



**Proposed Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan
2011-2 Administrative Group**



Katherine E. Nelson, Planner Coordinator, Katherine.Nelson@mncppc-mc.org 301-495-4622

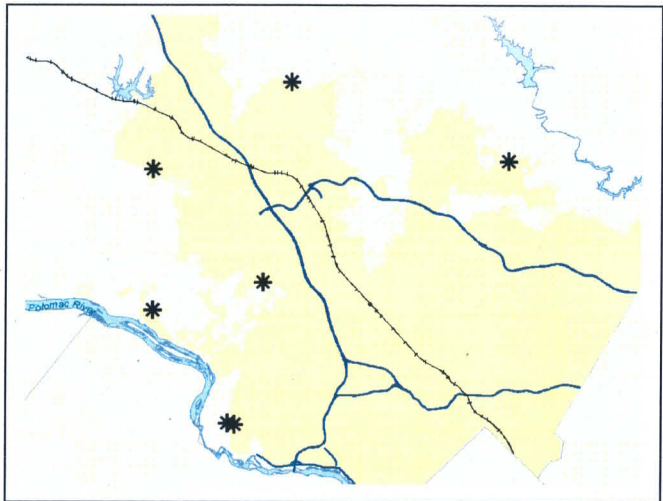


Mary Dolan, Acting Chief, Functional Policy, Mary.Dolan@montgomeryplanning.org 301-495- 4552

description

Administrative Sewer and Water Category Change Requests

- Generally within established policies
- Transmit Master Plan analysis recommendations to the County Executive for final action



summary

Staff recommends **approval of all sewer and water category change requests.**

Category change requests in the “Administrative Group” generally fall well within established policies and guidelines for public sewer and water extensions. As non-controversial items, the County Executive approves these cases administratively rather than taking them before the County Council. However, the Planning Board is still required by State law to make a Master Plan determination on each case.

Category Change Requests

The following category change requests are more fully described in the attachment to this memo:

11A-CLO-03: Sandy Spring Friends Meeting

The Sandy Spring/Ashton master plan supports public water and sewer service to this property.
Approve W-1, S-1

WSSCR 11A-GMT-01 Mary and Marshall Hoes

The Germantown Master Plan supports water and sewer service to this property. However, this parcel will need to be platted prior to rebuilding. This may be problematic due to environmental constraints. Therefore staff recommends the following:
Maintain W-6, S-6 with advancement to W-1, S-1 conditioned on the approval of a preliminary plan for one lot by the Montgomery County Planning Board.

WSSCR 11A-GWC-01 – John Paez

Although the 1980 Agriculture and Rural Open Space Plan generally discourages extension of sewer service into the plan area and completely restricts extensions in the RDT zone, the presence of a main abutting this RE-2 zoned property makes it eligible for a single sewer service hookup.
Approve S-1

WSSCR 11A-POT-05: Omid Kia

The 2002 Potomac master plan shows this property within the sewer envelope. Also a sewer main abuts this property.
Approve S-1

11A-POT-06: Dickson

The 2002 Potomac master plan shows this property within the sewer envelope.
Approve S-1

WSSCR 11A-TRV-04: Robert Novas

The 2002 Potomac master plan shows this property within the sewer envelope. Also a sewer main abuts this property.
Approve S-1

11A-TRV-07: Scott

The 2002 Potomac master supports water service to this property. Also, a water main abuts this property.
Approve W-1

Conclusion

In agreement with County Executive staff recommendations, staff recommends approval of all seven sewer and water category change requests.

Next Steps

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

Attachment



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

September 14, 2011

NOTICE OF ADMINISTRATIVE PUBLIC HEARING


TO: Keith Levchenko, Senior Legislative Analyst
County Council

Mary Dolan, Acting Chief, Functional Planning and Policy Division
Maryland - National Capital Park and Planning Commission

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

Gene Von Gunten, 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 2011-2

TIME: **Friday, October 14, 2011, at 10:00am**

LOCATION: **DEP 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 seven requested amendments to the County's Comprehensive Water Supply and Sewerage Systems Plan:

- WSCCR 11A-CLO-03: Sandy Spring Friends Monthly Meeting
- WSCCR 11A-GMT-01: Mary and Marshall Hoes
- WSCCR 11A-GWC-01: John Paez
- WSCCR 11A-POT-05: Omid Kia
- WSCCR 11A-POT-06: Charles Dickson, Jr.
- WSCCR 11A-TRV-04: Robert Novas
- WSCCR 11A-TRV-07: Victor Scott

To assist with your review, a PDF has been created and posted to the "Service Area Category Changes" page of our website, <http://www.montgomerycountymd.gov/waterworks>, which includes 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

Office of the Director • Water and Wastewater Policy Group

Rockville Center, Suite 120 • 255 Rockville Pike • Rockville MD 20850-4166 • 240-777-7716 • FAX: 240-777-7715

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 any of the proposed amendments, we can work together to schedule a meeting to review these cases before the public hearing. We request that the Council submit comments no later than the hearing record closing date; otherwise, we will assume that the Councilmembers agree with administrative approval as recommended for all seven requests.

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; or to waterworks@montgomerycountymd.gov.

Please note that the hearing record will close at 5:00 p.m. on Friday, October 21, 2011; all written testimony must be *received* in this office by that time and date. The Director will then act on the amendments, and DEP will notify you of that action by e-mail.

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 Area 3 Planning Team, 301-495-4645, 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.

Attachments

ADS: ads/

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cc: Civic/Environmental Groups, and designated interested parties
Isiah Leggett, County Executive
Valerie Ervin, President, County Council
Roger Berliner, Chairperson, Council Transportation, Infrastructure, Energy, & Environment Committee
Françoise Carrier, Chairperson, Montgomery County Planning Board
John Carter & Katherine Nelson, Area 3 Planning Team, M-NCPPC
Geoffery Mason, 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

WSSCC 11A-CLO-03: Sandy Spring Monthly Meeting of Religious Society of Friends

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"> • 612 & 704 Olney Sandy Spring Rd., Sandy Spring • (See below for additional property information) • Map tile: WSSC – 224NW01; MD – JT32 • South side of Olney Sandy Spring Rd. (MD 108) opposite and east of Skymeadow Way • R-200 Zone; 35,690 sq.ft. (0.82 ac.) • Cloverly - Norwood Planning Area Sandy Spring - Ashton Master Plan (1998) • Northwest Branch Watershed (MDE Use IV) • <u>Existing use</u>: single-family house (to be removed) • <u>Proposed use</u>: church school building; prelim. plan no. 120110360, "Sandy Spring Monthly Meeting House" 	Service Area Categories: <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> </tr> </thead> <tbody> <tr> <td>W-1</td> <td>No change (W-1)</td> </tr> <tr> <td>S-6</td> <td>S-1</td> </tr> </tbody> </table> Applicant's Explanation "Development plans for the site call for a new Sunday school building. A nearby sewer main is accessible across property owned by the Sandy Spring Monthly Meeting House. Public sewer is needed to allow for the development of the new Sunday School building."	Existing	Requested	W-1	No change (W-1)	S-6	S-1
Existing	Requested						
W-1	No change (W-1)						
S-6	S-1						
Address	Property I.D.	Dist.-Acct. No.					
612 Olney Sandy Spring Rd.	Parcel P446, Pt Lot in Sandy Spring	08-00705165					
704 Olney Sandy Spring Rd.	Parcel P391, Olney District	06-03676467					

DEP Staff Report: The applicant has requested approval of category S-1 in order to provide public sewer service to a new Sunday school building as part of a number of improvements proposed under preliminary plan no. 102110360, "Sandy Spring Monthly Meeting House." The site is zoned R-200 and is within the County's planned public sewer service envelope. WSSC reports that an existing 8" sewer main abuts the proposed building site along Olney Sandy Spring Rd. (Note that the applicant, through the proposed preliminary plan, has planned to serve the new building via another existing 8" sewer main located on its property along Meeting House Rd.) The provision of public sewer service is consistent with master plan recommendations and with Water and Sewer Plan service policies.

Agency Review Comments

DPS – Well & Septic: No comments.

M-NCPPC – Area 3 Planning: The Sandy Spring/Ashton master plan supports public water and sewer service to this property. Approve W-1, S-1

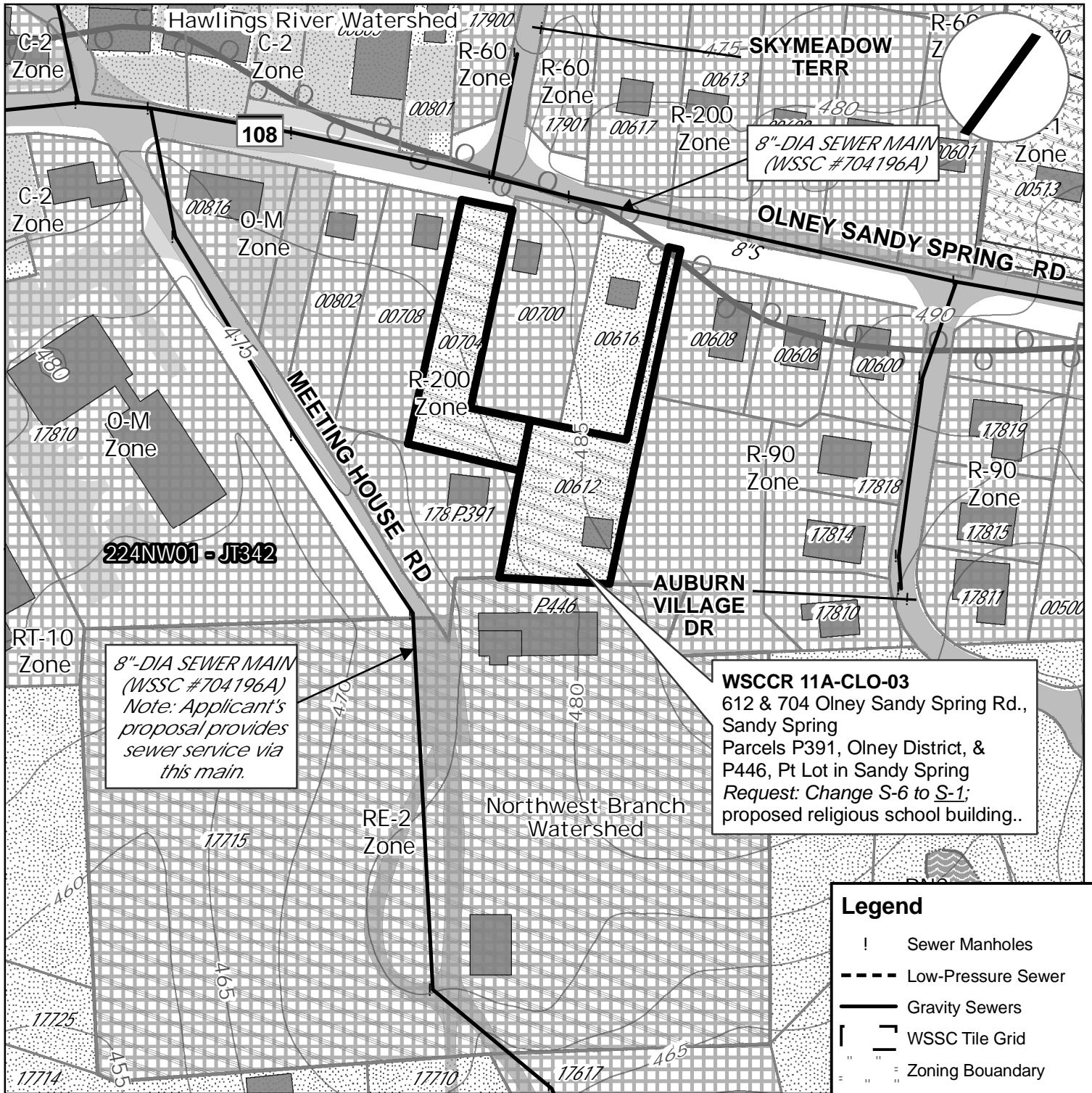
M-NCPPC – Parks Planning: No apparent park impact.

WSSC - Sewer: Basin: Northwest Branch. An 8" sewer main (contract no. 704196A) in Olney Sandy Spring Road (MD 108) abuts both properties. Average wastewater flow from the proposed development: 4,300 gpd. No program-sized mains are required to serve the properties. Interceptor and treatment capacity are adequate.

ADS:ads/

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Sewer Service Area Categories Map: WSCCR 11A-CLO-03 (Sandy Spring Monthly Meeting of Religious Society of Friends)



8"-DIA SEWER MAIN
(WSSC #704196A)
Note: Applicant's proposal provides sewer service via this main.

WSCCR 11A-CLO-03
612 & 704 Olney Sandy Spring Rd.,
Sandy Spring
Parcels P391, Olney District, &
P446, Pt Lot in Sandy Spring
Request: Change S-6 to S-1;
proposed religious school building..

Legend

- ! Sewer Manholes
- - - Low-Pressure Sewer
- Gravity Sewers
- [] WSSC Tile Grid
- " " " Zoning Boundary
- Topography (5 ft. c.i.)
- [/ / /] Existing Parkland
- [/ / / /] Prelim. Plan 120110360

Sewer Categories

- [Grid Pattern] S-1
- [Dotted Pattern] S-3
- [Stippled Pattern] S-6



SCALE (Feet)

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



DEP
Water and Wastewater
Policy Group

11A-CL0-03
Sandy Spring
Friends Meeting

2) Property/Site Description and Development:

Address 612 & 704 Olney - Sandy Spring Rd. (612) (704)
 Property's TAX ID # (please provide, if known) 08-00705165 & 08-00708454
 Property/Site Size 20,840 & 14,850 sq. ft. Identification (ie, Parcel #) P446 & P391
 Location/Closest cross-street 400' E of Intersection w/ Meeting House Rd.
 Current Use SFH Proposed Use Church Sunday School building
 Subdivision Plan No. & Status Prelim Plan # 120110360, DRC meeting on 7/25/11

(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

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

Development plans for the site call for, a new Sunday School building.

A nearby sewer main is accessible across property owned by the Sandy Spring Monthly Meeting House.

Public sewer is needed to allow for the development of the new Sunday School Building.

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: Email OR US Mail

Water Sewer
 WSSC Tile 224NW01
 Tax Map JT 342
 Plan No. 120110360-
 Process AD
 Master Plan Sandy Spring Ashton (1990)
 Planning Area Clowdy - Norwood
 Zoning R-200
 Zoning Activity -
 Watershed Northwest Br.
 CSPS Subwatershed
 State Watershed Use Class IV
 GIS File

WSSCR 11A-GMT-01: Mary and Marshall Hoes

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

<p>Property Information and Location Property Development</p>	<p>Applicant's Request: Service Area Categories & Justification</p>				
<ul style="list-style-type: none"> ▪ 13404 Stonebridge Terr., Germantown ▪ Parcel P864, Darnestown ▪ District 06, acct. no. 00394717 ▪ Map tile: WSSC – 224NW13; MD – ET32 ▪ South side of Stonebridge Terr., on driveway off southern cul-de-sac ▪ R-200 Zone; 30,927 sq.ft. (0.71 acres) ▪ Germantown Planning Area Germantown Master Plan (1989) ▪ Lower Great Seneca Creek Watershed (MDE Use I) ▪ <u>Existing use</u>: vacant (previously existing single-family house burned down) ▪ <u>Proposed use</u>: replacement single family house 	<p><u>Existing – Requested – Service Area Categories</u></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">W-6</td> <td style="width: 50%; text-align: center;">W-1</td> </tr> <tr> <td style="text-align: center;">S-6</td> <td style="text-align: center;">S-1</td> </tr> </table> <p><u>Applicant's Explanation</u></p> <p>“The existing house burned down a year ago and the County and Park Service require a 100'-0” plus 25'-0” setback from an existing stream for a hundred year flood plain. There is no available land for a septic system and the existing well was mistakenly placed on the adjacent lot in the 2003 subdivision. It was intended that the Hoes would be able to hook up to the new water and sewer lines after the subdivision.”</p> <p>- Neil Hodgson, project architect</p>	W-6	W-1	S-6	S-1
W-6	W-1				
S-6	S-1				

DEP Staff Report: The applicants have requested approval of categories W-1 and S-1 to in order to provide public water and sewer service for the replacement of an existing house lost to a fire. WSSC reports that service can be provided from abutting water and sewer mains. The property is zoned R-200 and is located within the County's planned public water and sewer service envelopes. Adjacent and nearby properties have received category changes to allow for public service. The approval of categories W-1 and S-1 is consistent with master plan recommendations and with Water and Sewer Plan policies.

The property satisfies the Water and Sewer Plan's abutting mains policy with respect to the available water and sewer lines. On that basis, DEP issued a water and sewer connection approval to WSSC on March 23, 2001. However, this administrative approval action is proposed under the consistent with existing plans policy.

Agency Review Comments

DPS – Well & Septic: Because of the proximity to a stream we support public water and sewer service for this property. The existing well has been abandoned and sealed as part of approval of demolition of the existing structure.

M-NCPPC – Area 3 Planning Team: The Germantown Master Plan supports sewer service to this property. Approve W-1, S-1.

M-NCPPC – Parks Planning: No obvious park impacts.

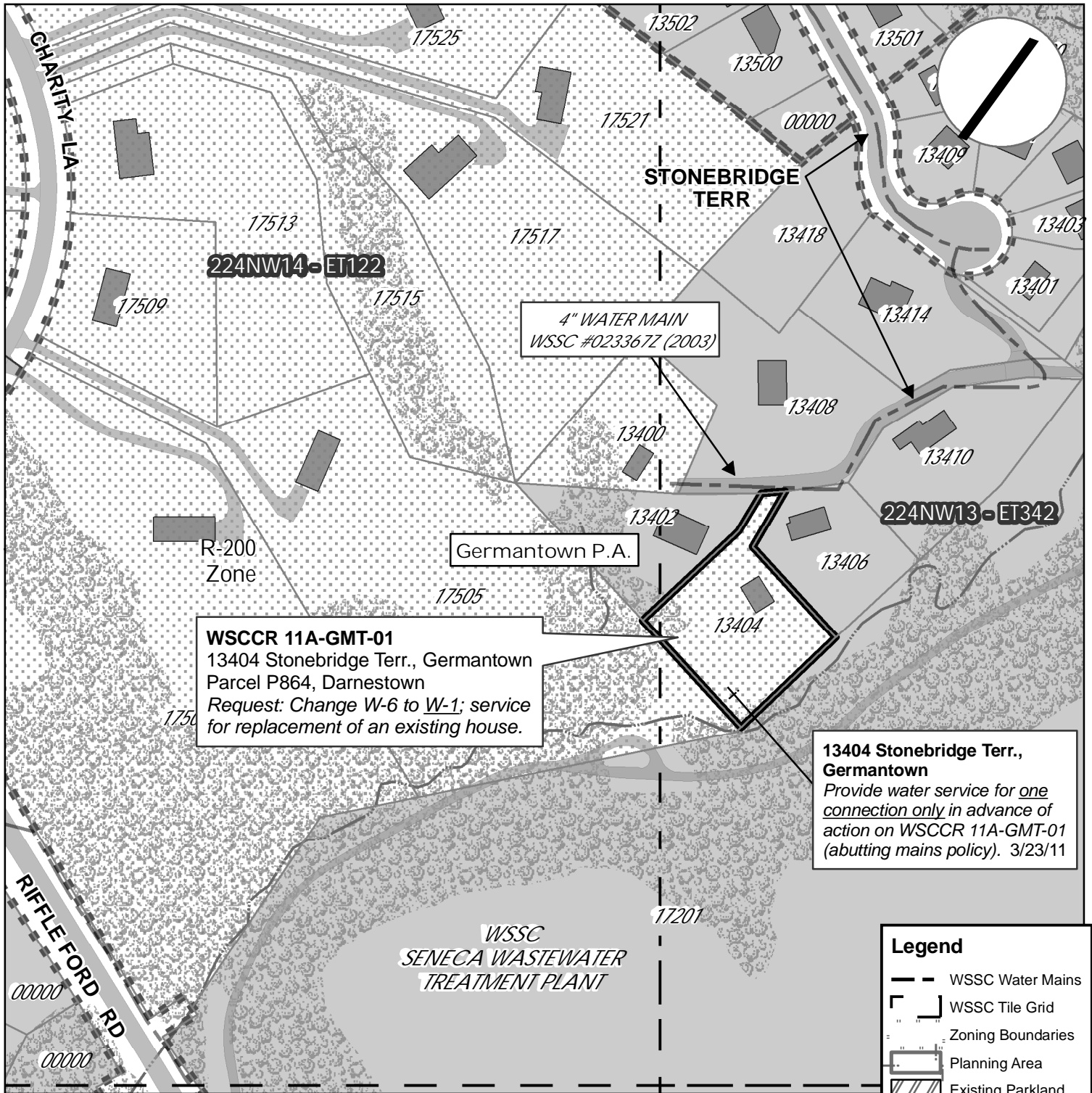
WSSC - Water: Water pressure zone: 560B. A 4 -inch water line in alley (end of the Stonebridge Terr.) abuts the property (contract no. 023367Z). Local service is adequate. No program-sized water main extensions (16 inches in diameter or greater) are required to serve the property.

WSSC - Sewer: Basin: Seneca Creek. A 1-1/2 -inch low pressure sewer line in alley (end of the Stonebridge Terr.) abuts the property (contract no. 023367Z). Flow from the proposed development: 303 GPD. NO program-sized sewer mains are required to serve the property.

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Water Service Area Categories Map: WSCCR 11A-GMT-01 (Mary & Marshall Hoes)



WSCCR 11A-GMT-01
 13404 Stonebridge Terr., Germantown
 Parcel P864, Darnestown
 Request: Change W-6 to W-1; service
 for replacement of an existing house.

**13404 Stonebridge Terr.,
 Germantown**
 Provide water service for one
connection only in advance of
 action on WSCCR 11A-GMT-01
 (abutting mains policy). 3/23/11

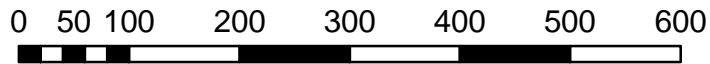
Legend

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

Water Categories

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

Lower Great Seneca Creek Watershed

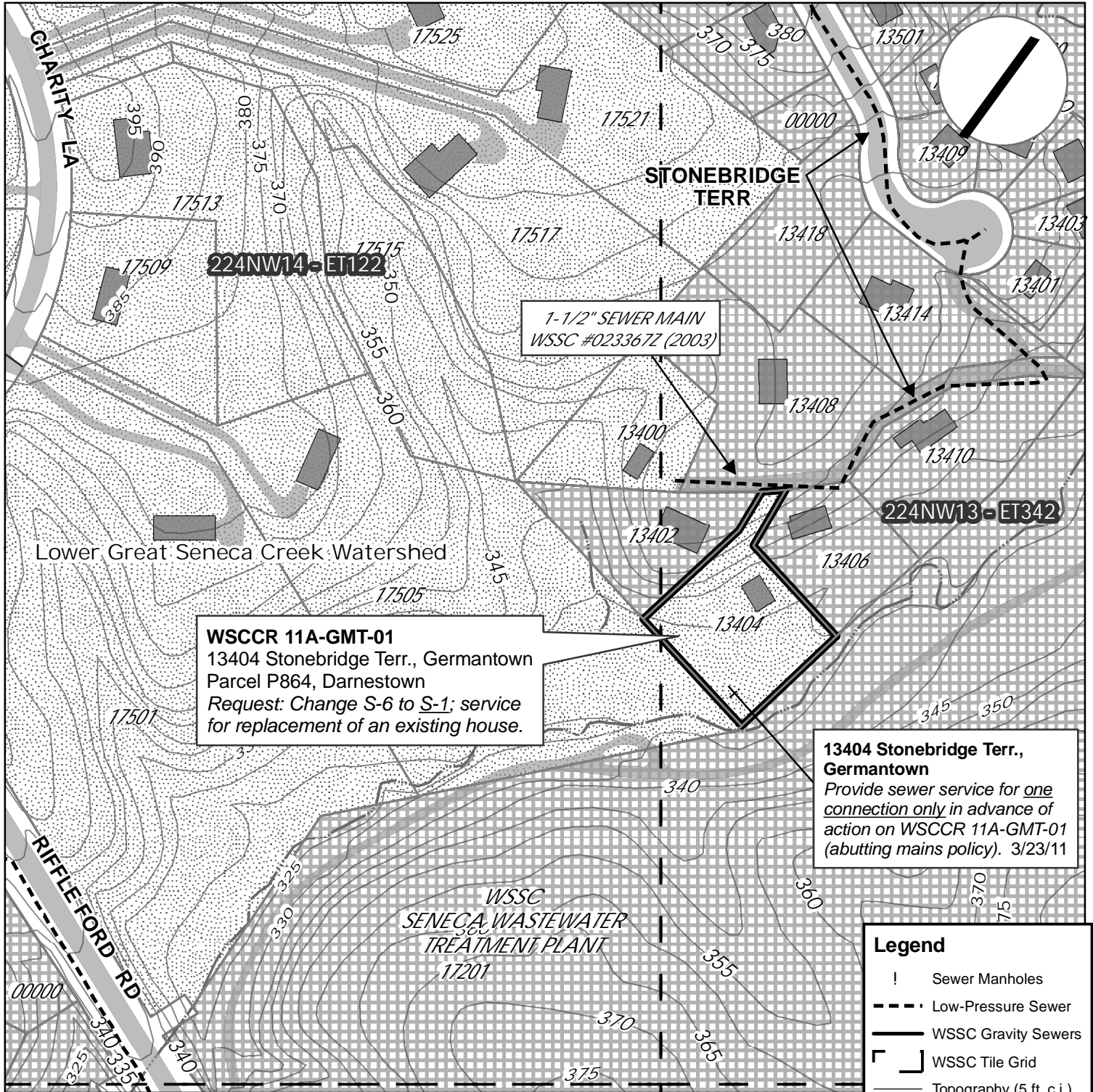


SCALE (Feet)

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-GMT-01 (Mary & Marshall Hoes)



Germantown Planning Area



DEP
Water and Wastewater
Policy Group



SCALE (Feet)

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

Legend

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

Sewer Categories

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

2) Property/Site Description and Development:

Address 13404 STONEBRIDGE TERRACE, GERMANTOWN, MD 20874
Property's TAX ID # (please provide, if known) _____
Property/Site Size 30,927 SF. Identification (ie, Parcel #) 804
Location/Closest cross-street CRICKET HILL DRIVE
Current Use SINGLE FAMILY RES. Proposed Use SINGLE FAMILY RESIDENTIAL
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:

THE EXISTING HOUSE BURNED DOWN A YEAR AGO AND THE COUNTY & PARK SERVICE REQUIRE A 100'-0" PLUS 25'-0" SETBACK FROM AN EXISTING STREAM FOR A HUNDRED YEAR FLOOD PLAN. THERE IS NO AVAILABLE LAND FOR A SEPTIC SYSTEM AND THE EXISTING WELL WAS MISTAKENLY PLACED ON THE ADJACENT LOT IN THE 2003 SUBDIVISION. IT WAS INTENDED THAT THE HOES WOULD BE ABLE TO HOOK UP TO THE NEW WATER AND SEWER LINES AFTER THE SUBDIVISION.

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 _____



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

MEMORANDUM

March 23, 2011

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 Single Water and Sewer Service Connections

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

Property Address & Identification	Owner – Est. Date	Abutting Mains - 200' Tile	WSSCR No.
13404 Stonebridge Terr., Germantown Parcel P864, Darnestown (tax map ET32) Tax acct. no. 06-00394717	Mary & Marshall Hoes Built: unknown (no data)	4" water main & 1-1/2" sewer main #023367Z (built: 2003) WSSC tile: 224NW13	11A-GMT-01

Our records revealed that the subject property was shown on the County's 1997 property tax map. This predates the construction of the abutting water and sewer mains in 2003. Given this, the property is eligible for single water and sewer service connections 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 W-6 and S-6 categories to W-1 and S-1, allowing the provision of public water and 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 water and sewer service connections/hookups 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 240-777-7716

ADS:ads

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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

WSSCC 11A-GWC-01: John Paez

DEP Staff Recommendation: Approve S-1 for one sewer hookup only. Administrative policy V.F.2.b.:
 Properties Abutting Mains.

<p>Property Information and Location Property Development</p> <ul style="list-style-type: none"> ▪ 8901 Warfield Rd., Gaithersburg ▪ Parcel P254, William Range Etc ▪ District 01, acct. no. 00004190 ▪ Map tile: WSSC – 228NW09; MD – FU63 ▪ North side of Warfield Rd., east of Goshen Rd. ▪ RE-2 Zone; 21,344 sq.ft. (0.49 acres) ▪ Goshen – Woodfield – Cedar Grove Planning Area Preservation of Agriculture and Rural Open Space Master Plan (1980) ▪ Upper Great Seneca Creek Watershed (MDE Use I) ▪ <u>Existing use</u>: one single-family house (built 1988) ▪ <u>Proposed use</u>: no change, just sewer service for the existing house 	<p>Applicant's Request: Service Area Categories & Justification</p> <hr/> <p>Existing – Requested – Service Area Categories</p> <p>W-6 No Change (W-6)</p> <p>S-6 S-1</p> <hr/> <p><u>Applicant's Explanation</u></p> <p>"I would like an advance approval for a single sewerage connection under the abutting mains policy."</p>
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DEP Staff Report: The applicant has requested the approval of category S-1 in order to provide public sewer service to an existing single-family house. WSSC reports that an existing 8-inch sewer main (contract no. 908473-A) abutting the property along Warfield Rd. can provide sewer service to the property. This property satisfies the Water and Sewer Plan's abutting mains policy with respect to the available 8-inch sewer line. The house on the parcel was constructed in 1988, prior to the construction of the abutting sewer main in 1993. On that basis, DEP issued a sewer connection approval to WSSC on March 7, 2001. Under the abutting mains policy, service will be restricted to a single sewer hookup only.

Agency Review Comments

DPS – Well & Septic: No comments.

M-NCPPC – Area 3 Planning Team: Approve S-1 – Abutting mains policy.

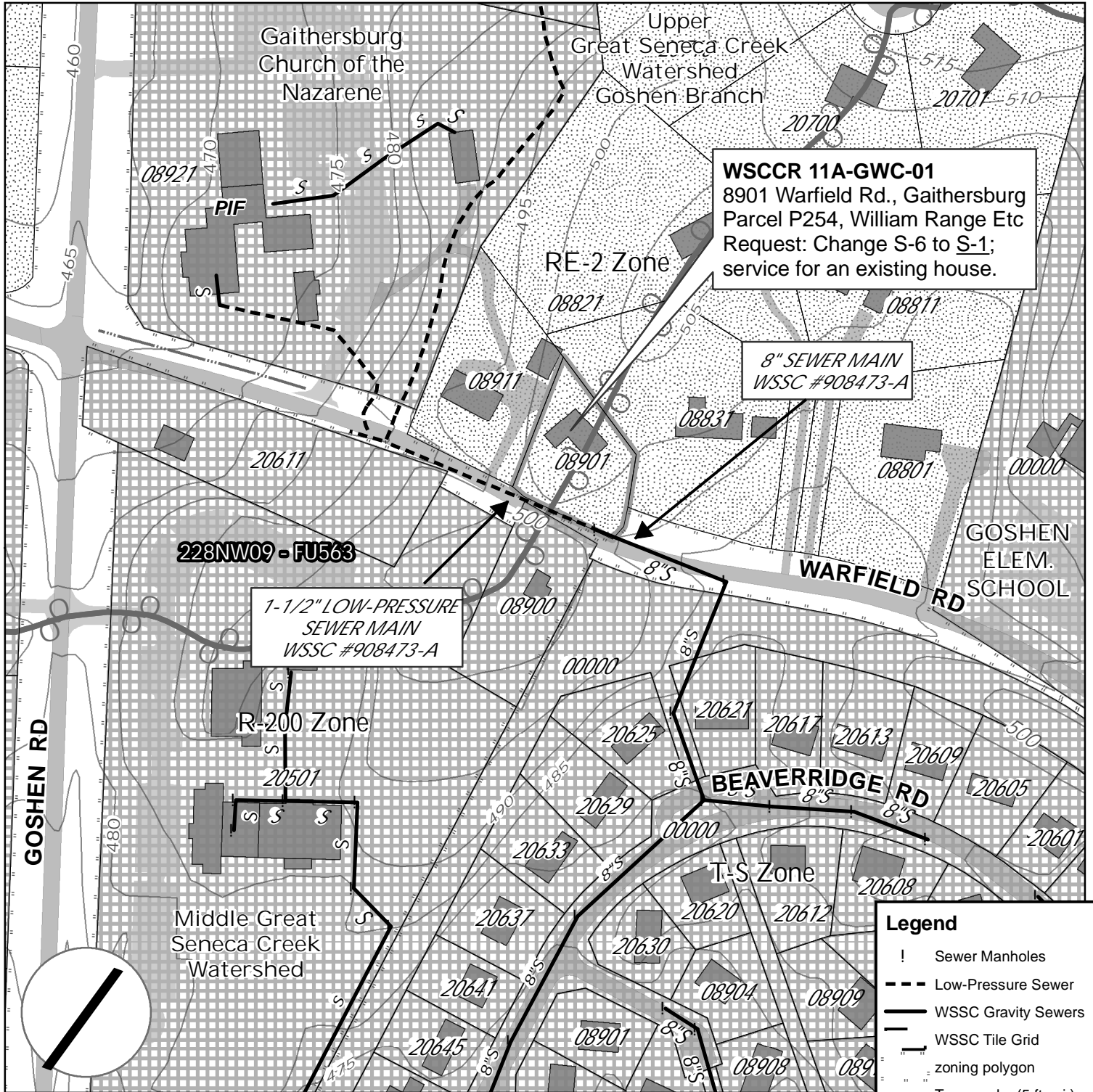
M-NCPPC – Parks Planning: No obvious park impacts.

WSSC - Sewer: Basin: Seneca Creek. An 8-inch sewer line (contract no. 908473-A) in Warfield Road abuts the property. Average wastewater flow from the proposed development: 300 GPD. No program-sized sewer mains are required to serve the property. Interceptor and treatment capacity are adequate.

ADS:ads/

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Sewer Service Area Categories Map: WSCCR 11A-GWC-01 (John Paez)



Legend

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

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 8901 Warrfield Rd Lantansville, MD, 20882
Property's TAX ID # (please provide, if known) 01-00004190
Property/Site Size 21,344 SP Identification (ie, Parcel #) P254
Location/Closest cross-street Goshen Rd.
Current Use Residential Proposed Use Residential
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-0 Requested Water Category: W - OR No Change Multi-Use Shared
Current Sewer Category: S-0 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:

I would like an advance approval for a
single Sewerage Connection under
the Abating Ruins Policy.

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



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

MEMORANDUM

March 7, 2011

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 Water/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.
8901 Warfield Rd., Gaithersburg Parcel P254, Williams Range Etc (tax map FU63)	John Paez Built 1988	8" Sewer, #908473-A, 1993 (WSSC tile: 228NW09)	11A-GWC-01

Our records show that the house on the subject property was established in 1988, before construction of the abutting sewer main (see above), which WSSC completed in 1993. 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/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 240-777-7716

Attachment

ADS:ads

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Office of the Director, Water and Wastewater Policy Group

255 Rockville Pike, Suite 120 • Rockville, Maryland 20850-4166 • 240-777-7716, FAX 240-777-7715

WSSCC 11A-POT-05: Omid Kia

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"> ▪ 10813 Rock Run Dr., Potomac ▪ Property ID: Lot 22, Block 3, Fawsett Farms ▪ District 10, acct. no. 00868227 ▪ Map tile: WSSC – 210NW11; MD – FN23 ▪ East side of Rock Run Dr., south of Chandler Rd. ▪ R-200 Zone; 45,333 sq.ft. (1.04 ac.) ▪ Potomac – Cabin John Planning Area Potomac Subregion Plan (2002) ▪ Rock Run Watershed (MDE Use I) ▪ <u>Existing use:</u> single-family house (built 1956) ▪ <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> "Main public sewer on the street and a new single family house; the size of the proposed house, needs to be connected to the public service."</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 approval of sewer category S-1 to allow the provision of public sewer service for the replacement of an existing single-family house. The site is zoned R-200 and is located within the County's planned public sewer envelope. Sewer service is available from an abutting 8-inch sewer main along Rock Run Dr. The use of public sewer service for this property is consistent with master plan recommendations and with Water and Sewer Plan policies.

The property satisfies the Water and Sewer Plan's abutting mains policy with respect to the available sewer line. On that basis, DEP issued a sewer connection approval to WSSC on March 23, 2001. Note however, that this administrative approval action is proposed under the consistent with existing plans policy.

Agency Review Comments

DPS – Well & Septic: The building permit and well permit for the new house were approved based on public sewer serving the property.

M-NCPPC – Area 3 Planning: Approve S-1 – Abutting mains policy.

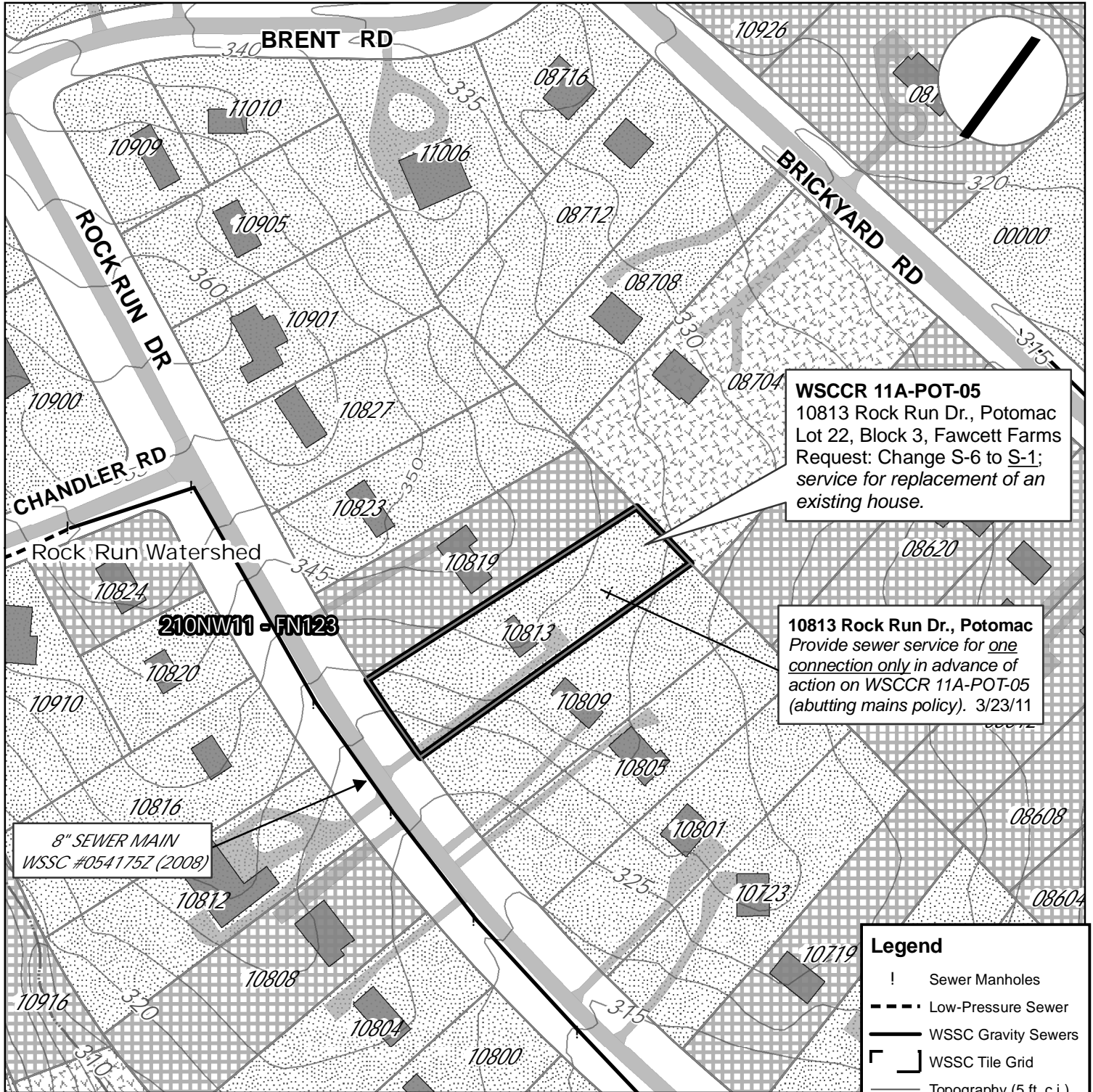
M-NCPPC – Parks Planning: No obvious park impacts.

WSSC - Sewer: Basin: Dulles Interceptor. An existing 8-inch sewer in Rock Run Dr. abuts the property (contract #DA4175Z05). Flow from the proposed development: 300 GPD. No program-sized sewer mains are required to serve the property. Interceptor and treatment capacity are adequate.

ADS:ads/

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Sewer Service Area Categories Map: WSCCR 11A-POT-05 (Omid Kia)



WSCCR 11A-POT-05
 10813 Rock Run Dr., Potomac
 Lot 22, Block 3, Fawcett Farms
 Request: Change S-6 to S-1;
 service for replacement of an
 existing house.

10813 Rock Run Dr., Potomac
 Provide sewer service for one
connection only in advance of
 action on WSCCR 11A-POT-05
 (abutting mains policy). 3/23/11

8" SEWER MAIN
 WSSC #054175Z (2008)

210NW11 - FN123

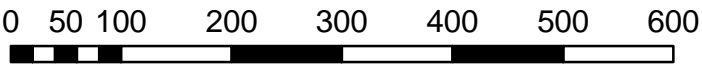
Legend

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

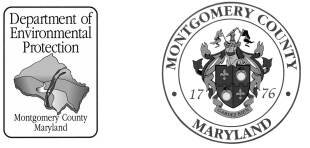
Sewer Categories

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

Potomac - Cabin John Planning Area



SCALE (Feet)



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 10813 ROCK RUN DRIVE, POTOMAC, MD, 20854

Property's TAX ID # (please provide, if known) _____

Property/Site Size 45,336.18 SF Identification (ie, Parcel #) LOT 22, BLOCK 3

Location/Closest cross-street CHANDLER RD & KINSGATE RD

Current Use SINGLE FAMILY HOUSE Proposed Use NO CHANGE

Subdivision Plan No. & Status NA

(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- 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:

Main public sewer on the street and a New Single Family Dwelling the size of the propose house, needs to be connected to the public service

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 _____

MDE W/shed Use _____



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

MEMORANDUM

March 23, 2011

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.
10813 Rock Run Dr., Potomac Lot 22, Block 3, Fawcett Farms (tax map FN23) Tax acct. no. 10-00868227	Omid & Farangia Kia Built: 1956 Lot recorded: 1945	8" sewer main #054175Z (built: 2008) WSSC tile: 210NW11	11A-POT-05

Our records show that the subject property was recorded in 1945, before the construction of the abutting sewer main in 2008. 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/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 240-777-7716

ADS:ads

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Attachment

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

WSSCC 11A-POT-06: Charles Dickson, Jr.

DEP Staff Recommendation: Approve S-3. Administrative policy V.F.1.a.: Consistent with Existing Plans.

<p>Property Information and Location Property Development</p>	<p>Applicant's Request: Service Area Categories & Justification</p>						
<ul style="list-style-type: none"> • 11007 Chandler Rd., Potomac • Lot 10, Block 1, Fawsett Farms • District 10, acct. no. 00867462 • Map tile: WSSC – 210NW11; MD – FN23 • North side of Chandler Rd. West of Rock Run Dr. • R 200 Zone; 44,349 sq.ft. (1.02 ac.) • Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002) • Rock Run Watershed (MDE Use I) • <u>Existing use</u>: one single-family house (built 1961) • <u>Proposed use</u>: possible addition to or replacement of the existing house 	<p>Service Area Categories:</p> <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> </tr> </thead> <tbody> <tr> <td>W-1</td> <td>W-1 (no change)</td> </tr> <tr> <td>S-6</td> <td>S-1</td> </tr> </tbody> </table> <p><u>Applicant's Explanation</u></p> <p>"To permit possible future improvement to the existing house and/or replacement of the existing house which is currently served by a septic system. The septic system on the property is old and does not meet current standards and there is no established reserve area. Further, there is limited potential for replacement septic on this lot due to topographic matters and an apparent high water table. A short extension of an existing WSSC pressure sewer line would permit connection to public sewer."</p>	Existing	Requested	W-1	W-1 (no change)	S-6	S-1
Existing	Requested						
W-1	W-1 (no change)						
S-6	S-1						

DEP Staff Report: The applicant has requested approval of sewer category S-1 in order to allow the provision of public sewer service for the eventual enlargement or replacement of an existing single-family house. The site is zoned R-200 and is located within the County's planned public sewer service envelope. WSSC reports that sewer service will require a 160-foot low-pressure main extension along Chandler Road and an on-site grinder pump. The use of public sewer service for this property is consistent with master plan recommendations and with Water and Sewer Plan policies. Because sewer service will require a new main extension, DEP staff recommends approval of category S-3, rather than S-1.

Agency Review Comments

DPS – Well & Septic: We have confirmed shallow groundwater at the lot directly next door which is upgrade from this property. We suspect the septic system for this lot is in or too close to groundwater in wet times of the year and anticipate difficulty replacing the septic system. Provision of public sewer for this lot is supported.

M-NCPPC – Area 3 Planning: The 2002 Potomac master plan shows this property within the sewer envelope. Approve S-1.

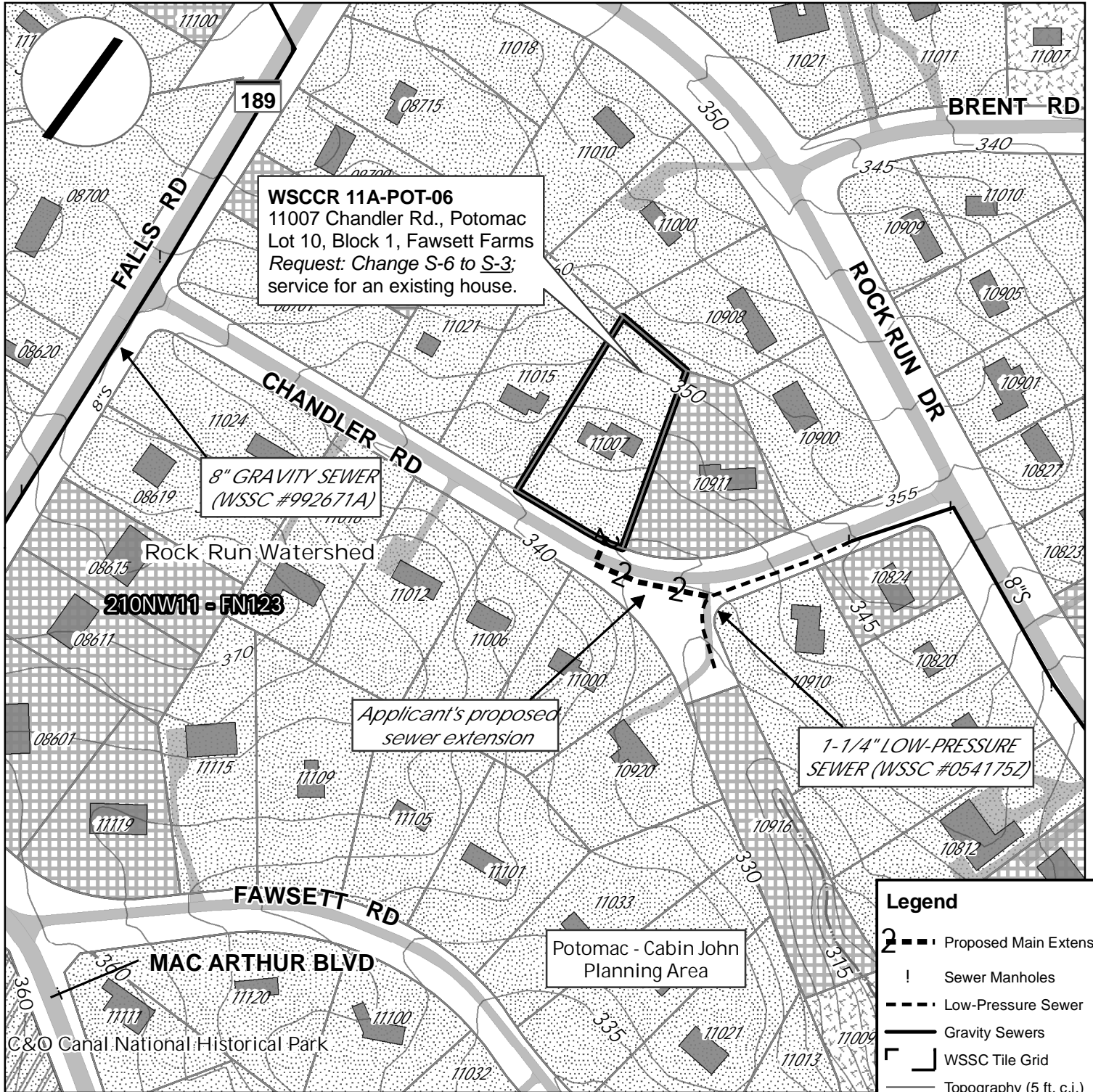
M-NCPPC – Parks Planning: No apparent park impact.

WSSC - Sewer: Basin: Dulles Interceptor. A 160-foot-long non-CIP-sized, low-pressure sewer extension is required to serve the property. This extension would connect to the existing 1-1/4" low pressure sewer along Chandler Road (contract no. DA4175Z05) and would abut approximately 2 properties in addition to the applicant's. Service will require the use of an on-site grinder pump. Flow from the proposed development: 300 GPD. No program-sized sewer mains are required to serve the property. Interceptor and treatment capacity are adequate.

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Sewer Service Area Categories Map WSSCR 11A-POT-06 (Charles Dickson Jr.)



WSSCR 11A-POT-06
11007 Chandler Rd., Potomac
Lot 10, Block 1, Fawsett Farms
Request: Change S-6 to S-3;
service for an existing house.

8" GRAVITY SEWER
(WSSC #992671A)

*Applicant's proposed
sewer extension*

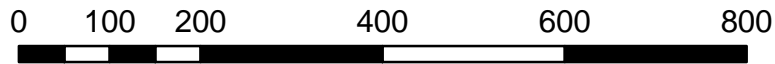
**1-1/4" LOW-PRESSURE
SEWER (WSSC #054175Z)**

Legend

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

Sewer Categories

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



SCALE (Feet)

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

DEP
Water and Wastewater
Policy Group

2) Property/Site Description and Development:

Address: 11007 Chandler Road

Property's TAX ID # (please provide, if known): 10-867462

Property/Site Size: 44,349 SF Identification (ie, Parcel #): Lot 10, Block 1, Fawsett Farms

Location/Closest cross-street: Rock Run Drive

Current Use: Residence Proposed Use: Residence

Subdivision Plan No. & Status: N/A

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-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:

To permit possible future improvement to the existing house and/or replacement of the existing house which is currently served by a septic system. The septic system on the property is old and does not meet current standards and there is no established reserve area. Further, there is limited potential for replacement septic on this lot due to topographic matters and an apparent high water table. A short extension of an existing WSSC pressure sewer line would permit connection to public sewer.

DEP Staff Use Only

Receipt Acknowledged: _____ Email OR _____ US Mail

Water

Sewer

WSSC Tile

210NW11

Tax Map

FN 123

Plan No.

-

Process

AD

Master Plan

Potomac Subregion (2002)

Planning Area

Potomac-Cabin John

Zoning

R-200

Zoning Activity

-

Watershed

Rock Run

CSPS Subwatershed

State Watershed Use Class I

GIS File

WSSCC 11A-TRV-04: Bob Novas

DEP Staff Recommendation: Approve S-1, for one sewer hookup only in the Piney Branch watershed.
 Administrative policy V.F.1.a.: Consistent with Existing Plans.

<p>Property Information and Location Property Development</p> <ul style="list-style-type: none"> ▪ 13540 Glen Mill Rd, Rockville ▪ Property ID: Lot 9, Block 1 Lakewood Estates ▪ District 04, acct. no. 00110872 ▪ Map tile: WSSC – 218NW10; MD – FR32 ▪ Northwest side of Glen Mill Rd., west of Valley Dr. ▪ RE-1 Zone; 40, 028 sq.ft. (0.92 ac.) ▪ Travilah Planning Area Potomac Subregion Master Plan (2002) ▪ Watts Br. Watershed (MDE Use I) – Piney Br. subwatershed (Mont. Co. SPA) ▪ <u>Existing use</u>: one single-family house (built 1961) ▪ <u>Proposed use</u>: no change, just sewer service for the existing house. 	<p>Applicant's Request: Service Area Categories & Justification</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Existing –</th> <th style="width: 50%;">Requested –</th> <th style="width: 100%;">Service Area Categories</th> </tr> </thead> <tbody> <tr> <td>W-1</td> <td>W-1 (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>“Current septic system is 50 years old and is failing. We would like to hook up to the sewer before it fails completely. We request approval under the ‘abutting mains policy.”</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 sewer category S-1 to allow to the provision of public sewer service to an existing single-family house. The applicant cited concerns about the aging septic system currently serving the house. The property is zoned RE-1, but is included within the County's planned public sewer service envelope.

The property is located within the Piney Branch watershed and is therefore subject to the restrictions established in the Water and Sewer Plan for sewer service within that subwatershed of Watts Branch. This property satisfies the condition allowing for sewer service for properties included within the 1980 master plan's sewer service stages I and II (see staff report pgs. 2-3). (This specific service condition was included in the 2003 Water and Sewer Plan at the recommendation of the 2002 master plan.) Properties seeking public sewer service within the Piney Branch watershed are generally required to record a covenant including the Piney Branch Sewer Agreement Recommendations. This lot predates that sewer agreement and no resubdivision of the lot is proposed, therefore the covenant is not required in this case. As a result however, sewer service will be restricted to a single sewer hookup only.

WSSC reports that public sewer service is available from the existing 8-inch sewer main abutting the property along Glen Mill Rd. The use of public sewer service at this property is consistent with master plan recommendations and with Water and Sewer Plan policies.

The property satisfies the Water and Sewer Plan's abutting mains policy with respect to the available sewer line. On that basis, DEP issued a sewer connection approval to WSSC on January 19, 2011. Note however, that this administrative approval action is proposed under the consistent with existing plans policy.

Agency Review Comments

DPS – Well & Septic: The original septic system was permitted in 1963. An interim replacement trench was permitted in 1973. In 1998 the owner reported the septic system was failing, an inspection by our office indicated no evidence of failure was noted. This is an area of poor soils and we support sewer service to this property.

M-NCPPC – Area 3 Planning Team: The 2002 Potomac master plan states that sewer service may be provided in Glen Hills within the Piney Branch SPA only to relieve a public health problem. Deny S-1
DEP note: This property is not located within the Glen Hills area identified in the 2002 master plan. Revised comments from the Area 3 Planning Team are pending.

M-NCPPC – Parks Planning: No obvious park impacts.

WSSC - Sewer: Basin: Watts Branch. An 8-inch sewer line in Glen Mill Road abuts the property (contract no.951312A). The main was completed in 1998. Flow from the proposed development: 300 GPD. No program-sized sewer mains are required to serve the property. Interceptor and treatment capacity are adequate.

2003 – 2012 Comprehensive Water Supply and Sewerage Systems Plan Excerpt
Chapter 1: Objectives and Policies

Piney Branch Restricted Sewer Access Policy (Chapter 1, Section II.E.12.b.)

Adopted by the County Council November 18, 2003 (CR 15-396)

E. Special Policies for Water and Sewer Service – In addition to the preceding general service policies, the County Council has adopted specific policies for the provision of community water and/or sewer service which create exceptions to the general service policies. The Council has also adopted service recommendations in local area master plans which create exceptions to the general service policies.

12. Special and Restricted Community Service Areas – In addition to the preceding policies, the County may also designate specific areas for or restrict specific areas from community water and/or sewer service in order to achieve specific development goals, to promote environmental protection, or to address other special concerns. These areas are shown in Figure 1-F3 and are listed below:

b. Piney Branch Restricted Sewer Service Area – In 1991, the County Council established a policy to restrict the availability of community sewer service in the Piney Branch Watershed, which is designated as one of the county's Special Protection Area watersheds. Through the Piney Branch Sewer Restricted Access Policy, the Council sought to limit the growth of public sewer-dependent development within and near this environmentally-sensitive watershed, particularly within the areas of the watershed zoned for one- and two-acre development. The Council subsequently amended the policy in March 1997 under CR 13-830 and again in October 2002 under CR 14-1481. By these actions, the Council has specifically designated the Piney Branch Trunk Sewer and its tributary mains as **Limited Access** mains (see Section III.A.2.).

This restricted access policy was recently reexamined in the context of interrelated land use, zoning, and sewer service recommendations in the 2002 Potomac Subregion Master Plan; the following conditions reflect the policy changes recommended by the new master plan. In order to be eligible for community sewer service, properties within the Piney Branch watershed must satisfy at least one of the following conditions, i. through vi.:

- i. **Properties designated as Sewer Stages I or II in the 1980 Potomac Subregion Master Plan;**
- ii. Properties which the Piney Branch Trunk Sewer Right-of-Way either traverses or abuts, including properties adjacent to, and commonly owned with, these abutted or traversed properties as of December 3, 1991;
- iii. Properties with approval or conditional approval for sewer categories S-1 or S-3 as of December 3, 1991;

iv. Properties with documented public health problems resulting from failed septic systems where the provision of public sewer service is logical, economical, and environmentally acceptable; or

v. Properties which abut sewer mains and which satisfy the policy requirements for Section II.E.3.a.: Community Service for Properties Abutting Existing Mains – Single Hookups Only. Applicants shall not use the provision of a single sewer hookup to support subdivision or resubdivision of these properties into more than one lot. (This condition does not restrict sewer service provided to properties satisfying condition ii., preceding.)

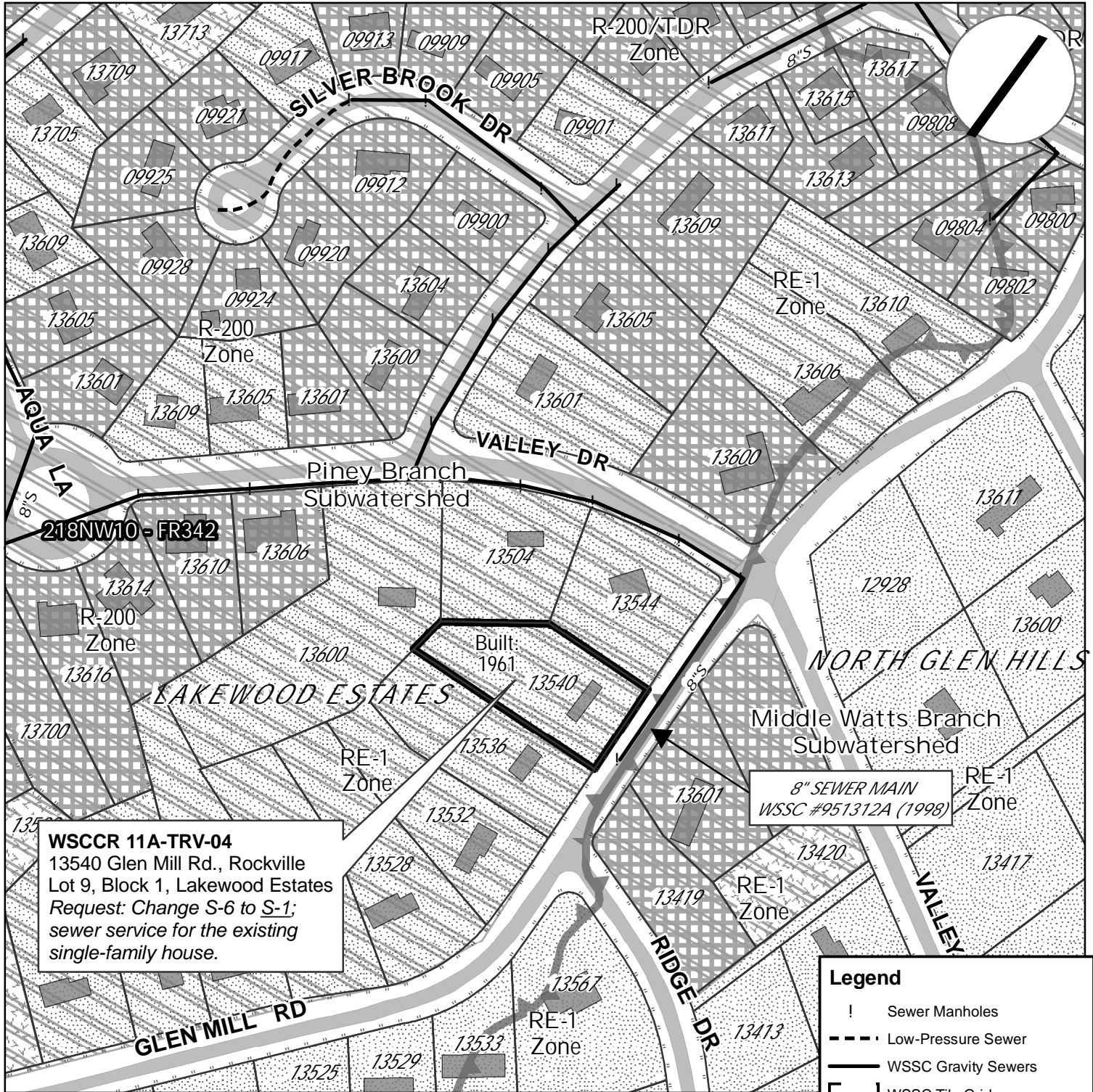
vi. The properties zoned RE-2C located in the southeast corner of the intersection of Boswell Lane and Piney Meetinghouse Road which develop using the cluster method.

All other properties within the Piney Branch watershed are restricted from community sewer service, whether from the Piney Branch sewerage system or from other adjacent sewerage systems.

ADS:ads/

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Sewer Service Area Categories Map: WSCCR 11A-TRV-04 (Robert Novas)



WSCCR 11A-TRV-04
 13540 Glen Mill Rd., Rockville
 Lot 9, Block 1, Lakewood Estates
 Request: Change S-6 to S-1;
 sewer service for the existing
 single-family house.

8" SEWER MAIN
 WSSC #951312A (1998)

Legend

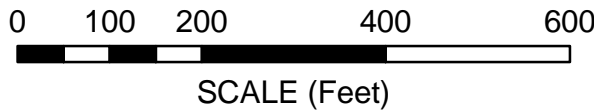
- ! Sewer Manholes
- - - Low-Pressure Sewer
- WSSC Gravity Sewers
- ▭ WSSC Tile Grid
- Zoning Boundaries
- ⬜ Watts Branch Subwatersheds

Sewer Categories

- ▨ S-1
- ▨ S-3
- ▨ S-6
- ▨ Planned Sewer Envelope

Travilah Planning Area

Watts Branch Watershed



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 13540 GLEN MILL ROAD, ROCKVILLE, MD
Property's TAX ID # (please provide, if known) 00110872 DIST 04
Property/Site Size 40,028.0 SQ FT Identification (ie, Parcel #) Subdivision 20, Block 1, Lot 9
Location/Closest cross-street RIDGE ROAD
Current Use Prim. Residence 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-1 Requested Water Category: W- 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:

Current septic system is 50 years old and is failing. We would like to hook up to the sewer before it fails completely.
We request approval under the "abutting mains policy".

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: _____ Email OR _____ US Mail _____
Water _____ Sewer
WSSC Tile 218NW10 LOT 9, BLOCK 1, LAKEWOOD ESTS.
Tax Map FR 342
Plan No.
Process AD
Master Plan POTOMAC SUBREGION (2002)
Planning Area TRAVILAH
Zoning RE-1
Zoning Activity
Watershed WATTS Br. (PINEA Br.) - SPA
CSPS Subwatershed _____
State Watershed Use Class I
GIS File _____



DEPARTMENT OF ENVIRONMENTAL PROTECTION


Isiah Leggett
County Executive

Robert Hoyt
Director

MEMORANDUM

January 19, 2011

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.
13540 Glen Mill Rd., Rockville Lot 9, Block 1, Lakewood Estates (FR342)	Robert Novas Plat: 1960; Built:1961	8" Sewer - #951312A (281NW10)	11A-TRV-04

Our records show that the subject property was established by plat in 1960 before construction of the abutting sewer main in 1998. 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 W/S-6 to W/S-1, allowing the provision of public water/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/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. Note that this property is located within the Piney Branch subwatershed of Watts Branch where the provision of public sewer service is controlled by a restricted sewer access policy in the Water and Sewer Plan. The provision of a single sewer hookup for this property is in keeping with restricted access policy in effect for Piney Branch.

If you have any questions concerning this request, please do not hesitate to contact me at either 240-777-7716 or alan.soukup@montgomerycountymd.gov.

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WSSCC 11A-TRV-07: Victor Scott

DEP Staff Recommendation: Approve W-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"> • 10 Travilah Terr., Potomac • Lot 20, Esworthy Estates • District 06, acct. no. 01971957 • Map tile: WSSC – 216NW13; MD – EQ33 • Cul-de-sac end of Travilah Terr. (with frontage on both River Rd. (MD 190) and Esworthy Rd.) • RE-2 Zone; 2.02 acres • Travilah Planning Area Potomac Subregion Master Plan (2002) • Muddy Branch Watershed (MDE Use I) • <u>Existing use</u>: single-family house (built 1982) • <u>Proposed use</u>: no change, water service for the existing house 	Service Area Categories: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Existing</th> <th style="text-align: left; border-bottom: 1px solid black;">Requested</th> </tr> </thead> <tbody> <tr> <td>W-6</td> <td>W-1</td> </tr> <tr> <td>S-6</td> <td>S-6 (no change)</td> </tr> </tbody> </table> Applicant's Explanation "Exploring the possibility of switching to WSSC from a well."	Existing	Requested	W-6	W-1	S-6	S-6 (no change)
Existing	Requested						
W-6	W-1						
S-6	S-6 (no change)						

DEP Staff Report: The applicant has requested approve of category W-1 to allow the provision of public water service to an existing single-family house. The property is zoned RE-1 and is within the County's planned public water service envelope. WSSC reports that water service can be provided from an abutting 16-inch water main along River Rd. The use of public water service for this property is consistent with master plan recommendations and with Water and Sewer Plan policies.

Agency Review Comments

DPS – Well & Septic: According to the 1981 well permit, a dry hole was encountered at the first well location. The existing well produces 2 gallons per minute which meets the minimum requirement of 1 gallon per minute but this is not considered a high flow well.

M-NCPPC – Area 3 Planning Team: The 2002 Potomac master supports water service to this property. Approve W-1, abutting main.

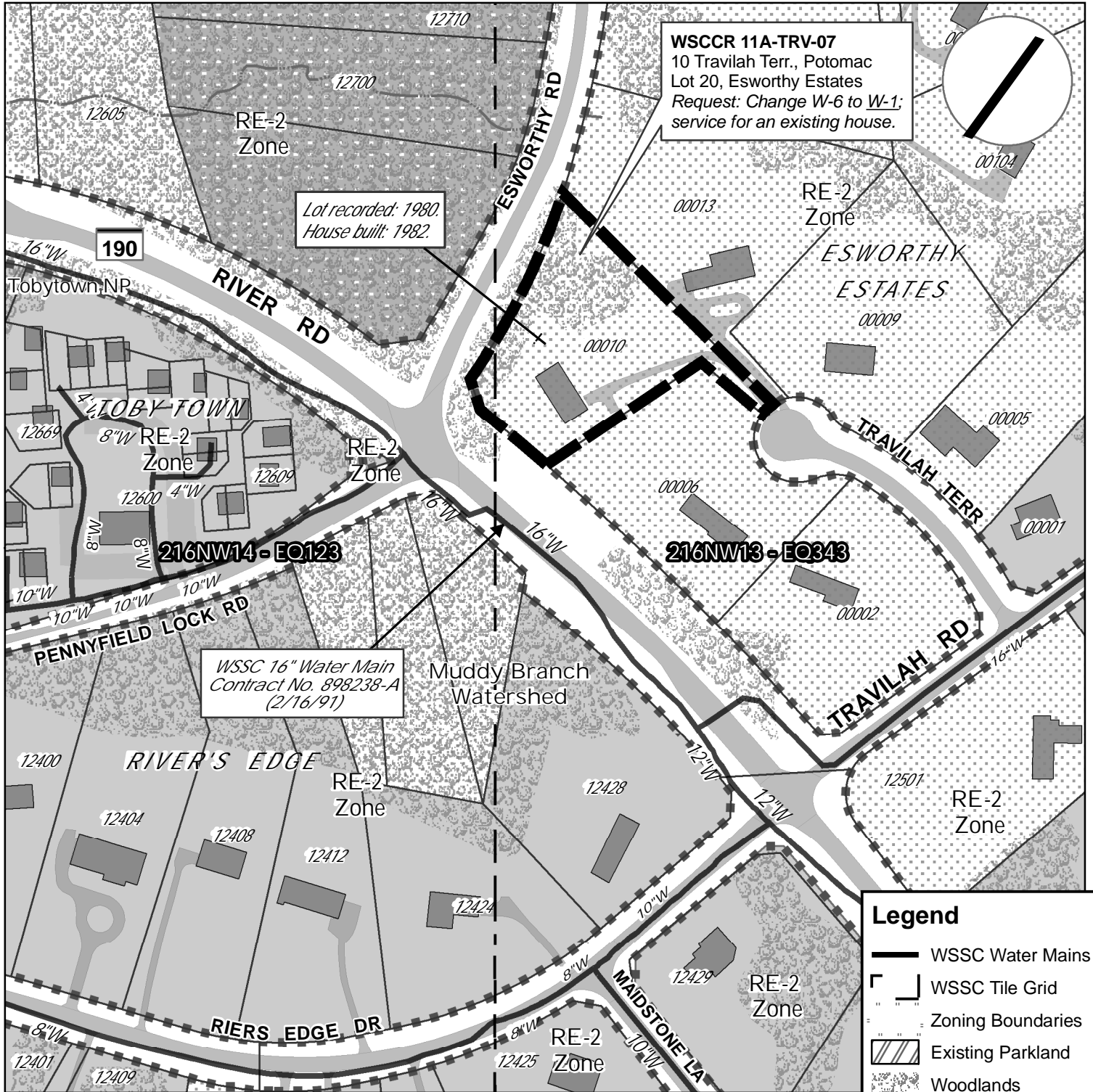
M-NCPPC – Parks Planning: No apparent park impact.

WSSC - Water: Water pressure zone: 480A (Montgomery High Zone). A 16-inch water line in River Rd abuts the property (contract no. 898238A). This extension has been conceptually approved for service to 10 Travilah Terr. in the Esworthy Estates subdivision. Local service is adequate. No program-sized water main extensions (16 inches in diameter or greater) are required to serve the property.

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Water Service Area Categories Map: WSCCR 11A-TRV-07 (Victor Scott)



WSCCR 11A-TRV-07
 10 Travilah Terr., Potomac
 Lot 20, Esworthy Estates
 Request: Change W-6 to W-1;
 service for an existing house.

Lot recorded: 1980.
 House built: 1982.

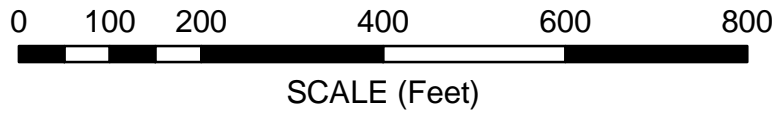
WSSC 16" Water Main
 Contract No. 898238-A
 (2/16/91)

Legend

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

Water Categories

- W-1
- W-3
- W-4
- W-5
- W-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 10 Travilah Terrace, Potomac MD
Property's TAX ID # (please provide, if known) Acct No 01971957
Property/Site Size 68,331 sq ft Identification (ie, Parcel #) Esworthy Estates Lot 20
Location/Closest cross-street Property borders on River Rd & Esworthy Rd.
Current Use Residential Proposed Use Residential - Single Fam Home
Subdivision Plan No. & Status Esworthy Estates Lot 20

(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- 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:

Exploring the possibility of switching to WSSC from a well

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: / Email OR US Mail

Water ~~Sewer~~
WSSC Tile 216NW13
Tax Map E0343
Plan No. -
Process AD
Master Plan Potomac (2002)
Planning Area Travilah
Zoning RE-2
Zoning Activity -
Watershed Muddy Cr.
CSPS Subwatershed
State Watershed Use Class I
GIS File