



**Proposed Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan 2013-1  
Administrative Group**

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Mary Dolan, Chief, Functional Planning and Policy, [Mary.Dolan@montgomeryplanning.org](mailto:Mary.Dolan@montgomeryplanning.org) 301-495-4552

**Completed: 4/16/14**

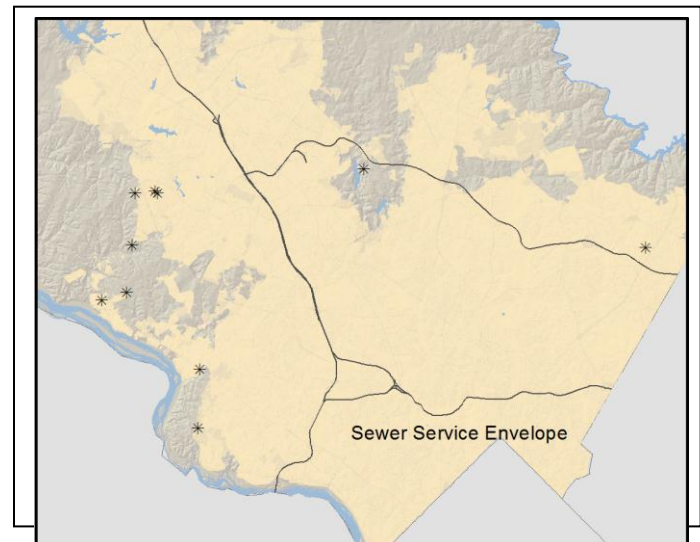
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**Description**

Administrative Sewer and Water Category Change Requests are:

- Generally within established policies.
- Referred to the Planning Board for a determination of consistency with relevant master and sector plans with recommendations to the County Executive for final action.

The accompanying map shows the existing sewer envelope in tan. The properties requesting to be service are show as asterisks. More detailed information on zoning, existing and proposed uses and recommendations of other agencies are shown in the attached packet from the County Executive.



**Summary**

Staff recommends **approval of all seven 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. If the Planning Board wishes, you may request that an item be removed from the Administrative Group and taken to the County Council.

### **Category Change Requests**

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

#### **13-DNT-01A Yaling Yeh (circle 6)**

The above property is within the 2002 Potomac Subregion Master Plan sewer envelope and eligible for both water and sewer service.

Recommendation: Approve W-1, Approve S-1

#### **13-DNT-02A Saeed & Marzi Kahnamelli (circle 11)**

The 2002 Potomac Subregion Master Plan supports public water service to this property.

Recommendation: Approve W-1

#### **13-DNT-03A Stephen Ridder (circle 13)**

#### **13-DNT-04A Katherine Dyson (circle 18)**

The two above properties are within the 2002 Potomac Subregion Master Plan sewer envelope and eligible for both water and sewer service.

Recommendation: Approve W-1, Approve S-1/3

#### **13-FAL-01A Ronald Gardner (circle 21)**

The *1997 Fairland Master Plan* discusses this area, focusing on older, large lot single-family residential with a mix of newer developments of single-family subdivisions with a small component of townhouses (p.57). This property is located within the Upper Paint Branch Special Protection Area (SPA). While no specific recommendations were provided on this property, the Plan recommends that community water and sewer be provided for all properties in all zones south of MD 198 (p. 151).

Recommendation: Approve S-1

#### **13-POT-01A Merrill Stock (circle 24)**

#### **13-POT-02A Riverwood Agreement of Trust (circle 28)**

The two above properties are all within the 2002 Potomac Subregion Master Plan sewer envelope and eligible for sewer service.

Recommendation: Approve S-1

#### **13-TRV-02A Jae & Choon Choi (circle 32)**

This property is within the 2002 Potomac Subregion Master Plan sewer envelope and eligible for both water and sewer service.

Recommendation: Approve W-1, Approve S-1

#### **13-TRV-03A Leoncio Gutierrez (circle 37)**

The 2002 Potomac master supports public water service to this property.

Recommendation: Approve W-1

**13-URC-01G M-NCPPC's Rock Creek Park (circle 41)**

The 2004 Upper Rock Creek Area master plan does not show this park within the recommended sewer service envelope. However, the 2003 Ten-Year Comprehensive Water Supply and Sewerage Systems Plan states (page 1-25), "Community water and sewer service may be provided to serve existing public facilities and to support the development of approved new public facilities, including those facilities which are located outside of the acknowledged community water and /or sewer service areas."

Recommendation: Approve S-1

**Conclusion**

Staff recommends approval of all of the water and sewer category change requests in this package in agreement with the recommendations of the County Executive staff.

**Next Steps**

The Planning Board's recommendations will be transmitted to the County Executive. The Department of Environmental Protection will hold an administrative public hearing on April 30, 2014. Final action by the Executive will take place in May.

Attachment



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett  
County Executive

Robert Hoyt  
Director

March 28, 2014

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 2013-1

DATE & TIME: **Wednesday, April 30, 2014, at 10:30 am**

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

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

WSSCR 13-DNT-01A, Yaling Yeh	WSSCR 13-POT-01A, Merrill Stock
WSSCR 13-DNT-02A, Saeed & Marzi Kahnamelli	WSSCR 13-POT-02A, Riverwood Agreement of Trust
WSSCR 13-DNT-02A, Stephen Ridder	WSSCR 13-TRV-02A, Jae & Choon Choi
WSSCR 13-DNT-04A, Katherine Dyson	WSSCR 13-TRV-03A, Leoncio Gutierrez
WSSCR 13-FAL-01A, Ronald Gardner	WSSCR 13-URC-01G, M-NCPPC Parks Planning

To assist with your review, a PDF has been created and posted to the "Service Area Category Changes" webpage at <http://www.montgomerycountymd.gov/waterworks>. In addition to this memorandum, that PDF includes the following information for each proposed amendment:

- Staff reports and recommendations
- Mapping
- Supporting documents, as appropriate

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](mailto:waterworks@montgomerycountymd.gov).

**Note that the hearing record will close at 5:00 p.m. on Wednesday May 7, 2014; 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 Functional Planning and Policy Division, 301-495-4520, and on their site: <http://www.mc-mncppc.org/board/index.shtm>.

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

ADS: ads/

Attachments

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cc: Civic/Environmental Groups, and designated interested parties  
Isiah Leggett, County Executive  
Craig Rice, President, County Council  
Roger Berliner, Chair, 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, Development Services Group, WSSC  
Jay G. Sakai, Director, Water Management Admin., Maryland Dept. of the Environment  
Richard Eberhard Hall, Secretary, Maryland Department of Planning

**PROPOSED COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS**  
**Administrative Delegation AD 2013-1 PACKET**

DEP STAFF SUMMARY: PROPOSED AMENDMENTS AND RECOMMENDATIONS

Plan Amendment No. & Applicant Location - Zoning - Acreage - Proposed Use	Requested Change	DEP Staff Recommendation & Policy Summary
<b>DARNESTOWN PLANNING AREA</b>		
<b>WSCCR 13-DNT-01A</b> <b>Yaling Yeh</b> <ul style="list-style-type: none"> <li>15616 Quince Orchard Rd., North Potomac</li> <li>R-200/TDR Zone; 0.53 ac.</li> <li>Potomac Subregion Master Plan (2002)</li> <li><u>Use</u>: service for the existing house to replace existing well and septic service</li> </ul>	W-4 to <b>W-1</b> S-6 to <b>S-1</b>	<b>Approve W-1 and S-1.</b> Consistent with existing plans. Existing water and sewer mains abut the property. Public water and sewer service under the R-200/TDR Zone is consistent with Water and Sewer Plan policies and master plan recommendations.
<b>WSCCR 13-DNT-02A</b> <b>Saeed and Marzi Kahnamelli</b> <ul style="list-style-type: none"> <li>14016 Crossland La., North Potomac</li> <li>RE-2 Zone; 2.10 ac.</li> <li>Potomac Subregion Master Plan (2002)</li> <li><u>Use</u>: service for the existing house to replace existing well service</li> </ul>	W-6 to <b>W-3</b> S-6 (no change)	<b>Approve W-3</b> Consistent with existing plans. Water service will require an 800-foot main extension. Public water service in the RE-2 Zone is consistent with Water and Sewer Plan policies for large-lot development and with master plan recommendations.
<b>WSCCR 13-DNT-03</b> <b>Stephen Ridder</b> <ul style="list-style-type: none"> <li>15705 Jones La., Darnestown</li> <li>R-200 Zone; 1.11 ac.</li> <li>Potomac Subregion Master Plan (2002)</li> <li><u>Use</u>: service for the existing house to replace existing well and septic service</li> </ul>	W-4 to <b>W-1</b> S-6 to <b>S-1</b>	<b>Approve W-1 and S-1.</b> Consistent with existing plans. Existing water and sewer mains abut the property. Public water and sewer service under the R-200/TDR Zone is consistent with Water and Sewer Plan policies and master plan recommendations.
<b>WSCCR 13-DNT-04A</b> <b>Katherine Dyson</b> <ul style="list-style-type: none"> <li>12211 Fellowship La., Gaithersburg</li> <li>R-200/TDR Zone; 0.97 ac.</li> <li>Potomac Subregion Master Plan (2002)</li> <li><u>Use</u>: two single-family houses</li> </ul>	W-4 to <b>W-1</b> S-6 to <b>S-3</b>	<b>Approve W-1 and S-1.</b> Consistent with existing plans. An existing water main abuts the property. Public sewer will require a 240-foot main extension. Public water and sewer service under the R-200/TDR Zone is consistent with Water and Sewer Plan policies and master plan recommendations.
<b>FARILAND - BELTSVILLE PLANNING AREA</b>		
<b>WSCCR 13-FAL-01A</b> <b>Ronald Gardner</b> <ul style="list-style-type: none"> <li>14000 Old Columbia Pk., Fairland</li> <li>R-200 Zone; 0.52 ac.</li> <li>Fairland Master Plan (1997)</li> <li><u>Use</u>: provide service for the existing single-family house</li> </ul>	W-1 (no change) S-6 to <b>S-1</b>	<b>Approve S-3.</b> Consistent with existing plans. Sewer service will require a 130-foot main extension. Public sewer service in the R-200 Zone is consistent with Water and Sewer Plan general service policies and with master plan recommendations.
<b>POTOMAC CABIN JOHN PLANNING AREA</b>		
<b>WSCCR 13-POT-01A</b> <b>Merril Stock</b> <ul style="list-style-type: none"> <li>11018 Rock Run Drive, Potomac</li> <li>R-200 Zone; 26.47 ac. total</li> <li>Potomac Subregion Master Plan (2002)</li> <li><u>Use</u>: add a guest cottage to the property.</li> </ul>	W-1 (no change) S-6 to <b>S-1</b>	<b>Approve S-1.</b> Consistent with existing plans. An existing sewer main abuts the property. Public sewer service under the R-200 Zone is consistent with general Water and Sewer Plan policies and with master plan recommendations.
<b>WSCCR 13-POT-02A</b> <b>Riverwood Agreement of Trust</b> <ul style="list-style-type: none"> <li>10400 Riverwood Drive, Potomac</li> <li>RE-2 Zone; 3.37 ac.</li> <li>Potomac Subregion Master Plan (2002)</li> <li><u>Use</u>: replace the existing single-family house</li> </ul>	W-1 (no change) S-6 to <b>S-1</b>	<b>Approve S-1.</b> Consistent with existing plans. An existing sewer main abuts the property. The property is within the planned public sewer service envelope from the 2002 Potomac Subregion Master Plan. Public sewer service is therefore also consistent with Water and Sewer Plan policies.

**PROPOSED COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS**  
**Administrative Delegation AD 2013-1 PACKET**

DEP STAFF SUMMARY: PROPOSED AMENDMENTS AND RECOMMENDATIONS

Plan Amendment No. & Applicant Location - Zoning - Acreage - Proposed Use	Requested Change	DEP Staff Recommendation & Policy Summary
<b>TRAVILAH PLANNING AREA</b>		
<b>WSCCR 13-TRV-02A</b> <b>Jae and Choon Choi</b> <ul style="list-style-type: none"> <li>12332 Rivers Edge Drive, Potomac</li> <li>RE-2 Zone; 2.00 ac.</li> <li>Potomac Subregion Master Plan (2002)</li> <li><u>Use</u>: water and sewer service for the single-family existing house</li> </ul>	W-6 to <b>W-1</b> S-6 to <b>S-3</b>	<b>Approve W-1 and S-3.</b> Consistent with existing plans. An existing sewer main abuts the property. The property is within the planned public water and sewer service envelopes from the 2002 Potomac Subregion Master Plan. Public sewer service is therefore also consistent with Water and Sewer Plan policies.
<b>WSCCR 13-TRV-03A</b> <b>Leoncio Gutierrez</b> <ul style="list-style-type: none"> <li>12710 Travilah Rd., Potomac</li> <li>RE-2 Zone; 2.04 ac.</li> <li>Potomac Subregion Master Plan (2002)</li> <li><u>Use</u>: public water service for the existing single-family house</li> </ul>	W-6 to <b>W-1</b> S-6 (no change)	<b>Approve W-1.</b> Consistent with existing plans. An existing sewer main abuts the property. Public water service in the RE-2 Zone is consistent with Water and Sewer Plan policies for large-lot development and with master plan recommendations.
<b>UPPER ROCK CREEK WATERSHED PLANNING AREA</b>		
<b>WSCCR 13-URC-01G:</b> <b>Maryland – National Capital Park and Planning Commission</b> <ul style="list-style-type: none"> <li>15881 Beach Drive, Derwood; Rock Creek Regional Park (five parcels – see DEP staff report)</li> <li>RE-2 Zone; 342.31 ac.</li> <li>Upper Rock Creek Master Plan (2004)</li> <li><u>Use</u>: acknowledge existing sewer service to park facilities and the expansion of sewer service to a proposed maintenance facility</li> </ul>	W-1 (no change) S-6 to <b>S-1</b>	<b>Approve S-1, with service restricted to public facilities only, for all five properties.</b> Public Facilities. Although public sewer service is not generally intended for properties zoned RE-2, the Water and Sewer allows for exceptions to this general service policy for public facilities. This request updates the category maps to acknowledge existing sewer service provided to park facilities and allows for new service to be provided for a replacement of the existing park maintenance facility. All sewer extensions are within the park boundaries and will not affect other properties.

**PROPOSED COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS**  
**Administrative Delegation AD 2013-1 PACKET**

**WATER/SEWER SERVICE AREA CATEGORIES INFORMATION**

The Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan designates water and sewer service area categories for each property within the county. These service area categories determine a property's eligibility to receive public water and/or sewer service and indicate when the County and the sanitary utility (usually the Washington Suburban Sanitary Commission (WSSC)) should program water and sewerage facilities to serve those properties. (Although the actual provision of public service is often dependent on an applicant's own development schedule.) The Water and Sewer Plan is adopted and amended by the County Council; it is administered by the County Executive through the Department of Environmental Protection (DEP).

**Water and Sewer Service Area Categories Table**

Service Area Categories	Category Definition and General Description	Service Comments
<b>W-1 and S-1</b>	Areas served by community (public) systems which are either existing or under construction. • This may include properties or areas for which community system mains are not immediately available or which have not yet connected to existing community service.	Properties designated as categories 1 and 3 are eligible for to receive public water and/or sewer service.  New development and properties needing the replacement of existing wells or septic systems are generally required to use public service. Properties with wells or septic systems on interim permits are required to connect to public service within one year of its availability.
<b>W-2 and S-2</b>	<b><i>Categories W-2 and S-2 are not used in the Montgomery County Water and Sewer Plan.</i></b> (State's definition: Areas served by extensions of existing community and multi-use systems which are in the final planning stages.)	Where water and/or sewer mains are financed under the front foot benefit system, WSSC will assess front foot benefit charges for mains abutting these properties unless the property has a functioning well and/or septic system. WSSC provides public water and sewer service throughout the county, except where service is provided by systems owned by the City of Rockville or the Town of Poolesville.
<b>W-3 and S-3</b>	Areas where improvements to or construction of new community systems will be given immediate priority and service will generally be provided within two years or as development and requests for community service are planned and scheduled.	WSSC will not serve properties designated as categories 4 or 5, but will work to program water and/or sewer projects needed to serve these areas. Permits for new wells and/or septic systems for category 4 properties will be interim permits. (See above for further information.) MCDEP may require that development proceeding on interim wells and septic systems in category 4 areas also provide dry water and sewer mains and connections.
<b>W-4 and S-4</b>	Areas where improvements to or construction of new community systems will be programmed for the three- through six-year period. • This includes areas generally requiring the approval of CIP projects before service can be provided.	Where water and/or sewer mains are financed under the front foot benefit system, WSSC will assess front foot benefit charges for abutting properties designated as category 4 unless the property has a functioning well and/or septic system. WSSC will not assess front foot charges for properties designated as category 5.
<b>W-5 and S-5</b>	Areas where improvements to or construction of new community systems are planned for the seven- through ten-year period. • This category is frequently used to identify areas where land use plans recommend future service staged beyond the scope of the six-year CIP planning period.	WSSC will neither provide service to nor assess front foot benefit charges for properties designated as category 6. Development in category 6 areas is expected to use private, on-site systems, such as wells and septic systems.
<b>W-6 and S-6</b>	Areas where there is no planned community service either within the ten-year scope of this plan or beyond that time period. This includes all areas not designated as categories 1 through 5. • Category 6 includes areas that are planned or staged for community service beyond the scope of the plan's ten-year planning period, and areas that are not ever expected for community service on the basis of adopted plans.	

Please note that the County does not necessarily assign water and sewer categories in tandem (i.e. W-3 and S-3, or W-5 and S-5), due to differences in water and sewer service policies or to actual water or sewer service availability. Therefore, it is important to know *both* the water *and* sewer service area categories for a property.

**WSSCR 13-DNT-01A: Yaling Yeh**

**DEP Staff Recommendation:** Approve W-1 and 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"><li>• 15616 Quince Orchard Rd.</li><li>• Parcel P728, Quince Orchard Peace &amp; Plenty</li><li>• Acct. no. 00387530</li><li>• Map tile: WSSC – 221NW12; MD – ES52</li><li>• Southwest corner, intersection of Quince Orchard Rd. &amp; Fellowship La.</li><li>• R-200/TDR Zone; 22,878 sq. ft. (0.53 ac.)</li><li>• Darnestown Planning Area Potomac Subregion Master Plan (2002)</li><li>• Muddy Branch Watershed (MDE Use I)</li><li>• <u>Existing use</u>: single-family house (built 1957)</li><li>• <u>Proposed use</u>: service for the existing house to replace existing well and septic service</li></ul>	<table><tr><th>Existing –</th><th>Requested –</th><th>Service Area Categories</th></tr><tr><td>W-4</td><td>W-1</td><td></td></tr><tr><td>S-6</td><td>S-1</td><td></td></tr></table> <p><u>Applicant's Explanation</u> = None provided =</p> <p><i>DEP note: DEP issued a water and sewer service connection memo to WSSC on August 30, 2012, under the provisions of the abutting mains policy in the Water and Sewer Plan. Administrative approval of the request will be considered under the "consistent with existing plans" policy.</i></p>	Existing –	Requested –	Service Area Categories	W-4	W-1		S-6	S-1	
Existing –	Requested –	Service Area Categories								
W-4	W-1									
S-6	S-1									

**DEP Staff Report:** The applicant has requested approval of categories W-1 and S-1 for public service for an existing house to replace an existing well and septic system. The provision of public service is consistent with both Water and Sewer Plan service policies and with master plan service recommendations. DEP recommends the request for approval under the "consistent with existing plans" administrative policy.

M-NCPPC staff have confirmed the consistency of this request with the 2002 Potomac Subregion Master Plan. The use of public water and sewer service in the R-200/TDR Zone is consistent with Water and Sewer Plan general service policies. The R-200 base zoning qualifies the site for public service without requiring the use of TDRs. WSSC has confirmed that existing water and sewer mains capable of providing public service about the subject property.

**Agency Review Comments**

**DPS:** This property is connected to public water and sewer; septic system has been abandoned and well has been upgraded for outdoor use only.

**M-NCPPC – Area 3 Planning:** This property is within the 2002 Potomac Subregion Master Plan sewer envelope and eligible for public water and sewer service. Recommendation: Approve W-1 and S-1.

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

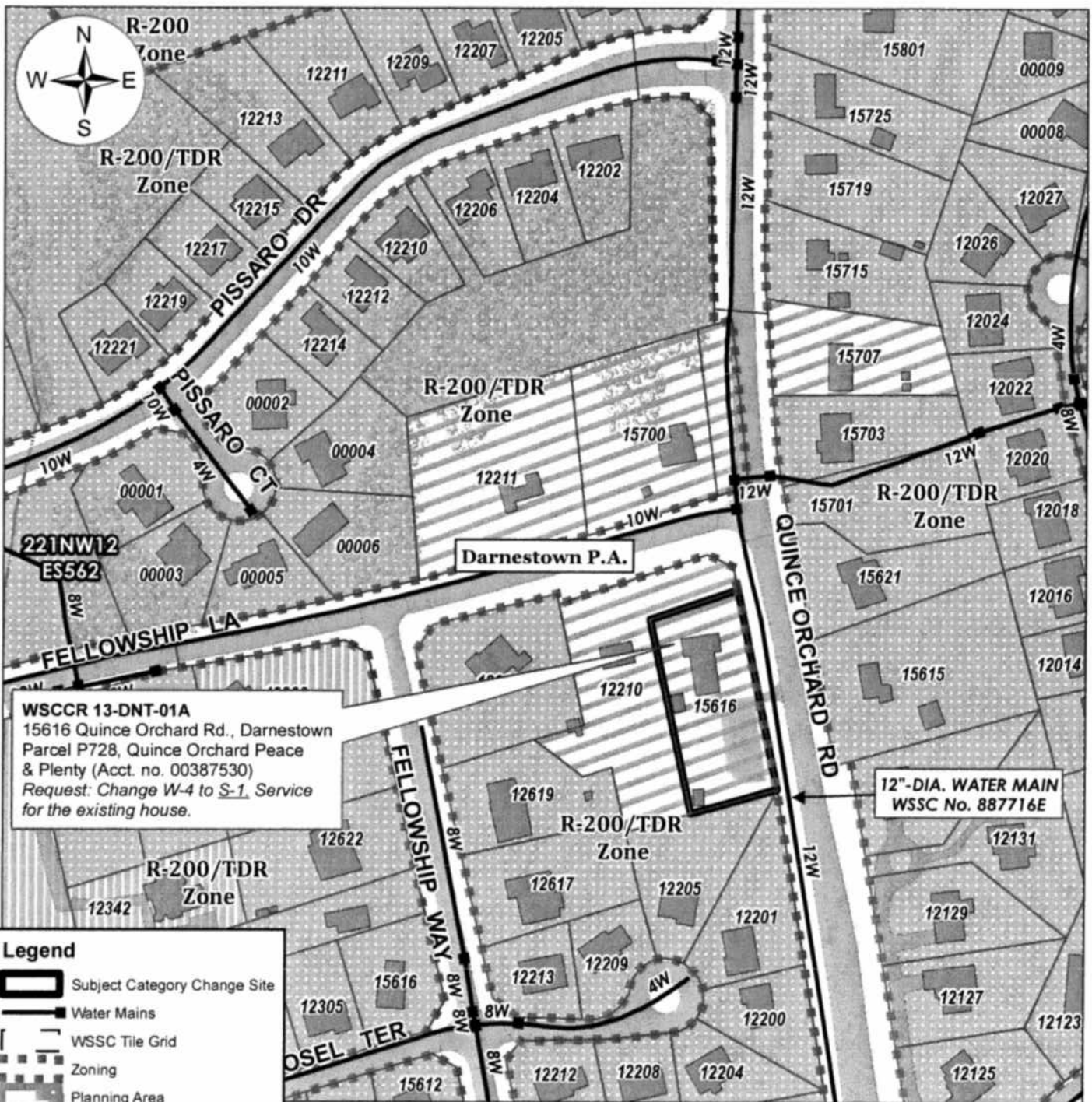
**WSSC - Water:** Water pressure zone: 560F. A 12-inch water line in Quince Orchard RD abuts the property (contract no. 88-7716E). Local service is adequate. Program-sized water main extensions are not required to serve the property.

**WSSC – Sewer:** Basin: Muddy Branch. An 8-inch sewer line in Quince Orchard RD abuts the property (contract no. 00-2941A). Average wastewater flow from the proposed development: 300 GPD. Program-sized sewer mains are not required to serve the property. Interceptor and transmission capacity is adequate.

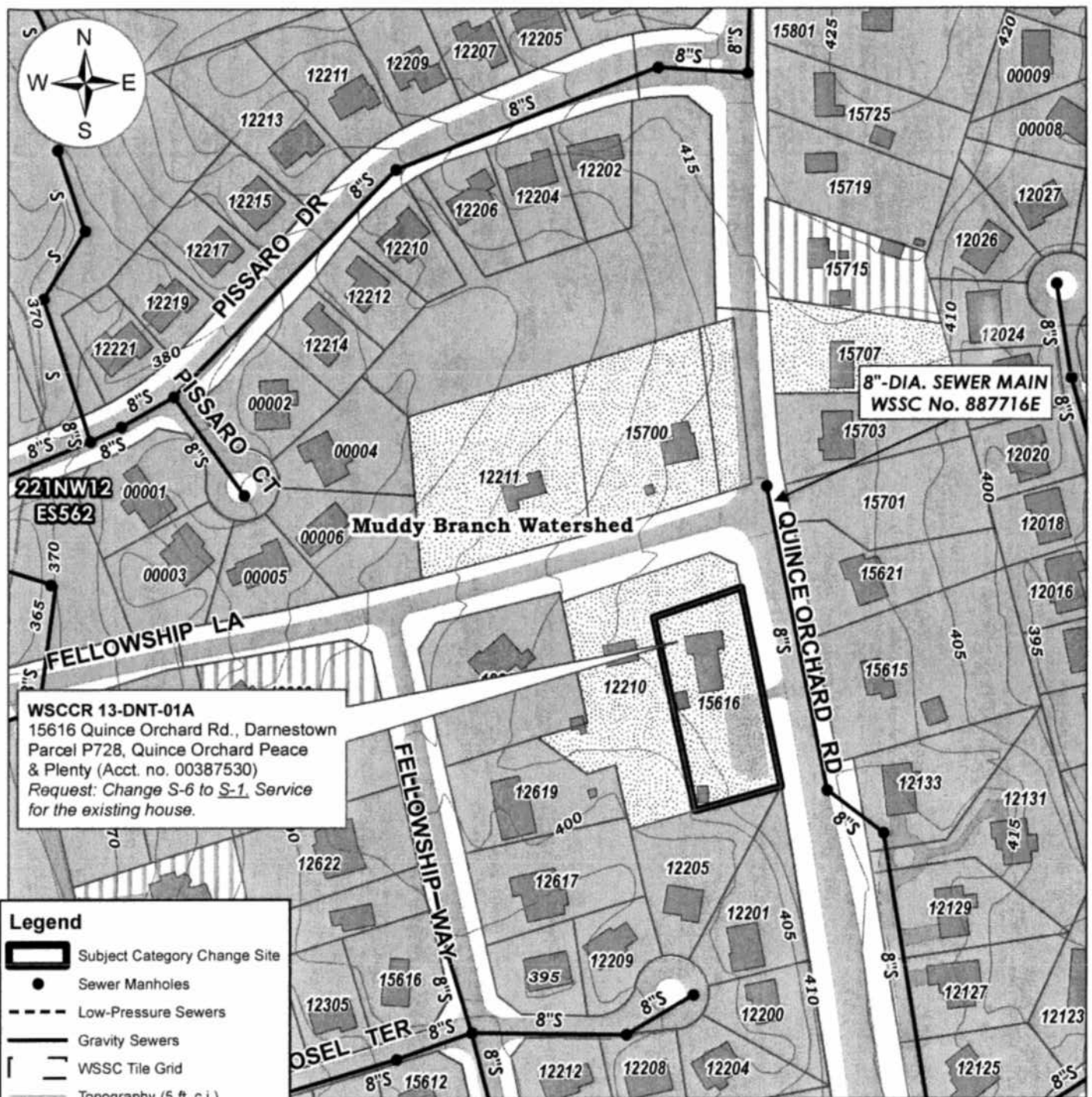
*DEP Note: WSSC, please verify whether or not the house has been connected to public water and/or sewer service, and if so, when that service was provided.*



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



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



## WSCCR 13-DNT-01A

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

## Legend

Subject Category Change Site

Sewer Manholes

Low-Pressure Sewers

Gravity Sewers

WSSC Tile Grid

Topography (5 ft. c.i.)

Existing Parkland

## Sewer Categories

S-1

S-3

S-4

S-5

S-6

(2/22/13)

0 50 100 200 300 400 500

SCALE (Feet)

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



DEP  
Water and Wastewater  
Policy Group

8



DEPARTMENT OF ENVIRONMENTAL PROTECTION


Isiah Leggett  
County Executive

Robert Hoyt  
Director

MEMORANDUM

August 30, 2012

TO: Luis Tapia, 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 Main - 200' Tile	WSSCCR No.
15616 Quince Orchard Rd., Darnestown Parcel P728, Quince Orchard Peace & Plenty (tax acct. 00387530, tax map ES52)	Yaling Yeh Built: 1957	12" water main: 887716E – installed 1993 8" sewer main: 002941A – installed 2001 (WSSC tile: 221NW12)	WSSCCR 13-DNT-01A

Our records show that the house on the subject property was built in 1957, before the installation of the abutting water and sewer mains in 1993 and 2001, respectively (see above). 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 (WSSCCR) request cited above, which seeks to change the existing categories W-4 and S-6 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 permit 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/

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

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Luis Tapia  
August 30, 2012

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cc: Lisa Sine, Development Services Group/Permit Services, WSSC  
Kathy Maholtz, Development Services Group, WSSC  
Mary Dolan, Functional Planning Group, M-NCPPC  
Gene Von Gunten, Well and Septic Section, DPS  
Keith Levchenko, County Council  
Dave Lake, DEP-WWPG  
Yaling Yeh

10

**WSSCC 13-DNT-02A: Saeed and Marzi Kahnamelli**

**DEP Staff Recommendation: Approve W-3.** 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"><li>• 14016 Crossland La., North Potomac</li><li>• Lot 17, Travilah Acres; Acct. no. 02741927</li><li>• Map tile: WSSC – 219NW13; MD – ER42</li><li>• Northwest corner, intersection of Crossland La. And Turkey Foot Rd.</li><li>• RE-2 Zone; 2.10 ac.</li><li>• Darnestown– Norwood Planning Area Potomac Subregion Master Plan (2002)</li><li>• Muddy Branch (MDE Use I)</li><li>• <u>Existing use</u>: single-family house (built 1997)</li><li>• <u>Proposed use</u>: service for the existing house</li></ul>	<table><tr><th>Existing –</th><th>Requested –</th><th>Service Area Categories</th></tr><tr><td>W-6</td><td><b>W-3</b></td><td></td></tr><tr><td>S-6</td><td>S-6 (no change)</td><td></td></tr></table> <p><u>Applicant's Explanation</u> = None provided. =</p>	Existing –	Requested –	Service Area Categories	W-6	<b>W-3</b>		S-6	S-6 (no change)	
Existing –	Requested –	Service Area Categories								
W-6	<b>W-3</b>									
S-6	S-6 (no change)									

**DEP Staff Report:** The applicant has requested approval of category W-3 for public service for an existing house to replace an existing well. The provision of public water service is consistent with both Water and Sewer Plan service policies for large lot zoning and with master plan service recommendations. DEP recommends the request for approval under the “consistent with existing plans” administrative policy.

M-NCPPC staff have confirmed the consistency of this request with the 2002 Potomac Subregion Master Plan. WSSC has advised that providing water service will require construction of an 800-foot main extension south along Turkey Foot Road from an existing 16-inch diameter main near Jones Lane. WSSC expects that the main extension will need CIP-sized at a diameter of 16-inches. However, owing to the expected length of only 800 feet, the extension would not need to be included in the WSSC CIP budget.

**Agency Review Comments**

**DPS:** 1986 well and septic permit records on file for a 5-bedroom house, including septic reserve area.

**M-NCPPC – Area 3 Planning:** The 2002 Potomac Subregion master Plan has no specific recommendation regarding water service for this property. However, the property is adjacent to the water service envelope on two sides and should be eligible to receive water service. Recommendation: W-1.

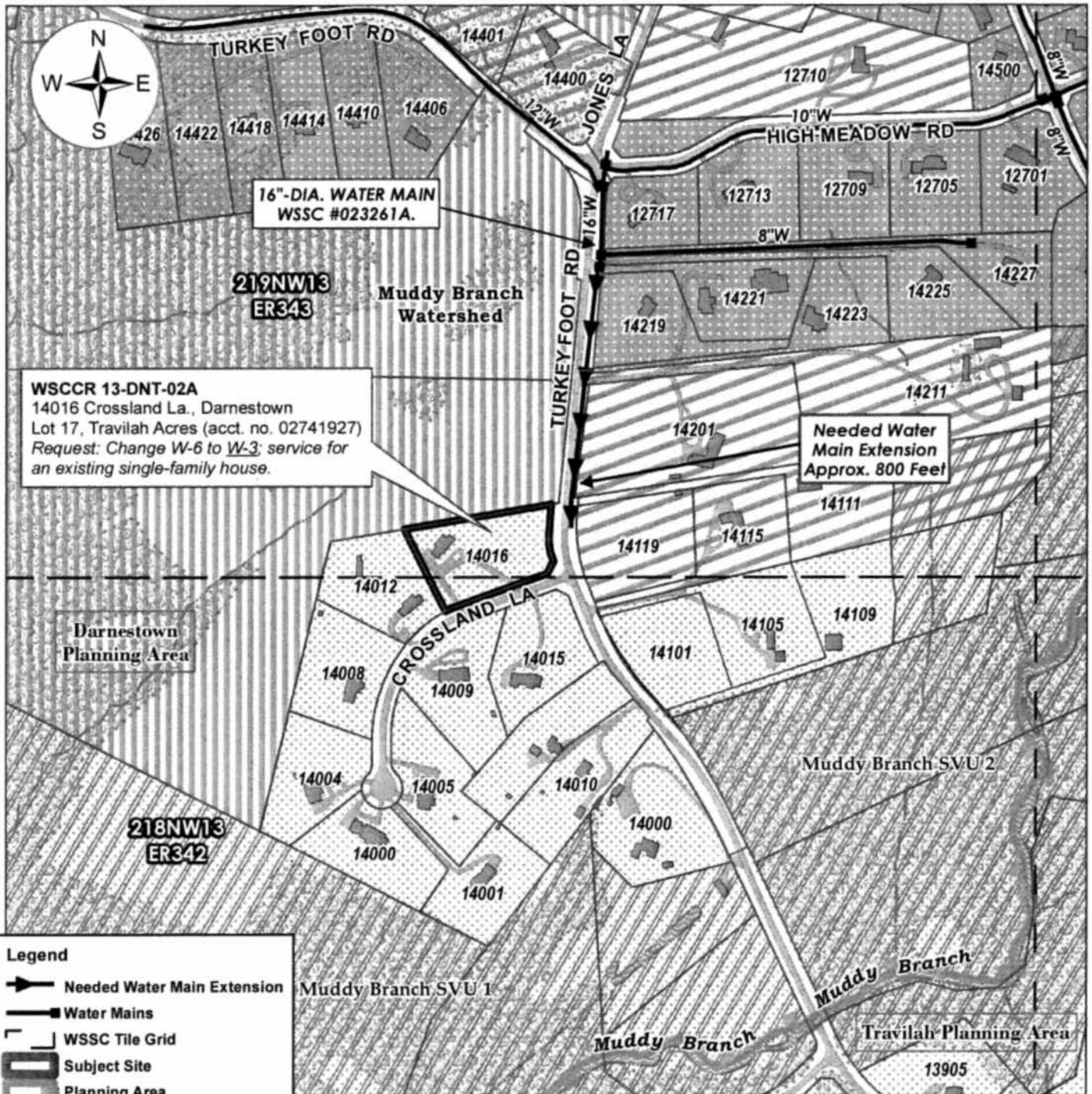
**M-NCPPC – Parks Planning:** No apparent park impact.

**WSSC - Water:** Water pressure zone: 560F. An 800-foot-long water extension is required to serve the property. This extension will most-likely be required to be a CIP-sized water main extension. This extension would connect to an existing 16-inch water main in Turkey Foot Road (contract no. 02-3261A) and would abut approximately 8 properties in addition to the applicant's. Construction of this extension will involve work in Turkey Foot Road. Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) may be required to serve the property. This extension would not be required to appear in an adopted Capital Improvement Program since it does not meet the criteria for a major project (COMAR 29 § 7-101.b.3).

**WSSC – Sewer:** *Not requested.*

ADS:ads/

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



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

9/17/13



DEP  
Water and Wastewater  
Policy Group

**WSSCC 13-DNT-03: Stephen Ridder**

**DEP Staff Recommendation:** **Correct to W-1 and 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"><li>• 15705 Jones La., Darnestown</li><li>• Lot 19, Block C, Mountain View Estates; Acct. no. 00411813</li><li>• Map tile: WSSC – 221NW13; MD – ES42</li><li>• Southeast quadrant, intersection of Jones La. And Tern Dr.</li><li>• R-200 Zone; 48,156 sq.ft. (1.11 ac.)</li><li>• Darnestown Planning Area Potomac Subregion Master Plan (2002)</li><li>• Muddy Branch Watershed (MDE Use I)</li><li>• <u>Existing use</u>: single-family house (built 1969) <u>Proposed use</u>: public water and sewer service for the existing house</li></ul>	<table><tr><th colspan="2"><u>Existing – Requested – Service Area Categories</u></th></tr><tr><td>W-4</td><td><b>W-1</b></td></tr><tr><td>S-6</td><td><b>S-1</b></td></tr></table> <p><u>Applicant's Explanation</u></p> <p>"I want to change to category S-1 because I'm currently working with an architect on a design to do some remodeling and as a part of this remodel I'll be adding a walkout from my basement and a "rough-in" for a basement bathroom that will require a modification to the main sewer stack. The current septic system won't allow a basement bathroom without a grinder pump but I understand that the WSSC sewer will."</p> <p><i>DEP note: DEP issued a sewer service connection memo to WSSC on Dec. 17, 2013, under the provisions of the abutting mains policy in the Water and Sewer Plan. Administrative approval of the request will be considered under the "consistent with existing plans" policy.</i></p>	<u>Existing – Requested – Service Area Categories</u>		W-4	<b>W-1</b>	S-6	<b>S-1</b>
<u>Existing – Requested – Service Area Categories</u>							
W-4	<b>W-1</b>						
S-6	<b>S-1</b>						

**DEP Staff Report:** The applicant has requested approval of categories W-1 and S-1 for public service for an existing house to replace an existing well and septic system. The provision of public service is consistent with both Water and Sewer Plan service policies and with master plan service recommendations. DEP recommends the request for approval under the "consistent with existing plans" administrative policy.

M-NCPPC staff have confirmed the consistency of this request with the 2002 Potomac Subregion Master Plan. The use of public water and sewer service in the R-200 Zone is consistent with Water and Sewer Plan general service policies. Although they are zoned R-200, properties in this area (except for those located north of Tern Lane) were developed before public sewer service was available. WSSC has confirmed that existing water and sewer mains capable of providing public service about the subject property.

**Agency Review Comments**

**DPS:** 1969 septic permit record on file for a 4-bedroom house.

**M-NCPPC – Area 3 Planning:** This property is within the 2002 Potomac Subregion Master Plan sewer envelope and eligible for public water and sewer service. Recommendation: Approve W-1 and S-1.

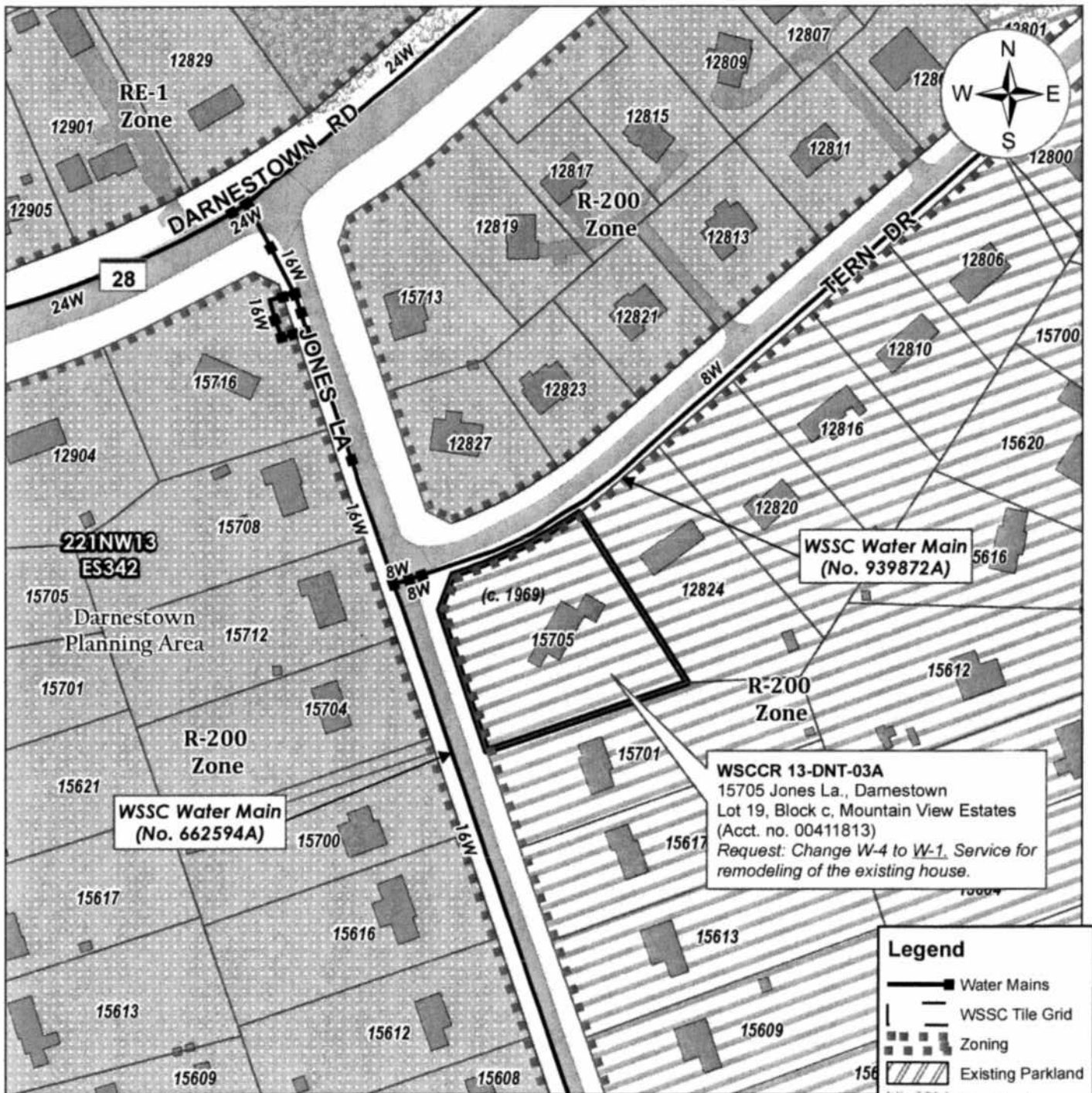
**M-NCPPC – Parks Planning:** No apparent park impact.

**WSSC - Water:** Water pressure zone: 560 F. A 16-inch water line in Jones Lane and an 8-inch water on Tern Drive about the property (contract no's 66-2594A and 93-9872A respectively). Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property. This extension would not be required to appear in an adopted Capital Improvement Program since it does not meet the criteria for a major project (COMAR 29 § 7-101.b.3).

The existing building on 15705 Jones Lane currently has active public water service connection. The WSSC account number is 2169563, created in November 01, 1969.

**WSSC – Sewer:** 1. Basin: Muddy Branch (13-023). 8-inch sewer lines in Jones Lane and on Tern Drive about the property (contract no 93-9872A). Average wastewater flow from the proposed development: 300 GPD. Program-sized sewer mains are not required to serve the property. This extension would not be required to appear in an adopted Capital Improvement Program since it does not meet the criteria for a major project (COMAR 29 § 7-101.b.3). Interceptor and treatment capacity is adequate.

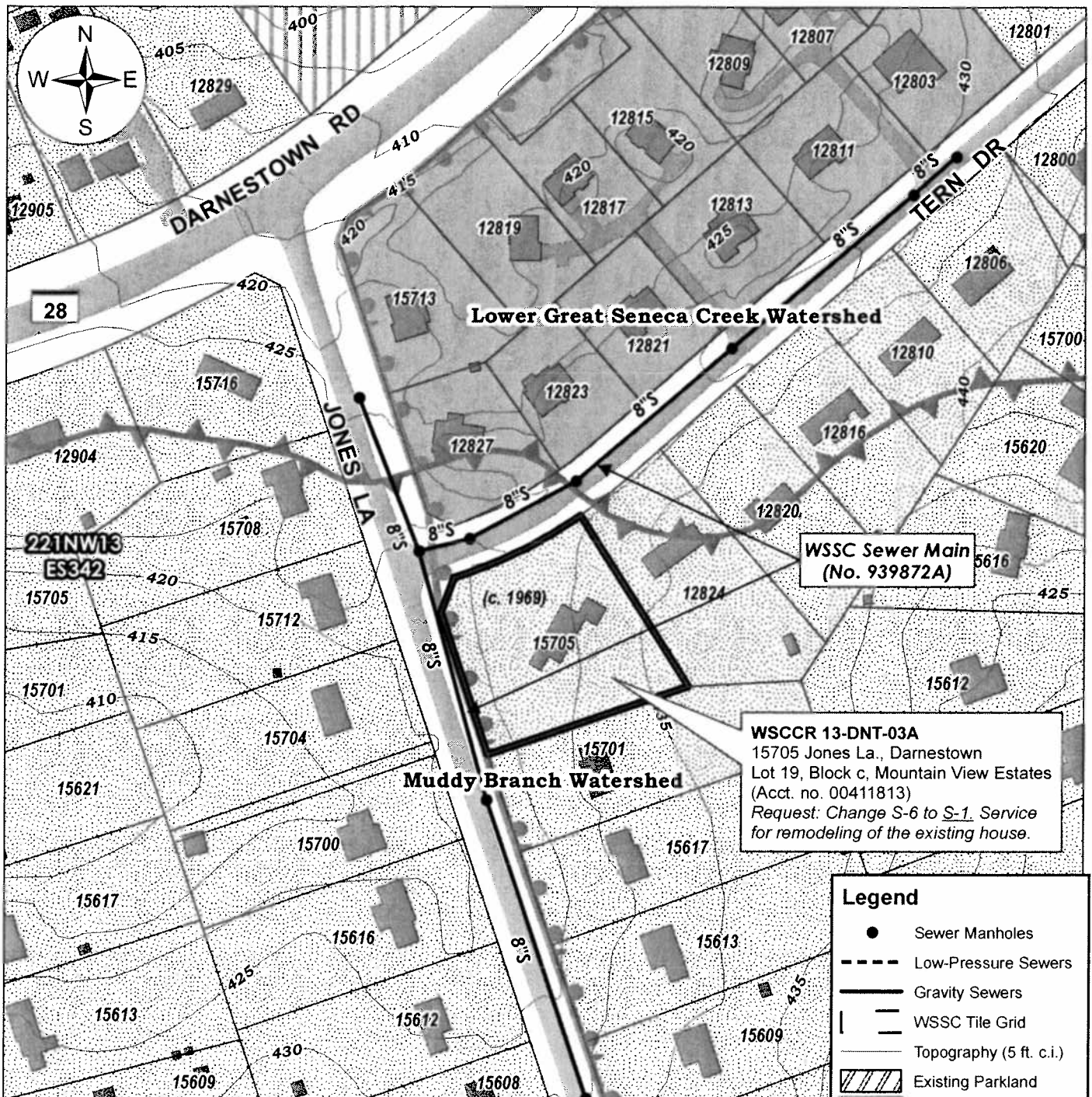
# Water Service Area Catagories Map: WSCCR 13-DNT-03A (Stephen Ridder)



DEP  
Water and Wastewater  
Policy Group

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

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



DEP  
Water and Wastewater  
Policy Group

0 50 100 200 300 400 500

SCALE (Feet)

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

## Legend

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

## Sewer Categories

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



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett  
County Executive

Robert Hoyt  
Director

MEMORANDUM

December 17, 2013

TO: Luis Tapia, 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.
15705 Jones La., Darnestown Lot 19, Block C, Mountain View Estates (tax acct. no. 00411813); SDAT map: ES42	Steven Ridder Recorded: 7/23/1968 House Built: 1969	8" sewer (no. 939872A), installed 1996. (WSSC tile 221NW13)	WSSCR 13-DNT-03A

Our records show that the subject property was established by recorded plat on July 23, 1968, prior to the construction of the abutting sewer main in 1996 (see above). 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 requests 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 proceed with sewer service to this site.

WSSC may approve sewer plumbing permits and install one sewer service connection under the existing S-6 category 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 restricted public service for cases which clearly satisfy the abutting mains policy.

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

ADS:ads/

R:\Programs\Water\_and\_Sewer\Projects\WSSC\connections\connect-docs=alpha-street\jones-la-15705=ridder=s.doc

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

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cc: Lisa Sine, Development Services Group/Permit Services, WSSC  
Kathy Maholtz, Development Services Group, WSSC  
Mary Dolan, Functional Planning Group, M-NCPPC  
Gene Von Gunten and Kim Beall, Well and Septic Section, DPS  
Keith Levchenko, County Council  
Dave Lake, DEP-WWPG  
Steven Ridder  
Michael Bruckwick and Manindra Acharya, Katinas Bruckwick Architecture

**WSSCR 13-DNT-04A: Katherine Dyson**

**DEP Staff Recommendation:** Approve W-1 and S-3. 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"><li>• 12211 Fellowship La., Gaithersburg</li><li>• Parcel P626, Part Stonebreaker (acct. no. 00392035)</li><li>• Map tile: WSSC – 221NW12; MD – ES52</li><li>• North side of Fellowship La., east of Fellowship Way</li><li>• R-200/TDR Zone; 42,253 sq. ft. (0.97 ac.)</li><li>• Darnestown Planning Area Potomac Subregion Master Plan (2002)</li><li>• Muddy Branch Watershed (MDE Use I)</li><li>• <u>Existing use</u>: one single-family house <u>Proposed use</u>: two single-family houses</li></ul>	<table><tr><th>Existing –</th><th>Requested –</th><th>Service Area Categories</th></tr><tr><td>W-4</td><td>W-1</td><td></td></tr><tr><td>S-6</td><td>S-3</td><td></td></tr></table> <p><u>Applicant's Explanation</u></p> <p>"The property is currently served by an old well and septic system. The property is zoned R-200 and plans are to sell the property and develop with two lots. A public water line was recently built along Fellowship Lane in front of the property. Public sewer is located in Fellowship Way, a short distance away and can be easily extended to the property. Most of the land surrounding the property has been developed on public water and sewer systems.</p>	Existing –	Requested –	Service Area Categories	W-4	W-1		S-6	S-3	
Existing –	Requested –	Service Area Categories								
W-4	W-1									
S-6	S-3									

**DEP Staff Report:** The applicant has requested approval of categories W-1 and S-3 for public service for a proposed two-lot single-family subdivision. The provision of public service is consistent with both Water and Sewer Plan service policies and with master plan service recommendations. DEP recommends the request for approval under the "consistent with existing plans" administrative policy.

M-NCPPC staff have confirmed the consistency of this request with the 2002 Potomac Subregion Master Plan. Most surrounding and nearby properties are approved for public water and sewer service. The use of public water and sewer service in the R-200/TDR Zone is consistent with Water and Sewer Plan general service policies. The R-200 base zoning qualifies the site for public service without requiring the use of TDRs. WSSC has confirmed that an existing water main capable of providing public service abuts the subject property. Sewer service will require the construction of a 240-foot sewer main extension north along Fellowship Way and east along Fellowship Lane from an existing 8-inch diameter main at Fellowship Way.

**Agency Review Comments**

**DPS:**

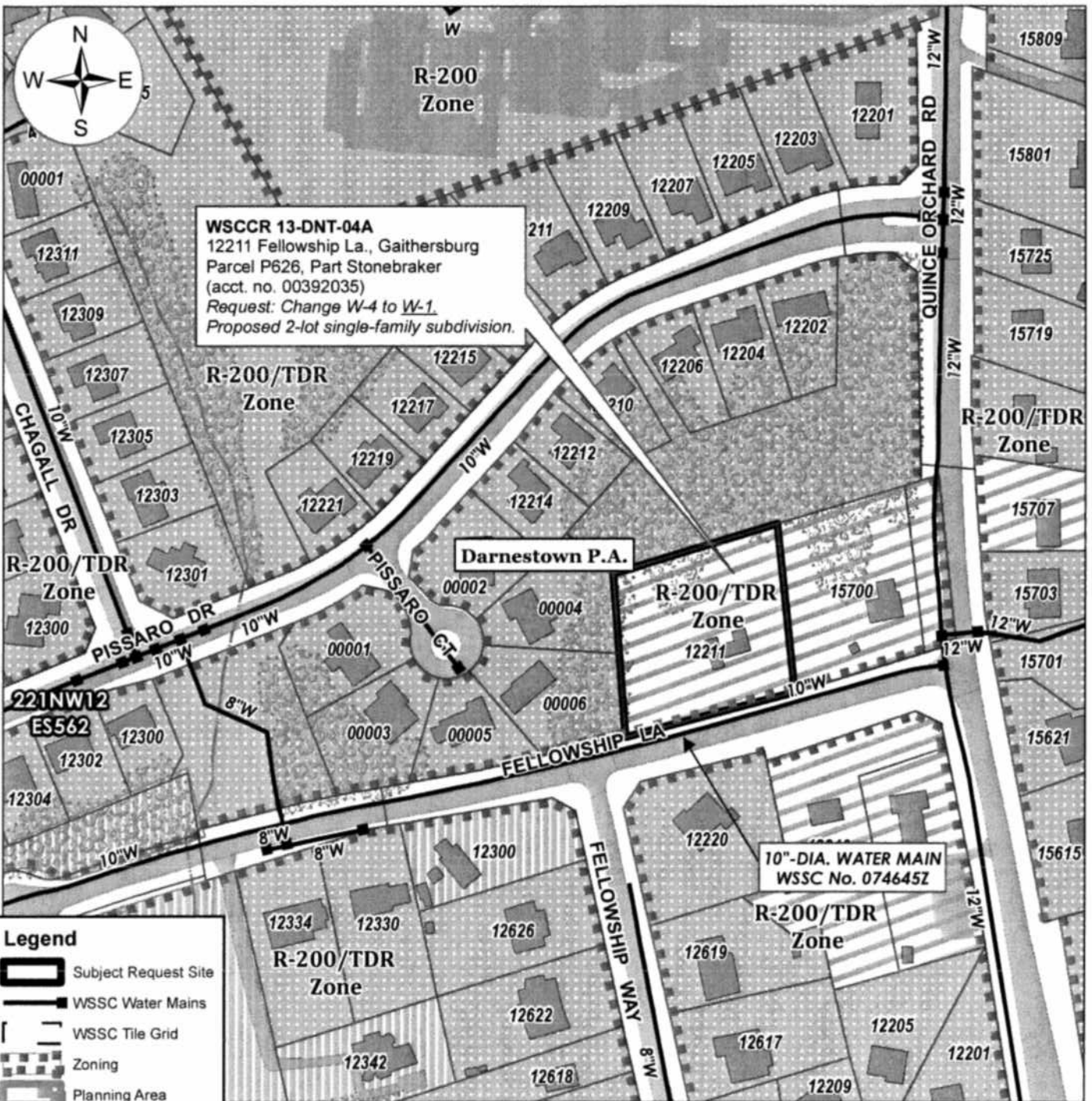
**M-NCPPC – Area 3 Planning:** The 2002 Potomac master plan shows this property within the sewer and water envelope. Recommendation: Approve W-1 and S-3.

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

**WSSC - Water:** Water pressure zone: 560F. A 10-inch water line in Fellowship Lane abuts the property (contract # 074645Z). Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property. This extension would not be required to appear in an adopted Capital Improvement Program since it does not meet the criteria for a major project (COMAR 29 § 7-101.b.3).

**WSSC - Sewer:** Basin: Muddy Branch. A 240-foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to sewer main in Fellowship Way (contract # 929548A). Average wastewater flow from the proposed development: 604GPD. Program-sized sewer mains are not required to serve the property. This extension would not be required to appear in an adopted Capital Improvement Program since it does not meet the criteria for a major project (COMAR 29 § 7-101.b.3). Interceptor and treatment capacity is adequate.

# Water Service Area Categories Map: WSCCR 13-DNT-04A (Katherine Dyson)



0 50 100 200 300 400 500  
 SCALE (Feet)

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

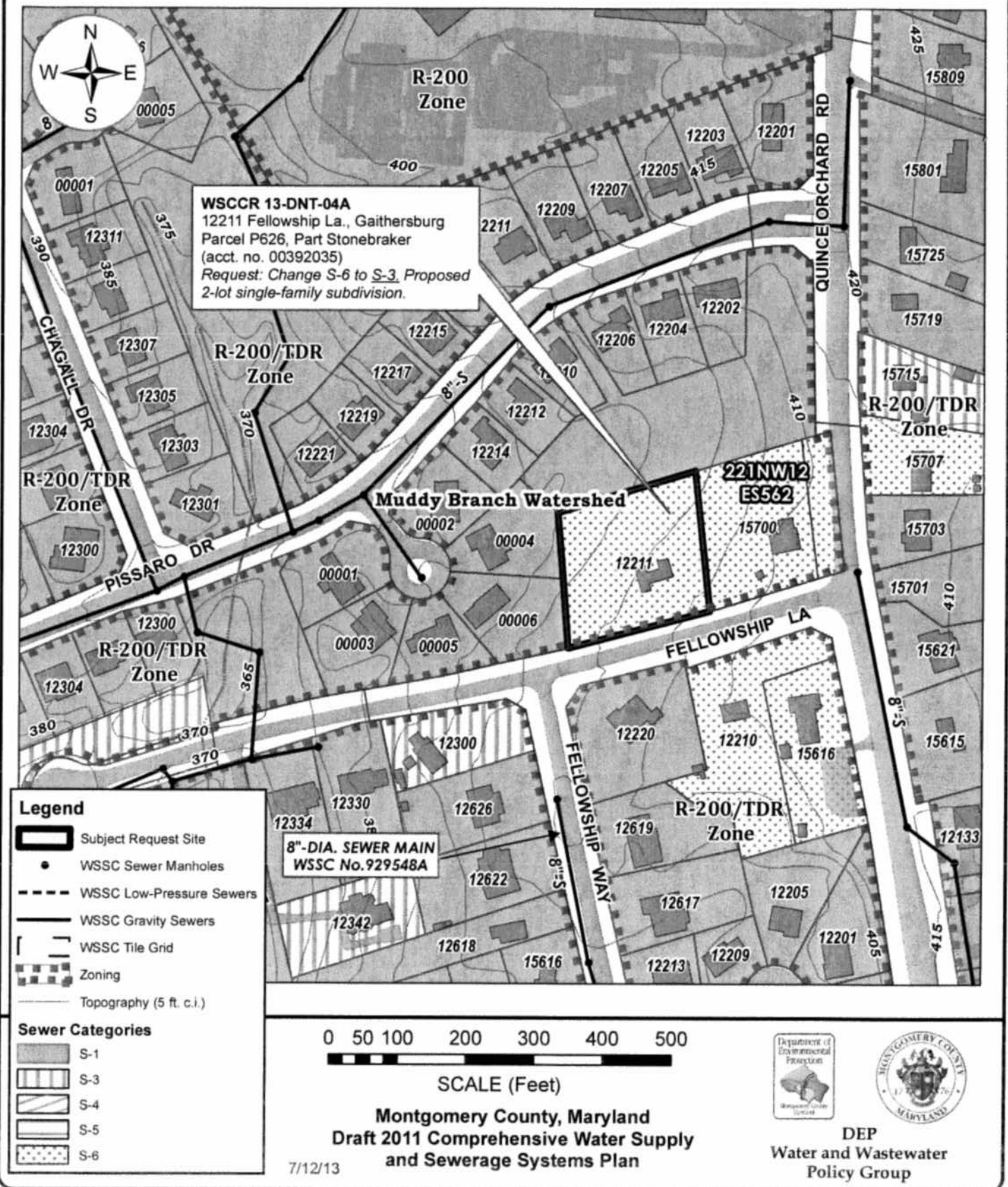
7/12/13



DEP  
 Water and Wastewater  
 Policy Group

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# Sewer Service Area Categories Map: WSCCR 13-DNT-04A (Katherine Dyson)



**WSSCC 13-FAL-01A: Ronald Gardner**

**DEP Staff Recommendation:** **Approve S-3.** 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"><li>• 14000 Old Columbia Pk., Fairland</li><li>• Pt. Lot 3, Pt Lt 2 Stringers Add Fairland Acres (acct. no. 00336451)</li><li>• Map tile: WSSC – 218NE03; MD – KR42</li><li>• Northwest corner, intersection of Old Columbia Pk. And Old Briggs Chaney Rd.</li><li>• R-200 Zone; 22,717 sq. ft. (0.52 ac.)</li><li>• Fairland - Beltsville Planning Area Fairland Master Plan (1997)</li><li>• Paint Branch Watershed (MDE Use III) – Mont. Co. SPA</li><li>• <u>Existing use</u>: one single –family house</li><li>• <u>Proposed use</u>: no change; provide service for the existing house</li></ul>	<table><tr><th colspan="2"><u>Existing – Requested – Service Area Categories</u></th></tr><tr><td>W-1</td><td>W-1 (no change)</td></tr><tr><td>S-6</td><td><b>S-1</b></td></tr></table> <p><u>Applicant's Explanation</u></p> <p>“Existing septic system not adequate for family dwelling. Adjacent property, dwelling on Lot 2, is connected to Briggs Chaney R. public sewer line.”</p> <p><i>DEP Note: The applicant also provided a notice from WSSC Development Services confirming that the property is eligible for a non-abutting sewer connection from the existing sewer main along Old Briggs Chaney Rd. (see attached).</i></p>	<u>Existing – Requested – Service Area Categories</u>		W-1	W-1 (no change)	S-6	<b>S-1</b>
<u>Existing – Requested – Service Area Categories</u>							
W-1	W-1 (no change)						
S-6	<b>S-1</b>						

**DEP Staff Report:** The applicant has requested approval of category S-1 for public sewer service for an existing house to replace an existing septic system. The provision of public sewer service is consistent with both Water and Sewer Plan service policies and with master plan service recommendations. DEP recommends the request for approval under the "consistent with existing plans" administrative policy.

M-NCPPC staff have confirmed the consistency of this request with the 1997 Fairland Master Plan. County sewer service policies support the use of public sewer service in areas zoned R-200 for two dwelling units per acre. WSSC had initially advised that a non-abutting sewer connection might be used to provide sewer service. However, a more-recent evaluation (see below) has confirmed the need for a 130-foot sewer extension for public sewer service. A sewer extension to this property would contribute to the eventual provision of sewer service to at least four additional nearby properties also intended for public sewer.

**Agency Review Comments**

**DPS:**

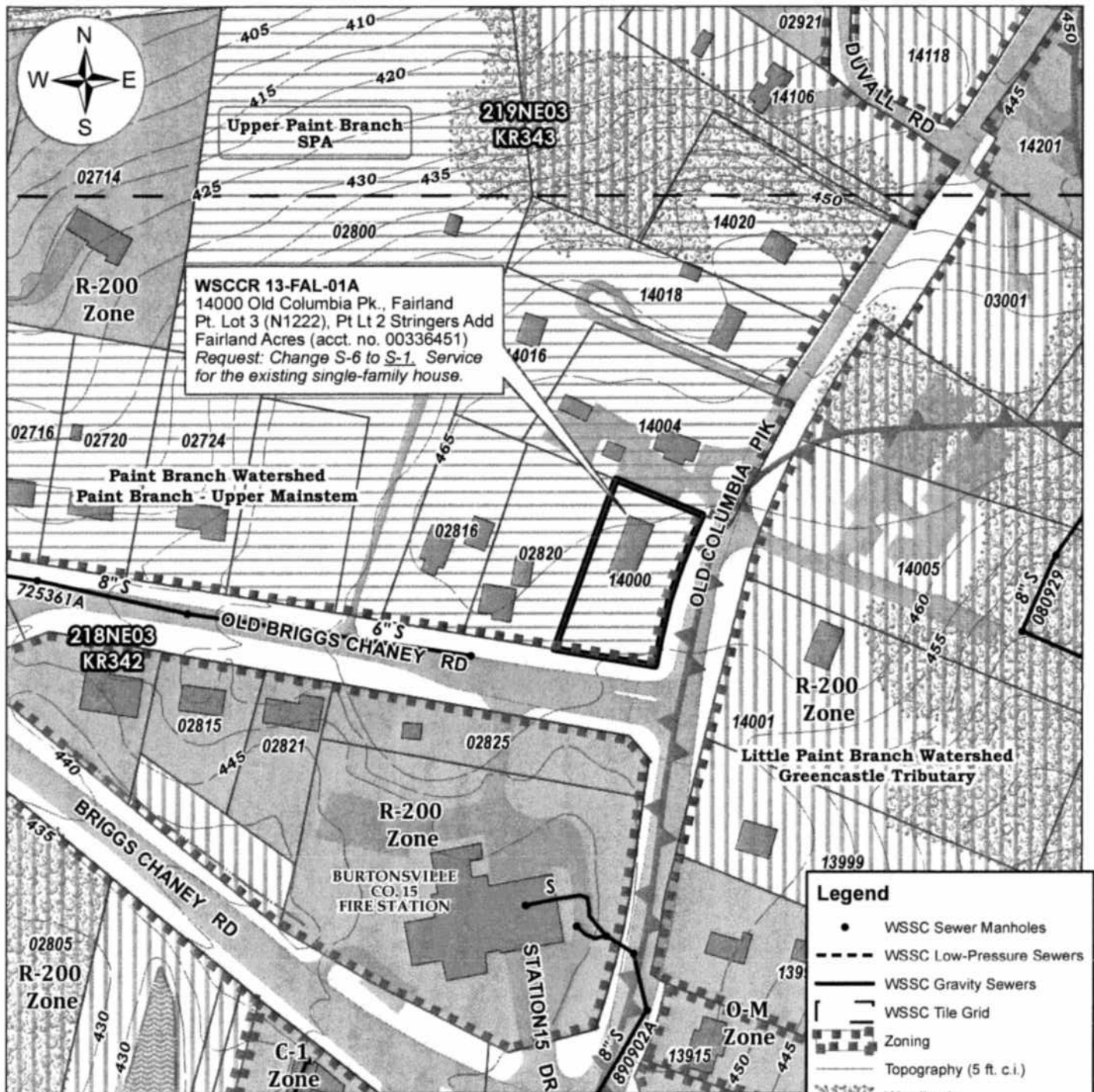
**M-NCPPC – Area 3 Planning:** The 1997 Fairland Master Plan supports sewer service to this property. (See Attachment 1 [on file]). Recommendation: Approve S-1.

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

**WSSC - Water:** (Not requested)

**WSSC - Sewer:** Basin: Paint Branch. An approximately 130-foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to the existing 6-inch sewer at manhole 02043139N (Contract no. 725361-A) in Old Briggs Chaney Road and at least four upstream properties in addition to the applicant's along the Old Columbia Pike would be draining to this extension. Average wastewater flow from the proposed Connection: 300 GPD. Program-sized sewer mains are not required to serve the property. Interceptor and treatment capacity is adequate.

# Sewer Service Area Categories Map: WSCCR 13-FAL-01A (Ronald Gardner)



DEP  
Water and Wastewater  
Policy Group

7/17/13

0 50 100 200 300 400 500

SCALE (Feet)

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

**S.C. # - 209**

**TO:** LUIS TAPIA, SENIOR PERMIT AGENT  
DEVELOPMENT SERVICES GROUP

**FROM:** KATHY MAHOLTZ, DEVELOPMENT SERVICES CENTER TECH II  
DEVELOPMENT SERVICES GROUP

**DATE:** FEBRUARY 8, 2005

**SUBJECT:** REQUEST FOR MAINLINE EXTENSION REVIEW

---

<b>APPLICANT:</b>	<b>PROPERTY:</b>
<b>Name:</b> Mr. Ronald E. Gardner	<b>Property Description:</b>
<b>Address:</b> 14000 Old Columbia Pike Burtonsville, MD 20866	14000 O. Columbia Pike Burtonsville, MD 20866
<b>Phone:</b> 301-384-1098	<b>Tax ID:</b> 00336451 <b>200 foot sheet:</b> 218 NE 03

**REASON:**

Customer desires connection to existing 6"-sewer (72-5361A) in Old Briggs Chaney Road.

Review shows applicant is at highest and farthest point of mini-basin and should be allowed special connection. All other properties beyond applicant on Old Columbia Pike flow in a different direction and are in different basins.

Therefore, requiring an extension to serve this applicant would not benefit anyone else.

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**WSSCR 13-POT-01A: Merrill Stock**

**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"><li>• 11018 Rock Run Drive, Potomac</li><li>• Lot 15, Block 1, Fawsett Farms; acct. no. 02214878</li><li>• Map tile: WSSC – 210NW11; MD – FN23</li><li>• Southeast corner, intersection of Rock Run Dr. and Falls Rd. (MD 189)</li><li>• R-200 Zone; 1.19 ac.</li><li>• Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002)</li><li>• Rock Run Watershed (MDE Use I)</li><li>• <u>Existing use</u>: single-family house</li><li>• <u>Proposed use</u>: add guest cottage</li></ul>	<table><tr><th>Existing –</th><th>Requested –</th><th>Service Area Categories</th></tr><tr><td>W-1</td><td>W-1 (no change)</td><td></td></tr><tr><td>S-6</td><td><b>S-1</b></td><td></td></tr></table> <p><u>Applicant's Explanation</u></p> <p><i>From applicant's letter:</i> "Currently, our property has a single-family home with a septic tank. In the last year, our family has grown substantially, including in-laws and a new baby. We now have two sets of grandparents visiting regularly and the single-family home alone does not afford ample comfort or privacy to three generations. We have decided to build an accessory building as a guest home for the in-laws.</p> <p>"The auxiliary building would contain two bedrooms for visiting in-laws. Our current permitted septic tank, we are told, cannot handle the additional building. Also, we understand that our septic tank cannot be upgraded to support the additional input. We therefore need to connect to public sewer. The DEP Comprehensive Water Supply and Sewerage Systems Plan shows WSSC gravity sewers that pass our property along Falls Rd. Also, there are two sewer manholes adjacent to our property, which suggest there are abutting mains.</p> <p>"We have lived on this property for 24 years with a septic system that will no longer serve our needs, surrounded by new homes that are connected to public sewers.</p> <p>"The change in family structure has added time urgency to the proposed building. It is our hope that we will not need to wait until Spring for approval as this will mean almost a year of in-law visits before construction can even begin.</p> <p><i>DEP note: DEP issued a sewer service connection memo to WSSC on Sept. 4, 2012, under the provisions of the abutting mains policy in the Water and Sewer Plan. Administrative approval of the request will be considered under the "consistent with existing plans" policy. WSSC permit records show approval for a sewer connection for this property on June 28, 2013 (permit no. 1114835).</i></p>	Existing –	Requested –	Service Area Categories	W-1	W-1 (no change)		S-6	<b>S-1</b>	
Existing –	Requested –	Service Area Categories								
W-1	W-1 (no change)									
S-6	<b>S-1</b>									

**DEP Staff Report:** The applicant has requested approval of category S-1 for public sewer service to allow for construction of an accessory building on the lot. The provision of public sewer service is consistent with both Water and Sewer Plan service policies for areas zoned R-200 and with master plan service recommendations. DEP recommends the request for approval under the "consistent with existing plans" administrative policy.

M-NCPPC staff have confirmed the consistency of this request with the 2002 Potomac Subregion Master Plan. County sewer service policies support the use of public sewer service in areas zoned R-200. WSSC has advised that sewer service can be provided by a connection to the abutting 8-inch sewer main located across Falls Road

**Agency Review Comments**

**DPS:** 1986 septic repair permit record on file for a 6-bedroom house; insufficient septic reserve area to accommodate a second dwelling.

**M-NCPPC – Area 3 Planning:** This property is within the 2002 Potomac Subregion Master Plan sewer envelope and eligible for public sewer service. Recommendation: Approve S-1.

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

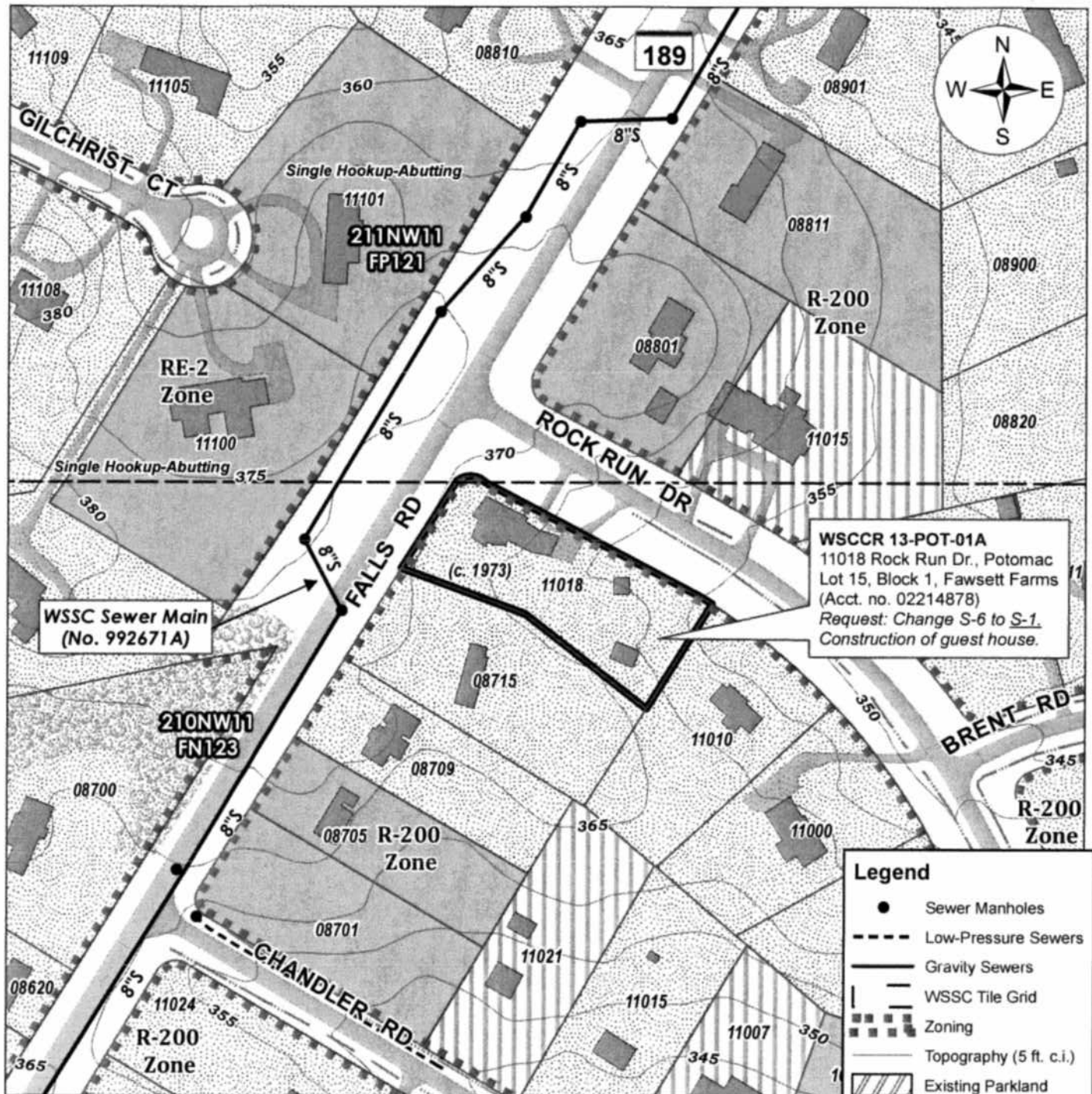
**WSSC - Water:** (Not requested)

**WSSC - Sewer:** Basin: Rock Run. An 8-inch sewer line in Falls Road abuts the property (contract no. 992671A). Average wastewater flow from the proposed development: 600 GPD. Program-sized sewer mains are not required to serve the property. Interceptor and treatment capacity is adequate.

ADS:ads/

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



Rock Run Watershed

Potomac - Cabin John Planning Area



DEP  
Water and Wastewater  
Policy Group

0 50 100 200 300 400 500

SCALE (Feet)

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

## Legend

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

## Sewer Categories

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



DEPARTMENT OF ENVIRONMENTAL PROTECTION

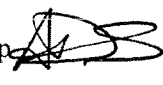
Isiah Leggett  
County Executive

Robert Hoyt  
Director

MEMORANDUM

September 14, 2012

TO: Luis Tapia, 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.
11018 Rock Run Dr., Potomac Lot 1, Block 15, Fawsett Farms (tax map FN23) – acct. no. 02214878	Merril & Jeremy Stock Built: 1973	8" sewer main, WSSC #992671A (WSSC tile 210NW11)	13-POT-01A

Our records show that the subject property was established by plat in June 1982, prior to the construction of the abutting sewer main (see above) along Falls Road, which WSSC completed in 2002. 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. Note that the Development Services Group reviewed this case (SC #469) at DEP's request and on August 16, 2012, advised that a standard sewer house connection to the Falls Road sewer main is feasible for this property.

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 permit installation of 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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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



Luis Tapia  
September 14, 2012

Page 2

Attachments

cc: Lisa Sine, Development Services Group/Permit Services, WSSC  
Kathy Maholtz, Development Services Group, WSSC  
Mary Dolan, Functional Planning Group, M-NCPPC  
Gene Von Gunten, Well and Septic Section, DPS  
Keith Levchenko, County Council  
Dave Lake, DEP-WWPG  
Merril and Jeremy Stock  
Adriana Radulescu

**WSSCR 13-POT-02A: Riverwood Agreement of Trust**

**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"><li>• 10400 Riverwood Drive, Potomac</li><li>• Lot 2, Block B, Alvermar Woods; acct. no. 00850507</li><li>• Map tile: WSSC – 213NW11; MD – FP23</li><li>• West side of Riverwood Dr., south of River Rd. (MD 190)</li><li>• RE-2 Zone; 3.37 ac.</li><li>• Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002)</li><li>• Potomac River (Direct) Watershed (MDE Use I)</li><li>• <u>Existing use:</u> single-family house</li><li>• <u>Proposed use:</u> replace the existing house</li></ul>	<table><tr><th>Existing –</th><th>Requested – Service Area Categories</th></tr><tr><td>W-1</td><td>W-1 (no change)</td></tr><tr><td>S-6</td><td><b>S-1</b></td></tr></table> <p><u>Applicant's Explanation</u> = None provided =</p> <p><i>DEP notes:</i></p> <ul style="list-style-type: none"><li>• <i>Conversation with the applicant's representative indicate that sewer service is being sought in order to allow replacement of the existing house.</i></li><li>• <i>DEP issued a sewer service connection memo to WSSC on Jan. 7, 2013, under the provisions of the abutting mains policy in the Water and Sewer Plan. Administrative approval of the request will be considered under the "consistent with existing plans" policy.</i></li></ul>	Existing –	Requested – Service Area Categories	W-1	W-1 (no change)	S-6	<b>S-1</b>
Existing –	Requested – Service Area Categories						
W-1	W-1 (no change)						
S-6	<b>S-1</b>						

**DEP Staff Report:** The applicant has requested approval of category S-1 for public sewer service to allow for the replacement of the existing house on the lot. The provision of public sewer service is consistent with both Water and Sewer Plan service policies and with master plan service recommendations. DEP recommends the request for approval under the "consistent with existing plans" administrative policy.

M-NCPPC staff have confirmed the consistency of this request with the 2002 Potomac Subregion Master Plan. This lot is within the master plan's recommended public sewer service envelope, and as such, public sewer service is therefore consistent with Water and Sewer Plan service policies. WSSC has advised that sewer service can be provided by a connection to the abutting 8-inch sewer main located along Riverwood Drive.

**Agency Review Comments**

**DPS:** No records found.

**M-NCPPC – Area 3 Planning:** This property is within the 2002 Potomac Subregion Master Plan sewer envelope and eligible for public sewer service. Recommendation: Approve S-1.

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

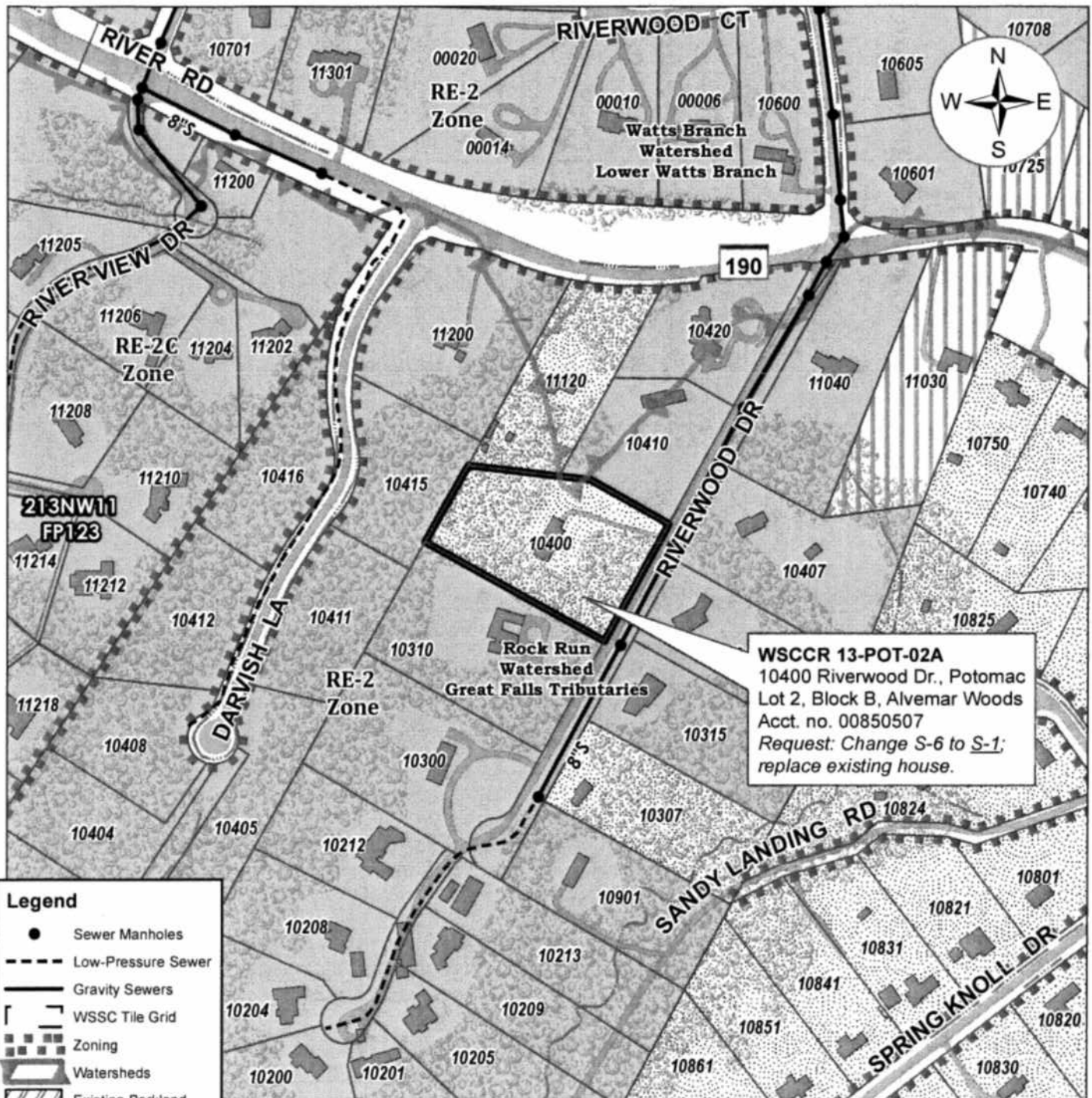
**WSSC - Water:** (Not requested)

**WSSC - Sewer:** Basin: Watts Branch. An 8-inch sewer line in Riverwood Drive abuts the property (contract no. 992344A). Average wastewater flow from the proposed development: 300 GPD. Program-sized sewer mains are not required to serve the property. Interceptor and treatment capacity is adequate.

ADS:ads/



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



## Legend

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

## Sewer Categories

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

0 200 400 600 800 1,000 1,200

SCALE (Feet)

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



DEP  
Water and Wastewater  
Policy Group

3/15/13

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DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett  
County Executive

Robert Hoyt  
Director

MEMORANDUM

January 7, 2014

TO: Luis Tapia, 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.
10400 Riverwood Dr., Potomac Lot 2, Block B, Alvenar Woods (acct. no. 000850507; tax map FP23)	Alan Hefler, Trustee, River- wood Agreement of Trust Established: plat - August 1954; house - 1955	8"-dia. sewer main abuts (WSSC #992344A); constructed 2001 (WSSC tile 213NW11)	13-POT-02A

Our records show that the subject property was established by subdivision plat in August 1954, prior to construction of the abutting sewer main in 2001. 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 install the requested sewer service connection and approve on-site plumbing permits 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/

R:\Programs\Water\_and\_Sewer\Projects\WSSC\connections\connect-docs=alpha-street\R\riverwood-dr-10400=mollet=s.doc

cc: Lisa Sine, Development Services Group/Permit Services, WSSC  
Kathy Maholtz, Development Services Group, WSSC

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

30

Mary Dolan, Functional Planning Group, M-NCPPC  
Gene Von Gunten, Well and Septic Section, DPS  
Keith Levchenko, County Council  
Dave Lake, DEP-WWPG  
Riverwood Agreement of Trust  
Ralph Mollet

**WSSCR 13-TRV-02A: Jae and Choon Choi**

**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"><li>• 12332 Rivers Edge Drive, Potomac</li><li>• Lot A, Block 5, Rivers Edge; Acct. no. 01826924</li><li>• Map tile: WSSC - 216NW14; MD - EQ23</li><li>• North side of Rivers Edge Dr, east of River Dr. (MD 190)</li><li>• RE-2 Zone; 2.00 ac.</li><li>• Travilah Planning Area Potomac Subregion Master Plan (2002)</li><li>• Muddy Branch Watershed (MDE Use I)</li><li>• <u>Existing use</u>: single-family house</li><li>• <u>Proposed use</u>: water and sewer service for the existing house</li></ul>	<table><tr><th>Existing –</th><th>Requested –</th><th>Service Area Categories</th></tr><tr><td>W-6</td><td><b>W-1</b></td><td></td></tr><tr><td>S-6</td><td><b>S-3</b></td><td></td></tr></table>	Existing –	Requested –	Service Area Categories	W-6	<b>W-1</b>		S-6	<b>S-3</b>	
	Existing –	Requested –	Service Area Categories							
	W-6	<b>W-1</b>								
	S-6	<b>S-3</b>								
<b>Applicant's Explanation</b>										
"No power, no water."										
<i>DEP notes: DEP issued a water service connection memo to WSSC on Aug. 14, 2012, under the provisions of the abutting mains policy in the Water and Sewer Plan. Administrative approval of the request will be considered under the "consistent with existing plans" policy.</i>										
<i>WSSC permit records indicate approval for a water connection for this property on Aug. 20, 2012 (permit no. 1103802).</i>										

**DEP Staff Report:** The applicant has requested approval of categories W-1 and S-3 for public service for a existing single-family house. The provision of public service is consistent with both Water and Sewer Plan service policies and with master plan service recommendations. DEP recommends the request for approval under the "consistent with existing plans" administrative policy.

M-NCPPC staff have confirmed the consistency of this request with the 2002 Potomac Subregion Master Plan. Most surrounding and nearby properties are approved for public water and sewer service. The lot is within the master plan's recommended public sewer service envelope, and as such, sewer service is therefore consistent with Water and Sewer Plan service policies. WSSC has confirmed that an existing water main capable of providing public service abuts the subject property. Sewer service will require the construction of a 240-foot sewer main extension north along Fellowship Way and east along Fellowship Lane from an existing 8-inch diameter main at Fellowship Way.

**Agency Review Comments**

**DPS:** (Not provided at this time.)

**M-NCPPC – Area 3 Planning:** This property is within the 2002 Potomac Subregion Master Plan sewer envelope and eligible for public water and sewer service. Recommendation: Approve W-1 and S-3.

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

**WSSC - Water:** Water pressure zone: Montgomery County High Zone (480A). An 8-inch water main abuts the property (contract # 835667B). Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property. This extension would not be required to appear in an adopted Capital Improvement Program since it does not meet the criteria for a major project (COMAR 29 § 7-101.b.3).

**WSSC – Sewer:** Basin: Dulles Interceptor. A 165 -foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to 8-inch sewer main in River Edge Drive (contract # 835667B). Average wastewater flow from the proposed development: 302GPD. Program-sized sewer mains are not required to serve the property. This extension would not be required to appear in an adopted Capital Improvement Program since it does not meet the criteria for a major project (COMAR 29 § 7-101.b.3). Interceptor and treatment capacity is adequate.

### Water Service Area Catagories Map: WSCCR 13-TRV-02A (Choi)

8/14/12

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

WSSCR 13-TRV-02A

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

PENNYFIELD

Acct. #  
01826924

**216NW14 - EQ123**

## Muddy Branch Watershed

8"-dia. Water Main  
WSSC #835667B

RIVERS EDGE DR

RE-2  
ZoneRE-2C  
Zone

RE-2C  
Zone

### Travilah Planning Area



DEP  
Water and Wastewater  
Policy Group

0	100	200	400	600	800
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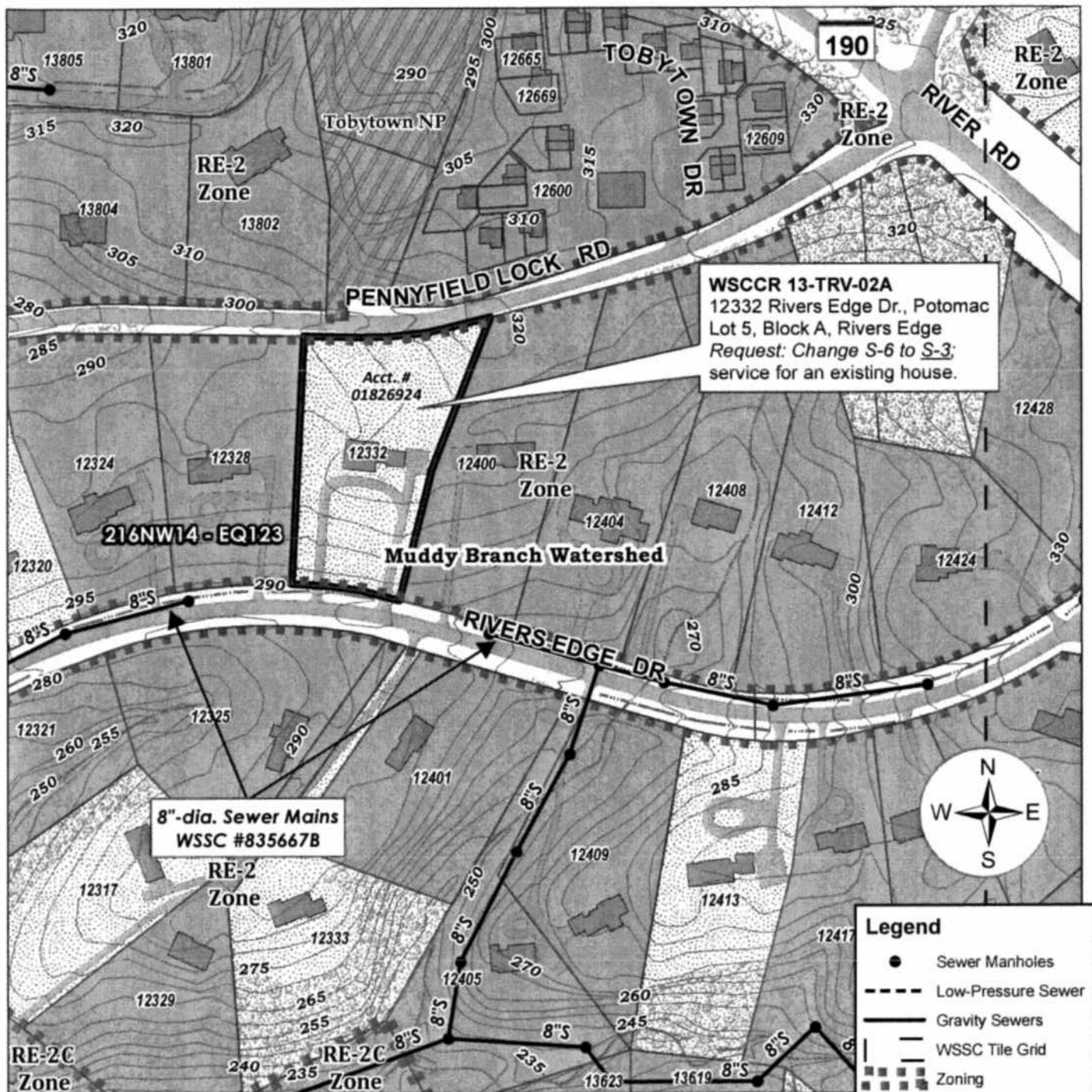
SCALE (Feet)

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

### Legend

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

# Sewer Service Area Categories Map: WSCCR 13-TRV-02A (Choi)



Travilah Planning Area



DEP  
Water and Wastewater  
Policy Group

0 100 200 400 600 800

SCALE (Feet)

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

## Legend

- Sewer Manholes
- Low-Pressure Sewer
- Gravity Sewers
- WSSC Tile Grid
- Zoning
- Topography (5 ft. c.i.)
- ▨ Existing Parkland
- ▨ Woodlands
- Sewer Categories**
- S-1
- ▨ S-3
- ▨ S-6



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett  
County Executive

Robert Hoyt  
Director

MEMORANDUM

August 14, 2012

TO: Luis Tapia, 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 water/sewer service for the following property:

Property Address & Identification	Owner – Est. Date	Abutting Main - 200' Tile	WSSCR No.
12332 Rivers Edge Dr., Potomac Lot 5, Block A, Rivers Edge (tax map EQ23) Tax account no. 01826924	Joe & C.K. Choi Built: 1982	8"-dia. water, #835667B (WSSC tile 216NW14)	13-TRV-02A

Property records show that the subject property was established by plat in August 1978. This was prior to the construction of the abutting water main (see above), which WSSC completed in April 1985. Given this, the property is eligible for a single water 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-6 to W-1, allowing the provision of public water 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.

The County's approved Water and Sewer Plan provides DEP the authority to direct WSSC to provide public service for cases which clearly satisfy the abutting mains policy. This action allows WSSC to take the steps needed to provide water service to this property, including permitting and installing the requested water service connection, in advance of DEP's approval of the associated service area change.

If you have any questions concerning this request, please contact me at 240-777-7716

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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

(35)

Luis Tapia  
August 14, 2012

Page 2

cc: Lisa Sine, Development Services Group/Permit Services, WSSC  
Kathy Maholtz, Development Services Group, WSSC  
Mary Dolan, Functional Planning Group, M-NCPPC  
Gene Von Gunten, Well and Septic Section, DPS  
Keith Levchenko, County Council  
Dave Lake, DEP-WWPG  
Jae & Choon Choi

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**WSSCR 13-TRV-03A: Leoncio Gutierrez**

**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"><li>• 12710 Travilah Rd., Potomac</li><li>• Lot 1, Travilah Meadows (acct. no. 01631550)</li><li>• Map tile: WSSC – 216NW13; MD – EQ43</li><li>• North side of Travilah Rd west of Brushwood Terr.</li><li>• RE-2 Zone; 2.04 ac.</li><li>• Travilah Planning Area Potomac Subregion Master Plan (2002)</li><li>• Watts Branch (MDE Use I)</li><li>• <u>Existing use</u>: single-family house (built 1978)</li><li>• <u>Proposed use</u>: public water service for the existing house</li></ul>	<table><tr><th colspan="2"><u>Existing – Requested – Service Area Categories</u></th></tr><tr><td>W-6</td><td><b>W-1</b></td></tr><tr><td>S-6</td><td>S-6 (No Change)</td></tr></table> <p><u>Applicant's Explanation</u></p> <p>"The well water is too hard causing pinholes in the copper pipes."</p> <p><i>DEP note: On 10/7/13, DEP requested that WSSC allow for public water service to this property in advance of an action on the category change request. DEP verified that the property satisfies the service requirements under the "abutting mains" policy. Administrative approval of the request will be considered under the "consistent with existing plans" policy.</i></p>	<u>Existing – Requested – Service Area Categories</u>		W-6	<b>W-1</b>	S-6	S-6 (No Change)
<u>Existing – Requested – Service Area Categories</u>							
W-6	<b>W-1</b>						
S-6	S-6 (No Change)						

**DEP Staff Report:** The applicant has requested approval of category W-1 for public service for an existing house to replace an existing well. The provision of public water service is consistent with both Water and Sewer Plan service policies for large lot zoning and with master plan service recommendations. DEP recommends the request for approval under the "consistent with existing plans" administrative policy.

M-NCPPC staff have confirmed the consistency of this request with the 2002 Potomac Subregion Master Plan. County water service policies support the case-by-case consideration of public service in areas zoned for large-lot development, including sites zoned RE-2. WSSC has advised that water service can be provided from the abutting 16-inch diameter main abutting the property along Travilah Road.

**Agency Review Comments**

**DPS:** (Not provided at this time.)

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

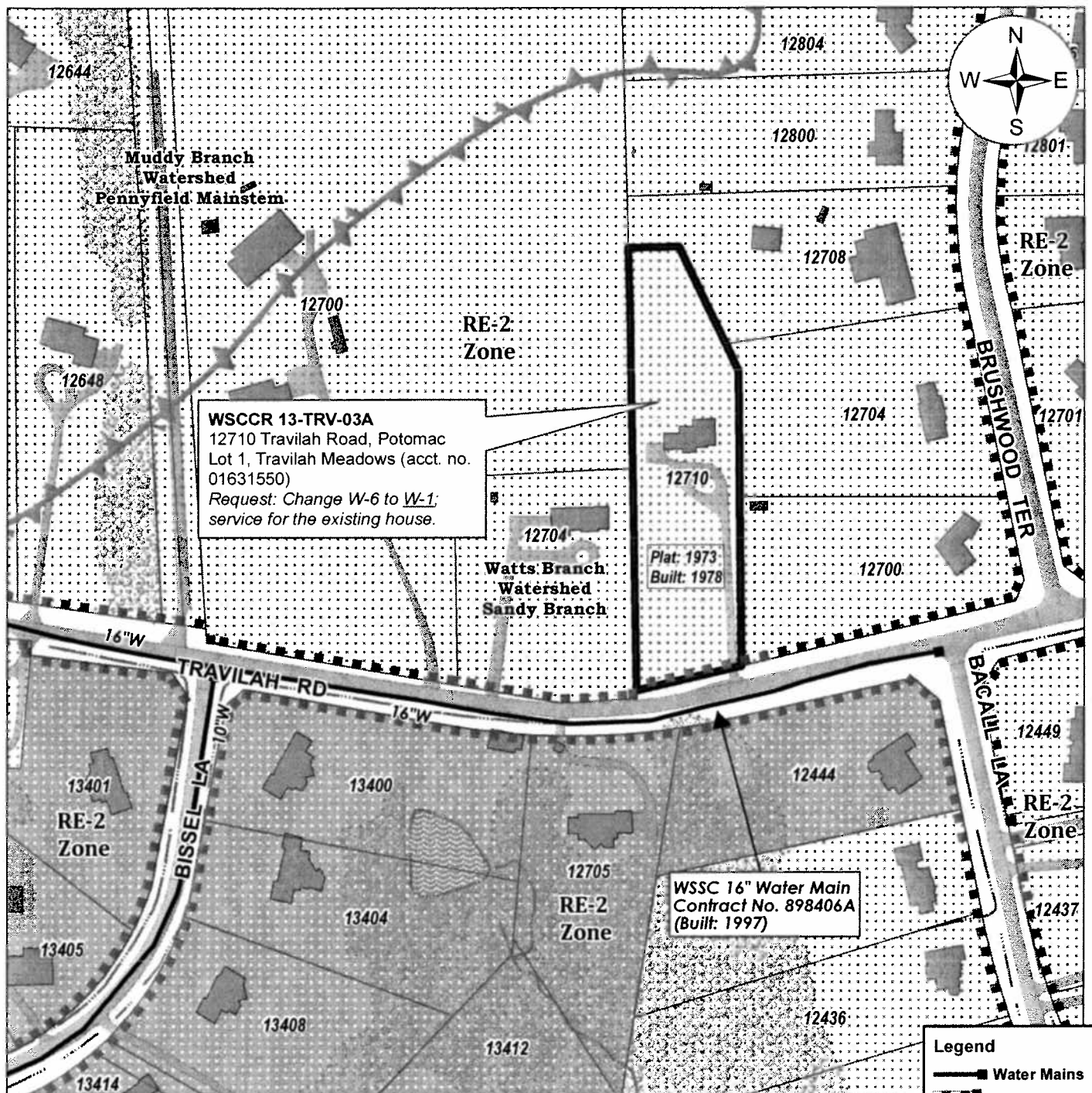
**M-NCPPC – Parks Planning:** No park impacts.

**WSSC - Water:** Water pressure zone: 489A. A 16-inch water line on Travilah Road abuts the property (contract no. 89-8406A). Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

**WSSC - Sewer:** (Not requested.)

ADS:ads

# Water Service Area Catagories Map: WSCCR 13-TRV-03A (Leoncio Gutierrez)



DEP  
Water and Wastewater  
Policy Group

(7/26/13)

0 100 200 400 600

SCALE (Feet)

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

Legend	
	Water Mains
	Zoning
	Watersheds
	Woodlands
Water Categories	
	W-1
	W-3
	W-4
	W-5
	W-6

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DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett  
County Executive

Robert Hoyt  
Director

MEMORANDUM

October 7, 2013

TO: Luis Tapia, 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 water/sewer service for the following property:

Property Address & Identification	Owner – Est. Date	Abutting Main - 200' Tile	WSSCR No.
12710 Travilah Road, Potomac Lot 1, Travilah Meadows (tax acct: 01631550)	Leoncio Gutierrez	16"-dia. water (898406A) (WSSC tile: 216NW13)	13-TRV-03A

Our records show that the subject property was established by plat in the County's land records in 1973; the house was constructed in 1978. This was prior to the construction of the abutting water main (see above), which WSSC's records show was completed in 1997. Given this, the property is eligible for public water service, restricted to a single service connection/hookup under the abutting mains service policy in the County's Water and Sewer Plan (Chapter 1, Section II.E.3.a.).

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 move forward with the provision of public service to this site.

WSSC may approve and install the requested water 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/R:\Programs\Water\_and\_Sewer\Projects\WSSC\connections\connect-docs=alpha-street\T\travilah-rd-12710=gutierrez=w.doc

Office of the Director, Water and Wastewater Policy Group

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

cc: Lisa Sine, Development Services Group/Permit Services, WSSC  
Kathy Maholtz, Development Services Group, WSSC  
Mary Dolan, Functional Planning Group, M-NCPPC  
Gene Von Gunten, Well and Septic Section, DPS  
Keith Levchenko, County Council  
Dave Lake, DEP-WWPG  
Leoncio Gutierrez

**WSSCR 13-URC-01G: Maryland – National Capital Park and Planning Commission**

**DEP Staff Recommendation: Approve S-1, with service restricted to public facilities only, for all five properties.** 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"><li>15881 Beach Drive, Derwood; Rock Creek Regional Park</li><li>Five properties <sup>A,B</sup></li><li>Map tile <sup>A</sup></li><li>Beach Dr. and Needwood Lake Cir., south of Needwood Rd. and west of Avery Rd.</li><li>RE-2 Zone; 342.31 ac. <sup>A</sup></li><li>Upper Rock Creek Planning Area Upper Rock Creek Master <b>Plan</b> (2004)</li><li>Upper Rock Creek Watershed (MDE Use IV)</li><li><u>Existing use</u>: public park facilities <u>Proposed use</u>: expand sewer service to proposed maintenance facility</li></ul> <p><sup>A</sup> See below for additional property information</p>	<table><tr><th>Existing –</th><th>Requested –</th><th>Service Area Categories</th></tr><tr><td>W-1</td><td>W-1 (no change)</td><td></td></tr><tr><td>S-6</td><td><b>S-1</b></td><td></td></tr></table> <p><u>Applicant's Explanation</u></p> <p>“The Park Development Division (PDD) of Montgomery County Parks for the [M-NCPPC] is currently pursuing the renovation and expansion of the existing maintenance facility located at the following address:</p> <p>Rock Creek Regional Park Maintenance Yard 15881 Beach Drive, Derwood MD 20855</p> <p>“The project lies in WSSC 200’ sheet number 222NW06, and the existing service area codes for the property are W-1 and S-6. The existing maintenance yard is served by well and septic. However, most of the existing buildings and public facilities within Rock Creek Regional Park are currently served by public water and sewer.</p>	Existing –	Requested –	Service Area Categories	W-1	W-1 (no change)		S-6	<b>S-1</b>																						
Existing –	Requested –	Service Area Categories																													
W-1	W-1 (no change)																														
S-6	<b>S-1</b>																														
<p>“As part of the proposed expansion of the maintenance yard, the new buildings are proposed to be connected to existing 8” public water main at Avery Court (WSSC Contract 90AS8437A), and an existing 3” force main constructed recently under WSSC Contract 10OS1162. This force main ultimately discharges into existing 24” sewer line (WSSC Contract 357-2136). The force main has already been designed to accommodate the proposed expansion of the maintenance yard.</p> <p>“In light of the above explanation, we request that the service area code for sewer be changed from S-6 to S-1 for the properties affected by the proposed expansion ...”</p>																															
<p><sup>A</sup> Property Information:</p> <table><tr><th>Address</th><th>Owner – Use</th><th>Property I.D. – Tax Acct. No.</th><th>Zoning Acreage</th><th>Map Tiles</th></tr><tr><td>Avery Rd.</td><td>M-NCPPC – existing park facilities</td><td>Parcel P300, Res on John &amp; Rose Etc – Acct. no. 00051418</td><td>RE-2 53.29 ac.</td><td>GS562 221NW06</td></tr><tr><td>Avery Park Dr.</td><td>M-NCPPC – existing and proposed maintenance yards</td><td>Parcel N374, Res plat Pt Par 71 Rock Creek Reg Pk – Acct. no. 02884720</td><td>RE-2 15.43 ac.</td><td>GS563 222NW06</td></tr><tr><td>Needwood Rd.</td><td>M-NCPPC – existing park facilities</td><td>Parcel P610, Residence on Locust Thicket Etc – Acct. no. 00051373</td><td>RE-2 197.98 ac.</td><td>GS563 222NW06</td></tr><tr><td>Needwood Rd.</td><td>M-NCPPC– existing park facilities</td><td>Parcel P700, Pt Paradise – Acct. no. 00051407</td><td>RE-2 61.88 ac.</td><td>GS563 222NW06</td></tr><tr><td>Redland Rd.</td><td>M-NCPPC - existing and proposed maintenance yards</td><td>Parcel P485, Paradise – Acct. no. 00051657</td><td>RE-2 13.73 ac.</td><td>GS563 222NW06</td></tr></table>		Address	Owner – Use	Property I.D. – Tax Acct. No.	Zoning Acreage	Map Tiles	Avery Rd.	M-NCPPC – existing park facilities	Parcel P300, Res on John & Rose Etc – Acct. no. 00051418	RE-2 53.29 ac.	GS562 221NW06	Avery Park Dr.	M-NCPPC – existing and proposed maintenance yards	Parcel N374, Res plat Pt Par 71 Rock Creek Reg Pk – Acct. no. 02884720	RE-2 15.43 ac.	GS563 222NW06	Needwood Rd.	M-NCPPC – existing park facilities	Parcel P610, Residence on Locust Thicket Etc – Acct. no. 00051373	RE-2 197.98 ac.	GS563 222NW06	Needwood Rd.	M-NCPPC– existing park facilities	Parcel P700, Pt Paradise – Acct. no. 00051407	RE-2 61.88 ac.	GS563 222NW06	Redland Rd.	M-NCPPC - existing and proposed maintenance yards	Parcel P485, Paradise – Acct. no. 00051657	RE-2 13.73 ac.	GS563 222NW06
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<p><sup>B</sup> DEP note: All properties currently designated as S-6 in the Lake Needwood recreation area with existing or proposed public sewer service have been included in this request.</p>																															

**DEP Staff Report:** The applicant has requested approval of category S-1 for public sewer service to allow for the construction of a new maintenance facility in Rock Creek Regional Park at Lake Needwood. The provision of public sewer service is consistent with Water and Sewer Plan service policies addressing public facilities. DEP recommends the request for approval under the "public facilities" administrative policy.

M-NCPPC staff have confirmed that the 2004 Upper Rock Creek Master Plan does not include the park, zoned RE-2, within the areas recommended for public sewer service. However, M-NCPPC staff have also acknowledged the appropriate use of the "public facilities" policy in this case. DEP's research into this request

revealed existing sewer infrastructure within the Lake Needwood area of the park serving existing public facilities, including the concessions building and several picnic sites. None of this existing public service was acknowledged by sewer category S-1 on the Water and Sewer Plan's category maps. DEP therefore expanded the scope of M-NCPPC's original request to include all properties in the Lake Needwood area with existing available and proposed public service, in addition to the new maintenance facility site. All five parcels are recommended for approval of category S-1, with service restricted to public facilities only.

WSSC has confirmed that service to the maintenance facility can be provided by a 100-foot low-pressure main extension to an existing low-pressure main located along Beach Drive. The 24- and 30-inch transmission mains referenced in WSSC's comments are located on the opposite side of Lake Needwood from M-NCPPC's facilities. These mains were never considered for the provision of sewer service to park facilities.

#### **Agency Review Comments**

**DPS:** *(Not provided at this time.)*

**M-NCPPC – Area 3 Planning:** The 2004 Upper Rock Creek Area master plan does not show the park within the recommended sewer envelope. However, the 2003 Ten-Year Comprehensive Water Supply and Sewerage Systems Plan states (Chapt. 1, pg. 1-25), "Community water and sewer service may be provided to serve existing public facilities and to support the development of new public facilities which are located outside of the acknowledged community water and/or sewer service areas." Recommendation: Approve S-1.

**M-NCPPC – Parks Planning:** M-NCPPC Montgomery Parks supports its own application for a sewer category change to connect its renovated and expanded maintenance yard to public sewer.

**WSSC - Water:** *(Not requested)*

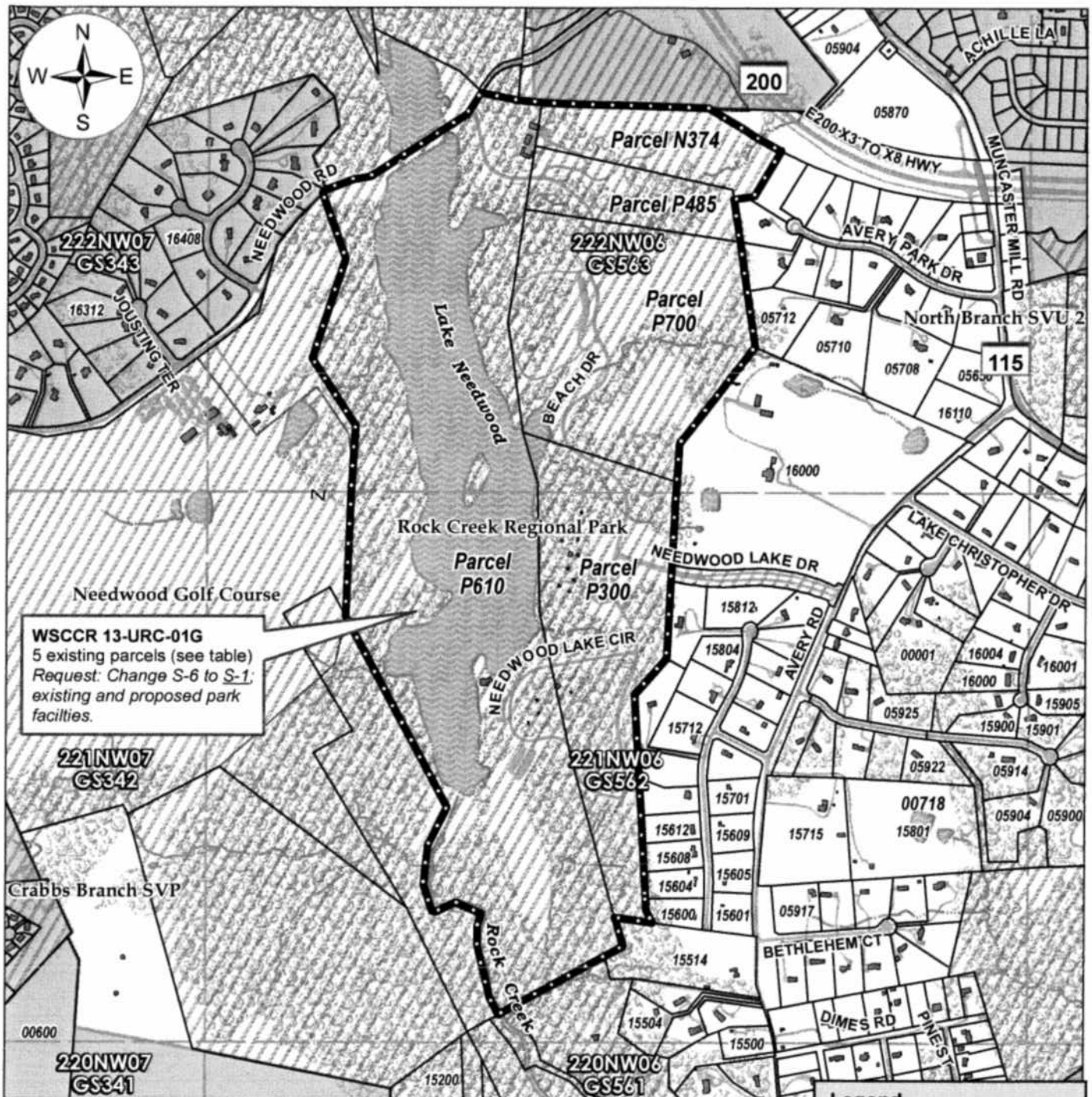
**WSSC - Sewer:** Basin: Rock Creek. 24 and 30-inch sewer lines traverse Parcel 610 (contract nos. 57-2136 and 59-3846 respectively). Also, private on-site low pressure sewers traverse Parcels 610, 300, 485 and 700 (contract no 10-OS-1162). However, WSSC does not allow direct connection into 24 and 30-inch sewers. A 100-foot-long low pressure sewer extension is required to serve Parcel # 71 or N 374. This extension would connect to the existing private low pressure sewer (contract no. 10-OS-1162). Rights-of-way would be required from Parcel # 485. Average wastewater flow from the as built development: 8,407 GPD. Program-sized sewer mains are not required to serve the property. Interceptor and treatment capacity is adequate.

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ADS:ads/

# Water & Sewer Plan Category Change Request Map

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



DEP-WWPG

1/30/13

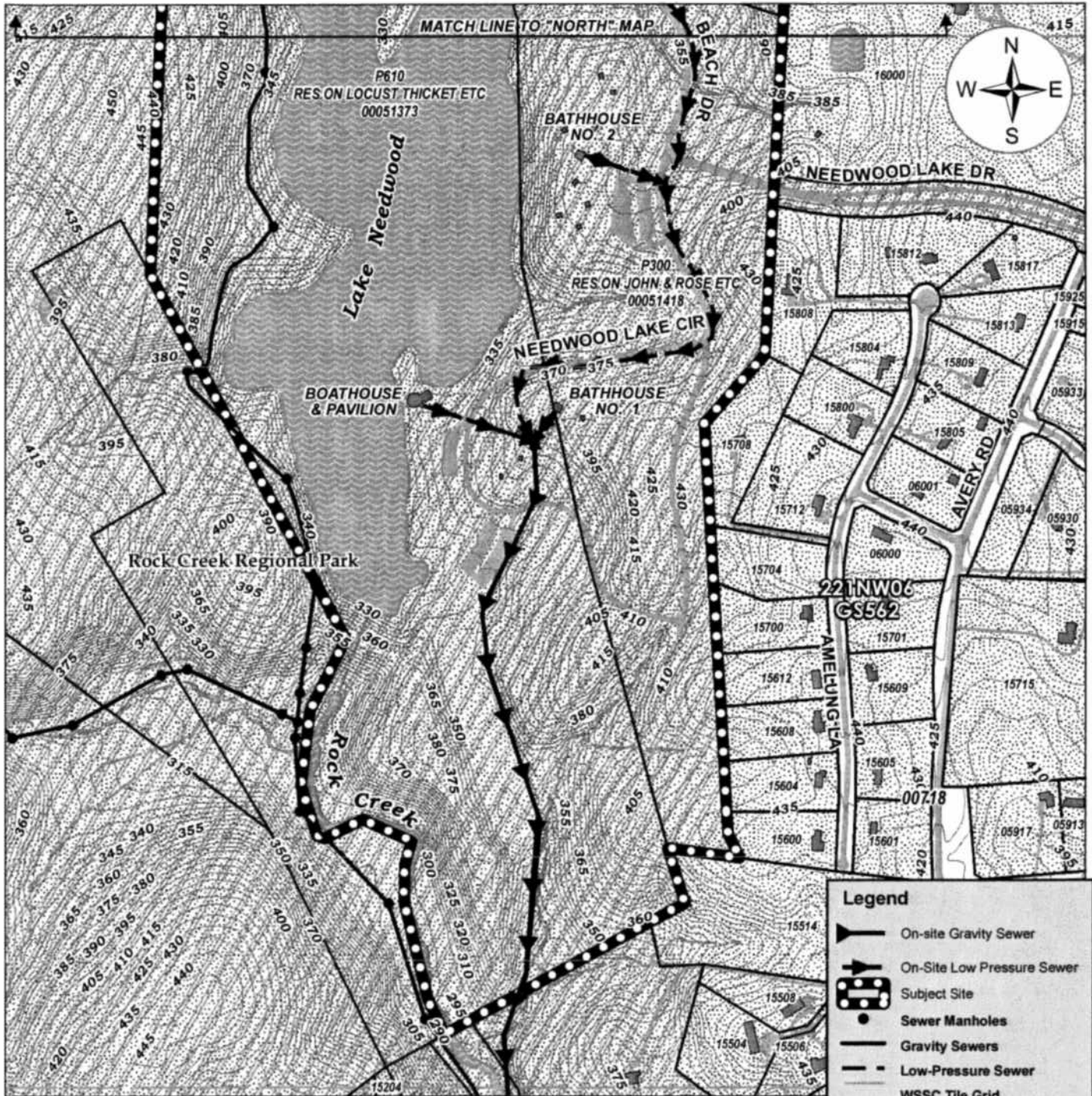
0 1,000 2,000 3,000

SCALE (Feet)

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

43

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



## Legend

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



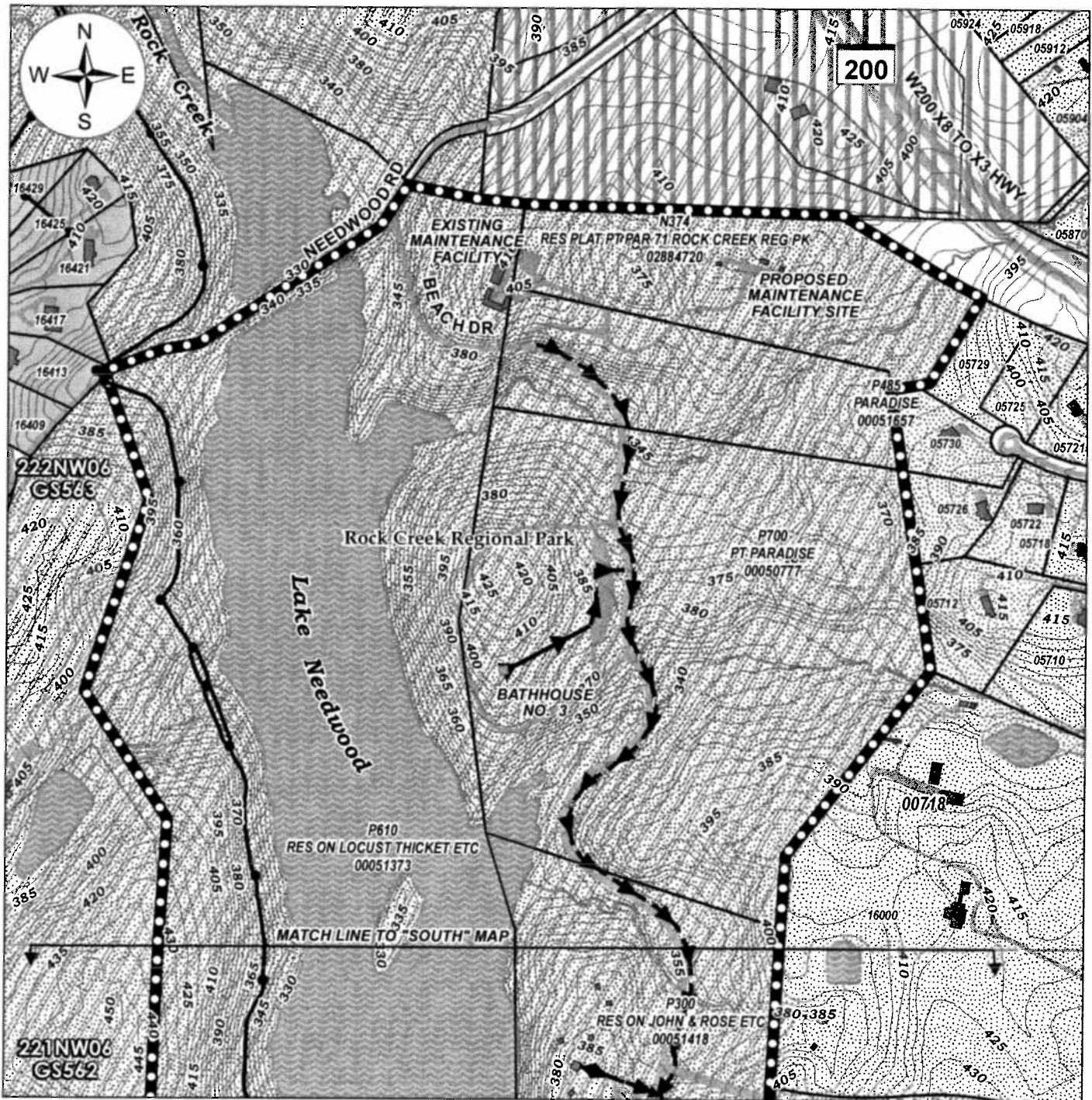
DEP-WWPG  
1/30/13

0 500 1,000 1,500  
SCALE (Feet)

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

*TLH*

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



DEP-WWPG

1/30/13

0 500 1,000 1,500

SCALE (Feet)

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

Legend  
(See Sewer Map South)

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