



**Comprehensive Water Supply and Sewerage Systems Plan Amendments  
 Final Approval Subsequent to Administrative Delegation Action AD 2003-1:  
 WSSCR 02A-CKB-02**

September 11, 2012

**AUTHORITY:** Chapter 1, Section III.D.10. "Conditional Category Changes", of the Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan authorizes the Director of the Montgomery County Department of Environmental Protection (DEP) to grant final approval for water/sewer service area category change requests (WSSCRs) which have previously received a conditional approval.

**BACKGROUND: Conditional Approval Action** — The Director of DEP acted to conditionally approve this service area category change request under administrative action AD 2003-1 July 14, 2003. Under this action, the Director placed the following condition for final approval of category W-3 for the request:

“Maintain W-6 with advancement to W-3 conditioned on 1) Planning Board approval of a preliminary plan using the cluster development option under the RC Zone; and 2) conditioned on either of the following: a) inclusion of the CIP-sized water main extension along Hawkes Rd. in the approved WSSC CIP; or b) WSSC’s notice to MCDEP that the CIP-sized main extension is not required to support the ultimate proposed development. Policy V.F.2.d.: Consistent With Existing Plans.”

**Fulfillment of Conditions:** On July 19, 2007, the Planning Board considered and approved a preliminary plan for the subject category change request site; the Board’s opinion (MCPB No.07-136) was issued on October 4, 2007. The approved plan, no. 120061130, Nehouse Property, uses the cluster development option. This satisfies the first condition for final approval cited previously. On January 24, 2007, the WSSC Development Services Group notified the project applicant, Roy Stanley, that this project would no longer need the capital-sized water main originally planned; a non-capital-sized main will be extended along Hawkes Road from an existing main at Ridge Rd. This satisfies the second condition for final approval cited previously.

**DEP FINAL APPROVAL ACTION:** The water and sewer categories included in the Montgomery County Comprehensive Water Supply and Sewerage Systems Plan are hereby amended as follows:

<b>WSSCR 02A-CKB-02: Roy Stanley (for Eleanor Nehouse)</b>										
Property Information and Location Property Development		Existing & Requested Service Area Categories DEP Final Approval Action								
<ul style="list-style-type: none"> <li>Property information – see table below</li> <li>Map Tile: SDAT FW12; WSSC/GIS Grid: 233NW11</li> <li>North corner of Hawkes Rd. and Ridge Rd. (Rte. 27) intersection.</li> <li>Clarksburg Planning Area Clarksburg Master Plan (1994)</li> <li>Little Seneca Creek Watershed (MDE Use IV)</li> <li>RC Zone: 34.75 acres</li> <li>Proposed use: 7 single-family houses and a house of worship (plan no. 120061130, Nehouse Property)</li> </ul>		<table border="1"> <thead> <tr> <th colspan="2">Existing – Requested – Service Area Categories</th> </tr> </thead> <tbody> <tr> <td>W-6</td> <td><b>W-3</b></td> </tr> <tr> <td>S-6</td> <td>S-6 (No change)</td> </tr> </tbody> </table>			Existing – Requested – Service Area Categories		W-6	<b>W-3</b>	S-6	S-6 (No change)
Existing – Requested – Service Area Categories										
W-6	<b>W-3</b>									
S-6	S-6 (No change)									
		<b>Final Approval Action</b> <b>Approve W-3, restricted to a cluster development only.</b>								
<b>Property Information:</b>										
<u>Current Owner</u>	<u>Address</u>	<u>Property I.D.</u>	<u>Dist.-Acct. No.</u>	<u>Acreage</u>						
• Iglesia Pentecostal Camino a la Vida Eterna	.....11415 Hawkes Rd. ....	Parcel P200, Cow Pasture.....	02-03398778	.... 27.81 ac.						
• Roy & Kathy Stanley	.....11400 Block Hawkes Rd. ....	Parcel P043, Cow Pasture.....	02-03629832	.... 6.94 ac.						

*Notes on the preceding final approval action:*

- *The area encompassed by the referenced preliminary plan includes approximately 46 acres, of which, the area included in this category change request covers only 35 acres. Approximately 6 acres of the site is zoned RDT and is not included in this request. Another approximately 5 acres zoned RC was previously approved for W-3, restricted to a cluster development plan.*
- *The original category change request included only one property, Parcel P200. A portion of this original parcel was deeded off and retained by the Stanleys, now Parcel P043. The remainder of Parcel P200 was acquired by Iglesia Pentecostal Camino a la Vida Eterna for a proposed house of worship. According to M-MCPPC staff, this division by deed of the original parcel, which occurred after approval of preliminary plan 120061130, does not affect either the approval of that plan or the use of the cluster development option.*

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 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 interim or triennial general map update.

Approved

 For RGH

Robert G. Hoyt, Director  
Montgomery County Department of Environmental Protection

The County's original action on this amendment under AD 2003-1 was previously reviewed and accepted by MDE. This final approval action only acknowledges that the conditions previously established for final approval of W-3 for this category map amendment are satisfied.

**DEVELOPMENT REVIEW UPDATE – Plan no. 120061130, Nehouse Property:** With this final approval action for category W-3 (restricted to a cluster development plan), the use of public water service for this project is consistent with the existing water category.

**DISTRIBUTION - Interagency Distribution:**

Jay G. Sakai, Director, Water Management Administration, Maryland Department of the Environment  
Roger Berliner, President, County Council  
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Katherine Nelson, Area 3 Planning Team, M-NCPPC  
Mike Harmer and Dave Shen, Development Services Group, WSSC  
Luis Tapia, Permit Services Section, WSSC

**Applicant, Owner & Others Distribution:**

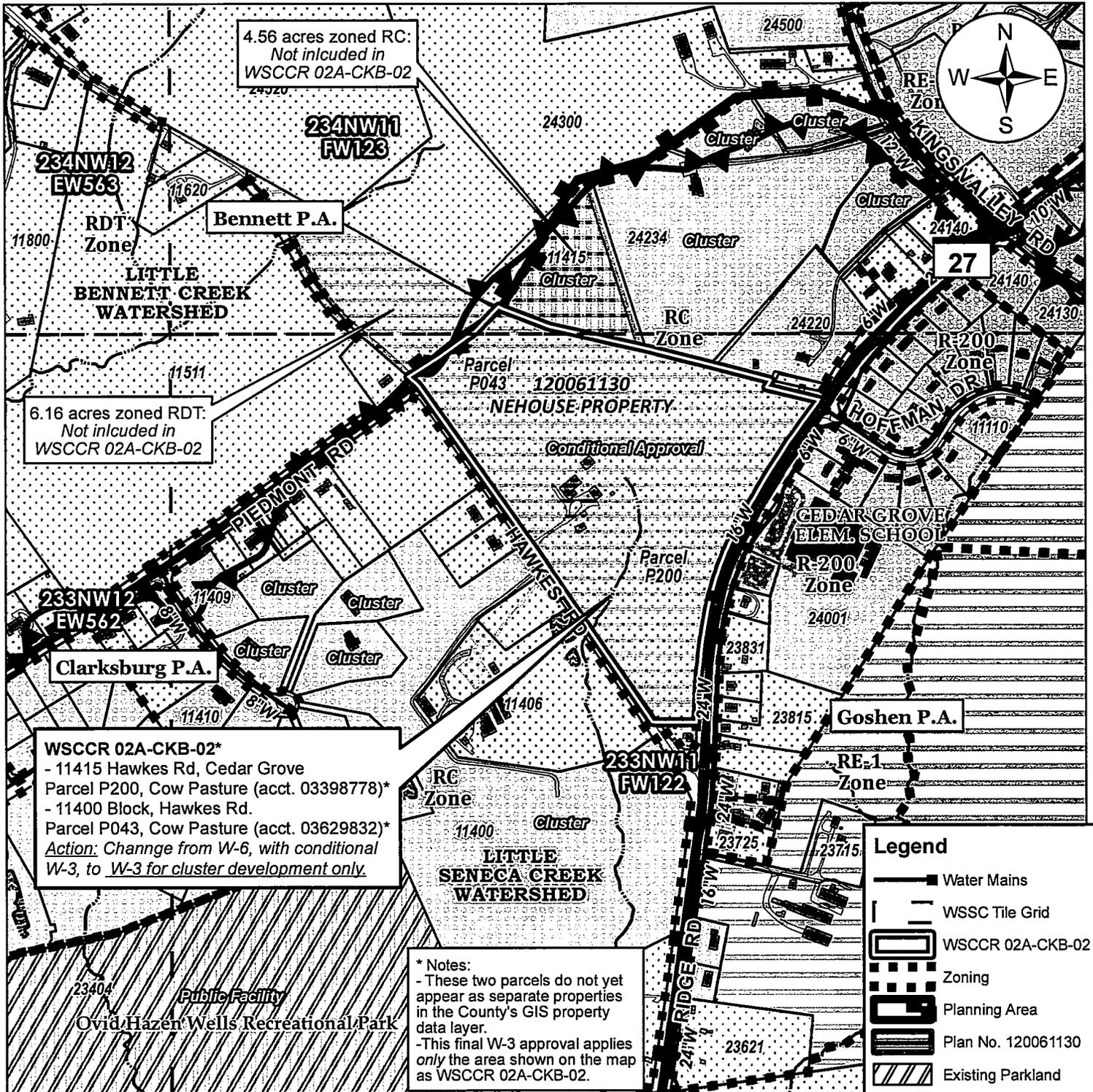
Roy Stanley  
Eglesia Pentecostal Camino a la Vida Eterna  
James Clifford; Clifford, Debelius, Bonifant, Fitzpatrick & Hyatt  
David McKee, Benning & Associates

Attachment: Water Service Area Category Change Map

RGH:ADS:ads

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# Water Service Area Categories Map: WSSCR 02A-CKB-02 (Stanley - Nehouse)



**WSSCR 02A-CKB-02\***  
 - 11415 Hawkes Rd, Cedar Grove Parcel P200, Cow Pasture (acct. 03398778)\*  
 - 11400 Block, Hawkes Rd. Parcel P043, Cow Pasture (acct. 03629832)\*  
**Action:** Change from W-6, with conditional W-3, to W-3 for cluster development only.

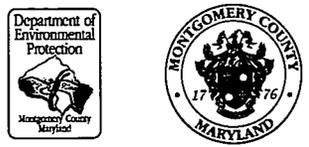
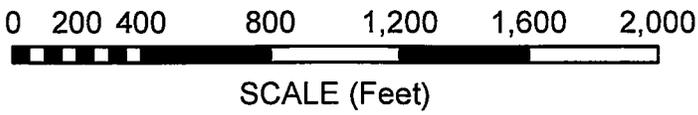
**\* Notes:**  
 - These two parcels do not yet appear as separate properties in the County's GIS property data layer.  
 - This final W-3 approval applies *only* the area shown on the map as WSSCR 02A-CKB-02.

**Legend**

- Water Mains
- WSSC Tile Grid
- WSSCR 02A-CKB-02
- Zoning
- Planning Area
- Plan No. 120061130
- Existing Parkland
- Major Watersheds

**Water Categories**

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



DEP  
 Water and Wastewater  
 Policy Group

Montgomery County, Maryland  
 Draft 2012 Comprehensive Water Supply  
 and Sewerage Systems Plan