

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

County Executive's Transmittal Packet – May 2006: Map Amendment Summary Information Table

Potomac MP Peripheral Sewer Service Case – Background: Under the updated 2002 Potomac Subregion Master Plan, sewer service to low-density development (typically zoned RE-1 or RE-2) in the master plan area is almost completely constrained, following the policy directions established in the Water and Sewer Plan. However, the new master plan does allow for a very limited expansion of sewer service at the edges the recommended public sewer envelope. In order to be considered for sewer service under the master plan's guidance, properties must be located at the edge of the recommended public service envelope and must not require sewer extensions which affect streams or stream buffer areas. The master plan emphasizes sewer main extensions, if required, that can be located within public rights-of-way. Some portions of the master plan area are restricted from this exception to the general sewer service policies, due to either environmental concerns or the expected limitations of public sewerage systems.

TRAVILAH PLANNING AREA		
Amendment No./Applicant (Owner) Property Information Development	Applicant's Request/Explanation: Service Area Categories Existing Requested	Reviewing Agency WSSC and DPS Comments (WSSC Main extensions are non-CIP sized unless specified.)
<p>WSSCR 06A-TRV-07 Carole and Donald Dell <ul style="list-style-type: none"> ▪ 12200 Stoney Creek Rd. ▪ Parcel P165, Beall Mount ▪ Map tile: 215NW12; EQ562 ▪ West side of Stoney Creek Rd. south of Wetherfield La. ▪ Potomac Subregion Master Plan (2002) ▪ Watts Branch Watershed (MDE Use I) ▪ RE-2 Zone; 17.29 ac. ▪ Existing use: agricultural/residential ▪ Proposed use: 8-lot single-family residential subdivision </p>	<p>W-6 W-3 S-6 S-3</p> <p>Applicant's Explanation: "Current use is rural/agricultural. Owner would like to consider subdivision for 8 single-family lots. Septic systems for several lots may not be possible due to environmental constraints. Sewer is now located within 140 feet of this property in Stoney Creek Rd. The required extension for sewer and water would be within the right-of-way of Stoney Creek Rd."</p>	<p><u>WSSC-Water:</u> Service will require a 500' main extension north along Stoney Creek Rd. from an existing 16" main (#898318A). The extension would abut 4 additional properties. The extension will need to be program size: 16"-diameter.</p> <p><i>DEP note: Although program sized, the required water extension does not necessarily need to be approved in the WSSC CIP. At only 500' in length, the extension could be considered a local service main, not a capital program project.</i></p> <p><u>WSSC-Sewer:</u> Service will require a 2000' main extension northwest along Stoney Creek from the existing 8" main near River Rd. (#951169A). The extension would abut 8 additional properties and require rights-of-way. Construction may require removing trees and temporary disruption of wetlands and a stream valley.</p>
	<p>The applicant's proposal to extend sewer along Stoney Creek Rd. will not provide gravity sewer service to this project because of the topography of the site.</p> <p><u>DPS-Well & Septic:</u> Steep slopes could be problematic for the approval of 8 septic areas. The property does have one approved 10,000 square foot septic area.</p> <p><u>M-NCPPC Staff:</u> The development proposal, as stated by WSSC, is not consistent with the sewer service recommendations of the Potomac Subregion Master Plan as follows: "...Help to protect water quality in the Stoney Creek subwatershed of Watts Branch by requiring that sewer main extensions ... be located along River and Stoney Creek Roads, rather than along the stream valley." (page 23) Recommendation: Since WSSC indicates that the sewer should be provided in the stream valley, deny S-1. Approve W-1 since it can be provided via the road ROW.</p>	

County Executive Recommendation: Approve W-3. Deny request for S-3; maintain S-6.

Executive Staff Report: The provision of public water service to the site is consistent with water and sewer plan policies for service to "large lot" properties (generally properties zoned RE-1, RE-2, and RC). Approval of W-3 is also consistent with master plan recommendations for water service. WSSC advises that water service can be provided by a main extension along Stoney Creek Rd. We support the approval of category W-3.

Water and Sewer Plan policies do not support the provision of public sewer service for areas zoned RE-2, unless otherwise recommended in the local master plan. The 2002 Potomac Master Plan does not specifically support an exception to this policy for this site. Therefore, we recommend denial of the request for category S-3.

We do not believe that the master plan recommendation for the provision of sewer service to properties at the

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edge of the recommended sewer service envelope should apply in this case. Although the subject site does abut the recommended sewer service envelope, it does so at the rear of the property along the Stoney Creek valley. The extension of public sewer service to this property does not complete or finish a portion of the Potomac public sewer service envelope; rather, it appears to substantially expand sewer service in an area recommended for lower density development. The applicant has cited concerns over development of this property using septic systems due to potential environmental constraints. Certainly, the steep slopes along Stoney Creek at the rear of the property present such a constraint. However, the master plan generally recognizes that development in lower-density areas will indeed be subject to environmental constraints, resulting in less than a maximum zoned lot yield.

WSSC would prefer to extend a 2000-foot main extension from Watts Branch along Stoney Creek to serve this property. The applicant proposes a 140-foot main extension along Stoney Creek Rd to serve the property, a concept WSSC does not support because of the need for pumping systems to serve most, if not all, of the site. The Master Plan specifically recommends *against* sewer construction along the Stoney Creek valley, a recommendation we support.

envelope is irregular, established by demand rather than by plan. Voids within the envelope and irregular boundaries along its perimeter abound. Although this Master Plan generally recommends against the continued provision of community sewer service to low-density (RE-1 and RE-2) areas, it does support limited approvals for community sewer service for the low-density areas within the envelope and along its currently-established edge. The focus of this limited service and expansion should be on properties which already abut existing or proposed mains and on properties which can be served by sewer extensions within public rights-of-way. Main extensions that would disrupt streams and their undisturbed buffer areas should be avoided. Any approvals granted along the currently-established edge should not be cited as justification for expanding the sewer service envelope beyond the limits recommended in this Plan.

Sewer Service Recommendations

- Provide community sewer service in the Subregion generally in conformance with *Water and Sewer Plan* service policies. This will generally exclude areas zoned for low-density development (RE-1, RE-2, and RC) not already approved for service from further extension of community service.

PERIPHERAL SEWER SERVICE POLICY

Allow 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. (See Foldout Map D.) Exclude from this peripheral service policy properties adjacent to and in the vicinity of the Palatine subdivision and the lower Greenbriar Branch properties, and all properties within the Piney Branch Subwatershed, the Darnestown Triangle, and the Glen Hills Area (until completion of the study described on page 24, which will evaluate whether this exclusion should continue in the future). Emphasize the construction of sewer extensions, if needed, along roads rather than through stream valleys.

STONEY CR. POLICY

Help to protect water quality in the Stoney Creek subwatershed of Watts Branch by requiring that sewer main extensions to serve the few properties approved for community service be located along River and Stoney Creek Roads, rather than along the stream valley.

- Deny the provision of community sewer service to the areas zoned R-200 near the intersection of River and Seneca Roads.

Glen Hills Area

The Glen Hills area consists of several established subdivisions with lots generally at least one acre in size. Most of the lots were established in the 1950's and 60's using septic systems. At that time, septic standards did not include septic buffers, water table testing, multiple depth testing, and the consideration of fractured rock. The Department of Permitting Services (MCDPS) has raised concerns about the periodic septic failures which occur in the neighborhood because subsurface conditions often do not allow for replacement systems which satisfy current septic regulations. This Plan supports a study of the septic failures in Glen Hills to develop the measures necessary to ensure

DEP Staff Use: CCR#: 06A-TRV-07
Received Date: 1-20-06 Fees Paid: 1230.00

CANCEL

MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
255 Rockville Pike, Suite 120, Rockville, Maryland 20850-4166
aian.soukup@montgomerycountymd.gov
shelley.ianashek@montgomerycountymd.gov
240-777 7716/7735 ; FAX: 240-777 7763

WATER/SEWER SERVICE AREA CATEGORY CHANGE REQUEST
Proposed amendment to the Montgomery County Ten-Year Water Supply
and Sewerage Systems Plan.

Please read the accompanying information and instruction sheet, which contains a fees-chart.
The fee is non-refundable. The application and appropriate fee must be submitted together.

1) Property Owner: CAROLE Donald L. Dell et al (PL)

Name Carole and Donald Dell

Mailing Address 12200 Stonewall Creek Rd
Potomac, MD 20854

PROPERTY Address: (if same as above, leave blank):
12010 Stonewall Creek Rd
Potomac, MD 20854

Email* [REDACTED]

Phone [REDACTED]

FAX [REDACTED]

If you would like an engineer or attorney advised of the status of this request, please list
name, company name, job title, address, and Email address here:

Charles Crimsley PE (301) 230 5881
Landmark Engineers email: landmarkctg@aol.com
Rockville, MD

*Please provide an Email address for all parties: Email is our standard method of
communication and notification. If you don't have access to Email, please provide complete
mailing address and weekday phone number.

Applicant's Authorization:

I am the:

- Property Owner
- Owner's Authorized Representative*

Signature Donald L. Dell Carole Dell
Title* trustees in fact

Date January 20, 2006

* If signing as owner's representative, you must state on the Title line the legal capacity in
which you are acting, e.g., as attorney-in-fact or trustee, or as president or partner of a
corporation, partnership, or LLC. Please note, a contract purchaser may not file a category
change application.

2) Property/Site Description and Development:

Address 12010 Stony Creek Rd, Potomac MD 20854
 Property's TAX ID # (please provide, if known) 1006 0039 5825
 Property/Site Size 17.29 Ac Identification (ie, Parcel #) Parcel P165 Like/Fo
 Location/Closest cross-street 2500' North of River Rd 1239/19
 Current Use Agricultural Proposed Use Residential-Subdivided detached
 Subdivision Plan No. & Status not yet filed CREZ
 (Note: Please attach an 8.5"x 11" copy of the state tax map with the property(ies) highlighted; this map is available at www.dat.state.md.us; click on "Real Property Data Search" and proceed from that point. If you don't have access to the Internet, and/or don't have some of the information requested above, please note that you request that DEP provide this information.)

3) Water and Sewer Service Area Categories (if you don't know, we will verify for you):

Current Water Category: W-6 Requested Water Category: W-3 OR No Change Multi-Use Shared
 Current Sewer Category: S-6 Requested Sewer Category: S-3 OR No Change Multi-Use Shared *please verify*

4) Reason for request; state current use of site and intended change in usage, if any:

Current use is rural / agricultural. Owner ~~may~~ would like to consider subdivision for 8 SFD lots. Septic systems for several lots may not be possible due to environmental constraints. Sewer is now located within 140 ft of this property on Stony Creek Rd. The required efferve for sewer and water would be within the right of way of Stony Creek Rd.

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: _____ Email OR _____ US Mail
 Water Sewer
 WSSC Tile 215NW12
 Tax Map EQ 502
 Plan No. -
 Process COUNCIL
 Master Plan POTOMAC SUBREZ (2002)
 Planning Area TRAVILAH
 Zoning RE-2
 Zoning Activity -
 Watershed WATS BE (STONEY CR)
 CSPS Subwatershed
 State Watershed Use Class I
 GIS File