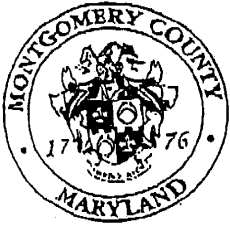


ADMINISTRATIVE DELEGATION GROUP AD 2005-4: Map Amendment Summary Information Table

GAITHERSBURG VICINITY PLANNING AREA			
Map Amendment No.: Applicant (owner)			
Property Information Development	Service Area Categories Existing Requested	Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)	Planning Board and County Council Positions Public Testimony
WSSCR 05A-GBG-01: North Gaithersburg Investments, LLC			
<ul style="list-style-type: none"> • Parcels 458 & 619, Wickham's Chance Ea • 221NW10; FS342 • corner of Sam Eig Hwy & Diamondback Dr • Gaithersburg Master Plan (1997) • Muddy Branch (MDE Use I) • RPT Zone; 13.18 ac. • Existing: vacant • Proposed: single family residential subdivision 	<p>W-1 W-n/c S-4 S-3</p> <p>Applicant's Explanation Summarized: "We are proposing to develop a single family residential subdivision."</p>	<p><u>WSSC-Sewer</u>: Sewer service will require a 600' off-site main extension to the existing 8" main (#794312A) south of the site along Sam Eig Hwy. The extension will run through city parkland along the highway. (From WSSC letter of findings, 7/12/05, Project DA4273Z05: Crown Farm).</p> <p><u>DPS-Well & Septic</u>: (none needed)</p> <p><u>M-NCPPC Staff</u>: (pending)</p> <p><u>City of Gaithersburg</u>: "The provision of public sewer is consistent with the land use recommendations of the Gaithersburg 1997 Master Plan." (G. Ossont: letter, 9/9/05)</p>	<p><u>Planning Board</u>:</p> <p><u>County Council</u>:</p> <p><u>Testimony</u>:</p>
<p>DEP Staff Recommendation: Approve S-3. Policy V.F.1.a.: Consistent with Existing Plans.</p> <p>DEP Staff Report: The provision of public sewer is consistent with Water and Sewer Plan policies and with the City's Master Plan. Public sewer service is consistent with the development density of the City's RPT zone (formerly County zoning: R-200/TDR). Public sewer can be provided by a gravity extension to an existing WSSC main.</p>			

19



MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED MANAGEMENT DIVISION

Rockville Center ■ 255 Rockville Pike, Suite 120 ■ Rockville, Maryland 20850-4166
Telephone No.: 240-777-7716/-7735 ■ FAX No.: 240-777-7715

WATER/SEWER SERVICE AREA CATEGORY CHANGE REQUEST

PROPOSED AMENDMENT TO THE
MONTGOMERY COUNTY, MARYLAND
TEN-YEAR COMPREHENSIVE WATER
SUPPLY AND SEWERAGE SYSTEMS PLAN

Type or print all information.
Please read the accompanying instructions
before—or at least as—you fill out this application.

= MCDEP-WMD Staff Use Only =

WSSCR: 05A-6BG-01

Water: _____ Sewer:

GIS Tile: 221NW10

Tax Map: FS342

Plan No. _____

Process: AD

= MCDEP-WMD Receipt Date =

APPLICANT

Name North Gaithersburg Investments, LLC

Address c.o Steve Lebling
2401 Research Blvd, Suite 202
Rockville, MD 20850

Telephone (301) 252-3170

Fax (301) 921-8227

e-mail _____

Applicant's Authorization: Check one of the following boxes as applicable: Property Owner Contract Purchaser
 Owner's/Purchaser's Authorized Representative* (*see below)

Signature _____

Date _____

PROPERTY OWNER

Name same as applicant

Address _____

Telephone _____

Fax _____

e-mail _____

Property Owner's Authorization: The applicant listed above is authorized to pursue a service area category change on my behalf for the property(ies) described on this application.

Signature [Signature]

Date 5/11/05

PROPERTY/SITE DESCRIPTION AND DEVELOPMENT

Note: Attach an 8½"x11" copy of the state tax map with the subject property(ies) highlighted.

Address n/a Property/Site Size 13.18 acres

Identification 02952026 and 02952015

Location Intersection of Sam Ego Highway and Diamondback Drive

Existing Use vacant Proposed Use Single Family Residential Subdivision

Subdivision Plan No. & Status Crown Pointe Concept and Preliminary Plans Submitted to City of Gaithersburg 5/4/05

WATER AND SEWER SERVICE AREA CATEGORIES

Existing Water Category W - 1 Requested Water Category W - 1 (NO CHANGE)

Existing Sewer Category S - 4 Requested Sewer Category S - 3

REASON FOR THIS CATEGORY CHANGE REQUEST

SEE Attachment

Note: Continue on a separate page or attach a letter, if necessary

= MCDEP-WMD Staff Use Only =

Master Plan GAITHERSBURG VICINITY

Planning Area _____

Zoning R-200/TDR

Zoning Activity NONE

Watershed Muddy Branch

CSPS Subwatershed _____

State Watershed Use Class I

GIS File _____

NOTE: ANNEXED INTO GAITHERSBURG

2005-05-25 P03:36

May 25, 2005

Allen Soukup
Montgomery County Department of Environmental Protection
Watershed Management Division
255 Rockville Pike
Suite 120
Rockville, MD 20850-4166

Re: Water and Sewer Classification Change Crown Pointe

Dear Mr. Soukup:

We on behalf of our client, North Gaithersburg Investments LLC are requesting a sewer category change for parcels 619 and 458 as listed on Montgomery County Tax Map 342. The subject parcels are one of last remaining infill land parcel in a moderately dense suburban development of the Gaithersburg/ Rockville corridor. A change in the sewer service is required as we are proposing to develop a single family residential subdivision on the subject parcels.

The subject parcels are bounded by Washingtonian Village to the north, Shady Grove Village, Warther Subdivision to the west, and Discoverly Subdivision to the east, all of which have existing public sewer facilities and could allow our subdivision access to the existing sewer facilities.

Our request for classification change to S-3 would be in order as we currently already have a W-1 classification for water service. We appreciate your prompt attention to this matter.

If you should have any questions or need additional information, please feel to contact me directly.

Respectfully Submitted,
PATTON HARRIS RUST & ASSOCIATES
A Professional Corporation



Paul J. Sun
Project Manager



VIRGINIA OFFICES:

Chantilly
Bridgewater
Leesburg
Virginia Beach
Woodbridge

LABORATORY:

Chantilly

MARYLAND OFFICES:

Columbia
Frederick
Germantown
Hollywood

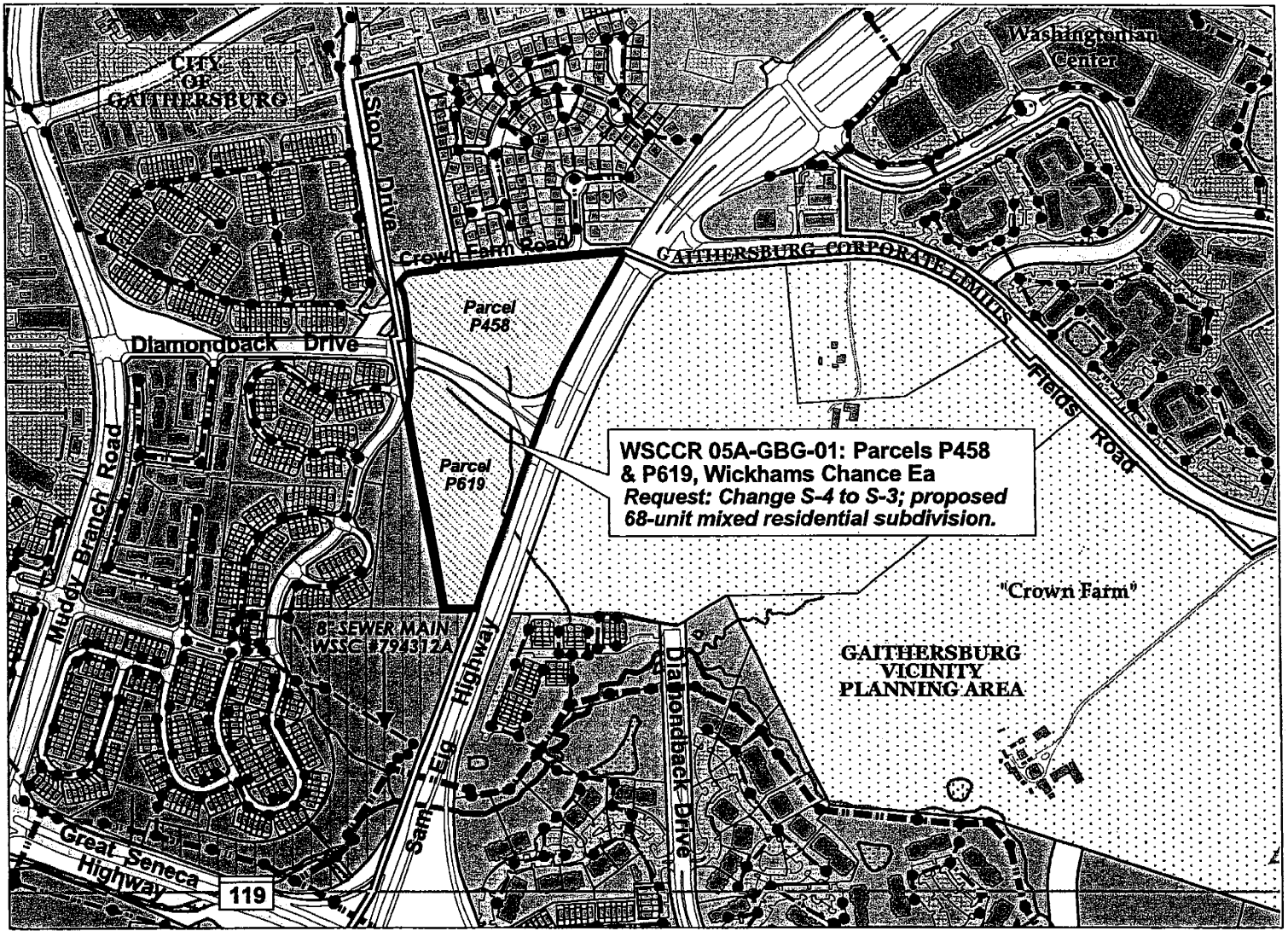
WEST VIRGINIA
OFFICE:

Martinsburg

T 301.528.4300
F 301.528.0419
12850 Middlebrook Rd.
Suite 200
Germantown, MD
20876

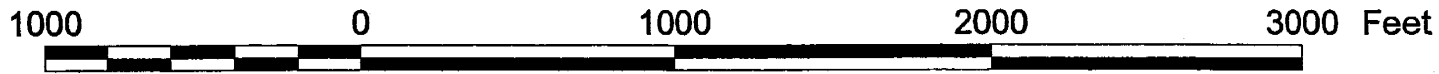
Sewer Service Area Categories Map

WSSCR 05A-GBG-01 (North Gaithersburg Investments, LLC)



221NW10 - FS342

Muddy Branch Watershed



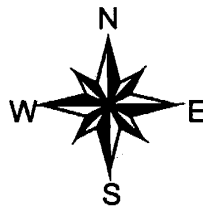
MAP LEGEND

- Property (Sept. 2004)
- 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

- Corporate Limits
- Buildings
- Roads
- Parking
- Streams
- Ponds - Lakes
- County - State - Federal Parks

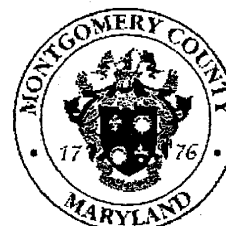
Sewer Service Area Categories (6/03)

- 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 and Wastewater Planning
7/26/05 - GIS Project File:
o:\wwteam\ccrs-pas\gaithersburg-vicinity\
2005ccrs\05a-gbg-01=crown-pointe=s.apr

22

Department of Environmental Protection – Water and Wastewater Policy Group

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

OLNEY PLANNING AREA			
Map Amendment No.: Applicant (Owner)			
Property Information Development	Service Area Categories Existing Requested	Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)	Planning Board and County Council Positions Public Testimony
WSSCR 05A-OLN-03: Oxbridge Development at Northwest, LC			
<ul style="list-style-type: none"> • Parcel 240, Chas & Benjamin • 233NW03; HT561 • Baltimore Rd near 108 • Olney Master Plan (2005) • Northwest Branch Watershed (MDE Use IV) • RNC pending; 107.35 ac. • Existing: vacant • Proposed: residential subdivision 	<p>W-6 W-3 S-6 S-3</p> <p>Applicant's Explanation Summarized: RNC optional method will allow residential subdivision.</p>	<p><u>WSSC-Water</u>: A 500-foot long water extension is required to serve the property. This extension would connect to an existing 12-inch diameter water main in Route 108 (contract 87-9690A) and would abut approximately 6 additional properties.</p> <p><u>WSSC-Sewer</u>: Sewer service may be provided by a 15-inch sewer line which crosses the property (contract 81-1031).</p> <p><u>DPS-Well & Septic</u>: none requested</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>DEP Staff Recommendation: Maintain W-6 and S-6 with advancement to W-3 and S-3 conditioned on Planning Board approval of a preliminary plan using the RNC optional cluster method. The final approval for W-3 and S-3 will be restricted to the area of clustered lots and to conservancy lots which M-NCPPC & DEP determine to qualify for public service under the recommendations of the master plan. Policy V.F.1.a.: Consistent with Existing Plans.</p> <p>DEP Staff Report: The provision of public water and sewer service is consistent with Water and Sewer Plan policies and master plan recommendations. The master plan intends for public service to RNC-zoned sites only where the optional cluster method is used, and generally only for the area of the clustered lots. Conservancy lots which satisfy master plan requirements may also receive public service.</p> <p>Public water service can be provided by a 500' extension to the existing transmission main along Route 108. An existing trunk sewer trunk main already traverses the property.</p>			
WSSCR 05A-OLN-04: Oxbridge Development at Batchellors Forest, LC			
<ul style="list-style-type: none"> • Parcel 711, Chas & Benjamin • 223NW02; JT121 • Batchellors Forest Rd at Farquhar Middle School • Olney Master Plan (2005) • Northwest Branch (MDE Use IV) • RNC pending; 91.88 ac. • Existing: vacant • Proposed: residential subdivision 	<p>W-6 W-3 S-6 S-3</p> <p>Applicant's Explanation Summarized: RNC optional method will allow residential subdivision.</p>	<p><u>WSSC-Water</u>: A 12" water line in Batchellor's Forest Rd abuts the property (contract 662599).</p> <p><u>WSSC-Sewer</u>: A 15" sewer line traverses the western portion of the property (contract 81-1031). The portion of the property east of Batchellor's Forest Rd. is intended as open space dedication and will not require public sewer service.</p> <p><u>DPS-Well & Septic</u>: none requested</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>DEP Staff Recommendation: Maintain W-6 and S-6 with advancement to W-3 and S-3 conditioned on Planning Board approval of a preliminary plan using the RNC optional cluster method. The final approval for W-3 and S-3 will be restricted to the area of clustered lots and to conservancy lots which M-NCPPC & DEP determine to qualify for public service under the recommendations of the master plan. Policy V.F.1.a.: Consistent with Existing Plans.</p>			

OLNEY PLANNING AREA			
Map Amendment No.: Applicant (Owner)			
Property Information Development	Service Area Categories Existing Requested	Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)	Planning Board and County Council Positions Public Testimony
<p>DEP Staff Report: The provision of public water and sewer service is consistent with Water and Sewer Plan policies and master plan recommendations. The master plan intends for public service to RNC-zoned sites only where the optional cluster method is used, and generally only for the area of the clustered lots. Conservancy lots which satisfy master plan requirements may also receive public service. Water and sewer mains needed to provide service to the property already abut the site; only on-site main extensions are required.</p>			

WATER/SEWER SERVICE AREA CATEGORY CHANGE REQUEST

**PROPOSED AMENDMENT TO THE
MONTGOMERY COUNTY,
MARYLAND,
TEN-YEAR COMPREHENSIVE
WATER
SUPPLY AND SEWERAGE
SYSTEMS PLAN**

= MCDEP-WMD Receipt Date =

Type or print all information.
Please read the accompanying instructions.

= MCDEP-WMD Staff Use Only =

WSSCR 05A-01W-03

Water Sewer

GIS Tile 233NW03

Tax Map HT 561

Plan No. _____

Process AD

APPLICANT

Name: Oxbridge Development at Northwest LC
 Address : Elliot R. Totah, Oxbridge Development
600 Jefferson Plaza, Suite 550
Rockville, MD 20852
 Email: etotah@oxbridgedev.com
 Phone: (301) 294-4150 ext124
 FAX: (301) 294-4151

Applicant's Authorization: Check one of the following boxes as applicable: Property Owner Contract Purchaser*
 Owner's/Purchaser's Authorized Representative* (*see below)

Signature [Signature]
 Date APRIL 6, 2005

PROPERTY OWNER

Name Same as Above
 Address _____

 EMail _____
 Phone _____
 FAX _____

Property Owner's Authorization: The applicant listed above is authorized to pursue a service area category change on my behalf for the property(ies) described on this application.

Signature _____
 Date _____

PROPERTY/SITE DESCRIPTION AND DEVELOPMENT

Note: Attach an 82"x11" copy of the state tax map with the property(ies) highlighted; this map is available at <http://dat.state.md.us>; click on "Real Property Data Search" and proceed from that point.

Address: Not Available Property/Site Size 107.35 acres
 Identification: Parcel P240 Tax Map HT 61, Tax Account # 08-02171984, L. 8007 F.50
 Location: South side of Old Baltimore Road Near Intersection of MD 108
 Existing Use: Vacant Land Proposed Use: Residential (36 sf'd's & 6 th's)
 Subdivision Plan No. & Status : Subdivision plan to be submitted within the month

WATER AND SEWER SERVICE AREA CATEGORIES

Existing Water Category W -6 Requested Water Category W -3
 Existing Sewer Category S -6 Requested Sewer Category S -3

REASON FOR THIS CATEGORY CHANGE REQUEST

Oliney Master Plan recommends the property for the RNC Zone with public water and sewer to allow development under the optional method of the RNC Zone. A 15" sewer line is traverses the property and a 12" water line is in the immediate area (see WSSC 200' Sheets attached). Extension of water and sewer to serve this property represents a logical extension of existing service. An ALTA Survey of the property is attached for your information. The owner plans to file preliminary and site plans as required while the sectional map amendment and water and sewer category change are processing.

Note: Continue on a separate page or attach a letter, if necessary

= MCDEP-WMD Staff Use Only =

Master Plan DENY

Planning Area DENY

Zoning RNC (PENDING)

Zoning Activity SUA PENDING

Watershed NORTHWEST BR

CSPS Subwatershed _____

State Watershed Use Class IV

GIS File _____

ADS:ads/R/L/CWSP-AMENDWSSCR/CRNFORMAPPL-CCR-MSW.DOC (12/11/03)

LINOWES
AND BLOCHER LLP
 ATTORNEYS AT LAW

April 8, 2005

Stephen Z. Kaufman
 301.961.5156
 skaufman@linowes-law.com

Via Hand Delivery

Mr. Alan Soukup
 Montgomery County
 Department of Environmental Protection
 255 Rockville Pike, Suite 120
 Rockville, MD 20850

Re: Water/Sewer Service Area Category Change Request for Parcel P240 Located in Olney

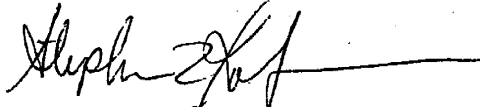
Dear Mr. Soukup:

The subject property is identified as Parcel P240 on County Tax Map HT61 and consists of approximately 107.35 acres of land located between Old Baltimore Road and Batchellors Forest Road in Olney, Maryland (the "Property"). The Olney Master Plan, recently amended and adopted by the District Council (on March 15, 2005), recommends rezoning the Property to "the RNC [Rural Neighborhood Cluster] Zone on community water and sewer". Within approximately six months, the Property will be comprehensively rezoned to the RNC Zone through the sectional map amendment process. Therefore, in accordance with the recommendation of the Olney Master Plan, we are submitting the attached Water/Sewer Service Area Category Change Request to change the existing water and sewer categories for the Property to W-3 and S-3, respectively.

Thank you for your attention to this matter. Should you have any questions, please give me a call.

Sincerely yours,

LINOWES AND BLOCHER LLP



Stephen Z. Kaufman

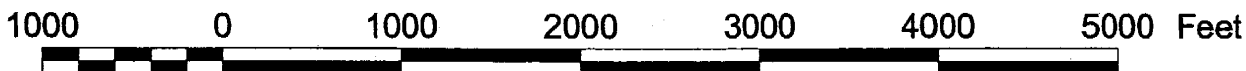
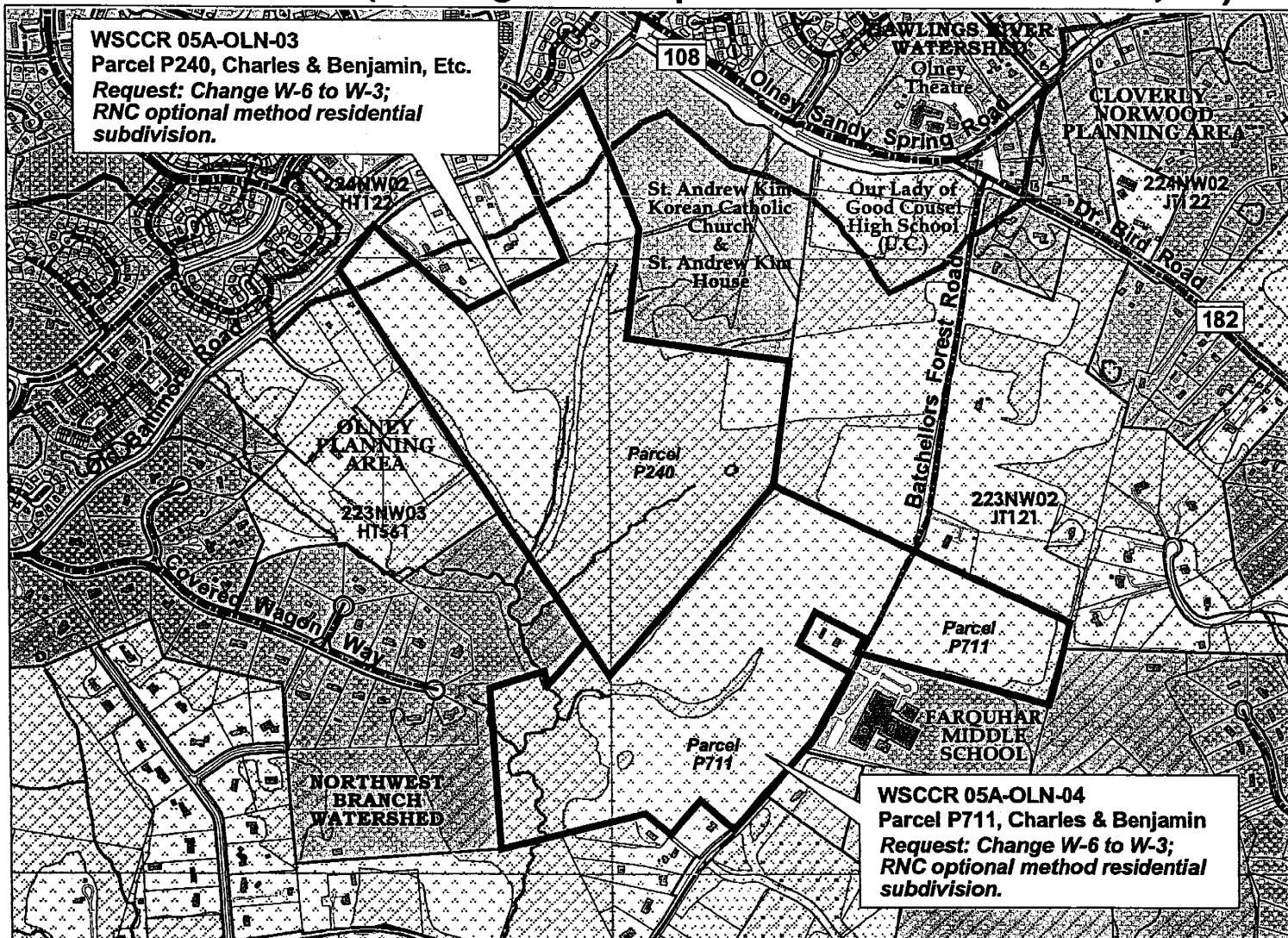
Enclosure

cc: Elliot Totah
 Kathleen Kulenguski

L&B 412801v1/03019.0060

Water Service Area Categories Map

WSCCRS 05A-OLN-03 (Oxbridge Development at Northwest, LC) and 05A-OLN-04 (Oxbridge Development at Batchellors Forest, LC)

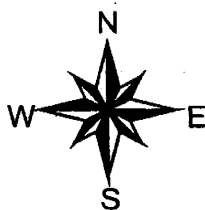


MAP LEGEND

- Property (Apr. 2005)
- 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
- M-NCPPC Planning Areas
- County - State - Federal Parks

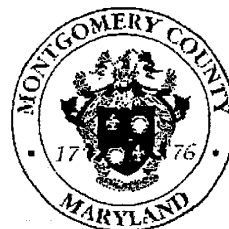
Water Service Area Categories

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



June 2003 Update
Service Area Categories Map

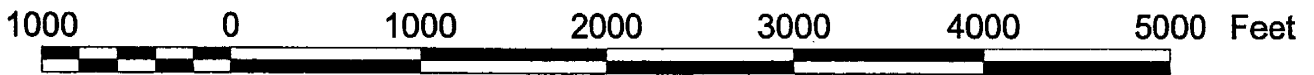
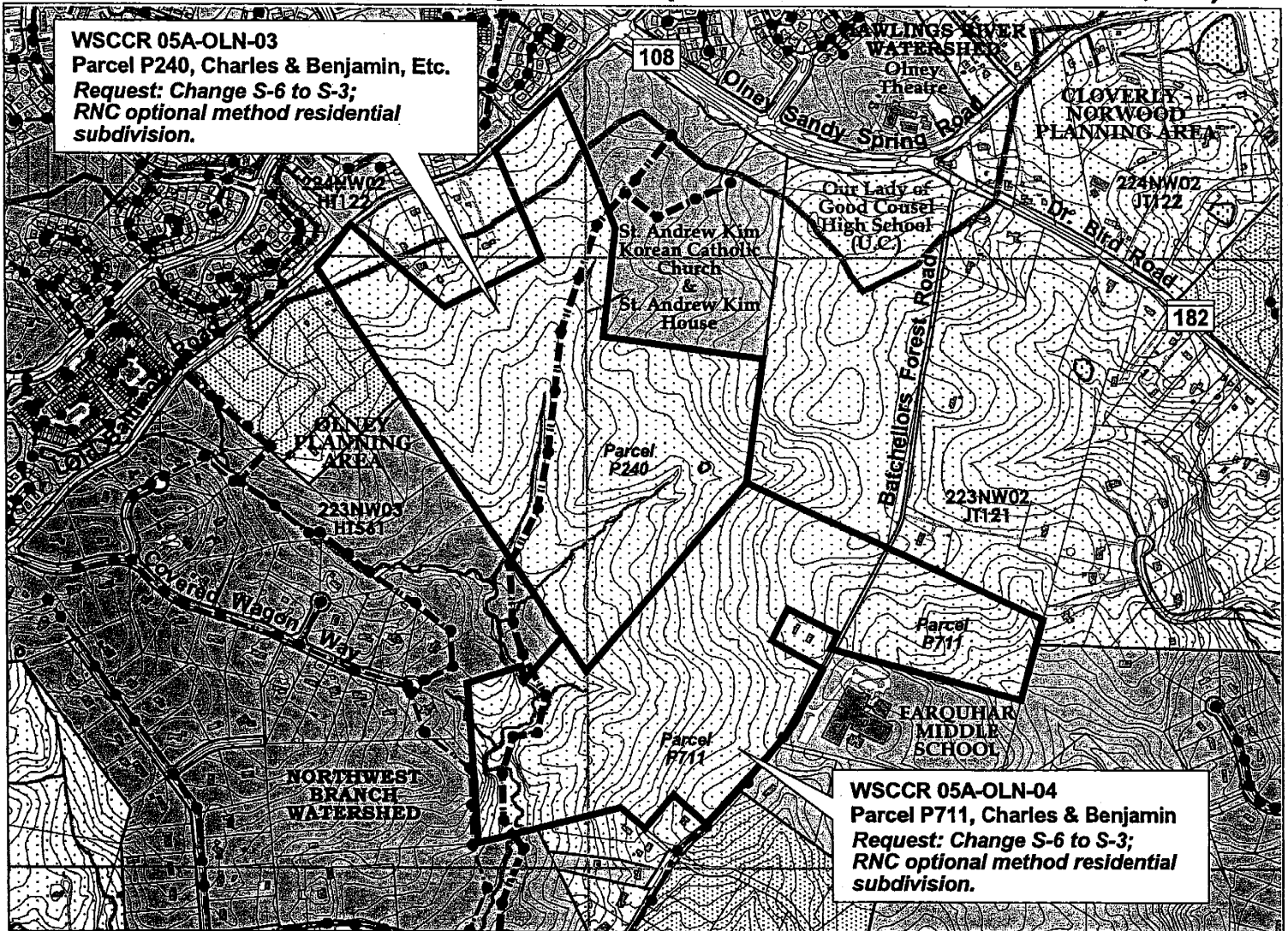
Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Water & Wastewater Policy Group
7/28/05 - GIS Project File:
o:\wwteam\ccrs-pas\olney\2005ccrs\
05a-oln-03&-04=oxbridge_devel=ws.apr

Sewer Service Area Categories Map

WSCCRS 05A-OLN-03 (Oxbridge Development at Northwest, LC) and 05A-OLN-04 (Oxbridge Development at Batchellors Forest, LC)

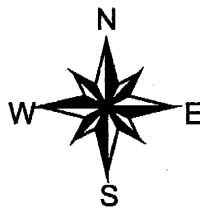


MAP LEGEND

- Property (Apr. 2005)
- 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 - Parking
- Topography (C.I. = 5 Feet)
- 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



June 2003 Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Water & Wastewater Policy Group
7/28/05 – GIS Project File:
o:\wwteam\ccrs-pas\olney\2005ccrs\05a-oln-03&-04=oxbridge_devel=ws.apr