

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

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 Receipt Date =

= MCDEP-WMD Staff Use Only =

WSCCR	<u>04A-URC-01</u>
Water	_____ Sewer <input checked="" type="checkbox"/>
GIS Tile	<u>226ANNOS</u>
Tax Map	<u>HU121</u>
Plan No.	<u>1-04110</u>
Process	<u>AD-HEARING</u>

APPLICANT

Name _____
 Address _____
 Telephone _____
 Fax _____
 e-mail _____

Applicant's Authorization: Check one of the following boxes as applicable:
 Property Owner Contract Purchaser*
 Owner's/Purchaser's Authorized Representative* (*see below)

Signature _____
 Date _____

PROPERTY OWNER

Name Pulte Home Corporation
 Address 10600 Arrowhead Drive, Suite 225
Fairfax, VA 22030
 Telephone 703-934-9300
 Fax 703-934-9391
 -mail greg.may@pulte.com

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.

Signature [Signature]
 Date July 8, 2004

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 _____ Property/Site Size 339.54 Acres
 Identification Tax Maps HU121 HU122 AND HT123 Parcels P420 P249 & P888
 Location East of Olney-Laytonville Road MD Route 108 and Bisected by Wickham Rd
 Existing Use Farmland Proposed Use 110 Single Family Residential Units
 Subdivision Plan No. & Status 1-04110 Pending Approval

WATER AND SEWER SERVICE AREA CATEGORIES

Existing Water Category W-3 Requested Water Category W-
 Existing Sewer Category S-6 Requested Sewer Category S-3

REASON FOR THIS CATEGORY CHANGE REQUEST

Adjacent property with existing public water and sewer service.

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

1-04110 "THE RESERVE AT FAIR HILL"

= MCDEP-WMD Staff Use Only =

Master Plan UPPER ROCK CREEK (2004)
 Planning Area UPPER ROCK CREEK WATERSHED
 Zoning RNC
 Zoning Activity REZONED RE-1 -> RNC IN 2004
 Watershed UPPER ROCK CREEK
 CSPS Subwatershed _____
 State Watershed Use Class III
 GIS File _____

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LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

07-15-04 10:03 AM

July 14, 2004

Scott C. Wallace
301.961.5124
swallace@linowes-law.com

Mr. Alan Soukup
Senior Environmental Planner
Montgomery County Department of
Environmental Protection
Watershed Management Division
255 Rockville Pike
Suite 120
Rockville, MD 20850-4166

Re: Pulte Home Corporation – The Reserve at Fair Hill/Freeman Property (the “Property”)

Dear Mr. Soukup:

As you are aware, this office represents Pulte Home Corporation, the owner and developer of the referenced Property, which contains approximately 339 acres and is located on the west and east sides of Wickham Road, north of Tackbrooke Drive in Olney. Rodgers Consulting, Inc., Pulte’s engineering consultants for the development of the Property, recently filed a Water and Sewer Service Area Category Change Request to change the sewer service category of the Property from S-6 to S-3 (the “Category Change Request”). (The Property is in water category W-3 and no change of this category is requested.) A copy of the Category Change Request, as filed, is enclosed. The purpose of this letter is to set forth our understanding of the processing of the Category Change Request based on our recent discussions.

Initially, we note the Category Change Request is in accordance with the recommendation of Upper Rock Creek Master Plan, adopted by the County Council in February, 2004 (the “Master Plan”) to rezone the Property from RE-1 to Rural Neighborhood Cluster (“RNC”) with community water and sewer service. The Property will be rezoned to the RNC Zone pursuant to the sectional map amendment that is expected to be filed shortly by the Planning Board to implement the zone changes in the Master Plan (the “SMA”). It is expected that the SMA will be reviewed and approved by the Council this fall.

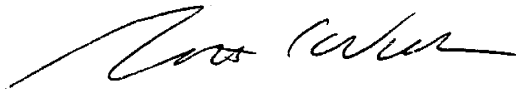
Mr. Alan Soukup
July 14, 2004
Page 2

In that regard, per our recent discussion, it is our understanding that the Category Change Request will be reviewed by your office for approval as an administrative category change. You advised us that you intend to notice the Category Change Request, along with other pending administrative category changes, for a public hearing to be held shortly after approval of the SMA, assuming the SMA is approved this fall. You also advised that following the public hearing on the administrative category changes, the record will be left open for 10 days from the public hearing to allow for any additional comment from the public and interested public agencies and that your office generally finalizes the approved category changes within one to two weeks after the record closes. Accordingly, based on the process outlined above, it is our understanding that the administrative approval process for the Category Change Request will be completed approximately four to six weeks after the SMA is approved, which, again is expected to occur this fall.

Upon review of this letter and the Category Change Request, please advise if the timing and process for approval of the Category Change Request as stated above is inaccurate, or if you have any other questions regarding the Category Change Request. Thank you for your assistance in this matter.

Very truly yours,

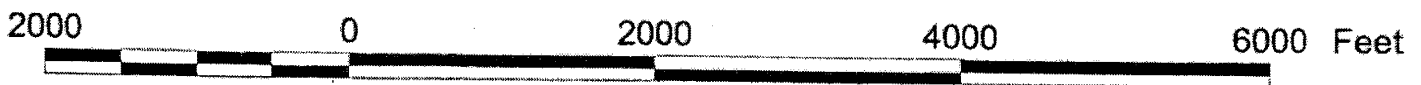
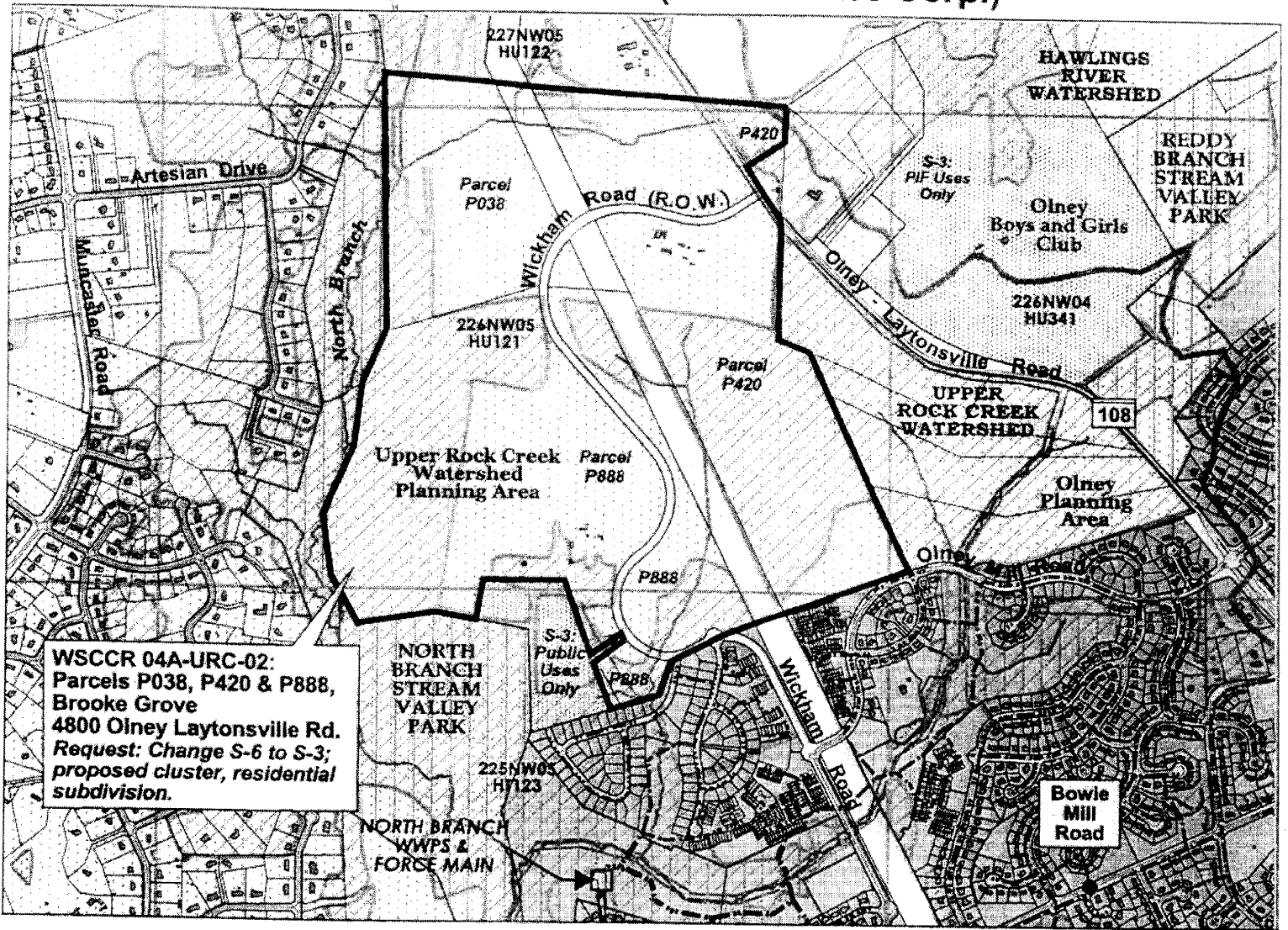
LINOWES AND BLOCHER LLP



Scott C. Wallace

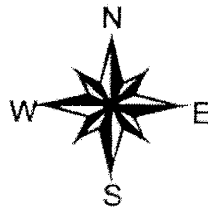
cc: Mr. Steve Coniglio
Mr. Dave Ager
Mr. Kim McCary
Barbara A. Sears, Esq.

Sewer Service Area Categories Map WSSCR 04A-URC-01 (Pulte Homes Corp.)



MAP LEGEND

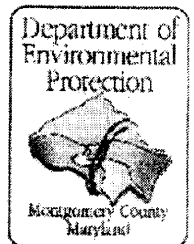
- Property
- WSSC/GIS Tile Grid
- Sewerage Systems**
- Wastewater Pumping Station
- Force Main *
- Small-Diameter, Low-Pressure Mains
-
-
-
-
-
- * No Individual Connections
- Buildings
- Roads - Parking
- Watersheds
- Streams
- Ponds - Lakes
- Parks
- Woodlands
- M-NCPPC Planning Areas
- Sewer Service Area Categories (6/03)**
- S-1
- S-3
- S-4
- S-5
- S-6



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June 2003 Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Watershed Management Division
10/22/04 - GIS Project File:
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