



July 10, 2009

**MEMORANDUM**

**TO:** Montgomery County Planning Board

**VIA:** Mark Pfefferle, Acting Chief *mp*  
Environmental Planning Division

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

**SUBJECT:** Proposed Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan—Administrative Cases AD 2009-3

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**RECOMMENDATION**

Approve service as noted for the cases listed in the attached packet.  
Transmit recommendations 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. This package includes abutting main sewer request, failed septic system sewer request and a request for a multi-use septic system. Also included are three general map amendments for water and sewer service within envelopes established by the Potomac and Fairland master plans.

The staff recommendation for approval as noted in the package is in agreement with the Executive's recommendations on all cases. It has been determined that these requests for service within this package are in accordance with the relevant master plans.

**CONCLUSION**

If the Planning Board believes that any of these cases requires County Council action, such action should be requested at this time. The Department of Environmental Protection will hold a public hearing on August 4, 2009 at 2:30 pm. The Board's recommendations will be transmitted to the Executive during the period of open record. The County Executive will take final action on the category change requests.

*KN:ss*  
Attachment

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

June 29, 2009

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 – 2009-3 REVIEW GROUP

AJ

Posted to [www.montgomerycountymd.gov/waterworks](http://www.montgomerycountymd.gov/waterworks) is a PDF that includes 5 individual water/sewer service area category change requests and 3 general amendments which, after agency review, are planned to be considered by the DEP administrative delegation action of 2009-3 on August 4, 2009. These requests will be considered as proposed amendments to the County's Comprehensive Water Supply and Sewerage Systems Plan. In this review period, two other category change request were received; these requests did not qualify for consideration in this administrative delegation action and will be included in the Fall 2009 County Council packet, and is listed on circle pages 29 and 30 of this document.

**Requests being considered for DEP administrative delegation action:**

Administrative hearing AD 2009-3 will be held August 4, 2009, at 2:30pm at the DEP office at 255 Rockville Pk., Rockville.

<b>WSSCR 09A-DNT-01: (Metrop. WA Orthodox Seniors Housing, Inc.) DEP Staff Recommendation: Approve S-6 multi-use system. Policy V.F.1.a Consistent with Existing Plans.</b>					
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> <li>• 14124 Seneca Rd, Germantown, 20874</li> <li>• Property ID: 06-00391565 &amp; 06-00391543</li> <li>• Map tile: WSSC – 220NW04; MD – ES121</li> <li>• Located S of intersection of Darenstown Rd and Seneca Rd</li> <li>• Potomac MP</li> <li>• Great Seneca/Muddy Branch Watersheds</li> <li>• R-2 Zone; 8.17 acres</li> <li>• <u>Existing use:</u> Residential</li> <li>• <u>Proposed use:</u> Senior Housing to serve 35 units</li> </ul>	<p><u>Existing – Requested – Service Area Categories</u></p> <table border="0"> <tr> <td>W-1</td> <td>W-1 (No change)</td> </tr> <tr> <td>S-6</td> <td><b>S-6 multi-use system</b></td> </tr> </table> <p><u>Applicant's Explanation</u></p> <p>Request multi-use sewerage system to serve 35 units of senior housing. Flow will exceed 1500 gpd.</p> <p><b><u>DEP NOTE:</u></b></p> <p>DEP will include this project in the Water and Sewers Plan's table of approved multi-use systems once DPS has finalized the on-site system permit and design flow.</p>	W-1	W-1 (No change)	S-6	<b>S-6 multi-use system</b>
W-1	W-1 (No change)				
S-6	<b>S-6 multi-use system</b>				

**Agency Review Comments**

**M-NCPPC:** This site is zoned RE-2/Country Inn and is currently vacant. Community-Based Planning staff finds the site development plan to be in conformance with the Potomac Subregion Master Plan and recommends approval.

Approve S-6 Multiuse System.

**DPS:** This project, known as "Alpha House", is nearing preliminary (septic system) approval, all soil testing is complete, we are awaiting revised plans from the engineer.

<b>WSSCR 09A-POT-04: Rahimi</b>										
<b>DEP Staff Recommendation: Approve S-3. Policy V.F.1.a Consistent with Existing Plans.</b>										
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification									
<ul style="list-style-type: none"> <li>▪ 11021 Chandler Road, Potomac 20854</li> <li>• Property ID: 10-00867347</li> <li>▪ Map tile: WSSC – 210NW11; MD – FN23</li> <li>▪ Located near intersection of Falls Rd and Chandler Rd</li> <li>• Potomac MP</li> <li>▪ Rock Run Watershed</li> <li>▪ R-200 Zone; 1.0 acres</li> <li>▪ <u>Existing use:</u> Residential</li> <li>▪ <u>Proposed use:</u> Residential</li> </ul>	<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-6(No change)</td> <td></td> </tr> <tr> <td>S-6</td> <td>S-3</td> <td></td> </tr> </tbody> </table> <p><u>Applicant's Explanation</u> Failed Septic System as verified by DPS</p> <p><b><u>DEP NOTE:</u></b> DEP sent an expedite memo to WSSC 03/17/2009 (see attached) Property qualifies under both the public health problem and consistent with existing plan policies. This property is adjacent to WSSCR09A-POT-05(Rahimi-this packet). Public water service was not requested and would require an extension.</p>	Existing –	Requested –	Service Area Categories	W-6	W-6(No change)		S-6	S-3	
Existing –	Requested –	Service Area Categories								
W-6	W-6(No change)									
S-6	S-3									

**Agency Review Comments**

**M-NCPPC:** Verified Septic Failure  
Approve S-3

**WSSC:** A 1-1/4" pressure sewer extension will be necessary to connect to an 8 -inch sewer line in Falls Road abuts the property (contract no.992671A). Please note that pumping may be required depending on the basement elevation.

**DPS:** An inspector from the Well and Septic office confirmed a failing septic system on the property. The owner requested our assistance in obtaining an expedited sewer connection and a memo was drafted to DEP on March 17, 2009.

<b>WSSCR 09A-POT-05: Rahimi</b>										
<b>DEP Staff Recommendation: Approve S-1. Policy V.F.1.a Consistent with Existing Plans.</b>										
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification									
<ul style="list-style-type: none"> <li>▪ 8701 Falls Rd, Potomac 20854</li> <li>• Property ID: 10-00867440</li> <li>▪ Map tile: WSSC – 210NW11; MD – FN23</li> <li>▪ N. of the intersection of Falls Rd and Chandler Rd</li> <li>• Potomac MP</li> <li>▪ Rock Run Watershed</li> <li>▪ R-200 Zone; 0.9 acres</li> <li>▪ <u>Existing use:</u> unimproved</li> <li>▪ <u>Proposed use:</u> residential</li> </ul>	<table border="1"> <thead> <tr> <th>Existing –</th> <th>Requested –</th> <th>Service Area Categories</th> </tr> </thead> <tbody> <tr> <td>W-3</td> <td>W-3</td> <td></td> </tr> <tr> <td>S-6</td> <td>S-1</td> <td></td> </tr> </tbody> </table> <p><u>Applicant's Explanation</u> "Land has failed perk test per county records"</p> <p><b><u>DEP NOTE:</u></b> The property is within the County's proposed water and sewer envelope. A sewer main runs along Falls Rd and abuts the property. This property is adjacent to WSSCR09A-POT-04 (Rahimi-this packet). Public water service was not requested and would require an extension.</p>	Existing –	Requested –	Service Area Categories	W-3	W-3		S-6	S-1	
Existing –	Requested –	Service Area Categories								
W-3	W-3									
S-6	S-1									

**Agency Review Comments**

**M-NCPPC:** This single lot connection may be approved under the abutting mains policy. Within approved Potomac sewer envelope, 2002 Potomac Subregion Master Plan. Approve S-6

**WSSC:** An 8" -inch sewer line in Falls Road abuts the property (contract no.992671A). Please note that onsite pumping may be required depending on the grading plan.

**DPS:** With permission from DEP, the Well and Septic office issued a permit to drill an interim well on the property on February 11, 2009. On January 27, 1976, standard percolation tests conducted on the property 'failed' for the installation of a deep trench septic system.

<p><b>WSSCR 09A-POT-06: O'Connell</b>  <b>DEP Staff Recommendation: Approve S-3. Policy V.F.2.a Public Health Problems, restricted to single sewer hookup only.</b></p>										
<p>Property Information and Location                  Property Development</p> <ul style="list-style-type: none"> <li>▪ 13567 Glen Mill Rd, Rockville, 20850</li> <li>▪ Property ID: 04-00077014</li> <li>▪ Map tile: WSSC – 218NW10; MD – FR342</li> <li>▪ Corner of Ridge Rd and Glen Mill Rd</li> <li>▪ Potomac MP</li> <li>▪ Watts Branch Watershed</li> <li>▪ RE-1 Zone; 1.2 acres</li> <li>▪ <u>Existing use:</u> residential</li> <li>▪ <u>Proposed use:</u> residential</li> </ul>	<p>Applicant's Request:                  Service Area Categories &amp; Justification</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Existing –</td> <td style="text-align: center;">Requested –</td> <td style="text-align: center;">Service Area Categories</td> </tr> <tr> <td style="text-align: center;">W-1</td> <td style="text-align: center;">W-1 (No Change)</td> <td></td> </tr> <tr> <td style="text-align: center;">S-6</td> <td style="text-align: center;">S-3</td> <td></td> </tr> </table> <p><u>Applicant's Explanation</u></p> <p>"Septic Failure/Health Hazard: The Department of Permitting Services (DPS), Well and Septic Section and has inspected and determined a septic system failure and public health problem on our property. DPS has recommended relief of the problem by connecting the site to public sewer service. The Department of Environmental Protection also concurs with the recommendation."</p> <p><b>DEP NOTE:</b> DPS verified septic failure (see attached) and DEP sent WSSC a request to expedite service (see attached). This property qualifies under the Public Health Problems Policy. The extension of sewer service to this lot will not open sewer service for any other properties in the "Glen Hills" area. Though a sewer line extension will abut 3 additional properties, these properties are in the proposed water and sewer envelope.</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:** Verified Septic Failure  
 Approve S-3

**WSSC:** A 200-foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to an existing 8-inch sewer in Glen Mill Road (contract no. 95-1312A) and would abut approximately 3 properties in addition to the applicant's.

**DPS:** Although an onsite repair to the septic system appears possible, the replacement system will be oversized due to marginal soil conditions. Future repairs will be difficult due to limited area.

<b>WSSCR 09A-TRV-04: Peters</b> <b>DEP Staff Recommendation: Approve S-3. Policy V.F.2.a Public Health Problems, restricted to single sewer hookup only.</b>							
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> <li>▪ 9600 Sunset Dr, Rockville 20850</li> <li>▪ Property ID: 04-00078793</li> <li>▪ Map tile: WSSC – 217NW09; MD – FR561</li> <li>▪ Located West of Jasmine Hill Terrace and Sunset Dr</li> <li>▪ Potomac MP</li> <li>▪ Watts Branch</li> <li>▪ RE-1Zone; 1.3 acres</li> <li>▪ <u>Existing use:</u> Residential</li> <li>▪ <u>Proposed use:</u> Residential</li> </ul>	<table border="1"> <thead> <tr> <th colspan="2">Existing – Requested – Service Area Categories</th> </tr> </thead> <tbody> <tr> <td>W-1</td> <td>W-1(No change)</td> </tr> <tr> <td>S-6</td> <td>S-3</td> </tr> </tbody> </table> <p><u>Applicant's Explanation</u></p> <p>"Home has a septic system that has been broken by the gas company. We are getting it fixed temporarily until we can get sewer. The septic system may not function properly for the long term and we have had smells already outside and inside still not solved. We will remain in our home as residents after this is all done."</p> <p><b>DEP NOTE:</b> Received memo from DPS 2/18/2009 stating the damaged septic system (see attached). Sent a request to expedite service memo to WSSC 03/17/2009 (see attached). Property qualifies under the public health problem policy. Service to this lot did not require a sewer main extension.</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						

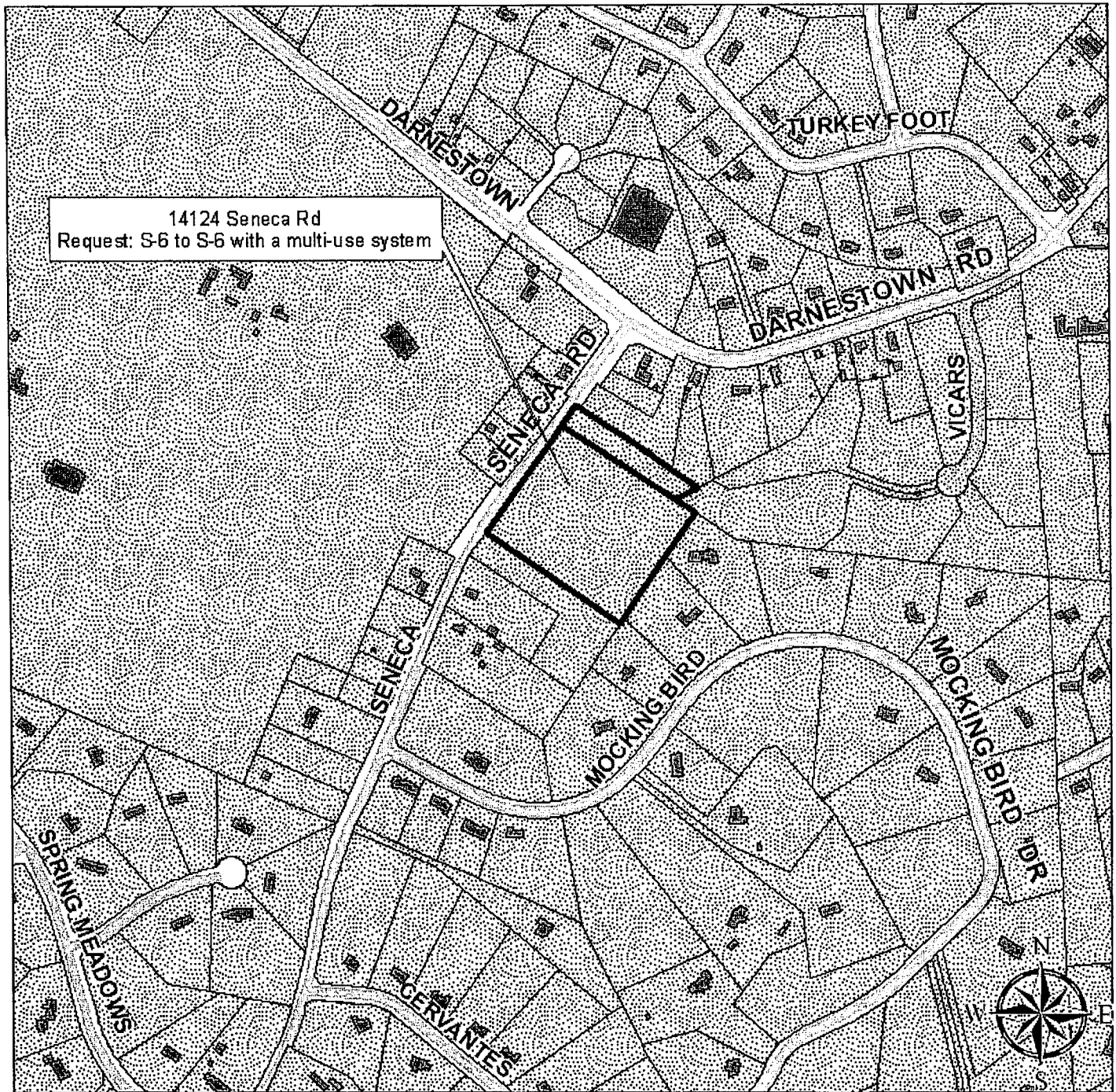
**Agency Review Comments**

**M-NCPPC:** Verified Septic Failure  
 Approve S-3

**WSSC:** An 8-inch sewer line in Sunset Drive abuts the property (contract no. 96-1753A). On-site pumping may be required depending on the basement elevation.

**DPS:** Our records indicate that the tank is damaged and the trenches are failed. The soils and repair conditions appear substandard.

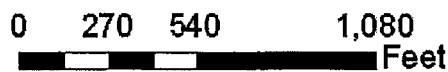
# Sewer Services Area Category Map 09A-DNT-01 (Metropolitan Washington Orthodox Seniors Housing, Inc)



## Legend

		Sewer Categories	
	14124 Seneca Rd		1
	Properties		3
	Roads		4
	Buildings		5
			6

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



DEP  
Water and Wastewater  
Policy Group

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DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Carla Reid Joyner  
Director

MEMORANDUM

March 17, 2009

To: Alicia Youmans  
Water and Waste Management  
Montgomery County Environmental Protection

From: John Hancock JH  
Well and Septic Section  
Montgomery County Permitting Services

Subject: Request for a Sewer Connection  
11021 Chandler Road  
Tax Map Grid FN 23  
WSSC Grid 210 NW 11

Iraj Rahimi, one of the owners of the structure at the location noted above, has requested our assistance in obtaining an expedited sewer connection to replace a failed on-site septic system. A septic system failure has been confirmed and an onsite correction may not be possible. A mainline sewer extension will be necessary. The property is in S-6 sewer category. If I can be of further assistance please contact me at 240-777-6318.

Cc: Alan Soukup, Montgomery County DEP; Iraj Rahimi



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett  
County Executive

Robert Hoyt  
Director

MEMORANDUM

March 18, 2009

TO: Peg Robinson, Acting Group Leader, Development Services Group  
Washington Suburban Sanitary Commission

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

SUBJECT: Public Health Problems

AM

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

**Sewer Service: 11021 Chandler Rd, Potomac 20854**

Property I.D.: Acct#10-00867347; Block 3; Lot 12      SDAT tax map: FN23  
Owner: Iraj A. Rahimi      Service Areas: W-3/S-6  
WSSC grid: 210NW11      Zoning/Size: R-200/ 1.03acres  
Planning Area: Potomac      Watershed: Rock Run

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 to that an onsite correction may not be possible. A sewer extension will be necessary.

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. The property owner has filed a request for a service area change from S-6 to S-1 (WSSCC #09A-POT-04).

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'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 sewer service. Neither DEP nor DPS staff can initiate a WSSC service application on the owner's behalf. Contact the WSSC 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](http://www.wssc.dst.md.us/dsg-permits/dsg_home.cfm).



Peg Robinson  
March 18, 2009

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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 [Alicia.youmans@montgomerycountymd.gov](mailto:Alicia.youmans@montgomerycountymd.gov) or 240-777-7738.

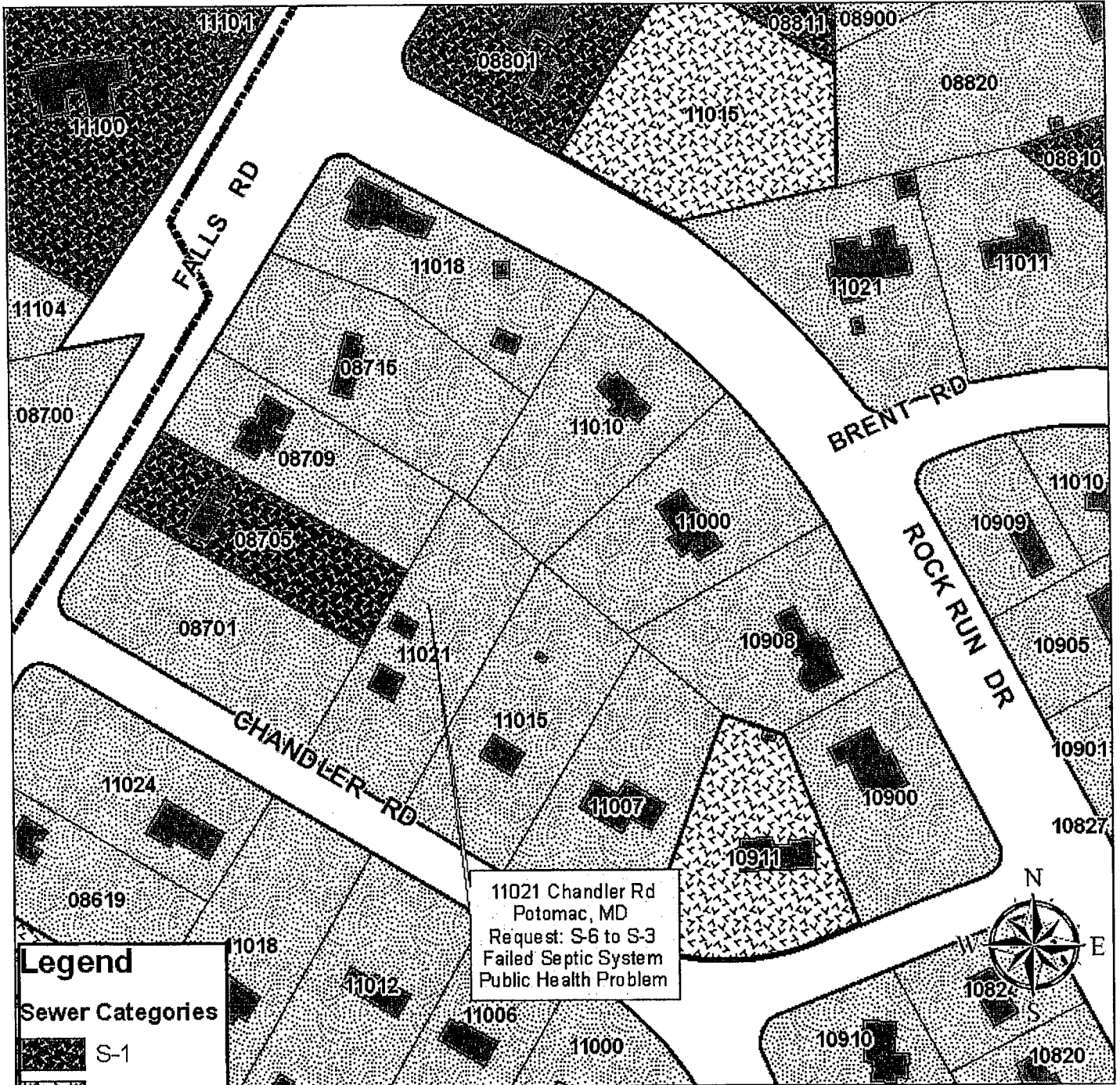
**Attachments**

cc: Luis Tapia and Lisa Sine, Permit Services Unit, WSSC  
Dave Shen and Kathy Maholtz, Development Services Group  
David Lake, Manager, Water and Wastewater Policy Group, DEP  
Gene von Gunten and John Hancock Well and Septic Section, DPS  
Katherine Nelson, Community-Based Planning/Environmental Unit, M-NCPPC  
Iraj Rahimi, Property Owner

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



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# Sewer Services Areas Category Map 09A-POT-04 (Rahimi)




**Legend**

**Sewer Categories**

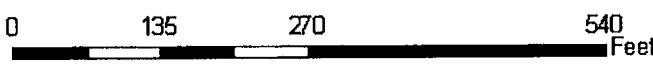
-  S-1
-  S-3
-  S-4
-  S-5
-  S-6

 Sewer Lines

 Properties

11021 Chandler Rd  
Potomac, MD  
Request: S-6 to S-3  
Failed Septic System  
Public Health Problem

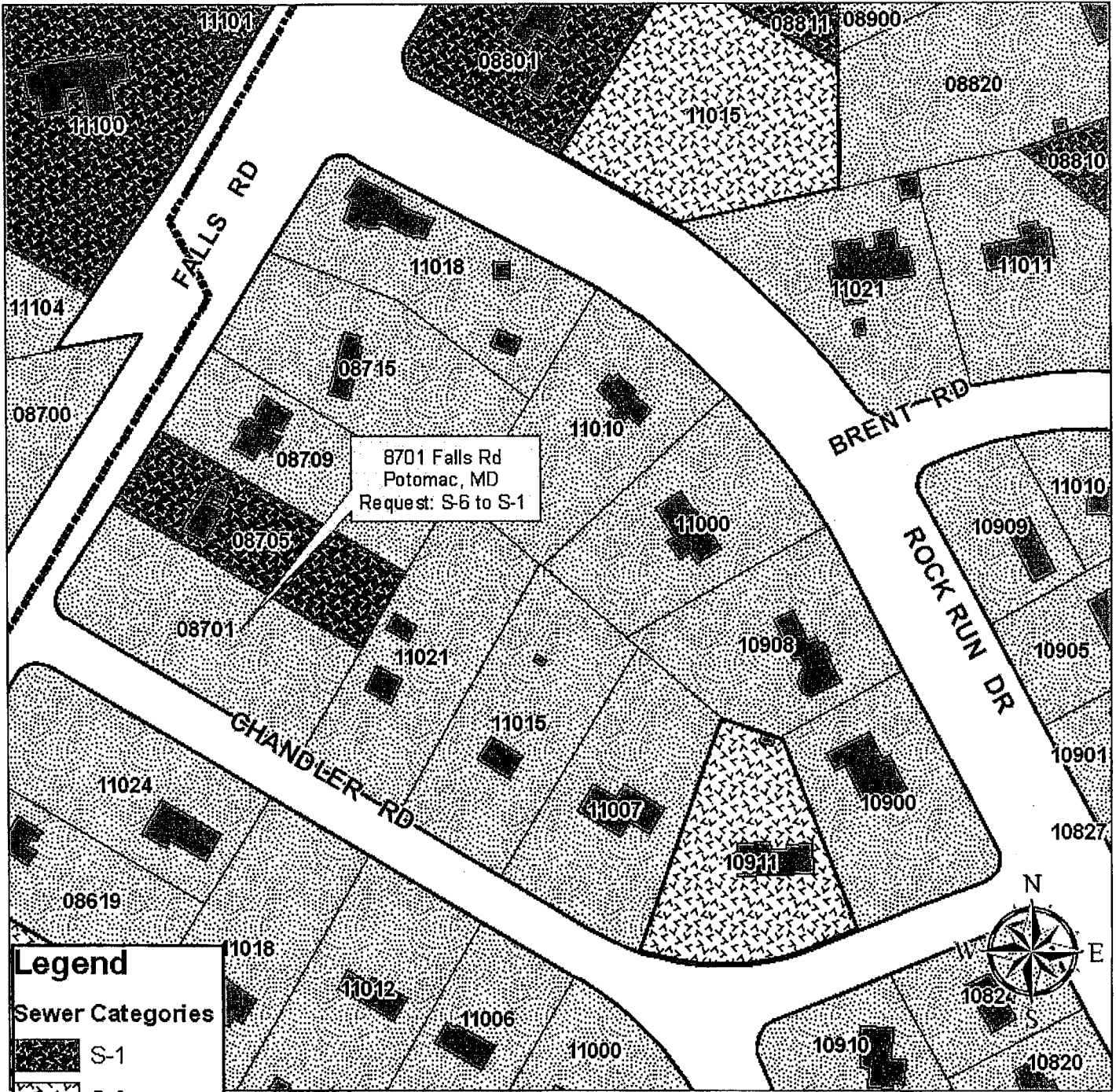
Montgomery County, Maryland  
2003 Comprehensive Water Supply  
and Sewerage Systems Plan



DEP  
Water and Wastewater  
Policy Group

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

# Sewer Services Areas Category Map 09A-POT-05(Rahimi)





8701 Falls Rd  
Potomac, MD  
Request: S-6 to S-1

**Legend**

**Sewer Categories**

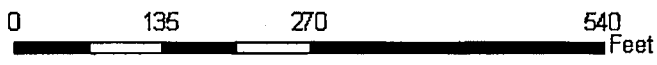
-  S-1
-  S-3
-  S-4
-  S-5
-  S-6

 Sewer Lines

 Properties



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



DEP  
Water and Wastewater  
Policy Group

(10)



## DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Carla Reid Joyner  
Director

## MEMORANDUM

April 15, 2009

**TO:** Alicia Youmans  
Water and Waste Management  
Montgomery County Environmental Protection

**FROM:** John Hancock JH  
Well and Septic Section  
Montgomery County Permitting Services

**SUBJECT:** Request for Sewer Connection  
13567 Glen Mill Road  
Tax Map FR 42  
WSSC Grid 218 NW 10

Michelle O'Connell, one of the owners of the structure at the location noted above, has requested our assistance in obtaining an expedited sewer connection to replace a failing septic system. An inspection of the septic system has been conducted by our office; the results indicate the seepage pits are full. Please be aware that we are currently in a drought. An onsite repair to the septic system appears possible; however the replacement trenches will be oversized due to marginal soil conditions. Future repairs to the septic system will be difficult to limited replacement area. The property is S-6 sewer category and a sewer extension will be necessary. If I can be of further assistance please contact me at 240-777-6318.

Cc: Alan Soukup, Montgomery County D.E.P.; Michelle O'Connell



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett  
County Executive

Robert Hoyt  
Director

MEMORANDUM

April 15, 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

SUBJECT: Public Health Problems

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

**Sewer Service: 13567 Glenn Mill Road, Rockville, 20850**

Property LD.: Account #00077014, Lot 1 Block 4

Owner: Scott and Michelle O'Connell

Service Areas: W1/S6

WSSC grid: 218NW10

Zoning/Size: RE-1 /1.2

Planning Area: Potomac-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. It appears the property would require about a 200 foot extension from Glen Mill Rd for service.

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 will initiate the process to have the property owner file a request for a service area change from S-6 to S-3

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 [water/sewer] 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 sewer service. Neither DEP nor DPS staff can initiate a WSSC service application on the owner's behalf. Contact the WSSC

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Michael Harmer  
April 15, 2009

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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](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 sewer service, please contact me at: [alicia.youmans@montgomerycountymd.gov](mailto:alicia.youmans@montgomerycountymd.gov) or 240-777-7738.

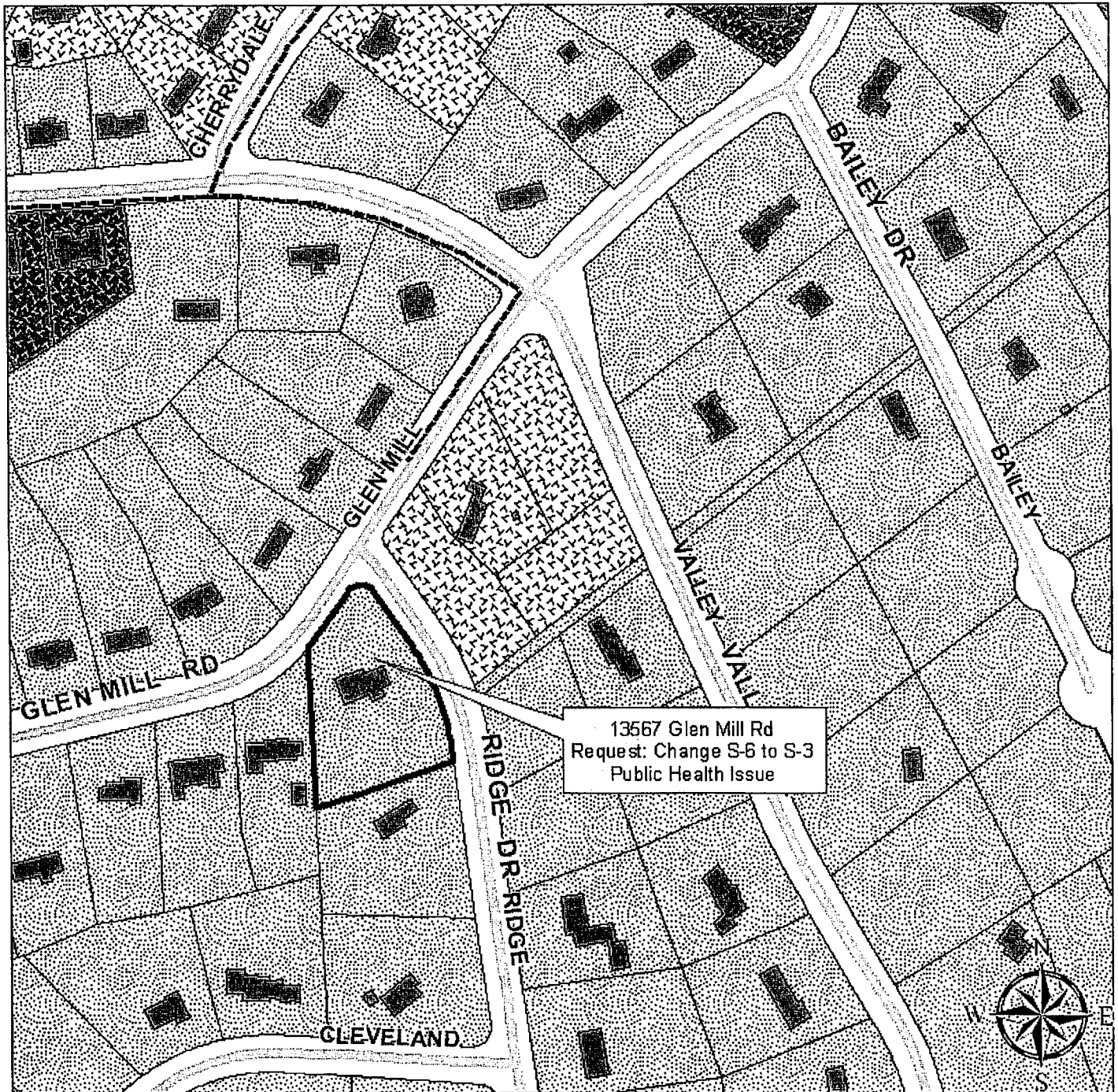
**Attachments**

cc: Luis Tapia and Lisa Sine, Permit Services Unit, WSSC  
Dave Shen /Kathy Maholtz, Development Services Group  
David Lake, Manager, Water and Wastewater Policy Group, DEP  
Gene von Gunten and John Hancock Well and Septic Section, DPS  
Katherine Nelson, Community-Based Planning/Environmental Unit, M-NCPPC  
Scott and Michelle O'Connell










AMY:amy/[R:\Programs\Water\_and\_Sewer\Projects\well-septic\HEALTHAZNEP\DOCS-alpha-street\G13567 Glen Mill Rd O'Connell

(13)

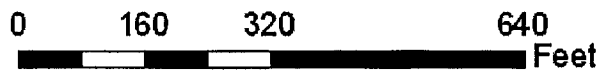
# Sewer Services Area Category Map 09A-POT-06 (OConnel)



## Legend

	13567 Glen Mill Rd		1
	Sewer Lines		3
	Roads		4
	Buildings		5
			6

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



DEP  
Water and Wastewater  
Policy Group

14

**General Water and Sewer Map Amendment: GWSMA 09G-FAI-02**

**Initiated by DEP-Water and Wastewater Policy Group: May 15, 2009**

**Purpose:** DEP-WWPG staff has developed this proposed water/sewer category map amendment to address water and sewer service area categories for selected properties in the Burtonsville area. (A map showing the neighborhood study area and its existing water/sewer service area categories is attached.) DEP has previously addressed water and sewer category changes for several of the properties in this area on a case-by-case basis. This proposed general map amendment has the potential to eliminate the need for up to 27 future individual category change requests.

**Background:** According to the County Water and Sewer Plan as well as the Fairland master plan this area is intended to receive public water and sewer service. The majority of the properties are already in the correct category for receiving public water and/or sewer service, though there are 27 properties that still need to be addressed.

**Proposal:** This sewer category map amendment proposes to change the water and/or sewer category for properties in category S-6, S-5, or W-6 located in the Burtonsville area. All of the subject properties have frontage directly along the street. There are in total 27 properties included in this general amendment. In total, 17 properties that need a water and sewer category change, 4 that need a water category change only, and 6 properties that need a sewer category change only.

**Water:** 21 properties are being proposed for a water category change request. 19 of these properties abut an existing water main, and are being recommended for category W-1. The remaining two properties recommended for W-3 would require a water main extension.

**Sewer:** In total 23 properties are being proposed for a sewer category change. 15 of these properties abut an existing sewer main and are proposed for category S-1. The other 8 properties are proposed for S-3 and will require a sewer main extension.

The following table shows both the existing water and sewer service area categories and those proposed by DEP for the 27 properties included in the general map amendment:

<b>GWSMA 09G-FAI-02</b>					
<b>DEP Staff Recommendation: Approve S-3, S-1, W-3, W-1. Policy V.F.1.a Consistent with Existing Plans.</b>					
<b>Address Legal Description (dist &amp; tax acct. #)</b>	<b>Owner</b>	<b>Zoning Size</b>	<b>Categories</b>		<b>Notes/Comments</b>
			<b>Existing</b>	<b>Proposed</b>	
14831 Old Columbia Pike (05-00249956)	Roy J & ME Athey	R-200 3.11 acres	W-6 S-5	W-1 S-1	Property abuts an existing sewer main and water main.
3508 Greencastle Rd (05-00253880)	Swanee L Kline	R-90 0.971 acres	W-6 S-5	W-1 S-1	Property abuts an existing sewer main and sewer main.
4343 Spencerville Rd (05-00254623)	Calverton BPO Elks Lodge	R-200 2.97 acres	W-6 S-1	W-1 NC	Property abuts an existing water main
15009 Old Columbia Pike (05-00255935)	Riggs & Company Builders Inc	RE-2 0.048 acres	W-6 S-5	W-1 S-1	Property abuts an existing water main
3600 Greencastle Rd (05-00258118)	David Dai Wi Kim	R-90 0.59 acres	W-6 S-5	W-1 S-1	Property abuts an existing water main



<b>GWSMA 09G-FAI-02</b>					
<b>DEP Staff Recommendation: Approve S-3, S-1, W-3, W-1. Policy V.F.1.a Consistent with Existing Plans.</b>					
Address Legal Description (dist & tax acct. #)	Owner	Zoning Size	Categories		Notes/Comments
			Existing	Proposed	
3512 Greencastle Rd (05-00258142)	Swanee L Kline	R-90 0.93	W-6 S-5	W-1 S-1	Property abuts an existing water main
00000 Sandy Spring Rd (05-00259135)	Montgomery County Maryland	R-200 14.03 acres	W-1 S-5	NC S-1	
15130 McKnew Rd (05-00259831)	Erik Krause	R-200 0.76 acres	W-6 S-6	W-1 S-3	Property abuts an existing water main; Would need sewer extension
4223 Woottens Lane (05-00260420)	Mesfin Biru	R-200 0.5 acres	W-6 S-1	W-1 NC	Property abuts an existing water main
3921 Sandy Spring Rd (05-00262122)	State of MD	I-1 3.41 acres	W-1 S-5	NC S-1	Property abuts an existing sewer main
1601 Sandy Spring Rd (05-00262372)	Michael Bussard	R-200 1.04 acres	W-1 S-6	NC S-3	Sewer line extension would be necessary for service
15131 McKnew Rd (05-00265056)	Shanta Ramson	R-200 2.01 acres	W-1 S-6	NC S-3	Sewer line extension would be necessary for service
4215 Wootens Lane (05-00267352)	Justine Wimsatt	R-200 1.0 acres	W-6 S-1	W-1 NC	Property abuts an existing water main
14800 Blackburn Rd (05-00269145)	Martin Abrams	R-90 2.8 acres	W-6 S-5	W-1 S-1	Property abuts an existing water main
00000 Blackburn Rd (05-00275237)	State Highway	R-90 .44 acres	W-6 S-5	W-1 S-3	Property abuts an existing water main, a sewer main extension would be required for service.
15124 McKnew Rd (05-00275900)	Radostina Sharpova	R-200 0.48 acres	W-6 S-6	W-1 S-3	Property abuts an existing water main; Sewer line extension would be necessary for service
3500 Greencastle Rd (05-00277748)	Raja Asim Hussain	R-90 0.94 acres	W-6 S-5	W-1 S-1	Property abuts an existing sewer main and water main.
3504 Greencastle Rd (05-00277750)	Swanee Kline	R-90 0.94 acres	W-6 S-5	W-1 S-1	Property abuts an existing sewer main and water main.
14601 Blackburn Rd (05-00281147)	Marc B. Stone	R-90 2.31 acres	W-6 S-5	W-1 S-1	Property abuts an existing sewer main and water main.
4227 Wottens Lane (05-00281400)	Hoover F & MA Warren	R-200 1.27 acres	W-6 S-1	W-1 NC	Property abuts an existing water main
4101 Swiss Stone Dr (05-00282676)	Montgomery County	R-200 8.5 acres	W-1 S-6	NC S-1	Property abuts an existing sewer main
00000 Sandy Spring Rd (05-01508192)	Sandy Spring Rd LLP	I-1 5.12 acres	W-1 S-5	NC S-1	Property abuts an existing sewer main
15110 McKnew Rd (05-02934608)	John & BJ Huston	R-200 0.82 acres	W-6 S-6	W-1 S-3	Property abuts an existing water main
15112 McKnew Rd (05-02934610)	John T JR & MM Huston	R-200 0.58 acres	W-6 S-6	W-1 S-3	Property abuts an existing water main

<b>GWSMA 09G-FAI-02</b>					
<b>DEP Staff Recommendation: Approve S-3, S-1, W-3, W-1. Policy V.F.1.a Consistent with Existing Plans.</b>					
Address Legal Description (dist & tax acct. #)	Owner	Zoning Size	Categories		Notes/Comments
			Existing	Proposed	
15114 McKnew Rd (05-02934621)	Mildred A. Dillon	R-200 0.53 acres	W-6 S-6	W-1 S-3	Property abuts an existing water main
14560 Blackburn Rd (05-03158802)	Memon LLC	R-90 2.0 acres	W-6 S-5	W-3 S-1	Property abuts an existing sewer main. A water main extension would be necessary to serve the property.
00000 Blackburn Rd (05-03316415)	Montgomery County MD	R-90 2.22 acres	W-6 S-5	W-3 S-1	Property abuts an existing sewer main. A water main extension would be necessary to serve the property.

**Agency Review Comments**

**M-NCPPC:** The 1997 Fairland Master Plan shows this entire area within the water and sewer envelope. Approve W-3, W-1, S-3, S-1 as recommended.

**WSSC:** *For comment on water and sewer see table below*

**DPS:** We would expect numerous properties in these areas to have substandard well and septic systems due to their age.



## Sewer Information for 09G-FAL-02

	Address	Dist & Tax Account #	Zoning	Acreage	Categories		Comment
					Existing	Proposed	
1	3500 Greencastle Rd	05-00277748	R-90	0.94	S-5	S-1	
2	3504 Greencastle Rd	05-00277750	R-90	0.94	S-5	S-1	6"sewer contract # 692585B in Green Castle Road abuts the property. Onsite pumping may be required
3	3508 Greencastle Rd	05-00253880	R-90	0.97	S-5	S-1	
4	3512 Greencastle Rd	05-00258142	R-90	0.93	S-5	S-1	
5	3600 Greencastle Rd	05-00258118	R-90	0.59	S-5	S-1	
6	14601 Blackburn Rd	05-00281147	R-90	2.31	S-5	S-1	8"sewer contract # DA41132Z05 in Blackburn Rd abuts the property.
7	14800 Blackburn Rd	05-00269145	R-90	2.80	S-5	S-1	10" sewer contract # 692585A crosses the property
8	00000 Blackburn Rd	05-03316415	R-90	2.22	S-5	S-1	12" sewer contract # 692585A crosses the property
9	14560 Blackburn Rd	05-03158802	R-90	2.00	S-5	S-1	8" sewer contract no 692585 crosses the property
10	15114 McKnew Rd	05-02934621	R-200	0.53	S-6	S-3	
11	15112 McKnew Rd	05-02934610	R-200	0.58	S-6	S-3	8"sewer contract # 856505A in McKnew Rd abuts the property.
12	15110 McKnew Rd	05-02934608	R-200	0.82	S-6	S-3	
13	15124 McKnew Rd	05-00275900	R-200	0.48	S-6	S-3	
14	00000 Sandy Spring Rd	05-01508192	I-1	5.12	S-5	S-1	8"sewer contract # 992424A in Dino Drive abuts the property
15	00000 Sandy Spring Rd	05-00259135	R-200	14.03	S-5	S-1	8" sewer contract # 692585B crosses the property
16	4101 Swiss Stone Dr	05-00282676	R-200	8.50	S-6	S-1	12" sewer contract # 692585B crosses the property 200 ft of sewer extension connecting to 8" sewer 692585B is required to serve this property.
17	3921 Sandy Spring Rd	05-00262122	I-1	3.41	S-5	S-1	
18	15131 McKnew Rd	05-00265056	R-200	2.01	S-6	S-3	280 ft of sewer extension upstream of 8"S, #8565A05 in McKnew Rd is required to serve the property. It appears that 15130 can have gravity service, however #15131 may need pumping.
19	15130 McKnew Rd	05-00259832	R-200	0.76	S-6	S-3	250 ft of sewer extension connecting to 10"sewer 692585A is required to serve this property.
20	15009 Old Columbia Pike	05-00255935	RE-2	0.05	S-5	S-1	100 ft of sewer extension connecting to 8"sewer 8256636C is required to serve this property.
21	14831 Old Columbia Pike	05-00249956	R-200	3.11	S-5	S-1	250 ft of sewer extension connecting to 8"sewer 877229A is required to serve this property.
22	00000 Blackburn Rd	05-00275237	R-90	0.44	S-5	S-3	

**General Water and Sewer Map Amendment: GWSMA 09G-FAI-03 (Birmingham Dr/Sandy Spring Rd Area)**

Initiated by DEP-Water and Wastewater Policy Group: May 15, 2009

**Purpose:** DEP-WWPG staff has developed this proposed water/sewer category map amendment to address sewer service area categories for the neighborhood on Birmingham Dr and Sandy Spring Rd in the Burtonsville area. (A map showing the neighborhood study area and its existing water/sewer service area categories is attached.) This proposed general map amendment has the potential to eliminate the need for up to 24 future individual category change requests.

**Background:** According to the County Water and Sewer Plan as well as the Fairland master plan this area is intended to receive public water and sewer service. All of the properties are already in the correct category for receiving public water service; there are these 24 properties that need a sewer category change.

**Proposal:** This sewer category map amendment proposes to change the sewer category for neighborhood located on Birmingham Drive, and those adjacent on Sandy Spring Rd and Greene Avenue. All of the subject properties have frontage directly along the street. There are in total 24 properties included in this general amendment that are being recommended to be changed from S-6 to S-3 as sewer main extensions are required.

**Sewer:** In total 24 properties are being proposed for a sewer category change. 15 of these properties are on Birmingham Dr, 8 are on Sandy Spring Rd and 1 on Greene Ave. The 24 properties are proposed for category S-3 and future sewer service is dependent on the development of the property located to the south of Birmingham Dr. The updated subdivision plans for the Fairland Golf Community project located to the south showed a road connecting to Birmingham Dr, and this may open the accessibility of a sewer extension to the existing properties.

The following table shows both the existing water and sewer service area categories and those proposed by DEP for the 24 properties included in the general map amendment:

<b>GWSMA 09G-FAI-03</b>					
<b>DEP Staff Recommendation: Approve S-3. Policy V.F.1.a Consistent with Existing Plans.</b>					
<b>Address Legal Description (dist &amp; tax acct. #)</b>	<b>Owner</b>	<b>Zoning Size</b>	<b>Categories</b>		<b>Notes/Comments</b>
			<b>Existing</b>	<b>Proposed</b>	
15207 Birmingham Dr (05-00250732)	Mark Jurkevich	R-200 0.99 acres	W-1 S-6	NC S-3	Sewer line extension would be necessary for service
15201 Birmingham Dr (05-00256542)	Jeffrey L. & Jennifer P Jurgrau	R-200 1.08 acres	W-1 S-6	NC S-3	Sewer line extension would be necessary for service
15204 Birmingham Rd (05-00258288)	Neeta & Sunil Datt	R-200 1.63 acres	W-1 S-6	NC S-3	Sewer line extension would be necessary for service
15215 Birmingham Dr (05-00259146)	John J Bechtoldt	R-200 0.95 acres	W-1 S-6	NC S-3	Sewer line extension would be necessary for service
15101 Birmingham Dr (05-00259580)	John Trevathan	R-200 0.932 acres	W-1 S-6	NC S-3	Sewer line extension would be necessary for service
15007 Birmingham Dr (05-00259591)	Steven T & MT Jones	R-200 1.26 acres	W-1 S-6	NC S-3	Sewer line extension would be necessary for service

<b>GWSMA 09G-FAI-03</b>					
<b>DEP Staff Recommendation: Approve S-3. Policy V.F.1.a Consistent with Existing Plans.</b>					
Address Legal Description (dist & tax acct. #)	Owner	Zoning Size	Categories		Notes/Comments
			Existing	Proposed	
15001 Birmingham Dr (05-00259603)	Steven T & MT Jones	R-200 1.25 acres	W-1 S-6	NC S-3	Sewer line extension would be necessary for service
4601 Sandy Spring Rd (05-262372)	Michael Bussard	R-200 1.04 acres	W-1 S-6	NC S-3	Sewer line extension would be necessary for service
15012 Birmingham Dr (05-00266506)	Allan Darling	R-200 1.16 acres	W-1 S-6	NC S-3	Sewer line extension would be necessary for service
15008 Birmingham Dr (05-00266517)	Steven T & MT Jones	R-200 1.12 acres	W-1 S-6	NC S-3	Sewer line extension would be necessary for service
15004 Birmingham Dr (05-00266528)	Steven T & MT Jones	R-200 1.39 acres	W-1 S-6	NC S-3	Sewer line extension would be necessary for service
15000 Birmingham Dr (05-00266530)	Steven T & MT Jones	R-200 1.19 acres	W-1 S-6	NC S-3	Sewer line extension would be necessary for service
15107 Birmingham Dr (05-00266687)	Kenneth B & DL Lourie	R-200 2.06 acres	W-1 S-6	NC S-3	Sewer line extension would be necessary for service
15108 Birmingham Dr (05-00269602)	John A Jr Stein	R-200 0.95 acres	W-1 S-6	NC S-3	Sewer line extension would be necessary for service
00000 Greene Ave (05-00269613)	John A Jr Stein	R-200 0.86 acres	W-1 S-6	NC S-3	Sewer line extension would be necessary for service
15100 Birmingham Dr (05-00271640)	Allan & HC Mulligan	R-200 0.90 acres	W-1 S-6	NC S-3	Sewer line extension would be necessary for service
15212 Birmingham Dr (05-00280267)	James & Penny Stadley	R-200 1.75 acres	W-1 S-6	NC S-3	Sewer line extension would be necessary for service
4613 Sandy Spring Rd (05-00260032)	Omar M & Cathy W Nason	R-200 0.65 acres	W-1 S-6	NC S-3	Sewer line extension would be necessary for service
4609 Sandy Spring Rd (05-00281160)	Sandra L & JV Jr Stone	R-200 0.67 acres	W-1 S-6	NC S-3	Sewer line extension would be necessary for service
4701 Sandy Spring Rd (05-00281251)	Jesus & Ana Mata	R-200 0.77 acres	W-1 S-6	NC S-3	Sewer line extension would be necessary for service
4605 Sandy Spring Rd (05-00283476)	David & Milana Klein	R-200 0.63 acres	W-1 S-6	NC S-3	Would need sewer extension
4705 Sandy Spring Dr (05-00273774)	Shanta & R A Davis Ramson	R-200 0.91 acres	W-1 S-6	NC S-3	Sewer line extension would be necessary for service
4519 Sandy Spring Rd (05-00261583)	David Klein	R-200 0.9 acres	W-1 S-6	NC S-3	Property abuts an existing water main; Would need sewer extension
4603 Sandy Spring Rd (05-02303361)	Michael Bussard	R-200 1.92 acres	W-1 S-6	NC S-3	Sewer line extension would be necessary for service

**Agency Review Comments**

**M-NCPPC:** The 1997 Fairland Master Plan shows this entire area within the water and sewer envelope. Approve S-3, S-1 as recommended.

**WSSC:** A 7,400-foot-long non-CIP-sized sewer extension is required to serve the property. All but 100 feet of this extension has been conceptually approved for service to the Fairland Park Community (job no. DA3232Z02).

**DPS:** We would expect numerous properties in these areas to have substandard well and septic systems due to their age.

**General Water and Sewer Map Amendment: GWSMA 09G-POT-03 –Gary Rd Area**  
 Initiated by DEP-Water and Wastewater Policy Group: May 15, 2009

**Purpose:** DEP-WWPG staff has developed this proposed water/sewer category map amendment to address sewer service area categories on a portion of Gary Rd and Chapel Rd in the Rockville/Potomac area. (A map showing the neighborhood study area and its existing water/sewer service area categories is attached.) DEP has previously addressed sewer category changes for several of the properties in this area on a case-by-case basis. This proposed general map amendment has the potential to eliminate the need for up to 29 future individual category change requests.

**Background:** According to the County Water and Sewer Plan as well as the Potomac master plan this area is intended to receive public water and sewer service. The proposed properties listed in the table below already receive public water service or are in the correct category to do so.

**Proposal:** This sewer category map amendment proposes to change the sewer category for the remaining properties in category S-6 located along Gary Road, two properties are located on Chapel Road, and two properties on Glenn Rd which are also in S-6. All of the subject properties have frontage directly along the street. There are ten properties along Gary Road that abut a sewer main already and are recommended to be changed to S-1. The remaining Gary Road, Chapel Rd and Glenn Rd properties are recommended to be changed to S-3 as sewer main extensions are required.

The properties listed in the following table are included in this proposed general water/sewer category map amendment. The table shows both the existing water and sewer service area categories and those proposed by DEP for the following 29 properties:

<b>GWSMA 09G-POT-03</b>					
<b>DEP Staff Recommendation: Approve S-3, S-1. Policy V.F.1.a Consistent with Existing Plans.</b>					
<b>Address Legal Description (dist &amp; tax acct. #)</b>	<b>Owner</b>	<b>Zoning Size</b>	<b>Categories</b>		<b>Notes/Comments</b>
			<b>Existing</b>	<b>Proposed</b>	
10208 Gary Rd (10-00870254)	Micahel & Camilla Nylander	R-200 0.713	W-1 S-6	N/C S-1	Abuts an existing sewer main
10212 Gary Rd (10-00810378)	Dennis W. Lui	R-200 0.712	W-1 S-6	N/C S-1	Abuts an existing sewer main
10309 Gary Rd (10-00870015)	Clayton JR & CS Embrey	R-200 0.62	W-1 S-6	N/C S-3	
10301 Chapel Rd (10-03190835)	Patrick J & MK Petty	R-200 0.889	W-1 S-6	N/C S-3	
00000 Gary Rd (10-00847987)	Donald K & CH Dean	R-200 0.318	W-1 S-6	N/C S-3	
10220 Chapel Rd (10-00870607)	Joseph E & JJ Lavin	R-200 .0631	W-1 S-6	N/C S-3	
10140 Gary Rd (10-00870083)	Paul & Margot Jacoby	R-200 0.648	W-1 S-6	N/C S-1	Abuts an existing sewer main
10209 Gary Rd (10-00870482)	Potomac Methodist Church	R-200 0.62	W-1 S-6	N/C S-1	Abuts an existing sewer main

<b>GWSMA 09G-POT-03</b>					
<b>DEP Staff Recommendation: Approve S-3, S-1. Policy V.F.1.a Consistent with Existing Plans.</b>					
Address Legal Description (dist & tax acct. #)	Owner	Zoning Size	Categories		Notes/Comments
			Existing	Proposed	
00000 Gary Rd (10-00859063)	Dennis W. Lui	R-200 0.066	W-1 S-6	N/C S-1	Abuts an existing sewer main
10211 Chapel Rd (10-00870312)	Donald K & CH Dean	R-200 0.555	W-1 S-6	N/C S-3	
10417 Gary Rd (10-0869995)	Nirajet Patel	R-200 0.55	W-1 S-6	N/C S-3	
10421 Gary Rd (10-00869984)	Nirajet Patel	R-200 0.605	W-1 S-6	N/C S-3	
10201 Gary Rd (10-02777965)	John D & A F Lemaster	R-200 0.884	W-1 S-6	N/C S-1	Abuts an existing sewer main
10008 Glen Rd (10-00870380)	Antonio Dias	R-200 0.551	W-1 S-6	N/C S-3	
10012 Glen Rd (10-00870403)	Habibollah Khozin	R-200 0.687	W-1 S-6	N/C S-3	
00000 Gary Rd (10-00870072)	Jurgon & HM Franz	R-200 0.018	W-1 S-6	N/C S-1	Abuts an existing sewer main
10012 Glen Rd (10-00870403)	Habibollah Khozin	R-200 0.687	W-1 S-6	N/C S-3	
00000 Gary Rd (10-00870072)	Jurgon & HM Franz	R-200 0.018	W-1 S-6	N/C S-1	Abuts an existing sewer main
10310 Gary Rd (10-00870538)	Eliana G Burkhalter	R-200 0.615	W-1 S-6	N/C S-3	
10221 Chapel Rd (10-00870527)	Michael Flynn	R-200 0.542	W-1 S-6	N/C S-3	
10300 Chapel Rd (10-03190813)	Beatrice De Schaetzen	R-200 1.126	W-1 S-6	N/C S-3	
10211 Gary Rd (10-00870163)	Frederick W Haub	R-200 .062	W-1 S-6	N/C S-3	
10204 Gary Rd 10-00870196	Paul & Lopa Thambi	R-200 0.762	W-1 S-6	N/C S-1	Abuts an existing sewer main
10413 Gary Rd 10-00870141	James Gregg	R-200 0.61	W-1 S-6	N/C S-3	
10200 Gary Rd (10-00870298)	Chris Greer	R-200 0.662	W-1 S-6	N/C S-1	Abuts an existing sewer main
00000 Gary Rd (10-00855247)	Micahel & Camilla Nylander	R-200 0.137	W-1 S-6	N/C S-1	Abuts an existing sewer main
10300 Gary Rd (10-00870367)	Samual L & NE Jones	R-200 0.988	W-1 S-6	N/C S-3	
10405 Gary Rd (10-00870026)	Roger & Mary Ann Jurgovan	R-200 0.706	W-1 S-6	N/C S-3	
10301 Gary Rd (10-00870287)	Fredric Margolis	R-200 0.62	W-1 S-6	N/C S-3	
10315 Gary Rd (10-00870265)	Charles JR Blessing	R-200 0.62	W-1 S-6	N/C S-3	
10409 Gary Rd (10-00870117)	Brian Rubin	R-200 0.648	W-1 S-6	N/C S-3	



**Agency Review Comments**

**M-NCPPC:** These properties are within the Potomac sewer service envelope.

Approve S-1 and S-3 as recommended

**WSSC:** Proposed properties are broken up into three groups based on their drainage.

**Group 1** refers to all properties along Gary Rd starting from 10140-10417 Gary road as well as 10220-10221 Chapel Rd. Based on topography of the area, a 1211-foot-long non-CIP-sized gravity sewer extension is required to connect to an exiting manhole of an 8" sewer (contract no. 89-6940A) to serve the 10421 Gary Road located farthest from the existing sewer. This extension would abut 10140-10417 Gary road as well as 10220-10221 Chapel Rd. The length of the sewer extension from each property varies and is location dependent. Public right-of-way is required.

**Group 2** refers to 10008 and 10012 Glen Road. An approximately 250-foot-long non-CIP-sized gravity sewer extension to connect to an exiting manhole of an 8" sewer (contract no. 66-2042C) is required to serve these two properties. The property on 10012 Glen road can be served with either Group 1 or Group 2. Regardless of the alignment of the gravity sewer serving this property, the sewer segment leading to this property will require appropriate grading to avoid deep sewers. Public right-of-way is required.

**Group 3** refers to 10211 Chapel Road and 000 Gary Road. These properties can be served by extending 1750 approximately 250-foot-long non-CIP-sized gravity sewer extension to connect to the manhole of an existing 8" sewer 95-1191X.

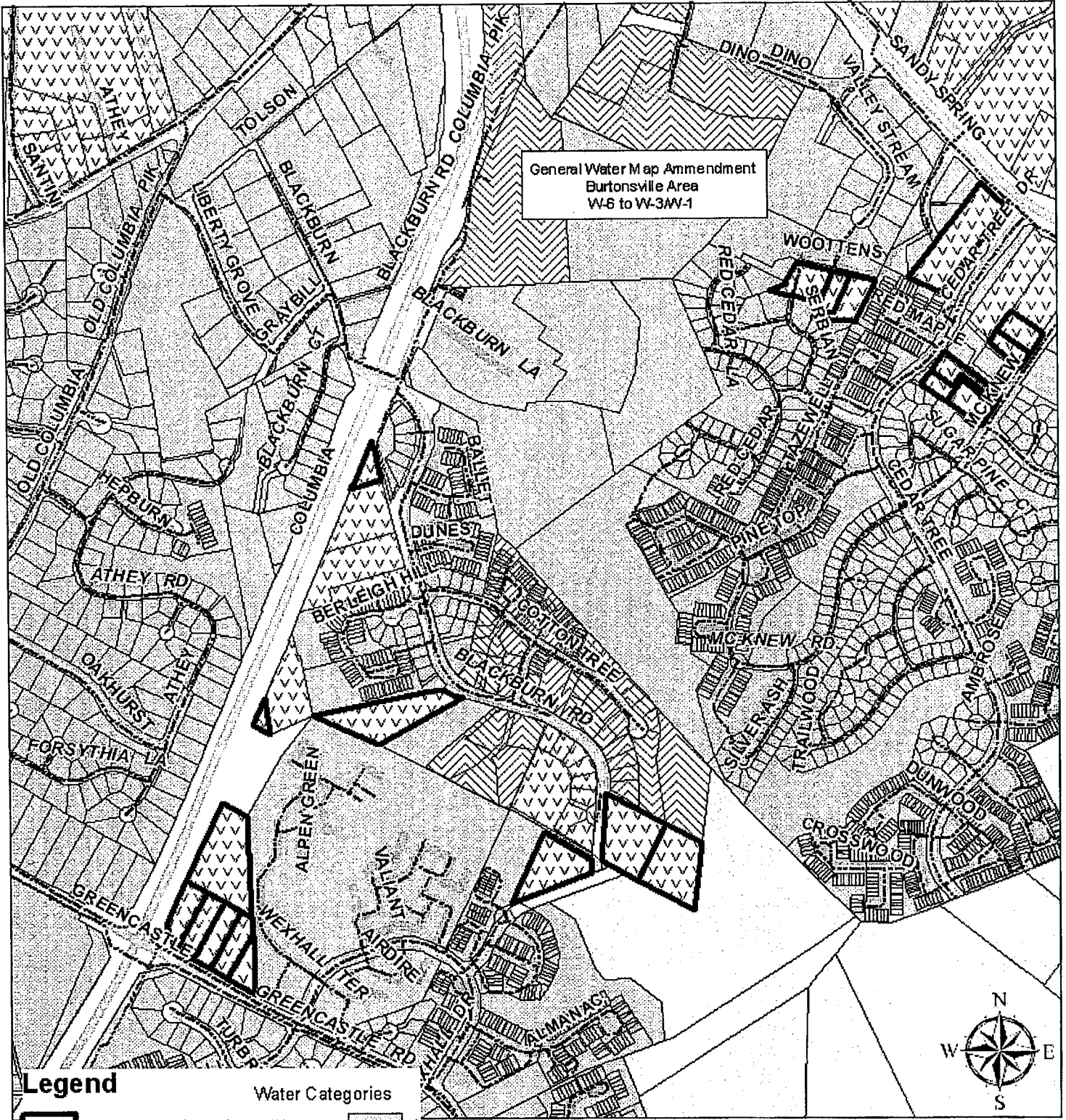
**DPS:** We would expect numerous properties in these areas to have substandard well and septic systems due to their age.

# Water Service Area Category Map

## GWSMA-09G-FAI-02

### Burtonsville Area

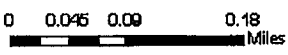
General Water Map Amendment  
Burtonsville Area  
W-6 to W-3/W-1



#### Legend

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li><span style="border: 2px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Properties for Water Change</li> <li><span style="border-bottom: 1px dashed black; display: inline-block; width: 20px; margin-right: 5px;"></span> Water Line</li> </ul> | <p>Water Categories</p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #cccccc; margin-right: 5px;"></span> 1</li> <li><span style="display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></span> 3</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #ffffff; border: 1px solid black; margin-right: 5px;"></span> 4</li> <li><span style="display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></span> 6</li> </ul> |
|---|--|

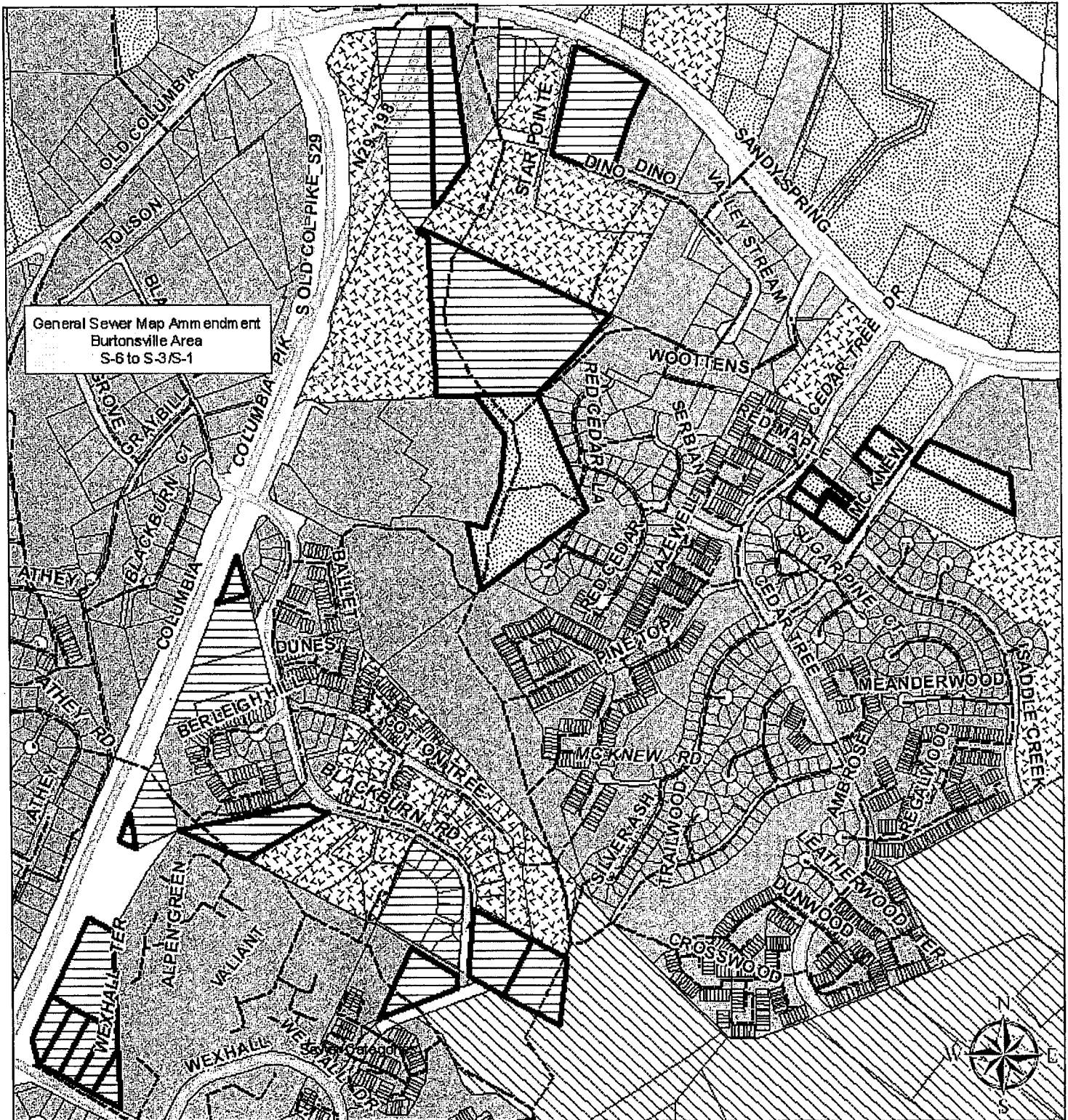
Montgomery County, Maryland  
2003 Comprehensive Water Supply  
and Sewerage Systems Plan



# Sewer Service Area Category Map

## GWSMA-09G-FAI-02








### Burtonsville Area



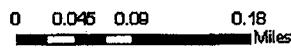
General Sewer Map Amendment  
Burtonsville Area  
S-6 to S-3/S-1

**Legend**

**Sewer Categories**

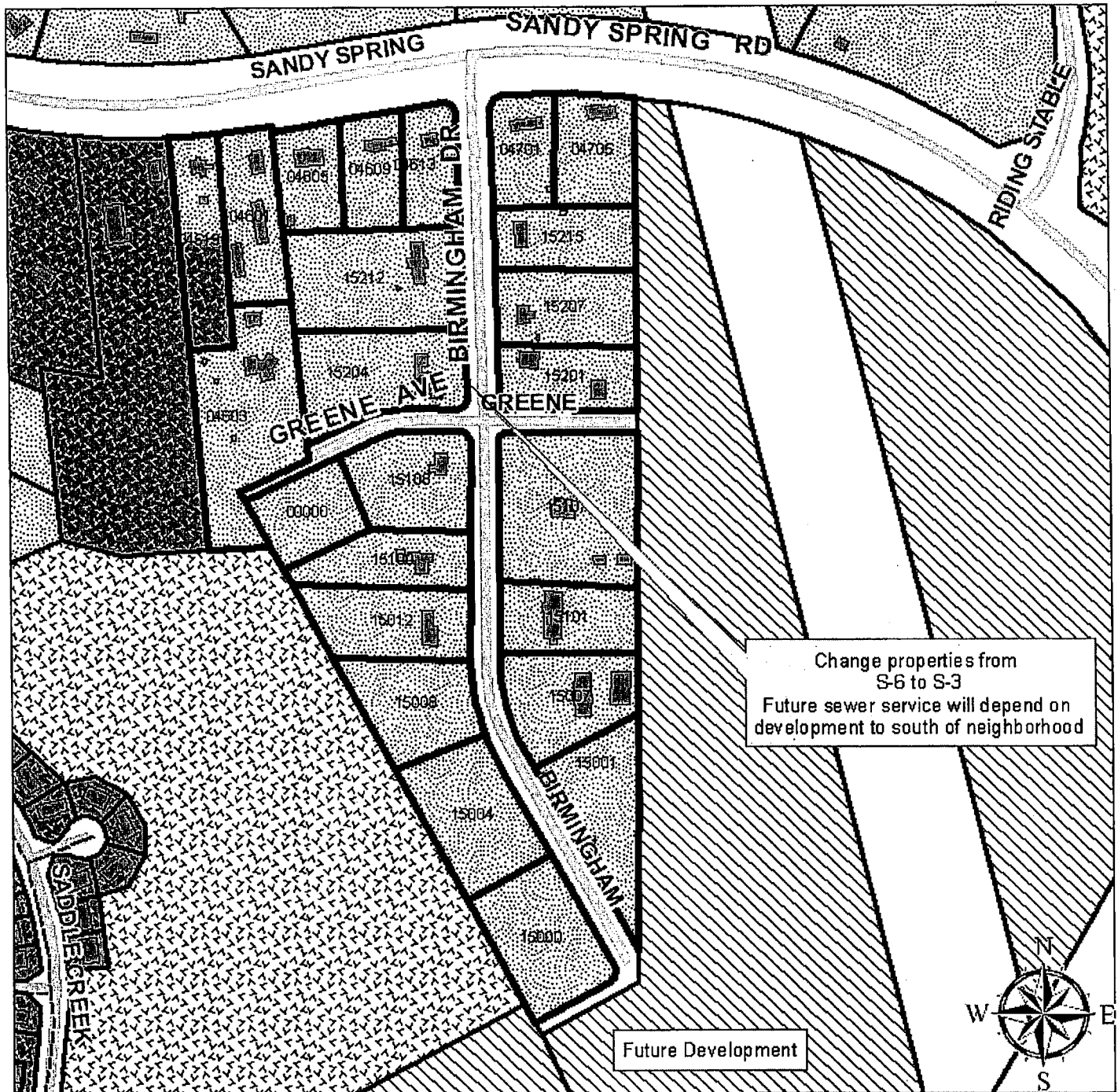
 Properties for Sewer Change	 1
 Sewer Lines	 3
	 4
	 5
	 6

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



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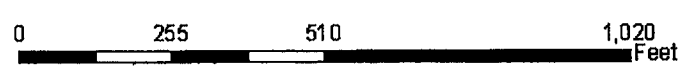
# Sewer Services Area Category Map GWSMA 09G-FAI-03 (Birmingham Dr Area)



## Legend

Sewer Categories	
Properties	1
Roads	3
Buildings	4
	5
	6

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



DEP  
Water and Wastewater  
Policy Group



**FOR INFORMATION ONLY:**

**Requests being considered for County Council review and action:**

At this time, we have two applications being considered for Council review. Below are agency comments we received, but these applications will be dealt with in the Fall 2009 Council Packet, not this Administrative Packet.

<b>WSSCR 09A-PAX-04: Varkey</b>					
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> <li>▪ 16301 New Hampshire Avenue</li> <li>▪ Property ID: 05-02216547 &amp; 05-00261548</li> <li>▪ Map tile: WSSC – 222NE02; MD KS123</li> <li>▪ Located S of intersection of Mills Grove and New Hampshire</li> <li>▪ Cloverly MP</li> <li>▪ Patuxent.</li> <li>▪ R-1 Zone &amp; RC; 28.84 acres</li> <li>▪ <u>Existing use:</u> Residential with boarding of horses</li> <li>▪ <u>Proposed use:</u> Private Educational Facility</li> </ul>	<p><b>Existing – Requested – Service Area Categories</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">W-6</td> <td style="width: 50%;">W-3</td> </tr> <tr> <td>S-6</td> <td>S-3</td> </tr> </table> <p><b>Applicant's Explanation</b></p> <p>Change usage from a residential (with boarding for horses) to a private educational facility FOR PROFIT</p> <p><b>DEP NOTE:</b> This is <u>not</u> being considered under the PIF policy, as the school is for profit.</p> <p><b>Application is proposed for future County Council consideration.</b></p>	W-6	W-3	S-6	S-3
W-6	W-3				
S-6	S-3				

**Agency Review Comments**

**M-NCPPC:** The 1997 Cloverly Master Plan states "The extension of sewer service to residential, institutional, and special exception uses in the RC and RE-2 area is not consistent with this Plan because of potential impacts on the low-density character of both areas and conflicts with the long standing recommendation not to provide sewer service in the Patuxent watershed in order to control water quality in the reservoir.

The master plan states that community water service within the Patuxent watershed may be considered on a case-by-case basis consistent with current policies in the *Comprehensive Water Supply and Sewerage Systems Plan*.  
 Deny S-3; Approve W-3

**WSSC:** There is a 12-inch water line in New Hampshire Ave and a 3-inch water on Timber Ridge Drive abuts the property (contract nos. 60-4227 and 76-2790A respectively).

**DPS:** Our files indicate the property is currently connected to public water. There is a septic system, but due to its apparent age-we have no records. We make routine inspections for a permitted youth camp; and have noted no septic failure.

**FOR INFORMATION ONLY:**

<b>WSSCR 09A-TRV-05: Jamshidi &amp; Vafai</b>										
<b>Property Information and Location</b> Property Development	<b>Applicant's Request:</b> Service Area Categories & Justification									
<ul style="list-style-type: none"> <li>▪ 12500 Circle Dr, Rockville 20850</li> <li>▪ Property ID: 00079126</li> <li>▪ Map tile: WSSC – 217NW10</li> <li>▪ Located on the corner of Circle Dr and Glen Mill Road</li> <li>▪ Potomac MP</li> <li>▪ Watts Branch (Piney Branch subshed)</li> <li>▪ RE-1Zone; 0.9acres</li> <li>▪ <u>Existing use:</u> Residential</li> <li>▪ <u>Proposed use:</u> Residential</li> </ul>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Existing –</th> <th style="text-align: left;">Requested –</th> <th style="text-align: left;">Service Area Categories</th> </tr> </thead> <tbody> <tr> <td>W-1</td> <td>W-1(No change)</td> <td></td> </tr> <tr> <td>S-6</td> <td>S-3</td> <td></td> </tr> </tbody> </table> <p><b>Applicant's Explanation</b></p> <p>"High ground water table, existing septic system was installed in ground water and thus failed"</p> <p><i>DEP NOTE:</i> Applicant applied for category change in 2006 under WSSCR #06A-TRV-06. Request was denied by County Council. See attached for previous category request information. The property in the Glen Hills Area and Piney Branch subwatershed; DPS does not considered this a public health issue.</p> <p><b>Application is proposed for future County Council consideration.</b></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:** The 2002 Potomac Subregion Master Plan specifically recommends an inter-agency study to comprehensively address and recommend sewer solutions for the Glen Hills area. The only exception is for failing systems that are considered health problems. There is no documented health problem with this property. Pending completion of the Glen Hills study, staff recommends denial of these category change requests.

Deny S-3

**WSSC:** A 500-foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to the existing 8-inch sewer on Circle Drive (contract no. 02-3436Z) and would abut approximately 5 properties in addition to the applicant's. In 2006, this extension was conceptually approved for service to the Jamshidi & Vafai family (job no. AS4448x06).

**DPS:** Although we do not consider the property to be a health hazard we would support a category change because of the site history and the lack of septic replacement area.

If you have any questions concerning the category change requests in this packet, please contact me via e-mail at [alicia.youmans@montgomerycountymd.gov](mailto: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