

Public Water Service Financing: WSSC commonly uses a front foot benefit assessment financing method system to pay for main extensions which serve individual, existing properties such as the lots along Bryants Nursery Road. Under WSSC's current assessment policies, only property owners who pursue water service from WSSC will incur a front foot benefit charge (FFBC) for a water main constructed to serve the properties along the street. Owners who proceed with connection to WSSC's main will pay an annual FFBC usually based on their property frontage along the street; the assessment charge is paid for 23 years from the start of service. However, owners with functioning private wells, even though their properties are designated as categories W-1 or W-3, are exempt from paying the FFBC until they also connect to the WSSC system.

Property owners who desire to connect to the public water service system will also incur a number of additional costs from WSSC: water connection charges, system development charges, and potentially, deficit charges to cover water main construction. Connection charges pay for WSSC's service connection from the main in the street to the property line. The cost for a service connection is less if the connection is made as the new main is constructed, as opposed to the charge for a connection to an existing, buried main. The system development charge (SDC) is a fee paid by new customers to offset the cost of major infrastructure (transmission mains; storage, pumping and treatment facilities; etc.) supporting expansion of WSSC's water and sewer service. Deficit charges occur in cases where the projected front foot assessment revenue from the new customers along a new water or sewer main will not completely cover the cost of constructing that main. Owners also pay for all on-site work necessary to connect to the public water system, including the service hookup (which runs from the WSSC service connection to the structure served) and the abandonment of existing wells.

Properties and Proposed Service Area Categories: The properties listed in the following table are included in this proposed general water/sewer category map amendment. The table shows both the existing water and sewer service area categories and those proposed by DEP:

GWSMA 05G-CLO-01: OWNERS, PROPERTIES & SERVICE AREA CATEGORIES				
Premise Address	Property Owner(s) & Mailing Address	Property Size	Categories:	
Property Description	Owners' Comments (If Available)	Development	Existing	Proposed
BRYANTS NURSERY ROAD PROPERTIES				
600 Bryants Nursery Road Lot 14, Block A, Bryants Grove	Madeline Jackson 600 Bryants Nursery Rd Silver Spring MD 20905-3851	2.17 acres SFH (1984)	W-5 S-6	W-3 no change
601 Bryants Nursery Road Lot 10, Block B, Bryants Grove	Robert & E.M. Gould 601 Bryants Nursery Rd Silver Spring MD 20905-3852	4.15 acres SFH (1984)	W-5 S-6	W-3 no change
610 Bryants Nursery Road Lot 13, Block A, Bryants Grove	Lonnie & Kathryn Cane 610 Bryants Nursery Rd Silver Spring MD 20905 Owner's Comments: "MTBE has been found in wells in our neighborhood and [our] concern is that in the near future, our well will beccme affected." – Lonnie Cane (WSSCR 04A-CLO-12)	2.18 acres SFH (1990)	W-5 S-6	W-3 no change
611 Bryants Nursery Road Lot 9, Block B, Bryants Grove	Linda Chen 611 Bryants Nursery Rd Silver Spring MD 20905-3852	4.09 acres SFH (1984)	W-5 S-6	W-3 no change
620 Bryants Nursery Road Lot 12, Block A, Bryants Grove	Lonnie & Kathryn Cane 610 Bryants Nursery Rd Silver Spring MD 20905	2.18 acres SFH (1990)	W-5 S-6	W-3 no change
621 Bryants Nursery Road Lot 8, Block B, Bryants Grove	Vijay & Neeru Paul 15808 Laughlin Ln Silver Spring MD 20906-1073	3.27 acres vacant	W-5 S-6	W-3 no change

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Premise Address Property Description	Property Owner(s) & Mailing Address Owners' Comments (If Available)	Property Size Development	Categories:	
			Existing	Proposed
630 Bryants Nursery Road Lot 11, Block A, Bryants Grove	Jeffery Strum, <i>et al.</i> 630 Bryants Nursery Rd Silver Spring MD 20905-3851	2.20 acres SFH (1986)	W-5 S-6	W-3 no change
640 Bryants Nursery Road Lot 10, Block A, Bryants Grove	Byung & Y.B. Cho 640 Bryants Nursery Rd Silver Spring MD 20905-3851	4.61 acres SFH (1986)	W-5 S-6	W-3 no change
650 Bryants Nursery Road Lot 9, Block A, Bryants Grove	James & N.M. Lopes 650 Bryants Nursery Rd Silver Spring MD 20905-3851	3.06 acres SFH (1985)	W-5 S-6	W-3 no change
651 Bryants Nursery Road Lot 7, Block B, Bryants Grove	Zion & D.K. Hamou 651 Bryants Nursery Rd Silver Spring MD 20905-3852	2.22 acres SFH (1986)	W-5 S-6	W-3 no change
660 Bryants Nursery Road Lot 8, Block A, Bryants Grove	Domenico & C.P. Calabrese 660 Bryants Nursery Rd Silver Spring MD 20905-3851	2.25 acres SFH (1986)	W-5 S-6	W-3 no change
661 Bryants Nursery Road Lot 6, Block B, Bryants Grove	John Davis, <i>et al.</i> Trust 661 Bryants Nursery Rd Silver Spring MD 20905-3852	2.02 acres SFH (1988)	W-5 S-6	W-3 no change
670 Bryants Nursery Road Lot 7, Block A, Bryants Grove	Jonathan Brayton & Shana Schwartzberg 660 Bryants Nursery Rd Silver Spring MD 20905-3851	2.25 acres SFH (1986)	W-5 S-6	W-3 no change
700 Bryants Nursery Road Lot 5, Block A, Bryants Grove	Gary & Linda Mullings 710 Bryants Nursery Rd Silver Spring MD 20905-3853	2.09 acres SFH (1987)	W-5 S-6	W-1 no change
701 Bryants Nursery Road Lot 5, Block B, Bryants Grove	Milton & C.B. Thomas 701 Bryants Nursery Rd Silver Spring MD 20905-3854	2.02 acres SFH (1984)	W-5 S-6	W-3 no change
710 Bryants Nursery Road Lot 5, Block A, Bryants Grove	Gary & Linda Mullings 710 Bryants Nursery Rd Silver Spring MD 20905-3853 Owner's Comments: "Problem with existing, private on-site sanitary systems (well). (Approved by WSSC for city water already.) – Gary Mullings (WSSCR 03A-CLO-05)	2.09 acres SFH (1987)	W-5 S-6	W-1 no change
711 Bryants Nursery Road Lot 4, Block B, Bryants Grove	David & Francine Waters 711 Bryants Nursery Rd Silver Spring MD 20905-3854 Owner's Comments: "Please ask WSSC to provide a connection in advance of this category change. It is my understanding that construction will begin on 1/1/03 and will be complete 12/9/03 and ready for homeowner's hook up. This change is being requested to enable hook up to city water." – Francine Waters (WSSCR 03A-CLO-17)	2.11 acres SFH (1984)	W-5 S-6	W-1 no change
720 Bryants Nursery Road Lot 4, Block A, Bryants Grove	Avgeniros & E.M. Vakalopoulos 720 Bryants Nursery Rd Silver Spring MD 20905-3853	2.69 acres SFH (1986)	W-5 S-6	W-1 no change
721 Bryants Nursery Road Lot 3, Block B, Bryants Grove	Gary & C.M. Burris 721 Bryants Nursery Rd Silver Spring MD 20905-3854	2.02 acres SFH (1984)	W-5 S-6	W-1 no change
730 Bryants Nursery Road Lot 3, Block A, Bryants Grove	Jeyasingh & Starlet Vedamuthu 730 Bryants Nursery Rd Silver Spring MD 20905-3853	2.72 acres SFH (1989)	W-5 S-6	W-1 no change

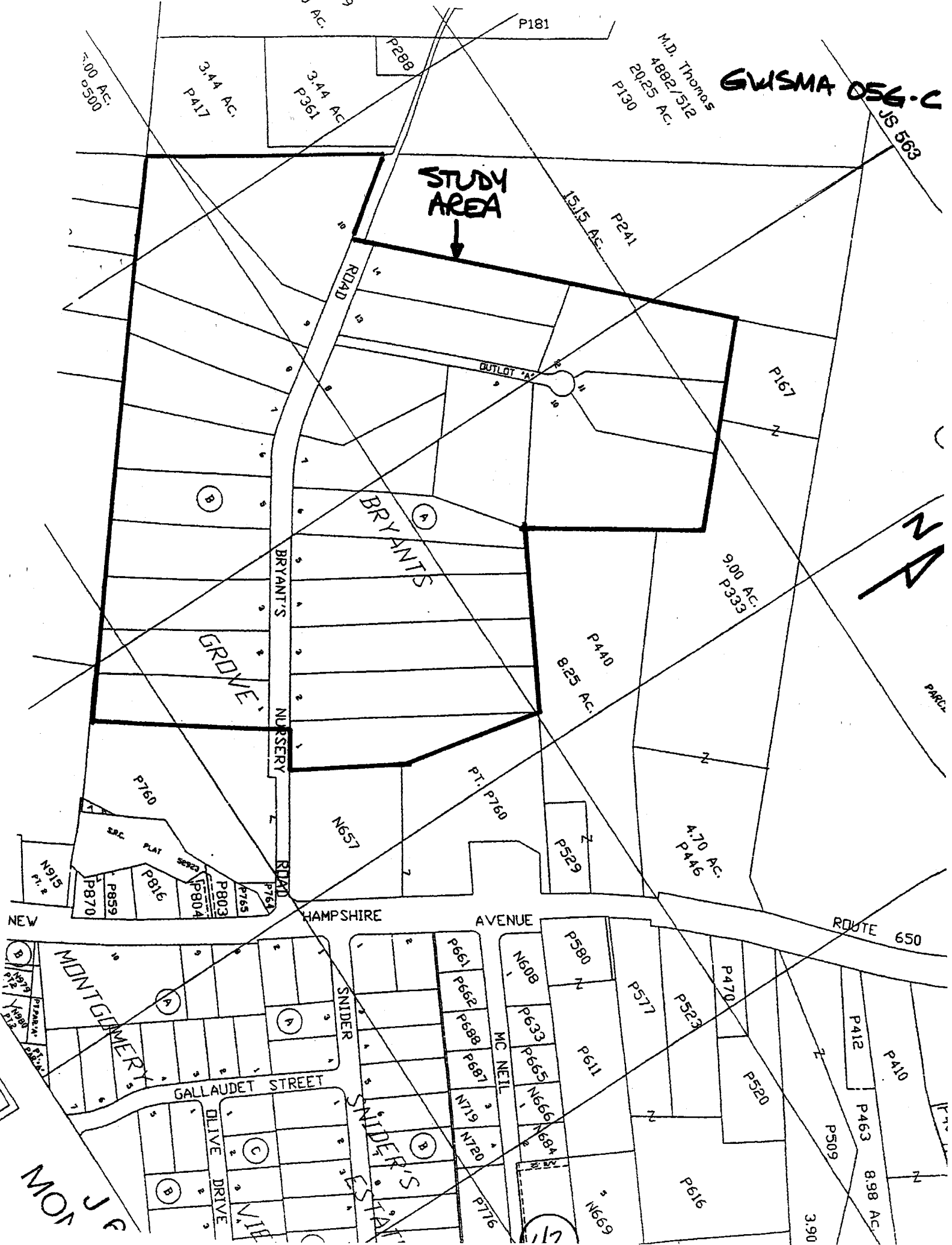
GWSMA 05G-CLO-01: OWNERS, PROPERTIES & SERVICE AREA CATEGORIES				
Premise Address Property Description	Property Owner(s) & Mailing Address Owners' Comments (If Available)	Property Size Development	Categories:	
			Existing	Proposed
731 Bryants Nursery Road Lot 2, Block B, Bryants Grove	Habib & Dr. Corazon Latiri 731 Bryants Nursery Rd Silver Spring MD 20905-3854	2.02 acres SFH (1983)	W-5 S-6	W-1 no change
	Owner's Comments: "MTBE well contamination recently made public. Duration of contamination – unknown. Public water scheduled to be available in neighborhood in December '03. – Dr. Corazon Latiri (WSSCR 03A-CLO-11)			
740 Bryants Nursery Road Lot 2, Block A, Bryants Grove	Stephen Hill 740 Bryants Nursery Rd Silver Spring MD 20905-3853	2.76 acres SFH (1983)	W-5 S-6	W-1 no change
	Owner's Comments: "Detection of MTBE contamination in well water at this and other residences on Bryants Nursery Road." – Stephen Hill (WSSCR 05A-CLO-02)			
741 Bryants Nursery Road Lot 1, Block B, Bryants Grove	William & Mary Hedrick 741 Bryants Nursery Rd Silver Spring MD 20905-3854	2.02 acres SFH (1983)	W-5 S-6	W-1 no change
	Owner's Comments: "Problems with well contamination from Cloverly Shell Station. Would like to connect to public water being put on Bryants Nursery [Rd.]" – Mary Hedrick (WSSCR 04A-CLO-01)			
750 Bryants Nursery Road Lot 1, Block A, Bryants Grove	Wanzie Bolen 750 Bryants Nursery Rd Silver Spring MD 20905-3853	2.01 acres SFH (1985)	W-5 S-6	W-1 no change
	Owner's Comments: "Contaminated well water – Methyl Tertiary Butyl Ether (MTBE), a gasoline constituent, was found in my well water." – Wanzie Bolen (WSSCR 03A-CLO-14)			
Common Characteristics	<ul style="list-style-type: none"> • Cloverly – Norwood Planning Area • Northwest Branch Watershed (MDE Use IV) • Tax map JS564; WSSC grid 221NE01 • Cloverly Master Plan (1997) • RE-2 Zone 			

GWSMA 056-C

M.D. Thomas
4882/512
20,25 AC.
P130

JS 568

STUDY AREA



A

PARC

ROUTE 650

HAMPSHIRE AVENUE

GALLAUDET STREET

MONTGOMERY

SNIDER

SNIDER'S ESTATE

MC NEIL

MONTGOMERY

OLIVE DRIVE

NITE

3.90

8.98 AC

P616

N669

P776

P661, P662, P688, P687, N719, N720

N608, P633, P665, N666, N684

P580, P611

P577, P523

P470, P520

P412, P410, P509

P463, P412

P410, P463

P760

P870

P859

P816

P804

P803

P765

P764

P915

P916

3.44 AC. P417

3.44 AC. P361

P288

P181

15.15 AC. P241

P167

9.00 AC. P333

P440
8.25 AC.

4.70 AC. P446

N657

PT. P760

P529

NEW

B

A

A

B

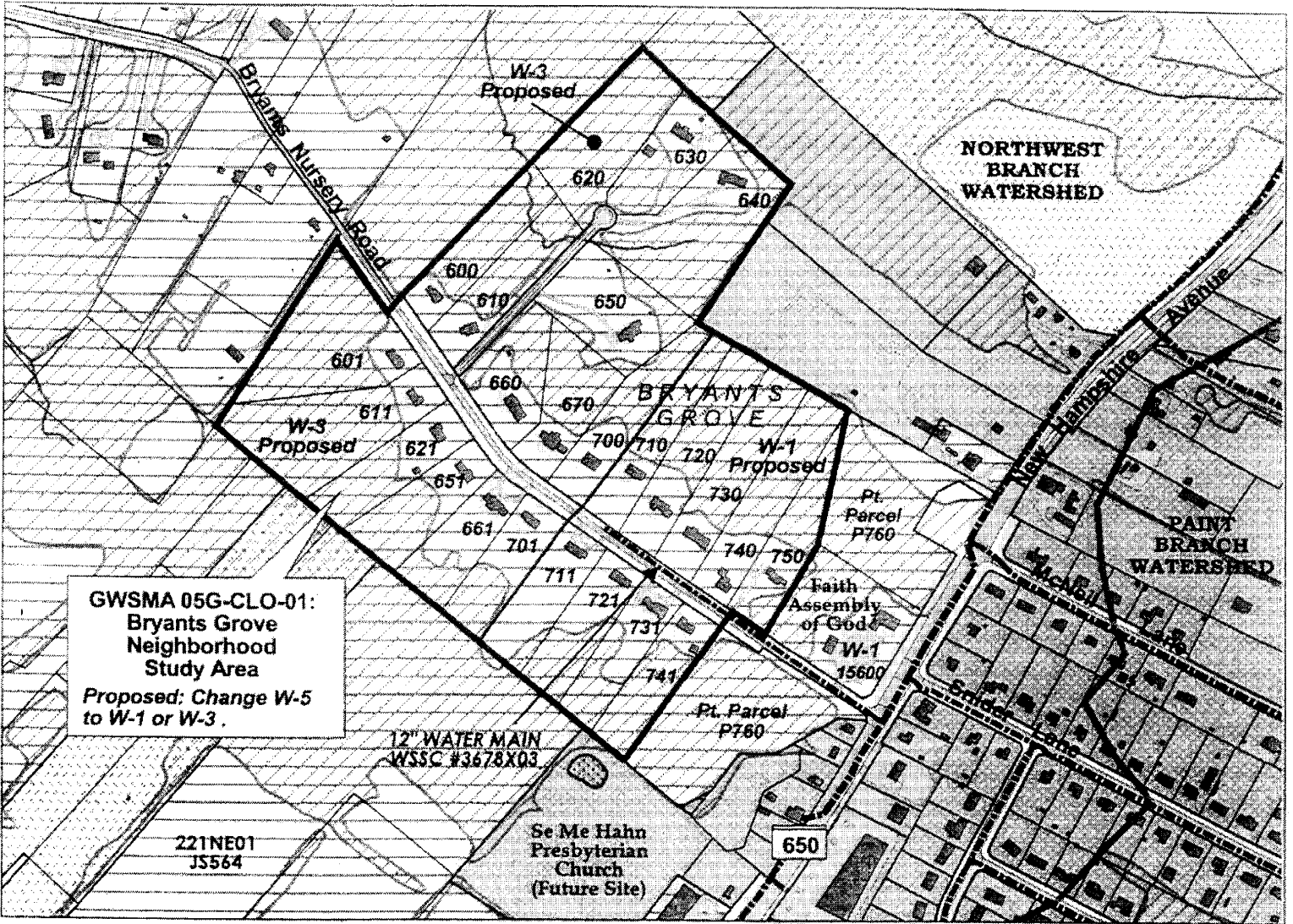
B

C

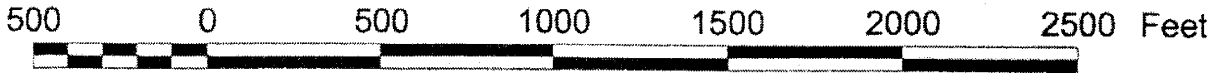
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Water Service Area Categories Map: GWSMA 05G-CLO-01 Bryants Grove Neighborhood General Amendment



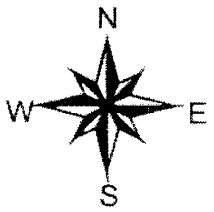
Clovely - Norwood Planning Area



MAP LEGEND

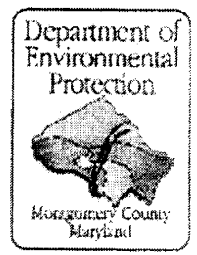
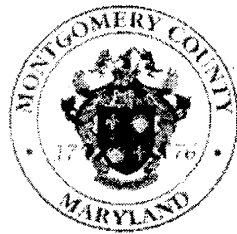
- Property
- WSSC/GIS Tile Grid
- Water Mains**
 - 8"- or Smaller-Dia. Mains
 - 10" to 15"-Dia. Mains
 - 16"- to 24"-Dia. (CIP) Mains
 - 30",- to 42"-Dia. (CIP) Mains *
 - 48"- or Larger-Dia. (CIP) Mains *
 - * No Individual Connections
- Buildings
- Roads - Parking
- Watersheds
- Streams
- Ponds - Lakes
- Woodlands

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



June 2003 Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



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Water & Wastewater Planning
3/18/05 -- GIS Project File:
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