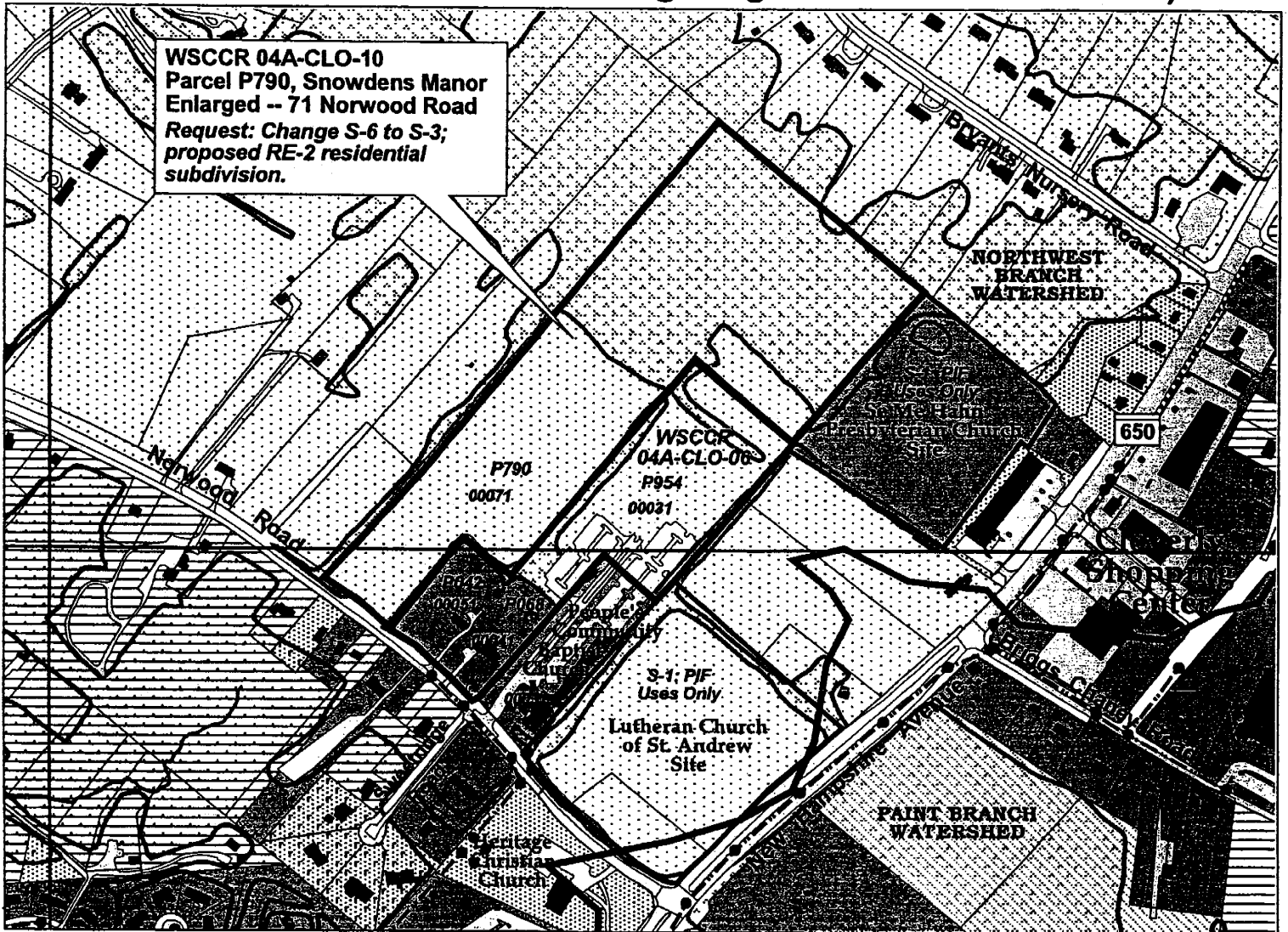
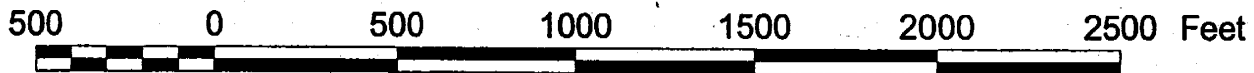


Sewer Service Area Categories Map: WSCCR 04A-CLO-10 (Mike Watkins & Grace Lee / Highridge Estates Joint Venture)

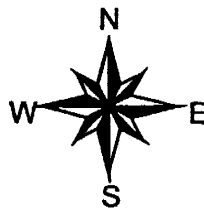


Cloverly - Norwood Planning Area



MAP LEGEND

- Property
 - WSSC/GIS Tile Grid
 - Sewer Manholes
 - Sewer Mains**
 - Small-Diameter, Low-Pressure Mains
 - 6\"- to 8\"-Diameter Gravity Mains
 - 10\"- to 14\"-Diameter Gravity Mains
 - 15\"- to 18\"-Diameter (CIP) Trunk Mains
 - 20\"- to 42\"-Dia. (CIP) Mains *
 - 48\"- or Larger-Diameter (CIP) Trunk Mains *
 - * No Individual Connections
 - Buildings
 - Roads
 - Watersheds
 - Streams
 - Ponds - Lakes
 - Woodlands
-
- Sewer Service Area Categories (6/03)**
- S-1
 - S-3
 - S-4
 - S-5
 - S-6



June 2003 Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Watershed Management Division
4/29/05 - GIS Project File:
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COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

County Executive's Transmittal Packet – July 2005: Map Amendment Summary Information Table

CLOVERLY – NORWOOD PLANNING AREA: Sandy Spring – Ashton Master Plan Area Cases		
Map Amendment No. Applicant (Owner) Property Information Development	Applicant's Request Service Area Categories: Existing Requested Applicant's Explanation	Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)
WSSCR 04A-CLO-03: Adissa Barry		
<ul style="list-style-type: none"> • 18015 Bentley Rd. – Parcels P192 & P241, Bloomfield • Map tile: 224NW01; JT342 • South side of Bentley Rd., north of Olney Sandy Spring Rd. (MD 108) • Sandy Spring Ashton Master Plan (1998) • Hawlings River Watershed (MDE Use IV) • RC Zone; 1.16 ac. total • Existing use: 1 single-family house • Proposed use: Subdivide for 2 single-family houses 	<p>W-6 W-3 S-6 S-3</p> <p>Applicant's Explanation: "Unsuitable for onsite water and septic."</p>	<p><u>M-NCPPC Staff:</u> pending – DEP comment. With regard to properties zoned RC, the master plan supports the provision of public water service, but does not support the provision of public sewer service.</p> <p><u>WSSC-Water:</u> Service will require a 750' main extension to the existing 12" main (#604655) along Olney Sandy Spring Rd. (MD 108). The extension would abut up to four additional properties and require rights-of-way. WSSC has conceptually approved this extension (job #AW/S3913Z04), pending the County's action on this request.</p> <p><u>WSSC-Sewer:</u> Service will require an 800' main extension to an existing 8" sewer main (#835795B) near Branchwood Ln. Service would be provided via the Sandy Spring Meadows WWPS. The extension would abut up to 8 additional properties and require rights-of-way. WSSC has conceptually approved this extension (job #AW/S3913Z04), pending the County's action on this request.</p> <p><u>DPS-Well & Septic:</u> A permit to repair the septic was issued in 2001. Percolation tests passed, we have no water table information, and the available septic area (5000 square feet) is less than current minimum size requirements (10,000 sq.ft.) because of the 100-foot well arc.</p>

County Executive's Recommendation: Approve W-3. Deny the sewer request, maintaining S-6.

Executive Staff Report: Water and Sewer Plan policies and master plan recommendations support the provision of public water service, but not public sewer service, to this property. Although public water service in the RC Zone usually requires the use of the RC cluster option, at slightly larger than one acre these two parcels together do not meet the minimum area requirement for an RC-zoned lot. Water and Sewer Plan policies allow for an exception to the cluster requirement in such cases, allowing for service for the existing property. In this case, the provision of public water service may also assist with the continuation of septic service for the existing house. However, based on comments provided by DPS, it is unlikely that the provision of water service without public sewer will support the applicant's proposal for two lots from the two existing parcels.

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

County Executive's Transmittal Packet – July 2005: Map Amendment Summary Information Table

CLOVERLY – NORWOOD PLANNING AREA: Sandy Spring – Ashton Master Plan Area Cases		
Map Amendment No. Applicant (Owner) Property Information Development	Applicant's Request Service Area Categories: Existing Requested Applicant's Explanation	Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)
WSSCR 05A-CLO-01: Anita Greenstone (for Richard & Tina Edsall)		
<ul style="list-style-type: none"> • 321 Olney Sandy Spring Rd. – Parcel P217, Bloomfield • Map tile: 224NW01; JT342 • Between Olney Sandy Spring Rd. (MD 108) and Bentley Rd., opposite Sherwood High School • Sandy Spring Ashton Master Plan (1998) • Hawlings R. Watershed (MDE Use IV) • RC Zone; 11.71 ac. • Existing use: Residential – "Cloverly" historic site • Proposed use: Residential subdivision <p><i>any potential unforeseeable problems that can arise from the existing septic field and well site. At this time there are no problems with either device.</i></p> <p><i>"Relative to the conceptual plan for a potential buildable lot (based on RC zoning and the fact that there are 11.7 ac. of land on P217), I am requesting that the forthcoming pre-preliminary plan reference water and sewer hookup and not well and septic. Considering the proximity to the Hawlings stream on the northeast corner of the property, I feel this request is an environmentally sound alternative to well and septic in this area of the county, and the fact that Route 108 is adjacent to the property and is the means for water and sewer to this property."</i></p>	<p>W-6 W-1 or W-3 S-6 S-1 or S-3</p> <p>Owner's Explanation: "The category change request is twofold:</p> <p><i>"Relative to the existing 'historic' house, we are asking for the capability to hook up to water and sewer which can be gotten from adjacent Route 108, Olney Sandy Spring Road. This request to safeguard the historic house from</i></p>	<p><u>M-NCPPC Staff:</u> <i>pending – DEP note: With regard to properties zoned RC, the master plan supports the restricted provision of public water service, but does not support the unrestricted provision of public sewer service. This site contains historic buildings, and M-NCPPC staff have raised concerns about the site's possible subdivision with regard to these structures and their setting.</i></p> <p><u>WSSC-Water:</u> Service may be provided by an existing 12" main (#604655) abutting the site along Olney Sandy Spring Rd. However, depending on the site layout, a 1,600' main extension from the same 12" main along Bentley Rd. may also be required. The extension would abut up to 5 additional properties. WSSC has conceptually approved this extension (job #AW/S3913Z04), for another project which is also pending the County's action on a category change request (WSSCR 04A-CLO-03).</p> <p><u>WSSC-Sewer:</u> Service can be provided by an 8" main (#671314Y) abutting the property along Olney Sandy Spring Rd. Service via this main will require on-site pumping. Depending on the lot layout, on-site rights-of-way across other lots may be required.</p> <p><u>DPS-Well & Septic:</u> No records for this property found.</p>

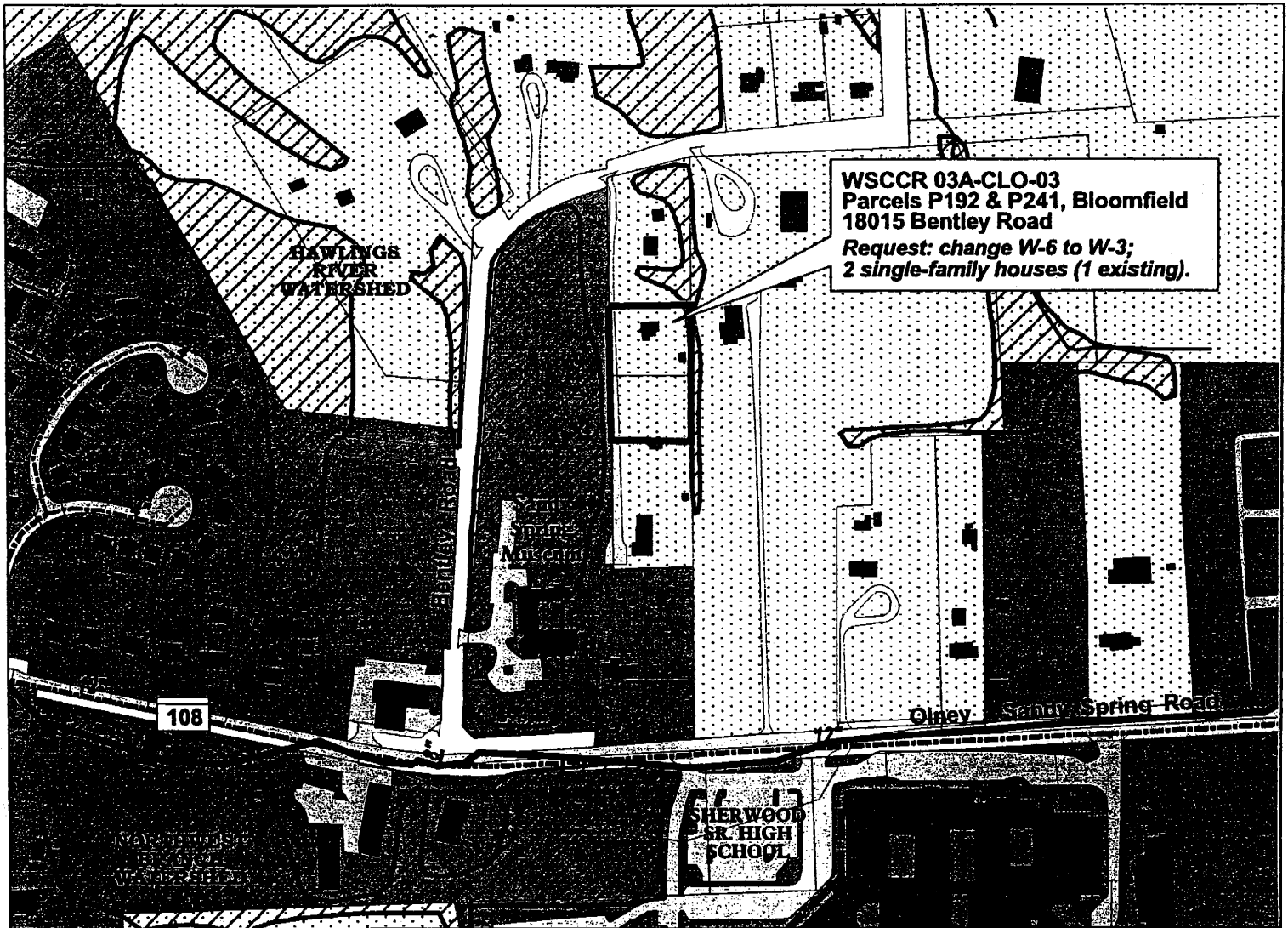
County Executive's Recommendation: Approve W-1 and S-1 for one water and sewer hookup only. The approval of category W-1 without restrictions is conditioned on the Planning Board's approval of a preliminary plan which uses the RC Zone cluster option.

Executive Staff Report: Under the Water and Sewer Plan's abutting mains policy, this site qualifies for single water and sewer hookups from the abutting mains. These service hookups could be used for the existing historic house, or for another lot created from the existing parcel, provided that the new lot also abuts the existing mains along Olney Sandy Spring Rd. The site could be considered for "unrestricted" public water service if a development plan uses the RC Zone cluster option. Neither the Water and Sewer Plan, nor the master plan*, supports the unrestricted approval of public sewer service in this case.

The Water and Sewer Plan's policies allow for the provision of public water and sewer service to support the preservation of historic resources. However, there is no evidence provided in this case that the historic house needs public service in order to continue functioning or that a subdivision using public service supports the historic condition of the site.

*The master plan adopted in 1998 proposed the establishment of a floating zone, the Rural Village Overlay (RVO) Zone, for an area along Olney Sandy Spring Rd. which includes this site. The master plan further proposed that development and redevelopment projects which satisfied the intended goals of the RVO Zone could qualify for public water and sewer service. Based on discussions with M-NCPPC staff, it is apparent that the RVO Zone recommendations were never implemented through zoning amendments and therefore cannot be used to support the provision of public service for sites in this master plan area.

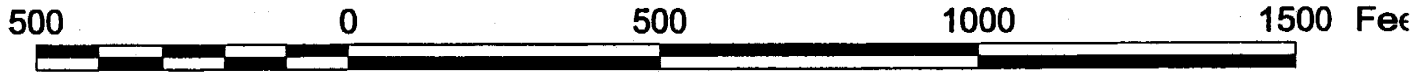
Water Service Area Categories Map WSSCR 04A- CLO-03 (Adissa Barry)



WSSCR 03A-CLO-03
Parcels P192 & P241, Bloomfield
18015 Bentley Road
Request: change W-6 to W-3;
2 single-family houses (1 existing).

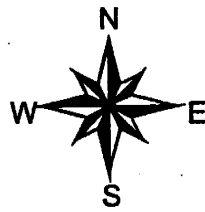
Clovely - Norwood Planning Area

224NW01 - JT342



MAP LEGEND

- Properties (3/02)
- 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

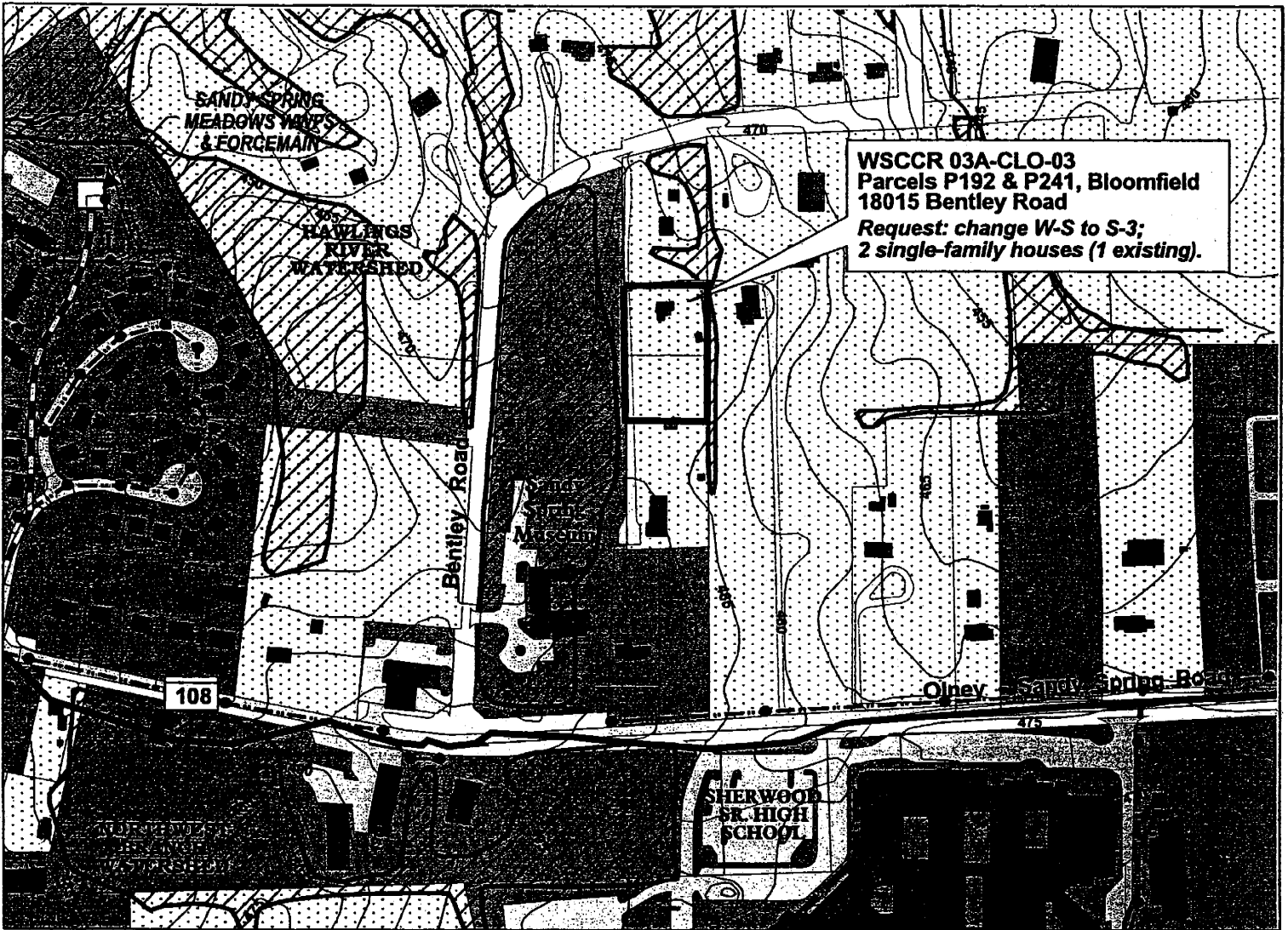
Montgomery County, Maryland
 Comprehensive Water Supply
 and Sewerage Systems Plan



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Watershed Management Division
 4/16/04 - GIS Project File:
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Sewer Service Area Categories Map WSSCR 04A- CLO-03 (Adissa Barry)

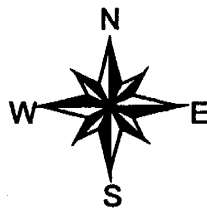


Cloverly - Norwood Planning Area

224NW01 - JT342

MAP LEGEND

- Properties (3/02)
 - WSSC/GIS Tile Grid
 - Wastewater Pumping Station
 - Pumping Station 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 18"-Diameter (CIP) Trunk Mains
 - 20"- to 42"-Dia. (CIP) Mains *
 - 48"- or Larger-Diameter (CIP) Trunk Mains *
 - * No Individual Connections
 - Topography (C.I. = 5 Feet)
 - Buildings
 - Roads - Parking
 - Watersheds
 - Streams
 - Ponds - Lakes
 - Woodlands
-
- | |
|---|
| Sewer Service Area Categories (6/03)
<ul style="list-style-type: none"> S-1 S-3 S-4 S-5 S-6 |
|---|



June 2003 Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



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