



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich  
County Executive

Adriana Hochberg  
Acting Director

E-MAIL TRANSMITTAL

**Interagency Water/Sewer Map Amendment Review**

April 18, 2023

TO: Tom Gingrich, Fred Mejias, and Luis Tapia, Development Services Division  
Washington Suburban Sanitary Commission

Patrick Butler, Upper County Planning Team, M-NCPPC  
Maryland – National Capital Park and Planning Commission

Geoffrey Mason, Parks Planning & Stewardship Division  
Maryland – National Capital Park and Planning Commission

Heidi Benham, Well and Septic Section  
Department of Permitting Services

Seth Rivard, Town Manager  
Town of Poolesville

FROM: George Dizelos, Planner III, Water Supply and Wastewater Unit  
Intergovernmental Affairs Division, Department of Environmental Protection

SUBJECT: WATER/SEWER CATEGORY CHANGE REQUEST REVIEW – **2023-Q3 REVIEW GROUP**

Included with this message is information that identifies five (5) new individual water/sewer service area category change requests (WSCCRs) for your review and comment. This information will also be posted to [www.montgomerycountymd.gov/waterworks](http://www.montgomerycountymd.gov/waterworks) as a PDF. These requests will be considered as proposed amendments to the County's *Comprehensive Water Supply and Sewerage Systems Plan*. I would greatly appreciate receiving your review comments on these requests no later than **Monday, May 22, 2023**. Please notify me no later than May 15, 2023, if this schedule is not feasible.

DEP will develop and announce a schedule for administrative delegation hearing AD 2023-3, which will include all eligible FY 2023 third quarter requests. We will provide a notice of that hearing 30 days prior to the hearing date. No requests in this packet are anticipated for Council Action at this time. DEP's recommendation process for the requests will be based in part on the review comments your agencies provide.

Note that the listing of the following requests under the administrative process versus the Council process is a preliminary determination and certainly subject to change as they proceed through the review process.

Anticipated Administrative Action WSCCRs  
23-CLO-01A... Ashton United Methodist Church  
23-PLV-01A... Charles H. Jamison, Inc.  
23-TRV-02A... Roderick Dunlap and James Hall

Anticipated County Council WSCCRs  
23-TRV-04A... Adebowale Ajomale  
Undetermined WSCCRs  
23-TRV-05A... Hurst, Ennis, Johnson and Blackman

Please do not hesitate to contact Alan Soukup at either [alan.soukup@montgomerycountymd.gov](mailto:alan.soukup@montgomerycountymd.gov) or 240-777-7716 if you have any questions concerning these category change requests or the review schedules.

R:\Programs\Water\_and\_Sewer\CCRs\CCR-Review-Process\2023CCR-review-process\2023-Q3\2023-q3--review-pckt.docx

cc: Agencies

Steve Shofar and Alan Soukup, DEP-IGAD-WSWU  
Keith Levchenko, County Council  
Katherine Nelson and Donnell Zeigler, Upper County Planning, M-NCPPC  
Mark Symborski, Functional Planning, M-NCPPC  
Christina Sorrento, Chief, Intake and Regulatory Coordination Division, M-NCPPC  
Ray Chicca, Development Services Division, WSSC Water  
D. Lee Currey, Water and Science Administration, MDE  
Susan Llareus, MDP

Category Change Applicants & Interested Parties

23-CLO-01A... Ashton United Methodist Church  
... Terry Conrad, Oak Hill Construction  
23-PLV-01A... Charles H. Jamison, Inc.  
... David McKee, Benning and Associates, Inc.  
23-TRV-02A... Roderick Dunlap and James Hall  
23-TRV-04A... Adebowale Ajomale  
... Jared Sims Carhart, CAS Engineering  
23-TRV-05A... Hurst, Ennis, Johnson and Blackman  
... Joshua Sloan, VIKA

Civic Organizations and Other Public Interest Groups

Audubon Naturalist Society  
Cloverly Civic Association  
Greater Glen Mill Community Association  
Greater Glen Hills Coalition LLC  
Greater Olney Civic Association  
Glen Hills Civic Association  
Glen Hills Community Coalition  
Glen Preservation Foundation  
Northern Montgomery County Alliance  
Montgomery County Civic Federation  
Montgomery Coalition to Stop Sewer Sprawl  
Potomac Highlands Citizens Association  
West Montgomery County Citizens Association

Adjacent and Confronting Property Owners

DEP will send a notice to each owner of properties adjacent to and confronting these category change request sites advising them about the filing of these requests.

**WSSCR 23-CLO-01A: Ashton United Methodist Church**

Anticipated Action Path: Administrative Action

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> <li>• 17400 New Hampshire Ave., Ashton</li> <li>• Parcel P079, Bachelors Forest (acct. no. 00705017)</li> <li>• Map tile: WSSC – 223NW01; MD –JT51</li> <li>• West side of New Hampshire Ave., North of the intersection with Tucker Ln.</li> <li>• RE-2 Zone; 3.01 ac.</li> <li>• Cloverly Planning Area Sandy Spring Ashton Master Plan (1998)</li> <li>• Northwest Branch Watershed (MDE Use IV)</li> <li>• <u>Existing use</u>: Single Family Home (on a church-owned property)</li> <li>• <u>Proposed use</u>: Water service for Single Family Home</li> <li>• Outside the planned public water envelope</li> </ul>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: left; border-bottom: 1px solid black;">Existing – Requested – Service Area Categories</th> </tr> </thead> <tbody> <tr> <td style="width: 50%;">W-6</td> <td style="width: 50%;"><b>W-1</b></td> </tr> <tr> <td>S-6</td> <td>S-6 (no change)</td> </tr> </tbody> </table> <p style="margin-top: 10px;"><u>Applicant's Explanation</u></p> <p>“Well pump keeps failing. Water main abuts the property. Prefer the reliability of public water service. “</p>	Existing – Requested – Service Area Categories		W-6	<b>W-1</b>	S-6	S-6 (no change)
Existing – Requested – Service Area Categories							
W-6	<b>W-1</b>						
S-6	S-6 (no change)						

**Agency Review Comments**

**DPS:**

**M-NCPPC – Planning Dept.:**

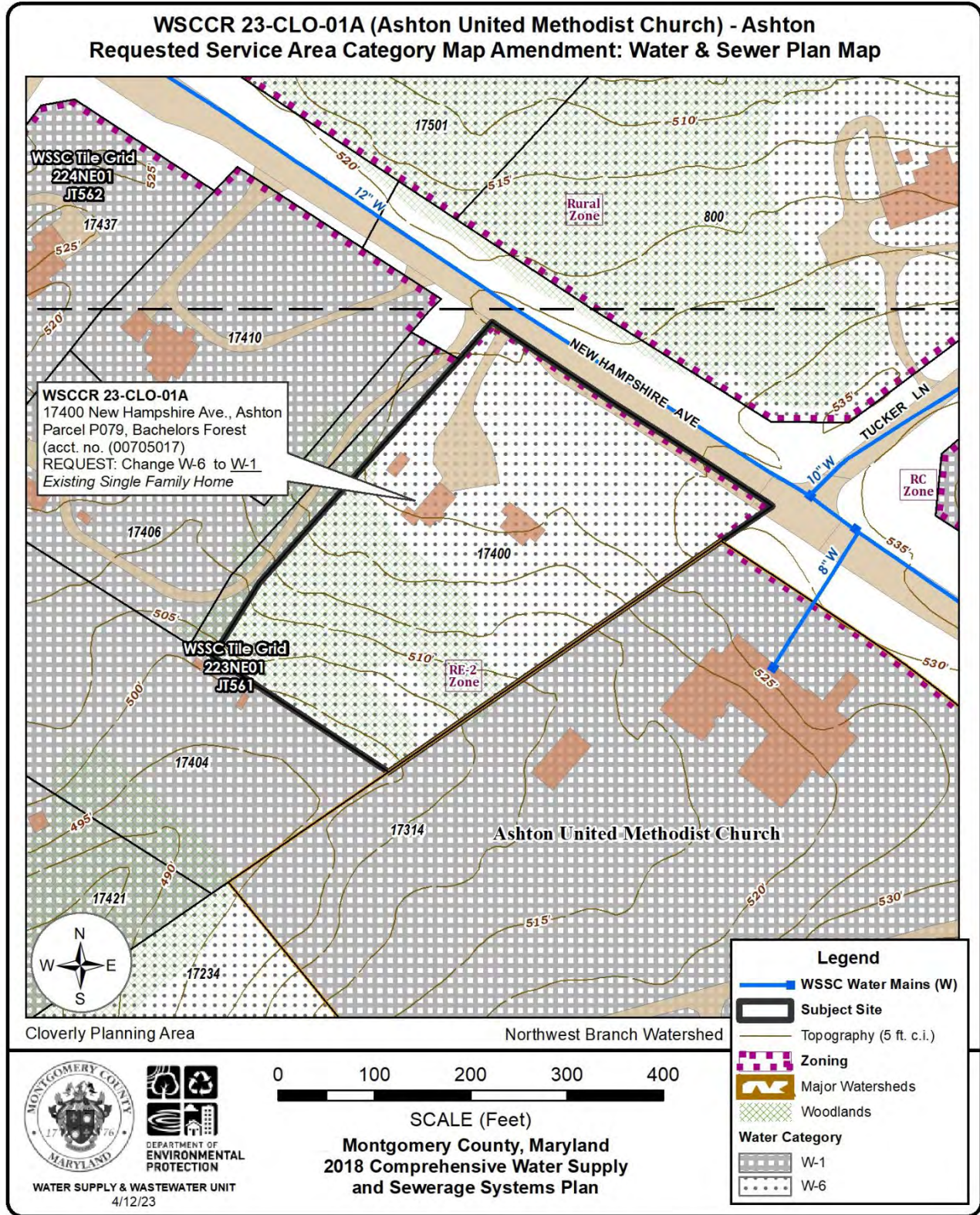
*(DEP note: Action is anticipated under the “consistent with existing plans” policy for water service to large lot development, not the “PIF” policy.)*

**M-NCPPC – Parks Planning:**

**WSSC - Water:**

**WSSC - Sewer: (not required)**





**WSSCR 23-PLV-01A: Charles H. Jamison, Inc.**

Anticipated Action Path: Administrative Action

<p>Property Information and Location                  Property Development</p>	<p>Applicant's Request:                  Service Area Categories &amp; Justification</p>				
<ul style="list-style-type: none"> <li>• Parcel P630 W. Willard Rd., Town of Poolesville</li> <li>• Parcels P630, Difficulty (acct. no. 00042301)</li> <li>• Map tile: WSSC –223NW20; MD –CT11</li> <li>• South West quadrant of the intersection of Willard Rd. and Westerly Rd.</li> <li>• PR 0.5 Zone; 56.7 ac.</li> <li>• Town of Poolesville Poolesville Master Plan (2011)</li> <li>• Broad Run and Horsepen Branch (MDE Use I)</li> <li>• <u>Existing use</u>: Crop Field</li> <li>• <u>Proposed use</u>: 65 single-family homes</li> <li>• Inside the planned public water/sewer envelope</li> </ul>	<p><u>Existing – Requested – Service Area Categories</u></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">W-6</td> <td style="width: 50%; text-align: center;"><b>W-3</b></td> </tr> <tr> <td>S-6</td> <td style="text-align: center;"><b>S-3</b></td> </tr> </table> <p><u>Applicant's Explanation</u></p> <p>"The subject property is located within the limits of the Town of Poolesville and is zoned for single-family residential lots (PR-1/2) with a minimum lot size of one-half acre. The applicant has submitted a Preliminary Plan to the Town which proposes to subdivide the property into 65 building lots. Public water and sewer, using the Town's water and sewer system, is needed to develop the property in accordance with the plan."</p>	W-6	<b>W-3</b>	S-6	<b>S-3</b>
W-6	<b>W-3</b>				
S-6	<b>S-3</b>				

**Agency Review Comments**

**DPS:**

**Town of Poolesville Planning:**

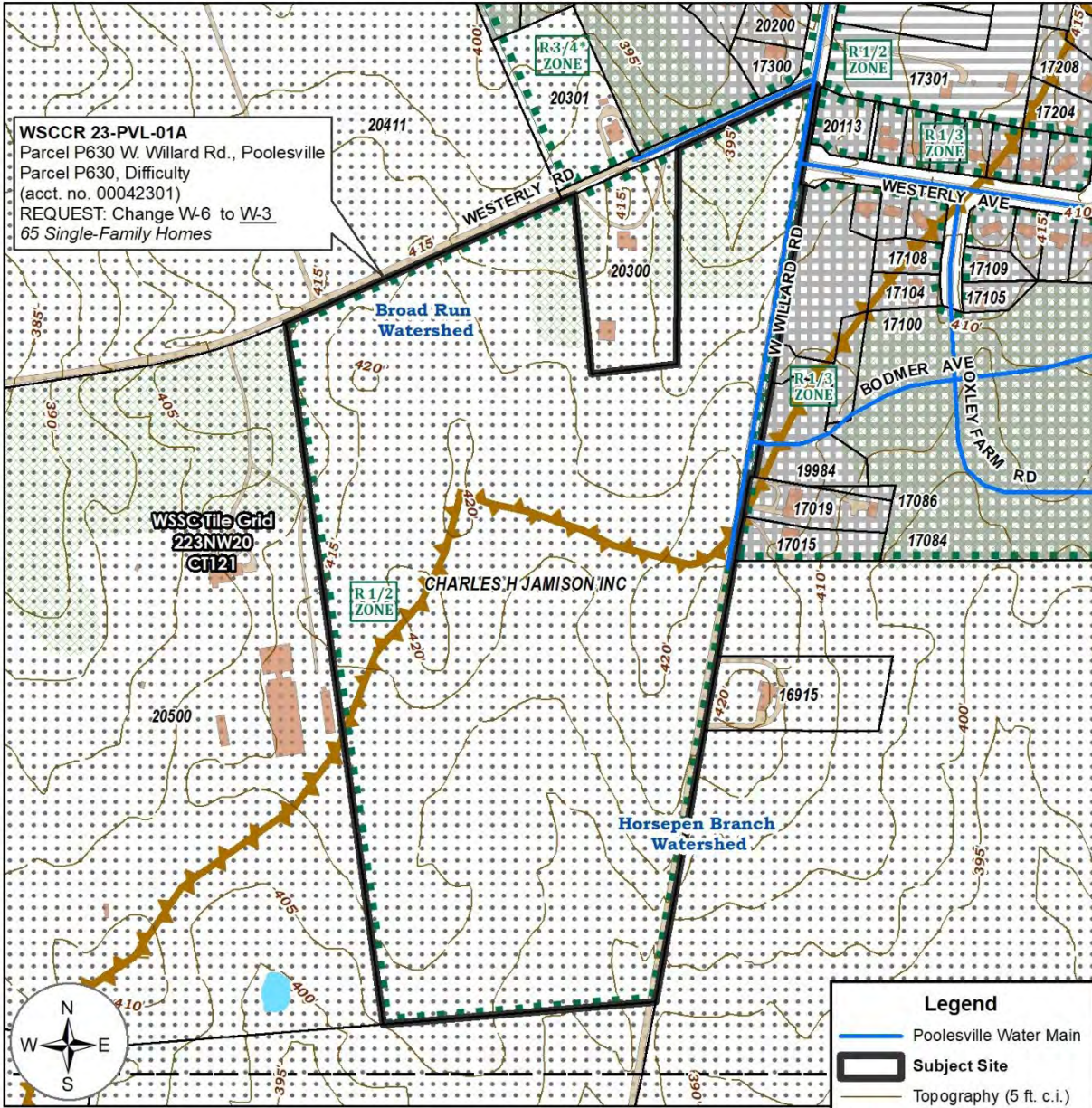
**Town of Poolesville – Parks Planning:**

**Town of Poolesville - Water:**

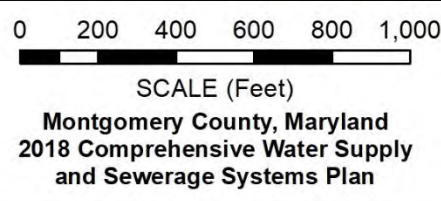
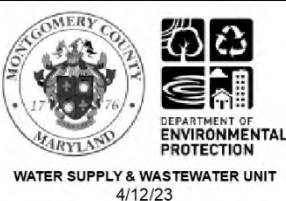
**Town of Poolesville - Sewer:**



**WSSCR 23-PVL-01A (Charles H. Jamison, Inc.) - Poolesville**  
**Requested Service Area Category Map Amendment: Water & Sewer Plan Map**



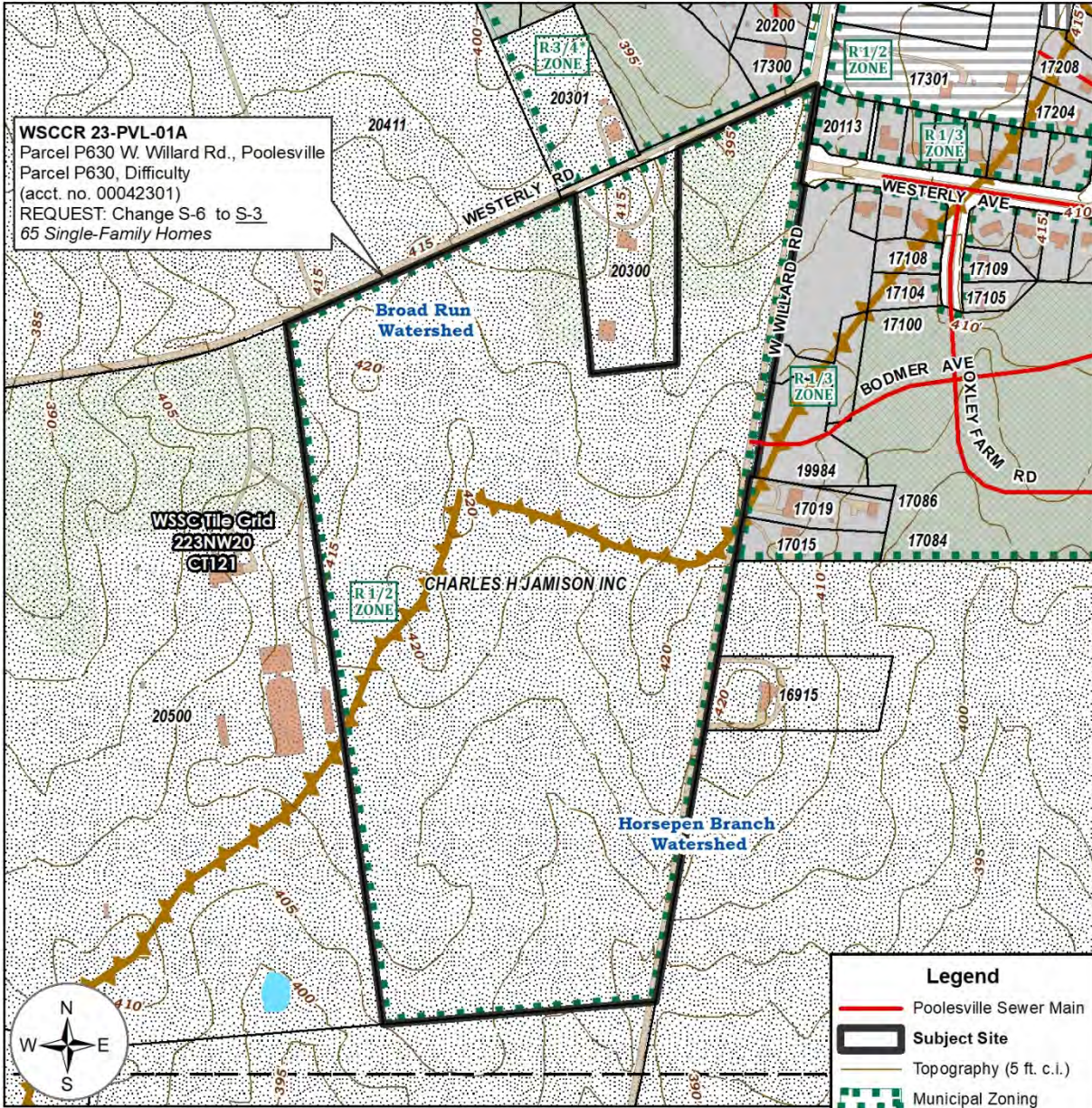
Town of Poolesville Broad Run/Horsepen Branch Watershed



Legend	
	Poolesville Water Main
	Subject Site
	Topography (5 ft. c.i.)
	Municipal Zoning
	Major Watersheds
	Woodlands
Water Category	
	W-1
	W-5
	W-6



**WSSCR 23-PVL-01A (Charles H. Jamison, Inc.) - Poolesville**  
**Requested Service Area Category Map Amendment: Water & Sewer Plan Map**



**WSSCR 23-PVL-01A**  
 Parcel P630 W. Willard Rd., Poolesville  
 Parcel P630, Difficulty  
 (acct. no. 00042301)  
 REQUEST: Change S-6 to S-3  
 65 Single-Family Homes



**Legend**

- Poolesville Sewer Main
- Subject Site
- Topography (5 ft. c.i.)
- Municipal Zoning
- Major Watersheds
- Woodlands

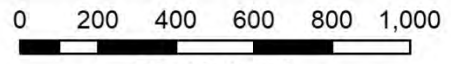
**Sewer Category**

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

Town of Poolesville Broad Run/Horsepen Branch Watershed



WATER SUPPLY & WASTEWATER UNIT  
 4/12/23



SCALE (Feet)  
**Montgomery County, Maryland**  
**2018 Comprehensive Water Supply**  
**and Sewerage Systems Plan**







**WSSCR 23-TRV-02A: Roderick Dunlap and James Hall**

Anticipated Action Path: Administrative Action

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification														
<ul style="list-style-type: none"> <li>• 12805 Spring Dr., Rockville</li> <li>• Lot 22, Block 2, Sec 3 Glen Hills (acct. no. 00078532)</li> <li>• Map tile: WSSC – 217NW10; MD –FR41</li> <li>• South side of Spring Dr., 340 ft east of the intersection with Circle Dr.</li> <li>• RE-1 Zone; 1.02 ac.</li> <li>• Travilah Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Watts Branch Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: Single Family Home</li> <li>• <u>Proposed use</u>: Public Sewer Service for the relief of a failed septic system.</li> <li>• Outside the planned public sewer envelope</li> </ul>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: left; border-bottom: 1px solid black;"><u>Existing – Requested – Service Area Categories</u></th> </tr> <tr> <td style="width: 50%;">W-1</td> <td style="width: 50%;">W-1 (no change)</td> </tr> <tr> <td>S-6</td> <td><b>S-1</b></td> </tr> <tr> <th colspan="2" style="text-align: left; border-bottom: 1px solid black;"><u>Applicant's Explanation</u></th> </tr> <tr> <td colspan="2">"Failure of existing septic system (onsite)."</td> </tr> <tr> <td colspan="2"> <i>DEP notes:</i></td> </tr> <tr> <td colspan="2"><i>Expedite sewer request based on the septic system failure issued on 1/10/2023. (see pages 11-13)</i></td> </tr> </table>	<u>Existing – Requested – Service Area Categories</u>		W-1	W-1 (no change)	S-6	<b>S-1</b>	<u>Applicant's Explanation</u>		"Failure of existing septic system (onsite)."		 <i>DEP notes:</i>		<i>Expedite sewer request based on the septic system failure issued on 1/10/2023. (see pages 11-13)</i>	
<u>Existing – Requested – Service Area Categories</u>															
W-1	W-1 (no change)														
S-6	<b>S-1</b>														
<u>Applicant's Explanation</u>															
"Failure of existing septic system (onsite)."															
 <i>DEP notes:</i>															
<i>Expedite sewer request based on the septic system failure issued on 1/10/2023. (see pages 11-13)</i>															

**Agency Review Comments**

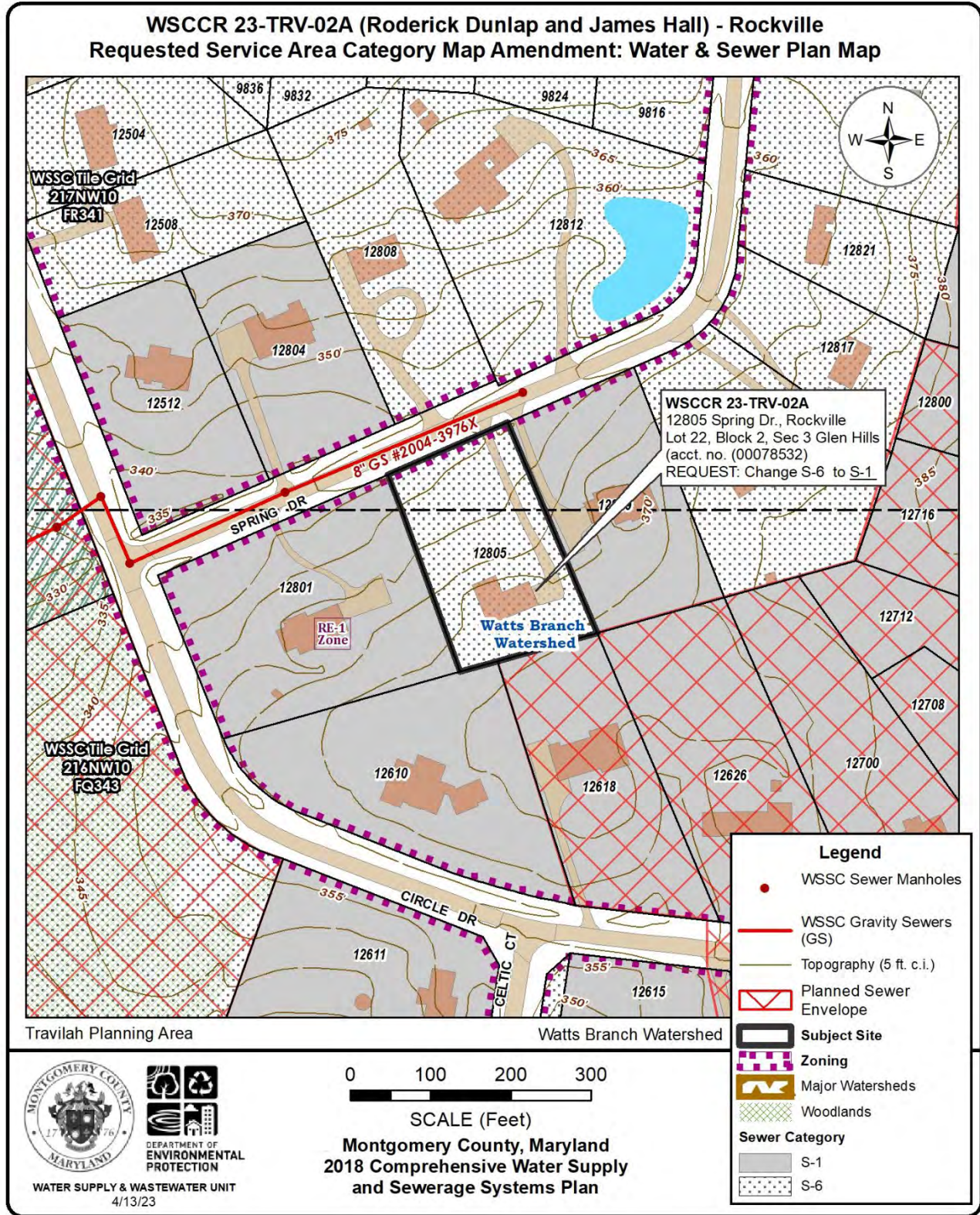
**DPS:**

**M-NCPPC – Planning Dept.:**

**M-NCPPC – Parks Planning:**

**WSSC - Water: (*not required*)**

**WSSC - Sewer:**







DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich  
*County Executive*

Adriana Hochberg  
*Acting Director*

MEMORANDUM

January 10, 2023

TO: Ray Chicca, Division Chief, Development Services Group  
Luis Tapia, Unit Coordinator, DSD Permit Services  
Washington Suburban Sanitary Commission

FROM: Alan Soukup, Senior Environmental Planner, Water Supply and Wastewater Unit  
Interagency Affairs Division, Department of Environmental Protection

SUBJECT: Public Service Relief for Onsite Systems Problems

A handwritten signature in blue ink, appearing to be "AS" or similar initials.

We request WSSC's assistance in expediting the provision of public service to the following property:

**Sewer Service: 12805 Spring Dr., Rockville**

Property I.D.:	Lot 22, Block 2 Section 3 Glen Hills; acct.no. 00078532 – (SDAT tax map: FR41)		
Owner:	Zhenzong Wan	Categories:	Water: W-1 Sewer: <b>S-6</b>
WSSC grid:	217NW10	Zoning/Size:	RE-1 Zone, 44,802 sf (1.03 ac.)
Planning Area:	Travilah	Watershed:	Watts Br. (Piney Br. subshed)

The Department of Permitting Services (DPS), Well and Septic Section, has advised this office of a public health problem, a septic system failure, at the subject property (see the attached memorandum). DPS recommended relief of this problem by connecting the site to public sewer service, due to effluent coming to the yard surface over the existing drainfield. (Details about this failure were exchanged in emails between DPS and DEP staff.) An existing 8"-diameter sewer main (contract no. 2004-3976X) abuts the property along Spring Dr.

Although this property is designated as category S-6 in the County's Water and Sewer Plan, DPS acknowledgment of a public health problem is sufficient justification to warrant the expedited provision of public sewer service, regardless of the existing service area category. DEP will initiate the process to have the property owner file a request for a service area change from S-6 to S-1.

Given these conditions, it is reasonable to relieve this public health hazard by expediting the provision of public sewer service. This is consistent with the provisions of the Water and Sewer Plan's sewer service policy for the Glen Hills area. **WSSC Water does not need to wait for the approval of a Water and Sewer Plan amendment to provide public sewer service; public service via the WSSC-Water's system should be provided as soon as possible.** We would appreciate your assistance in this matter.

Ray Chicca and Luis Tapia, WSSC Water  
January 10, 2023

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The property owner will need to contact WSSC Water to begin the application process for public sewer service. Neither DEP nor DPS staff can initiate a WSSC-Water service application on the owner's behalf. Our understanding is that the current contract purchaser for the property, Rod Dunlap, will initiate the category change process once a property transfer goes to settlement on January 12, 2023.

For a sewer connection to an existing main, the owner can contact the WSSC Water Permit Services Section at either 301-206-4003 or [onestopshop@wsscwater.com](mailto:onestopshop@wsscwater.com). Additional information is available at the WSSC Water Permits website at <https://www.wsscwater.com/work-with-us/permit-services>.

If you have any questions, or if there are significant problems related to provision of sewer service, please contact either me at [alan.soukup@montgomerycountymd.gov](mailto:alan.soukup@montgomerycountymd.gov) or 240-777-7716, or George Dizelos at [george.dizelos@montgomerycountymd.gov](mailto:george.dizelos@montgomerycountymd.gov) or 240-777-7755.

Attachments (see pages 3 and 4)

R:\Programs\Water\_and\_Sewer\well-septic\HEALTHAZ\CASE\S\spring-dr-12805--septic\2023-1210--expedite-s-serv-runo-ads-dep--2wsse--12805-spring-dr.docx

cc: Lisa Sine and April Snyder, Permit Services Unit, WSSC Water  
Steven Shofar, Chief, Intergovernmental Affairs Division, DEP  
Heidi Benham, Well and Septic Section, DPS  
Jason Sartori, Functional Planning Division, M-NCPPC  
Patrick Butler, Donnell Zeigler and Katherine Nelson, Upcounty Planning Division, M-NCPPC  
Rod Dunlap, contract purchaser  
Zhenzong Wan, owner



Ray Chicca and Luis Tapia, WSSC Water  
January 10, 2023

Page 3



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Ehsan Motazedzi  
*Acting Director*

December 23<sup>rd</sup>, 2022

TO: Alan Soukup  
Water Supply & Wastewater Unit  
Department of Environmental Protection  
2425 Reedie Drive, 4<sup>th</sup> floor  
Wheaton, MD 20902

FROM: Heidi Benham  
Well and Septic Section  
Dept. of Permitting Services  
2425 Reedie Drive, 7<sup>th</sup> floor  
Wheaton, MD 20902

SUBJECT: Request for Sewer Connection

LOCATION: 12805 Spring Drive  
Rockville, MD 20850  
Tax Map Grid: FR41  
WSSC Grid: 216 NW 10

The occupant of the subject property, Mr. Ron Dunlap, has requested our assistance in obtaining an expedited sewer connection due to a failing septic system. The septic system has been repaired numerous times, and recurring problems have been documented by DPS since 2011. This property is currently designated as sewer category S-6. There is an existing sewer line on Spring Drive.

If I can be of further assistance, please contact me at 240-777-6318.

cc: [rawdunlap@gmail.com](mailto:rawdunlap@gmail.com)

**WSSCR 23-TRV-04A: Adebowale Ajomale**

Anticipated Action Path: County Council

<p>Property Information and Location                  Property Development</p>	<p>Applicant's Request:                  Service Area Categories &amp; Justification</p>
<ul style="list-style-type: none"> <li>• 13409 Glen Mill Rd., Rockville</li> <li>• Lot 15, Block 5, North Glen Hills Sec 1 (acct. no. 00079161)</li> <li>• Map tile: WSSC – 210NW11; MD –FR41</li> <li>• East side of Glen Mill Rd., 350 ft South of the intersection with Cavanaugh Dr.</li> <li>• RE-1 Zone; 1.01 ac.</li> <li>• Travilah Planning Area                      Potomac Subregion Master Plan (2002)</li> <li>• Watts Branch Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: Unimproved  <u>Proposed use</u>: Single Family Home</li> <li>• Outside the planned public sewer envelope</li> </ul>	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-1            W-1 (no change)                  S-6            <b>S-3</b></p> <p><u>Applicant's Explanation</u></p> <p>"I request a change in sewer category so as to facilitate an upcoming new single-family residence construction to the property this spring. According to our Civil Engineering consultants, the existing property is relatively small for sand-mound systems. The site is not sufficient to test for 3 mound sites since we must have enough area for a primary mound and 2 reserves; There are also multiple features on the site that restrict sand-mound testing areas including existing wells (must be 100 feet from any wells or 25 feet from abandoned wells) and drainage swales (must be 25 feet from the centerline of swales of which there are 2 in the rear yard). We must also be 25 feet from any property lines. The preliminary designs for a new main sand mound and reserve septic fields would conflict spatially with the new construction. There is not enough space on the site for both the new construction of the house and the sand mound septic system. Furthermore, there are multiple sewer mains, both pressurized and gravity fed, within 600' of the site on Cavanaugh Drive, which serve neighboring properties. Please allow us to improve our property, and the neighborhood at large by changing the sewer category to S-3 and allowing us to work with WSSC to extend one of the sewer mains to our property."</p>

**Agency Review Comments**

**DPS:**

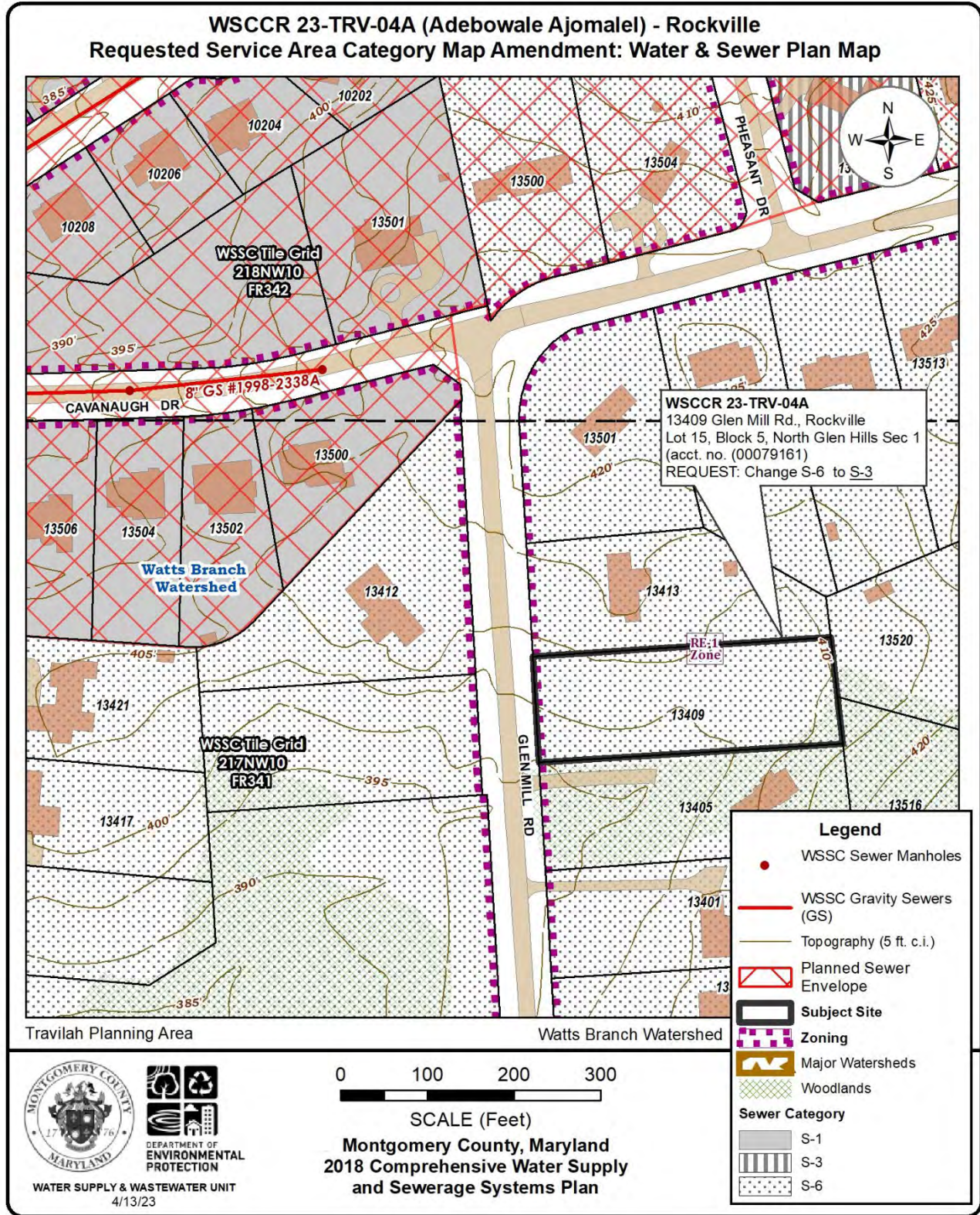
**M-NCPPC – Planning Dept.:**

**M-NCPPC – Parks Planning:**

**WSSC - Water: (not required)**

**WSSC - Sewer:**





**WSSCR 23-TRV-05A: Hurst, Ennis, Johnson and Blackman**

Anticipated Action Path: Undetermined

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification												
<ul style="list-style-type: none"> <li>• 13741 and 13751 Travilah Rd., Rockville</li> <li>• Parcels P804, P709 and N765, Harbins Lot and Parcel B Travilah (acct. nos. 00389265, 00399300 and 00405195)</li> <li>• Map tile: WSSC – 218NW11; MD –FR12</li> <li>• South side of Travilah Rd., 90 ft. west from the intersection with Royal Manor Way</li> <li>• RE-2 Zone; 11.09 total ac.</li> <li>• Travilah Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Watts Branch Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: Commercial/Residential <u>Proposed use</u>: Independent Senior Living Townhomes (will require a conditional use approval)</li> <li>• Outside the planned public water envelope</li> </ul>	<table border="0" style="width: 100%;"> <tr> <td colspan="2"><u>Existing – Requested – Service Area Categories</u></td> </tr> <tr> <td style="width: 50%;">W-1/6</td> <td style="width: 50%;"><b>W-1 (for parcel P709)</b></td> </tr> <tr> <td>S-1*</td> <td><b>S-1 unrestricted</b></td> </tr> <tr> <td colspan="2"><i>*For a single water service connection only (abutting mains)</i></td> </tr> <tr> <td colspan="2"><u>Applicant's Explanation</u></td> </tr> <tr> <td colspan="2">Please see pg. 17 for applicant's explanation.</td> </tr> </table>	<u>Existing – Requested – Service Area Categories</u>		W-1/6	<b>W-1 (for parcel P709)</b>	S-1*	<b>S-1 unrestricted</b>	<i>*For a single water service connection only (abutting mains)</i>		<u>Applicant's Explanation</u>		Please see pg. 17 for applicant's explanation.	
<u>Existing – Requested – Service Area Categories</u>													
W-1/6	<b>W-1 (for parcel P709)</b>												
S-1*	<b>S-1 unrestricted</b>												
<i>*For a single water service connection only (abutting mains)</i>													
<u>Applicant's Explanation</u>													
Please see pg. 17 for applicant's explanation.													

**Agency Review Comments**

**DPS:**

**M-NCPPC – Planning Dept.:**

**M-NCPPC – Parks Planning:**

**WSSC - Water:**

**WSSC - Sewer:**

Applicant's Explanation

"Parcel P804 will be resubdivided into townhouse lots and private road and open space parcels. For public sewer service, the townhouse lots can be served by a gravity line connected to the existing 8" sewer line in Travilah Road along the frontage of the parcels. For public water service, townhouse lots can be served by connection to the existing 16" water line in Travilah Road along the frontage of the parcels. With regard to public sewer service, Parcel P804 is within the Potomac Area Community Sewer Envelope as shown on Figure C-F12 on page C-15 of the 2018-2027 Montgomery County Comprehensive Water Supply and Sewerage Plan (the "Plan"). Accordingly, it is appropriate for these parcels to be in the S-1 Category with no restrictions on hook-ups. Applicant may provide additional information during the review of the application.

"Parcel P709 will be resubdivided into townhouse lots and private road and open space parcels. For public sewer service, the townhouse lots can be served by a gravity line connected to the existing 8" sewer line in Travilah Road along the frontage of the parcels. For public water service, townhouse lots can be served by connection to the existing 16" water line in Travilah Road along the frontage of the parcels. With regard to public sewer service, Parcel P709 is within the Potomac Area Community Sewer Envelope as shown on Figure C-F12 on page C-15 of the 2018-2027 Montgomery County Comprehensive Water Supply and Sewerage Plan (the "Plan"). Accordingly, it is appropriate for these parcels to be in the S-1 Category with no restrictions on hook-ups. With regard to public water service, Parcel P709 is appropriate to be changed to the W-1 Category with no restrictions on hook-ups if placed into the S-1 Category as requested. Applicant may provide additional information during the review of the application.

"Parcels N765 will be resubdivided into townhouse lots and private road and open space parcels. For public sewer service, the townhouse lots can be served by a gravity line connected to the existing 8" sewer line in Travilah Road along the frontage of the parcels. For public water service, townhouse lots can be served by connection to the existing 16" water line in Travilah Road along the frontage of the parcels. Parcel 765 qualifies to be in the S-1 Category without a hook-up restriction pursuant to the "periphery exception" in the Plan (Appendix C, Section IIM: Potomac Area RE-1 and RE-2 Zoned Properties) because it: 1. Abuts properties in the sewer envelope (P709 and P804) and confronts properties in the sewer envelope on the north side of Travilah Road across from Parcel 765; 2. Will be serviced by a gravity line from the 8" sewer line in Travilah Road that will not affect streams, stream valley buffers, or other environmentally sensitive areas. With regard to public water service, Parcel N765 is appropriate to be changed to the W-1 Category with no restrictions on hook-ups if placed into the S-1 Category as requested. Applicant may provide additional information during the review of the application."



