



06A-TRV-04
(no application form)

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Douglas M. Duncan
County Executive

James A. Caldwell
Director

MEMORANDUM

October 26, 2005

TO: Peg Robinson, Group Leader, Service Applications Group
Washington Suburban Sanitary Commission

FROM: Alan Soukup, Senior Environmental Planner
Department of Environmental Protection

SUBJECT: Request to Provide a Single Sewer Service Connection

We request that WSSC accept and act on an application for public sewer service for the following property:

Property Address & Identification	Owner - Est. Date	Abutting Main - 200' Tile	WSSCR No.
13600 Glen Mill Rd., Rockville Lot 1, Block 2, Lakewood Estates (FR342)	Mohammed & Suhailah Jawad - Est. 1960	8" water - #951312A (218NW10)	pending

Our records show that the house on subject property was constructed in 1960, prior to the request for and construction of the abutting sewer main (see above), which WSSC initiated in 1995. Given this, the property is eligible for a single sewer service connection under the abutting mains service policy in the County's Water and Sewer Plan.

DEP will address the service area category change amendment cited above, which seeks to change the existing category S-6 to S-1, allowing the provision of public sewer service. However, it will take our office some time to process and approve this request, and the owner has indicated a need to proceed with service to this site.

WSSC may approve and install the requested sewer service connection/hookup in advance of DEP's approval of the associated service area change. The County's approved Water and Sewer Plan allows DEP to direct WSSC to provide public service for cases which clearly satisfy the abutting mains policy.

If you have any questions concerning this request, please contact either me at 240-777-7716 or Shelley Janashek at 240-777-7735.

ADS:ads\R\Programs\Water_and_Sewer\Projects\WSSC\connections\connectdocs\alpha\g-h\glen-mill_rd_13600=jawad.doc

cc: Beth Forbes, Development Services Group, WSSC
Nazir Baig, County-Wide Planning/Environmental, M-NCPPC
Jay Beatty, Well and Septic Section, DPS
Mohammed & Suhailah Jawad



Office of the Director

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ADMINISTRATIVE DELEGATION GROUP AD 2006-1: Map Amendment Summary Information Table

DAMASCUS 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		
CCR 06A-DAM-02: Jesse Spangenberg Trust				
<ul style="list-style-type: none"> • 26713 Ridge Rd.; 00941443, Hurley's Addition, P. N125 • 237NW10 • Ridge & Highview • Damascus Master Plan (date) • Upper Patuxent Watershed (MDE Use IV) • RE-2C Zone; 0.49 ac. • Existing & Proposed: Vacant lot for potential single family house 	W-6 S-6	W-1 S-1	WSSC-Sewer: none DPS-Well & Septic: (pending) M-NCPPC Staff: The property is outside of the sewer envelope, but is adjacent to an existing line. The property is downhill from the abutting service, but if grinder pumps are permitted, the connection can be considered consistent with the Master Plan. Recommendation: Approve W-1, S-1	Planning Board: County Council: Testimony:
<p>DEP Staff Recommendation: Approve W-1 and S-1, sewer service restricted to one hookup only. Policy V.F.2.b.: Properties Abutting Mains.</p> <p>DEP Staff Report: The provision of public sewer service is consistent with the Properties Abutting Mains Policy in the Water and Sewer Plan. DEP has verified that this property existed at the time the abutting water and sewer mains were constructed. The provision of public water service is consistent with the RE2C zoning. Under the abutting mains policy, sewer service is restricted to a single hookup for the property.</p>				

DAMASCUS 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		
CCR 06A-DAM-03: Jesse Spangenberg Trust				
<ul style="list-style-type: none"> • 26713 Ridge Rd.; 00929337, Very Good, P. 088 • 237NW10 • Ridge & Highview • Damascus Master Plan (date) • Upper Patuxent Watershed (MDE Use IV) • RE-2C Zone; 1.39 ac. • Existing & Proposed: Vacant lot for potential single family house 	W-6 S-6	W-1 S-1	WSSC-Sewer: none DPS-Well & Septic: (pending) M-NCPPC Staff: The property is outside of the sewer envelope, but is adjacent to an existing line. The property is downhill from the abutting service, but if grinder pumps are permitted, the connection can be considered consistent with the Master Plan. Recommendation: Approve W-1, S-1	Planning Board: County Council: Testimony:
<p>DEP Staff Recommendation: Approve W-1 and S-1, sewer service restricted to one hookup only. Policy V.F.2.b.: Properties Abutting Mains.</p> <p>DEP Staff Report: The provision of public sewer service is consistent with the Properties Abutting Mains Policy in the Water and Sewer Plan. DEP has verified that this property existed at the time the abutting water and sewer mains were constructed. The provision of public water service is consistent with the RE2C zoning. Under the abutting mains policy, sewer service is restricted to a single hookup for the property.</p>				

Department of Environmental Protection – Water and Wastewater Policy Group

ADMINISTRATIVE DELEGATION GROUP AD 2006-1: Map Amendment Summary Information Table

TRAVILAH 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		
CCR 06A-TRV-04: Mohammed and Suhailah Jawad				
<ul style="list-style-type: none"> • 13600 Glen Mill Rd.; 0001158, Lakewood Estates, P. N125 • 217NW10 • Glen Mill & Valley • Potomac Master Plan (2002) • Watts Branch Watershed • RE₁ Zone; 0.97 ac. • Existing & Proposed: Single Family House 	W-1 nc S-6 S-1	Applicant's Explanation: none stated.	WSSC-Sewer: none DPS-Well & Septic: (pending) M-NCPPC Staff: Eligible for a single sewer service connection under the abutting mains service policy in the County's Water and Sewer Plan and the Potomac Subregion Plan; Recommendation: Approve W-1, S-1	Planning Board: County Council: Testimony:
DEP Staff Recommendation: Approve W-1 and S-1. Policy V.F.1.a.: Consistent with Existing Plans.				
<p>DEP Staff Report: The provision of public sewer service is consistent with water and sewer plan policies and with master plan recommendations. The property is zoned RE₁, which is consistent with the provision of public water and sewer. Relatively short sewer main extensions can provide service to the property. Public sewer service is available from an existing sewer main which abuts the property along Valley Dr. On 10/25/05, DEP authorized WSSC to provide sewer service to this property under the provisions of the Abutting Mains Policy in the Water and Sewer Plan.</p>				

ADMINISTRATIVE DELEGATION GROUP AD 2006-1: Map Amendment Summary Information Table

GERMANTOWN PLANNING AREA				
Map Amendment No. Applicant (Owner) Property Information Development	Applicant's Request: 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>GWSMA 05G-GMT-02</p> <ul style="list-style-type: none"> ▪ DEP-initiated general map amendment for 30 properties in the Germantown Estates Neighborhood Study Area ▪ 13401 – 13425 Accent Way; 18920 – 19110 Liberty Mill Rd. (even only) 13300 – 13324 Pepper Ct. ▪ Map ref.: 226NW13; EU341 ▪ West side of Liberty Heights Rd., south of Dawson Farm Rd. ▪ Germantown Master Plan (1989) ▪ Middle Great Seneca Cr. (MDE Use III) and Little Seneca Cr. Watersheds (MDE Use IV) ▪ R-200 Zone; 23.82 ac.* ▪ Existing and Proposed uses* <p><i>* The attached general amendment report provides specific information for each property included.</i></p>	<p>W-3/W-5 W-1 & W-3 S-1/S-3/S-5 S-1 & S-3</p> <p>DEP Explanation - in summary: For many years now, DEP has addressed category change requests in the study area through the administrative delegation process. Rather than continuing the protracted and tedious process of addressing each property individually, DEP has proposed to recognize that <i>all</i> properties in this area are eligible for public water and sewer service through a general water/sewer map amendment.</p>	<p><u>WSSC-Water:</u> Water service is available to all properties except 13405 - 13425 Accent Way. Service to all of the properties there will require a 700' main extension from the existing 24" main (#704630A) along Liberty Mill Rd.</p> <p><u>WSSC-Sewer:</u> Sewer service is or will be available to all properties in the study area on completion of project #AS3639X03 along Accent Way. 18924 Liberty Mill Rd. will require a non-abutting connection to an existing 8" main (#951203E) south along Liberty Mill Rd.</p> <p><u>DPS-Well & Septic:</u> This section of Germantown Estates was recorded in 1963. Most of the houses were built between 1965 and 1970. They have well AND septic on lots that average 20,000 to 25,000 square feet. The original septic systems will fail soon due to age-and replacement with on-site systems will be very difficult. Extension of public sewer will head off problems before they happen-and is recommended.</p> <p><u>M-NCPPC Staff:</u> <i>pending</i></p>	<p><u>Planning Board:</u></p> <p><u>County Council:</u></p> <p><u>Testimony:</u></p>	

DEP Staff Recommendation: Approve W-1 & W-3 and S-1 & S-3, as appropriate. (See the table in the attached report for specific property recommendations.) Policy V.F.1.a.: Consistent with Existing Plans.

DEP Staff Report: The provision of public water and sewer service is consistent with Water and Sewer Plan policies and with master plan recommendations. The properties involved are zoned R-200. WSSC reports that water and sewer main projects either exist or are planned that will eventually provide service to all properties in the study area. The approval of this general amendment will avoid the need for as many as 24 individual, administrative category change requests in this area in the future.

Initiated by: Department of Environmental Protection (DEP), Water and Wastewater Policy Group (WWPG), on June 15, 2005. DEP has proposed changes to the water and sewer service area categories for the Germantown Estates neighborhood, located along and near Liberty Mill Road in Germantown. This proposed action will allow the Washington Suburban Sanitary Commission (WSSC) to plan and construct the water and sewer mains needed to serve properties that request public service. Traditionally, when a property owner wants to connect to public water and/or sewer service, but is not located within the proper service area category, that owner files a category change request with DEP. Recently, DEP has initiated general map amendments designed to address an entire or part of a neighborhood. This type of amendment saves individual property owners from having to file individual category change requests, and provides a more efficient amendment process for DEP.

Proposed Category Map Amendment: This proposed water/sewer category map amendment addresses water and sewer service area categories in and around the Germantown Estates neighborhood in Germantown. (Maps showing the neighborhood study area and its existing service area categories are attached.) The existing category designations for many of the properties within the study area are currently inconsistent with Water and Sewer Plan policies which generally call for the provision of public service to R-200-zoned areas, and with master plan recommendations which intend for these areas to be served by public systems.

The amendment area includes approximately 24 acres. All of the properties are zoned R-200. Most of the homes in this neighborhood were constructed in the mid- to late-1960s, before the availability of WSSC public water and sewer service in the area. In recent years, DEP has received several requests from property owners in this neighborhood seeking approval for category changes to allow public water and sewer service. These requests have received approval through the administrative delegation process.

Water/Sewer Service Area Category Proposal: Rather than continuing to address these requests on a case-by-case, property-by-property basis, DEP proposes to change all of the properties in the study area still designated as categories W-5 and S-5 to categories which will allow for public water and sewer service. Categories W-1 and S-1 are proposed for properties with existing access to WSSC mains; W-3 and S-3 are proposed for properties which will need main extensions for service.

Water and Sewer Service Issues: According to a review of this proposed category map amendment by WSSC, existing water mains can provide public water service to all of the properties located along Liberty Mill Road and Pepper Court. A future water main extension along Accent Way will be needed to serve the properties along that street. WSSC also advises that, once the new sewer main along Accent Way is constructed, all properties within the map amendment study area will have access to public sewer service. WSSC has provided the following information to DEP with regard to existing public water and sewer service in the neighborhood:

Germantown Estates: Existing Status of WSSC Water and Sewer Service			
Premise No.	WSSC Status	Premise No.	WSSC Status
Accent Way Properties		Pepper Court Properties	
#13401	existing water service, sewer connection	#13300	existing water service, sewer connection
#13405	no water service, sewer connection	#13301	water and sewer connections
#13408	no water or sewer service	#13304	existing water service, sewer connection
#13409	no water or sewer service	#13305	existing water service, sewer connection
#13412	no water service, sewer connection	#13308	no water or sewer service
#13413	no water or sewer service	#13309	water and sewer connections
#13416	no water service, sewer connection	#13312	water and sewer connections
#13417	no water or sewer service	#13313	water and sewer connections
#13420	no water or sewer service	#13316	water and sewer connections

Germantown Estates: Existing Status of WSSC Water and Sewer Service			
Premise No.	WSSC Status	Premise No.	WSSC Status
Accent Way Properties		Pepper Court Properties	
#13421	no water service, sewer connection	#13317	water and sewer connections
#13424	no water or sewer service	#13320	existing water and sewer service
#13425	no water service, sewer connection	#13321 ^A	existing water and sewer service
Liberty Mill Road Properties		#13324	existing water and sewer service
#18920	no water or sewer service	^A Also includes adjacent Pt. Lot 6, Block A, under common ownership. ^B Germantown Elementary School	
#18924	no water or sewer service		
#18928	no water or sewer service		
#19110 ^B	existing water and sewer service		

Note: A "connection" can include either an existing or permitted service connection. For example, the properties along Accent Way noted as having a sewer connection should only have a permitted connection because the main has yet to be constructed. Connections for properties located along existing mains are usually already installed and awaiting the owner's decision to request service from WSSC.

Public Water and Sewer Service Financing: WSSC commonly uses a front foot benefit assessment financing method system to pay for main extensions which serve individual, existing properties such as the properties located in the study area. Under WSSC's current assessment rules, the agency will not assess front foot benefit charges (FFBCs) to properties with functioning wells and septic systems, regardless of their service area category. According to WSSC, there are no properties for which owners will need to start paying FFBCs solely because of the proposed changes in service area categories. Owners who proceed with connection to WSSC's mains will pay an annual FFBC usually based on their property frontage along the street; the assessment charge is paid for 23 years from the start of service.

Property owners who desire to connect to public water and/or sewer service will also incur a number of additional costs from WSSC: water/sewer connection charges, system development charges, and potentially, deficit charges to cover water and sewer main construction. Connection charges pay for WSSC's service connection from the main in the street to the property line. Owners also pay for all on-site work necessary to connect to public systems, including the service hookup (which runs from the WSSC service connection to the structure served) and the abandonment of existing wells and septic systems.

Specific Properties and Proposed Service Area Categories: The properties listed in the following table are included in this proposed general water/sewer category map amendment. The table shows both the existing water and sewer service area categories and those proposed by DEP:

GWSMA 05G-GMT-02: PROPERTIES, OWNERS, & SERVICE AREA CATEGORIES				
Premise Address	Property Owner(s)	Property Size	Categories:	
Property Description	Mailing Address	Development	Existing	Proposed
ACCENT WAY PROPERTIES				
13401 Accent Way ^A Lot 14, Block A, Germantown Estates	Vicki Sutton 13401 Accent Way Germantown MD 20874-1407 DEP Note: WSSCR.05A-GMT-02	0.58 acre SFH (1964)	W-5 S-5	W-1 S-3
13405 Accent Way ^A Lot 15, Block A, Germantown Estates	Richard Thews, et al. Trust 13405 Accent Way Germantown MD 20874-1407	0.50 acre SFH (1970)	W-5 S-5	W-3 S-3

GWSMA 05G-GMT-02: PROPERTIES, OWNERS, & SERVICE AREA CATEGORIES				
Premise Address Property Description	Property Owner(s) Mailing Address	Property Size Development	Categories:	
			Existing	Proposed
13408 Accent Way ^A Lot 3, Block B, Germantown Estates	Harlean & L.J. Prather 13408 Accent Way Germantown MD 20874	0.46 acre SFH (1968)	W-5 S-5	W-3 S-3
13409 Accent Way ^A Lot 16, Block A, Germantown Estates	Frederick Jr. & L.L. Debonis 13409 Accent Way Germantown MD 20874-1407	0.50 acre SFH (1965)	W-5 S-5	W-3 S-3
13412 Accent Way ^A Lot 4, Block B, Germantown Estates	Pritee Agarwal 13412 Accent Way Germantown MD 20874-1408	0.48 acre SFH (1965)	W-5 S-5	W-3 S-3
13413 Accent Way ^A Lot 17, Block A, Germantown Estates	E. Scott & K.B. Hood 13413 Accent Way Germantown MD 20874-1407	0.50 acre SFH (1965)	W-5 S-5	W-3 S-3
13416 Accent Way ^A Lot 4, Block B, Germantown Estates	Ralph & B.L. Cope 13416 Accent Way Germantown MD 20874	0.54 acre SFH (1966)	W-5 S-5	W-3 S-3
13417 Accent Way ^A Lot 18, Block A, Germantown Estates	Mary Wood 13417 Accent Way Germantown MD 20874	0.50 acre SFH (1968)	W-5 S-5	W-3 S-3
13420 Accent Way ^A Lot 5, Block B, Germantown Estates	Gary & V.M. Russo 13420 Accent Way Germantown MD 20874	0.48 acre SFH (1966)	W-5 S-5	W-3 S-3
13421 Accent Way ^A Lot 19, Block A, Germantown Estates	Joseph Jr. & D.A. Walker 13421 Accent Way Germantown MD 20874	0.50 acre SFH (1970)	W-5 S-5	W-3 S-3
13424 Accent Way ^A Lot 6, Block B, Germantown Estates	Richard & M. Talley 13424 Accent Way Germantown MD 20874-1408	0.47 acre SFH (1966)	W-3 S-3	no change S-3
	DEP Note: DEP directed WSSC to provide public sewer service to this property on Mar. 3, 2003, in response to a Feb. 13, 2003, request from DPS for assistance with a public health problem, resulting from a failed septic system. DEP approved categories W-3 and S-3 for this property under administrative action AD 2003-2 on Aug. 29, 2003 (WSSCR 03A-GMT-01).			
13425 Accent Way ^A Lot 20, Block A, Germantown Estates	Howard & K.E. Meredith 13421 Accent Way Germantown MD 20874	0.54 acre SFH (1966)	W-5 S-5	W-3 S-3
LIBERTY MILL ROAD PROPERTIES				
18920 Liberty Mill Road Parcel P741, Pt. Fathers Good Will	Saied Allafi 903 Brice Road Rockville MD 20853-1003	0.50 acre SFH	W-5 S-5	W-1 S-1
18924 Liberty Mill Road Lot 1, Block B, Germantown Estates	Mark Story 18924 Liberty Mill Road Germantown MD 20874-1414	0.47 acre SFH (1965)	W-5 S-5	W-1 S-1 ^B
18928 Liberty Mill Road ^A Lot 2, Block B, Germantown Estates	Rajesh Balchandani 18928 Liberty Mill Road Germantown MD 20874-1414	0.58 acre SFH (1964)	W-5 S-5	W-1 S-3
19110 Liberty Mill Road Parcel P454, At Germantown	Mont. Co. Board of Education 850 Hungerford Drive	7.75 acres public school	W-5 S-1	W-1 no change

GWSMA 05G-GMT-02: PROPERTIES, OWNERS, & SERVICE AREA CATEGORIES				
Premise Address	Property Owner(s)	Property Size	Categories:	
Property Description	Mailing Address	Development	Existing	Proposed
Germantown Elementary School	Rockville MD 20850			
PEPPER COURT PROPERTIES				
13300 Pepper Court Lot 13, Block A, Germantown Estates	Dale & M.A. Hornbarger 13300 Pepper Court Germantown MD 20874	0.61 acre SFH (1968)	W-5 S-5	W-1 S-1
13301 Pepper Court Lot 1, Block A, Germantown Estates	Joseph Kutza, et al. 13301 Pepper Court Germantown MD 20874-1431	0.60 acre SFH (1965)	W-5 S-5	W-1 S-1
13304 Pepper Court Lot 12, Block A, Germantown Estates	Raymond & K.E. Hughes 13304 Pepper Court Germantown MD 20874	0.57 acre SFH (1965)	W-3 S-3	W-1 S-1
13305 Pepper Court Lot 2, Block A, Germantown Estates	Neil & B.E. Willens 13305 Pepper Court Germantown MD 20874	0.61 acre SFH (1965)	W-5 S-5	W-1 S-1
13308 Pepper Court Lot 11, Block A, Germantown Estates	BLN Properties, LLC 15011 Berryville Road Darnestown MD 20874-3615	0.59 acre SFH (1976)	W-5 S-5	W-1 S-1
13309 Pepper Court Lot 3, Block A, Germantown Estates	Anita Cononie 13309 Pepper Court Germantown MD 20874-1431	0.61 acre SFH (1965)	W-3 S-3	W-1 S-1
13312 Pepper Court Lot 10, Block A, Germantown Estates	William & Nancy Jenkins 13312 Pepper Court Germantown MD 20874-1432	0.64 acre SFH (1978)	W-3 S-3	W-1 S-1
13313 Pepper Court Lot 4, Block A, Germantown Estates	David & Keri Daniel 13313 Pepper Court Germantown MD 20874-1431	0.61 acre SFH (1965)	W-5 S-5	W-1 S-1
13316 Pepper Court Lot 9, Block A, Germantown Estates	John & Joyce Wilcox 13316 Pepper Court Germantown MD 20874-1432	0.53 acre SFH (1965)	W-5 S-5	W-1 S-1
13317 Pepper Court Lot 5, Block A, Germantown Estates	Douglas & C.S.S. Nair 13317 Pepper Court Germantown MD 20874	0.62 acre SFH (1965)	W-5 S-5	W-1 S-1
13320 Pepper Court Lot 8, Block A, Germantown Estates	Barry Pifer, et al. Trust 13320 Pepper Court Germantown MD 20874	0.84 acre SFH (1965)	W-3 S-3	W-1 S-1
13321 Pepper Court Pt. Lot 6, Block A, Germantown Estates	Shirley Caruso 13321 Pepper Court Germantown MD 20874-1431	0.83 acre SFH (1965)	W-5 S-5	W-1 S-1
00000 Pepper Court Pt. Lot 6, Block A, Germantown Estates		0.16 acre vacant	W-5 S-1	W-1 no change
13324 Pepper Court Lot 7, Block A, Germantown Estates	Carole Newberry 13324 Pepper Court Germantown MD 2087-14324	0.65 acre SFH (1965)	W-3 S-3	W-1 S-1

GWSMA 05G-GMT-02: PROPERTIES, OWNERS, & SERVICE AREA CATEGORIES			
Premise Address	Property Owner(s)	Property Size	Categories:
Property Description	Mailing Address	Development	Existing Proposed
Additional Information: Zoning: R-200 Total Area: 23.82 acres Planning area: Germantown Master plan area: Germantown (1989) Watersheds: Middle Great Seneca Creek (MD use I) & Little Seneca Creek (MD use IV) – refer to the amendment mapping for watershed boundaries Map tiles: 226NW13/EU341 SFH: Single-family house			
^A On June 17, 2005, DEP advised WSSC that all of these properties, with frontage along Accent Way and access to sewer project #AS3639X03, were eligible for single sewer service connections/hookups under the County's abutting main policy. This project was initiated to provide sewer service for the property at 13424 Accent Way.			
^B WSSC has confirmed that this property can be served from an existing sewer main by using a non-abutting connection; a sewer main extension would not be required.			

DEP-WWPG Contacts for questions and additional information:

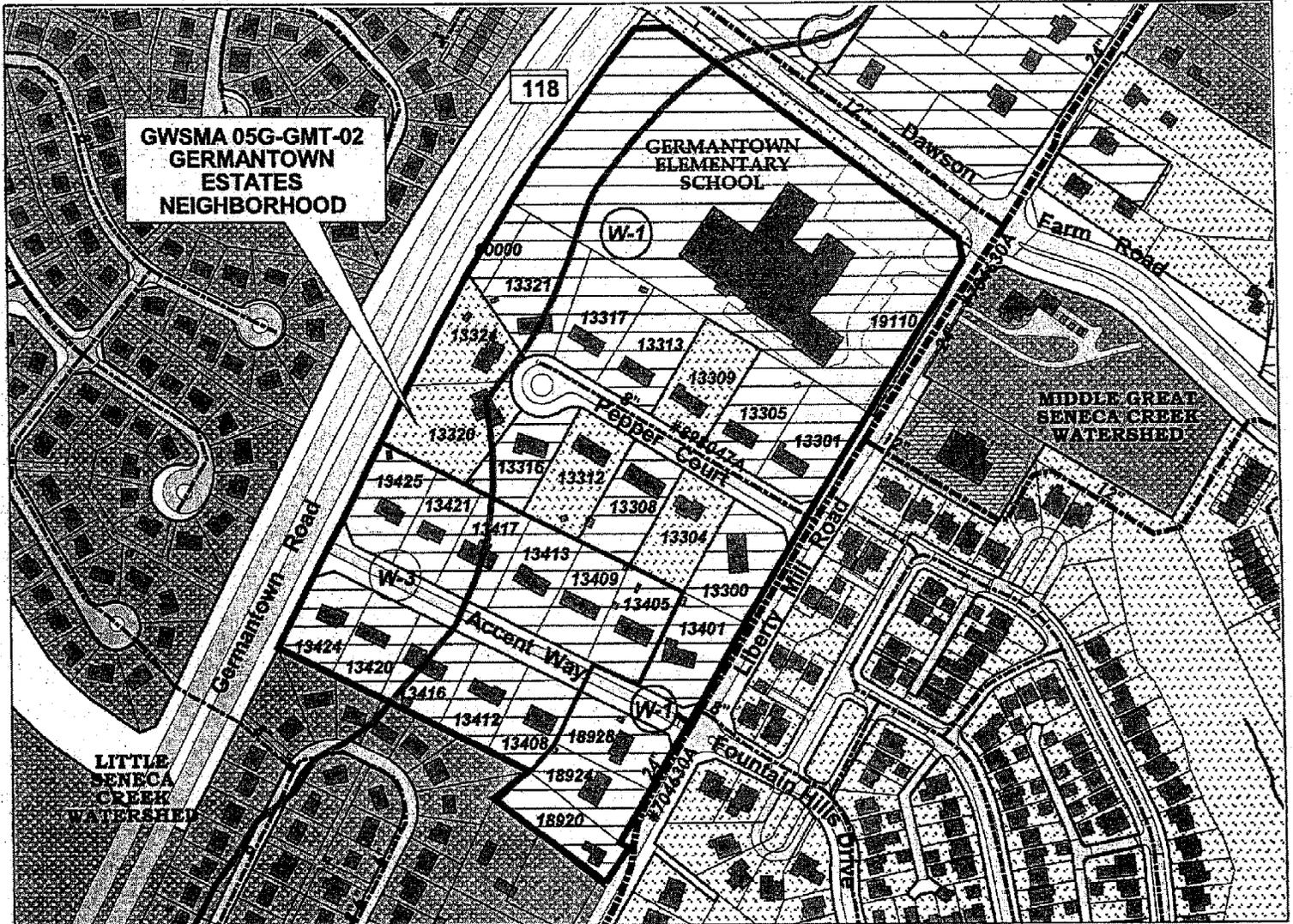
Alan Soukup or Shelley Janashek
 Senior Environmental Planner Environmental Planner

E-mail: alan.soukup@montgomerycountymd.gov shelley.janashek@montgomerycountymd.gov
 Phone: 240-777-7716 240-777-7735
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 DEP-WWPG DEP-WWPG
 255 Rockville Pike, Suite 120 255 Rockville Pike, Suite 120
 Rockville, Maryland 20850-1126 Rockville, Maryland 20850-1126

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Water Service Area Categories Map: GWSMA 05G-GMT-02 Germantown Estates General Water/Sewer Map Amendment



Germantown Planning Area

226NW13 - EU341

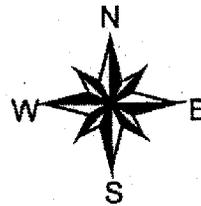


MAP LEGEND

- Property (Apr. 2005)
- 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
- WSSC/GIS Tile Grid
- Buildings
- Roads
- Parking
- Watersheds
- Streams
- Ponds - Lakes

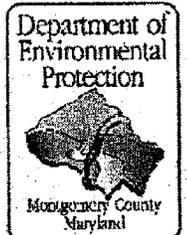
Water Service Area Categories

- W-1
- W-3
- W-4
- W-5
- W-6
- (W-1) Proposed Water Categories



June 2003 Update
Service Area Categories Map

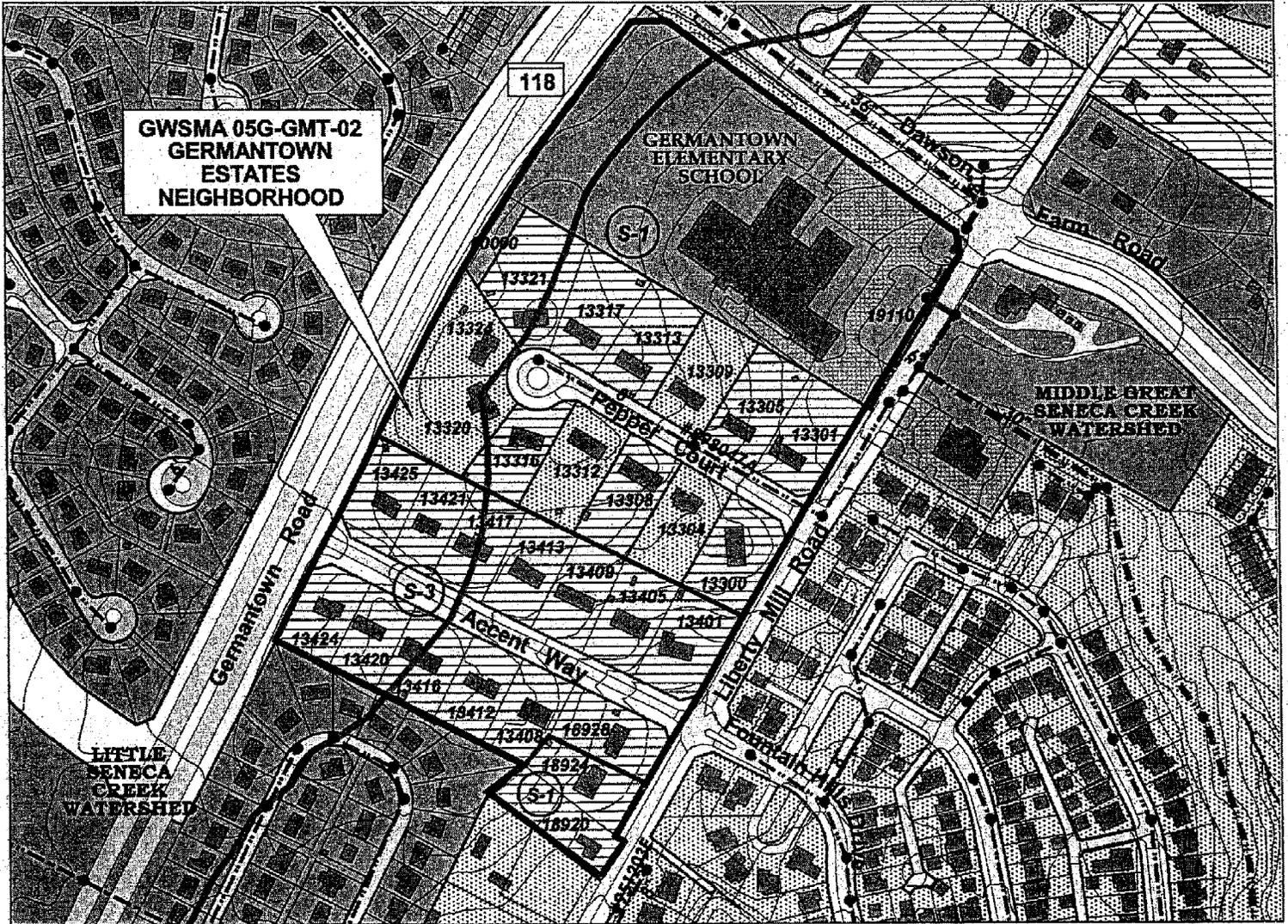
Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Water & Wastewater Planning
12/13/05 - GIS Project File:
o:\wwteam\ccrs-pas\germantown\2005ccrs\05g-gmt-02=germantown_estates=ws.apr

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Sewer Service Area Categories Map: GWSMA 05G-GMT-02 Germantown Estates General Water/Sewer Map Amendment



Germantown Planning Area

226NW13 - EU341



MAP LEGEND

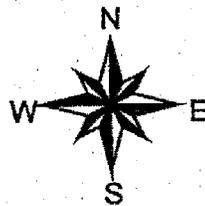
- Property (Apr. 2005)
- Sewer Manholes
- Sewer Mains**
 - Small-Diameter, Low-Pressure Mains
 - 6"- to 8"-Diameter Gravity Mains
 - 10"- to 14"-Diameter Gravity Mains
 - 15"- to 18"-Diameter (CIP) Trunk Mains
 - 20"- to 42"-Dia. (CIP) Mains *
 - 48"- or Larger-Diameter (CIP) Trunk Mains *
- * No Individual Connections

- WSSC/GIS Tile Grid
- Topography (C.I. = 5 Feet)
- Buildings
- Roads
- Parking
- Watersheds
- Streams
- Ponds - Lakes

Sewer Service Area Categories (6/03)

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

S-1 Proposed Sewer Categories



June 2003 Update
Service Area Categories Map

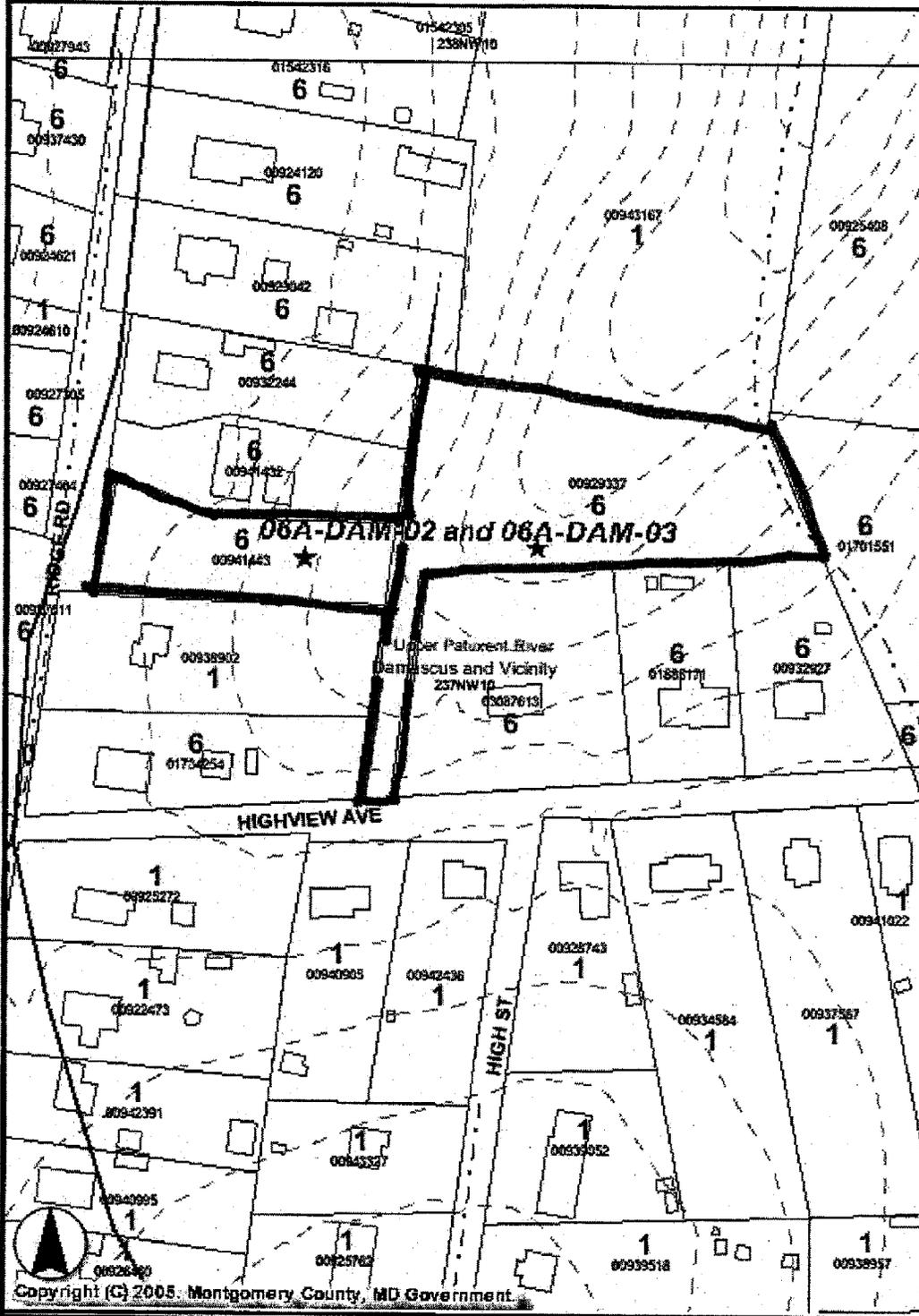
Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



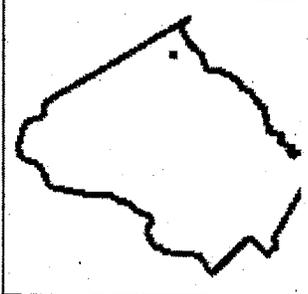
Water & Wastewater Planning
12/13/05 - GIS Project File:
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74

WATER only: 06A-DAM-02 & 06A-DAM-03



Location Map



Map Legend

- County Boundary
- WSSC Map Tiles
- Planning Areas 2003
- Watersheds
- Street Names
- Property
- Water Category
- Water Segments
- Contours (5 foot)
- Buildings
- Streams and Rivers
- Municipalities

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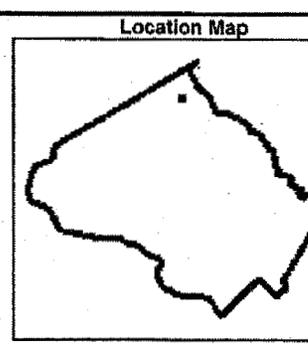
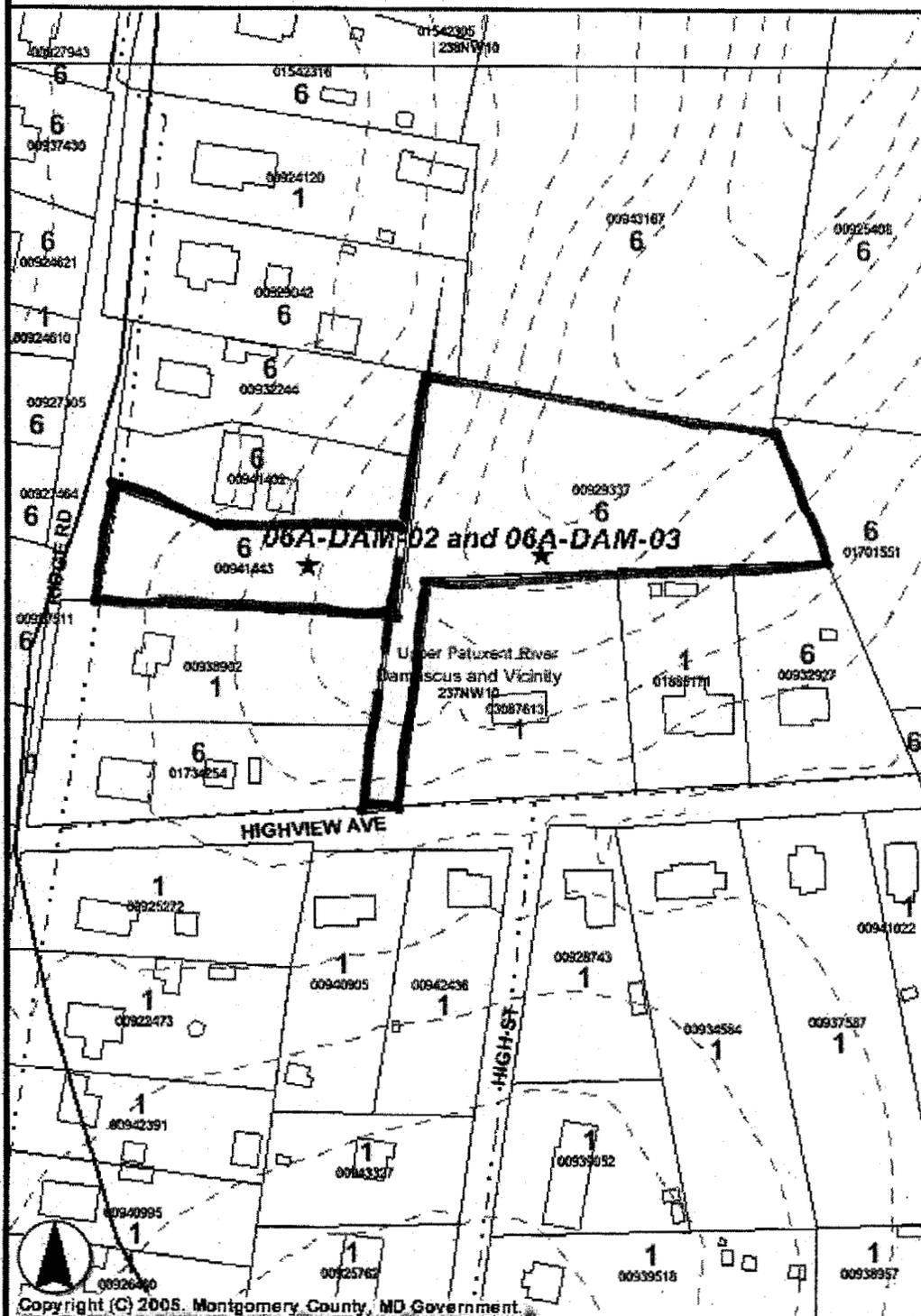
Map Source:
 Montgomery County, Maryland
 Department of Technology Services
 Geographic Information Systems
 Date: 1/13/2006
 Scale: 1 Inch = 155 Feet



Data Sources: Montgomery County DTS-GIS, Maryland National Capital Park and Planning Commission, U. Census Bureau, and Vargis, LLC. (Orthophotos).

DISCLAIMER: This is a product of the Montgomery County Government. The data presented on this map are believed to be accurate. However, the Montgomery County Government and its data suppliers do not guarantee

SEWER only: 06A-DAM-02 & 06A-DAM-03

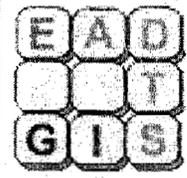


- Map Legend**
- County Boundary
 - WSSC Map Tiles
 - Planning Areas 2003
 - Watersheds
 - Street Names
 - Property
 - Sewer Category
 - Sewer Pipes
 - Contours (5 foot)
 - Buildings
 - Streams and Rivers
 - Municipalities

Copyright (C) 2005, Montgomery County, MD Government.



Map Source:
 Montgomery County, Maryland
 Department of Technology Services
 Geographic Information Systems
 Date: 1/13/2006
 Scale: 1 Inch = 155 Feet

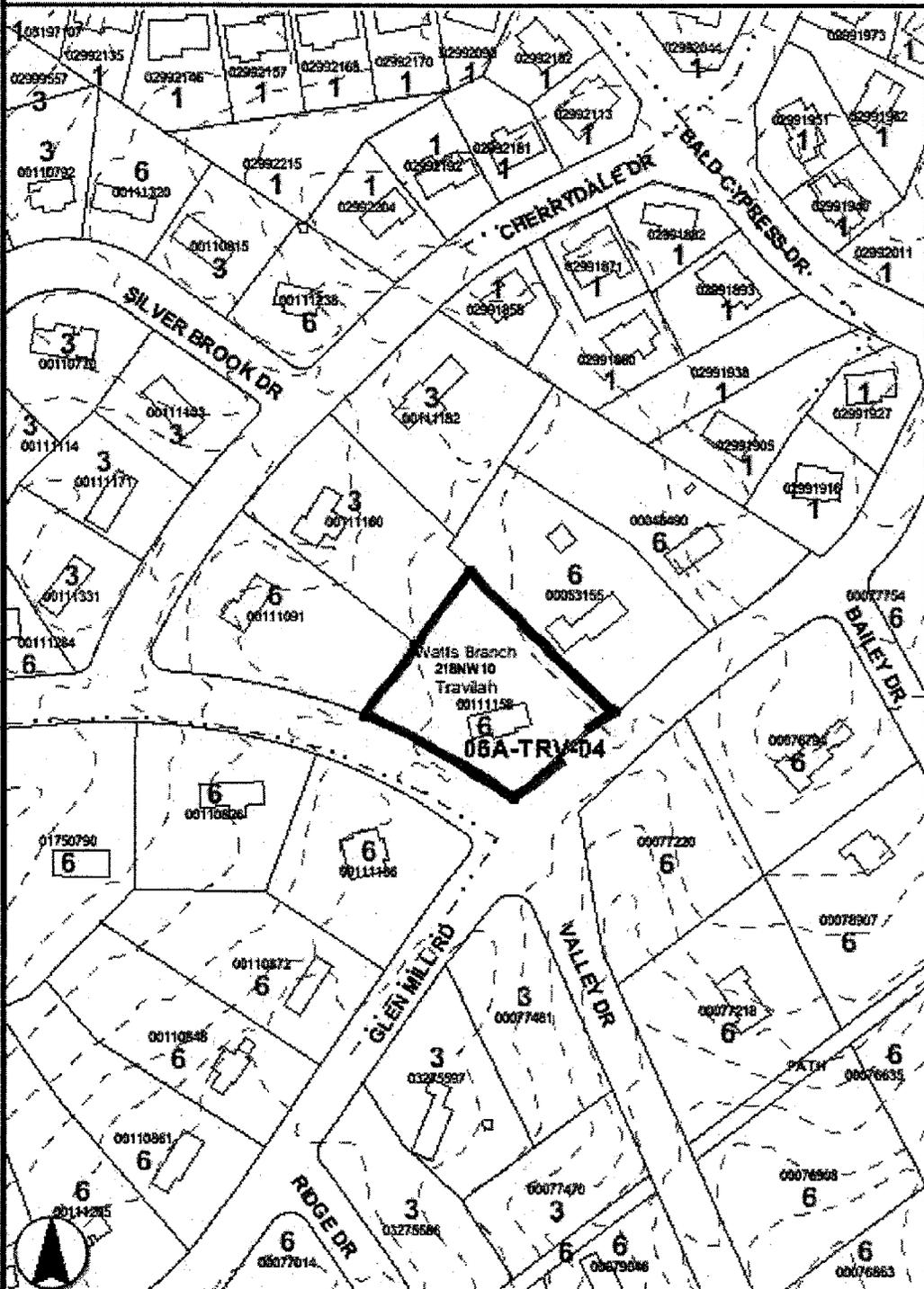


Data Sources: Montgomery County DTS-GIS, Maryland National Capital Park and Planning Commission, U.S. Census Bureau, and Vargis, LLC. (Orthophotos).

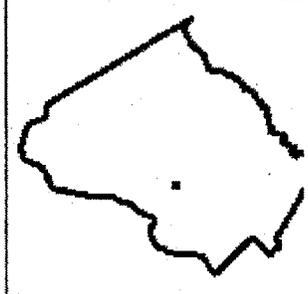
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SEWER only: 06A-TRV-04



Location Map



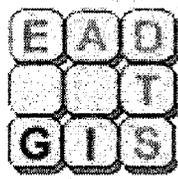
Map Legend

- County Boundary
- WSSC Map Tiles
- Planning Areas 2003
- Watersheds
- Street Names
- Property
- Sewer Category
- Sewer Pipes
- Contours (5 foot)
- Buildings
- Streams and Rivers
- Municipalities

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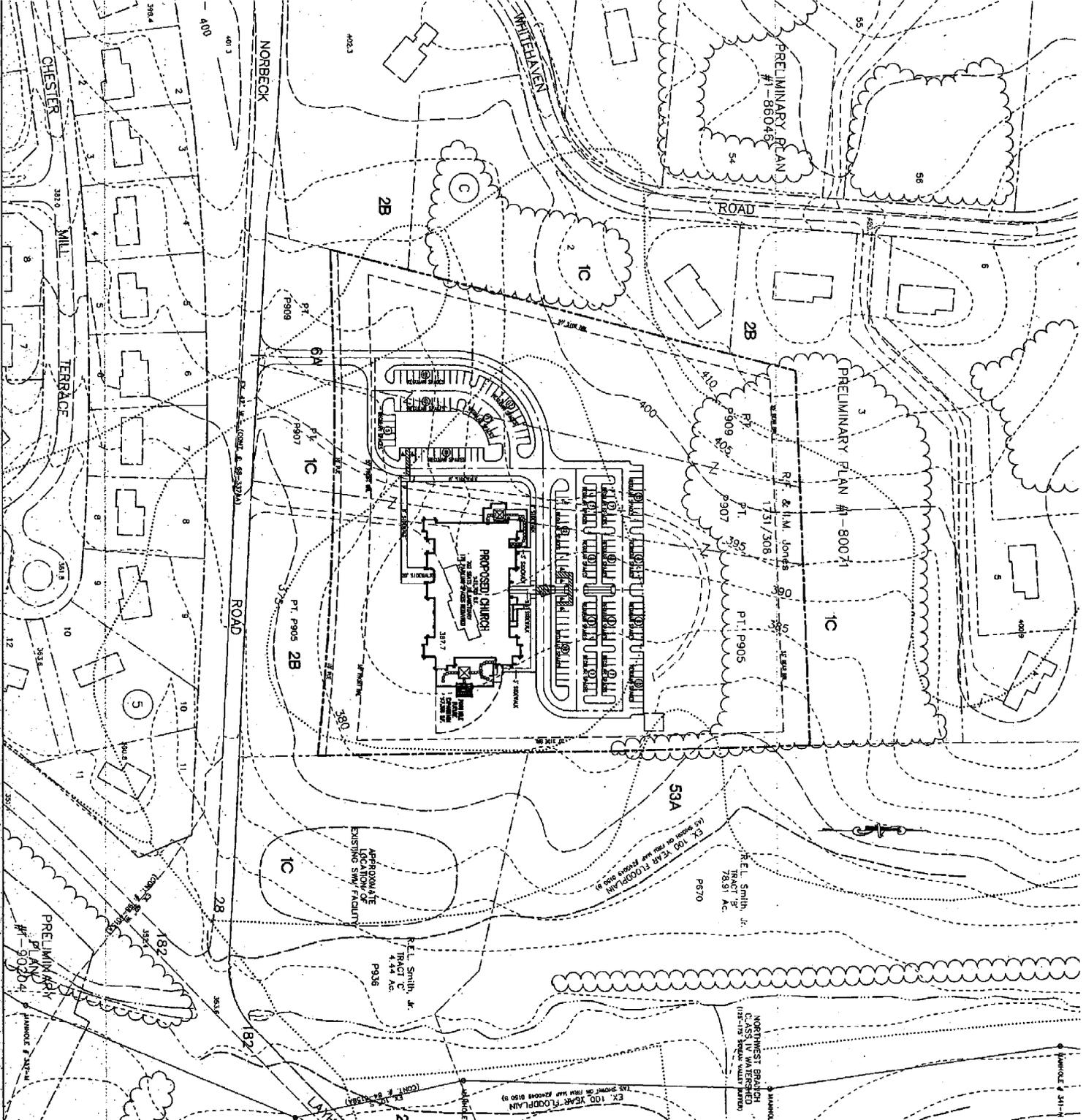


Map Source:
 Montgomery County, Maryland
 Department of Technology Services
 Geographic Information Systems
 Date: 1/13/2006
 Scale: 1 Inch = 215 Feet



Data Sources: Montgomery County
 DTS-GIS, Maryland National Capital
 Park and Planning Commission, U.
 Census Bureau, and Vargis, LLC.
 (Orthophotos).

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GENERAL NOTES:

1. Survey and boundary from Montgomery County 1/10/2010 records.
2. Existing Zoning: Rural Cluster (RC)
3. Existing Front Setback: 25' (See notes)
4. Proposed 100 Year Floodplain (See notes)
5. Proposed 500 Year Floodplain (See notes)
6. Proposed 100 Year Floodplain (See notes)
7. Proposed 500 Year Floodplain (See notes)
8. ADOT Map: Montgomery County May 21, 2014/15
9. Proposed (Local Church)
10. Existing Front Setback: 1.57' AC
11. Existing under existing 1/4" existing sewer easement 5.4'
12. There are no known utility lines on this site, or adjacent to this site.
13. There are no overhead power lines on this site.
14. The production will show the following:
 - a. 100 Year Floodplain (100 Year Floodplain)
 - b. 500 Year Floodplain (500 Year Floodplain)
 - c. 100 Year Floodplain (100 Year Floodplain)
 - d. 500 Year Floodplain (500 Year Floodplain)
15. Proposed (Local Church)
16. Proposed (Local Church)
17. Proposed (Local Church)
18. Proposed (Local Church)
19. Proposed (Local Church)
20. Proposed (Local Church)
21. Proposed (Local Church)
22. Proposed (Local Church)

	<p>PRELIMINARY PLAN</p> <p>PARKER MEMORIAL BAPTIST CHURCH</p> <p>3823 PARCELS 806, 807, 808 EXISTING ZONING: RURAL CLUSTER</p> <p>8th ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND</p>	<table border="1"> <thead> <tr> <th>No.</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	REVISION	DATE	BY																	<p>PARKER MEMORIAL BAPTIST CHURCH</p> <p>3823 PARCELS 806, 807, 808 MONTGOMERY COUNTY, MARYLAND</p> <p>78</p> <p>Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects.</p> <p>8518 Centre Park Drive Columbia, MD 21045 T 410-987-5000 F 410-987-8292</p>	<p>VICINITY MAP</p> <p>SCALE: 1" = 2000'</p>
			No.	REVISION	DATE	BY																		