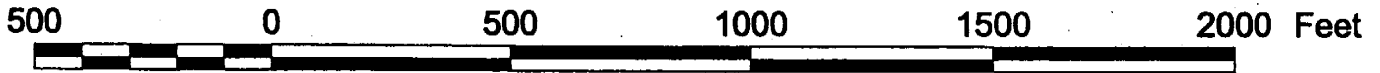
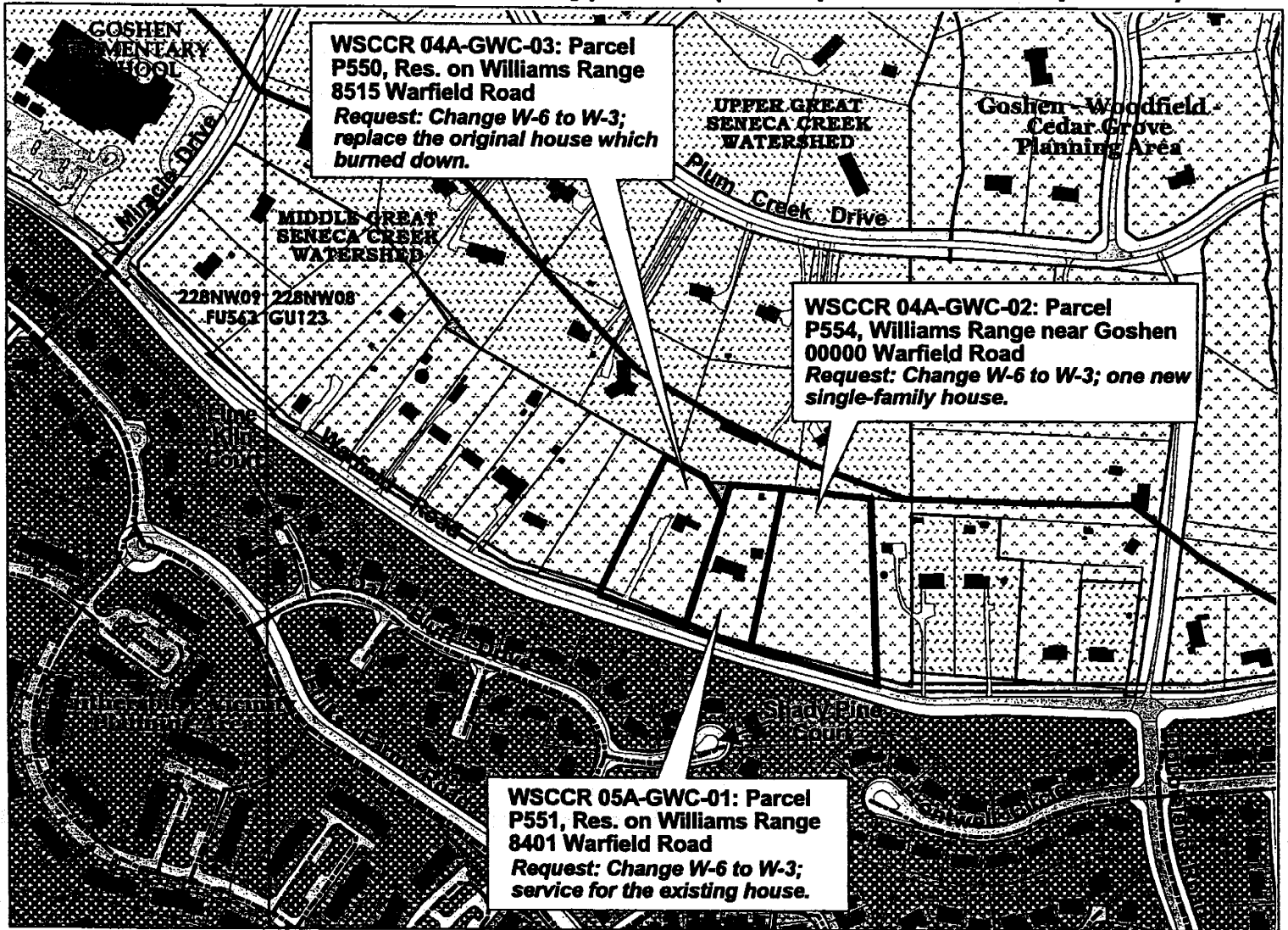


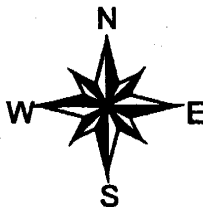
Water Service Area Categories Map

WSSCRs 05A-GWC-01 (K. Canaday), 04A-GWC-02 (J. Jackson / K. & B. Canaday) & -03 (D. Copeland / E. Copeland)



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
- M-NCPPC Planning Areas



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

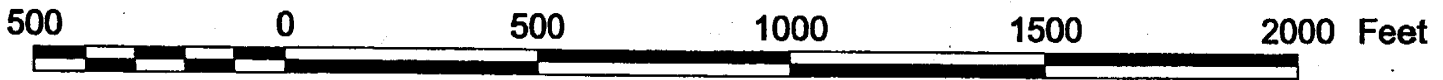
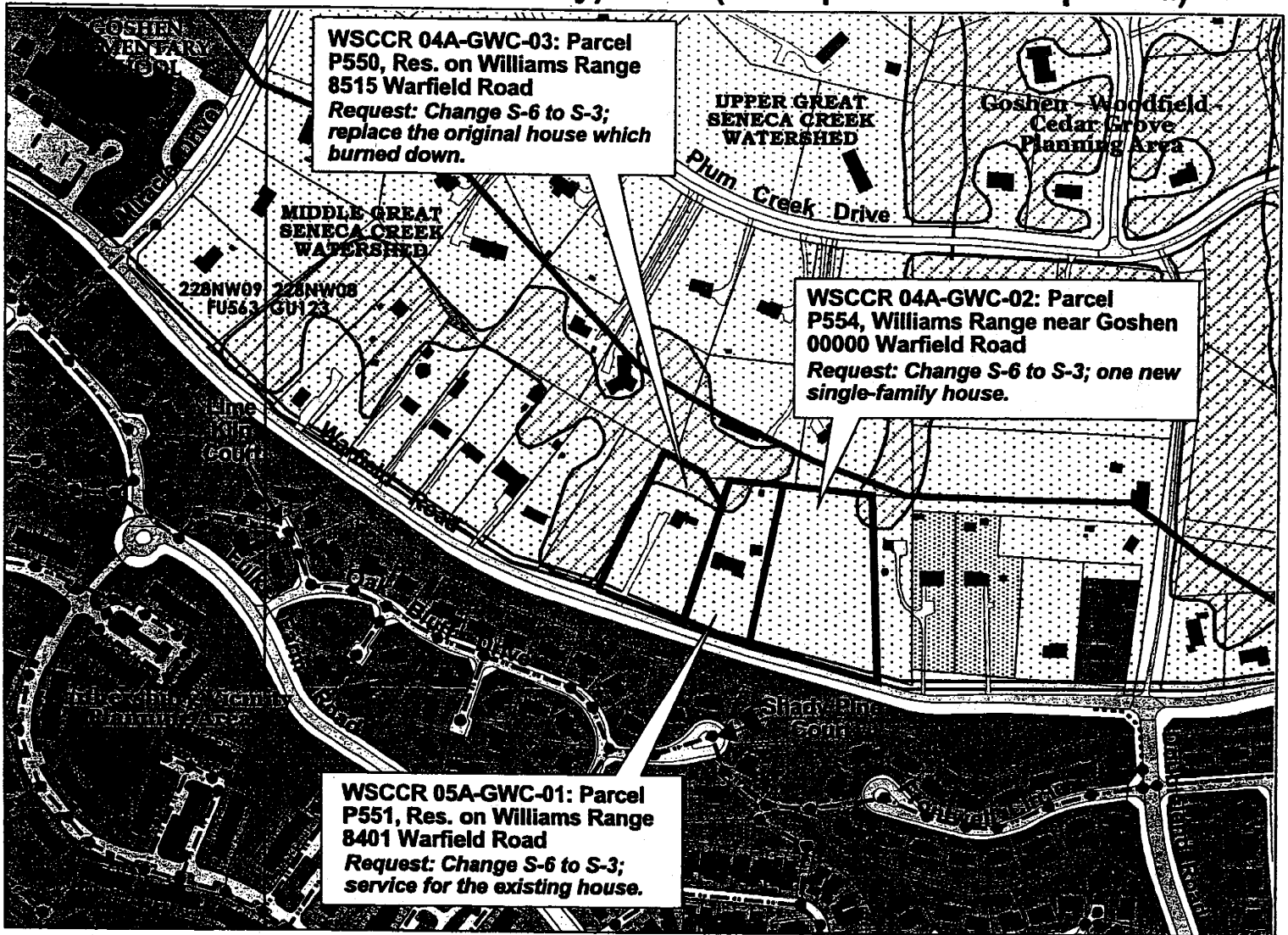


34

Water & Wastewater Planning
3/31/05 – GIS Project File:
o:\wwteam\ccrs-pas\goshen-woodfield\
2005ccrs\05a-gwc-01-etat04=canaday=ws.apr

Sewer Service Area Categories Map

WSSCRs 05A-GWC-01 (K. Canaday), 04A-GWC-02 (J. Jackson / K. & B. Canaday) & -03 (D. Copeland / E. Copeland)

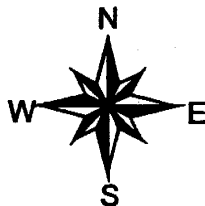


MAP LEGEND

- Property
- 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
- WSSC/GIS Tile Grid
- Buildings
- Roads - Parking
- 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



Water & Wastewater Planning
3/31/05 - GIS Project File:
o:\wwteam\ccrs-pas\goshen-woodfield\
2005ccrs\05a-gwc-01-etd\04=canaday=ws.apr

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

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

PATUXENT WATERSHED CONSERVATION PLANNING AREA		
Map Amendment No. Applicant (Owner) Property Information Development Information	Applicant's Request Service Area Categories: Existing Requested Applicant's Explanation	Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)
WSSCR 05A-PAX-01: BMC Property Group – Burtonsville Shopping Center		
<ul style="list-style-type: none"> • 15700 Columbia Pk. – Parcels P645 & P672, New Birmingham Manor • Map tile: 221NE04; KS562 • West side of Columbia Pk. (U.S. Hwy. 29), north of Spencerville Rd. (MD 198), adjacent to existing Burtonsville Shopping Center • Fairland Master Plan (1997) • Lower Patuxent R. Watershed (MDE Use I) • C-2 & RC Zones; 20.87 ac. total • Existing use: commercial – general sales • Proposed use: Expansion of the existing, adjacent shopping center; retail, office, restaurant, parking; plan no. 1-04109, Burtonsville Shopping Center 	<p>W-6 W-3 S-6 S-3</p> <p>Applicant's Explanation: "The current category for the Burtonsville Shopping Center site is for no planned service. Loiederman Soltesz Associates, Inc. is now proposing a new site to be constructed, so the current category is not suitable."</p>	<p>M-NCPPC Staff: <i>pending – DEP comment:</i> The master plan includes the area of the site zoned C-2 within the recommended water and sewer service envelopes.</p> <p><u>WSSC-Water:</u> Service can be provided from an abutting 8" water main (#650031). Service may also require the replacement of up to 750' of existing mains, depending on the proposed development's fire flow requirements.</p> <p><u>WSSC-Sewer:</u> Service will require a 500' extension to an existing 8" main (#692585B) at Spencerville Rd. The extension will abut 2 additional properties and require rights-of-way. On-site pumping will be required. Tunneling under MD 198 may also be required. <i>DEP note:</i> WSSC is apparently treating this site as separate from the existing retail site. DEP will address this issue with WSSC.</p> <p>DPS-Well & Septic: <i>pending</i></p>

Note: This amendment is currently scheduled for an administrative public hearing (group AD 2005-3) in late July. Because of the relative timing of the administrative and Council groups, DEP staff have also included the amendment in this transmittal to the Council only in the unlikely event that DEP is directed to defer it from the pending administrative action. (If deferred, the Council's consideration of the amendment could be delayed until the Fall 2005 transmittal packet.) DEP staff will keep Council staff up-to-date on the status of the administrative action and advise when, as appropriate, that the amendment can be removed from this Council packet.

County Executive's Recommendation: Approve W-1 and S-1 for the area of the site zoned C-2. Maintain W-6 and S-6 for all remaining areas which are zoned RC.

Executive Staff Report: The applicants are seeking the provision of public water and sewer service for the proposed redevelopment and expansion of an existing shopping center. The Fairland Master Plan recommends the limited provision of public water and sewer service to areas north of Route 198, including those areas zoned C-2. The adjacent, existing shopping center site is also zoned C-2, is served by WSSC public systems, and is already designated as categories W-1 and S-1. Properties zoned Rural Cluster (RC) are recommended for service from public water systems (usually only is using the cluster development option) and individual, on-site septic systems, not public sewer. Approval of public service for only the C-2 zoned portions of the site is consistent with the applicant's development plan, which places the proposed redevelopment and expansion of the existing retail center within the C-2 zoned portions of the site. Areas zoned RC are proposed for uses such as open space, storm water management, and ingress/egress, and will therefore not need water or sewer service.

The applicant's development plan proposes that water and sewer service will be extended from the service available at the existing shopping center site. Water and sewer main extensions affecting other properties should not be required.

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

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

PATUXENT WATERSHED CONSERVATION PLANNING AREA		
Map Amendment No. Applicant (Owner) Property Information Development Information	Applicant's Request Service Area Categories: Existing Requested Applicant's Explanation	Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)
WSSCR 05A-PAX-02: David Sites		
<ul style="list-style-type: none"> • 1401 Spencerville Rd. – Parcel P095, Snowdens Manor Enlarged • Map tile: 221NE02; KS122 • Northwest corner, intersection of Spencerville Rd. (MD 198) and Veitch Ln. • Cloverly Master Plan (1997) • Paint Br. Watershed (MDE Use III; Mont. Co. SPA) • RE-1 Zone; 0.99 ac. • Existing use: Vacant • Proposed use: 1 new single-family house 	<p>W-1 No Change S-6 S-3</p> <p>Applicant's Explanation: "I would like to build a home on my lot. Lot did not perc. WSSC has completed a feasibility review. Sewer is available. Water is already in the street. The whole neighborhood is on septic. I have talked to several homeowners nearby who have had major septic problems but are afraid to have their septic systems condemned. They did not know sewer was available."</p>	<p><u>M-NCPPC Staff:</u> <i>pending</i></p> <p><u>WSSC-Sewer:</u> Service will require a 1,400' extension east to an existing 8" main at Spencerville Rd. and Oak Hill Rd. (#961822A). The extension would abut approx. 7 additional properties. WSSC has conceptually approved this extension under project #AS3775Z03.</p> <p><u>DPS-Well & Septic:</u> The lot failed percolation testing in the 1960s and is not likely to pass today. The applicant's only option to build on this property appears to be public sewer.</p>

County Executive's Recommendation: Approve S-3.

Executive Staff Report: The applicant is seeking public sewer service in order to build a single house on the existing parcel. The provision of public sewer service is consistent with the general intent of the master plan, which does allow for consideration of service to areas zoned RE-1. The master plan's requirement to demonstrate an environmental benefit of development using public service over that which might be provided by using septic service has been focused more on subdivision projects, rather than on individual lots. In these cases, the benefits from using public service have most often been in the form of reduced imperviousness and other site impacts resulting from the use of the RE-1 cluster development option. The RE-1 cluster option clearly is not available to a 1-acre site.