



**Proposed Amendments:
Montgomery County
Comprehensive Water
Supply and Sewerage
Systems Plan**

**County Executive's Amendment Transmittal
to the County Council – January 2006**

8 PROPOSED WATER AND SEWER MAP AMENDMENTS

- 6 Current Category Change Requests
- 1 Deferred Current Category Change Request
- 1 Public Health Problem Area Request



Proposed Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan

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- 1 Public Health Problem Area Request

Prepared by
The Department of Environmental Protection

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We acknowledge and appreciate the assistance of the following agencies in the preparation of this amendment packet:

Washington Suburban Sanitary Commission
Maryland – National Capital Park and Planning Commission
Montgomery County Department of Permitting Services
Town of Poolesville

**PROPOSED COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS
COUNTY EXECUTIVE'S TRANSMITTAL PACKET – JANUARY 2006**

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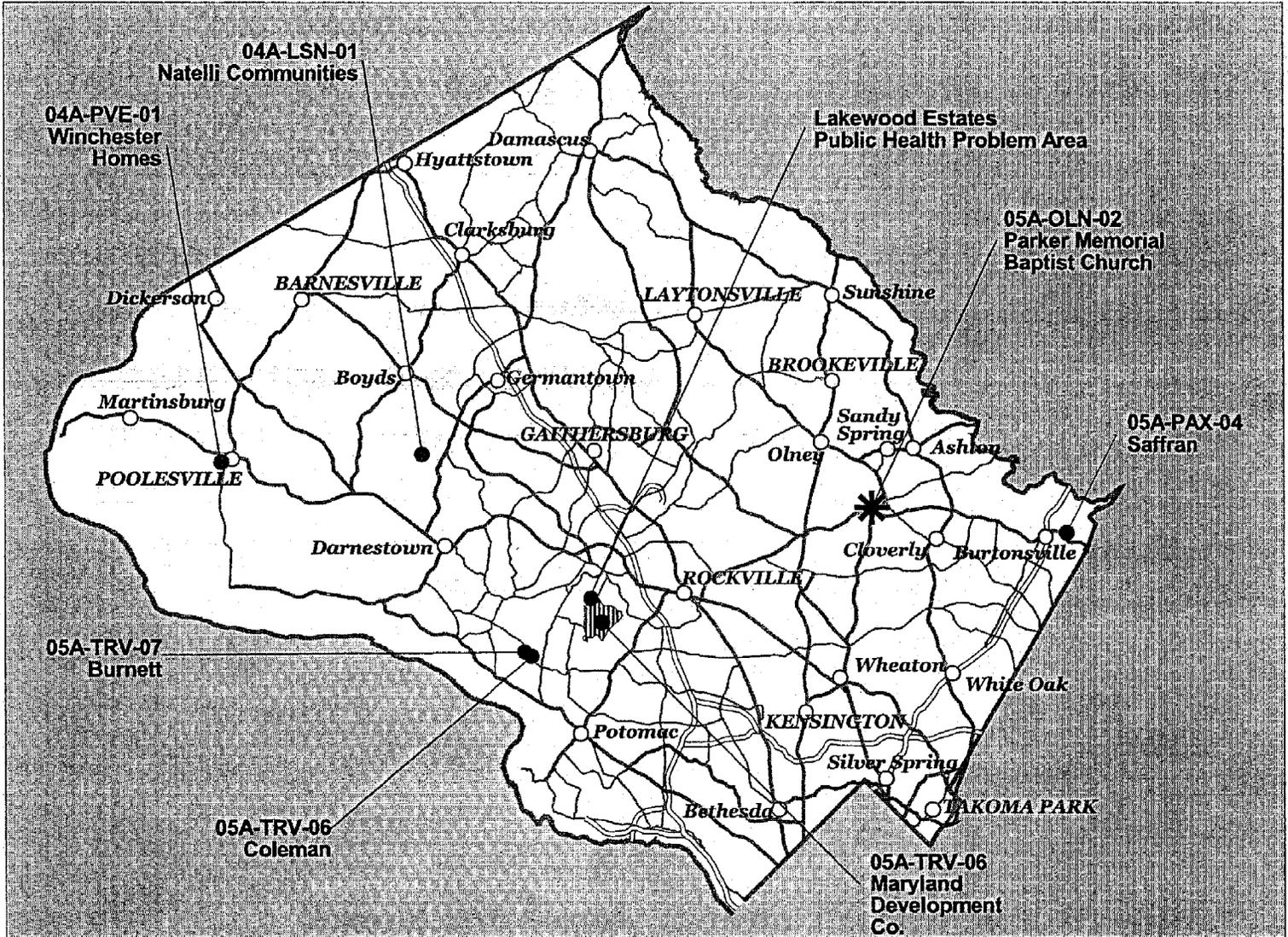
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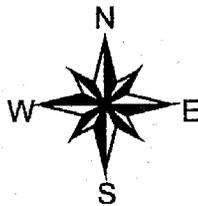
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Water/Sewer Map Amendment Locator County Executive's Transmittal -- January 2006



MAP LEGEND

- Proposed Map Amendments
- * Proposed PIF Map Amendments
- Localities
- ▬ County Roads
- ▬ State Roads
- ▬ US & Interstate Highways
- ▬ Glen Hills Neighborhoods



Montgomery County, Maryland
2003 - 2012
Comprehensive Water Supply
and Sewerage Systems Plan



**PROPOSED COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS
COUNTY EXECUTIVE'S TRANSMITTAL PACKET - JANUARY 2006**

SUMMARY OF COUNTY EXECUTIVE'S RECOMMENDATIONS				
Water and Sewer Plan Amendment	Applicant (Owner)	Zoning Acreage	Applicant's Request	Summary of Executive Recommendations
WSSCR 04A-LSN-01	Natelli Communities (for Stephen Barmakian)	R-200 20.9 ac.	W-3 & S-3	Deny the request.
WSSCR 05A-PAX-04	Steve Saffron (for Howard Wootten, Jr.)	RC 8.8 ac.	W-1	Conditional approval for W-3, requiring cluster plan approval.
WSSCR 04A-PVE-01	Winchester Homes (for Dennis Schraf, <i>et al.</i>)	R-3/4 101.3 ac.	W-3 & S-3	Deny the request. (Town of Poolsville)
WSSCR 05A-TRV-02	Maryland Development Co. (for Marija Avramovic)	RE-1 13.8 ac.	S-3	Approve S-1 for property with documented health problem. Deny the request for the remaining 3 properties.
WSSCR 05A-TRV-06	Laurana Coleman Reed	RE-2 5.0 ac.	S-3	Approve S-3 (Potomac peripheral sewer service policy).
WSSCR 05A-TRV-07	Vincent Burnett	RE-2 10.3 ac.	S-3	Deny the request.
Lakewood Estates Health Problem Area	Initiated by the Mont. Co. Dept. of Environmental Protection	R-200 & RE-1 19.6 ac.	Designate the health problem area	Designate the public health problem area. DEP to follow up with a general category change map amendment.
WSSCR 05A-OLN-02	Parker Memorial Baptist Church (for R. Jones Estate)	RC 8.4 ac.	W-3 & S-3	Defer action on the request; site proposal needed (private institutional facility policy).

R:\... \Projects\CWSP-AMEND\COUNCIL\packets\2000s\2006jan\CEpacket-tables\pckt-recommendaiton-summary.doc

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

County Executive's Transmittal Packet – January 2006: Map Amendment Summary Information Table

LOWER SENECA CREEK WATERSHED PLANNING AREA			
Amendment No./Applicant (Owner) Property Location & Information Proposed/Existing Development	Applicant's Request/Explanation		Reviewing Agency Comments (WSSC Main extensions are non-CIP sized unless specified.)
	Existing	Requested	
<p>WSSCR 04A-LSN-01 Toll Brothers, Inc. (for Stephen Barmakian)</p> <ul style="list-style-type: none"> ▪ Parcel P592, Friend in Need ▪ Tax maps EW121/122; WSSC grids 232/233NW14 ▪ Southwest corner, intersection of Schaeffer Rd. and Burdette Rd., opposite South German-town Recreational Park/ Soccerplex ▪ Preservation of Agriculture and Rural Open Space Master Plan (1980) ▪ Lower Great Seneca Creek Watershed (MDE Use I) ▪ R-200 Zone: 20.91 acres ▪ Existing use: agricultural ▪ Proposed use: 41-lot single-family subdivision <p>*Note: Natelli Communities has replaced Toll Brothers, Inc. as the applicant.</p> <p><i>The Council deferred action on this request under CR 15-851 (12/14/04).</i></p>	<p>W-6 S-6</p>	<p>W-3 S-3</p> <p><u>Applicant's Explanation:</u> "■ Problems with existing, private on-site sanitary systems. (A number of drainfields along Schaeffer Road are failing because of a shallow bedrock situation.) "■ Suitability of the site for private, on-site sanitary systems. "■ Adjacent or nearby properties with existing public water and/or sewer service (King's Crossing/ Adjacent to Soccerplex)."</p>	<p>Planning Staff (<i>original comments</i>): Service is inconsistent with master plan recommendations. Although zoned R-200, the subject property is still outside the Water and Sewer Plan's service envelope, an area not planned for public service at this time or at the time of the master plan in 1980. The extension of public water and sewer here would be contrary to the intentions of the master to control the timing of development in the master plan study area. **</p> <p>Planning Board: (<i>original comments</i>): Concur with the M-NCPPC staff position. Deny the request. **On Apr. 28, 2005, the Board considered the issues identified in CR 15-851: the master plan intent for the property and the general condition of septic systems in the area. The Board found that the master plan did not intend that this property be served by public water or sewer systems. DPS had reported to M-NCPPC no particular difficulties with the nearby existing septic systems. **</p>
		<p><u>WSSC-Water:</u> Service will require a 1000' water extension, connecting to the existing 12"-dia. main in Schaeffer Road (#992610B); the extension would abut three additional properties.</p> <p><u>WSSC-Sewer:</u> Sewer service might be provided by a wastewater pumping station and a minimum of 2000 feet of force main, connecting to the 8"-dia. sewer in Bromfield Road (#951241F) and possibly traversing a portion of Southwest Germantown Regional Park, requiring rights-of-way. The four properties which would abut the force main would be unable to connect to the pressurized line. Design specifications for low-flow wastewater pumping stations, now in the process of being drafted, must be adopted by WSSC before service can be provided.</p> <p><u>DPS-Well & Septic:</u> This area is prone to shallow fractured rock which is not a suitable condition for septic systems. The lot yield using septic systems would be much less than the zoning allows.</p>	

County Executive's Recommendation: Deny the water/sewer category change request; maintain W-6 and S-6.

Note: The applicant needs to address the intent to develop this site with public water and sewer service by working through either the pending Germantown Master Plan update process or a future update (if any) to the Preservation of Agriculture and Rural Open Space Master Plan. Although this cannot guarantee a successful result for the applicant, addressing the land use planning aspects of this proposal is the appropriate avenue to pursue at this time.

Executive Staff Report: The applicant has requested category changes to allow for public water and sewer service for a proposed 41-lot residential subdivision. The County Executive and the Planning Board recommended denial of the request when it was submitted with the in October 2004 amendment packet. The Council considered and deferred action on this request under CR 15-851 (Dec. 14, 2004), taking the following position:

"Defer, pending further review of the Master Plan intent for this property and the condition of septic systems in the area."



LOWER SENECA CREEK WATERSHED PLANNING AREA

On Apr. 28, 2005, the Board considered the following issues related to the Council's deferral of the amendment under CR 15-851: **

- Is this site in the Agriculture and Rural Area Master Plan? Should this site be located within Germantown Master Plan area due to changes in the neighborhood?
- Why was this property zoned R-200 if there was no intention to provide community sewer service to the site?
- Are there septic failures in the surrounding neighborhood? Do they need a community sewer solution?

In summary, the Board found that the Barmakian property is properly located within the Preservation of Agriculture and Rural Open Space Master Plan, as it is located outside of the "greenbelt" of parkland and open space that surrounds the Germantown Master Plan area. The expansion of facilities at the nearby South Germantown Recreational Park, the primary change in the immediate neighborhood, does not support a change in the status of this property. Such a change needs to be addressed in the context of a master plan amendment that would take the larger neighborhood into consideration. The zoning of a rural community as R-200, but without the expectation of public water or sewer service, is not unique to the Brownstown area. Although the lot patterns in these communities often reflects times of less stringent well and septic regulations, this zoning does not intend that unimproved properties should automatically receive public water and/or sewer service. The existing Brownstown community does not have a history of irreplaceable septic system failures. Although the general age of these septic systems indicates that they will eventually need to be replaced, there is no indication at this time that those replacements will require relief by public sewerage systems. This is consistent with a similar finding made by the Well and Septic Office in 1997, when the County considered whether a regional wastewater pumping system would be required in this area of Germantown.

**See the Planning Board's findings, dated June 10, 2005, at circle pgs. 6-8.



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

02-26-04 10:04 IN

02 08926AE030371DL

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 you fill out this application.

= MCDEP-WMD Receipt Date =

= MCDEP-WMD Staff Use Only =

WSSCR 04A-LSN-01
Water Sewer
GIS Tile 224NW14/15
Tax Map DTS62/ET122
Plan No. -
Process COUNCIL

APPLICANT

Name Toll Brothers, Inc.
Address Tracy Graves
21630 Ridgetop Circle, Suite 130
Dulles, VA 20166
Telephone 703-433-5242
Fax 703-433-6202
e-mail tgraves@tollbrothersinc.com

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

Signature Tracy Graves
Date 2/24/04

PROPERTY OWNER

Name Stephen H. Barmakian
Address 142 Forest Street
Watertown, MA 02472
Telephone 617-924-5942
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 1/2"x11" copy of the state tax map with the subject property(ies) highlighted.

Address Schaeffer Road Property/Site Size 20.91 Acres
Identification Account Identifier: District - 06; Account Number - 00396545; Map ET12 Parcel P592 Subdivision 1 Group 80
Location In VA take I-495 (innerloop) toward MD, keep left onto I-270 (Rockville), keep right onto I-270 Local/Montrose Rd. at exit 10 take ramp onto SR-117 towards MD-117, keep straight onto SR-117 (Clopper Rd), turn left (south-west) onto Schaeffer Road
Existing Use Agricultural Proposed Use 41 Lot Single Family Subdivision
Subdivision Plan No. & Status

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

- Problems with existing, private on-site sanitary systems (A number of drainfields along Schaeffer Road are failing because of a shallow bedrock situation)
Suitability of the site for private, on-site sanitary systems
Adjacent or nearby properties with existing public water and/or sewer service (King's Crossing/Adjacent to soccer plex)

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

= MCDEP-WMD Staff Use Only =

Master Plan AS & OPEN SPACE PRES. (1980)
Planning Area LOWER SEWER BASIN
Zoning R-200
Zoning Activity NONE
Watershed LOWER GP. SEWER
CSPS Subwatershed
State Watershed Use Class I
GIS File

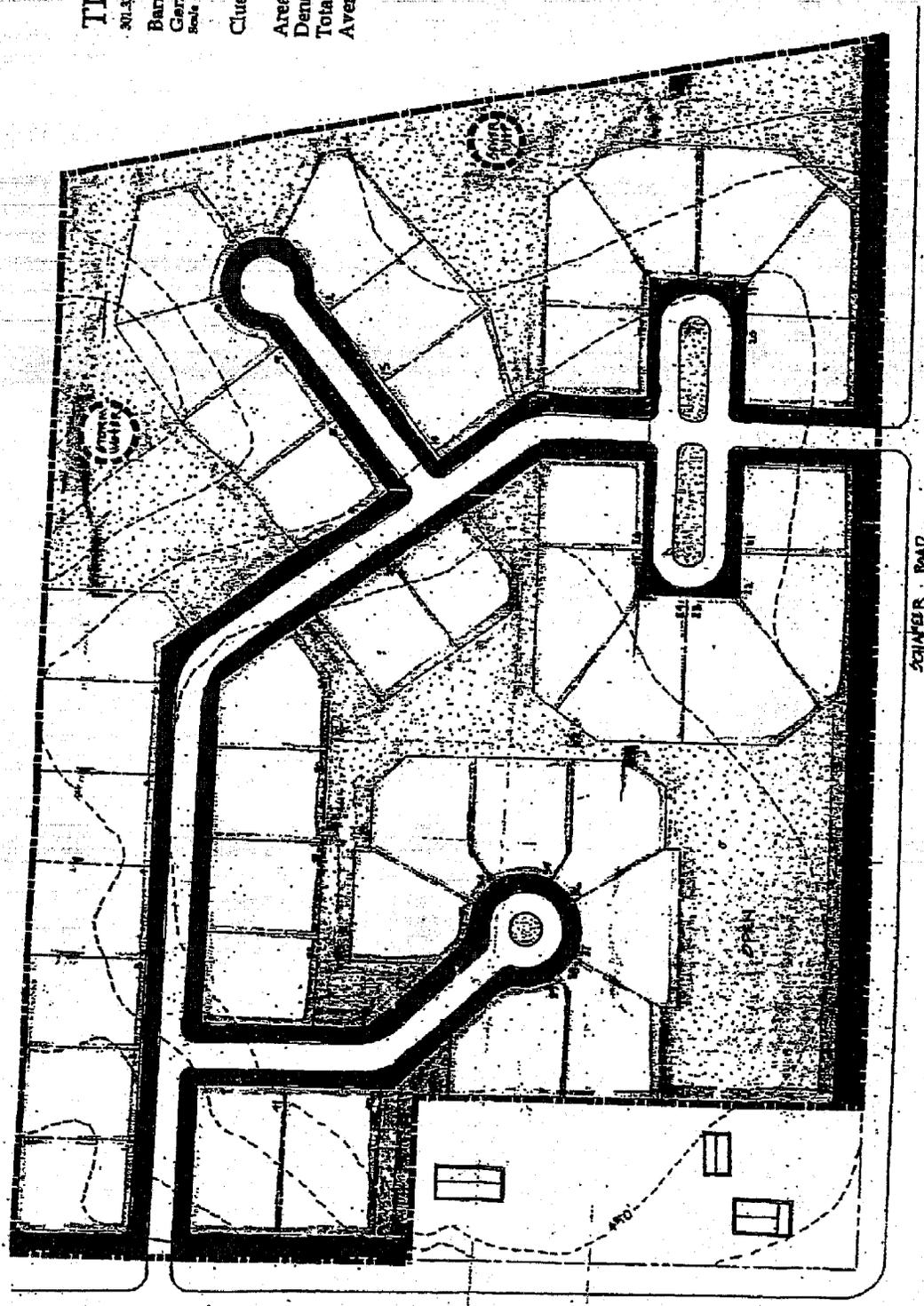
BARMAKIAN ESTATES DARNESTOWN, MARYLAND

TRB&A Planners
301.330.0837 Phone 301.977.1428 Fax

Barmakian Property
Germantown, Maryland
Scale 1/8" = 1'

Cluster Plan - R-200 Zone

Area 20.91 AC.
Density 2/AC.
Total Units 41
Average Lot 11,000 SF



THIS IS ONLY ONE SAMPLE PLAN FOR ILLUSTRATION PURPOSES. IT HAS NOT BEEN OFFICIALLY APPROVED.
FOR FURTHER INFORMATION, CONTACT PLANNER OR THE BROKER.

October 2004 Amendment Transmittal

Comprehensive Water Supply and Sewerage Systems Plan: Water/Sewer Category Map Amendments

Map Amendment No. Applicant (Owner) Description & Location	Master Plan & Watershed Zoning & Acreage Site Development	Map Amendment Request Service Area Categories		County Council Action (See Attachment B for mapping of all except the denied map amendments.)
		Existing	Requested	
<p>WSSCR 04A-GWC-01</p> <ul style="list-style-type: none"> Seneca Creek Community Church (for Royal Woodfield) Parcel P500, Brooke Grove – 21521 Wildcat Rd. Tax map FV122; WSSC grid 230NW11 Northeast corner, intersection of Brink Rd. and Wildcat Rd. 	<ul style="list-style-type: none"> Preservation of Agriculture and Rural Open Space Master Plan (1980) Upper Great Seneca Creek (MDE Use I) Watersheds RDT Zone: 105.27 acres Existing use: agriculture and woodlands Proposed use: church and associated facilities 	W-6 S-6	W-3 S-3	Defer, pending the outcome of Council action on the Planning Board's proposed zoning text amendment regarding impervious area caps in rural zones.
Lower Seneca Basin Planning Area				
<p>WSSCR 04A-LSN-01</p> <ul style="list-style-type: none"> Toll Brothers, Inc.* (for Stephen Barmakian) Parcel P592, Friend in Need Tax maps DT562/ET122; WSSC grids 224NW14/15 Southwest corner, intersection of Schaeffer Rd. and Burdette Rd., opposite South Germantown Recreational Park/ Soccerplex <p>*Note: Natelli Communities has replaced Toll Brothers, Inc. as the applicant.</p>	<ul style="list-style-type: none"> Preservation of Agriculture and Rural Open Space Master Plan (1980) Lower Great Seneca Creek Watershed (MDE Use I) R-200 Zone: 20.91 acres Existing use: agricultural Proposed use: 41-lot single-family subdivision 	W-6 S-6	W-3 S-3	Defer, pending further review of the Master Plan intent for this property and the condition of septic systems in the area.
Olney Planning Area				
<p>WSSCR 03A-OLN-03</p> <ul style="list-style-type: none"> Washington Christian School Society, Inc. (for Pollin Tract, LLC) Pt. Parcel 1 N044), Maryland Cemeteries Prop – The "Gandel" property Tax map HS562/563; WSSC grid 221/222NW03 South side of Batchellors Forest Rd., 1600' east of Georgia Ave. (MD 97) 	<ul style="list-style-type: none"> Olney Master Plan (1980) – master plan in revision Northwest Branch Watershed (MDE Use IV) RE-2 Zone: 59.99 acres Existing use: vacant Proposed use: private, non-profit, K-12 school, approx. 1,100 students and staff 	W-6 S-6	W-3 S-3	Approve W-3 and S-3 restricted to PIF uses only. Sewer service must be provided to a sewer main in the Rock Creek sewershed, which will require the use of a pump and pressure sewer system. A gravity sewer extension to the existing trunk main along the Batchellors Forest Tributary is not allowed.
<p>WSSCR 03A-OLN-04</p> <ul style="list-style-type: none"> Kaz Brothers, LC (for Jon Miller) Parcel P461, Snowdens Manor Enl. – 16525 Batchellors Forest Rd. Tax map HS563-JS123; WSSC grid 222NW02/03 East side of Batchellors Forest Rd. at Westminster Dr. 	<ul style="list-style-type: none"> Olney Master Plan (1980) – master plan revision in progress Northwest Branch Watershed (MDE Use IV) RE-2 Zone: 7.25 acres Existing use: one single-family house Proposed use: two residential lots; plan no. 7-03035, Miller Property 	W-6 S-6	No Change S-3	Approve S-1 for one sewer hookup only. Defer action on the request for an additional sewer hookup pending completion of the Olney Master Plan.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Office of the Chairman, Montgomery County Planning Board

June 10, 2005

The Honorable Douglas M. Duncan
County Executive
Montgomery County Government
101 Monroe Street
Rockville, Maryland 20850

The Honorable Thomas Perez
President
Montgomery County Council
100 Maryland Avenue
Rockville, Maryland 20850

RE: Water and Sewer Service Area Category Change Request
Barmakian/Toll Brothers/Natelli Property (04A-LSN-01)

Dear Mr. ^{Doug}Duncan and Mr. ^{Tom}Perez:

On Thursday, December 02, 2004 the Montgomery County Planning Board considered twenty-one water and sewer service area category change applications (including the Barmakian Property) as part of the November 2004 County Council Amendments to the *Comprehensive Water Supply and Sewerage Systems Plan*. The Montgomery County Planning Board unanimously concurred with the County Executive recommendation to deny water and sewer service to this property.

The T&E Committee carried this recommendation forward to the County Council. On December 14, 2004, based on communication from the contract purchaser of the property, the Council requested more detailed information from the master plans on this particular case.

On April 28, 2005 the Planning Board discussed this case and voted to continue their previous recommendation to the County Council with the following clarifications:

1. The subject property is located within the Preservation of Agriculture and Rural Open Space Master Plan (1980). There is a well-defined boundary or "greenbelt" of parkland and open space surrounding the Germantown master plan

area. The Barmakian property is clearly outside this boundary. However, due to the fact that this southern greenbelt area has been developed as South Germantown Recreational Park, the applicant believes that the character of the area has changed and that it is now appropriate to allow full development of this property by allowing him access to the community sewer system. Park facilities in the vicinity of this property include ball fields and associated parking lots, picnic areas, and the new recreation center, which is connected to the community sewer system. The park also includes stream valleys and areas where reforestation is taking place. Although the park is a place of active recreation attracting many more people than originally anticipated, staff does not believe that a change in the status of this property is supported under current policies. Any change this significant should take into consideration the entire neighborhood within the context of a master plan amendment.

Further, Brownstown is not a community that is recognized in the Preservation of Agriculture and Rural Open Space Master Plan (listed on page 71). It does not meet the characteristics for such communities in the master plan of places with a "strong sense of place and strong ties of kinship." This area is primarily characterized by a low-density residential subdivision dating from the 1960's. In addition, this master plan does not recommend the extension of water and sewer to all rural communities.

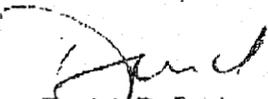
2. **Use of the R-200 Zone outside the sewer service area is not unique.** There are many other properties in the R-200 Zone scattered around the Agricultural Reserve, reflecting the lot patterns from the days of less stringent well and septic approval. They do not indicate an intention that undeveloped properties in these areas should be served with community sewer. A quote from the 1980 Potomac Master Plan outlines the reasoning behind using this zone without sewer: The Darnestown Triangle is "proposed to remain in the R-200 Zone. However, sewer service is not to be extended into this area. This will allow variations in lot sizes due to the need to provide adequate septic drainage fields while keeping the average density of the area to one dwelling unit per acre or less. The purpose of this recommendation is to reflect the density of the development which has actually occurred in these areas to date and thus, to foster and preserve the existing character of the area." Although updated septic regulations make it more difficult to obtain a single lot on only half an acre, this zone continues to be used. The Darnestown Triangle's R-200 zone was confirmed during the 2002 Potomac Master Plan update. (See attachment). Extending sewer for the specific purpose of development to the full extent of the zone would be a revolutionary change in policy that would undermine the purposes and intent of the master plan for the Preservation of Agricultural and Rural Open Space.
3. **This area does not have a history of irreplaceable failing septic systems.** The Department of Environmental Protection has indicated that although replacement fields will eventually be needed due to the age of the systems, this area has not experienced difficult-to-solve septic failures. The soils generally have minimal limitations for septic systems. In the adjacent neighborhood the average lot size is

0.8 acres and should be able to accommodate a replacement field. The contract purchaser of the Barmakian property has indicated that several systems in the adjacent neighborhood have been successfully replaced with other septic systems.

SUMMARY

This site is located in the Preservation of Agriculture and Rural Open Space Master Plan where community sewer service is not provided and the R-200 zone is frequently used without the benefit of community sewer service. No change in master plan boundaries or zone should take place outside the context of a master plan amendment. Relief via community sewer service is not anticipated for the neighborhood adjacent to the Barmakian property. Even so, justifying the provision of community water and sewer to a new residential development site in this master plan area by stating that it will relieve a potential (but not current) public health problem would be a new and precedent setting justification for a sewer extension. To remain consistent with existing policies and guidelines as well as previous evaluations of this property, and to avoid setting a precedent for future requests, the Planning Board continues to recommend that community sewer service not be extended to the Barmakian property.

Sincerely,



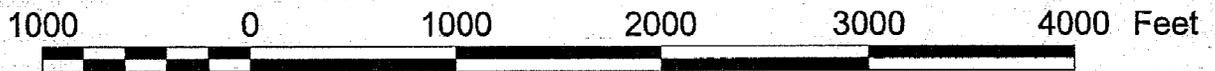
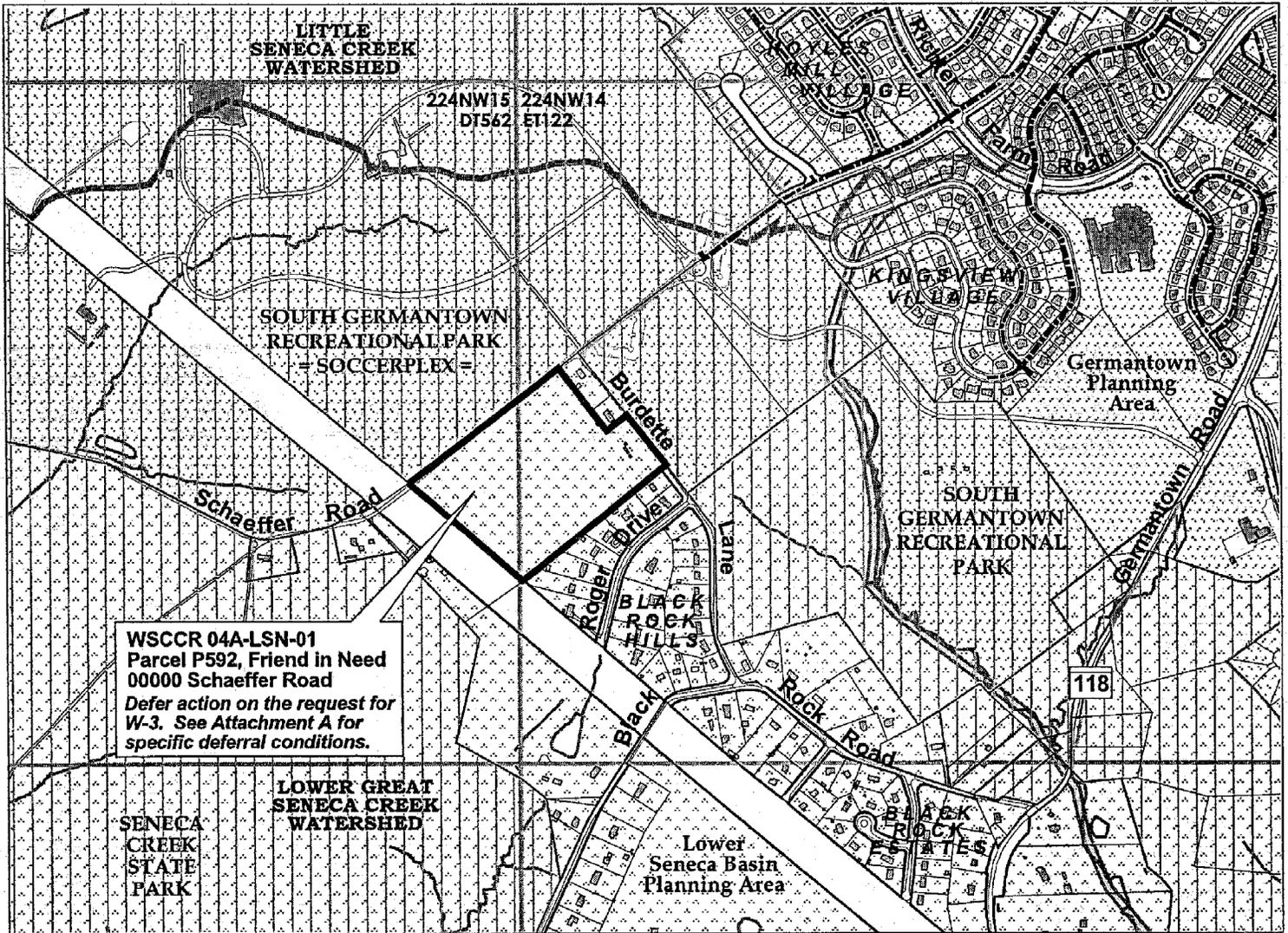
Derick P. Berlage
Chairman

DPB:KN:ss
Attachment

cc Keith Levchenko, Montgomery County Council
Alan Soukup, MCDEP
Katherine Nelson, M-NCPPC Environmental Planning

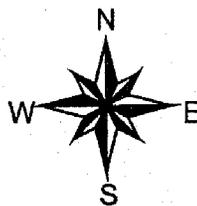
Water Service Area Categories Map

WSSCR 04A-LSN-01 (Natelli Communities*/S. Barmakian)



MAP LEGEND

- Properties (3/02)
 - 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
 - M-NCPPC Planning Areas
 - Parks & Public Land
 - Buildings
 - Roads - Parking Areas
 - Watersheds
 - Streams
 - Ponds - Lakes
- | | |
|--|-------------------------------|
| | 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



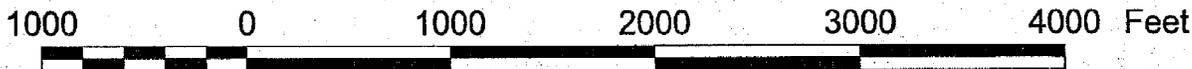
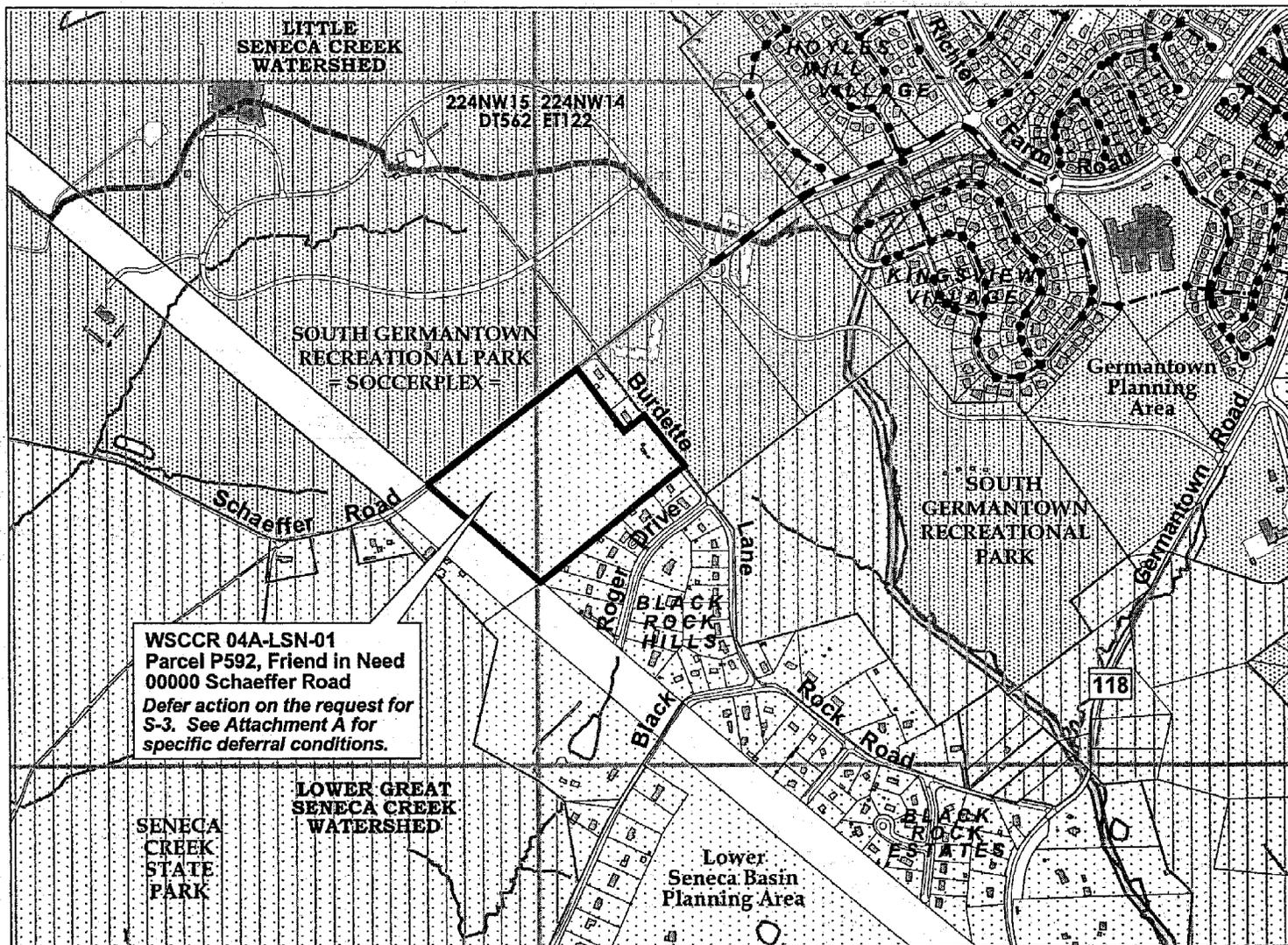
Watershed Management Division
12/20/04 - GIS Project File:
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04a-lsn-01=tollbros-barmakian-ws=defer.apr

* Original applicant: Toll Brothers, Inc.



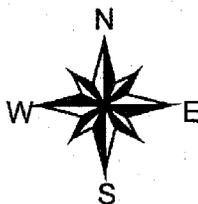
Sewer Service Area Categories Map

WSSCR 04A-LSN-01 (Natelli Communities*/S. Barmakian)



MAP LEGEND

- Properties (3/02)
 - 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
 - Sewer Force Main
 - M-NCPPC Planning Areas
 - Parks & Public Lands
 - Buildings
 - Roads - Parking Areas
 - Watersheds
 - Streams
 - Ponds - Lakes
-
- 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



Watershed Management Division
12/22/04 - GIS Project File:
o:\wwteam\ccrs-wsheds\grseneca\lower\2004ccrs\04a-lsn-01=tollbros-barmakian-ws.apr

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* Original applicant: Toll Brothers, Inc.

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

County Executive's Transmittal Packet – January 2006: Map Amendment Summary Information Table

PATUXENT RIVER WATERSHED CONSERVATION PLANNING AREA			
Amendment No./Applicant (Owner) Property Location & Information Proposed/Existing Development	Applicant's Request/Explanation Service Area Categories:		Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)
	Existing	Requested	
<p>WSSCR 05A-PAX-04 Steve Saffron (for Howard Wootten, Jr.)</p> <ul style="list-style-type: none"> • Outlot B (N909), Wootten Subdivision • Map tile: LS122; 221NE05 • North side of Sandy Spring Rd. (MD 198) east of Dino Dr. • Fairland Master Plan (1997) • Lower Patuxent River Watershed (MDE Use I) • RC Zone; 8.61 ac. • Existing use: farmland (not improved) • Proposed use: one 5-acre lot for a single-family house and a residual outlot 	<p>W-6 S-6</p>	<p>W-1 No Change</p> <p>Applicant's Explanation: "To serve one (1) single family home. WHC abuts. Nearby water line in Sandy Spring Road (MD Rte 198). Existing service connection shown on WSSC contract document 80BR4608A (copy attached.)"</p>	<p><u>M-NCPPC Staff:</u> The property is within the master plan's public water service area; water service would be consistent with the master plan. No sewer service. Recommend W-1.</p> <p><u>WSSC-Water:</u> Plans for the 20-inch water main on the opposite side of MD 198 (#804608A) show a 1-inch water connection built under the road to serve this property. However, experience shows that this existing connection may be difficult to locate now.</p> <p>If so, then service could be provided by a 200-foot extension from an existing 8-inch main on the north side of MD 198 at Woottens Dr. (also #804608A). The extension would abut three additional properties (This does not include the properties on the south side of MD 198 with already have access to the 20-inch main.) WSSC prefers this alternative to a new connection from the 20-inch main under the road, which would be costly due to the need to tunnel under the State road.</p> <p><u>DPS-Well & Septic:</u> Percolation tests for a septic system have been approved. With regard to well water supply, although individual properties can vary, adjacent homes have moderate to high yielding water wells.</p>

County Executive Recommendation: Maintain W-6, with advancement to W-3 conditioned on the Planning Board's approval of a preliminary plan using the RC Zone cluster option.

Executive Staff Report: The applicant has requested the provision of public water service to support the development of an existing outlot in the Wootten Subdivision near Burtonsville. The applicant's proposal calls for the creation of a single residential lot and a residual outlot, which may continue as an agricultural use. Water service policies in the Water and Sewer Plan allow for public water service in the RC Zone, provided that the cluster development option, where applicable, is used. M-NCPPC Development Review staff have indicated that the existing outlot can develop using a one-lot cluster plan; this will require the dedication of 60 percent open space as part of the development plan. The provision of public water service under these circumstances is consistent with the 1997 Fairland Master Plan.

WSSC reports that a 1-inch water service connection to serve this property was previously constructed under Sandy Spring Rd., although with the passage of time, this connection may be difficult to locate. If needed, service alternatively could be provided by a 200-foot main extension along Sandy Spring Rd. from an existing 8-inch main already located on the north side of the road near Woottens Drive. The required extension would abut three additional properties on the north side of the road. Two of these are minimal street frontage for flag lots that extend to north of the PEPCO transmission lines. Water service for these two properties from the abutting extension may not be feasible.



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 =
WSCCR 05A-PAX-04
Water [checked] Sewer
GIS Tile 220NE05
Tax Map LS121
Plan No.
Process PENDING

APPLICANT

Name STEVE SAFFRAN
Address 4238 SANDY SPRING ROAD
BURTONSVILLE, MD 20866
Telephone 410-984-8569
Fax
e-mail ssaffran@Beazer.com

Applicant's Authorization: Check one of the following boxes as applicable:
[] Property Owner [X] Contract Purchaser*
[] Owner's/Purchaser's Authorized Representative* (*see below)
Signature Steve Saffran
Date 4/11/05

PROPERTY OWNER

Name HOWARD L. WOOTEN, JR
Address 4246 SANDY SPRING RD
BURTONSVILLE, MD 20866
Telephone 301-421-1044
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 Howard L Wooten Jr
Date 4-15-05

PROPERTY/SITE DESCRIPTION AND DEVELOPMENT

Note: Attach an 8 1/2"x11" copy of the state tax map with the subject property(ies) highlighted.
Address NOT AVAILABLE - UNIMPROVED PROPERTY Property/Site Size 8.6 ACRES
Identification 2503035632 OUTLOT B WOOTENS SUBDIVISION L.21928 F.419
Location NORTH SIDE SANDY SPRING ROAD BETWEEN DINO DRIVE & WOOTENS DRIVE
Existing Use VACANT - FARMLAND Proposed Use RESIDENTIAL
Subdivision Plan No. & Status TO BE FILED - LOT 4 & OUTLOT C WOOTEN SUBDIVISION

WATER AND SEWER SERVICE AREA CATEGORIES

Existing Water Category W-6 Requested Water Category W-1
Existing Sewer Category S-6 Requested Sewer Category S-6

REASON FOR THIS CATEGORY CHANGE REQUEST

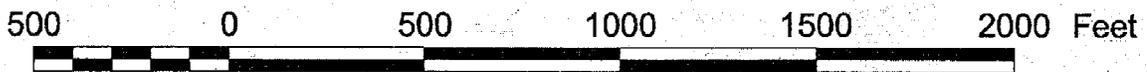
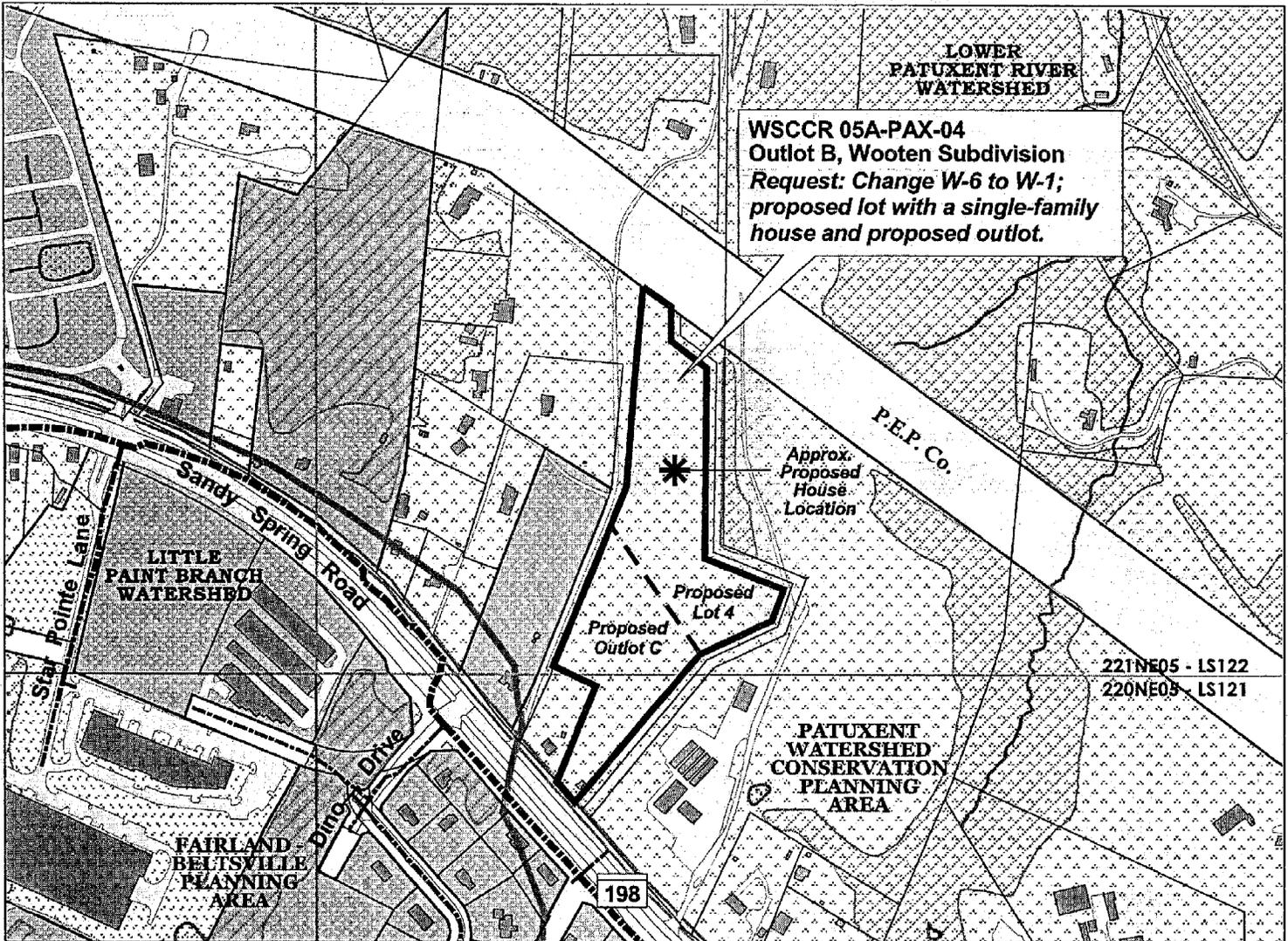
TO SERVE (1) ONE SINGLE FAMILY HOME (W/AC) ADJUTS NEARBY WATER LINE IN SANDY SPRING ROAD (MD RTE 198) EXISTING SERVICE CONNECTION SHOWN ON WSSC CONTRACT DOCUMENT 30 BR 4608A (COPY ATTACHED)

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

= MCDEP-WMD Staff Use Only =
Master Plan FARLANDS (1997)
Planning Area PATUXENT WATERSHED CONSERV.
Zoning RC
Zoning Activity NONE
Watershed LOWER PATUXENT R.
CSPS Subwatershed
State Watershed Use Class I
GIS File
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ADS:\ads\S:\WMD\WS\WSCCR\form\APPL-CGR.WPD (5/22/01)

Water Service Area Categories Map

WSSCR 05A-PAX-04 (Steve Saffran / Howard Wooten, Jr.)

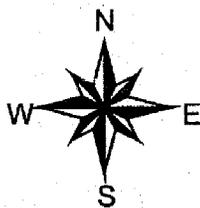


MAP LEGEND

- Property (Sept. 2004)
- 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

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
7/29/05 -- GIS Project File:
o:\wwteam\ccrs-pas\patuxent-lower\
2005ccrs\05a-pax-04=saffran=w.apr

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