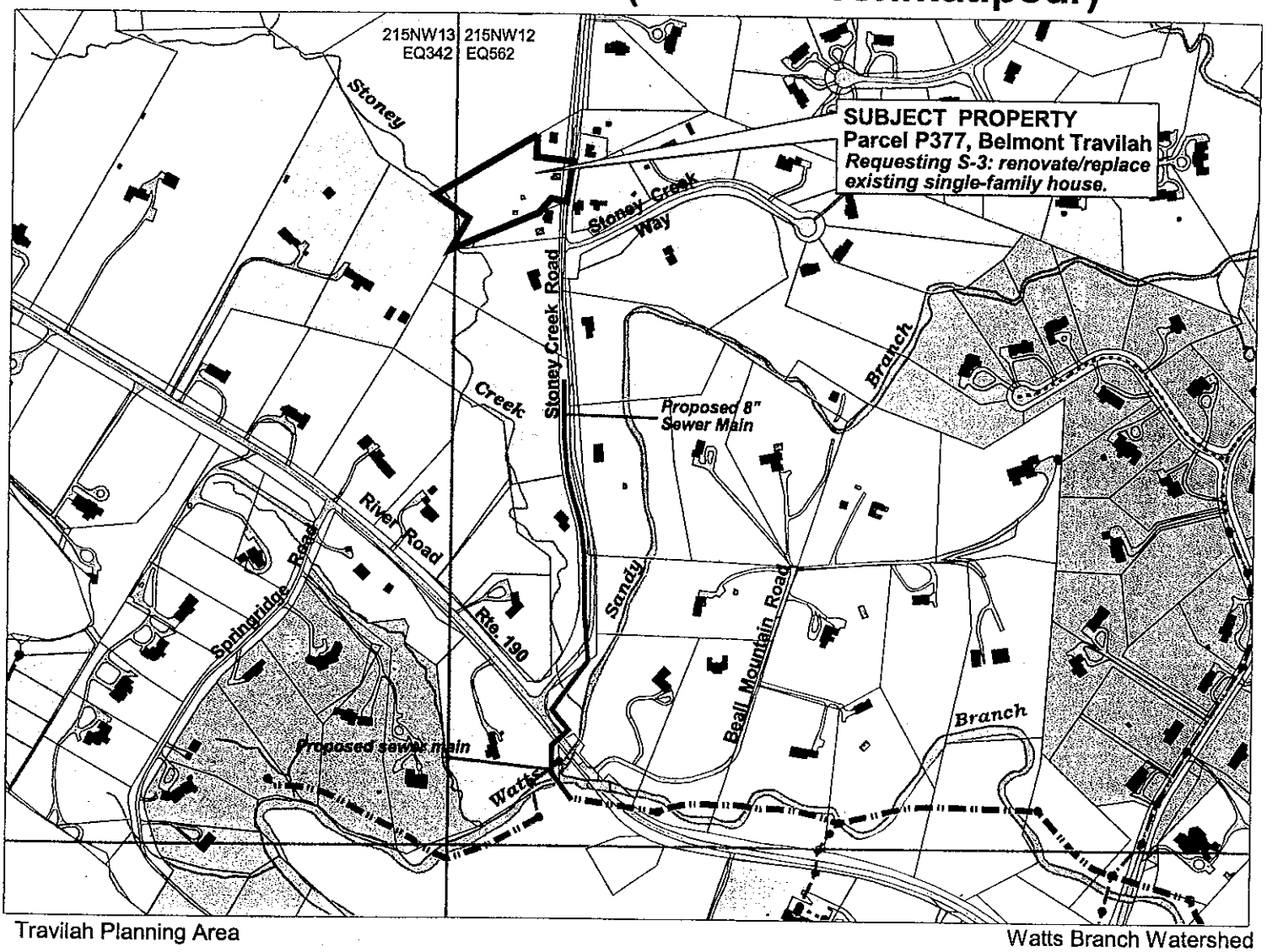
2001ccrs\01atrv13.apr

Sewer Service Area Categories Map
WSCCR 01A-TRV-13 (Hedieh Heshmatipour)



Travilah Planning Area

Watts Branch Watershed

1000 0 1000 2000 3000 Feet

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 & Lakes
- Streams
- Roads - Parking
- Buildings

Sewer Categories
- S-1
- S-3
- S-4
- S-5
- S-6

N W E S

June 1999 Interim Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan

Department of Environmental Protection
Montgomery County Maryland

Watershed Management Division
11/15/2001 -- GIS Project File:
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\2001ccrs\01atrv13.apr

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

WSCCR No. 01A-TRV-14
CWSP 10/97 Map Panel
GIS/WSSC Tile 217 NW 9
Tax Map FR 561
State Watershed Use Class I
Plan No.
= MCDEP-WMD Staff Use Only =

1. APPLICANT: FRANK CERVARICH
Address: PRESIDENT, PHCA
9306 OVERLEA DRIVE
ROCKVILLE, MARYLAND
20850
Telephone: 301.762.2956

2. OWNER: POTOMAC HIGHLANDS CITIZENS
Address: ASSOCIATION (PHCA)
9306 OVERLEA DRIVE
ROCKVILLE, MARYLAND
20850
Telephone: 301 762 2956

3. PROPERTY DESCRIPTION (Attach an 8½"x11" copy of the state tax map with the subject property(ies) highlighted.)
Identification: LOT 9, BLOCK C - POTOMAC HIGHLANDS
Premise Address: 9205 OVERLEA DRIVE - ROCKVILLE -
Location:

4. LAND USE, ZONING, AND SUBDIVISION
Master Plan: POTOMAC SUBREGION (1980)
Zoning: RE-1
Drainage Basin: WATTS BRANCH
Site Area: 1.47 ACRES
Recent Zoning Activity: NONE
Existing Use: VACANT LOT
Proposed Use: SINGLE FAMILY HOUSE
Recent Subdivision Activity: NONE

5. WATER AND SEWER SERVICE AREA CATEGORIES
Existing Water Category: W - 1
Requested Water Category: W - 1 (NO CHANGE)
Existing Sewer Category: S - 6
Requested Sewer Category: S - 1

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

PHCA WOULD LIKE TO SELL THE LOT THEY OWN IN COMMON TO AN INDIVIDUAL WHO WILL USE THE LOT FOR A SINGLE FAMILY HOME SITE.

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

Signature Cervarich, J.
Date 30 JUNE 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.

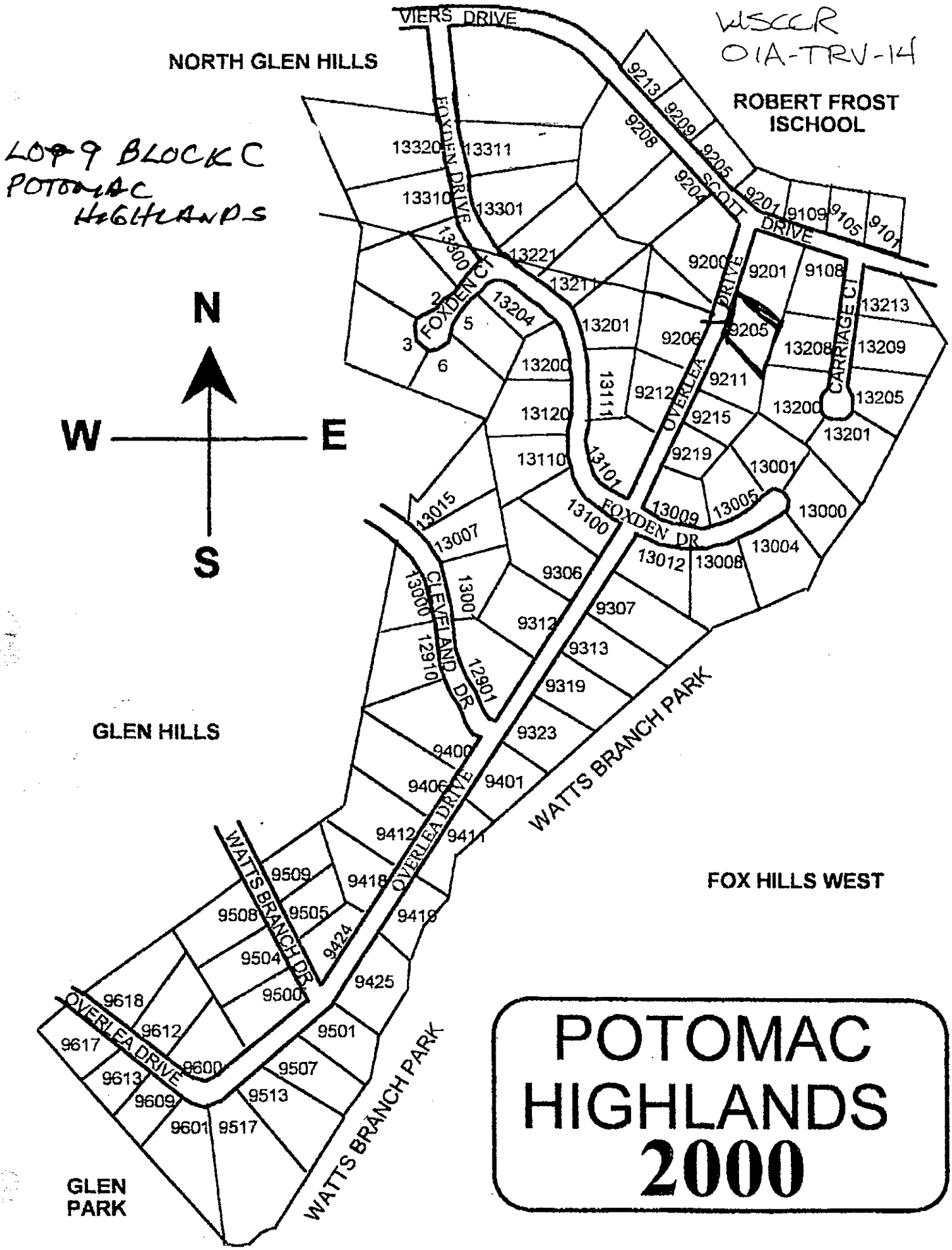
Signature
Date

= MCDEP-WMD Staff Use Only =

ADS:ads/s:\wmd\ws\wsccr\aplctn\cmtccr.apl (7/12/99)

WSCCR
01A-TRV-14

LOT 9 BLOCK C
POTOMAC
HIGHLANDS



POTOMAC HIGHLANDS 2000

WASHINGTON SUBURBAN SANITARY COMMISSION

DEVELOPMENT PROPOSAL REVIEW
FOR A
SERVICE AREA CATEGORY CHANGE REQUEST

APPLICATION NO.: 01A-TRV-14 DATE: AUGUST 16, 2001

APPLICANT: POTOMAC HIGHLANDS CITIZENS' ASSOCIATION

LOCATION: 9205 OVERLEA DR

COUNTY: MONTGOMERY 200' SHEET NO.: 217NW09

PRESENT ZONING: RE-1 PROPOSED ZONING: NA

EXISTING SERVICE AREA: SEWER: 6 WATER: 1

PROPOSED SERVICE AREA: SEWER: 1 WATER: NA

SIZE OF PARCEL: 1.47 ACRES

DWELLING UNITS: 1 SFDU OTHER: NA

WATER INFORMATION is not requested at this time

SEWER INFORMATION

1. Basin: Watts Branch

2. A 1000-foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to the 36-inch Watts Branch Trunk Sewer (contract no. 96-1714Q) and would abut approximately 4 properties in addition to the applicant's. Rights-of-way would be required. Construction of this extension would involve the temporary disruption of a stream valley park and may involve the disturbance of wetlands and the removal of trees.

3. Providing sewer service via the City of Rockville's system would require pumping and, more than likely, a longer extension. Since gravity service can be provided by the WSSC, service via City of Rockville mains would not be considered by the WSSC.

4. Flow from the proposed development: 300 GPD

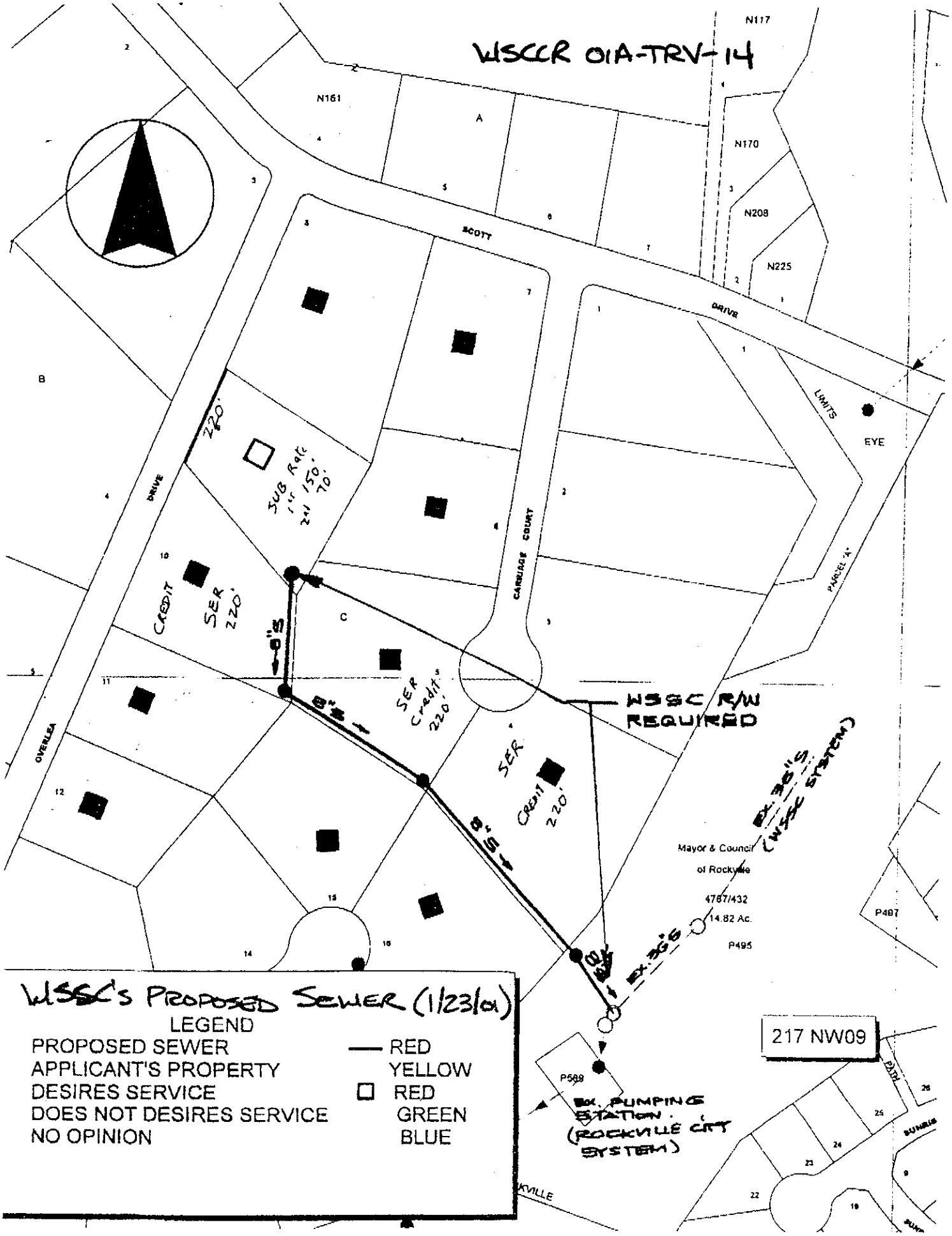
5. Program-sized sewer mains are not required to serve the property.

6. Interceptor capacity is adequate.

7. 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.

WSCCR 01A-TRV-14

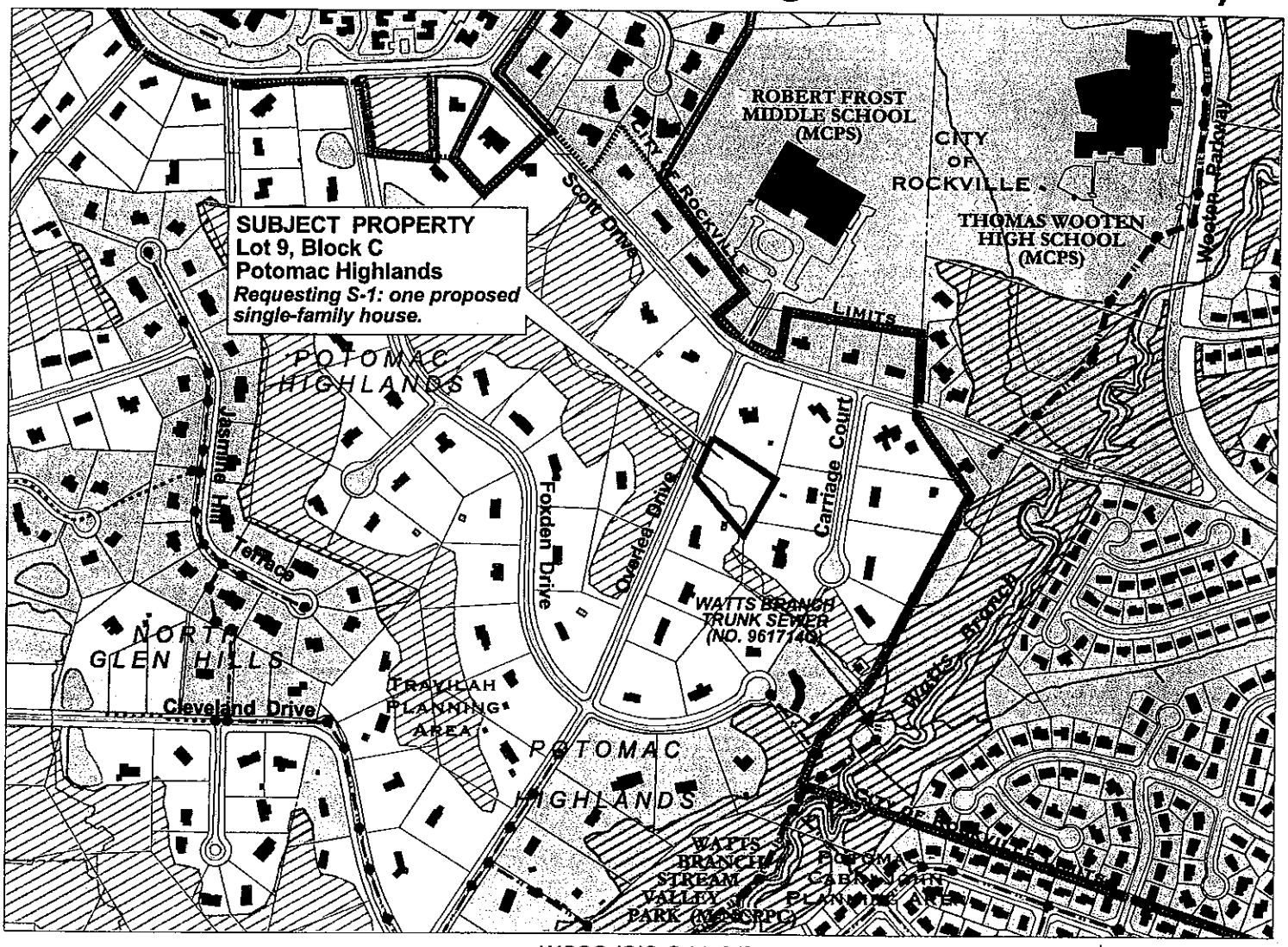


WSSC's PROPOSED SEWER (1/23/01)

LEGEND

PROPOSED SEWER	— RED
APPLICANT'S PROPERTY	YELLOW
DESIRES SERVICE	☐ RED
DOES NOT DESIRES SERVICE	GREEN
NO OPINION	BLUE

Sewer Service Area Categories Map
WSCCR 01A-TRV-14 (Potomac Highlands Civic Assoc.)



WSSC /GIS Grid: 217NW09

Watts Branch Watershed

1000 0 1000 2000 3000 Feet

MAP LEGEND
- Boundaries
- Sewer Mains*
  - Small-Dia. Pressure Mains
  - 8" or Smaller Dia. Mains
  - 9" - 14"-Dia. Mains
  - 15" or Greater Dia. Mains
- Sewer Manholes
- Ponds and Lakes
- Streams
- Woodlands
- Roads - Parking
- Buildings
- M-NCPPC Planning Areas

*Note: The map does not show Rockville sewer mains.

Sewer Categories
- S-1
- S-3
- S-4
- S-5
- S-6

N W E S

June 1999 Interim Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan

Department of Environmental Protection
Montgomery County Maryland

Watershed Management Division
10/26/2001 -- GIS Project File:
o:\wwteam\ccrs-wsheds\wattsbr
\2001ccrs\01atrv14.apr

Montgomery County Department of Environmental Protect
Division of Water & Wastewater Managem
Executive Office Building – 101 Monroe Street, Fourth Floor – Rockville, Maryland 20850-2
Telephone No.: 301-217-6350 – FAX No.: 301-217-2

RECEIVED

JUL 16 2001

DWRM/WATER & SEWER SECTION

= MCDEP-DWWM Received Date =

Sutton Property

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. 01A-TRV-1
CWSP 1992 Map Panel C
GIS/WSSC Tile 217/218NW12
Tax Map ER561/562
State Watershed Use Class I
Plan No. —
= MCDEP-DWWM Staff Use Only

1. APPLICANT: Dumont Oaks Corporation
Address: 801 Wayne Avenue, Suite 300
Silver Spring, MD 20910
ATTN: Robert Hillerson
Telephone: 301-565-0886

2. OWNER: Sutton Homes, Inc.
Address: c/o James K. Alford, Esquire
Attorney-in-Fact
1828 L Street, N.W. Suite 1100
Washington, DC 20036
Telephone: 202-467-8800

3. PROPERTY DESCRIPTION (Attach an 8½"x11" copy of the state tax map with the subject property(ies) highlighted.)
Identification: Tax ID No. 06-001-02793624, Tax Map ER51, Parcel 241, L.11459, F.713
Premise Address: Not Available, Unimproved Property
Location: Between Centurion Way, Riding Fields Road, and McCrossin Lane, 1/3 mi. east of Travilah Road

4. LAND USE, ZONING, AND SUBDIVISION
Master Plan: Potomac
Zoning: RE-2
Drainage Basin: Watts Branch
Site Area: 25 acres ± (24.85 ACRES)
Recent Zoning Activity: None
Existing Use: Vacant Meadow
Proposed Use: Single Family Residential-12
Recent Subdivision Activity: None

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)

SEE ATTACHED SHEET

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

Signature Robert Paul Hillerson President

Date 7/12/01

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

Signature See Affidavit Attached

Date

ENGINEER: MICHAEL SCHMIDT - G&O
SUTTON HOMES, INC.
c/o ROGER CHARIM
1499 CHAIN BRIDGE RD
McLEAN VA 22101-5704

(69)

= MCDEP-DWWM Use Only

WSCCR 01A-TRV-15

REQUEST FOR WATER/SEWER SERVICE AREA CATEGORY CHANGE

SUTTON PROPERTY

RESPONSE TO APPLICATION ITEM #6 (REASON FOR REQUEST)

Development of this site into two-acre single family residential lots is in accordance with the Potomac Master Plan. The existing residential developments to the north, east and south consist of RE-2 lots. The existing residential development to the west is more dense than RE-2. Developing the site would complete the neighborhood, and is consistent with existing land utilization and zoning. The development constitutes "Smart Growth" in that it is an "infill" property, surrounded by developed properties, with all roads and public utilities contiguous to the site, and other public facilities and services in place. It also completes Centurion Way and Riding Fields Road, as originally planned.

WSSC required that the existing public water line that runs through Palatine and is stubbed at the site be oversized, so that the WSSC system could be "looped" through the site to the existing water line in Riding Fields Road. Development of the site would complete this design. The existing WSSC sewer is located at the site and has adequate capacity to serve the site. It is logical and economically feasible to extend water and sewer to the site, the same being contiguous to the site.

The site is mostly open space. It is not underlain with serpentine rock, nor does it contain rare, threatened, or endangered species. Tree cover will actually be expanded with development of the site due to the afforestation requirements of the Forest Conservation Ordinance. Vegetative growth should be easily supported since the site's soils are mainly moderate to deep, well-drained silt loams.

WSCCR 01A-TRV-15

AFFIDAVIT

STATE OF MARYLAND
COUNTY OF MONTGOMERY, to wit:

Be it known that on this 10th day of July, 2001, before me, Teresa W. Hopkins, a Notary Public in and for the State of Maryland, County of Howard, duly commissioned and sworn, and by law authorized to administer oaths and affirmations, personally appeared Robert Paul Hillerson, and being of lawful age and by me first duly sworn, on his oath, under penalties of perjury, deposes and says:

1. DuMont Oaks Corporation is the Contract Purchaser of the 25 acre parcel of land, identified. by Tax Account Number 6-1-2793624, and the subject of the Application to change Water and Sewer Category to which this Affidavit is attached, which Contract is dated the 20th day of June, 2001; and

2. Robert Paul Hillerson is the President of DuMont Oaks Corporation, and as such and on personal knowledge, is duly authorized to make this Affidavit; and

3. Paragraph 6.B. of said Contract authorizes Purchaser to apply for said Water and Sewer Category change attached hereto;

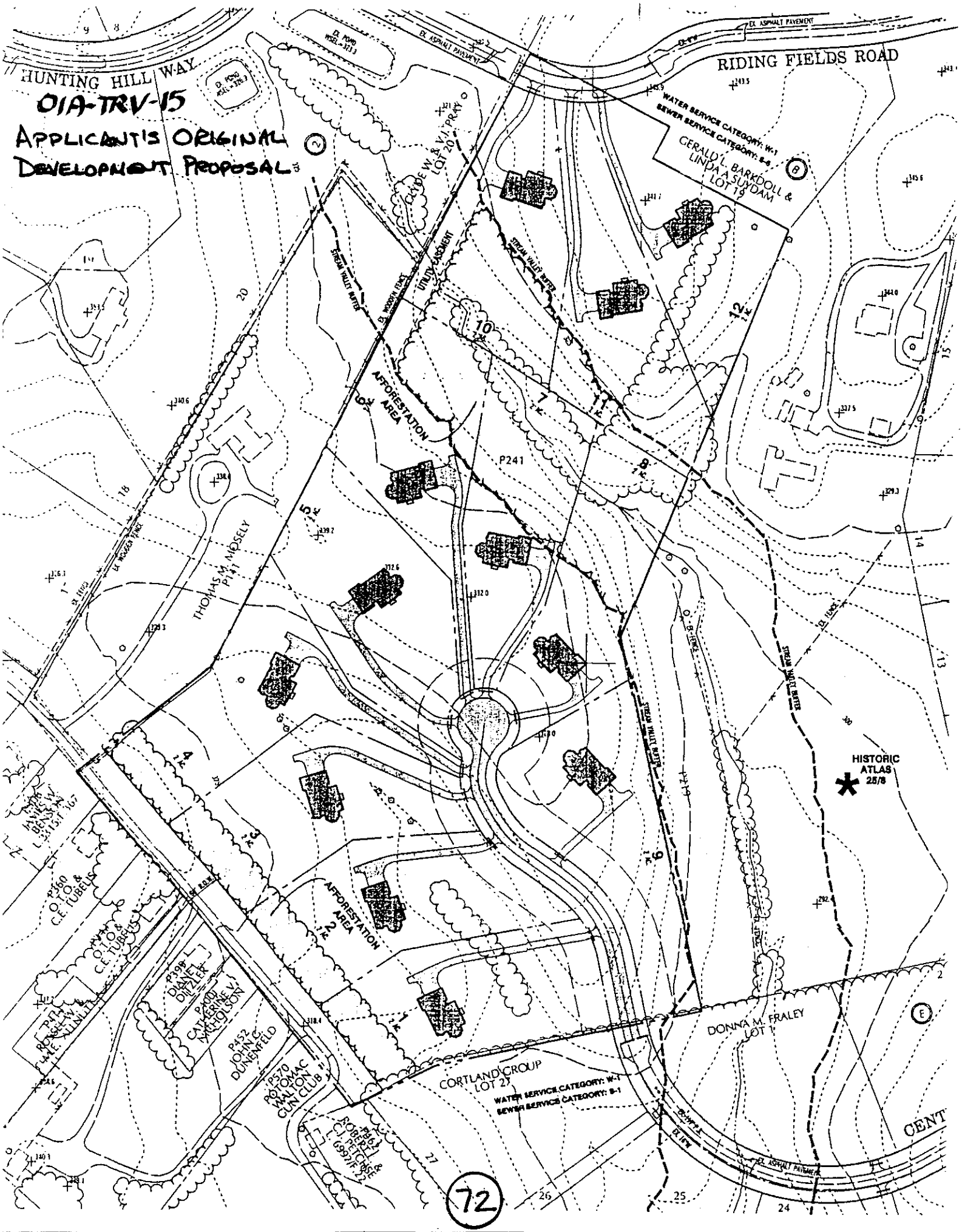
4. Paragraph 4.A. of said Contract requires Purchaser to apply for the said Water and Sewer Category change attached hereto.

Robert Paul Hillerson (SEAL)
Robert Paul Hillerson

Sworn and subscribed to before me this 10th day of July, 2001.

Teresa W. Hopkins
Teresa W. Hopkins, Notary Public

My commission expires: 4/1/2005



No.	REVISION	DATE	BY

WASHINGTON SUBURBAN SANITARY COMMISSION

DEVELOPMENT PROPOSAL REVIEW
FOR A
SERVICE AREA CATEGORY CHANGE REQUEST

APPLICATION NO.: 01A-TRV-15 REVISION DATE: SEPTEMBER 20, 2001

APPLICANT: DUMONT OAKS CORPORATION FOR SUTTON HOMES, INC.

LOCATION: BETWEEN CENTURION WAY, RIDING FIELDS RD & MCCROSSIN LANE

COUNTY: MONTGOMERY 200' SHEET NO.: 217/218NW02

PRESENT ZONING: RE-2 PROPOSED ZONING: NA

EXISTING SERVICE AREA: SEWER: 6 WATER: 6

PROPOSED SERVICE AREA: SEWER: 3 WATER: 3

SIZE OF PARCEL: 24.85 ACRES

DWELLING UNITS: 12 SFDUs OTHER: NA

WATER INFORMATION

1. Water pressure zone: 560-D & -K

2. A 16-inch water line in Centurion Way abuts the southern boundary of the property (contract no. 90-8410M). A short extension of this 16-inch water line, approximately 50 feet long, would be required to be constructed as part of the subdivision. A right-of-way for a future extension of this transmission line between Centurion Way and McCrossin Lane will also be necessary. The transmission main's currently planned alignment follows McCrossin Lane to Travilah Road.

   The applicant has proposed a different alignment for the future 16-inch transmission line to Travilah Road following Riding Fields Road and Hunting Hill Way. The applicant's proposal would serve the same purpose as the McCrossin Lane alignment described above. The McCrossin Lane alignment, however, avoids disruption of the stream valley buffer. Other factors may also figure into the ranking of the alternatives. The alignment of the transmission main will be chosen during the WSSC's Hydraulic Modeling review

   A 100-foot-long non-CIP-sized water extension is required to serve the northern portion of the property. This extension would connect to an 8-inch diameter water line in Riding Fields Road (contract no. 96-1663A) and would abut 2 properties in addition to the applicant's.

3. Local service is adequate.

---

4. A short program-sized water main extension (16 inches in diameter) is required to serve the property.

SEWER INFORMATION

1. Basin: Watts Branch

2. A 3-mile-long sewer extension would be required for gravity service to this property This extension would connect to an 10-inch diameter sewer line in River Road (contract no. 96-1649A) and would abut many properties in addition to the applicant's. Rights-of-way would be required. Construction of this extension would involve the removal of trees and disturb a stream valley and wetland areas.

   Service to all 12 units via the low-pressure sewer system within the Palatine Subdivision does not meet WSSC design guidelines.*

   * See supplemental comments, attached.

3. Flow from the proposed development: 3,600 GPD

4. Program-sized sewer mains may be 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 [illegible] application for water/sewer service

Printed by: SOUKUA

Description: Meeting with S
Reference ID: KDIXON

From: kDixon@wsscwater.com
To: environ.soukua@co.mo.md.us, nelson.k@mncppc.state.md.us, murray@mncppc.state.md.us
Cc: bForbes@wsscwater.com, pLi@wsscwater.com, dShen@wsscwater.com, bBuglas@wsscwater.com, cFricke@wsscwater.com, rShagog@wsscwater.com, jretterer@g-and-o.com, mgoodman@g-and-o.com
Date: Wed, 12 Sep 2001 16:49:53 -0400
Subject: Meeting with Sutton Property Engineers and Potomac Master Plan Wo rksession for Tomorrow Morning

Urgent:

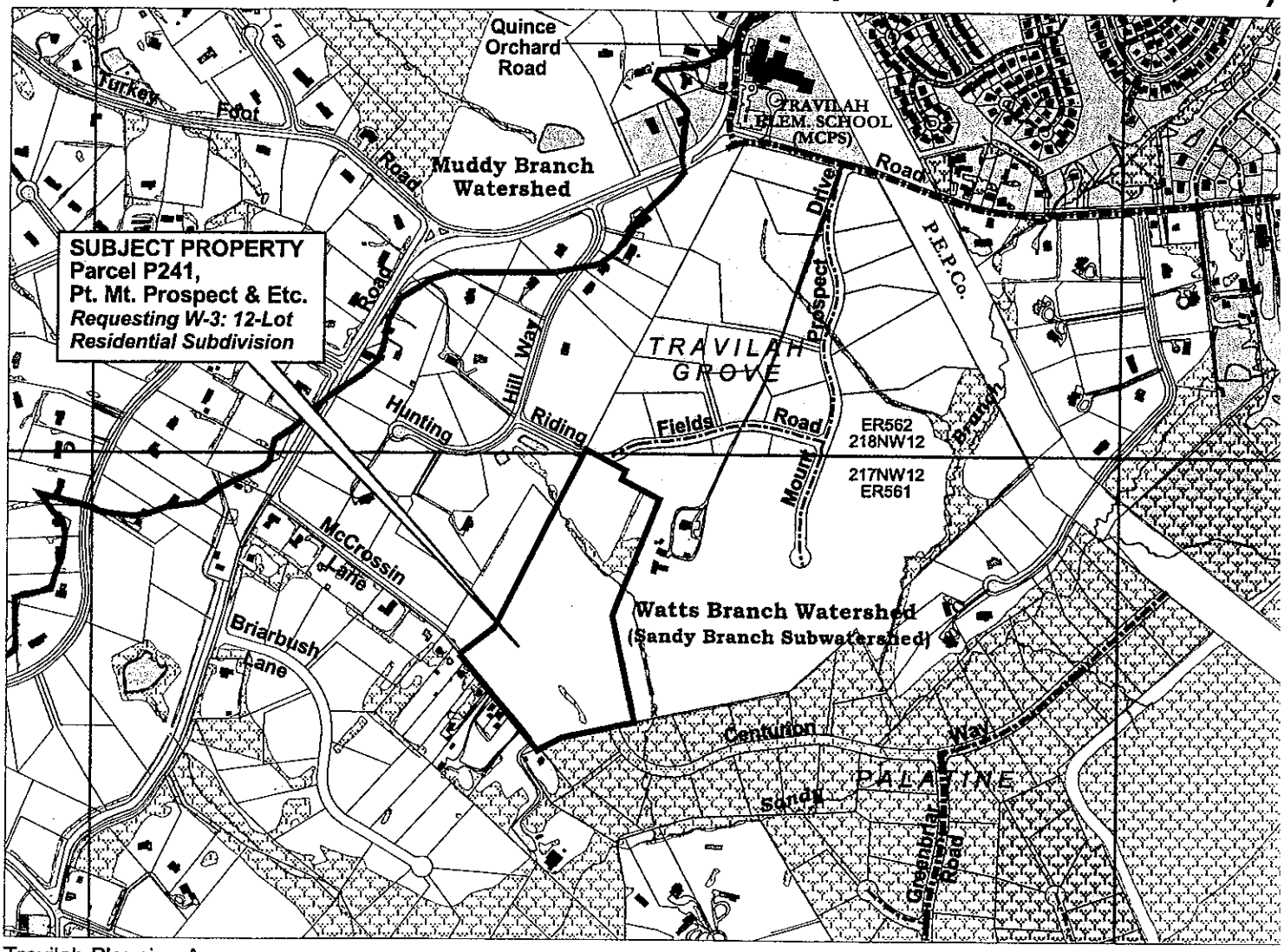
We met with the engineers (Jeff Retterer and Mike Goodman of Greenhorne & O'Mara) for the Sutton property. Based on the original proposal of 12 units, our Systems Infrastructure Group was uncomfortable with the proposal to serve by grinder pump via Palatine due to concerns over operation of the Palatine system at high hydraulic head, nearing pump shutoff values. This number, I believe, is set by the pump manufacturer, however, WSSC has found from field testing pump units that the actual pump shutoff head values may be lower than indicated.

In discussions with G&O, we found out that they have revised the proposed system to serve 9 units, instead of the original 12. G&O feels that the revised system works and meets current WSSC design guidelines and current grinder pump policy (PD 94-01, April 1994). In keeping with this late revision, and the fact that our primary analyst for grinder pumps is out of the country, for another week and a half, and with the worksession pending for tomorrow morning before we could review the revised proposal, I have decided that it would be better to add similar language to the Master Plan a la Greenbriar stating that for this development, "The design and implementation of the pressurized wastewater system serving this property must meet the standards and satisfaction of staff in the WSSC's Engineering and Construction Team."

Please understand that WSSC has not stated that the current proposal is feasible, only that WSSC will need to review the revised plan and can -- by insertion of the contingent language in the Master Plan -- deem the proposal to connect to Palatine as infeasible after reviewing subsequent consultant and in-house engineering data. I plan to present this in my testimony to the Planning Board tomorrow. If you have questions, comments, or concerns, let me know before I leave today at 5:30 P.M. I'll try to be at M-NCP&PC before 9:30 AM tomorrow, if we need to discuss this in person. Thanks for your patience.

Kenneth C. Dixon
Planning Unit Coordinator
Planning Group
Washington Suburban Sanitary Commission
14501 Sweitzer Lane, Laurel, MD 20707-5902
301-206-8809 (direct)
301-206-8867 (FAX)
kdixon@wsscwater.com (E-mail)

Water Service Area Categories Map
WSCCR 01A-TRV-15 (DuMont Oaks Corp./Sutton Homes, Inc.)



Travilah Planning Area

1000 0 1000 2000 3000 4000 5000 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
- Lakes - Ponds
- Streams
- Woodlands
- Roads - Parking
- Buildings

Water Service Area Categories
- W-1
- W-3
- W-4
- W-5
- W-6

N W E S

June 1999 Interim Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan

Department of Environmental Protection
Montgomery County Maryland

Watershed Management Division
10/31/01 -- GIS Project File:
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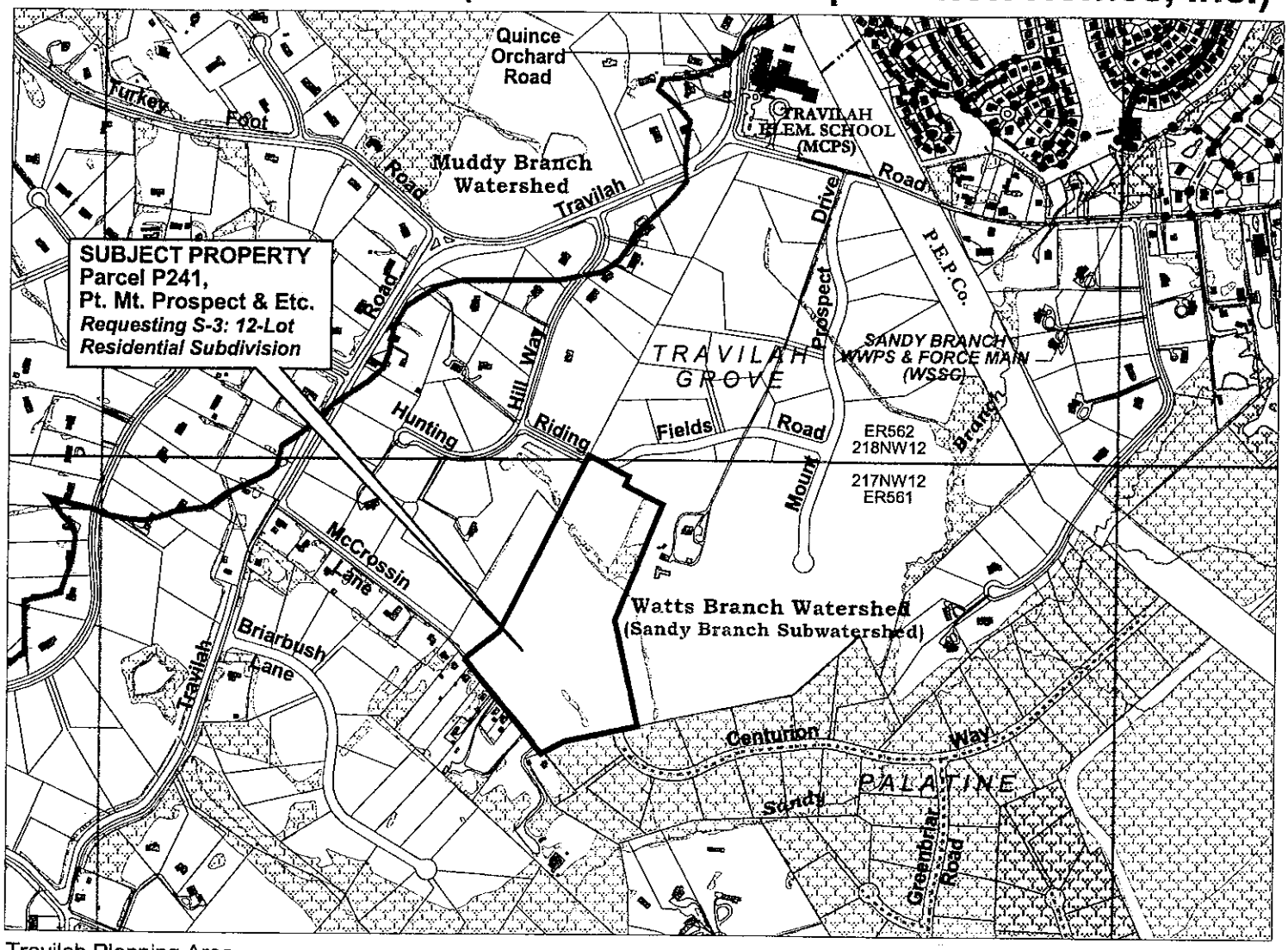
2001ccrs\01atrv15-dumontoaks.apr

Sewer Service Area Categories Map
WSCCR 01A-TRV-15 (Dumont Oaks Corp./Sutton Homes, Inc.)



Travilah Planning Area

1000 0 1000 2000 3000 4000 5000 Feet

MAP LEGEND

- Property
- Wastewater Pump Station
- Sewer Force Main
- 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
- WSSC/GIS Tile Grid
- Watersheds
- Lakes - Ponds
- Streams
- Woodlands
- Roads - Parking
- Buildings

Sewer Service Area Categories

- S-1
- S-3
- S-4
- S-5
- S-6

N W E S

June 1999 Interim Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan

Department of Environmental Protection
Montgomery County Maryland

Watershed Management Division
7/18/01 -- GIS Project File:
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2001ccrs\01atrv15-dumontoaks.apr

TRAVILAH PLANNING AREA – PINEY BRANCH WATERSHED CASES

Map Amendment No. Applicant/Owner Site Description Location & Information	Service Area Categories Existing **Requested** Reason for Request	WSSC& MCDPS Reports (Main extensions are non-CIP size unless otherwise noted)	M-NCPPC Park & Planning Dept. and Planning Board Comments and Recommendations	**County Executive Recommendation** (see below for staff report)
WSCCR 01A-TRV-18 • Marie Seebode • Lot 2, Block C, Hunting Hill Estates •Tax map FR563; WSSC grid: 219NW09 • North quadrant, intersection of Marian Dr. and Mary Knoll Dr. • Potomac Subregion Master Plan (1980)* – master plan sewer stage II • Watts Branch watershed – Piney Branch subwatershed - SPA (MDE Use I) • R-200 Zone: 1.51 acres • Existing use: one single-family house • Proposed use: residential resubdivision of the existing lot	W-1 No Change S-6 **S-1** Reason for Request: "Failing septic systems in the area. Owner's next to me are hooked to sewers. With new development next and behind, water levels have increased and risen on properties aggravated by all the new development. I would like to enjoy the same benefits given to developers. After all, I've paid taxes for 39 years on this property."	Water: Not requested. Sewer: Sewer service will require a 220' extension to an existing 8"-dia. main along Marion Dr. (no. 898308T) in the Willows of Potomac subdivision. The extension would abut three additional properties. Well & Septic: *(pending)*	M-NCPPC Staff *(Draft)*: The site is in the 1980 master plan's sewer service stage II. Service to the property is consistent with the draft Potomac Master Plan. No environmental constrains were noted. Recommend sewer service pending adoption of the revised master plan. Planning Board: *(pending)*	**Defer action on the sewer request pending adoption of the Potomac Subregion Master Plan revision.** *Advisory Note: M-NCPPC staff anticipate the Council's approval of the master plan in February 2002.*

* *M-NCPPC issued the Planning Board draft for a revision to the master plan in September 2001. The County Council is expected to start hearings on the draft plan in December 2001.*

Executive Staff Report:

The applicant seeks public sewer service both for an existing house and for a possible resubdivision of the existing lot into two lots. Under the current Piney Branch Sewer restricted access policy (see circle page 78), this site would qualify for public sewer service only if it is determined to have a public health problem resulting from the septic system. The property is zoned R-200 and is designated as sewer stage II in the 1980 Potomac Subregion Master Plan. The County Council has repeatedly determined that it would only consider changes to the restricted access policy to allow additional sewer service within the Piney Branch watershed through a master plan amendment which comprehensively addresses both land use and sewer service policies. The Planning Board's draft master plan revision recommends changes to the restricted access policy that would allow the provision of public sewer service to properties originally designated in the 1980 master plan as sewer stages I and II. The sewer map amendment is therefore recommended for deferral pending completion of the new master plan.

1999 - 2008 Water and Sewer Plan Excerpt
Chapter 1, Section VII.A.2. - Limited Access Water and Sewer Mains:

... Water and sewer mains may also be specially designated by the County Council as limited access where they traverse areas of the county normally eligible for community service under the general policies of this plan, but where such service is limited or restricted by an action of the Council. By an amendment to this plan, the Council shall specify under what conditions community service may be provided from, or extended from, the limited access main. The following water and sewer mains have been specially designated as limited access mains by the County Council:

a. Piney Branch Trunk Sewer and Tributary Mains -- In an effort to reduce development impacts resulting from the provision of community sewer service in the Piney Branch watershed, designated as a special protection area, the County Council adopted the Piney Branch Sewer Restricted Access Policy in December 1991 under CR 12-486. The Council subsequently amended the policy to add a fifth condition for service in March 1997 under CR 13-830. In order to be eligible for community sewer service, properties within the Piney Branch watershed must satisfy at least one of the following conditions, i. through v.:

i. Properties zoned as transferable development rights (TDR) receiving areas;

ii. Properties which the Piney Branch Trunk Sewer Right-of-Way either traverses or abuts, including properties adjacent to, and commonly owned with, these abutted or traversed properties as of December 3, 1991;

iii. Properties with approval or conditional approval for sewer categories S-1 or S-3 as of December 3, 1991;

iv. Properties with documented public health problems resulting from failed septic systems where the provision of public sewer service is logical, economical, and environmentally acceptable; or

v. Properties which satisfy **all** of the following requirements:

- The property has sewer service plans signed and accepted by the Washington Suburban Sanitary Commission prior to December 3, 1991; and
- The property abuts existing mains that have adequate existing capacity for service and were intended to serve the property in question at the time of the Piney Branch sewer design; and
- The property is designated as sewer stages i or II of the 1980 Potomac Subregion Master Plan; and
- The property development, using community sewer service, will provide an additional public benefit beyond sewer service that will accrue only if a sewer category change is granted.

All other properties within the Piney Branch watershed are restricted from community sewer service, whether from the Piney Branch sewerage system or from other adjacent sewerage systems.

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

08-21-01P01:54 RCVD

= 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.

WSCCR No. 01A-TRV-18
CWSP 10/97 Map Panel C
GIS/WSSC Tile 219NW09
Tax Map FR563
State Watershed Use Class I
Plan No. —
= MCDEP-WMD Staff Use Only =

1. APPLICANT: MARIE E. SEEBODE
Address: 14100 MARIAN DR
ROCKVILLE, MD. 20850
Telephone: 301-762-0449

2. OWNER: MARIE E. SEEBODE
Address: 14100 MARION DR
Rockville Md 20850
Telephone: 301-762-0449

3. PROPERTY DESCRIPTION (Attach an 8½"x11" copy of the state tax map with the subject property(ies) highlighted.)
Identification: Block C Lot 2 Hunting Hills Estates
Premise Address: 14100 MARIAN DR. ROCKVILLE, MD.
Location: HUNTING HILL (NE corner Marian + Mary Knoll)

4. LAND USE, ZONING, AND SUBDIVISION
Master Plan: Potomac Sub Region
Zoning: R-200
Drainage Basin: Watts Branch (Piney Branch)
Site Area: Lot 2 Block C 1.51 AC
Recent Zoning Activity: None
Existing Use: 1 Single Family House
Proposed Use: Single Family Houses SUBDIVISION
Recent Subdivision Activity: Adjacent - Willows of Potomac + Travilah Project

5. WATER AND SEWER SERVICE AREA CATEGORIES
Existing Water Category: W-1
Requested Water Category: W-1 (NO CHANGE)
Existing Sewer Category: S-6
Requested Sewer Category: S-3

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

Failing septic systems in area - owners next to me are hooked to sewers. With new developement next + behind, water levels have increased and risen on properties aggravated by all new developements.
I would like to enjoy the same benefits given to developers. After all I've paid taxes for 39 years on this property.

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

Signature Marie E. Seebode

Date

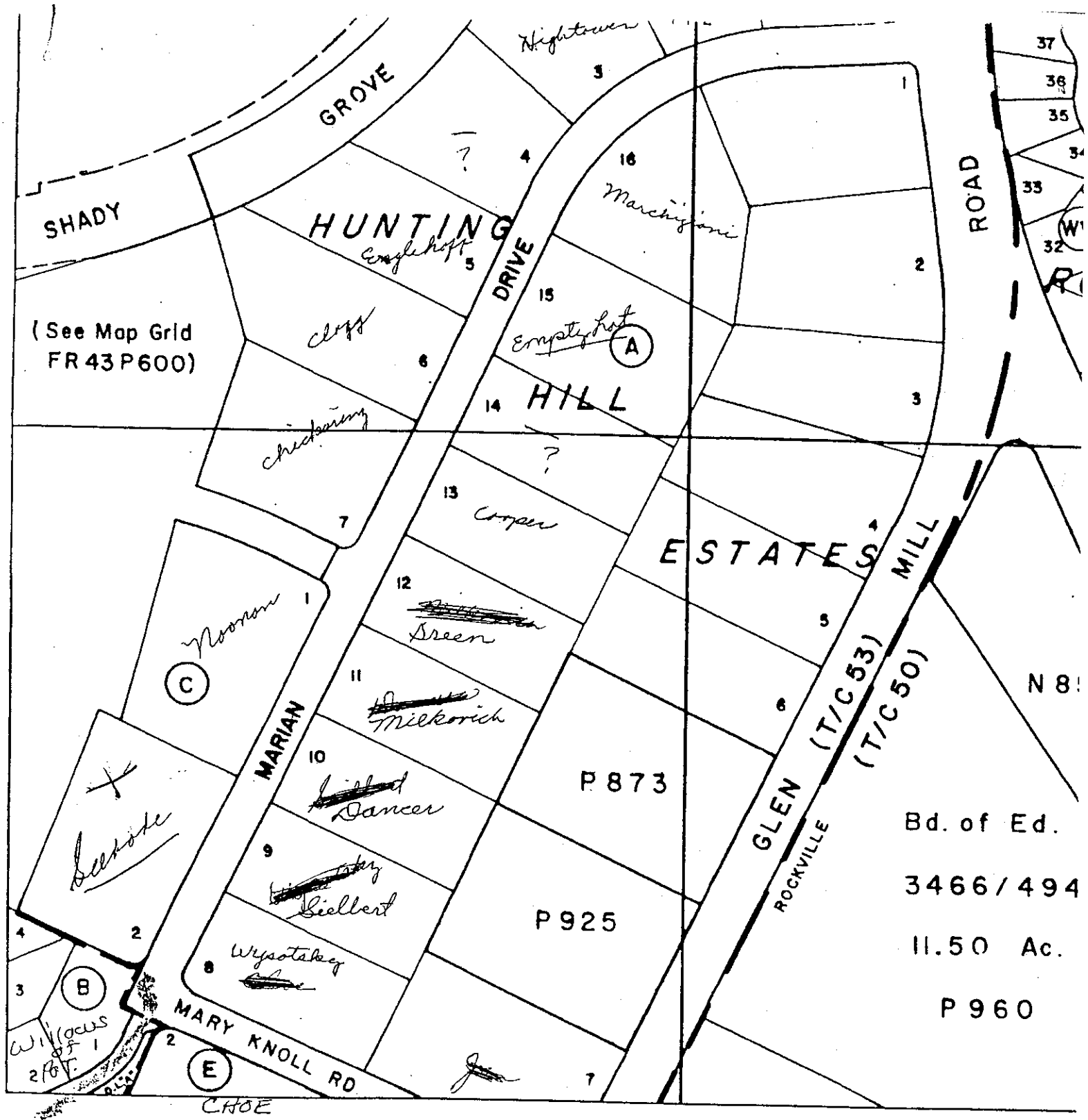
8. PROPERTY OWNER'S AUTHORIZATION - The applicant is authorized to pursue a service area category change on my behalf for the property(ies) described on this application.

Signature Marie E. Seebode

Date

79

= MCDEP-WMD Staff Use Only =



W54000

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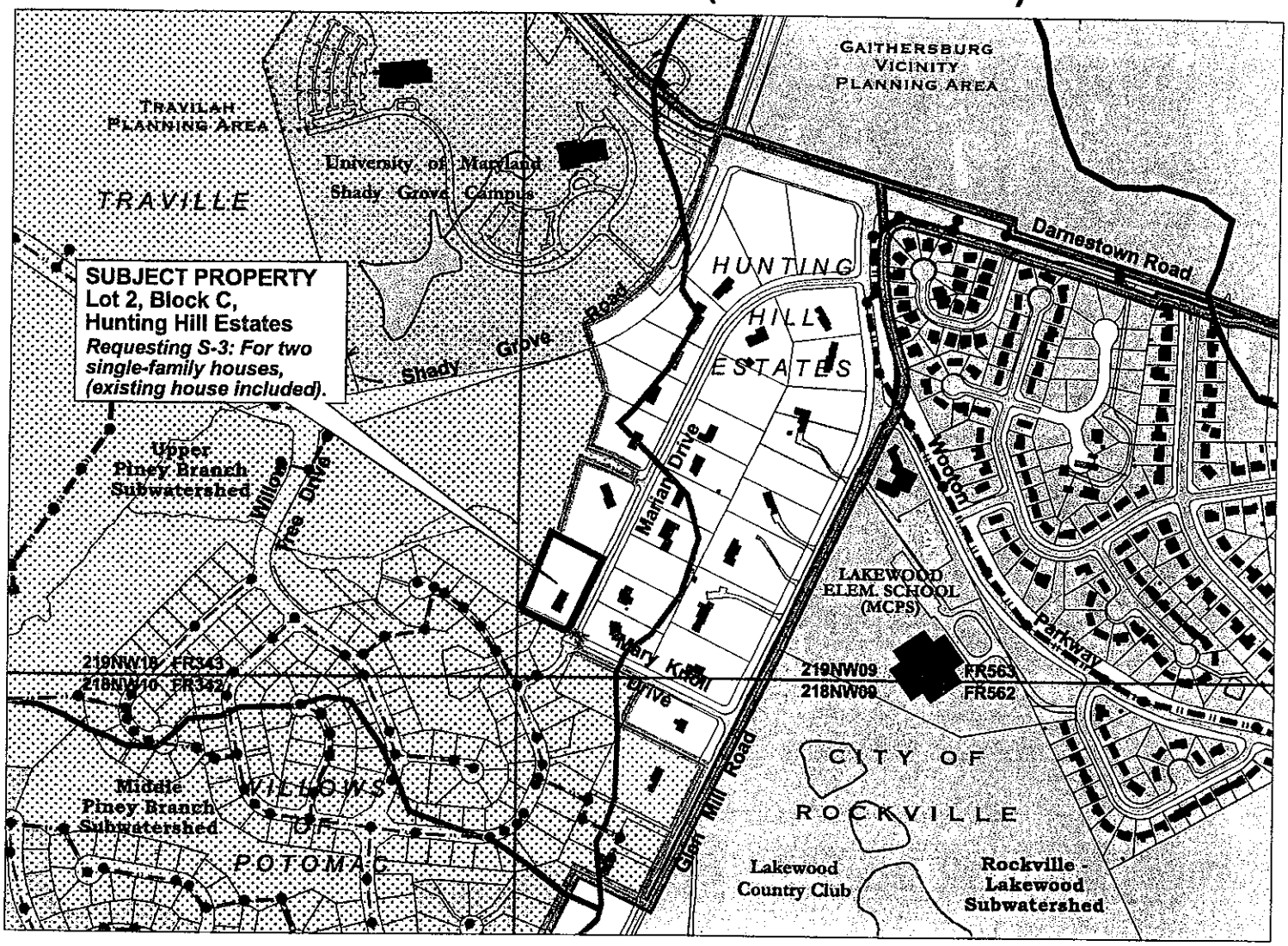
WSCCR 01A-TRV-18
APPLICANT'S MAP

Sewer Service Area Categories Map
WSCCR 01A-TRV-18 (Marie Seebode)



Watts Branch Watershed

1000 0 1000 2000 3000 Feet

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
- Rockville Corporate Limits
- M-NCPPC Planning Areas
- Roads - Parking
- Buildings
- Piney Branch Restricted Sewer Service Area
- Sewer Service Area Categories
  - S-1
  - S-3
  - S-4
  - S-5
  - S-6

N W E S

June 1999 Interim Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan

Department of Environmental Protection
Montgomery County Maryland

Watershed Management Division
8/22/01 -- GIS Project File:
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B. Water and Sewer Service Area Categories -- In order to provide for the orderly extension of community water and sewer service, State regulations (COMAR 26.03.01.04) have established category designations for water and sewer service areas. These categories identify those areas approved or proposed for community service and those areas where individual systems are to be used. In addition, some areas of the county are noted for special service conditions or restrictions, including those area where multi-use systems have been approved. Service area categories are shown on the water and sewer service area category maps which are a part of this plan.

1. Numbered Service Area Category Definitions - Montgomery County has modified the State's category definitions to more accurately reflect the planning needs of the County. All areas of the County are classified by this plan into one of the categories, with the exception of rights-of-way for public roads, railroads, and electrical transmission lines which are not assigned a category. The County's service area categories are as follows:

Table 1-2: Service Area Categories

Service Area Categories	Category Definition and General Description
W-1 and S-1	Areas served by community systems which are either existing or under construction. - This may include properties or areas for which community system mains are not immediately available or which have not yet connected to existing community service.
W-2 and S-2	**Categories W-2 and S-2 are not used in Montgomery County.** (State definition: Areas served by extensions of existing community and multi-use systems which are in the final planning stages.)
W-3 and S-3	Areas where improvements to or construction of new community systems will be given immediate priority and service will generally be provided within two years or as development and requests for community service are planned and scheduled.
W-4 and S-4	Areas where improvements to or construction of new community systems will be programmed for the three- through six-year period. - This includes areas generally requiring the approval of CIP projects before service can be provided.
W-5 and S-5	Areas where improvements to or construction of new community systems are planned for the seven- through ten-year period. - This category is frequently used to identify areas where land use plans recommend future service staged beyond the scope of the six-year CIP planning period.
W-6 and S-6	Areas where there is no planned community service either within the ten-year scope of this plan or beyond that time period. This includes all areas not designated as categories 1 through 5. - Category 6 includes areas that are planned or staged for community service beyond the scope of the plan's ten-year planning period, and areas that are not ever expected for community service on the basis of adopted plans.

2. Service Area Special Conditions and Restrictions -- In specific cases, special conditions or restrictions are included with the service area category for a property affecting the provision of water and/or sewer service. For example, these conditions can specify the type of development suitable for community water and sewer service, specify the number of water or sewer hookups allowed, advise that existing community service is the result of prior water and sewer policies no longer in effect, or explain why community service is provided to a site outside the community water and/or sewer envelope.

The following special service conditions are examples of those used on the water and sewer service area category maps. New conditions are sometimes created to address specific situations or new policies

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.

- Conditional approval has been granted to change the service area category for this property.
- Community service existed prior to the establishment of the Water and Sewer Plan and the service envelope.
- Community service was committed prior to master plan recommendations and/or policy determinations to exclude the general area from community service.
- Community service was extended in order to relieve a public health problem.
- Community service was extended to serve a public facility or a private institutional facility.
- Community service was extended to lots which were previously approved for individual systems but which are unable to utilize those systems due to changes in individual systems regulations.
- Community service is limited to specific development options only such as cluster-option development or development using transferrable development rights (TDRs).
- Community service was provided to properties which abut an existing water or sewer main.
- Community service is restricted to a single water and/or sewer hookup only. (This usually occurs in connection with another special service condition.)
- Multi-use systems are approved for this site.
- Interim on-site systems are approved for this site.

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.

C. Comprehensive Amendments Related to Master Plans -- As new or updated local area master and sector plans are prepared, DEP staff participate in the master plan development, review, and approval process, addressing water and sewer service issues. Following the County Council's approval of the master plan and, if necessary, the adoption of related sectional zoning map amendments, DEP prepares any necessary amendments to the Water and Sewer Plan, including changes to service area categories, in order to implement the recommendations of the master plan. The proposed amendments will then be transmitted, via the County Executive, for consideration and action by the County Council, usually as part of a semiannual transmittal of plan amendments.

This comprehensive approach to amending the Water and Sewer Plan is relatively new for Montgomery County and began with the 1994 Clarksburg Master Plan. In 1995, the County Executive recommended, and the County Council approved, comprehensive service area category amendments for the entirety of the Clarksburg Master Plan area. Future comprehensive amendments for Clarksburg will be prepared as the master plan development staging sequence proceeds. Additional comprehensive amendments awaited the implementation of service area category mapping using the County's MC:MAPS GIS. The following master plan areas have been or are anticipated to be addressed through the comprehensive amendment process:

Table 1-3: Master Plans and Water and Sewer Plan Comprehensive Amendments

Master Plan	Comprehensive Amendments Status and Comments*
Clarksburg (1994)	A comprehensive water/sewer map amendment based on the master plan staging recommendations was adopted under CR 13-89 on April 4, 1995. Final approvals for W-3 and S-3 for Stage 2 areas being granted on a case-by-case basis as the Planning Board approves preliminary subdivision plans. Assuming the appropriate triggers for Stage 3 are satisfied, a subsequent comprehensive map amendment is anticipated for the Council's consideration in FY 2000 (following adoption of the FY 2000-2005 CIP).
Cloverly (1997)	The Council approved the master plan on July 8, 1997 (CR 13-981) and approved the SMA on September 30, 1997 (CR 13-1059). DEP will initiate a comprehensive water/sewer map amendment for this master plan area.**
Fairland (1997)	The Council approved the master plan on March 25, 1997 (CR 13-835) and approved the SMA on July 8, 1997 (CR 13-980). DEP will initiate a comprehensive water/sewer map amendment for this master plan area.**
Potomac Subregion	The master plan update is in the early stages of development. The Council's consideration of the master plan is anticipated in mid- to late 2000.
Sandy Spring - Ashton (1998)	The Council approved the master plan on July 7, 1998 (CR 13-1364) and approved the SMA on October 13, 1998 (CR 13-1458). DEP will initiate a comprehensive water/sewer map amendment for this master plan area.**
White Oak (1997)	The Council approved the master plan on January 21, 1997 (CR 13-778) and approved the SMA on July 8, 1997 (CR 13-979). DEP will initiate a comprehensive map amendment for this master plan area in conjunction with an amendment for the Cloverly Master Plan.

* Proposed schedules for pending master plans can be obtained from M-NCPPC.
** Individual service area category change requests are being considered pending the initiation of a comprehensive water/sewer map amendment.