



**Proposed Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan
2015-1 Administrative Amendments**



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 Frederick Vernon Boyd, Master Planner, Area 3, Fred.Boyd@montgomeryplanning.org 301-495-4654
 Richard Weaver, Acting Chief, Area 3

Completed: 9/24/15

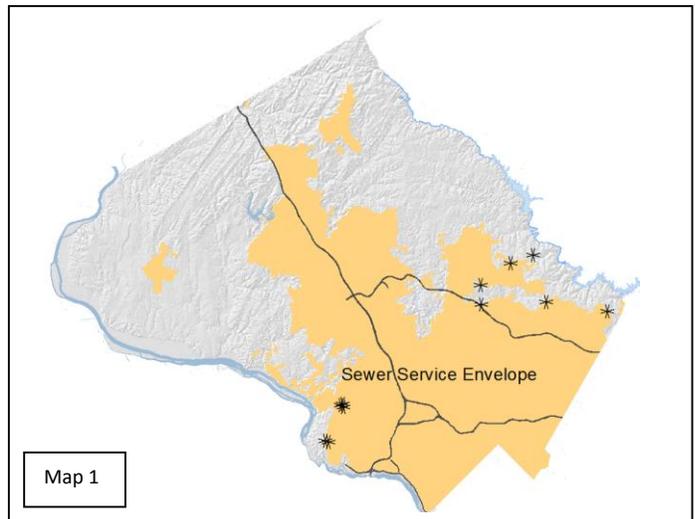
Description

Proposed Amendments:

Montgomery County Comprehensive Water Supply and Sewerage Systems Plan – 2015-1 Administrative Amendments

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.

Staff Recommendation: *Transmit Recommendations to County Council*



Summary

The Planning Board is required by State law to make a Master Plan consistency determination on each Water and Sewer Category Change Request (WSCCR). The accompanying map shows the existing sewer envelope. The properties requesting sewer service is shown as an asterisk.

The Planning Board’s recommendations will be transmitted to the County Executive for final action. After a public hearing scheduled for October 16th, the Executive will take final action. Information and maps showing zoning, existing and proposed uses and recommendations from other agencies are shown in the attached packet from the County Executive (Attachment 1).

STAFF RECOMMENDATION

Transmit recommendations to County Executive. All recommendations are in agreement with the County Executive’s recommendations.

Water and Sewer Category Change Requests—2015-1 Administrative Amendments

WSSCR 15-CLO-01A (Salour) pages 3-5 of Attachment 1

The 1997 Cloverly Master Plan recommends approval of community sewer service to this property in the Northwest Branch watershed.

Staff Recommendation: Approve S-1

County Executive Recommendation: Approve S-1

WSSCR 15-CLO-02A (Stabler 1848 LLC) pages 6-10 of Attachment 1

This property is located at 1100 Olney Sandy Spring Road. The 2015 Sandy Spring Rural Village Plan recommends, "Provide water and sewer to commercial, mixed commercial residential uses and residential uses within the Plan area". The Stabler property is recommended for residential development of up to 24 town homes and is eligible for both water and sewer service.

Staff Recommendation: Approve W-1, S-3

County Executive Recommendation: Approve W-1, S-3

WSSCR 15-OLN-01A (Carrescia) pages 11-14 of Attachment 1

This property, located at the corner of Norbrook Drive and Emory Church Road. The 2005 Olney Master Plan recommends the provision of community water service in the planning area except in the Agriculture Reserve. In addition, with the development of the Trotter's Glen subdivision, a water line will be extended along Emory Church Road. This RE-2-zoned property is eligible for water service.

Staff Recommendation: Approve W-1

County Executive recommendation: Approve W-1

WSSCR 15-OLN-02A (Son of David Congregation) pages 15-16 of Attachment 1

This property is located at 2815 Norbeck Road. The Olney Master Plan recommends the provision of community water service to this property.

Staff Recommendation: Approve W-1

County Executive Recommendation: Approve W-1

WSSCR 15-PAX-01A (McTavish) pages 17-23 of Attachment 1

This property is located at 4308 Sandy Spring Road. The proposed site is located within the 1997 Fairland Master Plan and is zoned RC north of MD 198. The Fairland Master Plan recommends "community water service only for areas north of MD 198 zoned Rural Cluster (RC) consistent with the Water and Sewer Plan policies regarding water service without sewer. No planned sewer service for areas zoned RC north of MD 198, except to support special exception uses recommended in this Plan." The Plan further recommends within the Patuxent River watershed: "Do not allow uses that result in more than ten percent imperviousness...Do not extend sewer service to RC zoned properties; water service to RC zone considered on a case by case basis." Although this request is inconsistent with the Fairland Master Plan, the Ten Year Water and Sewer Plan does allow a single hookup for relief of a failing septic system.

Staff Recommendation: Approve S-1 (single hookup)

County Executive Recommendation: Approve S-1 (single hookup)

WSSCR 15-PAX-02A (Ligon Lane 1 & 2 LLC) pages 24-28 of Attachment 1

These properties (250 and 316 Ashton Road) are located outside the Sandy Spring/Ashton Master Plan water and sewer service envelope. However, the master plan also recommends that, "water service

only to large-lot development can be considered on a case-by-case basis.” It also recommends that when reviewing plans for water-only service, staff should, “place emphasis on the conformance of the proposed development with the rural character objectives of this Plan.”

Staff Recommendation: Approve W-3, with the condition that the preliminary plan preserves and enhances the elements of rural character described in the master plan framework (page 9), particularly for Rural Open Space and Rural Roads.

County Executive Recommendation: Approve W-3

WSSCR 15-POT-01A (Uhle) pages 29-31 of Attachment 1

This property, located at 10909 Rock Run Drive, is within the approved sewer envelope of the Potomac Subregion Master Plan.

Staff Recommendation: Approve S-3

County Executive Recommendation: Approve S-3

WSSCR 15-POT-02A (Zadegan) pages 32-36 of Attachment 1

This property, located at 8709 Falls Road, is within the approved sewer envelope of the Potomac Subregion Master Plan.

Staff Recommendation: Approve S-1

County Executive Recommendation: Approve S-1

WSSCR 15-POT-03A (Singh) pages 37-38, pages 41-42 of Attachment 1

WSSCR 15-POT-04A (Daphne Enterprises) page 39, pages 41-42 of Attachment 1

WSSCR 15-POT-05A (Smith) pages 40-42 of Attachment 1

These requests are from three different owners of three adjacent properties. The subject properties are located at 10510, 10500, 10520 South Glen Road. These three requests are consistent with the Potomac Master Plan policy to allow for the limited provision of community sewer service for areas within and at the periphery of the proposed sewer service envelope.

Staff Recommendation: Approve S-1 and S-3 in agreement with the County Executive.

County Executive Recommendation: Approve S-1 for Smith where there is an abutting sewer main and S-3 for Daphne Enterprises and Singh where a sewer main will need to be extended.

NEXT STEPS

The Planning Board’s recommendations will be transmitted to the County Executive. The Executive will hold a public hearing on October 16, 2015 at 11:00 am. Final action by the County Council will take place by the end of October.

Attachment:

1. County Executive Notice of Public Hearing and attached package



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

September 15, 2015

NOTICE OF ADMINISTRATIVE PUBLIC HEARING

TO: Keith Levchenko, Senior Legislative Analyst
County Council

Pamela Dunn, Acting Manager., 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 2015-1

DATE & TIME: **Friday, October 16, 2015, at 11:00 am**

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 eleven requested amendments to the County's Comprehensive Water Supply and Sewerage Systems Plan:

15-CLO-01A Salour	15-POT-01AUhle
15-CLO-02A Stabler 1848 LLC	15-POT-02AZadegan
15-OLN-01A Carrescia	15-POT-03ASingh
15-OLN-02A Son of David Congregation	15-POT-04ADaphne Enterprises
15-PAX-01A McTavish	15-POT-05ASmith
15-PAX-02A Ligon Lane 1 & 2 LLC	

To assist with your review, DEP has created and posted a PDF to the "Service Area Category Changes" webpage at www.montgomerycountymd.gov/waterworks. Select the green "Application Review Process" tab on the right, then scroll down to the "Current administrative Review Packet" heading. In addition to this memorandum, that PDF includes the following information for each proposed amendment:

- Information summaries
- 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 (see below); otherwise, we will assume that the Councilmembers agree with administrative approval as recommended for all seven requests.

We also request that the Montgomery County Planning Board provide its recommendations on the proposed amendments. Please notify us of the Planning Board's meeting date for this administrative group at your earliest convenience. Contact me directly as soon as possible if the Board cannot put this item on its agenda before the public hearing date.

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: Lisa Feldt, Director, DEP; 255 Rockville Pike, Suite 120; Rockville, MD 20850-4166; or to waterworks@montgomerycountymd.gov.

Note that, with one exception, the hearing record will close at 5:00 p.m. on Friday, October 23; all written testimony must be *received* in this office by that time and date. The exception is WSSCR 15-CLO-02A; the record for this request will close at the conclusion of the public hearing on October 16th. The Director will then act on the amendments, and DEP will notify you of that action by e-mail.

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

ADS: ads/

Attachments

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cc: Isiah Leggett, County Executive
George Leventhal, President, County Council
Roger Berliner, Chair, Council Transportation, Infrastructure, Energy, & Environment Committee
Casey Anderson, Chairperson, Montgomery County Planning Board
Rebecca Boone & Katherine Nelson, Area 3 Planning Team, M-NCPPC
Geoffery Mason, Parks Planning and Stewardship Division, M-NCPPC
Beth Kilbourne & Rufus Leeth, Development Services Group, WSSC
Luis Tapia, Permit Services Section, WSSC
Virginia Kearney, Acting Director, Water Management Admin., Maryland Dept. of the Environment
David Craig, Secretary, Maryland Department of Planning

WSSCR 15-CLO-01A: Ellie Salour

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"> • 15901 New Hampshire Ave., Cloverly • Lot 1, Block A, Bernhard Acres (acct. no. 00258951) • Map tile: WSSC – 221NE01; MD – JS62 • Northeast corner, intersection of New Hampshire Ave. (MD 650) and Harding La. • RE-1 Zone; 2.31 acres • Cloverly – Norwood Planning Area Cloverly Master Plan (1997) • Northwest Branch Watershed (MDE Use IV) • <u>Existing use</u>: one single-family house (built 1953) • <u>Proposed use</u>: sewer service for the existing house 	<table border="1"> <tr> <td colspan="2"><u>Existing – Requested – Service Area Categories</u></td> </tr> <tr> <td>W-1</td> <td>W-1 (No Change)</td> </tr> <tr> <td>S-5</td> <td>S-1</td> </tr> <tr> <td colspan="2"><u>Applicant's Explanation</u></td> </tr> <tr> <td colspan="2">"The reason for this request is that I would like to close the existing septic tank on the property and connect to the public sewer. Currently, the property is connected to public water but not the public sewer. I would like to change that connection to public sewer as the septic tank is too old and the county does not have any record of the model or size of the existing tank."</td> </tr> </table>	<u>Existing – Requested – Service Area Categories</u>		W-1	W-1 (No Change)	S-5	S-1	<u>Applicant's Explanation</u>		"The reason for this request is that I would like to close the existing septic tank on the property and connect to the public sewer. Currently, the property is connected to public water but not the public sewer. I would like to change that connection to public sewer as the septic tank is too old and the county does not have any record of the model or size of the existing tank."	
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W-1	W-1 (No Change)										
S-5	S-1										
<u>Applicant's Explanation</u>											
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DEP Staff Report

The applicant has requested a category change from S-5 to S-1 to allow for public sewer service for an existing single-family house. On Oct. 17, 2014, DEP advised WSSC that the applicant could proceed with an application for public sewer service in advance of an action to approve category S-1 as allowed under the County's "abutting mains" policy (see page 4).

M-NCPPC staff have advised that the provision of public sewer service is consistent with the service recommendations in the 1997 Cloverly Master Plan. WSSC staff concluded that a service connection to an abutting 8" diameter gravity sewer main is feasible; the owner will likely need to use an on-site pumping system to access the main. Approval of category S-1 for public sewer service is consistent with Water and Sewer Plan policies. Approval of S-1 is recommended under the "consistent with existing plans policy".

Agency Review Comments

DPS: DPS supports this request.

M-NCPPC – Planning Dept.: The Cloverly Master Plan recommends an exception to sewer service policies, confirming the 1981 service areas that the approval of community sewer service to this property is in the Northwest Branch watershed. Recommendation: Approve S-1.

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

WSSC - Water: (Not requested)

WSSC - Sewer: Basin: Paint Branch*. An 8-inch gravity sewer in Harding Lane* abuts the property (contract no. 94-9907A). On-site pumping will be required to connect to the gravity portion* of the sewer main built under 94-9907A. Average wastewater flow from the proposed development: 300 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.

*DEP notes:

- Although sewer service will be provided through the Paint Branch sewerage system, the property is located within the Northwest Branch Watershed.
- A 2" diameter low-pressure sewer, built under the same contract as the abutting gravity main, also abuts this property along Harding La. Sewer service would require an on-site pumping system regardless of which part of the main, gravity or pressure, the property connects to.



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

MEMORANDUM

October 17, 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 requests WSSC to 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.
15901 New Hampshire Ave., Cloverly Lot 1, Block A, Bernhard Acres; tax acct. 00258951	Ellie Nariman Salour Plat: 9/7/51	2" & 8" sewers (949907A) WSSC tile: 221NE01	15-CLO-01A

Our records show that the subject property was established by subdivision plat in September 1951, prior to construction of the abutting sewer mains in 1997. 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-5 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 category change. The County's Water and Sewer Plan allows DEP to direct WSSC to provide public service for cases which clearly satisfy the abutting mains policy.

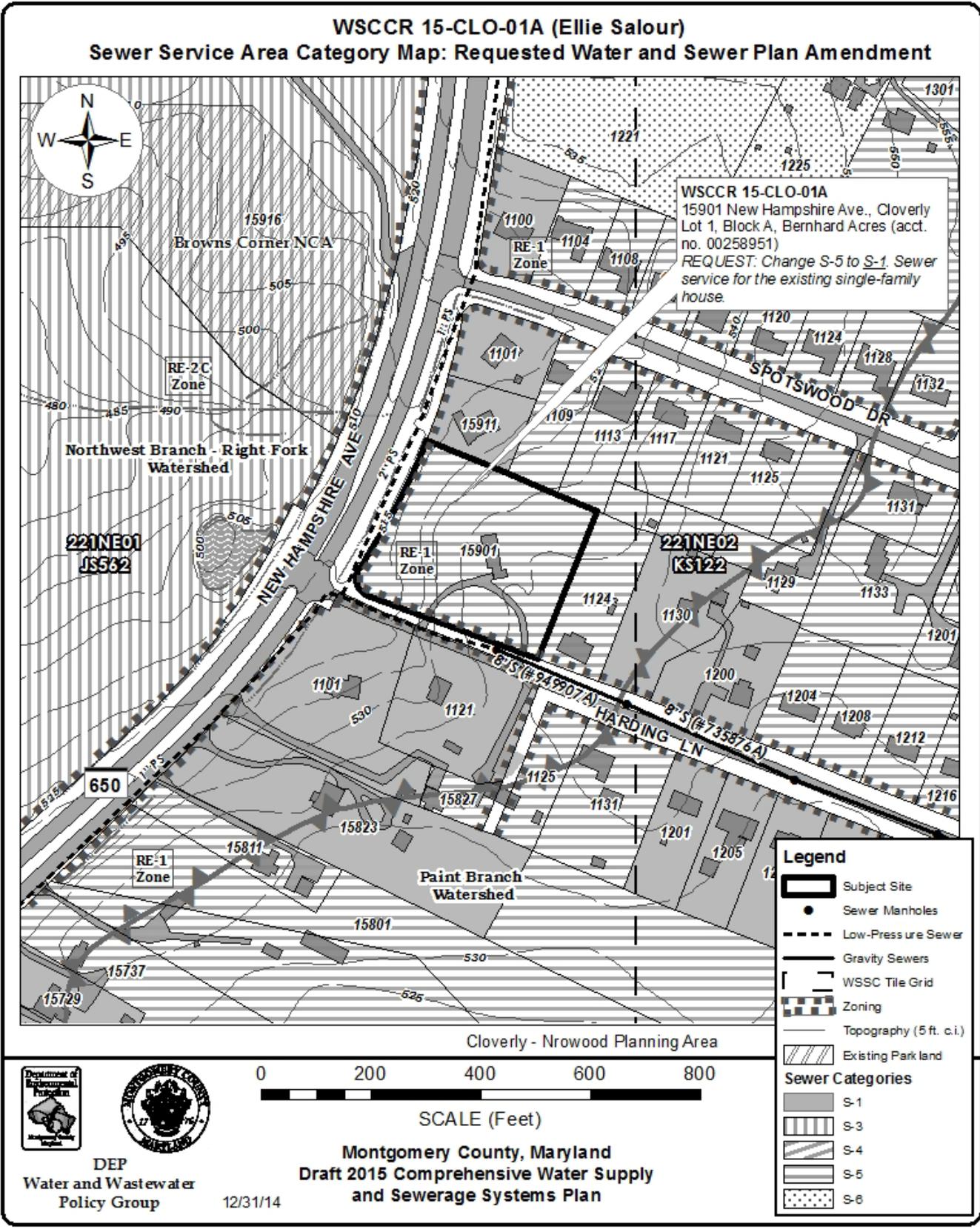
If you have any questions concerning this request, please contact me at 240-777-7716

ADS: ads\R:\Programs\Water_and_Sewer\WSSC\connections\connect-docs=alpha-street\N\new-hampshire-ave-15901--s\conn-mo-4wssc--2014-1017.doc

cc: Lisa Sine, Lisa Snyder, & Sharon Spruill, Development Services Group/Permit Services, WSSC
Mike Harmer & David Shen, Development Services Group, WSSC
Pamela Dunn, Functional Planning Group & Katherine Nelson, Area 3 Planning Group, M-NCPPC
Gene Von Gunten & Marcie Schubert, Well and Septic Section, DPS
Keith Levchenko, County Council
Dave Lake, DEP-WWPG
Ellie Nariman Salour

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



WSSCR 15-CLO-02A: Stabler 2848 LLC

<p><u>DEP Staff Recommendation:</u> Approve W-1 and S-3. Administrative policy V.F.1.a.: Consistent with Existing Plans.</p>	
<p>Property Information and Location Property Development</p> <ul style="list-style-type: none"> • 1100 Olney Sandy Spring Rd., Sandy Spring • Prop. #1: Lot 1 (N383), Block A, Earnshaw (acct. no. 01869728) • Prop. #2: Parcel P426, Lot in Sandy Spring (acct. no. 01526737) • Map tile: WSSC – 224NW01; MD – JT32 • North side of Olney Sandy Spring Rd. (MD 108), east of Norwood Rd. • EOF-1.0 Zone; 94,422 sq. ft. (2.17 acres) total • Cloverly – Norwood Planning Area Sandy Spring Ashton Master Plan (1998) • Northwest Branch Watershed (MDE Use IV) • <u>Existing use:</u> parking lot <u>Proposed use:</u> 19-unit residential townhouse subdivision, plan no. 720150140 “Earnshaw” (prior plan no. 120090230 “Sandy Spring Parcel B”) 	<p>Applicant’s Request: Service Area Categories & Justification</p> <hr/> <p>Existing – Requested – Service Area Categories</p> <p>W-6 W-1</p> <p>S-1 & S-6 S-1 & S-3</p> <hr/> <p>Applicant’s Explanation</p> <p>“Category Change as necessary to provide water and sewer service to proposed townhome development.”</p>

DEP Staff Report

The applicant has requested approval of water category W-1 and of sewer categories S-1 and S-3 for the development of a residential townhouse subdivision using public water and sewer service. The site is zoned EOF-1.0 and totals 2.17 acres. The provision of public water and sewer service is consistent with Water and Sewer Plan service policies and with master plan recommendations. Water service can be provided from an abutting water main. In addition to an abutting sewer main, sewer service will require an off-site main extension in an easement crossing at least one additional property. (See the applicant’s plan on pg. 8.) The additional properties affected are approved for public sewer service. Most properties surrounding the site are also already approved for public water and sewer service.

The approval of category W-1 is appropriate given that only on-site water main extensions will be required. The entirety of the site is recommended for category S-3 as both properties will require a proposed off-site sewer main extension for service.

Note: This request is recommended for an advance administrative action at the conclusion of the public hearing on October 16, 2015, in order to maintain a planned schedule for the Planning Board’s consideration of the related preliminary plan, 120090230 “Sandy Spring Parcel B”. The hearing record will close at the end of the public hearing on that date.

Agency Review Comments

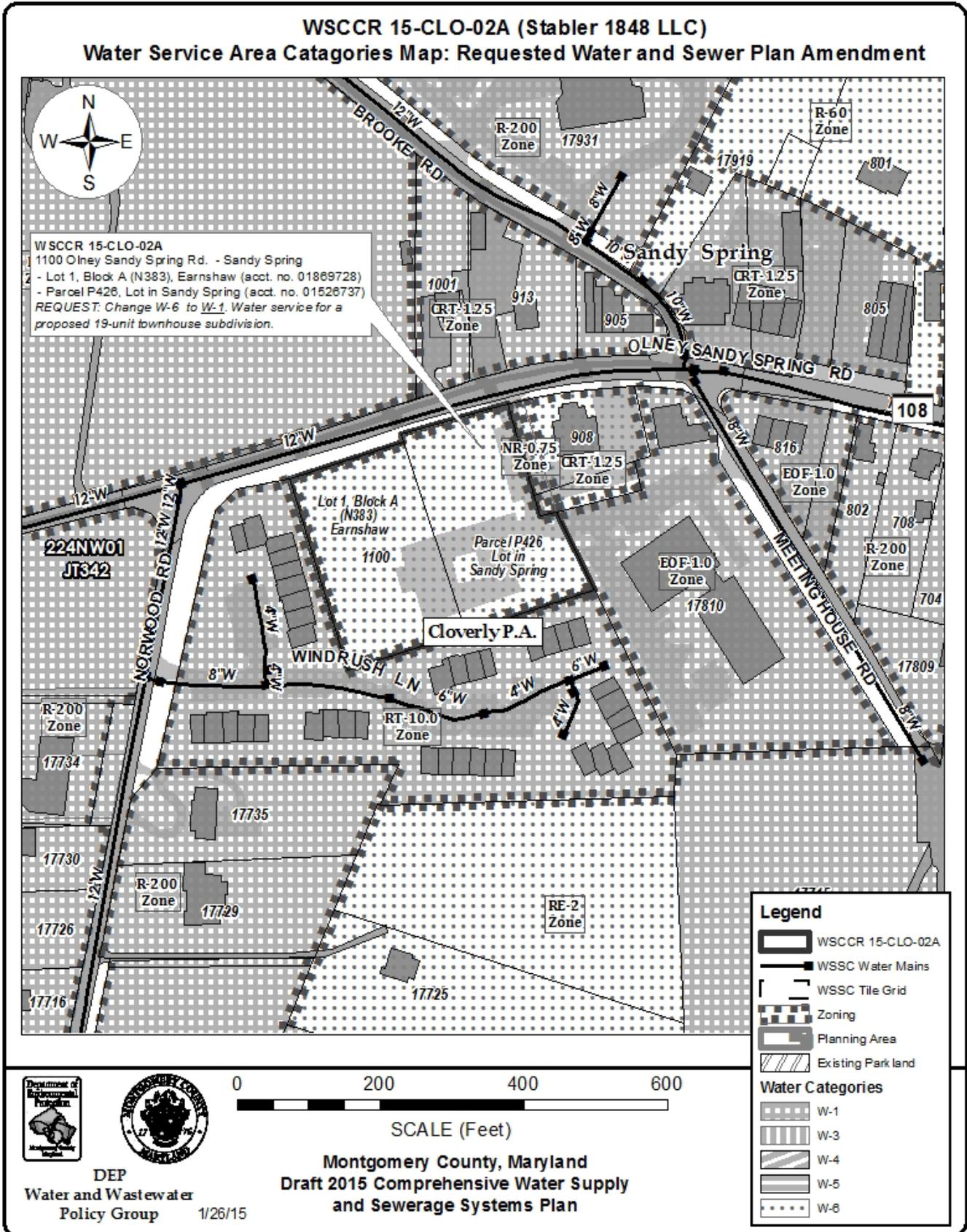
DPS: No comment.

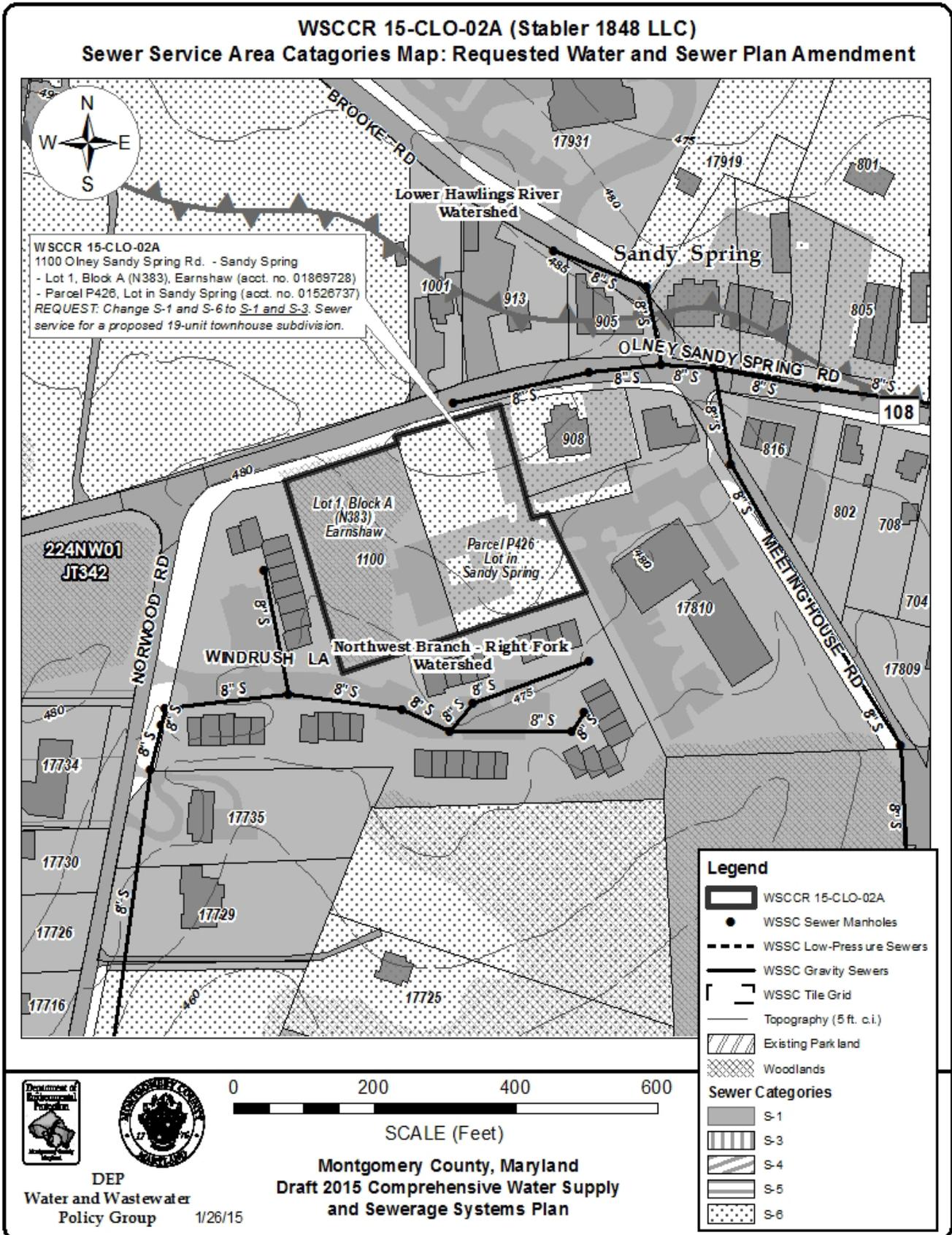
M-NCPPC – Planning Dept.: The Sandy Spring Rural Village Plan recommends, “Provide water and sewer to commercial, mixed commercial residential uses and residential uses within the Plan area. The Stabler property is recommended for residential development of up to 24 townhomes and is eligible for both water and sewer service. Approve W-1, S-1.”

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

WSSC - Water: Water pressure zone: 660A. A 12-inch water line in Olney Sandy Spring Road (MD Route 108) abuts the property (contract no. 60-4655). Local service is adequate. Program-sized water main extensions (16 in diameter or greater) are not required to serve the property.

WSSC - Sewer: basin: Northwest Branch. An 8-inch sewer on Olney Sandy Spring Road abuts the property and is able to serve part of the subject property (contract no. 70-4196A). For parts of the property at lower elevations, a 275-foot-long, non-CIP-sized sewer extension is required to serve the property. This extension would connect to an existing sewer in Meeting House Road (contract no. 70-4196A) and would abut approximately 2 properties in addition to the applicant's. Off-site easements would be required. Average wastewater flow from the proposed development: 3,515 GPD. Program-sized mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.





WSSCR 15-OLN- 01A: Christine and Nick Carrescia

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"> • 16700 Block, Norbrook Dr. - Olney • Lot 1, Block C, Norbrook Village (acct. no. 00703827) • Map tile: WSSC – 222W03; MD – HT61 • Northwest corner, intersection of Norbrook Dr. and Emory Church Rd. • RE-2 Zone; 2.21 acres • Olney Planning Area Olney Master Plan (2006) • Northwest Branch Watershed (MDE Use IV) • <u>Existing use:</u> vacant, forested • <u>Proposed use:</u> eventual single-family house 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: left;"><u>Existing – Requested – Service Area Categories</u></th> </tr> <tr> <td style="width: 50%;">W-6</td> <td style="width: 50%;">W-1</td> </tr> <tr> <td>S-1^A</td> <td>S-1^A (No change)</td> </tr> <tr> <td colspan="2"><i>^A Service provided for public health problem area</i></td> </tr> <tr> <th colspan="2" style="text-align: left;"><u>Applicant's Explanation</u></th> </tr> <tr> <td colspan="2">"Water line will become available by adjacent subdivision. We would like to get advanced approval service connection to meet the developer's construction schedule.</td> </tr> </table>	<u>Existing – Requested – Service Area Categories</u>		W-6	W-1	S-1 ^A	S-1 ^A (No change)	<i>^A Service provided for public health problem area</i>		<u>Applicant's Explanation</u>		"Water line will become available by adjacent subdivision. We would like to get advanced approval service connection to meet the developer's construction schedule.	
<u>Existing – Requested – Service Area Categories</u>													
W-6	W-1												
S-1 ^A	S-1 ^A (No change)												
<i>^A Service provided for public health problem area</i>													
<u>Applicant's Explanation</u>													
"Water line will become available by adjacent subdivision. We would like to get advanced approval service connection to meet the developer's construction schedule.													

DEP Staff Report

The applicants have requested approval of water category W-1 to allow for the eventual construction of a single-family house on this existing lot. DEP provided WSSC with an advance water service connection memo for this property on July 17, 2014, consistent with the "abutting mains" policy (see pages12-13).

The property is approved for and has access to an existing sewer main under sewer category S-1 (see the table above). The use of public water service is consistent with Water and Sewer Plan policies for service to areas zoned for large lot development, such as area zoned RE-2. Approval for category W-1 is also consistent with a prior category change action in the immediate vicinity of this lot. Although water service was initially approved under the "abutting mains" policy, administrative approval of this request is recommended under the "consistent with existing plans" policy, as noted above. Since WSSC staff provided comments on this request, the abutting 10"-diameter water main has been completed.

Agency Review Comments

DPS: No comment.

M-NCPPC – Planning Dept.: With the development of the Trotter's Glen subdivision, a water line will be extended along Emory Church Road. This property is then eligible for a single water hookup based on the abutting mains policy. Recommendation: Approve W-3.

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

WSSC - Water: Water pressure zone: 660. About a 220-foot-long, non-CIP-sized water extension is required to serve the property and would connect to a 10-inch water main in Emory Church Rd. This extension has been conceptually approved for service to [Trotter's Glen] (job no. DA5324Z12). Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property. The extension would not be required to appear in an adopted Capital Improvements Program since it does not meet the criteria for a major project (COMAR 29 § 7-101.b.3.).

WSSC - Sewer: (Not requested.)



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

MEMORANDUM

July 17, 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 Single Water Service Connections

This is to request that WSSC accept and act on applications to provide public water service for the following properties:

Property Address & Identification	Owner – Est. Date	Abutting Main - 200' Tile	WSSCC No.
3207 Emory Church Rd., Olney Parcel N183, Par 3 Bachelors for Powells Add; acct. no. 00706397 (tax map HS63)	Robert & Martha English House built: 1956	Planned 10" water main for Trotters Glen (project no. DA532401Z) WSSC tile 222NW03	14-OLN-02A
16700 Block of Emory Church Rd., Olney Lot 1, Block C, Norbrook Village; acct. no. 00703827 (tax map HS63)	Christine & Nick Carrescia Plat recorded: 1965	Planned 10" water main for Trotters Glen (project no. DA532401Z) WSSC tile 222NW03	15-OLN-01A

Our records show that these two properties currently exist and will abut a planned 10"-diameter water main (WSSC project #DA532401Z) along Emory Church Road that will serve the nearby Trotter's Glen project. Given this, these two properties are 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 amendments cited above, which seek 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 these requests, and the owners have indicated a need to expedite service to these sites. Our understanding from the Trotters Glen developer, Pulte Homes, is that the abutting water main along Emory Church Road will soon be under construction.

WSSC may install or allow the Trotter's Glen developer to install the requested water service connections and approve on-site plumbing permits in advance of DEP's approval of the associated service area category changes. The County's Water and Sewer Plan allows DEP to direct WSSC to provide public service for cases which clearly satisfy the abutting mains policy.

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

Luis Tapia
July 17, 2014

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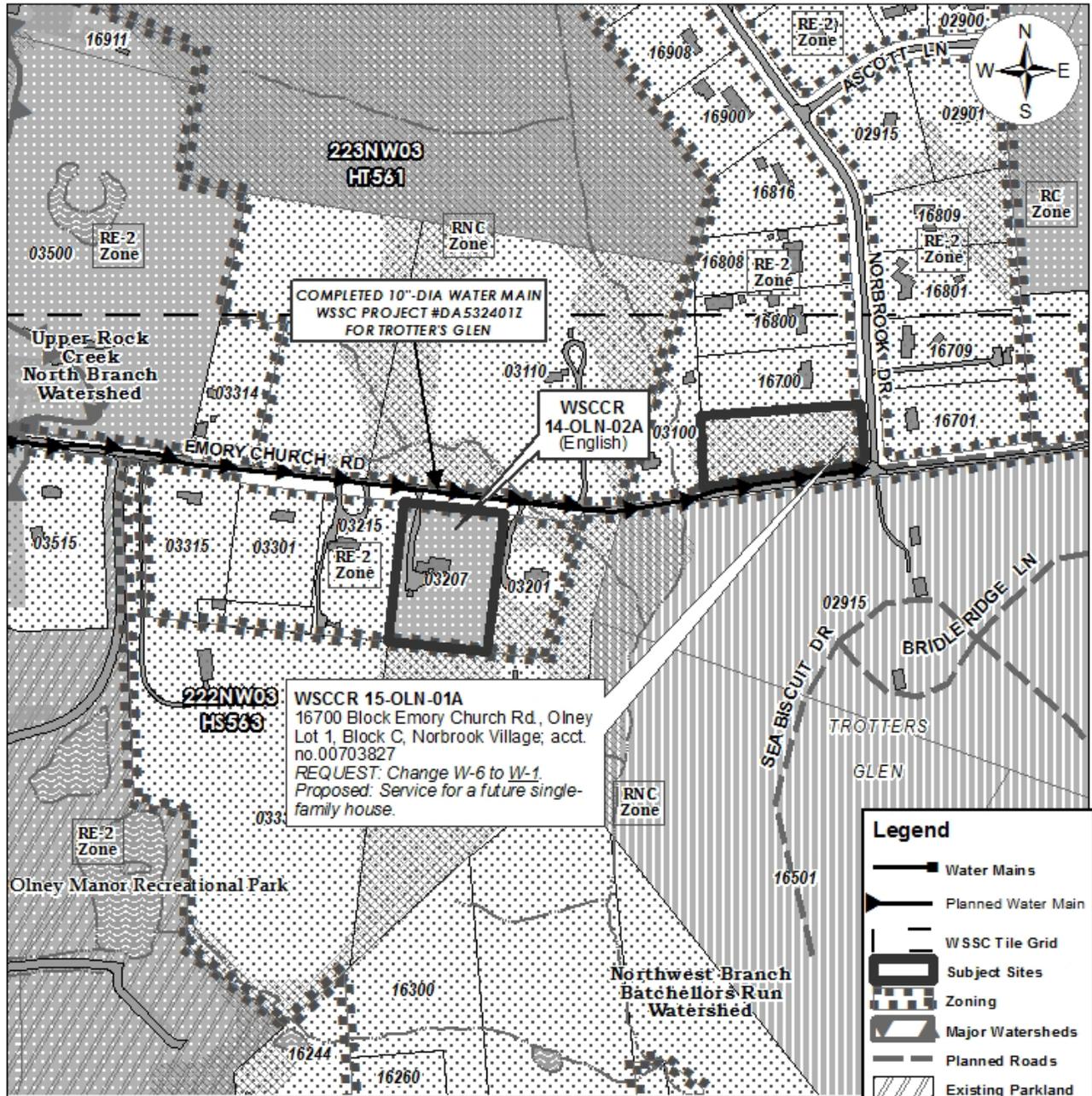
If you have any questions concerning this request, please contact me at 240-777-7716

Map attachment (see page 3)

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wennet--2014-0717.doc

cc: Lisa Sine, April Snyder and Sharon Spruill, Development Services Group/Permit Services, WSSC
Kathy Maholtz, Development Services Group, WSSC
Pamela Dunn, Functional Planning Group, M-NCPPC
Katherine Nelson, Area 3 Planning Team, M-NCPPC
Gene Von Gunten, Well and Septic Section, DPS
Keith Levchenko, County Council
Dave Lake, DEP-WWPG
Robert and Martha English
Christine and Nick Carrescia
Tom Mattea, Pulte Homes

WSSCR 15-OLN-01A (Christine and Nick Caresscia): Water Service Area Categories Map



Legend

- Water Mains
- Planned Water Main
- WSSC Tile Grid
- Subject Sites
- Zoning
- Major Watersheds
- Planned Roads
- Existing Parkland
- Woodlands

Water Categories

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



DEP
 Water and Wastewater
 Policy Group

2/20/15



Montgomery County, Maryland
 Draft 2015 Comprehensive Water Supply
 and Sewerage Systems Plan

WSSCR 15-OLN- 02A: Son of David Congregation, Inc.

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"> • 2815 Norbeck Rd., Aspen Hill • Parcel P695 (Pt. Lot 3), Brickley 2nd sub Henderson Tract (acct. no. 00705154) • Map tile: WSSC – 221W03; MD – HJS62 • North side of Norbeck Rd. (MD 28) opposite Wintergate Dr. • RE-2 Zone; 2.43 acres • Olney Planning Area Olney Master Plan (2006) • Northwest Branch Watershed (MDE Use IV) • Existing use: single-family house (built 1932) Proposed use: place of worship (Son of David Congregation) 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;"><u>Existing – Requested – Service Area Categories</u></td> </tr> <tr> <td style="width: 50%; text-align: center;">W-6</td> <td style="width: 50%; text-align: center;">W-1</td> </tr> <tr> <td style="text-align: center;">S-1</td> <td style="text-align: center;">S-1 (No change)</td> </tr> </table> <p><u>Applicant's Explanation</u></p> <p>“The property is currently served by public sewer and a private well. A religious institution is proposed on the property which will require public water service. An existing water main is located along the property frontage in Norbeck road. The properties immediately adjacent to this property, both east and west, are category W-1. It is expected that the project will be served by ‘onsite water and sewer [service hookups]’ and a public main extension into the property will not be necessary.”</p>	<u>Existing – Requested – Service Area Categories</u>		W-6	W-1	S-1	S-1 (No change)
<u>Existing – Requested – Service Area Categories</u>							
W-6	W-1						
S-1	S-1 (No change)						

DEP Staff Report

The applicant has requested a water category change from W-6 to W-1 to develop a place of worship on this site supported by public water service. The property is already designated as sewer category S-1. The provision of public water service is consistent with Water and Sewer Plan policies for water service to areas zoned for large lot development, such as this site's RE-2 Zone. M-NCPPC staff concurs that water service is consistent with master plan recommendations. WSSC advises that service can be provided from an abutting 10-inch water main along Norbeck Rd. Service cannot be provided from the abutting 42-inch water transmission main. WSSC has noted that the presence of this larger water main may complicate construction of a water service connection.

RE-2-zoned properties on either side of this site, and R-200-zoned properties across Norbeck Rd., are approved for public water service. Water and Sewer Plan policies support the provision of public water service where public sewer service is provided. As the provision of water service is consistent with Water and Sewer Plan policies and with master plan service recommendations, the use of the “private institutional facilities”.(PIF) policy is not required in this case.

Agency Review Comments

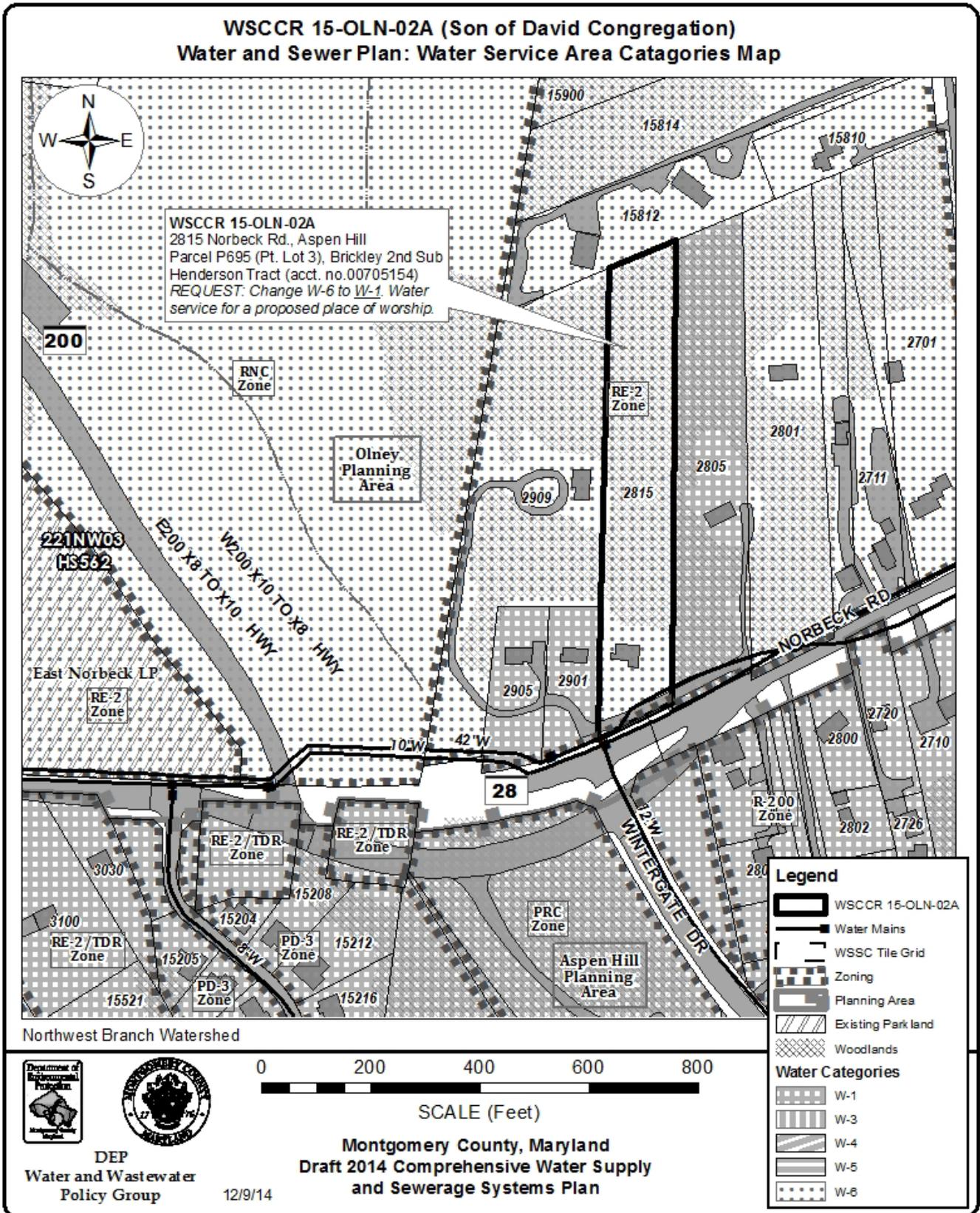
DPS: No comment.

M-NCPPC – Planning Dept.: The Olney Master Plan recommends the provision of community water service in the planning area except in areas zone RDT. In addition, with the development of the Trotter's Glen subdivision, a water line will be extended along Emory Church Road. This RE-2-zoned property is edible for water service. Approve W-1.

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

WSSC - Water: Water pressure zone: Montgomery High Zone (660A). A 10-inch water line in Norbeck Rd. abuts the property (contract no. 653185). There is a 42-inch-diameter pre-stressed concrete cylinder pipe (PCCP) parallel to the existing 10-inch main. This may impact service to this property. 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.)



WSSCR 15-PAX-01A: Patrick McTavish

DEP Staff Recommendation: Approve S-1; sewer service is restricted to a single service hookup only. Administrative policy V.F.2.a.: Public Health Problems.											
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification										
<ul style="list-style-type: none"> • 4308 Sandy Spring Rd. - Burtonsville • Parcel P048, Maidens Fancy (acct. no. 00279166) • Map tile: WSSC – 220NE05; MD – LS11 • Northeast side of Sandy Spring Rd. (MD 198), southeast of and opposite Dino Dr. • RC Zone; 35,719 sq. ft. (0.82 acres) • Patuxent Watershed Conservation Planning Area Fairland Master Plan Master Plan (1997) • Lower Patuxent River Watershed (MDE Use I) & Little Paint Branch Watershed (MDE Use 1) • <u>Existing use</u>: one single-family house (built 1953) • <u>Proposed use</u>: sewer service for a existing single-family house (to relieve a septic system failure) 	<table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="border-bottom: 1px solid black;">Existing – Requested – Service Area Categories</td> </tr> <tr> <td style="width: 50%;">W-1</td> <td style="width: 50%;">W-1 (No Change)</td> </tr> <tr> <td>S-6</td> <td>S-1</td> </tr> <tr> <td colspan="2" style="border-bottom: 1px solid black;">Applicant's Explanation</td> </tr> <tr> <td colspan="2"> <i>DEP Note: No explanation was provided with the application. This application was prompted by a failure of the property's septic system. DPS requested DEP's assistance in providing public sewer service to relieve this failure on Oct. 1, 2014. WSSC had already determined on Sept. 24, 2014 (see pg. 22), that the property could be served by a non-abutting sewer connection to the existing sewer main (no. 773293A) along Sandy Spring Rd.</i> </td> </tr> </table>	Existing – Requested – Service Area Categories		W-1	W-1 (No Change)	S-6	S-1	Applicant's Explanation		<i>DEP Note: No explanation was provided with the application. This application was prompted by a failure of the property's septic system. DPS requested DEP's assistance in providing public sewer service to relieve this failure on Oct. 1, 2014. WSSC had already determined on Sept. 24, 2014 (see pg. 22), that the property could be served by a non-abutting sewer connection to the existing sewer main (no. 773293A) along Sandy Spring Rd.</i>	
Existing – Requested – Service Area Categories											
W-1	W-1 (No Change)										
S-6	S-1										
Applicant's Explanation											
<i>DEP Note: No explanation was provided with the application. This application was prompted by a failure of the property's septic system. DPS requested DEP's assistance in providing public sewer service to relieve this failure on Oct. 1, 2014. WSSC had already determined on Sept. 24, 2014 (see pg. 22), that the property could be served by a non-abutting sewer connection to the existing sewer main (no. 773293A) along Sandy Spring Rd.</i>											

DEP Staff Report

The applicant has sought approval for a sewer category change from S-6 to S-1 to allow the provision of public sewer service due to a failure of the existing septic system. This RC-zoned area is not intended for public sewer service under the Water and Sewer Plan's general service policies. The Plan does allow for exceptions in order to relieve health problem resulting from individual, on-site systems failures, as in this case. M-NCPPC staff have concurred with this interpretation. WSSC reports that service can be provided through a non-abutting sewer connection; a main extension is not required.

On Oct. 1, 2014, DPS Well & Septic notified DEP about a septic system failure at 4308 Sandy Spring Rd. DEP notified WSSC on Oct. 9, 2014, that the property was eligible for a single sewer service connection under the Water and Sewer Plan's "public health problem" policy, and requested that WSSC expedite a service connection for the property (see pgs. 19 - 21). WSSC issued a sewer connection permit for the property on Oct. 21, 2014.

An approval under the County's "public health problem" policy requires the restriction of sewer service to one sewer hookup only.

Agency Review Comments

DPS: DPS supports this request.

M-NCPPC – Planning Dept.: The proposed site is located within the 1997 Fairland Master Plan and is zoned RC north of MD 198. The Fairland master Plan recommends "community water service only for areas north of MD 198 zoned Rural Cluster (RC) consistent with Water and sewer Plan policies regarding water service without sewer. No planned sewer service for areas zoned RC north of MD 198, except to support special exception uses recommended in this Plan."

The Plan further recommends within the Patuxent Watershed: "Do not allow uses that result in more than ten percent imperviousness ... Do not extend sewer service to RC zoned properties; water service to RC zone considered on a case-by-case basis." Although this request is inconsistent with the Fairland Master Plan, the

Ten Year Water and Sewer Plan does allow a single hookup for relief of a failing septic system.
Recommendation: Approve S-3.

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

WSSC - Water: (Not requested)

WSSC - Sewer: Basin: Paint Branch*. A non-abutting connection will be required to connect to contract no. 773293A in Sandy Spring Rd. Average wastewater flow from the proposed development: 302 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

MEMORANDUM

October 9, 2014

TO: Mike Harmer, Group Leader, Development Services Group
Luis Tapia, Unit Coordinator, DSG Permit Services
Washington Suburban Sanitary Commission

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

SUBJECT: Public Health Problems

We request WSSC's assistance in expediting the provision of public service to the following property:

Sewer Service: 4308 Sandy Spring Road, Burtonsville

Property I.D.: Parcel P048, Maidens Fancy; tax acct no. 00279166 (SDAT tax map: LS11)]
Owner: Patrick McTavish Service Areas: W-6 and S-6
WSSC grid: 221NE05 Zoning/Size: RC Zone; 35,719 sq. ft. (0.82 ac.)
Planning Area: Patuxent Watershed Conservation Watershed: Lower Patuxent R. & Little Paint Br.

The Department of Permitting Services (DPS), Well and Septic Section, has advised this office of a public health problem, a septic system failure, at the subject property (see the attached memorandum). DPS recommended relief of this problem by connecting the site to public sewer service, due in part to the close proximity of an existing sewer main. WSSC has reviewed and approved the use of a non-abutting sewer connection to provide service to this property (9/5/14).

Although this property is designated as category S-6 in the County's Water and Sewer Plan, DPS acknowledgment of a public health problem is sufficient justification to warrant the expedited provision of public sewer service, regardless of the existing service area category. DEP has initiated the process to have the property owner file a request for a service area change from S-6 to S-1 (WSSCR 15-PAX-01A).

Given these conditions, it is reasonable to relieve this public health hazard by expediting the provision of public sewer service. **WSSC should not wait for the approval of a Water and Sewer Plan amendment to provide public service; public sewer service via the WSSC's system should be provided as soon as possible.** We would appreciate your assistance in this matter.

The property owner will need to contact WSSC to begin the application process for public sewer service. Neither DEP nor DPS staff can initiate a WSSC service application on the owner's behalf. The owner can contact the WSSC Permit Services Section at 301-206-4003 or onestopshop@wsscwater.com for additional

Mike Harmer and Luis Tapia
October 9, 2014

Page 2

information, or refer to the WSSC-Permits website at <http://www.wsscwater.com/home/jsp/content/permit-securing.faces>.

If you have any questions, or if there are significant problems related to provision of sewer service, please contact me at alan.soukup@montgomerycountymd.gov or 240-777-7716.

Attachments

R:\Programs\Water_and_Sewer\well-septic\HEALTHAZ\CASE\S\sandy-spring-rd-4308\sandy-spring-rd-4308--exp-mmo--2014-1009.docx

cc: Lisa Sine, Sharon Spruill and Permit Services Unit, WSSC
Dave Shen, Development Services Group, WSSC
David Lake, Manager, Water and Wastewater Policy Group, DEP
Gene Von Gunten, Well and Septic Section, DPS
Pamela Dunn, Functional Planning Division, M-NCPPC
Katherine Nelson, Area Three Planning Team, M-NCPPC
Patrick McTavish

Mike Harmer and Luis Tapia
October 9, 2014

Page 4



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

MEMORANDUM

October 1, 2014

TO: Alan Soukup
Water and Wastewater Management
Montgomery County Environmental Protection
255 Rockville Pike
Rockville, Maryland 20850

FROM: Gene von Gunten, R.S. *606 10-1-14*
Well and Septic Section
Montgomery County Permitting Services
255 Rockville Pike, Box 16
Rockville, Maryland 20850

SUBJECT: Request for Sewer Connection
4308 Sandy Spring Road, Burtonsville, MD 20866
Tax Map Grid LS11, Parcel 048
WSSC Grid: 220NE-5NE

The owners of the dwelling at the location noted above have requested our assistance in getting an expedited sewer connection due to a failing septic system. The failure has been verified by a private septic service company and we have reviewed the inspection report. It appears that the property is in category S-1. We appreciate your efforts.

gvg
sepexp

cc: Luis Tapia, WSSC,
Patrick McTavish

Mike Harmer and Luis Tapia
October 9, 2014

Page 5



COMMISSIONERS
Omar M. Boulware, Chair
Hon. Adrienne A. Mandel, Vice Chair
Gene W. Counihan
Mary Hopkins-Navies
Chris Lawson
Dr. Roscoe M. Moore, Jr.

GENERAL MANAGER
Jerry N. Johnson

September 5, 2014

4308 Sandy Rpring Rd
Burtonsville, MD 20866

Re: 4308 Sandy Spring Rd
Burtonsville, MD 20866

Dear Mr. Mctavish:

The Washington Suburban Sanitary Commission (WSSC) is pleased to inform you, the request for a non-abutting water and/or sewer connection to serve the above referenced property has been approved. Please note the following condition(s) of approval:

- Your property is currently deemed a sewer category S-6. You must obtain a category change or waiver from Montgomery County. Please contact Alan Soukup at 240-777-7716.

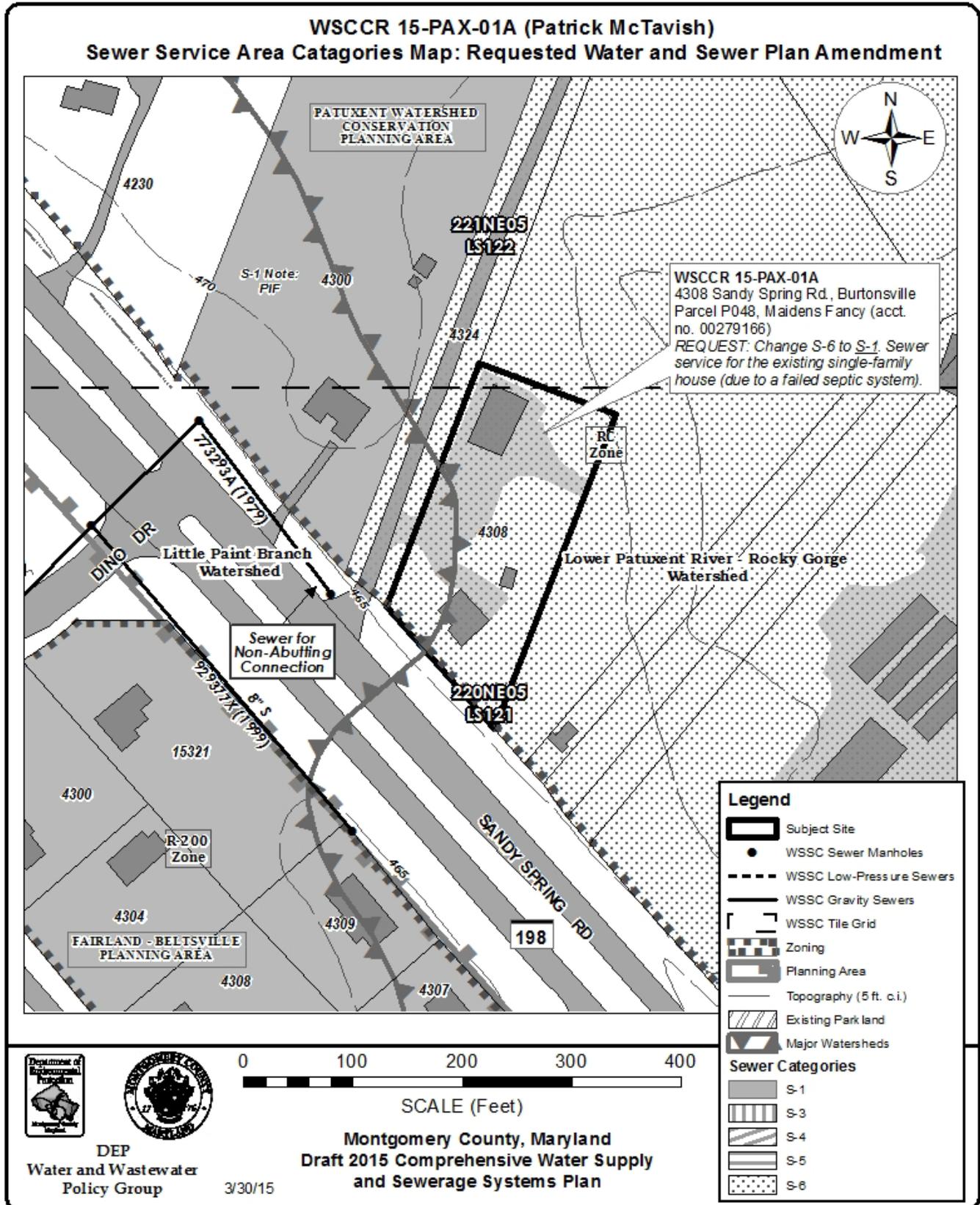
Once you have obtained the category change from the county, you may visit WSSC's Permit Services Unit to complete the connection application process. They are located in Laurel at, 14501 Sweitzer Lane. **Be sure to bring the following information with you:**

1. **Special Connection approval letter**
2. **Service Connection/Plumbing and Gasfitting Application**
3. **Location Sketch**
4. **Connection Fees (payable by check, cash or money order)**
5. **Category change letter**

Your patience during our review was appreciated. If you need additional assistance, please contact the Development Services Center at (301) 206-8640.

Sincerely,

Adan Rivera
Permit Specialist



WSSCR 15-PAX-02A: Ligon Lane 1 LLC & Ligon Lane 2 LLC

DEP Staff Recommendation: Maintain W-6, with advancement to W-3 on the Planning Board’s approval of a preliminary plan for this project 1) that uses the cluster development option and 2) that the Board finds in support of master plan objectives of preservation and enhancement of rural character elements, including rural open space and rural roads. 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"> • 250 & 316 Ashton Rd. - Ashton • 5 individual properties (see property information table below ^A) • Map tile: WSSC – 225NE01; MD – JT53 • North side of Ashton Rd. (MD 108) at Ligon La. • RC Zone; 35.50 acres (total) • Lower Patuxent Watershed Conservation Planning Area Sandy Spring Ashton Master Plan (1998) • Lower Patuxent River Watershed (MDE Use I) • <u>Existing use</u>: one single-family house (built 1947) & agriculture • <u>Proposed use</u>: water service for a 19-lot cluster residential subdivision; plan no. 720150010 “Ligon Property” 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;"><u>Existing – Requested – Service Area Categories</u></td> </tr> <tr> <td style="width: 50%;">W-6</td> <td style="width: 50%; text-align: center;">W-3</td> </tr> <tr> <td>S-6</td> <td style="text-align: center;">S-6 (No Change)</td> </tr> </table> <p><u>Applicant’s Explanation</u></p> <p>“The property is currently being planned for subdivision into 19 single-family residential lots using the optional method of development (cluster) permitted in the RC Zone. Public water currently exists approximately 1,000 feet west of the site and the developer would like to extend public water to the site to serve the new houses.”</p> <p><u>DEP note:</u></p> <ul style="list-style-type: none"> • <i>The five properties included in this request include only those in the clustered development area for this site. The pre-application plan (no. 720150010) covers a larger area, as shown on page 27.</i> 	<u>Existing – Requested – Service Area Categories</u>		W-6	W-3	S-6	S-6 (No Change)
<u>Existing – Requested – Service Area Categories</u>							
W-6	W-3						
S-6	S-6 (No Change)						

^A Property Information

Address	Property Description	Tax Acct. No.	Acreage
<u>Owner: Ligon Lane 1 LLC (LL1)</u>			
LL1-Ashton Rd.	Parcel N714, Brooks Add	00712467	1.70 ac.
LL1-Aston Rd.	Parcel N661, Brooks Add	00712478	1.80 ac.
LL1-316 Ashton Rd.	Parcel P717, Brooks Add	00712456	14.34 ac.
<u>Owner: Ligon Lane 2 LLC (LL2)</u>			
LL2-Ashton Rd.	Parcel P777, Brooks Add	00712423	5.81 ac.
LL2-250 Ashton Rd.	Parcel N907, Pt. Parcel A, PG Ligon Tract	01722518	11.85 ac.

DEP Staff Report

The applicants have requested a water category change from W-6 to W-3 to allow for the extension of public water service for a proposed 19-lot, single-family residential subdivision (see page 26). The project is intended to use the cluster development option available under the existing RC Zone. Public sewer service is not requested; the proposed lots are planned to use septic systems. The provision of public water service is consistent with Water and Sewer Plan water service policies for areas zoned for large lot development. Final approval of category W-3 will require the Planning Board’s approval of a subdivision plan 1) using the RC Zone cluster option and 2) supporting master plan rural preservation and enhancement, as recommended in the 1998 master plan.

The provision of public water service will require a water main extension of approximately 1,000 feet. The new main would abut as many as four additional properties along its alignment. Of these properties, only one parcel at 220 Ashton Rd. (at approximately 11.9 acres in size has) appears to have any subdivision potential. Several other RC-zoned properties located along Ashton Rd. have been approved for public water service. This water main extension presents a logical, step-wise expansion of public water service in this area.

Agency Review Comments

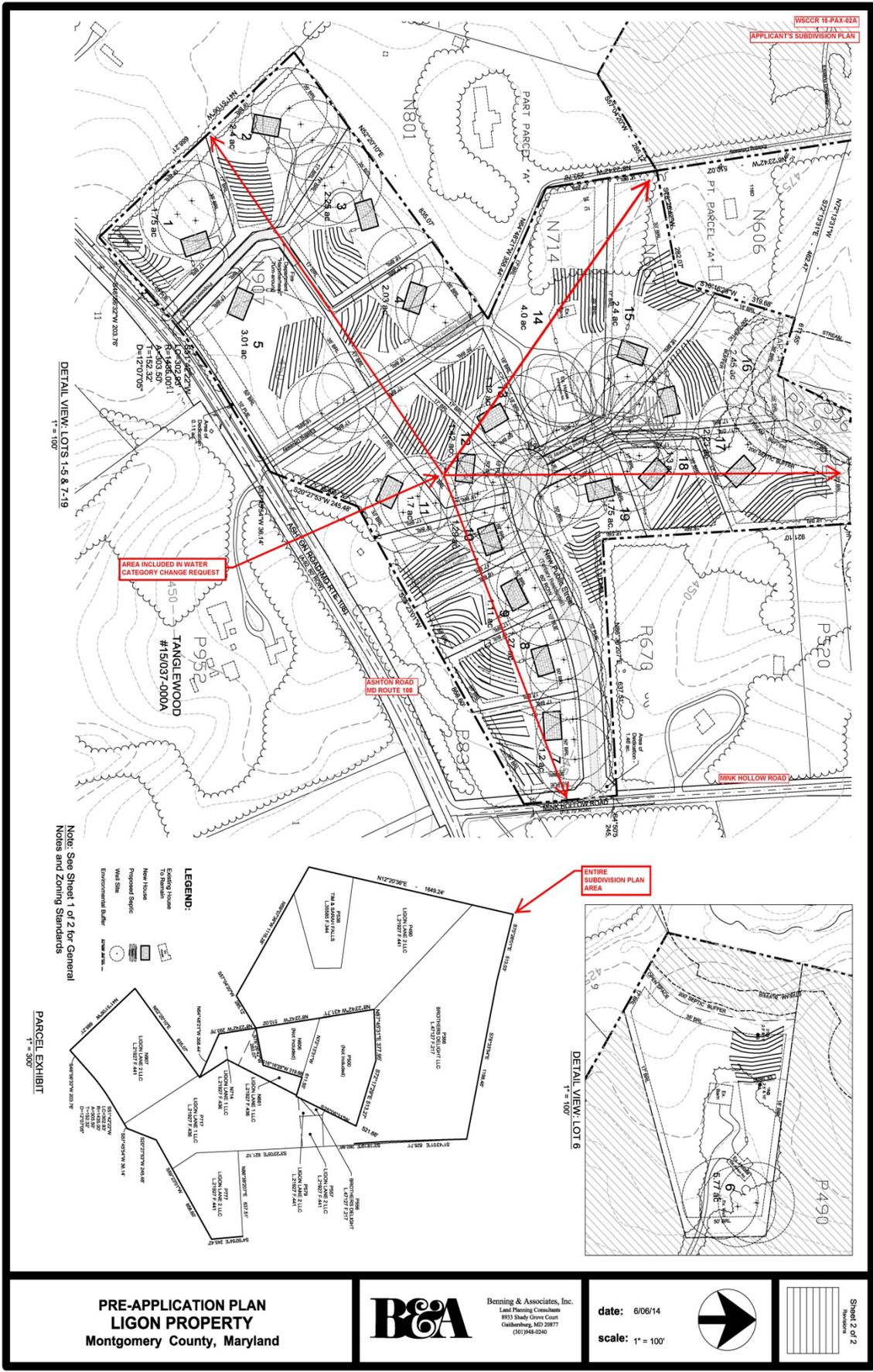
DPS: No comment.

M-NCPPC – Planning Dept.: These properties are located outside the Sandy Spring/Ashton Master Plan water and sewer service envelope. However, the master plan also recommends that, “water service only to large-lot development can be considered on a case-by-case basis.” It also recommends that when reviewing plans for water-only service, staff should, “place emphasis on the conformance of the proposed development with the rural character objectives of this Plan.” Therefore, staff can recommend approval of water service on the condition that the preliminary plan preserves and enhances the elements of rural character described in the master plan framework (page 9), particularly for Rural Open Space and Rural Roads.

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

WSSC - Water: Water pressure zone: Montgomery High Zone (660A). About a 1000-foot-long, non-CIP-sized water extension is required to serve the property and would connect to a 12-inch water main in Ashton Rd. (contract #856427A) Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property. The extension would not be required to appear in an adopted Capital Improvements Program since it does not meet the criteria for a major project (COMAR 29 § 7-101.b.3.).

WSSC - Sewer: (Not requested)



**WSSCR 15-PAX-02A (Ligon Lane 1 LLC & Ligon Lane 2 LLC)
 Location, Zoning, & Development Plan Map: Requested Water and Sewer Plan Amendment**

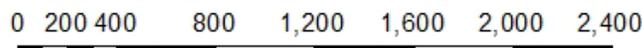


Lower Patuxent River - Rock Gorge Watershed



DEP-WWPG

6/30/15



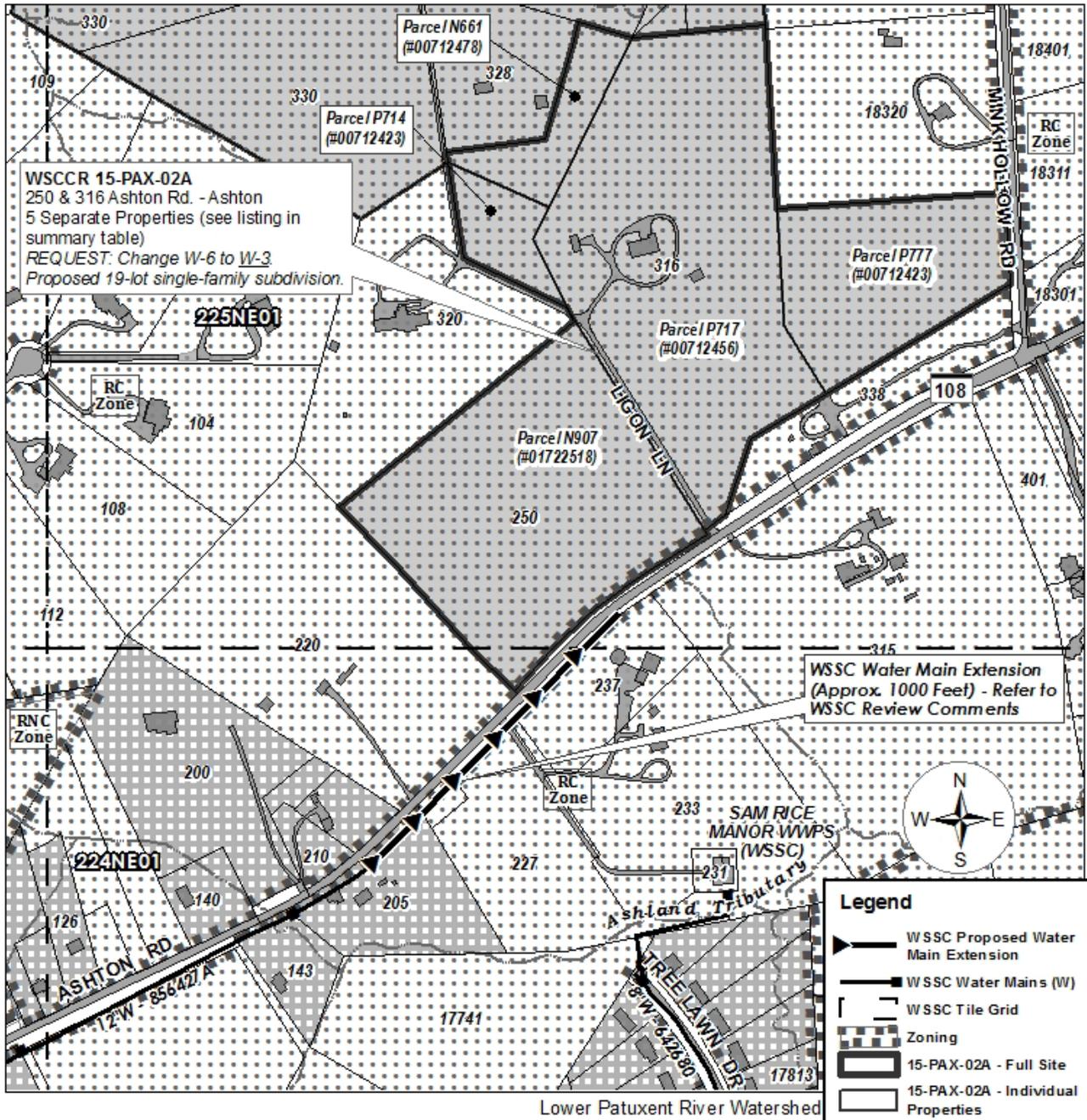
SCALE (Feet)

Montgomery County, Maryland
 Draft 2015 Comprehensive Water Supply
 and Sewerage Systems Plan

Legend

- WSSC Water Mains (W)
- WSSC Tile Grid
- Zoning
- Planning Area
- 15-PAX-02A - Full Site
- 15-PAX-02A - Properties
- Existing Park land
- Woodlands
- Plan 720150010 "Ligon Prop."

WSSCR 15-PAX-02A (Ligon Lane 1 LLC & Ligon Lane 2 LLC)
Water Service Area Categories Map: Requested Water and Sewer Plan Amendment



Legend

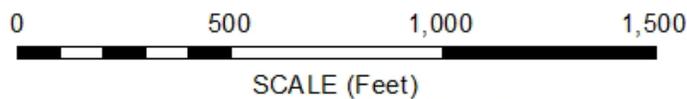
- WSSC Proposed Water Main Extension
- WSSC Water Mains (W)
- WSSC Tile Grid
- Zoning
- 15-PAX-02A - Full Site
- 15-PAX-02A - Individual Properties
- Plan No. 720150010 "Ligon Property"
- Existing Parkland

Water Categories

- W-1
- W-3
- W-6



DEP-WWPG
 7/1/15



Montgomery County, Maryland
 Draft 2015 Comprehensive Water Supply
 and Sewerage Systems Plan

WSSCR 15-POT-01A: Maria Uhle

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"> • 10909 Rock Run Dr., Potomac • Lot 31, Block 2, Fawcett Farms (acct. no. 008680023) • Map tile: WSSC – 210NW11; MD – FN123 • Southeast corner, intersection of Rock Run Dr. and Brent Rd. • R-200 Zone; 25,876 sq. ft. (0.59 acres) • Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002) • Potomac River – Great Falls Tributaries Watershed (MDE Use I) • Existing use: single-family house (built 1959) Proposed use: eventual sewer service for the existing house 	<table border="1"> <tr> <td colspan="2"><u>Existing – Requested – Service Area Categories</u></td> </tr> <tr> <td>W-1</td> <td>W-1 (No Change)</td> </tr> <tr> <td>S-6</td> <td>S-3</td> </tr> <tr> <td colspan="2"><u>Applicant's Explanation</u></td> </tr> <tr> <td colspan="2">"We are on an existing functioning well and do not wish to change to city water at this time. We have an existing functioning septic tank but would like to request the extension of the public sewer line so that we can connect to the public sewer system. Our neighbor at 10908 also requested a change in sewer category."</td> </tr> </table>	<u>Existing – Requested – Service Area Categories</u>		W-1	W-1 (No Change)	S-6	S-3	<u>Applicant's Explanation</u>		"We are on an existing functioning well and do not wish to change to city water at this time. We have an existing functioning septic tank but would like to request the extension of the public sewer line so that we can connect to the public sewer system. Our neighbor at 10908 also requested a change in sewer category."	
<u>Existing – Requested – Service Area Categories</u>											
W-1	W-1 (No Change)										
S-6	S-3										
<u>Applicant's Explanation</u>											
"We are on an existing functioning well and do not wish to change to city water at this time. We have an existing functioning septic tank but would like to request the extension of the public sewer line so that we can connect to the public sewer system. Our neighbor at 10908 also requested a change in sewer category."											

DEP Staff Report

The applicant has requested a sewer category change from S-6 to S-3 to allow for the provision of public sewer service to an existing single-family house on an R-200-zoned lot. The use of public sewer service is consistent with Water and Sewer Plan policies and with master plan service recommendations. This site is located within the 2002 master plan's recommended public sewer service envelope. Approval of category S-3 is appropriate.

The proposed sewer main extension along Rock Run Dr. would also serve another lot across the street recently approved for category S-3. Periodic sewer extensions along this part of Rock Run Dr. have occurred since the mid-1970s. The proposed extension presents the next logical step in that progression.

Agency Review Comments

DPS: DPS supports this request. Per well and septic records the dwelling is served by the original septic system installed in 1959.

M-NCPPC – Planning Dept.: This property is located within the approved sewer envelope of the Potomac Subregion Master Plan. Recommendation: Approve S-1.

M-NCPPC – Parks Planning: No apparent park impact

WSSC - Water: (Not requested.)

WSSC - Sewer: Basin: Dulles Interceptor/Rock Run.

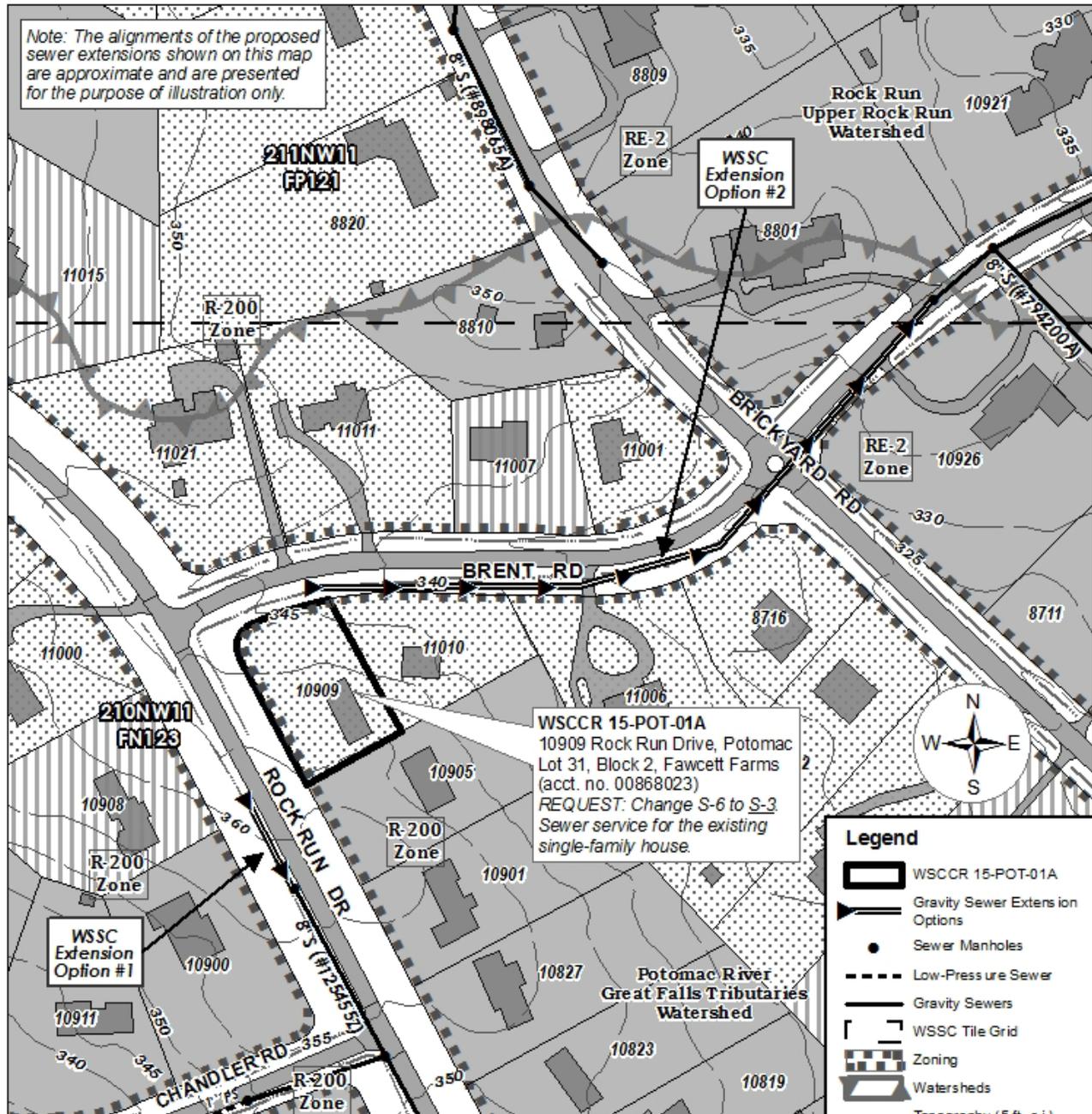
Option 1: An approximately 110-foot long, non-CIP-sized gravity sewer extension in Rock Run Drive is required to serve the property. The extension would connect to an existing manhole, 20-006352N (contract no. 125455Z), and would abut one (1) property in addition to the applicant's. If elevations do not allow for gravity sewer service connections, on-site pumping with ejector or grinder pumps may be required. Sewage flow would discharge to the Dulles Interceptor Basin.

Option 2: If option 1 is not chosen because of the above-mentioned pumping issue, an approximately 860-foot-long, non-CIP-sized gravity sewer extension in Brent Road is required to serve the property. This extension would connect to an existing manhole, 01-005-026N (contract no. 794200A), and would abut approximately seven (7) properties in addition to the applicant's. Sewage flow would discharge to the Rock Run Basin.

Under both extension options: Average wastewater flow from the proposed development: [300] GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.

WSSCR 15-POT-01A (Maria Uhle): Sewer Service Area Categories Map

Note: The alignments of the proposed sewer extensions shown on this map are approximate and are presented for the purpose of illustration only.

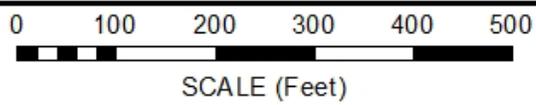


Potomac - Cabin John Planning Area



DEP
 Water and Wastewater
 Policy Group

6/23/15



Montgomery County, Maryland
 Draft 2014 Comprehensive Water Supply
 and Sewerage Systems Plan

Legend

- WSSCR 15-POT-01A
- Gravity Sewer Extension Options
- Sewer Manholes
- Low-Pressure Sewer
- Gravity Sewers
- WSSC Tile Grid
- Zoning
- Watersheds
- Topography (5 ft. c.i.)
- Existing Park land
- Woodlands
- Public Sewer Envelope

Sewer Categories

- S-1
- S-3
- S-6

WSSCR 15-POT-02A: Soheil Zadegan

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"> • 8709 Falls Rd. - Potomac • Lot 3, Block 1, Fawcett Farms (acct. no. 00867451) • Map tile: WSSC – 210NW11; MD – FN23 • East Side of Falls Rd. (MD 189), between Chandler Rd. and Rock Run Dr. • R-200 Zone; 35,746 sq. ft. (0.82 acres) • 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 1949) • <u>Proposed use</u>: sewer service for the existing house to mitigate a septic system failure 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">Existing – Requested – Service Area Categories</td> </tr> <tr> <td style="width: 50%;">W-3</td> <td style="width: 50%;">W-3 (No Change)</td> </tr> <tr> <td>S-6</td> <td>S-1</td> </tr> </table> <p><u>Applicant's Explanation</u> "Failed septic system"</p> <p><i>DEP note:</i> On July 9, 2014, DPS requested DEP's assistance in approving public sewer service for this lot due to a septic system failure. On Jul. 28, 2014, DEP notified WSSC that the provision of public sewer service for a single service hookup is allowed under the "public health problems" service policy (see pgs.33-35).</p>	Existing – Requested – Service Area Categories		W-3	W-3 (No Change)	S-6	S-1
Existing – Requested – Service Area Categories							
W-3	W-3 (No Change)						
S-6	S-1						

DEP Staff Report

The applicant has requested a category change from S-6 to S-1 consistent with DEP's July 28, 2014, direction to WSSC to expedite sewer service for the existing house to relieve a failing septic system. This action occurred under the Water and sewer Plan's authority in the "public health problems" policy. The provision of public sewer service required a connection and hookup to an existing 8-inch-diameter sewer main abutting the lot along Falls Rd. WSSC issued a sewer connection permit for this property on August 12, 2014.

Although initially addressed under the "public health problems" policy, DEP proposes administrative approval of this request under the "consistent with existing plans" policy. The use of public sewer service is consistent with Water and Sewer Plan policies and with master plan service recommendations. This site is located within the 2002 master plan's recommended public sewer service envelope.

Agency Review Comments

DPS: A sewer connection is needed. Well and septic records indicate a report of a failing septic system.

M-NCPPC – Planning Dept.: The property is located within the approved sewer envelope of the Potomac Subregion Master Plan. 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 existing house: 300 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

MEMORANDUM

July 28, 2014

TO: Mike Harmer, Group Leader, Development Services Group
Luis Tapia, Unit Coordinator, DSG Permit Services
Washington Suburban Sanitary Commission

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

SUBJECT: Public Health Problems

We request WSSC's assistance in expediting the provision of public service to the following property:

Sewer Service: 8709 Falls Road, Potomac

Property I.D.:	Lot 3, Block 1, Fawcett Farms; acct. no. 00867451 – (SDAT tax map: FN23)
Owner:	Daniel Sommerville and Laura Porinchak
WSSC grid:	210NW11
Planning Area:	Potomac – Cabin John
Service Areas:	W-3 and S-6
Zoning/Size:	R-200 Zone; 0.82 acres
Watershed:	Rock Run

The Department of Permitting Services (DPS), Well and Septic Section, has advised this office of a public health problem, a septic system failure, at the subject property (see the attached memorandum). DPS recommended relief of this problem by connecting the site to public sewer service, primarily due to an existing 8"-diameter sewer main (no. 992671A) abutting the property along Falls Road (MD Route 189).

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

Given these conditions, it is reasonable to relieve this public health hazard by expediting the provision of public sewer service. **WSSC should not wait for the approval of a Water and Sewer Plan amendment to provide public service; public sewer service via WSSC's system should be provided as soon as possible.** We would appreciate your assistance in this matter.

The property owner will need to contact WSSC to begin the application process for public [water/sewer] service. Neither DEP nor DPS staff can initiate a WSSC service application on the owner's behalf. Contact the WSSC Permit Services Section at 301-206-4003 for additional information or refer to the WSSC-Permits website at <http://www.wsscwater.com/home/jsp/content/permit-securing.faces>.]

Mike Harmer and Luis Tapia
July 28, 2014

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If you have any questions, or if there are significant problems related to provision of [water/sewer] service, please contact me at alan.soukup@montgomerycountymd.gov or 240-777-7716.

Attachments

R:\Programs\Water_and_Sewer\well-septic\HEALTHAZ\CASE\E-F\falls-rd-8709\falls-rd-8709--exp-sewer-mmo--2014-0710.docx

cc: Lisa Sine, Sharon Spruill and April Snyder, Permit Services Unit, WSSC
Dave Shen, Development Services Group, WSSC
David Lake, Manager, Water and Wastewater Policy Group, DEP
Gene Von Gunten and Heidi Scott, Well and Septic Section, DPS
Pamela Dunn, Functional Planning Division, M-NCPPC
Daniel Sommerville and Laura Porinchak, c/o Dan Demeria, Potomac Heritage Homes
Mike Norton, Norton Land Design

Mike Harmer and Luis Tapia
July 28, 2014

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DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane Schwartz Jones
Director

July 9th, 2014

TO: Alan Soukup
Water & Wastewater Policy Group
Dept. of Environmental Protection
255 Rockville Pike, 1st Floor
Rockville, Maryland 20850

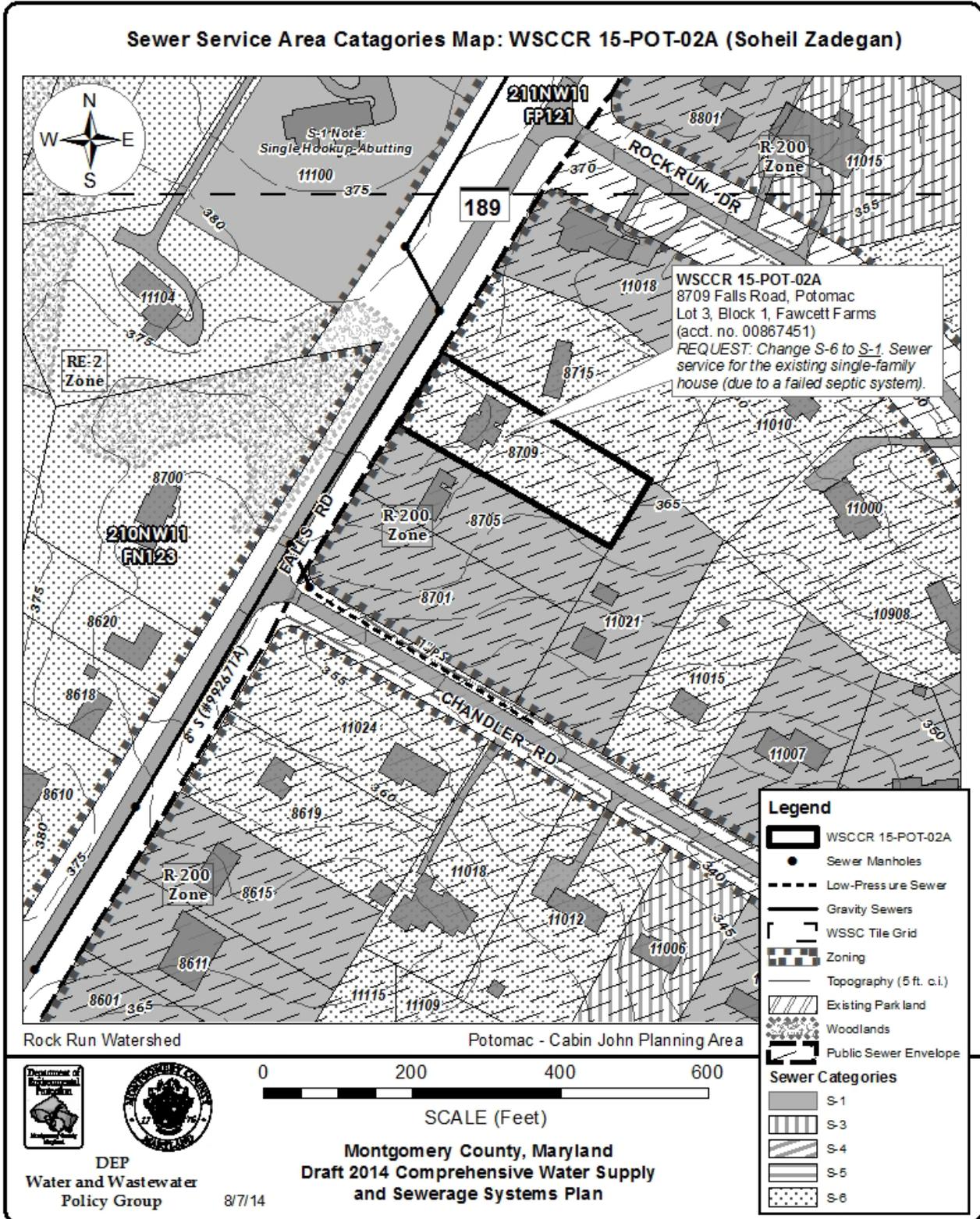
FROM: Heidi Scott, R.S.
Well and Septic Section
Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850

SUBJECT: Request for sewer connection

LOCATION: 8709 Falls Road
Potomac, MD 20854
Tax Map Grid: FN 23
WSSC Grid: 210 NW 22

Mr. Zadegan, the current owner of the above referenced property, has requested our assistance in getting an expedited sewer connection. The property is in sewer category S-6 and a sewer line abuts the property. On June 30, 2014, R.E. Willard Plumbing, Inc. provided confirmation of a failing septic system.

If I can be of further assistance, please contact me at (240) 777-6318.



The following three requests 15-POT-03A, 15-POT-04A, and 15-POT-05A are a contiguous group of lots along the south side of South Glen Rd. The staff report on this page and the site mapping on pages 41-42 address all three properties together.

Request #9

WSSCR 15-POT-03A: Birendar Singh

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"> • 10510 South Glen Rd. - Potomac • Lot 15, Block C, Potomac Farm Estates (acct. no. 00857840) • Map tile: WSSC – 213NW10; MD – FP33 • South side of South Glen Rd. west of Gary Rd. • RE-2 Zone; 3.42 acres • Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • <u>Existing use</u>: one single-family house (built 1955) • <u>Proposed use</u>: sewer service for the existing residence 	<table border="1"> <tr> <td colspan="2"><u>Existing – Requested – Service Area Categories</u></td> </tr> <tr> <td>W-1</td> <td>W-1 (No Change)</td> </tr> <tr> <td>S-6</td> <td>S-3</td> </tr> </table> <p><u>Applicant's Explanation</u></p> <p>"Property is part of the Estate of Barbara B. Furr, deceased December 27, 2013. Per the conditions of her will her property of 10510 South Glen Road, must be sold. The property is a 1955 house and has a well and septic tank. The house has been on the market since spring 2014, and there is interest in the land but a desire for the house to be demolished. There has been great interest by prospective buyers to convert to public sewage and water."</p> <p><i>DEP notes:</i></p> <ul style="list-style-type: none"> • <i>Property acquired from the Furr Estate by Birendar Singh on Jan. 8, 2015.</i> • <i>Adjacent to WSSCRs 15-POT-04A & 15-POT-05A. (See mapping on pgs.41 & 42.)</i> 	<u>Existing – Requested – Service Area Categories</u>		W-1	W-1 (No Change)	S-6	S-3
<u>Existing – Requested – Service Area Categories</u>							
W-1	W-1 (No Change)						
S-6	S-3						

DEP Staff Report for WSSCRs 15-POT-03A, 15-POY-04A, and 15-POT-05A

The applicants for these three adjacent category change requests have requested changes from S-6 to S-3 to allow for the provision of public sewer service to serve either existing single-family houses or replacement houses. These properties are zoned RE-2 and are located outside the 2002 master plan's recommended public sewer envelope.

As such, DEP evaluated these requests under the "peripheral sewer service" policy as recommended in the master plan. This grouping of three contiguous lots is adjacent to the planned sewer service envelope to the east and west, and to the north confronts lots within the envelope across South Glen Rd. (see the map on pg. 41). WSSC has reported that a sewer main extension of up to 400 feet along South Glen Rd. can provide sewer service to all three lots; no sewer construction within stream buffers is needed. In these regards, the approval of public sewer service for all three lots conforms to the peripheral sewer service policy. WSSCR 15-POT-05A is recommended for category S-1 because an existing sewer main already abuts this lot at the corner of Lockland Rd. and South Glen Rd.

The proposed sewer extension would also provide needed infrastructure for the eventual connection of five lots to the east along South Glen Rd. and Gary Rd. that currently have access to a dry sewer main.

Agency Review Comments

DPS: The dwelling is served by the original septic system installed in 1956. DPS supports a public sewer connection.

M-NCPPC – Planning Dept.: This request is consistent with the Potomac Master Plan policy to allow for the limited provision of community sewer service for areas within and at the periphery of the proposed sewer service envelope. Recommendation: Approve S-3.

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

WSSC - Water: (Not requested; water service is available.)

WSSC - Sewer: Basin: Watts Branch. An approximately 200-foot-long, non-CIP-sized sewer extension in South Glen Road is required to serve the property. This extension would connect to an existing manhole, 16-004-103M (contract no. 939779-A) and would abut one (1) property in addition to the applicant's. Average wastewater flow from the proposed development: 300 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.

ADS:ads/

WSSCR 15-POT-04A: Daphne Enterprises LLC

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"> • 10500 South Glen Rd. - Potomac • Lot 16, Block C, Potomac Farm Estates (acct. no. 00856003) • Map tile: WSSC – 213NW10; MD – FP33 • South side of South Glen Rd. west of Gary Rd. • RE-2 Zone; 4.74 acres • Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • <u>Existing use</u>: one single-family house (built 1955) • <u>Proposed use</u>: sewer service for the existing residence 	<table border="1"> <tr> <td colspan="2"><u>Existing – Requested – Service Area Categories</u></td> </tr> <tr> <td>W-1</td> <td>W-1 (No Change)</td> </tr> <tr> <td>S-6</td> <td>S-3</td> </tr> </table> <p><u>Applicant's Explanation</u></p> <p><i>DEP notes:</i></p> <ul style="list-style-type: none"> • <i>No explanation was provided with application. In a conversation with DEP staff, the applicant's representative, Mark Landry, indicated an interest in connecting to public sewer service due in part to the application filed by the adjacent owner at 10510 South Glen Rd.</i> • <i>Adjacent to WSSCR 15-POT-03A. (See mapping on pgs.37 & 38.)</i> 	<u>Existing – Requested – Service Area Categories</u>		W-1	W-1 (No Change)	S-6	S-3
<u>Existing – Requested – Service Area Categories</u>							
W-1	W-1 (No Change)						
S-6	S-3						

DEP Staff Report

Refer to the combined staff report on page 37.

Agency Review Comments

DPS: An application for water table testing was submitted for the 2015 season. The tests were satisfactory. Approval of a septic reserve area is contingent upon further percolation tests. Public sewer service would be preferable.

M-NCPPC – Planning Dept.: This request is consistent with the Potomac Master Plan policy to allow for the limited provision of community sewer service for areas within and at the periphery of the proposed sewer service envelope. Recommendation: Approve S-3.

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

WSSC - Water: (Not requested; water service is available.)

WSSC - Sewer: Basin: Watts Branch. An approximately 400-foot-long, non-CIP-sized sewer extension in South Glen Road is required to serve the property. This extension would connect to an existing manhole, 16-004-103M (contract no. 939779-A) and would abut approximately four properties in addition to the applicant's. Average wastewater flow from the proposed development: 300 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.

WSSCR 15-POT-05A: Stephen Smith, trustee

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"> • 10520 South Glen Rd. - Potomac • Lot 14, Block C, Potomac Farm Estates (acct. no. 00852335) • Map tile: WSSC – 213NW10; MD – FP33 • South side of South Glen Rd. west of Gary Rd. • RE-2 Zone; 3.56 acres • Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • <u>Existing use</u>: one single-family house (built 1955) • <u>Proposed use</u>: sewer service for the existing residence 	<p><u>Existing</u> – Requested – Service Area Categories</p> <table> <tr> <td>W-1</td> <td>W-1 (No Change)</td> </tr> <tr> <td>S-6</td> <td>S-3</td> </tr> </table> <p><u>Applicant's Explanation</u></p> <p>"Owners wish to secure Category S-3 public sewage classification in order to facilitate future modification on existing structure and/or sale of the property. The majority of our neighbors within the adjoining R-200 Zone maintain the S-3 classification, so there seems no justification for our inability to enjoy the same flexibility and benefits."</p> <p><i>DEP note:</i></p> <ul style="list-style-type: none"> • <i>Adjacent to WSSCR 15-POT-03A. (See mapping on pgs.37 & 38.)</i> 	W-1	W-1 (No Change)	S-6	S-3
W-1	W-1 (No Change)				
S-6	S-3				

DEP Staff Report

Refer to the combined staff report on page 37.

Agency Review Comments

DPS: Per well and septic records the original septic system was repaired in 1990. In 2011 there was concern of a possible failure; upon inspection we did not confirm this. DPS supports a public sewer connection.

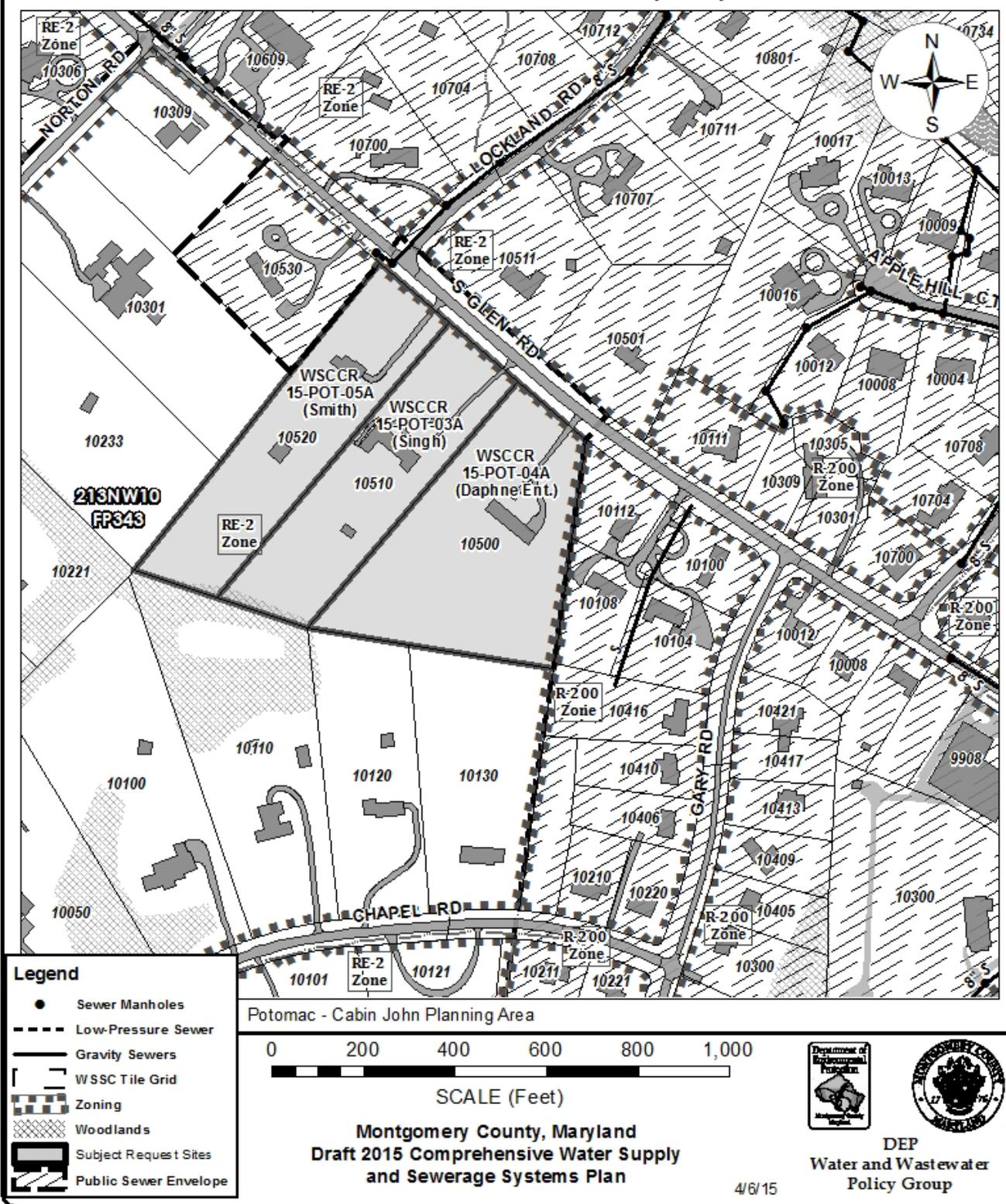
M-NCPPC – Planning Dept.: This request is consistent with the Potomac Master Plan policy to allow for the limited provision of community sewer service for areas within and at the periphery of the proposed sewer service envelope. Recommendation: Approve S-3.

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

WSSC - Water: (Not requested; water service is available.)

WSSC - Sewer: Basin: Watts Branch. [DEP note: This property abuts an existing manhole, 16-004-103M (contract no. 939779-A) at the corner of South Glen Rd. and Lockland Rd.] Average wastewater flow from the proposed development: 300 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.

WSSCRs 15-POT-03A (B. Singh), 15-POT-04A (Daphne Ent.), & 15-POT-05A (Smith) Planned Public Service Envelope Map



**WSSCRs 15-POT-03A (B. Singh), 15-POT-04A (Daphne Ent.) & 15-POT-05A (S. Smith)
 Sewer Service Area Categories Map**

