

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Douglas M. Duncan  
County Executive

James A. Caldwell  
Director

MEMORANDUM

June 27, 2005

TO: Jeff Zyontz, Chief, County-Wide Planning Division  
Maryland - National Capital Park and Planning Commission  
  
Joe Mantua, Group Leader, Development Services Group  
Washington Suburban Sanitary Commission  
  
Jay Beatty, Manager, Well and Septic Section  
Department of Permitting Services

FROM: Shelley Janashek, Environmental Planner, Water and Wastewater Policy Group  
Department of Environmental Protection

SUBJECT: Public Hearing for Administrative Delegation Group AD 2005-3

This is to advise you that the Montgomery County Department of Environmental Protection (DEP) has scheduled an administrative public hearing for the following one proposed Comprehensive Water Supply and Sewerage Systems Plan amendments as authorized under the Administrative Delegation policies included in Chapter 1, Section V.F.:

WSCCR 05A-PAX-01

The hearing will be held on Wednesday, July 27, 2005, at 2:30 p.m, at DEP, 255 Rockville Pike, Suite 120, Rockville. As in the past, I invite members of your staff to attend and participate in this hearing. A packet containing copies of the summary information table (which includes the staff recommendations) and the proposed amendment is enclosed for your review. DEP will close the hearing record at the conclusion of the hearing.

If you have any questions concerning the upcoming public hearing, or the amendment identified above, please contact me via Email, [shelley.janashek@montgomerycountymd.gov](mailto:shelley.janashek@montgomerycountymd.gov) or 240-777-7735.

ADS:ads/r:\programs\water\_and\_sewer\projects\cwsp-amend\ad\2000s\2005\2005-1\3agency-phntc.doc

Attachment

cc: Derick Berlage, Chairman, Montgomery County Planning Board  
Nazir Baig, Environmental Planning Unit, M-NCPPC



Office of the Director

| PATUXENT WATERSHED CONSERVATION PLANNING AREA  |   |                    |  |   |
|--|---|--------------------|--|---|
| Map Amendment No.<br>Applicant (Owner)<br>Property Information<br>Development  | Applicant's Request:<br>Service Area Categories |                    | Reviewing Agency Comments<br>(Main extensions are non-CIP sized unless specified.)   | Planning Board and<br>County Council Positions<br>Public Testimony                          |
|  | Existing  | Requested          |  |   |
| <b>WSSCR 05A-PAX-01</b>  |   |                    |  |   |
| <ul style="list-style-type: none"> <li>▪ BMC Property Group</li> <li>▪ 15700 Columbia Pk. –</li> <li>Parcels P645 &amp; P672, New Birmingham Manor</li> <li>▪ Map tile: 221NE04; KS562</li> <li>▪ West side of Columbia Pk. (U.S. Hwy. 29), north of Spencerville Rd. (MD 198), adjacent to existing Burtonsville Shopping Center</li> <li>▪ Fairland Master Plan (1997)</li> <li>▪ Lower Patuxent R. Watershed (MDE Use I)</li> <li>▪ C-2 &amp; RC Zones; 20.87 ac. total</li> <li>▪ Existing use: commercial – general sales</li> <li>▪ Proposed use: Expansion of the existing, adjacent shopping center; retail, office, restaurant, parking; plan no. 1-04109, Burtonsville Shopping Center</li> </ul>  | <p>W-6<br/>S-6</p>                              | <p>W-3<br/>S-3</p> | <p><u>M-NCPPC Staff:</u> pending –<br/><u>DEP comment:</u> The master plan includes the area of the site zoned C-2 within the recommended water and sewer service envelopes.</p> <p><u>WSSC-Water:</u> Service can be provided from an abutting 8" water main (#650031). Service may also require the replacement of up to 750' of existing mains, depending on the proposed development's fire flow requirements.</p> <p><u>WSSC-Sewer:</u> Service will require a 500' extension to an existing 8" main (#692585B) at Spencerville Rd. The extension will abut 2 additional properties and require rights-of-way. On-site pumping will be required. Tunneling under MD 198 may also be required. <u>DEP note:</u> WSSC is apparently treating this site as separate from the existing retail site. DEP will address this issue with WSSC.</p> <p><u>DPS-Well &amp; Septic:</u> We have records of a septic repair issued in 1965; there are no water table or percolation test data.</p> | <p><u>Planning Board:</u></p> <p><u>County Council:</u></p> <p><u>Public Testimony:</u></p> |
| <p><b>DEP Staff Recommendation:</b> Approve W-1 and S-1 for the area of the site zoned C-2. Maintain W-6 and S-6 for all remaining areas which are zoned RC. Policy V.F.1 a., consistent with existing plans.</p> <p><b>DEP Staff Report:</b> The provision of public water and sewer service to the area of this site zoned C-2 is consistent with Water and Sewer Plan policies and with mater plan recommendations. The master plan recommends the limited provision of public water and sewer service to areas north of Route 198, including those areas zoned C-2. The adjacent, existing shopping center site is also zoned C-2, is served by WSSC public systems, and is already designated as categories W-1 and S-1. Approval of public service for only the C-2 zoned portions of the site is consistent with the applicant's development plan, which places the proposed redevelopment and expansion of the existing retail center within the C-2 zoned portions of the site. Areas zoned RC are proposed for uses such as open space, storm water management, and ingress/egress, and will therefore not need water or sewer service.</p> <p>The applicant's development plan proposes that water and sewer service will be extended from the service available at the existing shopping center site. Water and sewer main extensions affecting other properties should not be required.</p> |   |                    |  |   |



Montgomery County Department of Environmental Protection  
Watershed Management Division

Rockville Center = 255 Rockville Pike, Suite 120 = Rockville, Maryland 20850-4166  
Telephone No.: 240-777-7716/-7713 = FAX No.: 240-777-7715

**REQUEST FOR WATER/SEWER  
SERVICE AREA CATEGORY CHANGE**

Proposed Amendment to the Montgomery  
County Ten-Year Comprehensive Water  
Supply and Sewerage Systems Plan

Type or print all information.  
Please read the accompanying instructions  
before filling out this application.

|                              |                             |
|------------------------------|-----------------------------|
| WSSCR No.                    | <u>OSA-PAX-01</u>           |
| CWSP 10/97 Map Panel         | <u>                    </u> |
| GIS/WSSC Tile                | <u>221NE04</u>              |
| Tax Map                      | <u>KSS62</u>                |
| State Watershed Use Class    | <u>I</u>                    |
| Plan No.                     | <u>1-04109</u>              |
| = MCDEP-WMD Staff Use Only = |                             |

= MCDEP-WMD Received Date =

- 1. **APPLICANT:** BMC Property Group  
Address: 7979 Old Georgetown Road  
Suite 670  
Bethesda, MD 20814  
Telephone: 301-907-3944
- 2. **OWNER:** BMC Property Group  
Address: 7979 Old Georgetown Road  
Suite 670  
Bethesda, MD 20814  
Telephone: 301-907-3944
- 3. **PROPERTY DESCRIPTION** (Attach an 8 1/2"x11" copy of the state tax map with the subject property(ies) highlighted.)  
Identification: Burtonville Shopping Center Tax #05-00263605 & Tax#05-00273741  
Premise Address: Columbia Pike & 15700 Columbia Pike  
Location: Corner of Columbia Pike and Spencerville Road
- 4. **LAND USE, ZONING, AND SUBDIVISION**  
Master Plan: Fairland Zoning: C2 & R-C  
Drainage Basin: Potomac River Watershed Site Area: 20.87  
Recent Zoning Activity: None  
Existing Use: Commercial - General Sales Proposed Use: Retail, Office, & Restaurant  
Recent Subdivision Activity: None 260,000 sf
- 5. **WATER AND SEWER SERVICE AREA CATEGORIES**  
Existing Water Category: W-6 Requested Water Category: W-3  
Existing Sewer Category: S-6 Requested Sewer Category: S-3
- 6. **REASON FOR THIS CATEGORY CHANGE REQUEST** (continue on a separate page, if necessary)

The current category for the Burtonville Shopping Center Site is for no planned service. Loiederman Soltesz Associates, Inc. is now proposing a new site to be constructed, so the current category is not suitable

- 7. **APPLICANT'S AUTHORIZATION** - Check one of the following as applicable:  Property Owner  Contract Purchaser  Owner's or Purchaser's Authorized Representative  
Signature [Signature]  
Date 2-16-05
- 8. **PROPERTY OWNER'S AUTHORIZATION** - The applicant is authorized to pursue a service area category change on my behalf for the property(ies) described on this application.  
Signature \_\_\_\_\_  
Date \_\_\_\_\_

ENGINEER: LSA (ED WASHINGTON)

= MCDEP-WMD Staff Use Only =



MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED MANAGEMENT DIVISION

Rockville Center - 255 Rockville Pike, Suite 120 - Rockville, Maryland 20850-4166
Telephone No. 240-777-7700 - FAX No. 240-777-7715

SUBDIVISION PLAN REVIEW: MNCPPC Development Review Committee (DRC)
Comprehensive Water Supply and Sewerage Systems Plan Issues

MNCPPC File Number: 1-04109

DRC Meeting Date: 01/31/2005

07/26/2004

Subdivision Plan Name: Burtonsville Shopping Center

Proposed Development: Expansion of existing shpping center: 260,000 additional SF

Watershed: Lower Patuxent River

Zoning: C-2 & R-C

Planning Area: Patuxent Watershed Conservation

Site Area: 27 acres

Location: Rte 198 nr. Rte. 29

Engineer: Loiederman Soltesz Associates, Inc. 301-948-2750

Water Supply and Sewerage Systems (as specified on the subject subdivision plan or plan application)

Proposed Water Supply:

Proposed Wastewater Disposal:

Community (public) WATER system

Community (public) SEWER system

Existing Service Area Categories: Water: W - 1 & W-6 Sewer: S - 1 & S-6

Water/Sewer Plan Map Amendment: WSCCR 05A-PAX-01

Water Supply Comments:

Sewerage System Comments:

No; the water supply system is NOT consistent with the existing water service area category\*

No; the sewerage system is NOT consistent with the existing sewer service area category\*

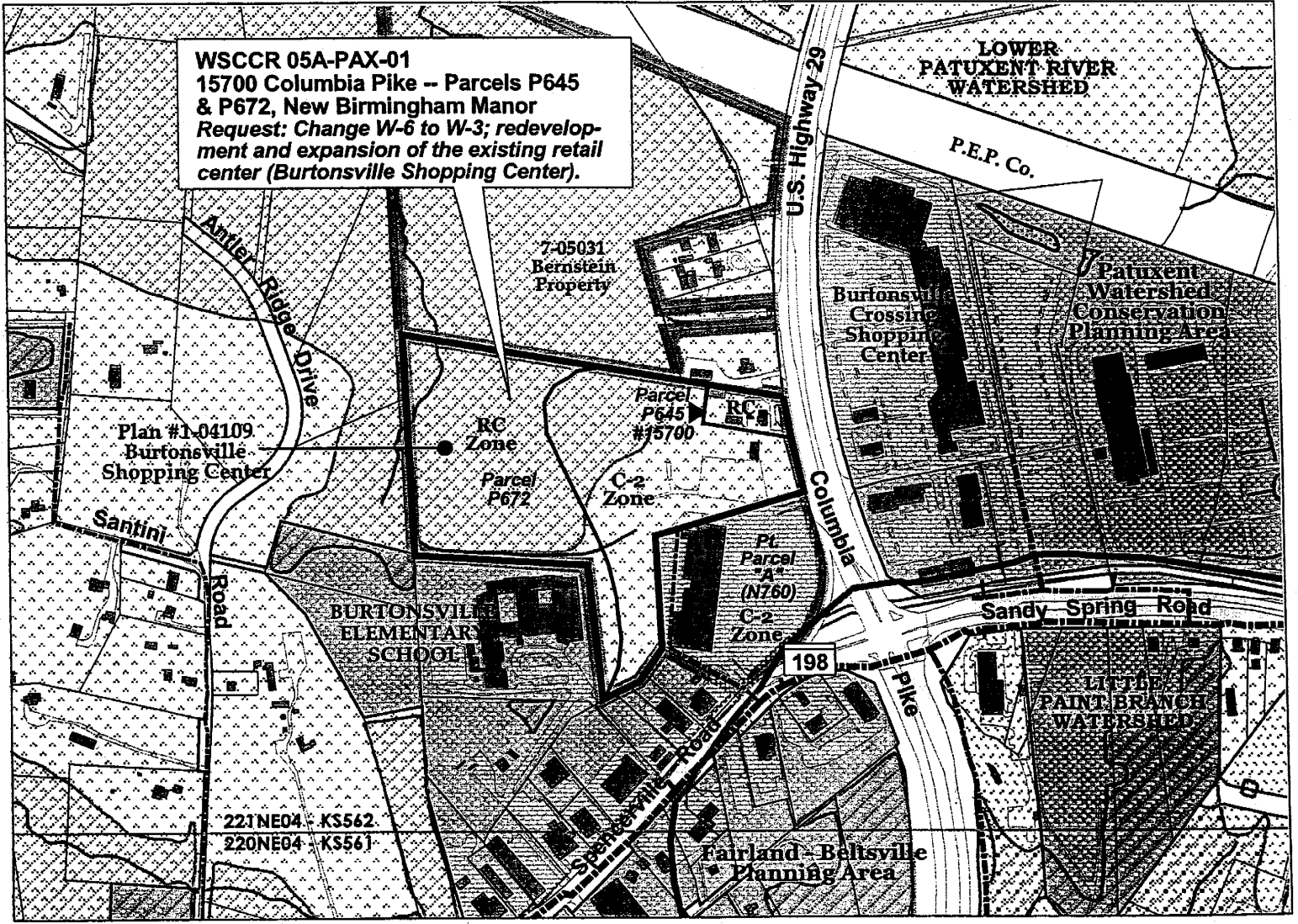
\*Additional Comments:

1-04109 - DEP Update (no DRC date): BMC Group has filed a category change request for the part of the plan site currently designated as categories W-6 and S-6. DEP staff expect to transmit this request to the County Council in May 2005. -- 5/3/05

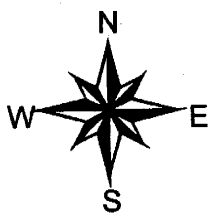
1-04109-revised (1/31/05 DRC): Although the project proposes public water and sewer service, the majority of the project site is designated as categories W-6 and S-6, which is not consistent with public service. The plan revision again incorrectly states that the project site is in categories W-1 and S-1. This preliminary plan must reflect that the site is actually split between categories 1 and 6: Parcel N760 (the existing shopping center site) is designated W-1 and S-1, and Parcels P645 and P672 are W-6 and S-6. This problem was referenced in DEP's comments for the prior plan review for the 7/26/04 DRC meeting (see below). The project engineer needs to contact DEP staff--as was recommended in our previous comments--to discuss the issue of a category change to allow for the provision of public water and sewer service for this project. -- 1/26/05

1-04109 (7/26/04 DRC): Plan incorrectly states that the area is W-1, S-1; it is actually split between categories 1 and 6: parcel N760 is W-1 and S-1. Parcels P645 and P672 are W-6 and S-6. Please contact Shelley Janashek (shelley.janashek@montgomerycountymd.gov or 240-777-7735) or Alan Soukup (alan.soukup@montgomerycountymd.gov or 240-777-7716) to discuss the need for a category change for the remainder of the site. -- 7/20/04

# Water Service Area Categories Map WSSCR 05A-PAX-01 (BMC Property Group)



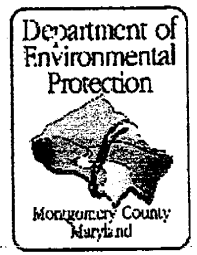
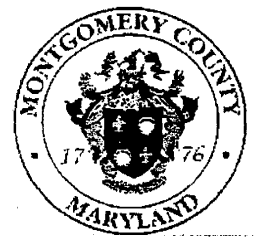
- MAP LEGEND**
- Property
  - WSSC/GIS Tile Grid
  - Water Mains**
  - 8"- or Smaller-Dia. Mains
  - 10" to 15"-Dia. Mains
  - 16"- to 24"-Dia. (CIP) Mains
  - Buildings
  - Roads
  - Parking
  - Watersheds
  - Streams
  - Ponds - Lakes
  - Woodlands
  - Subdivision Plan Sites
  - M-NCPPC Planning Areas



- Water Service Area Categories**
- W-1
  - W-3
  - W-4
  - W-5
  - W-6

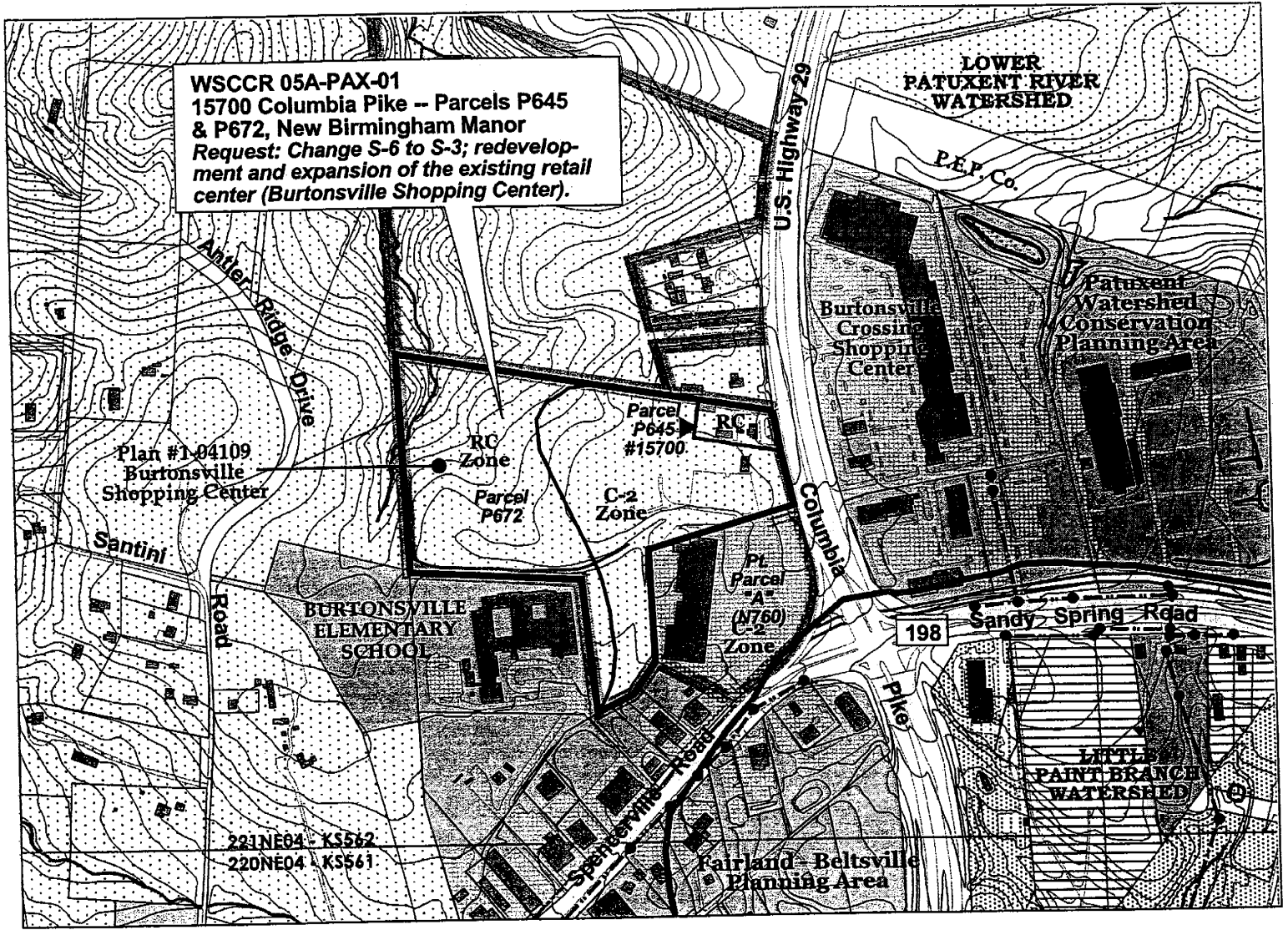
June 2003 Update  
Service Area Categories Map

Montgomery County, Maryland  
Comprehensive Water Supply  
and Sewerage Systems Plan

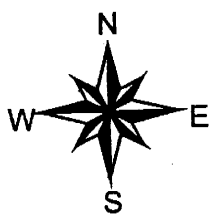


Water & Wastewater Planning  
6/2/05 Update -- GIS Project File:  
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2005ccrs\05a-pax-01=bmc\_prop=ws.apr

# Sewer Service Area Categories Map WSSCR 05A-PAX-01 (BMC Property Group)



- MAP LEGEND**
- Property
  - Sewer Manholes
  - Sewer Mains**
    - ▬ Small-Diameter, Low-Pressure Mains
    - ▬ 6" - to 8"-Diameter Gravity Mains
    - ▬ 10" - to 14"-Diameter Gravity Mains
    - ▬ 15" - to 18"-Diameter (CIP) Trunk Mains
  - WSSC/GIS Tile Grid
  - ▬ Topography (C.I. = 5 Feet)
  - Buildings
  - ▬ Roads
  - ▬ Parking
  - ▬ Watersheds
  - ▬ Streams
  - ▬ Ponds - Lakes
  - ▬ Subdivision Plan Sites
  - ▬ M-NCPPC Planning Areas



- Sewer Service Area Categories (6/03)**
- ▬ S-1
  - ▬ S-3
  - ▬ S-4
  - ▬ S-5
  - ▬ S-6

June 2003 Update  
Service Area Categories Map

Montgomery County, Maryland  
Comprehensive Water Supply  
and Sewerage Systems Plan



Water & Wastewater Planning  
6/2/05 Update - GIS Project File:  
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WASHINGTON SUBURBAN SANITARY COMMISSION

DEVELOPMENT PROPOSAL REVIEW  
FOR A  
SERVICE AREA CATEGORY CHANGE REQUEST

APPLICATION NO.: 05A-PAX-01

DATE: JUNE 6, 2005

APPLICANT: BMC PROPERTY GROUP

LOCATION: NORTHWEST OF MD29 & MD198 INTERSECTION

COUNTY: MONTGOMERY

200' SHEET NO.: 221NE04

PRESENT ZONING: C2 & RC

PROPOSED ZONING: NA

EXISTING SERVICE AREA:

SEWER: 6

WATER: 6

PROPOSED SERVICE AREA:

SEWER: 3

WATER: 3

SIZE OF PARCEL: 20.87 ACRES

DWELLING UNITS: NA

OTHER: 260K SF FT RETAIL & OFFICE

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**WATER INFORMATION**

1. Water pressure zone: 660A
2. An 8-inch water line abuts the property (contract no. 65-0031). Replacement of up to 750 feet of existing water mains may be needed depending on the proposed development's fire flow requirements.
3. Local service is adequate.
4. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

**SEWER INFORMATION**

1. Basin: Patuxent North pumpover to Paint Branch
2. A 500-foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to an existing sewer in Sandy Spring Road (contract no. 69-2585B) and would abut approximately 2 properties in addition to the applicant's. On-site pumping will be required. Tunneling may be required under MD 198. Rights-of-way would be required.
3. Flow from the proposed development: 35,000 GPD
4. Program-sized sewer mains are not required to serve the property.
5. Interceptor capacity is adequate.
6. Treatment capacity is adequate.

*Statements of adequacy/inadequacy are made exclusively for this application at this time. Further analysis of adequacy will be part of the review at the time of application for water/sewer service.*

*Reviewed by Bruce MacLaren, 301-206-8817.*