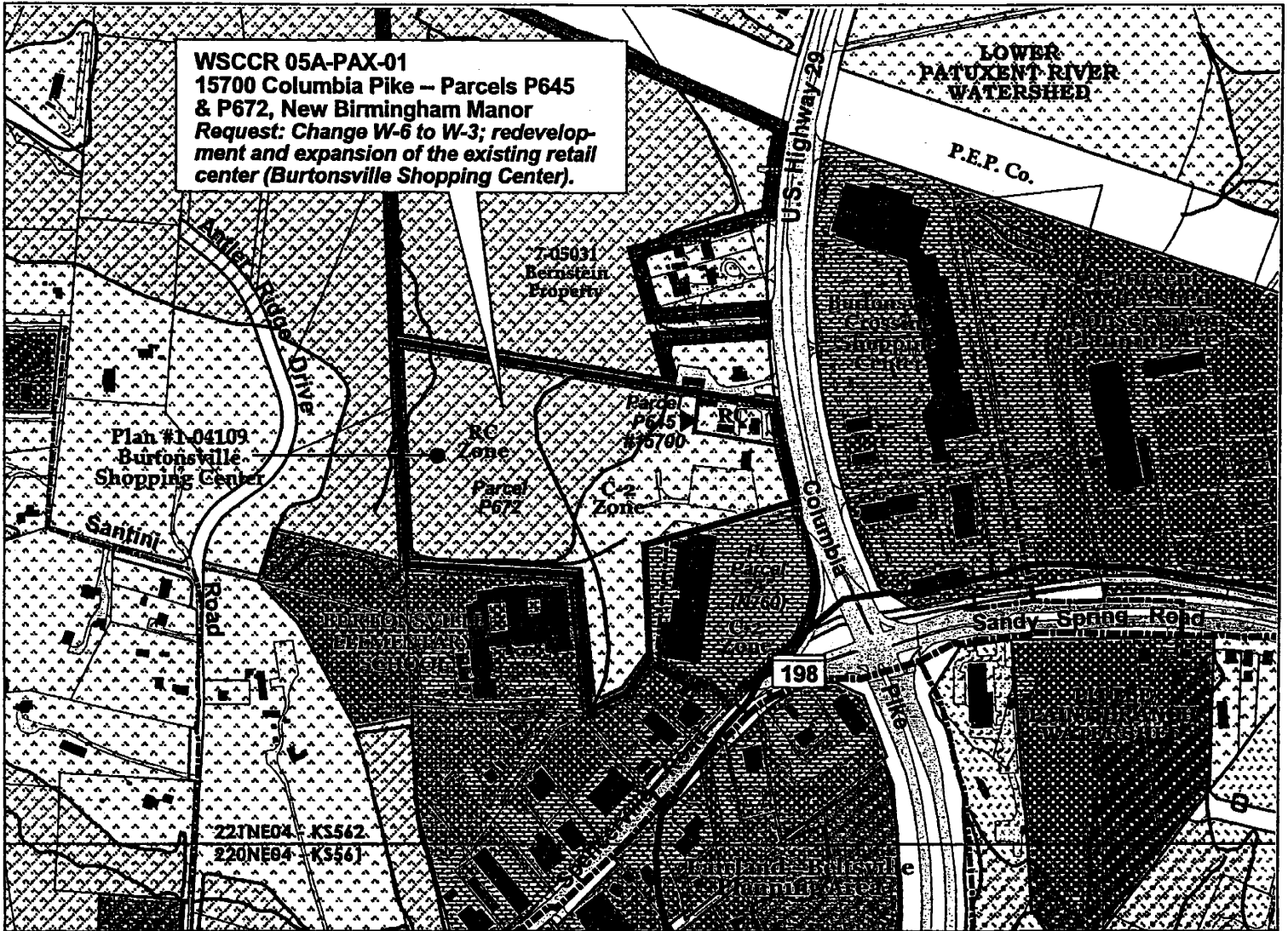


Water Service Area Categories Map WSSCR 05A-PAX-01 (BMC Property Group) -

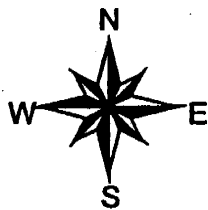


MAP LEGEND

- Property
- WSSC/GIS Tile Grid
- Water Mains**
- 8"- or Smaller-Dia. Mains
- 10" to 15"-Dia. Mains
- 16"- to 24"-Dia. (CIP) Mains
- Buildings
- Roads
- Parking
- Watersheds
- Streams
- Ponds - Lakes
- Woodlands
- Subdivision Plan Sites
- M-NCPPC Planning Areas

Water Service Area Categories

- W-1
- W-3
- W-4
- W-5
- W-6



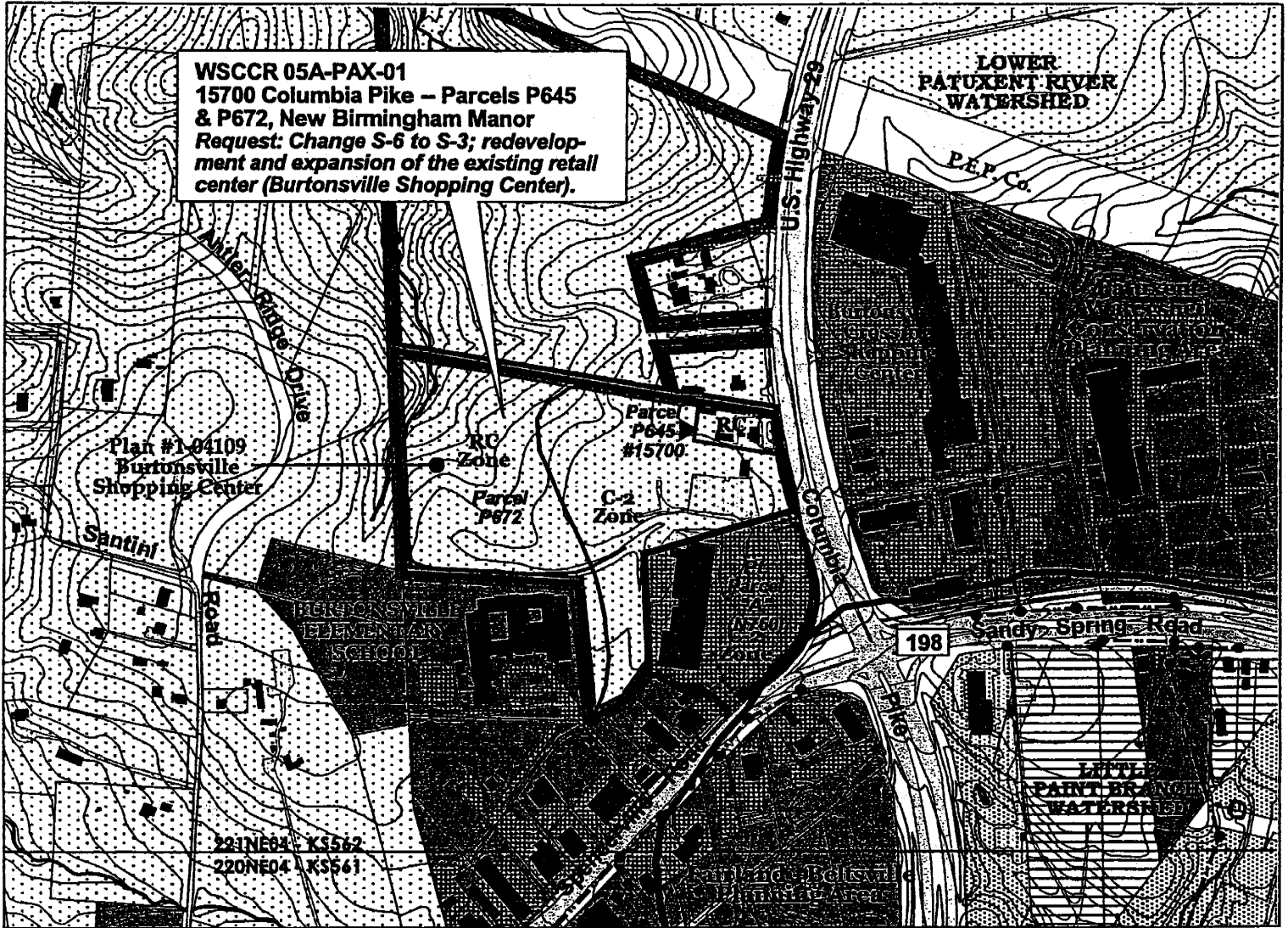
June 2003 Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



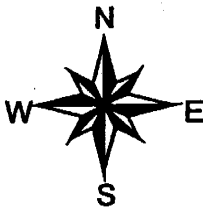
Water & Wastewater Planning
6/2/05 Update - GIS Project File:
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2005ccrs\05a-pax-01=bmc_prop=ws.apr

Sewer Service Area Categories Map WSSCR 05A-PAX-01 (BMC Property Group)



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
- WSSC/GIS Tile Grid
- Topography (C.I. = 5 Feet)
- Buildings
- Roads
- Parking
- Watersheds
- Streams
- Ponds - Lakes
- Subdivision Plan Sites
- M-NCPPC Planning Areas



Sewer Service Area Categories (6/03)

- S-1
- S-3
- S-4
- S-5
- S-6

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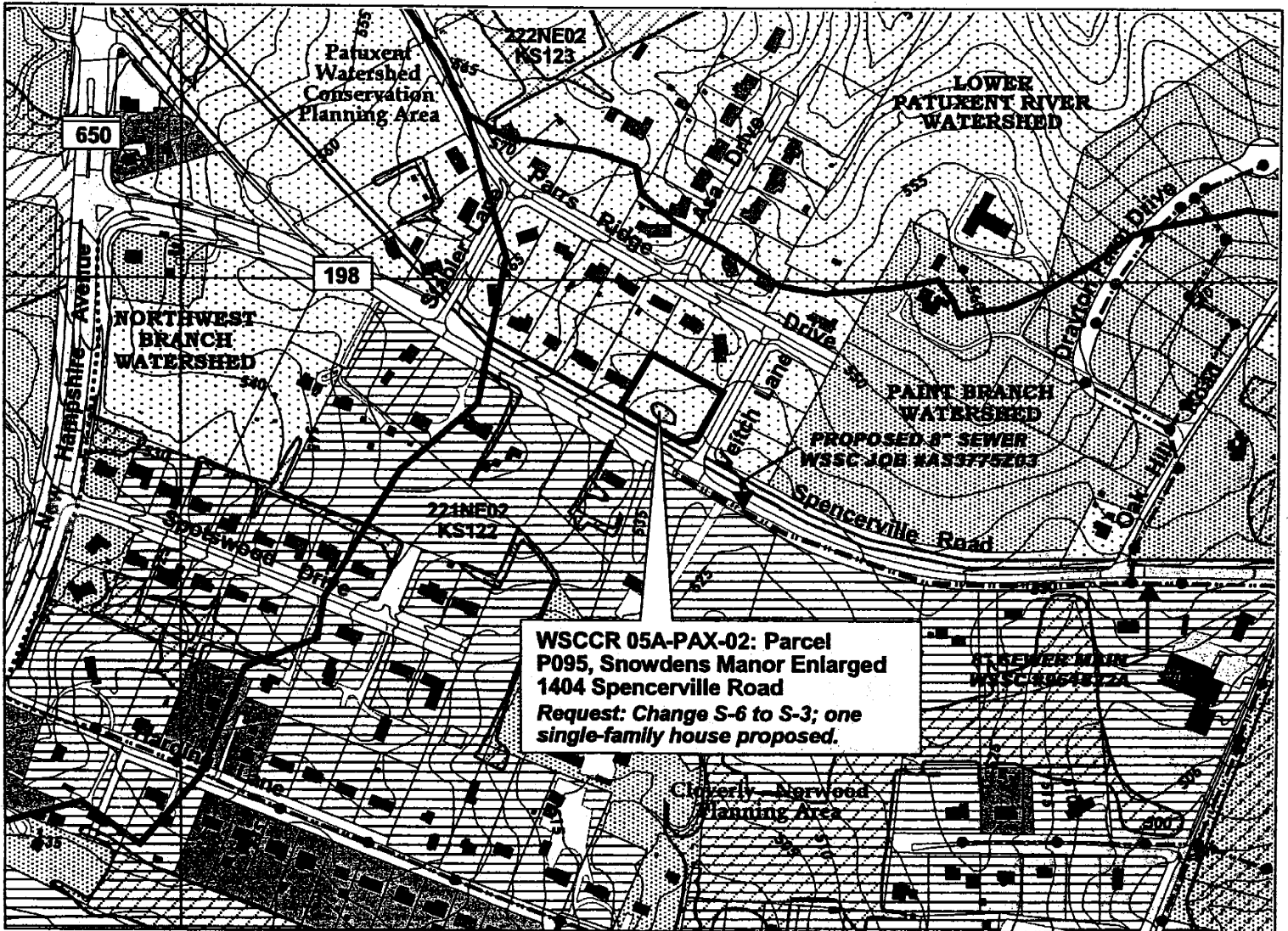
June 2003 Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan

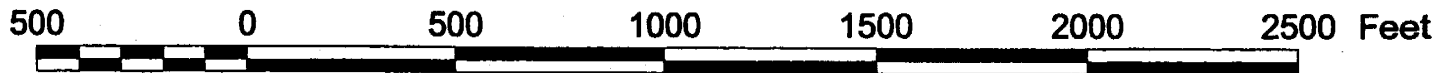


Water & Wastewater Planning
6/2/05 Update - GIS Project File:
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Sewer Service Area Categories Map WSSCR 05A-PAX-02 (David Sites)

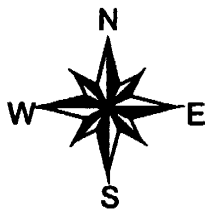


WSSCR 05A-PAX-02: Parcel P095, Snowdens Manor Enlarged 1404 Spencerville Road
 Request: Change S-6 to S-3; one single-family house proposed.



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 - Parking
- Watersheds
- Streams
- Ponds - Lakes
- Woodlands
- M-NCPPC Planning Areas



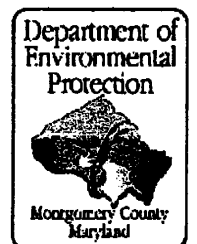
Sewer Service Area Categories (6/03)

- S-1
- S-3
- S-4
- S-5
- S-6

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June 2003 Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Water and Wastewater Planning
2/15/05 – 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

| POTOMAC – CABIN JOHN 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-POT-03: Gladys Antezana | | | | |
| <ul style="list-style-type: none"> • 10301 Norton Rd. – Lot 12, Block C, Potomac Farms Estates • Map tile: 213NW10; FP343 • East side of Norton Rd., south of South Glen Rd. • Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • RE-2 Zone; 4.01 ac. • Existing use: single-family house • Proposed use: replace the existing house <p><i>Deferred from administrative action AD 2005-1 at the direction of the Planning Board.</i></p> | <table border="0"> <tr> <td style="vertical-align: top;">W-1 S-6</td> <td style="vertical-align: top;">No Change S-3</td> </tr> </table> <p>Applicant's Explanation: "Redevelop the lot on public sewer consistent with the neighborhood"</p> <p><i>advisory notice with respect to public water service: Please be advised that the 24-inch water line in Norton Road</i></p> <p>WSSC-Sewer: Service will require a 400' main extension from the existing 8" main (#877377A) at South Glen Rd. and Norton Rd. The extension would abut approx. 2 additional properties. Although this extension would run primarily within the public right-of-way there may be a need to acquire rights-of-way along Norton Rd. This extension may not be able to provide gravity service to the dwelling's basement.</p> <p>Two alternative alignments would require rights-of-way as well and abut approx. 2 additional properties. Service could be provided by a 450' extension to an existing 8" main (#783722A) located west of Norton Rd. Or service could be provided by a 350' extension to an existing 8" main (#939779A) at South Glen Rd. and Lockland Rd. These two alternative extensions would require rights-of-way from intervening properties for most of their length.</p> <p>DPS-Well & Septic: DPS has tested and approved this lot for a new 6 bedroom house.</p> | W-1 S-6 | No Change S-3 | <p>M-NCPPC Staff: (Draft) Sewer service is not consistent with the Potomac Master Plan. Gravity service will likely require an extension between two lots opposite the site.</p> <p>WSSC-Water – <i>Although a water category change was not requested, WSSC provided the following</i></p> |
| W-1 S-6 | No Change S-3 | | | |

County Executive's Recommendation: Maintain S-6, with advancement to S-3 conditioned on the applicant's notification to DEP that he/she has considered the results of a WSSC Feasibility Review for this project, understands fully the costs involved with the costs of extending public sewer service, and commits to proceed with public sewer service for the property. (Service at the "periphery" of the Potomac Master Plan sewer envelope.)

Executive Staff Report: The applicant has requested a category change to allow for public sewer service to support the redevelopment of a lot with an existing house. The provision of public sewer service is consistent with the master plan's recommendations for service at the edge of the public sewer envelope. The property confronts the sewer envelope across Norton Rd. Service can be provided by an extension along the public right-of-way from existing mains. The proposed service extension would not affect streams or stream buffers, and would abut only properties which could also qualify for service under the same master plan recommendation. In this regard then, sewer service is consistent with Water and Sewer Plan policies.

WSSC has provided information concerning two alternative gravity sewer alignments which could also serve this property. From a review of the local topography, it appears that these extensions might provide gravity service to the site without the potential need to pump flows on-site from the dwelling's basement. The disadvantage of these alignments is that they will require rights-of-way from intervening property owners for virtually all of their length. The use of easements across intervening properties has not been used to oppose sewer service under the master plan's peripheral service recommendation, but it does raise concerns with regard to at least short-term neighborhood impacts from sewer construction. Given the circumstances in this case, we urge WSSC that if one of these alternative sewer alignments is used, then rights-of-way from the intervening properties be negotiated and not condemned.

DPS reports that the property is approved for a septic system that will support a six-bedroom house. This raises questions about the need for public sewer service at all. However, the property does satisfy the master plan's sewer service recommendations, and the applicant has not been specific about the scope of the proposed redevelopment of the property. This places the burden of choice between public sewer and septic service on the

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

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

| POTOMAC – CABIN JOHN 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.) |

applicant/property owner. An on-site septic system may satisfy the owner's immediate plans and be cheaper to install, but only public sewer service may meet the owner's ultimate plans for the site. Therefore, we have recommended a conditional approval to allow this applicant this choice without first actually updating the service area category to S-3.

| WSSCR 04A-POT-06: Elias Manos | | |
|--|---|---|
| <ul style="list-style-type: none"> • 10730 River Rd – Lot 3, Carrs Addition to Fox Meadow • Map file: 213NW11; FP123 • South side of River Rd. (MD 190), opposite River Oaks Ln. • Potomac Subregion Master Plan (2002) • Potomac River (MDE Use I) • RE-2 Zone; 2.02 ac. • Existing use: single-family house • Proposed use: replace the existing house <p><i>Deferred from administrative action AD 2005-1 at the direction of the Planning Board.</i></p> | <p>W-3 No Change S-6 S-3 or S-1</p> <p>Applicant's Explanation: "Proposed new house construction"</p> | <p><u>M-NCPPC Staff:</u> (Draft) Sewer service is not consistent with the Potomac Master Plan. The peripheral sewer service policy in the master plan should not be used in a case such as this where the right-of-way separating the property from the sewer envelope is as wide (approx. 150') as at this location.</p> <p><u>WSSC-Sewer:</u> Service will require a 600' main extension from an existing 8" main (#815000A) along River Oaks Dr.</p> <p><u>DPS-Well & Septic:</u> A replacement septic system was installed in 1978 and a permit was obtained for a second replacement in 1990, however, this second replacement system was never installed. There is no record of any recent percolation testing.</p> |

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

Executive Staff Report: The applicant has requested a sewer category change to support the redevelopment of the existing lot with a new single-family house. The length of the required main extension and that the extension needs to cross a major thoroughfare such as River Rd., particularly to serve only a single house, raise serious objections to the advisability of granting this change. While the request on its surface may appear consistent with the master plan's recommendations concerning sewer service at the "periphery" of the sewer envelope, these requests are addressed on a case-by case because of the specific circumstances involved with each situation.

This site confronts the sewer envelope across River Rd. Sewer service could be provided by an extension along River Oaks La. and across River Rd. within the public right-of-way and without affecting streams or stream buffers. The main extension would abut 3 additional properties which are already designated as category S-1. The extension might also serve a lot adjacent to the subject property. The applicant would pay most, if not all, of the extension cost, as the properties abutting the new main along River Oaks Dr. are already in category S-1, served, and are not assessable. Under WSSC's current financing methods, we would expect the cost of extending this main to be extraordinary. The construction of the extension has the potential to disrupt traffic flow on River Road. Although we may have to accept these difficulties when providing public service to sites within the public service envelope and therefore intended for public service, that is not necessarily the case when considering what amount to exceptions to the Plan's general service policies.

Note that this request is not recommended for denial under the Riverwood Drive restricted service policy established previously by the Council. The lots in the Carrs Meadow subdivision, including the subject property, may not receive public sewer service from the sewer main or any extension from the main serving the properties along Riverwood Drive. In this case, service would be provided by an extension from another main located along River Oaks Lane, which does not violate this specific restricted sewer service policy.