

Department of Environmental Protection – Water and Wastewater Policy Group

ADMINISTRATIVE DELEGATION GROUP AD 2005-4: *Map Amendment Summary Information Table*

TRAVILAH PLANNING AREA			
Map Amendment No.: Applicant (Owner)			
Property Information Development	Service Area Categories Existing Requested	Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)	Planning Board and County Council Positions Public Testimony
WSSCR 04A-TRV-06: Charles & Garefo Caggiano			
<ul style="list-style-type: none"> ▪ Lot 4, Block B, Hunting Hill Estates ▪ 219NW09; FS3412 ▪ 14304 Marian Dr. ▪ Potomac Master Plan (2002) ▪ Watts Branch Watershed-Piney Branch Sub-watershed (MDE Use I; Mont. Co. SPA) ▪ R-200 Zone; 1.1 ac. ▪ Existing and proposed: single family house 	<p>W-1 W-n/c S-6 S-1</p> <p>Applicant's Explanation: Summarized: Health failure certified by DPS.</p>	<p><u>WSSC-Sewer</u>: An 8" sewer line in Marian Dr. abuts the property (contract 01-3128A).</p> <p><u>DPS-Well & Septic</u>: Provided letter certifying health failure.</p> <p><u>M-NCPPC Staff</u>: (pending)</p>	<p><u>Planning Board</u>:</p> <p><u>County Council</u>:</p> <p><u>Testimony</u>:</p>
DEP Staff Recommendation: Approve S-1, for one sewer hookup only. Policy V.F.1.a.: Consistent with Existing Plans.			
DEP Staff Report: The provision of public sewer service is consistent with Water and Sewer Plan policies, specifically the Piney Branch Sewer Restricted Access Policy, and with master plan recommendations specific to the Piney Branch watershed. Within the Piney Branch watershed, one sewer service hookup is allowed for individual, qualifying properties established prior to 1988, without the need to record the Piney Branch sewer agreement covenant. This property satisfies that policy. Sewer service will be available from an abutting main along Marian Dr.			
WSSCR 05A-TRV-03: John & Elizabeth Blick			
<ul style="list-style-type: none"> ▪ Lot 7, Block B, Hunting Hill Estates ▪ 219NW09; FR563 ▪ 14200 Marian Drive ▪ Potomac Master Plan (2002) ▪ Watts Branch Watershed-Piney Branch Sub-watershed (MDE Use I; Mont. Co. SPA) ▪ R-200 Zone; 1.34 ac. ▪ Existing and proposed: single family house 	<p>W-1 W-n/c S-6 S-1</p> <p>Applicant's Explanation Summarized: "Proposed house is not supported by the existing septic field supporting the existing house...public sewer serves most of the block; existing sewer main is one block away."</p>	<p><u>WSSC-Sewer</u>: A 350-foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to an existing sewer in Marian Drive (contract number AWAS3128A01) and would abut approximately 5 properties in addition to the applicant's. This extension has been conceptually approved (job number AS4169Z05).</p> <p><u>DPS-Well & Septic</u>: none requested</p> <p><u>M-NCPPC Staff</u>: (pending)</p>	<p><u>Planning Board</u>:</p> <p><u>County Council</u>:</p> <p><u>Testimony</u>:</p>
DEP Staff Recommendation: Approve S-3 for one sewer hookup only. Policy V.F.1.a.: Consistent with Existing Plans.			
DEP Staff Report: The provision of public sewer service is consistent with Water and Sewer Plan policies, specifically the Piney Branch Sewer Restricted Access Policy, and with master plan recommendations specific to the Piney Branch watershed. Within the Piney Branch watershed, one sewer service hookup is allowed for individual, qualifying properties established prior to 1988, without the need to record the Piney Branch sewer agreement covenant. This property satisfies that policy. Sewer service will be available from an abutting main to be constructed along Marian Dr.			

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MEMORANDUM

May 17, 2005

TO: Joe Mantua, Group Leader, Development Services Group
Washington Suburban Sanitary Commission

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

SUBJECT: Public Health Problems

This is to request the assistance of the WSSC in expediting the provision of public sewer service to the following property due to a public health problem:

Sewer Service: 14304 Marian Drive – Rockville

Property I.D.:	Lot 4, Block B, Hunting Hill Estates	
Owners:	Charles and Garefo Caggiano	Service Areas: W-1 & S-6
Map Coord.:	219NW09 – FS3412	Property Size: 1.1 acres
Planning Area:	Travilah	Watershed: Watts Branch

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 largely to the availability of an existing 8"-dia. sewer main along Marian Drive fronting the property. Note that DPS filed this request with DEP last year. However, the owners have not been able to proceed with seeking a sewer connection to the abutting main until recently.

Although this property is designated as category S-6 in the County's Water and Sewer Plan, DPS acknowledgment of a public health problem is sufficient justification to warrant the expedited provision of public sewer service, regardless of the existing service area category. DEP has initiated the process to have the property owner file a request for a service area change from S-6 to S-1 (WSSCR 04A-TRV-06).

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 sewerage system should be provided as soon as possible.** We would appreciate your assistance in this matter.

Joe Mantua
May 17, 2005

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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

ADS:ads/R:\Programs\Water_and_Sewer\Projects\WELLSEPTHEALTHEXPDOCS\alpha\l-m\marian_dr_14304=caggiano=s.doc

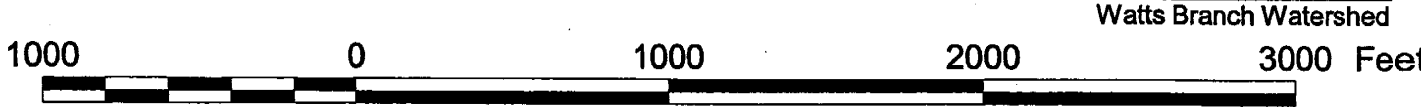
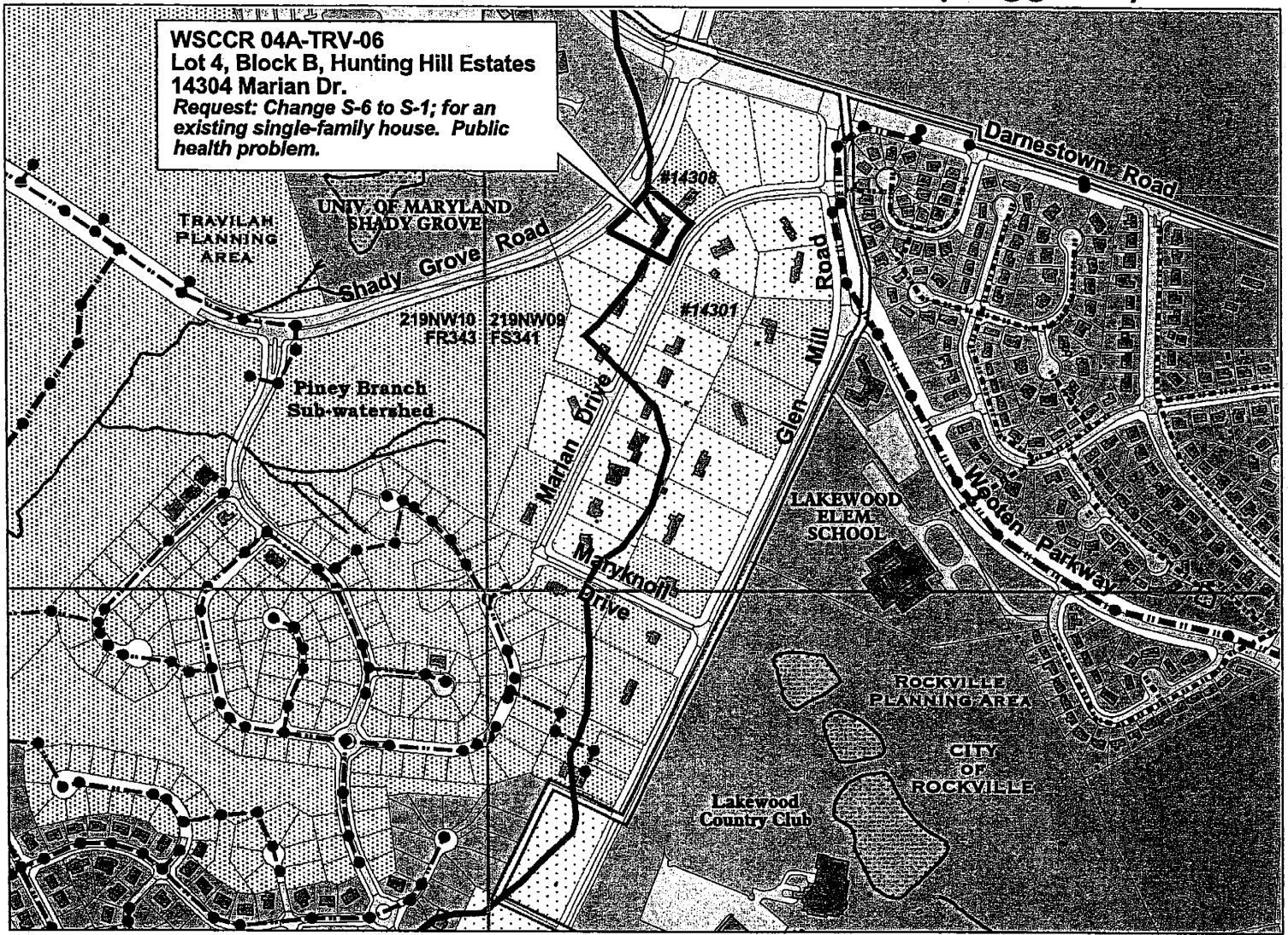
cc: Peg Robinson, Group Leader, Permit Services Group, WSSC
David Lake, DEP
Jay Beatty and John Hancock, Well and Septic Section, DPS
Charles and Garefo Caggiano

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Sewer Service Area Categories Map

WSSCR 04A-TRV-06/Public Health Case (Caggiano)

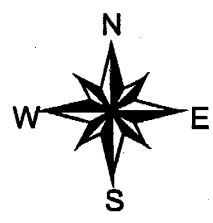
WSSCR 04A-TRV-06
 Lot 4, Block B, Hunting Hill Estates
 14304 Marian Dr.
 Request: Change S-6 to S-1; for an existing single-family house. Public health problem.



MAP LEGEND

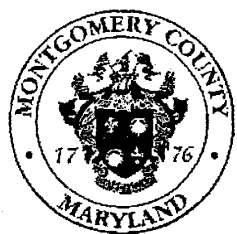
- Properties (3/02)
- WSSC/GIS Tile Grid
- Sewer Mains - Rockville
- Sewer Mains - WSSC**
- Small-Diameter, Low-Pressure Mains
- 6"- to 8"-Diameter Gravity Mains
- 10"- to 14"-Diameter Gravity Mains
- 15"- to 18"-Diameter (CIP) Trunk Mains
- 20"- to 42"-Dia. (CIP) Mains *
- 48"- or Larger-Diameter (CIP) Trunk Mains *
- Sewer Manholes
- M-NCPPC Planning Areas
- Buildings
- Roads - Parking
- Piney Branch Watershed
- Streams
- Ponds - Lakes

- 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



Watershed Management Division
 6/22/04 - GIS Project File:
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 2004ccrs\04a-trv-06=caggiano-s.apr

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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.

= MCDEP-WMD Received Date =

WSSCR No. 05A-TRV-03
CWSP 10/97 Map Panel _____
GIS/WSSC Title 219NW09
Tax Map FR563
State Watershed Use Class I
Plan No. _____
= MCDEP-WMD Staff Use Only =

1. APPLICANT: John S & Elizabeth Blick 2. OWNER: John S & Elizabeth Blick
 Address: 14200 Marian Drive Address: 14200 Marian Drive
Rockville MD 20850 Rockville MD 20850

Telephone: 301 564 9100 Telephone: 301 564 9100

3. PROPERTY DESCRIPTION (Attach an 8 1/2"x11" copy of the state tax map with the subject property(ies) highlighted.)
 Identification: Lot 7 Block B Hunting Hill Estates Tax ID - 04/00046957
 Premise Address: 14200 Marian Drive Rockville MD 20850
 Location: One block N. of Glen mill Road, near Darnestown Road

4. LAND USE, ZONING, AND SUBDIVISION
 Master Plan: Potomac & Vicinity Drainage Basin: Watts Branch (Pines Cr.)
 Zoning: ~~R-200~~ R-200 Site Area: 58,370 sf
 Recent Zoning Activity: N/A
 Existing Use: Single Family Dwelling Proposed Use: Single Family Dwelling
 Recent Subdivision Activity: N/A

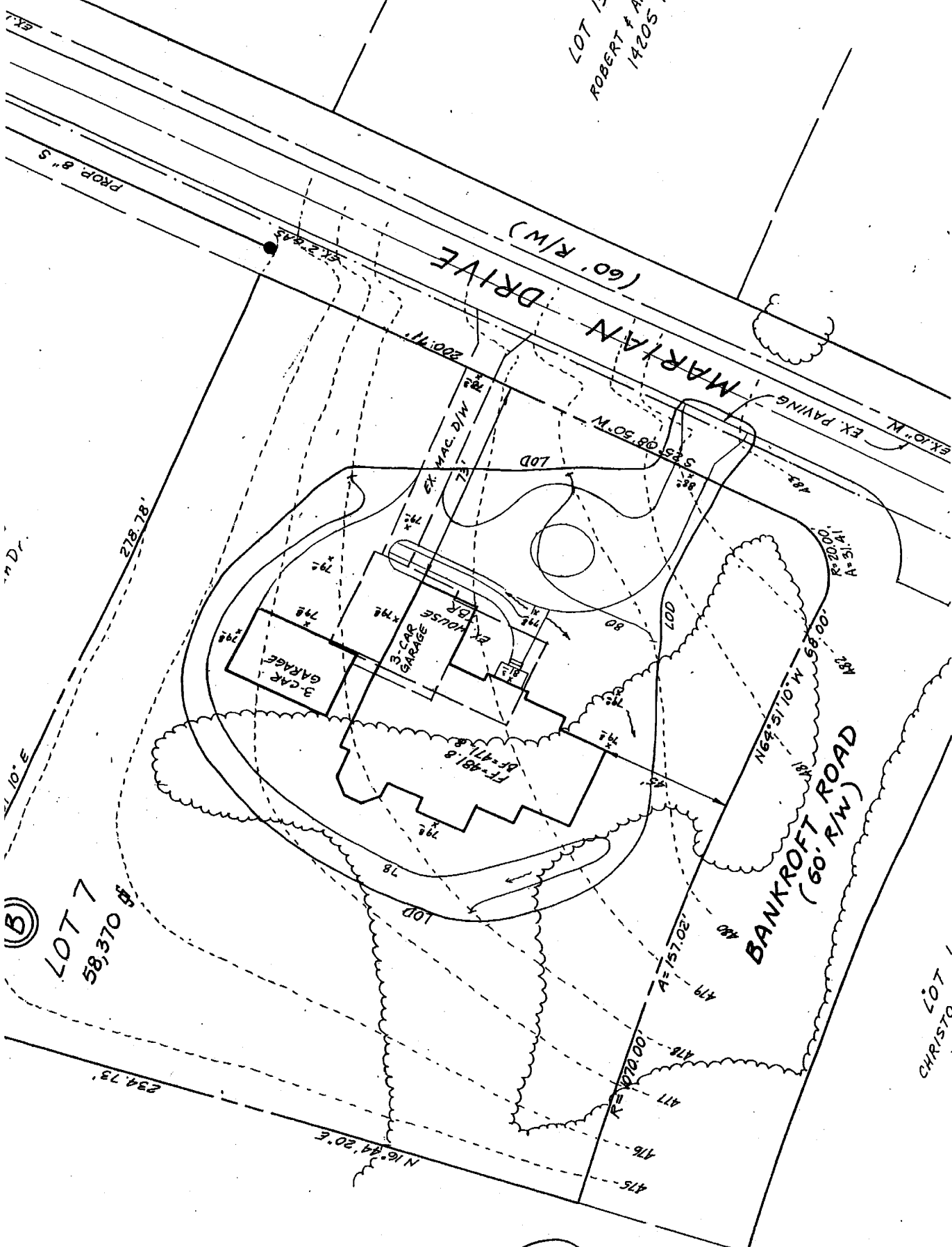
5. WATER AND SEWER SERVICE AREA CATEGORIES
 Existing Water Category: W-1 Requested Water Category: W-1
 Existing Sewer Category: S-6 Requested Sewer Category: S-31

6. REASON FOR THIS CATEGORY CHANGE REQUEST (continue on a separate page, if necessary)
The proposed house is not supported by the existing septic field supporting the existing house. The size of the lot does not support retesting for relocation of the septic area and existing trees would be impacted. The public sewer has been extended into the neighborhood and serves most of the block. Existing sewer main is one lot away.

7. APPLICANT'S AUTHORIZATION - Check one of the following as applicable: Property Owner Contract Purchaser
 Owner's or Purchaser's Authorized Representative.
 Signature [Signature] Signature [Signature]
 Date 4/15/05 Date 4/17/05

LOT 14
ALI JALAL
14209 Marian

LOT 13
ROBERT & ANN COOPER
14205 Marian Dr.

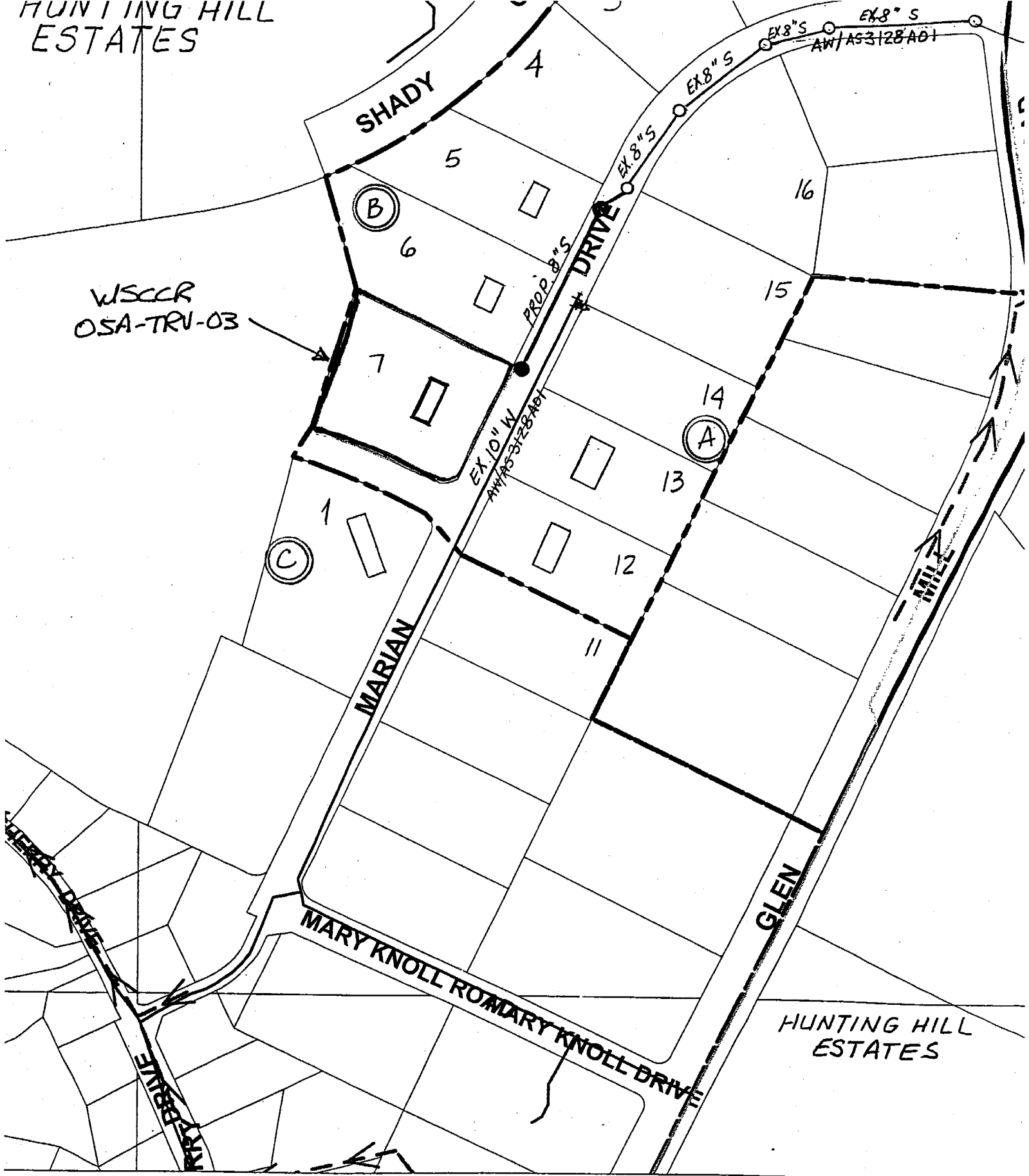


LOT 7
58,370

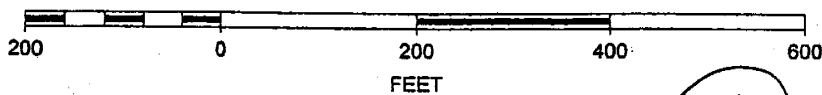
LOT 1
CHRISTO

HUNTING HILL ESTATES

WSCCR
OSA-TRV-03



SCALE 1 : 2,400

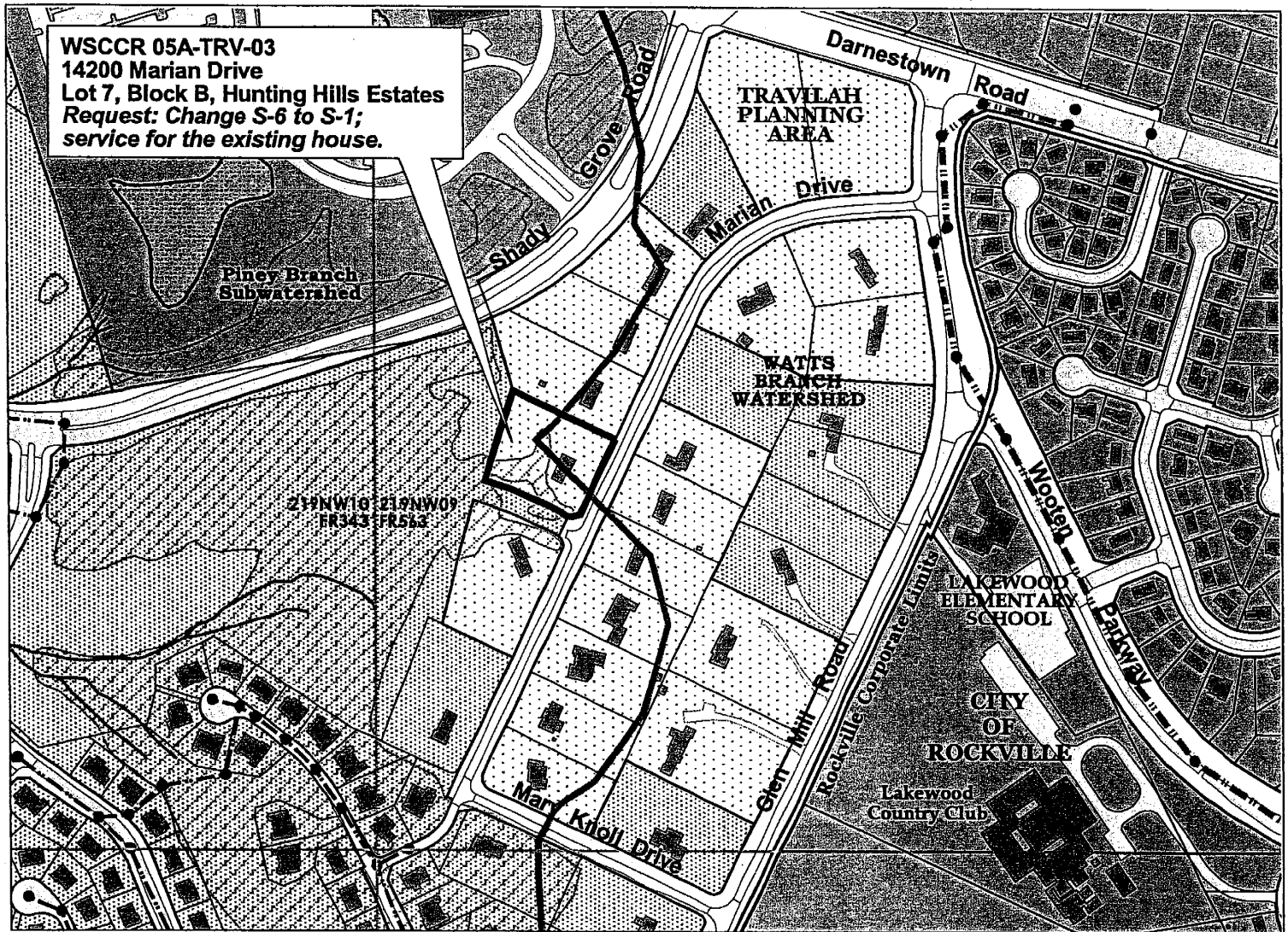


219 NW 9

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Sewer Service Area Categories Map WSSCR 05A-TRV-03 (John & Mary Blick)

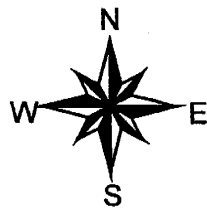


MAP LEGEND

- Property (Sept. 2004)
- WSSC/GIS Tile Grid
- Sewer Manholes
- Sewer Mains**
- Small-Diameter, Low-Pressure Mains
-
-
-
-
-
- * No Individual Connections
- Corporate Limits
- Buildings
- Roads
- Piney Branch Subwatershed
- Streams
- Ponds - Lakes
- Woodlands

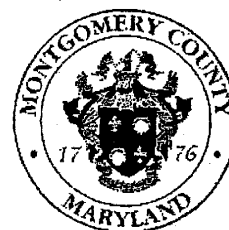
Sewer Service Area Categories (6/03)

- 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 Policy Group
8/2/05 - GIS Project File:
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