





April 15, 2010

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Mary Dolan, Planner Supervisor 
Environmental Planning Division

FROM: Katherine Nelson for the Planning Department 
(301) 495-4622

SUBJECT: Proposed Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan 2010-2 Administrative Cases

RECOMMENDATION

Transmit recommendations for Administrative Cases to the County Executive for final action.

DISCUSSION

This staff package contains recommendations for category changes requiring action by the County Executive. Planning staff's comments on all cases have been incorporated into DEP's packet along with the comments of other agencies. Administrative cases are generally well within established policies and guidelines for community water and sewer service and therefore do not go before the County Council for action.

Administrative Cases

WSSCR 10A-OLN-01: Gnanasundram
Approve W-3 Public Health Issue

WSSCR 10A-POT-01 Breymaier
Approve S-1 Under the abutting mains policy.

WSSCR 10A-POT-02 Korsower
Approve S-1 Under the abutting mains policy.

WSSCR 10A-URC-01 Alfred
Approve S-3 Under the abutting mains policy.
If this property subdivides, as currently proposed, only one of the two properties will be eligible for a sewer connection.

NEXT STEPS

The Department of Environmental Protection will hold a public hearing on the administrative cases on May 11, 2010. The Board's recommendations will be transmitted to the County Executive for final action.

Attachment

**DEP Interagency Water/Sewer Map Amendment Review
E-Mail Transmittal**

March 16, 2010

TO: David Shen and Kathy Maholtz, Development Services Group
Washington Suburban Sanitary Commission

Katherine Nelson, Environmental Planning Division
Maryland – National Capital Park and Planning Commission

Gene von Gunten, Well and Septic Section
Department of Permitting Services

FROM: Alicia Youmans, Planner
Water and Wastewater Policy Group, Department of Environmental Protection

SUBJECT: WATER/SEWER CATEGORY CHANGE REQUEST REVIEW – 2010-2 REVIEW GROUP

For your agency's review and comments we have posted to www.montgomerycountymd.gov/waterworks today a PDF that includes the following 4 water/sewer service area category change requests (CCRs) These requests will be considered as proposed amendments to the County's Comprehensive Water Supply and Sewerage Systems Plan. Although we have grouped the requests into *probable* action paths for either administrative or Council consideration, these assignments are tentative at this time and will depend in part on your review comments. **We ask that you provide your agency's comments no later than April 27, 2010.**

Requests being considered for DEP administrative delegation action:

Administrative hearing AD 2010-2 will be held **May 11, 2010**, at DEP's offices at 255 Rockville Pk., Rockville.

WSSCR 10A-OLN-01: Gnanasundram										
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification									
<ul style="list-style-type: none"> ▪ 16700 Batchellors Forest Rd, Olney, 20832 ▪ Property ID: 08-00720274 ▪ Map tile: WSSC – 222NW02; MD – JS13 ▪ SW of intersection Batchellors Forest Rd and Norbeck Farm ▪ Olney MP ▪ Northwest Branch Watershed ▪ RE-2 Zone; 2.4 acres ▪ <u>Existing use:</u> Group Home (The Ammahl Home) ▪ <u>Proposed use:</u> No Change 	<table border="1"> <thead> <tr> <th>Existing –</th> <th>Requested –</th> <th>Service Area Categories</th> </tr> </thead> <tbody> <tr> <td>W-6</td> <td>W-3</td> <td></td> </tr> <tr> <td>S-6</td> <td>S-6 (No Change)</td> <td></td> </tr> </tbody> </table> <p><u>Applicant's Explanation</u></p> <p><u>DEP NOTE:</u> This request is due to contamination of applicants' well and therefore is a Public Health Issue. Please see attached for memos from DPS and DEP. A water line extension will be needed. Please see attached memos.</p>	Existing –	Requested –	Service Area Categories	W-6	W-3		S-6	S-6 (No Change)	
Existing –	Requested –	Service Area Categories								
W-6	W-3									
S-6	S-6 (No Change)									

Agency Review Comments

M-NCPPC:

WSSC:

DPS:

WSSCR 10A-POT-01: Breymaier					
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> ▪ 10819 Rock Run Dr, Potomac, 20854 ▪ Property ID: 10-00867688 ▪ Map tile: WSSC – 210NW11; MD – FN123 ▪ Located just South of intersection of Rock Run Dr and Chandler ▪ Potomac MP ▪ Rock Run Watershed ▪ R200 Zone; 1.0 acres ▪ <u>Existing use:</u> Residential ▪ <u>Proposed use:</u> Residential 	<p><u>Existing – Requested – Service Area Categories</u></p> <table style="width: 100%; border: none;"> <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>I am requesting a sewer category change to accommodate future plans to renovate and add a second story to the house.</p> <p><u>DEP NOTE:</u></p> <p>A sewer line abuts the applicants' property qualifying the property for a single sewer hook up under the Abutting Mains Policy.</p>	W-1	W-1 (No Change)	S-6	S-1
W-1	W-1 (No Change)				
S-6	S-1				

Agency Review Comments

M-NCPPC:

WSSC:

DPS:

WSSCR 10A-POT-02: Korsower					
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> ▪ 13601 Valley Drive, Rockville 20850 ▪ Property ID: 04-00111284 ▪ Map tile: WSSC – 218NW10; MD – FR342 ▪ Located on the corner of Cherrydale and Valley Dr ▪ Potomac MP ▪ Watts Branch Watershed ▪ R-200 Zone; 0.08 acres ▪ <u>Existing use:</u> Residential ▪ <u>Proposed use:</u> Residential 	<p><u>Existing – Requested – Service Area Categories</u></p> <table style="width: 100%; border: none;"> <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>Would like to change from septic to public sewer.</p> <p><u>DEP NOTE:</u></p> <p>A sewer line abuts the applicants' property qualifying the property for a single sewer hook up under the Abutting Mains Policy. Please see attached memo from DEP to WSSC.</p>	W-1	W-1(No change)	S-6	S-1
W-1	W-1(No change)				
S-6	S-1				

Agency Review Comments

M-NCPPC:

WSSC:

DPS:

WSSCR 10A-URC-01: Alfred							
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> • 6020 Needwood Rd, 20855 • Property ID: 04-00054536 (Parcel= P927) • Map tile: WSSC – 223NW06; MD – GT561 • Located on the SW corner of Needwood and Muncaster Mill Rd • Upper Rock Creek MP • Rock Creek Watershed • RE-2 Zone; 2.5 acres • <u>Existing use</u>: Senior/Elder care facility (8 residents) <p><u>Proposed use</u>: Subdivide property along Needwood Rd and construct another 8 person senior care facility</p>	<table border="0"> <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-3</td> </tr> </table> <p><u>Applicant's Explanation</u></p> <p>The proposed development consists of subdividing Parcel 927 into two lots. The existing senior/elder care facility would remain (housing no more than 8 residents) and a new all senior/elder care facility would be constructed on the newly created lot that would house no more than 8 residents (a total of 16 units between the two lots). It is our understanding that there is a mix of water and sewer categories for the surrounding properties of either W-1 & S-1, or W-1 & S-6. There is an existing 12" water and 8" sewer within the Muncaster Mill Road (MD-115) right-of-way adjacent to the subject property.</p> <p><u>DEP NOTE:</u> A sewer line abuts the applicants' property qualifying the property for a <u>single</u> sewer hook up under the Abutting Mains Policy. If property does get subdivided there may only be a single to connection to one of the properties, not both.</p>	Existing – Requested – Service Area Categories		W-1	W-1(No change)	S-6	S-3
Existing – Requested – Service Area Categories							
W-1	W-1(No change)						
S-6	S-3						

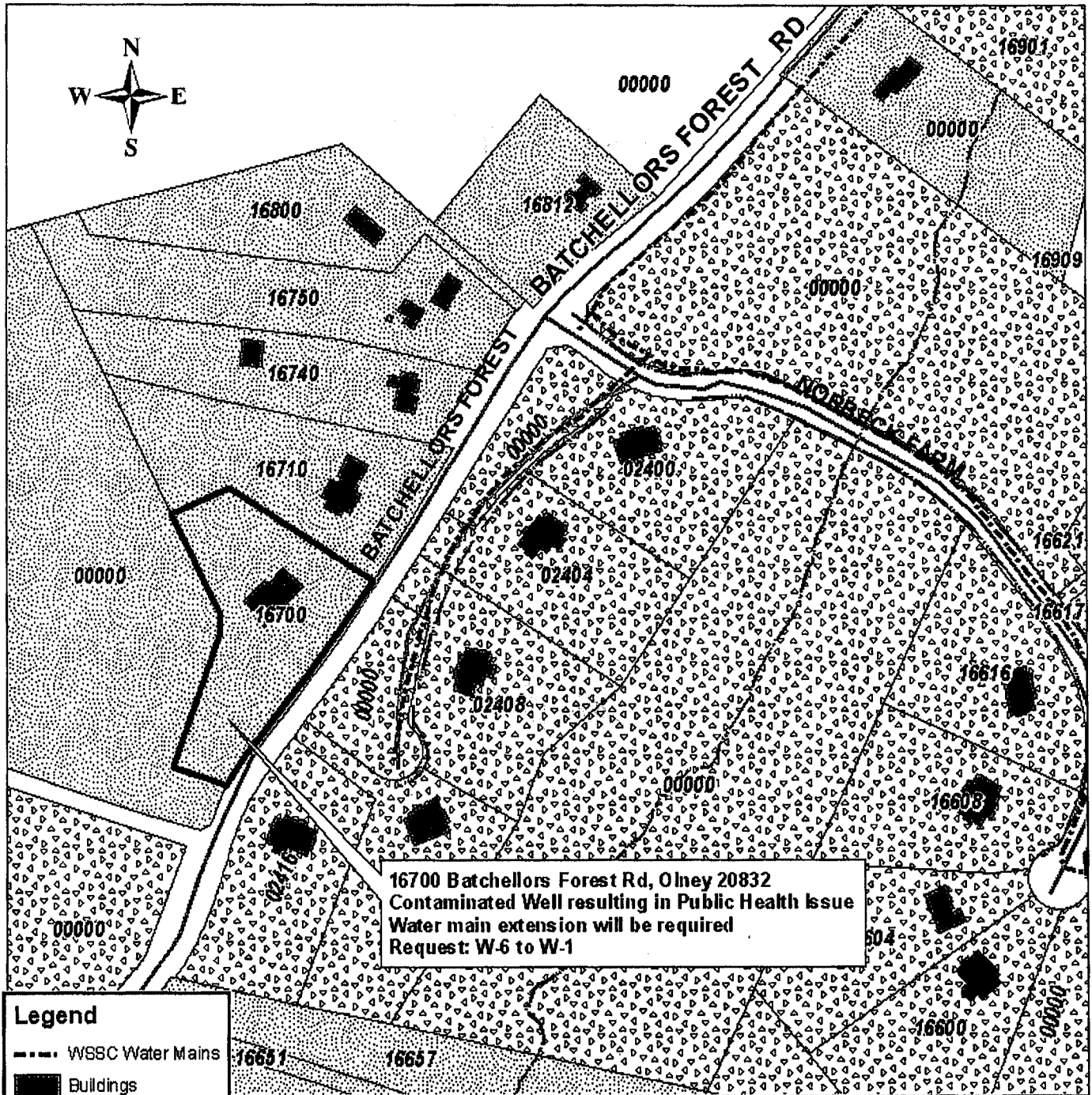
Agency Review Comments

M-NCPPC:

WSSC:

DPS:

Water Service Area Categories Map 10A-OLN-01 (Gnanasundram)



16700 Batchellors Forest Rd, Olney 20832
Contaminated Well resulting in Public Health Issue
Water main extension will be required
Request: W-6 to W-1

Legend

--- WSSC Water Mains

■ Buildings

Water Categories

W-1

W-3

W-4

W-5

W-6

W-7

0 100 200 400 600 800



Scale (Feet)



**Montgomery County, Maryland
2003 Comprehensive Water Supply
and Sewerage Systems Plan**

**DEP
Water and Wastewater
Policy Group**

④

10A-OLN-01
Gnanasundram



DEPARTMENT OF PERMITTING SERVICES

Isiah Loggett
County Executive

MEMORANDUM

Carla Reid
Director

August 17, 2009

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

FROM: Alan Turner, R.S. *EAT*
Environmental Health Specialist
Well and Septic Section
Montgomery County Department of Permitting Services
255 Rockville Pike
Rockville, MD 20850

RE: Request for Public Water Connection

16700 Batchellors Forest Rd
Tax Map Grid JS13- Parcel 107,
WSSC Grid: 222NW-02NW

The Ammahl Home, located at the above address, is requesting our assistance in obtaining an expedited water connection due to contaminated drinking water from the existing well serving this elderly group home. Water samples collected by Well and Septic from July 9th to August 10th, 2009, show the presence of a high level of bacterial contamination not responding to disinfection treatment. This office recommends connection to the public water service be expedited to this property.

It appears the property is in category W-6 and will require a category change. The water service is non-abutting to the property, located on Norbeck Farm Place, Parcel C.

We appreciate your efforts.

eat

cc: Luis Tapia, WSSC
Leela Gnanasundram, Ammahl Home

10A-OLN-01
Gnanasundram



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

MEMORANDUM

August 18, 2009

TO: Michael Harmer, Group Leader, Development Services Group
Washington Suburban Sanitary Commission

FROM: Alicia Youmans, Environmental Planner, Water and Wastewater Policy Group
Department of Environmental Protection *AMY*

SUBJECT: Public Health Problems

We request WSSC's assistance in expediting the provision of public water service to the following property:

Water Service: 16700 Batchellors Forest Rd

Property I.D.: 08-00720274; P107 (SDAT:JS13)

Owner: Leela Gnanasundram

WSSC grid: 222-NW-02

Planning Area: Olney

Service Areas: W-6

Zoning/Size: RE-2/2.42

Watershed: Northwest Branch

The Department of Permitting Services (DPS), Well and Septic Section, has advised this office of a public health problem, a contaminated well, at the subject property (see the attached memorandum). DPS recommended relief of this problem by connecting the site to public water service, due to contaminants not responding to disinfection treatment. The property will require an extension from the Norbeck Farm Estates, located on the South-east side of Batchellors Forest Rd.

Although this property is designated as category W-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 water 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 W-6 to W-1.

Given these conditions, it is reasonable to relieve this public health hazard by expediting the provision of public water service. WSSC should not wait for the approval of a Water and Sewer Plan amendment to provide public service; public water 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 water service. Neither DEP nor DPS staff can initiate a WSSC service application on the owner's behalf. Contact the WSSC

16

Mike Harmer
August 18, 2009
Page 2

Development Services Group (DSG) at 301-206-8650 for additional information or refer to WSSC-DSG website at http://www.wssc.dst.md.us/dsg-permits/dsg_home.cfm.]

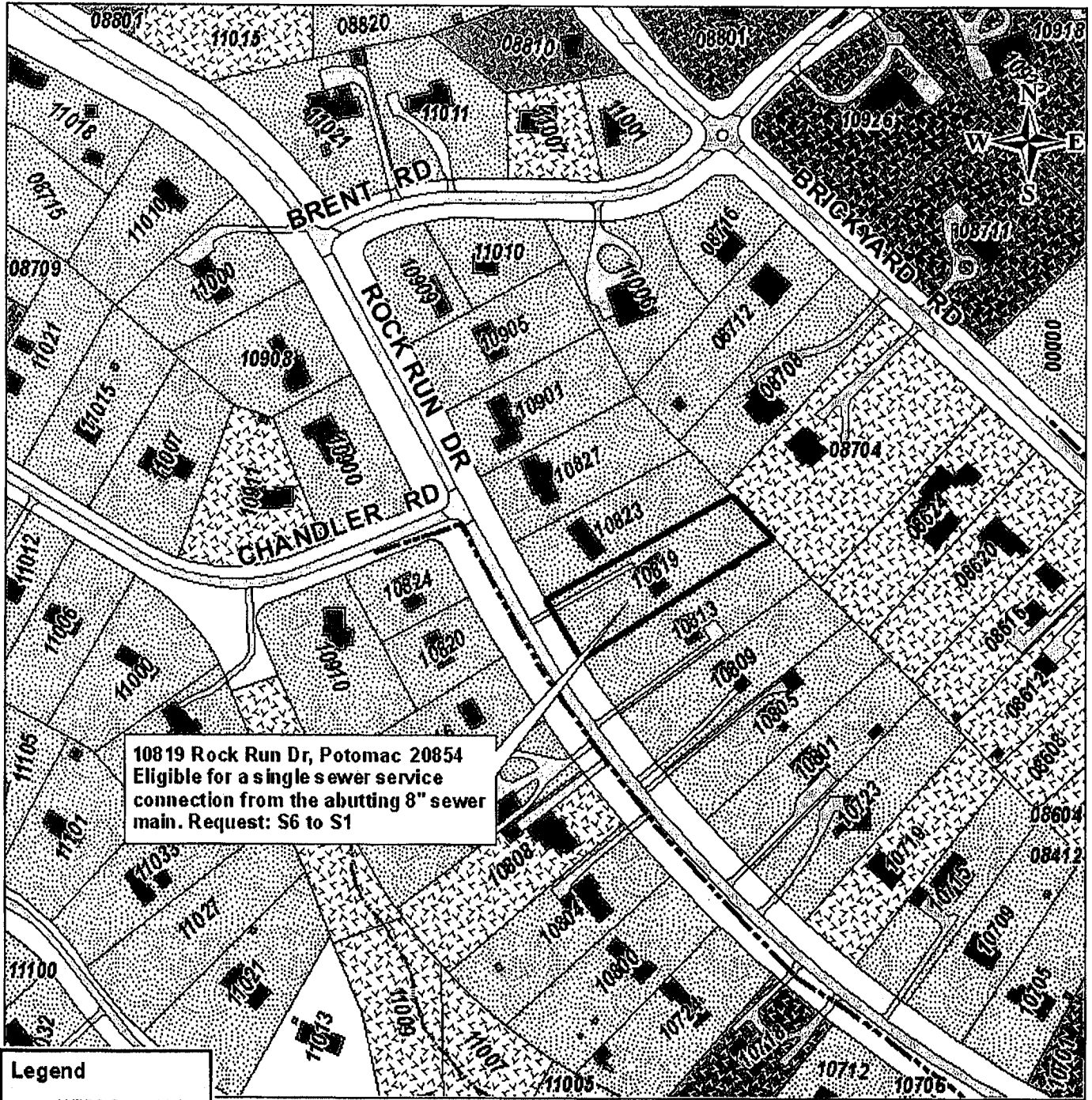
If you have any questions, or if there are significant problems related to provision of water service, please contact me at Alicia.youmans@montgomerycountymd.gov or 240-777-7738

Attachments

cc: Luis Tapia and Lisa Sine, Permit Services Unit, WSSC
Dave Shen /Kathy Maholtz, Development Services Group
David Lake/Alan Soukup Water and Wastewater Policy Group, DEP
Gene VonGunten/ Alan Turner, Well and Septic Section, DPS
Katherine Nelson, Community-Based Planning/Environmental Unit, M-NCPPC
Leela Gnanasundram, Ammah Home

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Sewer Service Area Categories Map 10A-POT-01 (Breymaier)



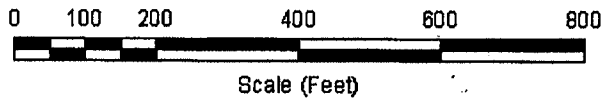
10819 Rock Run Dr, Potomac 20854
Eligible for a single sewer service
connection from the abutting 8" sewer
main. Request: S6 to S1

Legend

- WSSC Sewer Mains
- Buildings
- ▨ Roads

Sewer Categories

- ▨ S-1
- ▨ S-3
- ▨ S-6

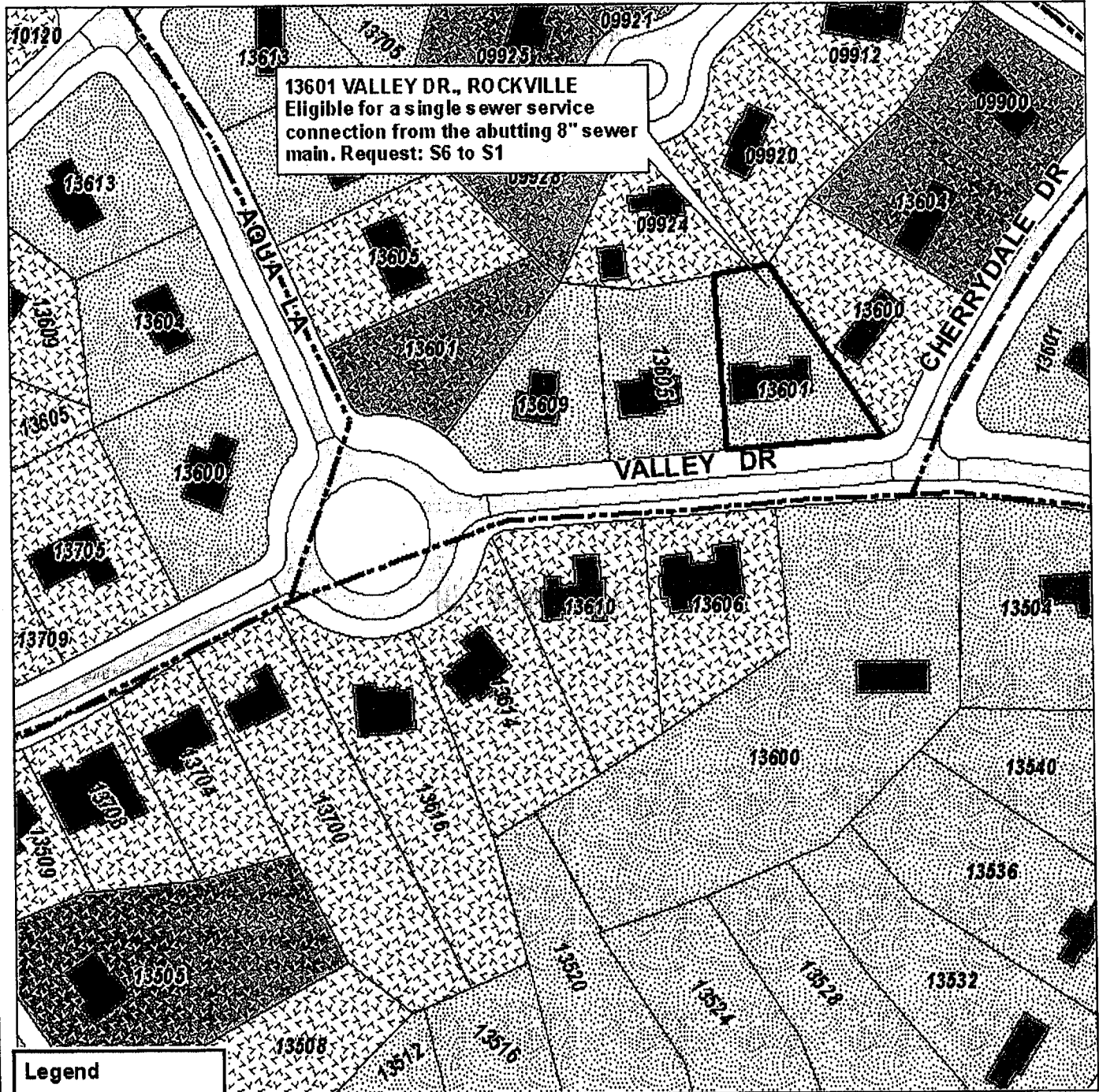


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Policy Group

Sewer Service Area Categories Map 10A-POT-02 (Korsower)



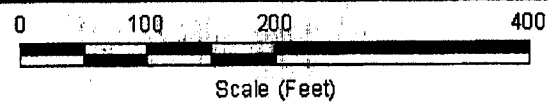
13601 VALLEY DR., ROCKVILLE
 Eligible for a single sewer service
 connection from the abutting 8" sewer
 main. Request: S6 to S1

Legend

- WSSC Sewer Mains
- Buildings
- Roads

Sewer Categories

- S-1
- S-3
- S-6



Montgomery County, Maryland
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Policy Group

10A-POT-02
Korsower



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

MEMORANDUM

December 23, 2009

TO: Peg Robinson, 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 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.
13601 Valley Dr., Rockville 20850 Lot 4, Blk. 5, Lakewood Estates (tax map FR42)	Joshua Korsower Built 1962	8" Sewer - 033576X (tile no. 218NW10)	(wssc no. pending)

Our records show that the subject property was established in approximately 1962, prior to the request for and construction of the abutting sewer main. Given this, the property is eligible for a single water/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-6 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 need to expedite the service to this site.

WSSC may approve and install the requested sewer service connection/hookup in advance of DEP's approval of the associated service area change. The County's approved Water and Sewer Plan allows DEP to direct WSSC to provide public service for cases which clearly satisfy the abutting mains policy. Note that the property is located within the approved Lakewood Estates public health problem area. Please make every reasonable effort to expedite the needed sewer service connection.

If you have any questions concerning this request, please contact me at either 240-777-7716 or alan.soukup@montgomerycountymd.gov.

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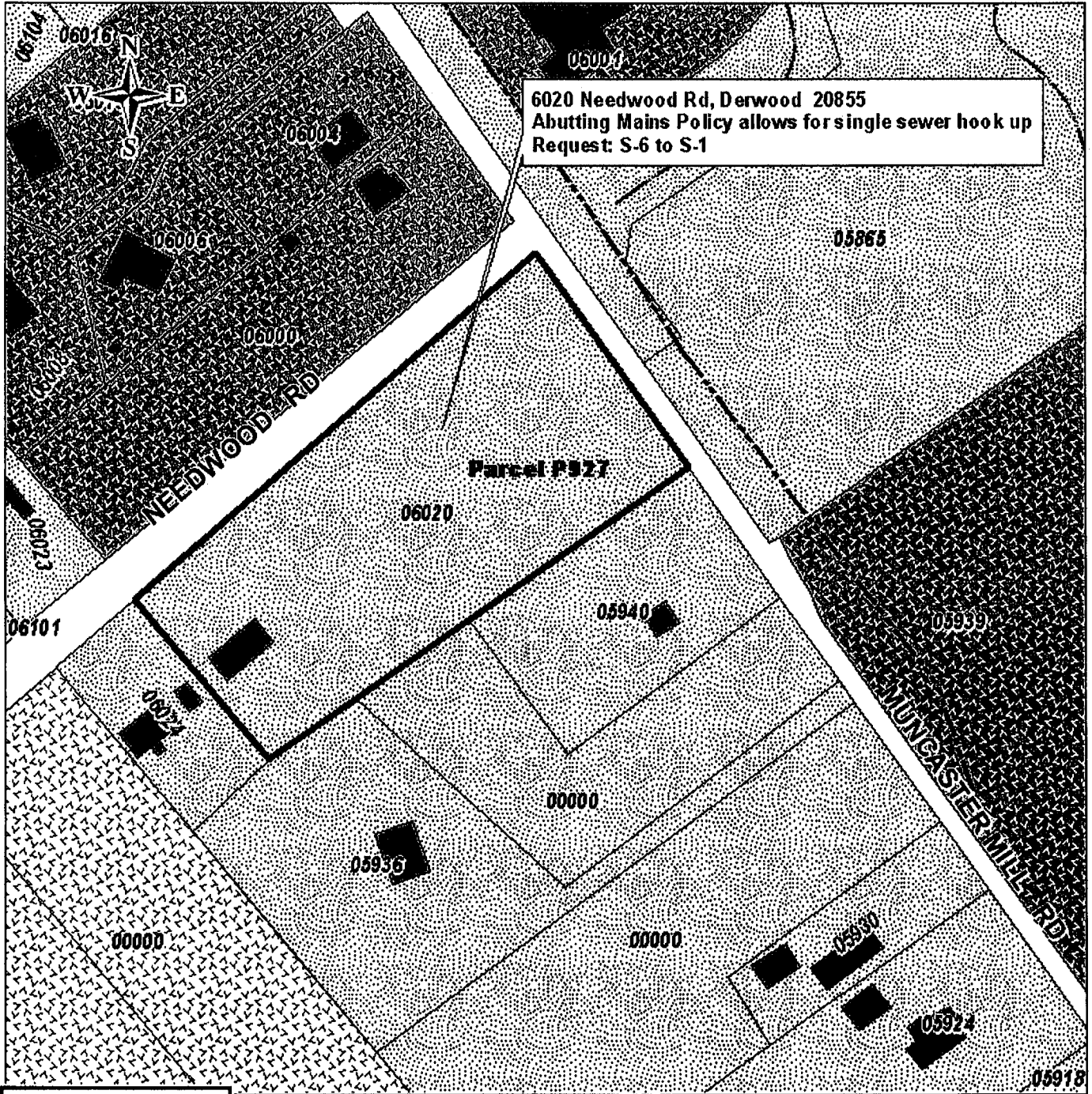
10

Peg Robinson
December 23, 2009



Page 2

cc: Luis Tapia and Lisa Sine, Development Services Group/Permit Services, WSSC
Kathy Maholtz, Development Services Group, WSSC
Katherine Nelson, County-Wide Planning/Environmental, M-NCPPC
Gene Von Gunten, Well and Septic Section, DPS
Keith Levchenko, County Council
Joshua Korsower
Brian McLaughlin, Van Sant Plumbing




Sewer Service Area Categories Map 10A-URC-01 (Alfred)

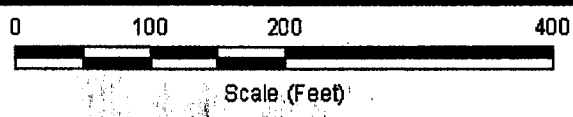


Legend

-  Buildings
-  WSSC Sewer Mains

Sewer Categories

-  S-1
-  S-3
-  S-6



**Montgomery County, Maryland
2003 Comprehensive Water Supply
and Sewerage Systems Plan**



DEP
Water and Wastewater
Policy Group



If you have any questions concerning the category change requests in this packet, please contact me via e-mail at alicia.youmans@montgomerycountymd.gov, or by calling 240-777-7738.

Attachments

cc: Mike Hamer & Peg Robinson, Development Services Group, WSSC
Keith Levchenko, County Council

cc/fyi: Property owners and interested parties
Civic and environmental groups