



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

E-MAIL TRANSMITTAL

Interagency Water/Sewer Map Amendment Review

January 18, 2011

TO: David Shen and Kathy Maholtz, Development Services Group
Washington Suburban Sanitary Commission
Katherine Nelson, Area 3 Planning Team
Maryland – National Capital Park and Planning Commission
Norma Kawecki, 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, Sr. Planner
Water and Wastewater Policy Group, Department of Environmental Protection

SUBJECT: WATER/SEWER CATEGORY CHANGE REQUEST REVIEW – 2011-Q2 REVIEW GROUP

Posted to www.montgomerycountymd.gov/waterworks is a PDF that includes 6 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, February 18, 2011.

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.

Please do not hesitate to contact me at alan.soukup@montgomerycountymd.gov or at 240-777-7716 if you have any questions concerning the following category change requests or the review schedules.

ADS: ads

R:\Programs\Water_and_Sewer\Projects\CCRs\2011CCR-review process\2011-Q2\agency-review-notice-2011-Q2.doc

cc: Dave Lake, DEP-WWPG
Keith Levchenko, County Council
Mark Pfefferle, Area 3 Planning Team, M-NCPPC
Mike Harmer, Development Services, WSSC
Ray Anderson, Water Management Administration, MDE
Laverne Gray, MDP

Five new requests being considered for DEP administrative delegation action:

The next administrative hearing, AD 2011-1, will be held **Friday, April 1, 2011, at 10:30am** at DEP's offices at 255 Rockville Pk., Rockville.

WSSCR 11A-CLO-02: Odd Fellows Lodge	
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> ▪ 1310 Olney Sandy Spring Rd., Sandy Spring (MD 108) ▪ Parcel P456, Olney ▪ District 08, acct. no. 00716090 ▪ Map tile: WSSC – 224NW02; MD – JT22 ▪ South side of Olney Sandy Spring Rd., west of Norwood Rd. ▪ R-200 Zone; 23,165 sq.ft. (0.5 acres) ▪ Cloverly – Norwood Planning Area Sandy Spring Ashton Master Plan (1998) ▪ Northwest Branch Watershed (MDE Use IV) ▪ <u>Existing use:</u> vacant historic building ▪ <u>Proposed use:</u> community center 	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-6 W-1</p> <p>S-6 S-6 (no change)</p> <p><u>Applicant's Explanation</u></p> <p>"Existing historic building on the property to be restored and used as a community center. The use of the property has limited potential for on-site septic use, public water will aid in resolving the septic matter."</p>

Agency Review Comments

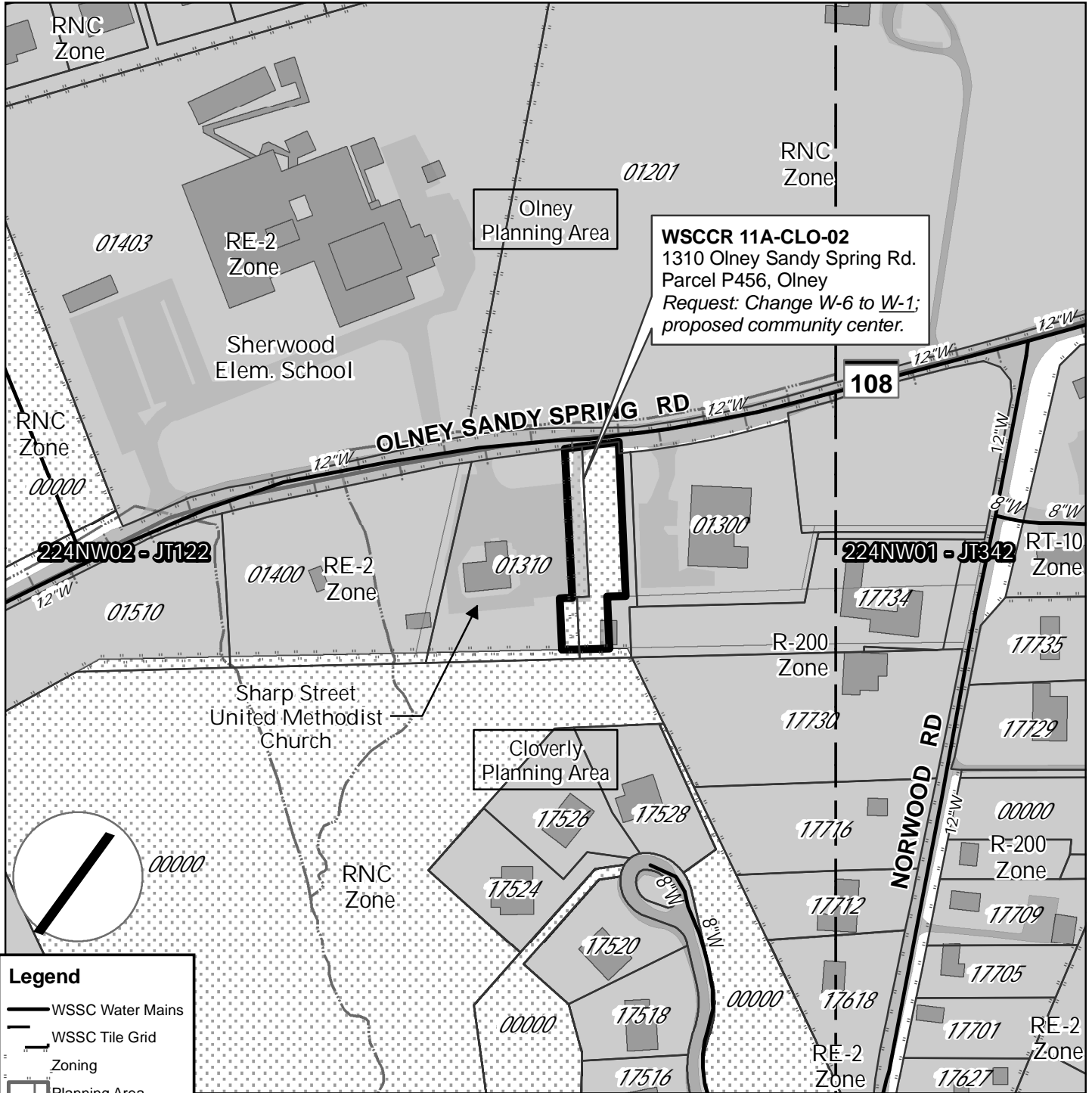
DPS – Well & Septic:

M-NCPPC – Area 3 Planning:

M-NCPPC – Parks Planning:

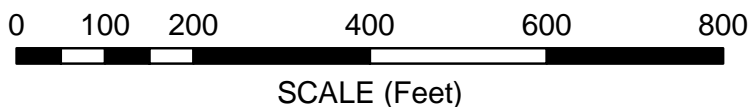
WSSC:

Water Service Area Categories Map WSSCR 11A-CLO-02 (Odd Fellows Lodge)



Legend

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



**Montgomery County, Maryland
Draft 2010 Comprehensive Water Supply
and Sewerage Systems Plan**



DEP
Water and Wastewater
Policy Group

2) Property/Site Description and Development:

Address 1310 Olney-Sandy Spring Rd. Sandy Spring, MD 20860
Property's TAX ID # (please provide, if known) 00716090
Property/Site Size 23,165 SF Identification (ie, Parcel #) P456
Location/Closest cross-street Norwood Road
Current Use Not In Use Proposed Use Community Center
Subdivision Plan No. & Status N/A

(Note: Please attach an 8.5"x 11" copy of the state tax map with the property(ies) highlighted; this map is available at www.dat.state.md.us; click on "Real Property Data Search" and proceed from that point. If you don't have access to the Internet, and/or don't have some of the information requested above, please note that you request that DEP provide this information.)

3) Water and Sewer Service Area Categories (if you don't know, we will verify for you):

Current Water Category: W-6 Requested Water Category: W-1 OR No Change Multi-Use Shared
Current Sewer Category: S-6 Requested Sewer Category: S - OR No Change Multi-Use Shared

4) Reason for request; state current use of site and intended change in usage, if any:

Existing historic building on the property to be restored and used as a community center. The use of the property has limited potential for on-site septic use, public water will aid in resolving the septic matter.

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: _____ Email OR _____ US Mail

Water Sewer

WSSC Tile 224NW02

Tax Map JT122

Plan No. -

Process AD

Master Plan SANDY SPRING-ASHTON (1998)

Planning Area CLAWLEY-NORWOOD

Zoning R-200

Zoning Activity -

Watershed NORTHWEST BR.

CSPS Subwatershed

State Watershed Use Class IV

GIS File

CCRFomJuly05.doc

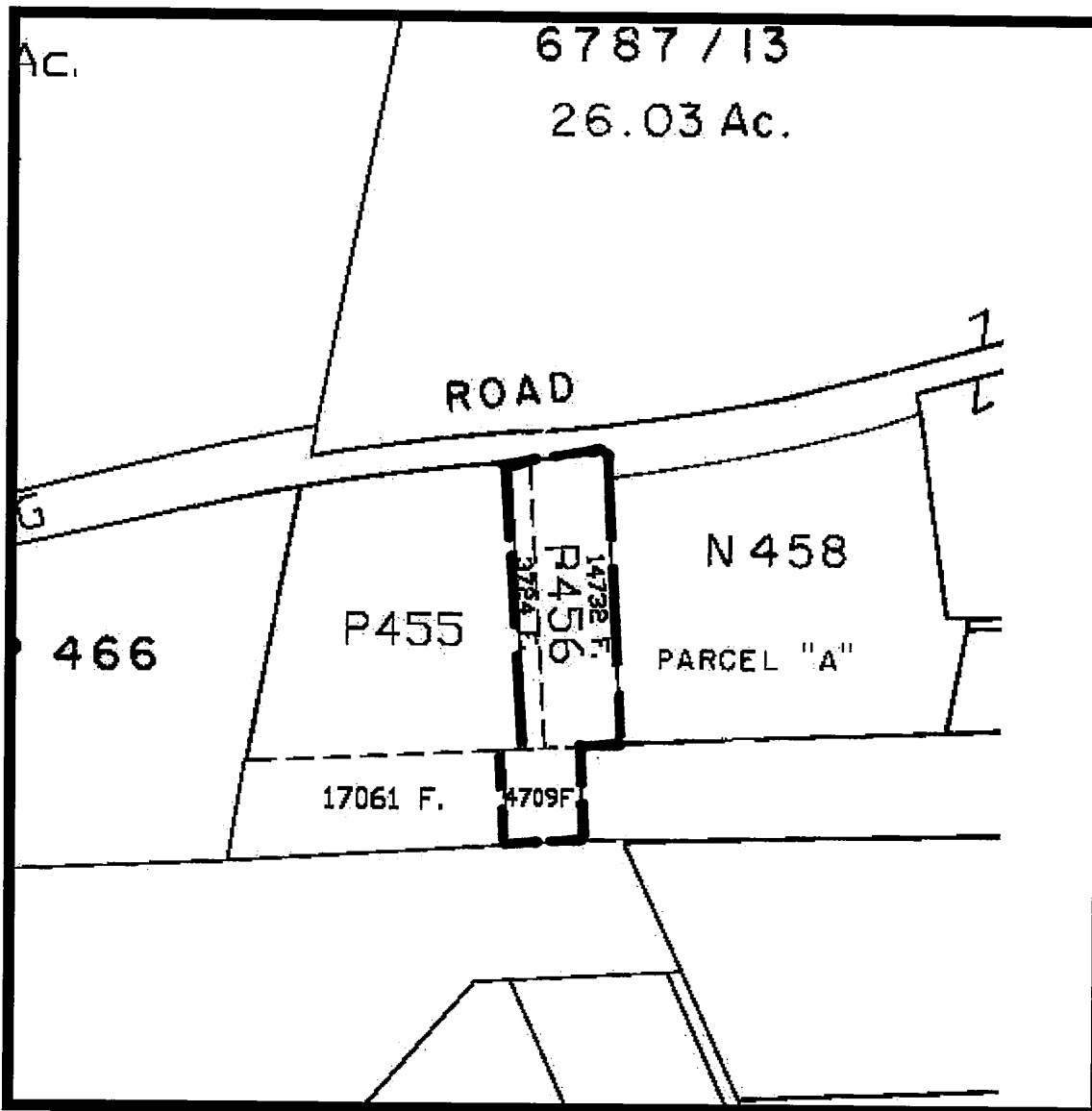
W/SCCR 11A-CLO-02
ODD FELLOWS LODGE



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 08 Account Number - 00716090



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2009. For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

WSSCR 11A-OLN-01: Sonia Danshes	
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> ▪ 17000 Block, Georgia Ave. (MD 97) ▪ Parcel P771, Chas & Benjamin ▪ District 08, acct. no. 00723142 ▪ Map tile: WSSC – 223NW03; MD – HT51 ▪ East side of Georgia Ave., north of Emory Church Rd. ▪ RNC Zone; 37.68 acres ▪ Olney Planning Area Olney Master Plan (2005) ▪ Northwest Branch Watershed (MDE Use IV) ▪ <u>Existing use:</u> unimproved, mostly woodlands <u>Proposed use:</u> assisted living & nursing home 	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-6 W-3 S-6 S-3</p> <p><u>Applicant's Explanation</u></p> <p>"Proposed assisted living." <i>DEP note (from discussions with the applicant's engineer): The applicant has proposed a single facility for both assisted living and Alzheimer nursing care. The project would be served by public water and sewer from Georgia Ave. A sewer extension to the east towards Northwest Branch is <u>not</u> proposed. As envisioned, the facility will sit back and low on the property; on-site pumping will likely be required.</i></p>

Agency Review Comments

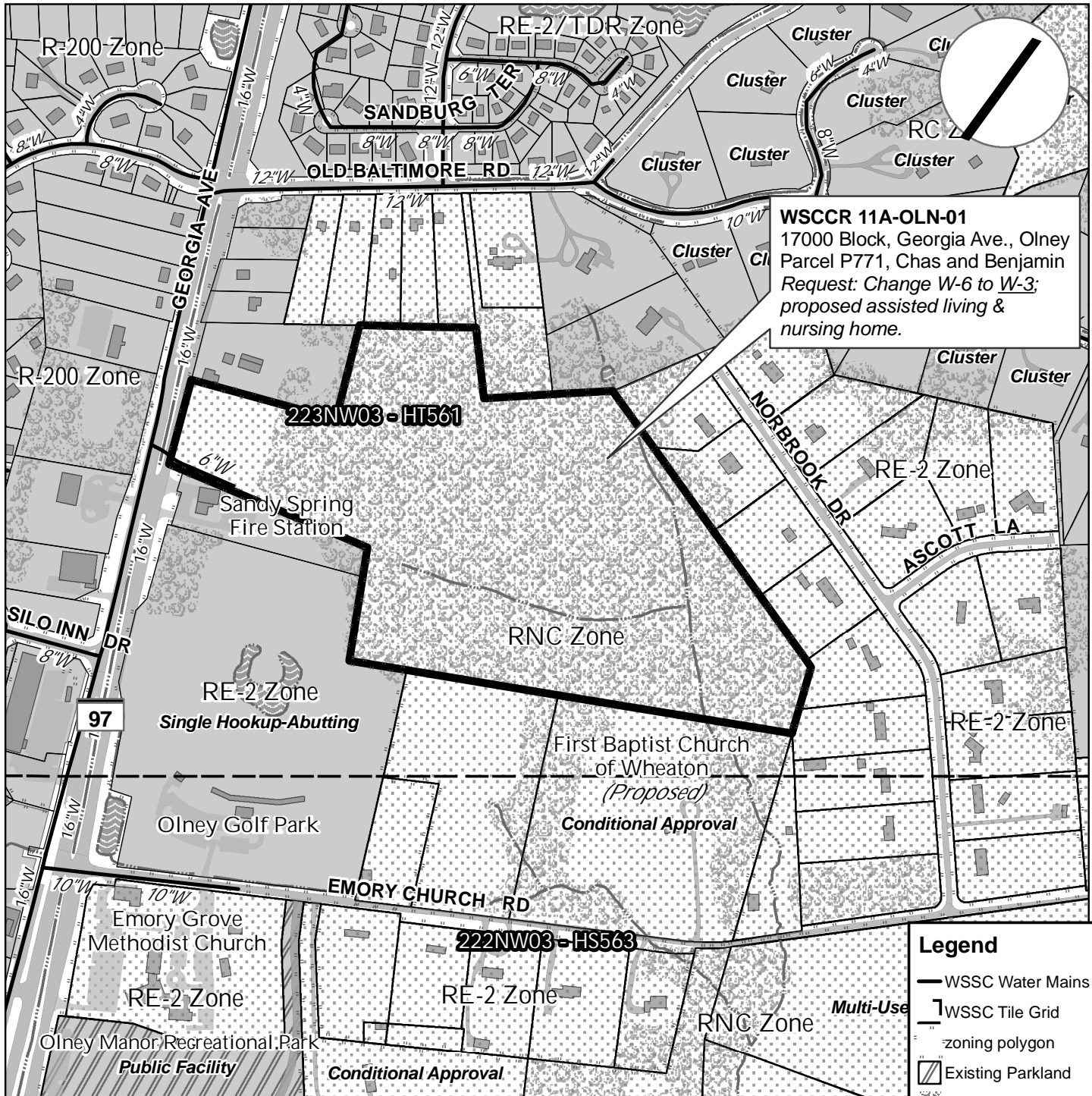
DPS – Well & Septic:

M-NCPPC – Area 3 Planning:

M-NCPPC – Parks Planning:

WSSC:

Water Service Area Categories Map WSSCR 11A-OLN-01 (Sonia Danshes)



WSSCR 11A-OLN-01
17000 Block, Georgia Ave., Olney
Parcel P771, Chas and Benjamin
Request: Change W-6 to W-3;
proposed assisted living &
nursing home.

Legend

- WSSC Water Mains
- WSSC Tile Grid
- zoning polygon
- ▨ Existing Parkland
- ▤ woodlands

Water Categories

- W-1
- ▨ W-3
- ▤ W-4
- W-5
- ▤ W-6



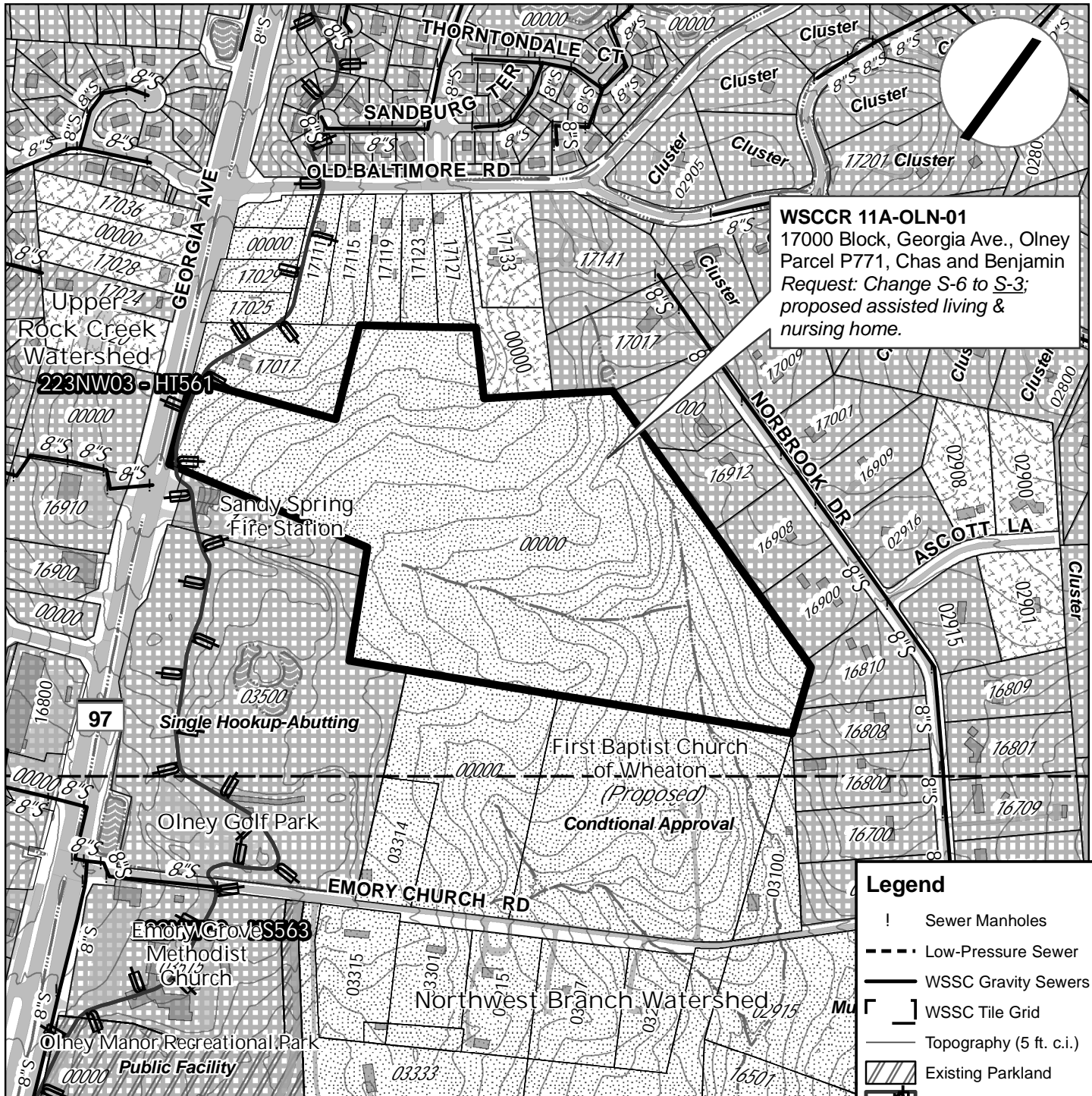
DEP
Water and Wastewater
Policy Group

0 200 400 800 1,200 1,600

SCALE (Feet)

**Montgomery County, Maryland
Draft 2010 Comprehensive Water Supply
and Sewerage Systems Plan**

Sewer Service Area Categories Map WSSCR 11A-OLN-01 (Sonia Danshes)

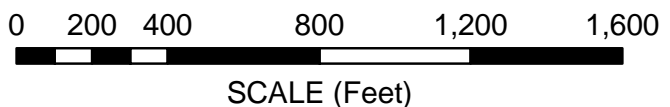


Legend

- ! Sewer Manholes
- - - Low-Pressure Sewer
- WSSC Gravity Sewers
- ⌈ ⌋ WSSC Tile Grid
- Topography (5 ft. c.i.)
- ▨ Existing Parkland
- ⊞ Major Watersheds

Sewer Categories

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



**Montgomery County, Maryland
Draft 2010 Comprehensive Water Supply
and Sewerage Systems Plan**

2) Property/Site Description and Development:

Address Georgia Avenue

Property's TAX ID # (please provide, if known) 08-00723142

Property/Site Size 37.7 ac Identification (ie, Parcel #) P771

Location/Closest cross-street Georgia Ave., North Emory Church Rd., South Old Baltimore Rd.

Current Use Residential Proposed Use Assisted Living, Special Exception

Subdivision Plan No. & Status N/A

(Note: Please attach an 8.5"x 11" copy of the state tax map with the property(ies) highlighted; this map is available at www.dat.state.md.us; click on "Real Property Data Search" and proceed from that point. If you don't have access to the Internet, and/or don't have some of the information requested above, please note that you request that DEP provide this information.)

3) Water and Sewer Service Area Categories (if you don't know, we will verify for you):

Current Water Category: W-6 Requested Water Category: W-3 OR No Change Multi-Use Shared

Current Sewer Category: S-6 Requested Sewer Category: S-3 OR No Change Multi-Use Shared

4) Reason for request; state current use of site and intended change in usage, if any:

Proposed assisted living.

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: _____ Email OR _____ US Mail

Water Sewer

WSSC Tile 223MWO3

Tax Map HT501

Plan No.

Process

Master Plan Oney (2005)

Planning Area Oney

Zoning RNC

Zoning Activity -

Watershed Northwest Br.

CSPS Subwatershed

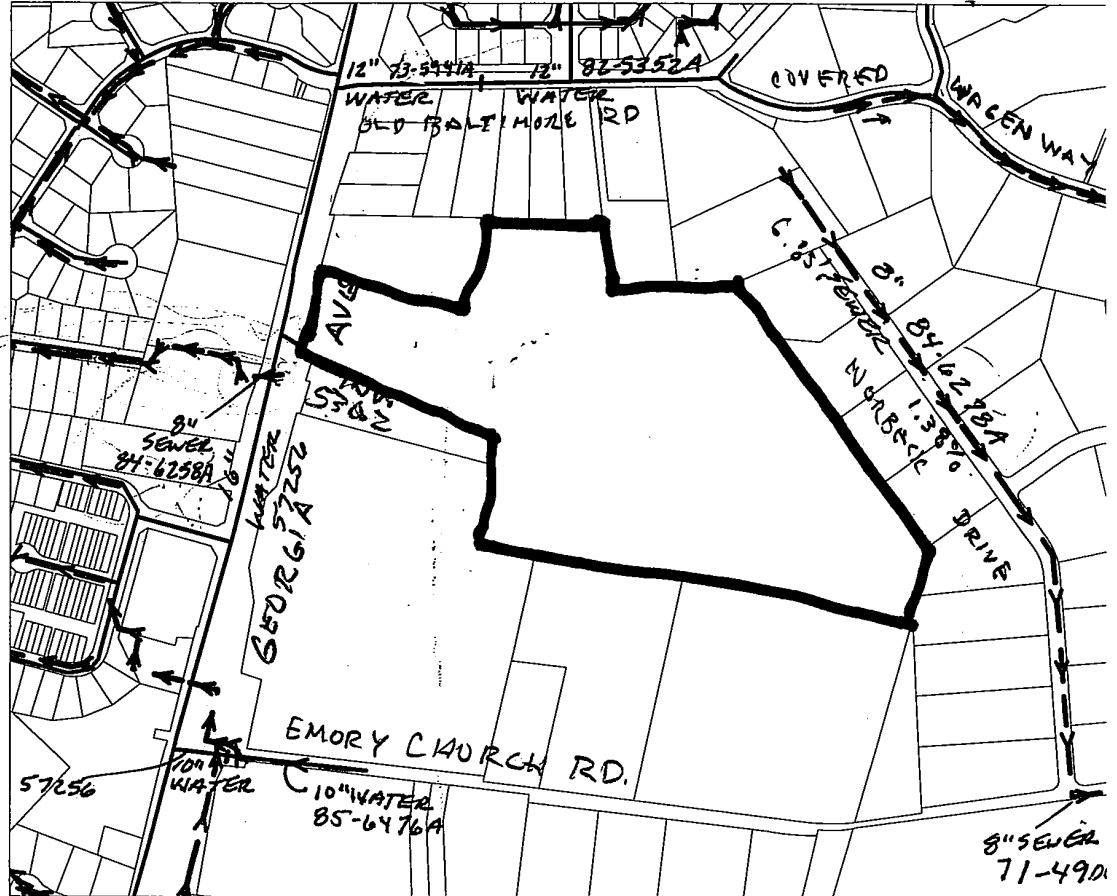
State Watershed Use Class IV

GIS File

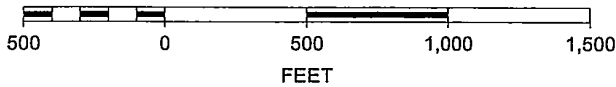
WSSC Engineering Records Information (WERI)

11A-OLN-01
DANSUES

- Water AS-Built
- Water Under Construction
- Sewer As-Built
- Sewer Under Construction
- Property



SCALE 1 : 7,824



WSSCR 11A-POT-04: Howard Weissman										
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification									
<ul style="list-style-type: none"> ▪ 10820 Rock Run Dr., Potomac ▪ Property ID: Lot 1B, Block 4, Fawsett Farms ▪ District 10, acct. no. 00867963 ▪ Map tile: WSSC – 210NW11; MD – FN23 ▪ West side of Rock Run Dr., south of Chandler Rd. ▪ R-200 Zone; 23,476 sq.ft. (0.54 ac.) ▪ Potomac – Cabin John Planning Area Potomac Subregion Plan (2002) ▪ Rock Run Watershed (MDE Use I) ▪ <u>Existing use</u>: single-family house (built 1957) <u>Proposed use</u>: replace the existing house 	<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-3</td> <td>W-3</td> <td>(no change)</td> </tr> <tr> <td>S-6</td> <td>S-1</td> <td></td> </tr> </tbody> </table> <p><u>Applicant's Explanation</u></p> <p>"Building a new house on the property and Montgomery County requires that the new house tie into the new existing sewer line."</p>	Existing –	Requested –	Service Area Categories	W-3	W-3	(no change)	S-6	S-1	
Existing –	Requested –	Service Area Categories								
W-3	W-3	(no change)								
S-6	S-1									

Agency Review Comments

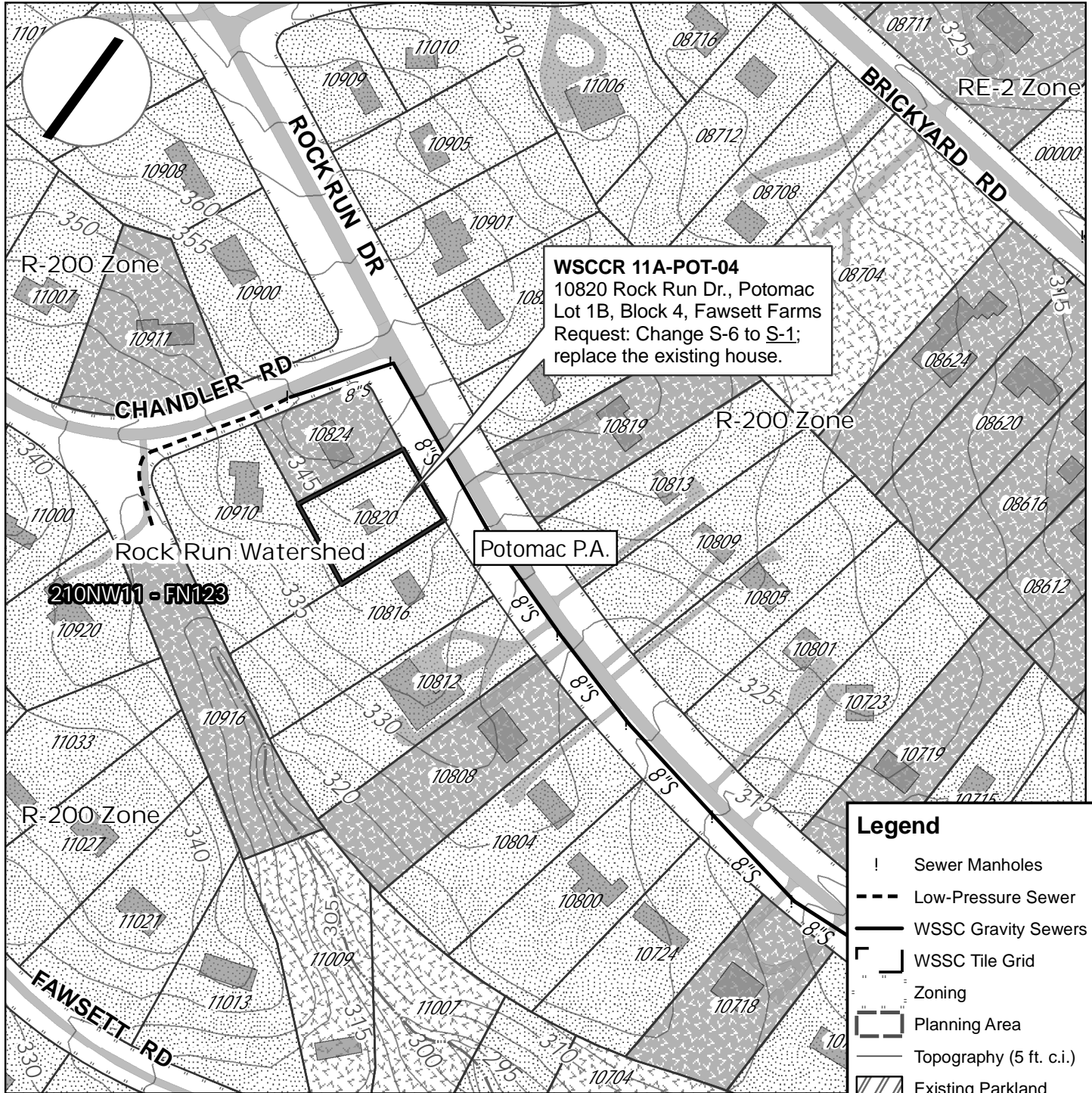
DPS:

M-NCPPC – Area 3 Planning:

M-NCPPC – Parks Planning:

WSSC:

Sewer Service Area Categories Map WSSCR 11A-POT-04 (Howard Weissman)

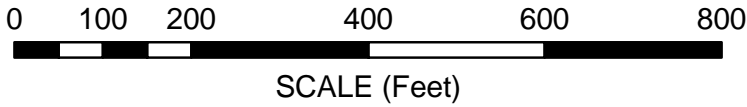


Legend

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

Sewer Categories

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



**Montgomery County, Maryland
Draft 2010 Comprehensive Water Supply
and Sewerage Systems Plan**

DEP
Water and Wastewater
Policy Group

2) Property/Site Description and Development:

Address 10820 ROCK RUN DRIVE POTOMAC MD 20854
 Property's TAX ID # (please provide, if known) 10-00827963
 Property/Site Size 23476 SF Identification (ie, Parcel #) PLAT # 4753
 Location/Closest cross-street CHANDLER ROAD
 Current Use SF HOME Proposed Use SAME
 Subdivision Plan No. & Status _____

(Note: Please attach an 8.5"x 11" copy of the state tax map with the property(ies) highlighted; this map is available at www.dat.state.md.us; click on "Real Property Data Search" and proceed from that point. If you don't have access to the Internet, and/or don't have some of the information requested above, please note that you request that DEP provide this information.)

3) Water and Sewer Service Area Categories (if you don't know, we will verify for you):

Current Water Category: W-3 Requested Water Category: W - OR No Change Multi-Use Shared
 Current Sewer Category: S-6 Requested Sewer Category: S - I OR No Change Multi-Use Shared

4) Reason for request; state current use of site and intended change in usage, if any:

Building a new house on the property and Montgomery County requires that the new house tie into the new existing sewer line.

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: _____ Email OR _____ US Mail

Water _____ Sewer
 WSSC Tile 210NW11
 Tax Map FN123
 Plan No. -
 Process AD
 Master Plan Potomac (2002)
 Planning Area Potomac-Cabin John
 Zoning R-200
 Zoning Activity -
 Watershed Rock Run
 CSPS Subwatershed _____
 State Watershed Use Class I
 GIS File _____



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

MEMORANDUM

December 21, 2010

TO: Luis Tapia, Acting Manager, Permit Services Unit
Washington Suburban Sanitary Commission

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

SUBJECT: Request to Provide Sewer Service under the Abutting Mains Policy

This is to request that WSSC accept and act on an application to provide public sewer service for the following property:

<u>Property Address & Identification</u>	<u>Owner – Est. Date</u>	<u>Abutting Main - 200' Tile</u>	<u>WSSCR No.</u>
10820 Rock Run Dr., Potomac Lot 1B, Block 4, Fawsett Farms (FN123)	Howard Weissman 11/30/56 (plat)	8" Sewer, #054175Z (2008) 210NW11	11A-POT-04

Records available to DEP show that the subject property was established on Nov. 30, 1956, prior to the request for and construction of the abutting sewer main (see above), which WSSC completed in 2008. The property has not been changed or resubdivided since it was established in 1956. Given this, the property is eligible for a single sewer service connection under the abutting mains service policy in the County's Water and Sewer Plan.

DEP will address the service area category change amendment cited above, which seeks to change the existing category S-6 to S-1, allowing the provision of public sewer service. However, it will take our office some time to process and approve this request, and the owner has indicated a need to expedite the service to this site.

WSSC may approve and install the requested sewer service connection and hookup in advance of DEP's approval of the associated service area change. The County's approved Water and Sewer Plan allows DEP to direct WSSC to provide public service for cases which clearly satisfy the abutting mains policy.

If you have any questions concerning this request, please contact me at either 240-777-7716 or alan.soukup@montgomerycountymd.gov.

ADS:ads/

R:\Programs\Water_and_Sewer\Projects\WSSC\connections\connect-docs=alpha-street\R\rock-run-dr-10820=weissman=s.doc

Office of the Director, Water and Wastewater Policy Group

255 Rockville Pike, Suite 120 • Rockville, Maryland 20850-4166 • 240-777-7700, FAX 240-777-7773

WSSCR 11G-TRV-02: Montgomery Co. DEP (for 13 property owners)					
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> ▪ Aqua La., Cherrydale Dr., Silver Brook Dr., & Valley Dr., Rockville ▪ Property ID: (see property table below) ▪ Map tile: WSSC – 218NW10; MD – FR342 ▪ Lakewood Estates is located northwest of Glen Mill Rd. at Valley Dr. ▪ R-200 & RE-1 Zones; 9.32 ac. total ▪ Travilah Planning Area Potomac Subregion Master Plan (2002) ▪ Watts Br. Watershed (MDE Use I) – Piney Br. subwatershed (Mont. Co. SPA) ▪ <u>Existing use</u>: 13 single family houses <u>Proposed use</u>: no changes 	<p>Existing – Requested – Service Area Categories</p> <table border="0"> <tr> <td>W-1</td> <td>W-1 (no change)</td> </tr> <tr> <td>S-6</td> <td>S-1</td> </tr> </table> <p>Applicant's Explanation</p> <p>This proposed general map amendment addresses sewer category changes from S-6 to S-1 for 13 lots in the Lakewood Estates health problem area not already approved for public sewer service. All 13 lots have access to existing sewer mains. The Lakewood Estates health problem area was established in the Water and Sewer Plan under CR 15-1410 (4/25/06). The Piney Branch Sewer Agreement Covenant is not required for sewer service to these properties. All 13 lots were established prior to 1991. Sewer service is intended for one single family house for each property; resubdivisions are generally infeasible given existing zoning and lot sizes.</p>	W-1	W-1 (no change)	S-6	S-1
W-1	W-1 (no change)				
S-6	S-1				

WSSCR 11G-TRV-02: Lakewood Estates Health Problem Area General Map Amendment

Property Information Table				
Premises Address	Lot & Block*	District & Acct. No.	Built - Acreage - Zone	Owner(s)
13600 Aqua La.	Lot 5, Block 4	04-00110804	1965; 0.67 ac.; R-200	Steven & A.S. Kohn
13604 Aqua La.	Lot 6, Block 4	04-00110894	1965; 0.52 ac.; R-200	Leonid Podrabinnik & Marian Gaivoronskaia
13609 Aqua La.	Lot 9, Block 5	04-00110928	1973; 0.48 ac.; R-200	Ho & J.H. Kim
13613 Aqua La.	Lot 10, Block 5	04-00111295	1962; 0.46 ac.; R-200	Victor Stekoll & Susan Levi
13601 Cherrydale Dr.	Lot 2, Block 2.	04-00111091	1977; 1.16 ac.; RE-1	David & K.J. Anderson
13613 Lakewood Ct.	Lot 7, Block 4	04-00111034	1976; 0.63 ac.; R-200	Joseph & Linda Kobylski
13705 Lakewood Ct.	Lot 11, Block 5	04-00110781	1962; 0.51 ac.; R-200	Edward Atkins, <i>et al.</i> Trust
9901 Silver Brook Dr.	Lot 1, Block 6	04-00111238	1961; 0.48 ac.; R-200	E. Valerie Newkirk, <i>et al.</i>
9917 Silver Brook Dr.	Lot 5, Block 6.	04-00111251	1961; 0.53 ac.; R-200	Jason Goozh
13504 Valley Dr.	Lot 11, Block 1	04-00110826	1961; 0.92 ac.; RE-1	John & D.E.J. Phelan
13600 Valley Dr.	Lot 12, Block 1	04-01750790	1978; 2.02 ac.; RE-1	Aura Sanchez, <i>et al.</i> Trust
13605 Valley Dr.	Lot 5, Block 5	04-00110883	1962; 0.48 ac.; R-200	Lois Hoff
13609 Valley Dr.	Lot 6, Block 5	04-00111227	1962; 0.46 ac.; R-200	Christoph & Nabila Naegelin
* All properties are part of the Lakewood Estates subdivision				

Agency Review Comments

DPS:

M-NCPPC – Area 3 Planning:

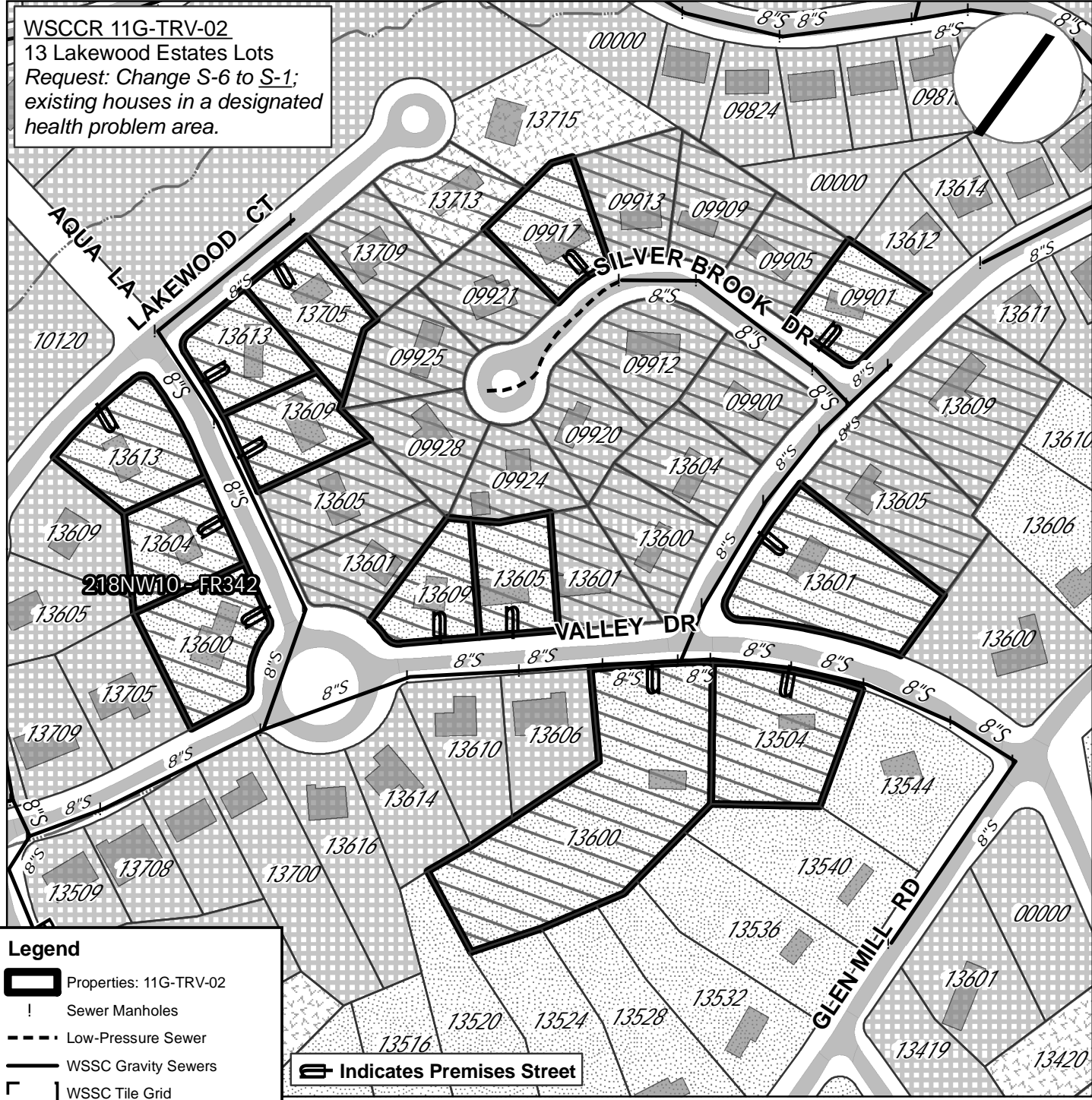
M-NCPPC – Parks Planning:

WSSC:

Sewer Service Area Categories Map

WSSCR 11G-TRV-02 (Lakewood Estates Health Problem Area)

WSSCR 11G-TRV-02
 13 Lakewood Estates Lots
 Request: Change S-6 to S-1;
 existing houses in a designated
 health problem area.



Legend

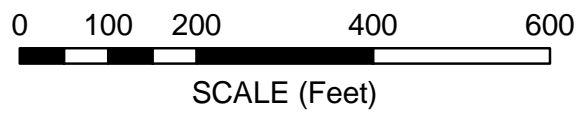
- Properties: 11G-TRV-02
- Sewer Manholes
- Low-Pressure Sewer
- WSSC Gravity Sewers
- WSSC Tile Grid
- Lakewood Estates Health Area

Sewer Categories

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

Indicates Premises Street

Travilah Planning Area Watts Branch Watershed



Montgomery County, Maryland
 Draft 2010 Comprehensive Water Supply
 and Sewerage Systems Plan

DEP
 Water and Wastewater
 Policy Group

January 2006 Amendment Transmittal

The functions of the County's Water and Sewer Plan include the identification of existing and anticipated public health problem areas throughout the county. The Plan is also intended to explore and promote solutions for these health problems. These public health problems most often result from well and/or septic system failures that the County cannot reasonably solve through the straightforward repair or replacement of those on-site facilities. DEP and DPS have investigated such an area (as explained in the following chart), resulting in a recommendation to the County Council that the Water and Sewer Plan identify it as a public health problem area. In this specific case the solution proposed for this neighborhood is the provision of public sewer service

Comprehensive Water Supply and Sewerage Systems Plan: Sewer Map Amendment

Ignore
for now:
still
changing,
Jan 2009.

Travilah Planning Area	
Health Problem Area Sewer Map Amendment Background and Survey Results Neighborhood Property Characteristics	County Council Action (See Attachment B for mapping of the approved health problem area.)
<p>Lakewood Estates Area Sanitary Survey The owners of the older properties in Lakewood Estates expressed concern to DEP about their ability to replace their aging septic systems, especially given the size of their lots, many of which are approx. one-half acre in size. They sought a general health problem designation to both reflect their serious concerns regarding their existing conditions and to gain the benefits normally granted to such areas, such as priority for sewer service connections and main extensions and WSSC health subsidies for main extensions. Under the 2002 master plan, the study area is now intended for public sewer service; the County has granted sewer service category changes to properties here, including three lots with septic system failures. DEP initiated and DPS conducted the requested sanitary survey of 32 lots in the neighborhood in Spring/Summer 2005. DEP selected the survey area to specifically address those older properties in the neighborhood that had initially developed on septic systems, and that previously had been denied general access to public sewer service. DEP's interpretation of the survey results shows that 25 of the 32 surveyed properties, or approximately 78 percent, have a moderate or high level of health concern. This reflects a sufficient concern about existing and anticipated health problems to warrant the designation of these properties collectively as a public health problem area.</p> <ul style="list-style-type: none"> • 32 properties (see the following table for details of each property included) • Map file: 218NW10; FR342 • Selected properties located along Aqua La., Cherrydale Dr., Lakewood Ct., Silver Brook Dr., and Valley Dr. in the Lakewood Estates neighborhood 	<p>Establish a public health problem area in the Water and Sewer Plan that includes the Lakewood Estates sanitary survey area. DEP will work with the neighborhood on a general category map amendment (from S-6 to S-1 or S-3) to make all properties within the designated health problem area eligible for public sewer service. The map amendment will be addressed via the administrative delegation process.</p> <p><i>Note: The Council requests that DEP and DPS staff prepare a briefing for the Council on how the agencies identify and address public health problems resulting from failing wells and septic systems</i></p>
<ul style="list-style-type: none"> • Potomac Subregion Master Plan (2002) • Watts Branch Watershed – Piney Branch Subwatershed (MDE Use I; Mont Co SPA) • R-200 & RE-1 Zones: 19.57 acres total, excluding public roads • Existing/Proposed use: provision of sewer service to existing lots 	

Comprehensive Water Supply and Sewerage Systems Plan: Sewer Map Amendment

Lakewood Estates Area Sanitary Survey: Property Information Table

Premise Address	Identification*	Built - Acreage - Zone	Categories	Owner(s)
13600 Aqua La.	Lot 5, Block 4	1965; 0.67 ac.; R-200	W-1 & S-6	Steven & A.S. Kohn J.D:00110804
13601 Aqua La.	Lot 7, Block 5	1999; 0.49 ac.; R-200	W-1 & S-1	Yital Hu
13604 Aqua La.	Lot 6, Block 4	1965; 0.52 ac.; R-200	W-1 & S-6	Leonid Podrabinnik & Marian Gaivoronskaia
13605 Aqua La.	Lot 8, Block 5	1974; 0.54 ac.; R-200	W-1 & S-3	Sandor Boyson & Margarita Rodriguez
13609 Aqua La.	Lot 9, Block 5	1973; 0.48 ac.; R-200	W-1 & S-6	Ho & J.H. Kim
13613 Aqua La.	Lot 10, Block 5	1962; 0.46 ac.; R-200	W-1 & S-6	Victor Stekoll & Susan Levi
13600 Cherrydale Dr.	Lot 3, Block 5.	1962; 0.53 ac.; R-200	W-1 & S-3	George & Sharon Smithwick
13601 Cherrydale Dr.	Lot 2, Block 2.	1977; 1.16 ac.; RE-1	W-1 & S-6	David & K. Anderson
13604 Cherrydale Dr.	Lot 2, Block 5.	1962; 0.47 ac.; R-200	W-1 & S-3	Robert & D. Reiderer
13605 Cherrydale Dr.	Lot 3, Block 2.	1961; 0.93 ac.; RE-1	W-1 & S-3	Judith Knight, et al.

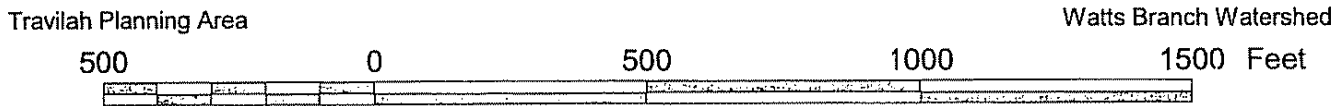
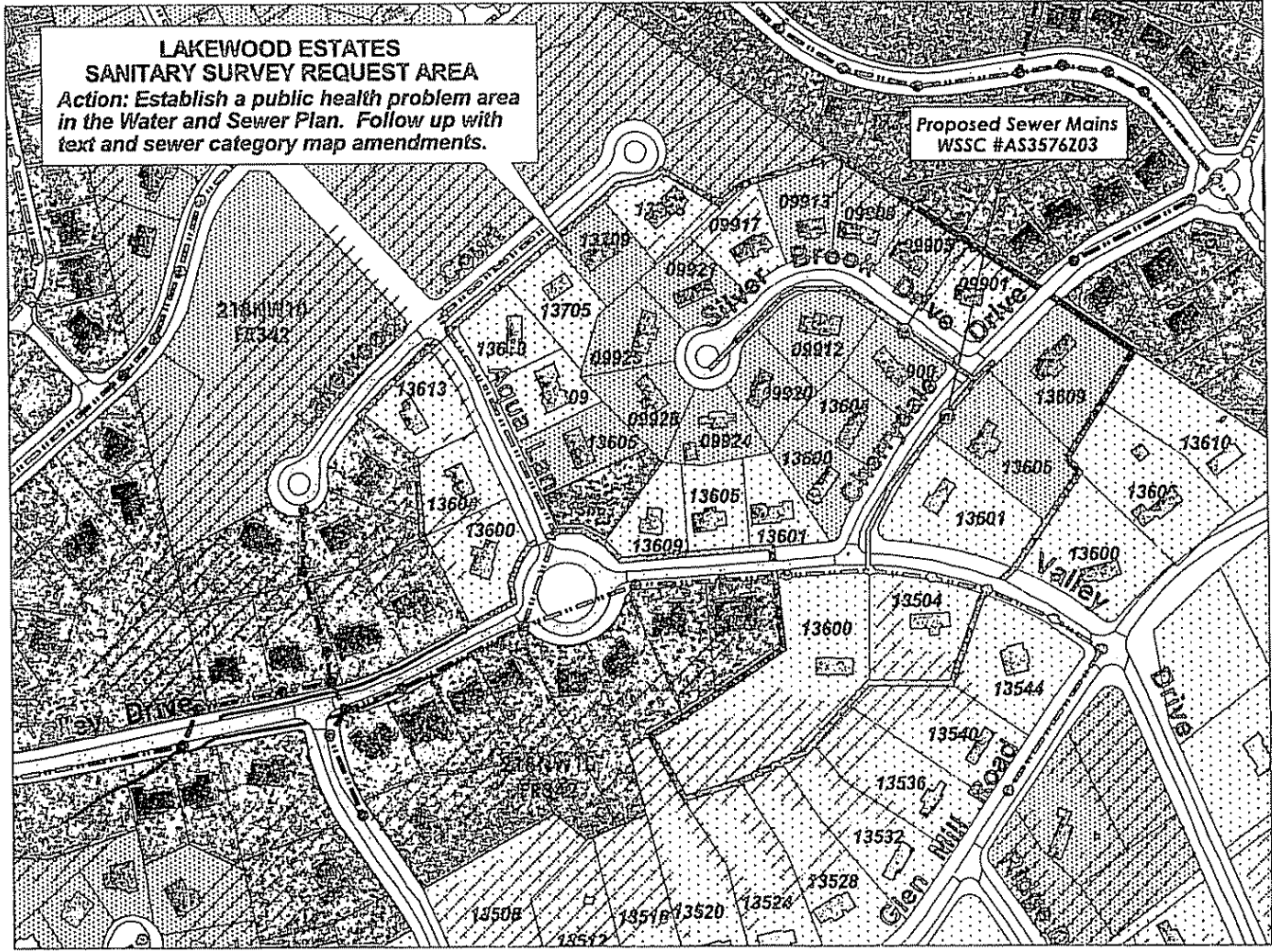
January 2006 Amendment Transmittal

Comprehensive Water Supply and Sewerage Systems Plan: Sewer Map Amendment

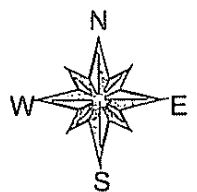
Ignore
for now:
Still
changing
Jan 2009.

Lakewood Estates Area Sanitary Survey: Property Information Table				
Premise Address	Identification*	Built - Acreage - Zone	Categories	Owner(s)
13609 Cherrydale Dr.	Lot 4, Block 2	1961; 0.92 ac.; RE-1	W-1 & S-3	Paul & Laura Yazge
13613 Lakewood Ct.	Lot 7, Block 4	1976; 0.63 ac.; R-200	W-1 & S-6	Joseph & Linda Kobylski
13705 Lakewood Ct.	Lot 11, Block 5	1962; 0.51 ac.; R-200	W-1 & S-6	Edward Atkins, <i>et al.</i> Trust
13709 Lakewood Ct.	Lot 12, Block 5	1962; 0.46 ac.; R-200	W-1 & S-3	Brent & Lisa Goodman Goldstein
13713 Lakewood Ct.	Lot 13, Block 5	1972; 0.49 ac.; R-200	W-1 & S-6	Mitchell & P.M. Belzer
9900 Silver Brook Dr.	Lot 1, Block 5	1961; 0.50 ac.; R-200	W-1 & S-3	John & Lois McInnes
9901 Silver Brook Dr.	Lot 1, Block 6	1961; 0.48 ac.; R-200	W-1 & S-6	E. Valerie Newkirk, <i>et al.</i>
9905 Silver Brook Dr.	Lot 2, Block 6	1961; 0.47 ac.; R-200	W-1 & S-3	Frederick & P.M. Evans
9909 Silver Brook Dr.	Lot 3, Block 6	1961; 0.47 ac.; R-200	W-1 & S-3	Elizabeth Tennery, <i>et al.</i>
9912 Silver Brook Dr.	Lot 21, Block 5.	1961; 0.60 ac; R-200	W-1 & S-3	Kenneth Kofsky & Lora Green
9913 Silver Brook Dr.	Lot 4, Block 6	1961; 0.51 ac. R-200	W-1 & S-3	John & L.S. Sheehan
9917 Silver Brook Dr.	Lot 5, Block 6.	1961; 0.53 ac.; R-200	W-1 & S-6	Edward & Sylvia Sasnett
9920 Silver Brook Dr.	Lot 10, Block 6.	1961; 0.46 ac.; R-200	W-1 & S-3	Stephen & E.R. Cohen
9921 Silver Brook Dr.	Lot 6, Block 6.	1961; 0.48 ac.; R-200	W-1 & S-3	William & M.H. Druckenbrod
9924 Silver Brook Dr.	Lot 9, Block 6	1961; 0.46 ac.; R-200	W-1 & S-3	Gerald & D.L. Silbert
9925 Silver Brook Dr.	Lot 7, Block 6	1961; 0.51 ac.; R-200	W-1 & S-3	John & K.M. Connors
9928 Silver Brook Dr.	Lot 8, Block 6	1961; 0.50 ac.; R-200	W-1 & S-3	Jay & Sherri Eichberg
13504 Valley Dr.	Lot 11, Block 1	1961; 0.92 ac.; RE-1	W-1 & S-6	John & D.E.J. Phelan
13600 Valley Dr.	Lot 12, Block 1	1978; 2.02 ac.; RE-1	W-1 & S-6	Aura Sanchez, <i>et al.</i> Trust
13601 Valley Dr.	Lot 4, Block 5	1962; 0.46 ac.; R-200	W-1 & S-6	Joshua Korsower
13605 Valley Dr.	Lot 5, Block 5	1962; 0.48 ac.; R-200	W-1 & S-6	John Hoff, <i>et al.</i> Trust
13609 Valley Dr.	Lot 6, Block 5	1962; 0.46 ac.; R-200	W-1 & S-6	Timothy & A.A. Gilbert
* All properties are part of the Lakewood Estates subdivision Additional information with regard to the entire survey area is provided on the preceding table (see pg. 3)				

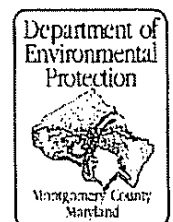
Sewer Service Area Categories Map: Lakewood Estates and Vicinity



- MAP LEGEND**
- Property
 - Sanitary Survey/Public Health Problem Area
 - Sewer Manholes
 - Sewer Mains**
 - Small-Diameter, Low-Pressure Mains
 - 6" - to 8"-Diameter Gravity Mains
 - 10" - to 14"-Diameter Gravity Mains
 - 15" - to 18"-Diameter (CIP) Trunk Mains
 - Buildings
 - Roads
 - Streams
 - Ponds
 - Woodlands
 - Sewer Service Area Categories**
 - S-1
 - S-3
 - S-4
 - S-5
 - S-6



JUNE 2003 UPDATE
SERVICE AREA CATEGORIES MAP
 Montgomery County, Maryland
 Comprehensive Water Supply
 and Sewerage Systems Plan



Watershed Management Division
 4/19/06 - GIS Project File:
 o:\wteam\wellsepl\healthaz\surveys\travilah\
 ghenhills-lakewood\lakewood_ests-pt1-bw-cr-action.apr

WSSCR 11A-TRV-03: Rickman Travilah LLC					
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> ▪ 14200 Block, Travilah Rd., Rockville ▪ Property ID: Parcels P728 & P834, Wickham & Pottinger ▪ District 04, acct. nos. 00049951 & 00049938 ▪ Map tile: WSSC – 219NW10; MD – FR33 ▪ Southeast side of Travilah Rd., opposite and north of Stonebridge View Dr. ▪ R&D Zone; 7.33 acres ▪ Travilah Planning Area Potomac Subregion Master Plan (2002) ▪ Watts Br. Watershed (MDE Use I) – Piney Br. subwatershed (Mont. Co. SPA); Muddy Br. Watershed (MDE Use I) ▪ <u>Existing use</u>: unimproved <u>Proposed use</u>: residential use (150-plus units) 	<p>Existing – Requested – Service Area Categories</p> <table border="0"> <tr> <td>W-1</td> <td>W-1 (no change)</td> </tr> <tr> <td>S-6</td> <td>S-1</td> </tr> </table> <p>Applicant's Explanation</p> <p><i>(Excerpt from applicant's letter, attached):</i> "This amendment allows the implementation of the recently approved zoning change of these properties to the CR Zone by the Great Seneca Science Corridor Master Plan and Sectional Map Amendment. This site will be developed utilizing the residential component of the new CR zone and will contain approximately over 150 dwelling units."</p>	W-1	W-1 (no change)	S-6	S-1
W-1	W-1 (no change)				
S-6	S-1				

DEP Notes:

- The proposed subdivision project encompasses these two parcels plus four additional parcels currently designated as S-6, all with frontage on Travilah Rd. WSSC has confirmed existing sewer service for the three largest parcels. DEP will address category changes from S-6 to S-1 for these parcels through a map correction amendment. (A fourth parcel sandwiched between the other three, consisting of only 0.12 acre, will be also included in the correction.)
- Given that the subject request lies within the Piney Branch subwatershed, sewer service for these properties will require the applicant's recordation of a covenant for the Piney Branch Sewer Agreement Recommendations. Note however, that DEP will also request an interagency review of this covenant, given the changes that have occurred in the watershed since 1991, including completion of the trunk sewer and establishment of the special protection area.

Agency Review Comments

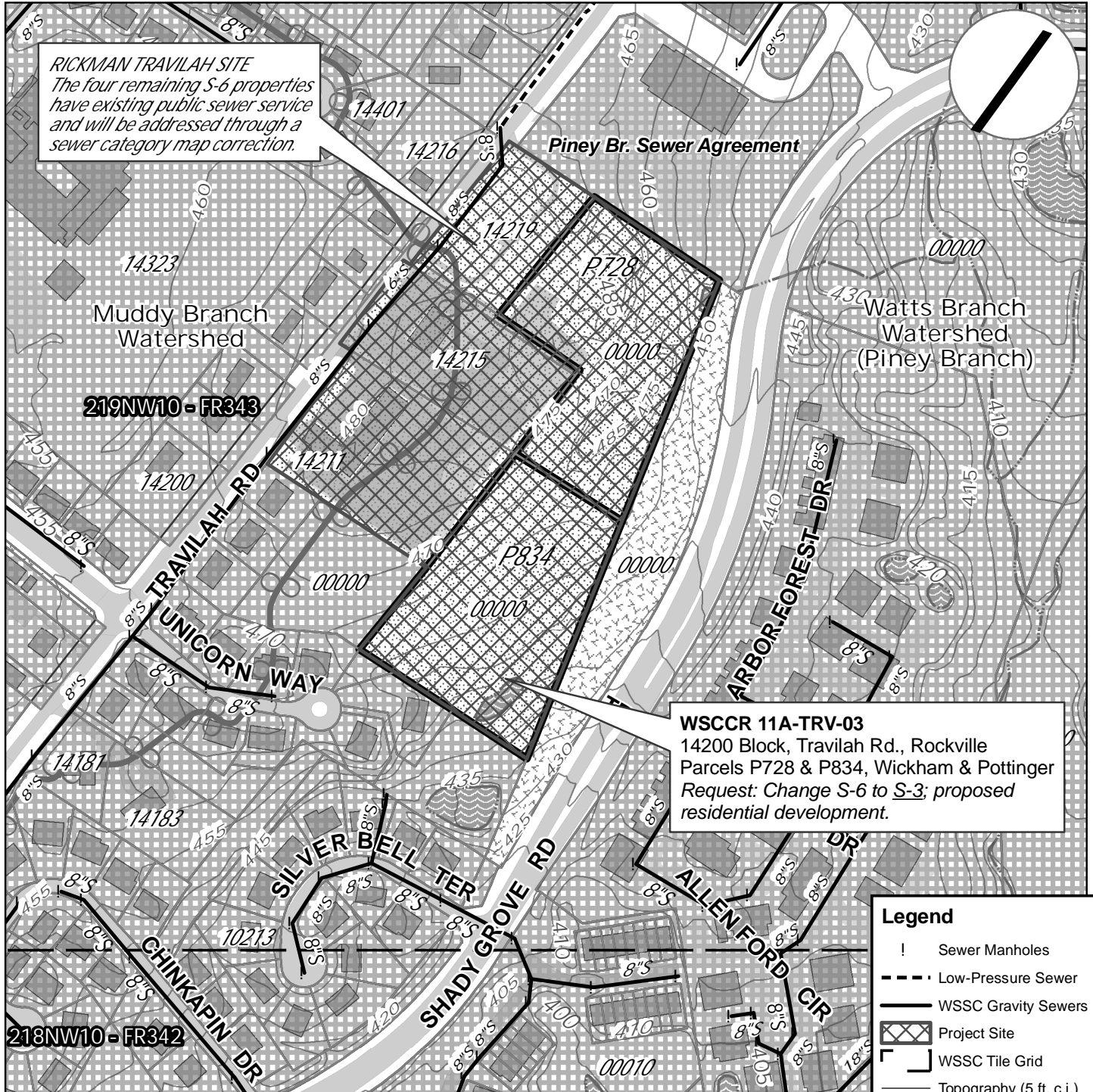
DPS:

M-NCPPC – Area 3 Planning:

M-NCPPC – Parks Planning:

WSSC:

Sewer Service Area Categories Map WSSCR 11A-TRV-03 (Rickman Travilah LLC)

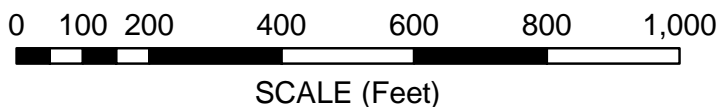


Legend

- ! Sewer Manholes
- - - Low-Pressure Sewer
- WSSC Gravity Sewers
- ▣ Project Site
- ▭ WSSC Tile Grid
- Topography (5 ft. c.i.)
- ▨ Existing Parkland

Sewer Categories

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



DEP
Water and Wastewater
Policy Group

**Montgomery County, Maryland
Draft 2010 Comprehensive Water Supply
and Sewerage Systems Plan**

2) Property/Site Description and Development:

Address Travilah Road, Rockville, MD 20850
Property's TAX ID # (please provide, if known) Dist. 04: 00049938, 00049951
Property/Site Size 7.43 AC Identification (ie, Parcel #) P834, 728
Location/Closest cross-street Travilah Road
Current Use Vacant Proposed Use Residential
Subdivision Plan No. & Status N/A

(Note: Please attach an 8.5"x 11" copy of the state tax map with the property(ies) highlighted; this map is available at www.dat.state.md.us; click on "Real Property Data Search" and proceed from that point. If you don't have access to the Internet, and/or don't have some of the information requested above, please note that you request that DEP provide this information.)

3) Water and Sewer Service Area Categories (if you don't know, we will verify for you):

Current Water Category: W Requested Water Category: W OR No Change Multi-Use Shared
Current Sewer Category: S Requested Sewer Category: S OR No Change Multi-Use Shared

4) Reason for request; state current use of site and intended change in usage, if any:

SEE ATTACHED LETTER

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: _____ Email OR _____ US Mail

- Water _____ Sewer _____
- WSSC Tile _____
- Tax Map _____
- Plan No. _____
- Process _____
- Master Plan _____
- Planning Area _____
- Zoning _____
- Zoning Activity _____
- Watershed _____
- CSPS Subwatershed _____
- State Watershed Use Class _____
- GIS File _____

11A-TRV-03
RICKMAN TRAVILAH LLC



December 22, 2010

Montgomery County
Department of Environmental Protection
255 Rockville Pike
Suite 120
Rockville, MD20850-4166

Attn: Alan Soukup

Re: Water and Sewer Category Change Application
Travilah Grove

Dear Mr. Soukup,

This letter is to validate the following properties have been referenced in error as S-6 in the Montgomery County Ten Year Water Supply and Sewage Systems Plan, per recent discussions with Lew Flashenberg, Bill Rickman, and your office.

Address	Tax Account #	Parcel
14219 Travilah Road	04 50904	P671
14211 Travilah Road	04 49962	N777
14215 Travilah Road	04 52696	P725
Travilah Road	04 49940	P679

As discussed, WSSC records indicate the above mentioned parcels have had sewer connections as early as 1950 and are currently utilizing sewer service from WSSC. These parcels will be updated to reflect the S-1 designation immediately, without a plan amendment.

The remaining parcels listed below are listed in the Montgomery County Ten Year Water Supply and Sewage Systems Plan as S-6 and this letter and application respectfully request a change to S-1.

Address	Tax Account #	Parcel
Travilah Road	04 49951	P728
Travilah Road	04 49938	P834

This amendment allows the implementation of the recently approved zoning change of these properties to the CR Zone by the Great Seneca Science Corridor Master Plan and Sectional Map Amendment. This site will be developed utilizing the residential component of the CR zone and will contain approximately over 150 dwelling units. Enclosed is a check in the amount of \$10,000.00 for the Water and Sewer Category Amendment for the above listed properties.

Please contact Loiederman Soltesz Associates your earliest convenience to discuss the attached application and the proposed timeline for approval of the Water and Sewer Category Amendment.

Warm regards,

Carlos E. Ostria, PE
General Manager

Loiederman Soltesz Associates

William Rickman
Managing Partner

Rickman Travilah, LLC

Cc: Lew Flashenberg

One new request being considered for County Council review and action:

We expect to transmit the next packet of category change requests, which would include the following request, to the Council in November 2011. We will advise you of the Council's hearing date and review schedule at that time.

WSSCR 11A-CLO-01: Shri Mangal Mandir Religious Educational and Charitable Trust					
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> ▪ 17100 block, New Hampshire Ave.(MD 650), Cloverly ▪ Parcel P491, Snowdens Manor Enl; district 08, acct. no. 00706865 ▪ Map tile: WSSC – 223NE01; MD – JT61 ▪ Northwest quadrant, intersection of New Hampshire Ave. and Ednor Rd. ▪ RE-2 Zone; 16.53 ac. ▪ Cloverly – Norwood Planning Area Cloverly Master Plan (1997) ▪ Northwest Br. Watershed (MDE Use IV) ▪ <u>Existing use:</u> unimproved ▪ <u>Proposed use:</u> congregation center for an existing, adjacent place of worship 	<p>Existing – Requested – Service Area Categories</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">W-1</td> <td style="width: 50%;">W-1 (no change)</td> </tr> <tr> <td>S-6</td> <td>S-3</td> </tr> </table> <p>Applicant's Explanation</p> <p>"The property had a previously approved Preliminary Plan (120060920) for 4 single family houses on septic and public water. The property has changed ownership to Shri Mangal Mandir with its existing Temple on the adjacent parcel. Their intended use is to expand its parking lot and build a new Congregation Center to be used for various religious functions. We would like to maintain S-6 [for] the northwest part of the site for the potential to build one single family house on septic.</p>	W-1	W-1 (no change)	S-6	S-3
W-1	W-1 (no change)				
S-6	S-3				

Agency Review Comments

DPS:

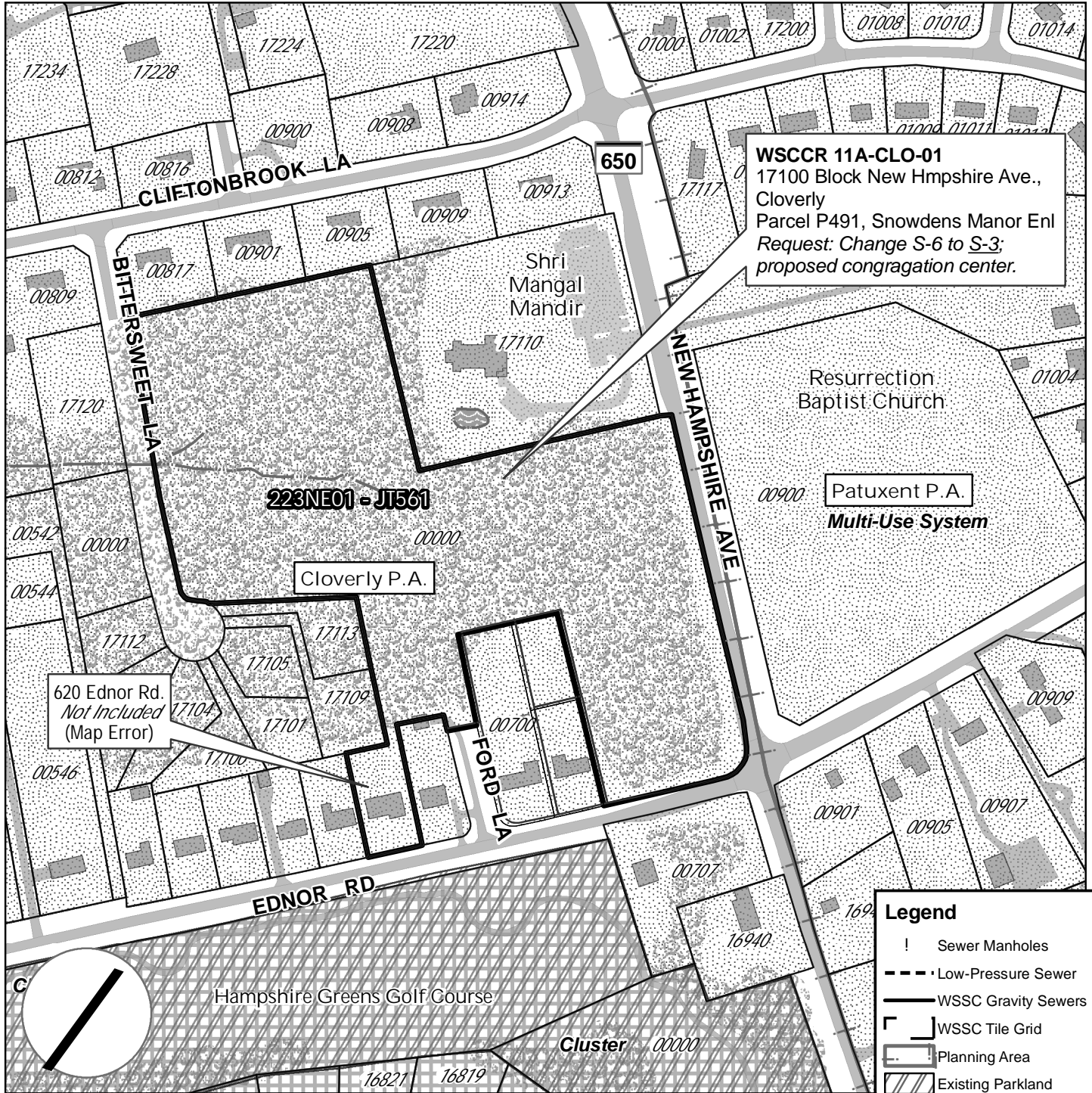
M-NCPPC – Area 3 Planning:

M-NCPPC – Parks Planning:

WSSC:

Sewer Service Area Categories Map

WSSCR 11A-CLO-01 (Shri Mangal Mandir Religious Educational & Charitable Trust)



620 Ednor Rd.
Not Included
(Map Error)

WSSCR 11A-CLO-01
17100 Block New Hampshire Ave.,
Cloverly
Parcel P491, Snowdens Manor Enl
Request: Change S-6 to S-3;
proposed congregation center.

Legend

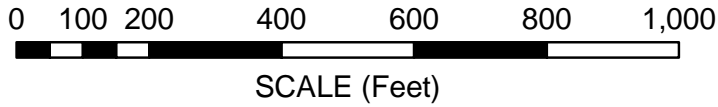
- ! Sewer Manholes
- - - Low-Pressure Sewer
- WSSC Gravity Sewers
- ▭ WSSC Tile Grid
- ▭ Planning Area
- ▨ Existing Parkland
- ▨ Woodlands

Sewer Categories

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

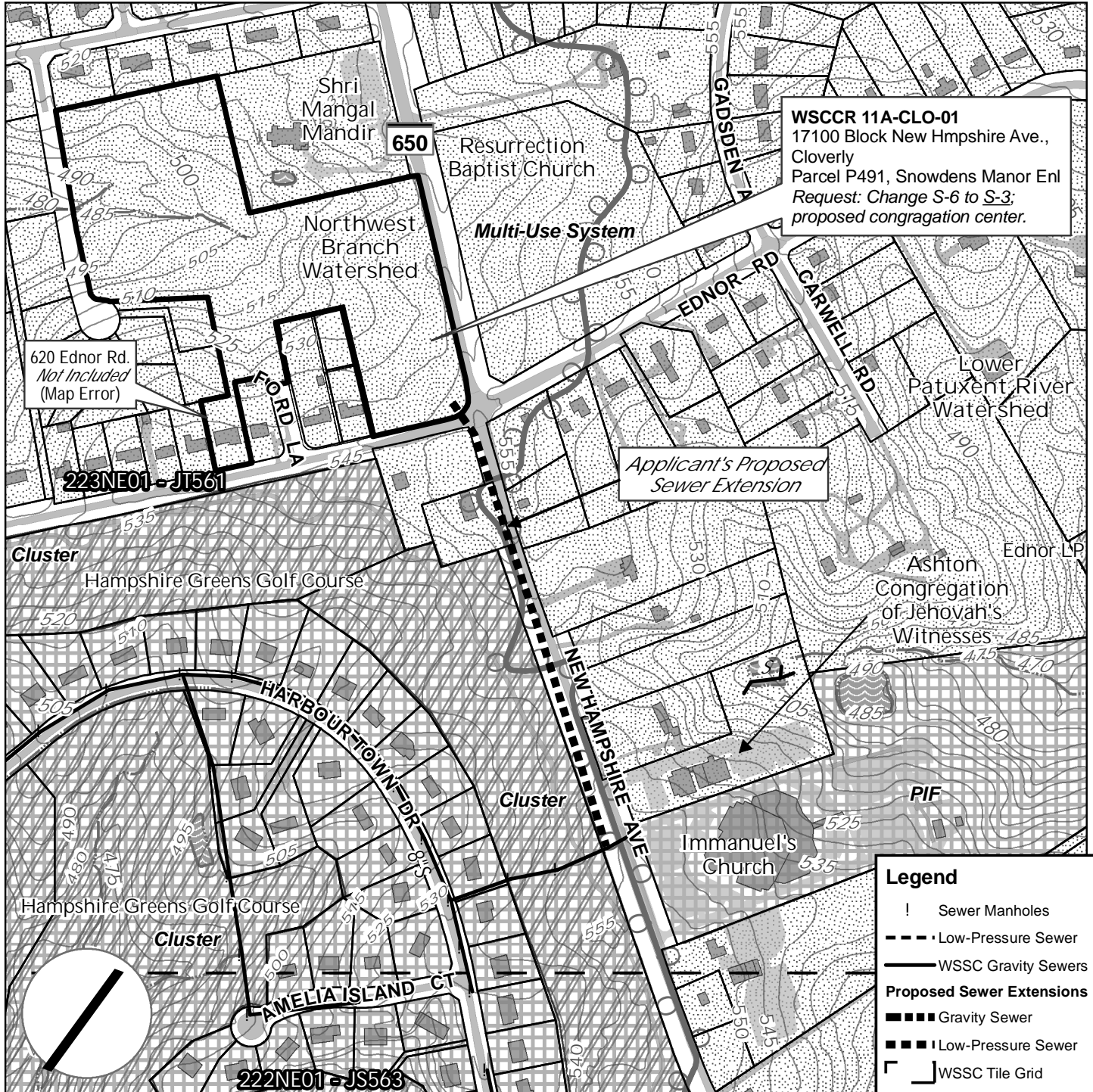


DEP
Water and Wastewater
Policy Group



Montgomery County, Maryland
Draft 2010 Comprehensive Water Supply
and Sewerage Systems Plan

Sewer Service Area Categories Map: WSCCR 11A-CLO-01 - Proposed Sewer Extension (Shri Mangal Mandir Religious Educational & Charitable Trust)



WSCCR 11A-CLO-01
17100 Block New Hampshire Ave.,
Cloverly
Parcel P491, Snowdens Manor Enl
Request: Change S-6 to S-3;
proposed congregation center.

*Applicant's Proposed
Sewer Extension*

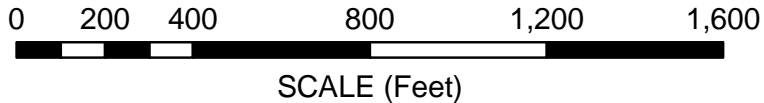
620 Ednor Rd.
Not Included
(Map Error)

Legend

- ! Sewer Manholes
- - - Low-Pressure Sewer
- WSSC Gravity Sewers
- Proposed Sewer Extensions**
- ▬▬▬ Gravity Sewer
- - - Low-Pressure Sewer
- ┌ ┐ WSSC Tile Grid
- Topography (5 ft. c.i.)
- ▨ Existing Parkland
- Sewer Categories**
- ▨ S-1
- ▨ S-3
- ▨ S-4
- ▨ S-5
- ▨ S-6



DEP
Water and Wastewater
Policy Group



Montgomery County, Maryland
Draft 2010 Comprehensive Water Supply
and Sewerage Systems Plan

corporation, partnership, or LLC. Please note, a contract purchaser may not file a category change application.

2) Property/Site Description and Development:

Address See Item #1
Property's TAX ID # (please provide, if known) 00706865
Property/Site Size 16.53 Acres Identification (ie, Parcel #) P491
Location/Closest cross-street Ednor Rd. and New Hampshire Ave.

Current Use Vacant Proposed Use Congregation Center and Parking

Subdivision Plan No. & Status N/A

(Note: Please attach an 8.5"x 11" copy of the state tax map with the property(ies) highlighted; this map is available at www.dat.state.md.us; click on "Real Property Data Search" and proceed from that point. If you don't have access to the Internet, and/or don't have some of the information requested above, please note that you request that DEP provide this information.)

3) Water and Sewer Service Area Categories (if you don't know, we will verify for you):

Current Water Category: W-1 Requested Water Category: W- OR No Change Multi-Use Shared
Current Sewer Category: S-6 Requested Sewer Category: S-3 OR No Change Multi-Use Shared

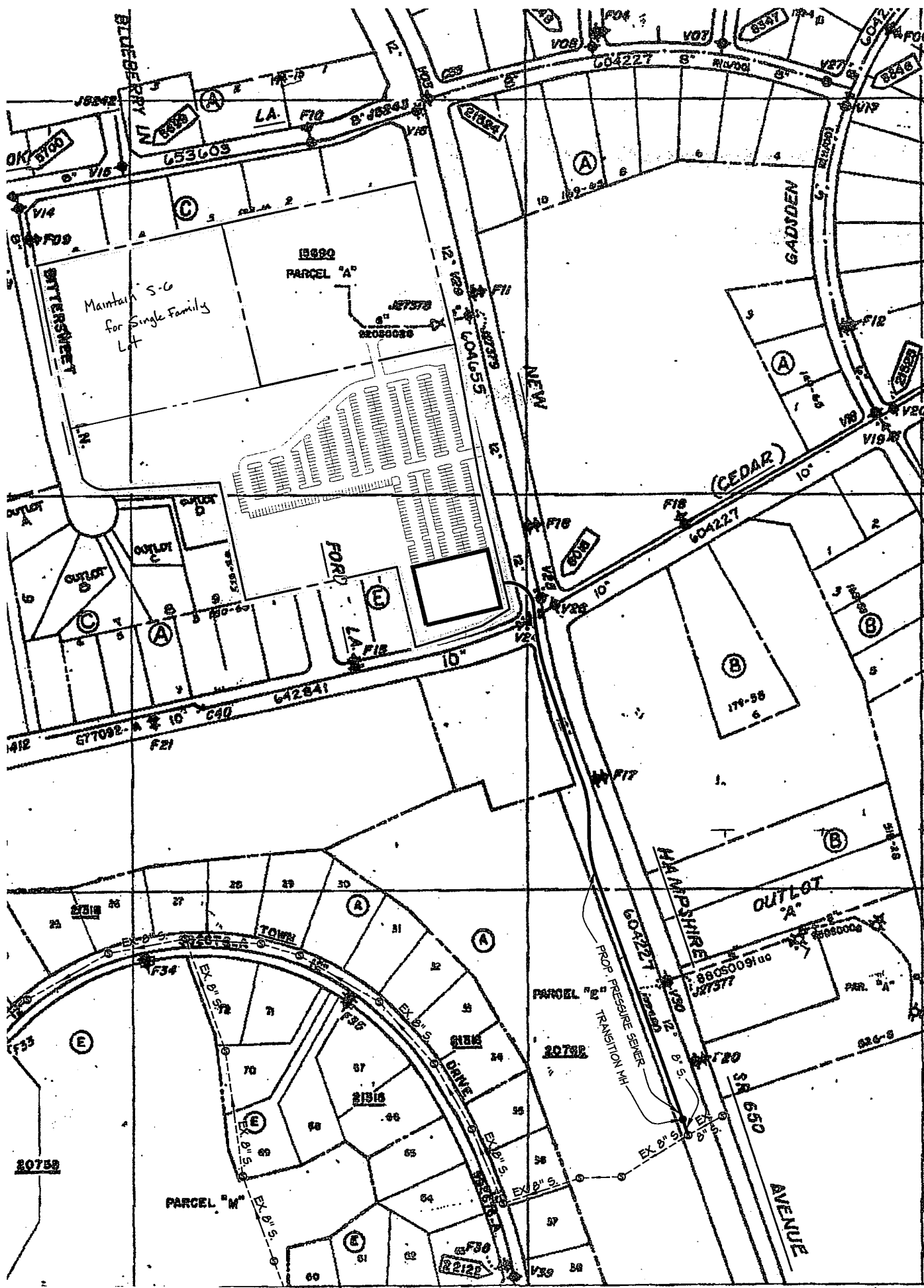
4) Reason for request; state current use of site and intended change in usage, if any:

The property had a previously approved Preliminary Plan (120060920) for 4 single family lots on septic and public water. The property has changed ownership to Shri Mangal Mandir with it's existing Temple on the adjacent parcel. Their intended use is to expand it's parking lot and build a new Congregation Center to be used for various religious functions. We would like to maintain S-6 the northwest part of the site for the potential to build one single family house on septic.

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: _____ Email OR _____ US Mail
Water _____ Sewer _____
WSSC Tile _____
Tax Map _____
Plan No. _____



WSCR 11A-CLO-01
 APPLICANT'S PROPOSED SEWER EXT.