

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

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

Parcel P. 401 – Tax ID# 00710071 – 36.93 ac.
Ex. Open Space
Prop. Subdivision

Elizabeth B. Hyde
Signature
Property Owner
Title
Dec. 7, 2005
Date

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

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

Thomas Hyde
Signature
Property Owner
Title
12-7-05
Date

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

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

Henry Hyde
Signature
Property Owner
Title
12/7/05
Date

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

December 20, 2005

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

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:

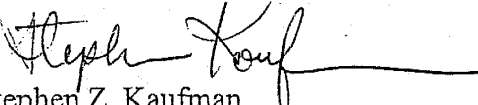
The subject property is identified as Parcels 239, 401, 452, and 459 on County Tax Map JT121/JT122 and consists of approximately 50.93 acres of land located in the southeast quadrant of Dr. Bird Road and Batchellors Forest Road in Olney, Maryland (the "Property"). On March 15, 2005, the District Council 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.

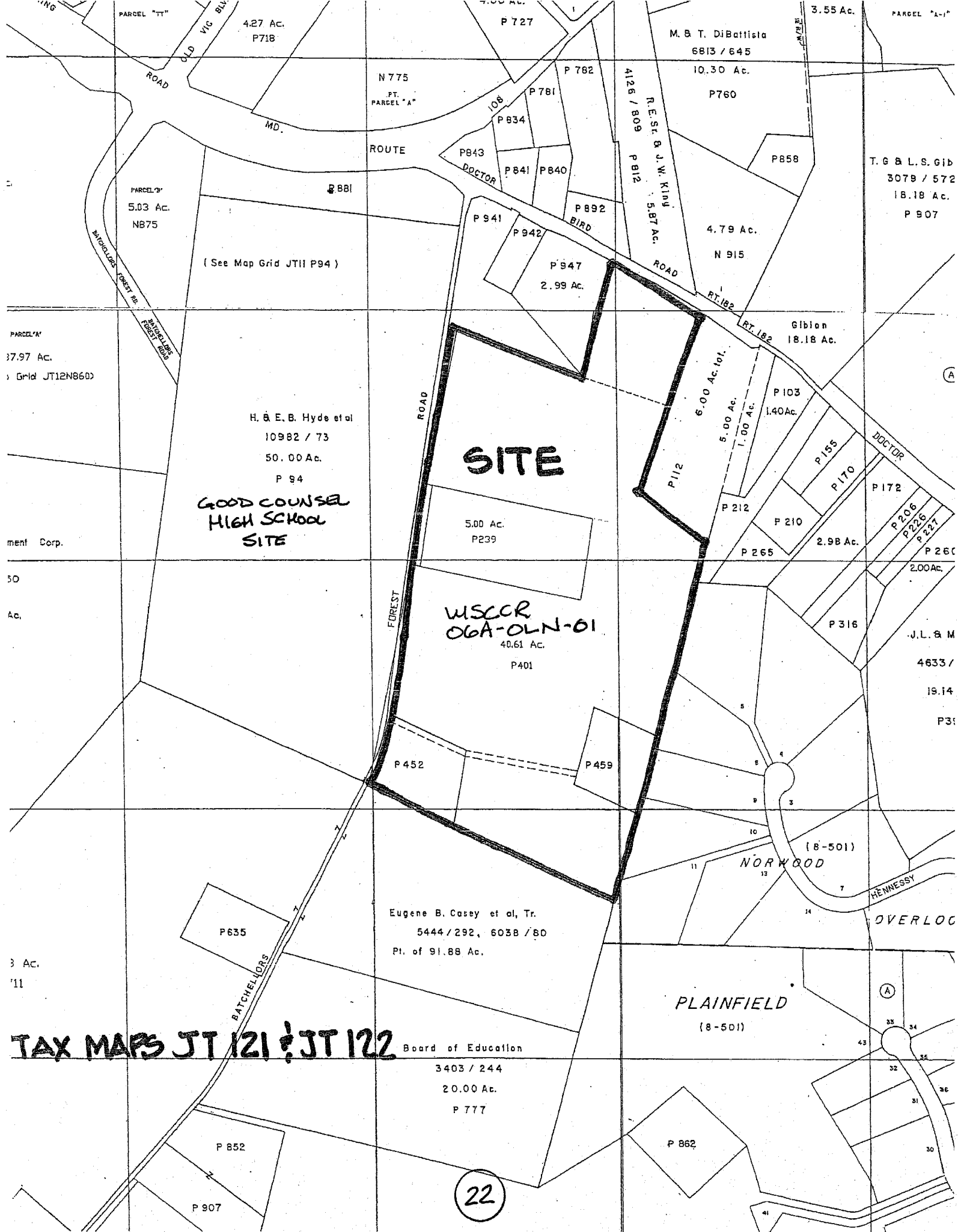
Thank you for your attention to this matter. Should you have any questions, please give me a call.

Sincerely yours,

LINOWES AND BLOCHER LLP


Stephen Z. Kaufman

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H. & E. B. Hyde et al
 10982 / 73
 50.00 Ac.
 P 94
**GOOD COUNSEL
 HIGH SCHOOL
 SITE**

SITE

**WSCOR
 OGA-OLN-01**
 40.61 Ac.
 P 401

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

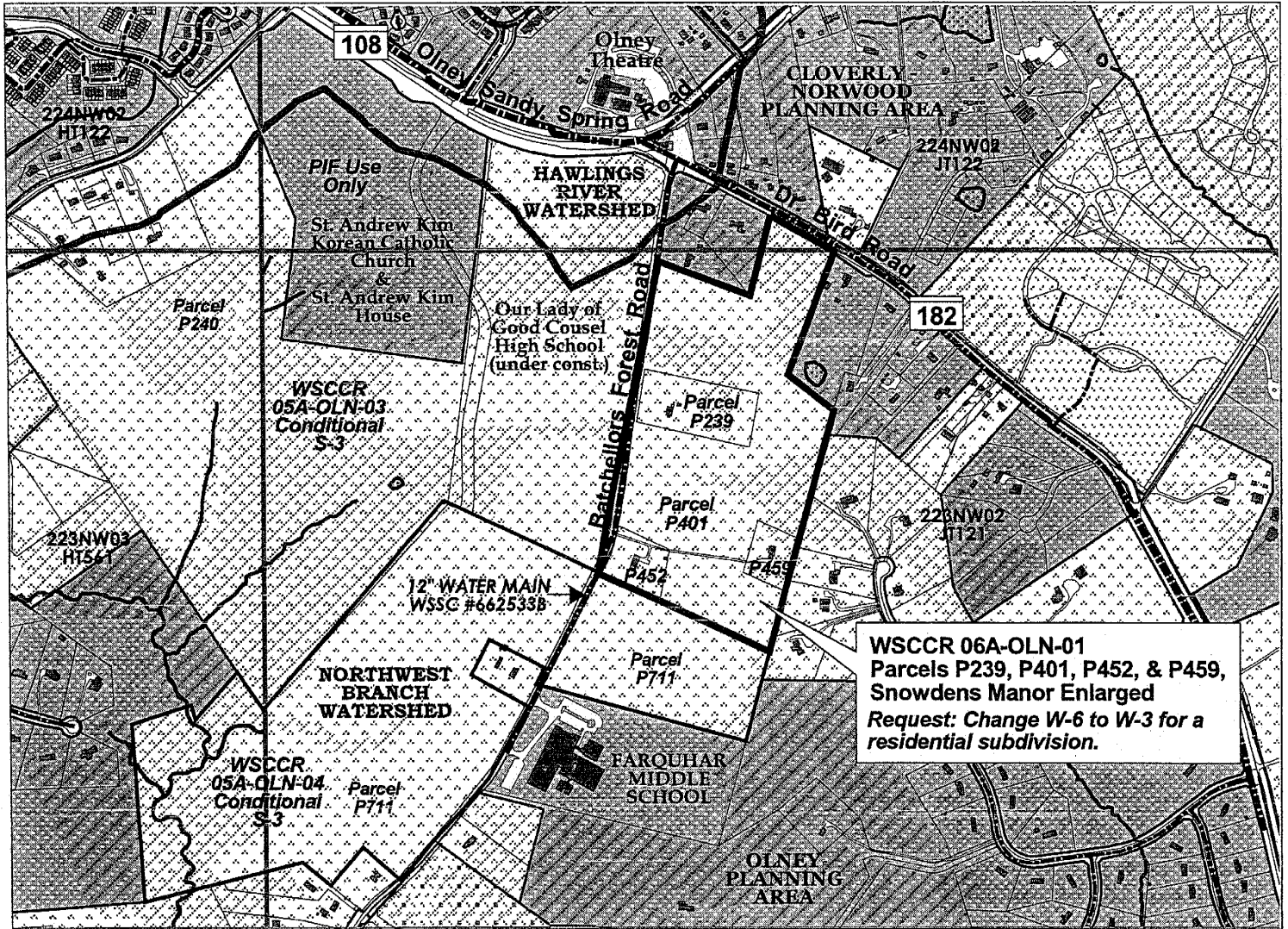
**PLAINFIELD
 (8-501)**

TAX MAPS JT 121 & JT 122

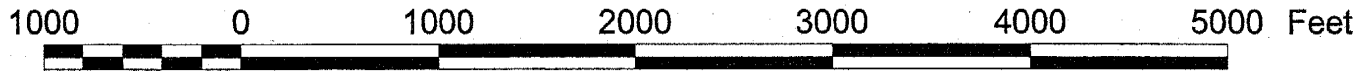
Board of Education
 3403 / 244
 20.00 Ac.
 P 777

Water Service Area Categories Map

WSSCR 06A-OLN-01 (Elizabeth, Thomas & Henry Hyde)



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

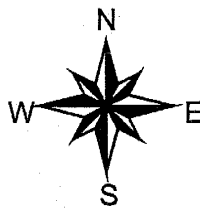


MAP LEGEND

- 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

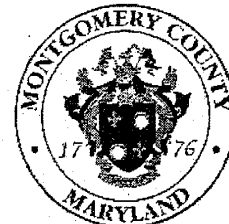
Water Service Area Categories

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



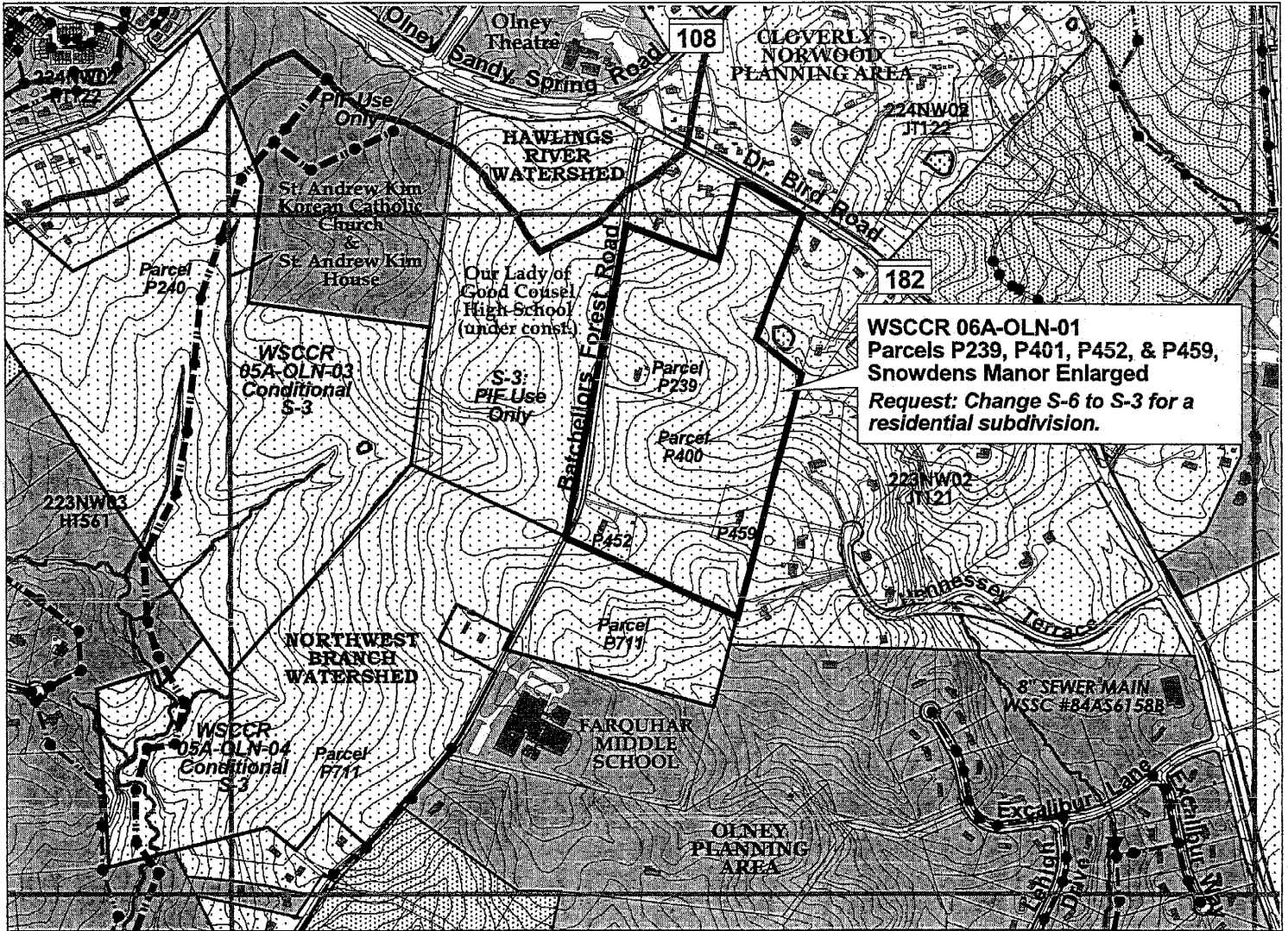
June 2003 Update
 Service Area Categories Map

Montgomery County, Maryland
 Comprehensive Water Supply
 and Sewerage Systems Plan



Water & Wastewater Policy Group
 1/17/06 -- GIS Project File:
 o:\wteam\ccrs-pas\olney\2006ccrs\06a-oln-01=hyde=ws.apr

Sewer Service Area Categories Map WSSCR 06A-OLN-01 (Elizabeth, Thomas & Henry Hyde)



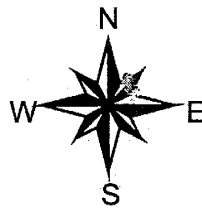
WSSCR 06A-OLN-01
Parcels P239, P401, P452, & P459,
Snowdens Manor Enlarged
Request: Change S-6 to S-3 for a residential subdivision.



MAP LEGEND

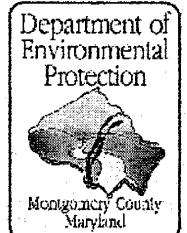
- Property (Apr. 2005)
- WSSC/GIS Tile Grid
- Sewer Manholes
- Sewer Mains**
- Small-Diameter, Low-Pressure Mains
- 6" - to 8" - Diameter Gravity Mains
- 10" - to 14" - Diameter Gravity Mains
- 15" - to 18" - Diameter (CIP) Trunk Mains
- 20" - to 42" - Dia. (CIP) Mains *
- 48" - or Larger-Diameter (CIP) 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:
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COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

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

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.

TRAVILAH PLANNING AREA: GLEN HILLS AREA REQUESTS		
Amendment No./Applicant (Owner) Property Location & Information Proposed/Existing Development	Applicant's Request/Explanation Service Area Categories: Existing Requested	Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)
<p>WSSCR 06A-TRV-02 Macris, Hendricks & Glascock* (for Kevin Smart)</p> <ul style="list-style-type: none"> ▪ Circle Dr. – Outlot A, Block 7, North Glen Hills ▪ Map tile:217NW10; FR341 ▪ Northwest quadrant – intersection of Circle Dr. and Ridge Dr. (adjacent to WSSCR 06A-TRV-03) ▪ Potomac Subregion Master Plan (2002) ▪ Watts Branch Watershed (MDE Use I) ▪ RE-1 Zone; 2.28 ac. ▪ Existing use: vacant/open space ▪ Proposed use: residential – one new single-family house <p>*representative: James Glascock</p>	<p>W-1 W-1/no change S-6 S-3</p> <p>Applicant's Explanation: "To convey outlot to a buildable lot."</p>	<p>M-NCPPC Staff: Proposal is not consistent with sewer service recommendations of the Potomac Subregion Master Plan (2002) 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). Recommendation: Deny until completion of Glen Hills study as per Master Plan.</p> <p>WSSC-Sewer: Service will require an 800' sewer extension west along Circle Dr. from the 8"-dia. main at the intersection with Watts Branch Dr. (#898060A). The extension would abut as many as 5 additional properties**, and would require a right-of-way for a non-abutting connection. On-site pumping may be required.</p> <p>** <i>DEP note: All five properties are currently designated as category S-6.</i></p> <p>DPS-Well & Septic: Percolation testing in 1984 and 1987 revealed failing percolation tests. This lot has not been evaluated for a sand mound septic system.</p>
<p>WSSCR 06A-TRV-03 Macris, Hendricks & Glascock (for George Simmons)</p> <ul style="list-style-type: none"> ▪ Circle Dr. – Parcel P721, Wickham & Pottinger ▪ Map tile:217NW10; Fr341 ▪ Northwest quadrant – intersection of Circle Dr. and Ridge Dr. (adjacent to WSSCR 06A-TRV-02) ▪ Potomac Subregion Master Plan (2002) ▪ Watts Branch Watershed (MDE Use I) ▪ RE-1 Zone; 3.41 ac. ▪ Existing use: vacant/open space ▪ Proposed use: residential – one new single-family house <p>*representative: James Glascock</p>	<p>W-1 W-1/no change S-6 S-3</p> <p>Applicant's Explanation: "To convey lot to a buildable lot."</p>	<p>M-NCPPC Staff: Proposal is not consistent with sewer service recommendations of the Potomac Subregion Master Plan (2002) 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). Recommendation: Deny until completion of Glen Hills study as per Master Plan.</p> <p>WSSC-Sewer: Service will require an 150' sewer extension west along Circle Dr. from the 8"-dia. main at the intersection with Watts Branch Dr. (#898060A). The extension would abut as many as 2 additional properties**.</p> <p>** <i>DEP note: Both properties are currently designated as category S-6.</i></p> <p>DPS-Well & Septic: We have no record of percolation testing on this property.</p>

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

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

TRAVILAH PLANNING AREA: GLEN HILLS AREA REQUESTS		
Amendment No./Applicant (Owner) Property Location & Information Proposed/Existing Development	Applicant's Request/Explanation Service Area Categories: Existing Requested	Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)
<p>WSSCR 06A-TRV-05 Ahmad Jamshidi & Guita Vafai ▪ 9840 Watts Branch Dr. – Lot 26, Block 2, Glen Hills Sect. 3 ▪ Map tile: 217NW10; FR341 ▪ Southeast corner – intersection of Glen Mill Rd. and Watts Branch Dr. (adjacent to WSSCR 06A-TRV-06) ▪ Potomac Subregion Master Plan (2002) ▪ Watts Branch Watershed; Piney Branch subwatershed (MDE Use I; Mont. Co. SPA) ▪ RE-1 Zone; 1.06 ac. ▪ Existing use: vacant ▪ Proposed use: residential – one single-family house</p>	<p>W-1 W-1/no change S- S-3</p> <p>Applicant's Explanation: "Current use: residential lot. "Change in use: single family house. "Reason: Water table high according to the latest test (enclosed document), thus unsuitable for septic systems."</p>	<p><u>M-NCPPC Staff:</u> Proposal is not 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) Category Recommendation: Deny until completion of Glen Hills study as per Master Plan unless public health problem is documented.</p> <p><u>WSSC-Sewer:</u> Service will require a 8000' sewer main extension east along Glen Mill Rd. from the Piney Branch Trunk Sewer (#898066B). The extension would about 4 additional properties*. This extension (#AS3279Z02) previously received a conceptual approval for service to the Lynch property (WSSCR 04A-TRV-01 - denied).</p> <p><i>* DEP note: Of these four, three are already served and one is a County park.</i></p> <p><u>DPS-Well & Septic:</u> This property failed water table testing in 2004. <i>DEP Note: DPS staff added in a later e-mail to DEP that the lot could be tested for a sand mound septic system.</i></p>
<p>WSSCR 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 WSSCR 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</p>	<p>W-1 W-1/no change S- S-3</p> <p>Applicant's Explanation: "Soil testing has confirmed that the existing septic system is installed in ground water and thus failing."</p> <p>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 largely unforested 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.</p> <p><u>WSSC-Sewer:</u> Service will require a 650' sewer main extension east along Glen Mill Rd. from the Piney Branch Trunk Sewer (#898066B). The extension would about 3 additional properties*. This extension (#AS3279Z02) previously received a conceptual approval for service to the Lynch property (WSSCR 04A-TRV-01 - denied).</p> <p><i>* DEP note: Of these three, two are already served and one is a County park.</i></p> <p><u>DPS-Well & Septic:</u> 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.</p>	<p><u>M-NCPPC Staff:</u> 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)</p>

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

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

TRAVILAH PLANNING AREA: GLEN HILLS AREA REQUESTS		
Amendment No./Applicant (Owner) Property Location & Information Proposed/Existing Development	Applicant's Request/Explanation Service Area Categories: Existing Requested	Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)

County Executive Recommendation: Deny all four sewer category change requests; maintain S-6.

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 these 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.



MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED MANAGEMENT DIVISION

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

WATER/SEWER SERVICE AREA CATEGORY CHANGE REQUEST

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

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

MCDEP-WMD Staff Use Only =
WSSCR 06A-TRV-02
Water Sewer
GIS Tile 217NW10
Tax Map FR34
Plan No.
Process CANCEL

= MCDEP-WMD Receipt Date =

APPLICANT

Name Macris, Hendricks & Glascock, P.A.
Address 9220 Wightman Rd Ste 120
Montgomery Village, MD 20886
Telephone 301-670-0840
Fax 301-948-0693
e-mail JGLASCOCK@MHGPA.COM

Applicant's Authorization: Check one of the following boxes as applicable:
[] Property Owner [] Contract Purchaser*
[X] Owner's/Purchaser's Authorized Representative* (*see below)
Signature [Signature]
Date 8/15/05

PROPERTY OWNER

Name Kevin Smart
Address 12915 Circle Dr
Rockville, MD 20850
Telephone [Redacted]
Fax [Redacted]
e-mail [Redacted]

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 8-15-05

PROPERTY/SITE DESCRIPTION AND DEVELOPMENT

Note: Attach an 82"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
Proposed Use Residential

WATER AND SEWER SERVICE AREA CATEGORIES

Existing Water Category W-1
Existing Sewer Category S-0
Requested Water Category W-
Requested Sewer Category S-3

REASON FOR THIS CATEGORY CHANGE REQUEST

To convey outlot to a buildable lot.

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

MCDEP-WMD Staff Use Only =
Master Plan POTOMAC SUBREG. (2002)
Planning Area TRAVILAN
Zoning PC-1
Zoning Activity NONE
Watershed WATTS BR.
CSPS Subwatershed
State Watershed Use Class I
GIS File



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 06A-TRV-03
Water Sewer
GIS Tile 217 NW 10
Tax Map FR341
Plan No.
Process Council

APPLICANT

Name Macris, Hendricks & Glascock, P.A.
Address 9220 Wightman Rd Ste 120
Montgomery Village, MD 29888
Telephone 301-670-9840
Fax 301-948-0693
e-mail mhgpa.com JGLASCO JGLASCOCK@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 James Glascock
Date 8/26/05

PROPERTY OWNER

Name George Simmons
Address 6053 White Flint Drive
Frederick, MD 21702
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 George Simmons
Date Aug. 26, 2005

PROPERTY/SITE DESCRIPTION AND DEVELOPMENT

Note: Attach an 82"x11" copy of the state tax map with the subject property(ies) highlighted.
Address Circle Drive, Rockville, MD 20850
Identification 000546005 -> 00054605
Location Corner of Circle Dr and Ridge Drive
Existing Use Vacant
Subdivision Plan No. & Status

Property/Site Size P721/3.41 Ac
Proposed Use Residential

WATER AND SEWER SERVICE AREA CATEGORIES

Existing Water Category W-1
Existing Sewer Category S-6
Requested Water Category W-1
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 POTOMAC SUBPES. (2002)
Planning Area IRANILAH
Zoning RE-1
Zoning Activity NONE
Watershed WATS BR.
CSPS Subwatershed
State Watershed Use Class I
GIS File