



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB  
ITEM # 1  
Feb 7, 2002

January 31, 2002

## MEMORANDUM

TO: Montgomery County Planning Board

VIA: Jeff Zyontz, Chief  
County Wide Planning Division

Nazir Baig, P.E., Supervisor  
County Wide Planning Division

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

SUBJECT: Water and Sewer Service Area Category Change Requests,  
Administrative Delegation Group 2002-1.

WSSCR 01A-DAM-02 (Concur with Executive Staff recommendations)  
WSSCR 01A-DAM-03 (Concur with Executive Staff recommendations)  
WSSCR 01A-DAM-04 (Concur with Executive Staff recommendations)  
WSSCR 01A-DNT-02 (Concur with Executive Staff recommendations)  
WSSCR 01A-GMT-04 (Concur with Executive Staff recommendations)  
WSSCR 01A-PAX-03 (Concur with Executive Staff recommendations)  
WSSCR 02A-PVE-01\* (Concur with Executive Staff recommendations)

---

## RECOMMENDATION

Staff finds the attached category change requests to be appropriate for administrative delegation review and they are consistent with guidance from the respective master plans. Staff recommends approval of the requests and transmittal of the recommendations to the County Executive.

## DISCUSSION

The attached material contains seven water and sewer category change applications under consideration as amendments to the Comprehensive Water Supply and Sewerage Systems Plan using the administrative delegation process. Under this process, the Director of the Department of Environmental Protection (DEP) is delegated the authority to approve, with public hearing, community water and/or sewer service under limited circumstances. These policies are discussed on pages 1-9 through 1-18 of the Comprehensive Water Supply and Sewerage System Plan (see attachment 1). The administrative delegation policies were used extensively, along with guidance from the Planning Board on previous cases, and interpretation of the relevant master plans by the Department of Park and Planning to develop staff positions on the amendments.

The comments and recommendations of the WSSC, MCDEP staff, and Park and Planning staff are incorporated into the Summary Table of Category Change Requests (See attachment 2). **Park and Planning Staff recommendations concur with the Executive staff recommendations for all seven requested changes.** A summary of the individual applications follows. Additionally, detailed information can be found in the Administrative Delegation Group Summary Tables, which are attached.

**WSSCR 01A DAM-02**

APPLICANT Sherwood and Hazel Duvall  
LOCATION South side of Hawkins Creamery Road , opposite Vista Ridge Road  
ACRES 3.28  
ZONING RE-2C  
EXISTING CATEGORY W6 S6  
PROPOSED CATEGORY W1 S6 (no change)

This application is acceptable since waterline extension does not abut any intervening undeveloped properties.

**WSSCR 01A DAM-03**

APPLICANT Roy Stanley for Browning and Duvall  
LOCATION Dead-end of Farmview Lane east of Greenel Road.  
ACRES 64.57  
ZONING RE-2C and RC Zones  
EXISTING CATEGORY W6 S6  
PROPOSED CATEGORY W1 S6 (no change)

This application is acceptable provided use of cluster option for the RC-2C zoned part of the site, conditioned on Planning Board approval of a preliminary plan, which established a right-of-way for the future provision of public water service to Lot 1 (Parcel N562). The RC-2 portion of the site is within the mater plan water envelope.

The master plan does not recommend the RC zoned part of the site in its recommended water service envelope. The applicant's development plan does not propose public water for this area of the site.

**WSSCR 01A DAM-04**

APPLICANT Roy Stanley  
LOCATION South side of Hawkins Creamery Road, approximately 1000' east of Woodfield Road (MD Route 124)  
ACRES 28.23  
ZONING RE-2C  
EXISTING CATEGORY W6 S6  
PROPOSED CATEGORY W3 S6 (no change)

This application is acceptable and consistent with master plan recommendation.

**WSSCR 01A DNT-02**

APPLICANT National Senior Housing Corp.  
LOCATION South side of Darnestown Road approx 420' east of Blackberry Dr.  
ACRES 2.96

ZONING R200/TDR  
EXISTING CATEGORY W4 S6  
PROPOSED CATEGORY W3 S3

Application is consistent with existing and proposed Potomac master plan. The property is within sewer service envelope and water and sewer lines about the subject property.

Wetlands and a stream valley buffer will present considerable site constraints. The southern and southwest portion of the property (approximately 1.5 acres) contains wetlands, seep and stream buffer (NRI/FSD 4-01122, Preliminary Plan 1-02025). Chrome soils with possible serpentinite outcropping underlie portions of this property. These soils have been historically problematic for development in Montgomery County, and tend to be associated with rare, threatened and uncommon plant species. Further environmental review may be necessary due existing site conditions.

**WSCCR 01A GMT-04**

APPLICANT Witmer Assoc. for Trinh Nguyen  
LOCATION SE corner of Boland Farm Road and Observation Drive  
ACRES 0.89  
ZONING R200  
EXISTING CATEGORY W1 S6  
PROPOSED CATEGORY W1 S1

Community sewer service is consistent with Germantown Master Plan.

**WSCCR 01A PAX-03**

APPLICANT Capital Treasure Buddhist Society  
LOCATION North side of Spencerville Road (Rte 198) approx 500' west of Thompson Rd  
ACRES 3.38  
ZONING RE-1  
EXISTING CATEGORY W6 S6  
PROPOSED CATEGORY W1 S3

Application is consistent with the 1997 Cloverly Master Plan. This site is within the Upper Paint Branch Special Protection Area and environmental overlay zone and is limited to a ten percent impervious area cap. Site will be required to meet SPA criteria for the Paint Branch watershed.

**WSCCR 02A PVE-01**

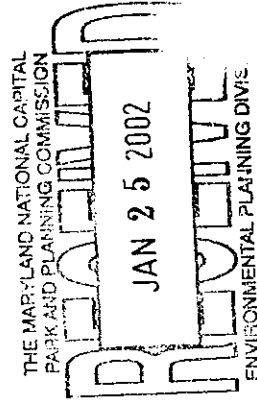
APPLICANT Loiederman Soltesz Assoc.  
LOCATION North side of Fischer Ave, 500' west of Hersperger Ln.  
ACRES 3.58  
ZONING Poetsville Residential Agricultural  
EXISTING CATEGORY W1 S5  
PROPOSED CATEGORY W1 S1

Property will be subject to DEP monitoring water quality impacts.

DQ:ss\D:\PlanningBoardMemos\ADG2002\_01-dom.doc  
Attachments

ADMINISTRATIVE DELEGATION GROUP 2002-1: SUMMARY TABLE OF PROPOSED COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS 1/14/02  
 WATER AND SEWER CATEGORY CHANGE (WSSCR) MAP AMENDMENTS Table Page 1

Amendment No. Applicant(Owner) Site Description Site Location	Master Plan Basin (Watershed Use) Zoning & Acreage Site Development	Water/Sewer Service Area Categories		WSSC Report	M-NCPPC Staff and Planning Board Report/Comments	MCDEP Staff Recommendation (with Administrative Policy and Staff Report)	County Council Recommendations - Public Hearing Testimony
		Existing	Requested Reason for Request				
<b>DAMASCUS PLANNING AREA</b>							
WSSCR 01A-DAM-02 Sherwood & Hazel Duvall Parcel P505, Rays Chance Etc (tax map FX51) South side of Hawkins Creamery Rd. opposite Vista Ridge Rd.	Damascus Master Plan (1985) Upper Great Seneca Creek Watershed (MDE Use I) RE-2C Zone: 3.28 acres Existing use: one single- family house. Proposed use: two single- family houses (child lot) - preliminary plan 1-02055. "Duvall Property"	W-6 S-6 W-1 No Change	Applicant's Reason for Request: "The property is to be subdivided into two lots as permitted by Section 59- C-1.32(1)(3)(lot for child of property owner). The lots will average 1.5 acres in size, consistent with lots on the north side of Hawkins Creamery Road that are served by public water. The reason for this request is to allow for subdivision of the subject property in a fashion consistent with nearby RE- 2C properties (public water/septic)."	Water: (Pending) MCDEP comments: A 12"-dia. water main abuts the site at the intersection of Vista Ridge Rd. and Hawkins Creamery Rd.  WSSC grid: 235NW09	Planning Staff: (Draft) Public water service is consistent with the Damascus Master Plan recommendations.  Planning Board:	Approve W-1. Policy V.F.2.d.: Consistent With Existing Plans. Staff Report: Public water service for this property is logical and economical. It is consistent with both master plan recommendations and Water and Sewer Plan policies.	Council:  Testimony:



**ADMINISTRATIVE DELEGATION GROUP 2002-1: SUMMARY TABLE OF PROPOSED COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS 1/14/02**  
**WATER AND SEWER CATEGORY CHANGE (WSSCR) MAP AMENDMENTS**  
 Table Page 2

Amendment No. Applicant(Owner) Site Description Site Location	Master Plan Basin (Watershed Use) Zoning & Acreage Site Development	Water/Sewer Service Area Categories Existing Reason for Request Requested Reason for Request	WSSC Report	M-NCPPC Staff and Planning Board Report/Comments	MCDEP Staff Recommendation (with Administrative Policy and Staff Report)	County Council Recommendations - Public Hearing Testimony
<p><b>WSSCR 01A-DAM-03</b>                      Roy Stanley (for Shirley Browning et al) &amp; Harold Duvall*                      Parcel P400, Rays Adventure MV, and Lot 1 (N562), F Duvalls Subdivision* (tax map FW563)                      Dead-end of Farmview Ln. east of Greenel Rd.</p> <p>* Added by MCDEP</p>	<p>Damascus Master Plan (1985)                      Upper Great Seneca Creek Watershed (MDE Use I) RE-2C and RC Zones; 64.57 acres                      Existing use: farm.                      Proposed use: residential subdivision (22 single-family houses) - preliminary plan 1-02050 "McWhorter Property"</p>	<p>W-6                      S-6                      W-1                      No Change                      Applicant's Reason for Request: "To develop the property into residential lots using the cluster option in accordance with the existing RE-2C zoning classification."</p>	<p>Water: An existing 12" dia. water main (no. 95-1356A) abuts the site at the east end of Farmview Ln.                      WSSC grid: 234NW09</p>	<p>Planning Staff: (Draft:) Public water service to this property is consistent with recommendations in the Damascus Master Plan.                      Planning Board:</p>	<p>For the area zoned RE-2C: Maintain W-6, with W-3 conditioned on Planning Board approval of a preliminary plan which establishes a right-of-way for the future provision of public water service to Lot 1 (Parcel N562), F Duvalls Sub.                      For the area zoned RC: Maintain W-6.                      Policy V.F.2.d.: Consistent With Existing Plans.                      Staff Report: Public water service to the RE-2C zoned part of this site is consistent with master plan recommendations and Water and Sewer Plan policies. The master plan does not include the RC-zoned part of the site in its recommended water service envelope. Neither does the applicant's development plan show public water for this area of the site. Establishing a right-of-way as part of the preliminary plan will facilitate future provision of public water service to parcel N562.</p>	<p>Council:                      Testimony:</p>
<p><b>WSSCR 01A-DAM-04</b>                      Roy Stanley                      Lot 25, Block D, County View (tax map FX41)                      South side of Hawkins Creamery Rd. approx. 1000' east of Woodfield Rd. (Rte. 124).</p>	<p>Upper Great Seneca Creek Watershed (MDE Use I) RE-2C zone: 28.23 acres                      Proposed use: 11 single-family houses, 1 existing - preliminary plan 1-02045, "County View".</p>	<p>W-6                      S-6                      W-3                      No Change                      Applicant's Reason for Request: "To develop the property in accordance with the existing RE-2C zoning classification, using the cluster option."</p>	<p>Water: An existing 12" main (no. 9702016A) abuts the northern corner of the site along Hawkins Creamery Rd.                      MCDEP comment: Service for the lot proposed at the southeast end of the site may require a water main extension along Hawkins Creamery Rd.                      WSSC grid: 235NW10</p>	<p>Planning Staff: (Draft:) Public water service to this property is consistent with the recommendations of the Damascus Master Plan.                      Planning Board:</p>	<p>Approve W-3.                      Policy V.F.2.d.: Consistent With Existing Plans.                      Staff Report: Public water service to this site is consistent with the Damascus Master Plan recommendations and Water and Sewer Plan policies.</p>	<p>Council:                      Testimony:</p>

**ADMINISTRATIVE DELEGATION GROUP 2002-1: SUMMARY TABLE OF PROPOSED COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS** 1/14/02  
**WATER AND SEWER CATEGORY CHANGE (WSSCR) MAP AMENDMENTS** Table Page 3

Amendment No. Applicant(Owner) Site Description Site Location	Master Plan Basin (Watershed Use) Zoning & Acreage Site Development	Water/Sewer Service Area Categories		WSSC Report	M-NCPPC Staff and Planning Board Report/Comments	MCDEP Staff Recommendation (with Administrative Policy and Staff Report)	County Council Recommendations - Public Hearing Testimony
		Existing	Requested Reason for Request				
<b>DARNESTOWN PLANNING AREA</b>							
<b>WSSCR 01A-DNT-02</b> National Seniors Housing Corp. (for D. Giakoumatos) Parcel P473, Mt Pleasant (tax map ES562) South side of Darnestown Rd. (Rte. 28) approx. 420' east of Blackberry Dr.	Potomac Subregion Master Plan (1980*) - master plan sewer stage I Muddy Branch Watershed (MDE Use I) R-200/TDR zone: 2.96 acres Proposed use: elderly housing - 37 units.  * Planning Board draft of revised plan, released 9/2001, now under Council consideration	W-4 S-6	W-3 S-3  Applicant's Reason for Request: "Public water and sewer service is appropriat- ed and necessary for the subject property considering the zoning (R-200/TDR) and proposed use (Housing for the elderly/handicapped Special Exception #S:2474). This request is consistent with the recommendations of the Potomac Master Plan and with the policies of the County Ten-year compre- hensive water supply and sewerage systems plan (Section III D.3 and 9). Existing water and sewer lines are readily available to the site."	Water: Service can be provided from a 20" main (no. 98-4088A) which abouts the property along Rte. 28.  Sewer: Service can be provided from either of two 8"-dia. sewer mains which about the eastern edge of the site (no. 88- 7879L) and the western edge of the site in Cherry Blossom Ct. [no. 88-7715A].  WSSC Grid: 221NW12	Planning Staff: (Draft): Public water and sewer service is consistent with both existing Master Plan recommendations and recommending Master Plan recommendations. A Special Exception for the proposed Senior Housing project has been filed.  Planning Board:	Approve W-1 and S-1. Policy V.F.2.d.: Consistent With Existing Plans. Staff Report: Public water and sewer service to this property is consistent with the existing and pending revision of the Potomac Master Plan. Service is logical and economical. Although a special exception is pending, the approval of public service is appropriate regardless of the proposed development and is not dependent on the needed special exception.	<u>Council:</u> <u>Testimony:</u>

**ADMINISTRATIVE DELEGATION GROUP 2002-1: SUMMARY TABLE OF PROPOSED COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS** 1/1/402  
**WATER AND SEWER CATEGORY CHANGE (WSSCC) MAP AMENDMENTS** Table Page 4

Amendment No. Applicant(Owner) Site Description Site Location	Master Plan Basin (Watershed Use) Zoning & Acreage Site Development	Water/Sewer Service Area Categories Existing Requested Reason for Request	WSSC Report	M-NCPPC Staff and Planning Board Report/Comments	MCDEP Staff Recommendation (with Administrative Policy and Staff Report)	County Council Recommendations - Public Hearing Testimony
<b>GERMANTOWN PLANNING AREA</b>						
<b>WSSCC 01A-GMT-04</b> Witmer Associates (for Trinh Nguyen) Pt. Lis. 7-15, Mary Boland Sub (tax map ER563) Southeastern corner of Boland Farm Rd. and Observation Dr. intersection.	Germantown Master Plan (1989) Little Seneca Creek Watershed (MDE Use IV) R-200 zone: 0.89 acre Existing/proposed use: One single-family house - record plat 2-02065, "Mary Boland Sub"	W-1      No Change S-6      S-1 <u>Applicant's Reason for                      Request:</u> "All adjacent & nearby properties are served by public sewer & water mains."	<u>Sewer:</u> Service can be provided from an existing 8"-dia. main which abuts the project site along Observation Dr. (89-8020A). Service could also be provided by a 150' extension to an existing 8"-dia. main east of the site along Boland Farm Rd.. This option may require on- site pumping, depending on the basement elevation.  WSSC grid: 228NW12	<u>Planning Staff:</u> Draft - Public sewer service is consistent with the Germantown Master Plan.  <u>Planning Board:</u>	Approve S-1. Policy V.F.2.d.: Consistent With Existing Plans.  <u>Staff Report:</u> Public sewer service to this site is logical, economical, and consistent with master plan recommendations and Water and Sewer Plan policies.	<u>Council:</u> <u>Testimony:</u>

**ADMINISTRATIVE DELEGATION GROUP 2002-1: SUMMARY TABLE OF PROPOSED COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS** 1/1/402  
**WATER AND SEWER CATEGORY CHANGE (WSSCR) MAP AMENDMENTS** Table Page 5

Amendment No. Applicant(Owner) Site Description Site Location	Master Plan Basin (Watershed Use) Zoning & Acreage Site Development	Water/Sewer Service Area Categories		WSSC Report	M-NCPPC Staff and Planning Board Report/Comments	MCDEP Staff Recommendation (with Administrative Policy and Staff Report)	County Council Recommendations - Public Hearing Testimony
		Existing	Requested				

**PATUXENT WATERSHED CONSERVATION/PLANNING AREA**

<p>WSSCR 01A-PAX-03 Capital Treasure Buddhist Society Parcel P125, Holmes Tract (tax map KS122) North side of Spencerville Rd. (Rte. 198) approx. 500' west of Thompson Rd.</p>	<p>Cloverly Master Plan (1997) Paint Branch Watershed - (SPA - MDE Use III) RE-1 zone: 3.38 acres Existing use: one single- family house. Proposed use: Buddhist Temple.</p>	<p>W-6 S-6</p> <p>W-1 S-3</p> <p>Applicant's Reason for Request: The religious institution which owns this property intends to expand their facility to add a free standing house of worship. An existing 12" public water line abuts the property in Spencerville Rd. an 8" sewer line is located at the intersection of Spencerville Rd. and Thompson Rd., approx. 500' east of the property. The Cloverly Master Plan recommends public sewer service to properties in the Paint Branch Special Protection Area which are zoned RE-1, when development of those properties would be approved through the County's subdivision process. The proposal for a new building on this site would require subdivision approval and the associated regulatory environmental review making this request consistent with the Master Plan's recommendation."</p>	<p>Water: Service can be provided from an existing 12"-dia. water main (no. 57-0267) which abuts the southern edge of the site along Spencerville Rd. (Rte. 198).</p> <p>Sewer: Service will require a 2600' extension south to an existing 8"-dia. main at Williston Rd. (no. 68- 3204B). The extension would abut up to seven additional properties and would require rights of way and tunneling under Rte. 198. Construction may require removing trees and would require work within wetlands along the Paint Br. Upper Left Fork.</p> <p>Alternatively, service could be provided by a 500' extension from an existing 8"-dia. sewer main (no.90-8886A) located east of the site at the intersection of Rte. 198 and Thompson Rd. The extension would abut four addition- al properties and would require both extra-depth and shallow sewer construction.</p> <p align="right"><i>continues at right</i> &gt;&gt;&gt;</p>	<p>Planning Staff: (Draft - ) Public water and sewer service is consistent with the Cloverly Master Plan. SPA restrictions/policies will apply to this site and will be dealt with at the time of development.</p> <p>Planning Board:</p> <p align="center"><i>from column at left:</i></p> <p>WSSC will not support the use of a grinder pump and low-pressure sewer main to serve the site because feasible alignments exist for providing gravity sewer service.</p> <p>WSSC grid: 221NE02</p>	<p>Approve W-1. Maintain S-6, with advancement to S-3 conditioned on Planning Board approval of a public sewer-based preliminary plan which M-NCPPC and MCDEP staff concur demonstrates an environ- mental advantage over a septic-based plan. The applicant is responsible for providing the documenta- tion of the environmental advantages of the plan using public sewer service. (Note: M-NCPPC and MCDEP staff must concur on the relevant environmental issues in order for the amendment to proceed to final approval.) Policy V.F.2.d.: Consistent With Existing Plans.</p> <p>Staff Report: Public water service to this site is logical, economical, and consistent master plan recommenda- tions and with Water and Sewer Plan policies. The master plan requires that the approval of public sewer service to RE-1-zoned sites in the Upper Paint Branch watershed provide an environmental advantage over the use of on-site septic systems. This is usually addressed through the subdivision plan process.</p> <p align="right"><i>continues at right</i> &gt;&gt;&gt;</p>	<p><u>Council:</u> <u>Testimony:</u></p> <p align="center"><i>from column at left:</i></p> <p>The applicant will be responsible for all sewer extension costs. The logical, economical, and environmentally accept- able sewer route is the alternative, 500' gravity extension along Rte. 198.</p>
---	--	---	--	---	--	---



**ADMINISTRATIVE DELEGATION GROUP 2002-1: SUMMARY TABLE OF PROPOSED COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS** 1/14/02  
**WATER AND SEWER CATEGORY CHANGE (WSCCR) MAP AMENDMENTS** Table Page 6

Amendment No. Applicant(Owner) Site Description Site Location	Master Plan Basin (Watershed Use) Zoning & Acreage Site Development	Water/Sewer Service Area Categories Existing Requested Reason for Request	WSSC Report	M-NCPPC Staff and Planning Board Report/Comments	MCDEP Staff Recommendation (with Administrative Policy and Staff Report)	County Council Recommendations - Public Hearing Testimony
--	--	--	-------------	--	---	--

<b>TOWN OF POOLESVILLE (POOLESVILLE PLANNING AREA)</b>						
<b>WSCCR 02A-PVE-01</b> Loiederman - Soltesz Assoc. Parcel 2-A (N705), Gary J Hartz and Janet L. Hartz Property (tax map CT341) North side of Fischer Ave 500' west of Hersperger Ln.	Town of Poolesville Master Plan (1996) Dry Seneca Creek Water- shed (MDE Use 1) P-RA Zone*; 3.58 acres Existing use: one single- family house Proposed use: two single- family lots * Poolesville: Residential - Agriculture: two units per acre	W-1 No Change S-5 S-1 Applicant's Reason for Request: "To develop 2 additional residential lots. Project has already obtained preliminary plan approval, site plan approval, and the Town of Poolesville has signed the Record Plat."	According to the prelim- inary plan approved by Poolesville - Water: An on-site extension from the abutting 8" dia. main along Hersperger Ln. will provide service. Sewer: An extension across the adjacent, commonly-owned parcel to the east will provide service.	Poolesville Planning Commission: (pending) MCDEP comments: The applicant has provided copies of the preliminary plan, site plan, and record plat for this project approved by the Town.	Approve W-1 and S-3. Policy V.F.2.d.: Consistent With Existing Plans. Staff Report: The provision of public water and sewer service for the development of this site is approved by the Town of Poolesville through its subdivision plan and record plat process. A sewer category change is needed however, for MCDEP to concur with MCDPS approval of the record plat.	Council: Testimony:



**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-DWRM Received Date =

W/SCCR No. <u>QIA-DAM-02</u>
CWSP 1992 Map Panel _____
Watershed Use Class _____
Tax Map <u>EX 51</u>
WSSC Grid <u>235NW9</u>
Plan No. _____
= DEP-DWRM Staff Use Only =

1. APPLICANT: SHERWOOD & HAZEL DUVAL  
 Address: 9334 HAWKINS CREAMERY ROAD  
GAITHERSBURG, MARYLAND 20882

2. OWNER: SHERWOOD & HAZEL DUVAL  
 Address: 9334 HAWKINS CREAMERY ROAD  
GAITHERSBURG, MARYLAND 20882

Telephone: 301-253-2076

Telephone: \_\_\_\_\_

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

Identification: P505 1198/239

Premise Address: 9334 HAWKINS CREAMERY ROAD

Location: GAITHERSBURG, MARYLAND

4. LAND USE, ZONING, AND SUBDIVISION

Master Plan: DAMASCUS & VICINITY

Zoning: REZC

Drainage Basin: GREAT SENECA CREEK (UPPER)

Site Area: 3.2777

Recent Zoning Activity: \_\_\_\_\_

Existing Use: RESIDENTIAL

Proposed Use: RESIDENTIAL

Recent Subdivision Activity: \_\_\_\_\_

5. WATER AND SEWER SERVICE AREA CATEGORIES

Existing Water Category: W-6

Requested Water Category: W-1

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)

The property is to be subdivided into two lots as permitted by Section 59-C-1.32 (1)(3) (lot for child of property owner). The lots will average 1.5 acres in size, consistent with lots on the north side of Hawkins Creamery Road that are served by public water. The reason for this request is to allow <sup>for</sup> subdivision of the subject property in a fashion consistent with nearby REZC properties (public water/septic).

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

Signature: Sherwood & Hazel Duval

Date: 08/23/01

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.

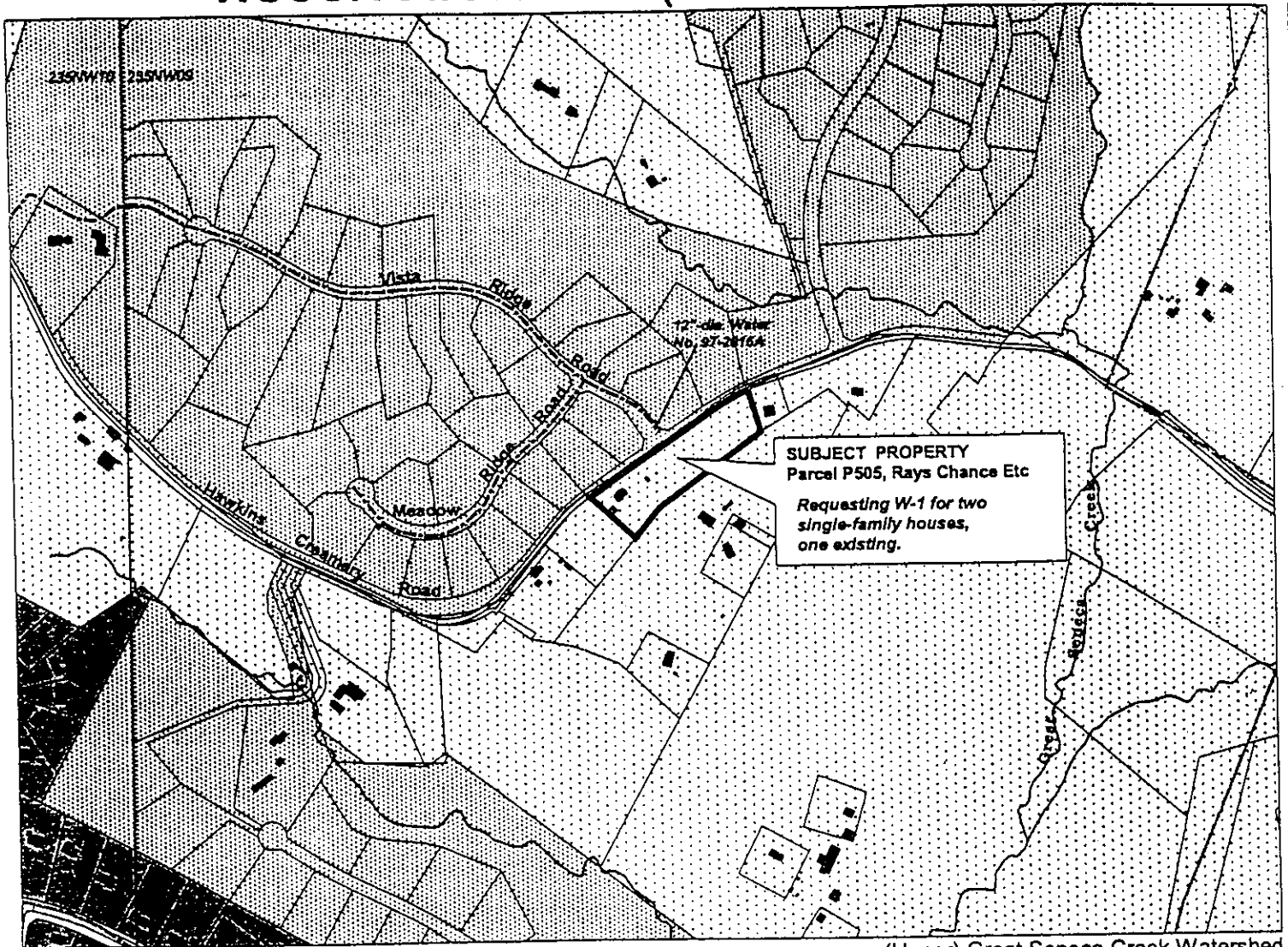
Signature \_\_\_\_\_

Date \_\_\_\_\_

ENGINEER: BENNING + ASSOC.

= DEP-DWRM Staff Use Only =

# Water Service Area Categories Map WSCCR 01A-DAM-02 (Sherwood Duvall)



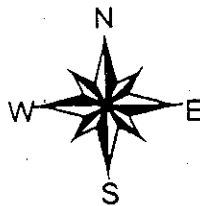
Damascus Planning Area

(Upper) Great Seneca Creek Watershed



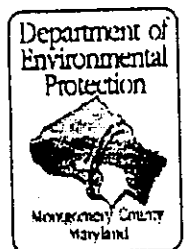
## MAP LEGEND

- Wssc Grid
- Property Boundaries
- Water Main
- Building
- Roads
- Streams
- Ponds and Lakes
- Water Categories**
- W-1
- W-3
- W-4
- W-5
- W-6



June 1999 Interim Update  
Service Area Categories Map

Montgomery County, Maryland  
Comprehensive Water Supply  
and Sewerage Systems Plan



Watershed Management Division  
12/06/2001 - GIS Project File:  
o:\wwteam\ccrs-wsheds\grseneca  
upprgsc\2001ccrs\01adam02.apr

PARCEL "2"

SENECA SPRINGS  
PLAT BOOK 192  
PLAT # 21028

VISTA

RIDGE

ROAD

EASEMENT  
FOR STREET

CREAMERY  
ROAD

HANKINS

LOT 2

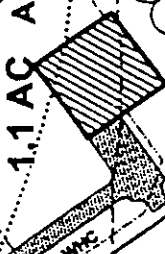
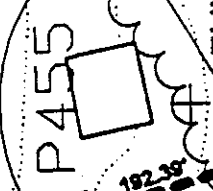
LOT 1

NO WELLS AND/OR SEPTIC FIELDS WITHIN 100' OF PROPERTY LINE

NO WELLS AND/OR SEPTIC FIELDS WITHIN 100' OF PROPERTY LINE

NO WELLS AND/OR SEPTIC FIELDS WITHIN 100' OF PROPERTY LINE

NO WELLS AND/OR SEPTIC FIELDS WITHIN 100' OF PROPERTY LINE



EXISTING SEWAGE DISPOSAL AREA

EXISTING SEWAGE DISPOSAL AREA

EXISTING SEWAGE DISPOSAL AREA

EXISTING SEWAGE DISPOSAL AREA

39

38

37

15

2

16C

16B

16B

16A

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

650 W

N 1259269.161  
E 589579.828

P5478

P5562

P455

1.1 AC A

2.17 AC

13274

13274

13274

13274

13274

S 23°22'51" E - 192.36'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

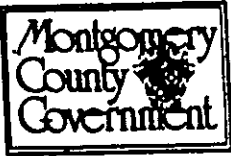
S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'

S 54°07'12" E - 302.43'</



**REQUEST FOR WATER/SEWER SERVICE AREA CATEGORY CHANGE**

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

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

W/SCCR No. <u>OIA-DAM-03</u>
CWSP 1992 Map Panel <u>A</u>
Watershed Use Class <u>7</u>
Tax Map <u>FW 53</u>
WSSC Grid <u>234 NW 9</u>
Plan No. <u>1-0205D, McWHORTER PROPERTY</u>
= DEP-DWRM Staff Use Only =

11-16-01 200:21 ROAD

= DEP-DWRM Received Date =

1. APPLICANT: Roy E. & K.A. Stanley  
 Address: 25905 Long Corner Road  
Catonsville, MD 20882-3443

2. OWNER: Shirley E. Browning, et al  
 Address: 12221 Prices Distillery Road  
Damascus, MD 20842-1512

Telephone: 301-253-0575

Telephone: \_\_\_\_\_

3. PROPERTY DESCRIPTION (Attach an 8 1/2"x11" copy of the state tax map with the subject property(ies) highlighted.)  
 Identification: McWhorter Property (7-00034); Parcel 400; Libor 17766 folio 375  
 Premise Address: Woodfield School Road (29310)  
 Location: Tax Map FW 53; 2300' NE of Woodfield Road

4. LAND USE, ZONING, AND SUBDIVISION  
 Master Plan: Damascus  
 Zoning: RE-2C  
 Recent Zoning Activity: None  
 Existing Use: Vacant / Farm  
 Recent Subdivision Activity: Pre-Application Plan submitted (7-00034)

Drainage Basin: Great Seneca Creek  
 Site Area: 64.57

Proposed Use: Residential / Open Space 22 SF

5. WATER AND SEWER SERVICE AREA CATEGORIES  
 Existing Water Category: W-6  
 Existing Sewer Category: S-6

Requested Water Category: W-3  
 Requested Sewer Category: S-6 NO CHANGE

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

To develop the property into residential lots using the cluster option in accordance with the existing RE-2C zoning classification.

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

Signature Roy E. Stanley  
 Date 11-6-01

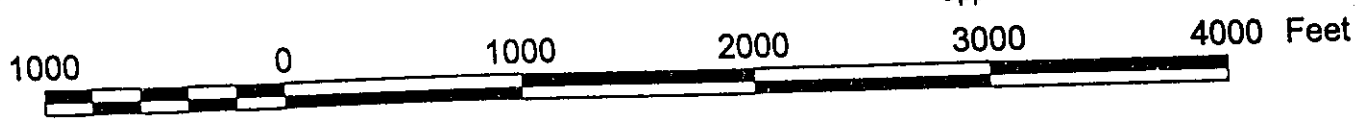
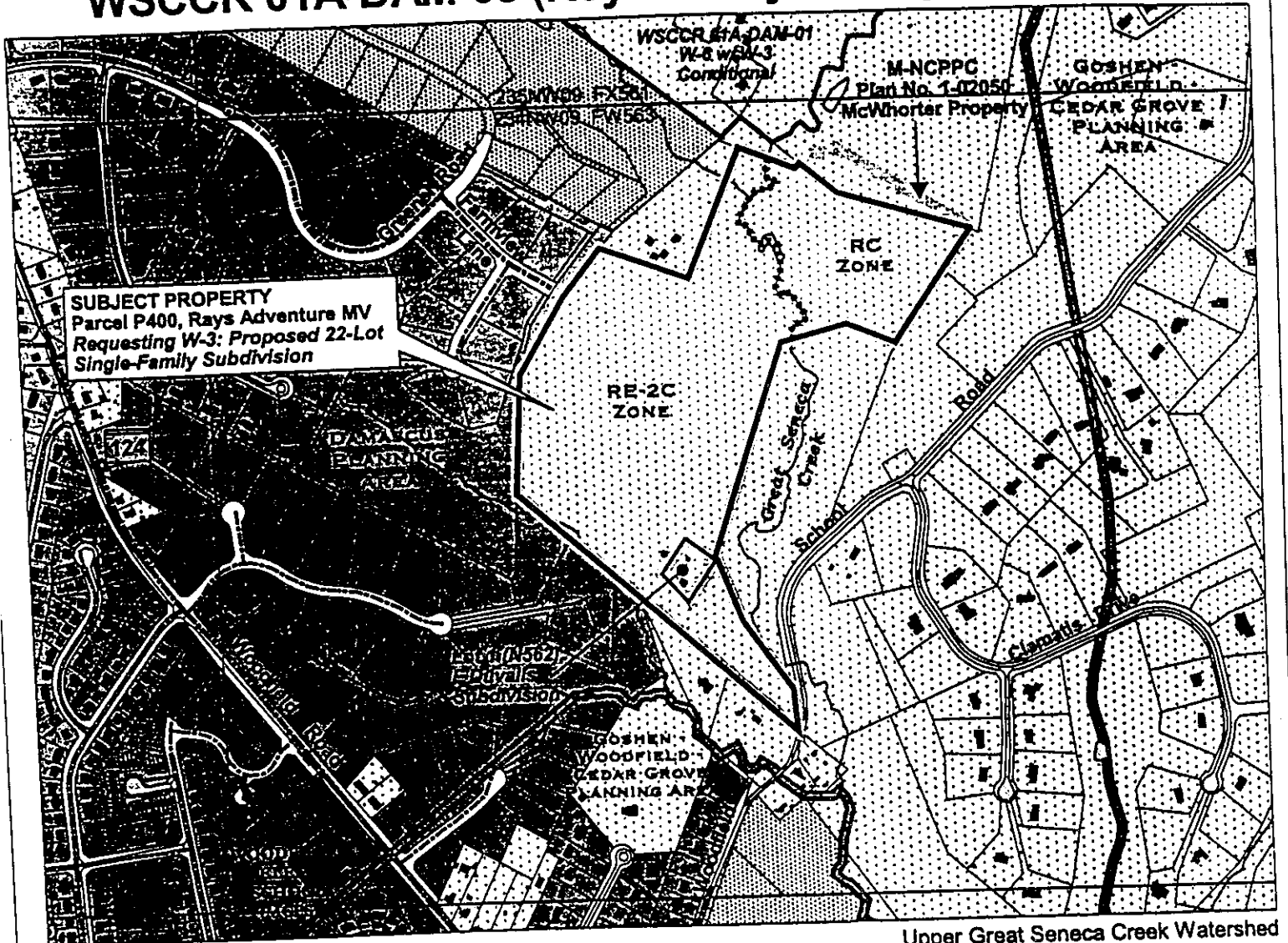
8. PROPERTY OWNER'S AUTHORIZATION - The applicant is authorized to pursue a service area category change on my behalf for the property(ies) described on this application.

Signature \_\_\_\_\_  
 Date \_\_\_\_\_

= DEP-DWRM Staff Use Only =

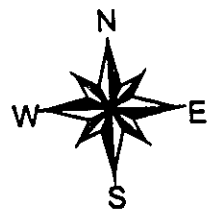
# Water Service Area Categories Map

## WSSCR 01A-DAM-03 (Roy Stanley/Shirley Browning)



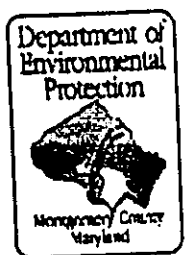
### MAP LEGEND

- 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
- Streams
- Lakes - Ponds
- Roads
- Buildings
- M-NCPPC Planning Areas
- Water Service Area Categories**
- W-1
- W-3
- W-4
- W-5
- W-6

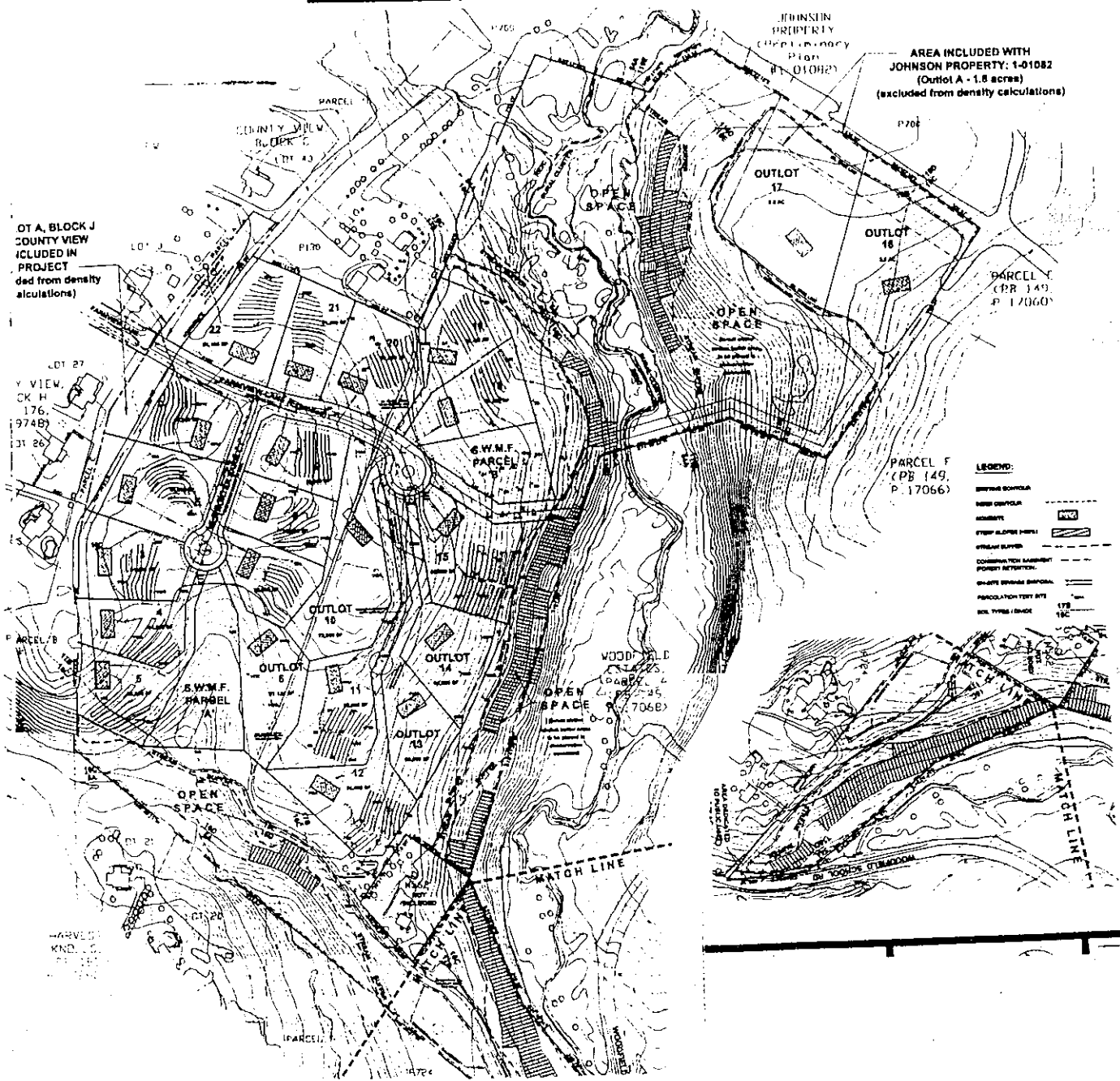


June 1999 Interim Update  
Service Area Categories Map

Montgomery County, Maryland  
Comprehensive Water Supply  
and Sewerage Systems Plan



Watershed Management Division  
12/18/01 - GIS Project File:  
o:\wteam\ccrs-washed\grseneca\upgscl  
2001ccrs\01a-dam-03=stanley-browning.apr



WASHINGTON SUBURBAN SANITARY COMMISSION

DEVELOPMENT PROPOSAL REVIEW  
FOR A  
SERVICE AREA CATEGORY CHANGE REQUEST

APPLICATION NO.: 01A-DAM-03

DATE: JANUARY 11, 2002

APPLICANT: ROY STANLEY/SHIRLEY BROWNING

LOCATION: 24310 WOODFIELD SCHOOL ROAD

COUNTY: MONTGOMERY

200' SHEET NO.: 234NW09

PRESENT ZONING: RE-2C

PROPOSED ZONING: NA

EXISTING SERVICE AREA:

SEWER: 6

WATER: 6

PROPOSED SERVICE AREA:

SEWER: 6

WATER: 3

SIZE OF PARCEL: 64.57 ACRES

DWELLING UNITS: 22 SFDUs

OTHER: NA

---

**WATER INFORMATION**

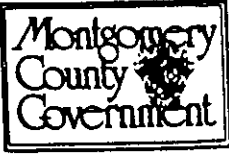
1. Water pressure zone: 835-A
2. A 12-inch water line in Farmview Lane abuts the property (contract no. 95-1356A).
3. Local service is adequate.
4. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

**SEWER INFORMATION** is not requested at this time

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

*Reviewed by Ann Russell, 301-206-8823.*





**REQUEST FOR WATER/SEWER - SERVICE AREA CATEGORY CHANGE**

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

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

W/SCCR No. 01A-DAM-04  
 CWSP 1992 Map Panel \_\_\_\_\_  
 Watershed Use Class \_\_\_\_\_  
 Tax Map \_\_\_\_\_  
 WSSC Grid 235NW10  
 Plan No. 1-02045, COUNTY VIEW  
 = DEP-DWRM Staff Use Only =

= DEP-DWRM Received Date =

1. APPLICANT: ROY E & KA STANLEY  
 Address: 25905 LONG CORNER RD  
GAITHERSBURG, MD 20882-3443
2. OWNER: ROY E & KA STANLEY  
 Address: 25905 LONG CORNER RD  
GAITHERSBURG, MD 20882-3443

Telephone: 301-253-0575 Telephone: 301-253-0575

3. PROPERTY DESCRIPTION (Attach an 8 1/2"x11" copy of the state tax map with the subject property(ies) highlighted.)  
 Identification: LOT 25 BLOCK 'D' COUNTY VIEW  
 Premise Address: 9700 HAWKINS CREAMERY RD GAITHERSBURG, MD 20882  
 Location: \_\_\_\_\_

4. LAND USE, ZONING, AND SUBDIVISION  
 Master Plan: DAMASCUS Drainage Basin: GREAT SENECA CREEK  
 Zoning: RE-2C Site Area: ZB.23  
 Recent Zoning Activity: \_\_\_\_\_  
 Existing Use: RESIDENTIAL/VACANT Proposed Use: RESIDENTIAL/open space // SF.  
 Recent Subdivision Activity: Resubmission of Preliminary Plan pending

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

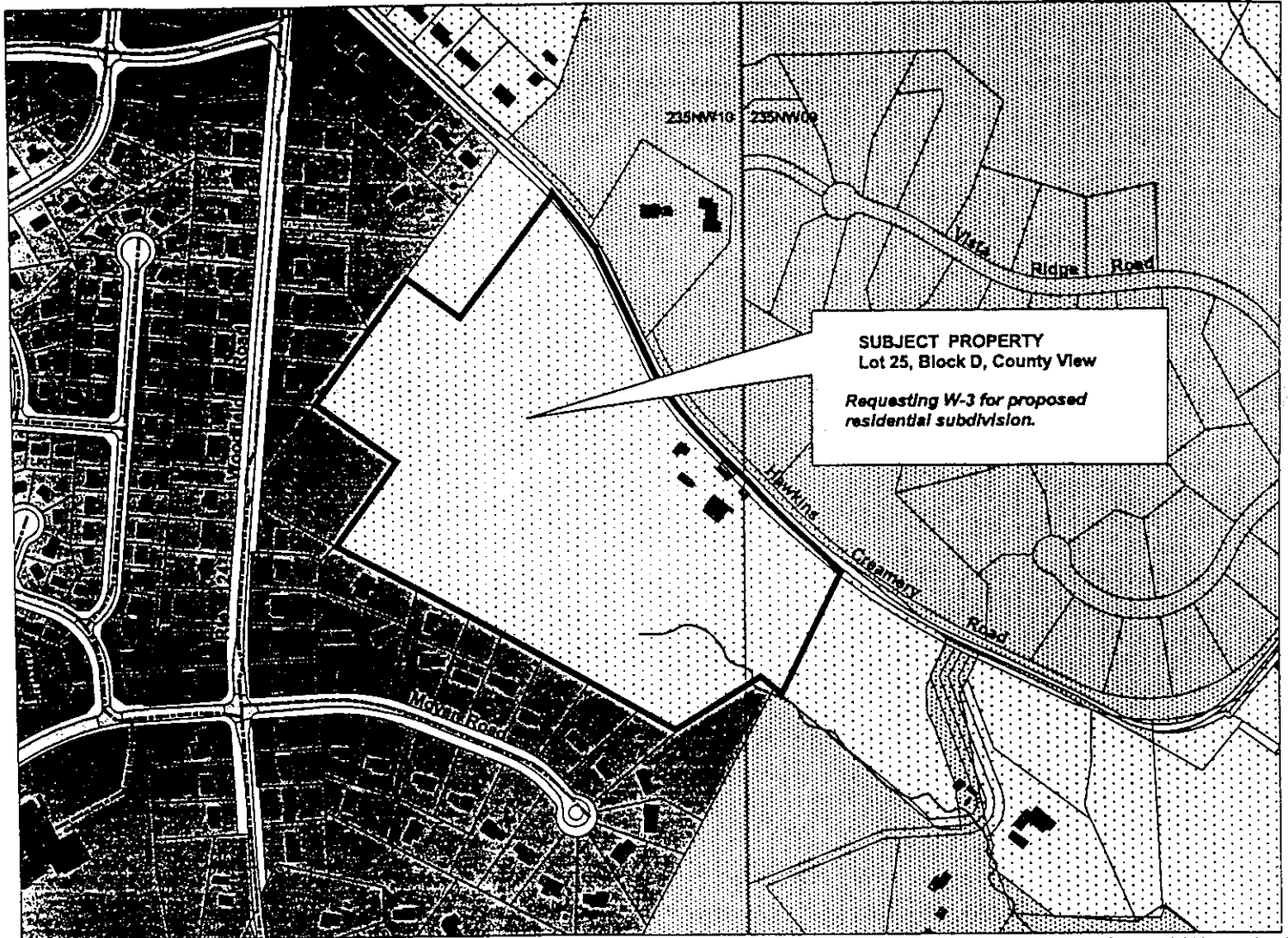
6. REASON FOR THIS CATEGORY CHANGE REQUEST (continue on a separate page, if necessary)

To develop the property in accordance with the existing RE-2C zoning classification, using the cluster option.

7. APPLICANT'S AUTHORIZATION - Check one of the following as applicable:  Property Owner  Contract Purchaser  Owner's or Purchaser's Authorized Representative
- Signature Roy E. Stanley Signature \_\_\_\_\_  
 Date \_\_\_\_\_ 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.

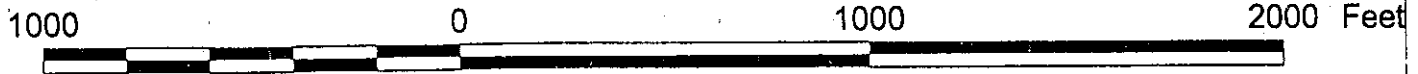
= DEP-DWRM Staff Use Only =

# Water Service Area Categories Map WSSCR 01A-DAM-04 (Roy Stanley)



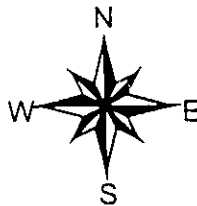
Damascus Planning Area

Great Seneca Creek (upper) Watershed



## MAP LEGEND

- Property Boundaries
- WSSC/GIS Tile Grid
- Water Mains
- Roads
- Ponds and Lakes
- Streams
- Building
- Water Categories**
- W-1
- W-3
- W-4
- W-5
- W-6



June 1999 Interim Update  
Service Area Categories Map

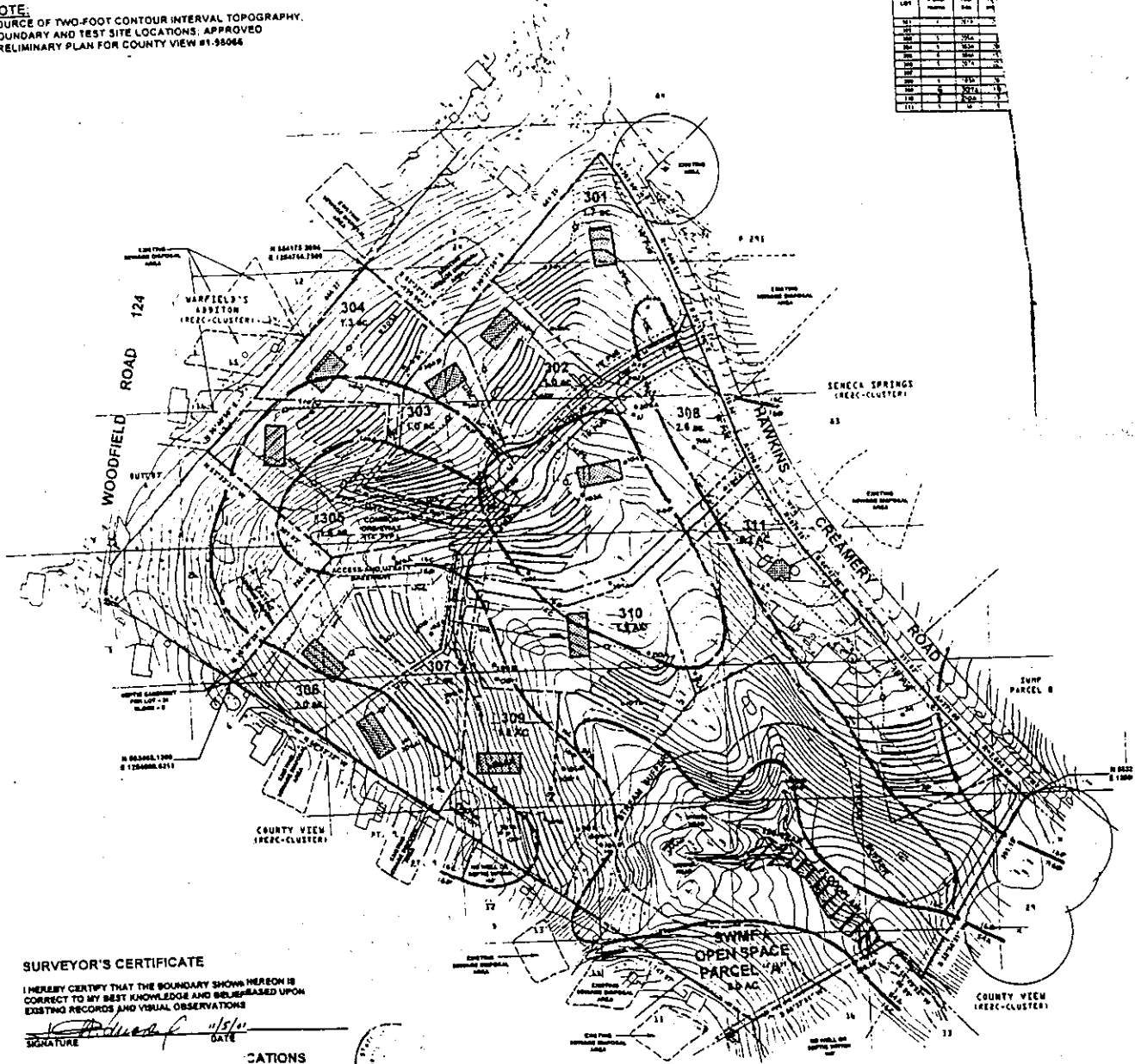
Montgomery County, Maryland  
Comprehensive Water Supply  
and Sewerage Systems Plan



Watershed Management Division  
12/14/01 – GIS Project File:  
o:\wwteam\ccrs-wsheds\grseneca  
upprgsc\2001ccrs\01adam04.apr

NOTE:  
 SOURCE OF TWO-FOOT CONTOUR INTERVAL TOPOGRAPHY.  
 BOUNDARY AND TEST SITE LOCATIONS; APPROVED  
 PRELIMINARY PLAN FOR COUNTY VIEW #1-55044

LOT	ACRES	AREA	PERCENT
101	1.00	1.00	100.00
102	1.00	1.00	100.00
103	1.00	1.00	100.00
104	1.00	1.00	100.00
105	1.00	1.00	100.00
106	1.00	1.00	100.00
107	1.00	1.00	100.00
108	1.00	1.00	100.00
109	1.00	1.00	100.00
110	1.00	1.00	100.00
111	1.00	1.00	100.00
112	1.00	1.00	100.00
113	1.00	1.00	100.00
114	1.00	1.00	100.00
115	1.00	1.00	100.00
116	1.00	1.00	100.00
117	1.00	1.00	100.00
118	1.00	1.00	100.00
119	1.00	1.00	100.00
120	1.00	1.00	100.00
121	1.00	1.00	100.00
122	1.00	1.00	100.00
123	1.00	1.00	100.00
124	1.00	1.00	100.00
125	1.00	1.00	100.00
126	1.00	1.00	100.00
127	1.00	1.00	100.00
128	1.00	1.00	100.00
129	1.00	1.00	100.00
130	1.00	1.00	100.00
131	1.00	1.00	100.00
132	1.00	1.00	100.00
133	1.00	1.00	100.00
134	1.00	1.00	100.00
135	1.00	1.00	100.00
136	1.00	1.00	100.00
137	1.00	1.00	100.00
138	1.00	1.00	100.00
139	1.00	1.00	100.00
140	1.00	1.00	100.00
141	1.00	1.00	100.00
142	1.00	1.00	100.00
143	1.00	1.00	100.00
144	1.00	1.00	100.00
145	1.00	1.00	100.00
146	1.00	1.00	100.00
147	1.00	1.00	100.00
148	1.00	1.00	100.00
149	1.00	1.00	100.00
150	1.00	1.00	100.00
151	1.00	1.00	100.00
152	1.00	1.00	100.00
153	1.00	1.00	100.00
154	1.00	1.00	100.00
155	1.00	1.00	100.00
156	1.00	1.00	100.00
157	1.00	1.00	100.00
158	1.00	1.00	100.00
159	1.00	1.00	100.00
160	1.00	1.00	100.00
161	1.00	1.00	100.00
162	1.00	1.00	100.00
163	1.00	1.00	100.00
164	1.00	1.00	100.00
165	1.00	1.00	100.00
166	1.00	1.00	100.00
167	1.00	1.00	100.00
168	1.00	1.00	100.00
169	1.00	1.00	100.00
170	1.00	1.00	100.00
171	1.00	1.00	100.00
172	1.00	1.00	100.00
173	1.00	1.00	100.00
174	1.00	1.00	100.00
175	1.00	1.00	100.00
176	1.00	1.00	100.00
177	1.00	1.00	100.00
178	1.00	1.00	100.00
179	1.00	1.00	100.00
180	1.00	1.00	100.00
181	1.00	1.00	100.00
182	1.00	1.00	100.00
183	1.00	1.00	100.00
184	1.00	1.00	100.00
185	1.00	1.00	100.00
186	1.00	1.00	100.00
187	1.00	1.00	100.00
188	1.00	1.00	100.00
189	1.00	1.00	100.00
190	1.00	1.00	100.00
191	1.00	1.00	100.00
192	1.00	1.00	100.00
193	1.00	1.00	100.00
194	1.00	1.00	100.00
195	1.00	1.00	100.00
196	1.00	1.00	100.00
197	1.00	1.00	100.00
198	1.00	1.00	100.00
199	1.00	1.00	100.00
200	1.00	1.00	100.00



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARY SHOWN HEREON IS CORRECT TO MY BEST KNOWLEDGE AND BELIEF BASED UPON EXISTING RECORDS AND VISUAL OBSERVATIONS

\_\_\_\_\_  
 SIGNATURE DATE 11/5/01

CATIONS

WASHINGTON SUBURBAN SANITARY COMMISSION

DEVELOPMENT PROPOSAL REVIEW  
FOR A  
SERVICE AREA CATEGORY CHANGE REQUEST

APPLICATION NO.: 01A-DAM-04

DATE: JANUARY 9, 2002

APPLICANT: ROY STANLEY

LOCATION: 9700 HAWKINS CREAMERY ROAD

COUNTY: MONTGOMERY

200' SHEET NO.: 235NW10

PRESENT ZONING: RE-2C

PROPOSED ZONING: NA

EXISTING SERVICE AREA:

SEWER: 6

WATER: 6

PROPOSED SERVICE AREA:

SEWER: 6

WATER: 3

SIZE OF PARCEL: 28.23 ACRES

DWELLING UNITS: 12 SFDUs

OTHER: NA

---

**WATER INFORMATION**

1. Water pressure zone: 960-A
2. A 12-inch water line in Hawkins Creamery Road abuts the property (contract no. 97-2016A).
3. Local service is adequate.
4. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

**SEWER INFORMATION** is not requested at this time

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

*Reviewed by Ann Russell, 301-206-8823.*



RECEIVED

NOV - 1 2001

DWRM/WATER & SEWER SECTION

= MCDEP-WMD Received Date =

Montgomery County Department of Environmental Protection
Watershed Management Division

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

WSCCR No. 01A-DNT-02
CWSP 10/97 Map Panel
GIS/WSSC Tile 221NW12
Tax Map ES 562
State Watershed Use Class I
Plan No. 1-02025
= MCDEP-WMD Staff Use Only =

- 1. APPLICANT: National Seniors Housing Corp. Address: P.O. Box 60213 Rockville, MD 20859
2. OWNER: D & R Giakoumatos Address: 2605 Silverdale Drive Silver Spring, MD 20906

Telephone: (301)840-5424

- 3. PROPERTY DESCRIPTION (Attach an 8 1/2"x11" copy of the state tax map with the subject property(ies) highlighted.) Identification: L. 4962, F. 628 Premise Address: 11920 Darnestown Road Location: South side of Darnestown Road (Route 28) at Tschiffely Square Road

- 4. LAND USE, ZONING, AND SUBDIVISION Master Plan: Potomac Subregion Zoning: R-200/TDR Drainage Basin: Muddy Branch Site Area: 2.96 AC Recent Zoning Activity: N/A SPECIAL EXCEPTION S-2474 Existing Use: Vacant Proposed Use: Housing for elderly/handicap Recent Subdivision Activity: Preliminary Plan #1-02025 Pending

- 5. WATER AND SEWER SERVICE AREA CATEGORIES Existing Water Category: W-4 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) Public water and sewer service is appropriate and necessary for the subject property considering the zoning (R-200/TDR) and proposed use (Housing for the elderly/handicapped Special Exception #S-2474). This request is consistent with the recommendations of the Potomac Master Plan and with the policies of the County Ten-year comprehensive water supply and sewerage systems plan (Section III D.3 and 9). Existing water and sewer lines are readily available to the site.

7. APPLICANT'S AUTHORIZATION - Check one of the following as applicable: [ ] Property Owner [X] Contract Purchaser [ ] Owner's or Purchaser's Authorized Representative Signature: [Signature] Date: 10/22/01

8. PROPERTY OWNER'S AUTHORIZATION - The applicant is authorized to pursue a service area category change on my behalf for the property(ies) described on this application. Signature: [Signature] Date: 10-22-2001

ENGINEER: JOHN SEKIRAK, MACRIS HENDRICKS & GIBSON

= MCDEP-WMD Staff Use Only =

WMD



**Macris, Hendricks and Glascock, P.A.**  
Engineers • Planners • Surveyors

RECEIVED

NOV - 1 2001  
DRAINAGE & SEWER  
SECTION

October 24, 2001

Mr. James A. Caldwell, Director  
Montgomery County Department of  
Environmental Protection  
255 Rockville Pike, Suite 120  
Rockville, Maryland 20850-4166

Re: North Potomac Senior Housing  
MNCPPC No.: 1-02025  
Special Exception No.: S-2474  
MHG Project No.: 2000.038

Dear Mr. Caldwell:

On behalf of the applicant, we hereby request a 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 sewer service area category change is being requested in support of the proposed development of Housing and Related Facilities for Elderly or Handicapped Persons. This request is in accordance with Sections III.D.1, 3, and 9 of the Comprehensive Water Supply and Sewerage Systems Plan Objectives and Policies. The property is zoned R-200 (see attached zoning map). Existing mains for both water and sewer (8" line) are readily and economically available directly abutting the property. The request is consistent with the recommendations of the currently adopted and with the pending revision to the Potomac Master Plan.

Considering the density of the property, the presence of water service with ready availability of sewer service, and the recommendations of the Master Plan, we request your approval of the sewer category change.

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

Sincerely,

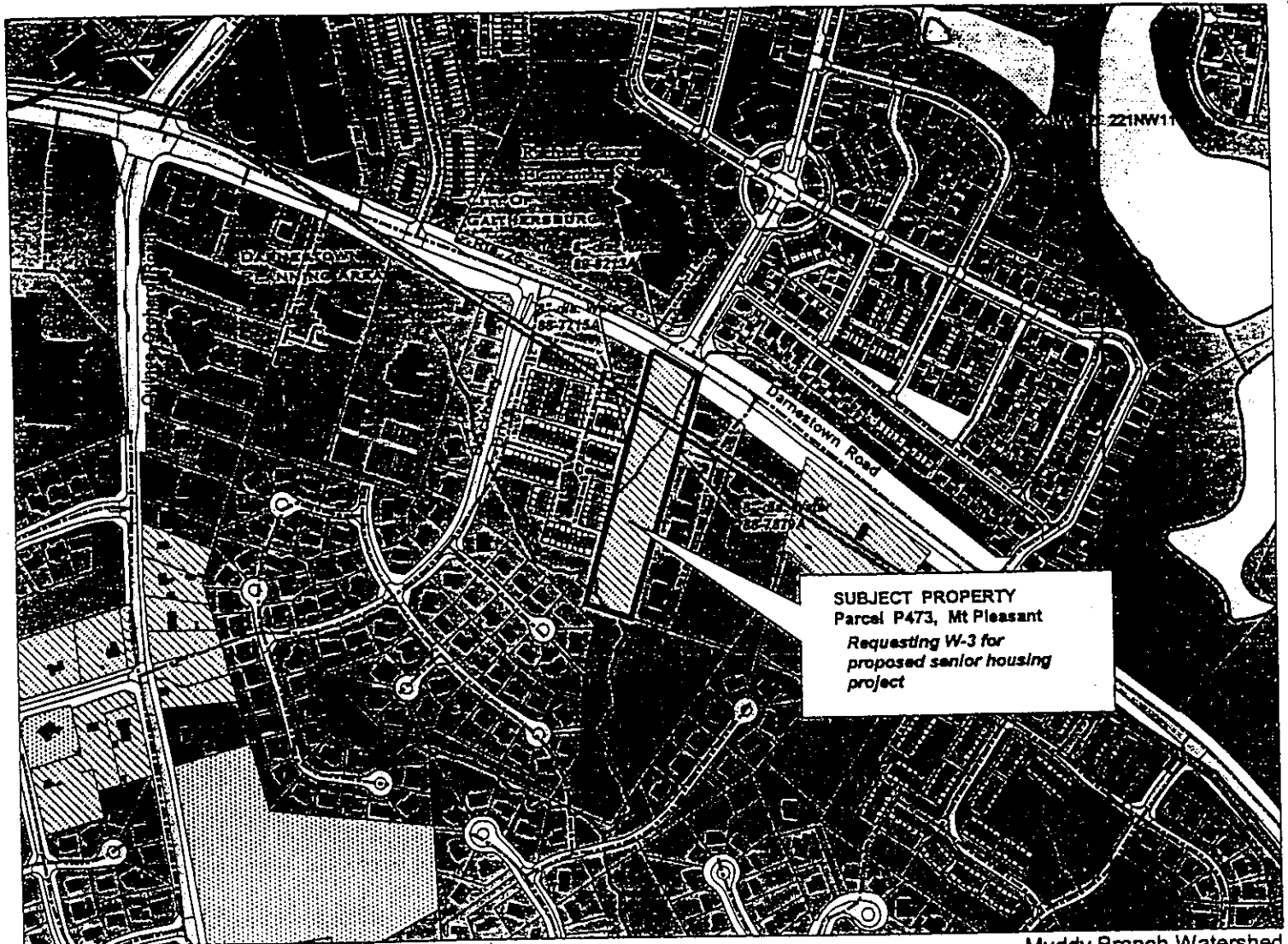
John Sekerak, Jr., ASLA, AICP

attachments: Application form  
Tax map  
Zoning map  
Preliminary Plan of Subdivision

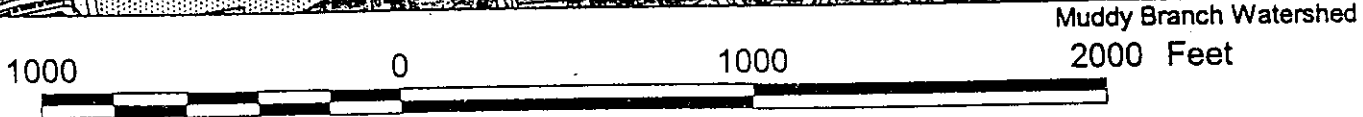
cc: Mr. Richard Koch - National Seniors Housing Corp. - w/attachments  
Mr. Jody Kline - Miller, Miller and Canby - w/attachments

# Water Service Area Categories Map

## WSSCR 01A-DNT-02 (National Seniors Housing Corp.)

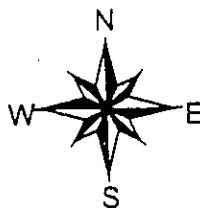


**SUBJECT PROPERTY**  
 Parcel P473, Mt Pleasant  
*Requesting W-3 for  
 proposed senior housing  
 project*



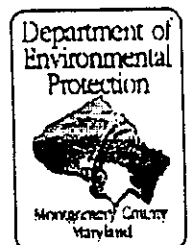
### MAP LEGEND

- WSSC Grid
- Property Boundaries
- toGSCWaterlines.shp
- Planning Area Boundaries
- Watersheds
- Buildings
- Roads
- Streams
- Ponds and Lakes
- Water Categories**
- W-1
- W-3
- W-4
- W-5
- W-6



June 1999 Interim Update  
 Service Area Categories Map

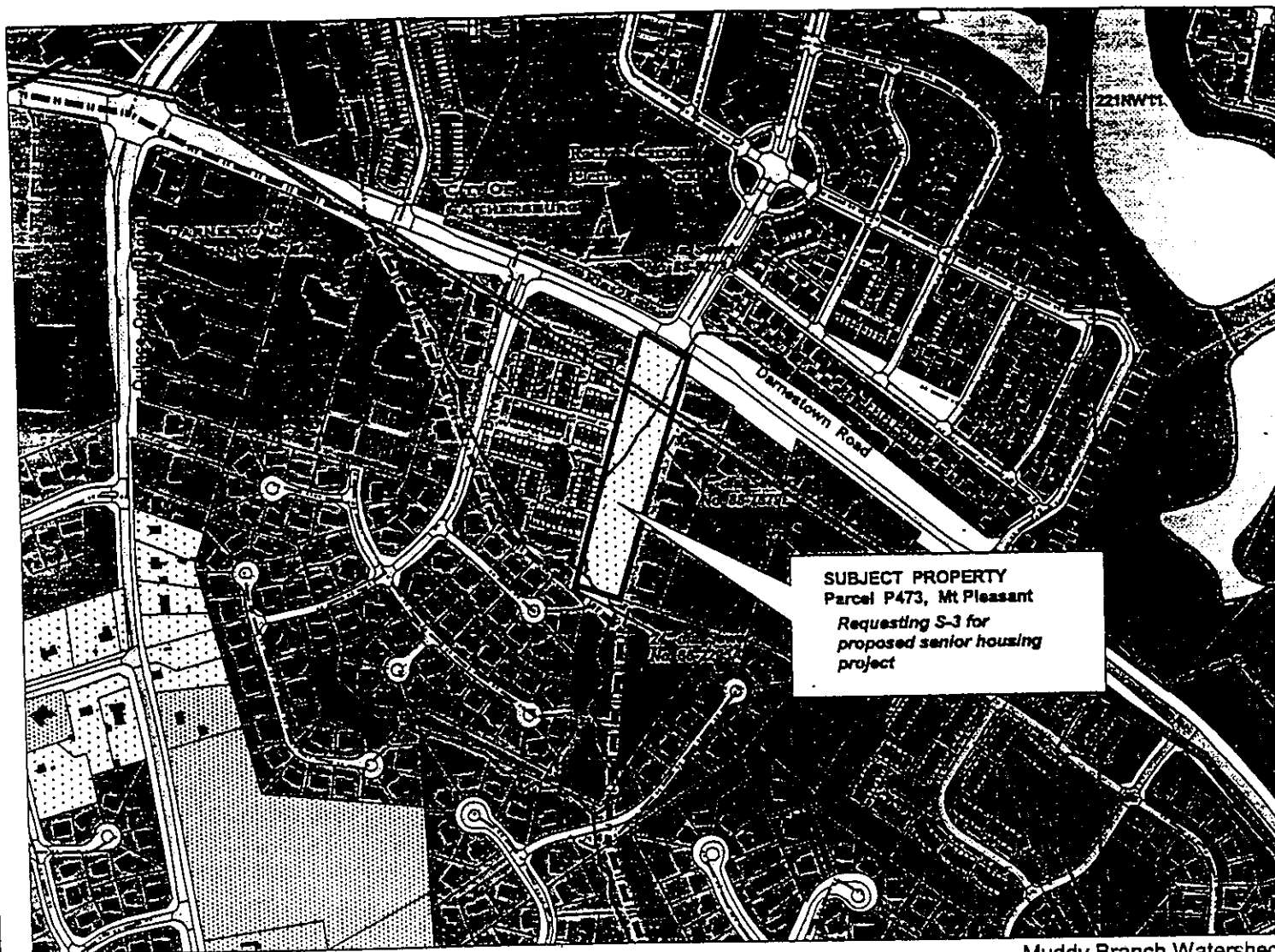
Montgomery County, Maryland  
 Comprehensive Water Supply  
 and Sewerage Systems Plan



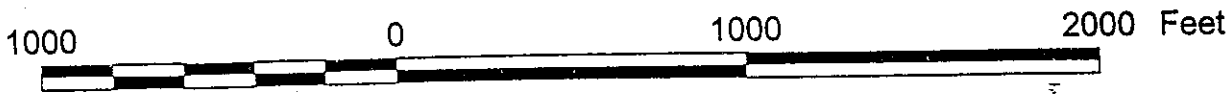
Watershed Management Division  
 12/06/01- GIS Project File:  
 o:\wwteam\ccrs-wsheds\muccybr  
 \2001ccrs\01adnt02.apr

# Sewer Service Area Categories Map

## WSSCR 01A-DNT-02 (National Seniors Housing Corp.)

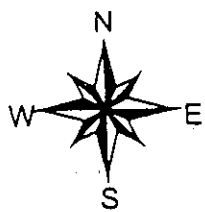


Muddy Branch Watershed



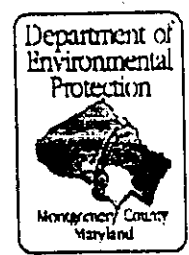
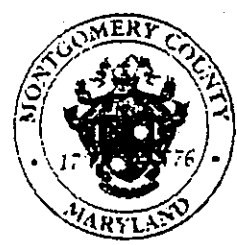
### MAP LEGEND

- WSSC Grid
- Property Boundaries
- Streams
- Ponds and Lakes
- Sewer Lines**
- Small-Dia. Pressure Mains
- 8\" - 8\" or Smaller Dia. Mains
- 9\" - 9\" - 14\" Dia. Mains
- 15\" - 15\" or Greater Dia. Mains
- Watersheds
- Planning Area Boundary
- Buildings
- Roads
- Sewer Categories**
- S-1
- S-3
- S-4
- S-5
- S-6



June 1999 Interim Update  
Service Area Categories Map

Montgomery County, Maryland  
Comprehensive Water Supply  
and Sewerage Systems Plan



Watershed Management Division  
12/06/01 - GIS Project File:  
o:\wwteam\ccrs-wsheds\muddybr  
\2001ccrs\01adnt02Seniors.apr



WASHINGTON SUBURBAN SANITARY COMMISSION

DEVELOPMENT PROPOSAL REVIEW  
FOR A  
SERVICE AREA CATEGORY CHANGE REQUEST

APPLICATION NO.: 01A-DNT-02 DATE: JANUARY 10, 2002  
APPLICANT: NATIONAL SENIORS HOUSING CORP/GIAKOUMATOS  
LOCATION: 11920 DARNESTOWN ROAD  
COUNTY: MONTGOMERY 200' SHEET NO.: 221NW12  
PRESENT ZONING: R-200/TDR PROPOSED ZONING: SPECIAL EXCEPTION S-2474  
EXISTING SERVICE AREA: SEWER: 6 WATER: 4  
PROPOSED SERVICE AREA: SEWER: 3 WATER: 3  
SIZE OF PARCEL: 2.96 ACRES  
DWELLING UNITS: SENIOR HOUSING OTHER: NA

---

WATER INFORMATION

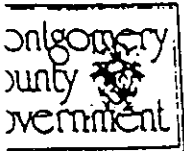
1. Water pressure zone: 660-A
2. A 20-inch water line in Darnestown Road abuts the property (contract no. 98-4088A).
3. Local service is adequate.
4. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

SEWER INFORMATION

1. Basin: Muddy Branch
2. Two 8-inch sewer lines abut the property (contract numbers 88-7715A and 88-7879L).
3. Flow from the proposed development: 8,000 GPD
4. Program-sized sewer mains are not required to serve the property.
5. Interceptor capacity is adequate.
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.*



**REQUEST FOR WATER/SEWER SERVICE AREA CATEGORY CHANGE**

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

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

W/SCCR No. OIA-GMT-04  
 CWSP 1992 Map Panel \_\_\_\_\_  
 Watershed Use Class IV  
 Tax Map E15.3  
 WSSC Grid 228NW12  
 Plan No. 2-02065 MARY BOLAND SUB  
 = DEP-OWRM Staff Use Only =

= DEP-DWRM Received Date =

APPLICANT: WITMER ASSOCIATES, LLC  
 Address: 354 HUNGERFORD DRIVE  
ROCKVILLE, MD  
20850

2. OWNER: TRINH L. & TU D. NGUYEN  
 Address: 20601 BOLAND FARM RD.  
GERMANTOWN MD  
20876-4071

Telephone: 301 309 8600

Telephone: \_\_\_\_\_

PROPERTY DESCRIPTION (Attach an 8 1/2"x11" copy of the state tax map with the subject property(ies) highlighted.)  
 Identification: TAX ID 9-10-795688 PT. LOTS 7-15 MARY BOLAND SUB P.B. 3 P. 276  
L. 10223 F. 551  
 Premise Address: 20601 BOLAND FARM ROAD  
 Location: SOUTHEAST QUADRANT BOLAND FARM RD & OBSERVATION DRIVE

LAND USE, ZONING, AND SUBDIVISION  
 Master Plan: GERMANTOWN (PA 19)  
 Zoning: R-200

Drainage Basin: LITTLE SENECA  
 Site Area: 38,601 SF

Recent Zoning Activity: NONE  
 Existing Use: SINGLE FAMILY  
 Recent Subdivision Activity: MINOR SUB RECORD PLAT MNCPPC 2-02065 (PENDING APPROVAL)

Proposed Use: SINGLE FAMILY

WATER AND SEWER SERVICE AREA CATEGORIES  
 Existing Water Category: W-1  
 Existing Sewer Category: S-6

Requested Water Category: W-1 NO CHANGE  
 Requested Sewer Category: S-1

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

**ALL ADJACENT & NEARBY PROPERTIES ARE SERVED BY PUBLIC SEWER & WATER SERVICE ABUTTING OR NEARBY SEWER & WATER MAINS**

**CONSOLIDATING INTO 1 LOT FOR 1 SFH.**

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

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 Alvin Victor

Signature \_\_\_\_\_

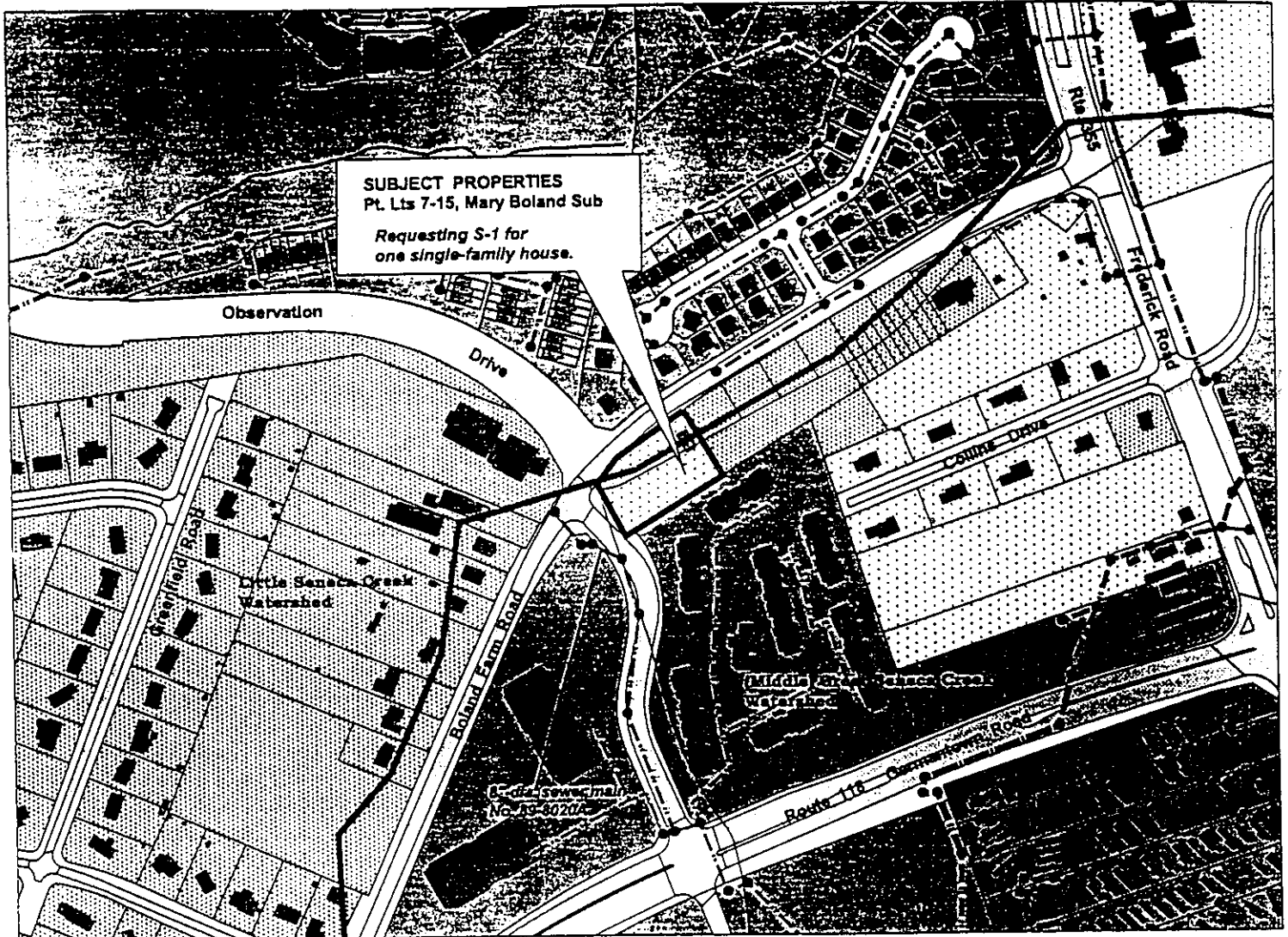
Date 11/14/2001

Date \_\_\_\_\_

Empty box for additional information or notes.

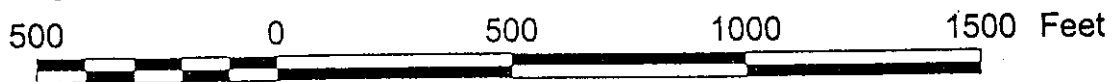
# Sewer Service Area Categories Map

## WSSCR 01A-GMT-04 (Witmer Assoc. for Trinh Nguyen)



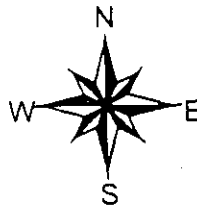
Germantown Planning Area

WSSC /GIS Grid: 228NW12



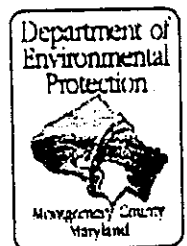
### MAP LEGEND

- WSSCgrid
- Property Boundaries
- Sewer Manhole
- Sewer Lines**
  - Small-Dia. Pressure Mains
  - 8" or Smaller Dia. Mains
  - 9" - 14" Dia. Mains
  - 15" or Greater Dia. Mains
- Watersheds
- Roads
- Buildings
- Streams
- Ponds and Lakes
- Sewer Categories**
  - S-1
  - S-3
  - S-4
  - S-5
  - S-6

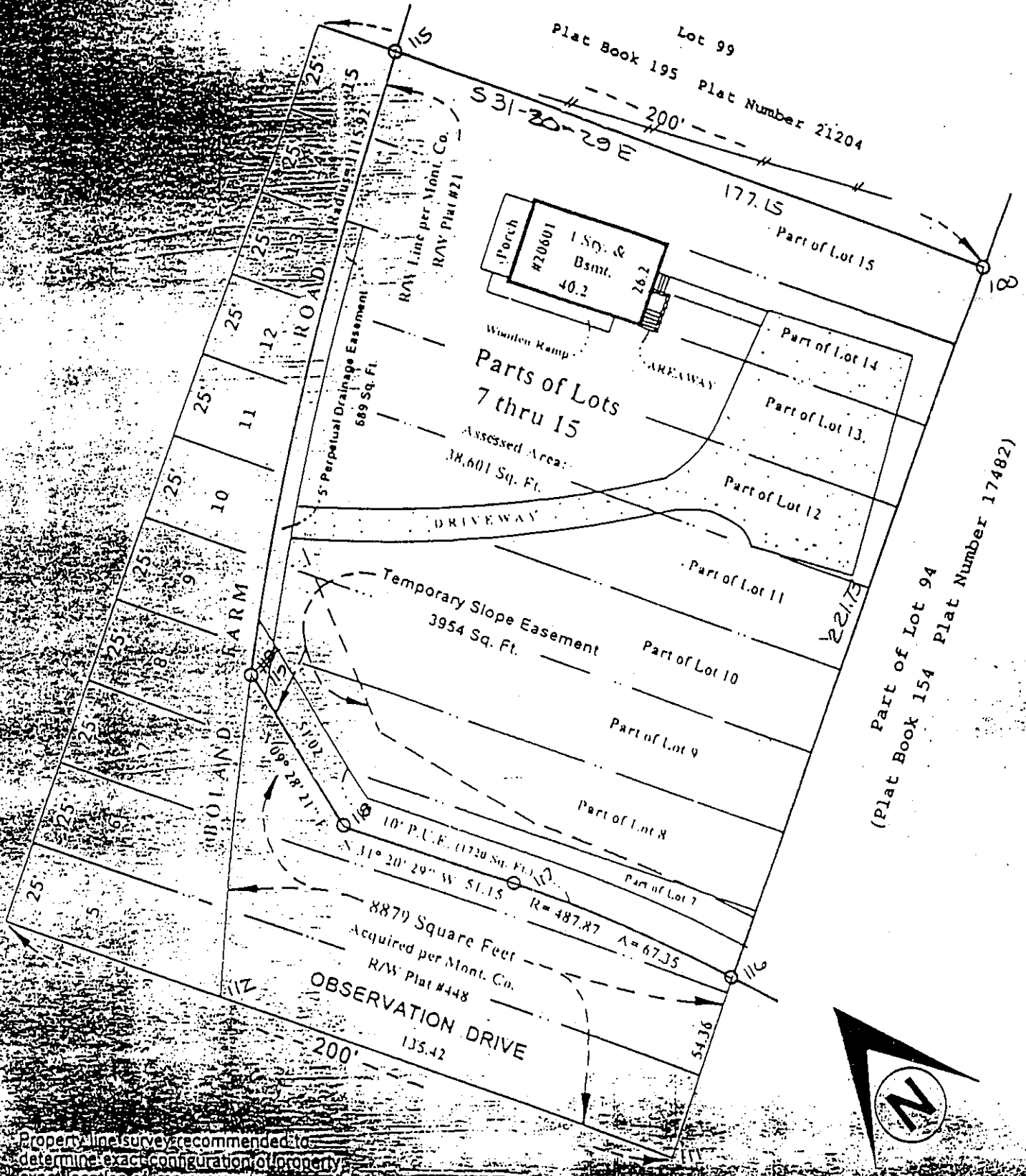


June 1999 Interim Update  
Service Area Categories Map

Montgomery County, Maryland  
Comprehensive Water Supply  
and Sewerage Systems Plan



Watershed Management Division  
11/30/2001 - GIS Project File:  
o:\wwteam\ccrs-wsheds\grseneca\middlegrseneca\2001ccrs\01agmt04.apr



Property line survey recommended to determine exact configuration of property, exact location of improvements, and extent of encroachments, if any.

Location Drawing of	LOT: 146-155	BLOCK: none
2160 Boland Farm Road	PLAT: BK 3	PLAT#: 276
DATE: 3-26-01	SCALE: 1" = 10'	

WASHINGTON SUBURBAN SANITARY COMMISSION

DEVELOPMENT PROPOSAL REVIEW  
FOR A  
SERVICE AREA CATEGORY CHANGE REQUEST

APPLICATION NO.: 01A-GMT-04

DATE: JANUARY 4, 2002

APPLICANT: WITMER ASSOC/TRINH NGUYEN

LOCATION: 20601 BOLAND FARM ROAD

COUNTY: MONTGOMERY

200' SHEET NO.: 228NW12

PRESENT ZONING: R-200

PROPOSED ZONING: NA

EXISTING SERVICE AREA:

SEWER: 6

WATER: 1

PROPOSED SERVICE AREA:

SEWER: 1

WATER: 1

SIZE OF PARCEL: 28,601 SF

DWELLING UNITS: 1 SFDU

OTHER: NA

---

**WATER INFORMATION** is not requested at this time

**SEWER INFORMATION**

1. Basin: Seneca Creek
2. An 8-inch sewer line in Observation Drive abuts the property (contract no. 89-8020A). Service can be provided without an extension.

In order to provide service via the existing 8-inch sewer main in Boland Farm Road (contract no. 99-2478A), a 150-foot-long extension of 8-inch pipe would be required. Depending on the basement elevation, on-site pumping may be necessary.

3. Flow from the proposed development: 300 GPD
4. Program-sized sewer mains are not required to serve the property.
5. Interceptor capacity is adequate.
6. Treatment capacity is adequate.

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

*Reviewed by Hansa Desai, 301-206-8816.*



Montgomery County Department of Environmental Protection  
Watershed Management Division

Rockville Center - 255 Rockville Pike, Suite 120 - Rockville, Maryland 20850-4166  
Telephone No.: 240-777-7716/-7735 - FAX No.: 240-777-7715

REQUEST FOR WATER/SEWER  
SERVICE AREA CATEGORY CHANGE

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

Type or print all information.

Please read the accompanying instructions  
before filling out this application.

WSSCR No. 01A-PAX-03

CWSP 10/97 Map Panel \_\_\_\_\_

GIS/WSSC Tile 22/NE 2

Tax Map KS122

State Watershed Use Class III

Plan No. \_\_\_\_\_

= MCDEP-WMD Staff Use Only =

= MCDEP-WMD Received Date =

1. APPLICANT: Capital Treasure Buddhist 2. OWNER: Capital Treasure Buddhist Society  
Address: 197 Spencerville Rd 50' Address: 1930 Spencerville Rd  
Spencerville MD 20868 Spencerville Rd  
ATTN: CAROL CHIU MD 20868

Telephone: (301) 421-9248

Telephone: (301) 421-9248

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

Identification: PARCEL P125 - HOLMES TRACT

Premise Address: 1930 SPENCERVILLE RD. - SPENCERVILLE MD 20868-9722

Location: NORTH SIDE OF SPENCERVILLE RD (RTE 198) - 500' WEST OF THOMPSON RD.

4. LAND USE, ZONING, AND SUBDIVISION

Master Plan: CLOVERLY (1997)

Zoning: RE-1

Drainage Basin: PAINT BRANCH

Site Area: 3.38 ACRES

Recent Zoning Activity: NONE

Existing Use: SINGLE-FAMILY HOUSE\* / OFFICE

Proposed Use: TEMPLE

Recent Subdivision Activity: NONE

5. WATER AND SEWER SERVICE AREA CATEGORIES

Existing Water Category: W-6

Requested Water Category: W-1

Existing Sewer Category: S-6

Requested Sewer Category: S-3

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

The religious institution which owns this property intends to expand their facility to add a free standing house of worship. An existing 12" public water line abuts the property in Spencerville Road. An 8" sewer line is located at the intersection of Spencerville Road and Thompson Road, approximately 500 feet east of the property.

The Cloverly Master Plan recommends public sewer service to properties in the Paint Branch Special Protection Area which are zoned RE-1, when development of those properties would be approved through the County's subdivision process. The proposal for a new building on this site would require subdivision approval and the associated regulatory environmental review making this request consistent with the Master Plan's recommendation.

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

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 Carol Chiu

Signature \_\_\_\_\_

Date 7/27/01

Date \_\_\_\_\_

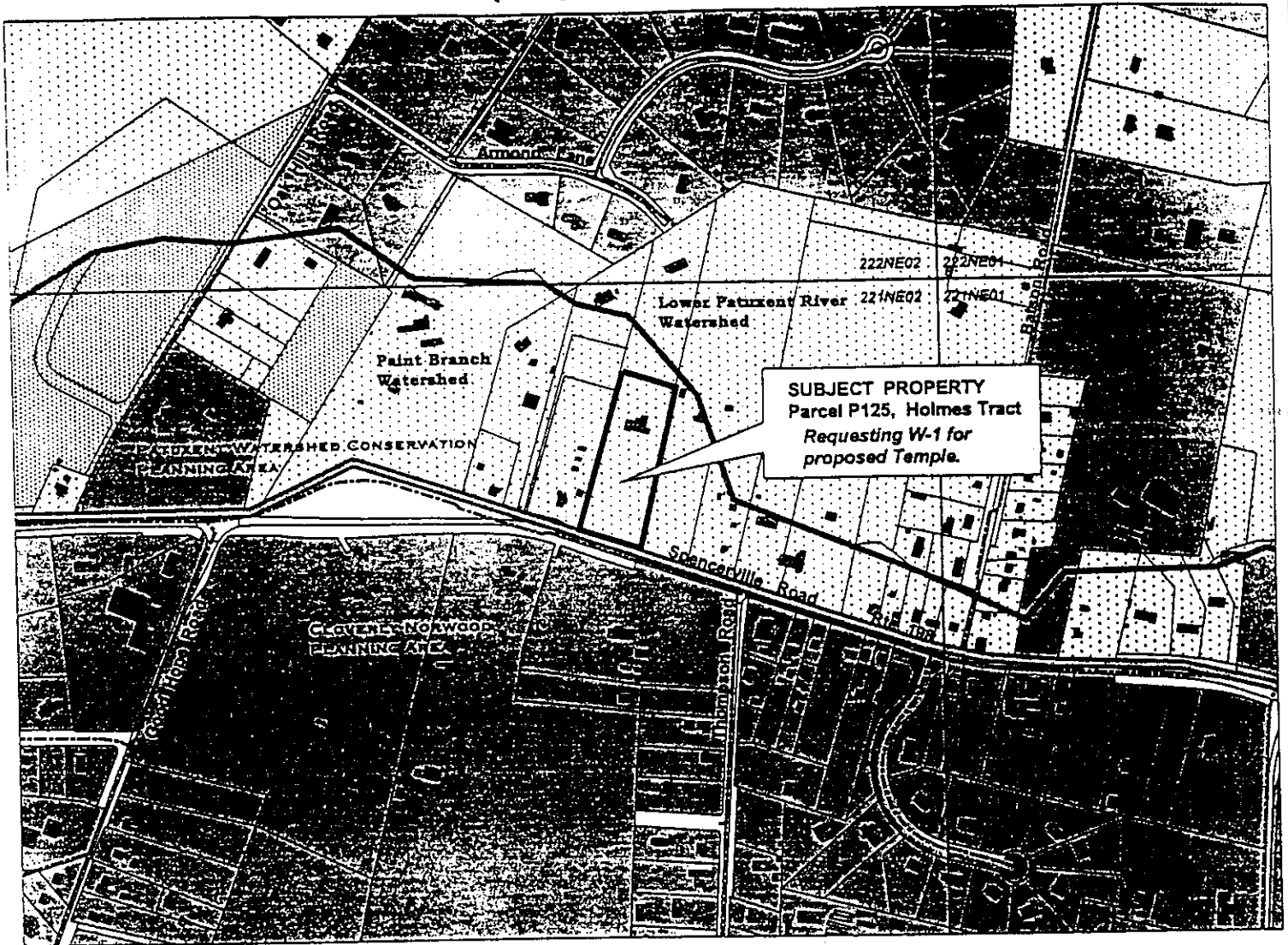
\* TO BE PUBLISHED

ENGINEER: WITMER & ASSOCIATES - Dick Witmer

= MCDEP-WMD Staff Use Only =

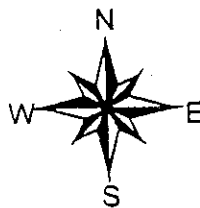
# Water Service Area Categories Map

## WSSCR 01A-PAX-03 (Capital Treasure Buddhist Society)



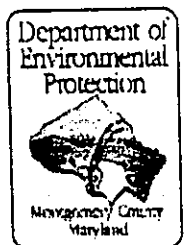
### MAP LEGEND

- Watersheds
- WSSC/GIS Tile Grid
- Property
- Water Mains
- Water Mains
- Streams
- Ponds and Lakes
- Planning Area Boundary
- Buildings
- Roads
- Water Categories
- W-1
- W-3
- W-4
- W-5
- W-6



June 1999 Interim Update  
Service Area Categories Map

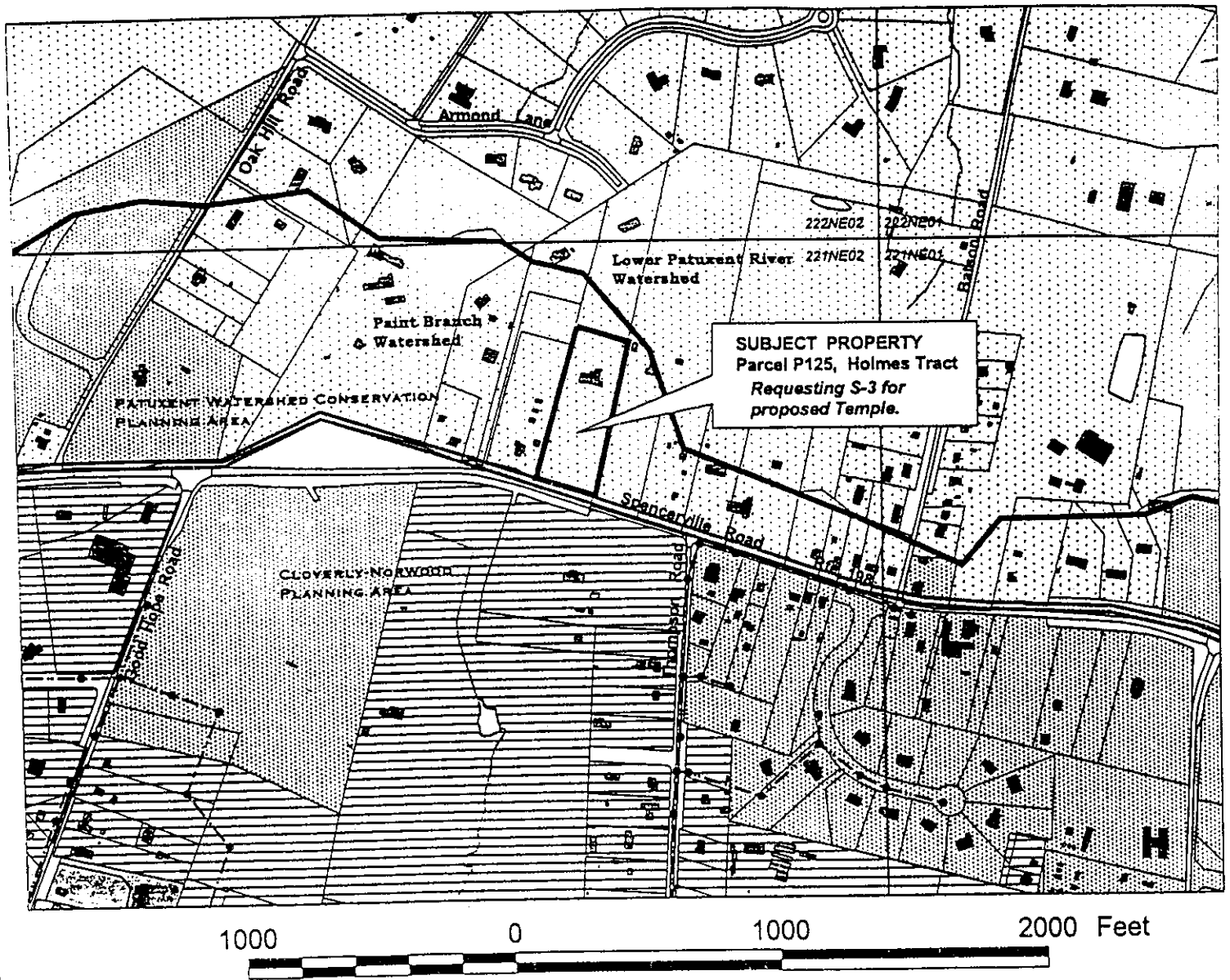
Montgomery County, Maryland  
Comprehensive Water Supply  
and Sewerage Systems Plan



Watershed Management Division  
11/29/2001 - GIS Project File:  
c:\wwteam\ccrs-wsheds\paintbr  
l2001ccrs\01apax03.apr

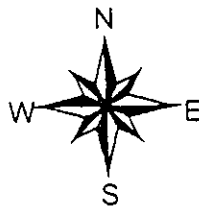
# Sewer Service Area Categories Map

## WSSCR 01A-PAX-03 (Capital Treasure Buddhist Society)



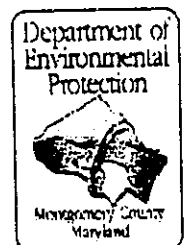
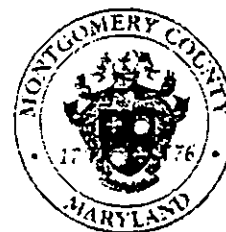
### MAP LEGEND

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



June 1999 Interim Update  
Service Area Categories Map

Montgomery County, Maryland  
Comprehensive Water Supply  
and Sewerage Systems Plan



Watershed Management Division  
11/28/2001 - GIS Project File:  
o:\wwteam\ccrs-wsheds\paintbr\12001ccrs\01apax03T temple.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

WATER/SEWER SERVICE AREA CATEGORY CHANGE REQUEST

RECEIVED

JAN 10 2002

DWRM/WATER & SEWER SECTION

= MCDEP-WMD Receipt Date =

PROPOSED AMENDMENT TO THE  
MONTGOMERY COUNTY, MARYLAND  
TEN-YEAR COMPREHENSIVE WATER  
SUPPLY AND SEWERAGE SYSTEMS PLAN

Type or print all information.

Please read the accompanying instructions  
before—or at least as—you fill out this application.

= MCDEP-WMD Staff Use Only =

WSCCR ORA-PVE-01  
Water \_\_\_\_\_ Sewer   
GIS Tile 223NW13  
Tax Map CT 341  
Plan No. \_\_\_\_\_  
Process AD

APPLICANT

Name Ed Wallington-Coiederman Soltasz Applicant's Authorization: Check one of the following boxes as applicable:  Property Owner  Contract Purchaser  Owner's/Purchaser's Authorized Representative\* (\*See below)  
Address 1390 Piccard Drive  
Rockville, Md 20850  
Telephone 301-948-2250 Signature [Signature]  
Fax 301-948-9067 Date 1/10/02  
e-mail ewallington@LSASSOCIATES.NET

PROPERTY OWNER

Name Gary Hartz Property Owner's Authorization: The applicant listed above is authorized to pursue a service area category change on my behalf for the property(ies) described on this application.  
Address 19101 J. Fisher Avenue  
Poolesville, Md 20837  
Telephone 301-349-5935/301-443-1529 Signature \_\_\_\_\_  
Fax \_\_\_\_\_ Date \_\_\_\_\_  
e-mail \_\_\_\_\_

PROPERTY/SITE DESCRIPTION AND DEVELOPMENT

Note: Attach an 8 1/2"x11" copy of the state tax map with the subject property(ies) highlighted.  
Address 19101 Fisher Avenue Property/Site Size 3.5829 Acres  
Identification Parcel 2A  
Location Poolesville near intr of Route 107 and Herbyberger Lane  
Existing Use Residential Proposed Use 2 new lots  
Subdivision Plan No. & Status Approved Preliminary and Site Plan - enclosed

WATER AND SEWER SERVICE AREA CATEGORIES

Existing Water Category W-5 Requested Water Category W-1  
Existing Sewer Category S-5 Requested Sewer Category S-1

REASON FOR THIS CATEGORY CHANGE REQUEST

To develop 2 additional residential lots, Project has already obtained Preliminary Plan approval, Site Plan approval and the Town of Poolesville has signed the Record Plat (enclosed)

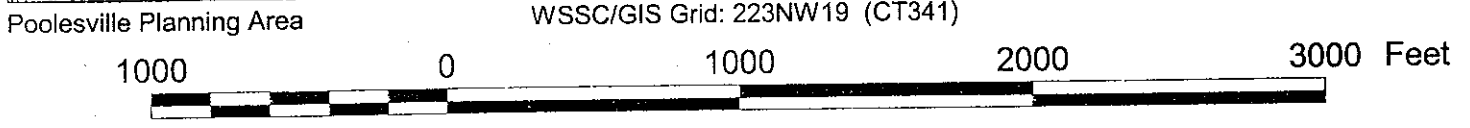
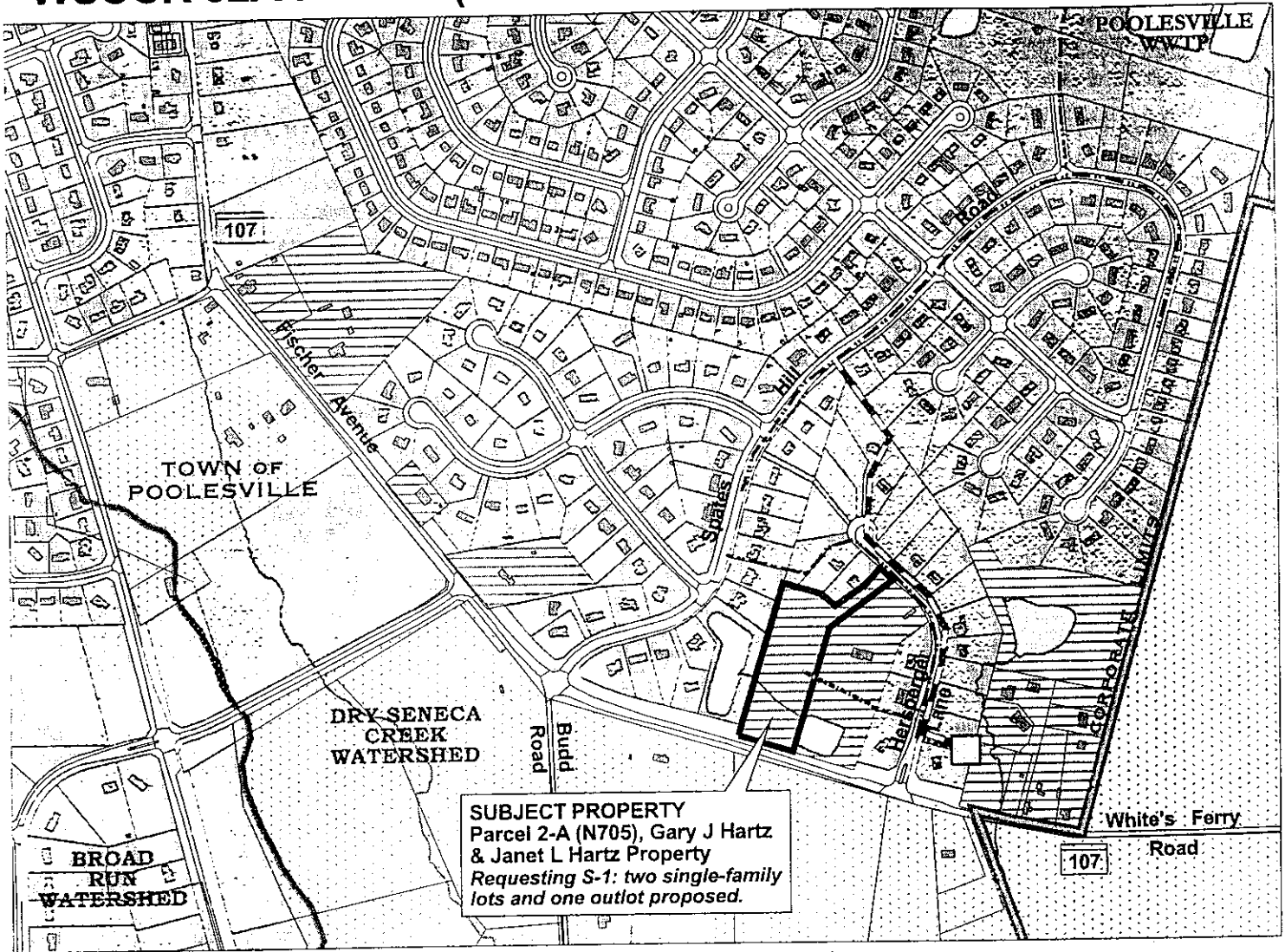
Note: Continue on a separate page or attach a letter, if necessary

= MCDEP-WMD Staff Use Only =

Master Plan TOWN OF POOLESVILLE (1996)  
Planning Area POOLESVILLE  
Zoning P-RA  
Zoning Activity NONE  
Watershed DEY SENEZA Cr.  
CSPS Subwatershed RUSSEL CR.  
State Watershed Use Class I  
GIS File \_\_\_\_\_

# Sewer Service Area Categories Map

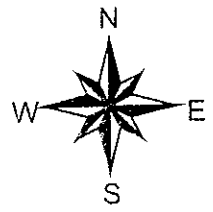
## WSSCR 02A-PVE-01 (Loiderman-Solsteszc Assoc./Gary Hartz)



### MAP LEGEND

- Property
- Poolesville Corporate Limits
- Roads
- Buildings
- Watersheds
- Streams
- Lakes - Ponds
- Poolesville Sewerage System \***
- Existing Gravity Mains
- Proposed Mains
- Force Mains
- Wastewater Pumping Station
- Sewer Service Area Categories**
- S-1
- S-3
- S-4
- S-5
- S-6

\* Poolesville Sewerage System shown in part only.



June 1999 Interim Update  
Service Area Categories Map

Montgomery County, Maryland  
Comprehensive Water Supply  
and Sewerage Systems Plan



Watershed Management Division  
1/10/02 -- GIS Project File:  
o:\wwteam\ccrs-wsheds\dryseneca\2002ccrs\02a-pve-01=isa.apr

