TO: Beth Kilbourne, Rufus Leeth, and Luis Tapia, Development Services Division
Washington Suburban Sanitary Commission
Richard Weaver, Area 3 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

FROM: George Dizelos, Planner III, Water and Wastewater Policy Group
Department of Environmental Protection

SUBJECT: WATER/SEWER CATEGORY CHANGE REQUEST REVIEW – 2018-Q4 REVIEW GROUP

Attached with this message and posted to www.montgomerycountymd.gov/waterworks is a PDF that includes two (2) new individual water/sewer service area category change requests (WSCCRs) for your review and comment. 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 Thursday, October 25, 2018. Please notify me before October 18, 2018 if this schedule is not feasible.

DEP will develop and announce a schedule for administrative delegation hearing AD 2018-4, which will include all eligible FY 2018 fourth quarter requests. We will provide a notice of that hearing 30 days prior to the hearing date. At this time DEP has not identified any requests in this review packet anticipated for County Council consideration. DEP’s recommendation process for these 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**
18-DNT-04A… Ying Ma & Lin Qi
18-GMT-01A… Deer Harbor Investments, LLC

**Anticipated Council Action WSCCRs**
None at this time

**Undetermined Action WSCCRs**
None at this time

Please do not hesitate to contact me at George.Dizelos@montgomerycountymd.gov or at 240-777-7755 if you have any questions concerning these category change requests or the review schedules.

GJD: gid
cc: Agencies
    Stan Edwards and Alan Soukup, DEP-WWPG
    Keith Levchenko, County Council
    Katherine Nelson, Area 3 Planning, M-NCPPC
    Pam Dunn, Functional Planning, M-NCPPC
    Mark Pfefferle, Development Applications & Regulatory Coordination, M-NCPPC
    Ray Chicca, Development Services, WSSC
    D. Lee Currey, Water and Science Administration, MDE
    Steven Allan, MDP

Category Change Applicants & Interested Parties
    18-DNT-04A… Ying Ma & Lin Qui
    18-GMT-01A… Deer Harbor Investments, LLC
        … Kevin Foster, Gutschick, Little & Weber, P.A.

Civic Organizations and Other Public Interest Groups
    Montgomery County Civic Federation
    Audubon Naturalist Society
    West Montgomery County Citizen’s Association
    Darnestown Civic Association
    Potomac Chamber of Commerce
    North Potomac Citizens Association Inc.
    Germantown Alliance
    Potomac Highlands Civic Association
    Greater Glen Hills Coalition

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.
## WSCCR 18-DNT-04A: Ting Ma and Lin Qi
Anticipated Action Path: Administrative Action

<table>
<thead>
<tr>
<th>Property Information and Location</th>
<th>Applicant’s Request: Service Area Categories &amp; Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 15219 Water Oak Dr., Gaithersburg</td>
<td><strong>Existing</strong> – <strong>Requested</strong> – Service Area Categories</td>
</tr>
<tr>
<td>• Lot 34, Block C, Plat 16502 Ancient Oak West (acct. no. 02711191)</td>
<td>W-6 <strong>W-3</strong></td>
</tr>
<tr>
<td>• Map tile: WSSC – 220NW13; MD –ES41</td>
<td>S-6 S-6 (no change)</td>
</tr>
<tr>
<td>• South East quadrant of the intersection at Chestnut Oak Dr. and Water Oak Dr.</td>
<td></td>
</tr>
<tr>
<td>• R-200 Zone; 1.5 acres (65,341 sq. ft.)</td>
<td></td>
</tr>
<tr>
<td>• Darnestown Planning Area Potomac Subregion Master Plan (2002)</td>
<td></td>
</tr>
<tr>
<td>• Muddy Branch Watershed (MDE Use I)</td>
<td></td>
</tr>
<tr>
<td>• Existing use: Single Family Home Proposed use: Single Family Home</td>
<td></td>
</tr>
</tbody>
</table>

### Agency Review Comments

**DPS:**

**M-NCPPC – Planning Dept.:**

**M-NCPPC – Parks Planning:**

**WSSC - Water:**

**WSSC - Sewer:** *(not requested)*
WSCCR 18-GMT-01A: Deer Harbor Investments, LLC  
Anticipated Action Path: Administrative Action

<table>
<thead>
<tr>
<th>Property Information and Location Property Development</th>
<th>Applicant’s Request: Service Area Categories &amp; Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 18610 Liberty Mill Rd., Germantown</td>
<td>Existing – <strong>Requested</strong> – Service Area Categories</td>
</tr>
<tr>
<td>• Parcels P220 and P274, Res On Friend In Need (acct. nos. 00396261 and 00405641)</td>
<td>W-5 <strong>W-3</strong></td>
</tr>
<tr>
<td>• Map tile: WSSC – 225NW13; MD –ET43</td>
<td>S-5 <strong>S-3</strong></td>
</tr>
<tr>
<td>• West side of Liberty Mill Rd., 300 ft south west of the intersection with Clopper Rd.</td>
<td>Applicant’s Explanation</td>
</tr>
<tr>
<td>• R-200 Zone; 1.22 acres (53,235 sq. ft.)</td>
<td>“Rezone property from R-200 to CRNF (PD-11) as recommended in the 1989 Germantown Master Plan.”</td>
</tr>
<tr>
<td>• Germantown Planning Area Germantown Master Plan (1989)</td>
<td><strong>DEP NOTE:</strong> As of this date, the applicant is in the process of compiling a rezoning application. The applicants proposed zoning change should not affect public water and sewer service.</td>
</tr>
<tr>
<td>• Middle Great Seneca Creek Watershed (MDE Use I)</td>
<td></td>
</tr>
<tr>
<td>• <strong>Existing use:</strong> Unimproved</td>
<td></td>
</tr>
<tr>
<td>• <strong>Proposed use:</strong> 10-19 Dwelling units</td>
<td></td>
</tr>
</tbody>
</table>

**Agency Review Comments**

**DPS:**

**M-NCPDC – Planning Dept.:**

**M-NCPDC – Parks Planning:**

**WSSC - Water:**

**WSSC - Sewer:**
WSCCR 18-GMT-01A (Deer Harbor Investments, LLC) - Germantown
Requested Service Area Category Map Amendment: Water & Sewer Plan Map

WSCCR 18-GMT-01A
18610 Liberty Mill Rd., Germantown
Parcels P220 and P274, Res On Friend In Need
(acct. no. 00396261 and 00405641)
REQUEST: Change S-5 to S-3
10-19 Dwelling Units

Legend
- WSSC Sewer Manholes
- WSSC Gravity Sewers (GS)
- Subject Site
- Zoning
- Sewer Category
  S-1
  S-3
  S-5

SCALE (Feet)
Montgomery County, Maryland
Draft 2017 Comprehensive Water Supply
and Sewerage Systems Plan

Germantown Planning Area
Middle Great Seneca Creek Watershed