August 6, 2020

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

Dear Council President Katz:

The Maryland Department of the Environment (MDE) has completed its review of the Administrative Delegation Action AD 2020-2 (Amendment) to the 2018 Montgomery County Comprehensive Water Supply and Sewerage Systems Plan. The Amendment includes three (3) service category change requests (see below and the enclosed Amendment Summary). The Amendment was administratively approved on June 19, 2020 by the Director of the Montgomery County Department of Environmental Protection, under authority granted by the Montgomery County Council.

WSCCR 20-PAX-02A:

- **Daniel and Shelby Lethbridge**: 4238 Sandy Spring Rd., Burtonsville (Parcel N762, Lot P4, account number 00266984). The request is to change the existing service category from W-6 to W-1 for one water hookup only.

WSCCR 20-PAX-03A:

- **Ever Campos**: 1809 Ednor Rd., Silver Spring (Lot 27, Rocky Gorge Meadows, account number 02548193). The request is to change the existing service category from W-6 to W-1 restricted to a cluster option subdivision only.

WSCCR 20-TRV-08A:

- **Liang Zhao and Kunyi Wu**: 9312 Overlea Dr., Rockville (Lot 14, Block D, Potomac Highland account number 00088495). The request is to change the existing service category from S-3 to S-1 restricted to a single sewer hookup only. The provision of public sewer service cannot be used to support re-subdivision of this property into more than one building lot, consistent with the sewer service policy for the Glen Hills area.
Maryland Department of Planning Findings
The Maryland Department of Planning (MDP) advised MDE that the service category changes to these lots appear to be consistent with the County’s plans and policies, including the 1997 Fairland Master Plan 2006, the 1997 Cloverly Master Plan Area and the 2002 Potomac Master Plan (see enclosed comments).

Tier II High Quality Waters
The Department notes that the WSSC 20-PAX-02A and the WSSC 20-PAX-03A are located within the watershed of the Patuxent River 1, identified as a Tier II stream pursuant to COMAR 26.08.02.04-1. Tier II streams are high quality waters that must be given extra consideration to protect their quality. Any new or expanded discharge to these Tier II watersheds would require an Anti-degradation Review. All possible considerations should be implemented to protect high quality waters from any necessary development. 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: 1) implement restrictive zoning or ordinances to protect environmental features; 2) re-direct planned growth out of the watersheds of these stream segments; 3) retrofit existing stormwater infrastructure; 4) incorporate environmental site design (ESD) and other low-impact development (LID) practices into new development; 5) maintain and expand existing forest cover; and 6) 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 Anti-degradation Review at later stages, on a project-by-project basis. The County is advised to contact John Backus, Program Manager of the Environmental Assessment and Standards Program, at (410) 537-3965 for additional information regarding the regulatory requirements for Tier II waters.

MDE Action
In accordance with §9-507(a) of the Environment Article, Annotated Code of Maryland, MDE hereby approves the Montgomery County Administrative Delegation Action AD 2020-2. See enclosed water and sewer changes 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
Enclosure

cc:  Adam Ortiz, Director, Montgomery County DEP
     Patty Bubar, Acting 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
     John Backus, WSA, EASP, MDE
# Summary of Administration Delegation Action AD 2020-2 to the 2018 Montgomery County Water Supply and Sewerage Systems Plan Amendment

<table>
<thead>
<tr>
<th>Case No.</th>
<th>Applicant</th>
<th>Existing Service Area Categories</th>
<th>Service Area Category Request</th>
<th>Administrative Action</th>
<th>MDE Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>WSCCR 20-PAX-02 A</td>
<td>4238 Sandy Spring Rd., Burtonsville (Parcel N762, Lot P4, account number 00266984)</td>
<td>W-6</td>
<td>W-1</td>
<td>Approve W-1</td>
<td>Approve W-1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>S-6</td>
<td>S-6</td>
<td>Maintain S-6 (no change)</td>
<td>Maintain S-6</td>
</tr>
<tr>
<td>WSCCR 20-PAX-03 A</td>
<td>1809 Ednor Rd., Silver Spring (Lot 27, Rocky Gorge Meadows, account number 02548193)</td>
<td>W-6</td>
<td>W-1</td>
<td>Approve W-1</td>
<td>Approve W-1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>S-6</td>
<td>S-6</td>
<td>Maintain S-6 (no change)</td>
<td>Maintain S-6</td>
</tr>
<tr>
<td>WSCCR 20-TRV-08 A</td>
<td>9312 Overlea Dr., Rockville (Lot 14, Block D, Potomac Highland account number 00088495)</td>
<td>W-3</td>
<td>W-3</td>
<td>Maintain W-3 (no change)</td>
<td>Maintain W-3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>S-6</td>
<td>S-1</td>
<td>Approve S-1</td>
<td>Approve S-1</td>
</tr>
</tbody>
</table>
July 23, 2020

Ms. Dinorah Dalmasy, Manager, Integrated Water Planning Program
Maryland Department of the Environment
Water and Science Administration
1800 Washington Boulevard
Baltimore, Maryland 21230

Subject: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan
Administrative Delegation Action AD 2020-2
Water and Sewer Service Area Category Amendments:
WSCCR 20-PAX-02A, WSCCR 20-PAX-03A, WSCCR 20-TRV-08A,

Dear Ms. Dalmasy:

The Maryland Department of Planning (Planning) has reviewed the above-referenced water and sewerage plan amendment pursuant to our mandate to advise the Maryland Department of the Environment (Environment) on local comprehensive plan consistency and other appropriate matters as required by Environment Article Section 9-507 (b)(2). Montgomery County’s Department of Environmental Protection (DEP) Director Adam Ortiz has administratively approved (under the authority delegated by the County Council for administrative amendments) Administrative Delegation Action AD 2020-2 on June 19, 2020. We offer the following comments for your consideration.

Summary of Amendment
These administrative actions are granted under Chapter 1, Section V.D.2.a “Administrative Delegation Policies” of the Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan (WSP), which authorizes the Director of the DEP to amend the WSP’s service area category maps. The final approval action on the amendments includes three corrective map changes to the 2018-2027 water/sewer category map update of the WSP associated with the following properties:

WSCCR 20-PAX-02A for Lethbridge
4238 Sandy Spring Road

This property is currently in water category W-6 (No planned community service) and the owner requests approval to change to water category W-1 (community service) and to connect to an existing water main located within Sandy Spring Road. This one-acre property is zoned RC and is within the 1997 Fairland Master Plan area. The well of the existing home has failed, and this request is for a single hookup. It should be noted that this proposal is for a water house connection and is not for the extension of a main water line.
WSCCR 20-PAX-03A for Campos  
1809 Ednor Road

This property is currently in water category W-6 (No planned community service), and the owner is requesting to be placed in the W-1 (community service) and to connect to an existing water main located within Sandy Spring for the purpose of construction of a new single-family detached dwelling on a vacant lot within a cluster development. This 2.48-acre lot is in the RC Zone. Although subdivided in 1985 anticipating well and septic systems, this property is eligible for a single water service hookup under the cluster development policy. It should be noted that this proposal is for a water house connection and is not for the extension of a main water line.

WSCCR 20-TRV-08A for Wu  
1903 Overlea Drive

This property is currently in sewer category S-6, and the owner is requesting to be placed in the S-1 and to connect to an existing sewer main within Overlea Drive. This 2.27-acre lot is in the RE-1 Zone and is located in the Travilah Planning Area of the 2002 Potomac Subregion Master Plan. Although the back-up information provided does not cite the extension is needed for health reasons, this property is eligible for a single sewer service hookup under the abutting mains policy.

Consistency with the Comprehensive Plan

WSCCR 20-PAX-02A - The WSP amendment for water service reclassification appears to be consistent with the 1997 Fairland Master Plan because it states that the RC zoning “should have access to community water only” (page 142).

WSCCR 20-PAX-03A – As noted in the summary section above, this property is eligible to connect to public water under the WSP’s cluster development policy. This water service reclassification also appears to be consistent with the 1997 Cloverly Master Plan Area. The property is located in the Patuxent River watershed and very close to the Rocky Gorge Reservoir. Connecting this property to the 10 inch existing water line within Ednor Rd fronting the property is preferable for protecting the aquifer than is creating an on-site well, and is supported by the following Master Plan objective:

“Protect the public drinking water supply and preserve the high-quality aquatic communities [emphasis added] by maintaining the low-impervious land uses of the watershed and the policies that support the maintenance of rural land patterns.” (page 92).

WSCCR 20-TRV-08A - The WSP amendment for sewer service reclassification appears to be consistent with the following language in the 2002 Potomac Master Plan:

“Provide community sewer service in the Subregion generally in conformance with Water and Sewer Plan service policies.....”

It should be noted that this proposal is for a sewer house connection and is not for the extension of a sewer main line and is eligible under the abutting mains policy.
**Priority Funding Area Review**  
Pursuant to the State Finance and Procurement Article, Section 5-7B-02, local jurisdictions are eligible to receive State financial assistance if the project is located in a Priority Funding Area (PFA).

The subject properties are not located within a PFA.

**Growth Tier Map Review**  
The growth tier map review is only applicable to WSCCR 20-TRV-08A, as it is the only proposal for a sewer category change. The property is located within Tier 3. Montgomery County may want to consider revisiting its Tier 3 designation for the subject property once it is connected, as it is outside of both the mapped locally designated growth area and the county's sewer envelope; accordingly, the county might wish to designate the property as Tier 1A.

If you have any questions concerning these comments, please contact me at 410-767-1401 or Chuck.boyd@maryland.gov or Susan Llareus at 410-767-6087 or Susan.llareus@maryland.gov

Sincerely,

Charles W. Boyd, AICP
Director of Planning Coordination

cc: Robin Pellicano; Nicholai Francis-Lau; Steve Alfaro; Hannah C. Benzion, Environment Jason Dubow; Joe Griffiths; Susan Llareus; Sylvia Mosser; and Cassandra Malloy, Planning Tony Redman, DNR Dwight Dotterer, MDA
TO:  D. Lee Currey, Director, Water and Science Administration
     Maryland Department of the Environment

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

SUBJECT: Approval of Comprehensive Water and Sewer Plan Category Map Amendments

This is to notify you that the Director of the Department of Environmental Protection (DEP) has acted to approve three amendments to the County's Comprehensive Water Supply and Sewerage Systems Plan (CWSP) under the authority delegated by the County Council in that Plan. Attached for your consideration and distribution are two copies of the approval document addressing the following category map amendments:

<table>
<thead>
<tr>
<th>Action</th>
<th>Amendments Approved</th>
</tr>
</thead>
<tbody>
<tr>
<td>AD 2020-2 (6/19/2020)</td>
<td>WSCCR 20-PAX-02A</td>
</tr>
<tr>
<td></td>
<td>WSCCR 20-PAX-03A</td>
</tr>
<tr>
<td></td>
<td>WSCCR 20-TRV-08A</td>
</tr>
</tbody>
</table>

You may also review and download this document from DEP’s Service Area Category Changes webpage at www.montgomerycountymd.gov/waterworks; refer to the “Completed Actions” tab on that page.

Once MDE has concurred with this action, DEP will revise the water and sewer category map database in the County’s geographic information system (GIS), MC:MAPS, to include these amendments, and they will be shown as part of the next Water and Sewer Category Map update.

If you have any questions concerning this action, please do not hesitate to contact either me at either 240-777-7755 or george.dizelos@montgomerycountymd.gov.

GJD/gjd/

ce: See "DISTRIBUTION" Section of the Attached Approval Document

Attachments
CHRONOLOGY

Interagency Notices of Public Hearing: ................................................................. April 13, 2019
Published Notice of Public Hearing: ................................................................. April 29, 2020
Public Hearing: ................................................................................................. May 13, 2020
Public Hearing Record Closed: ................................................................. May 20, 2020
DEP Administrative Approval Action: ................................................................. June 19, 2020

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. As part of the staging element of the Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan (CWSP), the Council has designated water and sewer service area categories for all properties within the county. Requests to change the water and/or sewer service area categories designated in the Plan constitute proposed amendments to that Plan.

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. To qualify for administrative consideration, Plan amendments must satisfy the specific requirements of the policies established by the Council in the CWSP, Chapter 1, Section V.D.2.a Administrative Delegation Policies.

Proposed Plan Amendments: DEP staff considered three proposed amendments for approval by the administrative delegation process. The amendments were for service area category changes. 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 (DPS) - Well and Septic Section. The amendments were also referred to the County Councilmembers for their review and concurrence.

PUBLIC HEARING PROCESS

Public Hearing Notification: In accordance with State regulations, on April 13, 2020, DEP notified the appropriate County and State agencies of an administrative public hearing, scheduled for May 13, 2020, and provided the staff recommendations for the proposed amendments. The County provided a published notice of the administrative hearing on April 29, 2020, in The Washington Times, a newspaper of general, local circulation, satisfying the State’s public notification requirements. This notice provided a link to the DEP website on which all pertinent documents were placed prior to that date. DEP also provided a mailed or e-mailed notice for the public hearing to the following: each property owner/applicant, local civic association leaders, attorneys or engineers (as requested by the property owners), and adjacent and confronting property owners.

Public Hearing Testimony and Interagency Recommendations: DEP staff scheduled a remote public hearing for the date and time included in the hearing notices. This was dictated by the county’s temporary covid-19 operating procedures. The hearing notices specified that anyone wanting to provide testimony needed to contact DEP staff to receive information on how to do so. DEP received no inquiries about providing testimony during the scheduled hearing. Neither was any written testimony provided in opposition to the staff recommendations.

On May 22, 2020, Keith Levchenko, senior legislative analyst on the Council’s staff notified DEP that the Councilmembers concurred with the approvals recommended for this administrative action.

On May 7, 2020, the Planning Board met to consider M-NCPPPC staff recommendations for the amendments included in the AD 2020-2 administrative delegation packet. The Board concurred with the M-NCPPC staff recommendations for the included amendments, which agreed with DEP’s staff recommendations. DEP received formal notification of the Board’s action in a letter dated May 14, 2020.
**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:

### Patuxent Planning Area

**WSCCR 20-PAX-02A: Daniel and Shelby Lethbridge**

<table>
<thead>
<tr>
<th>Property Information and Location</th>
<th>Applicant’s Request: Administrative Action and Policy Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Development</td>
<td>WSCCR 20-PAX-02A: Daniel and Shelby Lethbridge</td>
</tr>
<tr>
<td>4238 Sandy Spring Rd., Burtonsville</td>
<td>Service Area Categories:</td>
</tr>
<tr>
<td>Parcel N762, Lot P4, Wootten Subdivision (acct. no. 00266984)</td>
<td>Existing Requested</td>
</tr>
<tr>
<td>Map tile: WSSC – 211NE05; MD –LS12</td>
<td>W-6 W-1</td>
</tr>
<tr>
<td>North of Sandy Spring Rd., 220 feet North West of the intersection with Dino Rd.</td>
<td>S-6 S-6 (no change)</td>
</tr>
<tr>
<td>RC Zone; 1.0 acre</td>
<td></td>
</tr>
<tr>
<td>Patuxent Watershed Conservation Planning Area Fairland Master Plan (1997)</td>
<td>Administrative Action</td>
</tr>
<tr>
<td>Lower Patuxent River Watershed (MDE Use I)</td>
<td>Approve W-1, restricted to a single water hookup only. Administrative policy V.D.2.a: Community Service for Public Health Problems. (Mapping on pg. 6)</td>
</tr>
<tr>
<td>Existing use: Single Family Home</td>
<td></td>
</tr>
<tr>
<td>Proposed use: No Change</td>
<td></td>
</tr>
</tbody>
</table>

**WSCCR 20-PAX-03A: Ever Campos**

<table>
<thead>
<tr>
<th>Property Information and Location</th>
<th>Applicant’s Request: Administrative Action and Policy Justification</th>
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<tbody>
<tr>
<td>Property Development</td>
<td>WSCCR 20-PAX-03A: Ever Campos</td>
</tr>
<tr>
<td>1809 Ednor Road., Silver Spring</td>
<td>Service Area Categories:</td>
</tr>
<tr>
<td>Lot 27, Rocky Gorge Meadows (acct. no. 02548193)</td>
<td>Existing Requested</td>
</tr>
<tr>
<td>Map tile: WSSC – 223NE02; MD –KT21</td>
<td>W-6 W-1</td>
</tr>
<tr>
<td>South side of Ednor Rd., 1070 feet West of the intersection with Twinridge Ct.</td>
<td>S-6 S-6 (no change)</td>
</tr>
<tr>
<td>RC Zone; 2.48 acres</td>
<td></td>
</tr>
<tr>
<td>Patuxent Watershed Conservation Planning Area Cloverly Master Plan (1997)</td>
<td>Administrative Action</td>
</tr>
<tr>
<td>Lower Patuxent River Watershed (MDE Use I/IV)</td>
<td>Approve W-1, water service restricted to a cluster option subdivision only. Administrative policy Section V.D.2.a. Consistent with Existing Plans. (Mapping on pg. 7)</td>
</tr>
<tr>
<td>Existing use: Unimproved lot</td>
<td></td>
</tr>
<tr>
<td>Proposed use: New Single-Family Home</td>
<td></td>
</tr>
</tbody>
</table>
Travilah Planning Area

WSCCR 20-TRV-08A: Liang Zhao and Kunyi Wu

<table>
<thead>
<tr>
<th>Property Information and Location</th>
<th>Applicant's Request: Administrative Action and Policy Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 9312 Overlea Dr., Rockville</td>
<td>Service Area Categories:</td>
</tr>
<tr>
<td>• Lot 14, Block D, Potomac Highland (acct. no. 00088495)</td>
<td>Existing Requested</td>
</tr>
<tr>
<td>• Map tile: WSSC – 217NW09; MD –FR51</td>
<td>W-3 W-3 (no change)</td>
</tr>
<tr>
<td>• West side of Overlea Dr. 400 ft north of the intersection with Cleveland Dr.</td>
<td>S-6 S-1</td>
</tr>
<tr>
<td>• RE-1 Zone; 2.27 acres</td>
<td>Administrative Action</td>
</tr>
<tr>
<td>• Travilah Planning Area</td>
<td>Approve S-1, restricted to a single sewer hookup only. The provision of public sewer service cannot be used to support resubdivision of this property into more than one building lot, consistent with the sewer service policy for the Glen Hills area. Administrative policy V.D.2.a: community service for properties abutting mains. (Mapping on pg. 8)</td>
</tr>
<tr>
<td>• Potomac Master Plan (2002)</td>
<td></td>
</tr>
<tr>
<td>• Watts Branch Watershed (MDE Use I)</td>
<td></td>
</tr>
<tr>
<td>• Existing use: Single-Family Home (built 1962)</td>
<td></td>
</tr>
<tr>
<td>• Proposed use: No Change</td>
<td></td>
</tr>
</tbody>
</table>

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

Approved

Adam Ortiz, 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
Sidney Katz, President, Montgomery County Council
Keith Levchenko, Montgomery County Council
Mitra Pedoeem, Director, DPS
Heidi Benham, Well & Septic Section, DPS
Casey Anderson, Chairman, Planning Board
Richard Weaver & Katherine Nelson, Area 3 Planning Division, M-NCPPC
Jason Satori, Functional Planning Division, M-NCPPC
Mark Pfefferle, Development Applications and Regulatory Coord. Division, M-NCPPC
Geoffrey Mason, Parks Planning Division., M-NCPPC
Carla Reid, General Manager, WSSC
Ray Chicca, Beth Kilbourne, & Rufus Leeth, Development Services Division, WSSC
Distribution: Property Owners / Other Interested Parties / Public Interest Groups

20-PAX-02A… Daniel and Shelby Lethbridge
20-PAX-03A… Ever Campos
  … David McKee Benning & Associates, Inc.
20-TRV-08A… Liang Zhao and Kunyi Wu

Audubon Naturalist Society
Cloverly Civic Association
Cloverly Fairland White Oak CAC
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
North Potomac Citizens Association
Montgomery County Civic Federation
Montgomery Coalition to Stop Sewer Sprawl
Potomac Highlands Citizens Association
West Montgomery County Citizens Association

Attachments
Service Area Category Designations (see page 5)
Amendment Service Area Category Mapping (see pages 6-8)

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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

<table>
<thead>
<tr>
<th>Service Area Categories</th>
<th>Category Definition and General Description</th>
<th>Service Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-1 and S-1</td>
<td>Areas served by community (public) systems which are either existing or under construction. • 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.</td>
<td>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.</td>
</tr>
<tr>
<td>W-2 and S-2</td>
<td>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.)</td>
<td>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.</td>
</tr>
<tr>
<td>W-3 and S-3</td>
<td>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.</td>
<td>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. 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 benefit charges for properties designated as category 5.</td>
</tr>
<tr>
<td>W-4 and S-4</td>
<td>Areas where improvements to or construction of new community systems will be programmed for the three- through six-year period. • This includes areas generally requiring the approval of CIP projects before service can be provided.</td>
<td>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. 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 benefit charges for properties designated as category 5.</td>
</tr>
<tr>
<td>W-5 and S-5</td>
<td>Areas where improvements to or construction of new community systems are planned for the seven- through ten-year period. • 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.</td>
<td>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.</td>
</tr>
<tr>
<td>W-6 and S-6</td>
<td>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. • 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.</td>
<td>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.</td>
</tr>
</tbody>
</table>

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.
WSCCR 20-PAX-03A (Ever Campos) - Silver Spring
Requested Service Area Category Map Amendment: Water & Sewer Plan Map

WSCCR 20-PAX-03A
1800 Ednor Rd., Silver Spring
Lot 27, Rocky Gorge Meadows (acct. no. 02548193)
ACTION: Change W-6 to W-1, as shown (cluster development)

Montgomery County, Maryland
2018 Comprehensive Water Supply and Sewerage Systems Plan

Legend
- WSSC Water Mains (W)
- Subject Site
- Preliminary Plan No. 119842410
- Electrical Transmission Line
- Zoning
  - Woodlands
  - Water Category
    - W-1
    - W-6

Scale (Feet)
0 200 400 600 800

Patuxent Planning Area

Lower Patuxent River Watershed

Patuxent River Watershed (CP)