



Maryland

Department of the Environment

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor

Ben Grumbles, Secretary
Horacio Tablada, Deputy Secretary

March 17, 2022

The Honorable Gabe Albornoz
County Council President
Montgomery County Council
Stella Werner Council Office Building
100 Maryland Avenue
Rockville, MD 20850

Dear Council President Albornoz:

The Maryland Department of the Environment (MDE) has completed its review of the Administrative Delegation Action **AD 2022-1 (Amendment)** to the 2018 Montgomery County Comprehensive Water Supply and Sewerage Systems Plan. The Amendment was administratively approved on January 24, 2022 by the Acting Director of the Montgomery County Department of Environmental Protection, under authority granted by the Montgomery County Council. The Amendment includes seven (7) service category change requests as set forth below:

- 1. WSCCR 22-CLO-02A: AC Electric, LLC**
17725 Norwood Road, Parcel P546, Charley Forest ETC (ID #00701646) RE-2 Zone (2.0 acres). The request is to change from the water service category W-6 and the sewer service category S-6 (no planned community service) to W-1 and S-1 (community service) due to the failing well and septic system on-site of an existing single-family detached home built in 1938.
- 2. WSCCR 22-CLO-03A: James Lehman**
17820 New Hampshire Avenue, Parcel P575, Ingleside Ashton (ID #00714238) R-90 Zone (0.83 acres). The request is to change from sewer category S-6 to S-3 (service within two years) for a proposed single-family house to be built on a currently vacant lot.
- 3. WSCCR 22-DAM-01A: Paul Perez**
24551 Woodfield Road, Parcel P304, Hope Improved (ID #00934686) RE-2C Zone; (0.73 acres). The request is to change from sewer category S-6 to category S-1. The existing single-family detached home was built in 1930.
- 4. WSCCR 22-DAM-02G: Washington Suburban Sanitary Commission (WSSC)**

9700 Block of Woodfield Road, Part of Parcel P222, Owens Conclusion (ID #00925328) RNC Zone Pump Station site; (0.91 acres of the total 29.26 acres of the parcel). The request is to change from water and sewer category W-6/S-6 to category W-3/S-3 for the 0.91 acre portion of the parcel for the purpose of a new wastewater pumping station (WWPS). WSSC has indicated that this wastewater pumping station will replace the existing WWPS to the south near Woodfield Road that has exceeded its useful life and does not have the capacity for future development in the Damascus area. WSSC acquired only 0.91 acres of the site for the proposed WWPS, not the entire 29.26 acres.

5. WSSCR 22-DAM-03A: Barry and Teri Brake

11000 Block, Locust Drive, Damascus, Parcels N595 and N676, Par S Damascus and Par T Damascus (ID# 03231834 and 03231845) RNC Zone; (2.01 acres and 2.03 acres). The request is to change from water category W-6 to category W-3 for two proposed single-family homes on vacant lots.

6. WSSCR 22-PAX-01A: Frederick & Jacqueline Kruhm

15000 Block, Kruhm Road, Parcel P570, New Birmingham Manor (ID #300266290), RC Zone; (9.94 acres). The request is to change from water category W-6, to category W-1 for a proposed single-family house on a vacant lot.

7. WSSCR 22-TRV-02A: Jose Carrillo

12717 Maidens Bower Drive, Potomac, Lot 25, Block B, Esworthy Park (ID #02283524), RE-2 Zone; (2.03 acres). The request is to change from water category W-6 to category W-1. The existing single-family detached home was built in 1986.

MDP Findings

Maryland Department of Planning (MDP) advised MDE that the service category changes to these parcels are consistent with the County's plans and policies, including the 2006 Damascus Master Plan, the 2020 Potomac Subregion Master Plan and the 1981 Cloverly Master Plan (see enclosed comments).

If there are comments or questions regarding MDP's review, MDE encourages the County to contact MDP. See enclosed MDP's comments and contact information.

MDE Findings and Action

1. The Department notes that the property WSSCR 22-PAX-01A: Frederick & Jacqueline Kruhm in the 15000 Block of Kruhm Road, Parcel P570, New Birmingham Manor (ID #300266290) is located within the watershed of Patuxent River 1 which is identified as Tier II streams pursuant to COMAR 26.08.02.04-1. Tier II streams are high-quality waters that require, under regulation, additional

consideration to protect their water quality. Any new or expanded discharge to these Tier II watersheds would require an Tier II Anti-degradation Review. All possible considerations should be implemented to protect high-quality waters from water quality degradation. This primarily consists of rigorous watershed planning, with consideration of the extra provisions necessary to protect high-quality waters.

The Department recommends that the County consider the following measures in an effort to maintain these high-quality waters when approving new growth in the watersheds of these stream segments:

- a. Implement restrictive zoning or ordinances to protect environmental features.
- b. Re-direct planned growth out of the watersheds of these stream segments.
- c. Retrofit existing stormwater infrastructure.
- d. Incorporate environmental site design (ESD) and other low-impact development (LID) practices into new development.
- e. Maintain and expand existing forest cover.
- f. Provide riparian buffers of 100-230 feet (depending upon soil types and slopes).

The County should be aware that future plans facilitated by this Amendment may incur an additional Tier II Antidegradation Review, on a project-by-project basis. For additional information about Maryland's Tier II high quality waters please visit: https://mde.maryland.gov/programs/water/tmdl/waterqualitystandards/pages/antidegradation_policy.aspx.

The County is advised to contact Matthew Stover, Standards, Assessment and Antidegradation Section, Watershed Protection, Restoration, and Planning Program, WSA/MDE, at (410) 537-3611 for additional information regarding the regulatory requirements for Tier II waters.

2. Please be advised that based on MDE's Digital Flood Insurance Rate Maps, portions of the County's planned service areas identified on the Water and Sewer Maps for WSCCR 22-PAX-01A: Frederick & Jacqueline Kruhm, appear to be located in the floodplain Zone X. The property owner should follow local floodplain ordinances and Federal Emergency Management Agency's guidelines and standards. It is advised that the county consider climate resiliency for this property, which could include but not limited to the following steps (<https://toolkit.climate.gov/>):
 - a. Explore Hazards: Identify climate and non-climate stressors, threats, and hazards and how they could affect assets (people and infrastructure).
 - b. Assess vulnerability and risks: Evaluate assets vulnerability and estimate the risk to each asset.
 - c. Investigate options: Consider possible solutions for your highest risks, check how others have responded to similar issues, and reduce your list to feasible actions.

- d. Prioritize and plan: Evaluate costs, benefits, and capacity to accomplish each action integrating the highest value actions into a stepwise plan.
- e. Take action: Move forward with your plan and check to see if your actions are increasing your resilience with monitoring.

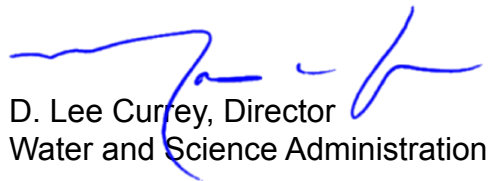
The County is advised to contact Dave Guignet, State NFIP Coordinator, of MDE's Stormwater, Dam Safety, and Flood Management Program, at (410) 537-3775 for additional information regarding the regulatory requirements for Floodplains and Storm Surges.

The County is advised to contact Matthew C. Rowe, CC-P, Assistant Director of MDE's Water and Science Administration, at (410) 537-3578 for additional information regarding Climate Change and Resiliency

In accordance with §9-507(a) of the Environment Article, Annotated Code of Maryland, **MDE hereby approves the amendment AD 2022-1** to the 2018 Montgomery County Comprehensive Water Supply and Sewerage Systems Plan (see enclosed Summary Table below).

This action completes MDE's review, as required by §9-507 of the Environment Article, Annotated Code of Maryland. If you need further assistance on these matters, please contact Heather Barthel, Deputy Director, at (410) 537-3512, toll-free at (800) 633-6101, or by e-mail at heather.barthel@maryland.gov.

Sincerely,



D. Lee Currey, Director
Water and Science Administration

Enclosures

cc: Adriana Hochberg, Acting Director, Montgomery County DEP
Patty Bubar, Deputy Director, Montgomery County DEP
Alan Soukup, Montgomery County DEP
George Dizelos, Environmental Planner, Montgomery County DEP
Charles Boyd, Director, Planning Coordination, MDP
Heather Barthel, Deputy Director, WSA, MDE

**Summary of Amendment AD 2022-1 to the 2018 Montgomery County Water Supply
and Sewerage Systems Plan**

Case No.	Applicant	Existing Service Area Categories	Service Area Category Request	Administrative Action	MDE Action
WSCCR 22-CLO-02 A	AC Electric, LLC 17725 Norwood Road, Parcel P546, Charley Forest ETC (ID #00701646) RE-2 Zone (2.0 acres)	W-6/S-6	W-1/S-1	Approve W-1/S-1	Approve W-1/S-1
WSCCR 22-CLO-03 A	James Lehman 17820 New Hampshire Avenue, Parcel P575, Ingleside Ashton (ID #00714238) R-90 Zone (0.83 acres)	S-6	S-3	Maintain W-1 (no change) Approve S-3	Maintain W-1 (no change) Approve S-3
WSCCR 22-DAM-0 1A	Paul Perez 24551 Woodfield Road, Parcel P304, Hope Improved (ID #00934686) RE-2C Zone; (0.73 acres).	S-6	S-1	Maintain W-1 (no change) Approve S-1	Maintain W-1 (no change) Approve S-1

<p>WSCCR 22-DAM-0 2G</p>	<p>Washington Suburban Sanitary Commission (WSSC) 9700 Block of Woodfield Road, Part of Parcel P222, Owens Conclusion (ID #00925328) RNC Zone Pump Station site; (0.91 acres of the total 29.26 acres of the parcel)</p>	<p>W-6/S-6</p>	<p>W-3/S-3</p>	<p>Approve W-3/S-3</p>	<p>Approve W-3/S-3</p>
<p>WSCCR 22-DAM-0 3A</p>	<p>Barry and Teri Brake 11000 Block, Locust Drive, Damascus, Parcels N595 and N676, Par S Damascus and Par T Damascus (ID# 03231834 and 03231845) RNC Zone; (2.01 acres and 2.03 acres)</p>	<p>W-6</p>	<p>W-3</p>	<p>Approve W-3 Maintain S-1 (no change)</p>	<p>Approve W-3 Maintain S-1 (no change)</p>
<p>WSCCR 22-PAX-01 A</p>	<p>Frederick & Jacqueline Kruhm 15000 Block, Kruhm Road, Parcel P570, New Birmingham Manor (ID #300266290), RC Zone; (9.94 acres)</p>	<p>W-6</p>	<p>W-1</p>	<p>Approve W-1</p>	<p>Approve W-1 Maintain S-6 (no change)</p>

WSCCR 22-TRV-02 A	Jose Carrillo 12717 Maidens Bower Drive, Potomac, Lot 25, Block B, Esworthy Park (ID #02283524), RE-2 Zone; (2.03 acres)	W-6	W-1	Approve W-1	Approve W-1 Maintain S-6 (no change)
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MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION

Comprehensive Water Supply and Sewerage Systems Plan Amendments
Administrative Delegation [Action] (AD) 2022-1 – Statement of Action
Water/Sewer Service Area Category Change Requests

CHRONOLOGY

Interagency Notices of Public Hearing: November 23, 2021
Published Notice of Public Hearing: December 22, 2021
Public Hearing: January 5, 2022
Public Hearing Record Closed: January 12, 2022
DEP Administrative Approval Action: January 24, 2022

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 seven proposed amendments for approval by the administrative delegation process. All seven amendments were for service area category changes.

PUBLIC HEARING PROCESS

Public Hearing Notification: In accordance with State regulations, on November 23, 2021, DEP notified the appropriate County and State agencies of an administrative public hearing, scheduled for January 5, 2022, and provided the staff recommendations for the proposed amendments.

Public Hearing Testimony and Interagency Recommendations: DEP staff scheduled a remote public hearing for the date and time included in the hearing notices. The hearing notices specified that anyone wanting to provide testimony needed to contact DEP staff to receive information on how to do so.

On January 19, 2022, Keith Levchenko, senior legislative analyst on the Council’s staff notified DEP that the Councilmembers concurred with the approval recommended for this administrative action.

On December 23, 2021, the Planning Board met to consider M-NCPPC staff recommendations for the amendment included in the AD 2022-1 administrative delegation packet. The Board concurred with the M-NCPPC staff recommendations for the included amendments, which agreed with DEP’s staff recommendation-. On January 4, 2022, DEP received formal notification of the Board’s action in a letter dated January 4, 2022.

DEP ADMINISTRATIVE ACTION

The 2018-2027 water/sewer category map update of the *Montgomery County Comprehensive Water Supply and Sewerage Systems Plan* is hereby amended as follows:

Cloverly Planning Area

WSSCR 22-CLO-02A: AC Electric, LLC

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification
<ul style="list-style-type: none"> • 17725 Norwood Rd., Sandy Spring • Parcel P546, Charley Forest ETC (acct. no. 00701646) • Map tile: WSSC – 224NW01; MD –JT32 • East side of Norwood Rd., 400 feet South of Windrush Ln. • RE-2 Zone; 2 ac. • Cloverly Planning Area Sandy Spring Ashton Master Plan (1998) • Northwest Branch Watershed (MDE Use IV) • <u>Existing use</u>: Single-Family Home (built 1938) • <u>Proposed use</u>: Sewer and water service for the Existing Single-Family Home 	Service Area Categories: <u>Existing</u> <u>Requested</u> W-6 W-1 S-6 S-1 Administrative Action Approve S-1, for a single sewer hookup only, Administrative policy V.D.2.a.: Community Service for Public Health Problems. Approve W-1, Administrative policy V.D.2.a.: Consistent with Existing Plans. (Mapping on pgs. 8-9)

WSSCR 22-CLO-03A: James Lehman

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification
<ul style="list-style-type: none"> • 17820 New Hampshire Ave., Ashton • Parcel P575, Ingleside Ashton (acct. no. 00714238) • Map tile: WSSC – 224NW01; MD –JT42 • South side of New Hampshire Ave., 460 feet West of the intersection with Crystal Spring Dr. • R-90 Zone; 36,154 sq. ft. (0.83 ac.) • Cloverly Planning Area Sandy Spring Ashton Master Plan (1998) • Northwest Branch Watershed (MDE Use IV) • <u>Existing use</u>: Unimproved • <u>Proposed use</u>: Single-Family Home 	Service Area Categories: <u>Existing</u> <u>Requested</u> W-1 W-1 (no change) S-6 S-3 Administrative Action Approve S-3, Administrative policy V.D.2.a.: Consistent with Existing Plans. (Mapping on pg. 10)

Damascus Planning Area

WSSCR 22-DAM-01A: Paul Perez

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification						
<ul style="list-style-type: none"> • 24551 Woodfield Rd., Gaithersburg • Parcel P304, Hope Improved (acct. no. 00934686) • Map tile: WSSC – 234NW10; MD –FW43 • South-East corner of the intersection of Woodfield Rd. and Sweepstakes Rd. • RE-2C Zone; 31,798 sq. ft. (0.73 ac.) • Damascus Planning Area Damascus Master Plan (2006) • Upper Great Seneca Creek Watershed (MDE Use I) • <u>Existing use</u>: Single-Family Home (built 1930) • <u>Proposed use</u>: Sewer service for the Existing Single-Family Home 	Service Area Categories: <table border="0"> <tr> <td><u>Existing</u></td> <td>Requested</td> </tr> <tr> <td>W-1</td> <td>W-1 (no change)</td> </tr> <tr> <td>S-6</td> <td>S-1</td> </tr> </table> Administrative Action Approve S-1 , Administrative policy V.D.2.a.: Consistent with Existing Plans. (Mapping on pg. 11)	<u>Existing</u>	Requested	W-1	W-1 (no change)	S-6	S-1
<u>Existing</u>	Requested						
W-1	W-1 (no change)						
S-6	S-1						

WSSCR 22-DAM-02G: Washington Suburban Sanitary Commission

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification						
<ul style="list-style-type: none"> • 9700 Block, Woodfield Rd., Damascus • Part of Parcel P222, Owens Conclusion (acct. no. 00925328) • Map tile: WSSC – 237NW09; MD –FX53 • West side of Woodfield Rd., 2,200 feet North of the intersection with Maine St. • RNC Zone; Pump Station site - 0.91 ac., total property - 29.26 ac. • Damascus Planning Area Damascus Master Plan (2006) • Upper Patuxent River Watershed (MDE Use III) • <u>Existing use</u>: Single-Family Home (built 1900) on remainder of parcel • <u>Proposed use</u>: Wastewater Pumping Station 	Service Area Categories: <table border="0"> <tr> <td><u>Existing</u></td> <td>Requested</td> </tr> <tr> <td>W-6</td> <td>W-3</td> </tr> <tr> <td>S-6</td> <td>S-3</td> </tr> </table> Administrative Action Approve W-3 and S-3 , Administrative policy V.D.2.a.: Consistent with Existing Plans. (Mapping on pgs. 12-13)	<u>Existing</u>	Requested	W-6	W-3	S-6	S-3
<u>Existing</u>	Requested						
W-6	W-3						
S-6	S-3						

WSSCR 22-DAM-03A: Barry and Teri Brake

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification
<ul style="list-style-type: none"> • 11000 Block, Locust Dr., Damascus • Parcels N595 and N676, Par S Damascus and Par T Damascus (acct. nos. 03231834 and 03231845) • Map tile: WSSC – 237NW10; MD –FX343 • North side of Locust Dr., 1300 feet from the intersection with Lewis Dr. • RNC Zone; 2.01 ac. and 2.03 ac. • Damascus Planning Area Damascus Master Plan (2006) • Bennett Creek Watershed (MDE Use I) • <u>Existing use</u>: Unimproved • <u>Proposed use</u>: One new Single-Family Home on each property. 	Service Area Categories: <u>Existing</u> <u>Requested</u> W-6 W-3 S-1 S-1 (no change) Administrative Action Approve W-3 , Administrative policy V.D.2.a.: Consistent with Existing Plans. (Mapping on pg. 14)

Patuxent Planning Area

WSSCR 22-PAX-01A: Frederick & Jacqueline Kruhm

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification
<ul style="list-style-type: none"> • 15000 Block, Kruhm Rd., Burtonsville • Parcel P570, New Birmingham Manor (acct. no. 00266290) • Map tile: WSSC – 237NW10; MD –KS42 • East side of Kruhm Rd., 1,000 feet North of the intersection with Spencerville Rd. • RC Zone; 9.94 ac. • Patuxent Planning Area Fairland Master Plan (1997) • Lower Patuxent River Watershed (MDE Use I) • <u>Existing use</u>: Pasture • <u>Proposed use</u>: Pasture and Single-Family Home 	Service Area Categories: <u>Existing</u> <u>Requested</u> W-6 W-1 S-6 S-6 (no change) Administrative Action Approve W-1 , Administrative policy V.D.2.a.: Consistent with Existing Plans. (Mapping on pg. 15)


Travilah Planning Area

WSSCR 22-TRV-02A: Jose Carrillo

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification						
<ul style="list-style-type: none"> • 12717 Maidens Bower Dr., Potomac • Lot 25, Block B, Esworthy Park (acct. no. 02283524) • Map tile: WSSC – 217NW14; MD –ER21 • East side of Maidens Bower Dr., At the intersection with Gorky Dr. • RE-2 Zone; 2.03 ac. • Travilah Planning Area Potomac Subregion Master Plan (2002) • Muddy Branch Watershed (MDE Use I) • <u>Existing use</u>: Single-Family Home (built 1986) • <u>Proposed use</u>: Single-Family Home 	Service Area Categories: <table border="0"> <tr> <td><u>Existing</u></td> <td><u>Requested</u></td> </tr> <tr> <td>W-6</td> <td>W-1</td> </tr> <tr> <td>S-6</td> <td>S-6 (no change)</td> </tr> </table> Administrative Action Approve W-1, for one water connection only. Administrative policy V.D.2.a: community service for properties abutting mains. (Mapping on pg.16)	<u>Existing</u>	<u>Requested</u>	W-6	W-1	S-6	S-6 (no change)
<u>Existing</u>	<u>Requested</u>						
W-6	W-1						
S-6	S-6 (no change)						

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

 1/24/2022
 Adriana Hochberg, Acting Director Date
 Montgomery County Department of Environmental Protection

NOTIFICATION OF DEP ACTION

DEP will submit notification of the Director's action to MDE for that agency's review. MDE has 60 days to either comment on the administrative approvals granted or invoke up to two 45-day review extensions. 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

- D. Lee Currey, Director, Water and Science Admin., MDE
- Gabe Albornoz, President, Montgomery County Council
- Keith Levchenko, Montgomery County Council
- Mitra Pedoeem, Director, DPS
- Heidi Benham, Well & Septic Section, DPS
- Casey Anderson, Chairman, Planning Board
- Patrick Butler, Donnell Zeigler and Katherine Nelson, Upper County Planning Team, M-NCPPC
- Jason Satori, Functional Planning Division, M-NCPPC
- Christina Sorrento, Intake and Regulatory Coord. Division, M-NCPPC
- Geoffrey Mason, Parks Planning Division., M-NCPPC
- Carla Reid, General Manager, WSSC
- Ray Chicca, Tom Gingrich, & Fred Mejias, Development Services Division, WSSC
- Luis Tapia, Permit Services Section, WSSC
- Eintou Karima, Assessments Group, WSSC

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

WSSCR 22-CLO-02A... AC Electric, LLC
... Leonardo Mendes
WSSCR 22-CLO-03A... James Lehman
... Paul Lancaster
WSSCR 22-DAM-01A... Paul Perez
WSSCR 22-DAM-02G... Washington Suburban Sanitary Commission
... Barbara Dillman and Claudia Koenig
WSSCR 22-DAM-03A... Barry and Teri Brake
WSSCR 22-PAX-01A... Frederick & Jacqueline Kruhm
WSSCR 22-TRV-02A... Jose Carrillo

Audubon Naturalist Society
Cloverly Civic Assoc.
Cloverly-Fairland-White Oak CAC
Damascus Community Alliance
East County Citizens Advisory Board
Greater Glen Mill Community Association
Greater Glen Hills Coalition LLC
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
Patuxent Watershed Protective Association
Potomac Highlands Citizens Association
Spencerville Civic Association
West Montgomery County Citizens Association

Attachments

Service Area Category Designations (see page 7)
Amendment Service Area Category Mapping (see page 8-16)

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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"> 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. 	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	<p>Categories W-2 and S-2 are not used in the Montgomery County Water and Sewer Plan. (State's definition: Areas served by extensions of existing community and multi-use systems which are in the final planning stages.)</p>	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"> This includes areas generally requiring the approval of CIP projects before service can be provided. 	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"> 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. 	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"> 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. 	

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.

