



**Proposed Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan
AD 2014-2 Administrative Cases**



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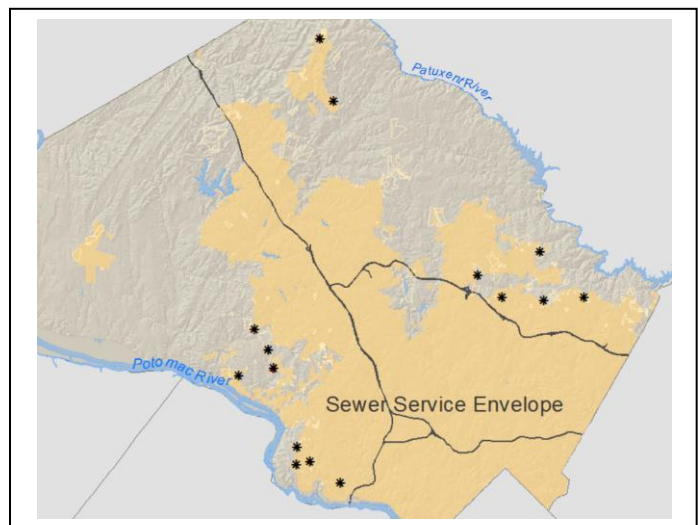
Completed: 12/30/14

Description

Proposed Amendments:

Montgomery County Comprehensive Water Supply and Sewerage Systems Plan AD 2014-2 Administrative Cases

Staff Recommendation: *Transmit Recommendations to County Executive*



Summary

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 required by State law to make a Master Plan consistency determination on each case. The Planning Board may request that an item be removed from the Administrative Group and taken to the County Council for more detailed evaluation. Information and maps of zoning, existing and proposed uses and recommendations from other agencies are shown in the attached packet from the County Executive. (Attachment 1)

STAFF RECOMMENDATION

Approval, with some conditions, of this group of sewer and water category change requests in agreement with the recommendations of the County Executive staff.

ADMINISTRATIVE CASES

14-APH-01A (O'Connor Family Trust) page 1

This property is within a planned sewer service area of the Aspen Hill master plan.

Recommendation: Approve S-3

14-CLO-01A (Ruby Green) page 3

The 1997 Cloverly Master Plan recommends that RE-1 properties in the master plan area be eligible for public sewer service, noting that service is already largely available to those properties, generally as a result of recommendations made in the 1981 Eastern Montgomery County Master Plan. The Cloverly plan does not include a service envelope map; instead the plan "conditionally confirms[s] the recommended sewer service area proposed in the 1981 Plan." That plan showed the Lopez property in category S-5, or eligible for service in seven to ten years. An abutting main to the property will provide a connection and this request is consistent with Master Plan recommendations.

Recommendation: Approve S-1

14-CLO-02A (Polyzos Vasius) page 6

This property is within the planned water service area of the Cloverly master plan and it abuts a water main located in Norwood Road.

Recommendation: Approve W-1

14-CLO-03A (Daniel & Jacqueline McGroarty, Ingleside Subdivision) page 9

This property is within the planned water and sewer envelope of the Sandy Spring/Ashton master plan. In addition a sewer line bisects the property.

Recommendation: Approve S-1

14-DAM-01A (Kings Valley Limited Partnership) page 12

This property is one of the Stanley/Leishear-Day properties from page 34 (Attachment 2) of the 2002 Damascus Master Plan. There are general goals as well as goals specific to this property in the master plan. Provision of sewer service and increased development potential should be conditioned on Planning Board approval of a preliminary plan that is consistent with master plan guidance.

Recommendation: Approve W-3 and S-3 only to designated areas of this property that area included in the Sewer envelope, conditioned on Planning Board approval of a preliminary plan that uses the optional cluster method and is in conformance with Master Plan guidelines for development in Damascus and development of this property.

14-DNT-01A (Cindy & Ralph Coffman, Potomac Chase) page 17

This property is within the approved sewer envelope of the Potomac Subregion master plan and water and sewer lines run within the road, along the southern edge of the property.

Recommendation: Approve W-1 and S-1 Sewer Service should not be extended along Jones Lane which is at the edge of the sewer service envelope.

14-GWC-01A (Jaime & Jessica Ramos) page 22

This property is located within the 2002 Damascus Master Plan sewer envelope and is therefore eligible for sewer service.

Recommendation: Approve S-1

14-OLN-02A (Robert & Martha English) page 27

With the development of the Trotter's Glen subdivision, a water line will be extended along Emory Church Road. This property then is eligible for a single water hookup based on the abutting mains policy.

Recommendation: Approve W-3

14-POT-01A (Kirby & Barbara Johnson) page 31

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

Recommendation: Approve S-1

14-POT-02A (Clifford & Mary Gross) page 33

This property is adjacent to the 2002 Potomac Master Plan sewer service envelope. The Potomac peripheral sewer service policy discussed on Page 23 of the Master Plan, "allows for the limited provision of community sewer service for areas zoned RE-1 and RE-2 within and at the periphery of the proposed sewer service envelope." The policy focuses limited sewer service and expansion to properties that already abut existing or proposed mains and on properties which can be served by sewer extensions within public rights-of-way. Sewer main extensions that disrupt streams and their undisturbed buffer areas are to be avoided. This property can connect by gravity to the existing sewer infrastructure without disturbing sensitive areas. This request is consistent with Master Plan recommendations.

Recommendation: Approve S-3

14-POT-03A (Mahtab Sarfarazi & Nader Parsa) page 37

This property is located within the approved sewer envelope of the Potomac Subregion Master Plan.

Recommendation: Approve S-1

14-POT-04A (Jennifer Pogue) page 42

This property, at 8545 Horseshoe Lane, is zoned RE-2 and is part of a non-sewered island within the Potomac Master Plan recommended sewer service envelope. The property directly abuts the envelope. The Master Plan recommends the provision of community sewer service on a limited basis for areas zoned RE-2 within and at the periphery of the approved sewer service envelope. This property meets that criterion.

Recommendation: Approve S-3

14-TRV-01A (Charles & Amy Collins) page 44

The 2002 Potomac Subregion Master Plan has no specific recommendation regarding water service for this property; rather, the Master Plan recommends that the provision of community water service in the entire Subregion be consistent with Comprehensive Water Supply and Sewerage Systems policies. As a property that is adjacent to an existing water main, it is eligible for a water connection under the abutting mains policy of the Comprehensive Plan.

Recommendation: Approve W-1

14-TRV-03A (Hannibal Farms, Inc.) page 47

These properties are within the water service area of the Potomac Subregion master plan.

Recommendation: Approve W-3

14-TRV-04A (Mani Patel) page 50

This property is adjacent to the water service area of the Potomac Subregion Master Plan.

Recommendation: Approve W-3

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 January 6, 2015, but will hold the record open for the Planning Board recommendations. Final action by the Executive will take place in in late January.

Attachment:

Department of Environmental Protection Notice of Administrative Public Hearing

Page 34 of the Damascus Master Plan



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Fariba Kassiri
Acting Director

December 5, 2014

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

A handwritten signature in black ink, appearing to read "AS", located to the right of the "FROM:" field.

SUBJECT: Public Hearing for Water and Sewer Plan Amendments: AD 2014-2

DATE & TIME: **Tuesday, January 6, 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 fifteen requested amendments to the County's Comprehensive Water Supply and Sewerage Systems Plan:

WSSCR 14-APH-01A (O'Connor Family Trust)	WSSCR 14-POT-01A (Kirby & Barbara Johnson)
WSSCR 14-CLO-01A (Ruby Green)	WSSCR 14-POT-02A (Clifford & Mary Gross)
WSSCR 14-CLO-02A (Polyzos Vasius)	WSSCR 14-POT-03A (M. Sarfarazi & N. Parsa)
WSSCR 14-CLO-03A (Daniel & J. McGroarty)	WSSCR 14-POT-04A (Jennifer Pogue)
WSSCR 14-DAM-01A (Kings Valley Ltd. Part.)	WSSCR 14-TRV-01A (Charles & Amy Collins)
WSSCR 14-DNT-01A (Cindy & Ralph Coffman)	WSSCR 14-TRV-03A (Hannibal Farms, Inc.)
WSSCR 14-GWC-01A (Jamie & Jessica Ramos)	WSSCR 14-TRV-04A (Mani Patel)
WSSCR 14-OLN-02A (Robert & Martha English)	

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

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

Office of the Director • Water and Wastewater Policy Group

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

We ask that Council staff provide the posted materials to the Councilmembers for their review. If Council staff members would like to meet with DEP regarding any of the proposed amendments, we can work together to schedule a meeting to review these cases before the public hearing. We request that the Council submit comments no later than the hearing record closing date; otherwise, we will assume that the Councilmembers agree with administrative approval as recommended for all 15 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: Fariba Kassiri, Acting Director, DEP; 255 Rockville Pike, Suite 120; Rockville, MD 20850-4166; or to waterworks@montgomerycountymd.gov.

Note that the hearing record will close at 5:00 p.m. on Tuesday, January 13; all written testimony must be received in this office by that time and date. The Acting 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 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
George Leventhal, 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
Luis Tapia, Permit Services Section, WSSC
Jay G. Sakai, Director, Water Management Admin., Maryland Dept. of the Environment
Richard Eberhard Hall, Secretary, Maryland Department of Planning

EXECUTIVE SUMMARY: PROPOSED AMENDMENTS AND RECOMMENDATIONS

Plan Amendment No. & Applicant Location - Zoning - Acreage - Proposed Use	Requested Change	Staff Recommendation & Policy Summary	Packet Page No.
WSSCR 14-APH-01A: James & Grace O'Connor Family Trust 2003 Allanwood Ct., Aspen Hill R-200 Zone; 2.57 ac. Use: sewer service for a proposed 2- to 3- lot residential resubdivision	W-1 (no change) S-5 to S-3	Approve S-3. Sewer service is consistent with Water and Sewer Plan policies and master plan recommendations.	Report: Pg. 1 Map: Pg. 2
WSSCR 14-CLO-01A: Ruby Green 15704 Thompson Rd., Spencerville RE-1 Zone: 0.92 ac. Use: sewer service for the existing house	W-1 (no change) S-6 to S-1	Approve S-1. Sewer service is consistent with Water and Sewer Plan policies (including the "abutting mains" policy) and master plan recommendations.	Report: Pg. 3 Map: Pg. 4
WSSCR 14-CLO-02A: Polyzos Vasius 133 Norwood Rd., Cloverly RE-2 Zone; 3.28 ac. Use: water service for a replacement house	W-5 to W-1 S-6 (no change)	Approved W-1. Water service is consistent with Water and Sewer Plan policies (including the "abutting mains" policy) and master plan recommendations.	Report: Pg. 6 Map: Pg. 7
14-CLO-03A: Daniel & Jacqueline McGroarty 17720 New Hampshire Ave., Ashton R-200 Zone; 6.17 ac. Use: Sewer service for a proposed 3-lot residential subdivision	W-1 (no change) S-6 to S-1	Approve S-1. Sewer service is consistent with Water and Sewer Plan policies and master plan recommendations.	Report: Pg. 9 Map: Pg. 10
14-DAM-01A: Kings Valley Ltd. Part. 26600 Ridge Rd., Damascus RNC/TDR Zone; 22.66 ac. Use: Water and sewer service for a proposed 19-lot residential subdivision (RNC optional cluster method)	W-6 to W-3 S-6 to S-3	Approve W-3 & S-3; water and sewer service restricted to an RNC optional cluster method development project. Restricted water and sewer service under the RNC Zone is consistent with Water and Sewer Plan policies and master plan recommendations.	Report: Pgs. 12-14 Maps: Pgs. 15-16
14-DNT-01A: Cindy & Ralph Coffman 12710 High Meadow Rd. & 14411 Jones La., Potomac R-200, RE-2 Zones; 8.17 ac. Total Use: water and sewer service for proposed 8-lot residential subdivision	W-4 to W-1 S-6 to S-1	Approve W-3 & S-3. Water and sewer service is consistent with Water and Sewer Plan policies and master plan recommendations.	Report: Pgs. 17-18 Maps: Pg. 19-20
WSSCR 14-GWC-01A: Jaime and Jessica Ramos 24005 Woodfield Rd., Gaithersburg RE-2C Zone: 0.51 ac. Use: sewer service for the existing house for relief of a failed septic system	W-1 (no change) S-6 to S-1	Approve S-1. Sewer service is consistent with Water and Sewer Plan policies (including the "public health problem" policy) and master plan recommendations.	Report: Pg. 22 Map: Pg. 23
WSSCR 14-OLN-02A: Robert & Martha English 3207 Emory Church Rd., Olney RE-2 Zone; 2.93 ac. Use: water service for the existing house.	W-6 to W-3 S-6 (no change)	Approve W-3. Water service is consistent with Water and Sewer Plan policies (including the "abutting mains" policy) and master plan recommendations.	Report: Pg. 27 Map: Pg. 28
WSSCR 14-POT-01A: Kirby & Barbara Johnson 10908 Rock Run Dr., Potomac R-200 Zone; 1.00 ac. Use: sewer service for the existing house	W-1 (no change) S-6 to S-3	Approve S-3. Sewer service is consistent with Water and Sewer Plan policies and master plan recommendations.	Report: Pg. 31 Map: Pg. 32
WSSCR 14-POT-02A: Clifford & Mary Gross 10806 Alloway Dr., Potomac RE-2 Zone; 2.14 ac. Use: sewer service due to an addition to the existing house	W-3 (no change) S-6 to S-3	Approve S-3. Sewer service is consistent with Water and Sewer Plan policies (including the Potomac peripheral sewer service policy) and master plan recommendations.	Report: Pg. 33 Map: Pg. 10

EXECUTIVE SUMMARY: PROPOSED AMENDMENTS AND RECOMMENDATIONS

Plan Amendment No. & Applicant Location - Zoning - Acreage - Proposed Use	Requested Change	Staff Recommendation & Policy Summary	Packet Page No.
WSCCR 14-POT-03A: Mahtab Sarfarazi & Nader Parsa 7106 Saunders Ct., Potomac RE-2 Zone; 2.28 ac. Use: sewer service for the existing house for relief of a failed septic system.	W-1 (no change) S-6 to S-1	Approve S-1. Sewer service is consistent with Water and Sewer Plan policies (including the “public health problem” policy) and master plan recommendations.	Report: Pg. 37 Map: Pg. 38
WSCCR 14-POT-04A: Jennifer Pogue 8545 Horseshoe La., Potomac RE-2 Zone; 2.00 ac. Use: Sewer service to support an addition to the existing single-family house	W-1 (no change) S-6 to S-3	Approve S-1. Sewer service is consistent with Water and Sewer Plan policies (including the policy addressing properties at the edge of the Potomac Master Plan service envelope) and master plan recommendations.	Report: Pg. 42 Map: Pg. 43
WSCCR 14-TRV-01A: Charles and Amy Collins 12300 Beall Spring Rd., Potomac Re-2 Zone; 3.65 ac. Use: water service for the additional of a garage for the existing house	W-6 to W-1 S-6 (no change)	Approve W-1. Water service is consistent with Water and Sewer Plan policies (including the “abutting mains” policy) and master plan recommendations.	Report: Pg. 44 Map: Pg. 45
WSCCR 14-TRV-03A: Hannibal Farms, Inc. 16 existing properties along Glen Rd., Hannibal Ct., & Hannibal Way, Potomac Re-2 Zone: 38.5 ac. Total Use provide water service for eventual construction of single-family houses in existing paper subdivision.	W-6 to W-3 S-6 (no change)	Approve W-3. Water service is consistent with Water and Sewer Plan policies (including policies for water service for large-lot development) and master plan recommendations.	Report: Pgs. 47-48 Map: Pg. 49
WSCCR 14-TRV-04A: Mani Patel 13525 Hunting Hill Way, Potomac RE-2 Zone; 8.02 ac. Use: water service for two new lots in a proposed 3-lot residential subdivision.	W-6 to W-3 S-6 (no change)	Approve W-3. Water service is consistent with Water and Sewer Plan policies (including policies for water service for large-lot development) and master plan recommendations.	Report: Pg. 50 Map: Pg. 51

Additional Packet Items:

Water/Sewer Service Area Category Information.....	Pg. iii
Map Amendment Locator.....	Pg. iv

WATER/SEWER SERVICE AREA CATEGORIES INFORMATION

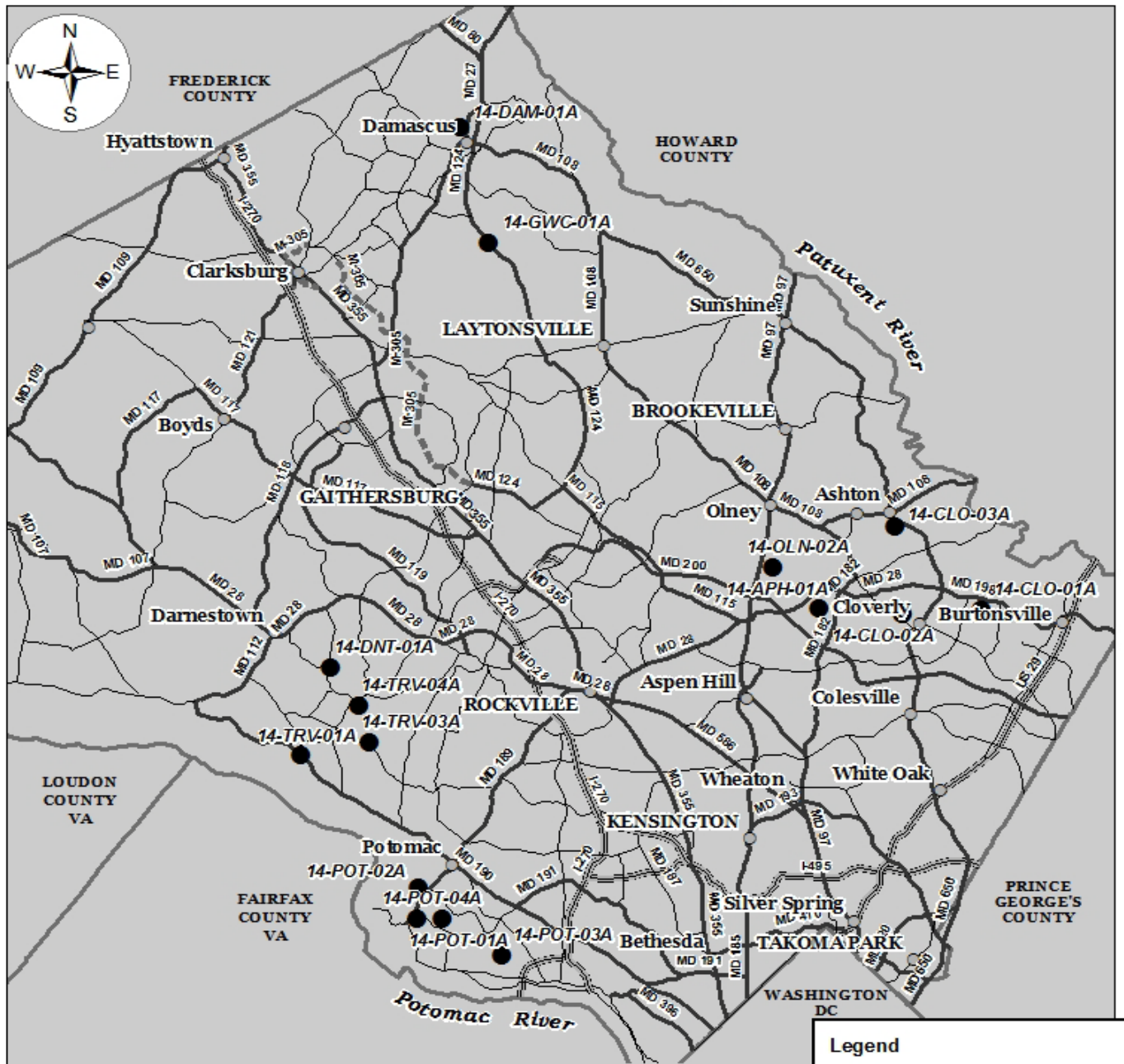
The Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan designates water and sewer service area categories for each property within the county. These service area categories determine a property's eligibility to receive public water and/or sewer service and indicate when the 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

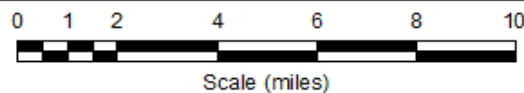
Service Area Categories	Category Definition and General Description	Service Comments
W-1 and S-1	Areas served by community (public) systems which are either existing or under construction. <ul style="list-style-type: none"> This may include properties or areas for which community system mains are not 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.
W-2 and S-2	<p>Categories W-2 and S-2 are not used in the Montgomery County Water and Sewer Plan.</p> (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.
W-3 and S-3	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.
W-4 and S-4	Areas where improvements to or construction of new community systems will be programmed for the three- through six-year period. <ul style="list-style-type: none"> 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.
W-5 and S-5	Areas where improvements to or construction of new community systems are planned for the seven- through ten-year period. <ul style="list-style-type: none"> 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.
W-6 and S-6	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. <ul style="list-style-type: none"> 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.

Administrative Delegation Group AD 2014-2: Category Change Request Locator Water and Sewer Plan Map



DEP
 Water and Wastewater
 Policy Group



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

Legend

- Category Change Request Sites
- Localities
- Major Roads & Highways
- County Roads
- State Roads & Highways
- US Highways & Interstates
- Proposed Roads

WSSCR 14-APH-01A: James & Grace O'Connor Family Trust

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"> • 2003 Allanwood Ct, Aspen Hill • Lot 3 & Pt. Lot 4, Block H, Allanwood (acct. nos. 01395091, 03687814) • Map tile: WSSC – 221NW02; MD – JS12 • West end of Allanwood Ct. cul-de-sac • R-200 Zone; 2.57 acres • Aspen Hill Planning Area Aspen Hill Master Plan (1994) • Northwest Branch Watershed (MDE Use IV) • <u>Existing use:</u> unimproved • <u>Proposed use:</u> Resubdivision for 2 or 3 single-family houses 	<p><u>Existing – Requested – Service Area Categories</u></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">W-1</td> <td style="width: 50%;">No Change (maintain W-1)</td> </tr> <tr> <td>S-5</td> <td>S-3</td> </tr> </table> <p><u>Applicant's Explanation</u></p> <p>"We are in the process of preparing a resubdivision application to create additional lots to access Allanwood Court." (From project engineer's transmittal letter to DEP, dated 6/9/14.)</p>	W-1	No Change (maintain W-1)	S-5	S-3
W-1	No Change (maintain W-1)				
S-5	S-3				

DEP Staff Report

The applicant requested approval for category S-3 to allow for public sewer service for a planned residential resubdivision on two existing lots in the Allanwood subdivision. Up to three residential lots are proposed. Properties approved for and receiving public sewer service surround the project site. The provision of public sewer service to this R-200-zoned site is consistent with Water and Sewer Plan policies and with master plan service recommendations.

WSSC reports that sewer service will require a 130-foot main extension from an existing main along Allanwood Ct. M-NCPPC finds that public sewer service is consistent with the local area master plan.

Agency Review Comments

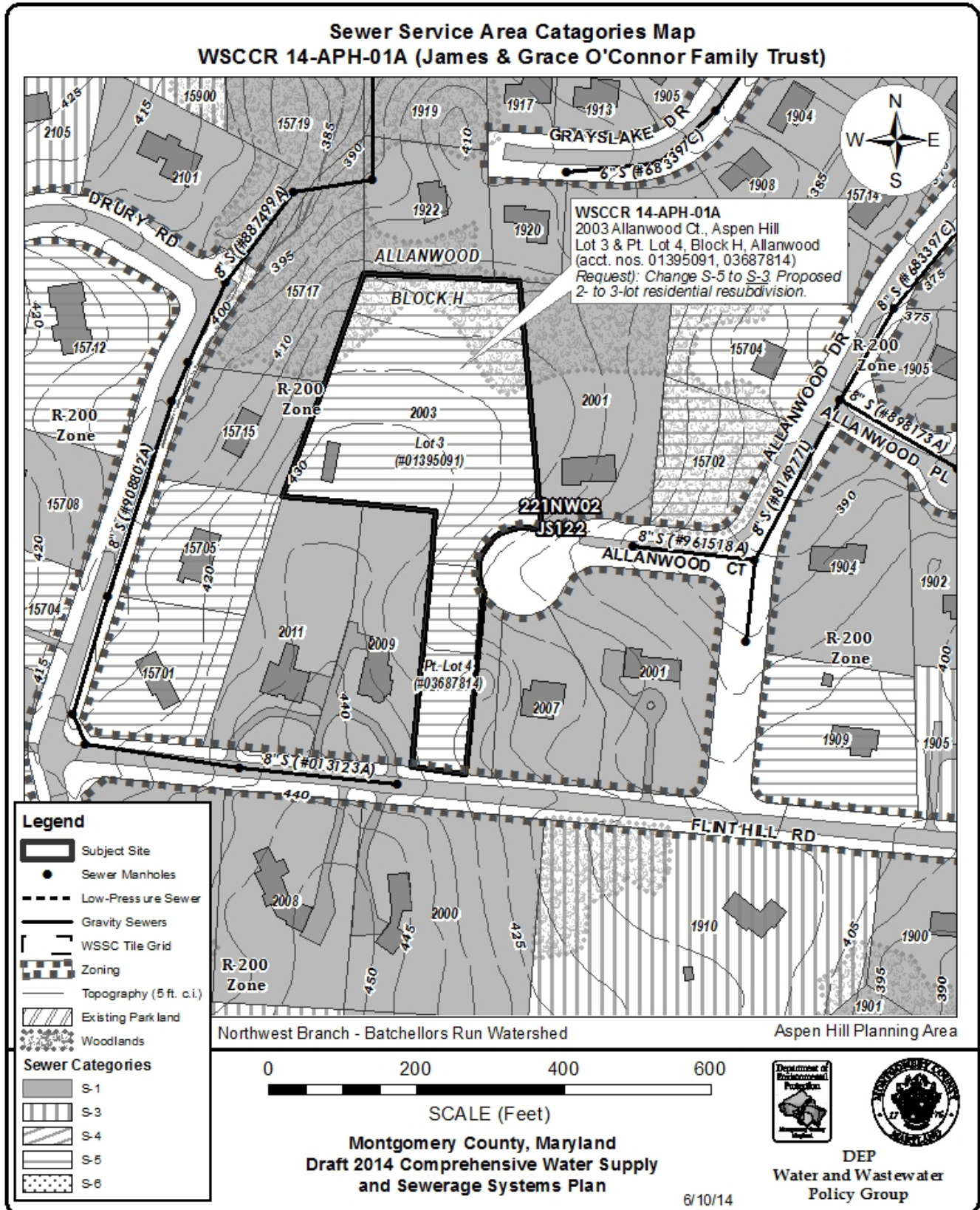
DPS: No comments provided.

M-NCPPC – Planning Dept.: This property is within a planned sewer service area of the Aspen Hill master plan. Recommendation: Approve S-3.

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

WSSC - Water: (not requested)

WSSC - Sewer: Basin: Northwest Branch. A 130-foot non-CIP-sized sewer extension is required to serve the property. This extension would connect to the existing 8-inch sewer on Allanwood Court (contract no. 96-1518A) and would abut approximately 2 properties in addition to the applicant's. Average wastewater flow from the proposed development: 900 GPD. Program-sized sewer main are not require to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.



WSSCR 14-CLO-01A: Ruby Green

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"> • 15704 Thompson Rd., Spencerville • Lot 2, Block A, Spencerville Acres (acct. no. 00260976) • Map tile: WSSC – 221NE02; MD – KS22 • West side of Thompson Rd. opposite Thompson Hill Ct. • RE-1 Zone; 40,000 sq. ft. (0.92 ac.) • Cloverly – Norwood Planning Area Cloverly Master Plan (1997) • Paint Branch Watershed (MDE Use III; Mont. Co. Upper Paint Branch SPA) • <u>Existing use</u>: single-family house • <u>Proposed use</u>: sewer service for the existing house 	<p><u>Existing – Requested – Service Area Categories</u></p> <table> <tr> <td>W-1</td> <td>No Change (maintain W-1)</td> </tr> <tr> <td>S-5</td> <td>S-1</td> </tr> </table> <p><u>Applicant's Explanation</u></p> <p>"A WSSC public sewer main which serves newer houses in the area abuts the property in Thompson Road. Because sewer is immediately available, the use of public sewer is preferred over on-site septic.</p> <p>"Special note: Under the abutting mains policy, an advance action is requested to allow the property to be connected to public sewer prior to completion of the category change action."</p>	W-1	No Change (maintain W-1)	S-5	S-1
W-1	No Change (maintain W-1)				
S-5	S-1				

DEP Staff Report

The applicant requested approval of sewer category S-1 to allow for of public sewer service for the existing single-family house on this lot. The provision of public sewer service to this single, existing lot zoned RE-1 is consistent with local area master plan recommendations and therefore with Water and Sewer Plan service policies.

WSSC has confirmed that public sewer service can be provided from an abutting main along Thompson Rd. M-NCPPC has confirmed the consistency of this request with the 1997 Cloverly Master Plan.

DEP provided WSSC with an advance sewer service connection memo for this property on Feb. 5, 2014, consistent with the "abutting mains" policy. Although sewer service was initially authorized under the "abutting mains" policy, administrative approval of this request is recommended under the "consistent with existing plans" policy.

Agency Review Comments

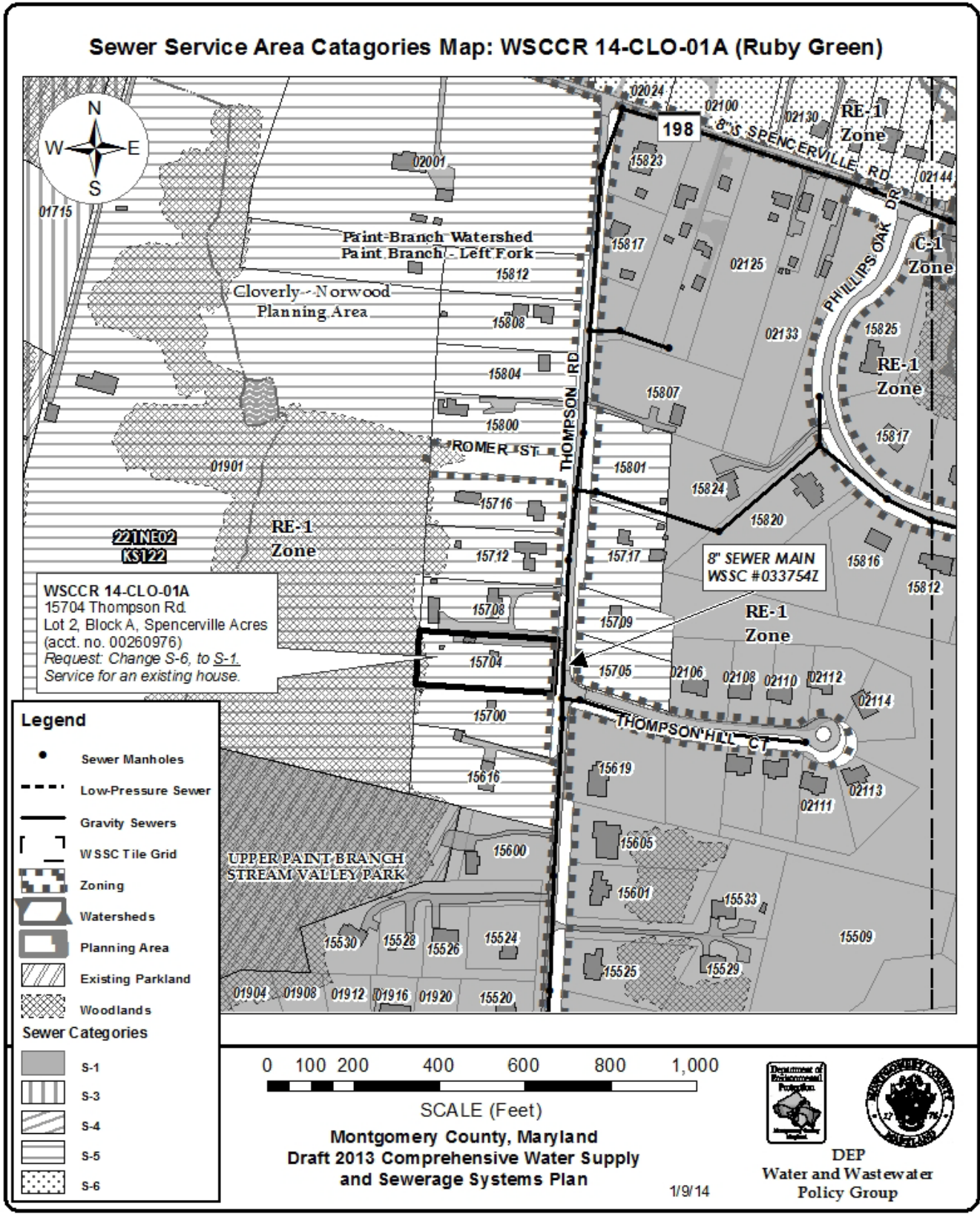
DPS: DPS supports the request.

M-NCPPC – Planning Dept.: The 1997 Cloverly Master Plan recommends that RE-1 properties in the master plan area be eligible for public sewer service, noting that service is already largely available to those properties, generally as a result of recommendations made in the 1981 Eastern Montgomery County Master Plan. The Cloverly plan does not include a service envelope map; instead the plan "conditionally confirms[s] the recommended sewer service area proposed in the 1981 Plan." That plan showed the Lopez property in category S-5, or eligible for service in seven to ten years. An abutting main to the property will provide a connection and this request is consistent with Master Plan recommendations. Recommendation: Approve S-1

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

WSSC - Water: (not requested)

WSSC - Sewer: Basin: Paint Branch. An 8-inch sewer in Thompson Road abuts the property (contract no. 90AS8886A). 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.





DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

MEMORANDUM

February 5, 2014

TO: Luis Tapia, Manager, Permit Services Unit, Development Services Group
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.
15704 Thompson Road, Spencerville Lot 2, Block A, Spencerville Acres; acct. no. 00260976 (tax map KS22)	Ruby Green Lot established by plat – Jan. 1948 House built - 1946	8"-dia. sewer main, no. 908886A/033754Z (WSSC tile 221NE02)	14-CLO-01A

Our records show that the subject property was established by subdivision plat in January 1948, prior to construction of the abutting sewer main in 1992. 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 desire 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\Projects\WSSC\connections\connect-docs=alpha-street\T\thompson-rd-15704=green=s.doc

cc: Lisa Sine and Sharon Spruill, Development Services Group/Permit Services, WSSC
Mary Dolan, Functional Planning Group, M-NCPPC
Gene Von Gunten, Well and Septic Section, DPS
Keith Levchenko, County Council

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 14-CLO-02A: Polyzos Vasius

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"> • 133 Norwood Road, Cloverly • Parcel P765, Snowdens Manor Enl (acct. no. 00263718) • Map tile: WSSC – 228NW08; MD – JS52 • North side of Norwood Rd., east of Crimson Spire Ct. • RE-2 Zone; 3.28 acres • Cloverly - Norwood Planning Area Cloverly Master Plan (1997) • Northwest Branch Watershed (MDE Use IV) • <u>Existing use</u>: single-family house <u>Proposed use</u>: replace the existing house. 	<table border="0" style="width: 100%;"> <tr> <td colspan="2"><u>Existing – Requested – Service Area Categories</u></td> </tr> <tr> <td style="width: 50%;">W-5</td> <td style="width: 50%; text-align: center;">W-1</td> </tr> <tr> <td>S-6</td> <td style="text-align: center;">No Change</td> </tr> <tr> <td colspan="2"><u>Applicant's Explanation</u></td> </tr> <tr> <td colspan="2">"Existing well does not have adequate gals/min to support the proposed new house – and there is an 8" existing water main to be connected to."</td> </tr> </table>	<u>Existing – Requested – Service Area Categories</u>		W-5	W-1	S-6	No Change	<u>Applicant's Explanation</u>		"Existing well does not have adequate gals/min to support the proposed new house – and there is an 8" existing water main to be connected to."	
<u>Existing – Requested – Service Area Categories</u>											
W-5	W-1										
S-6	No Change										
<u>Applicant's Explanation</u>											
"Existing well does not have adequate gals/min to support the proposed new house – and there is an 8" existing water main to be connected to."											

DEP Staff Report

The applicant requested approval of category W-1 to allow public water service to support the replacement of the existing house on this parcel. Properties approved for and receiving public water service are adjacent to the west side of this site. Other properties approved for public water service are nearby (see the map at pg. 7). The provision of public water service is consistent with Water and Sewer Plan policies for water service to areas zoned for large-lot development and with master plan service recommendations.

WSSC reports that public water service can be provided from the abutting 8" water main fronting the property along Norwood Rd. A larger 30" transmission main also fronting the property cannot be used for individual service connections. M-NCPPC has confirmed consistency of public water service with the 1997 Cloverly Master Plan.

On Jan. 31, 2014, DEP notified WSSC that the provision of public water service for a single service hookup is allowed under the "abutting mains" service policy. Although initially addressed under the "abutting mains" policy, DEP proposes administrative approval of this request under the "consistent with existing plans" policy for water service to areas zoned for large lot development.

Agency Review Comments

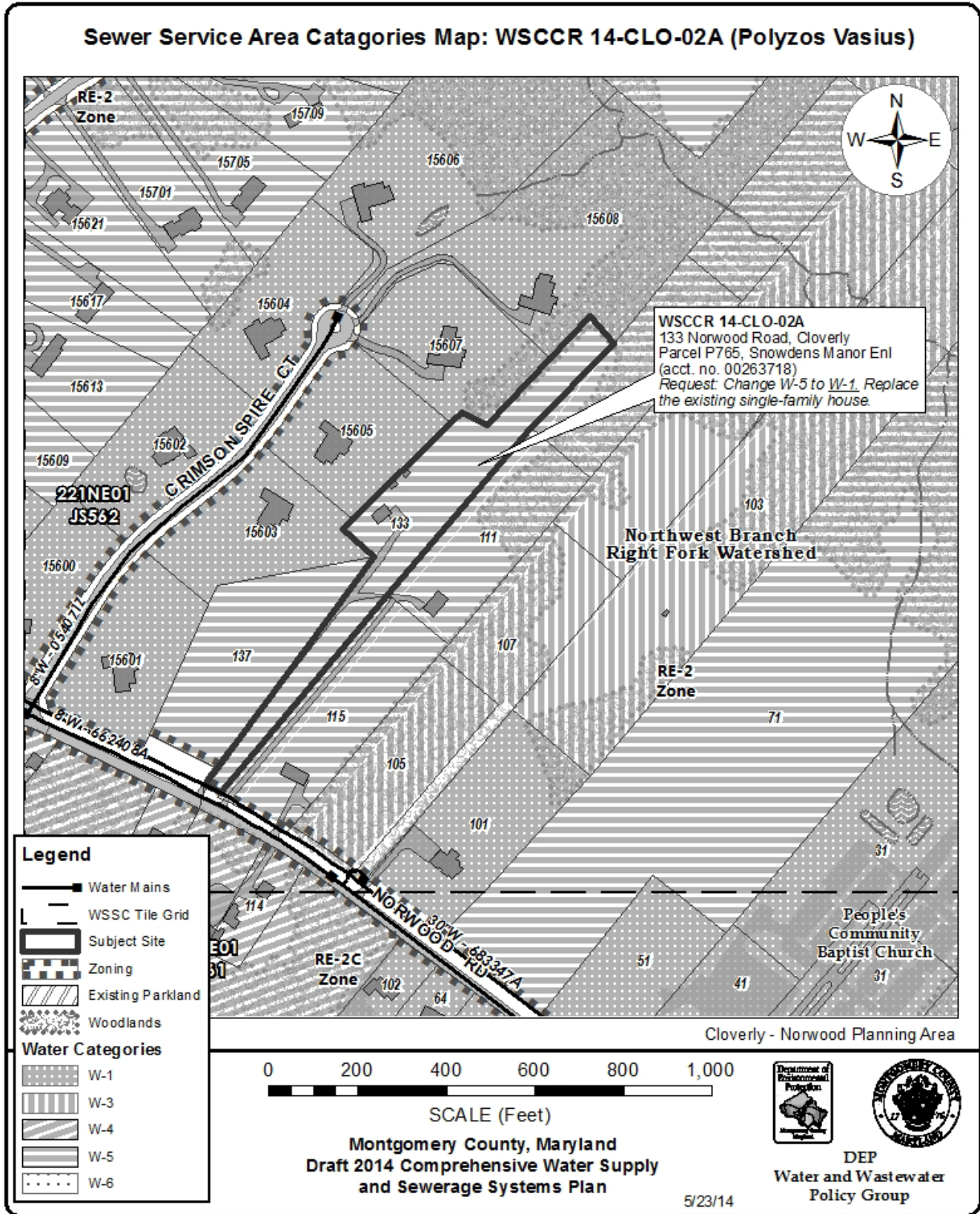
DPS: No comments provided.

M-NCPPC – Planning Dept.: This property is within the planned water service area of the Cloverly master plan and it abuts a water main in Norwood Road. Recommendation: Approve W-1.

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

WSSC - Water: Water pressure zone: 660A. There are 2 existing water mains that abut the subject property in Norwood Road: A 30-inch water main (contract no. 68-3347A), and an 8-inch water main (contract no. 66-2408A). For water service to the subject property, the applicant should connect to the abutting 8-inch water main (**do not** connect to the 30-inch PCCP water main). There is a large diameter Pre-stressed Concrete Cylinder Pipe (PCCP) water main in the vicinity of this project. 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)





DEPARTMENT OF ENVIRONMENTAL PROTECTION


Isiah Leggett
County Executive

Robert Hoyt
Director

MEMORANDUM

January 31, 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 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/ies:

Property Address & Identification	Owner – Est. Date	Abutting Main - 200' Tile	WSSCR No.
133 Norwood Road, Cloverly Parcel P765, Snowdens Manor Enl; acct. no. 00263718 (tax map JS52)	Polyzos Vasius Existing house built: 1935	8" water main (June 1971) Contract no. 662408A (WSSC tile 221NE01)	WSSCR 14-CLO-02A

Our records show that the existing house on this property was built in 1935, prior to construction of the abutting water main in June 1971. 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-5 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 move forward with service to this site.

WSSC may install the requested water 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

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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

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 14-CLO-03A: Daniel and Jacqueline McGroarty

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"> • 17720 New Hampshire Ave., Ashton • Parcel P386, Ingleside 3117/003 (acct. no. 00716088) • Map tile: WSSC – 224NW01; MD – JT42 • South side of New Hampshire Ave. (MD 650) east of Crystal Spring Dr. • R-200 Zone; 6.17 acres • Cloverly – Norwood Planning Area Sandy Spring Ashton Master Plan (1998) • Northwest Branch Watershed (MDE Use IV) • <u>Existing use</u>: one single-family house (built 1888) • <u>Proposed use</u>: three-lot, single-family residential subdivision; plan no. 120140140, "Ingleside" 	<p><u>Existing – Requested – Service Area Categories</u></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">W-1</td> <td style="width: 50%;">W-1 (No Change)</td> </tr> <tr> <td>S-6</td> <td>S-1</td> </tr> </table> <p><u>Applicant's Explanation</u></p> <p>"The subject property is zoned R-200 and subdivision into 3 lots total will soon be proposed. Adjacent properties which have already been developed are served by public sewer. Furthermore, a WSSC sewer main extends through the site to serve one of the developments. The subject property can utilize the existing sewer main upon a change of category to S-1."</p>	W-1	W-1 (No Change)	S-6	S-1
W-1	W-1 (No Change)				
S-6	S-1				

DEP Staff Report

The applicants requested approval of category S-1 to allow public sewer service to support a planned subdivision of the existing parcel into three residential lots. Properties approved for and receiving public sewer service surrounds the project site on three sides. The provision of public sewer service to this R-200-zoned property is consistent with Water and Sewer Plan policies and with master plan service recommendations.

WSSC reports that service to the proposed lots can be provided from an existing 8" sewer main that traverses the northern end of the property. In comments provided for the related subdivision plan, 120140140 "Ingleside", WSSC has noted that the applicants cannot use an existing WSSC easement (between the subject site and Crystal Spring Dr.) for an individual sewer house hookup for the existing house (see the plan on pg. 11). M-NCPPC has confirmed the consistency of providing public sewer service to this site with the recommendations in the 1998 Sandy Spring Ashton Master Plan.

Agency Review Comments

DPS: No comments provided.

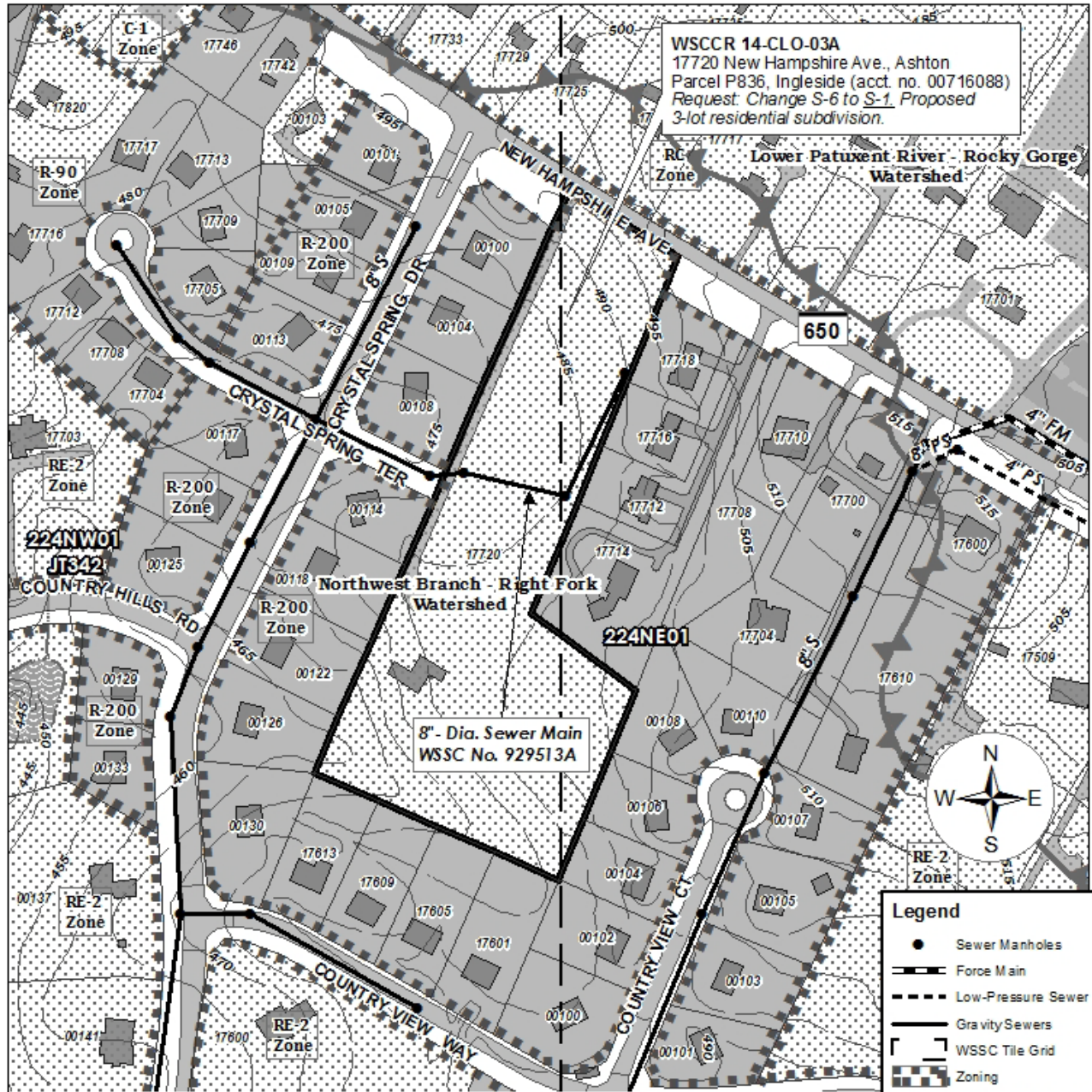
M-NCPPC – Planning Dept.: This property is within the planned water and sewer envelope of the Sandy Spring/Ashton master plan. In addition a sewer line bisects the property. Recommendation: Approve S-1.

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

WSSC - Water: (not requested)

WSSC - Sewer: Basin: Northwest Branch. An 8-inch sewer line traverses the property (contract no. 92-9513A). Average wastewater flow from the proposed development: 900 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.

Sewer Service Area Categories Map: WSCCR 14-TRV-03 (Daniel & Jacqueline McGroarty)



Legend

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

Sewer Categories

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



DEP
 Water and Wastewater
 Policy Group

2/11/14

0 200 400 600 800



SCALE (Feet)

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

WSSCR 14-CLO-03A -- Plan No. 120140140 "Ingleside"



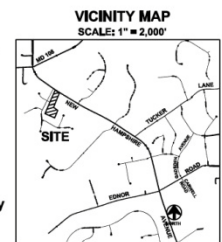
ZONING STANDARDS:		
ZONE: R-200	Req.	Prov.
Lot Size	20,000 sf	22,900 sf
Front Setback	40' or EBL, whichever is greater	40' or more
Sideways	12' min., 25' total	12' or more
Rearyard	30'	30' or more
Building Height	45' to roof peak or 40' to mean height	Will Meet Requirements
Lot Coverage	25% Max.	~ 13%
Lot Width @ Building Line	100'	125'
Frontage	25'	25'

NOTES:

1. AREA OF PROPERTY: 6.17 Ac. (268,765 sf)
2. EXISTING ZONING: R-200
3. NO. OF LOTS PROPOSED: 3
4. AREA OF LAND TO BE DEDICATED TO ROAD: 0.16 AC.
5. EXISTING SEWER & WATER SERVICE CATEGORIES: S-4, W-1
6. A REQUEST TO CHANGE THE SEWER SERVICE CATEGORY TO S-1 HAS BEEN SUBMITTED.
7. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
8. UTILITIES TO BE PROVIDED BY: Washington Gas, Verizon, Pappo
9. PROPERTY IS LOCATED IN THE Northwest Branch WATERSHED
10. LOCATED ON TAX MAP GP52, WSSC GRID SHEETS 224NW01, 224NE02
11. FIVE-FOOT CONTOUR INTERVAL OBTAINED FROM MNCPPC.
12. BOUNDARY SHOWN FROM A SURVEY CONDUCTED BY:
GOODE SURVEYS, LLC PO BOX 999 OLMFISTON, MD 20872 301-389-8700, DECEMBER 2013.

LEGEND:

- Property Line ————
- Proposed House
- Lot Line ————
- Sewer House Connection —SHC—
- Water House Connection —WHC—
- Existing Category I Conservation Easement
- Area of Dedication
- Proposed Conservation Easement
- New Driveway
- Existing Driveway To Remain



PREPARED FOR:
Daniel & Jacqueline McGroarty
 17720 New Hampshire Avenue
 Ashton, MD 20851
 301-908-1160

WSSCR 14-DAM-01A: Kings Valley Limited Partnership

<p>DEP Staff Recommendation: Approve W-3 and S-3 with both water and sewer service restricted only to a Planning Board-approved project using the RNC Zone optional cluster development method. Administrative policy V.F.1.a.: Consistent with Existing Plans. ^A</p>					
<p>Property Information and Location Property Development</p>	<p>Applicant's Request: Service Area Categories & Justification</p>				
<ul style="list-style-type: none"> • 26600 Block, Ridge Road, Damascus • Parcel P222, Very Good (acct. no. 00933966) • Map tile: WSSC – 237NW10; MD – FX43 • West side of Ridge Rd. (MD 27), opposite and north of Beall Ave. • RNC/TDR Zone; 22.66 ac. • Damascus Planning Area Damascus Master Plan (2006) • Middle Great Seneca Creek Watershed (MDE Use I) • <u>Existing use:</u> unimproved <u>Proposed use:</u> 19-lot single-family subdivision; plan nos. 120120010 & 820120010, "Ridgeview" 	<p>Existing – Requested – Service Area Categories</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-right: 1px solid black;">W-6</td> <td style="width: 50%; text-align: center;">W-3</td> </tr> <tr> <td style="border-right: 1px solid black;">S-6</td> <td style="text-align: center;">S-3</td> </tr> </table> <p><u>Applicant's Explanation</u></p> <p>"The subject property is currently vacant. The Damascus Master Plan rezoned the property from RE-2C to RNC/TDR. The property is currently being planned for development using the optional method of the RNC Zone. According to Section 59-C-9.574(g) in the RNC Zone "lots developed under the optional method must be connected to a community water and sewerage system." A water/sewer service area category change is needed to comply with this requirement."</p>	W-6	W-3	S-6	S-3
W-6	W-3				
S-6	S-3				

DEP Staff Report

The applicant requested approval of categories W-3 and S-3 to allow public water and sewer service to support the planned development of this parcel into 19 residential lots and residual open space. The development is intended to use the optional cluster method under the RNC Zone. Under the optional cluster method, the use of public water and sewer service is required. The provision of public water and sewer service is consistent with Water and Sewer Plan policies for RNC-zoned properties and with master plan service recommendations.

An existing 8"-diameter water main abuts the site along Ridge Rd. WSSC reports that a 1,300-foot on-site main extension will be required to serve the proposed lots. Sewer service could be provided by one of two service options.

- 1) The first is a gravity sewer system that would feed into a central WSSC pumping station. Flows would then be pumped through a force main to the existing gravity sewer fronting the site along Ridge Rd. The project developer would be responsible for financing the pumping station and force main under the WSSC capital improvements program.
- 2) The second is a low-pressure main/grinder pump system serving the lots on the site. The low-pressure main would discharge to the same gravity sewer main along ridge Rd. For financial reasons, the applicant has indicated a preference for this option.

Initial category mapping for this request will place the entirety of the subject site in restricted W-3 and S-3. Once the subdivision lots are recorded and included in the County's GIS property layer, DEP will designate the residential lots as W-3 and S-3 and restore categories W-6 and S-6 for undeveloped open space areas on the site. This is consistent with prior practice and addresses M-NCPPC's comment below that W-3 and S-3 be approved only for the designated areas included in the 2006 Damascus master Plan sewer envelope.

Agency Review Comments

DPS: General area in severe need of public sewer service.

M-NCPPC – Planning Dept.: This property is one of the Stanley/Leishear-Day properties from page 34 of the 2002 Damascus Master Plan. There are numerous general goals as well as goals specific to this property in the Master Plan. (See attachment [at pg. 14].) Provision of sewer service and increased development potential should be conditioned on Planning Board approval of a preliminary plan that is consistent with master plan guidance. Recommendation: Approve W-3 and S-3 only to *designated areas* of this property that area included

in the Sewer envelope, conditioned on Planning Board approval of a preliminary plan that uses the optional cluster method and is in conformance with Master Plan guidelines for development in Damascus and development of this property.

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

WSSC - Water: Water pressure zone: Montgomery County high Zone (960A). A 1300-foot-long non-CIP-sized water extension is required to serve the property. This extension would connect to 8-inch water main in Ridge Rd (contract no. F63Y). Construction of this extension may involve the removal of trees. 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: Seneca Creek.

Option 1: A 1300-foot-long non-CIP-sized gravity sewer line for collecting sewage flow from all 19 lots, on-site pump station and force main will be required to serve the property. This extension would connect to 8-inch sewer main in Ridge Rd (contract no. 735673D). Construction of this extension may involve the removal of trees, temporary disruption of wetlands and stream valley. Connection Options:

- a) About 1400 feet of force main will be required along the proposed roadway alignment.
- b) About 700 feet of force main and Rights-of-Way from adjacent property owner (26708 Ridge Rd) will be required if the force main is placed along the north side of the property boundary.

Option 2 (via conversation with WSSC staff): Sewer service can be provided from a grinder-pump/low-pressure sewerage system for all of the proposed lots. The low-pressure main extension on the project site would connect to the 8-inch sewer main in Ridge Rd (contract no. 735673D). Each lot will be required to have a grinder pump unit.

Average wastewater flow from the proposed development: 5746 GPD. Interceptor capacity is adequate. Treatment capacity is adequate.

WSSCR 14-DAM-01A

COMMUNITY WATER AND SEWER SERVICE RECOMMENDATIONS

Community Sewer Service

The provision of community sewer service in the Damascus plan area is guided by the County's Water Supply and Sewerage Systems Plan, the General Plan, and prior Master Plans; as well as regional environmental policies, such as the Chesapeake Bay Initiatives and the Maryland Smart Growth policies.

Community sewer service in the Damascus planning area is provided by the Washington Suburban Sanitary Commission (WSSC) through trunk lines that run the length of the Magruder Branch Stream Valley Park to the Damascus Wastewater Treatment Plant located near Log House Road. The sewerage system serving the Damascus Master Plan area is completely independent of WSSC's other sewerage systems in the County. The severe topography in Damascus has historically worked against the ability to make sewer extensions beyond the Magruder Valley. Two wastewater pumping stations, Spring Garden and Damascus Center, deliver sewage flows from areas within the Little Bennett Creek and Upper Patuxent watersheds back into the Magruder Valley. Additional extensions of community sewer service into other watersheds, or expansion of service in these watersheds, will require significant capital improvements.

The Little Bennett Creek Watershed is a unique situation in the sewer service system. The Spring Garden pumping station was built to provide sewer service for development to a limited area in the Little Bennett Stream Valley east of Kings Valley Road. This pump station is small, and it is now near capacity. Installing infrastructure within the environmental buffers of this sensitive Use III stream can permanently damage critical resources and invite further development. For Little Bennett Creek, this Plan recommends that sewer extensions be limited to areas that can be served either by existing or new infrastructure that does not require forest disturbance or stream crossings.

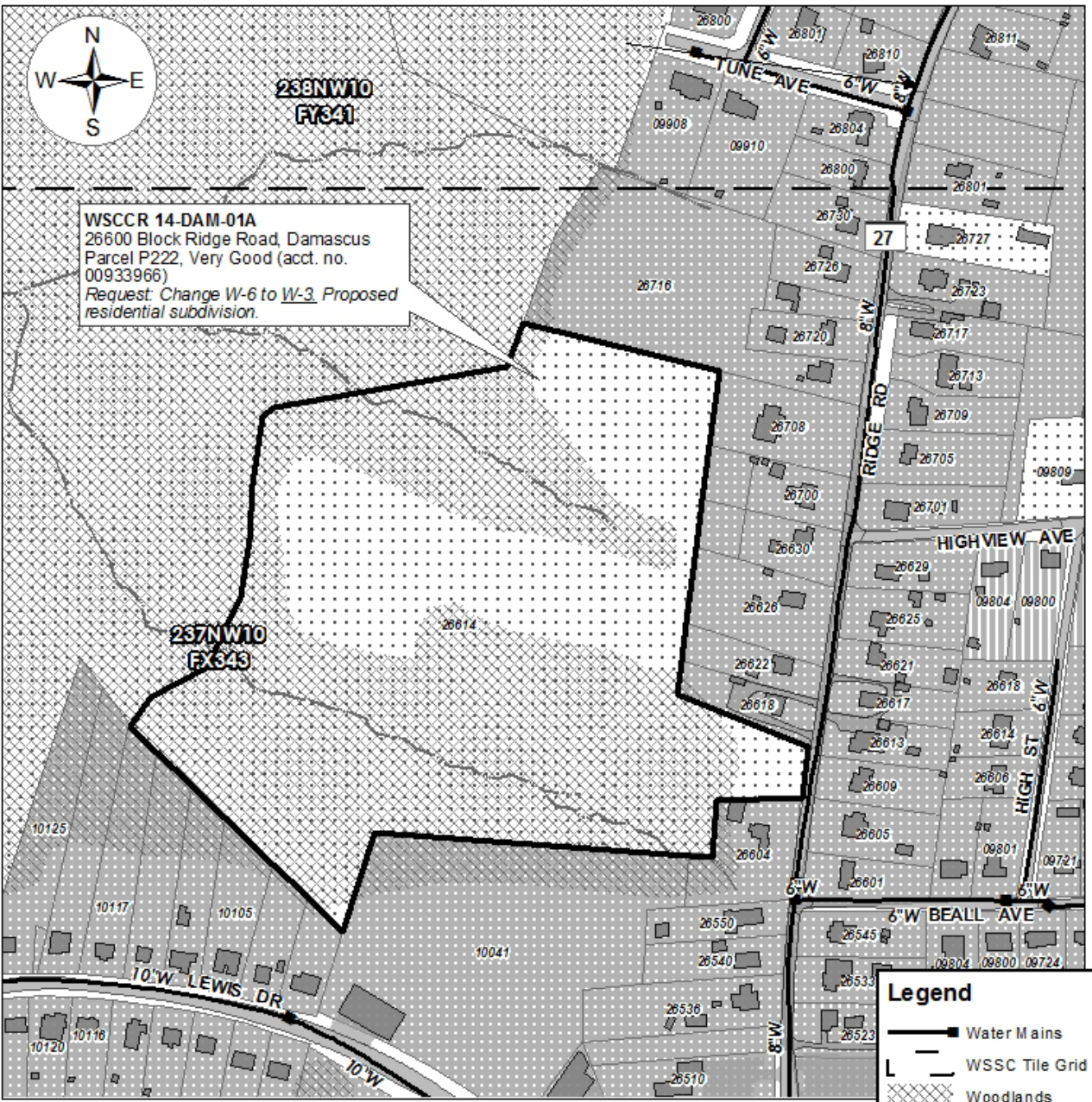
This Plan recommends:

- Maintain the existing sewer envelope with a few limited changes discussed in the Land Use Chapter.
- Provide community sewer service in the planning area in conformance with Water and Sewer Plan service policies. This excludes areas zoned for low-density development (RE-1, RE-2, and RC) that are not already approved for service from further extension of community service.
- Extend sewer service to designated areas of properties proposed for the RNC Zone and included in the sewer envelope, provided that these properties develop using the cluster method under the direction of the Master Plan guidelines.

If cluster development is used, sewer service is recommended for the Burdette, Warfield, Kingstead/Leishear, Smart/Miner/Rice/Conway, Casey/Lewis, and Stanley/Leishear-Day properties. Sewer for the Burdette and Kingstead/Leishear properties is recommended only for those areas that can be served by gravity sewer or grinder systems that minimize stream or stream buffer impacts. The proposed relocation of the pump station that would serve the Burdette property may modify or expand the areas that can be accessed, but must not be used as a rationale for zoning changes beyond those recommended in this Plan.

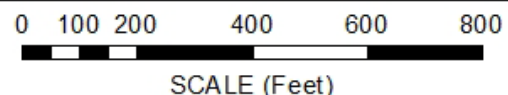
Sewer service for the Warfield and Casey/Lewis properties should utilize existing gravity sewer where available but may use grinder systems and small pressure systems where necessary, subject to WSSC feasibility analysis.

Water Service Area Categories Map: WSCCR 14-DAM-01A (Kings Valley Ltd. Part.)



DEP
 Water and Wastewater
 Policy Group

1/17/14



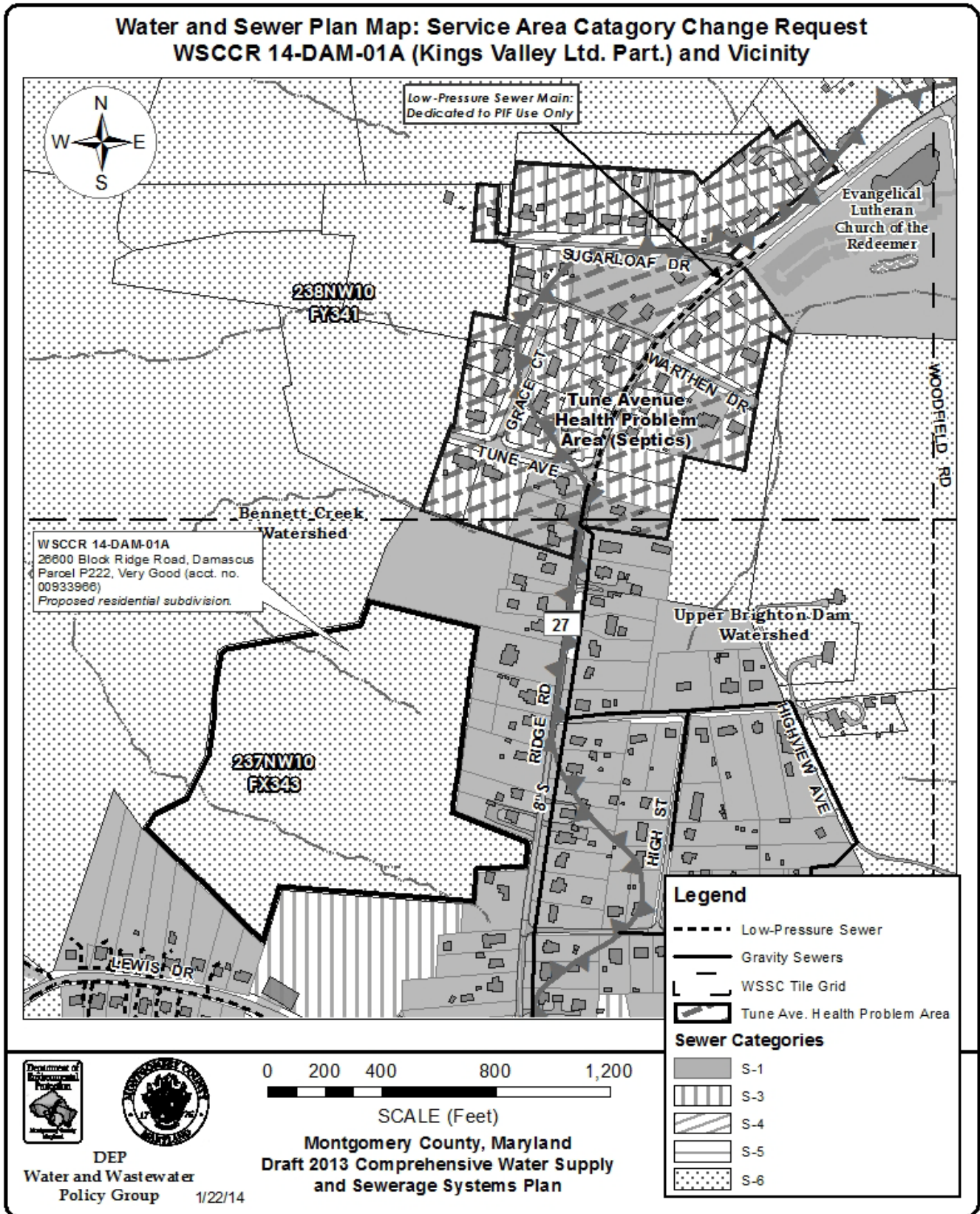
Montgomery County, Maryland
 Draft 2013 Comprehensive Water Supply
 and Sewerage Systems Plan

Legend

- Water Mains
- WSSC Tile Grid
- Woodlands

Water Categories

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



WSSCR 14-DNT-01A: Cindy and Ralph Coffman

<u>DEP Staff Recommendation:</u> Approve W-3 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"> • 12710 High Meadow Road and 14411 Jones Lane, North Potomac • Property Data – <i>See the table below</i> • Map tile: WSSC –219NW13; MD –ER43 • North side of Warfield Rd. southeast of Miracle Dr. • R-200 & RE-2 Zones; 8.17 acres total • Darnestown Planning Area Potomac Subregion Master Plan (2002) • Muddy Branch Watershed (MDE Use I) • <u>Existing use:</u> one single-family house • <u>Proposed use:</u> 8-lot single-family residential subdivision; plan no. 120140180 "Potomac Chase - 12710 High Meadow Road" 	<table border="1"> <tr> <td colspan="2"><u>Existing – Requested – Service Area Categories</u></td> </tr> <tr> <td>W-4</td> <td>W-1</td> </tr> <tr> <td>S-6</td> <td>S-1</td> </tr> <tr> <td colspan="2"><u>Applicant's Explanation</u></td> </tr> <tr> <td colspan="2"> <p>"The subject properties (Parcel 614 and Lot 116) are owned by Cindy and Ralph Coffman. Parcel [605] consists of a single family home, pool, driveway and associated appurtenances. The Subject property is currently served by well & septic. Lot 116 is currently a vacant lot with no improvements. The applicant is in the process of subdividing the two (2) subject properties in addition to an Outlot (Outlot "A") that is adjacent to Parcel 624. The proposed subdivision proposes eight (8) single family homes as shown on the attached "Property/Site Map" & "Preliminary Plan".</p> <p>"Proposed lots located on High Meadow Road (Lots A, B & H) have access to existing water & sewer mains (10"-W & 8"-S). Lots located on Jones Lane (Lots C, D, E, F & G) will require the extension of water</p> </td> </tr> </table>	<u>Existing – Requested – Service Area Categories</u>		W-4	W-1	S-6	S-1	<u>Applicant's Explanation</u>		<p>"The subject properties (Parcel 614 and Lot 116) are owned by Cindy and Ralph Coffman. Parcel [605] consists of a single family home, pool, driveway and associated appurtenances. The Subject property is currently served by well & septic. Lot 116 is currently a vacant lot with no improvements. The applicant is in the process of subdividing the two (2) subject properties in addition to an Outlot (Outlot "A") that is adjacent to Parcel 624. The proposed subdivision proposes eight (8) single family homes as shown on the attached "Property/Site Map" & "Preliminary Plan".</p> <p>"Proposed lots located on High Meadow Road (Lots A, B & H) have access to existing water & sewer mains (10"-W & 8"-S). Lots located on Jones Lane (Lots C, D, E, F & G) will require the extension of water</p>	
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<u>Applicant's Explanation</u>											
<p>"The subject properties (Parcel 614 and Lot 116) are owned by Cindy and Ralph Coffman. Parcel [605] consists of a single family home, pool, driveway and associated appurtenances. The Subject property is currently served by well & septic. Lot 116 is currently a vacant lot with no improvements. The applicant is in the process of subdividing the two (2) subject properties in addition to an Outlot (Outlot "A") that is adjacent to Parcel 624. The proposed subdivision proposes eight (8) single family homes as shown on the attached "Property/Site Map" & "Preliminary Plan".</p> <p>"Proposed lots located on High Meadow Road (Lots A, B & H) have access to existing water & sewer mains (10"-W & 8"-S). Lots located on Jones Lane (Lots C, D, E, F & G) will require the extension of water</p>											
<p>& sewer mains located south of the site in High Meadow Road and Jones Lane. The proposed sewer extension will extend 580 feet +/- north in Jones Lane starting near the intersection High Meadow Road and Turkey Foot Road. A proposed water extension will extend 705 feet +/- along the front of the subject properties in Jones Lane. The 16" water extension is proposed to connect the existing 16" water lines located north and south of the subject property in Jones Lane. The proposed connection is previously a [WSSC] Capital Improvement Program (CIP) project: W-134.05: Jones Lane, Gaithersburg Area.</p> <p>"Properties located north, east & south of the subject property are connected to public water & sewer. Properties located west of the site on Jones Lane are connected to private well and septic. The Potomac Region Master Plan shows the subject property within the Council approved sewer envelope."</p>											

<u>Property Information:</u>			
<u>Address</u>	<u>Property I.D. (Acct. No.)</u>	<u>Zoning</u>	<u>Acreage</u>
• 12710 High Meadow Rd.....	Parcel P614, Triple Trouble, etc (00403130)	R-200 & RE-2.....	6.71 ac.
• 14411 Jones La.....	Lot 116, Block D, Potomac Chase (02876013)	R-200	1.46 ac.

DEP Staff Report

The applicants requested approval of categories W-1 and S-1 to allow public water and sewer service to support the planned development of this parcel into 8 residential lots. The provision of public water service is consistent with Water and Sewer Plan policies for water service to areas zoned for large-lot development and with master plan service recommendations. Properties approved for and/or receiving public water service surround the project site. Properties approved for and receiving public sewer service surround the project site on three sides. The site is included within the planned public sewer envelope included in the 2002 Potomac Subregion Master Plan, including that part of the site zoned RE-2. Public service is consistent with Water and Sewer Plan service policies and master plan service recommendations.

Existing water and sewer main about part of this site along High Meadow Rd. WSSC has acknowledged the feasibility of the applicant's proposed water and sewer main extensions needed along Jones La. to provide public service for the remainder of the project site. (See the applicant's plan on pg. 21.) M-NCPPC staff have confirmed the consistency of this request with the 2002 Potomac Subregion Master Plan.

Agency Review Comments

DPS: No comments provided.

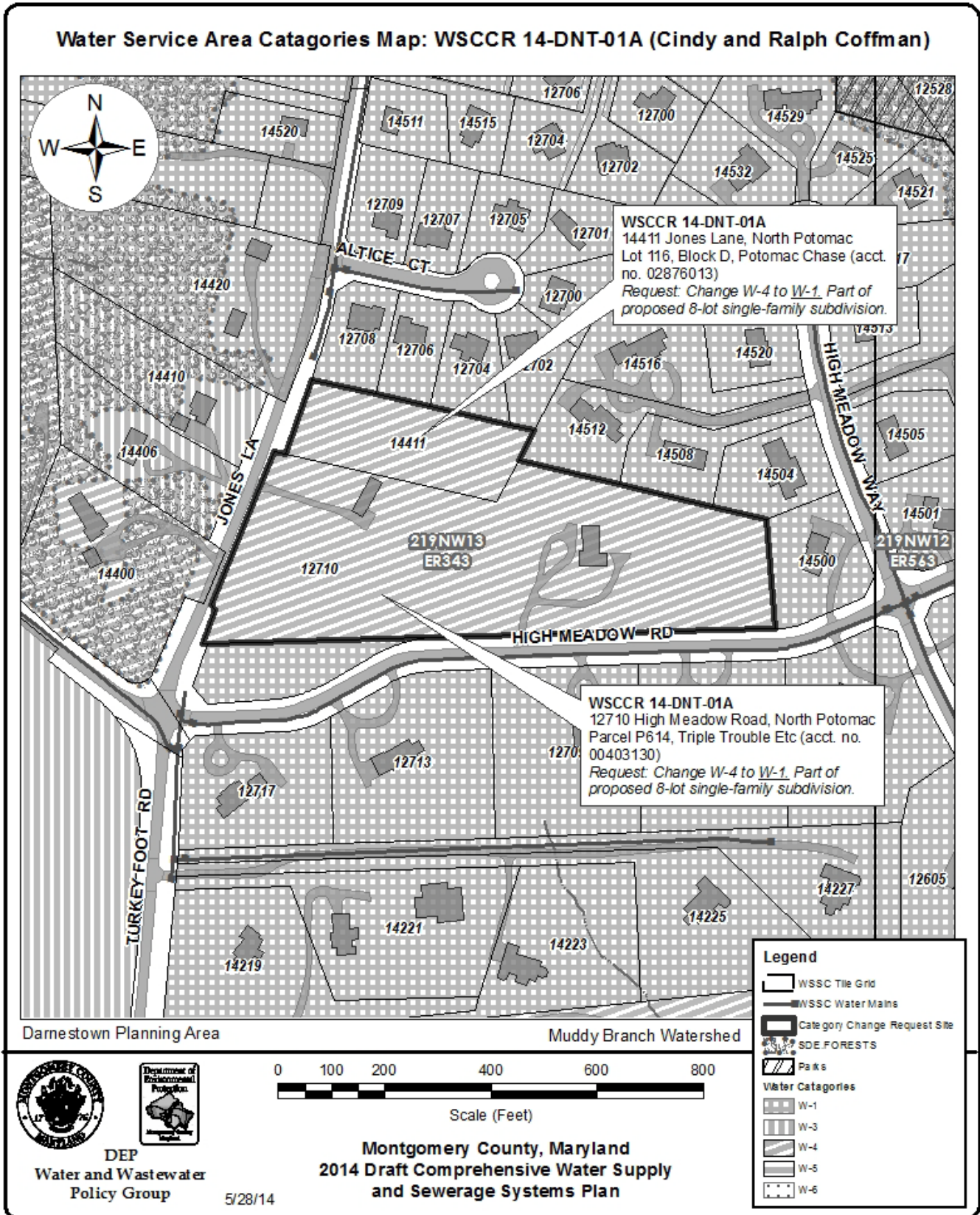
M-NCPPC – Planning Dept.: This property is within the approved sewer envelope of the Potomac Subregion master plan and water and sewer lines run within the road, along the southern edge of the property.

Recommendation: Approve W-1 and S-1

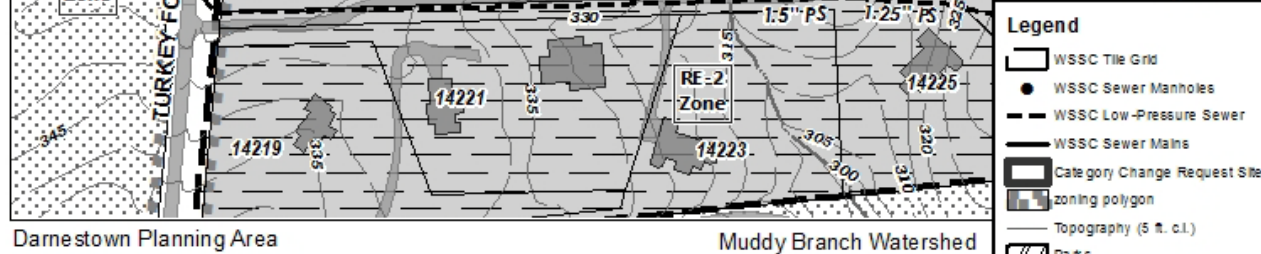
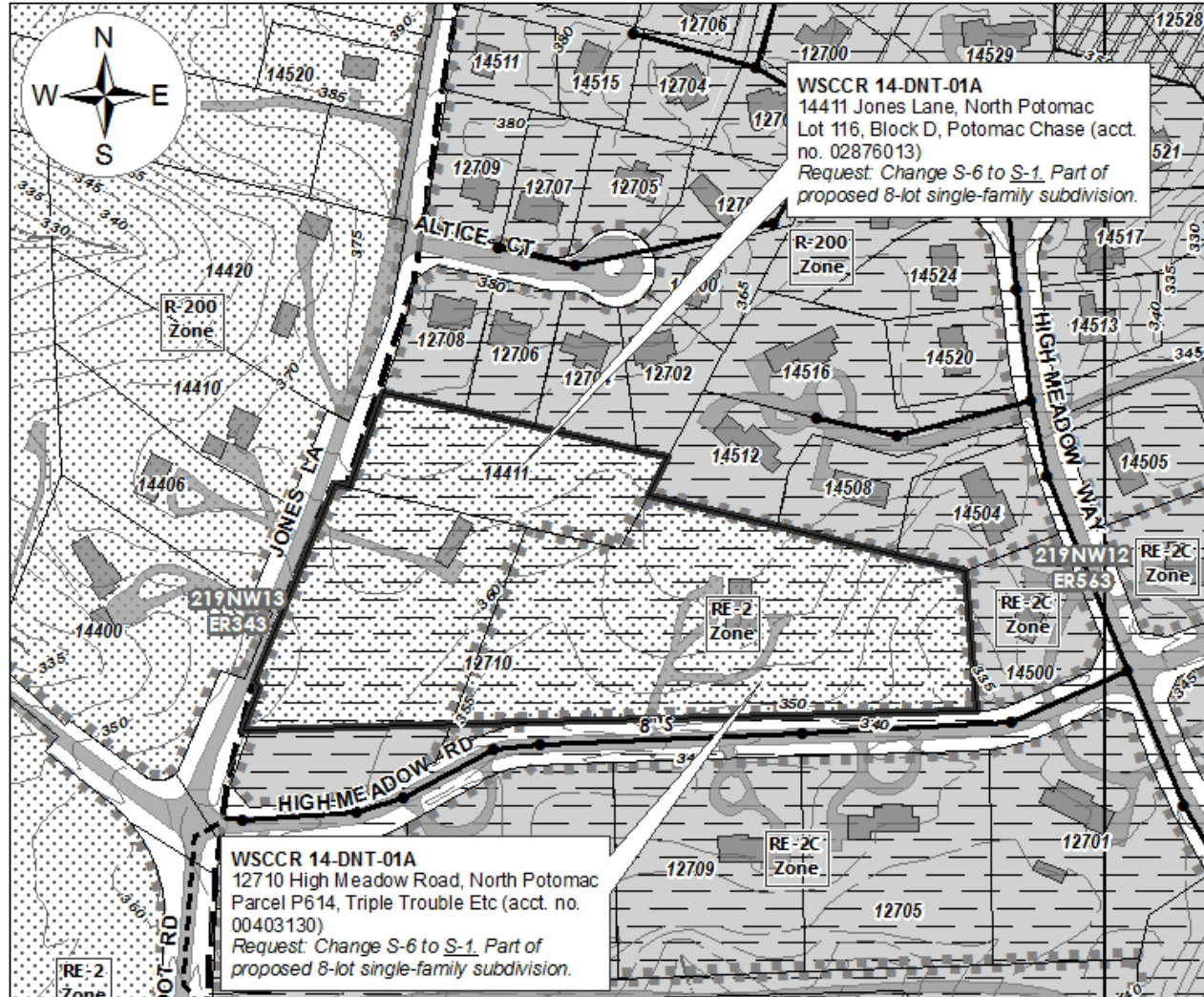
M-NCPPC – Parks Planning: No apparent park impact.

WSSC - Water: Water pressure zone: 560F. A 10-inch water line in High Meadow Road abuts the property, lots A, B & H (contract no. 88-7708A). Also, a 780-foot non-CIP-sized water extension is required to serve the property, Lots C, D, E, F & G. This extension would connect to the existing 16-inch ductile iron (DI) and 10-inch mains on Jones Lane (contract nos. 96-1628A and 88-7708A, respectively) and would abut approximately 5 properties in addition to the applicant's. Rights-of-way may be required. Construction of this extension may involve the removal of trees. Local service is adequate. Program-size water main extensions (16 inches in diameter or greater) are not required to serve the property.

WSSC - Sewer: Basin: Muddy Branch. A 10-inch sewer line in High Meadow Road abuts the property, lots A, B & H (contract no. 88-7708A). Also, a 580-foot-long sewer extension is required to serve the property. This extension would connect to the existing 8-inch gravity sewer on High Meadow Road (contract no. 88-7708A) and would abut approximately 3 properties in addition to the applicant's. Rights-of-way may be required. Construction of this extension may involve the removal of trees. Average wastewater flow from the proposed development: 2,420 GPD. Program-sized sewer main are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.



Sewer Service Area Categories Map: WSCCR 14-DNT-01A (Cindy and Ralph Coffman)



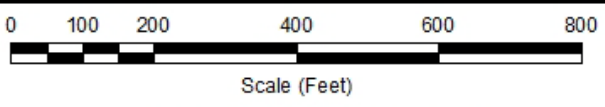
Darnestown Planning Area

Muddy Branch Watershed



DEP
 Water and Wastewater
 Policy Group

5/28/14



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

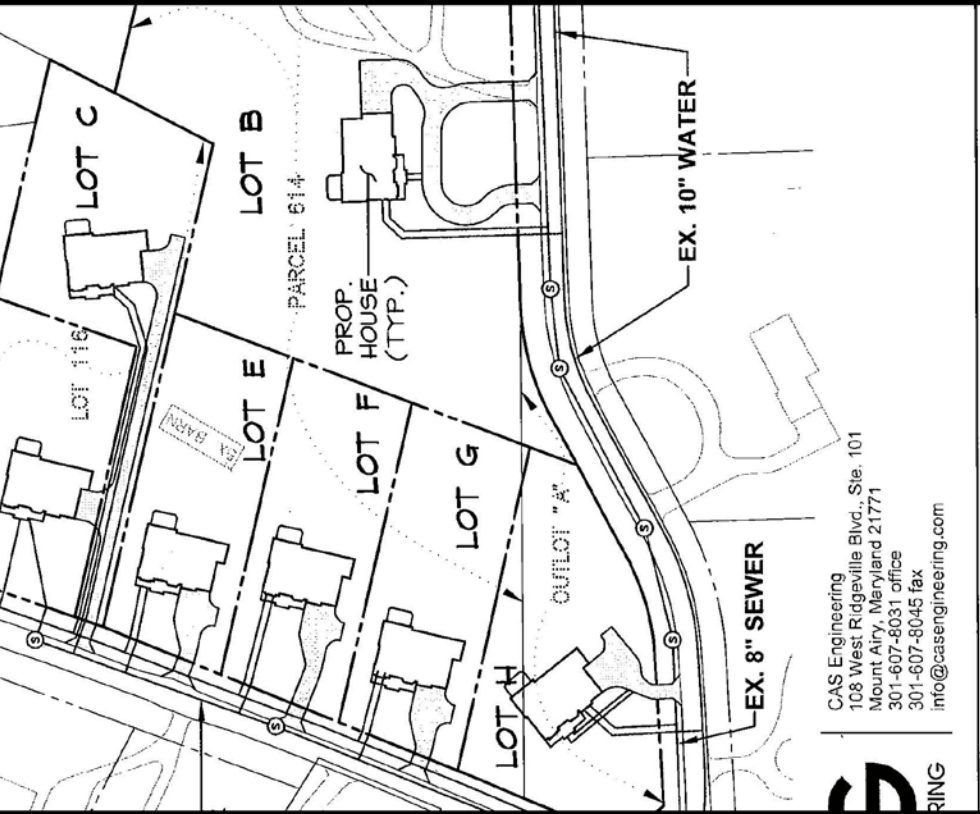
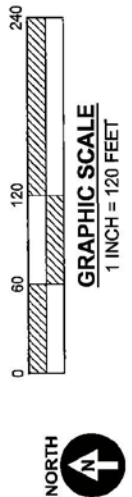
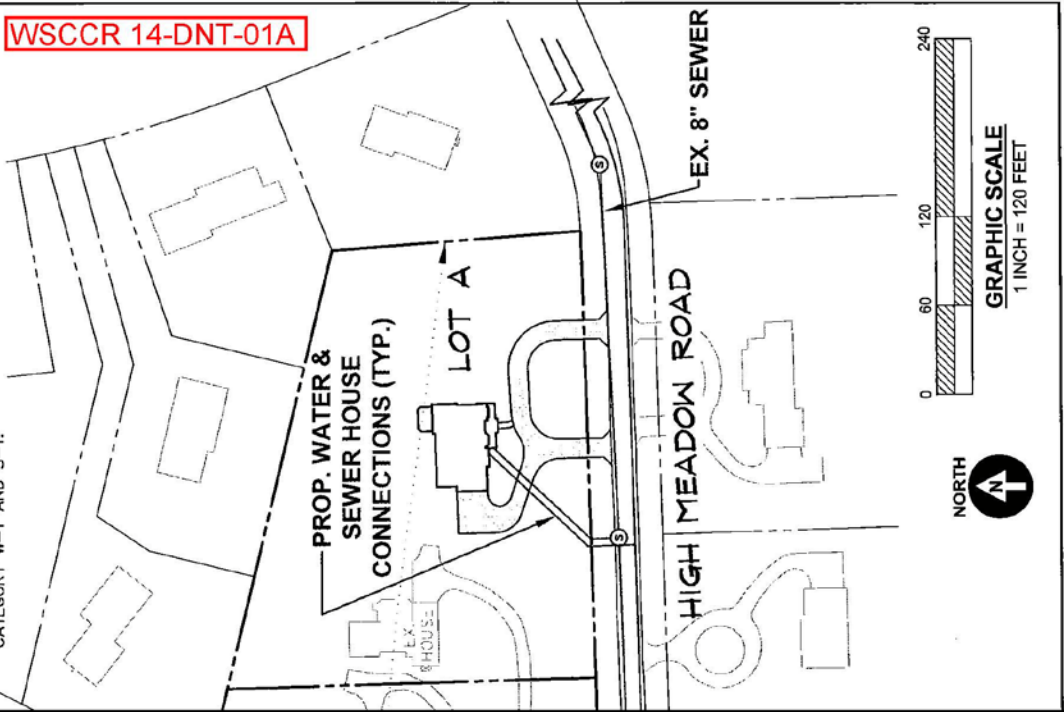
DEP will post a corrected image for this page as soon as possible.

**1 JONES LANE
 878
 LARGE PROPERTY/SITE MAP**

NOTES:

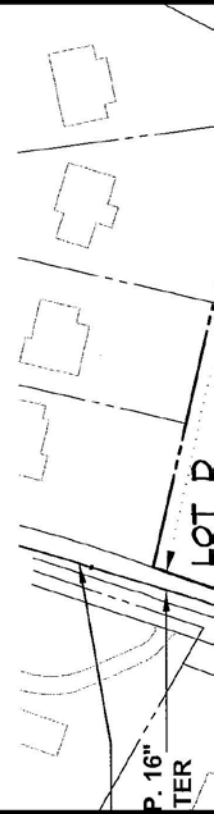
- 1) LOT CONFIGURATIONS, BUILDING FOOTPRINTS, EXISTING AND PROPOSED UTILITIES ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY.
- 2) PARCEL 614 AND LOT 116 ARE CURRENTLY IN WATER AND SEWER CATEGORY W-4 AND S-6. OUTLOT A IS CURRENTLY IN WATER AND SEWER CATEGORY W-1 AND S-1.

WSSCR 14-DNT-01A



CAS Engineering
 108 West Ridgeville Blvd., Ste. 101
 Mount Airy, Maryland 21771
 301-607-8031 office
 301-607-8045 fax
 info@casengineering.com

**12710 HIGH MEADOW ROAD & 1441-
 GAITHERSBURG, MD 20878
 CONCEPTUAL WATER & SEWER CATEGORY CHANGING**



P. 16"
 WATER

REVIEWED BY: DCL

P:\2013\13239-1312

WSSCR 14-GWC-01A: Jaime and Jessica Ramos

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"> • 24005 Woodfield Rd., Gaithersburg • Lot 2 (N148), Herbert Mumford Subdivision (acct. no. 00933283) • Map tile: WSSC – 2233NW09; MD – FW52 • Northeast side of Woodfield Rd. (MD 124) between Woodfield School Rd. and Rolling fork Dr. • RE-2C Zone; 22,272 sq. ft. (0.51 ac.) • Goshen - Woodfield - Cedar Grove Planning Area Damascus Master Plan (2006) • Upper Great Seneca Creek Watershed (MDE Use I) • <u>Existing use</u>: single-family house <u>Proposed use</u>: sewer service for the existing house due to septic system failure 	<table border="0"> <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-1</td> </tr> <tr> <td colspan="2"><u>Applicant's Explanation</u></td> </tr> <tr> <td colspan="2">"The reason we are requesting this change is because our current septic system is not longer functional and has been found by the County to be a health problem."</td> </tr> </table>	<u>Existing – Requested – Service Area Categories</u>		W-1	W-1 (No Change)	S-6	S-1	<u>Applicant's Explanation</u>		"The reason we are requesting this change is because our current septic system is not longer functional and has been found by the County to be a health problem."	
<u>Existing – Requested – Service Area Categories</u>											
W-1	W-1 (No Change)										
S-6	S-1										
<u>Applicant's Explanation</u>											
"The reason we are requesting this change is because our current septic system is not longer functional and has been found by the County to be a health problem."											

DEP Staff Report

The applicants requested approval of category S-1 to provide public sewer service to an existing house to relieve a failure of the septic system. The provision of public sewer for this RE-2C zoned, 0.51-acre lot is consistent with Water and Sewer Plan policies and master plan service recommendations.

WSSC has confirmed that service can be provided from the existing 8" sewer main fronting the lot along Woodfield Rd. DPS confirmed failure of the septic system on Aug. 2, 2013. M-NCPPC has verified that the property is within the planned sewer service envelope from the 2002 Damascus Master Plan.

DPS notified DEP about a public health problem at this location on Aug. 2, 2013. DEP subsequently directed WSSC to expedite sewer service for the property on Aug. 8, 2013. WSSC permit records show a release date for a sewer connection on Oct. 17, 2013. Although sewer service was initially approved under the "public health problems" policy, administrative approval of this request will likely be considered under the "consistent with existing plans" policy.

Agency Review Comments

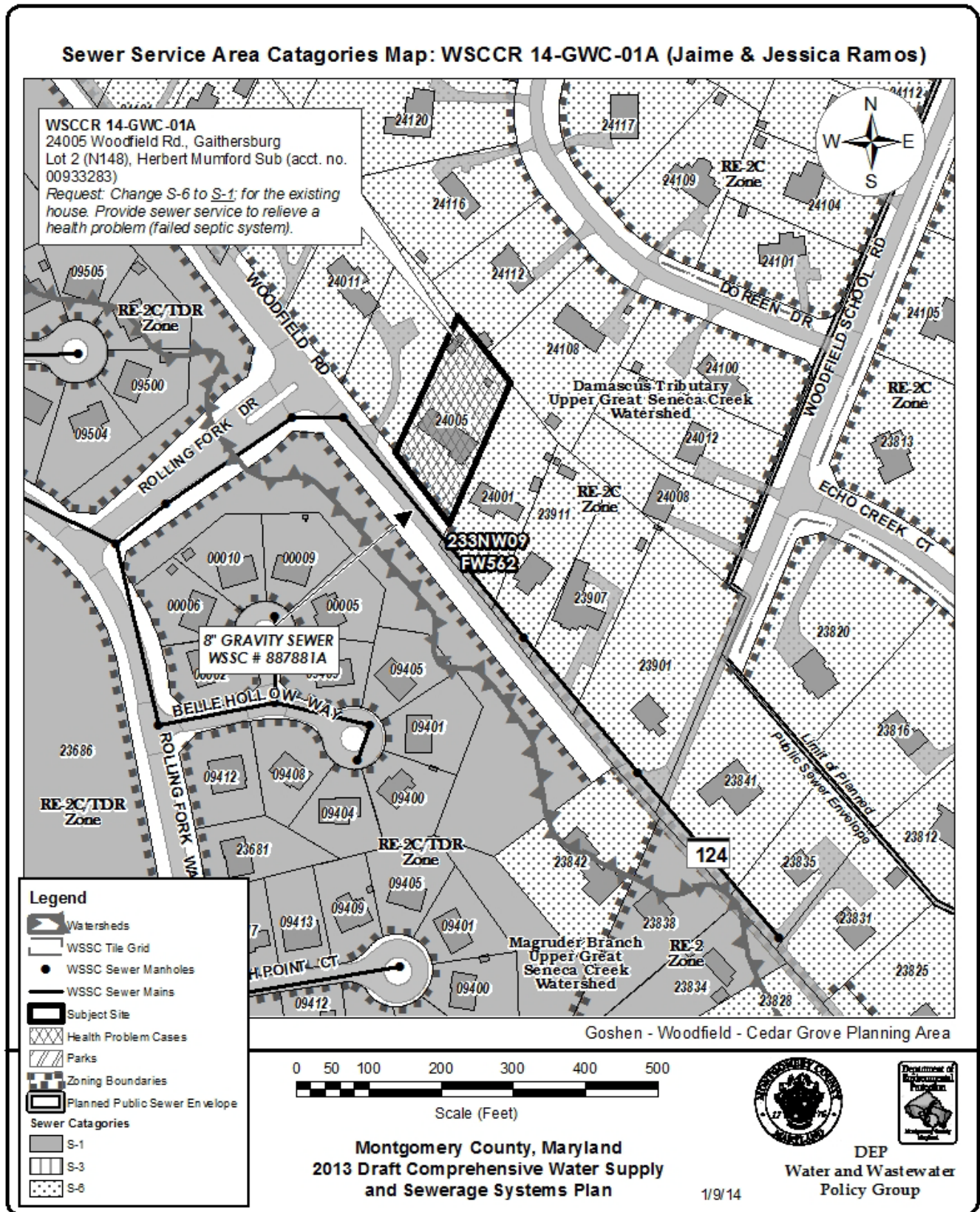
DPS: Public sewer is needed.

M-NCPPC – Planning Dept.: This property is located within the 2002 Damascus Master Plan sewer envelope and is therefore eligible for sewer service. Recommendation: Approve S-1.

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

WSSC - Water: (not requested)

WSSC - Sewer: Basin: Seneca Creek. An 8-inch sewer line in Woodfield Rd abuts the property (contract no. 887881A). Average wastewater flow from the proposed development: 303 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

August 8, 2013

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: 24005 Woodfield Road, Woodfield

Property I.D.: Lot 2 (N148), Herbert Mumford Sub; tax acct. # 00933283 (SDAT tax map: FW52)
Owner: Jaime Ramos-Sosa & Jessica Ramos Service Areas: W-1 & S-6
WSSC grid: 233NW09 Zoning/Size: RE-2 Zone; 22,272 Sq. Ft. (0.51 ac.)
Planning Area: Goshen – Woodfield – Cedar Grove Watershed: Upper Great Seneca Creek

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 to:

- The relatively small size of the lot (0.51 acre).
- The availability of public sewer service (8" main #887881A), which abuts the lot along Woodfield Rd.

Although this property is designated as category S-6 in the County's Water and Sewer Plan, DPS acknowledgement 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 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. For a service

Mike Harmer and Luis Tapia
August 8, 2013

Page 2

connection to an existing main, 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.

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

cc: Lisa Sine, Permit Services Unit, WSSC
Kathy Maholtz, Development Services Group
David Lake, Manager, Water and Wastewater Policy Group, DEP
Gene Von Gunten and Marcie Schubert, Well and Septic Section, DPS
Mary Dolan, Functional Planning Division, M-NCPPC
Jaime Ramos-Sosa & Jessica Ramos

ADS:ads/

R:\Programs\Water_and_Sewer\Projects\well-septic\HEALTHAZEXPDOCS=alpha-street\W\woodfield-rd-24005=ramos=shh\woodfield-rd-24005=s=2013-0808.docx



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

MEMORANDUM

August 2, 2013

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

From: Marcie Schubert
Well and Septic Section
Montgomery County Permitting Services
255 Rockville Pike
Rockville, MD 20850

Subject: Request for Sewer Connection
24005 Woodfield Road
Tax Map FW 52
WSSC Grid 223 NW 9 NW

Jessica Ramos, one of the owners of the property at the location noted above, has requested our assistance in obtaining an expedited sewer house connection to replace a failed septic system. A septic system failure has been confirmed. The sewer service category is S-6 and a category will be necessary. A mainline sewer traverses the front of the property. If I can be of further assistance please contact me at 240-777-6322.

255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850 • 240-777-6300 • 240-777-6256 TTY
www.montgomerycountymd.gov

montgomerycountymd.gov/311  240-773-3556 TTY

WSSCR 14-OLN-02A: Robert and Martha English

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"> • 3207 Emory Church Road, Olney • Parcel N183, Par 3 Batchellors for Powells Addn (acct. no. 00706397) • Map tile: WSSC – 222NW03; MD – HS53 • South side of Emory Church Rd., east of Olney Manor Park • RE-2 Zone; 2.93 acres • Olney Planning Area Olney Master Plan (2005) • Northwest Branch Watershed (MDE Use IV) • <u>Existing use</u>: one single-family house (built: 1946) • <u>Proposed use</u>: no change; public water service for the existing house 	<table border="0" style="width: 100%;"> <tr> <td colspan="2"><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> <u>Applicant's Explanation</u> "We have a 46-foot deep well, which has gone almost dry in periods of drought, over the past 46 years during which we have resided here. Now that Toll Brothers is bringing public water down Emory Church Rd. for its Batchellors Forest Rd. housing development, Trotters Glen Subdivision, we, respectfully, request that we be permitted to connect a 1 1/2" water lone to our house. We understand that the 1 1/2" line would be stubbed at our property line; then, a registered plumber would complete the hook-up to our home, at our cost, whenever we choose to do so."	<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)						

DEP Staff Report

The applicants requested approval of category W-1 to provide public water service to an existing house; construction of a water main for a nearby development project will front on this property. The provision of public water for this RE-2 zoned property is consistent with Water and Sewer Plan policies for water service to areas zoned for large-lot development and with master plan service recommendations.

WSSC has noted that the provision of water service will depend on the water main that will be built along Emory Church Rd. M-NCPPC has acknowledged that water service is appropriate in this case.

DEP provided WSSC with an advance water service connection memo for this property on July 17, 2014, consistent with the "abutting mains" policy. Although water service was initially approved under the "abutting mains" policy, administrative approval of this request will be considered under the "consistent with existing plans" policy.

Agency Review Comments

DPS: No comments provided.

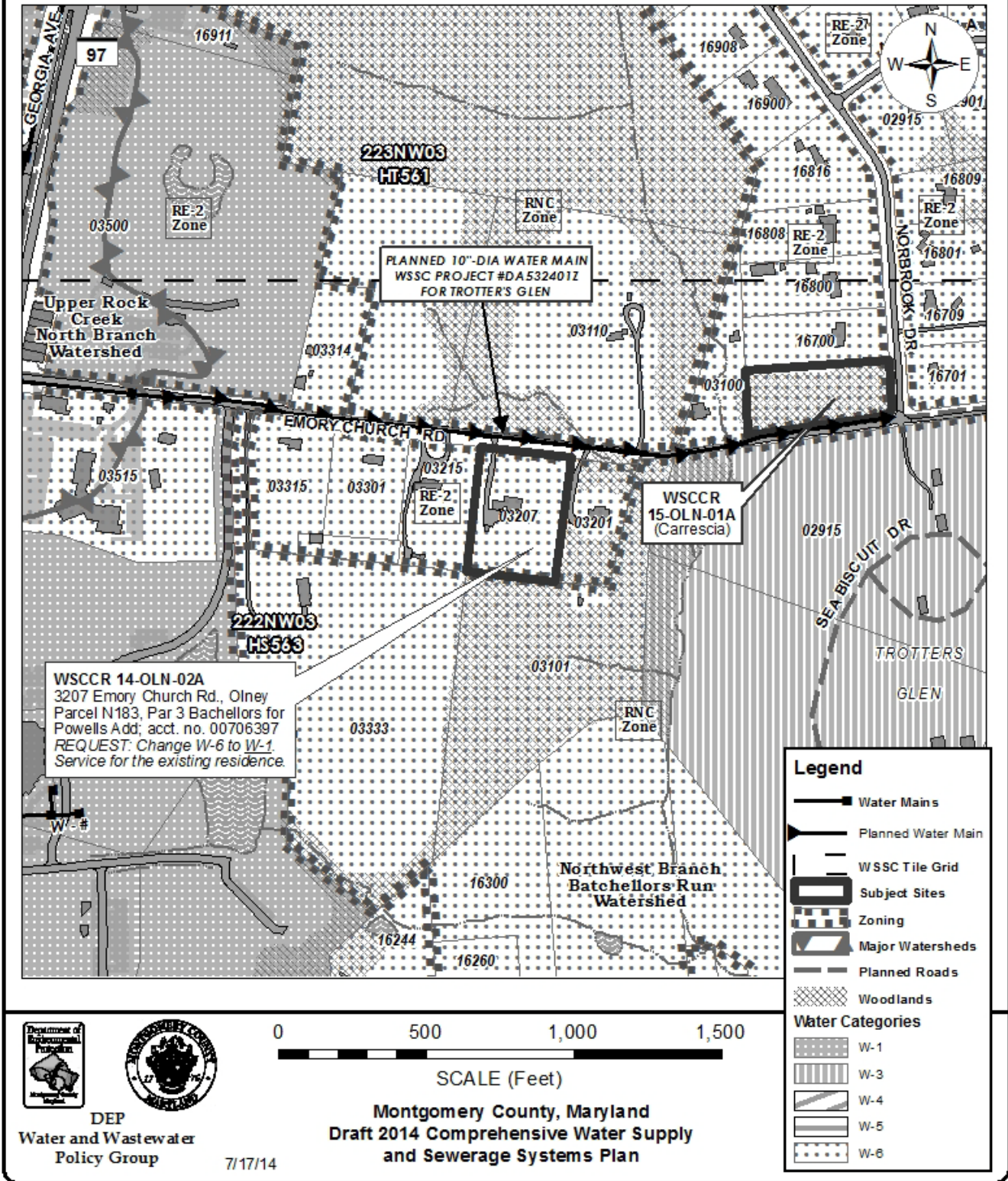
M-NCPPC – Planning Dept.: With the development of the Trotter's Glen subdivision, a water line will be extended along Emory Church Road. This property then is eligible for a single water hookup based on the abutting mains policy. Recommendation: Approve W-3

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

WSSC - Water: Water pressure zone: 660A. This connection will be depending on the completion of 10 -inch water main in Emory Church Road under job # DA5324A12. 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)

Water Service Area Categories Map: WSSCR 14-OLN-02A (Robert and Martha English)



DEP
 Water and Wastewater
 Policy Group

7/17/14

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

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

Legend

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

Water Categories

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



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

Page 2

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

Map attachment (see page 3)

ADS:ads\R\Programs\Water_and_Sewer\WSSC\connections\connect-docs=alpha-street\E\emory-church-rd-3207+\emory-church-rd-3207+--
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 14-POT-01A: Kirby and Barbara Johnson

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"> • 10908 Rock Run Dr., Potomac • Lot 7, Block 1, Fawcett Farms (acct. no. 00867280); est. by plat: 1945 • Map tile: WSSC – 210NW11; MD – FN23 • Southwest side of Rock Run Dr., between Chandler Rd. and Brent Rd. • R-200 Zone; 43,476 sq. ft. (1.00 ac.) • Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002) • Rock Run Watershed (MDE Use I) • <u>Existing use</u>: single-family house; built: 1953 • <u>Proposed use</u>: no change; service is requested for the existing house 	<table border="0"> <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 have an existing functional well at this time and do not expect to connect to city water at this time. We also have a functional septic tank, currently, but would like to request extension of the public sewer line that would provide our ability to connect to sewer service. Our neighbor at 10909 will also be requesting this extension/service."</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 have an existing functional well at this time and do not expect to connect to city water at this time. We also have a functional septic tank, currently, but would like to request extension of the public sewer line that would provide our ability to connect to sewer service. Our neighbor at 10909 will also be requesting this extension/service."	
<u>Existing – Requested – Service Area Categories</u>											
W-1	W-1 (No Change)										
S-6	S-3										
<u>Applicant's Explanation</u>											
"We have an existing functional well at this time and do not expect to connect to city water at this time. We also have a functional septic tank, currently, but would like to request extension of the public sewer line that would provide our ability to connect to sewer service. Our neighbor at 10909 will also be requesting this extension/service."											

DEP Staff Report

The applicants requested approval of category S-3 to provide public sewer service to an existing house. Recent sewer main construction nearby along Rock Run Dr. has brought existing service closer to this property. Properties approved for and/or receiving public sewer service abut the subject site on two sides. Public sewer service has been extended incrementally along this street since the late 1970s. The provision of public sewer for this R-200 zoned property is consistent with Water and Sewer Plan service policies and with master plan service recommendations.

WSSC has advised that providing sewer service for this lot will require a 12-foot main extension along Rock Run Dr. Other properties that would abut this extension are also zoned R-200 and are within the planned sewer envelope in the local area master plan. M-NCPPC staff have acknowledged the consistency of sewer service with the 2002 Potomac Subregion Master Plan.

Agency Review Comments

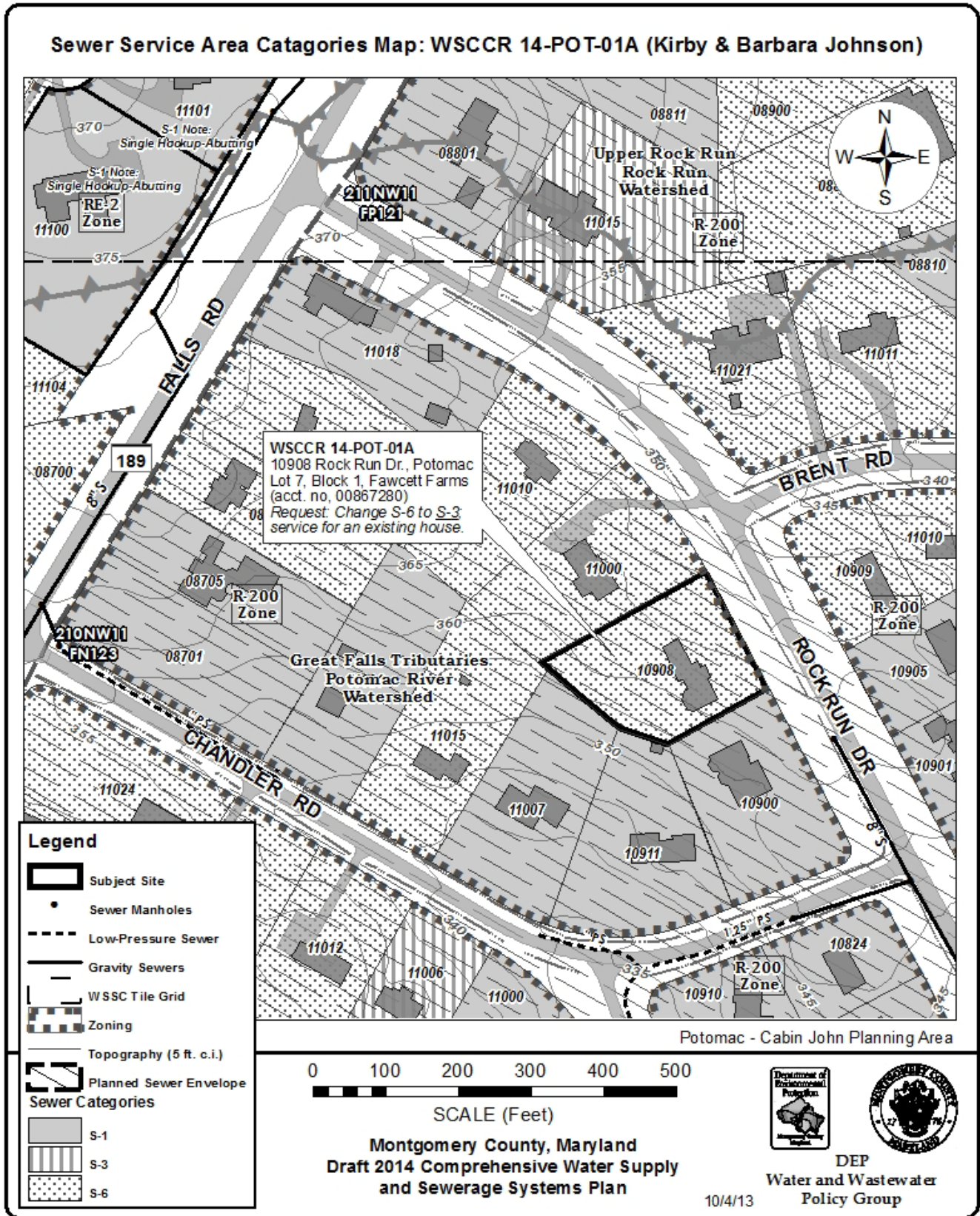
DPS: DPS Well and Septic files include only the original septic system permit record – system installed in 1952. We have no documentation of reported issues with the system.

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

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

WSSC - Water: (not requested)

WSSC - Sewer: Basin: Dulles Interceptor. A 120-foot long non-CIP-sized sewer extension is required to serve the property. This extension would connect to the existing 8-inch sewer in Rock run Drive (contract no. 125455Z) and would abut approximately 3 properties in addition to the applicant's. Average wastewater flow from the proposed development: 302 GPD. Program-sized mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.



WSSCR 14-POT-02A: Clifford and Mary Gross

<p>DEP Staff Recommendation: Approve S-3 for a property at the periphery of the sewer envelope. 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"> • 10806 Alloway Dr., Potomac • Pt. Lot 38, Block H, Great Falls Estates (acct. no. 00878660) • Map tile: WSSC – 211NW11; MD – FP21 • West side of Alloway Dr., north of Belmart Rd. • RE-2 Zone; 2.14 ac. • Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002) • Rock Run Watershed (MDE Use I) and Potomac River – Great Falls Tributaries Watershed (MDE Use I) • <u>Existing use</u>: single-family house; built: 1961 <u>Proposed use</u>: enlarge the existing house 	<p>Applicant's Request: Service Area Categories & Justification</p> <p><u>Existing – Requested – Service Area Categories</u></p> <table style="width: 100%; border-collapse: collapse;"> <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-3</td> </tr> </table> <p><u>Applicant's Explanation</u></p> <p>"The subject property is currently served by private well and individual septic system. The septic system experienced a failure in 2012 and was replaced. The system had previously been designed for four bedrooms and the replacement was for four bedrooms. In the future the owner would like to have an addition to this dwelling which would add two or more bedrooms. The owner would like to apply for the Sewer Category Change from S-6 to S-3 to allow public sewer service. He feels that public sewer would allow for a more reliable service and not be subject to another failure as recently experienced. The public service would as well allow for the additional capacity for sewage disposal.</p> <p>"The owner would like to have service considered by either extensions</p>	W-3	W-3 (No Change)	S-6	S-3
W-3	W-3 (No Change)				
S-6	S-3				
<p>within Alloway Drive from Belmart Road or if more economical direct connections to the existing water and sewer mains in Belmart Road. Landmark engineering has looked at the feasibility of connecting to the public sewer in Belmart Road and believes that non-abutting connections can be readily constructed through an easement located on part of the property owners by 10800 Alloway Drive. The owner has spoken to this lot owner and believes they can obtain this easement. A sketch of these proposed connections is attached to this application. [See applicant's connection map at pg. 36.]</p>					

DEP Staff Report

The applicants requested approval of category S-3 to provide public sewer service to an existing house. This property is located at the edge of the planned sewer service envelope established in the 2002 Potomac Subregion Master Plan. Properties within the planned envelope are adjacent to this lot on two sides and confront the lot across Alloway Dr. (see the map on pg. 35). Although zoned RE-2, this property can be considered for approval of category S-3 under the specific sewer service policies in the master plan. The provision of public sewer for this RE-2 zoned property is consistent with Water and Sewer Plan policies and with master plan service recommendations for large-lot zoned properties at the periphery of the master plan sewer envelope.

WSSC has acknowledged that sewer service is feasible by either of two options (see the map on pg. 35):

- A 400-foot gravity sewer extension from Belmart Rd. along Alloway Dr. This option would run within a public right-of-way and help to promote the extension of public sewer to properties approved for service further north along Alloway Dr.
- A non-abutting sewer connection to the sewer main along Belmart Rd. This option would require an easement for the off-site sewer hookup across an intervening property, but would not affect streams or stream buffers.

M-NCPPC has acknowledged that the use of the "peripheral sewer service" policy in this case is consistent with the 2002 master plan's service recommendations.

Agency Review Comments

DPS: Per DPS records, a new septic system was installed in March 2013. Water table and percolation testing were conducted to establish a 'modern' sewage disposal area.

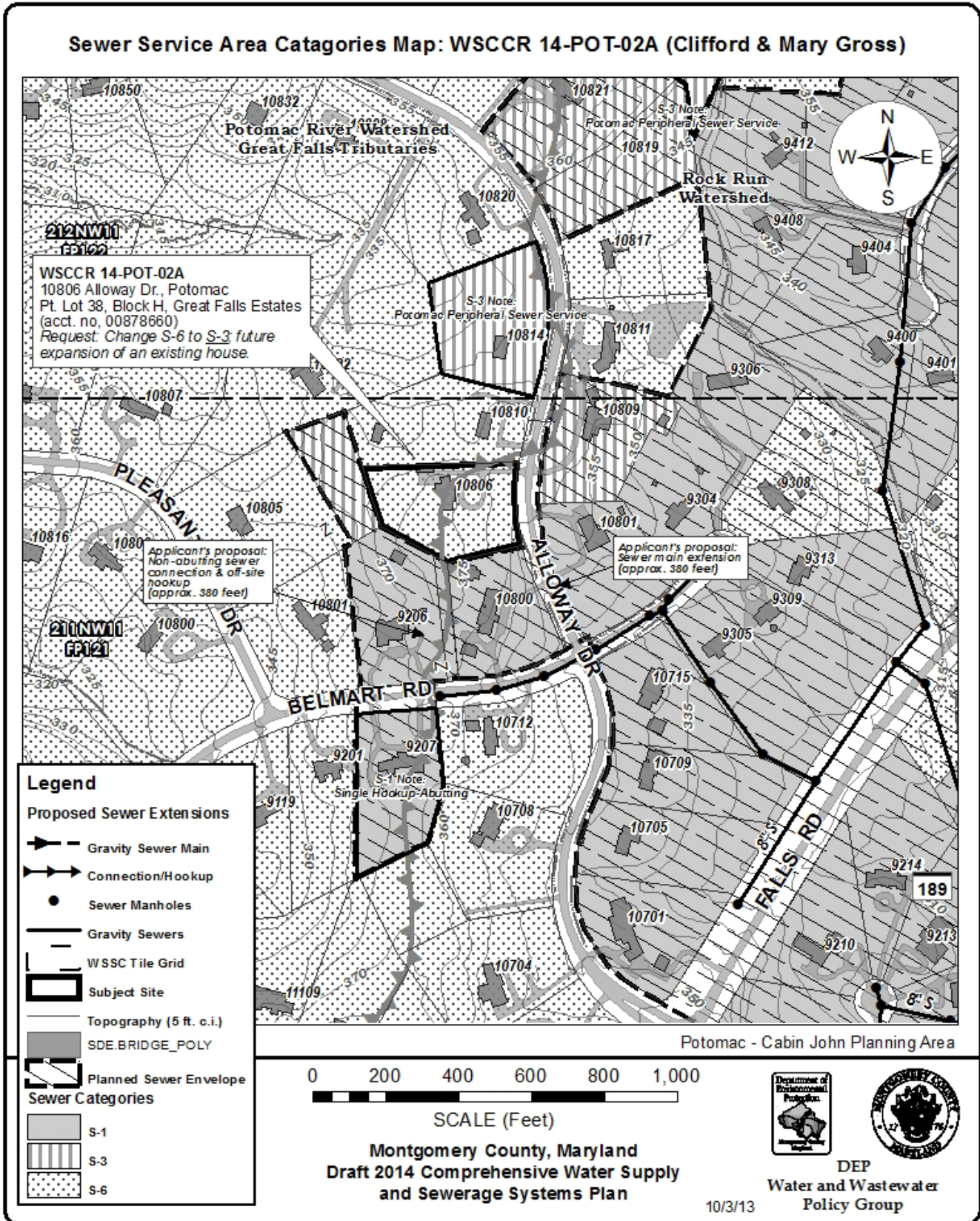
M-NCPPC – Planning Dept.: This property is adjacent to the 2002 Potomac Master Plan sewer service envelope. The Potomac peripheral sewer service policy discussed on Page 23 of the Master Plan, "allows for the limited provision of community sewer service for areas zoned RE-1 and RE-2 within and at the periphery of the proposed sewer service envelope." The policy focuses limited sewer service and expansion to properties

that already abut existing or proposed mains and on properties which can be served by sewer extensions within public rights-of-way. Sewer main extensions that disrupt streams and their undisturbed buffer areas are to be avoided. This property can connect by gravity to the existing sewer infrastructure without disturbing sensitive areas. Recommendation: This request is consistent with Master Plan recommendations.

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

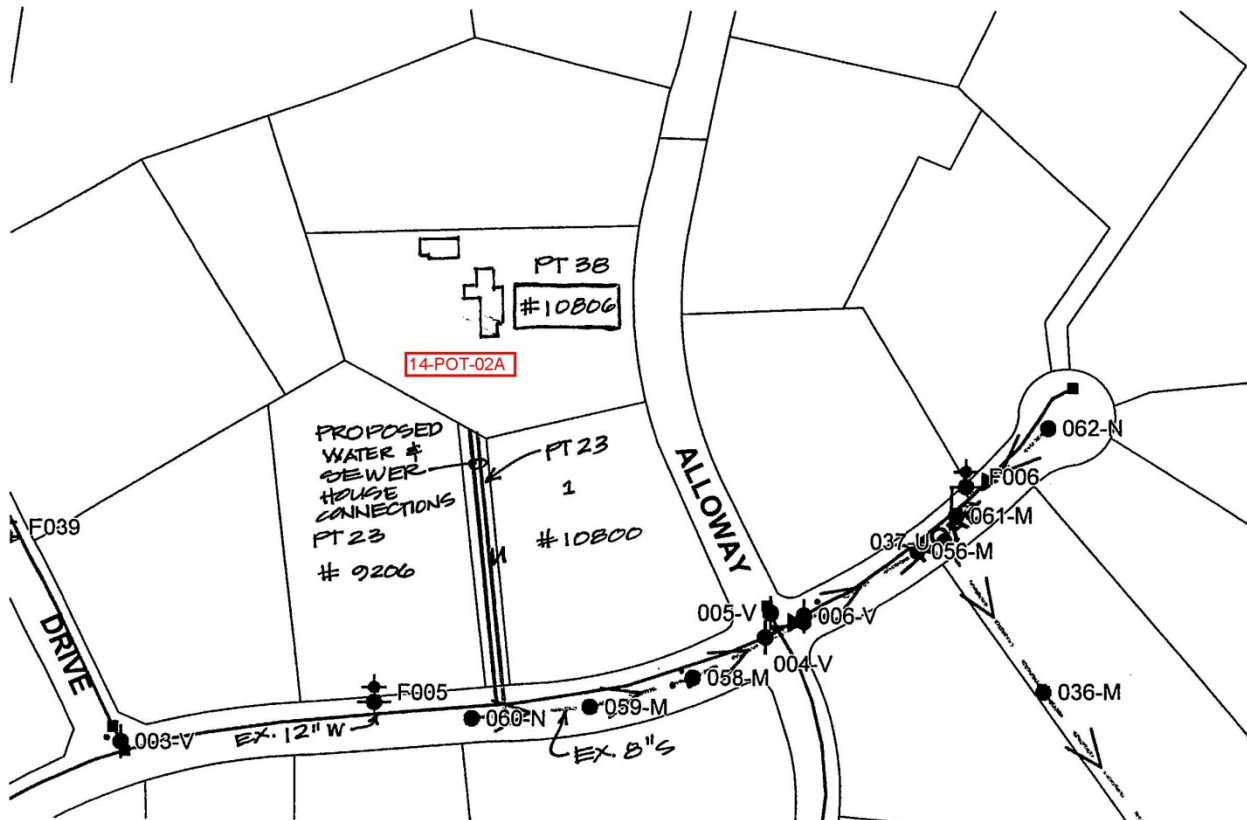
WSSC - Water: (not requested)

WSSC - Sewer: Basin: Rock Run. A 400-foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to the existing 8-inch sewer on Belmart Road (contract no. 91-9173A) and would abut approximately 2 properties in addition to the applicant's. Also, the applicant's proposed non-abutting sewer connection and off site hookup is feasible. Rights-of-way and application for a non-abutting connection would be required. Average wastewater 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.



WSSC Engineering Records Information (WERI)

WSSCR 14-POT-02A
Applicants' proposed
non-abutting water and
sewer connections



SCALE 1 : 2,400
200 0 200 400 600
FEET
(SCALE: 1" = 200')

ATTACHMENT TO
SEWER SERVICE CATEGORY CHANGE
REQUEST FOR
10806 ALLOWAY DRIVE
SEPT. 30, 2013

WSSCR 14-POT-03A: Mahtab Sarfarazi and Nader Parsa

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"> • 7106 Saunders Court, Potomac • Lot 2B (N375), Clewerwall (acct. no. 00864878) • Map tile: WSSC – 209NW09; MD – FN562 • West side of Saunders Ct., south of Saunders La. • RE-2 Zone; 2.28 acres • Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002) • Rock Run Watershed (MDE Use I) • <u>Existing use:</u> single-family house • <u>Proposed use:</u> sewer service for the existing house to relieve a failed septic system. 	<table border="1"> <tr> <td colspan="2">Existing – Requested – Service Area Categories</td> </tr> <tr> <td>W-1</td> <td>W-1 (No Change)</td> </tr> <tr> <td>S-6</td> <td>S-1</td> </tr> </table>	Existing – Requested – Service Area Categories		W-1	W-1 (No Change)	S-6	S-1
	Existing – Requested – Service Area Categories						
W-1	W-1 (No Change)						
S-6	S-1						
	Applicant's Explanation "Septic system failure."						

DEP Staff Report

The applicants requested approval of category S-1 to provide public sewer service to an existing house to relieve a failure of the septic system. This RE-2 zoned property lot is located within the planned public sewer envelope established in the 2002 Potomac Subregion master Plan. Sewer service consistent with Water and Sewer Plan policies and master plan service recommendations.

WSSC has confirmed that service can be provided from the existing 8" sewer main fronting the lot along Saunders Ct. On-site pumping will be required to connect to this main. DPS confirmed failure of the septic system on Mar. 25, 2014. M-NCPPC has verified that the property is within the planned sewer service envelope from the 2002 master plan.

On Apr. 7, 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. WSSC on-line permit records show that a sewer connection permit was approved for this property on April 8, 2014. Although initially addressed under the "public health problems" policy, DEP anticipates proposing administrative approval of this request under the "consistent with existing plans" policy due to its location within the planned public sewer envelope.

Agency Review Comments

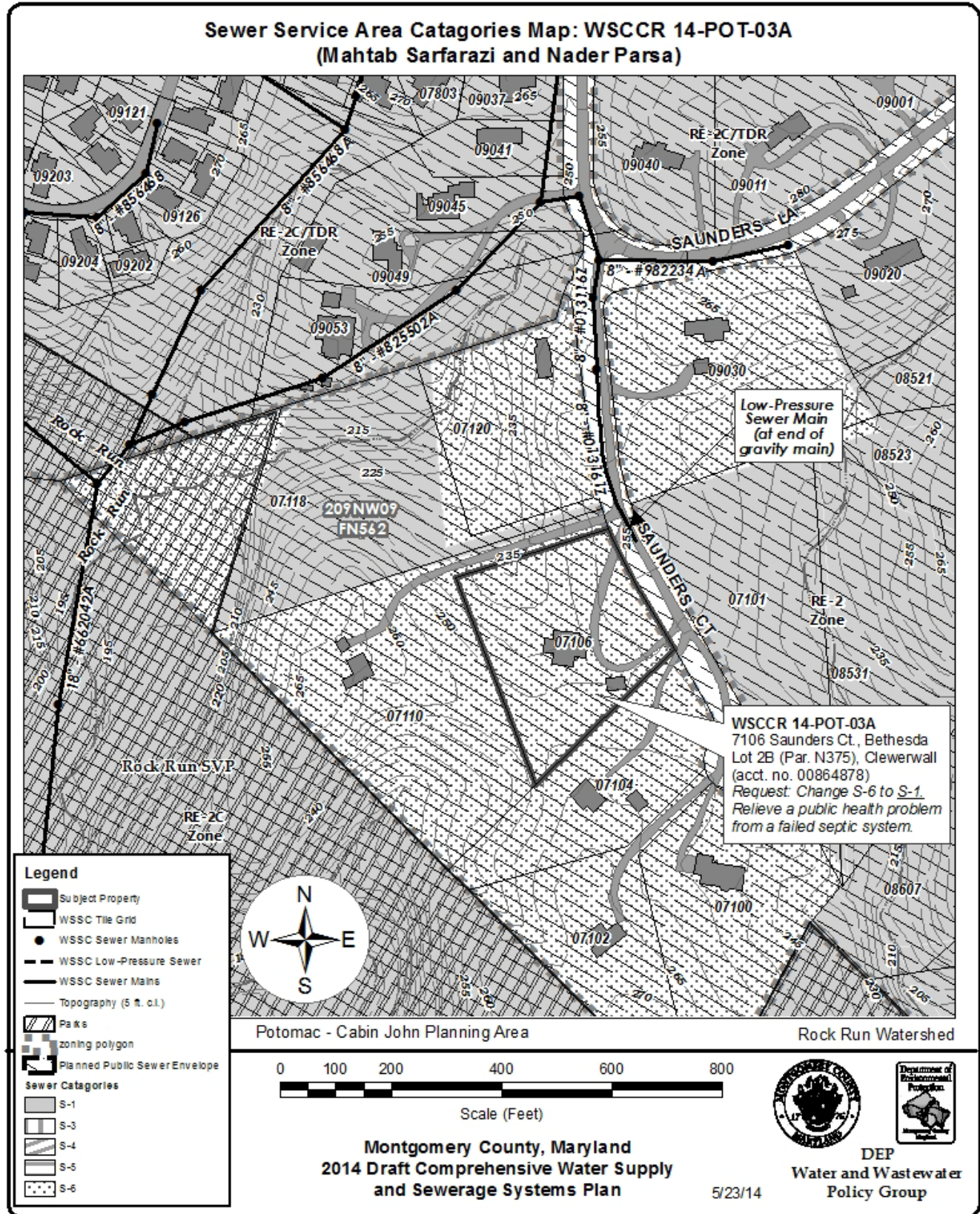
DPS: Failure of the septic system confirmed for DEP on Mar. 25, 2014

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: Rock Run. An 8-inch sewer line in Saunders Court abuts the property (contract no. 013161Z). On-site pumping would be required to serve this property. Average wastewater flow from the proposed development: 302 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 capacity is adequate. Treatment capacity is adequate.





DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

MEMORANDUM

March 25, 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: 7106 Saunders Court, Potomac

Property I.D.:	Lot 2-B (Par. N375), Clewerwall – (SDAT tax map: FN62)		
Owner:	Mahtab Sarfarazi & Nader Parsa	Service Areas:	W-1 & S-6
WSSC grid:	209NW09	Zoning/Size:	RE-2; 2.28 ac.
Planning Area:	Potomac – Cabin John	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, due to the availability of an abutting sewer main. WSSC DGS staff subsequently advised DEP that the abutting main is a low-pressure sewer main, requiring further review. Following WSSC's review of this case, April Snyder (WSSC, DGS) notified DEP on March 20, 2014, that sewer service for this property, via an on-site grinder pump, is feasible.

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 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 should

Mike Harmer and Luis Tapia
April 7, 2014

Page 2

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.

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

cc: Lisa Sine, Permit Services Unit, WSSC
Dave Shen, Development Services Group
David Lake, Manager, Water and Wastewater Policy Group, DEP
Gene Von Gunten and Kim Beall, Well and Septic Section, DPS
Mary Dolan, Functional Planning Division, M-NCPPC
Mahtab Sarfarazi & Nader Parsa

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Mike Harmer and Luis Tapia
April 7, 2014

Page 3



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

March 12, 2014

Memorandum

To: Alan Soukup
Department of Environmental Protection
255 Rockville Pike
Rockville, Maryland 20850

From: Kim Beall *KB*
Well and Septic Section
Department of Permitting Services
255 Rockville Pike, 2nd floor
Rockville, Maryland 20850

Subject: Request for category change

Location: 7106 Saunders Court
Tax Map Grid: FN 62
WSSC GRID: 209 NW 9

Mr. Nader Parsa and Mrs. Mahtab Sarfarazi, property owners, have requested our assistance in getting an expedited sewer connection due to a failing septic system on this property. Mr. Edward Heil, Joseph Heil Company, Inc., reported that the existing septic system is failing on March 11, 2014. The subject property is in sewer category S-6 and needs a category change. A mainline sewer abuts the front of the property.

If I can be of further assistance, please contact me at 240-777-6315.

255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850 • 240-777-6300 • 240-777-6256 TTY
www.montgomerycountymd.gov

montgomerycountymd.gov/311



240-773-3556 TTY

WSSCR 14-POT-04A: Jennifer Pogue

<p>DEP Staff Recommendation: Approve S-1 for a property at the periphery of the sewer envelope. 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"> • 8545 Horseshoe La., Potomac • Lot 11, Block A, Potomac Ranch (acct. no. 00859757) • Map tile: WSSC – 210NW10; MD – FN33 • Northwest corner, intersection of Horseshoe La. And Stirrup Ct. • RE-2 Zone; 2.00 acres • Potomac – Cabin John Planning Area Potomac Subregion Plan (2002) • Rock Run Watershed (MDE Use I) • <u>Existing use</u>: one single-family house (built 1965) • <u>Proposed use</u>: sewer service requested to support an addition to the existing house. 	<p>Applicant's Request: Service Area Categories & Justification</p> <hr/> <p><u>Existing – Requested – Service Area Categories</u></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">W-1</td> <td style="width: 50%;">W-1 (No Change)</td> </tr> <tr> <td>S-6</td> <td>S-3</td> </tr> </table> <hr/> <p><u>Applicant's Explanation</u></p> <p>“The owners would like to have their sewer category changed in order to allow for an addition to be built to their home. The homes next door (at 8541 Horseshoe Ln.) and two doors down (8609 Stirrup Ct.) have already been changed to sewer category S-1. A sewer main runs northeast of the property through the properties located on Oaklyn Drive.”</p>	W-1	W-1 (No Change)	S-6	S-3
W-1	W-1 (No Change)				
S-6	S-3				

DEP Staff Report

The applicant requested approval of sewer category S-3 to provide public sewer service to support an addition to an existing single-family house. This property is located adjacent to two lots with existing public sewer service, 8541 Horseshoe La. and 8605 Stirrup Ct.* (See the map on pg. 40.) Although zoned RE-2, this property can be considered for approval of category S-3 under the specific sewer service policies in the master plan. The provision of public sewer for this RE-2 zoned property is consistent with Water and Sewer Plan policies and with master plan service recommendations for large-lot zoned properties at the periphery of the master plan sewer envelope.

WSSC has acknowledged that service to this property can be provided by a non-abutting sewer connection to an existing sewer main located at the rear of 860f Stirrup Ct. The applicant will need to acquire an easement for the off-site sewer hookup from the adjacent property owners. M-NCPPC has advised that approval of sewer service is consistent with the service recommendations in the 2002 master plan.

**WSSC has confirmed that the adjacent house at 8605 Stirrup Ct, is also connected to public sewer service. Permits indicate this was done in the late 1980s, which would coincide with construction of the sewer main there.*

Agency Review Comments

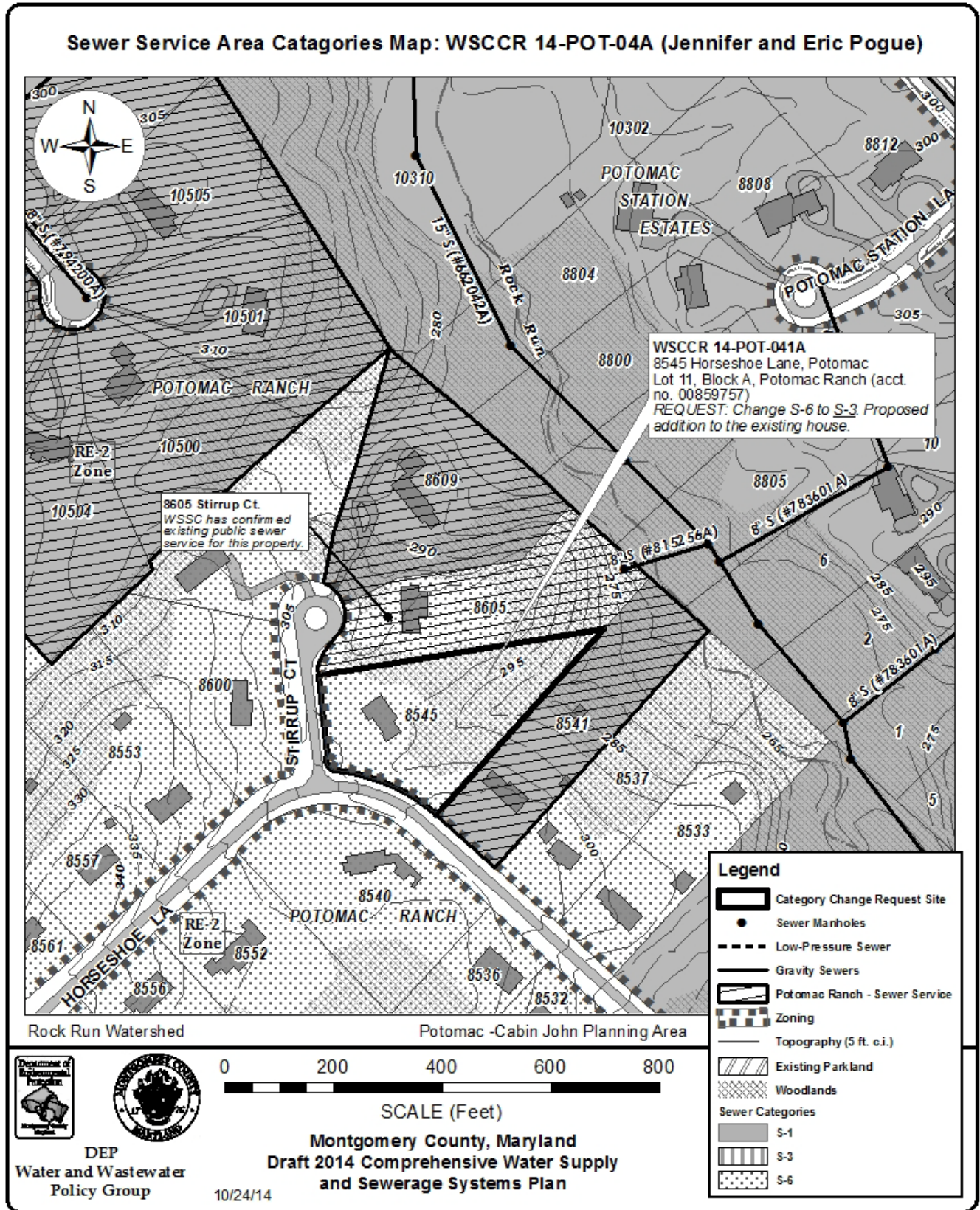
DPS: No comments provided.

M-NCPPC – Planning Dept.: This property, at 8545 Horseshoe La., is zoned RE-2 and is part of a non-sewered island within the Potomac Master Plan recommended sewer service envelope. The property directly abuts the envelope. The master Plan recommends the provision of community sewer service on a limited basis for aras zoned RE-2 within and at the periphery of the approved sewer service envelope. The property meets that criterion. Recommendation: Approve S-3.

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

WSSC - Water: (not requested)

WSSC - Sewer: Basin: Rock Run. This property may be served by a non-abutting sewer connection through lot # 10 and should connect to 8-inch sewer main (contract # 15256A) at the north-east corner of lot # 10. A service connection easement across lot 10 will be required. Construction of this extension may involve the removal of trees. 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.



WSSCR 14- TRV-01A: Charles and Amy Collins

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"> • 12300 Beall Spring Rd., Potomac • Lot 1, Beallmount (acct. no. 01719544); est. by plat: 7/17/75 • Map tile: WSSC – 216NW13; MD – EQ33 • Northern corner, intersection of River Rd. (MD 190) and Beall Spring Rd. • RE-2 Zone; 3.65 ac. • Travilah Planning Area Potomac Subregion Master Plan (2002) • Muddy Branch Watershed (MDE Use I) • <u>Existing use</u>: single-family house; built: 1978 • <u>Proposed use</u>: no change; water service for the existing house 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2"><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-1</td> </tr> <tr> <td>S-6</td> <td style="text-align: center;">S-6 (No Change)</td> </tr> <tr> <td colspan="2"><u>Applicant's Explanation</u></td> </tr> <tr> <td colspan="2">"Need to abandon existing well and drill a new well due to construction of detached garage. WSSC has service in place and adjacent to my property and with category change will be able to cost effectively connect service to my residence. Also, would prefer safer city water over well water.</td> </tr> </table>	<u>Existing – Requested – Service Area Categories</u>		W-6	W-1	S-6	S-6 (No Change)	<u>Applicant's Explanation</u>		"Need to abandon existing well and drill a new well due to construction of detached garage. WSSC has service in place and adjacent to my property and with category change will be able to cost effectively connect service to my residence. Also, would prefer safer city water over well water.	
<u>Existing – Requested – Service Area Categories</u>											
W-6	W-1										
S-6	S-6 (No Change)										
<u>Applicant's Explanation</u>											
"Need to abandon existing well and drill a new well due to construction of detached garage. WSSC has service in place and adjacent to my property and with category change will be able to cost effectively connect service to my residence. Also, would prefer safer city water over well water.											

DEP Staff Report

The applicants requested approval of category W-1 to provide public water service to support construction of a garage for the existing house.. The provision of public water for this RE-2 zoned property is consistent with Water and Sewer Plan policies for water service to areas zoned for large-lot development and with master plan service recommendations.

WSSC has confirmed that service can be provided from an abutting 12" water main located along River Rd. M-NCPPC has acknowledged that water service is appropriate in this case.

DEP provided WSSC with an advance water service connection memo for this property on Jan. 15, 2014, consistent with the "abutting mains" policy. 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.

Agency Review Comments

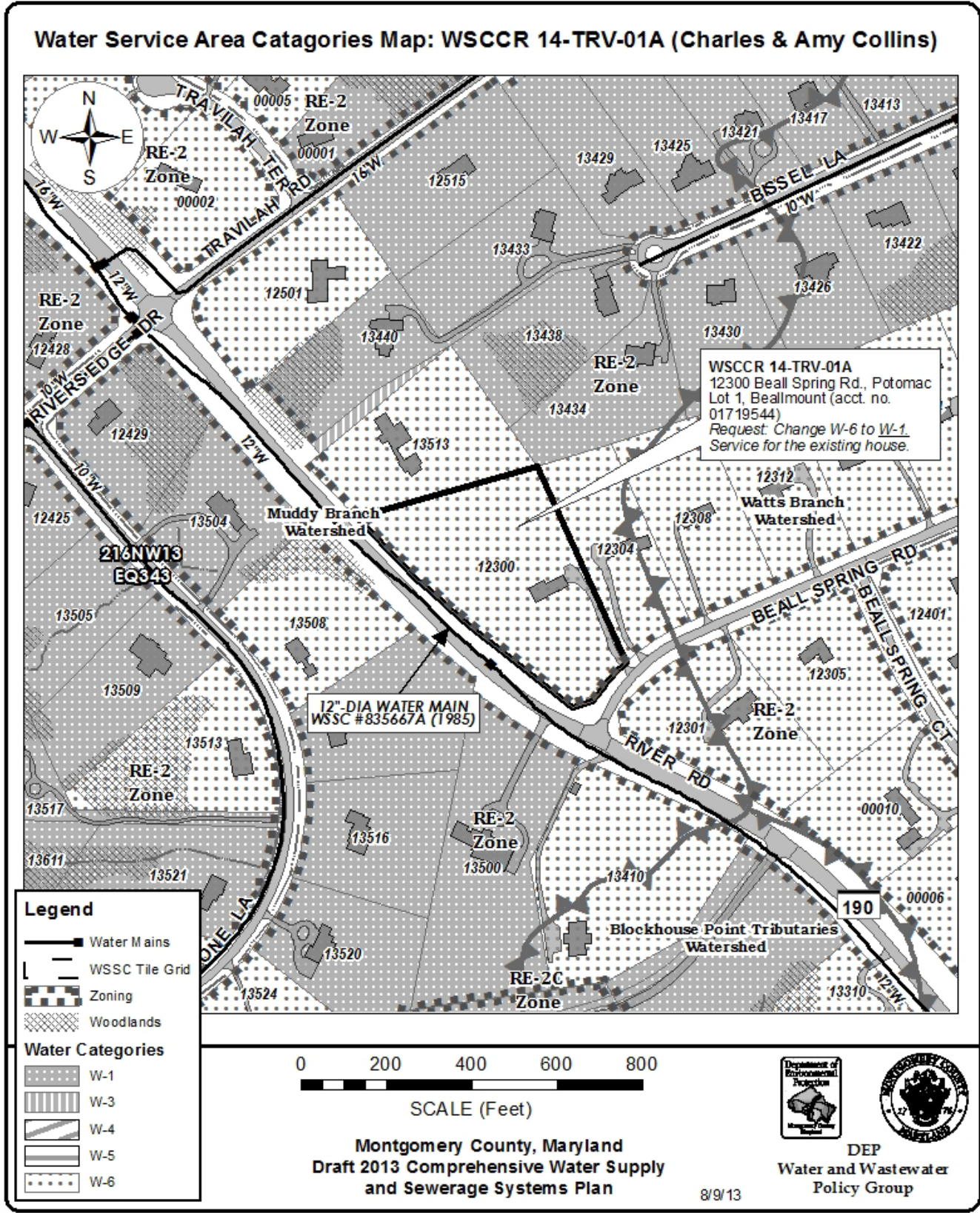
DPS: Per DPS records, the original well was drilled in July 1977. We have no documentation of any issue with this original well.

M-NCPPC – Planning Dept.: The 2002 Potomac Subregion Master Plan has no specific recommendation regarding water service for this property; rather, the Master Plan recommends that the provision of community water service in the entire Subregion be consistent with Comprehensive Water Supply and Sewerage Systems policies. As a property that is adjacent to an existing water main, it is eligible for a water connection under the abutting mains policy of the Comprehensive Plan. Recommendation: Approve W-1.

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

WSSC - Water: Water pressure zone: 480A. A 12 - inch water line in River Road abuts the property (contract no.835667A). 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)





DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

MEMORANDUM

January 15, 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 Water Service Connection

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

Property Address & Identification	Owner – Est. Date	Abutting Main - 200' Tile	WSSCR No.
12300 Beall Spring Rd., Potomac Lot 1, Beallmount (acct. no. 01719544) (tax map EQ33)	Charles & Amy Collins Est. by plat: 7/17/75 House built: 1978	8" water main, no. 835667A, River Rd. (WSSC tile 216NW13)	WSSCR 14-TRV-01A

Our records show that the subject property was established by subdivision plat in July 1975, prior to construction of the abutting water main along River Road in 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/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 water 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\Projects\WSSC\connections\connect-docs=alpha-street\B\beall-spring-rd-12300=w=2014-0115.doc

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

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 14-TRV-03A: Hannibal Farms, Inc.

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"> • Hannibal Way & Hannibal Ct., Potomac • 16 properties: Lots 1-2, & 7-19, Hannibal Farms; Parcel P124, Beallmount etc (see the table below for additional property information ^A) • Map tile: WSSC – 2216-217NW12; MD – EQ63 • North side of Glen Rd. at Hannibal Way • RE-2 Zone; 38.5 acres • Travilah Planning Area Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • Existing use: paper subdivision w/ one existing single-family house Proposed use: single-family subdivision (16 or more lots) using public water and septic systems 	Existing – Requested – Service Area Categories W-6 W-3 S-6 S-6 (no change)

^A Property Information

Address	Property Description	Tax Acct. No.	Acreage
12001 Glen Rd.	Parcel P124, Beallmount Etc	00387392	8.01 ac.
6 Hannibal Ct.	Lot 18, Hannibal Farms.....	03090358	2.08 ac.
7 Hannibal Ct.	Lot 11, Hannibal Farms.....	03090280	2.00 ac.
10 Hannibal Ct.	Lot 17, Hannibal Farms.....	03090347	2.00 ac.
11 Hannibal Ct.	Lot 12, Hannibal Farms.....	03090291	2.00 ac.
13 Hannibal Ct.	Lot 13, Hannibal Farms.....	03090303	2.00 ac.
14 Hannibal Ct.	Lot 16, Hannibal Farms.....	03090336	2.05 ac.
18 Hannibal Ct.	Lot 15, Hannibal Farms.....	03090325	2.00 ac.
22 Hannibal Ct.	Lot 14, Hannibal Farms.....	03090314	2.00 ac.
12500 Hannibal Way.....	Lot 19, Hannibal Farms.....	03090245	2.02 ac.
12501 Hannibal Way.....	Lot 1, Hannibal Farms.....	03090212	2.00 ac.
12505 Hannibal Way.....	Lot 2, Hannibal Farms.....	03090223	2.00 ac.
12506 Hannibal Way.....	Lot 10, Hannibal Farms.....	03090234	2.00 ac.
12510 Hannibal Way.....	Lot 9, Hannibal Farms.....	03090278	2.01 ac.
12514 Hannibal Way.....	Lot 8, Hannibal Farms.....	03090267	2.06 ac.
12518 Hannibal Way.....	Lot 7, Hannibal Farms.....	03090256	2.17 ac.

DEP Staff Report

The applicants requested approval of category W-3 to provide public water service for an existing paper subdivision of 15 lots and an existing parcel. (See the map at pg. 46.) Properties approved for and/or receiving public water service about the east side of the project site. The provision of public water for these RE-2 zoned properties is consistent with Water and Sewer Plan policies for water service to areas zoned for large-lot development and with master plan service recommendations.

WSSC advises that extending water service to the entrance of this subdivision will require constructing approximately 1,900 feet of 16" CIP-sized water main along Greenbriar Rd. and Glen Rd. Additional extensions of smaller, non-CIP water main totaling approximately 1,850 feet will be required within the subdivision site. Depending on the final design of the 16" main extension, that main may require approval in the WSSC capital program budget. M-NCPPC staff have confirmed that the provision of public water service in this area is consistent with the 2002 master plan.

Agency Review Comments

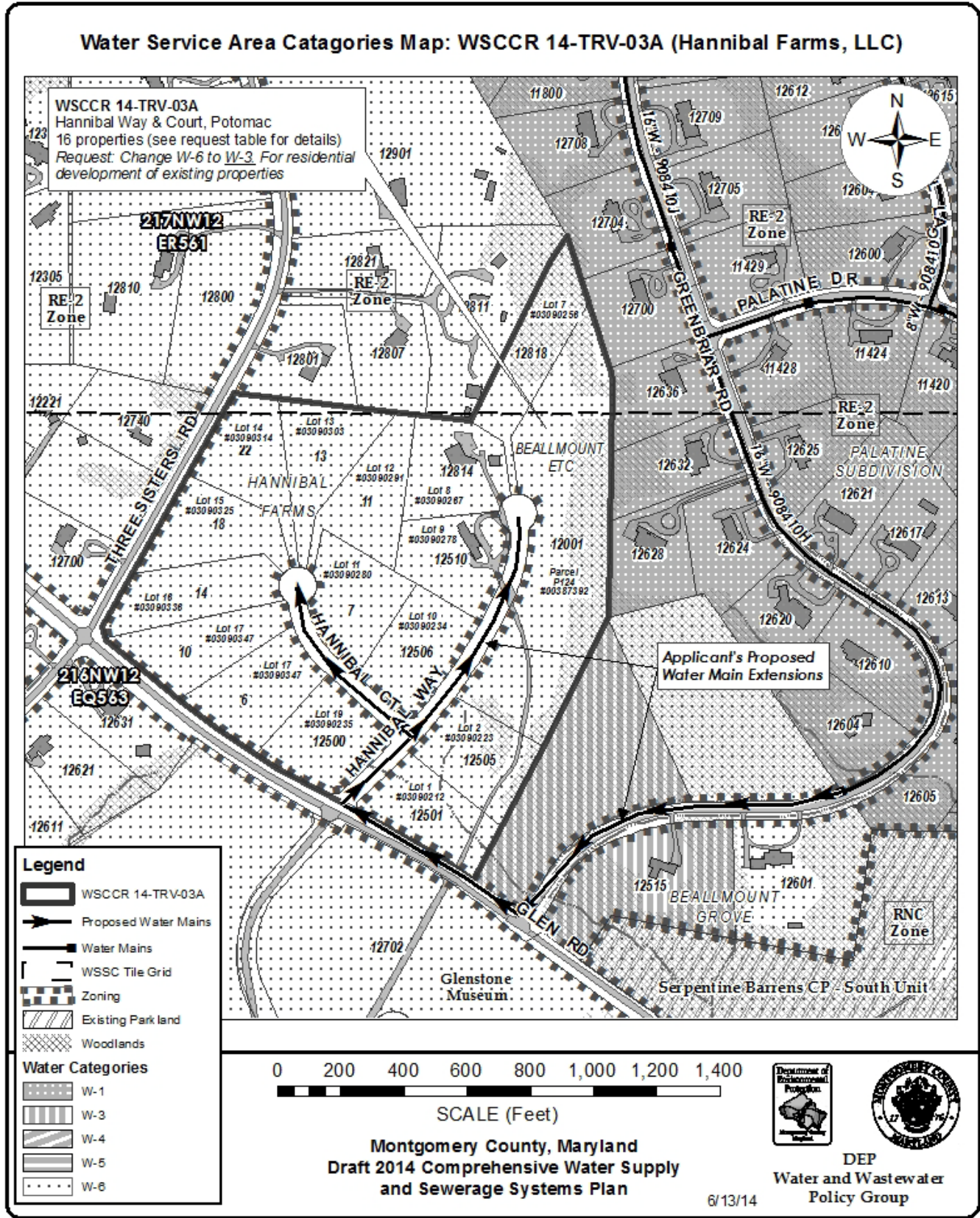
DPS: No comments provided.

M-NCPPC – Planning Dept.: These properties are within the planned water service area of the Potomac Subregion master plan. Recommendation: Approve W-3.

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

WSSC - Water: Water pressure zone: 560K. Approximately 1,900-foot long 16-inch CIP-sized water extensions along the Greenbriar Road and Glen Road as well as approximately 1,850-foot long non-CIP-sized water extensions along the Hannibal Way and Hannibal Court are required to serve the subject properties. The 16-inch CIP-sized extension would connect to the existing 16-inch main (contract no. 908410H) in Greenbriar Road and would abut at least five (5) properties in addition to the applicant's. There is a large diameter Pre-stressed Concrete Cylinder Pipe (PCCP) main in the vicinity of this project. This may impact service to this property. Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are required to serve the property. Program-sized mains that do not meet the criteria for a major project (COMAR 29 § 7-101.b.3) would not be required to appear in an adopted Capital Improvement Program.

WSSC - Sewer: (not requested)



WSSCR 14-TRV-04A: Mani Patel

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"> • 13525 Hunting Hill Way. North Potomac • Lot 6, Block 1, Hunting Hill Farm (acct. no. 02753708) • Map tile: WSSC – 218NW12; MD – ER52 • Northeast corner, intersection of Hunting Hill Way and Riding Fields Road • RE-2 Zone; 8.02 acres • Travilah Planning Area Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • <u>Existing use</u>: one single-family house (built: 1991) • <u>Proposed use</u>: 3-lot residential resubdivision 	<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 applicant (current owner) wishes to resubdivide the existing lot to three new lots, retaining the existing SFD [single-family dwelling] on one of the new lots. The existing SFD will remain on its existing private well. The property is zoned RE-2 and is 8.02 acres. The adjacent lots to the east are all on public water. The applicant understands that a water main extension along Riding Fields Road will be necessary to serve the two new lots which will front on Riding fields Road.”</p>	<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)						

DEP Staff Report

The applicant requested approval of category W-3 to provide public water service for two lots in a proposed three-lot residential subdivision. According to the applicants' plan, the existing house on the third lot would continue to use an existing well. (See the diagram at pg. 49; proposed Lot A, with the existing house, would retain its well, while proposed lots B and C would use public water service.) Properties approved for and receiving public water service about the east side of the project site. The provision of public water for this RE-2 zoned property is consistent with Water and Sewer Plan policies for water service to areas zoned for large-lot development and with master plan service recommendations.

WSSC has advised that water service for the two proposed lots can be provided by a 500-foot main extension along Riding Fields Rd. M-NCPPC staff has confirmed that the site is adjacent to the existing water service envelope and recommends approval of W-3.

Agency Review Comments

DPS: No comments provided.

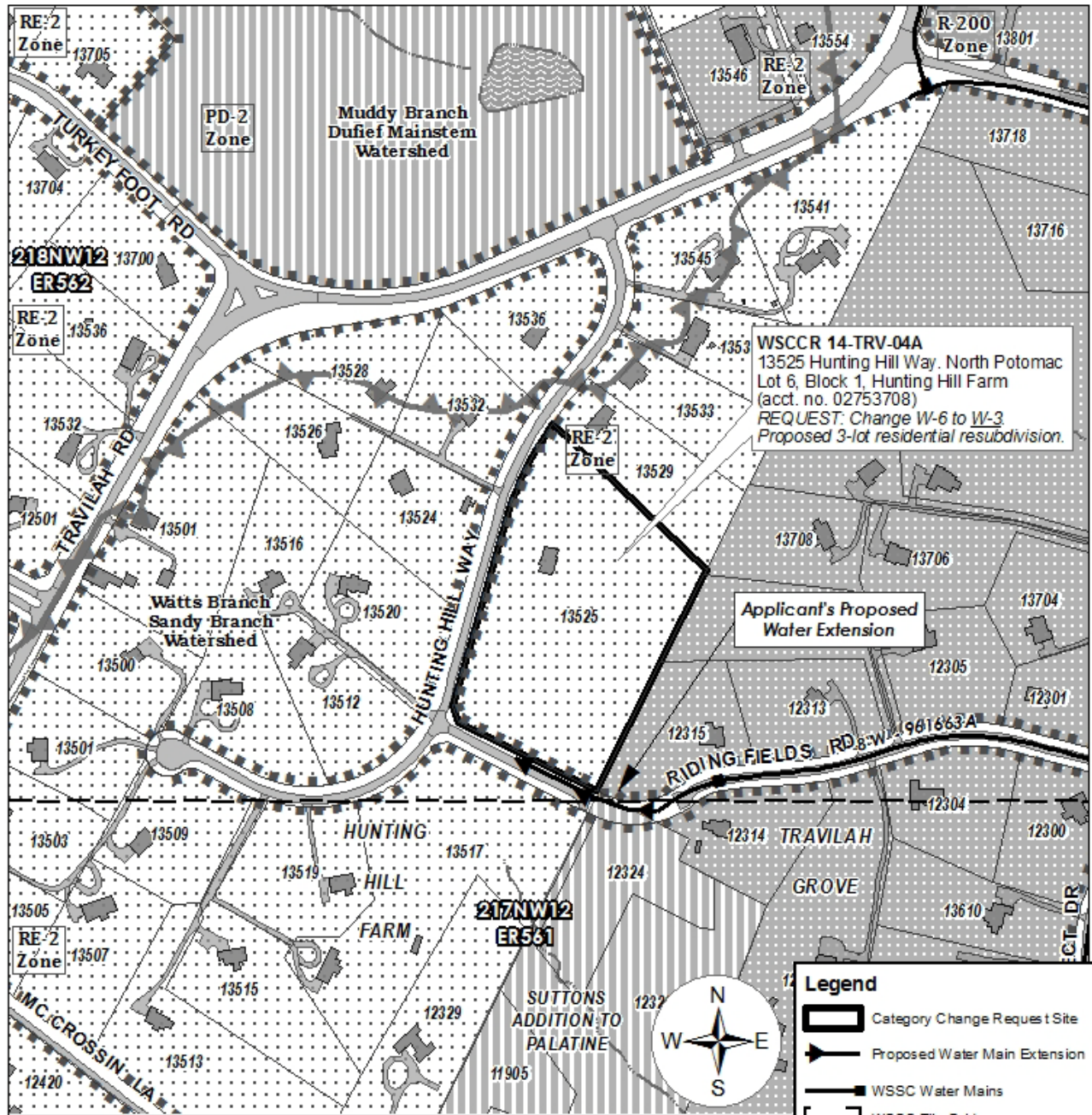
M-NCPPC – Planning Dept.: This property is adjacent to the [existing] water service area of the Potomac Subregion master plan. Recommendation: Approve W-3.

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

WSSC - Water: Water pressure zone: 560D. Approximately a 500-foot-long non-CIP-sized water extension along the Riding Fields Road is required to serve the property. This extension would connect to the existing 8-inch main (contract no. 961663A) in Riding Fields Road and would abut approximately three (3) properties in addition to the applicant's. There are large diameter Pre-stressed Concrete Cylinder Pipe (PCCP)/Cast Iron water mains in the vicinity of this project. 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)

Water Service Area Categories Map: WSCCR 14-TRV-04A (Mani Patel)



Legend

- Category Change Request Site
- Proposed Water Main Extension
- WSSC Water Mains
- WSSC Tile Grid
- Zoning
- Watersheds
- Existing Park land

Water Categories

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



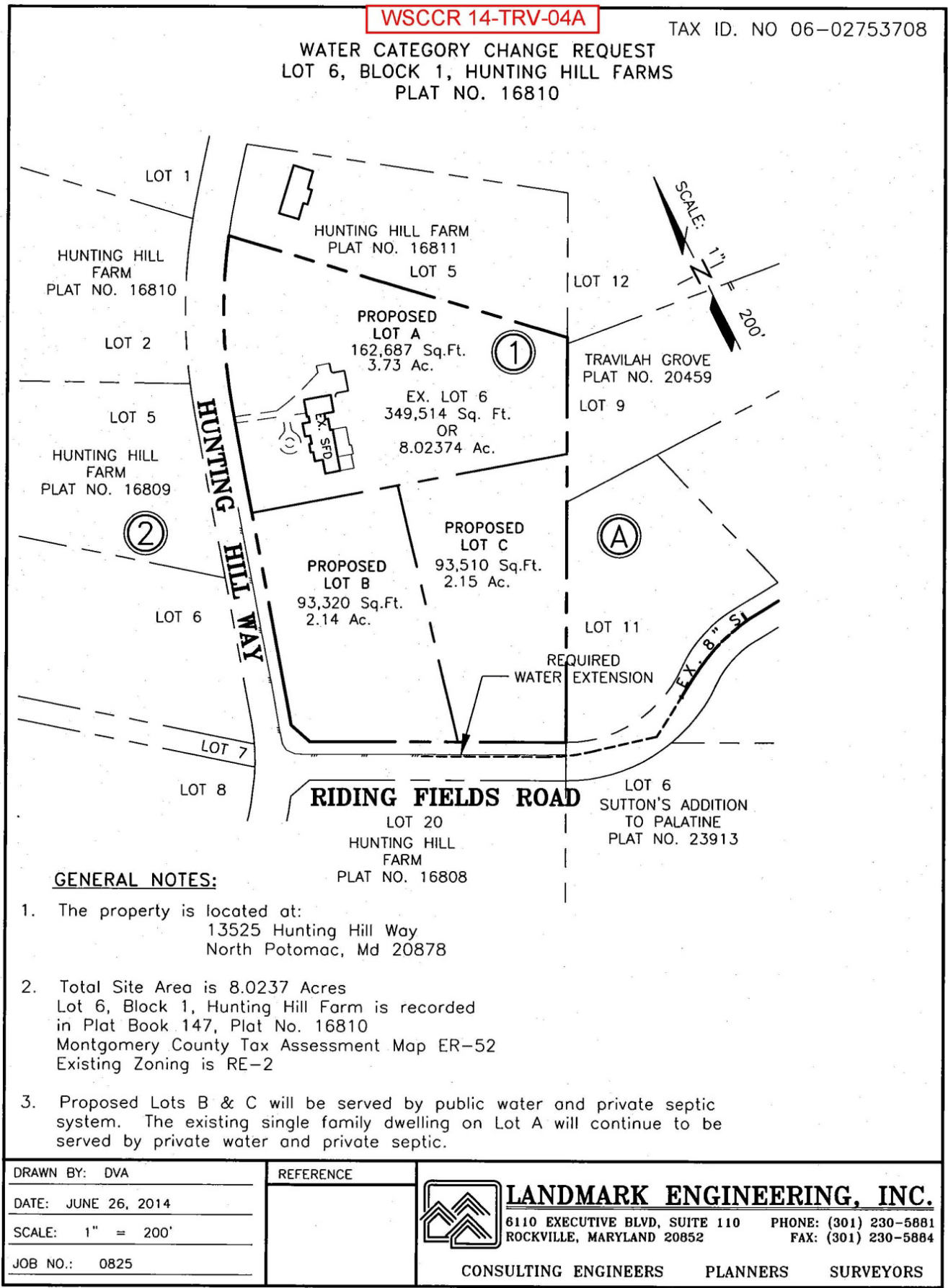
DEP
 Water and Wastewater
 Policy Group



SCALE (Feet)

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

6/27/14



Attachment 2

▪ **Stanley/Leishear-Day Properties**

Allow the following range of densities if the specified conditions are met:

Standard Method	RNC 0.2
Optional Method	RNC 0.4 (community sewer service) if TDRs are not used RNC 1.0 (community sewer service) with TDRs used to secure the additional density

Potential for 5 to 32 dwelling units (including MPDU bonus and 21 TDRs).

This 27-acre site consists of three properties and is directly adjacent to the north side of the Town Center.

This group of properties contains a headwater area of the Bennett Creek watershed, a Use I stream with good water quality and habitat conditions. There are approximately 16 acres of forest on the site with two stream valleys. The stream valleys, wetlands and adjacent steep slopes total over 12 acres of environmental buffers on site. The Legacy Open Space program has identified the forested stream valleys of these properties as part of the Bennett Creek Headwaters, unique because the headwater stream valley is forested and relatively undisturbed by development. Actual development potential may be limited due to other Master Plan elements, especially environmental considerations.

The modification in density is appropriate because of the location of the properties in immediate proximity to the Town Center. Residents will have walkable access to shopping, services, and institutional uses. The recommended land use will allow protection of the stream valley and Legacy area by clustering the development on small lots on the high, open land, close to Ridge Road. This will maximize the open space and preserve sensitive natural areas.

Development Guidance:

- Comply with the guidance for cluster development in this chapter and the recommendations for community water and sewer service in the Implementation Chapter.
- Address environmental constraints and topographic limitations. Environmental constraints and other Master Plan elements, including land use recommendations for avoiding stream valley disturbance to provide sewer, may limit the actual development potential of this area.
- Single-family housing should be the primary development type used, with some use of attached housing that is built to resemble large single-family housing. Development types, such as rows of townhouses, should be avoided.
- Avoid disturbance to slopes that exceed 15 percent. Development must be planned to maximize the open space and preserve sensitive natural areas.
- Establish and designate open space area to include in the Legacy Open Space program, either through conservation easements or dedication, as part of the subdivision of these properties.
- Locate a pump station to provide sewer service for cluster development on this property and to potentially serve an area of failing septic systems to the north. The location of a potential pump station should minimize impacts to environmental buffers. The pump station should be located to avoid stream crossings.