Elizabeth B. & H.H. Hyde
17305 Batchellors Forest Road
Olney, MD 20832-2713
Phone:  
Fax:  
E-Mail: 

Parcel P. 239 – Tax ID# 03220693 – 5.0 ac.
Ex. Residence
Prop. Subdivision

Signature
Property Owner
Title
Date

Henry & S.M. Hyde
17125 Batchellors Forest Road
Olney, MD 20832-2709
Phone:  
Fax:  
E-Mail: 

Parcel P. 459 – Tax ID # 01826308 – 2.0 ac.
Ex. Residence
Prop. Subdivision

Signature
Property Owner
Title
Date

Thomas & R.N. Hyde
17115 Batchellors Forest Road
Olney, MD 20832
Phone:  
Fax:  
E-Mail: 

Parcel P. 452 – Tax ID# 01779684 – 2.35 ac.
Ex. Residence
Prop. Subdivision

Signature
Property Owner
Title
Date
December 20, 2005

Via Hand Delivery
Mr. Alan Soukup
Department of Environmental Protection
255 Rockville Pike, Suite 120
Rockville, Maryland 20850

Re: Water/Sewer Service Area Category Change Request
for Parcels 239, 401, 452, and 459 Located in Olney, Maryland

Dear Mr. Soukup:

The subject property is identified as Parcels 239, 401, 452, and 459 on County Tax Map JT121/JT122 and consists of approximately 50.93 acres of land located in the southeast quadrant of Dr. Bird Road and Batchellors Forest Road in Olney, Maryland (the “Property”). On March 15, 2005, the District Council amended and adopted the Olney Master Plan, which recommends rezoning the Property to the Rural Neighborhood Cluster (RNC) Zone. Since then, the Property has been comprehensively rezoned to the RNC Zone through the sectional map amendment process. The Property is proposed for residential development under the optional method of the RNC Zone, which requires public water and sewer. Additionally, the Property contains three existing homes that currently utilize private wells and septic systems. These existing homes will also be proposed for connection to the public water and sewer systems as part of the RNC optional method of development application.

Public water and sewer already exist in close vicinity to the Property right across Batchellors Forest Road at the Good Counsel High School site and across Dr. Bird Road. Therefore, the extension of public water and sewer to this Property and the hookup of the three existing homes will be a logical extension of existing service in accordance with the recommendation of the Olney Master Plan to permit development under the RNC Zone. Accordingly, we are submitting the attached Water/Sewer Service Area Category Change Request (along with a check in the amount of $5,000 for the filing fee) 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

[Signature]

Stephen Z. Kaufman

7200 Wisconsin Avenue | Suite 800 | Bethesda, MD 20814-4842 | 301.854.0504 | 301.854.2801 Fax | www.linowes-law.com
SITE

GOOD COUNSEL HIGH SCHOOL SITE

H. B. E. Hyde et al
10962 / 73
50.00 Ac.
P 94

Eugene B. Casey et al, Tr.
5444 / 292, 6038 / 80
Pt. of 91.88 Ac.

3403 / 244
20.00 Ac.
P 777

TAX MAPS JT 121 & JT 122

Board of Education
Water Service Area Categories Map
WSCCR 06A-OLN-01 (Elizabeth, Thomas & Henry Hyde)

Parcels P239, P401, P452, & P459, Snowdens Manor Enlarged Request: Change W-6 to W-3 for a residential subdivision.

June 2003 Update
Service Area Categories Map
Montgomery County, Maryland
Comprehensive Water Supply and Sewerage Systems Plan

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-NCPCC Planning Areas
- County - State - Federal Parks

Water Service Area Categories
- W-1
- W-2
- 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

Department of Environmental Protection
Montgomery County

1/17/06 -- GIS Project File:
c:wteam/cccspas/olney\2006ccspas06a-01=hyde=ws.apr
Sewer Service Area Categories Map
WSCCR 06A-OLN-01 (Elizabeth, Thomas & Henry Hyde)

WSSCR 06A-OLN-01 Parcels P239, P401, P452, & P459, Snowdens Manor Enlarged
Request: Change S-6 to S-3 for a residential subdivision.

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
1/17/06 -- GIS Project File:
olney\2006csrcs\06a-oln-01=hyde=ws.apr
Glen Hills Area Cases – Background: The following category change requests are for properties located in the Glen Hills area, southwest of Rockville. The 2002 Potomac Subregion Master Plan specifically addresses sewer service recommendations in the Glen Hills area, calling for the provision of public sewer service only to relieve documented public health problems, pending a study of the area’s septic systems to determine the potential extent of septic problems and how to continue to support the neighborhood with on-site systems. Pending the completion of the septic system study, the master plan does not support any other provision of public sewer service in the Glen Hills area, including properties qualifying under the Water and Sewer Plan’s abutting mains service policy. DEP and DPS will begin work on the study this coming summer. The completion of the study for the entire neighborhood is expected to approximately one year.

<table>
<thead>
<tr>
<th>Amendment No./Applicant (Owner)</th>
<th>Applicant’s Request/Explanation</th>
<th>Reviewing Agency Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>WSCCR 06A-TRV-02 Macris, Hendricks &amp; Glascock* (for Kevin Smart)</td>
<td>W-1 W-1/no change S-6 S-3</td>
<td>M-NCPCC Staff: Proposal is not consistent with sewer service recommendations of the Potomac Subregion Master Plan (2002) as follows: &quot;Until a policy is developed, restrict further sewer service extensions in Glen Hills to properties with documented public health problems resulting from septic system failures.&quot; (page 24). Recommendation: Deny until completion of Glen Hills study as per Master Plan.</td>
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<td>Applicant’s Explanation: &quot;To convey lot to a buildable lot.&quot;</td>
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<td>*representative: James Glascock</td>
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<tr>
<td>WSCCR 06A-TRV-03 Macris, Hendricks &amp; Glascock (for George Simmons)</td>
<td>W-1 W-1/no change S-6 S-3</td>
<td>M-NCPCC Staff: Proposal is not consistent with sewer service recommendations of the Potomac Subregion Master Plan (2002) as follows: &quot;Until a policy is developed, restrict further sewer service extensions in Glen Hills to properties with documented public health problems resulting from septic system failures.&quot; (page 24). Recommendation: Deny until completion of Glen Hills study as per Master Plan.</td>
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<td>TRAVILAH PLANNING AREA: GLEN HILLS AREA REQUESTS</td>
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<tr>
<td>Amendment No./Applicant (Owner)</td>
<td>Property Location &amp; Information</td>
<td>Proposed/Existing Development</td>
</tr>
<tr>
<td>WSCCR 06A-TRV-05</td>
<td>Ahmad Jamshidi &amp; Guita Vafai</td>
<td>9840 Watts Branch Dr. - Lot 26, Block 2, Glen Hills Sect. 3</td>
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<td>Map tile: 217NW10; FR341</td>
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<td></td>
<td>Southeast corner – intersection of Glen Mill Rd. and Watts Branch Dr. (adjacent to WSCCR 06A-TRV-06)</td>
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<td>*Potomac Subregion Master Plan (2002)</td>
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<td></td>
<td></td>
<td>*Watts Branch Watershed; Piney Branch subwatershed (MDE Use I; Mont. Co. SPA)</td>
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<td>RE-1 Zone; 1.06 ac.</td>
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<td>Existing use: vacant</td>
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<td>Proposed use: residential – one single-family house</td>
</tr>
<tr>
<td>Applicant’s Request/Explanation</td>
<td>Service Area Categories:</td>
<td>Reviewing Agency Comments</td>
</tr>
<tr>
<td></td>
<td>Existing</td>
<td>Requested</td>
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<tr>
<td>W-1</td>
<td>W-1/no change</td>
<td>S-3</td>
</tr>
<tr>
<td>Applicant’s Explanation:</td>
<td>*Current use: residential lot.</td>
<td>M-NCPPC Staff: Proposal is not consistent with sewer service recommendations of the Potomac Subregion Master Plan as follows: &quot;...Until a policy is developed, restrict further sewer service extensions in Glen Hills to properties with documented public health problems resulting from septic system failures.&quot; (page 24) Category Recommendation: Deny until completion of Glen Hills study as per Master Plan unless public health problem is documented.</td>
</tr>
<tr>
<td>*Change in use: single family house.</td>
<td><em>Reason: Water table high according to the latest test (enclosed document), thus unsuitable for septic systems.</em></td>
<td></td>
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</tbody>
</table>

| WSCCR 06A-TRV-06 | Ahmad Jamshidi & Guita Vafai | 12500 Circle Dr. - Lot 27, Block 2, Glen Hills Sect. 3 |
| | | Map tile: 217NW10; FR341 |
| | | Southeast corner – intersection of Glen Mill Rd. and Circle Dr. (adjacent to WSCCR 06A-TRV-05) |
| | | *Potomac Subregion Master Plan (2002) |
| | | *Watts Branch Watershed; Piney Branch subwatershed (MDE Use I; Mont. Co. SPA) |
| | | RE-1 Zone; 0.92 ac. |
| | | Existing and proposed use: residential – one single-family house |
| Applicant’s Request/Explanation | Service Area Categories: | Reviewing Agency Comments |
| | Existing | Requested |
| W-1 | W-1/no change | S-3 |
| Applicant’s Explanation: | "Soil testing has confirmed that the existing septic system is installed in ground water and thus failing." |
| M-NCPPC Staff: The proposed category change is consistent with sewer service recommendations of the Potomac Subregion Master Plan as follows: "...Until a policy is developed, restrict further sewer service extensions in Glen Hills to properties with documented public health problems resulting from septic system failures." (page 24) |
| DPS has documented a health problem on the site. DPS has been requested to investigate a potential on-site solution to the documented health problem. Sewer can be provided within the street right of way, crossing a large unfortified portion of the stream buffer adjacent to Glen Hills Local Park. Because much of the lot is forested, it is possible that more trees may be affected by an on-site solution than the sewer extension. If the sewer service extension is not approved, any removal of trees on the lot would require a small land disturbance permit and specimen trees would have to be protected. |
| Category Recommendation: Approve S-3 since this has a documented public health problem, unless there is an on-site solution that does not require the removal of trees on the property. |
| WSSC-Sewer: Service will require a 650' sewer main extension east along Glen Mill Rd. from the Piney Branch Trunk Sewer (#898066B). The extension would abut 3 additional properties*. This extension (#AS3279Z02) previously received a conceptual approval for service to the Lynch property (WSCCR 04A-TRV-01 - denied). |
| * DEP note: These three, two are already served and one is a County park. |
| DPS-Well & Septic: The owner has applied to install an innovative drip septic system – the septic permit to install the system will be issued once a consent agreement has been recorded in the land records. |
Executive Staff Report: Generally, Water and Sewer Plan policies do not support the provision of public sewer service to properties zoned RE-1, such as those in Glen Hills. Given the recommendations included in the 2002 Master Plan (see above), we can only recommend the approval of public sewer service in this neighborhood for cases that involve documented public health problems. (DEP and DPS are preparing to begin the sanitary survey requested by the Master Plan; see the preceding discussion). Three of the four properties included in the preceding requests are unimproved; therefore, they cannot have a public health problem. The fourth property (06A-TRV-06, 12500 Circle Dr.) has been documented by DPS with a septic system failure. However, DPS is prepared to approve a permit for an on-site innovative septic system that will, at least for now, resolve the septic failure. Information provided by DPS shows that this replacement septic system will be installed in the front yard of the property, minimizing the need to remove existing trees on the site. Therefore, this property does not currently need public sewer service to resolve the health issue. None of these four requests are currently in a status that would allow for the approval of a category change for public sewer service.

In the event that the sanitary survey process results in a recommendation for and, ultimately, the approval of, public sewer service, the County will initiate appropriate sewer category changes to address those areas of the neighborhoods that will need public sewer service.
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 =

= MCDEP-WMD Staff Use Only =
WSSCR O6A-TRV-02
Water Sewer
GIS Tile 2170010
Tax Map FB841
Plan No.
Process Council

APPLICANT:
Name Macris, Hendricks & Glascock, P.A.
Address 9220 Wightman Rd Ste 120
Montgomery Village, MD 20888

Telephone 301-670-0840
Fax 301-949-0693
E-mail JGlascock@MHWGPIA.gl

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 8-15-05

PROPERTY OWNER:
Name Kevin Smart
Address 12915 Circle Dr
Rockville, MD 20850

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 8-15-05

PROPERTY/SITE DESCRIPTION AND DEVELOPMENT

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

Address Circle Dr
Identification 02827206 EL DIST 4
Location Rockville
Existing Use Vacant
Subdivision Plan No. & Status

Property/Site Size Outlot A/99,358sf

WATER AND SEWER SERVICE AREA CATEGORIES

Existing Water Category W - I
Existing Sewer Category S - G

Requested Water Category W - I
Requested Sewer Category S - 3

REASON FOR THIS CATEGORY CHANGE REQUEST

To convey Outlot to a buildable lot.

To convey Outlot to a buildable lot.

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

Master Plan POTOMAC SUBREZ (2002)
Planning Area TRAVILMAY
Zoning PC-1
Zoning Activity NONE
Watershed VLEBS BE
CSPS Subwatershed
State Watershed Use Class I
GIS File
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.

APPLICATION

Name: Macris, Hendricks & Glascock, P.A.
Address: 9220 Wightman Rd Ste 120
Montgomery Village, MD 20855
Telephone: 301-670-9840
Fax: 301-948-0693
e-mail: mhgpa.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: [Signature]
Date: [Date]

PROPERTY OWNER

Name: George Simmons
Address: 6053 White Flint Drive
Frederick, MD 21702

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: [Date]

PROPERTY/SITE DESCRIPTION AND DEVELOPMENT

Note: Attach an 8.5"x11" copy of the state tax map with the subject property(ies) highlighted.

Address: Circle Drive, Rockville, MD 20850

Identification: 00054685

Location: Corner of Circle Dr and Ridge Drive

Existing Use: Vacant

Proposed Use: Residential

WATER AND SEWER SERVICE AREA CATEGORIES

Existing Water Category: W-1
Requested Water Category: W-1

Existing Sewer Category: S-C
Requested Sewer Category: S-3

REASON FOR THIS CATEGORY CHANGE REQUEST

to convey lot to a buildable lot.

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

= MCDEP-WMD Staff Use Only =

Master Plan: [Redmax Subarea (2002)]
Planning Area: [TRAVILAN]
Zoning: [RE-1]
Zoning Activity: [New]
Watershed: [Watts BR.]
CSPS Subwatershed: 
State Watershed Use Class: 
GIS File: [Agency]