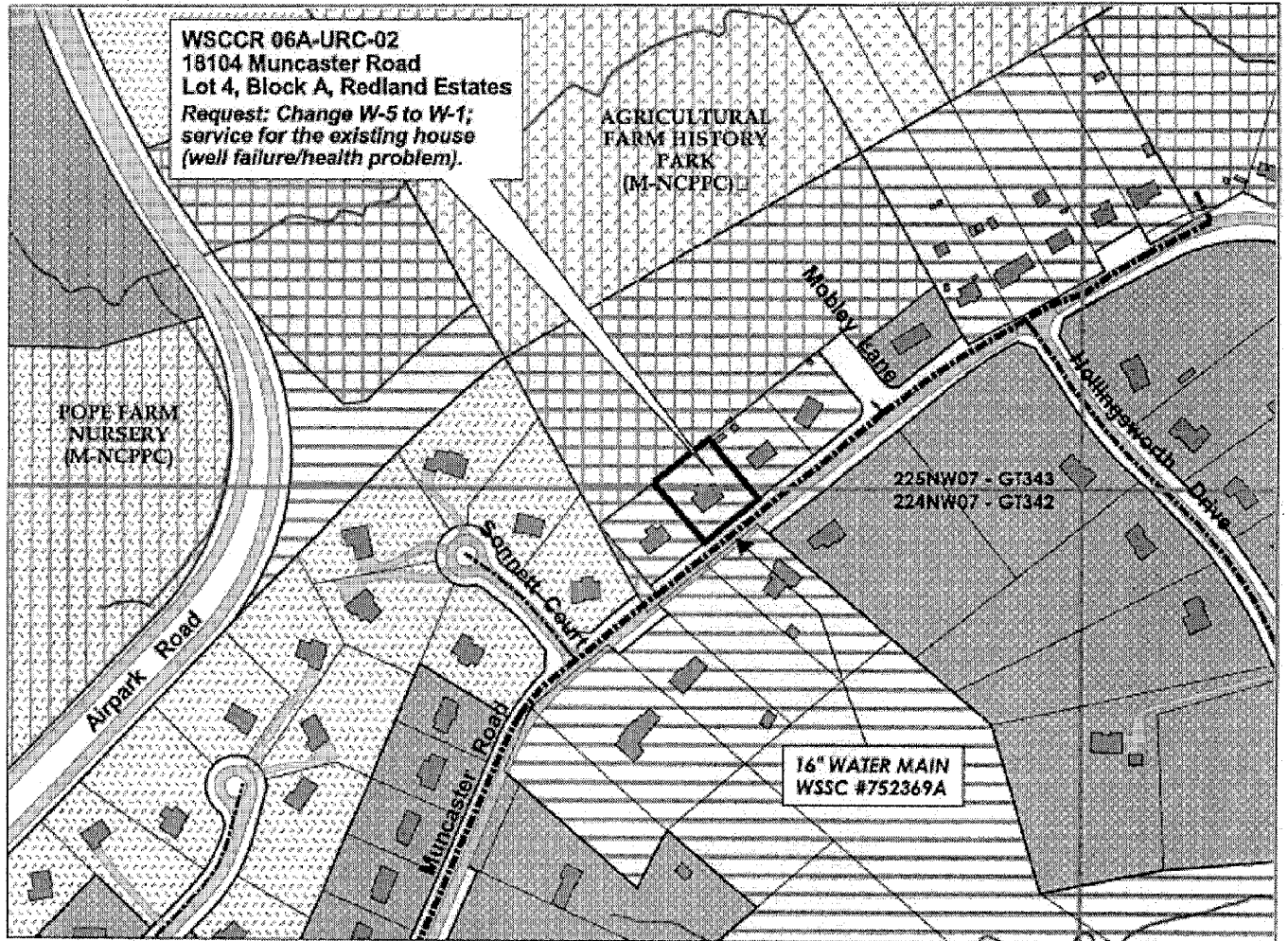
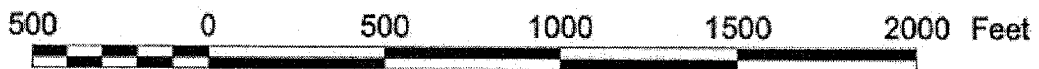


Water Service Area Categories Map WSSCR 06A-URC-02 (Jeremy & Joelle Heil)



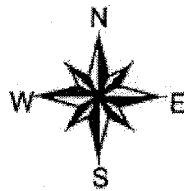
Upper Rock Creek Watershed Planning Area

Upper Rock Creek Watershed



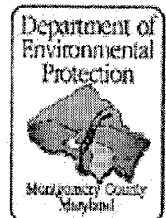
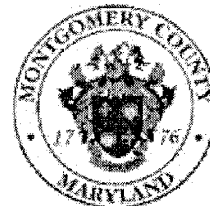
MAP LEGEND

- Property (July 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 Map Grid
- Buildings
- Roads
- Streams
- County - State - Federal Parks
- Water Service Area Categories**
 - W-1
 - W-3
 - W-4
 - W-5
 - W-6
 - W-6 Multi-Use System



June 2003 Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Water & Wastewater Policy Group
12/1/05 - GIS Project File:
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Department of Environmental Protection – Water and Wastewater Policy Group
ADMINISTRATIVE DELEGATION GROUP AD 2006-2: Map Amendment Summary Information Table

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		
Cloverly-Norwood Planning Area				
WSSCR 06A-CLO-01: Bertha Howard				
<ul style="list-style-type: none"> • 14307-14311 Drayton Ave (odd).; Lots 2-4, Block B, Lechliders Add. To Colesville • 219NE01; JR563 • E. side of Drayton Ave, N. of Cape May Rd. • Cloverly Master Plan (1997) • Paint Branch Watershed (MDE Use III, Mont. Co. SPA) • RE-2C Zone; 0.53 ac. • Existing: 3 Vacant Lots; Proposed: 3 Single Family Houses 	W-1 S-6	W-n/c S-1	<p><u>WSSC-Sewer</u>: A 400-foot-long non-CIP-sized sewer extension is required; this extension would connect to an existing 8-inch sewer in Cape May Road (contract no. 91-9144A) and would abut approximately 8 properties in addition to the applicant's; it has been conceptually approved for service to the Hampshire Hamlets subdivision (#. DA3898Z04). <u>DPS-Well & Septic</u>: No records found. <u>M-NCPPC Staff</u>: The Cloverly Master Plan states "Provide sewer service throughout Cloverly except in the RC and RE-2 zones to maintain low-density, rural character..." These lots were recorded under the "A" Residence Zone, and they are buildable under those development standards. Rec. S-1.</p>	<p><u>Planning Board</u>:</p> <p><u>County Council</u>:</p> <p><u>Testimony</u>:</p>
WSSCR 06A-CLO-02: Bette Dompka et al (by Richard Dompka)				
<ul style="list-style-type: none"> • 14313 Drayton Ave.; Lot 1 Block B, Lechliders Add. To Colesville • 219NE01; JR563 • E. side of Drayton Ave, N. of Cape May Rd. • Cloverly Master Plan (1997) • Paint Branch Watershed (MDE Use III, Mont. Co. SPA) • RE-2C Zone; 0.19 ac. • Existing: 1 Vacant Lot; Proposed: 1 Single Family House 	W-1 S-6	W-n/c S-1	<p><u>WSSC-Sewer</u>: A 600-foot-long non-CIP-sized sewer extension is required; this extension would connect to an existing 8-inch sewer in Cape May Road (contract no. 91-9144A) and would abut approximately 13 properties in addition to the applicant's; it has been conceptually approved for service to the Hampshire Hamlets subdivision (job no. DA3898Z04). <u>DPS-Well & Septic</u>: No records found. <u>M-NCPPC Staff</u>: The Cloverly Master Plan states "Provide sewer service throughout Cloverly except in the RC and RE-2 zones to maintain low-density, rural character..." These lots were recorded under the "A" Residence Zone, and they are buildable under those development standards. Rec. S-1.</p>	<p><u>Planning Board</u>:</p> <p><u>County Council</u>:</p> <p><u>Testimony</u>:</p>

Department of Environmental Protection – Water and Wastewater Policy Group

ADMINISTRATIVE DELEGATION GROUP AD 2006-2: *Map Amendment Summary Information Table*

Map Amendment No. Applicant (Owner) Property Information Development	Applicant's Request: Service Area Categories Existing Requested Applicant's Explanation	Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)	Planning Board and County Council Positions Public Testimony
<p>WSSCR 06A-CLO-01 and -02: DEP Staff Recommendation: Approve S-1. Policy V.F.1.a: Consistent with existing plans.</p> <p>DEP Staff Report: This application continues the process of changing service area categories for these smaller lots near Cape May Road and New Hampshire Avenue. We have previously approved category changes for other similar lots through the administrative process. A new sewer main will abut all four existing lots. Provision of public sewer service is consistent with master plan recommendations and water and sewer plan policies.</p>			
<p>Fairland-Beltsville Planning Area</p>			
<p>WSSCR 03A-FAL-01: Scott McIntyre</p>			
<ul style="list-style-type: none"> • 2720 Duvall Rd.; P.601, Paint Bottom • 219NE03; KR343 • N. side of Duvall Rd., W. of Old Columbia Pike • Fairland Master Plan (1997) • Paint Branch Watershed (MDE Use III, Mont. Co. SPA) • R-200 Zone; 2.39 ac. • Existing and Proposed: service for the existing house 	<p>W-1 W-n/c S-6 S-1</p> <p>Applicant's Explanation: "Septic field failure."</p>	<p><u>WSSC-Sewer:</u> Can be served by abutting mains. <u>DPS-Well & Septic:</u> Our records show the septic system was repaired in 1984, shallow trenches were used because of high groundwater. In 1989 and 2003 evidence of septic failures were found. <u>M-NCPPC Staff:</u> This request is within the water and sewer service area and is consistent with the Fairland Master Plan (see Figure 50, Page 150 of the Fairland Master Plan). Rec. S-1.</p>	<p><u>Planning Board:</u> <u>County Council:</u> <u>Testimony:</u></p>
<p>DEP Staff Recommendation: Approve S-1. Policy V.F.1.a: Consistent with existing plans.</p> <p>DEP Staff Report: On August 8, 2003, DEP requested WSSC to expedite the provision of public sewer service to relieve a health problem, based on a request from the Dept. of Permitting Services, Well and Septic Section. Although sewer service was authorized for the property because of the health problem, the provision of public sewer service is consistent with master plan recommendations and water and sewer plan policies. Therefore, this request is proposed for approval under the consistent with existing plans policy without restrictions.</p>			
<p>WSSCR 06A-GWC-01: Edna and David Copeland WSSCR 06A-LSN-01: James Banavong WSSCR 05A-OLN-05: Fall Creek Farm East (see listings beginning p. 5)</p>			

Department of Environmental Protection – Water and Wastewater Policy Group

ADMINISTRATIVE DELEGATION GROUP AD 2006-2: *Map Amendment Summary Information Table*

Map Amendment No. Applicant (Owner) Property Information Development	Applicant's Request: Service Area Categories Existing Requested Applicant's Explanation	Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)	Planning Board and County Council Positions Public Testimony
Olney Planning Area			
WSSCR 06A-OLN-02: Georgia Group & Mid-Atlantic Golf/Norbeck LLC			
<ul style="list-style-type: none"> • 3501, 3601, & 3801 Norbeck Rd; 15801 Georgia Ave; Lot 8 (N591), Part Lot 4 (N512 & N457), Lot 15 (N700), and Parcels N350 and P454, all of Bradford's Rest • 221NW03 & 04; HS342 and HS662 • NE quadrant of Georgia Ave & Norbeck Rd. • Olney Master Plan (2005) • Northwest Branch (MDE Use IV) & Upper Rock Creek (MDE Use III) Watersheds • R-200/TDR-7 Zone; 43.14 ac. • Existing: single family houses, golf driving range, & vacant parcels. Proposed: 193-lot residential subdivision; M-NCPPC #1-20060610 "Norbeck Crossing." 	<p>W-1 & W-6 W-1 & W-3 S-1 & S-6 S-1 & S-3</p> <p>Applicant's Explanation (summarized by DEP): "To develop the property as a residential development in accordance with the R-200/TDR-7 zoning requirements as noted in the Olney Master Plan, including changing water and sewer categories and/or removing any restrictions related to the existing land use to allow for residential development."</p>	<p><u>WSSC-Water:</u> Varieties of existing water mains (8"-48" dia.) abut and traverse the site. WSSC will not permit extensions from or connections to mains larger than 24". Capital-sized water mains (16"+) within the site may be required.</p> <p><u>WSSC-Sewer:</u> The southern portion of the property can be served by extensions to existing 8" mains along Coolidge Ave., Bradford Rd., and Norbeck Rd. (78-3388A & 63-3185). Service to the northern part of the property will require a 7000' main extension to an existing 15" sewer (66-2533A). The extension will require rights of way across intervening properties and will affect trees and a stream valley. <i>DEP note: The applicants' proposed plan shows all public sewer access for this project via the existing mains to the south along Norbeck Rd and adjacent streets. If feasible, this would eliminate the need for an extension to the north along the stream valley.</i></p> <p><u>DPS-Well & Septic:</u> Any proposed sewer extension should consider ability of nearby dwellings to access</p> <p><u>M-NCPPC Staff</u> (summarized): Public water and sewer service for this site is consistent with the recommendations of the master plan and the subsequent rezoning to R-200/TDR-7. The master plan requires that the provision of sewer service not involve main extensions along stream valleys north and east of the proposed ICC alignment. Rec. 8-3 and W-3 only is sewer can be provided outside the steam valley (see attached staff comments for full discussion).</p>	<p><u>Planning Board:</u></p> <p><u>County Council:</u></p> <p><u>Testimony:</u></p>

Department of Environmental Protection – Water and Wastewater Policy Group

ADMINISTRATIVE DELEGATION GROUP AD 2006-2: Map Amendment Summary Information Table

Map Amendment No. Applicant (Owner) Property Information Development	Applicant's Request: Service Area Categories Existing Requested Applicant's Explanation	Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)	Planning Board and County Council Positions Public Testimony
<p>DEP Staff Recommendation: Approve W-3 and S-3; retain W-1 and S-1 where existing. Consistent with master plan recommendations, sewer mains should not be extended downstream of the ICC alignment to provide service to this project. Policy V.F.1.a: Consistent with existing plans.</p> <p>DEP Staff Report: The provision of public water and sewer service is consistent with master plan recommendations and water and sewer plan policies. The Master Plan recommended this site as a TDR-receiving area; it was subsequently re-zoned to R-200/TDR-7. Development at this density will require the provision of public water and sewer service. Given the base-zoning of R-200, this request does not require the approval of a preliminary plan using TDR's. The provision of public service is consistent with the base-zone, without the increased density resulting from TDR's. Public water service is available to the site from existing mains that abut and traverse the area. The applicant has proposed a sewer system that will connect to existing mains within, and at the south side of, the property. This proposal recognizes the master plan's intent to avoid serving this site via a main extension downstream of the proposed ICC alignment, which would affect the Batchellor's Forest tributary of Northwest Branch. DEP staff will seek to resolve the differences between the applicants' sewer concept and WSSC's proposal for a substantial gravity sewer extension to the north. Such an extension is not consistent with the intent of the Olney Master Plan, which seeks to avoid major new sewer extensions along the stream valleys in this part of the master plan area.</p>			
<p>Patuxent Watershed Conservation Planning Area</p>			
<p>06A-PAX-01 (Frederick Kruhm and Larry Kruhm)</p>			
<ul style="list-style-type: none"> • Parcels P22, P725, P862, Bear Bacon • 222NE03 &04; KS43 & KS53 • Either side of Kruhm Rd, at the Pepco transmission alignment • Fairland Master Plan (1997) • Lower Patuxent River Watershed (MDE Use I) • RC Zone; 55.24 ac. • Existing: pasture/agricultural Proposed: residential subdivision 	<p>W-6 S-6</p> <p>W-3 nc</p> <p>Applicant's Explanation: "A public water main partially extends into development site and needs to be further extended to serve the proposed cluster subdivision. A category change to W-3 is needed to allow for the main extension."</p>	<p>WSSC-Water: A 400-foot-long non-CIP-sized water extension is required to serve the property; it would connect to an existing 10-inch water main in Kruhm Rd (# 67-2877) and would abut approximately 2 properties in addition to the applicants. Rights-of-way would be required. Construction of this extension may involve the removal of trees. A system pressure reducing valve and vault will be required to serve properties below an elevation of 380 feet. (continues at right>>>>>)</p>	<p>Planning Board:</p> <p>County Council:</p> <p>Testimony:</p> <p>DPS-Well & Septic: N/C. M-NCPPC Staff: The Proposed Category is consistent with the Fairland Master Plan which states "...In the Patuxent, areas zoned RE-1 and R-200 should have access to community water and sewer; RC should have access to community water only." Rec. W-1.</p>
<p>DEP Staff Recommendation: Maintain W-6, with advancement to W-3 conditioned on the Planning Board's approval of a preliminary plan using the cluster development option. Policy VF1a: Consistent with Existing Plans.</p> <p>DEP Staff Report: The provision of public water service only to this site zoned Rural Cluster (RC) is consistent with master plan recommendations and water and sewer plan policies, specifically those policies addressing water service for large lot areas.</p>			
<p>04A-POT-04 (Mohammad Salek) 04A-POT-05 (Manuel Abdala) 05A-POT-1 (Nickolas Barbarine) 06A-POT-02 (Koorosh and Elaine Arfaian) 04A-TRV-11 (Aif & Barbara Andreassen) 04A-TRV-12 (Bakhshish Singh) 05A-TRV-04 (Michael Lu) 05A-TRV-08 (Jack Greenspan) (see listings beginning p. 5)</p>			
<p>Upper Rock Creek Watershed Planning Area</p>			
<p>05A-URC-01 (Erika Velasquez) (see listings beginning p. 5)</p>			

Department of Environmental Protection – Water and Wastewater Policy Group

ADMINISTRATIVE DELEGATION GROUP AD 2006-2: Map Amendment Summary Information Table

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		
06A-URC-02 (Jeremy and Joelle Heil)				
<ul style="list-style-type: none"> • Parcels P22, P725, P862, Bear Bacon • 222NE03 & 04; KS43 & KS53 • Either side of Kruhm Rd, at the Pepco transmission alignment • Fairland Master Plan (1997) • Lower Patuxent River Watershed (MDE Use I) • RC Zone; 55.24 ac. • Existing: pasture/agricultural Proposed: residential subdivision 	W-6 S-6	W-3 nc	<p><u>WSSC-Sewer:</u> Can be served by abutting mains.</p> <p><u>DPS-Well & Septic:</u> In 1961, well and septic systems were permitted and installed for a new house. In 1973 a septic repair permit was issued and cancelled. In 2005 an inspection by this office revealed a flooded well pit. Private laboratory analysis of the well water showed bacteriological contamination. A memo requesting an expedited public water connection was issued by this office.</p> <p><u>M-NCPPC Staff:</u> This proposal is consistent with the Upper Rock Creek Area Master Plan, which indicated that water service should be provided consistent with the 10-year Water and Sewer plan that incorporates a water-to-large lot policy. The existence of a documented public health problem, should allow a single hook-up to the existing line in Muncaster Road, Rec. W-1.</p>	<p><u>Planning Board:</u></p> <p><u>County Council:</u></p> <p><u>Testimony:</u></p>
DEP Staff Recommendation: Approve W-1. Policy VF1a: Consistent with Existing Plans.				
DEP Staff Report: The provision of public water service only to this site zoned RE-1 is consistent with master plan recommendations and water and sewer plan policies, specifically those policies addressing water service for large lot areas. Please note that this request was initiated due to a public health problem with the existing well. At the request of DPS, Well and Septic section, on Dec. 1, 2005, DEP directed WSSC to provide a water service connection to the property.				
Direct Approval Process Amendments				
WSCCR06A-GWC-01 (David and Edna Copeland)				
<ul style="list-style-type: none"> • 8515 Warfield Rd., P. P550, Res. On Williams Range • 228NW08; GU123 • N. side of Warfield Rd, W. of Doubleland Rd. • Preservation of Agriculture and Rural Open Space Master Plan (1980) • Middle Great Seneca Creek Watershed (MDE Use I) • RE-2 Zone; 1.65 ac. • Existing: vacant lot (house burned down) Proposed: rebuild house 	W-3* S-6	nc S-3	<p><u>WSSC-Sewer:</u> A 550-foot-long non-CIP-sized sewer extension is required; this extension would connect to the 8-inch sewer in Oak Bluff Drive (contract no. 80-4674Q) and would abut approximately 9 properties in addition to the applicant's. Rights-of-way would be required. This extension has been conceptually approved for service to job no. DA4155Z05.</p> <p><u>DPS-Well & Septic:</u></p> <p><u>M-NCPPC Staff:</u></p>	<p><u>Planning Board:</u></p> <p><u>County Council:</u></p> <p><u>Testimony:</u></p>

Department of Environmental Protection – Water and Wastewater Policy Group

ADMINISTRATIVE DELEGATION GROUP AD 2006-2: Map Amendment Summary Information Table

Map Amendment No. Applicant (Owner) Property Information Development	Applicant's Request: Service Area Categories Existing Requested Applicant's Explanation	Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)	Planning Board and County Council Positions Public Testimony
DEP Staff Recommendation: Approve S-3, restricted to one hook-up only to relieve a public health problem. Policy V.F.2.a.: Public health problems.			
DEP Staff Report: DPS advised DEP that the existing septic system for the original house, which burned down, does not meet current on-site system standards. The site cannot support a new septic system and will require public sewer service in order to replace the house. WSSC has proposed a gravity sewer extension west along Warfield Rd., and south to an existing main along Oak Bluff Dr. The owner prefers a pressure sewer extension from the existing pressure main near Doubleland Rd. WSSC will likely use the gravity extension alignment. WSSC prefers the use of gravity sewers over pressure systems wherever feasible.			
WSSCR06A-LSN-01 (James and Rebecca Banavong)			
<ul style="list-style-type: none"> • 9 Indiangrass Ct., Lot 18, Block D, Brownstown Estates • 223NW13; ET341 • S. side of Indiangrass Ct, E. of Indiangrass Dr. • Preservation of Agriculture and Rural Open Space Master Plan (1980) • Lower Great Seneca Creek Watershed (MDE Use I) • RDT Zone; 27.89 ac. • Existing: vacant lot Proposed: 1 single family house 	<p>W-1 nc S-6 S-1</p> <p>Applicant's Explanation: "Already paid for the water and sewer front foot benefits since 2001."</p>	<p>WSSC-Sewer: A 2-inch pressure sewer line in Indian Grass Court abuts the property (contract no. 95-1229D). The grinder system has adequate capacity to serve the property. Odor concerns are possible with grinder systems. <u>DPS-Well & Septic:</u> <u>M-NCPPC Staff:</u></p>	<p>Planning Board: County Council: Testimony:</p>
DEP Staff Recommendation: Approve S-1, restricted to one hook-up only. Policy V.F.2.b.: Properties abutting existing mains: single hookups.			
DEP Staff Report: DEP has verified that Lot 18 existed at the time that the abutting sewer main along Indiangrass Ct. was constructed; therefore, the property is eligible for a single sewer hookup to that main.			
WSSCR 05A-OLN-05 (Fall Creek Farm East)			
<ul style="list-style-type: none"> • 7950 Hawkins Creamery Rd., P. 820 & Part 866, Abels Level • 233NW07, GW342 • Laytonsville Rd, S. of Hawkins Creamery Rd • Olney Master Plan (2005) • Great Seneca Creek Watershed (MDE Use IV) • RDT Zone; 16.04 ac. • Existing: 1 farm (to remain) Proposed: landscape company to be added 	<p>W-6 nc (multi-use) S-6 nc (")</p> <p>Applicant's Explanation: DEP summary: Due to the size of the planned landscape contracting facility, the well and septic systems needed to serve the site will be categorized as multi-use systems: capacity for this project is approx. 2000-2300 gpd.</p>	<p>WSSC-Sewer: Applicant is pursuing multi-use systems; public service is not requested. <u>DPS-Well & Septic:</u> <u>M-NCPPC Staff:</u></p>	<p>Planning Board: County Council: Testimony:</p>
DEP Staff Recommendation: Maintain W-6 and S-6, with approval for smaller capacity multi-use water supply and sewerage systems. Policy V.F.2.d: Smaller capacity multi-use systems.			
DEP Staff Report: The proposed landscaping business is expected to have well and septic systems with a design capacity of approx. 1900 gallons per day (gpd). Water and sewer plan policies require that the County approve and identify on-site systems with design capacity of 1500 or more gpd as "multi-use" systems in the plan. The DPS Well and Septic Section has confirmed and approved the proposed design capacity for this business, and has issued the appropriate permits for the on-site systems. DEP, in cooperation with DPS, will develop a text amendment that will identify these multi-use systems in the plan's text.			