

ADMINISTRATIVE DELEGATION GROUP AD 2005-4: Map Amendment Summary Information Table

ASPEN HILL PLANNING AREA				
Map Amendment No. Applicant (Owner) Property Information Development	Applicant's Request: Service Area Categories		Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)	Planning Board and County Council Positions Public Testimony
	Existing	Requested		
<b>WSSCR 06A-APH-01: Barbara Johnson, et al. Trust</b>				
<ul style="list-style-type: none"> <li>• 2101 Marymont Rd.; Lot 13, Block F, Allanwood</li> <li>• 221NW02; JS122</li> <li>• NW corner of Marymont Rd &amp; Tierra Dr</li> <li>• Aspen Hill Master Plan (date)</li> <li>• Northwest Branch Watershed (MDE Use IV)</li> <li>• R-200 Zone; 0.95 ac.</li> <li>• Existing &amp; Proposed: Single Family House</li> </ul>	W-1 S-5	W-n/c S-3	<p><u>WSSC-Sewer:</u> (pending) <i>DEP comment: service will require either a 200-ft. main extension from the existing main along Tierra Dr. or a 250-ft. main extension from an existing main along Marymont Rd.</i></p> <p><u>DPS-Well &amp; Septic:</u> Our records show the original septic system was permitted and installed in 1961. The permit specified for 300 feet of trench. The inspection history showed 150 feet was installed. The system was repaired in 1977. An easement was recorded allowing the system to be installed on lot 12.</p> <p><u>M-NCPPC Staff:</u> (pending)</p>	<p><u>Planning Board:</u></p> <p><u>County Council:</u></p> <p><u>Testimony:</u></p>
<p><b>DEP Staff Recommendation:</b> Approve S-3. Policy V.F.1.a.: Consistent with Existing Plans.</p>				
<p><b>DEP Staff Report:</b> The provision of public sewer service is consistent with water and sewer plan policies and with master plan recommendations. The property is zoned R-200, which is consistent with the provision of public water and sewer. Relatively short sewer main extensions can provide service to the property.</p>				

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CCR#: 06A-BEN-01

DEP Staff Use:

Received Date: \_\_\_\_\_ Fee Paid: No Fee

MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
255 Rockville Pike, Suite 120, Rockville, Maryland 20850-4166  
[alan.soukup@montgomerycountymd.gov](mailto:alan.soukup@montgomerycountymd.gov)  
[shelley.janashek@montgomerycountymd.gov](mailto:shelley.janashek@montgomerycountymd.gov)  
240-777 7716/7735 ; FAX: 240-777 7766

**WATER/SEWER SERVICE AREA CATEGORY CHANGE REQUEST**  
Proposed amendment to the Montgomery County Ten-Year Water Supply  
and Sewerage Systems Plan.

Please read the accompanying information and instruction sheet, which contains a fees-chart.

The fee is non-refundable. The application and appropriate fee must be submitted together.

**1) Property Owner:**

Name: The Maryland National Capital Park and Planning Commission

Mailing Address: 8787 Georgia Avenue, Silver Spring, Md. 20910

PROPERTY Address: (if same as above, leave blank):  
23701 Frederick Road, Clarksburg, Maryland 20871

Email\*: Contact Doug Powell at [doug.powell@mncppc-mc.org](mailto:doug.powell@mncppc-mc.org)

Phone : Contact Doug Powell at (301) 650-4381

FAX : Contact Doug Powell at (301) 650-4371

If you would like an engineer or attorney advised of the status of this request, please list name, company name, job title, address, and Email\* address here:

Steve Payne

Engineer/Consultant

GLW (Gutschick, Little & Weber, PA)

spayne@glwpa.com

***\*Please provide an Email address for all parties: Email is our standard method of communication and notification. If you don't have access to Email, please provide complete mailing address and weekday phone number.***

**Applicant's Authorization:**

I am the:


Property Owner

Owner's Authorized Representative\*

Signature: Charles Loehr (Signature on Faxed Application)

(2)

Title\*: Director



FAX # 301 495 1310

Date : 9/6/05

\* If signing as owner's representative, you must state on the Title line the legal capacity in which you are acting, e.g., as attorney-in-fact or trustee, or as president or partner of a corporation, partnership, or LLC. Please note, a contract purchaser may not file a categorychange application.

**2) Property/Site Description and Development:**Address : 23701 Frederick Road, Clarksburg, Maryland 20871

Property's TAX ID # (please provide, if known) \_\_\_\_\_

Property/Site Size : Total Parcel Size is 144.03 acres but Maintenance Yard comprises only a small portion of the Parcel Identification (ie, Parcel #) P999Location/Closest cross-street : Maryland 121, Clarksburg RoadCurrent Use : Park Maintenance Yard Proposed Use : Park Maintenance YardSubdivision Plan No. & Status: Pressure Sewer Line would extend through Woodcrest Development, Preliminary Plan #1-04019 and Site Plan #8-05009

(Note: Please attach an 8.5"x 11" copy of the state tax map with the property(ies) highlighted; this

map is available at [www.dat.state.md.us](http://www.dat.state.md.us); click on "Real Property Data Search" and proceed from that point. If you don't have access to the Internet, and/or don't have some of the information requested above, please note that you request that DEP provide this information.)**3) Water and Sewer Service Area Categories (If you don't know, we will verify for you):**Current Water Category: W-\_\_ Requested Water Category: W-\_\_ OR No Change  Multi-Use  Shared Current Sewer Category: S-8/Multi Use System Approved Requested Sewer Category: S-3 OR No Change  Multi-Use  Shared **4) Reason for request; state current use of site and intended change in usage, if any:**

The existing public facility that is the subject of this sewer category change request is a park maintenance yard that is the storage and operation center for all maintenance vehicles, equipment and personnel used in the maintenance of parkland in the region including Little Bennett Regional Park, Ridge Road Recreation Park, Ovid Hazen Wells Recreation Park, Damascus Recreation Park and numerous Local Parks, Stream Valley Parks and Neighborhood Parks. The proposed use for this site would not change with the granting of the sewer category change.

The maintenance yard's existing sewage disposal system is 23 years old and is comprised of a ¾ mile pressure sewer line and septic tank that has required significant maintenance in the past and requires pumping twice a year. The grinder pumps have also needed repairs and there have been numerous blockages in the system over the past several years.

Further, the maintenance facilities Storm Water Pollution Prevention Plan recommends the installation of a vehicle wash unit as part of its National Pollutant Discharge Elimination System (NPDES) permit, and the Maryland Department of the Environment recommends vehicle wash discharge go through a public sewer system as opposed to septic systems or stormwater management facilities. The proposed sewer

category change would facilitate compliance with these recommendations by allowing the vehicle wash with wastewater disposal through the public sewer system by running a pressure sewer line through the Woodcrest subdivision to the available gravity feed line. Miller & Smith have agreed to install said line along with the subdivision's lines during the construction of Woodcrest.

The granting of the sewer category change would therefore provide long term public benefits with the least expenditure of public funds by allowing full compliance with Pollutant Discharge regulations and by reducing the load, and repair and maintenance costs, of the current disposal system.

Note: Continue on a separate page, if necessary

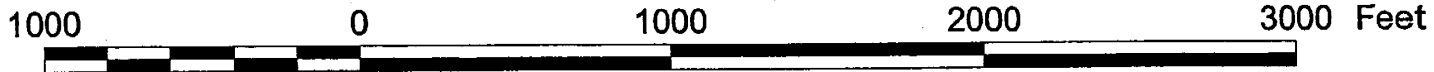
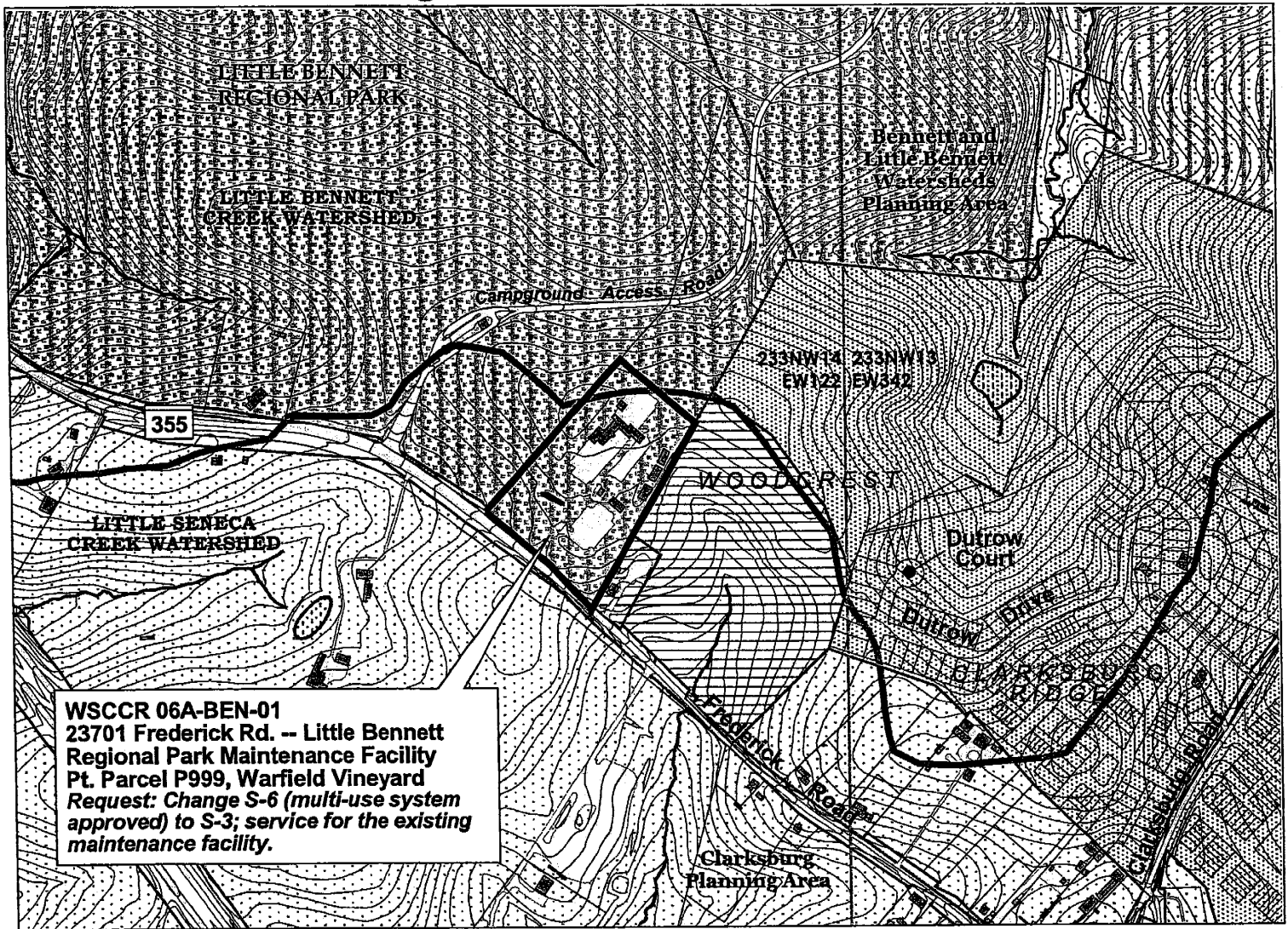
**DEP Staff Use Only**

Receipt Acknowledged: \_\_\_\_\_ Email OR \_\_\_\_\_ US Mail

Water	Sewer ✓
WSSC Tile	233NW14
Tax Map	EW122
Plan No.	-
Process	AD-HEARING
Master Plan	Ag Preservation
Planning Area	Bennett's Little Bennett
Zoning	RDT
Zoning Activity	-
Watershed	Little Seneca Cr.
CSPS Subwatershed	
State Watershed Use Class	
GIS File	

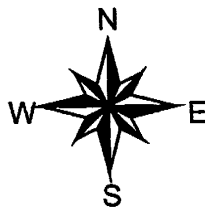
CCRFormJuly05.doc

# Sewer Service Area Categories Map: WSCCR 06A-BEN-01 Little Bennett Regional Park Maintenance Facility (M-NCPPC)



## MAP LEGEND

- Property (Apr. 2005)
- WSSC/GIS Tile Grid
- Topography (C.I. = 5 Feet)
- Buildings
- Roads - Parking
- Watersheds
- Streams
- Ponds - Lakes
- M-NCPPC Planning Areas
- County - State - Federal Parks
- Sewer Service Area Categories (6/03)**
- S-1
- S-3
- S-4
- S-5
- S-6
- S-6 (multi-use)



June 2003 Update  
Service Area Categories Map

Montgomery County, Maryland  
Comprehensive Water Supply  
and Sewerage Systems Plan



Water and Wastewater Policy Group  
9/12/05 -- GIS Project File:  
o:\wwteam\ccrs-pas\bennett\2006ccrs\06a-ben-01=little\_bennett\_maint\_fac=s.apr

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Department of Environmental Protection – Water and Wastewater Policy Group

ADMINISTRATIVE DELEGATION GROUP AD 2005-4: Map Amendment Summary Information Table

Bennett & Little Bennett PLANNING AREA				
Map Amendment No. Applicant (Owner) Property Information Development	Applicant's Request: Service Area Categories		Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)	Planning Board and County Council Positions Public Testimony
	Existing	Requested		
<b>06A-BEN-01: MNCPPC – Little Bennett Regional Park Maintenance Facility</b>				
<ul style="list-style-type: none"> <li>▪ 23701 Frederick Rd.; Pt. Parcel 999,</li> <li>▪ 233NW14; EW122</li> <li>▪ Frederick Rd near Clarksburg Rd</li> <li>▪ Preservation of Agriculture and Rural Open Space Master Plan, 1980</li> <li>▪ Little Seneca Creek (MDE Use IV)</li> <li>▪ RDT Zone; 8.8 ac.</li> <li>▪ Existing &amp; Proposed: park facility requesting sewer service</li> </ul>	<p>W-1                      W-n/c S-6/Multi-use      S-3</p> <p>Applicant's Explanation (Summarized): Park maintenance facility using aging septic system which has required repairs and blockages removed several times each in the past few years; system now requires twice-yearly pumpouts as well. Also, facility must meet requirements of its NPDES permit, and MDE regulations re: vehicle wash discharges.</p>	<p>WSSC-Sewer: <i>DEP note: WSSC has reviewed and is ready to approve a dedicated low-pressure sewer extension needed to serve this project. The extension will extend through the adjacent Woodcrest subdivision to an existing 8" gravity sewer near Dutrow Dr. and Dutrow Ct. in Clarksburg Ridge..</i></p> <p>DPS-Well &amp; Septic: (pending)</p> <p>M-NCPPC Staff: (pending)</p>	<p>Planning Board:</p> <p>County Council:</p> <p>Testimony:</p>	
<b>DEP Staff Recommendation:</b> Approve S-3. Policy V.F.1.c.: Public Facilities.				
<b>DEP Staff Report:</b> The provision of public sewer service is consistent with water and sewer plan policies for government facilities, as provided for under Water and Sewer Plan Policy II.E.5.: Community Service for Public Facilities. Sewer service will be provided by a pump/pressure sewer extension through the adjacent Woodcrest subdivision to an existing gravity sewer. The provision of public sewer service will not affect any other properties located outside the public sewer envelope in this area. The request for public sewer is consistent with the intent of supporting County recreational facilities in the Clarksburg and Damascus areas. Public sewer service will also assist the facility in meeting the requirements of its NPDES permit, and MDE regulations concerning vehicle wash discharges.				

(6)

MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
255 Rockville Pike, Suite 120, Rockville, Maryland 20850-4166  
alan.soukup@montgomerycountymd.gov  
shelley.janashek@montgomerycountymd.gov  
240-777 7716/-7735 ; FAX: 240-777 7765

**WATER/SEWER SERVICE AREA CATEGORY CHANGE REQUEST**  
Proposed amendment to the Montgomery County Ten-Year Water Supply  
and Sewerage Systems Plan.

Please read the accompanying information and instruction sheet, which contains a fees-chart. The fee is non-refundable. The application and appropriate fee must be submitted together.

**1) Property Owner:**

Name Barbara A Johnson ET AL TR

Mailing Address 2101 MARYMONT RD  
SILVER SPRING MD 20906

PROPERTY Address: (if same as above, leave blank):  
\_\_\_\_\_

Email\* johnsonb2004@comcast.net

Phone 301 598 2056

FAX \_\_\_\_\_

If you would like an engineer or attorney advised of the status of this request, please list name, company name, job title, address, and Email\* address here:

*\*Please provide an Email address for all parties: Email is our standard method of communication and notification. If you don't have access to Email, please provide complete mailing address and weekday phone number.*

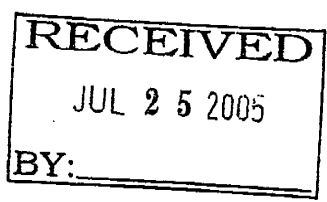
**Applicant's Authorization:**

I am the:

- Property Owner
- Owner's Authorized Representative\*

Signature Barbara A Johnson  
Title\* OWNER

Date 7-26-05



\* If signing as owner's representative, you must state on the Title line the legal capacity in which you are acting, e.g., as attorney-in-fact or trustee, or as president or partner of a corporation, partnership, or LLC. Please note, a contract purchaser may not file a category change application.

**2) Property/Site Description and Development:**

Address 2101 MARYMONT RD - ALLANWOOD

Property/Site Size 41381.00 SF Identification (ie, Parcel #) 2877 BLF Lot 13

Location/Closest cross-street TIERRA DRIVE

Current Use Residential Proposed Use Residential - Single Family Home

Subdivision Plan No. & Status \_\_\_\_\_

(Note: Please attach an 8.5"x 11" copy of the state tax map with the property(ies) highlighted; this map is available at [www.dat.state.md.us](http://www.dat.state.md.us); click on "Real Property Data Search" and proceed from that point. If you don't have access to the Internet, and/or don't have some of the information requested above, please note that you request that DEP provide this information.)

**3) Water and Sewer Service Area Categories (if you don't know, we will verify for you):**

Current Water Category: W-1 Requested Water Category: W-1  OR No Change  Multi-Use  Shared

Current Sewer Category: S-5 Requested Sewer Category: S-3  OR No Change  Multi-Use  Shared

**4) Reason for request; state current use of site and intended change in usage, if any:**

*I would like to be hooked up to the sewer line + discontinue the use of a septic tank.*

Note: Continue on a separate page, if necessary

**DEP Staff Use Only** 0.95AC.

Water	Sewer <input checked="" type="checkbox"/>
WSSC Tile	221NWOZ
Tax Map	JS122
Plan No.	-
Process	AD
Master Plan	ASPEN HILL
Planning Area	ASPEN HILL
Zoning	R-200
Zoning Activity	NONE
Watershed	NORTHWEST BR.
CSPS Subwatershed	
State Watershed Use Class	IV
GIS File	