

Department of Environmental Protection – Water and Wastewater Policy Group

ADMINISTRATIVE DELEGATION GROUP AD 2006-2: Map Amendment Summary Information Table

Map Amendment No. Applicant (Owner) Property Information Development	Applicant's Request: Service Area Categories Existing Requested Applicant's Explanation	Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)	Planning Board and County Council Positions Public Testimony
WSSCC 04A-POT-01 (Naomi Ulmer)			
<ul style="list-style-type: none"> • 10401 River Rd., pts 2, Bl. A, Potomac Farms Estates • 231NW10; FP343 • River Rd, S. of Chapel Rd. • Potomac Subregion (2003) • Rock Run Watershed (MDE Use I) • RE-2 Zone; 3.27 ac. • Existing and proposed: single family house 	W-1 nc S-6 S-1 Applicant's Explanation: none given.	WSSC-Sewer: Can be served by abutting mains. DPS-Well & Septic: We have no record of a failing septic system M-NCPPC Staff: Consistent with the Master Plan policy to allow for the limited provision of community sewer service for areas zoned RE-2 within and at the periphery of the proposed sewer service envelope. (p. 25) Rec. S-1.	Planning Board: County Council: Testimony:
DEP Staff Recommendation: Approve S-1, restricted to one sewer hookup only. Policy V.F.2.b: Abutting Mains. DEP Staff Report: The provision of public sewer service is consistent with the water and sewer plans policy allowing a single hookup for properties that abut and pre-date a sewer main. DEP staff has verified that this property satisfies that condition.			
WSSCC 04A-POT-04 (Mohammad Salek)			
<ul style="list-style-type: none"> • 10041 Chapel Rd., Lot 3, Block B, Potomac Farm Estates • 213NW10, FP343 • Chapel Rd, NE. of River Rd • Potomac Subregion Master Plan (2003) • Rock Run Watershed (MDE Use I) • RE-2 Zone; 3.92 ac. • Existing and proposed: single family house 	W-1 nc S-6 S-3 Applicant's Explanation: DEP summary: Certified health failure. DEP letter to WSSC 09/30/04.	WSSC-Sewer: DEP note: WSSC has proposed a 500' sewer extension under project # AW/AS/3560X03. DPS-Well & Septic: M-NCPPC Staff.	Planning Board: County Council: Testimony:
DEP Staff Recommendation: Approve S-3, restricted to one sewer hookup only to relieve a public health problem. Policy V.F.2.a.: Public Health Problems. DEP Staff Report: In response to a request from DPS' Well and Septic Section, on 09/30/04 DEP directed WSSC to extend public sewer service to this property to relieve a public health problem resulting from a septic failure. WSSC advised that a gravity sewer extension to serve the property was feasible.			
WSSCC 04A-POT-05 (Manuel Abdala)			
<ul style="list-style-type: none"> • 10801 Stanmore Dr, Lot 12, P. 011, Great Falls Estates • 212NW10, FP342 • Stanmore Dr, W. of The Corral Dr • Potomac Subregion Master Plan (2003) • Rock Run Watershed (MDE Use I) • RE-2 Zone; 2.30 ac. • Existing and proposed: single family house 	W-1 nc S-6 S-1 Applicant's Explanation: "Problems with existing septic tank."	WSSC-Sewer: DEP note: WSSC has confirmed that the property can be served from the abutting main along The Corral Dr. (#939845X) DPS-Well & Septic: M-NCPPC Staff.	Planning Board: County Council: Testimony:
DEP Staff Recommendation: Approve S-1, restricted to one sewer hookup only. Policy V.F.2.b: Abutting Mains. DEP Staff Report: The provision of public sewer service is consistent with the water and sewer plans policy allowing a single hookup for properties that abut and pre-date a sewer main. DEP staff has verified that this property satisfies that condition.			

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WSSCR 05A-POT-01 (Nickolas Barbarine)			
<ul style="list-style-type: none"> • 8541 Horseshoe La., Lot 12, Block A, Potomac Ranch • 210NW10, FP343 • Horseshoe La., E of Stirrup Ct • Potomac Subregion Master Plan (2003) • Rock Run Watershed (MDE Use I) • RE-2 Zone; 2.0 ac. • Existing and proposed: single family house 	<p>W-1 nc S-6 S-1</p> <p>Applicant's Explanation: DEP summary: Certified health failure.</p>	<p><u>WSSC-Sewer:</u> A 50-foot-long non-CIP-sized sewer extension is required to serve the property; it would connect to an existing 8-inch sewer (contract no.81-5256A) and would abut approximately one property in addition to the applicant's. Rights-of-way would be required. Construction of this extension may involve the removal of trees. This extension has been conceptually approved (# AS3601X03). Please note that a non-abutting sewer connection at this location does not meet the guidelines.</p> <p><u>DPS-Well & Septic:</u> The septic system was replaced in 1993 and this office issued a health hazard letter on June 18, 2002, based on information provided by a licensed scavenger. A percolation test on April 28, 1993 passed; this test was done to design the 1993 repair septic system. They would need more testing to establish a septic reserve area for a new house.</p> <p><u>M-NCPPC Staff:</u></p>	<p><u>Planning Board:</u></p> <p><u>County Council:</u></p> <p><u>Testimony:</u></p>
<p>DEP Staff Recommendation: Approve S-3, restricted to one sewer hookup only to relieve a public health problem. Policy V.F.2.a.: Public Health Problems.</p>			
<p>DEP Staff Report: In response to a request from DPS' Well and Septic Section, on 06/20/02, DEP directed WSSC to extend public sewer service to this property to relieve a public health problem resulting from a septic failure. WSSC advised that a gravity sewer extension to serve the property was feasible.</p>			
WSSCR 06A-POT-02 (Koorosh & Elame Arfaian)			
<ul style="list-style-type: none"> • 10701 Stanmore Dr, Rd., Lot 8, Block N, Great Falls Estates • 212NW10, FP342 • Corner of Stanmore and Falls • Potomac Subregion Master Plan (2003) • Rock Run Watershed (MDE Use I) • RE-2 Zone; 2.36 ac. • Existing and proposed: single family house 	<p>W-1 nc S-6 S-3</p> <p>Applicant's Explanation: DEP summary: Certified health failure. DEP letter to WSSC 12/12/05.</p>	<p><u>WSSC-Sewer:</u> The property can be served from either of two 8-inch sewer lines in Falls Road, which abut the property (contract numbers 02-3434X and 93-9818A).</p> <p><u>DPS-Well & Septic:</u></p> <p><u>M-NCPPC Staff:</u></p>	<p><u>Planning Board:</u></p> <p><u>County Council:</u></p> <p><u>Testimony:</u></p>
<p>DEP Staff Recommendation: Approve S-3, restricted to one sewer hookup only to relieve a public health problem. Policy V.F.2.a.: Public Health Problems.</p>			
<p>DEP Staff Report: In response to a request from DPS' Well and Septic Section, on 12/12/05, DEP directed WSSC to connect the property to an abutting sewer main to relieve a public health problem resulting from a septic failure.</p>			

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WSSCR 04A-TRV-11 (Aif & Barbara Andreassen)			
<ul style="list-style-type: none"> • 13624 Glenhurst Rd., Lot 44, Block A, Farmlands • 218NW13, ER342 • Glenhurst Rd, W. of Query Mill Rd • Potomac Subregion Master Plan (2002) • Muddy Branch Watershed (MDE Use I) • RE-2 Zone; 2.0 ac. • Existing and proposed: single family house 	<p>W-1 nc S-6 S-1</p> <p>Applicant's Explanation: DEP summary: Certified health failure. DEP letter to WSSC 10/13/04; qualifies under abutting mains policy.</p>	<p><u>WSSC-Sewer:</u> <i>DEP note: As part of the review of the public health case, WSSC confirmed that service may be provided from the abutting 8" sewer main (#919268D)</i></p> <p><u>DPS-Well & Septic:</u> <u>M-NCPPC Staff:</u></p>	<p><u>Planning Board:</u></p> <p><u>County Council:</u></p> <p><u>Testimony:</u></p>
<p>DEP Staff Recommendation: Approve S-1, restricted to one sewer hookup only. Policy V.F.2.b: Abutting Mains. DEP Staff Report: The provision of public sewer service is consistent with the water and sewer plans policy allowing a single hookup for properties that abut and pre-date a sewer main. DEP staff has verified that this property satisfies that condition.</p>			
WSSCR 04A-TRV-12 (Bakhshish Singh)			
<ul style="list-style-type: none"> • 10800 Boswell La., P. 508, Conclusion • 217NW11, FR121 • Boswell La, E of Piney Meetinghouse • Potomac Subregion Master Plan (2003) • Watts Branch (Piney Branch) Watershed (MDE Use I, SPA) • RE-2 Zone; 2.0 ac. • Existing and proposed: single family house 	<p>W-1 nc S-6 S-1</p> <p>Applicant's Explanation: DEP summary: "I am requesting a change because existing house is on septic & has only one bathroom, and I need to change for new house."</p>	<p><u>WSSC-Sewer:</u> <i>DEP note: WSSC has confirmed that sewer service may be provided from the abutting 8" main along Boswell La. (898066E)</i></p> <p><u>DPS-Well & Septic:</u> <u>M-NCPPC Staff:</u></p>	<p><u>Planning Board:</u></p> <p><u>County Council:</u></p> <p><u>Testimony:</u></p>
<p>DEP Staff Recommendation: Approve S-1, restricted to one sewer hookup only. Policy V.F.2.b: Abutting Mains. DEP Staff Report: The provision of public sewer service is consistent with the water and sewer plans policy allowing a single hookup for properties that abut and pre-date a sewer main. DEP staff has verified that this property satisfies that condition. This is also consistent with the provisions of the Piney Branch restricted sewer access policy, which allows for a single sewer hookup under these conditions. The Piney Branch sewer agreement recommendations covenant is not required in this case; only a single connection for a property established before 1989 is sought.</p>			
WSSCR 05A-TRV-04 (Michael Lu)			
<ul style="list-style-type: none"> • 12205 Piney Meetinghouse Rd., Lot 22, Bl. A, Piney Glen Farms • 216NW11, FQ123 • Piney Meetinghouse S. of Albermyrtle Rd. • Potomac Subregion Master Plan (2003) • Watts Branch (Piney Branch) Watershed (MDE Use I, SPA) • RE-2 Zone; 2.54 ac. • Existing and proposed: single family house 	<p>W-1 nc S-6 S-1</p> <p>Applicant's Explanation: "Our neighboring lot wants to build a house on the top of our septic system. We will abandon our easement and change to WSSC."</p>	<p><u>WSSC-Sewer:</u> Three- and 4-inch low-pressure sewer lines in Piney Meetinghouse Road abut the property (contract no. 90-8410A). This lot was included in the planned service area for the 4-inch pressure sewer. Connection should be made to the 4-inch pressure sewer. Odors are a concern in this grinder system.</p> <p><u>DPS-Well & Septic:</u> <u>M-NCPPC Staff:</u></p>	<p><u>Planning Board:</u></p> <p><u>County Council:</u></p> <p><u>Testimony:</u></p>
<p>DEP Staff Recommendation: Approve S-1, restricted to one sewer hookup only. Policy V.F.2.b: Abutting Mains. DEP Staff Report: The provision of public sewer service is consistent with the water and sewer plans policy allowing a single hookup for properties that abut and pre-date a sewer main. DEP staff has verified that this property satisfies that condition. This is also consistent with the provisions of the Piney Branch restricted sewer access policy, which allows for a single sewer hookup under these conditions. The Piney Branch sewer agreement recommendations covenant is not required in this case; only a single connection for a property established before 1989 is sought.</p>			

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WSSCR 05A-TRV-08 (Jack Greenspan)			
<ul style="list-style-type: none"> • 12308 Piney Glen La., Lot 22, Bl. A, Piney Glen Farms • 216NW11, FR123 • Piney Meetinghouse N. of Albermyrtle Rd. • Potomac Subregion Master Plan (2003) • Watts Branch (Piney Branch) Watershed (MDE Use I, SPA) • RE-2 Zone; 5.0 ac. • Existing and proposed: single family house 	<p>W-1 nc S-6 S-3</p> <p>Applicant's Explanation: DEP summary: The property is eligible for a connection under the abutting mains policy.</p>	<p>WSSC-Sewer: Three- and 4-inch low-pressure sewer lines in Piney Meetinghouse Road abut the property (contract no. 90-8410A). This lot was included in the planned service area for the 4-inch sewer. Connection should be made to the 4-inch sewer. Odors are a concern in this grinder system.</p> <p><u>DPS-Well & Septic:</u> <u>M-NCPPC Staff:</u></p>	<p><u>Planning Board:</u></p> <p><u>County Council:</u></p> <p><u>Testimony:</u></p>
<p>DEP Staff Recommendation: Approve S-1, restricted to one sewer hookup only. Policy V.F.2.b: Abutting Mains. DEP Staff Report: The provision of public sewer service is consistent with the water and sewer plans policy allowing a single hookup for properties that abut and pre-date a sewer main. DEP staff has verified that this property satisfies that condition. This is also consistent with the provisions of the Piney Branch restricted sewer access policy, which allows for a single sewer hookup under these conditions. The Piney Branch sewer agreement recommendations covenant is not required in this case; only a single connection for a property established before 1989 is sought.</p>			
WSSCR 05A-URC-01 (Erika Velasquez)			
<ul style="list-style-type: none"> • 6004 Muncaster Mill Rd, P. 857, Magraders Hazard • 220NW06, GT561 • Muncaster Mill Rd N. of Needwood Rd. • Upper Rock Creek Master Plan (2003) • Upper Rock Creek Watershed (MDE Use III) • R-200 Zone; .48 ac. • Existing and proposed: single family house 	<p>W-1 nc S-6 S-1</p> <p>Applicant's Explanation: "Due to interior remodeling, MC DPS require us to use public sewer rather than a septic tank."</p>	<p>WSSC-Sewer: Can be served by abutting mains.</p> <p><u>DPS-Well & Septic:</u> <u>M-NCPPC Staff:</u></p>	<p><u>Planning Board:</u></p> <p><u>County Council:</u></p> <p><u>Testimony:</u></p>
<p>DEP Staff Recommendation: Approve S-1, restricted to one sewer hookup only. Policy V.F.2.b: Abutting Mains. DEP Staff Report: The provision of public sewer service is consistent with the water and sewer plans policy allowing a single hookup for properties that abut and pre-date a sewer main. DEP staff has verified that this property satisfies that condition.</p>			

WATER AND SEWER CATEGORY FACT SHEET

WSSCR: 06A-OLN-02

Review Date: 3-10-06

Reviewer: Khalid Afzal

Applicant: Mid-Atlantic Golf/Norbeck, LLC

Address:

Zoning: R-200/TDR

Size: 19.2 Acres

Master Plan/Sector Plan: 2005 Olney Master Plan

Watershed/Designated Use: Northwest Branch, Use IV, Upper Rock Creek, Use IV

Current Property Use: Golf range/residential

Proposed Property Use: Residential

Present Water and Sewer Category: W6 and S6

Requested Water and Sewer Category: W3 and S3

County Master Plan Consistency Statement:*

The recently approved and adopted Olney Master Plan recommended rezoning this property from RE-2 to R-200/TDR-7 with community water and sewer service. The property was subsequently rezoned to R-200/TDR-7 as part of the Olney SMA approved in September 2005. Therefore, community sewer service to this property would be consistent with recommendations of the Olney Master Plan if provided through gravity and without causing disturbance of environmentally sensitive areas.

WSSC has proposed to serve a portion of this site through a 7000-foot extension through the Batchellors Forest stream valley. The current preliminary plans reviewed by the Development Review Committee do not show the need for this extension.

The Olney Master Plan envisioned providing community sewer service to properties in the Southeast Quadrant that could be served by gravity using existing sewer lines and without disturbing existing forest, stream valleys and other environmentally sensitive areas. In the Land Use Chapter, under Southeast Quadrant on Page 22 of the Planning Board Draft, it states that, "In the Southeast Quadrant, existing sewer lines should be used to cluster development and save large areas of forest along streams and headwaters. New sewer lines should not be extended along tributaries in the western portion of the Batchellors Forest tributary above the Intercountry Connector (ICC) right-of-way because environmental benefits would not outweigh the potential impacts to the streams."

It further states that, "Some of the redevelopable properties are located near the existing sewer line in the Batchellors Forest tributary stream valley and should be allowed to receive community sewer service if deemed appropriate by the County Council. Those that require disturbance of stream buffers for anything other than lateral connections are not recommended for zoning requiring community sewer service."

On Page 23, Recommendation No. 2 states that, "Promote a zoning pattern that does not require off-site extensions of sewer mains in the stream valleys of Batchellors Forest tributary."

In the Implementation Chapter, on page 136, last paragraph, the Plan states that, "While extension along stream valleys are designed to minimize direct environmental impacts, they can alter the characteristics of streams and stream buffer habitat and modify the natural hydrologic system due to wetland fragmentation. Lines that must cross streams or parallel them within the stream buffer can be troublesome if eroding stream channels expose sewer mains and manholes, leaving them more susceptible to damage."

Water and Sewer Category Recommendation: Approve W-3, S-3 only if sewer can be provided outside the stream valley.

Montgomery County Water and Sewer Definitions:

Water and Sewer Service Category - determines a property's eligibility to receive community water and/or sewer service and indicates the time frame for the County Government and Washington Suburban Sanitary Commission to program utility extensions to serve properties.

Category 1 - area served by community system or under construction,
Category 2 - extensions of existing community systems in final planning stage,
Category 3 - generally service will be provided within 2 years,
Category 4 - improvements or construction of community system planned for 3-6 year period,
Category 5 - planned to be served in the 7-10 year period,
Category 6 - area where there is no planned service.

Mound system - an on-site sewage disposal system utilizing a raised bed of sand fill with a distribution system conducted so as to distribute sewage equally over the ground surface located under the base of the mound.

Innovative and Alternative On-Site Sewage Disposal System - an experimental system and/or innovative technology not currently described in Montgomery County Regulations (Chapter 27A) but described in state of Maryland Regulations or policy letters.

Peripheral Sewer Service Policy (Potomac Master Plan Only) - The 2002 Potomac Subregion Master Plan recommends the use of a "peripheral sewer service policy" in evaluating service area change requests for properties located near the edge of that plan's recommended community sewer envelope. In this, the master plan recognized that the existing community sewer service area in the Potomac Subregion has grown on the basis of individual requests, rather than by comprehensive amendments, creating an irregular and sporadic envelope. The new master plan proposes the use of the following criteria in evaluating these requests: