

**COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS**

**County Executive's Transmittal Packet – July 2005: Map Amendment Summary Information Table**

**Piney Branch Watershed Cases:**

**Background:** The following category change requests are located or are partially located within the Piney Branch Subwatershed of Watts Branch. The County Council has adopted a restricted sewer service policy in the Water and Sewer Plan for this watershed (see circle pg. Vii). In order to receive public sewer service, a property must satisfy at least one condition for service cited under the restricted service policy.

TRAVILAH PLANNING AREA – PINEY BRANCH WATERSHED CASES			
Map Amendment No. Applicant (Owner) Property Information Development	Applicant's Request: Service Area Categories		Reviewing Agency WSSC and DPS Comments (Main extensions are non-CIP sized unless specified.)
	Existing	Requested	
Applicant's Explanation			
<b>WSSCR 03A-TRV-16: Mike Tofigh</b>			
<ul style="list-style-type: none"> <li>• 13414 Glen Mill Rd. – Lot 6, Block B, Lakewood Estates</li> <li>• Map tile: 217NW10; FR341</li> <li>• West side of Glen Mill Rd., south of Cavanaugh Dr.</li> <li>• Potomac Subregion Master Plan (2002)</li> <li>• Watts Branch Watershed/Piney Branch Subwatershed (MDE Use I; Mont. Co. SPA)</li> <li>• RE-1 Zone; 0.8 ac.</li> <li>• Existing use: Vacant</li> <li>• Proposed use: 1 single-family house</li> </ul>	<p>W-1                      No Change S-6                      S-3</p> <p>Applicant's Explanation: "We are planning to build a single family house and there 200 feet away from the sewer line; and we are one lot away from a sewer connection."</p>	<p><u>M-NCPPC Staff:</u> pending – <i>DEP comment:</i> Sewer service is not consistent with the master plan.</p> <p><u>WSSC-Sewer:</u> Service will require a 600' main extension from an existing 8" main (#982338A) at Cavanaugh Dr. near Glen Mill Rd. The extension would be a combined gravity and low-pressure main requiring an on-site grinder pump. The extension would abut approx. 6 additional properties. WSSC would accept a pressure sewer system in this case due to concerns along the potential gravity alignment, which include steep slopes, a large pond, and natural gas transmission mains.</p> <p><u>DPS-Well &amp; Septic:</u> The property has failed percolation testing for a trench septic system due to shallow depth to groundwater. However, there has been no testing for a sand mound septic system.</p>	

**County Executive Recommendation: Deny the sewer request, maintaining S-6.**

**Executive Staff Report:** The applicant has requested a sewer category change to support the construction of a single house on the existing lot. The provision of public sewer service is not consistent with either Water or Sewer Plan policies, or with master plan recommendations. The site is wholly located within the Piney Branch subwatershed and is therefore affected by the specific service policies and recommendations for sewer service there. At this time, the site does not satisfy any of the service requirements allowed under the restricted sewer service policy.

<b>WSSCR 04A-TRV-03: Lloyd Potter</b>		
<ul style="list-style-type: none"> <li>• (no premise address) – Parcel P461, Gattons Adventure</li> <li>• Map tile: 215NW10 &amp; 11; EQ122 &amp; FQ342</li> <li>• West side of Glen Mill Rd., south of Joiners Ln.</li> <li>• Potomac Subregion Master Plan (2002)</li> <li>• Watts Branch Watershed/Piney Branch Subwatershed (MDE Use I; Mont. Co. SPA)</li> <li>• RE-2 Zone; 4.85 ac.</li> <li>• Existing use: Vacant</li> <li>• Proposed use: subdivide into 2 single-family building lots; plan no. 1-05048 – Glen Estates (note: This plan proposes septic use for both lots).</li> </ul>	<p>W-1                      No Change S-6                      S-3</p> <p>Applicant's Explanation: (None provided, except under "proposed use".)</p>	<p><u>M-NCPPC Staff:</u> pending – <i>DEP comment:</i> Although sewer service may be consistent with the Piney Branch Sewer policy, service will require crossing the Piney Branch, which should be avoided.</p> <p><u>WSSC-Sewer:</u> Service to the northern piece of the property can be provided from the existing 18" Piney Branch Trunk Sewer (#89CT8066A). Service for the southern piece of the property will require a 400' main extension from an existing 8" main (#941139A) located west of the property. The extension would abut approx. 3 additional properties and would require rights-of-way. Construction may require removing trees.</p> <p><u>DPS-Well &amp; Septic:</u> This office has approved two septic areas for this property. They can build two houses.</p>



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	Existing	Requested	
<b>WSSCR 04A-TRV-03: Lloyd Potter (continued)</b>			

**County Executive Recommendation:** Deny the sewer request; maintaining S-6.

**Executive Staff Report:** The applicant has requested a sewer category change to support the construction of two single-family houses, one on each piece of the existing parcel. The northern piece of the parcel, which abuts the Piney Branch Trunk Sewer easement, qualifies for sewer service under the provisions of the restricted sewer access policy, as recommended in the master plan and adopted in the Water and Sewer Plan. Sewer service will require that the service connection/hookup cross Piney Branch. Although this situation is not inconsistent with the restricted sewer service policy, it raises questions about the environmental impacts of providing sewer service: a stream crossing, stream buffer impacts, and loss of trees. In addition, DPS has advised that this site is approved for a septic system. Given these circumstances, using a septic system to support the construction of a house on this site is the preferable alternative.

The southern piece of the property is located largely outside the Piney Branch Watershed. The provision of public sewer service to this RE-2-zoned area is inconsistent with Water and Sewer Plan policies and with master plan recommendations. The applicant should proceed with the use of the approved septic system on this property.

<b>WSSCR 04A-TRV-07: Garvin Hudgins</b>			
<ul style="list-style-type: none"> <li>• 10419 Boswell Ln. – Parcel P635, Wickham &amp; Pottinger</li> <li>• Map tile 217NW10;FR341</li> <li>• North side of Boswell Ln., west of Glen Mill Rd.</li> <li>• Potomac Subregion Master Plan (2002)</li> <li>• Watts Branch Watershed/Piney Branch Subwatershed (MDE Use I; Mont. Co. SPA)</li> <li>• RE-1 Zone; 0.8 ac.</li> <li>• Existing and Proposed Use: Service for one existing single-family house.</li> </ul>	W-1 S-6	No Change S-3	<p><b>M-NCPPC Staff:</b> pending – DEP comment: In order to qualify for sewer service, the applicant must satisfy the restricted sewer service policy.</p> <p><b>WSSC-Sewer:</b> Service will require a 1300' main extension along Boswell Ln. and Glen Mill Rd. to the Piney Br. Trunk Sewer (#898066B). The extension would abut approx. 12 additional properties. Service via a grinder pump/pressure system is not an option because gravity service is feasible.</p> <p><b>DEP note:</b> WSSC's proposed extension will require removing some trees and crossing Piney Branch at or near the Glen Mill Rd. bridge.</p> <p><b>DPS-Well &amp; Septic:</b> An inspection of the site in Jan. 2005 could not confirm a failing septic system. However, percolation tests at 10405 Boswell Ln. indicated shallow depth to groundwater. Because this property is at the same elevation, the existing septic system is likely discharging directly into groundwater.</p>
	Applicant's Explanation: "Failing septic field."		

**County Executive Recommendation:** Maintain S-6, with advancement to S-3 (restricted to a single sewer hookup only) conditioned on DPS confirmation of a septic failure at this site. (Service to relieve a public health problem.)

**Executive Staff Report:** The applicant has requested a sewer category change in order to relieve a septic system which he claims has failed. Under the existing circumstances, this property can be considered for sewer service under the restricted sewer service policy only if the septic system fails. DPS has indicated that a failure, resulting from the discharge of septic effluent directly into the groundwater, is possible, but cannot confirm it at this time. DEP is aware of other nearby cases of septic problems. The recommended conditional approval will give DPS and the applicant additional time to verify a septic failure, allowing the County to then approve sewer service to relieve the problem.

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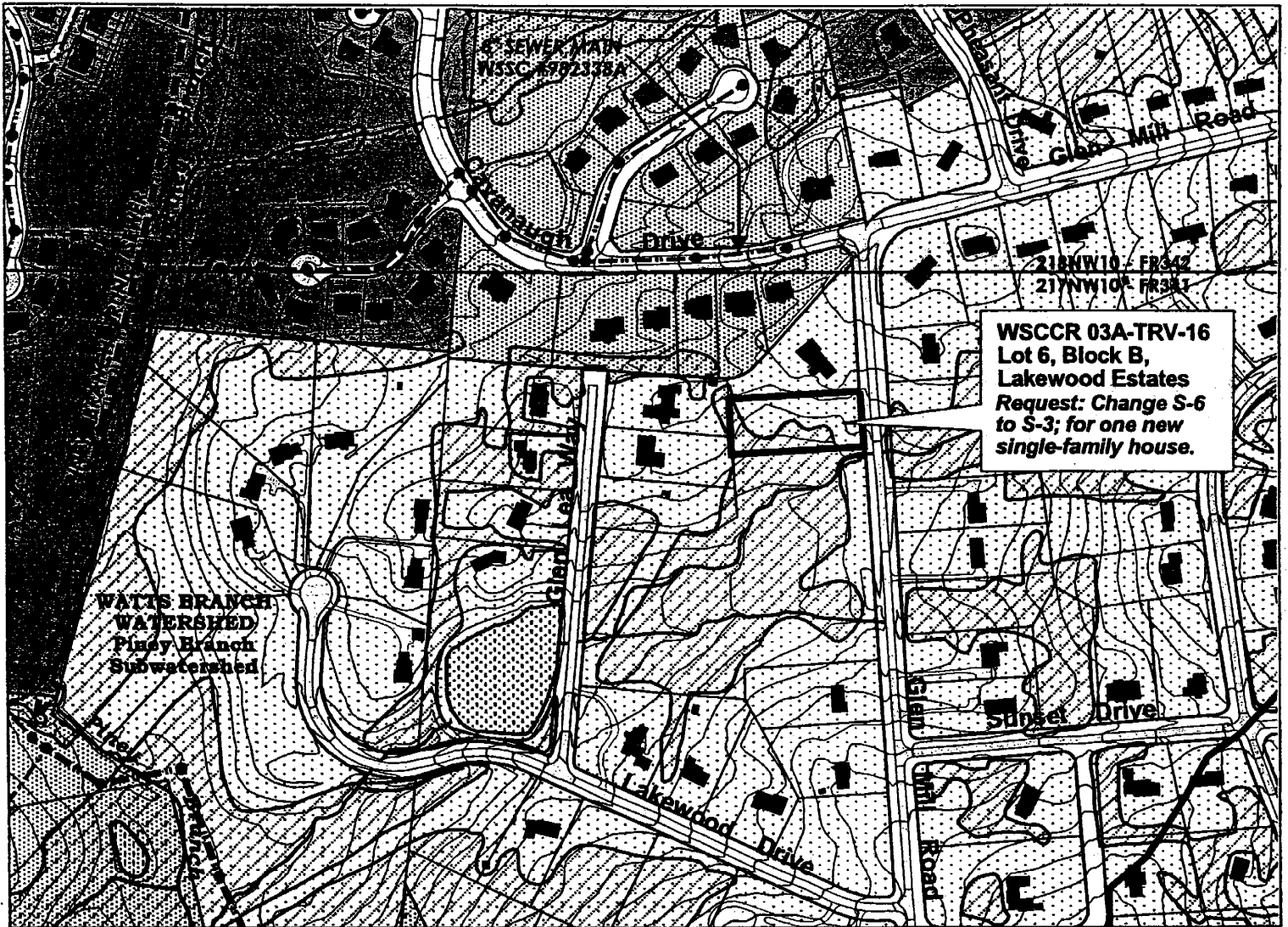
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Map Amendment No. Applicant (Owner) Property Information Development	Applicant's Request: Service Area Categories		Reviewing Agency WSSC and DPS Comments (Main extensions are non-CIP sized unless specified.)			
	Existing	Requested				
Applicant's Explanation						
<b>WSSCR 04A-TRV-10: Olympus Real Estate Group (for Marjorie Lynch)</b>						
<ul style="list-style-type: none"> <li>• Pt. Lot 7, Block 1, Glen Hills</li> <li>• Map tile: 217NW10; FR341</li> <li>• Northeast quadrant, intersection of Glen Mill Rd. &amp; Watts Branch Dr.</li> <li>• Potomac Subregion Master Plan (2002)</li> <li>• Watts Branch Watershed/Piney Branch Subwatershed (MDE Use I; Mont. Co. SPA)</li> <li>• RE-1 Zone; 1.91 ac.</li> <li>• Existing use: vacant</li> <li>• Proposed use: 2-lot single-family resubdivision.</li> </ul>	<table border="0"> <tr> <td>W-1</td> <td>No Change</td> </tr> <tr> <td>S-6</td> <td>S-3</td> </tr> </table> <p>Applicant's Explanation: "Owner and applicant wish to resubdivide the property into two lots WSSC has done a sewer analysis to determine the sewer is feasible to be extended to the property. Sewer is preferable to avoid clearing the trees necessary to install a septic field. Topography indicates that in order to accommodate a septic field, the houses would be pushed back away from the road which would require the whole site to be cleared. Therefore, sewer is a clear preference based on environmental and topographic reasons."</p>	W-1	No Change	S-6	S-3	<p><b>M-NCPPC Staff:</b></p> <p><b>WSSC-Sewer:</b> Service will require a 850' main extension south and west along Glen Mill Rd. to the Piney Branch Trunk Sewer (#89CT8066B). The extension will abut approx. 6 additional properties. WSSC has conceptually approved this extension (job. #AS3279Z02), pending the County's approval of this amendment.</p> <p><b>DPS-Well &amp; Septic:</b> This property failed water table tests in 1977 for a trench septic system, however, the property has not been tested for a sandmound septic system.</p>
W-1	No Change					
S-6	S-3					

**County Executive Recommendation:** Deny the sewer request, maintaining S-6.

**Executive Staff Report:** The provision of public sewer service is not consistent with either Water or Sewer Plan policies, or with master plan recommendations. The site is wholly located within the Piney Branch subwatershed and is therefore affected by the specific service policies and recommendations for sewer service there. At this time, the site does not satisfy any of the service requirements allowed under the restricted sewer service policy. In addition, this site is also located within the Glen Hills study area, where the master plan recommends against further public sewer service, pending the County's evaluation of septic service. This study is proceeding, but may not be completed in total for up to a year. In the interim, the Council has previously acted to deny sewer category change requests in the Glen Hills area which do not involve confirmed septic system failures.

# Sewer Service Area Categories Map WSSCR 03A-TRV16 (Mike Tofigh)



Travilah Planning Area

Watts Branch Watershed

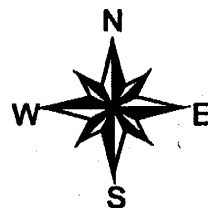


### MAP LEGEND

- Property
- WSSC/GIS Tile Grid
- 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
- 20\"- to 42\"-Dia. (CIP) Mains \*
- \* No Individual Connections
- Topography (C.I. = 5 Feet)
- Buildings
- Roads
- Watts Branch Subwatersheds
- Streams
- Ponds - Lakes
- Woodlands

### Sewer Service Area Categories (6/03)

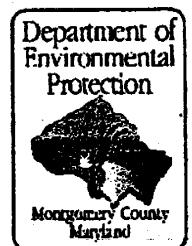
- S-1
- S-3
- S-4
- S-5
- S-6



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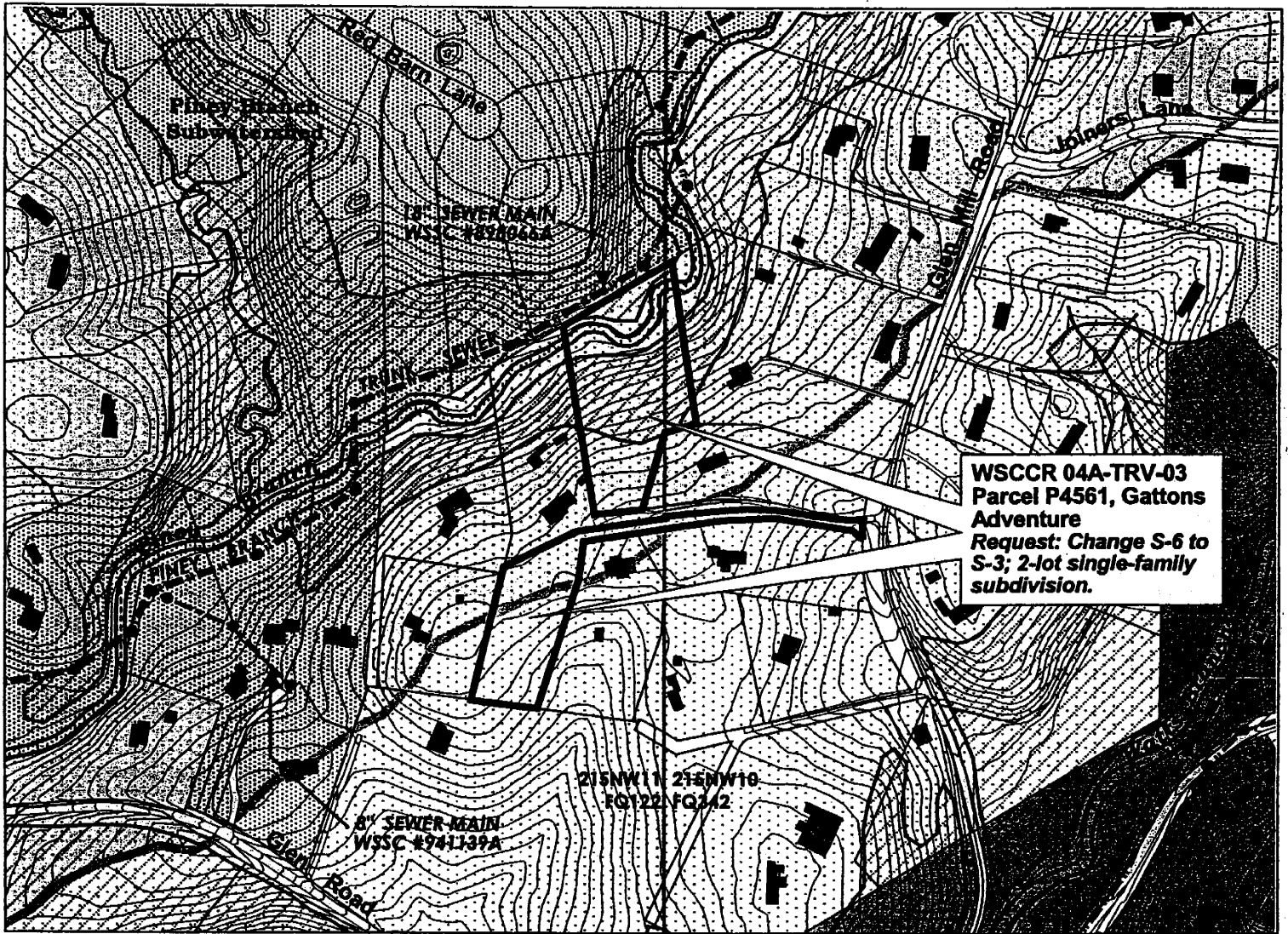
June 2003 Update  
Service Area Categories Map

Montgomery County, Maryland  
Comprehensive Water Supply  
and Sewerage Systems Plan



Water and Wastewater Planning  
3/31/05 - GIS Project File:  
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# Sewer Service Area Categories Map WSSCR 04A-TRV-03 (Lloyd Potter)



Travilah Planning Area

Watts Branch Watershed

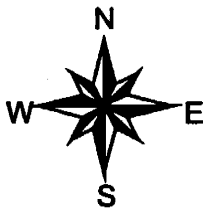


### MAP LEGEND

- Property
- WSSC/GIS Tile Grid
- Sewer Manholes
- Sewer Mains**
  - Small-Diameter, Low-Pressure Mains
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  - 20"- to 42"-Dia. (CIP) Mains \*
  - 48"- or Larger-Diameter (CIP) Trunk Mains \*
  - \* No Individual Connections
- Topography (C.I. = 5 Feet)
- Buildings
- Roads
- Piney Branch Subwatershed
- Streams
- Ponds - Lakes
- Woodlands

### 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 and Wastewater Planning  
3/29/05 - GIS Project File:  
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