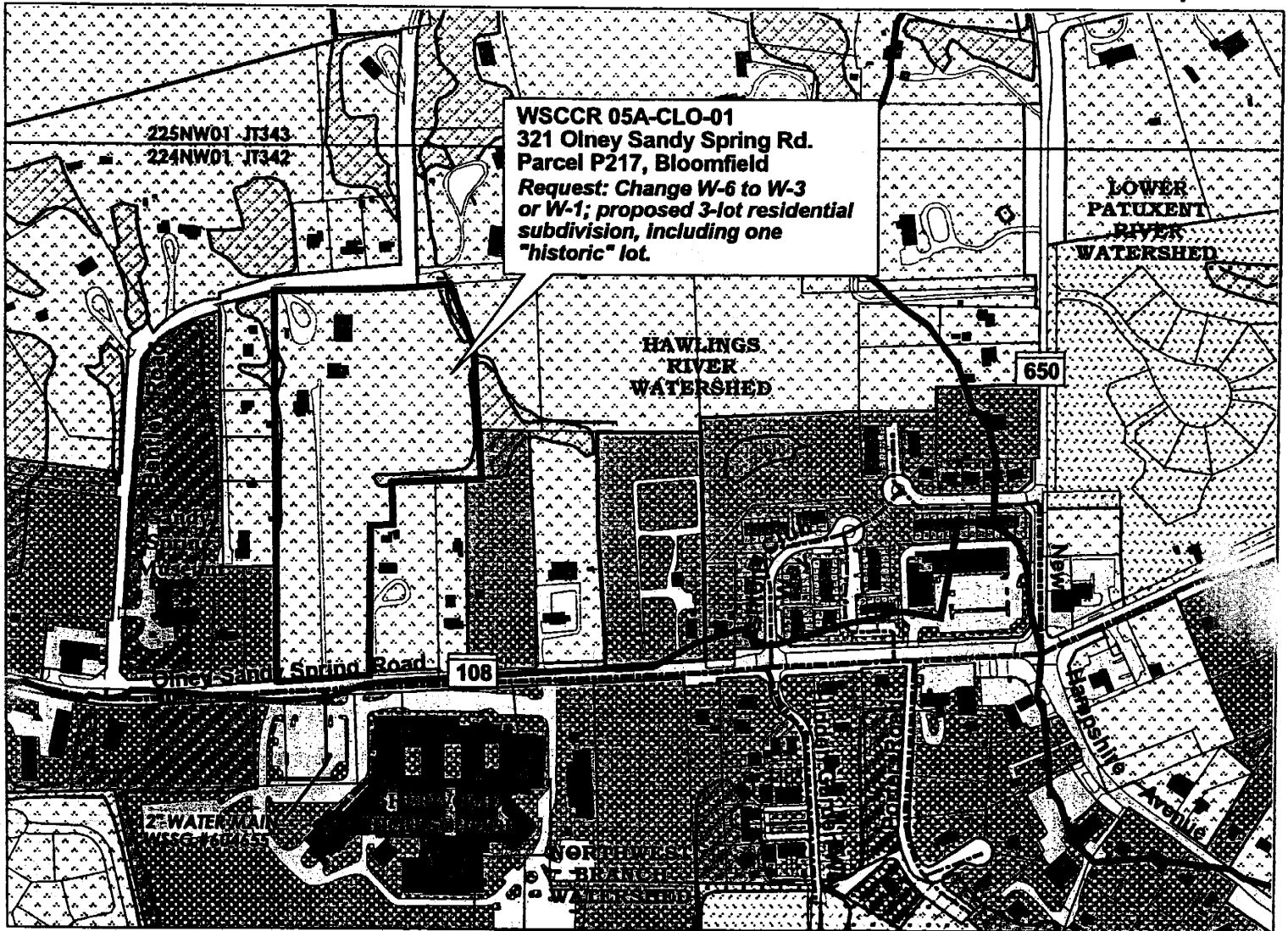
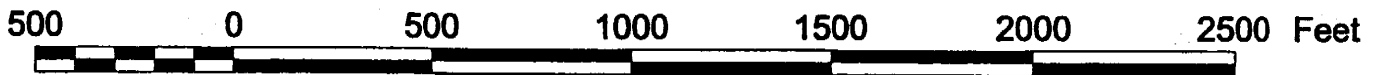


Water Service Area Categories Map

WSSCR 05A-CLO-01 (Anita Greenstone / Richard & Tina Edsall)



Cloverly - Norwood Planning Area



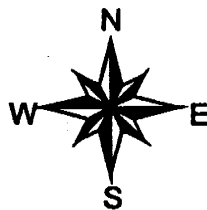
MAP LEGEND

- 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

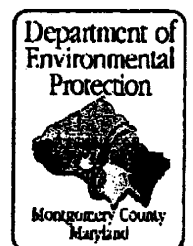
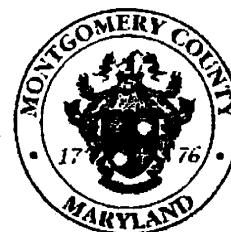
Water Service Area Categories

- 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

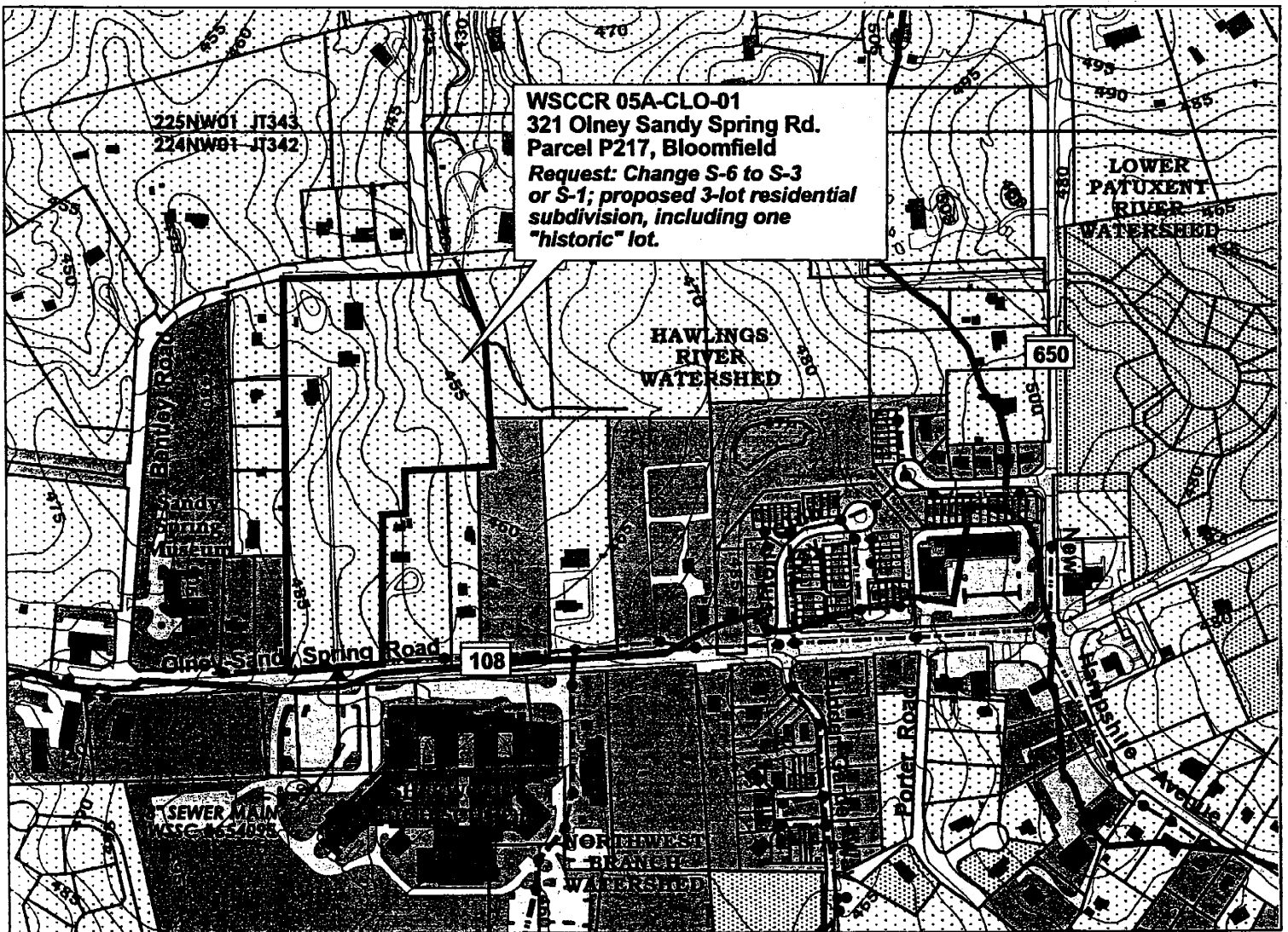


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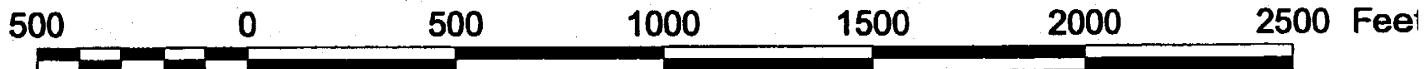
Water & Wastewater Planning
4/27/05 - GIS Project File:
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Sewer Service Area Categories Map

WSSCR 05A-CLO-01 (Anita Greenstone / Richard & Tina Edsall)



Clovery - Norwood Planning Area



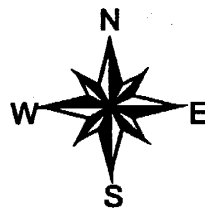
MAP LEGEND

- 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
- Topography (C.I. = 5 Feet)

- Buildings
- Roads
- Watersheds
- Streams
- Ponds - Lakes

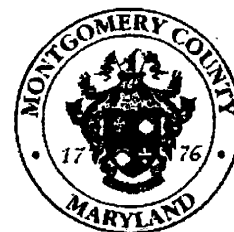
Sewer Service Area Categories (6/03)

- 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



Water & Wastewater Planning
4/27/05 - GIS Project File:
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COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

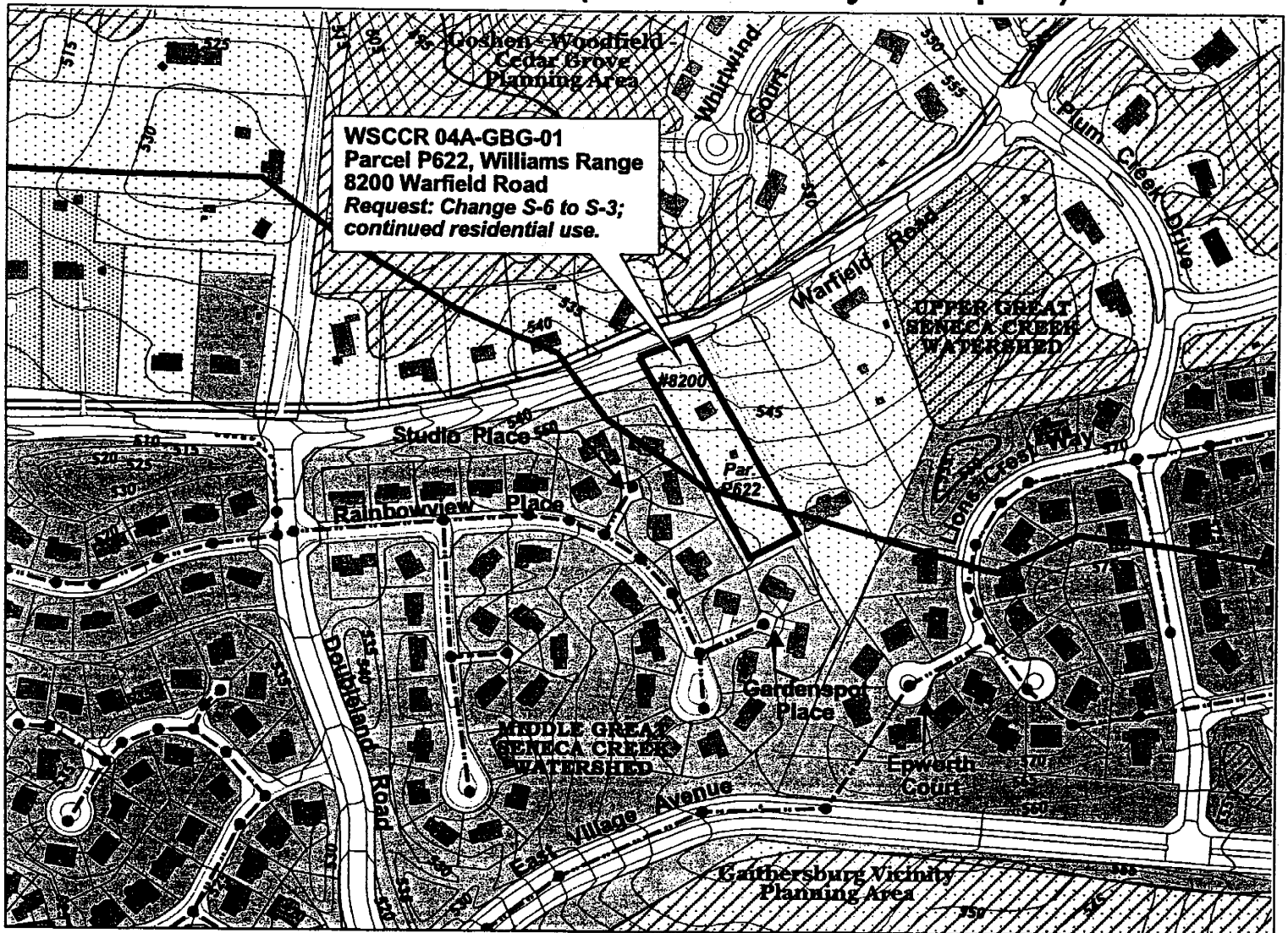
County Executive's Transmittal Packet – July 2005: Map Amendment Summary Information Table

GAITHERSBURG VICINITY PLANNING AREA				
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-GBG-01: Robert & Carolyn Campbell				
<ul style="list-style-type: none"> • 8200 Warfield Rd – Parcel P622, Williams Range • Map tile: 228NW08; GU123 • South side of Warfield Rd., east of Doubleland Rd. • Gaithersburg Vicinity Master Plan (1985/1988/1990) • Upper & Middle Great Seneca Creek Watersheds (MDE Use: I) • R-200 Zone; 1.03 ac. • Existing & proposed use: Residential; existing house built in 1962 <p><i>Deferred from administrative action AD 2005-1 at the direction of the Planning Board.</i></p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;">W-1 S-6</td> <td style="width: 50%; vertical-align: top;">No change S-3</td> </tr> </table> <p>Applicant's Explanation: (No explanation provided.)</p>	W-1 S-6	No change S-3	<p><u>M-NCPPC Staff:</u> While public service may be consistent with the R-200 zoning for this site, the length of the required service extensions raises questions about the appropriateness of this case for the administrative process. Defer to the Council.</p> <p><u>WSSC-Water:</u> (No change required; already in W-1.) Service will require a 720', CIP-sized* main extension either east from the existing 12" main at Doubleland Rd. (#804674A), or west from the existing 16" main along Warfield Rd. at Plum Creek Dr. (#887678L). Either extension would abut approx. 7 additional properties.</p> <p>* DEP Note: Capital-sized main extensions less than 2000' in length are not required to be included and approved in WSSC's CIP budget.</p> <p><u>WSSC-Sewer:</u> Service will require a 900' main extension from the existing 8" main at Doubleland Rd. and Rainbowview Pl. (#804674V). The extension would abut approx. 7 additional properties.</p> <p><u>DPS-Well & Septic:</u> We have a record of an existing septic system that was permitted in 1962. Typically, septic systems last 20 to 30 years, so this system could potentially be near the end of its useful life. However, we have had no reported failures or problems with the system</p>
W-1 S-6	No change S-3			

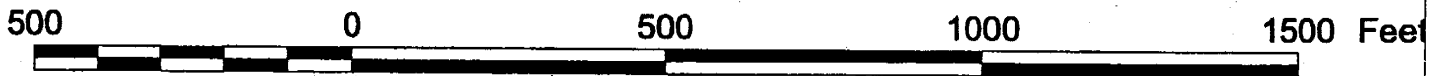
County Executive's Recommendation: Approve S-3.

Executive Staff Report: The applicants are seeking the provision of public sewer service, apparently for the existing house on the property. Under the existing R-200 zoning the site could theoretically support two residential lots. The provision of public sewer service is consistent with Water and Sewer Plan policies and with master plan recommendations. The site is adjacent to properties with existing public service to the west and south. The length and circumstances of the main extension required for public service may present financing difficulties for the applicants at this time. However, this may change as more property owners in the area seek public service and as WSSC and the Counties reevaluate system extension financing policies. The approval of category S-3 does not always guarantee the provision of public sewer service within a specific time frame. In this case, the category change approval is in part an incremental step towards public service for the immediate neighborhood.

Sewer Service Area Categories Map WSSCR 04A-GBG-01 (Robert & Carolyn Campbell)



228NW08 - GU123

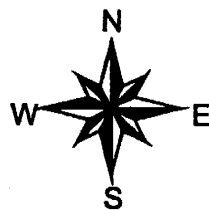


MAP LEGEND

- 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
- Topography (C.I. = 5 Feet)
- Buildings
- Roads
- Watersheds
- Streams
- Ponds - Lakes
- Woodlands
- M-NCPPC Planning Areas

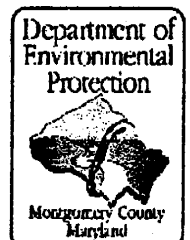
Sewer Service Area Categories (6/03)

- 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
2/18/05 - 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

GOSHEN – WOODFIELD – CEDAR GROVE PLANNING AREA			
Map Amendment No. Applicant (Owner) Property Information Development	Applicant's Request: Service Area Categories		Reviewing Agency WSSC and DPS Comments (Main extensions are non-CIP sized unless specified.)
	Existing	Requested	
Applicant's Explanation			
WSSCR 04A-GWC-02: Jeffery Jackson (for Kirk & B.H. Canaday)			
<ul style="list-style-type: none"> • (no premise address) – Parcel P554, Williams Range near Goshen • Map tile: 228NW08; GU123 • North side of Warfield Rd., west of Doubleland Rd. • Preservation of Agriculture and Rural Open Space Master Plan (1980) • Middle Great Seneca Creek Watershed (MDE Use I) • RE-2 Zone; 2.71 ac. • Existing use: vacant land • Proposed use: residential (<i>DEP note</i>: Under the existing zoning, the site would support only 1 lot.) 	W-6 S-6	W-3 S-3	<p><i>Note: The following agency comments apply to all three of the amendments include in this table.</i></p> <p><i>M-NCPPC Staff: pending – DEP comment: In prior actions, M-NCPPC has interpreted that the provision of public water service to areas zoned RE-2 is</i></p> <p>consistent with the intent of the master plan. (The master plan was adopted prior to the approval of the large lots water service policy in the Water and Sewer Plan.) The provision of public sewer service is not consistent with the master plan.</p> <p><u>WSSC-Water</u>: Service to these 3 properties will require a 1,200' main extension from the existing 12" main (#804674V) at Doubleland Rd. The extension would abut approx. 6 additional properties.</p> <p><u>WSSC-Sewer</u>: Service will require a 950' main extension from the existing 8" main (#804674Q) at Oak Bluff Dr. near Bitterfield Ct. The extension would abut approx. 12 additional properties. (<i>DEP note</i>: The applicant is seeking the use of a grinder pump/pressure sewer system to serve this site. WSSC prefers gravity service and has deferred any consideration of pumped service pending the County's action on this request. DEP staff support WSSC's position.)</p> <p><u>DPS-Well & Septic</u>: No recent records of percolation testing. Area has general problem with shallow water table level.</p>
	Applicant's Explanation: "Property will not perc."		

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

Executive Staff Report: Please refer to the staff report for all three of these amendments, following WSSCR 05A-GWC-01.

WSSCR 04A-GWC-03: David Copeland (for Edna Copeland)			
<ul style="list-style-type: none"> • 8515 Warfield Rd. – Parcel P550, Res. On Williams Range • Map tile: 228NW08; GU123 • North side of Warfield Rd., west of Doubleland Rd. • Preservation of Agriculture and Rural Open Space Master Plan (1980) • Middle Great Seneca Creek Watershed (MDE Use I) • RE-2 Zone; 1.65 ac. • Existing use: Vacant – existing house burned down. • Proposed use: Replace the old house. 	W-6 S-6	W-3 S-3	<p><i>Please refer to the comments included with WSSCR 04A-GWC-02, above.</i></p>
	Applicant's Explanation: (See "Proposed use" at left.)		

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

Executive Staff Report: Please refer to the staff report for all three of these amendments, following WSSCR 05A-GWC-01.

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

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

GOSHEN – WOODFIELD – CEDAR GROVE PLANNING AREA			
Map Amendment No. Applicant (Owner) Property Information Development	Applicant's Request: Service Area Categories		Reviewing Agency WSSC and DPS Comments (Main extensions are non-CIP sized unless specified.)
	Existing	Requested	
WSSCR 05A-GWC-01: Kirk Canaday			
<ul style="list-style-type: none"> • 8401 Warfield Rd. – Parcel P551, Res on Williams Range • Map tile: 228NW08; GU123 • North side of Warfield Rd., west of Doubleland Rd. • Preservation of Agriculture and Rural Open Space Master Plan (1980) • Middle Great Seneca Creek Watershed (MDE Use I) • RE-2 Zone; 1.25 ac. • Existing and proposed use: Service for the existing house. 	<p>W-6 No Change S-6 S-4 or S-5</p> <p>Applicant's Explanation: "The property at 8401 Warfield Road has an existing 30 year old septic system. The current configuration consists of a standard septic system which flows into 750 and 11500 gallon holding tanks with pumps. The pumps then pump sewage up grade to the drain field.</p> <p>"Because of the high water table and the age of the system, a system failure might be cost prohibitive to re-establish. There could be other issues with current standards unless grandfathered. I am requesting the category change to allow myself the option of connecting to a nearby public sewer system."</p>	<p>Please refer to the comments included with WSSCR 04A-GWC-02, on the previous page.</p>	

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

Note: The following staff report refers to all three of the amendments included in this table.

Executive Staff Report: The applicants are seeking public water and sewer service for a variety of reasons: to build on a vacant parcel, to replace a house lost to fire, or to provide service for an existing house. The provision of public water service to these three properties is supported by the Water and Sewer Plan's water service policies. In prior actions affected by the "Ag Preservation" Master Plan, the Planning Board and the Council have determined that the provision of public water service to areas zoned RE-2 is consistent with the intent of the master plan. (This master plan was adopted before the inclusion of the large-lot water service policy in the Water and Sewer Plan.) Neither Water and Sewer Plan policies nor master plan recommendations support the provision of public sewer service in this area.

DPS staff have noted the presence of a high water table in this area, which can affect the septic suitability of these properties. Unfortunately, DPS reports that they do not have any recent results of septic system testing for these three parcels. (DPS notes concerns with regard to a shallow water table in the area, but the use of sand mound systems may be able to overcome this limitation.) Therefore, the extension of public sewer service cannot be justified by existing or potential public health problems at this time. DPS and DEP have addressed several septic failures on smaller properties located to the east of these three parcels; the relief of at least one of these failures required the extension of public sewer service. The indication is that although the properties along the north side of Warfield Rd. now function on septic systems, the future viability of septic service may be questionable. DEP will work with DPS staff to determine whether a sanitary survey of this neighborhood is warranted, and if so, when a survey would be needed.

Note that although the applicant for WSSCR 05A-GWC-01 did not specifically request an approval for a change to category W-3, we have recommended such a change consistent with the recommendations for the other two parcels. The provision of public water service may allow for greater flexibility in siting new or replacement septic systems on these properties.