



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 Receipt Date =

MCDEP-WMD Staff Use Only
WSSCR 05A-OLN-04
Water [checked] Sewer [checked]
GIS Tile 223NW02
Tax Map JT121
Plan No.
Process AD

APPLICANT

Name Oxbridge Development @ Batchellors Forest LC
Address 600 Jefferson Plaza, Suite 550, Rockville, MD 20852
Attn: Elliot Totah
Telephone 301-294-4150
Fax 301-294-4151
e-mail etotah@oxbridgedev.com

Applicant's Authorization: Check one of the following boxes as applicable:
[x] Property Owner [] Contract Purchaser*
[] Owner's/Purchaser's Authorized Representative* (*see below)
Signature [Signature]
Date 04/08/05

PROPERTY OWNER

Name Same as above
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
Date

PROPERTY/SITE DESCRIPTION AND DEVELOPMENT

Note: Attach an 8"x11" copy of the state tax map with the subject property(ies) highlighted.
Address Batchellors Forest Road Property/Site Size +/-91.88 acres
Identification P.711, Tax Map JT11
Location Olney
Existing Use Vacant Proposed Use Single Family Residential
Subdivision Plan No. & Status subdivision plans to be submitted shortly

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

See attachment

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

MCDEP-WMD Staff Use Only
Master Plan OLNEY
Planning Area OLNEY
Zoning RNC (PENDING?)
Zoning Activity
Watershed NORTHWEST BR
CSPS Subwatershed 4
State Watershed Use Class IV
GIS File
ADS:ads/R:\CWSP-AMEND\WSSCCR\CRNT\FORM\APPL-CCR-MSW.DOC (12/1/03)

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 P711 Located in Olney

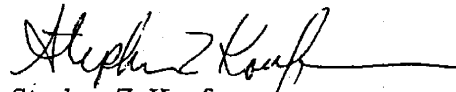
Dear Mr. Soukup:

The subject property is identified as Parcel P711 on County Tax Map JT11 and consists of approximately 91.88 acres of land located on both sides of Batchellors Forest Road near Farquhar Middle School 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 with 0.33 unit per acre and 0.40 unit per acre with Moderately-Priced Dwelling Units (MPDU) using the optional method of development. Under the optional method of development, community water and sewer are required. 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

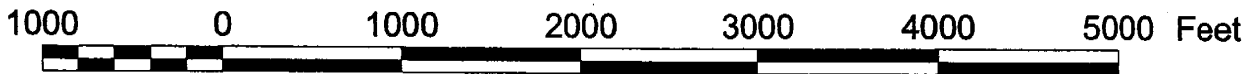
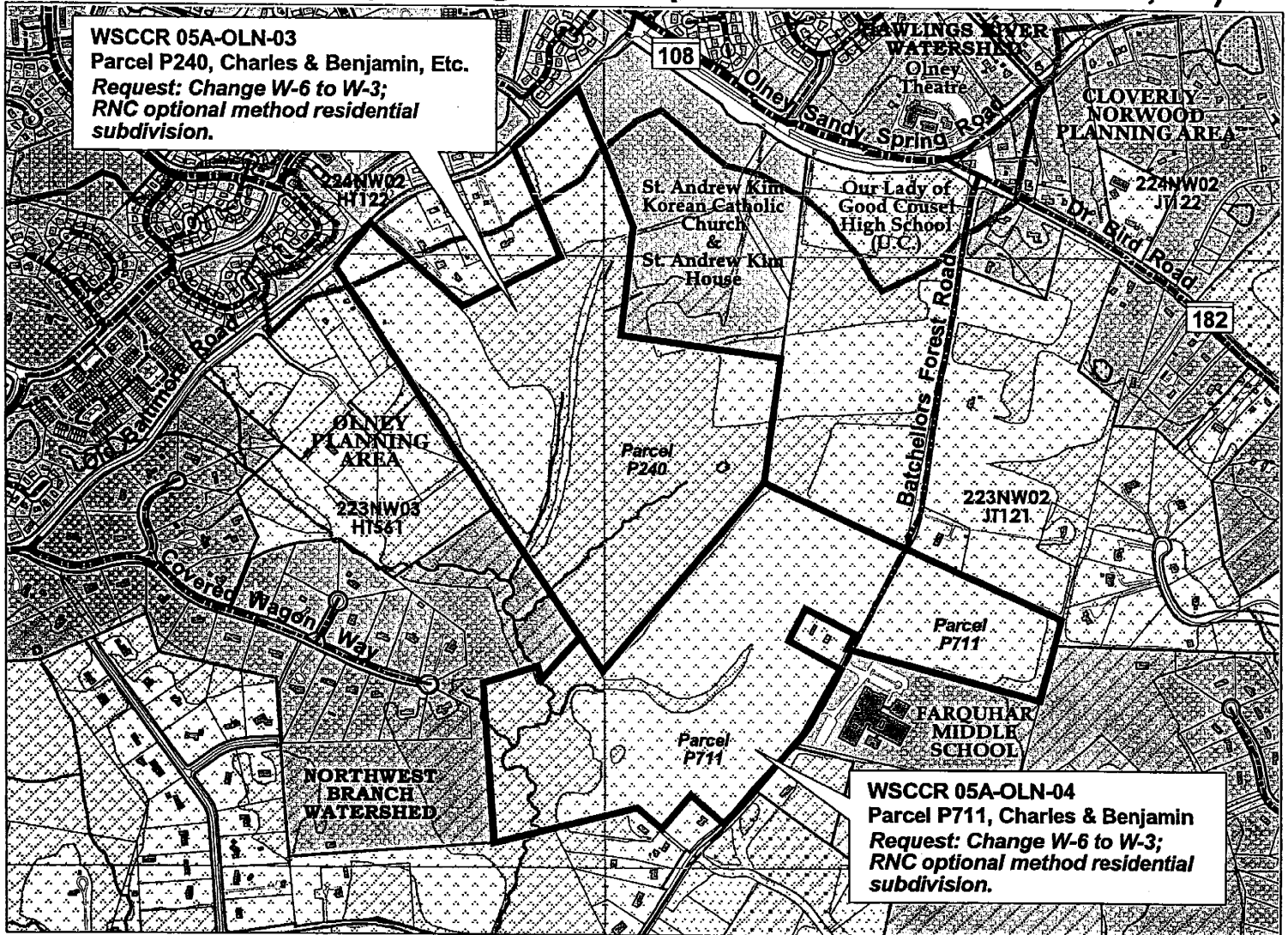
Enclosure

cc: Elliot Totah

L&B 412853v1/03019.0060

Water Service Area Categories Map

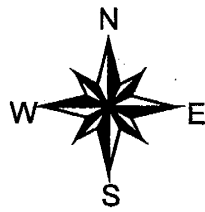
WSCCRS 05A-OLN-03 (Oxbridge Development at Northwest, LC) and 05A-OLN-04 (Oxbridge Development at Batchellors Forest, LC)



MAP LEGEND

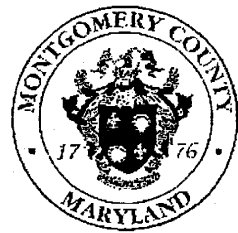
- Property (Apr. 2005)
- WSSC/GIS Tile Grid
- Water Mains**
- 8"- or Smaller-Dia. Mains
- 10" to 15"-Dia. Mains
- 16"- to 24"-Dia. (CIP) Mains
- 30"- to 42"-Dia. (CIP) Mains *
- 48"- or Larger-Dia. (CIP) Mains *
- * No Individual Connections
- Buildings
- Roads - Parking
- Watersheds
- Streams
- Ponds - 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

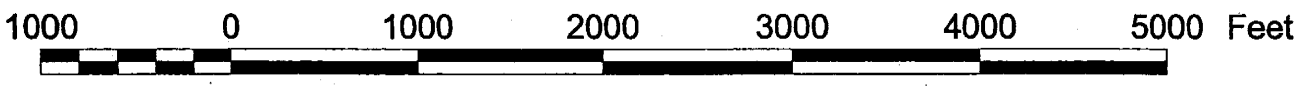
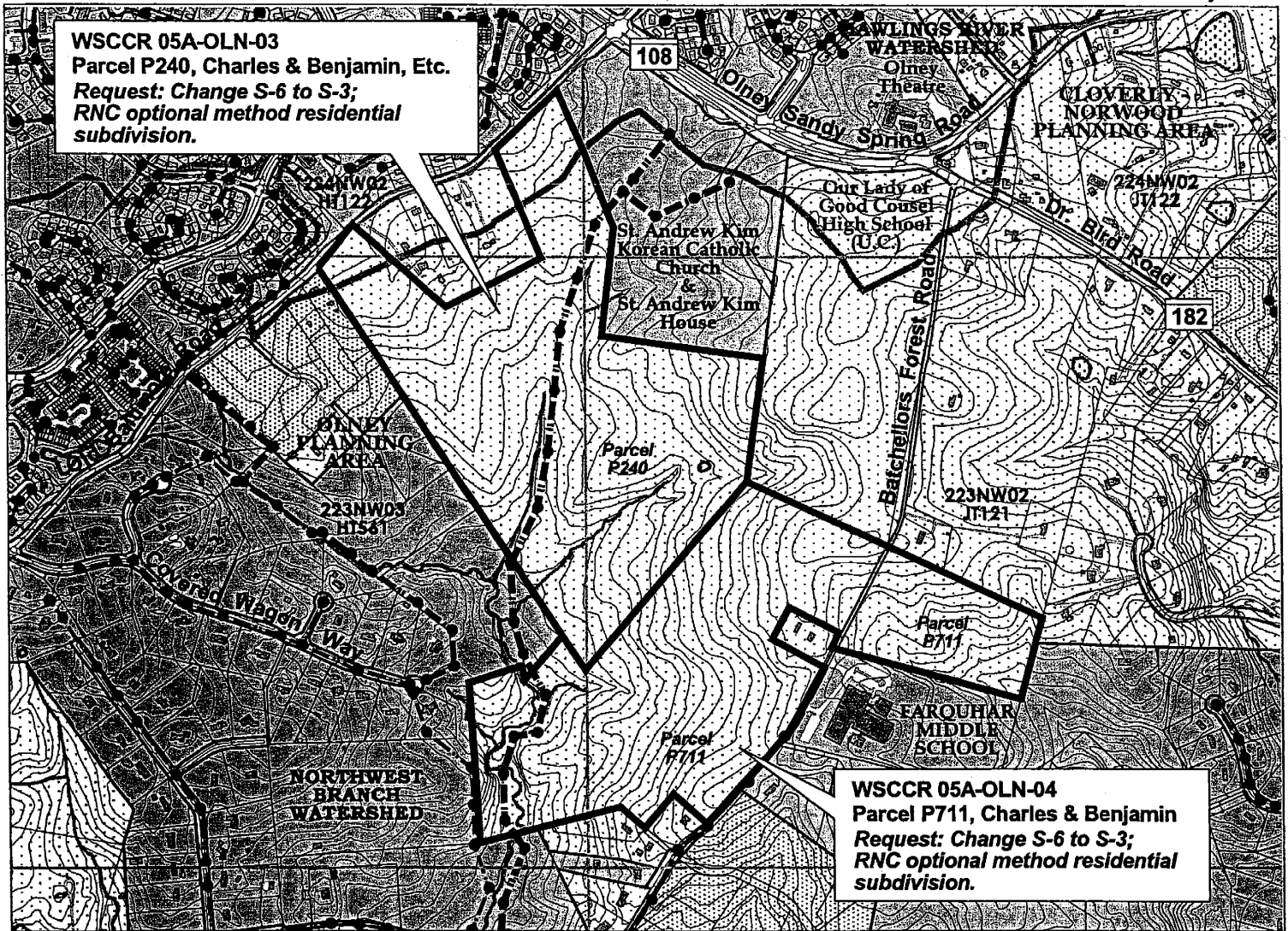
Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Water & Wastewater Policy Group
7/28/05 -- GIS Project File:
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05a-oln-03&-04=oxbridge_devel=ws.apr

Sewer Service Area Categories Map

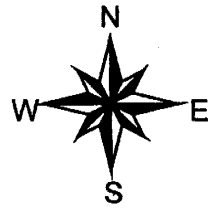
WSCCRS 05A-OLN-03 (Oxbridge Development at Northwest, LC) and 05A-OLN-04 (Oxbridge Development at Batchellors Forest, LC)



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:
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05a-oln-03&-04=oxbridge_devel=ws.apr

Department of Environmental Protection – Water and Wastewater Policy Group
ADMINISTRATIVE DELEGATION GROUP AD 2005-4: Map Amendment Summary Information Table

PATUXENT WATERSHED CONSERVATION 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-PAX-03: Mohammad Hasnain			
<ul style="list-style-type: none"> ▪ Lot 1 , Thompson Subdivision ▪ 222NE02; KS123 ▪ 16434 Oak Hill Rd ▪ Cloverly Master Plan (1997) ▪ Lower Patuxent River Watershed (MDE Use I) ▪ RC Zone; 2 ac. ▪ Existing: vacant ▪ Proposed: single family home 	<p>W-6 W-1 S-6 S-n/c</p> <p>Applicant's Explanation: "building a new home"</p>	<p><u>WSSC-Water</u>: Service may be provided from the abutting 12" water main along Oak Hill Rd. (#898407A).</p> <p><u>DPS-Well & Septic</u>: "This lot is approved for a septic system."</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>
DEP Staff Recommendation: Approve W-1. Policy V.F.1.a.: Consistent with Existing Plans.			
DEP Staff Report: The provision of public water service is consistent with the water service for large-lot areas policies in the Water and Sewer Plan and with master plan recommendations. This lot was initially created as part of a cluster-type subdivision and therefore is consistent with the cluster requirement for public water service under the RC zone. Water service is available from an abutting main along Oak Hill Rd.			