



MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION

Comprehensive Water Supply and Sewerage Systems Plan Amendments
Administrative Delegation Action 2015-1
Water/Sewer Service Area Category Change Requests

CHRONOLOGY

Table with 2 columns: Event and Date. Includes Interagency Notices of Public Hearing (Sept 15, 2015), Published Notice of Public Hearing (Oct 1, 2015), Public Hearing (Oct 16, 2015), Public Hearing Record Closed (Oct 23, 2015), DEP Advance Approval Action (WSCCR 15-CLO-02A) (Oct 23, 2015), DEP Administrative Approval Action (Dec 2, 2015), and MDE Review Completed.

BACKGROUND

Authority: Under the Annotated Code of Maryland, Section 9-501, et seq., the Maryland Department of the Environment (MDE) has charged the Montgomery County Council, as the governing body for Montgomery County, with adopting and amending a comprehensive plan for the provision of adequate water supply and sewerage systems within the county.

In the adopted CWSP, the County Council has delegated to the Director of the Department of Environmental Protection (DEP), through an administrative process, the authority to approve certain amendments to the Plan, including water and sewer category changes.

Proposed Plan Amendments: DEP staff considered eleven proposed amendments for approval, restricted approval, or conditional approval by the administrative delegation process. The proposed amendments were reviewed by the following agencies, as appropriate: the Washington Suburban Sanitary Commission (WSSC), the Maryland - National Park and Planning Commission (M-NCPPC), and the Montgomery County Department of Permitting Services - Well and Septic Section (DPS).

PUBLIC HEARING PROCESS

Public Hearing Notification: In accordance with State regulations, on September 15, 2015, DEP notified on the appropriate County and State agencies of the public hearing, scheduled for October 16, 2015, and provided the staff recommendations for each proposed amendment.

Public Hearing Testimony and Interagency Recommendations: On behalf of DEP Director Lisa Feldt, DEP senior planner Alan Soukup presided over the public hearing held on October 16, 2015, on the eleven amendments proposed for administrative approval.

WSCCR 15-CLO-02A (Stabler 1848 LLC)

At the request of the applicants, WSCCR 15-CLO-02A was identified for an advance action ahead of the other ten amendments in this administrative group. The applicants were seeking to maintain an established schedule for the Planning Board's consideration of a related preliminary plan.

WSCCR 15-PAX-02A (Ligon Lane 1 LLC & Ligon Lane 2 LLC)

Several individuals, mostly adjacent and confronting neighbors, submitted written testimony concerning this request. These included Ronald Empleton and Anita Empleton (220 Ashton Rd.), Fred Harde (315 Ashton Rd.), and Greg and Nadine Mort (315 Ashton Rd.). Don Chamberlin representing the Patuxent Watershed Protective Association also submitted written testimony. The issues raised in this testimony followed several common themes:

- Concerns about the loss of agricultural land and rural character of the area, resulting from the proposed 19-lot, clustered, residential subdivision. Current plans propose to cluster these lots towards the front of the site, on properties closest to Ashton Rd. (MD Rte. 108). Proposed lot sizes and setbacks are not consistent with existing development on surrounding properties.
- Concerns about the possible effects of storm water runoff from the new development on water quality in local streams and the Patuxent River reservoir.
- Concerns about the possible effects of additional traffic, new driveways and entrances, and water main construction on Ashton Rd.

DEP staff provided written responses to the individuals who provided this testimony. Staff explained that the concerns raised related better to the M-NCPPC's subdivision review process and issues that will be decided by the Planning Board. Staff also explained that under DEP's recommended conditional approval, this request for water category W-3 will not be approved until the Planning Board approves a preliminary plan for this project that uses the cluster development option and that the Board finds supports master plan objectives of preservation and enhancement of rural character elements, including rural open space and rural roads.

On October 1, 2015, the Planning Board met to consider M-NCPPC staff recommendations for the eleven requests included in the AD 2015-1 administrative delegation packet. The Board concurred with the M-NCPPC staff recommendations for all the included requests, which were in agreement with DEP's staff recommendations. DEP received formal notification of the Board's action in a letter dated October 9, 2015.

On October 21, 2015, the Council's senior legislative analyst, Keith Levchenko, reported to DEP that, following the circulation among the Council members of the administrative packet and the notes on public testimony, no Council members had questions on or objections to the proposed administrative approval of all eleven requests.

DEP closed the public hearing record on October 23, 2015. Summary information, which includes all interagency recommendations and all testimony for the proposed amendments, is on file with DEP.

**DEP ADMINISTRATIVE ACTION**

The 2003 water/sewer category map update of the *Montgomery County Comprehensive Water Supply and Sewerage Systems Plan* is hereby amended as follows:

**Cloverly –Norwood Planning Area**

**WSSCR 15-CLO-01A: Ellie Salour**

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification						
<ul style="list-style-type: none"> <li>15901 New Hampshire Ave., Cloverly</li> <li>Lot 1, Block A, Bernhard Acres (acct. no. 00258951)</li> <li>Map tile: WSSC – 221NE01; MD – JS62</li> <li>Northeast corner, intersection of New Hampshire Ave. (MD 650) and Harding La.</li> <li>RE-1 Zone; 2.31 acres</li> <li>Cloverly – Norwood Planning Area Cloverly Master Plan (1997)</li> <li>Northwest Branch Watershed (MDE Use IV)</li> <li><u>Existing use</u>: one single-family house (built 1953)</li> <li><u>Proposed use</u>: sewer service for the existing house</li> </ul>	Service Area Categories: <table border="1"> <thead> <tr> <th>Existing</th> <th>Requested</th> </tr> </thead> <tbody> <tr> <td>W-1</td> <td>W-1 (No Change)</td> </tr> <tr> <td>S-5</td> <td><b>S-1</b></td> </tr> </tbody> </table> Administrative Action <b>Approve S-1.</b> Administrative policy V.F.1.a.: Consistent with Existing Plans. <i>Note: DEP provided WSSC with an advance sewer service connection memo for this property on Feb. 5, 2014, consistent with the "abutting mains" policy. Although sewer service was initially authorized under the "abutting mains" policy, administrative approval of this request is granted under the "consistent with existing plans" policy.</i>	Existing	Requested	W-1	W-1 (No Change)	S-5	<b>S-1</b>
Existing	Requested						
W-1	W-1 (No Change)						
S-5	<b>S-1</b>						

**WSSCR 15-CLO-02A: Stabler 1848 LLC**

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification						
<ul style="list-style-type: none"> <li>1100 Olney Sandy Spring Rd., Sandy Spring</li> <li>Prop. #1: Lot 1 (N383), Block A, Earnshaw (acct. no. 01869728)</li> <li>Prop. #2: Parcel P426, Lot in Sandy Spring (acct. no. 01526737)</li> <li>Map tile: WSSC – 224NW01; MD – JT32</li> <li>North side of Olney Sandy Spring Rd. (MD 108), east of Norwood Rd.</li> <li>EOF-1.0 Zone; 94,422 sq.ft. (2.17 acres) total</li> <li>Cloverly – Norwood Planning Area Sandy Spring Ashton Master Plan (1998)</li> <li>Northwest Branch Watershed (MDE Use IV)</li> <li><u>Existing use</u>: parking lot</li> <li><u>Proposed use</u>: 19-unit residential townhouse subdivision, plan no. 720150140 "Earnshaw" and no. 120160030 "Sandy Spring Townhomes" (prior plan no. 120090230 "Sandy Spring Parcel B")</li> </ul>	Service Area Categories: <table border="1"> <thead> <tr> <th>Existing</th> <th>Requested</th> </tr> </thead> <tbody> <tr> <td>W-6</td> <td><b>W-1</b></td> </tr> <tr> <td>S-1 &amp; S-6</td> <td><b>S-1 &amp; S-3</b></td> </tr> </tbody> </table> Administrative Action <b>Approve W-1 and S-3.</b> Administrative policy V.F.1.a.: Consistent with Existing Plans. <i>Note: DEP granted an advance action for categories W-1 and S-3 for this request on October 23, 2015, at the request of the applicant.</i>	Existing	Requested	W-6	<b>W-1</b>	S-1 & S-6	<b>S-1 &amp; S-3</b>
Existing	Requested						
W-6	<b>W-1</b>						
S-1 & S-6	<b>S-1 &amp; S-3</b>						

**Olney Planning Area**

**WSSCR 15-OLN- 01A: Christine and Nick Carrescia**

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification						
<ul style="list-style-type: none"> <li>• 16700 Block, Norbrook Dr. - Olney</li> <li>• Lot 1, Block C, Norbrook Village (acct. no. 00703827)</li> <li>• Map tile: WSSC – 221W03; MD – HS63</li> <li>• Northwest corner, intersection of Norbrook Dr. and Emory Church Rd.</li> <li>• RE-2 Zone; 2.21 acres</li> <li>• Olney Planning Area Olney Master Plan (2006)</li> <li>• Northwest Branch Watershed (MDE Use IV)</li> <li>• <u>Existing use</u>: vacant, forested <u>Proposed use</u>: eventual single-family house</li> </ul>	<p>Service Area Categories:</p> <table border="1"> <thead> <tr> <th>Existing</th> <th>Requested</th> </tr> </thead> <tbody> <tr> <td>W-6</td> <td><b>W-1</b></td> </tr> <tr> <td>S-1<sup>A</sup></td> <td>S-1<sup>A</sup> (No change)</td> </tr> </tbody> </table> <p><sup>A</sup> Service provided for public health problem area</p> <p>Administrative Action</p> <p><b>Approve W-1.</b> Administrative policy V.F. 1.a.: Consistent with Existing Plans.</p> <p><i>Note: On Jan. 31, 2014, DEP notified WSSC that the provision of public water service for a single service hookup is allowed under the "abutting mains" service policy. Although initially addressed under the "abutting mains" policy, administrative approval of this request is granted under the "consistent with existing plans" policy for water service to areas zoned for large lot development.</i></p>	Existing	Requested	W-6	<b>W-1</b>	S-1 <sup>A</sup>	S-1 <sup>A</sup> (No change)
Existing	Requested						
W-6	<b>W-1</b>						
S-1 <sup>A</sup>	S-1 <sup>A</sup> (No change)						

**WSSCR 15-OLN- 02A: Son of David Congregation, Inc.**

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification						
<ul style="list-style-type: none"> <li>• 2815 Norbeck Rd., Aspen Hill</li> <li>• Parcel P695 (Pt. Lot 3), Brickley 2<sup>nd</sup> sub Henderson Tract (acct. no. 00705154)</li> <li>• Map tile: WSSC – 221W03; MD – HJS62</li> <li>• North side of Norbeck Rd. (MD 28) opposite Wintergate Dr.</li> <li>• RE-2 Zone; 2.43 acres</li> <li>• Olney Planning Area Olney Master Plan (2006)</li> <li>• Northwest Branch Watershed (MDE Use IV)</li> <li>• <u>Existing use</u>: single-family house (built 1932) <u>Proposed use</u>: place of worship (Son of David Congregation)</li> </ul>	<p>Service Area Categories:</p> <table border="1"> <thead> <tr> <th>Existing</th> <th>Requested</th> </tr> </thead> <tbody> <tr> <td>W-6</td> <td><b>W-1</b></td> </tr> <tr> <td>S-1</td> <td>S-1 (No change)</td> </tr> </tbody> </table> <p>Administrative Action</p> <p><b>Approve W-1.</b> Administrative policy V.F. 1.a.: Consistent with Existing Plans.</p>	Existing	Requested	W-6	<b>W-1</b>	S-1	S-1 (No change)
Existing	Requested						
W-6	<b>W-1</b>						
S-1	S-1 (No change)						

**Patuxent Watershed Conservation Planning Area**

**WSSCR 15-PAX-01A: Patrick McTavish**

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification
<ul style="list-style-type: none"> <li>4308 Sandy Spring Rd. - Burtonsville</li> <li>Parcel P048, Maidens Fancy (acct. no. 00279166)</li> <li>Map tile: WSSC – 220NE05; MD – LS11</li> <li>Northeast side of Sandy Spring Rd. (MD 198), southeast of and opposite Dino Dr.</li> <li>RC Zone; 35,719 sq.ft. (0.82 acres)</li> <li>Patuxent Watershed Conservation Planning Area Fairland Master Plan Master Plan (1997)</li> <li>Lower Patuxent River Watershed (MDE Use I) &amp; Little Paint Branch Watershed (MDE Use 1)</li> <li><u>Existing use</u>: one single-family house (built 1953)</li> <li><u>Proposed use</u>: sewer service for a existing single-family house (to relieve a septic system failure)</li> </ul>	<p>Existing – <b>Proposed</b> – Service Area Categories</p> <p>W-1            W-1 (No Change)</p> <p>S-6            <b>S-1</b></p> <p>Administrative Action</p> <p><b>Approve S-1; sewer service is restricted to a single service hookup only.</b> Administrative policy V.F.2.a.: Public Health Problems.</p> <p><i>Note: WSSC determined on Sept. 24, 2014, that the property could be served by a non-abutting sewer connection to the existing sewer main (no. 773293A) along Sandy Spring Rd.</i></p>

**WSSCR 15-PAX-02A: Ligon Lane 1 LLC & Ligon Lane 2 LLC**

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification
<ul style="list-style-type: none"> <li>316 Ashton Rd. - Ashton</li> <li>5 individual properties (see property information table below <sup>A</sup>)</li> <li>Map tile: WSSC – 225NE01; MD – JT53</li> <li>North side of Ashton Rd. (MD 108) at Ligon La.</li> <li>RC Zone; 35.50 acres (total)</li> <li>Lower Patuxent Watershed Conservation Planning Area Sandy Spring Ashton Master Plan (1998)</li> <li>Lower Patuxent River Watershed (MDE Use I)</li> <li><u>Existing use</u>: one single-family house (built 1947) &amp; agriculture</li> <li><u>Proposed use</u>: water service for a 19-lot cluster residential subdivision; plan no. 720150010 "Ligon Property"</li> </ul>	<p>Existing – <b>Proposed</b> – Service Area Categories</p> <p>W-6            <b>W-3</b></p> <p>S-6            S-6 (No Change)</p> <p>Administrative Action</p> <p><b>Maintain W-6, with advancement to W-3 on the Planning Board's approval of a preliminary plan for this project</b></p> <p><b>1) That uses the cluster development option and</b> <b>2) That the Board finds supports master plan objectives of preservation and enhancement of rural character elements, including rural open space and rural roads.</b></p> <p>Administrative policy V.F.1.a.: Consistent with Existing Plans.</p>

<sup>A</sup> Property Information			
Address	Property Description	Tax Acct. No.	Acreage
<b>Owner: Ligon Lane 1 LLC</b>			
LL1-Ashton Rd. ....	Parcel N714, Brooks Add .....	00712467 .....	1.70 ac.
LL1-Aston Rd. ....	Parcel N661, Brooks Add .....	00712478 .....	1.80 ac.
LL1-316 Ashton Rd. ....	Parcel P717, Brooks Add .....	00712456 .....	14.34 ac.
<b>Owner: Ligon Lane 2 LLC</b>			
LL2-Ashton Rd. ....	Parcel P777, Brooks Add .....	00712423 .....	5.81 ac.
LL2-250 Ashton Rd.	Parcel N907, Pt. Parcel A, PG Ligon Tract	01722518	11.85 ac.
<i>Note: The five properties included in this request include only those in the clustered development area for this site. The pre-application plan (no. 720150010) covers a larger area, as shown on page 17.</i>			

**Potomac –Cabin John Planning Area**

**WSSCR 15-POT-01A: Maria Uhle**

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification
<ul style="list-style-type: none"> <li>• 10909 Rock Run Dr., Potomac</li> <li>• Lot 31, Block 2, Fawcett Farms (acct. no. 008680023)</li> <li>• Map tile: WSSC – 210NW11; MD – FN123</li> <li>• Southeast corner, intersection of Rock Run Dr. and Brent Rd.</li> <li>• R-200 Zone; 25,876 sq. ft. (0.59 acres)</li> <li>• Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Potomac River – Great Falls Tributaries Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: single-family house (built 1959)</li> <li>• <u>Proposed use</u>: eventual sewer service for the existing house</li> </ul>	Existing – <b>Proposed</b> – Service Area Categories
	W-1            W-1 (No Change) S-6 <b>S-3</b>
	Administrative Action <b>Approve S-3.</b> Administrative policy V.F.1.a.: Consistent with Existing Plans.

**WSSCR 15-POT-02A: Soheil Zadeگان**

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification
<ul style="list-style-type: none"> <li>• 8709 Falls Rd. - Potomac</li> <li>• Lot 3, Block 1, Fawcett Farms (acct. no. 00867451)</li> <li>• Map tile: WSSC – 210NW11; MD – FN23</li> <li>• East Side of Falls Rd. (MD 189), between Chandler Rd. and Rock Run Dr.</li> <li>• R-200 Zone; 35,746 sq.ft. (0.82 acres)</li> <li>• Potomac - Cabin John Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Rock Run Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: one single-family house (built 1949)</li> <li>• <u>Proposed use</u>: sewer service for the existing house to mitigate a septic system failure</li> </ul>	Existing – <b>Proposed</b> – Service Area Categories
	W-3            W-3 (No Change) S-6 <b>S-1</b>
	Administrative Action <b>Approve S-1.</b> Administrative policy V.F.1.a.: Consistent with Existing Plans. <i>Note: On July 28, 2014, DEP notified WSSC that the provision of public sewer service for a single service hookup is allowed under the "public health problems" service policy. Although initially addressed under the "public health problems" policy, administrative approval of this request is granted under the "consistent with existing plans" policy.</i>

**WSSCR 15-POT-03A: Birendar Singh\***

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> <li>• 10510 South Glen Rd. - Potomac</li> <li>• Lot 15, Block C, Potomac Farm Estates (acct. no. 00857840)</li> <li>• Map tile: WSSC – 213NW10; MD – FP33</li> <li>• South side of South Glen Rd. west of Gary Rd. (Adjacent to WSSCRs 15-POT-04A &amp; 15-POT-05A)</li> <li>• RE-2 Zone; 3.42 acres</li> <li>• Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Watts Branch Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: one single-family house (built 1955)</li> <li>• <u>Proposed use</u>: sewer service for the existing residence</li> </ul> <p><i>*Property acquired from the Furr Estate by Birendar Singh on Jan. 8, 2015.</i></p>	Service Area Categories: <u>Existing – Requested – Service Area Categories</u> W-1            W-1 (No Change) S-6 <b>S-3</b>  Administrative Action <b>Approve S-3 for a property at the periphery of the sewer envelope.</b> Administrative policy V.F.1.a.: Consistent with Existing Plans.

**WSSCR 15-POT-04A: Daphne Enterprises LLC**

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification
<ul style="list-style-type: none"> <li>• 10500 South Glen Rd. - Potomac</li> <li>• Lot 16, Block C, Potomac Farm Estates (acct. no. 00856003)</li> <li>• Map tile: WSSC – 213NW10; MD – FP33</li> <li>• South side of South Glen Rd. west of Gary Rd. (Adjacent to WSSCR 15-POT-03A)</li> <li>• RE-2 Zone; 4.74 acres</li> <li>• Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Watts Branch Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: one single-family house (built 1955)</li> <li>• <u>Proposed use</u>: sewer service for the existing residence</li> </ul>	Service Area Categories: <u>Existing        Requested</u> W-1            W-1 (No Change) S-6 <b>S-3</b>  Administrative Action <b>Approve S-3 for a property at the periphery of the sewer envelope.</b> Administrative policy V.F.1.a.: Consistent with Existing Plans.

**WSSCR 15-POT-05A: Stephen Smith, Trustee**

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification						
<ul style="list-style-type: none"> <li>• 10520 South Glen Rd. - Potomac</li> <li>• Lot 14, Block C, Potomac Farm Estates (acct. no. 00852335)</li> <li>• Map tile: WSSC – 213NW10; MD – FP33</li> <li>• South side of South Glen Rd. west of Gary Rd. (Adjacent to WSSCR 15-POT-03A)</li> <li>• RE-2 Zone; 3.56 acres</li> <li>• Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Watts Branch Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: one single-family house (built 1955)</li> <li>• <u>Proposed use</u>: sewer service for the existing residence</li> </ul>	Service Area Categories: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Existing</th> <th style="text-align: left;">Requested</th> </tr> </thead> <tbody> <tr> <td>W-1</td> <td>W-1 (No Change)</td> </tr> <tr> <td>S-6</td> <td><b>S-3</b></td> </tr> </tbody> </table> Administrative Action <b>Approve S-1 for a property at the periphery of the sewer envelope.</b> Administrative policy V.F. 1.a.: Consistent with Existing Plans. S-1, rather than the requested S-3, is approved because an existing sewer main abuts this property.	Existing	Requested	W-1	W-1 (No Change)	S-6	<b>S-3</b>
Existing	Requested						
W-1	W-1 (No Change)						
S-6	<b>S-3</b>						

Now therefore be it resolved by the Director of the Montgomery County Department of Environmental Protection that the amendments described above for inclusion in the County's *Comprehensive Water Supply and Sewerage Systems Plan* are approved. DEP will revise the water and sewer category maps in the County's geographic information system (GIS) database to include these amendments, and they will be shown as part of the next interim or triennial service area map update.

Approved

LISA
 Daniel Leck for Feldt. Dec 7, 2015.

Lisa Feldt, Director Date  
 Montgomery County Department of Environmental Protection

**M-NCPPC DEVELOPMENT REVIEW COMMITTEE UPDATE**

**Plan no. 120160030 "Sandy Spring Townhomes"**: The proposed use of public water and sewer service for this project is consistent with the approved W-1 and S-3 water and sewer categories granted by this action.

**Plan no. 720150010 "Ligon Property"**: The proposed use of public water service for this project is consistent with the approved conditionally approved W-3 water category granted by this action.

**NOTIFICATION OF DEP ACTION**

DEP will submit notification of the Director's action to MDE for that agency's review. MDE has 90 days to comment on the administrative approvals granted. DEP will also notify each applicant, appropriate county government agencies, and other interested parties of the Director's action. A list of agencies that will receive a copy of this summary of action follows:

- Distribution: Interagency
- Lynn Buhl, Director, Water Management Administration, MDE
  - George Leventhal, Montgomery County Council
  - Keith Levchenko, Montgomery County Council
  - Diane Schwartz-Jones, Director, DPS
  - Gene von Gunten, Well & Septic Section, DPS
  - Casey Anderson, Chair, Montgomery County Planning Board
  - Rebecca Boone & Katherine Nelson, Area 3 Planning Team, M-NCPPC

Pam Dunn, Functional Planning Team, M-NCPPC  
Mark Pfefferle and Cathy Conlon, Development Applications and Regulatory Coordination Team, M-NCPPC  
Geoffery Mason, Parks Planning Div., M-NCPPC  
Jerry Johnson, General Manager, WSSC  
Mike Harmer & Dave Shen, Development Services Group, WSSC  
Luis Tapia, Service Applications Group, WSSC  
Eintou Karima, Assessments Group, WSSC

Distribution: Property Owners Listed Above/Other Interested Parties/Public Interest Groups

15-CLO-01A..... Ellie Salour  
15-CLO-02A..... Stabler 1848, LLC, c/o Tyler Nichols, Nichols Contracting  
..... Patrick LaVay, Macris, Hendricks & Glascock  
15-OLN-01A..... Nick and Christine Carrescia  
15-OLN-02A..... Son of David Congregation, c/o Dennis Karp  
..... Jeffery Lewis, Site Solutions, Inc.  
15-PAX-01A..... Patrick McTavish  
15-PAX-02A..... Ligon Lane 1 LLC & Ligon Lane 2 LLC, c/o Dan Falls  
..... Chad Riedy, Mitchell & Best Homes LLC  
..... David McKee, Benning & Associates  
..... Ronald Empleton and Anita Empleton  
..... Fred Harde  
..... Greg and Nadine Mort  
15-POT-01A..... Maria Uhle  
15-POT-02A..... Soheil Zadegan  
..... Mike Norton, Norton Land Design  
15-POT-03A..... Birendar Singh  
15-POT-04A..... Daphne Enterprises, c/o Mark Landry  
15-POT-05A..... Stephen Smith

Distribution: Civic Organizations and Other Groups

Audubon Naturalist Society  
The Glen Preservation Foundation  
Greater Olney Civic Association  
Patuxent Watershed Preservation Association  
Southeast Olney Civic Association  
West Montgomery County Citizens' Association

Attachments – Service Area Category Designations (see page 10)  
Amendment Locator Map (see page 11)  
Amendment Service Area Category Mapping (see pages 12 -21)

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**WATER/SEWER SERVICE AREA CATEGORIES INFORMATION**

The Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan designates water and sewer service area categories for each property within the county. These service area categories determine a property's eligibility to receive public water and/or sewer service and indicate when the County and the sanitary utility (usually the Washington Suburban Sanitary Commission (WSSC)) should program water and sewerage facilities to serve those properties. (Although the actual provision of public service is often dependent on an applicant's own development schedule.) The Water and Sewer Plan is adopted and amended by the County Council; it is administered by the County Executive through the Department of Environmental Protection (DEP).

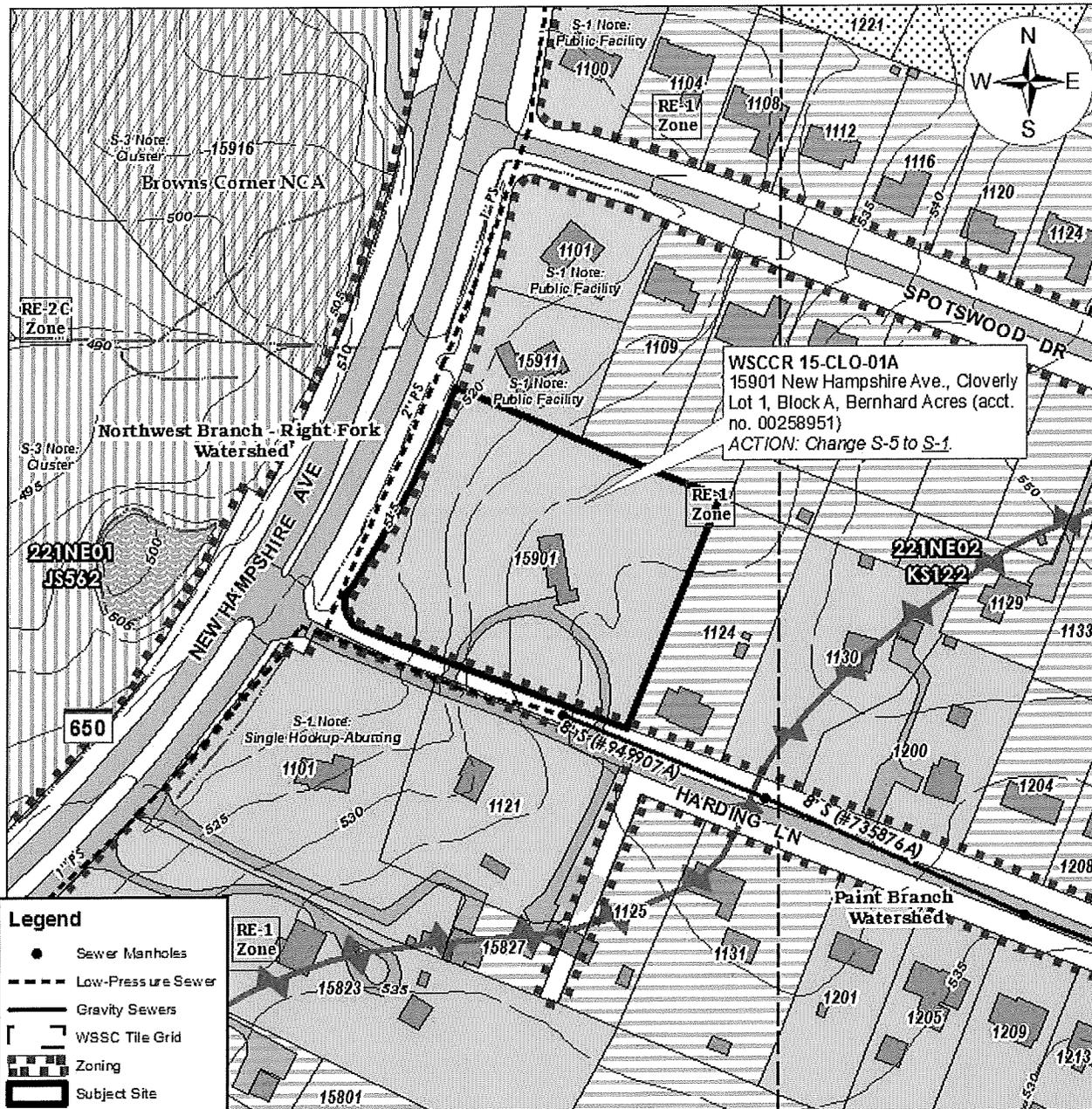
**Water and Sewer Service Area Categories Table**

Service Area Categories	Category Definition and General Description	Service Comments
W-1 and S-1	Areas served by community (public) systems which are either existing or under construction. <ul style="list-style-type: none"> <li>This may include properties or areas for which community system mains are not immediately available or which have not yet connected to existing community service.</li> </ul>	Properties designated as categories 1 and 3 are eligible for to receive public water and/or sewer service. New development and properties needing the replacement of existing wells or septic systems are generally required to use public service. Properties with wells or septic systems on interim permits are required to connect to public service within one year of its availability.
W-2 and S-2	<b>Categories W-2 and S-2 are not used in the Montgomery County Water and Sewer Plan.</b> (State's definition: Areas served by extensions of existing community and multi-use systems which are in the final planning stages.)	Where water and/or sewer mains are financed under the front foot benefit system, WSSC will assess front foot benefit charges for mains abutting these properties unless the property has a functioning well and/or septic system. WSSC provides public water and sewer service throughout the county, except where service is provided by systems owned by the City of Rockville or the Town of Poolesville.
W-3 and S-3	Areas where improvements to or construction of new community systems will be given immediate priority and service will generally be provided within two years or as development and requests for community service are planned and scheduled.	WSSC will not serve properties designated as categories 4 or 5, but will work to program water and/or sewer projects needed to serve these areas. Permits for new wells and/or septic systems for category 4 properties will be interim permits. (See above for further information.) MCDEP may require that development proceeding on interim wells and septic systems in category 4 areas also provide dry water and sewer mains and connections.
W-4 and S-4	Areas where improvements to or construction of new community systems will be programmed for the three- through six-year period. <ul style="list-style-type: none"> <li>This includes areas generally requiring the approval of CIP projects before service can be provided.</li> </ul>	Where water and/or sewer mains are financed under the front foot benefit system, WSSC will assess front foot benefit charges for abutting properties designated as category 4 unless the property has a functioning well and/or septic system. WSSC will not assess front foot charges for properties designated as category 5.
W-5 and S-5	Areas where improvements to or construction of new community systems are planned for the seven- through ten-year period. <ul style="list-style-type: none"> <li>This category is frequently used to identify areas where land use plans recommend future service staged beyond the scope of the six-year CIP planning period.</li> </ul>	WSSC will neither provide service to nor assess front foot benefit charges for properties designated as category 6. Development in category 6 areas is expected to use private, on-site systems, such as wells and septic systems.
W-6 and S-6	Areas where there is no planned community service either within the ten-year scope of this plan or beyond that time period. This includes all areas not designated as categories 1 through 5. <ul style="list-style-type: none"> <li>Category 6 includes areas that are planned or staged for community service beyond the scope of the plan's ten-year planning period, and areas that are not ever expected for community service on the basis of adopted plans.</li> </ul>	

Please note that the County does not necessarily assign water and sewer categories in tandem (i.e. W-3 and S-3, or W-5 and S-5), due to differences in water and sewer service policies or to actual water or sewer service availability. Therefore, it is important to know *both* the water *and* sewer service area categories for a property.



### WSSCR 15-CLO-01A (Ellie Salour) Sewer Service Area Category Map: Requested Water and Sewer Plan Amendment



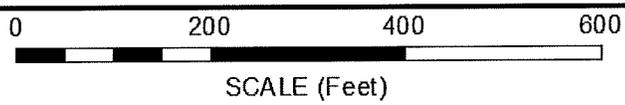
**WSSCR 15-CLO-01A**  
 15901 New Hampshire Ave., Cloverly  
 Lot 1, Block A, Bernhard Acres (acct.  
 no. 00258951)  
**ACTION: Charge S-5 to S-1.**

**Legend**

- Sewer Manholes
- Low-Pressure Sewer
- Gravity Sewers
- ▭ WSSC Tile Grid
- ▨ Zoning
- ▭ Subject Site
- Topography (5 ft. c.l.)
- ▨ Existing Park land

**Sewer Categories**

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



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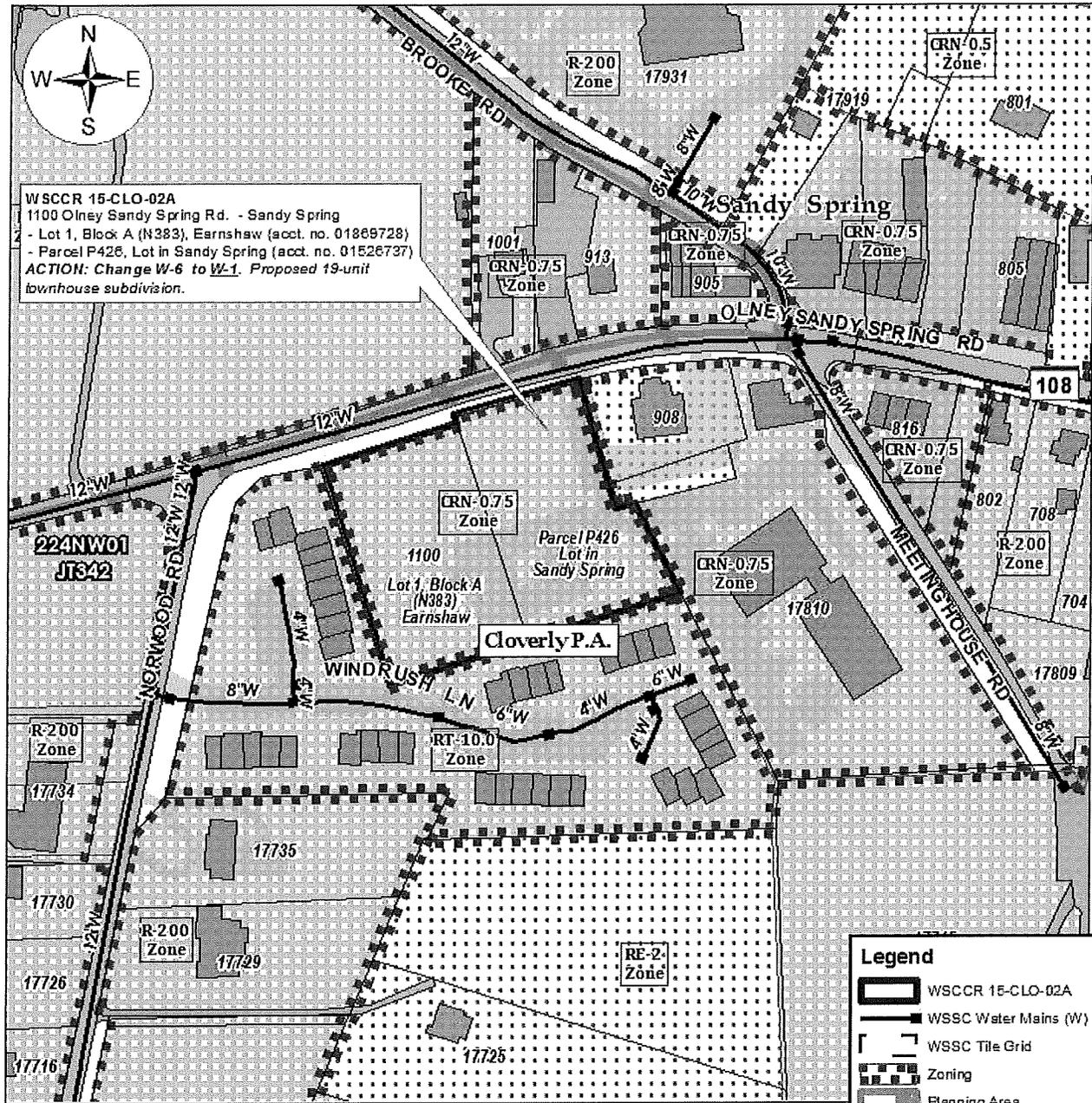


DEP  
 Water and Wastewater  
 Policy Group



10/30/15

**WSSCR 15-CLO-02A (Stabler 1848 LLC)**  
**Water Service Area Categories Map: Requested Water and Sewer Plan Amendment**

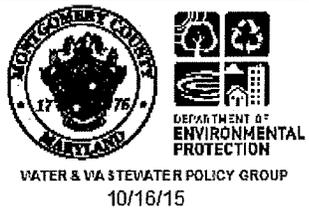
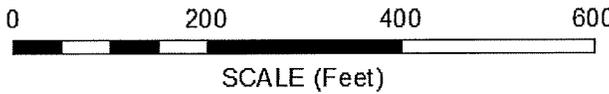


**Legend**

- WSSCR 15-CLO-02A
- WSSC Water Mains (W)
- WSSC Tile Grid
- Zoning
- Planning Area
- Existing Park land

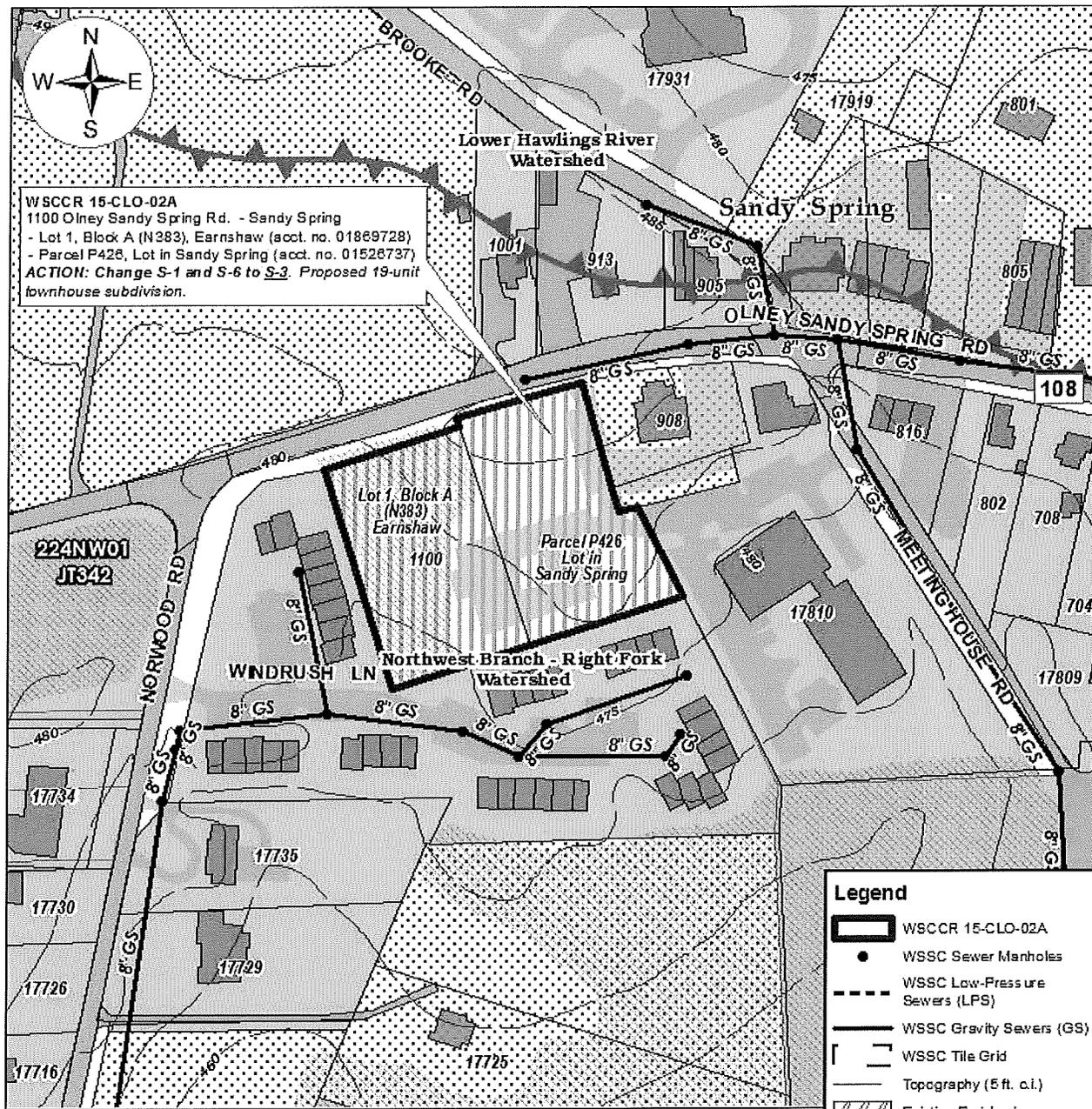
**Water Categories**

- W-1
- W-2
- W-3
- W-4
- W-5
- W-6



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**WSSCR 15-CLO-02A (Stabler 1848 LLC)**  
**Sewer Service Area Categories Map: Requested Water and Sewer Plan Amendment**



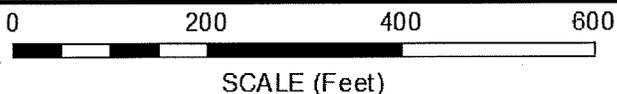
**WSSCR 15-CLO-02A**  
 1100 Olney Sandy Spring Rd. - Sandy Spring  
 - Lot 1, Block A (N383), Earnshaw (acct. no. 01869728)  
 - Parcel P428, Lot in Sandy Spring (acct. no. 01528737)  
**ACTION: Change S-1 and S-6 to S-3. Proposed 19-unit townhouse subdivision.**

**Legend**

- WSSCR 15-CLO-02A
- WSSC Sewer Manholes
- WSSC Low-Pressure Sewers (LPS)
- WSSC Gravity Sewers (GS)
- WSSC Tile Grid
- Topography (5 ft. c.i.)
- Existing Park land
- Woodlands

**Sewer Categories**

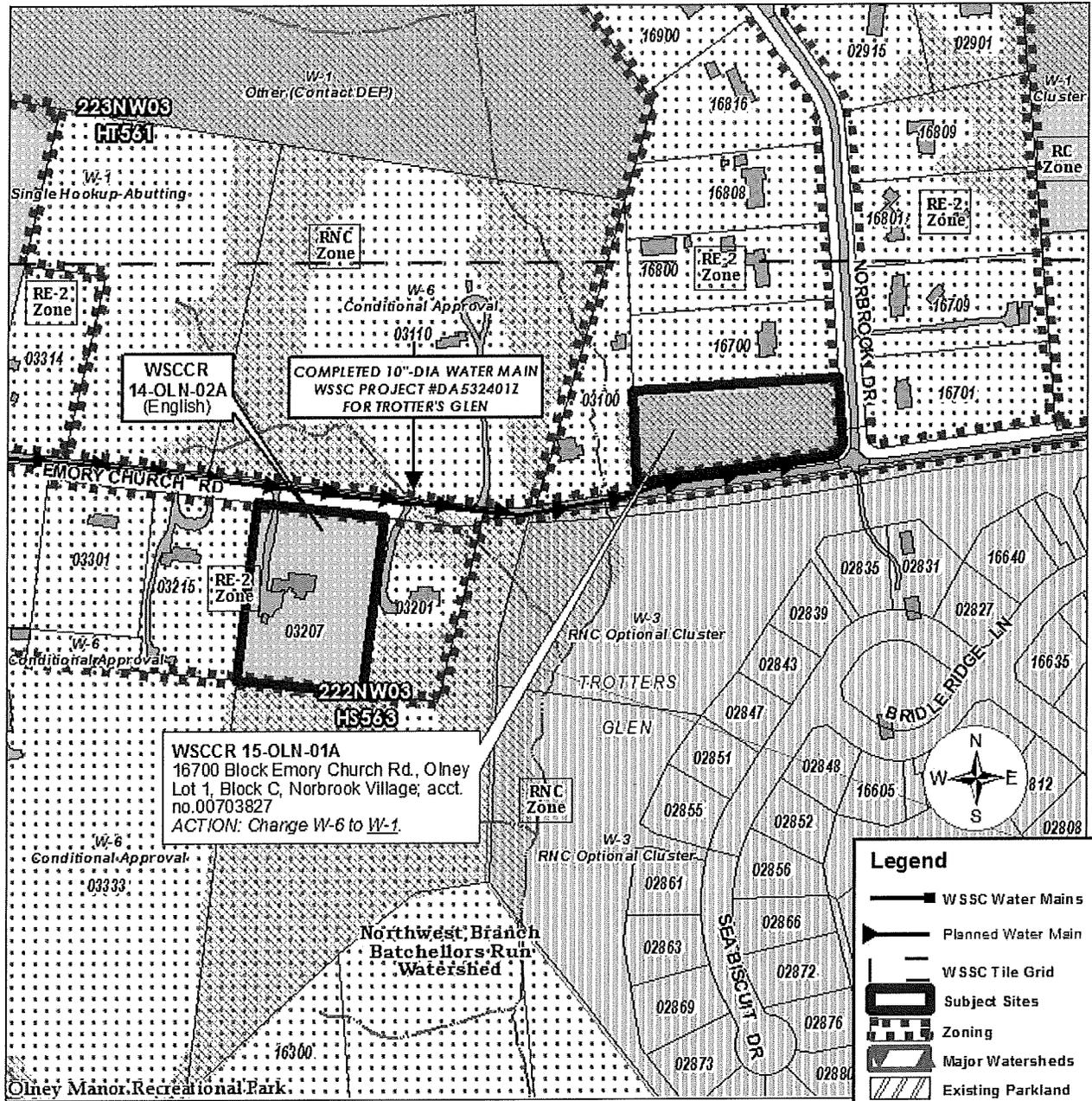
- S-1
- S-3
- S-4
- S-5
- S-6



**Montgomery County, Maryland**  
 DEPARTMENT OF ENVIRONMENTAL PROTECTION  
 WATER & WASTEWATER POLICY GROUP  
 10/16/15

Montgomery County, Maryland  
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**WSSCR 15-OLN-01A (Christine & Nick Caresscia): Water Service Area Categories Map**



**Legend**

- WSSC Water Mains
- Planned Water Main
- WSSC Tile Grid
- Subject Sites
- Zoning
- Major Watersheds
- Existing Parkland
- Woodlands

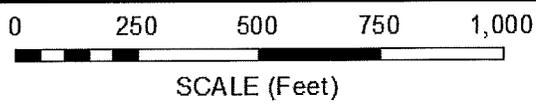
**Water Categories**

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

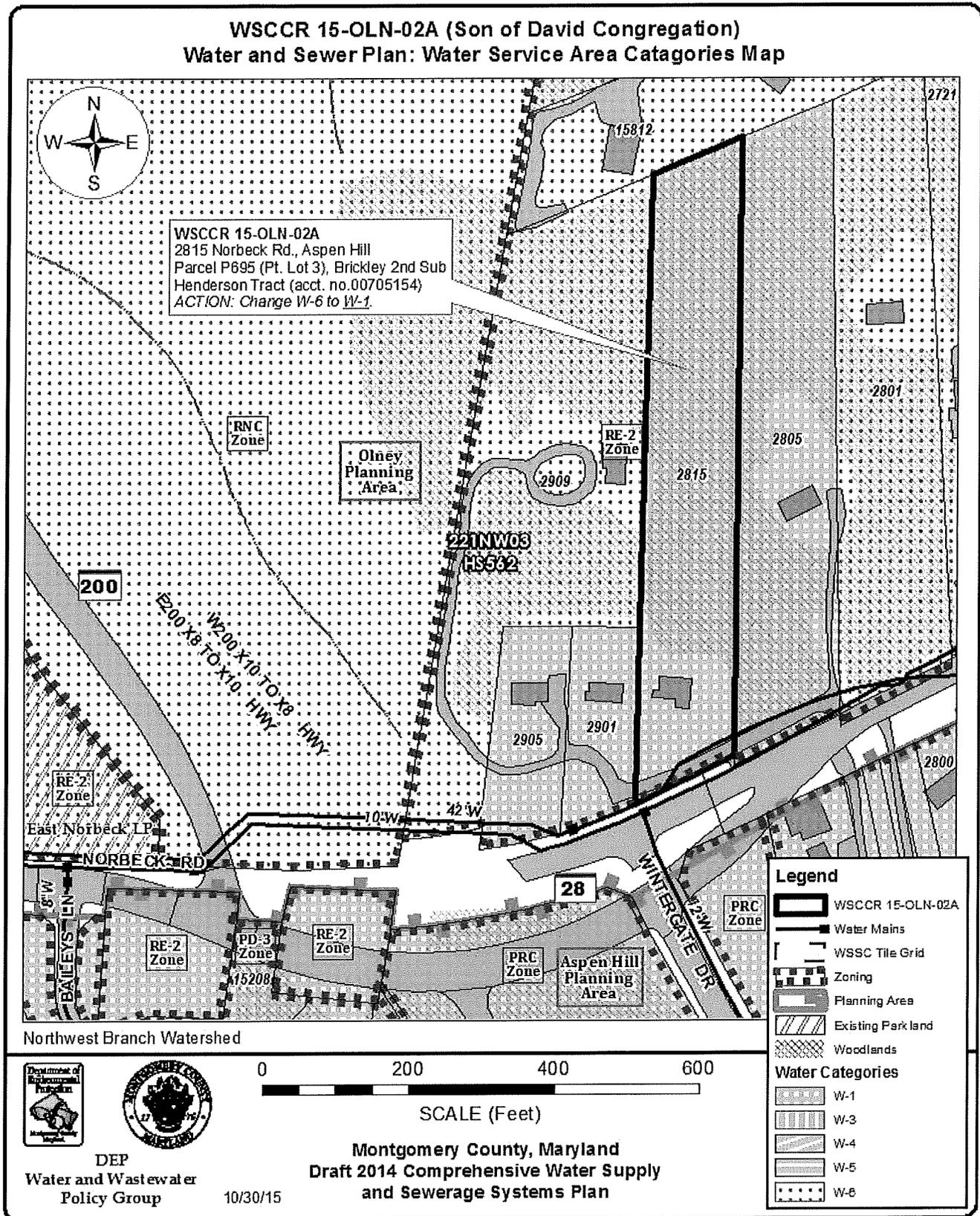


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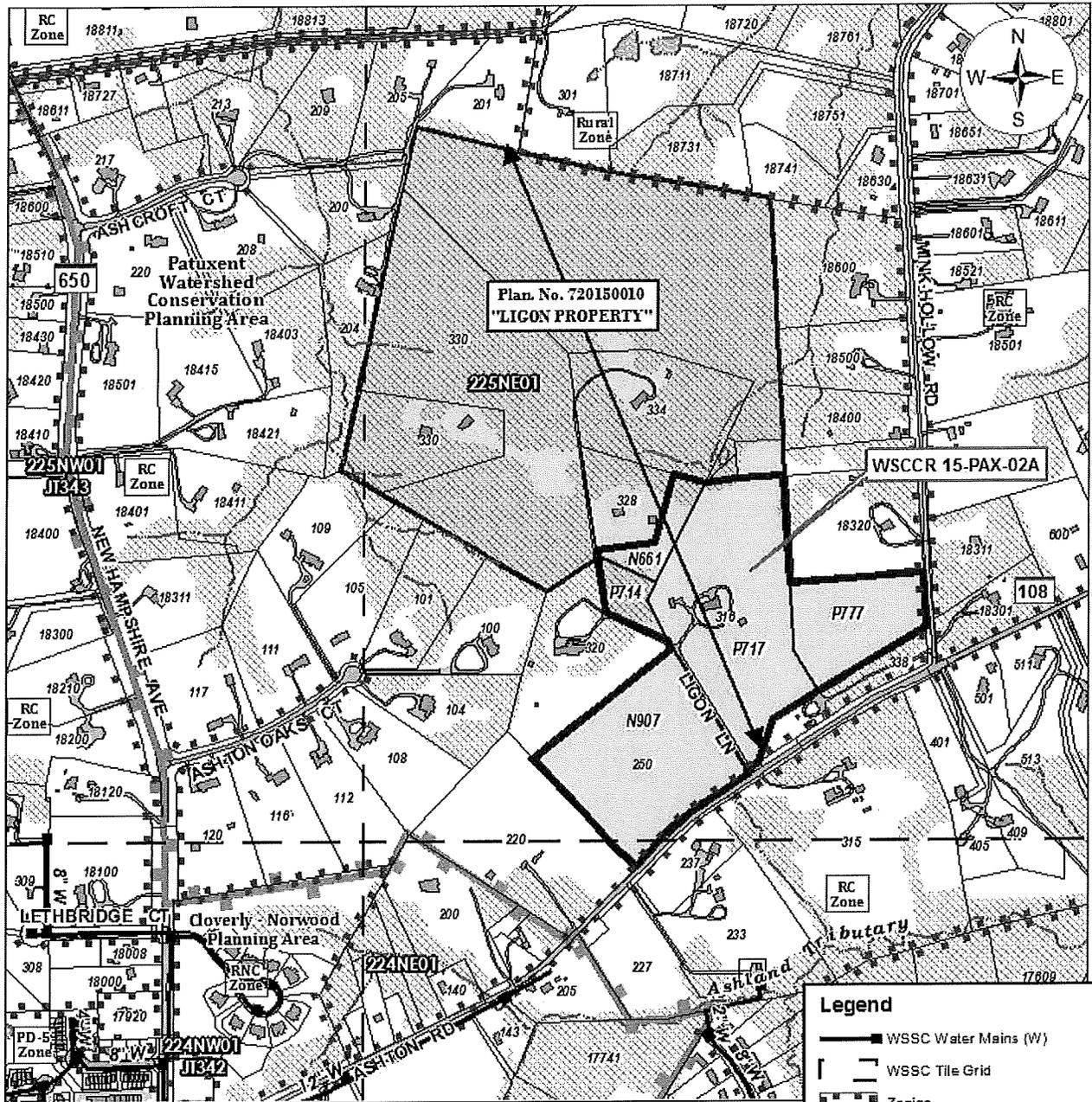
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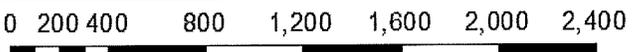
**WSSCR 15-PAX-02A (Ligon Lane 1 LLC & Ligon Lane 2 LLC)  
 Location, Zoning, & Development Plan Map: Requested Water and Sewer Plan Amendment**



**Legend**

- WSSC Water Mains (W)
- WSSC Tile Grid
- Zoning
- Planning Area
- 15-PAX-02A - Full Site
- 15-PAX-02A - Properties
- Existing Park land
- Woodlands
- Plan 720150010 "Ligon Prop."

Lower Patuxent River - Rocky Gorge Watershed

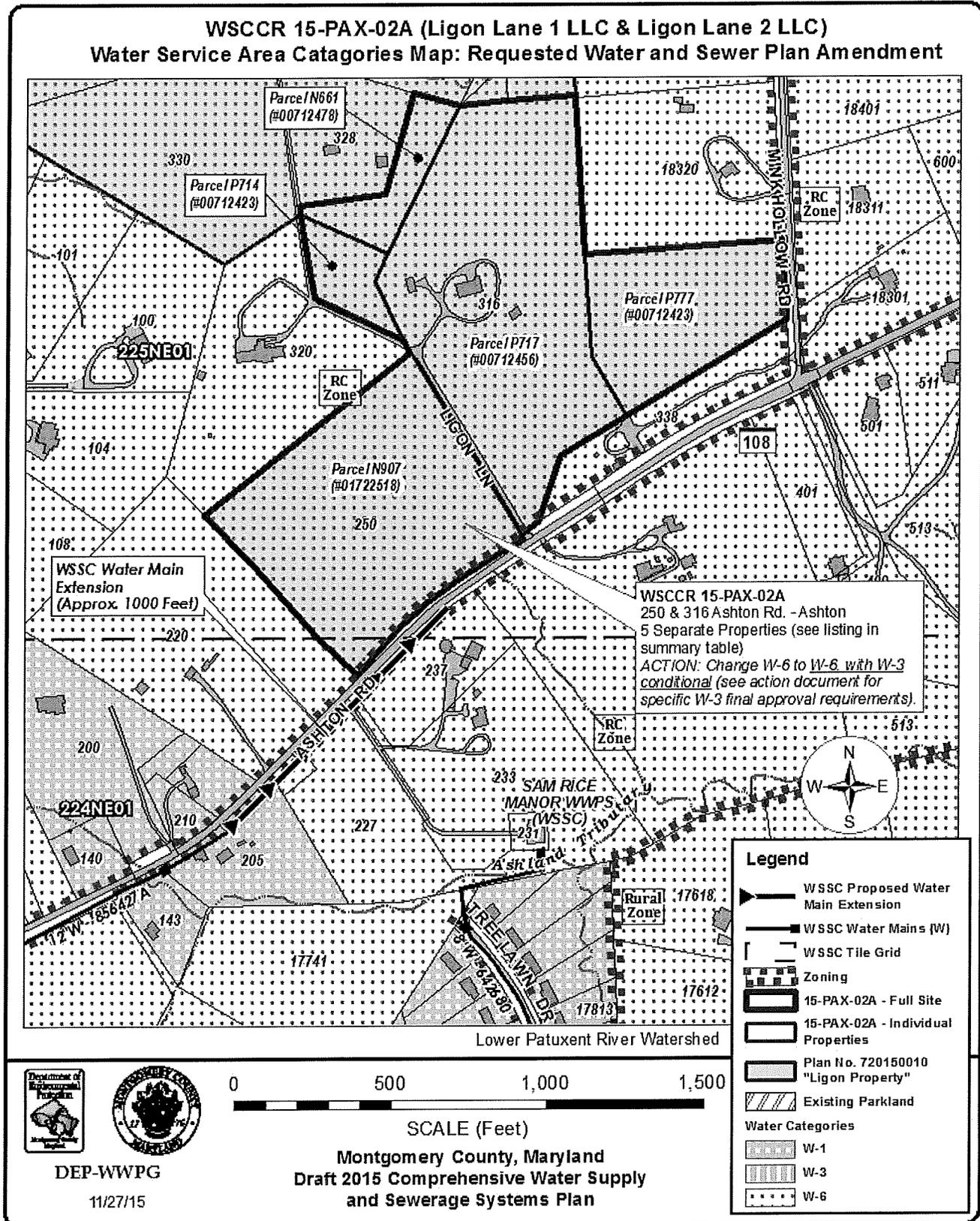


SCALE (Feet)

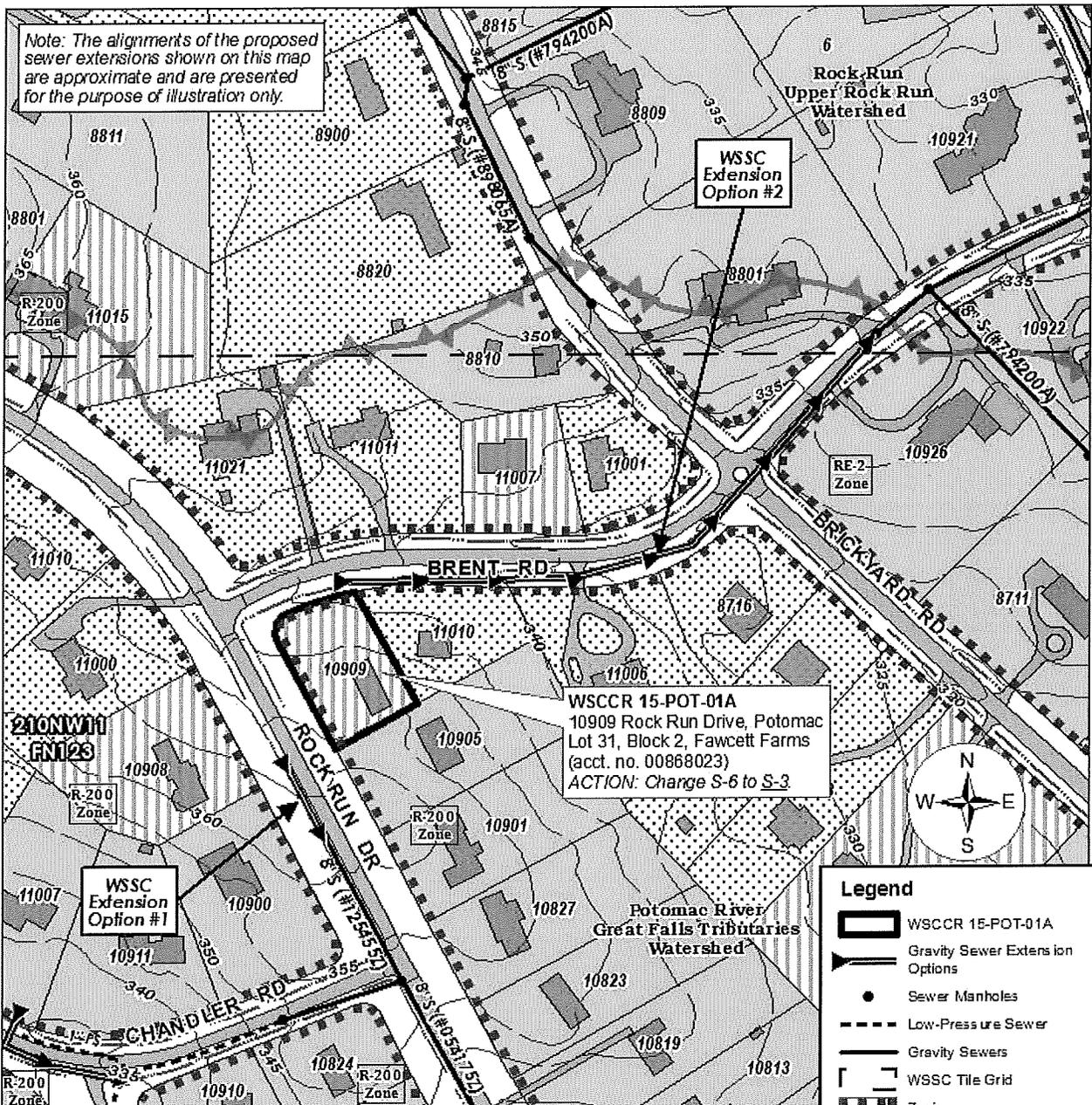
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DEP-WWPG  
 11/27/15



**WSSCR 15-POT-01A (Maria Uhle): Sewer Service Area Categories Map**



Potomac - Cabin John Planning Area



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 Water and Wastewater  
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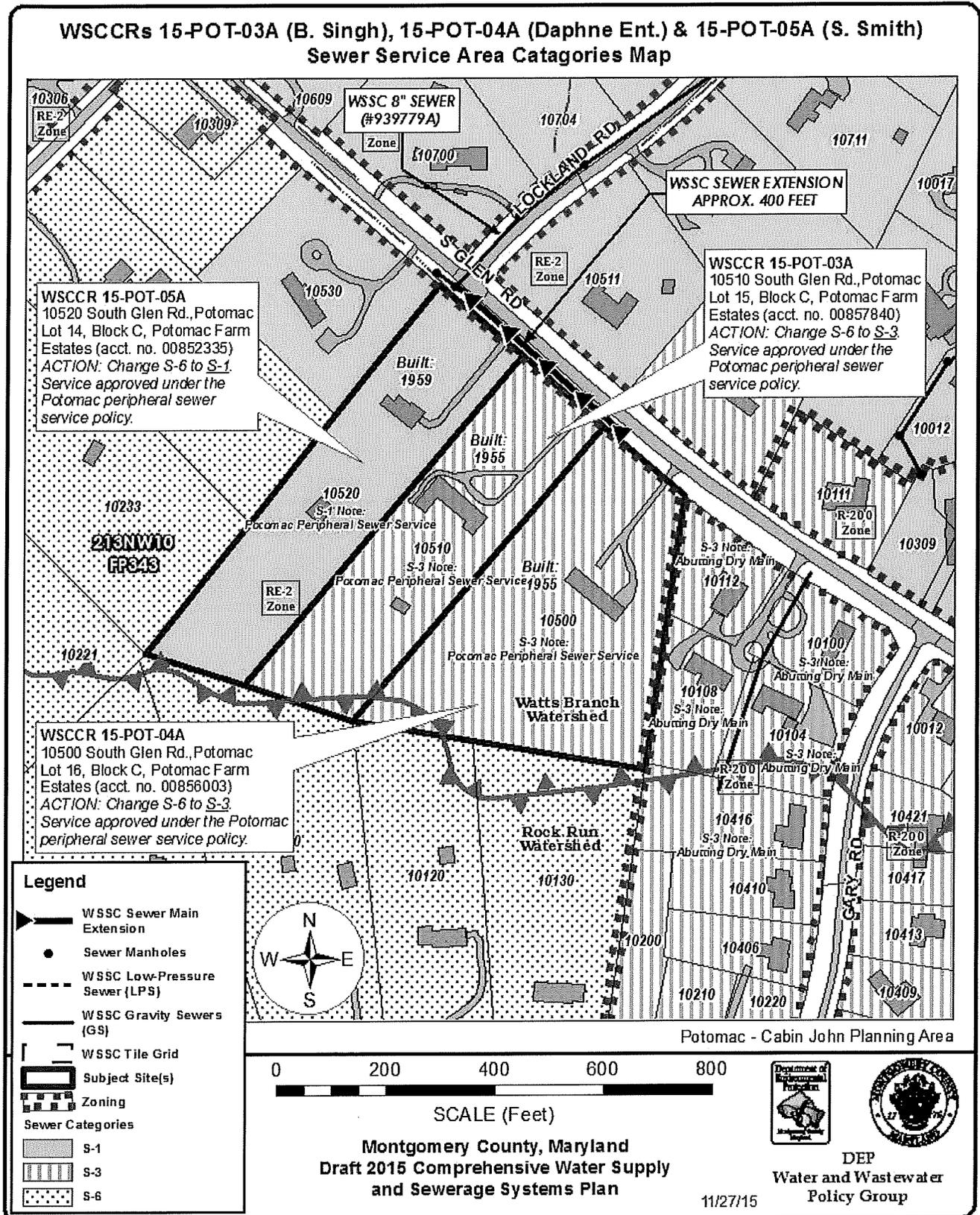


SCALE (Feet)

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This map figure for WSCCR 15-PAX-01A was inadvertently excluded from the original AD 2015-1 Summary of Action and is added here as a supplemental page to that action.

