




MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


MCPB
10/21/10
Item # 9

October 13, 2010

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Mary Dolan, Planner Supervisor 
Environmental Planning Division

FROM: Katherine Nelson for the Planning Department 
(301) 495-4622

SUBJECT: Proposed Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan - 2010-4 Administrative Group

RECOMMENDATION

Transmit recommendations to the County Executive for final action.

DISCUSSION

This staff package contains recommendations for category changes requiring action by the County Executive. Planning staff's comments on all cases have been incorporated into DEP's packet (see attachment) along with the comments of other agencies. Administrative cases are generally well within established policies and guidelines for community water and sewer service and therefore do not go before the County Council for action.

WSSCR 10G-CLO-01: Ross-Boddy Community Center (Montgomery County)

The 1998 Sandy Spring Ashton Master Plan states that a study should be done to assess the potential for provision of water and sewer service to Chandlee Mill Road/Brooke Road Area. Sewerage disposal and water supply problems were identified as far back as the 1980 Plan and a renewed effort should be made to find funding and strategies to address them. The Planning Department, WSSC, DEP, DPS and HOC need to address this issue as an amendment to the Ten Year Water and Sewer Plan.

Even though this is a public use that should be granted sewer service, this category change request should not be considered in isolation from seeking a comprehensive solution to the problems of the immediate surrounding area. This project has the potential to contribute to solutions for long-standing community water and sewer issues. If this category change request is granted as proposed, this opportunity may be lost. The broader implications of this decision should be examined as part of the County Council process rather than the Administrative process.

Recommendation: Remove from the Administrative Group.

WSSCR 10A-PAX-01: Jesus House
Approve W-1, S-1 – Public health problem

WSSCR 10A-POT-03: Liesa McFadden Estate
Approve S-1 – Abutting mains policy

WSSCR 10A-POT-04: Hossein Rad
Approve S-1 – Abutting mains policy

WSSCR 10A-POT-04: Walter Hsu
Approve S-3 under the Potomac peripheral sewer service policy if service can be provided via the sewer main located Corral Court.

WSSCR 11A-POT-01: John Troha & Carol Tutera
Approve S-1 under the abutting mains policy if service can be provided via the abutting main located within Saunders Court. Service should not be provided via sewer mains located within Rock Run Stream Valley Park.

NEXT STEPS

The Planning Board's recommendations will be transmitted to County Executive for final decision.

Attachments



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

October 8, 2010

NOTICE OF ADMINISTRATIVE PUBLIC HEARING


TO: Keith Levchenko, Legislative Analyst
County Council

Mark Pfefferle, Acting Chief, Environmental Planning Division
Maryland - National Capital Park and Planning Commission

Mike Harmer, Manager, Development Services Group
Washington Suburban Sanitary Commission

Gene Von Gunten, Acting Manager, Well and Septic Section
Department of Permitting Services

Category Change Request Property Owners and Applicants

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

SUBJECT: Public Hearing for Water and Sewer Plan Amendments: AD 2010-4

TIME: **Monday, November 8, 2010, at 11:00am**

LOCATION: **DEP's Lobby Conference Room, 255 Rockville Pike, Suite 120, Rockville**

Please be advised that the Montgomery County Department of Environmental Protection (DEP) will hold an administrative public hearing as specified above on the following six requested amendments to the County's Comprehensive Water Supply and Sewerage Systems Plan:

- WSCCR 10G-CLO-01: Mont. Co. Government – Ross Boddy Community Center
- WSCCR 10A-PAX-01: Jesus House, D.C.
- WSCCR 10A-POT-03: Liesa McFadden Estate (by Linda Stone)
- WSCCR 10A-POT-04: Hossein Rad
- WSCCR 10A-POT-05: Walter Hsu
- WSCCR 11A-POT-01: John Troha & Carol Tutera

To assist with your review, a PDF has been created and posted to our website:
<http://www.montgomerycountymd.gov/waterworks>, which is comprised of the following information:

- This memorandum, which provides information on the public hearing
- Staff reports and recommendations for each proposed amendment
- Mapping of and other supporting documents for each proposed amendment

We ask that Council staff provide the posted materials to the Councilmembers for their review. If Council staff members would like to meet with DEP regarding the proposed amendments, please schedule said meeting before the public hearing. We request that the Council submit comments no later than the closing date; otherwise, we will assume that the Councilmembers agree with administrative approval.

Your attendance at this hearing is optional; all requests will be considered at that time. If you wish to comment on the referenced amendment or on the staff recommendations, you may testify at the public hearing, or you may submit written testimony to: Robert Hoyt, Director, DEP; 255 Rockville Pike, Suite 120; Rockville, MD 20850-4166.

Please note that the hearing record will close at 5:00 p.m. on Monday, November 15, 2010, and all written testimony must be *received* in this office by that time/date. The Director will then act on the amendments, and DEP will notify you of that action by Email.

The Montgomery County Planning Board will also consider the proposed amendments in a public forum; further information and their schedule will be provided by the County-Wide Planning Division, Environmental Unit, 301-495-4540, and on their site: <http://www.mc-mncppc.org/board/index.shtm> .

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\actions-AD\2010\2010-4\ad-hearing-notice-2010-4.doc

cc: Civic/Environmental Groups, and designated interested parties
Isiah Leggett, County Executive
Nancy Floreen, President, County Council
Françoise Carrier, Chairperson, Montgomery County Planning Board
Mary Dolan & Katherine Nelson, County-Wide Planning Division/Environmental Unit, M-NCPPC
Norma Kawecky, Parks Planning and Stewardship Division, M-NCPPC
David Shen & Kathy Maholtz, Development Services Group, WSSC
Jay G. Sakai, Director, Water Management Admin., Maryland Dept. of the Environment
Richard Eberhard Hall, Secretary, Maryland Department of Planning

WSSCR 10G-CLO-01: Montgomery County MD (Dept. of General Services)

DEP Staff Recommendation: Approve W-3 and S-3, with sewer service restricted to a public facility only.
 Administrative policy V.F.1.c.: Public Facilities.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification										
<ul style="list-style-type: none"> ▪ 18529 Brooke Rd., Sandy Spring ▪ Property ID: Parcel P571, Lot Near Sandy Spring; district 08, acct. no. 00702047 ▪ Map tile: WSSC – 213NW10; MD – JT23 ▪ South side of Brooke Rd., west of and opposite Chandlee Mill Rd. ▪ RMH-200 Zone; 8.39 acres ▪ Sandy Spring – Ashton Master Plan (1998) ▪ Hawlings River Watershed (MDE Use IV) ▪ <u>Existing use:</u> Ross Boddy Community Center. <u>Proposed use:</u> renovation and expansion of the existing community center. 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;"><u>Existing – Requested – Service Area Categories</u></td> </tr> <tr> <td style="width: 50%;">W-6</td> <td style="width: 50%; text-align: center;">W-3</td> </tr> <tr> <td>S-6</td> <td style="text-align: center;">S-3</td> </tr> <tr> <td colspan="2"><u>Applicant's Explanation</u></td> </tr> <tr> <td colspan="2"> "The site is currently owned by Montgomery County, Maryland and used as a neighborhood recreation center. This facility has been designated by the County Council to be renovated under Capital Improvements Program No. 720919. As part of the proposed renovation, a new gymnasium will be added to the existing facility along with associated toilet facilities and showers. The existing well and septic systems will not have the capacity for these added facilities." </td> </tr> </table>	<u>Existing – Requested – Service Area Categories</u>		W-6	W-3	S-6	S-3	<u>Applicant's Explanation</u>		"The site is currently owned by Montgomery County, Maryland and used as a neighborhood recreation center. This facility has been designated by the County Council to be renovated under Capital Improvements Program No. 720919. As part of the proposed renovation, a new gymnasium will be added to the existing facility along with associated toilet facilities and showers. The existing well and septic systems will not have the capacity for these added facilities."	
<u>Existing – Requested – Service Area Categories</u>											
W-6	W-3										
S-6	S-3										
<u>Applicant's Explanation</u>											
"The site is currently owned by Montgomery County, Maryland and used as a neighborhood recreation center. This facility has been designated by the County Council to be renovated under Capital Improvements Program No. 720919. As part of the proposed renovation, a new gymnasium will be added to the existing facility along with associated toilet facilities and showers. The existing well and septic systems will not have the capacity for these added facilities."											

DEP Staff Report: DGS has requested service area category changes from W-6 and S-6 to W-3 and S-3 in order to provide public water and sewer service for renovation and expansion of the Ross Boddy Community Center in Sandy Spring. This project was first approved in the County's FY2009-2014 capital budget. The project was programmed into the CIP in response to the community's requested need for an improved facility. The extension of public sewer service is needed as the site is not suited for a replacement septic system. If affordable under the project's budget, public water service should be provided in tandem with public sewer. Approval of this request is consistent with the Water and Sewer Plan's public facilities policy.

The neighborhood around the community center is part of a public health problem area identified as far back as the 1986 Water and Sewer Plan. The 1986 Plan includes within the health problem area:

- Portions of Brooke Rd. and Chandlee Mill Rd. around the community center;
- The eastern end of Brooke Rd. and nearby portions of New Hampshire Ave.; and
- Most of Chandlee Mill Rd., going north towards Gold Mine Rd.

The 1998 Sandy Spring – Ashton Master Plan calls for a study of the health problem area to address the provision of public water and sewer service to mitigate these problems (see M-NCPPC's comments below). This master plan recommendation was made with the underlying assumption that, absent an unidentified outside funding source, neighborhood residents would have to pay for the needed main extensions. This scenario has become increasingly unlikely over the past 12 years as the cost of new water and sewer mains has risen dramatically.

The DGS proposal to provide public water and sewer service to the community center addresses the main extension issues the master plan's recommended study would have examined for the neighborhood immediately around the community center. It is not necessary to defer this category change request for a study of water and sewer extension options, at least for the part of the health problem area in the immediate vicinity of the community center. Health problem areas along the northern half of Chandlee Mill Rd. and the easternmost part of Brooke Rd. will still require further study, as recommended in the master plan.

The 1998 master plan does caution that the extension of water and sewer service into the neighborhoods identified as health problem areas could inadvertently change the character of those communities. In the absence of well and septic system restrictions, public service could allow the redevelopment of these long-established, tight-knit communities for larger homes, as is more typical in the surrounding Rural and Rural Cluster Zones. Other than special access restrictions, such as those designated for the Piney Branch subwatershed in Potomac, the Water and Sewer Plan does not contain service policies that would deter the possible property-by-property redevelopment of properties within the Brooke Rd./Chandlee Mill Rd. health problem areas once public water and sewer service are provided.

However, under this proposed action, the County-owned community center site is the *only* property proposed for a service area category change at this time. The neighborhood around the community center is still designated as sewer category S-6. It is not within the recommended sewer envelope in the 1998 master plan and therefore is not recommended for unlimited public sewer access. Although the proposed water and sewer main extensions will have the potential to provide public service to many of the abutting health area properties along the western end of Brooke Road, service connections—if sought by property owners—would be limited to one per existing property, as applied under either the health problem or abutting mains policies. Beyond the proposed main extensions, water main extensions and gravity and low-pressure sewer extensions further east and south along Brooke Road and north up Chandlee Mill Road could expand the public service area, if needed and approved through the Water and Sewer Plan.

Agency Review Comments

M-NCPPC – Environmental Planning: The 1998 Sandy Spring Ashton Master Plan states that a study should be done to assess the potential for provision of water and sewer service to the Chandlee Mill Road/Brooke Road Area. Sewerage disposal and water supply problems were identified in the 1980 Plan and a renewed effort should be made to find funding and strategies to address them. The Planning Department, WSSC, DEP, DPS and HOC need to address this issue an amendment to the Ten Year Water and Sewer Plan.

Even though this is a public use that should be granted sewer service, this category change request should not be considered in isolation from seeking a comprehensive solution to the problems in this area. We recommend that this decision be deferred until the study is completed.

M-NCPPC – Parks Planning: No existing Park impact. Extension along roads.

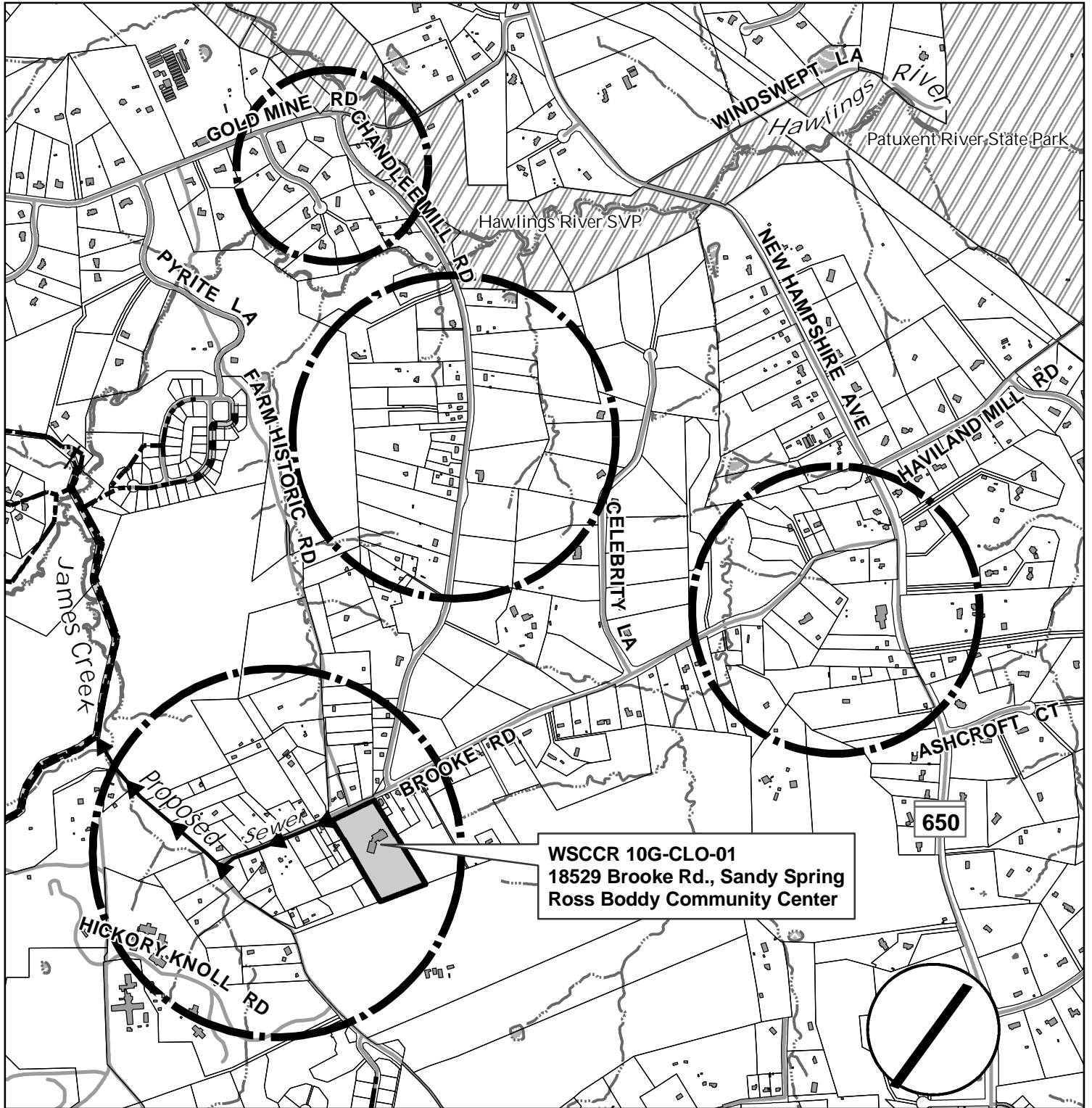
WSSC - Water: An approximately 3,400-foot-long, non-CIP-sized water extension is required to serve the property. This extension would connect to the existing 10-inch water mains in Meadowsweet Drive and Brook Road (contract #s 03-3725A and 00-2778A, respectively) and would abut approximately 33 properties in addition to the applicant's property. Rights-of-way may be required. Construction of the extension may involve the removal of trees. For this property, a System Planning Forecast was conducted by WSSC on April 6, 2010, (job no. DA5115Z01), providing similar information. Local service is adequate.

WSSC - Sewer: An approximately 2,700-foot long, non-CIP-sized sewer extension is required to serve the property. This extension would connect to the existing 18-inch sewer [northwest] of Brook Road [along James Creek] (contract #81-1031B) and would abut approximately 24 properties in addition to the applicant's property. Rights-of-way may be required. Construction of the extension may involve the removal of trees. For this property, a System Planning Forecast was conducted by WSSC on April 6, 2010, (job no. DA5115Z01), providing similar information. Interceptor and treatment capacity are adequate.

DPS: The soil tests conducted this year indicate the property has a shallow "perched" water table; and is therefore unsuitable for an expanded on-site sewage disposal system. Extension of public sewer will eliminate an inevitable problem with sewage disposal for this facility.

ADS:ads/R:\Programs\Water_and_Sewer\Projects\actions-AD\2010\2010-4\hearing-notice--10g-clo-01.doc

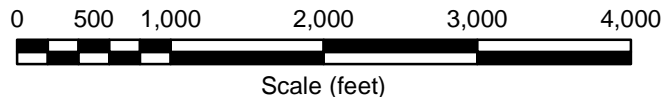
Water/Sewer Category Change Request Map: WSCCR 10G-CLO-01
Brooke Rd./Chandlee Mill Rd. Health Problem Areas: Sandy Spring - Ashton Vicinity



WSCCR 10G-CLO-01
18529 Brooke Rd., Sandy Spring
Ross Boddy Community Center



DEP
 Water and Wastewater
 Policy Group



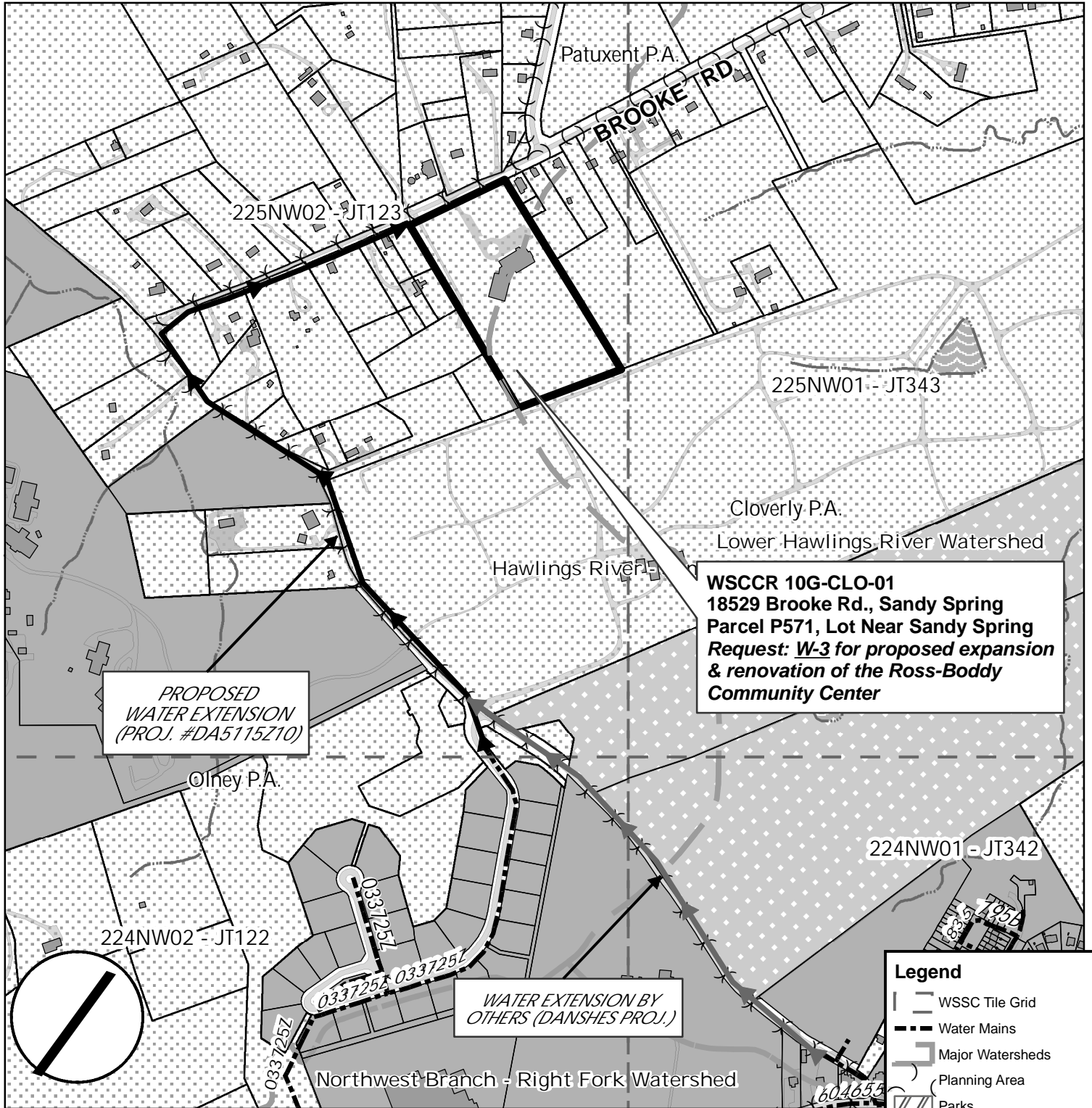
Montgomery County, Maryland
2003 Comprehensive Water Supply
and Sewerage Systems Plan

Legend

- Health Problem Areas - 1986 CWSP
- Wastewater Pumping Station
- Low-Pressure Sewers
- Gravity Sewers
- Sewer Force Mains
- Parks

Water Service Area Categories Map

WSSCR 10G-CLO-01 (Montgomery Co. MD - Ross-Boddy Community Center)



WSSCR 10G-CLO-01
18529 Brooke Rd., Sandy Spring
Parcel P571, Lot Near Sandy Spring
Request: W-3 for proposed expansion & renovation of the Ross-Boddy Community Center

PROPOSED WATER EXTENSION (PROJ. #DA5115Z10)

WATER EXTENSION BY OTHERS (DANSHE'S PROJ.)

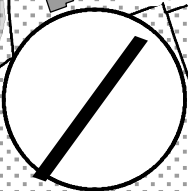

Legend

- WSSC Tile Grid
- Water Mains
- Major Watersheds
- Planning Area
- Parks

2010 Water Categories

WATER_CAT

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

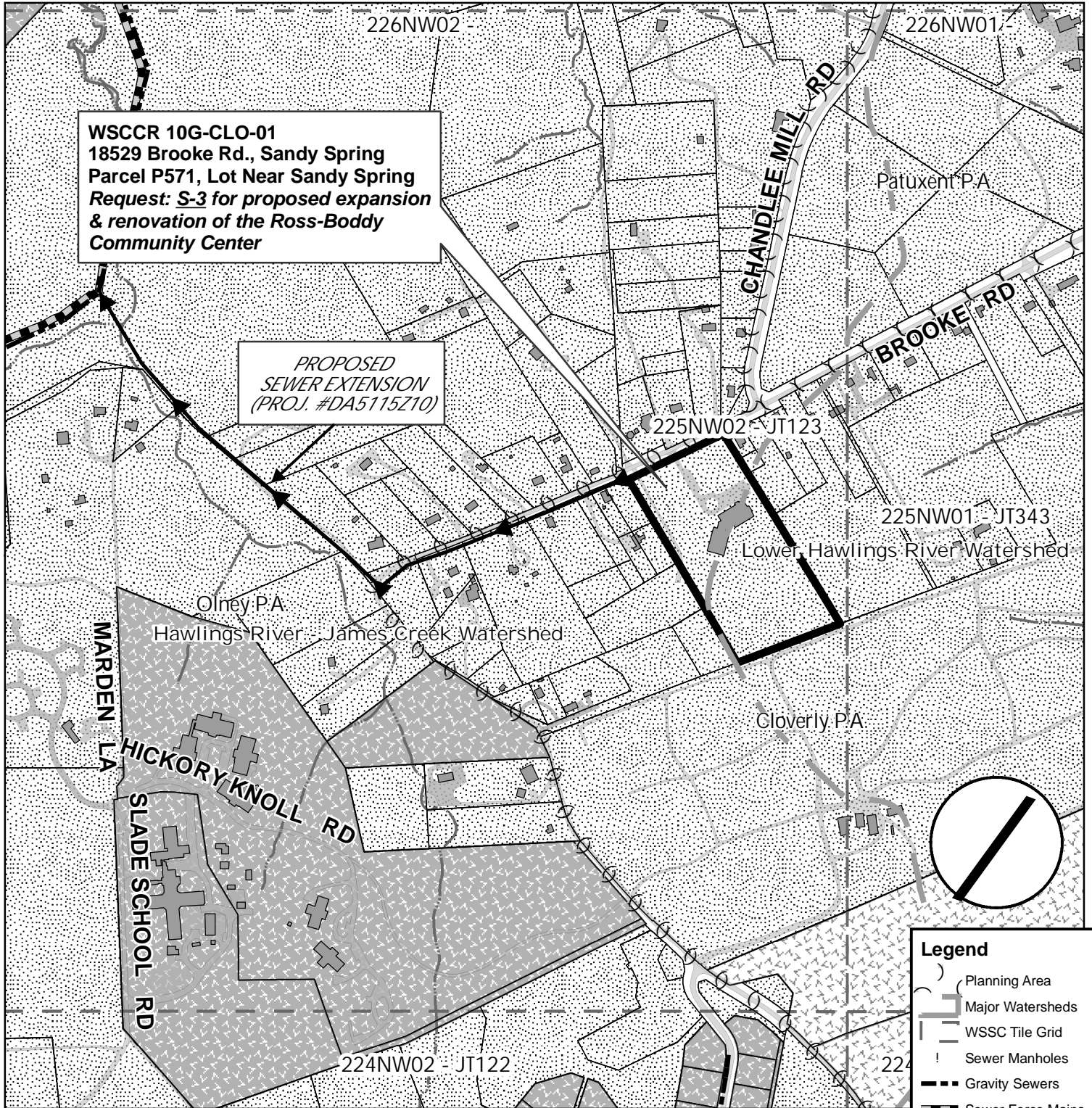



DEP
 Water and Wastewater
 Policy Group

Montgomery County, Maryland
2003 Comprehensive Water Supply
and Sewerage Systems Plan

Sewer Service Area Categories Map

WSSCR 10G-CLO-01 (Montgomery Co. MD - Ross-Boddy Community Center)



WSSCR 10G-CLO-01
 18529 Brooke Rd., Sandy Spring
 Parcel P571, Lot Near Sandy Spring
 Request: **S-3** for proposed expansion
 & renovation of the Ross-Boddy
 Community Center

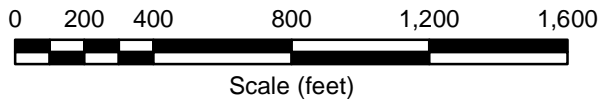
*PROPOSED
 SEWER EXTENSION
 (PROJ. #DA5115Z10)*

Legend

- Planning Area
- Major Watersheds
- WSSC Tile Grid
- Sewer Manholes
- Gravity Sewers
- Sewer Force Mains
- Parks

2010 Sewer Categories

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



DEP
 Water and Wastewater
 Policy Group

Montgomery County, Maryland
2003 Comprehensive Water Supply
and Sewerage Systems Plan

106-CLD-01
MONT. CO.
ROSS-BODDY COMM. CNTR.

2) Property/Site Description and Development:

Address 18529 Brooke Road, Sandy Spring, MD 20860
Property's TAX ID # (please provide, if known) 08-00702047
Property/Site Size 8.39 Ac. Identification (ie, Parcel #) Tax Map JT23, P571
Location/Closest cross-street Closest cross-street Chandlee Mill Road
Current Use Community Center Proposed Use Community Center
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- 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:

The site is currently owned by Montgomery County, Maryland and is used as a Neighborhood Recreation Center. This facility has been designated by the County Council to be renovated under the Capital Improvements Program, No. 720919. As part of the proposed renovation, a new gymnasium will be added to the existing facility along with associated toilet facilities and showers. The existing well and septic systems will not have the capacity for these added facilities.

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: _____ Email OR _____ US Mail

Water W-6 Sewer S-6

WSSC Tile 225 NW 02

Tax Map JT123

Plan No. —

Process AD

Master Plan Sandy Spring/Ashton

Planning Area ~~Patuxent~~ Cloverly

Zoning RMH-200

Zoning Activity _____

Watershed Hawlings

CSPS Subwatershed _____

State Watershed Use Class IV

GIS File _____

Ross Boddy Neighborhood Recreation Center -- No. 720919

Category
Subcategory
Administering Agency
Planning Area

Culture and Recreation
Recreation
General Services
Olney

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 09, 2010
No
None.
Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY09	Est. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	1,157	0	116	1,041	861	180	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	1,157	0	116	1,041	861	180	0	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	1,157	0	116	1,041	861	180	0	0	0	0	0
Total	1,157	0	116	1,041	861	180	0	0	0	0	0

DESCRIPTION

This project will encompass renovation, basic repairs, reconfiguration, and a modest expansion, to include the construction of a gymnasium and storage space (13,250 gross square feet), and site improvements including water and septic service and additional parking. A key component of the site and building infrastructure renovation is to upgrade the facility to conform to the Montgomery County Manual for Planning, Design, and Construction of Sustainable Buildings, including meeting green building/sustainability goals, Montgomery County Energy Design Guidelines, and the Americans with Disabilities Act (ADA). The project will be designed to comply with Leadership in Energy and Environmental Design (LEED) guidelines for eventual certification.

ESTIMATED SCHEDULE

The design phase commenced during the Fall of 2009.

JUSTIFICATION

In 2005, the Montgomery County Department of Recreation (MCRD), working with the then Department of Public Works and Transportation (DPWT), received approval in the Facility Planning: MCG project to proceed with master planning of five Neighborhood Recreation Centers, two Community Recreation Centers, and one Senior Center. A Program of Requirements was completed in September 2006.

OTHER

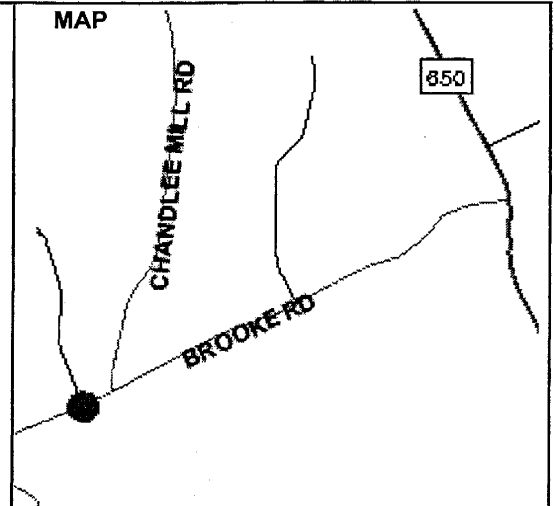
The project provides for only the design phase. Final construction costs will be determined during the design development stage.

FISCAL NOTE

Designated funding set-aside for preliminary construction estimates are found in the Neighborhood Recreation Center Construction No. 720921 project description form.

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY09	(\$000)
First Cost Estimate	FY09	1,157
Current Scope		
Last FY's Cost Estimate		1,157
Appropriation Request	FY11	0
Appropriation Request Est.	FY12	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		1,157
Expenditures / Encumbrances		3
Unencumbered Balance		1,154
Partial Closeout Thru	FY08	0
New Partial Closeout	FY09	0
Total Partial Closeout		0

COORDINATION
Department of General Services
Department of Technology Services
Department of Recreation
WSSC
PEPCO
Department of Permitting Services



WSSCR 10A-PAX-01: Jesus House, D.C.

DEP Staff Recommendation: Approve W-1 and S-3, with sewer service restricted to a single hookup only to relieve a health problem. Administrative policies V.F.1.a.: Consistent with Existing Plans (water); V.F.2.a.: Public Health Problems (sewer).

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification								
<ul style="list-style-type: none"> ▪ 15410 Athey Rd., Burtonsville ▪ Property ID: Parcel P091, New Birmingham Manor; district 05, acct. no. 00282200 ▪ Map tile: WSSC – 220NE04; MD – KS51 ▪ West side of Athey Rd., north of Spencerville Rd. (MD 198) ▪ RC Zone; 26,571 sq.ft. (0.61 ac.) ▪ Fairland Master Plan (1997) ▪ Lower Patuxent River Watershed (MDE Use I) ▪ <u>Existing use:</u> 1 single-family house (built 1935) ▪ <u>Proposed use:</u> group home 	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center; border-bottom: 1px solid black;">Existing – Requested – Service Area Categories</th> </tr> </thead> <tbody> <tr> <td style="width: 50%;">W-6</td> <td style="width: 50%; text-align: center;">W-1 (correction)</td> </tr> <tr> <td>S-6</td> <td style="text-align: center;">S-1</td> </tr> <tr> <td colspan="2" style="border-top: 1px solid black; padding-top: 5px;"> <u>Applicant's Explanation</u> "Due to public health concern." </td> </tr> </tbody> </table>	Existing – Requested – Service Area Categories		W-6	W-1 (correction)	S-6	S-1	<u>Applicant's Explanation</u> "Due to public health concern."	
Existing – Requested – Service Area Categories									
W-6	W-1 (correction)								
S-6	S-1								
<u>Applicant's Explanation</u> "Due to public health concern."									

DEP Staff Report: The applicant has requested approval for category S-1 for a proposed group home. DEP previously addressed this property as a public health problem; upon the DPS notice of a septic system problem, DEP issued a request for sewer service to WSSC for this property on May 10, 2002. However, the then-owner, Kevin Daly, never applied to WSSC for service. DPS staff members have confirmed that there has been no permitted improvement to or replacement of the existing septic system. Service will require a non-abutting sewer connection to an existing main along Spencerville Rd., which is approved by WSSC. A connection easement across an intervening property will be required.

WSSC has confirmed existing public water service to this property. A correction to category W-1 is needed. Water service is consistent with the Water and Sewer Plan (although zoned RD, the property is too small to be subdivided and use the cluster option) and with the 1997 master plan's recommendations.

Agency Review Comments

M-NCPPC – Environmental Planning: Approve W-1, S-1. – Public health problem.

M-NCPPC – Parks Planning: No existing Park impact.

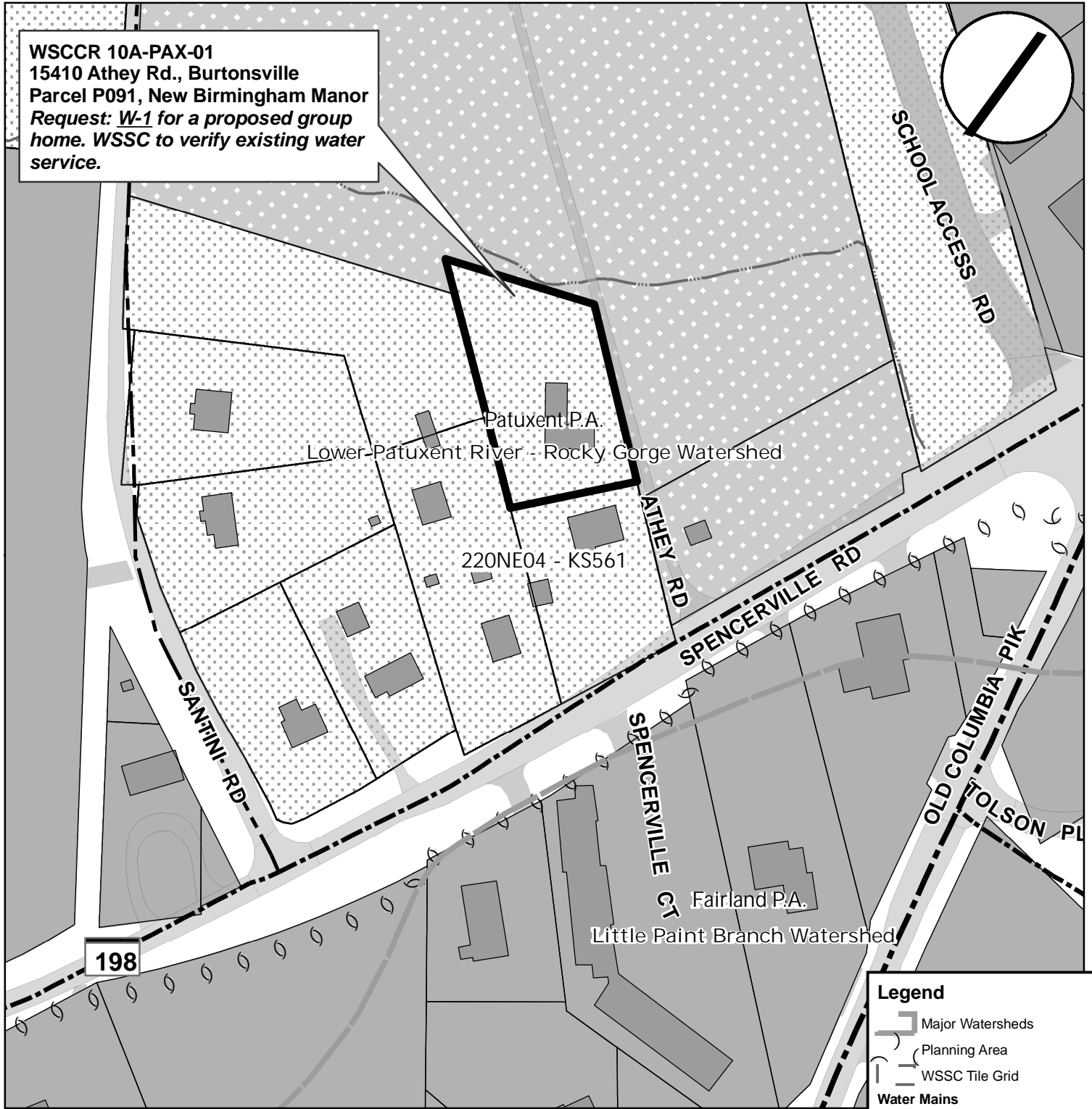
WSSC - Water: The applicant is currently a WSSC [water service] customer. Local service is adequate,

WSSC - Sewer: An approximately 280-foot-long [low] pressure sewer is required to serve the property. This pressure sewer would connect to Spencerville Rd. (contract no. 69-2585B) and would abut approximately one property in addition to the applicant's property. Rights-of-way would be required. This pressure sewer has been conceptually approved for service (non-abutting sewer house connection SC #411) to the applicant's property. Interceptor and treatment capacity are adequate; Little Paint Branch Basin.

DPS – Well & Septic Section: Property apparently has an un-permitted septic system and poor soils with a high water table. Given this; and the small size of the lot- MCDPS supports extension of public sewer.

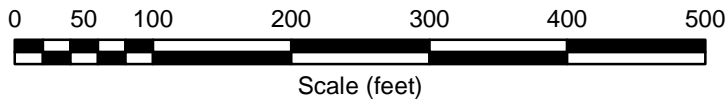
Water Service Area Categories Map WSSCR 10A-PAX-01 (Jesus House, D.C.)

WSSCR 10A-PAX-01
 15410 Athey Rd., Burtonsville
 Parcel P091, New Birmingham Manor
 Request: *W-1* for a proposed group home. WSSC to verify existing water service.



Legend

- Major Watersheds
- Planning Area
- WSSC Tile Grid
- Water Mains**
- DIAMT**
- 8" and Smaller Mains
- 10" - 15" Mains
- 16" - 24" Mains (CIP)
- 26" - 42" Mains (CIP)
- 44" and Larger Mains (CIP)
- Parks

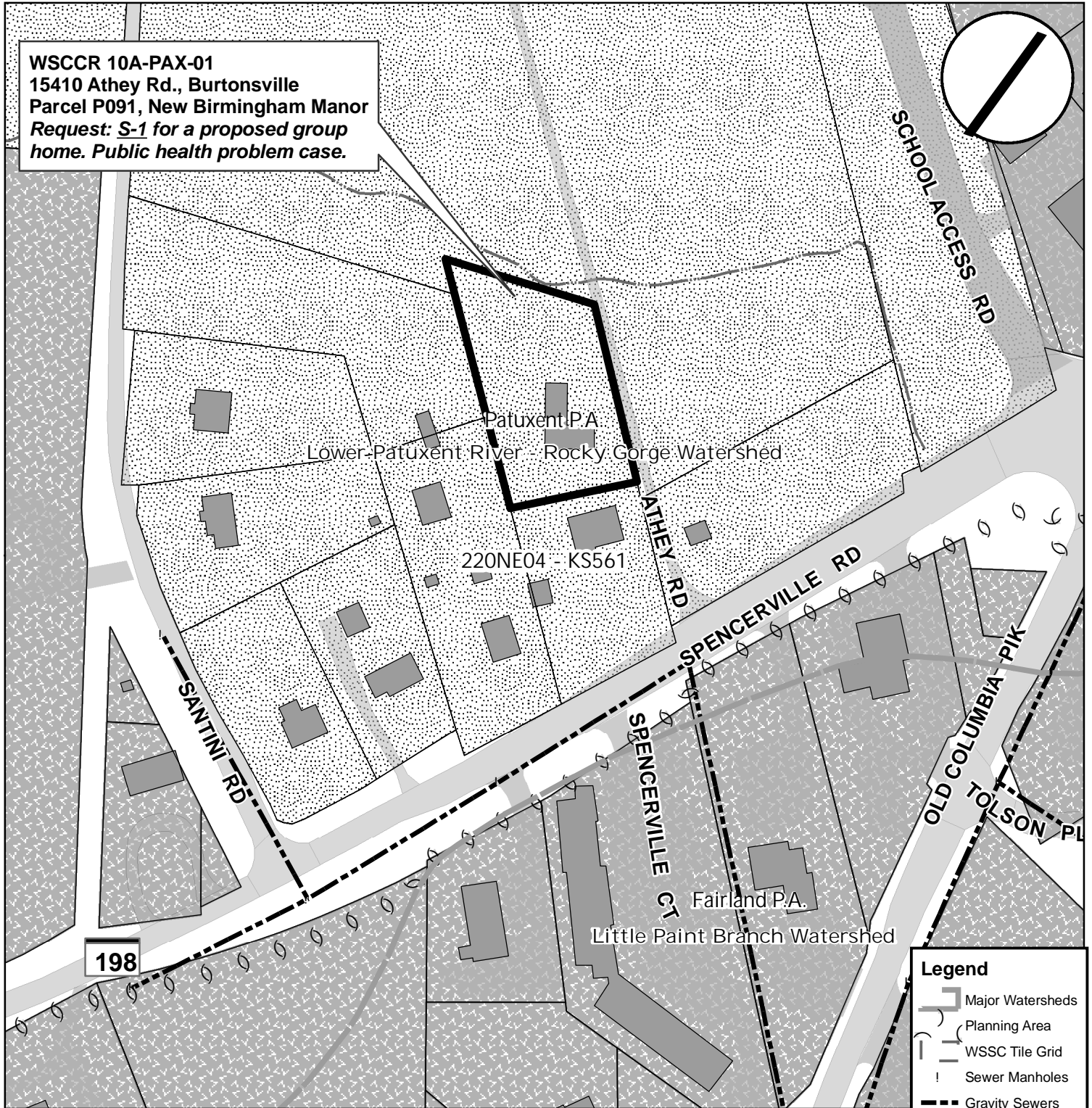
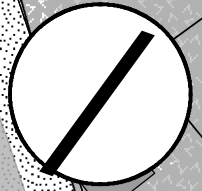


DEP
 Water and Wastewater
 Policy Group

**Montgomery County, Maryland
 2003 Comprehensive Water Supply
 and Sewerage Systems Plan**

Sewer Service Area Categories Map WSSCR 10A-PAX-01 (Jesus House, D.C.)

WSSCR 10A-PAX-01
 15410 Athey Rd., Burtonsville
 Parcel P091, New Birmingham Manor
 Request: S-1 for a proposed group
 home. Public health problem case.

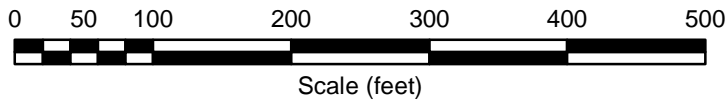



Legend


- Major Watersheds
- Planning Area
- WSSC Tile Grid
- Sewer Manholes
- Gravity Sewers
- Parks

2010 Sewer Categories

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

DEP
 Water and Wastewater
 Policy Group



Montgomery County, Maryland
 2003 Comprehensive Water Supply
 and Sewerage Systems Plan

2) Property/Site Description and Development:

Address 15410 ATHEY ROAD, BURTONSVILLE, MD
Property's TAX ID # (please provide, if known) 02304957
Property/Site Size 26,571.00 SF Identification (ie, Parcel #) P091
Location/Closest cross-street _____
Current Use RESIDENTIAL Proposed Use GROUP HOME -
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-6 Requested Water Category: W-1 OR No Change Multi-Use Shared
Current Sewer Category: S-6 Requested Sewer Category: S-1 OR No Change Multi-Use Shared

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

DUE TO PUBLIC HEALTH CONCERN

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: _____ Email OR _____ US Mail

Water Sewer
WSSC Tile 2ZONE04
Tax Map KSS1
Plan No. -
Process A2
Master Plan FAIRLAND (1997)
Planning Area PATUXENT
Zoning RC
Zoning Activity -
Watershed Lower Patuxent
CSPS Subwatershed _____
State Watershed Use Class I
GIS File _____

MEMORANDUM

May 10, 2002

TO: Joe Mantua, Group Leader, Development Services Group
Washington Suburban Sanitary Commission

FROM: Alan Soukup, Senior Environmental Planner, Watershed Management Division
Department of Environmental Protection

SUBJECT: Public Health Problems

This is to request the assistance of the WSSC in expediting the provision of public water and/or sewer service to the following properties where the Department of Permitting Services (MCDPS), Well and Septic Section, have advised us of public health problems:

Sewer Service: 15410 Athey Road - Burtonsville

Property I.D.: Parcel P091, New Birmingham Manor
Owner: Kevin Daly Service Areas: W-6 and S-6
Map Coord.: KS541 - 220NE04 Property Size: 26,571 ft.² (0.61 acre)
Planning Area: Patuxent Watershed Conservation Watershed: Lower Patuxent River

On February 13, 2002, the MCDPS Well and septic Section advised this office of a potential public health hazard, a replacement septic system illegally installed in 1984, at the subject property (see the attached memorandum). MCDPS recommended relief of this problem by connecting the site to public sewer service, due in part to the relatively small size of the property and to the presence of a nearby 8-inch sewer main (no. 692585B) along Spencerville Road (Route 198). Your office has advised us that a special connection (off-site hookup) could provide service to this property from the existing 8" sewer.

Although this property is designated as category S-6 in the County's Water and Sewer Plan, MCDPS acknowledgment of a public health problem is sufficient justification to warrant the expedited provision of public sewer service, regardless of the existing service area category. We will work with the property owner on a request for a service area change from S-6 to S-1.

Water Service: 201 Shaw Avenue - Colesville

Property I.D.: Lot 6, Block 2, North Springbrook
Owner: Mo Kwun Service Areas: W-1 and S-1
Tax Map: FP341/342 - 216NE01 Property Size: 52,903 ft.² (2.21 acre)
Planning Area: Potomac - Cabin John Watershed: Northwest Branch

On April 24, 2002, the MCDPS Well and Septic Section advised this office of a public health hazard, a well failing to provide potable water, at the subject property (see the attached memorandum). MCDPS recommended relief of this problem by connecting the site to public water service, due in part to the property's W-1 service area category and to the presence of a nearby 8-inch water main (no.

WSSCR 10A-POT-03: Liesa McFadden Estate (by Linda Stone)

DEP Staff Recommendation: Approve S-1, for sewer service at the periphery of the Potomac Master Plan recommended sewer envelope. Administrative policy V.F.1.a.: Consistent with Existing Plans.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> ▪ 10601 River Rd., Potomac ▪ Property ID: Lot 3, Block C, Potomac Farm Estates; district 10, acct. no. 00857918; recorded: 1952 ▪ Map tile: WSSC – 213NW10; MD – FP333 ▪ Northeast side of River Rd. (MD 190) between Norton and Chapel Rds. ▪ RE-2 Zone; 4.05 ac. ▪ Potomac Subregion Master Plan (2002) ▪ Rock Run Watershed (MDE Use I) ▪ <u>Existing use</u>: 1 single-family house (built 1953) ▪ <u>Proposed use</u>: replace the existing house 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">Existing – Requested – Service Area Categories</td> </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>S-1</td> </tr> </table> <p><u>Applicant's Explanation</u></p> <p><i>None provided with application. In discussions with DEP staff members, Ms. Stone indicated that Ms. McFadden's family wants to sell the property and believes that having approval for public sewer service will make the house more attractive to buyers.</i></p>	Existing – Requested – Service Area Categories		W-1	W-1 (no change)	S-6	S-1
Existing – Requested – Service Area Categories							
W-1	W-1 (no change)						
S-6	S-1						

DEP Staff Report: The applicant has requested approval of category S-1 for the sale and possible replacement of an existing single-family house. The approval of category S-1 is proposed under the sewer service recommendations in the 2002 master plan. The master plan allows for the consideration of public sewer service to properties zoned RE-2 when they are at the edge of the master plan's recommended sewer envelope. This property abuts the master plan's sewer envelope along its east and north sides and confronts the envelope across River Rd. An existing 8-inch sewer main (WSSC #971861A) abuts the property along River Rd.—no main extension is required— which further satisfies the master plan's sewer service requirements. The approval of category S-1 is consistent with master plan recommendations and therefore also with Water and Sewer Plan policies.

Note that this proposed action *will not change* the limits of the master plan's recommended public sewer envelope.

At the request of the applicant's representative, DEP determined that the property qualified for a single sewer hookup under the Water and Sewer Plan's abutting mains policy. DEP notified WSSC Permit Services staff on Mar. 29, 2010, that they could provide sewer service to the property, restricted to a single hookup only.

Agency Review Comments

M-NCPPC – Environmental Planning: Approve S-1. – Abutting mains policy.

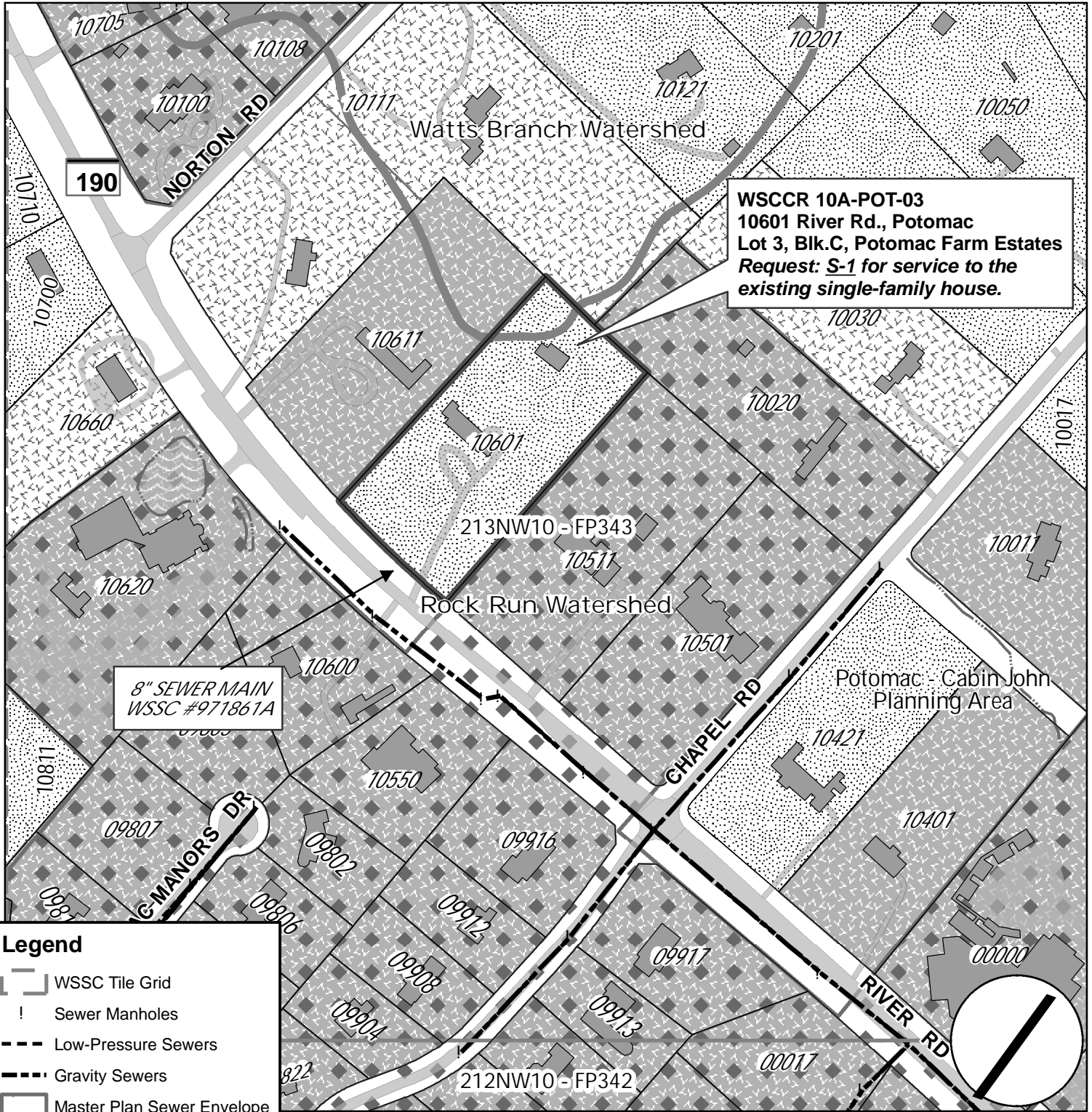
M-NCPPC – Parks Planning: No existing Park impact.

WSSC - Sewer: An 8-inch sewer line in River Road abuts the property (contract no. 97-1861A). Interceptor and treatment capacity are adequate; Rock Run Basin.

DPS – Well and Septic Section: We have records of the original 1952 well and septic system permit and approval for a 3 bedroom house.

Sewer Service Area Categories Map

WSSCR 10A-POT-03 (Liesa McFadden Estate - by Linda Stone)

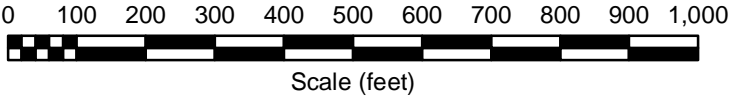


Legend

- WSSC Tile Grid
- Sewer Manholes
- Low-Pressure Sewers
- Gravity Sewers
- Master Plan Sewer Envelope

Draft 2010 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 10601 River Road Potomac Farm Estates
Property's TAX ID # (please provide, if known) 00857918
Property/Site Size 4.05 Ac. Identification (ie, Parcel #) Lot 3, Block C
Location/Closest cross-street River & Norton Rd
Current Use ~~SF~~ 1 SFH Proposed Use ~~SF~~ 1 SFH
Subdivision Plan No. & Status (NONE)

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

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

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: _____ Email OR _____ US Mail

Water _____ Sewer
WSSC Tile 213NW10
Tax Map FP343
Plan No. -
Process AD
Master Plan Potomac Sub. (2003)
Planning Area Potomac - Cabin John
Zoning RE-2
Zoning Activity -
Watershed Rock Run

Abutting main: # 971861A-2"
built: 2000

CSPS Subwatershed _____
State Watershed Use Class I
GIS File _____

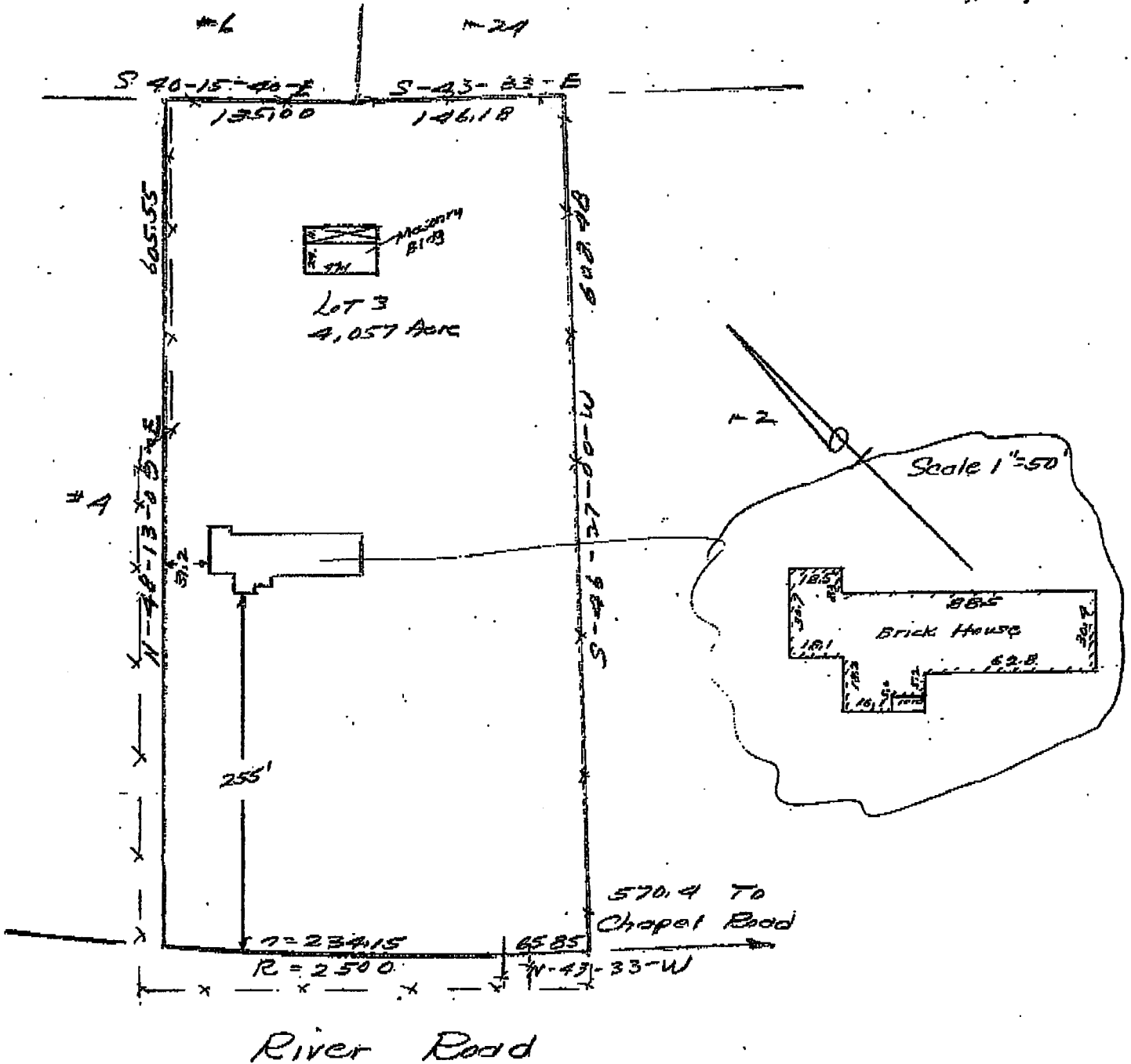
2988

AMERICAN
TOPOGRAPHIC
ENGINEERS

Surveyors & Topographers
BETHESDA, MARYLAND

10A-POT-03

AT 22988 M&C 11814
House Location Plat
10601 River Road
Lot 3 Block C
Potomac Farm Estates
Montgomery Co. Md.
Plat Book 43 at 3174
Scale 1" = 0' May 22, 1963



I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE ABOVE PROPERTY BY TRANSIT-TAPE SURVEY, LOCATED IMPROVEMENTS THEREON, AND HAVE FOUND IT TO BE AS SHOWN ON THIS PLAT AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN ON SAID PLAT
MD. REG. NO. 1690 - VA. REG. NO. 441

FRANK B. LANE, REGISTERED SURVEYOR

Frank B. Lane



DEPARTMENT OF ENVIRONMENTAL PROTECTION


Isiah Leggett
County Executive

Robert Hoyt
Director

MEMORANDUM

March 29, 2010

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

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

SUBJECT: Request to Provide a Single Sewer Service Connection

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

Property Address & Identification	Owner – Est. Date	Abutting Main - 200' Tile	WSSCR No.
10601 River Rd., Potomac 20854 Lot 3, Blk. C, Potomac Farm Estates (FP33) Dist. 10, Acct. No. 00857918	Liesa McFadden, Tr. Recorded: 6/26/52 Built 1953	8" Sewer (# 971861A) – built 2000 WSSC tile: 213NW10	10A-POT-03 S-6 to S-1

Our records show that the subject property was established by plat in 1952. This was prior to the construction of the abutting sewer main (see above) in 2000. Given this, the property is eligible for a single sewer service hookup and 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 permit the house hookup and plumbing 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. Please note that the property is also designated as category W-1 and is therefore eligible for public water service.

If you have any questions concerning this request, or if there is any difficulty in providing service, please contact me at 240-777-7716

ADS:ads

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 10A-POT-04: Hossein Rad

DEP Staff Recommendation: **Approve S-1.** Administrative policy V.F.1.a.: Consistent with Existing Plans.

WSSCR 10A-POT-04: Hossein Rad

DEP Staff Recommendation: **Approve S-1.** Administrative policy V.F.1.a.: Consistent with Existing Plans.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification									
<ul style="list-style-type: none"> ▪ 10824 Rock Run Dr., Potomac ▪ Property ID: Lot 1A, Block 4, Fawsett Farms; district 10, acct. no. 00867655 ▪ Map tile: WSSC – 210NW11; MD – FN23 ▪ Recorded: 11/30/56; House built: 1957. ▪ South corner, intersection of Rock Run Dr. & Chandler Rd. ▪ R-200 Zone; 23,838 sq.ft. (0.55 acres) ▪ Potomac Subregion Master Plan (2002) ▪ Rock Run Watershed (MDE Use I) ▪ <u>Existing use:</u> 1 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 (no change)</td> <td></td> </tr> <tr> <td>S-6</td> <td>S-1</td> <td></td> </tr> </tbody> </table> <p><u>Applicant's Explanation</u></p> <p>“There is an existing sewer main that has been constructed across the frontage of this property. We wish to exercise the abutting mains policy to connect the lot and proposed house to the sewer system.”</p> <p>Additional contact: Dean Packard, PG Associates, Inc.</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									

DEP Staff Report: The applicant has requested a change from category S-6 to S-1 for public sewer service for the replacement of an existing single-family house. The property, zoned R-200, is located within the recommended public sewer envelope in the 2002 master plan. An existing 8-inch sewer main (WSSC #054175Z) abuts the property along Rock Run Dr. and Chandler Rd. The approval of category S-1 is consistent with both Water and Sewer Plan policies and master plan recommendations.

At the request of the applicant, DEP determined that the property qualified for a single sewer hookup under the Water and Sewer Plan’s abutting mains policy. DEP notified WSSC Permit Services staff on Aug. 6, 2010, that they could provide sewer service to the property, restricted to a single hookup only.

Agency Review Comments

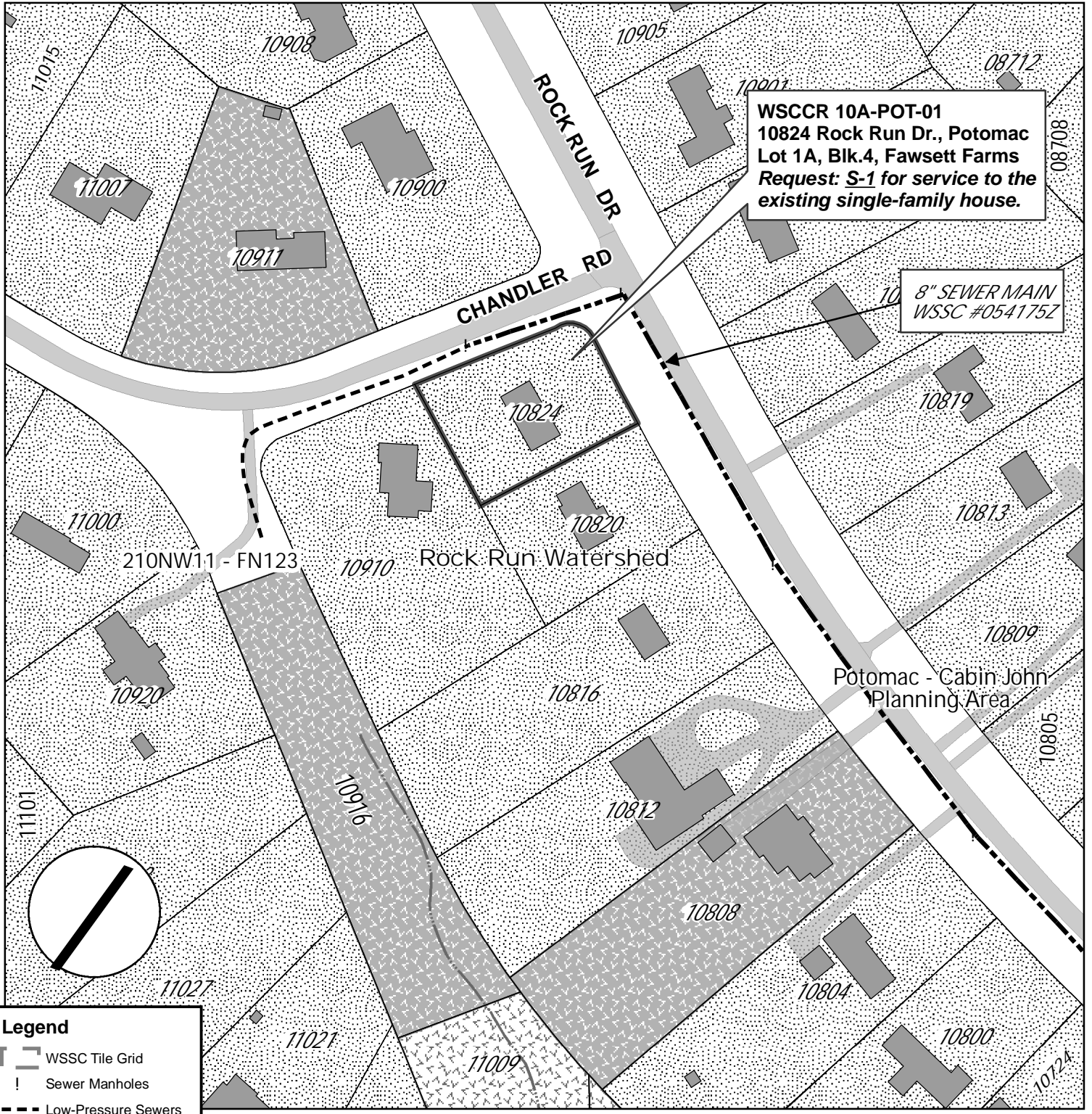
M-NCPPC – Environmental Planning: Approve S-1. - Abutting mains policy.

M-NCPPC – Parks Planning: No existing park impact.

WSSC - Sewer: Eight-inch sewer lines in Chandler Road and Rock Run Drive abut the property (contract no. 05-4175Z). Interceptor and treatment capacity are adequate. Rock Run Basin.

DPS – Well & Septic Section: We have records for a permit and approval of the original 1957 well and septic system. The capacity of the septic system is unknown. The original well was recently sealed and an interim well permit has been approved to serve a proposed new house. Public sewer is proposed in the building plans.

Sewer Service Area Categories Map WSSCR 10A-POT-04 (Hossein Rad)



WSSCR 10A-POT-01
 10824 Rock Run Dr., Potomac
 Lot 1A, Blk.4, Fawsett Farms
 Request: S-1 for service to the
 existing single-family house.

8" SEWER MAIN
 WSSC #054175Z

Legend

- WSSC Tile Grid
- Sewer Manholes
- Low-Pressure Sewers
- Gravity Sewers

Draft 2010 Sewer Categories

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



Scale (feet)

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 10824 Rock Run Drive, Potomac
Property's TAX ID # (please provide, if known) 10-00867655
Property/Site Size 23,838 SF Identification (ie, Parcel #) _____
Location/Closest cross-street Chandler Road
Current Use Single Family Proposed Use Single Family Dwelling
Subdivision Plan No. & Status Fawcett Farms Plat No. 4753

(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 - 3 OR No Change Multi-Use Shared

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

There is an existing sewer main that has been constructed across the frontage to this property. We wish to exercise the abutting mains policy to connect the lot and proposed house to the sewer system.

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: _____ Email OR _____ US Mail
Water _____ Sewer
WSSC Tile 210JW11
Tax Map FN 23
Plan No. -
Process AD
Master Plan POTOMAC SUB.
Planning Area Potomac
Zoning R-200
Zoning Activity _____
Watershed Rock Run
CSPS Subwatershed _____
State Watershed Use Class I
GIS File _____
CCRFomJuly05.doc

WSSCR 10A-POT-05: Walter Hsu

DEP Staff Recommendation: Approve S-1, for sewer service at the periphery of the Potomac Master Plan recommended sewer envelope. A sewer extension to the existing main along The Corral Dr. is required to comply with the sewer service policy. WSSC is directed to allow the use of a grinder pump/low-pressure system to serve this property. Administrative policy V.F.1.a.: Consistent with Existing Plans.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> ▪ 10726 Stanmore Dr., Potomac ▪ Property ID: Lot 22, Block K, Great Falls Estates; district 10, acct. no. 00878795; recorded 3/26/65. ▪ Map tile: WSSC – 212NW11; MD – FP22 ▪ South side of Stanmore Dr., east of The Corral Dr. ▪ RE-2 Zone; 3.06 acres ▪ Potomac Subregion Master Plan (2002) ▪ Rock Run Watershed (MDE Use I) ▪ <u>Existing use</u>: 1 single-family house (built 1966) ▪ <u>Proposed use</u>: replace the existing house 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">Existing – Requested – Service Area Categories</td> </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>S-3</td> </tr> </table> <p><u>Applicant's Explanation</u></p> <p>"We request no change in the use of the site – currently there is a single family dwelling. The house is currently on septic and we would like to obtain public sewer. We will be demolishing the existing house and building new."</p>	Existing – Requested – Service Area Categories		W-1	W-1 (no change)	S-6	S-3
Existing – Requested – Service Area Categories							
W-1	W-1 (no change)						
S-6	S-3						

DEP Staff Report: The applicant has requested a change from sewer category S-6 to S-3 for public sewer service for the replacement of an existing single-family house. The approval of category S-3 is proposed under the sewer service recommendations in the 2002 master plan. The master plan allows for the consideration of public sewer service to properties zoned RE-2 when they are at the edge of the master plan's recommended sewer envelope. This property abuts the master plan's sewer envelope along its south side.

Note that this proposed action *will not change* the limits of the master plan's recommended public sewer envelope.

Under the master plan's sewer service policy recommendation, new sewer main extensions need to avoid stream valleys and buffers and where possible be contained within public rights-of-way. WSSC's extension option "c" (see below), which would extend a sewer main along a stream alignment, is therefore inconsistent with this policy. Extension option "a", connecting to the existing main at The Corral Dr., provides the shortest, most likely option for providing sewer service. Because WSSC's general sewer extension policies require the use of a gravity extension option wherever possible, this action directs WSSC to allow the low-pressure main extension in this case.

Agency Review Comments

M-NCPPC – Environmental Planning: Approve S-3 under the Potomac peripheral sewer service policy if sewer can be provided via the sewer main located at The Corral Dr.

M-NCPPC – Parks Planning: No existing park impact.

WSSC - Sewer: There are two existing sewers nearby this property:

- a) To connect to the existing 8-inch sewer on The Corral Drive (contract no. 93-9845A) a gravity sewer extension is not possible to serve the property. A 450-foot low-pressure main will be required.
- b) To connect to the existing 8-inch sewer on Firethorn Court (contract no. 98-2198A), an approximately 1,127-foot-long non-CIP-sized gravity sewer extension may be possible to serve the property. Approximately 500 feet of the sewer alignment will require appropriate rights of way to accommodate possible extra-depth sewer construction. Part of this extension may need to be a low-pressure main.

- c) To connect to downstream of the existing 8-inch sewer (contract no. 98-2198A) [at Firehorn Ct.], an approximately 1,184-foot-long non-CIP-sized gravity sewer extension is required to serve the property. Rights-of-way are required. This alignment abuts approximately ten properties in addition to the applicant's property.

Interceptor and treatment capacity are adequate; Rock Run Basin.

DPS – Well & Septic Section: Our records indicate the original 4 bedroom septic system was approved in 1966. A replacement septic system was approved in 2007. In 2008 a modern septic reserve was established for a 7 bedroom house.

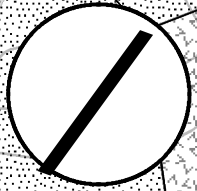
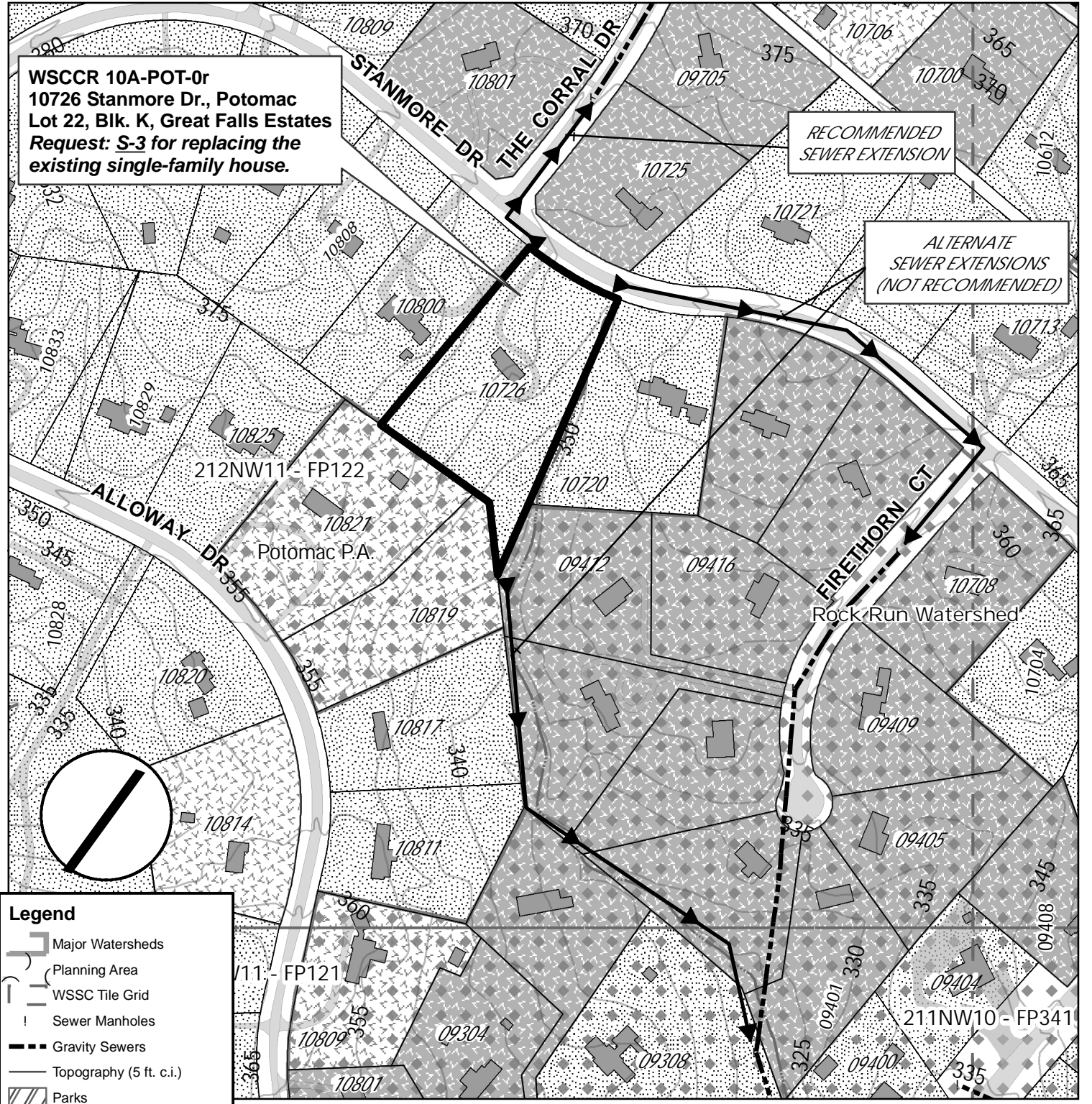
ADS:ads/R:\Programs\Water_and_Sewer\Projects\actions-AD\2010\2010-4\hearing-notice--10a-pot-05.doc

Sewer Service Area Categories Map WSSCR 10A-POT-05 (Walter Hsu)

WSSCR 10A-POT-0r
 10726 Stanmore Dr., Potomac
 Lot 22, Blk. K, Great Falls Estates
 Request: S-3 for replacing the
 existing single-family house.

RECOMMENDED
 SEWER EXTENSION

ALTERNATE
 SEWER EXTENSIONS
 (NOT RECOMMENDED)



Legend

- Major Watersheds
- Planning Area
- WSSC Tile Grid
- Sewer Manholes
- Gravity Sewers
- Topography (5 ft. c.i.)
- Parks
- Mster Plan Sewer Envelope

2010 Sewer Categories

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



**Montgomery County, Maryland
 2003 Comprehensive Water Supply
 and Sewerage Systems Plan**



DEP
 Water and Wastewater
 Policy Group

2) Property/Site Description and Development:

Address 10726 Stanmore Drive, Potomac, MD 20854
Property's TAX ID # (please provide, if known) 161000878795
Property/Site Size 3.06 acres Identification (ie, Parcel #) _____
Location/Closest cross-street near Stanmore @ The Corral
Current Use Single Family Dwelling Proposed Use Single Family Dwelling (NO CHANGE)
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-1 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:

We request no change in the use of the site – currently there is a single family dwelling. The house is currently on septic and we would like to obtain public sewer. We will be demolishing the existing house and building new.

DEP Staff Use Only

Receipt Acknowledged: _____ Email OR _____ US Mail

Water 1 Sewer 6
WSSC Tile 212NW11
Tax Map FP22
Plan No. -
Process AD
Master Plan POTOMAC
Planning Area POTOMAC
Zoning RE-2
Zoning Activity -
Watershed ROCK RUN
CSPS Subwatershed _____
State Watershed Use Class I
GIS File _____

*Xperipheral
service*

WSSCR 11A-POT-01: John Troha & Carol Tutera

DEP Staff Recommendation: Approve S-1. Sewer service must be provided by a connection to the existing main at Saunders Ct., not via a connection through the Rock Run Stream Valley Park.
 Administrative policy V.F.1.a.: Consistent with Existing Plans.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> ▪ 7100 Block, Saunders Ct., Bethesda ▪ Property ID: Pt. Lot 1 (N299), Clewerwall; district-acct. no. 10-03552533; deeded 8/29/06. ▪ Map tile: WSSC – 209NW09; MD – FN52 ▪ West side of Saunders Ct., south of the intersection with Saunders La. And Holly Leaf La. ▪ RE-2 Zone; 3.02 acres ▪ Potomac Subregion Master Plan (2002) ▪ Rock Run Watershed (MDE Use I) ▪ Existing use: vacant Proposed use: 1 single-family house; plan no. 120100150 "Clewerwall" 	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: left; border-bottom: 1px solid black;">Existing – Requested – Service Area Categories</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>S-1</td> </tr> </tbody> </table> <p style="margin-top: 10px;"><u>Applicant's Explanation</u></p> <p><i>(None provided with application) The applicants explained to DEP staff that they are trying to build a new single-family house on the subject property, but must first create a building lot through the subdivision process.</i></p>	Existing – Requested – Service Area Categories		W-1	W-1 (no change)	S-6	S-1
Existing – Requested – Service Area Categories							
W-1	W-1 (no change)						
S-6	S-1						

DEP Staff Report: The applicant has requested a category change from S-6 to S-1 for sewer service for the construction of a new single-family house. Confirmation for the approval of public sewer service is needed for the applicant to proceed with subdivision of the property into a recorded building lot. The property, although zoned RE-2, is located within the recommended public sewer envelope in the 2002 master plan. An existing 8-inch sewer main (WSSC #013161Z) abuts the property along Saunders Ct. Sewer service via this main will avoid sewer construction within the adjacent Rock Run Stream Valley Park. The approval of category S-1 is consistent with master plan recommendations and therefore also with Water and Sewer Plan policies.

Agency Review Comments

M-NCPPC – Environmental Planning: Approve S-1 under the abutting mains policy if service can be provided via the abutting main located within Saunders Court. Service should not be provided via the sewer mains within the Rock Run Stream Valley Park.

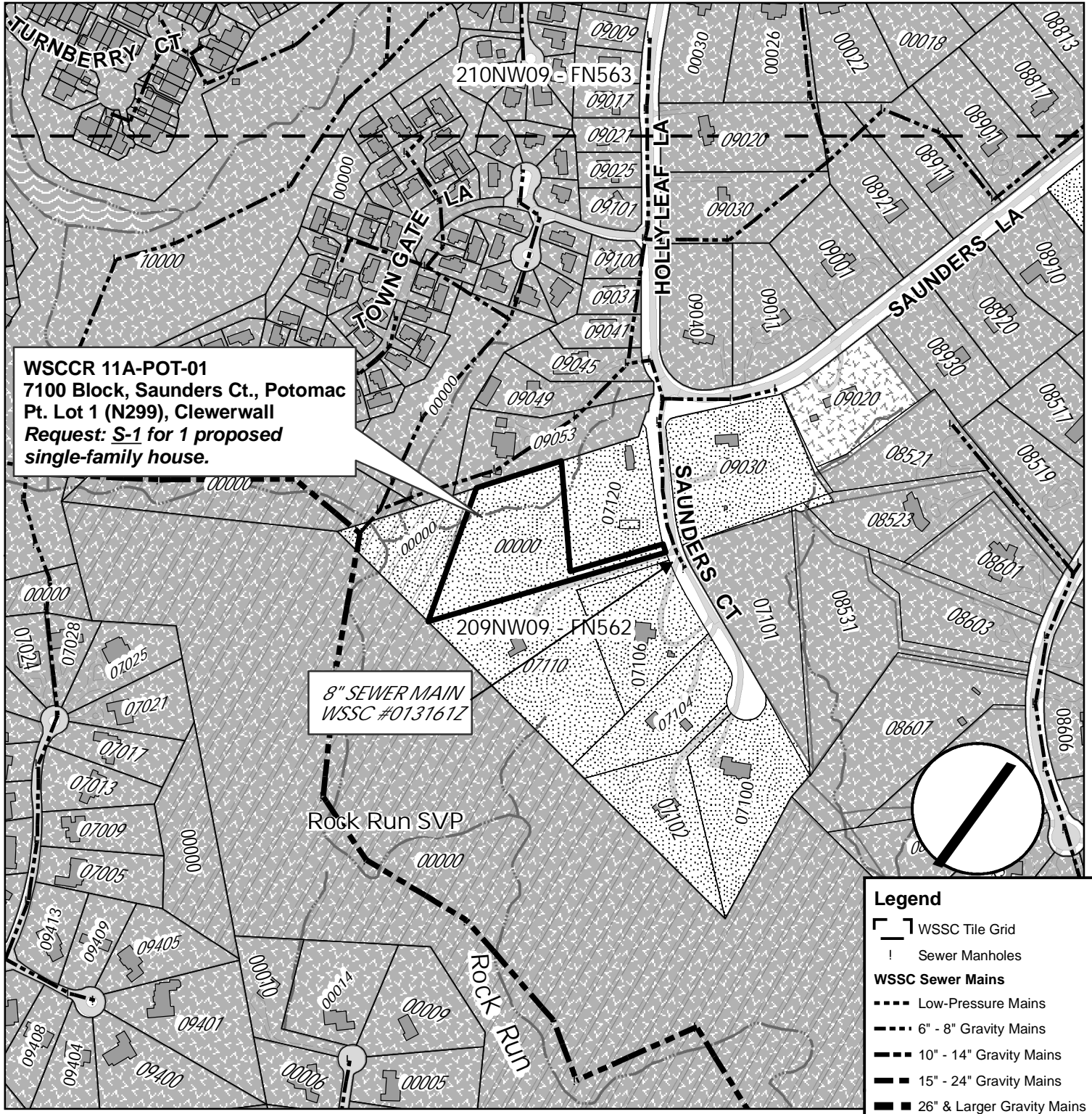
M-NCPPC – Parks Planning: Possible impacts to Rock Run Stream Valley Park depending on point of connections. If connection made on Saunders CT. then there will be no Park impacts. However, Rock Run Stream Valley park is known to have some State Listed plants in it as well as several Archaeological Sites. Resource Analysis staff of the Park Stewardship Division should be involved in PRE-construction meetings and the Park Inspector will need to be on site to as well to assure no park encroachments or dumping during construction.

WSSC - Sewer: An 8-inch sewer line in Saunders Court abuts the property (contract no. DA3161Z01). There is also an 8-inch sewer line just north of the property (contract no. 82-5502A). Connection can be made to either of these sewers. Onsite pumping will be required. The connection to the north will require an easement. Interceptor and treatment capacity are adequate.

DPS – Well and Septic Section: The existing house has a modern well, septic system and septic reserve area. *(DEP note: This comment applies to the adjacent lot at 7120 Saunders Ct., not the subject property.)*

Sewer Service Area Categories Map

WSSCR 11A-POT-01 (John Troha & Carol Tutera)

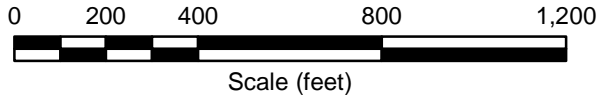


Potomac - Cabin John Planning Area

Rock Run Watershed



DEP
 Water and Wastewater
 Policy Group



Montgomery County, Maryland 2003 Comprehensive Water Supply and Sewerage Systems Plan

Legend

- WSSC Tile Grid
- Sewer Manholes
- WSSC Sewer Mains**
- Low-Pressure Mains
- 6" - 8" Gravity Mains
- 10" - 14" Gravity Mains
- 15" - 24" Gravity Mains
- 26" & Larger Gravity Mains
- Parks
- Draft 2010 Sewer Categories**
- S-1
- S-3
- S-4
- S-5
- S-6

2) Property/Site Description and Development:

Address SAUNDERS COURT NEXT TO 7120
Property's TAX ID # (please provide, if known) 03552533
Property/Site Size 3.02 Identification (ie, Parcel #) N 299
Location/Closest cross-street SAUNDERS LANE
Current Use ~~Vacant~~ Proposed Use SFD / Single family dwelling
Subdivision Plan No. & Status Preliminary Plan No. 120100150 - pending

(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-1 OR No Change Multi-Use Shared
Current Sewer Category: S-1 Requested Sewer Category: S-1 OR No Change Multi-Use Shared
S-1

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

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: _____ Email OR _____ US Mail

Water _____ Sewer
WSSC Tile 212 NW 11
Tax Map FN 52
Plan No. 120100150 - "CLEVERWALL"
Process AD
Master Plan POTOMAC (2002)
Planning Area POTOMAC - CJ
Zoning RE-2
Zoning Activity _____
Watershed ROCK RUN
CSPS Subwatershed _____
State Watershed Use Class I
GIS File _____
CCRFormJuly05.doc

dec'd recorded: 8/30/06
L/F 32927/594
abutting man - S-8"
#0131612 (bu.#: 2006)