



**Proposed Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan 2012-1  
Administrative Group**

---



Katherine E. Nelson, Planner Coordinator, [Katherine.Nelson@mncppc-mc.org](mailto:Katherine.Nelson@mncppc-mc.org) 301-495-4622



Mary Dolan, Chief, Functional Planning and Policy, [Mary.Dolan@montgomeryplanning.org](mailto:Mary.Dolan@montgomeryplanning.org) 301-495-4552

**Completed: 05/17/12**

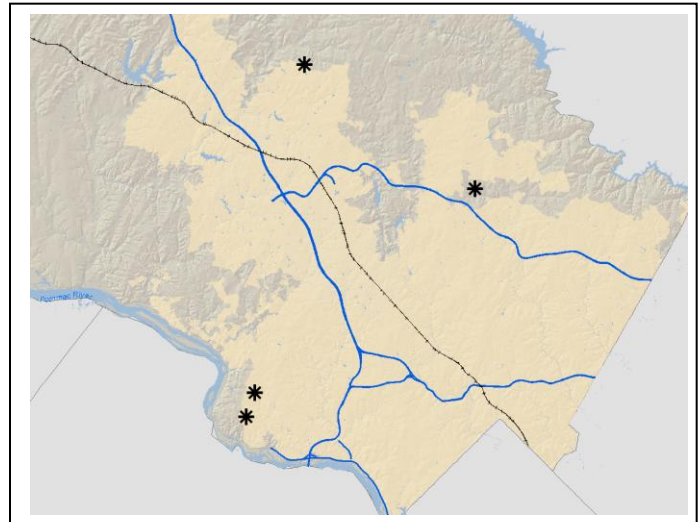
---

**Description**

Administrative Sewer and Water Category Change Requests are:

- Generally within established policies.
- Referred to the Planning Board for a determination of consistency with relevant master and sector plans with recommendations to the County Executive for final action.

The accompanying map shows the existing sewer envelope in tan. The properties requesting service are show as asterisks. More detailed information on zoning, existing and proposed uses and recommendations of other agencies are shown in the attached packet from the County Executive.



**Summary**

Staff recommends **approval of all sewer and water category change requests.**

Category change requests in the “Administrative Group” generally fall well within established policies and guidelines for public sewer and water extensions. As non-controversial items, the County Executive approves these cases administratively rather than taking them before the County Council. The Planning Board is still required by State law to make a Master Plan determination on each case. If the Planning Board wishes, an item can be removed from the Administrative Group and taken to the County Council.

## **Category Change Requests**

The following category change requests are more fully described in the attachment to this memo:

### **WSSCR 11A-GWC-01 – John Paez**

This property abuts a proposed and approved water main.

Recommendation: Approve W-1, abutting mains policy

### **WSSCR 12-OLN-01A: Helen Polinger**

The Olney master plan recommends the rural neighborhood cluster zone with community water and sewer service for the Polinger property (p 31). The part of the property within the development envelope is shown within the plan's sewer service map (p 144) as part of the proposed sewer service area.

Recommendation: Approve W-3 and S-3 for a portion of the property conditioned on the Planning Board's approval of a preliminary plan that uses the RNC Zone optional cluster development method. Categories W-3 and S-3 should be designated for the clustered lots and those conservancy lots (if any) planned for public water and sewer service under the approved preliminary plan. Retain categories W-6 and S-6 for the remaining open space portions of the project site.

### **12-POT-02G: Fawsett Farms**

The 2002 Potomac master plan shows these 26 properties within the proposed sewer envelope.

Recommendation: Approve S-1 and S-3.

### **12-POT-03A: Paul & C.E. Kokulis**

The 2002 Potomac master plan shows these four properties within the proposed sewer envelope.

Recommendation: Approve S-3.

## **Conclusion**

Staff recommends approval of all seven sewer and water category change requests as recommended by County Executive staff.

## **Next Steps**

The Planning Board's recommendations will be transmitted to the County Executive for final action.

Attachment



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett  
County Executive

Robert Hoyt  
Director

April 30, 2012

**NOTICE OF ADMINISTRATIVE PUBLIC HEARING**


TO: Keith Levchenko, Senior Legislative Analyst  
County Council

Mary Dolan, Acting Chief, Functional Planning and Policy Division  
Maryland - National Capital Park and Planning Commission

Mike Harmer, Manager, Development Services Group  
Washington Suburban Sanitary Commission

Gene Von Gunten, Manager, Well and Septic Section  
Department of Permitting Services

Category Change Request Property Owners and Applicants

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

SUBJECT: Public Hearing for Water and Sewer Plan Amendments: AD 2012-1

TIME: **Wednesday, May 30, 2012, at 10:30 am**

LOCATION: **DEP Lobby Conference Room, 255 Rockville Pike, Suite 120, Rockville**

---

Please be advised that the Montgomery County Department of Environmental Protection (DEP) will hold an administrative public hearing as specified above on the following four requested amendments to the County's Comprehensive Water Supply and Sewerage Systems Plan:

- WSCCR 12-GWC-01A: John Paez
- WSCCR 12-OLN-01A: Helen Polinger
- WSCCR 12-POT-02G: properties in the Fawsett Farms subdivision
- WSCCR 12-POT-03A: Paul & C.E. Kokulis

To assist with your review, a PDF has been created and posted to the "Service Area Category Changes" page of our website, <http://www.montgomerycountymd.gov/waterworks>. In addition to this memorandum, that PDF includes the following information for each proposed amendment:

- Staff reports and recommendations
- Mapping
- Supporting documents, as appropriate

We ask that Council staff provide the posted materials to the Councilmembers for their review. If Council staff members would like to meet with DEP regarding any of the proposed amendments, we can work together to

---

Office of the Director • Water and Wastewater Policy Group

Rockville Center, Suite 120 • 255 Rockville Pike • Rockville MD 20850-4166 • 240-777-7716 • FAX: 240-777-7715

schedule a meeting to review these cases before the public hearing. We request that the Council submit comments no later than the hearing record closing date; otherwise, we will assume that the Councilmembers agree with administrative approval as recommended for all four requests.

Your attendance at this hearing is optional; all requests will be considered at that time. If you wish to comment on the referenced amendment or on the staff recommendations, you may testify at the public hearing, or you may submit written testimony to: Robert Hoyt, Director, DEP; 255 Rockville Pike, Suite 120; Rockville, MD 20850-4166; or to [waterworks@montgomerycountymd.gov](mailto:waterworks@montgomerycountymd.gov).

**Please note that the hearing record will close at 5:00 p.m. on Wednesday, June 6, 2012; all written testimony must be *received* in this office by that time and date.** The Director will then act on the amendments, and DEP will notify you of that action by e-mail.

The Montgomery County Planning Board will also consider the proposed amendments in a public forum; further information and their schedule will be provided by the Area 3 Planning Team, 301-495-4645, and on their site: <http://www.mc-mncppc.org/board/index.shtm> .

Please do not hesitate to contact me at [alan.soukup@montgomerycountymd.gov](mailto:alan.soukup@montgomerycountymd.gov) or at 240-777-7716 if you have any questions concerning the following category change requests or the review schedules.

#### Attachments

ADS: ads/

R:\Programs\Water\_and\_Sewer\Projects\actions-AD\2012\AD2012-1\packet\ad-hearing-notice-mmo-2012-1=2012-0430.doc

cc: Civic/Environmental Groups, and designated interested parties  
Isiah Leggett, County Executive  
Roger Berliner, President, County Council & Chairperson, Council Transportation, Infrastructure, Energy, & Environment Committee  
Françoise Carrier, Chairperson, Montgomery County Planning Board  
John Carter & Katherine Nelson, Area 3 Planning Team, M-NCPPC  
Geoffery Mason, Parks Planning and Stewardship Division, M-NCPPC  
David Shen & Kathy Maholtz, Development Services Group, WSSC  
Jay G. Sakai, Director, Water Management Admin., Maryland Dept. of the Environment  
Richard Eberhard Hall, Secretary, Maryland Department of Planning

**PROPOSED COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS  
Administrative Delegation AD 2012-1 PACKET**

**DEP STAFF SUMMARY: PROPOSED AMENDMENTS AND RECOMMENDATIONS**

Plan Amendment No. & Applicant Location - Zoning - Acreage - Proposed Use	Requested Change	DEP Staff Recommendation & Policy Summary
<b>GOSHEN – WOODFIELD – CEDAR GROVE PLANNING AREA</b>		
<b>WSSCR 12-GWC-01A</b> <b>John Paez</b> 8901 Warfield Rd., Gaithersburg RE-1 Zone; 0.49 ac. Use: water service for an existing single-family house.	W-6 to W-3 S-1 (no change)	<b>Approve W-1.</b> Consistent with existing plans. A new water main abuts the property. Water service for the RE-1 Zone is consistent with Water and Sewer Plan policies.
<b>OLNEY PLANNING AREA</b>		
<b>WSSCR 12-OLN-01A</b> <b>Helen Polinger</b> 5 properties: 16400 – 16600 Blocks, Batchellors Forest Rd.; 2900 Block, Emory Church Rd.; Olney <i>(see staff report for specific properties).</i> Existing Trotter's Glen Golf Course RNC Zone; 175.70 ac. Use: 70-lot residential subdivision under the RNC option cluster method	W-6 <sup>A</sup> to W-3 S-6 <sup>A</sup> to S-3 <sup>A</sup> approved for multi-use water and sewerage systems	<b>Conditionally approve W-3 and S-3.</b> Final action requires Planning Board approval of an RNC optional cluster method preliminary plan. W-3 and S-3 will apply to the clustered and designated conservancy lots only; all other areas will retain W-6 and S-6. Remove multi-use systems designations. Consistent with existing plans. Development using the RNC optional cluster method requires the provision of public water and sewer service; the site is recommended for the optional cluster method in the Olney Master Plan. Water service will require a 2,500-foot main extension along Emory Church Rd. An existing sewer main traverses the northeast corner of the project site; all extensions are on the project site. Some on-site sewer replacement will be required.
<b>POTOMAC CABIN JOHN PLANNING AREA</b>		
<b>WSSCR 12-POT-02G</b> <b>DEP for portions of the Fawsett Farms subdivision</b> 26 properties: 10900 & 11000 Blocks, Chandler Rd.; 8300 Block, Kingsgate Rd.; 10700 – 10900 Blocks, Rock Run Dr.; Potomac <i>(see staff report for specific properties).</i> R-200 Zone: 26.47 ac. total Use: sewer service for existing single-family houses	W-1 & W-3 (no change) S-6 to S-1 & S-3	<b>Approve S-1 and S-3, as appropriate</b> <i>(see staff report for specific property recommendations).</i> Consistent with existing plans. The neighborhood is within the recommended public sewer envelope in the Potomac Master Plan. Service to the R-200 Zone is consistent with Water and Sewer Plan general sewer service policies. Most properties abut existing sewer mains; three will require relatively short main extension. DEP has previously processed and approved sewer category change requests for 11 lots in this neighborhood.
<b>WSSCR 12-POT-03A</b> <b>Paul and C.E. Kokulis</b> 9403, 9405, 9409, & 9413 Falls Rd., Potomac R-200 Zone; 2.42. ac. total Use: service for 1 existing single-family house and up to 3 additional single-family houses	W-1 (no change) S-6 to S-3	<b>Approve S-3.</b> Consistent with existing plans. The neighborhood is within the recommended public sewer envelope in the Potomac Master Plan. Service to the R-200 Zone is consistent with Water and Sewer Plan general sewer service policies. Service will require an approximately 400-foot extension along Falls Rd.

**WATER/SEWER SERVICE AREA CATEGORIES INFORMATION**

The Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan designates water and sewer service area categories for each property within the county. These service area categories determine a property's eligibility to receive public water and/or sewer service and indicate when the County and the sanitary utility (usually the Washington Suburban Sanitary Commission (WSSC)) should program water and sewerage facilities to serve those properties. (Although the actual provision of public service is often dependent on an applicant's own development schedule.) The Water and Sewer Plan is adopted and amended by the County Council; it is administered by the County Executive through the Department of Environmental Protection (DEP).

**PROPOSED COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS  
Administrative Delegation AD 2012-1 PACKET**

**Water and Sewer Service Area Categories Table**

Service Area Categories	Category Definition and General Description	Service Comments
W-1 and S-1	Areas served by community (public) systems which are either existing or under construction. <ul style="list-style-type: none"> <li>This may include properties or areas for which community system mains are not immediately available or which have not yet connected to existing community service.</li> </ul>	Properties designated as categories 1 and 3 are eligible for to receive public water and/or sewer service. New development and properties needing the replacement of existing wells or septic systems are generally required to use public service. Properties with wells or septic systems on interim permits are required to connect to public service within one year of its availability.
W-2 and S-2	<b>Categories W-2 and S-2 are not used in the Montgomery County Water and Sewer Plan.</b> (State's definition: Areas served by extensions of existing community and multi-use systems which are in the final planning stages.)	Where water and/or sewer mains are financed under the front foot benefit system, WSSC will assess front foot benefit charges for mains abutting these properties unless the property has a functioning well and/or septic system. WSSC provides public water and sewer service throughout the county, except where service is provided by systems owned by the City of Rockville or the Town of Poolesville.
W-3 and S-3	Areas where improvements to or construction of new community systems will be given immediate priority and service will generally be provided within two years or as development and requests for community service are planned and scheduled.	WSSC will not serve properties designated as categories 4 or 5, but will work to program water and/or sewer projects needed to serve these areas. Permits for new wells and/or septic systems for category 4 properties will be interim permits. (See above for further information.) MCDEP may require that development proceeding on interim wells and septic systems in category 4 areas also provide dry water and sewer mains and connections.
W-4 and S-4	Areas where improvements to or construction of new community systems will be programmed for the three- through six-year period. • This includes areas generally requiring the approval of CIP projects before service can be provided.	Where water and/or sewer mains are financed under the front foot benefit system, WSSC will assess front foot benefit charges for abutting properties designated as category 4 unless the property has a functioning well and/or septic system. WSSC will not assess front foot charges for properties designated as category 5.
W-5 and S-5	Areas where improvements to or construction of new community systems are planned for the seven- through ten-year period. • This category is frequently used to identify areas where land use plans recommend future service staged beyond the scope of the six-year CIP planning period.	WSSC will neither provide service to nor assess front foot benefit charges for properties designated as category 6. Development in category 6 areas is expected to use private, on-site systems, such as wells and septic systems.
W-6 and S-6	Areas where there is no planned community service either within the ten-year scope of this plan or beyond that time period. This includes all areas not designated as categories 1 through 5. <ul style="list-style-type: none"> <li>Category 6 includes areas that are planned or staged for community service beyond the scope of the plan's ten-year planning period, and areas that are not ever expected for community service on the basis of adopted plans.</li> </ul>	

Please note that the County does not necessarily assign water and sewer categories in tandem (i.e. W-3 and S-3, or W-5 and S-5), due to differences in water and sewer service policies or to actual water or sewer service availability. Therefore, it is important to know *both* the water *and* sewer service area categories for a property.

**WSSCR 12-GWC-01A: John Paez**

**DEP Staff Recommendation: Approve W-1.** Administrative policy V.F.1.a.: Consistent with Existing Plans.

<p>Property Information and Location                  Property Development</p>	<p>Applicant's Request:                  Service Area Categories &amp; Justification</p>						
<ul style="list-style-type: none"> <li>• 8901 Warfield Rd., Gaithersburg</li> <li>• Parcel P254, William Range Etc</li> <li>• District 01, acct. no. 00004190</li> <li>• Map tile: WSSC – 228NW09; MD – FU63</li> <li>• North side of Warfield Rd., east of Goshen Rd.</li> <li>• RE-2; 21,344 sq.ft. (0.49 acres)</li> <li>• Goshen – Woodfield – Cedar Grove Planning Area                      Preservation of Agriculture and Rural Open Space Master Plan (1980)</li> <li>• Upper Great Seneca Creek Watershed (MDE Use I)</li> <li>• <u>Existing use:</u> one single-family house  <u>Proposed use:</u> no change, provide water service for the existing house</li> </ul>	<p>Service Area Categories:</p> <table border="1" data-bbox="764 443 1482 604"> <thead> <tr> <th>Existing</th> <th>Requested</th> </tr> </thead> <tbody> <tr> <td>W-6</td> <td><b>W-3</b></td> </tr> <tr> <td>S-1<sup>A</sup></td> <td>No Change (S-1)</td> </tr> </tbody> </table> <p>Applicant's Explanation</p> <p>"I would like an expedited approval for a single water connection under the abutting mains policy."</p> <p><sup>A</sup> <i>DEP Note: S-1 approved under AD 2011-2 on 10/26/11 (WSSCR 11A-GWC-01).</i></p>	Existing	Requested	W-6	<b>W-3</b>	S-1 <sup>A</sup>	No Change (S-1)
Existing	Requested						
W-6	<b>W-3</b>						
S-1 <sup>A</sup>	No Change (S-1)						

**DEP Staff Report:** The applicant has requested a change from water category W-6 to W-3 to allow the connection of his house to public water service when it becomes available. The provision of public water service within this RE-2 Zone is consistent with Water and Sewer Plan service policies for areas zoned for large-lot development. The Paez property is one of the few parcels in this area not already approved for public sewer service. WSSC reports that a new water main under construction by the Church of the Nazarene, which abuts this parcel, can provide public water service.

The property satisfies the Water and Sewer Plan's abutting mains policy with respect to a planned and approved water main under DEP project no. DA5075Z10. On that basis, DEP issued a water connection approval to WSSC on November 2, 2011. WSSC's water main GIS layer now shows this main as completed. The parcel is therefore recommended for approval of category W-1, rather than W-3. DPS has advised that the existing well must be sealed upon connection to the public sewerage system (see the comments below).

**Agency Review Comments**

**DPS – Well & Septic:** Well & Septic records indicate existing dwelling served by water well constructed in 1974. *If this well is abandoned upon the connection to public water, the well must be properly sealed by a state-licensed well driller.*

**M-NCPPC – Area 3 Planning:** This property abuts a proposed and approved water main. Approve W-1, abutting mains policy.

**M-NCPPC – Parks Planning:** No apparent park impacts.

**WSSC-Water:** Water pressure zone: 660A. A 12-inch water line in Warfield Road abuts the property (contract no. DA5075Z10). This extension has been approved for service to the "Church of the Nazarene" (8921 Warfield Road) and currently is under construction. Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

ADS:ads/

R:\Programs\Water\_and\_Sewer\Projects\actions-AD\2012\AD2012-1\packet\hearing-notice=12-gwc-01a=paez=w.doc

**WSSCR: 12-OLN-01A: Helen Polinger (c/o Toll Brothers)**

**DEP Staff Recommendation: Maintain W-6 and S-6 (for multi-use systems), with approval of W-3 and S-3 conditioned on the Planning Board's approval of a preliminary plan that uses the RNC Zone optional cluster development method. Categories W-3 and S-3 will be designated for the clustered lots and those conservancy lots (if any) planned for public water and sewer service under the approved preliminary plan. DEP will restore categories W-6 and S-6 for the remaining open space portions of the project site. DEP will also remove the multi-use system designations established for the golf course facilities. (Note: Actual delineation of these categories will occur once the new lots are recorded and included in the County's GIS property layer.)** Administrative policy V.F.1.a.: Consistent with Existing Plans.

<p>Property Information and Location Property Development</p> <ul style="list-style-type: none"> <li>• Batchellors Forest Rd. &amp; Emory Church Rd., Olney <sup>A</sup></li> <li>• Parcels P295, P660, P444, P230, &amp; P220 <sup>A</sup></li> <li>• Map tile: WSSC - 222NW03; MD - HS563</li> <li>• Either side of Batchellors Forest Rd. west of Westminster Dr.; south side of Emory Church Rd. opposite Norbrook Dr.</li> <li>• RNC Zone; 175.70 ac. <sup>A</sup></li> <li>• Olney Planning Area Olney Master Plan (2005)</li> <li>• Northwest Branch Watershed (MDE Use IV)</li> <li>• <u>Existing use</u>: golf course (Trotter's Glen Golf Course) <u>Proposed use</u>: 70-lot single-family residential subdivision (plan no. 720120030, Trotters Glen); RNC Zone optional cluster method</li> </ul> <p><sup>A</sup> See below for additional property information</p>	<p>Applicant's Request: Service Area Categories &amp; Justification</p> <p>Service Area Categories:</p> <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> </tr> </thead> <tbody> <tr> <td>W-6 <sup>B</sup></td> <td>W-3</td> </tr> <tr> <td>S-6 <sup>B</sup></td> <td>S-3</td> </tr> </tbody> </table> <p><sup>B</sup> Approved for multi-use water and sewerage systems for the existing golf course facilities</p> <p>Applicant's Explanation</p> <p>"Current use is a golf course. Intended change is to subdivide the property into 70 single-family detached residential units. The water and sewer service category change is recommended in the Olney Master Plan."</p>	Existing	Requested	W-6 <sup>B</sup>	W-3	S-6 <sup>B</sup>	S-3
Existing	Requested						
W-6 <sup>B</sup>	W-3						
S-6 <sup>B</sup>	S-3						

Address	Property I.D.	Dist.-Acct. No.	Acreage
16410 Batchellors Forest Rd. ....	Parcel P925, Woodbourne.....	08-00716580 .....	31.11 ac.
16501 Batchellors Forest Rd. ....	Parcel P660, Woodbourne.....	08-00716591 .....	76.95 ac.
16500 Block Batchellors Forest Rd. ....	Parcel P444, Woodbourne.....	08-00716625 .....	10.00 ac.
16600 Block Batchellors Forest Rd. ....	Parcel P230, Charles & Benjamin Etc....	08-00716603 .....	33.21 ac.
2915 Emory Church Rd. ....	Parcel P220, Charles & Benjamin Etc....	08-00718087 .....	24.43 ac.

**DEP Staff Report:** The applicant has requested category changes from W-6 and S-6 (both for multi-use on-site systems) to W-3 and S-3 for the provision of public water and sewer service to a proposed 70-lot residential subdivision. A pre-application plan submitted to M-NCPPC shows that the new subdivision will use the optional cluster method of development under the RNC Zone. This method of development requires the use of public water and sewer service in order to implement the clustering of building lots. M-NCPPC has confirmed that the proposal is consistent with the Olney Master Plan's development and service recommendations. The request is also consistent with Water and Sewer service policies.

WSSC reports that the provision of public water service will require a 2,500-foot main extension from Emory Church Road near Georgia Avenue. Approximately 1,000 feet of this extension is expected to be built by the First Baptist Church of Wheaton for their relocation project at 3110 Emory Church Rd. The church and Toll Brothers will need to coordinate their individual efforts with regard to construction of this new main; legal challenges to the church's category change and subdivision plan approval could delay the church's project.

WSSC notes that an existing sewer main that traverses the northeastern corner of the project site can provide public sewer service; only on-site main extensions will be needed. The on-site work, WSSC adds, will need to include replacement of approximately 450 feet of existing sewer main, presumably to relive a potential capacity constraint.



**Agency Review Comments**

**DPS – Well & Septic:**

**M-NCPPC – Area 3 Planning:** The Olney Master Plan recommends the rural neighborhood cluster zone with community water and sewer service for the Polinger property. (p 31) The part of the property within the development envelope is shown within the plan's sewer service map (p 144) as part of the proposed sewer service area.

**M-NCPPC – Parks Planning:** Not contiguous to parkland. No apparent park impact.

**WSSC-Water:** Water pressure zone: 660A. A 2,500-foot-long non-CIP-sized water extension is required to serve the property. This extension would connect to the 10-inch water main in Emory Church Road (contract no. 85-6476A) and would abut approximately 15 properties in addition to the applicant's. Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

*(DEP note: A portion of this 2,500-foot water main extension may be constructed for the proposed First Baptist Church of Wheaton project for the property at 3110 Emory Church Rd.; see the DEP staff report for additional information.)*

**WSSC - Sewer:** Basin: Blue Plains. An 8-inch sewer line traverses the property (contract no. 71-4900A). In addition, 450-feet of downstream sewer must be replaced in the northeast corner of the property. Average wastewater flow from the proposed development: 21,000 GPD. Program-sized sewer mains are not required to serve the property. Interceptor and treatment capacity are adequate.

ADS:ads/

R:\Programs\Water\_and\_Sewer\Projects\actions-AD\2012\AD2012-1\packet\hearing-notice--12-oln-01a=polinger-toll-bros.doc

**WSSCR: 12-POT-02G (Fawsett Farms General Category Map Amendment)**

**DEP Staff Recommendation: Approve S-1 and S-3 as designated under “W/S Categories – Prop.” in the Property Information Table shown below. Administrative policy V.F.1.a.: Consistent with Existing Plans.**

<p>Property Information and Location Property Development</p> <ul style="list-style-type: none"> <li>• 26 properties: 10900 &amp; 11000 Blocks of Chandler Rd.; 8300 Block of Kingsgate Rd.; and 10700, 10800, &amp; 10900 Blocks of Rock Run Dr. *</li> <li>• All properties are in the Fawsett Farms subdivision *</li> <li>• District &amp; tax acct. no. (see below*)</li> <li>• Map tile: WSSC – 210NW11; MD – FN123</li> <li>• R-200 Zone; 26.47 ac. total</li> <li>• Potomac – Cabin John Planning Area Potomac Subregion Plan (2002)</li> <li>• Rock Run Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: single-family houses *</li> <li>• <u>Proposed use</u>: sewer service for the existing houses</li> </ul>	<p>Applicant’s Request: Service Area Categories &amp; Justification</p> <hr/> <p><b>Existing – Requested – Service Area Categories</b></p> <p>W-1 &amp; W-3    W-1 &amp; W-3 as existing (no changes) *          S-1 &amp; S-6 *    <b>S-1 &amp; S-3 *</b></p> <hr/> <p><b>DEP-WWPG Staff Explanation</b></p> <p><i>Please see the DEP staff report on the following page.</i></p> <p>* Refer to the individual property information table provided below.</p>
--	--

**Fawsett Farms General Category Map Amendment: Property Information Table**

Premises Address Owners	Property Description District - Acct. No.	Acreage; Zone Year Built	W/S Categories		Comments
			Exist.	Prop.	
10910 Chandler Rd. David Jr. & E.G. Sniderwine	Lot 5, Block 4, Fawsett Farms 10-00867314	1.20 ac.; R-200 Built 1965	W-3 S-6	W-3 S-1	
10920 Chandler Rd. Akira Tanabe et al.	Lot 6, Block 5, Fawsett Farms 10-00868240	0.98 ac.; R-200 Built 1961	W-3 S-6	W-3 S-1	
11000 Chandler Rd. Keith & Caroline Horrigan	Lot 5, Block 5, Fawsett Farms 10-00867872	1.07 ac.; R-200 Built 1959	W-3 S-6	W-3 S-1	
11006 Chandler Rd. Margarete Radousakis	Lot 4, Block 5, Fawsett Farms 10-00867633	0.97 ac.; R-200 Built 1956	W-3 S-6	W-3 S-3	Service will require a low-pressure main extension.
8310 Kingsgate Rd. R.M. & A.C. Fitzgerald	Lot 11, Block 4, Fawsett Farms 10-00867564	0.92 ac.; R-200 Built 1978	W-1 S-6	W-1 S-1	
10705 Rock Run Dr. Abbas & Farqad Zeini	Lot 14, Block 3, Fawsett Farms 11-00867303	0.92 ac.; R-200 Built 1953	W-1 S-6	W-1 S-1	
10700 Block Rock Run Dr. Hwa & M.J. Woo	Pt. Lot 10, Block 4, Fawsett Farms; 10-02833036	0.11 ac. R-200 unimproved	W-1 S-6	W-1 S-1	Ingress/egress for 10704 Rock Run Dr. only, no development proposed
10706 Rock Run Dr. Jean Canada Tr.	Pt Lot 10, Block 4, Fawsett Farms; 10-00867597	0.88 ac.; R-200 Built 1953	W-1 S-6	W-1 S-1	
10709 Rock Run Dr. Joseph & M.G. Zimmerman	Lot 15, Block 3, Fawsett Farms 10-00868262	1.01 ac.; R-200 Built 1971	W-1 S-6	W-1 S-1	
10712 Rock Run Dr. Derick Saxton, et al.	Lot 9, Block 4, Fawsett Farms 10-00868080	1.05 ac.; R-200 Built 1957	W-1 S-6	W-1 S-1	
10715 Rock Run Dr. Louis Tenenbaum &	Lot 16, Block 3, Fawsett Farms 10-00868160	1.00 ac.; R-200 Built 1992	W-1 S-6	W-1 S-1	

Fawsett Farms General Category Map Amendment: Property Information Table					
Premises Address Owners	Property Description District - Acct. No.	Acreage; Zone Year Built	W/S Categories		Comments
			Exist.	Prop.	
Deborah Greenspan					
10723 Rock Run Dr. James & M. Fusco	Lot 18, Block 3, Fawsett Farms 10-00867917	1.09 ac.; R-200 Built 1991	W-1 S-6	W-1 S-1	
10724 Rock Run Dr. Henry Krum, Jr., et al.	Lot 7, Block 4, Fawsett Farms 10-00867815	1.10 ac.; R-200 Built 1950	W-1 S-6	W-1 S-1	
10800 Rock Run Dr. Henry 3 <sup>rd</sup> & E.H. Krum	Lot 6, Block 4, Fawsett Farms 10-00867826	1.16 ac.; R-200 Built 1983	W-3 S-6	W-3 S-1	
10801 Rock Run Dr. Donald & N.L. Purcell	Lot 19, Block 3, Fawsett Farms 10-00867017	1.10 ac.; R-200 Built 1961	W-3 S-6	W-3 S-1	
10804 Rock Run Dr. John & P.H. Umhau	Lot 5, Block 4, Fawsett Farms 10-00867906	1.24 ac.; R-200 Built 1958	W-3 S-6	W-3 S-1	
10805 Rock Run Dr. Michael Bonard et al.	Pt. Lot 20, Block 3, Fawsett Farms - 10-00867336	1.09 ac.; R-200 Built 2002	W-3 S-6	W-3 S-1	
10809 Rock Run Dr. Timothy & Elizabeth Seward	Lot 21, Block 3, Fawsett Farms 10-00868521	1.07 ac.; R-200 1953	W-3 S-6	W-3 S-1	
10812 Rock Run Dr. Dale Morton et al.	Lot 3, Block 4, Fawsett Farms 10-00867735	1.25 ac.; R-200 Built 1984	W-3 S-6	W-3 S-1	
10816 Rock Run Dr. Hung-Kung Liu	Lot 2, Block 4, Fawsett Farms 10-00867622	1.20 ac., R-200 Built 1957	W-3 S-6	W-3 S-1	
10819 Rock Run Dr. Matthew Breymaier	Lot 23, Block 3, Fawsett Farms	1.00 ac.; R-200 Built 1964	W-3 S-1 <sup>A</sup>	W-3 S-1 <sup>B</sup>	<sup>A</sup> one sewer hookup only <sup>B</sup> remove restriction
10823 Rock Run Dr. Dinesh & Amita Jain	Lot 24, Block 3, Fawsett Farms 10-00867952	0.99 ac.; R-200 Built 1957	W-3 S-6 <sup>C</sup>	W-3 S-1 <sup>D</sup>	<sup>C</sup> S-6, with S-3 conditional <sup>D</sup> remove condition
10827 Rock Run Dr. Khosrow Seyed-Makki	Lot 25, Block 3, Fawsett Farms 10-00867770	1.01 ac.; R-200 Built 1964	W-3 S-6	W-3 S-1	
10900 Rock Run Dr. Michael & Lori Swell	Lot 8, Block 1, Fawsett Farms 10-00867600	1.08 ac.; R-200 Built 2000	W-3 S-6	W-3 S-1	
10901 Rock Run Dr. Kathleen Small	Lot 26, Block 2, Fawsett Farms 10-00868147	0.99 ac.; R-200 Built 1959	W-3 S-6	W-3 S-3	Service will require a gravity main extension.
10905 Rock Run Dr. Ruth Paine Tr.	Lot 27, Block 2, Fawsett Farms 10-00867507	0.99 ac.; R-200 Built 1976	W-3 S-6	W-3 S-3	Service will require a gravity main extension.

**DEP Staff Report:** DEP staff have proposed a general sewer map amendment for 26 lots located along Chandler Rd, Kingsgate Rd. and Rock Run Dr., in the Fawsett Farms subdivision. Since 1989, DEP has processed 11 individual sewer category requests for other properties within this general area. Rather than handling each of the remaining 26 lots as individual category change requests, this proposed map amendment will address the neighborhood comprehensively, a process endorsed by the Water and Sewer Plan. All 26 properties are zoned R-200 and are within the master plan's recommended sewer service envelope. The provision of public sewer service to these properties is consistent with Water and Sewer Plan policies and master plan service recommendations.

Sewer service has been extended incrementally into this area and now abuts the majority of these lots. WSSC has confirmed that relatively short main extensions can serve the remaining three properties without direct access to existing mains. None of the subject properties will be required to connect to public sewer service as a result of changing these sewer service categories. However, where a septic system fails in the future and where a sewer main is available, DEP and DPS will expect relief to be provided by a connection to the public sewerage system rather than by a replacement septic system.

Some of the existing sewer mains in this area may have been built using WSSC financing which involves the assessment of front-foot benefit charges (FFBC) to properties along the sewer main right-of-way. Properties designated as category S-6 are not subject to FFBC assessments by WSSC. Although designated as category

S-1 or S-3, properties that retain an existing, functioning septic system will not receive an FFBC assessment until they are connected to the public sewerage system.

### **Agency Review Comments**

**DPS – Well & Septic:** The soils are generally good in this area and we do not have a lot of problems repairing septic systems when they fail. Most of the properties were developed before septic reserve areas were required and we frequently encounter the need to modernize septic systems when major additions or rebuilds are desired. This is not always an easy fit and often complicated by the fact that there are existing wells on many of these lots.

**M-NCPPC – Area 3 Planning:** The 2002 Potomac master plan shows these 26 properties within the proposed sewer envelope. Approve S-1 and S-3 as proposed by DEP.

**M-NCPPC – Parks Planning:** No apparent park impacts.

**WSSC-Water:** *Not applicable.*

**WSSC - Sewer:** Basin: Dulles Interceptor.

A 1-1/4-inch Low Pressure Sewer on Chandler Road abuts properties on 10910, 10920, and 11000 Chandler Road (contract no. 05-4175Z). Also, an 8-inch sewer line on Rock Run Drive abuts 10705 Block of Rock Run Drive, (contract no. 94-1018A & 05-4175Z).

A 200-foot-long Low Pressure Sewer extension is required to serve 11006 Chandler Road. This extension would connect to the existing 1-1/4 inch Low Pressure Sewer on Chandler Road (contract no. 05-4175Z) and would abut approximately 4 properties. Also, a 200-foot-long sewer extension Northwest along Rock Run Drive is required to serve the properties on 10901 and 10905 Rock Run Drive. This extension would connect to the existing 8-inch sewer line on Rock Run Drive (contract no. 05-4175Z) and would abut approximately 4 properties.

Average wastewater flow from the proposed development: 786 GPD. Program-sized sewer mains are not required to serve these properties. Interceptor and treatment capacity are adequate.

ADS:ads/

R:\Programs\Water\_and\_Sewer\Projects\actions-AD\2012\AD2012-1\packet\hearing-notice-12-pot-02g=fawcett-farms.doc

**WSSCR 12-POT-03A: Paul & C.E. Kokulis**

**DEP Staff Recommendation: Approve S-3.** Administrative policy V.F.1.a.: Consistent with Existing Plans.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification																									
<ul style="list-style-type: none"> <li>• 9403, 9405, 9409, &amp; 9413 Falls Rd., Potomac</li> <li>• Property ID &amp; Acct Info: <i>see the listing below</i></li> <li>• Map tile: WSSC – 211NW10; MD – FP31</li> <li>• East side of Falls Rd. (MD 189) north of Oaklyn Dr.</li> <li>• R-200 Zone; 2.42 ac. total</li> <li>• Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Rock Run Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: one single-family house (built 1961) at 9409 Falls Rd.</li> <li>• <u>Potential use</u>: three additional single-family houses, one on each of the three currently vacant lots</li> </ul>	Service Area Categories: <table border="1" style="width: 100%; border-collapse: collapse;"> <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> <tr> <td>W-1</td> <td>W-1 (no change)</td> <td></td> </tr> <tr> <td>S-6</td> <td><b>S-3</b></td> <td></td> </tr> </table> <u>Applicant's Explanation</u> "We are requesting sewer access for all four lots in order to improve their value, particularly of the outlot. Currently, sewer access exists on Oaklyn Drive and across the street from 9413 Falls Road."	Existing –	Requested –	Service Area Categories	W-1	W-1 (no change)		S-6	<b>S-3</b>																	
Existing –	Requested –	Service Area Categories																								
W-1	W-1 (no change)																									
S-6	<b>S-3</b>																									
Property Information:																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Address</th> <th style="text-align: left;">Dist.- Acct No.</th> <th style="text-align: left;">Description</th> <th style="text-align: left;">Size</th> <th style="text-align: left;">Recorded</th> </tr> </thead> <tbody> <tr> <td>9403 Falls Rd.</td> <td>10-01596103</td> <td>Outlot A, Block 2, Williamsburg Gardens</td> <td>26,688 sq.ft. (0.61 ac.)</td> <td>4/9/73</td> </tr> <tr> <td>9405 Falls Rd.</td> <td>10-01596136</td> <td>Lot 12, Block 2, Williamsburg Gardens</td> <td>24,665 sq.ft. (0.57 ac.)</td> <td>4/9/73</td> </tr> <tr> <td>9409 Falls Rd.</td> <td>10-00855668</td> <td>Lot 1, Block 2, Williamsburg Gardens Carr's Addn</td> <td>27,000 sq.ft. (0.62 ac.)</td> <td>3/13/60</td> </tr> <tr> <td>9413 Falls Rd.</td> <td>10-00855670</td> <td>Lot 2, Block 2, Williamsburg Gardens Carr's Addn</td> <td>27,000 sq.ft. (0.62 ac.)</td> <td>3/13/60</td> </tr> </tbody> </table>		Address	Dist.- Acct No.	Description	Size	Recorded	9403 Falls Rd.	10-01596103	Outlot A, Block 2, Williamsburg Gardens	26,688 sq.ft. (0.61 ac.)	4/9/73	9405 Falls Rd.	10-01596136	Lot 12, Block 2, Williamsburg Gardens	24,665 sq.ft. (0.57 ac.)	4/9/73	9409 Falls Rd.	10-00855668	Lot 1, Block 2, Williamsburg Gardens Carr's Addn	27,000 sq.ft. (0.62 ac.)	3/13/60	9413 Falls Rd.	10-00855670	Lot 2, Block 2, Williamsburg Gardens Carr's Addn	27,000 sq.ft. (0.62 ac.)	3/13/60
Address	Dist.- Acct No.	Description	Size	Recorded																						
9403 Falls Rd.	10-01596103	Outlot A, Block 2, Williamsburg Gardens	26,688 sq.ft. (0.61 ac.)	4/9/73																						
9405 Falls Rd.	10-01596136	Lot 12, Block 2, Williamsburg Gardens	24,665 sq.ft. (0.57 ac.)	4/9/73																						
9409 Falls Rd.	10-00855668	Lot 1, Block 2, Williamsburg Gardens Carr's Addn	27,000 sq.ft. (0.62 ac.)	3/13/60																						
9413 Falls Rd.	10-00855670	Lot 2, Block 2, Williamsburg Gardens Carr's Addn	27,000 sq.ft. (0.62 ac.)	3/13/60																						

**DEP Staff Report:** The applicants have requested to change the sewer category for four lots from the existing S-6 to S-3. One lot on the site is already improved with an existing house (9409 Falls Road). Two additional houses could be built on the existing lots. Conversion of the existing outlot to a building lot could allow for eventual construction of a fourth house on the site. The site is zoned R-200 and is within the public sewer envelope envisioned by the Potomac Master Plan. The provision of public sewer service is consistent with Water and Sewer Plan policies and with master plan recommendations.

WSSC reports that sewer service for all four lots will require construction of a 415-foot main extension along River Road.

**Agency Review Comments**

**DPS – Well & Septic:** We have records of soil testing from old preliminary plans. The test data does not meet current standards, successful water table tests and additional percolation tests would be needed to define modern septic reserve areas. Lots of these sizes tend to be restrictive in terms of meeting septic and storm-water management separation requirements.

**M-NCPPC – Area 3 Planning:** The 2002 Potomac master plan shows these four properties within the proposed sewer envelope. Approve S-3.

**M-NCPPC – Parks Planning:** No apparent park impacts.

**WSSC-Water:** *Not applicable.*

**WSSC - Sewer:** Basin: Rock Run. A 415-foot-long non-CIP-sized sewer extension is required to serve those properties. This extension would connect to an existing 8"-dia. sewer main located south along Falls Rd. from the applicant's site (contract no. 856577A). The extension would abut two properties in addition to the applicant's. Average wastewater flow from the proposed development: 1210 GPD. Program-sized sewer mains are *not* required to serve the property. Interceptor and treatment capacity are adequate.

ADS:ads/

R:\Programs\Water\_and\_Sewer\Projects\actions-AD\2012\AD2012-1\packet\hearing-notice--12-pot-03a=kokulis.doc