



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett  
County Executive

Robert Hoyt  
Director

E-MAIL TRANSMITTAL

**Interagency Water/Sewer Map Amendment Review**

May 20, 2013

TO: David Shen and Kathy Maholtz, Development Services Group  
Washington Suburban Sanitary Commission  
  
Mary Dolan, Functional Planning Team, M-NCPPC  
Maryland – National Capital Park and Planning Commission  
  
Geoffrey Mason, Parks Planning & Stewardship Division  
Maryland – National Capital Park and Planning Commission  
  
Gene von Gunten, Well and Septic Section  
Department of Permitting Services

FROM: Alan Soukup, Senior Planner, Water and Wastewater Policy Group  
Department of Environmental Protection

SUBJECT: WATER/SEWER CATEGORY CHANGE REQUEST REVIEW – 2013-Q1/2/3 REVIEW GROUPS

Posted to [www.montgomerycountymd.gov/waterworks](http://www.montgomerycountymd.gov/waterworks) is a PDF that includes nine new individual water/sewer service area category change requests 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 Friday, June 21, 2013.

Administrative delegation hearing AD 2013-1 is tentatively scheduled for late July or early August 2013. We will provide a notice of that hearing 30 days prior to the hearing date. We also expect to transmit a packet of category change requests filed during FY 2013 to the Council in November 2013. We will advise you of the Council's hearing date and review schedule at that time.

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.

Potential Administrative Action Requests

WSSCR 13-DNT-01A (Yaling Yeh)  
WSSCR 13-DNT-02A (Saeed & Marzi Kahnamelli)  
WSSCR 13-DNT-03A (Stephen Ridder)  
WSSCR 13-POT-01A (Merrill Stock)  
WSSCR 13-POT-02A (Riverwood Agreement Trust)  
WSSCR 12-TRV-02A (Jae & Choon Choi)  
WSSCR 13-URC-01G (M-NCPPC)

Potential Council Action Requests

WSSCR 13-CKB-01A (Pulte Homes/Shiloh Invest.)  
WSSCR 13-GWC-01A (Peter Huyser)

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

ADS: ads/

R:\Programs\Water\_and\_Sewer\Projects\CCRs\2013CCR-review-process\2013-Q3-review-group\agency-review-notice--2013-Q3.docx

cc: Agencies

Dave Lake, DEP-WWPG  
Keith Levchenko, County Council  
John Carter & Katherine Nelson, Area 3 Planning Team, M-NCPPC  
Mike Harmer, Development Services, WSSC  
Daniel Laird, Water Management Administration, MDE  
La Verne Gray, MDP

Category Change Applicants & Concerned Parties

Pulte Home Builders & Shiloh Farm Investments  
John King, Jr.  
K.C. Reed, Loiederman Soltesz Assoc.  
Robert Harris, Lerch, Early & Brewer  
Yaling Yeh  
Saeed and Marzi Kahnamelli  
Stephen Ridder  
Peter Huyser  
Dave McKee, Benning & Assoc.  
Riverwood Agreement of Trust  
Alan Helfer, Trustee  
Ralph Mollet, MM Builders  
Jae and Choon Choi  
Parviz Izadjoo, Dept. of Parks, M-NCPPC

**WSCCR 13-CKB-01A: Pulte Home/Shiloh Farm Investments & John King**  
 Anticipated Action Path: County Council Packet – Nov. 2013 Transmittal

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> <li>• Clarksburg Rd. (MD 1212), West Old Baltimore Rd., Shiloh Church Rd. – Clarksburg <sup>A</sup></li> <li>• Nine properties <sup>A</sup></li> <li>• Map tile <sup>A</sup></li> <li>• Northwest quadrant, intersection of Clarksburg Rd. &amp; West Old Baltimore Rd.</li> <li>• RE-1/TDR-2 Zone; 538 ac. <sup>A</sup></li> <li>• Clarksburg Planning Area Clarksburg Master Plan (1994) –Clarksburg Master Plan amendment for Ten Mile Creek/Stage 4 pending</li> <li>• Little Seneca Creek Watershed – Ten Mile Creek Subwatershed (MDE Use IV)</li> <li>• <u>Existing use</u>: farm land <u>Proposed use</u>: mixed residential subdivision, approx. 1000 dwelling units</li> </ul> <p><sup>A</sup> See below for additional property information</p>	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-6      <b>W-3</b>                  S-6      <b>S-3</b></p> <p><u>Applicant's Explanation</u></p> <p>"This request is necessary to support residential development recommended in the Clarksburg Master Plan under the existing RE-2/TDR zoning. (Note: this application was filed May 12, 2009 but action was deferred.)</p> <p><i>DEP note: Also see the August 21, 2012, correspondence from Robert Harris, Linowes &amp; Blocher (attached).</i></p>

<sup>A</sup> Property Information:			Zoning	
Address	Owner	Property I.D. – Tax Acct. No.	Acreage	Map Tile
22200 Clarksburg Rd.	Shiloh Farm Investments LLC	Parcel P900, Grandmothers Goodwill – Acct. no. 00016871	RE-1/TDR 66.49 ac.	EV13 231NW14
22300 Clarksburg Rd.	Shiloh Farm Investments LLC	Parcel P600, Conclusion – Acct. no. 00028845	RE-1/TDR 230.81 ac.	EV13 231NW14
22422 Clarksburg Rd.	Pulte Home Corp.	Parcel P090, Lot Nr Clarksburg - Acct. no. 00019203	RE-1/TDR 1.38 ac.	EV13 231NW14
Clarksburg Rd.	John King Jr. <i>et al.</i>	Parcel P072, Richland - Acct. no. 00023034	RE-1/TDR 1.0 ac.	EV13 231NW14
Clarksburg Rd.	John King Jr. <i>et al.</i>	Parcel P150, Woodport – Acct. no. 00023023	RE-1/TDR 44.00 ac.	EV13 231NW14
Clarksburg Rd.	John King Jr. <i>et al.</i>	Parcel P250, What You Will – Acct. no. 00023012	RE-1/TDR 67.73 ac.	EV23 231NW14
Clarksburg Rd.	John King Jr. <i>et al.</i>	Parcel P290, Woodport – Acct. no. 00023045	RE-1/TDR 15.65 ac.	EV13 231NW14
Shiloh Church Rd.	Shiloh Farm Investments LLC	Parcel P900, Three Brothers – Acct. no. 00029565	RE-1/TDR, Rural 43.65 ac.	DW61 232NW15
West Old Baltimore Rd.	Shiloh Farm Investments LLC	Parcel P222, Conclusion – Acct. no. 01592550	RE-1/TDR 59.51 ac.	EV12 230NW14

*DEP note - Outstanding issues: ownership, acreage (calc. at 530.22)*

**Agency Review Comments**

**DPS:**

**M-NCPPC – Area 3 Planning:**

**M-NCPPC – Parks Planning:**

**WSSC - Water:**

**WSSC - Sewer:**

*DEP note to WSSC: General concepts (rather than specific extensions and lengths, WWPS locations, etc.) for water and sewer service are sufficient for now. We expect to revisit these issues with you in more detail as planning for Stage 4 and the Ten Mile Creek master plan amendment proceeds.*

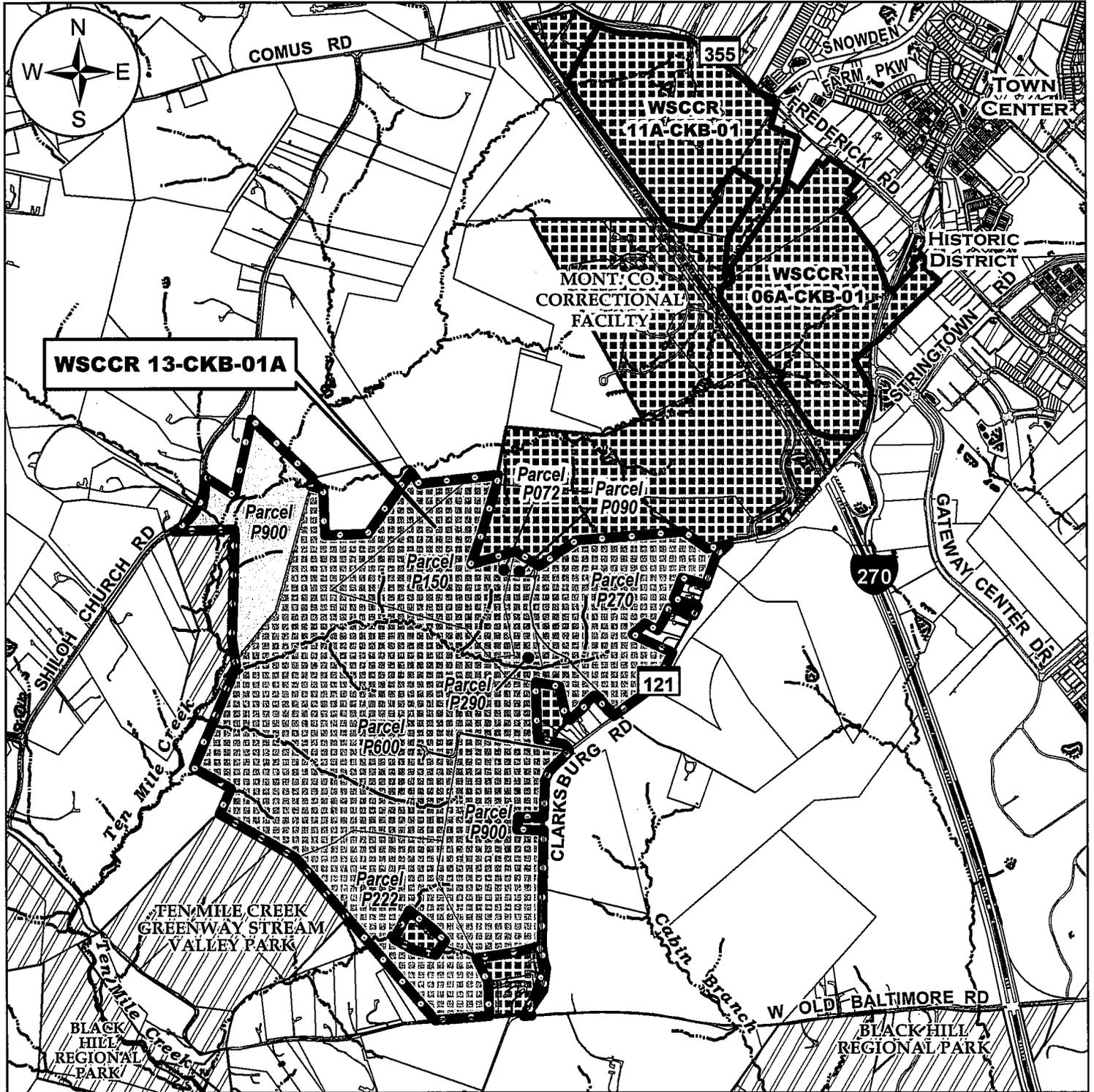
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ADS:ads

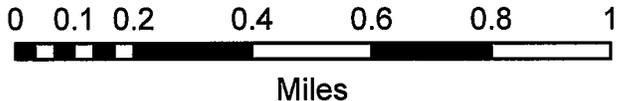
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# Water/Sewer Category Change Request Map

## WSSCR 13-CKB-01A & Development Stage 4 Locator



DEP  
Water and Wastewater  
Policy Group

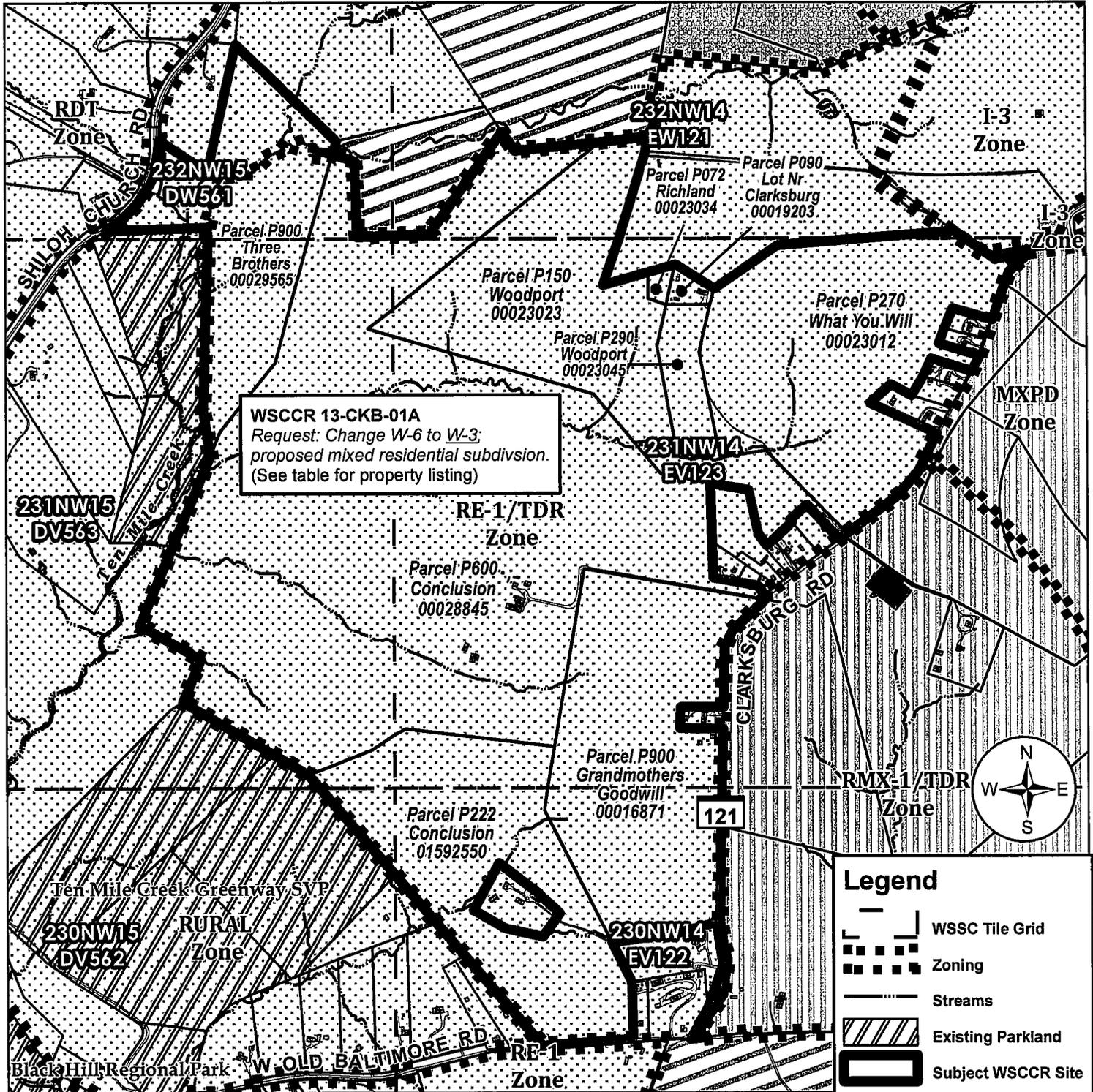


Montgomery County, Maryland  
Draft 2011 Comprehensive Water Supply  
and Sewerage Systems Plan

### Legend

-  Existing Parkland
-  Subject WSSCR Site
-  Other Stage 4 WSSCRs
-  Development Stage 4

# Water Service Area Categories Map: WSCCR 13-CKB-01A (Pulte Homes/Shiloh Farm Investments & John King Jr.)

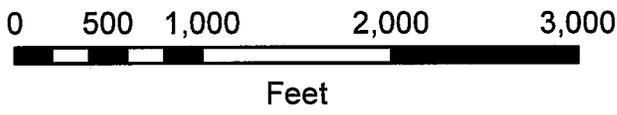


### Legend

- WSSC Tile Grid
- Zoning
- Streams
- Existing Parkland
- Subject WSCCR Site

### Water Categories

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

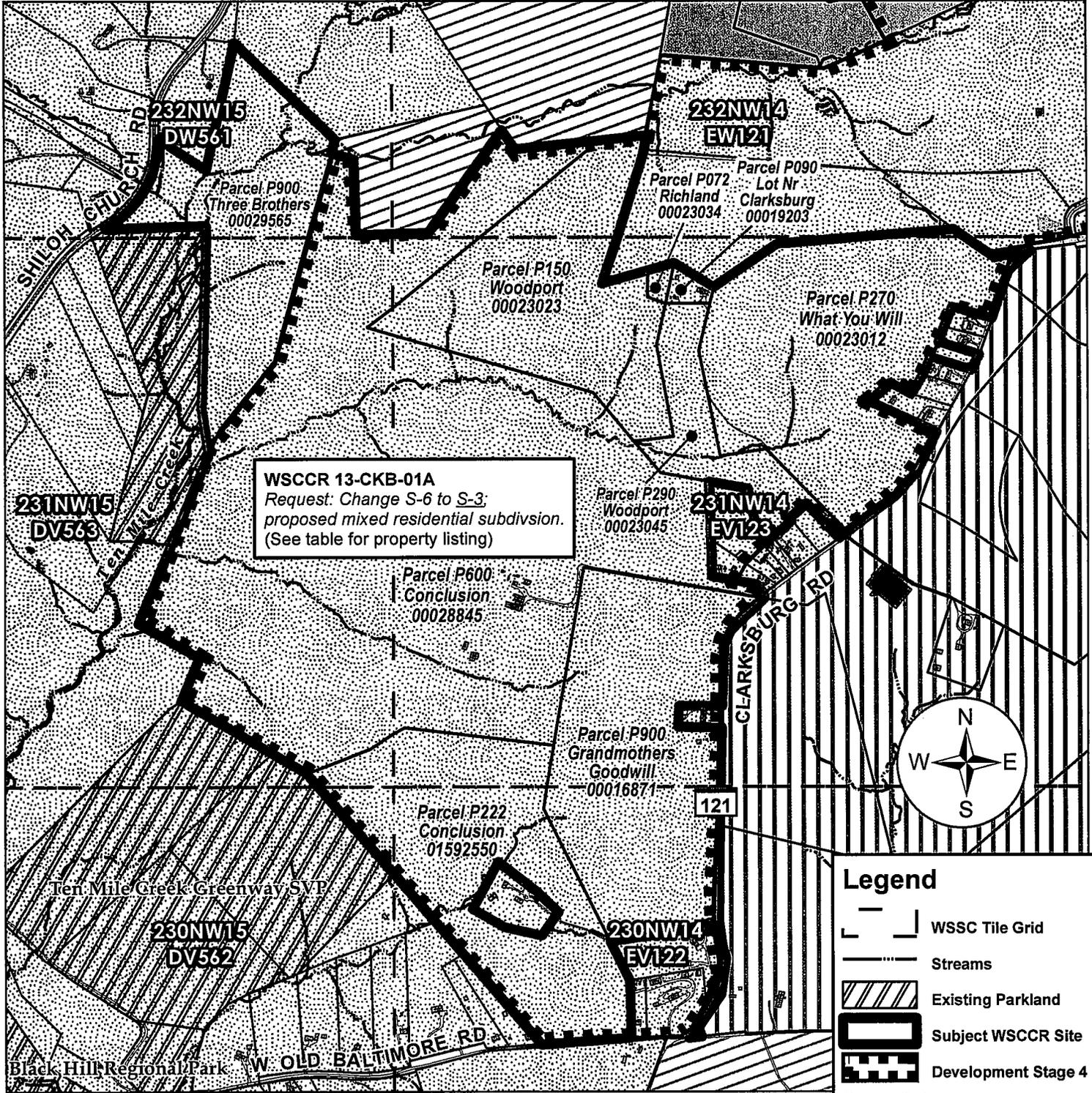


**Montgomery County, Maryland**  
 Draft 2011 Comprehensive Water Supply  
 and Sewerage Systems Plan



**DEP**  
 Water and Wastewater  
 Policy Group

# Sewer Service Area Categories Map: WSCCR 13-CKB-01A (Pulte Homes/Shiloh Farm Investments & John King Jr.)

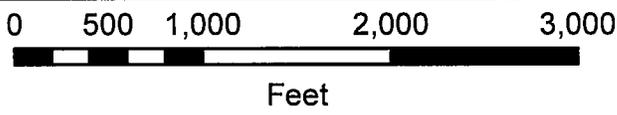


### Legend

- WSSC Tile Grid
- Streams
- Existing Parkland
- Subject WSCCR Site
- Development Stage 4

### Sewer Categories

- S-1
- S-3
- S-4
- S-5
- S-6



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**DEP**  
 Water and Wastewater  
 Policy Group

<b>WSSCR 13-DNT-01A: Yaling Yeh</b> Anticipated Action Path: Admin. Del. Group AD 2013-1, July 2013													
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification												
<ul style="list-style-type: none"> <li>• 15616 Quince Orchard Rd.</li> <li>• Parcel P728, Quince Orchard Peace &amp; Planty</li> <li>• Acct. no. 00387530</li> <li>• Map tile: WSSC – 221NW12; MD – ES52</li> <li>• Southwest corner, intersection of Quince Orchard Rd. &amp; Fellowship La.</li> <li>• R-200/TDR Zone; 22,878 sq. ft. (0.53 ac.)</li> <li>• Darnestown Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Muddy Branch Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: single-family house (built 1957) <u>Proposed use</u>: service for the existing house to replace existing well and septic service</li> </ul>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Existing –</th> <th style="text-align: left; border-bottom: 1px solid black;">Requested –</th> <th style="text-align: left; border-bottom: 1px solid black;">Service Area Categories</th> </tr> </thead> <tbody> <tr> <td>W-4</td> <td><b>W-1</b></td> <td></td> </tr> <tr> <td>S-6</td> <td><b>S-1</b></td> <td></td> </tr> <tr> <td colspan="3" style="border-top: 1px solid black; padding-top: 5px;">                     Applicant's Explanation                      = None provided =                 </td> </tr> </tbody> </table>	Existing –	Requested –	Service Area Categories	W-4	<b>W-1</b>		S-6	<b>S-1</b>		Applicant's Explanation = None provided =		
Existing –	Requested –	Service Area Categories											
W-4	<b>W-1</b>												
S-6	<b>S-1</b>												
Applicant's Explanation = None provided =													

*DEP note: DEP issued a water and sewer service connection memo to WSSC on August 30, 2012, under the provisions of the abutting mains policy in the Water and Sewer Plan. Administrative approval of the request will be considered under the "consistent with existing plans" policy.*

**Agency Review Comments**

**DPS:**

**M-NCPPC – Area 3 Planning:**

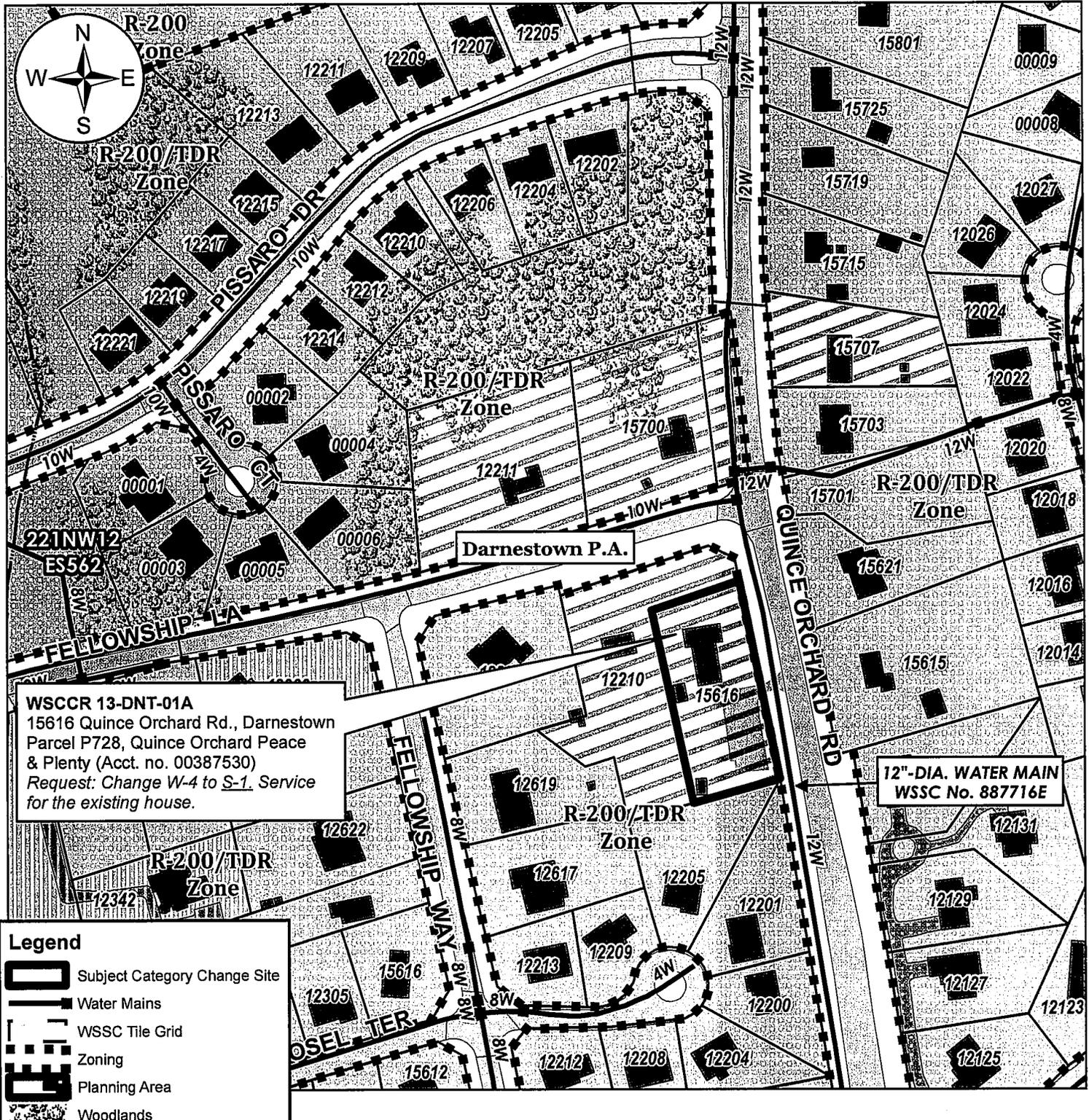
**M-NCPPC – Parks Planning:**

**WSSC - Water:**

**WSSC – Sewer:**

*DEP Note: WSSC, please verify whether or not the house has been connected to public water and/or sewer service, and if so, when that service was provided.*

# Water Service Area Categories Map: WSCCR 13-DNT-01A (Yaling Yeh)



**WSCCR 13-DNT-01A**  
 15616 Quince Orchard Rd., Darnestown  
 Parcel P728, Quince Orchard Peace  
 & Plenty (Acct. no. 00387530)  
 Request: Change W-4 to S-1. Service  
 for the existing house.

**12"-DIA. WATER MAIN**  
 WSSC No. 887716E

**Legend**

- Subject Category Change Site
- Water Mains
- WSSC Tile Grid
- Zoning
- Planning Area
- Woodlands

**Water Categories**

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

(2/22/13)



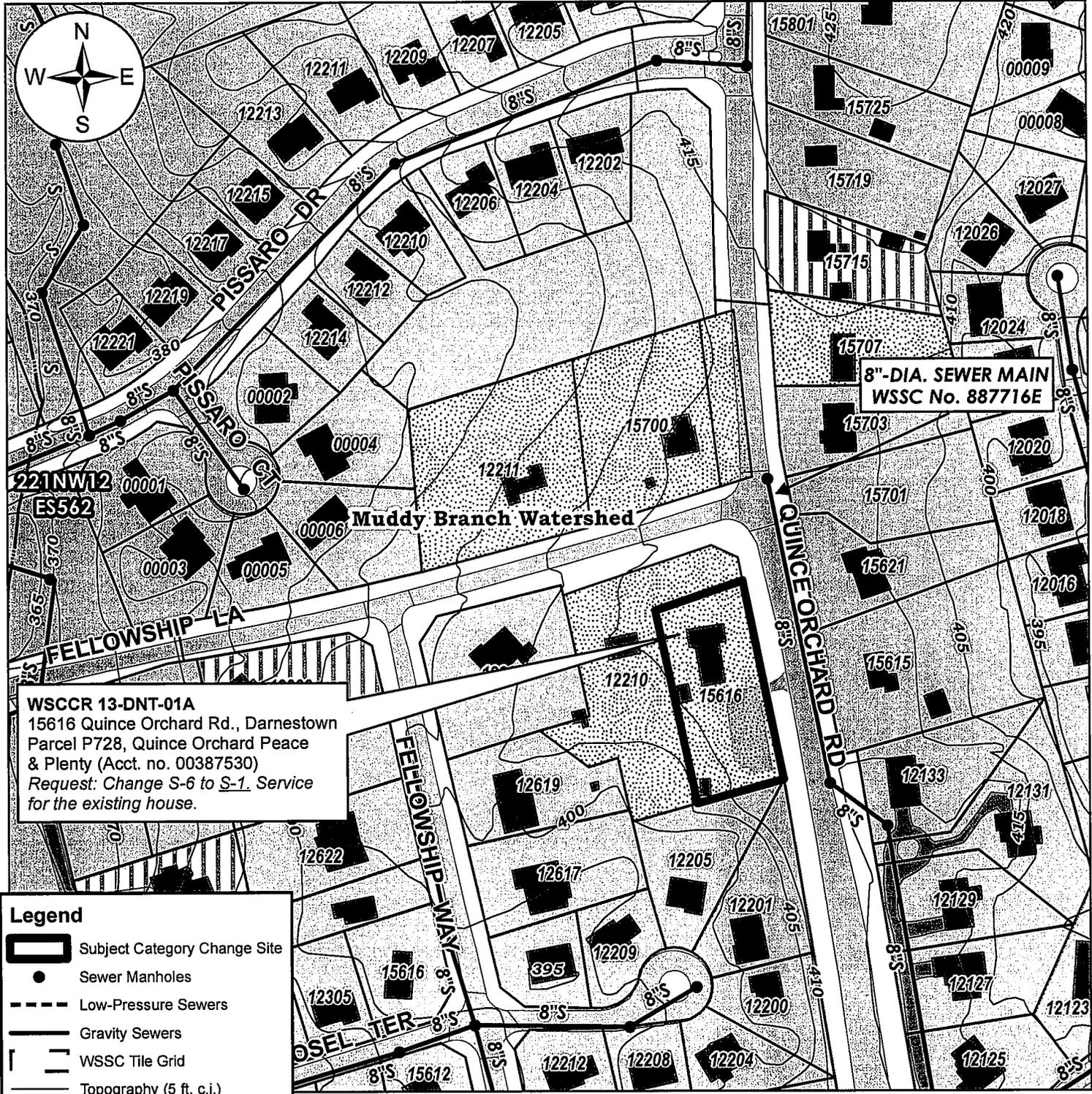
SCALE (Feet)

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DEP  
 Water and Wastewater  
 Policy Group

# Sewer Service Area Categories Map: WSCCR 13-DNT-01A (Yaling Yeh)



**WSCCR 13-DNT-01A**  
 15616 Quince Orchard Rd., Darnestown  
 Parcel P728, Quince Orchard Peace  
 & Plenty (Acct. no. 00387530)  
 Request: Change S-6 to S-1. Service  
 for the existing house.

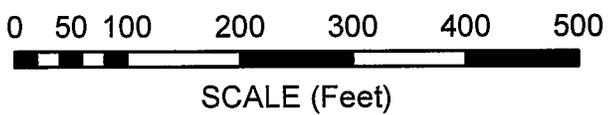
**Legend**

- Subject Category Change Site
- Sewer Manholes
- Low-Pressure Sewers
- Gravity Sewers
- WSSC Tile Grid
- Topography (5 ft. c.i.)
- Existing Parkland

**Sewer Categories**

- S-1
- S-3
- S-4
- S-5
- S-6

(2/22/13)



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DEP  
 Water and Wastewater  
 Policy Group

<b>WSSCR 13-DNT-02A: Saeed and Marzi Kahnamelli</b> Anticipated Action Path: Admin. Del. Group AD 2013-1, July 2013										
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification									
<ul style="list-style-type: none"> <li>• 14016 Crossland La., North Potomac</li> <li>• Lot 17, Travilah Acres; Acct. no. 02741927</li> <li>• Map tile: WSSC – 219NW13; MD – ER42</li> <li>• Northwest corner, intersection of Crossland La. And Turkey Foot Rd.</li> <li>• RE-2 Zone; 2.10 ac.</li> <li>• Darnestown– Norwood Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Muddy Branch (MDE Use I)</li> <li>• <u>Existing use</u>: single-family house (built 1997)</li> <li>• <u>Proposed use</u>: service for the existing house to relieve a septic system</li> </ul>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Existing –</th> <th style="text-align: left;">Requested –</th> <th style="text-align: left;">Service Area Categories</th> </tr> </thead> <tbody> <tr> <td>W-6</td> <td><b>W-3</b></td> <td></td> </tr> <tr> <td>S-6</td> <td>S-6 (no change)</td> <td></td> </tr> </tbody> </table> <p><u>Applicant's Explanation</u></p> <p>= None provided. =</p>	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)									

**Agency Review Comments**

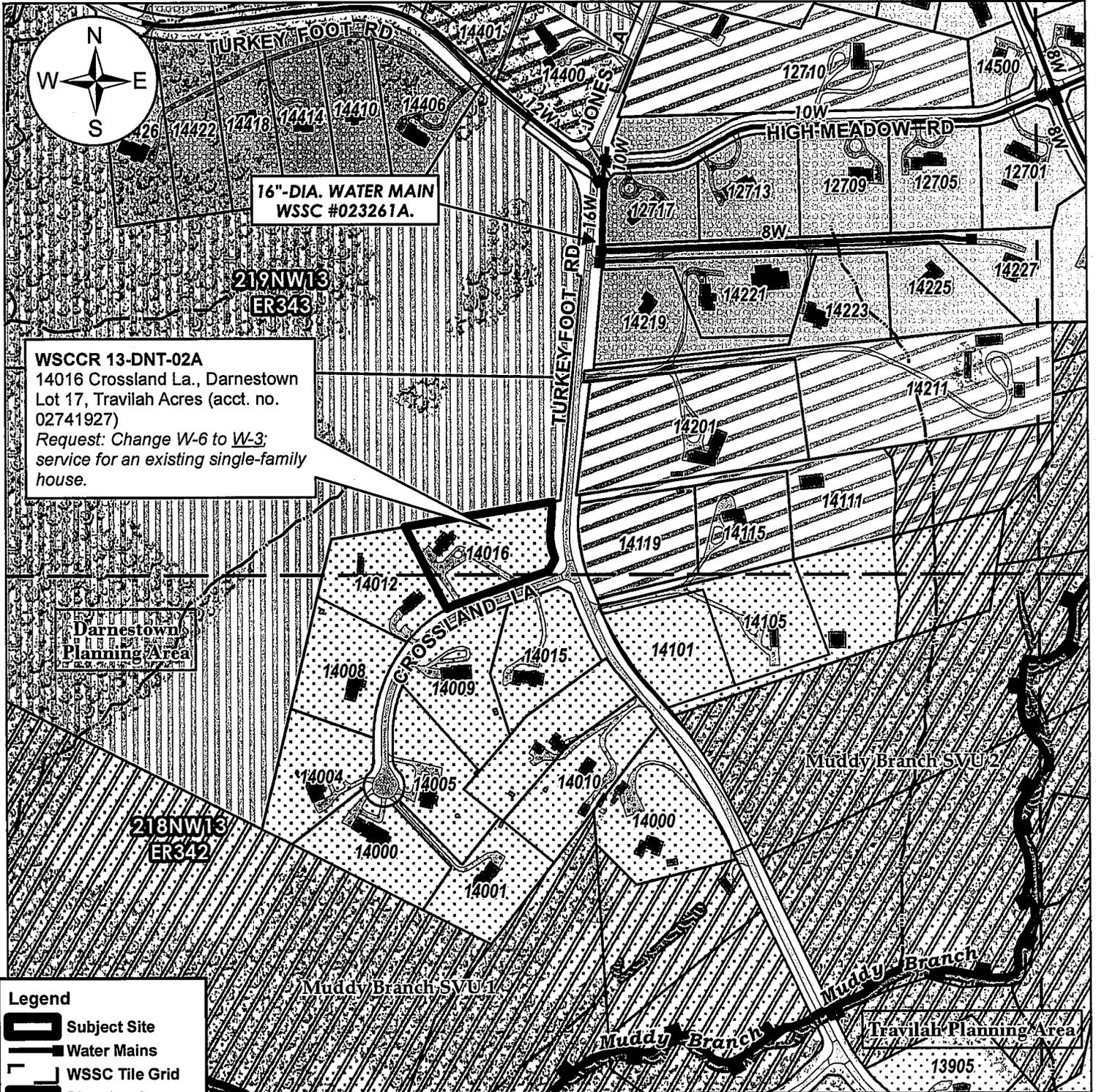
**DPS:**

**M-NCPPC – Area 3 Planning:**

**M-NCPPC – Parks Planning:**

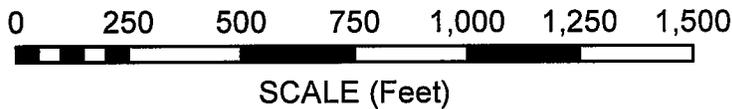
**WSSC - Water:**

# Water Service Area Categories Map: WSCCR 13-DNT-02A (Saeed & Marzi Kahnamelli)



**Legend**

- Subject Site
- Water Mains
- WSSC Tile Grid
- Planning Area
- Existing Parkland
- Woodlands
- Water Categories**
- W-1
- W-3
- W-4
- W-5
- W-6



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DEP  
Water and Wastewater  
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<b>WSSCR 13-DNT-03: Stephen Ridder</b> Anticipated Action Path: Admin. Del. Group AD 2013-1, July 2013										
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification									
<ul style="list-style-type: none"> <li>• 15705 Jones La., Darnestown</li> <li>• Lot 19, Block C, Mountain View Estates; Acct. no. 00411813</li> <li>• Map tile: WSSC – 221NW13; MD – ES42</li> <li>• North side of Warfield Rd. at Doubleland Rd.</li> <li>• R-200 Zone; 48,156 sq.ft. (1.11 ac.)</li> <li>• Darnestown Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Muddy Branch Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: single-family house (built 1969)</li> <li>• <u>Proposed use</u>: public water and sewer service for the existing house</li> </ul>	<table border="0" style="width: 100%;"> <tr> <td style="border-bottom: 1px solid black;"><u>Existing –</u></td> <td style="border-bottom: 1px solid black;"><u>Requested –</u></td> <td style="border-bottom: 1px solid black;"><u>Service Area Categories</u></td> </tr> <tr> <td>W-4<sup>A</sup></td> <td><b>W-1</b></td> <td></td> </tr> <tr> <td>S-6</td> <td><b>S-1</b></td> <td></td> </tr> </table> <p><sup>A</sup> See DEP note for WSSC, below.</p> <p><u>Applicant's Explanation</u></p> <p>"I want to change to category S-1 because I'm currently working with an architect on a design to do some remodeling and as a part of this remodel I'll be adding a walkout from my basement and a "rough-in" for a basement bathroom that will require a modification to the main sewer stack. The current septic system won't allow a basement bathroom without a grinder pump but I understand that the WSSC sewer will."</p>	<u>Existing –</u>	<u>Requested –</u>	<u>Service Area Categories</u>	W-4 <sup>A</sup>	<b>W-1</b>		S-6	<b>S-1</b>	
<u>Existing –</u>	<u>Requested –</u>	<u>Service Area Categories</u>								
W-4 <sup>A</sup>	<b>W-1</b>									
S-6	<b>S-1</b>									

**Agency Review Comments**

**DPS:**

**M-NCPPC – Area 3 Planning:**

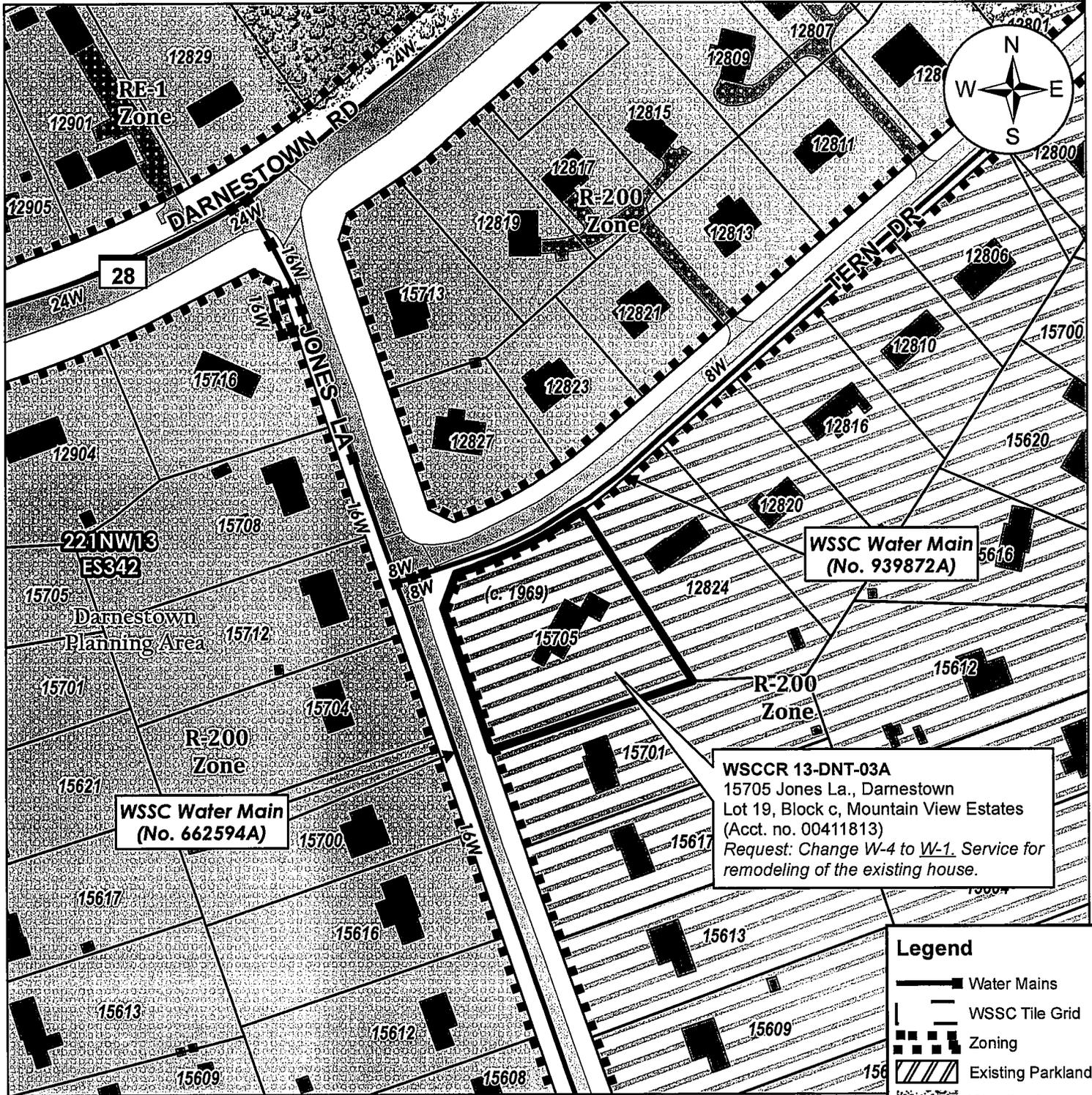
**M-NCPPC – Parks Planning:**

**WSSC - Water:**

*DEP note: The applicant has stated that his house already has public water service. This is supported by permit no. 326362 (Dec. 1969) for a water service connection. Please confirm whether or not the house has an active water service account, and if so, when that service started.*

**WSSC – Sewer:**

# Water Service Area Categories Map: WSCCR 13-DNT-03A (Stephen Ridder)

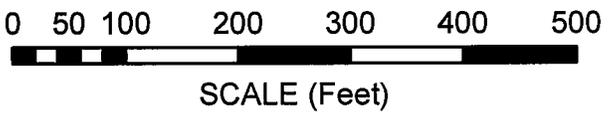


**Legend**

- Water Mains
- WSSC Tile Grid
- Zoning
- Existing Parkland
- Woodlands

**Water Categories**

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

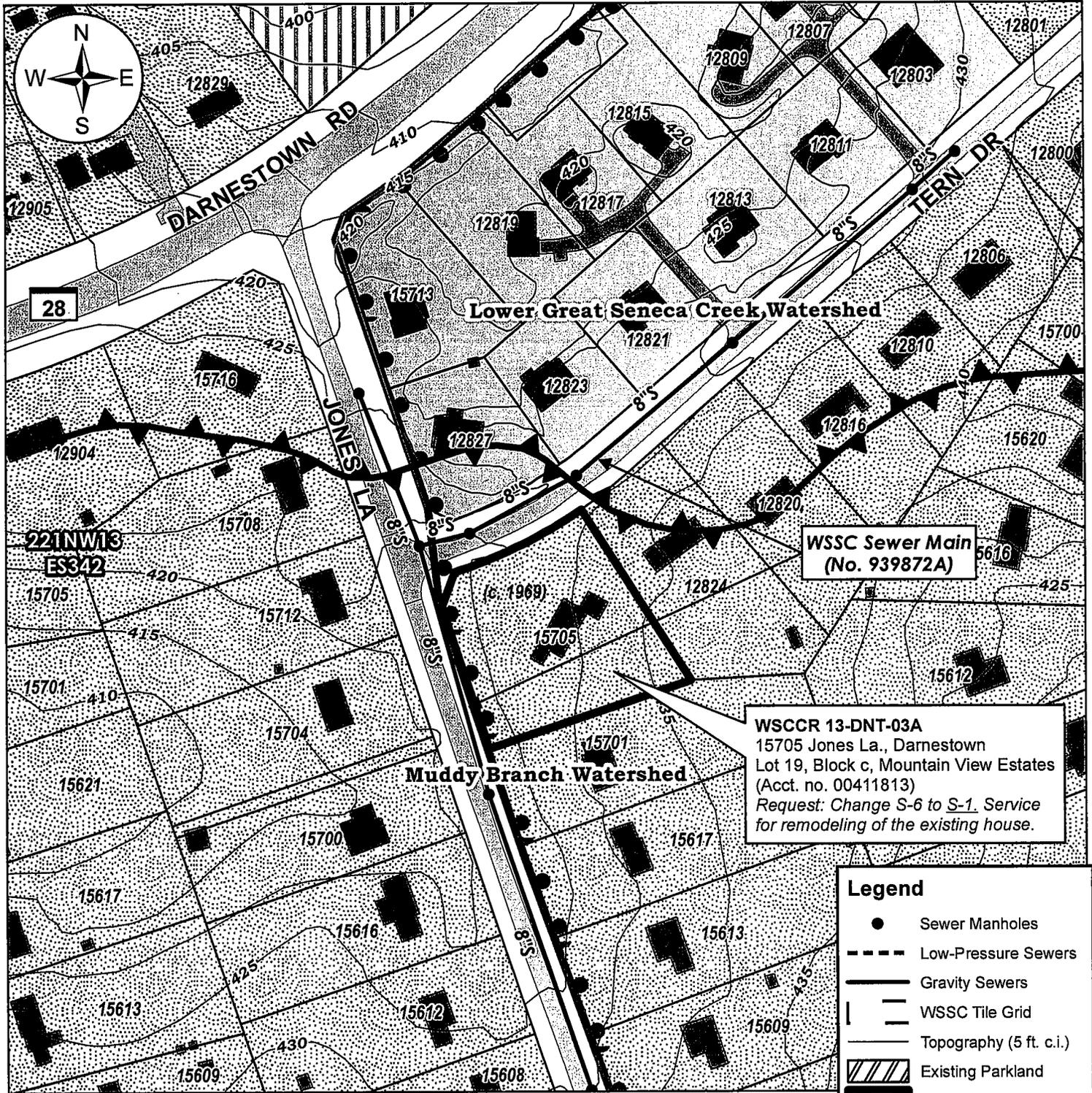


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DEP  
 Water and Wastewater  
 Policy Group

# Sewer Service Area Categories Map: WSCCR 13-DNT-03A (Stephen Ridder)



**WSSC Sewer Main  
(No. 939872A)**

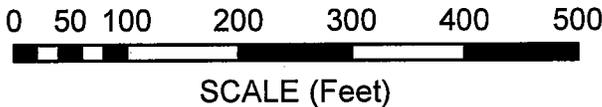
**WSCCR 13-DNT-03A**  
 15705 Jones La., Darnestown  
 Lot 19, Block c, Mountain View Estates  
 (Acct. no. 00411813)  
 Request: Change S-6 to S-1. Service  
 for remodeling of the existing house.

**Legend**

- Sewer Manholes
- Low-Pressure Sewers
- Gravity Sewers
- WSSC Tile Grid
- Topography (5 ft. c.i.)
- ▨ Existing Parkland
- ▭ Public Sewer Envelope

**Sewer Categories**

- ▨ S-1
- ▨ S-3
- ▨ S-4
- ▨ S-5
- ▨ S-6



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DEP  
 Water and Wastewater  
 Policy Group

<b>WSSCR 13-GWC-01A: Peter Huyser</b> Anticipated Action Path: County Council Packet – Nov. 2013 Transmittal											
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification										
<ul style="list-style-type: none"> <li>• 8617 Warfield Road, Gaithersburg</li> <li>• Parcel P435, Dorsey Meadows; acct. no. 01527504</li> <li>• Map tile: WSSC – 228NW08; MD – GU13</li> <li>• North side of Warfield Rd. east of Miracle Dr.</li> <li>• R-200/TDR Zone; 0.54 ac.</li> <li>• Goshen – Woodfield – Cedar Grove Planning Area                      Preservation of Agriculture and Rural Open Space Master Plan (1980)</li> <li>• Middle Great Seneca Creek Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: unimproved  <u>Proposed use</u>: residential, single-family house</li> </ul>	<table border="0"> <tr> <td colspan="2"><u>Existing – Requested – Service Area Categories</u></td> </tr> <tr> <td>W-6</td> <td><b>W-3</b></td> </tr> <tr> <td>S-6</td> <td><b>S-3</b></td> </tr> <tr> <td colspan="2"><u>Applicant's Explanation</u></td> </tr> <tr> <td colspan="2">                     "... The owner would like to build a single family home here in the near future." (Transmittal letter from owner's engineer, Benning &amp; Assoc., Inc.)                 </td> </tr> </table>	<u>Existing – Requested – Service Area Categories</u>		W-6	<b>W-3</b>	S-6	<b>S-3</b>	<u>Applicant's Explanation</u>		"... The owner would like to build a single family home here in the near future." (Transmittal letter from owner's engineer, Benning & Assoc., Inc.)	
<u>Existing – Requested – Service Area Categories</u>											
W-6	<b>W-3</b>										
S-6	<b>S-3</b>										
<u>Applicant's Explanation</u>											
"... The owner would like to build a single family home here in the near future." (Transmittal letter from owner's engineer, Benning & Assoc., Inc.)											

**Agency Review Comments**

**DPS:**

*DEP note: Are there any septic testing records available for this property? If so, what were the results?*

**M-NCPPC – Area 3 Planning:**

**M-NCPPC – Parks Planning:**

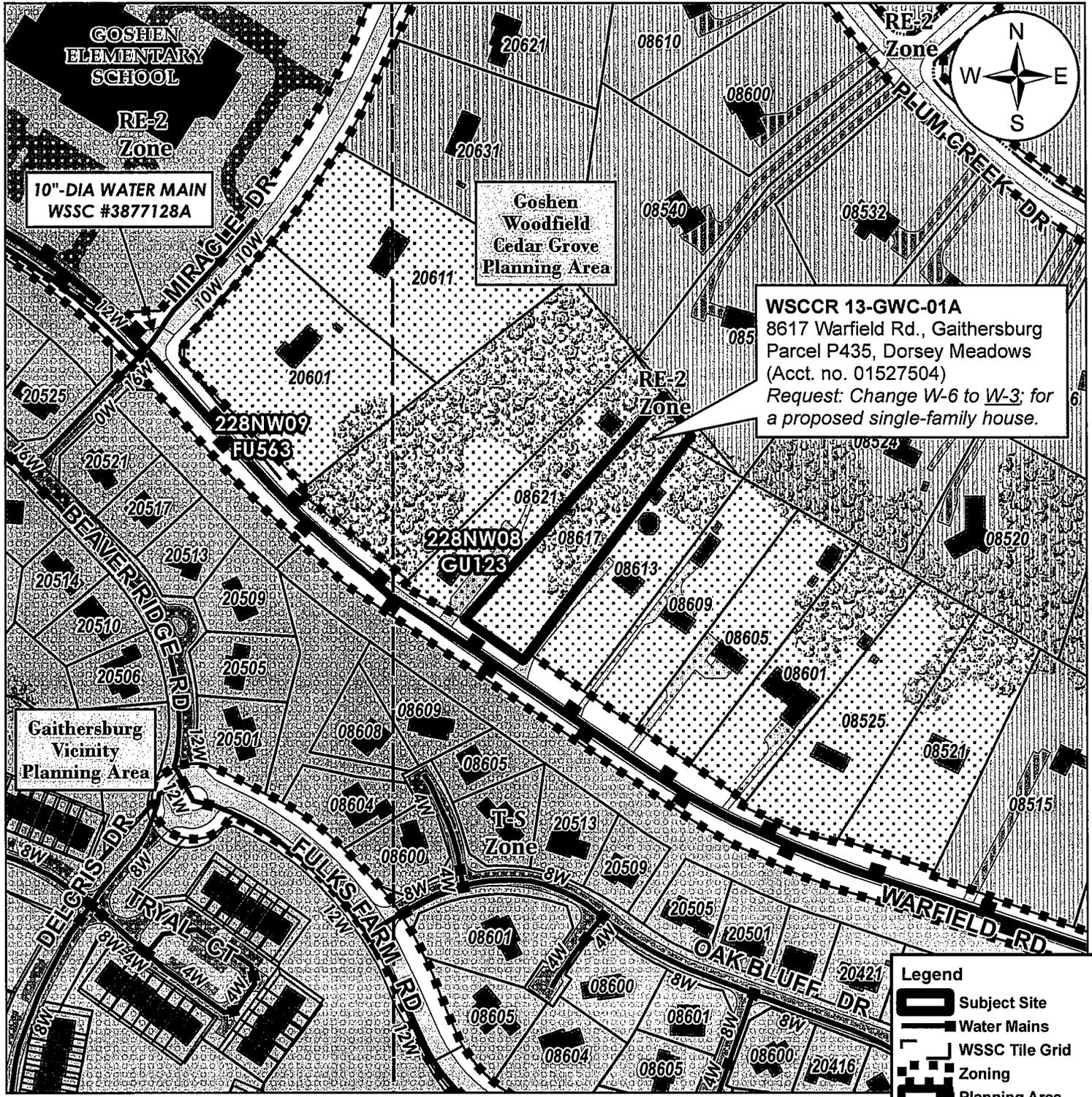
**WSSC - Water:**

**WSSC – Sewer:**

ADS/ads:

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# Water Service Area Categories Map: WSCCR 13-GWC-01A (Peter Huyser)



10"-DIA WATER MAIN  
WSSC #3877128A

Goshen  
Woodfield  
Cedar Grove  
Planning Area

**WSCCR 13-GWC-01A**  
8617 Warfield Rd., Gaithersburg  
Parcel P435, Dorsey Meadows  
(Acct. no. 01527504)  
Request: Change W-6 to W-3 for  
a proposed single-family house.

Gaithersburg  
Vicinity  
Planning Area

**Legend**

- Subject Site
- Water Mains
- WSSC Tile Grid
- Zoning
- Planning Area
- Existing Parkland
- Woodlands

**Water Categories**

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



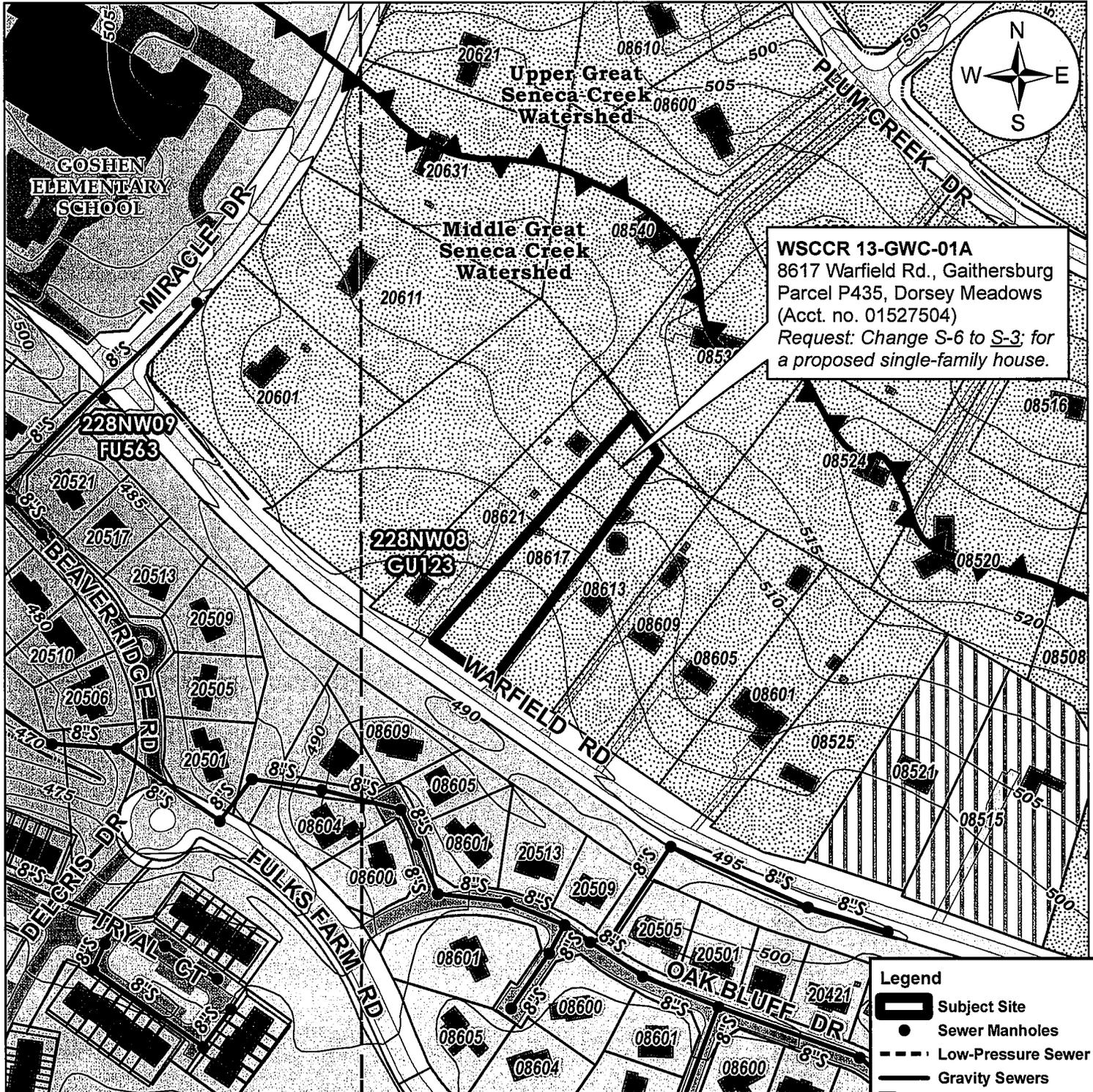
SCALE (Feet)



DEP  
Water and Wastewater  
Policy Group

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

# Sewer Service Area Catagories Map: WSCCR 13-GWC-01A (Peter Huyser)



**WSCCR 13-GWC-01A**  
 8617 Warfield Rd., Gaithersburg  
 Parcel P435, Dorsey Meadows  
 (Acct. no. 01527504)  
 Request: Change S-6 to S-3; for  
 a proposed single-family house.

**Legend**

- Subject Site
- Sewer Manholes
- Low-Pressure Sewer
- Gravity Sewers
- WSSC Tile Grid
- Topography (5 ft. c.i.)
- Existing Parkland

**Sewer Categories**

- S-1
- S-3
- S-4
- S-5
- S-6



SCALE (Feet)



DEP  
 Water and Wastewater  
 Policy Group

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

<b>WSSCR 13-POT-01A: Merril Stock</b> Anticipated Action Path: Admin. Del. Group AD 2013-1, July 2013							
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> <li>• 11018 Rock Run Drive, Potomac</li> <li>• Lot 15, Block 1, Fawsett Farms; acct. no. 02214878</li> <li>• Map tile: WSSC – 210NW11; MD – FN23</li> <li>• Southeast corner, intersection of Rock Run Dr. and Falls Rd. (MD 189)</li> <li>• R-200 Zone; 1.19 ac.</li> <li>• Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Rock Run Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: single-family house</li> <li>• <u>Proposed use</u>: add guest cottage</li> </ul>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;"><u>Existing – Requested – Service Area Categories</u></th> </tr> </thead> <tbody> <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> </tbody> </table> <p><u>Applicant's Explanation</u></p> <p><i>From applicant's letter:</i> "Currently, our property has a single-family home with a septic tank. In the last year, our family has grown substantially, including in-laws and a new baby. We now have two sets of grandparents visiting regularly and the single-family home alone does not afford ample comfort or privacy to three generations. We have decided to build an accessory building as a guest home for the in-laws.</p>	<u>Existing – Requested – Service Area Categories</u>		W-1	W-1 (no change)	S-6	<b>S-1</b>
<u>Existing – Requested – Service Area Categories</u>							
W-1	W-1 (no change)						
S-6	<b>S-1</b>						
<p>"The auxiliary building would contain two bedrooms for visiting in-laws. Our current permitted septic tank, we are told, cannot handle the additional building. Also, we understand that our septic tank cannot be upgraded to support the additional input. We therefore need to connect to public sewer. The DEP Comprehensive Water Supply and Sewerage Systems Plan shows WSSC gravity sewers that pass our property along Falls Rd. Also, there are two sewer manholes adjacent to our property, which suggest there are abutting mains.</p> <p>We have lived on this property for 24 years with a septic system that will no longer serve our needs, surrounded by new homes that are connected to public sewers.</p> <p>The change in family structure has added time urgency to the proposed building. It is our hope that we will not need to wait until Spring for approval as this will mean almost a year of</p>							

*DEP note: DEP issued a sewer service connection memo to WSSC on Sept. 4, 2012, under the provisions of the abutting mains policy in the Water and Sewer Plan. Administrative approval of the request will be considered under the "consistent with existing plans" policy.*

**Agency Review Comments**

**DPS:**

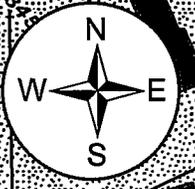
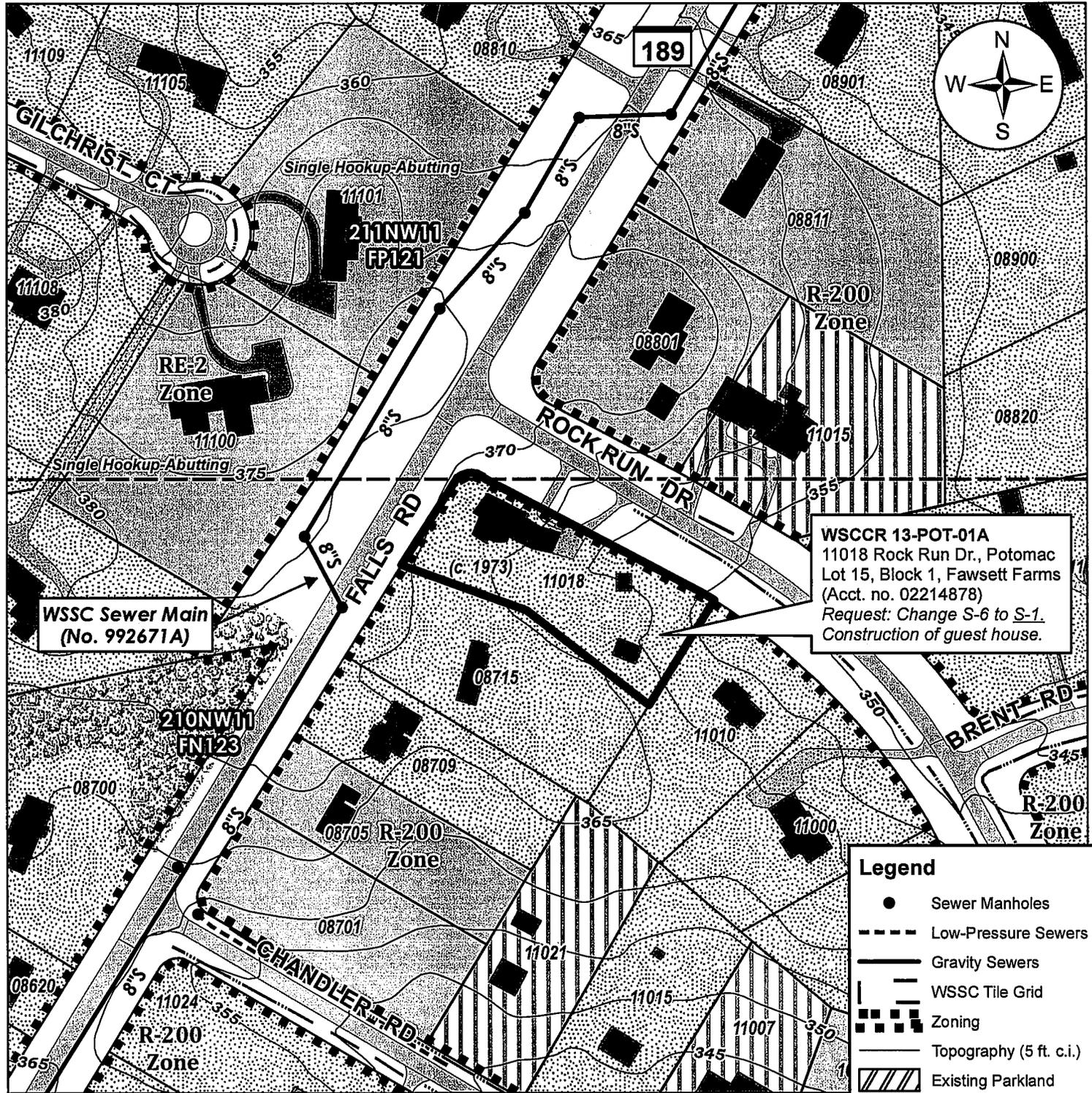
**M-NCPPC – Area 3 Planning:**

**M-NCPPC – Parks Planning:**

**WSSC - Sewer:**

*DEP note: please confirm whether or not this property has been connected to the public sewerage system, and if so, when that occurred.*

# Sewer Service Area Catagories Map: WSCCR 13-POT-01A (Merril and Jeremy Stock)



**WSCCR 13-POT-01A**  
 11018 Rock Run Dr., Potomac  
 Lot 15, Block 1, Fawsett Farms  
 (Acct. no. 02214878)  
 Request: Change S-6 to S-1.  
 Construction of guest house.

**WSSC Sewer Main**  
 (No. 992671A)

**Legend**

- Sewer Manholes
- Low-Pressure Sewers
- Gravity Sewers
- WSSC Tile Grid
- Zoning
- Topography (5 ft. c.i.)
- ▨ Existing Parkland
- ▨ Woodlands

**Sewer Categories**

- S-1
- ▨ S-3
- ▨ S-4
- ▨ S-5
- ▨ S-6

Rock Run Watershed Potomac - Cabin John Planning Area



DEP  
 Water and Wastewater  
 Policy Group



SCALE (Feet)

Montgomery County, Maryland  
 Draft 2011 Comprehensive Water Supply  
 and Sewerage Systems Plan

<b>WSSCR 13-POT-02A: Riverwood Agreement of Trust</b> Anticipated Action Path: Admin. Del. Group AD 2013-1, July 2013													
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification												
<ul style="list-style-type: none"> <li>• 10400 Riverwood Drive, Potomac</li> <li>• Lot 2, Block B, Alvemar Woods; acct. no. 00850507</li> <li>• Map tile: WSSC – 213NW11; MD – FP23</li> <li>• West side of Riverwood Dr., south of River Rd. (MD 190)</li> <li>• RE-2 Zone; 3.37 ac.</li> <li>• Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Potomac River (Direct) Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: single-family house <u>Proposed use</u>: replace the existing house</li> </ul>	<table border="0"> <tr> <td colspan="2"><u>Existing – Requested – Service Area Categories</u></td> </tr> <tr> <td>W-1</td> <td>W-1 (no change)</td> </tr> <tr> <td>S-6</td> <td><b>S-1</b></td> </tr> <tr> <td colspan="2"><u>Applicant's Explanation</u></td> </tr> <tr> <td colspan="2">= None provided =</td> </tr> <tr> <td colspan="2"><i>DEP note: Conversation with the applicant's representative indicate that sewer service is being sought in order to allow replacement of the existing house.</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>		= None provided =		<i>DEP note: Conversation with the applicant's representative indicate that sewer service is being sought in order to allow replacement of the existing house.</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>													
= None provided =													
<i>DEP note: Conversation with the applicant's representative indicate that sewer service is being sought in order to allow replacement of the existing house.</i>													

**Agency Review Comments**

**DPS:**

**M-NCPPC – Area 3 Planning:**

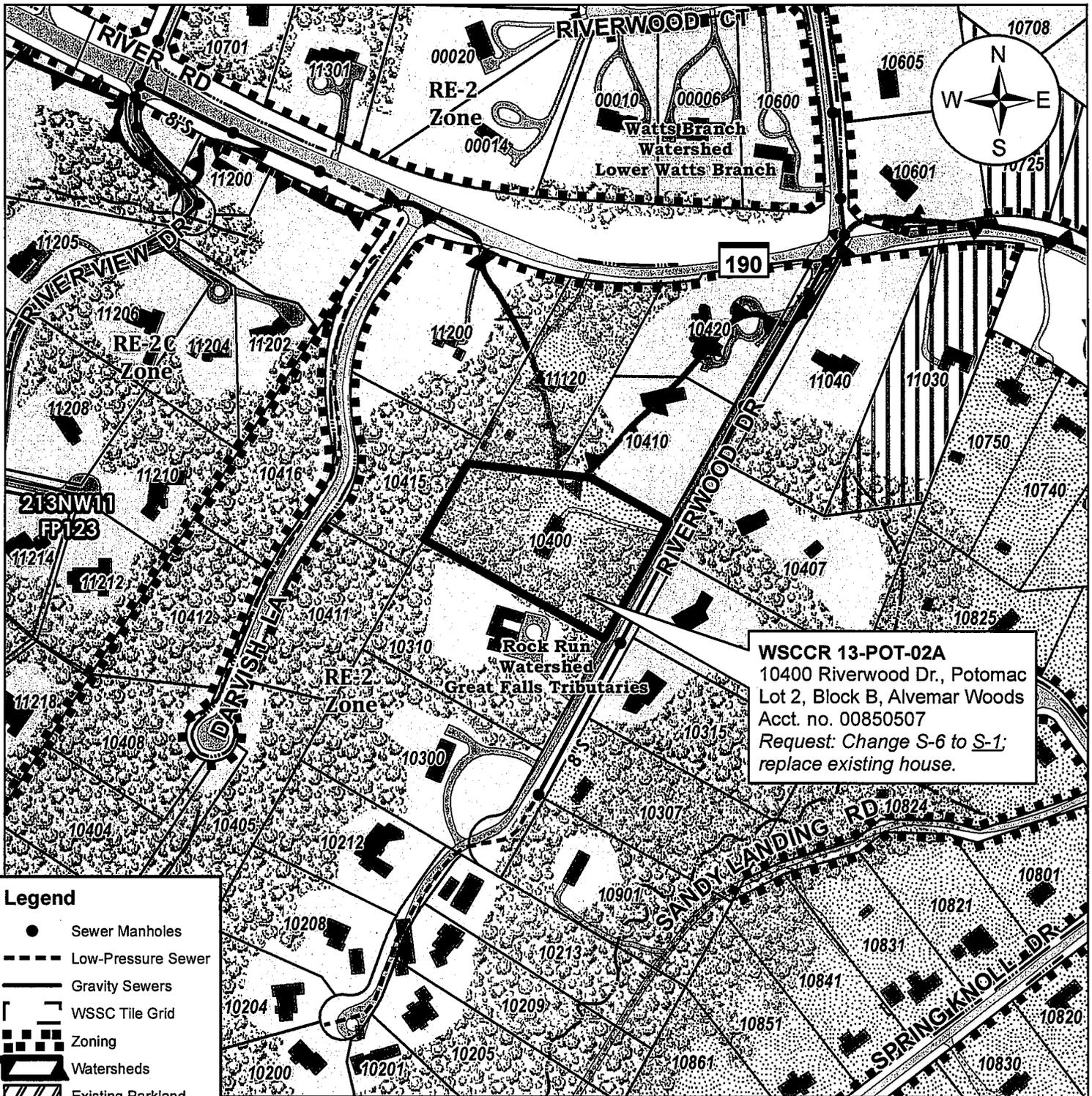
**M-NCPPC – Parks Planning:**

**WSSC - Sewer:**

ADS:ads/

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# Sewer Service Area Categories Map WSSCR 13-POT-02A (Riverwood Agreement of Trust)



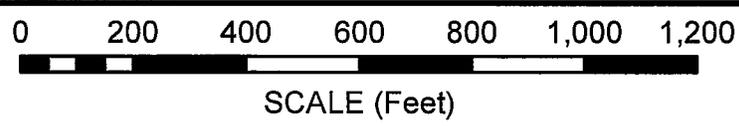
**WSSCR 13-POT-02A**  
 10400 Riverwood Dr, Potomac  
 Lot 2, Block B, Alvermar Woods  
 Acct. no. 00850507  
 Request: Change S-6 to S-1;  
 replace existing house.

**Legend**

- Sewer Manholes
- Low-Pressure Sewer
- Gravity Sewers
- WSSC Tile Grid
- Zoning
- Watersheds
- Existing Parkland
- Woodlands

**Sewer Categories**

- S-1
- S-3
- S-4
- S-5
- S-6



**Montgomery County, Maryland**  
 Draft 2013 Comprehensive Water Supply  
 and Sewerage Systems Plan



DEP  
 Water and Wastewater  
 Policy Group

<b>WSSCR 13-TRV-02A: Jae and Choon Choi</b> Anticipated Action Path: Admin. Del. Group AD 2013-1, July 2013											
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification										
<ul style="list-style-type: none"> <li>• 12332 Rivers Edge Drive, Potomac</li> <li>• Lot A, Block 5, Rivers Edge; Acct. no. 01826924</li> <li>• Map tile: WSSC - 216NW14; MD - EQ23</li> <li>• North side of Rivers Edge Dr, east of River Dr. (MD 190)</li> <li>• RE-2 Zone; 2.00 ac.</li> <li>• Travilah Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Muddy Branch Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: single-family house</li> <li>• <u>Proposed use</u>: water and sewer service for the existing house</li> </ul>	<table border="0"> <tr> <td colspan="2"><u>Existing – Requested – Service Area Categories</u></td> </tr> <tr> <td>W-6</td> <td><b>W-1</b></td> </tr> <tr> <td>S-6</td> <td><b>S-3</b></td> </tr> <tr> <td colspan="2"><u>Applicant's Explanation</u></td> </tr> <tr> <td colspan="2">"No power, no water."</td> </tr> </table>	<u>Existing – Requested – Service Area Categories</u>		W-6	<b>W-1</b>	S-6	<b>S-3</b>	<u>Applicant's Explanation</u>		"No power, no water."	
<u>Existing – Requested – Service Area Categories</u>											
W-6	<b>W-1</b>										
S-6	<b>S-3</b>										
<u>Applicant's Explanation</u>											
"No power, no water."											

*DEP note: DEP issued a water service connection memo to WSSC on Aug. 14, 2012, under the provisions of the abutting mains policy in the Water and Sewer Plan. Administrative approval of the request will be considered under the "consistent with existing plans" policy.*

**Agency Review Comments**

**DPS:**

**M-NCPPC – Area 3 Planning:**

**M-NCPPC – Parks Planning:**

**WSSC - Water:**

*DEP Note: WSSC, please verify whether or not the house has been connected to public water service, and if so, when that service was provided.*

**WSSC – Sewer:**

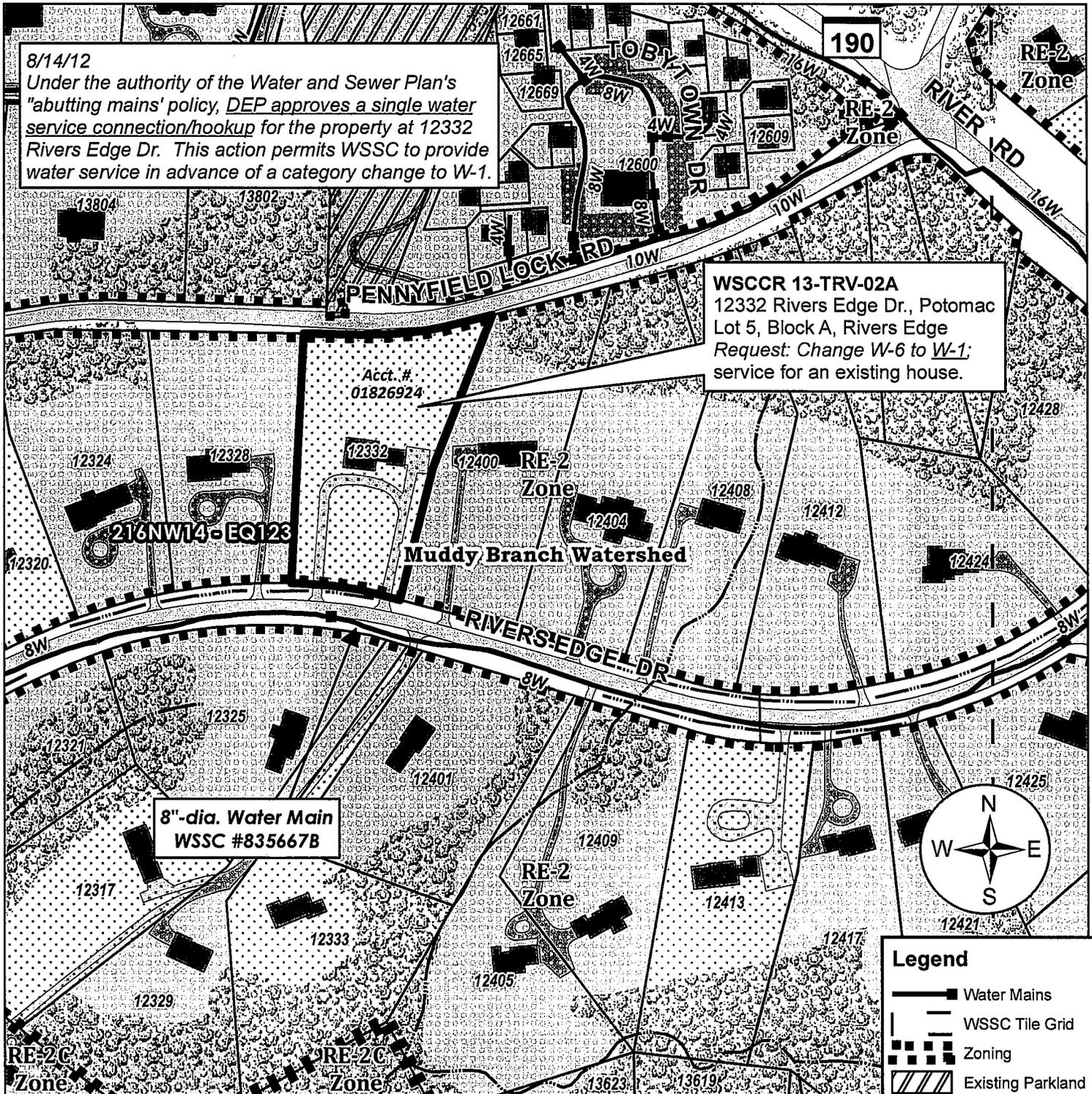
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# Water Service Area Categories Map: WSSCR 13-TRV-02A (Choi)

8/14/12  
 Under the authority of the Water and Sewer Plan's "abutting mains" policy, DEP approves a single water service connection/hookup for the property at 12332 Rivers Edge Dr. This action permits WSSC to provide water service in advance of a category change to W-1.

**WSSCR 13-TRV-02A**  
 12332 Rivers Edge Dr., Potomac  
 Lot 5, Block A, Rivers Edge  
 Request: Change W-6 to W-1:  
 service for an existing house.



Travilah Planning Area

**Legend**

- Water Mains
- WSSC Tile Grid
- Zoning
- Existing Parkland
- Woodlands

**Water Categories**

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

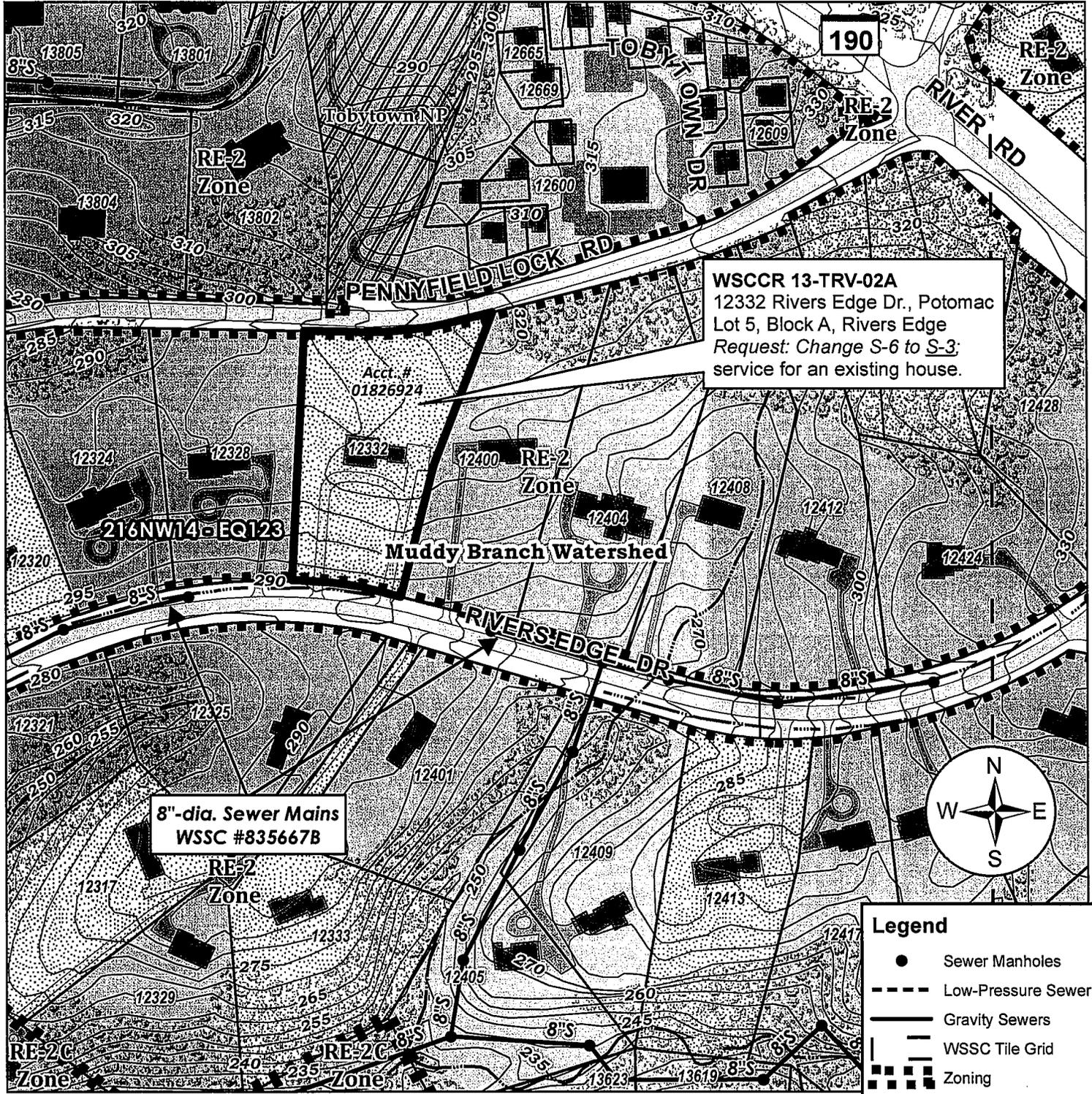


SCALE (Feet)

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

DEP  
 Water and Wastewater  
 Policy Group

# Sewer Service Area Catagories Map: WSSCR 13-TRV-02A (Choi)



**WSSCR 13-TRV-02A**  
 12332 Rivers Edge Dr., Potomac  
 Lot 5, Block A, Rivers Edge  
 Request: Change S-6 to S-3  
 service for an existing house.

**8"-dia. Sewer Mains**  
 WSSC #835667B

**Legend**

- Sewer Manholes
- - - Low-Pressure Sewer
- Gravity Sewers
- WSSC Tile Grid
- Zoning
- Topography (5 ft. c.i.)
- ▨ Existing Parkland
- ▨ Woodlands

**Sewer Categories**

- ▨ S-1
- ▨ S-3
- ▨ S-6

Travilah Planning Area



SCALE (Feet)



DEP  
 Water and Wastewater  
 Policy Group

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

**WSSCR 13-URC-01G: Maryland – National Capital Park and Planning Commission**  
 Anticipated Action Path: Admin. Del. AD 2013-1, July 2013

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> <li>• 15881 Beach Drive, Derwood; Rock Creek Regional Park</li> <li>• Five properties <sup>A,B</sup></li> <li>• Map tile <sup>A</sup></li> <li>• Beach Dr. and Needwood Lake Cir., south of Needwood Rd. and west of Avery Rd.</li> <li>• RE-2 Zone; 342.31 ac. <sup>A</sup></li> <li>• Upper Rock Creek Planning Area Upper Rock Creek Master Plan (2004)</li> <li>• Upper Rock Creek Watershed (MDE Use IV)</li> <li>• <u>Existing use</u>: public park facilities <u>Proposed use</u>: expand sewer service to proposed maintenance facility</li> </ul> <p><sup>A</sup> See below for additional property information</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: left;"><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> </table> <p><u>Applicant's Explanation</u></p> <p>"The Park Development Division (PDD) of Montgomery County Parks for the [M-NCPPC] is currently pursuing the renovation and expansion of the existing maintenance facility located at the following address:</p> <p style="padding-left: 40px;">Rock Creek Regional Park                  Maintenance Yard                  15881 Beach Drive, Derwood MD 20855</p> <p>"The project lies in WSSC 200' sheet number 222NW06, and the existing service area codes for the property are W-1 and S-6. The existing maintenance yard is served by well and septic. However, most of the existing buildings and public facilities within Rock Creek Regional Park are currently served by public water and sewer.</p>	<u>Existing – Requested – Service Area Categories</u>		W-1	W-1 (no change)	S-6	<b>S-1</b>
<u>Existing – Requested – Service Area Categories</u>							
W-1	W-1 (no change)						
S-6	<b>S-1</b>						

"As part of the proposed expansion of the maintenance yard, the new buildings are proposed to be connected to existing 8" public water main at Avery Court (WSSC Contract 90AS8437A), and existing 3" force main constructed recently under WSSC Contract 10OS1162. This force main ultimately discharges into existing 24" sewer line (WSSC Contract 357-2136). The force main has already been designed to accommodate the proposed expansion of the maintenance yard.

"In light of the above explanation, we request that the service area code for sewer be changed from S-6 to S-1 for the properties affected by the proposed expansion ..."

<sup>A</sup> Property Information:			Zoning	
Address	Owner – Use	Property I.D. – Tax Acct. No.	Acreage	Map Tile
Avery Rd.	M-NCPPC – existing park facilities	Parcel P300, Res on John & Rose Etc – Acct. no. 00051418	RE-2 53.29 ac.	GS562 221NW06
Avery Park Dr.	M-NCPPC – existing and proposed maintenance yards	Parcel N374, Res plat Pt Par 71 Rock Creek Reg Pk – Acct. no. 02884720	RE-2 15.43 ac.	GS563 222NW06
Needwood Rd.	M-NCPPC – existing park facilities	Parcel P610, Residence on Locust Thicket Etc – Acct. no. 00051373	RE-2 197.98 ac.	GS563 222NW06
Needwood Rd.	M-NCPPC – existing park facilities	Parcel P700, Pt Paradise – Acct. no. 00051407	RE-2 61.88 ac.	GS563 222NW06
Redland Rd.	M-NCPPC - existing and proposed maintenance yards	Parcel P485, Paradise – Acct. no. 00051657	RE-2 13.73 ac.	GS563 222NW06

<sup>B</sup> DEP note: All properties currently designated as S-6 in the Lake Needwood recreation area with existing or proposed public sewer service have been included in this request.

**Agency Review Comments**

**DPS:**

**M-NCPPC – Area 3 Planning:**

Interagency Distribution Review Groups 2013-Q1/2/3  
May 20, 2013

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**M-NCPPC – Parks Planning:**

**WSSC - Sewer:**

*DEP note: WSSC, please verify existing water and sewer service for park facilities, and as feasible, when that service was initially provided.*

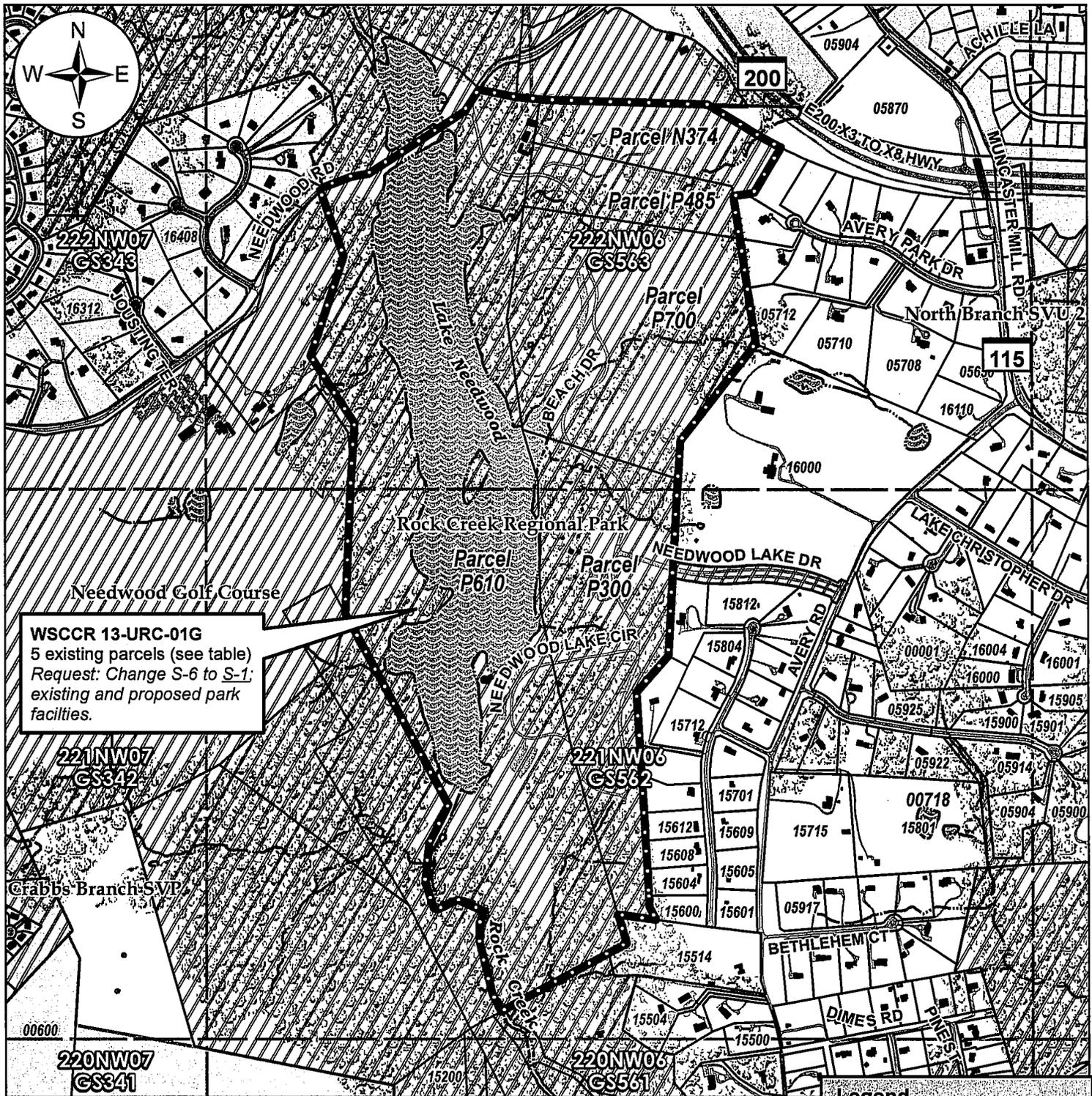
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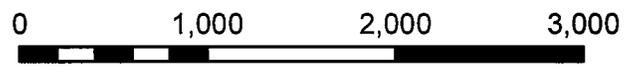
R:\Programs\Water\_and\_Sewer\Projects\CCRs\2013CCR-review-process\2013-Q3-review-group\agency-review-notice--2013-Q3.docx

# Water & Sewer Plan Category Change Request Map

## WSSCR 13-URC-01G (M-NCPPC) - Rock Creek Regional Park/Lake Needwood



**DEP-WWPG**  
1/30/13



SCALE (Feet)

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

Legend	
	Subject Site
	WSSC Tile Grid
	Streams
	Ponds/Lakes/Rivers
	Existing Parkland
	Woodlands
	Planned Sewer Envelope

# Sewer Service Area Catagories Map: WSCCR 13-URC-01G (M-NCPPC)

## Rock Creek Regional Park - Lake Needwood Area North



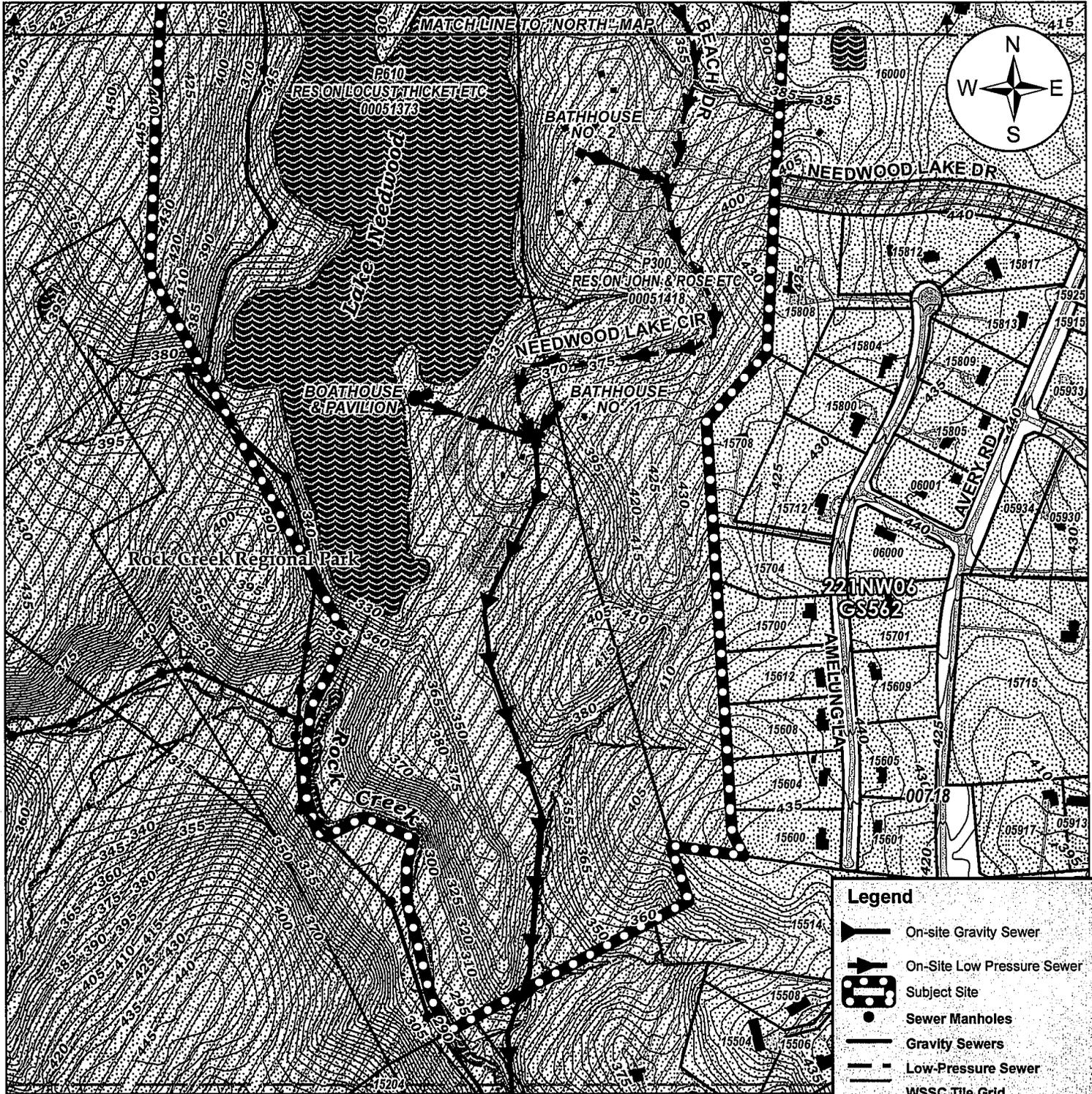
**DEP-WWPG**  
1/30/13



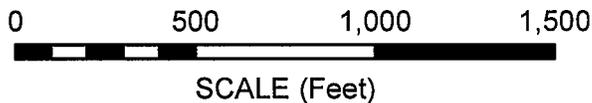
**Montgomery County, Maryland**  
**Draft 2012 Comprehensive Water Supply**  
**and Sewerage Systems Plan**

**Legend**  
(See Sewer Map South)

# Sewer Service Area Catagories Map: WSCCR 13-URC-01G (M-NCPPC) Rock Creek Regional Park - Lake Needwood Area South



DEP-WWPG  
1/30/13



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

Legend	
	On-site Gravity Sewer
	On-Site Low Pressure Sewer
	Subject Site
	Sewer Manholes
	Gravity Sewers
	Low-Pressure Sewer
	WSSC Tile Grid
	Topography (5 ft. c.l.)
	Streams
	Ponds/Lakes/Rivers
	Existing Parkland
Sewer Categories	
	S-1
	S-3
	S-6