



Proposed Category Map Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan – Two Water/Sewer Service Category Change Requests – 2018-4 Administrative Cases



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RAW

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Completed: 12/05/2018

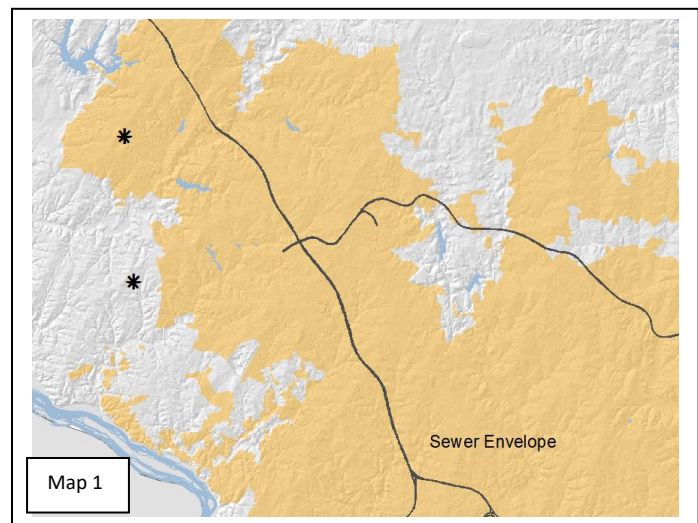
Description

Proposed Amendments:

Montgomery County Comprehensive Water Supply and Sewerage Systems Plan – Two Water/Sewer Category Change Requests

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.

Staff Recommendation: *Transmit Recommendations to County Executive*



Summary

The Planning Board is required by State law to make a Master Plan consistency determination on each Water and Sewer Category Change Request (WSCCR). Map 1 shows the existing sewer service envelope recommended in individual master and sector plans for the entire County. The properties requesting sewer service are shown as an asterisk.

The Planning Board’s recommendations will be transmitted to the County Executive for final action. Information and maps of zoning, existing and proposed uses and recommendations from other agencies are shown in the attached packet from the County Executive. (Attachment 1)

STAFF RECOMMENDATION

Transmit the Planning Board’s recommendations to the County Executive.
The recommendations on all requests agree with the County Executive’s recommendations.

Water and Sewer Category Change Requests—2018-4 Administrative Amendments

18-DNT-04A Ying Ma & Lin Qi (Requests W-3)

This R-200-zoned, two-acre lot is located on the fringe of the water service area. The 2002 Potomac Subregion Master Plan recommends that water service be extended consistent with policies in the Ten-Year Water and Sewer Plan. The Ten-Year Plan allows water service to be considered in the R-200 zone if it conforms to master plan recommendations and if extensions are from existing mains, both of which are true in this case. Therefore, the Potomac Master Plan supports this water service request.

Staff Recommendation: Approve W-3

County Executive Recommendation: Approve W-3

18-GMT-01A Deer Harbor Investments, LLC (Requests W-1 and S-3)

These properties fall within the 1989 Germantown Master Plan area. The Water Supply and Sewerage System Plan section of that Master Plan states, “Most of Germantown is either currently being served or scheduled to be served in the near future.” (p. 154). The Existing Water Service Categories and Existing Sewer Service Categories maps within the Germantown Plan (pp. 156-157) show these properties to be in categories W-5 and S-5, which means they were to eventually be served with community service. Extending public water and sewer service to these properties is consistent with the 1989 Germantown Master Plan.

Staff Recommendation: Approve W-1, S-3

County Executive Recommendation: Approve W-1, S-3

NEXT STEP

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

Attachment:

1. County Executive Notice of Public Hearing and attached package.



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Patty Bubar
Acting Director

November 19, 2018

NOTICE OF AD 2018-4 ADMINISTRATIVE PUBLIC HEARING

TO: Keith Levchenko, Senior Legislative Analyst
County Council

Rich Weaver, Chief, Area Three Planning Team
Maryland - National Capital Park and Planning Commission

Ray Chicca, Manager, Development Services Division
Washington Suburban Sanitary Commission

Heidi Benham, Manager, Well and Septic Section
Department of Permitting Services

Category Change Request Property Owners and Applicants

FROM: George Dizelos, Planner III, Water and Wastewater Policy Group
Department of Environmental Protection

SUBJECT: **Administrative Public Hearing AD 2018-4 for Water and Sewer Plan Amendments**

DATE & TIME: **Wednesday, December 19, 2018, at 11:00 a.m.**

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 requested category map amendments to the County's 2018 Comprehensive Water Supply and Sewerage Systems Plan:

18-DNT-04A... Ying Ma & Lin Qi
18-GMT-01A... Deer Harbor Investments, LLC

To assist with your review of these proposed actions, DEP has created and posted a PDF to the "Service Area Category Changes" webpage at www.montgomerycountymd.gov/water/supply/category-changes.html. Select the blue "Application Hearing Schedule" tab to expand the section, then scroll down to the "Current Administrative Review Packet" heading. The hearing notice PDF includes the following information for the proposed amendments:

- Information summaries
- 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 and aides would like to meet with DEP regarding the proposed amendments, call me to arrange a date and time to review the cases before the public hearing. We request that the Council staff submit

Councilmembers' comments to DEP no later than the hearing record closing date (see below). Otherwise, we will assume that the Councilmembers agree with administrative approval as recommended for the requests.

We understand that the Montgomery County Planning Board will include this administrative packet for consideration on its agenda.

Attendance at this hearing for agencies, applicants, and others is optional. These requests will be considered at the time specified on page 1. If you wish to comment on a referenced amendment or on the staff recommendations, you may testify at the public hearing, or you may submit written testimony to:

Patty Bubar, Acting Director, DEP; 255 Rockville Pike, Suite 120; Rockville, MD 20850-4166; or to george.dizelos@montgomerycountymd.gov.

DEP will close the record on December 26, 2018.

Please do not hesitate to contact me at george.dizelos@montgomerycountymd.gov or at 240-777-7755 if you have any questions concerning these category change requests or the schedule provided.

GJD: gjd\\DEPFILES\Data\Programs\Water_and_Sewer\actions-AD\2018\AD-2018-4\ad-hearing-notice-2018-4.docx

cc: Hans Riemer, President, County Council
Casey Anderson, Chairperson, Montgomery County Planning Board
Katherine Nelson, Area 3 Planning Team, M-NCPPC
Pamela Dunn, Functional Planning and Policy Division, M-NCPPC
Geoffrey Mason, Parks Planning and Stewardship Division, M-NCPPC
Beth Kilbourne & Rufus Leeth, Development Services Division, WSSC
Luis Tapia, Permit Services Section, WSSC
D. Lee Currey, Director, Water and Science Admin., Maryland Dept. of the Environment
Robert McCord, Acting Secretary, Maryland Department of Planning

Category Change Applicants & Interested Parties

18-DNT-04A... Ying Ma & Lin Qui
18-GMT-01A... Deer Harbor Investments, LLC
... Kevin Foster, Gutschick, Little & Weber, P.A.

Civic Organizations and Other Public Interest Groups

Montgomery County Civic Federation
Audubon Naturalist Society
West Montgomery County Citizen's Association
Darnestown Civic Association
Potomac Chamber of Commerce
North Potomac Citizens Association Inc.
Germantown Alliance
Potomac Highlands Civic Association
Greater Glen Hills Coalition

WSSCR 18-DNT-04A: Ying Ma and Lin Qi

DEP Staff Recommendation: Approve W-1. Administrative policy V.D.2.a.: Consistent with Existing Plans.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification								
<ul style="list-style-type: none"> • 15219 Water Oak Dr., Gaithersburg • Lot 34, Block C, Plat 16502 Ancient Oak West (acct. no. 02711191) • Map tile: WSSC – 220NW13; MD –ES41 • Southeast quadrant of the intersection at Chestnut Oak Dr. and Water Oak Dr. • R-200 Zone; 1.5 acres (65,341 sq. ft.) • Darnestown Planning Area Potomac Subregion Master Plan (2002) • Muddy Branch Watershed (MDE Use I) • <u>Existing use:</u> Single Family Home • <u>Proposed use:</u> Single Family Home 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center; border-bottom: 1px solid black;">Existing – Requested – Service Area Categories</td> </tr> <tr> <td style="width: 50%;">W-6</td> <td style="width: 50%; text-align: center;">W-3</td> </tr> <tr> <td>S-6</td> <td style="text-align: center;">S-6 (no change)</td> </tr> <tr> <td colspan="2" style="border-top: 1px solid black; padding-top: 5px;"> Applicant's Explanation <i>None provided.</i> DEP note: This request is in close proximity to WSSCRs 18-DNT-01A and -02A at 13301 and 13309 Chestnut Oak Dr., respectively. </td> </tr> </table>	Existing – Requested – Service Area Categories		W-6	W-3	S-6	S-6 (no change)	Applicant's Explanation <i>None provided.</i> DEP note: This request is in close proximity to WSSCRs 18-DNT-01A and -02A at 13301 and 13309 Chestnut Oak Dr., respectively.	
Existing – Requested – Service Area Categories									
W-6	W-3								
S-6	S-6 (no change)								
Applicant's Explanation <i>None provided.</i> DEP note: This request is in close proximity to WSSCRs 18-DNT-01A and -02A at 13301 and 13309 Chestnut Oak Dr., respectively.									

DEP Staff Report: The applicant has requested approval of water category W-3 to allow for public water service for an existing single-family home. This property is one and a half acres in size, zoned R-200, and is located within the County's planned public water service envelope. To qualify for the Consistent with Existing Plans Policy, the property must be within the County's planned water service envelope.

M-NCPPC staff concur that the property is within the water service envelope of the 2002 Potomac Subregion Master Plan. M-NCPPC Parks have concluded that there are no park impacts. WSSC confirms that connecting the property to water service can be supported. Recent requests, 18-DNT-01A and 18-DNT-02A, which were part of our AD-2018-1&2 administrative delegation group have been approved for a W-3 water service category change. This property would abut a water main extension to the two previously approved properties. The provision of water service to this property would contribute to completing water service for the area, which is recommended by the Water and Sewer Plan as well as the Potomac Master Plan. DEP staff recommendation is for the approval of category W-3.

Agency Review Comments

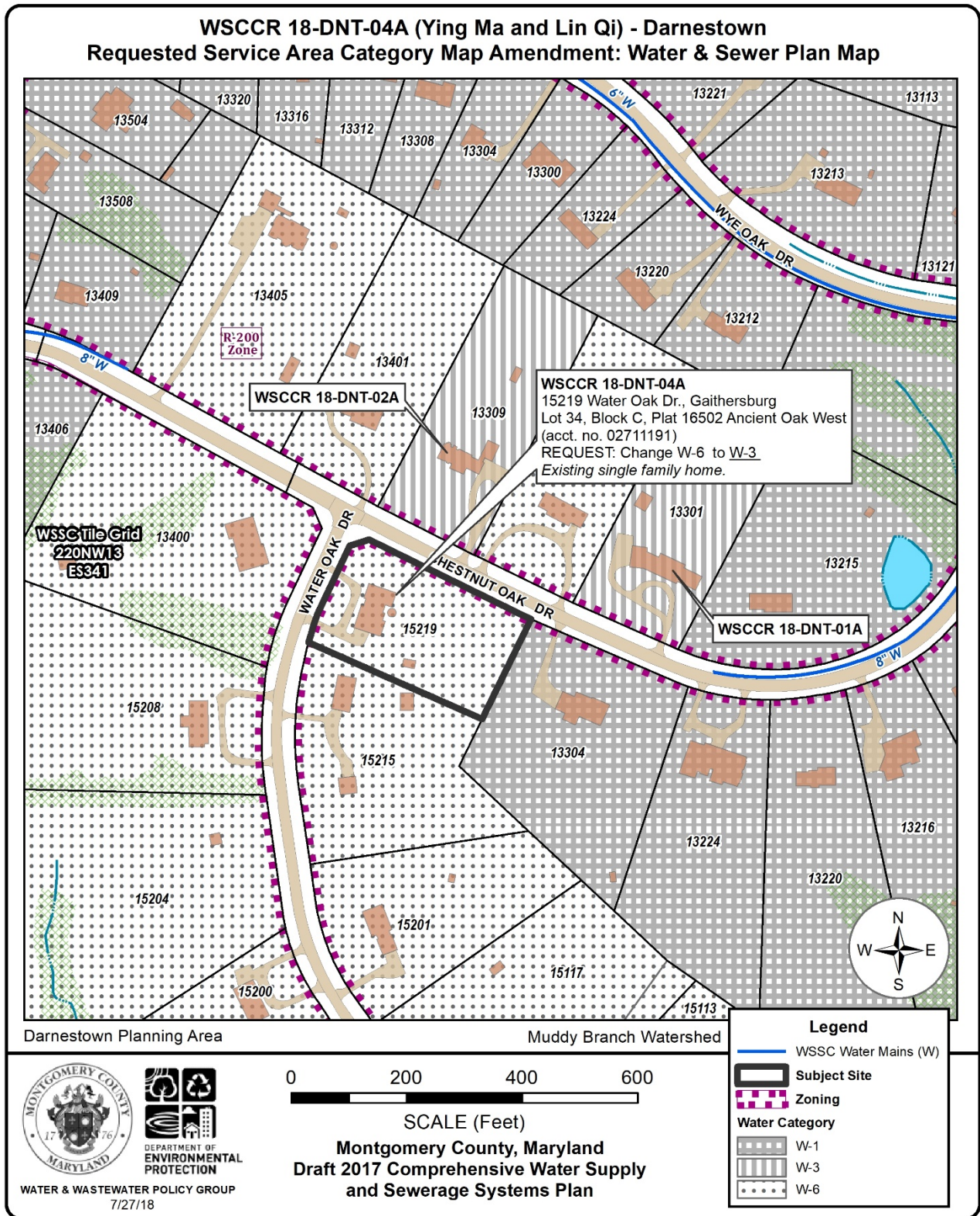
DPS: This property is served by a modern well drilled in 1988 and has previously approved replacement well sites. - HB

M-NCPPC – Planning Dept.: This R-200-zoned, two-acre lot is located on the fringe of the water service area. The 2002 Potomac Subregion Master Plan recommends that water service be extended consistent with policies in the Ten-Year Water and Sewer Plan. The Ten-Year Plan allows water service to be considered in the R-200 zone if it conforms to master plan recommendations and if extensions are from existing mains, both of which are true in this case. Therefore, the Potomac Master Plan supports this water service request.

M-NCPPC – Parks Planning: No park impacts.

WSSC - Water: Water pressure zone: 660A. A 480-foot or 530-foot long water main extension is required to serve the property. The extension would connect to an existing 8-inch water main in Chestnut Oak Drive on either side of the property and would abut up to 4 properties in addition to the applicant's. (contract no.1977-3128A or 1975-2379A). Since the proposed extension is less than 2000 feet in length, it is not required to be included in the WSSC's Capital Improvement Program. Local service is adequate. Statements of adequacy/inadequacy are made exclusively for this application at this time. Further analysis of adequacy will be part of the review at the time of application for water/sewer service.

WSSC - Sewer: (not requested)



WSSCR 18-GMT-01A: Deer Harbor Investments, LLC

DEP Staff Recommendation: Approve W-3 and S-3. Administrative policy V.D.2.a: Consistent with Existing Plans.

<p>Property Information and Location Property Development</p>	<p>Applicant's Request: Service Area Categories & Justification</p>				
<ul style="list-style-type: none"> • 18610 Liberty Mill Rd., Germantown • Parcels P220 and P274, Res On Friend In Need (acct. nos. 00396261 and 00405641) • Map tile: WSSC – 225NW13; MD –ET43 • West side of Liberty Mill Rd., 300 ft south west of the intersection with Clopper Rd. • R-200 Zone; 1.22 acres total (53,235 sq. ft.) • Germantown Planning Area Germantown Master Plan (1989) • Middle Great Seneca Creek Watershed (MDE Use I) • <u>Existing use:</u> Unimproved • <u>Proposed use:</u> 10-19 Dwelling units 	<p><u>Existing – Requested – Service Area Categories</u></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">W-5</td> <td style="width: 50%; text-align: center;">W-1</td> </tr> <tr> <td>S-5</td> <td style="text-align: center;">S-3</td> </tr> </table> <p><u>Applicant's Explanation</u></p> <p>“Rezone property from R-200 to CRNF (PD-11) as recommended in the 1989 Germantown Master Plan.”</p> <p><i>DEP NOTE: As of this date, the applicant is in the process of compiling a rezoning application. The applicants proposed zoning change does not affect public water and sewer service.</i></p>	W-5	W-1	S-5	S-3
W-5	W-1				
S-5	S-3				

DEP Staff Report: The applicant has requested approval of water category W-1 and sewer category S-3 to allow for public water and sewer service for a proposed 10-19 dwelling unit development. The properties have a combined size of 1.22 acres. The properties are currently zoned R-200, however a rezoning application has been filed requesting a change to CRNF (PD-11). The proposed zoning change will not affect public water and sewer service. The properties are located within the planned water and sewer service envelopes. To qualify for the Consistent with Existing Plans Policy, the properties must be within the County's planned water and sewer service envelopes.

M-NCPPC staff concur that the properties are within the planned water and sewer service envelopes, as recommended by the 1989 Germantown Master Plan. M-NCPPC Parks have concluded that there are no park impacts. WSSC has confirmed that water service to this property can be supported by the abutting water main in Liberty Mill Road. WSSC has confirmed that sewer service can be supported with an approximately 1,400-foot sewer extension to the existing main in Leaman Farm Road. DEP staff recommendation is for the approval of water and sewer category W-1 and S-3, consistent with existing plans.

Agency Review Comments

DPS: These parcels would not accommodate the area needed for the use of wells and septic systems for new construction - HB

M-NCPPC – Planning Dept.: These properties fall within the 1989 Germantown Master Plan. The Water Supply and Sewerage System Plan section of that Master Plan states, “Most of Germantown is either currently being served or scheduled to be served in the near property.” (p. 154). The Existing Water Service Categories and Existing Sewer Service Categories maps (pp. 156-157) show these properties to be in categories W-5 and S-5. Extending public water and sewer service to these properties is consistent with the 1989 Germantown Master Plan.

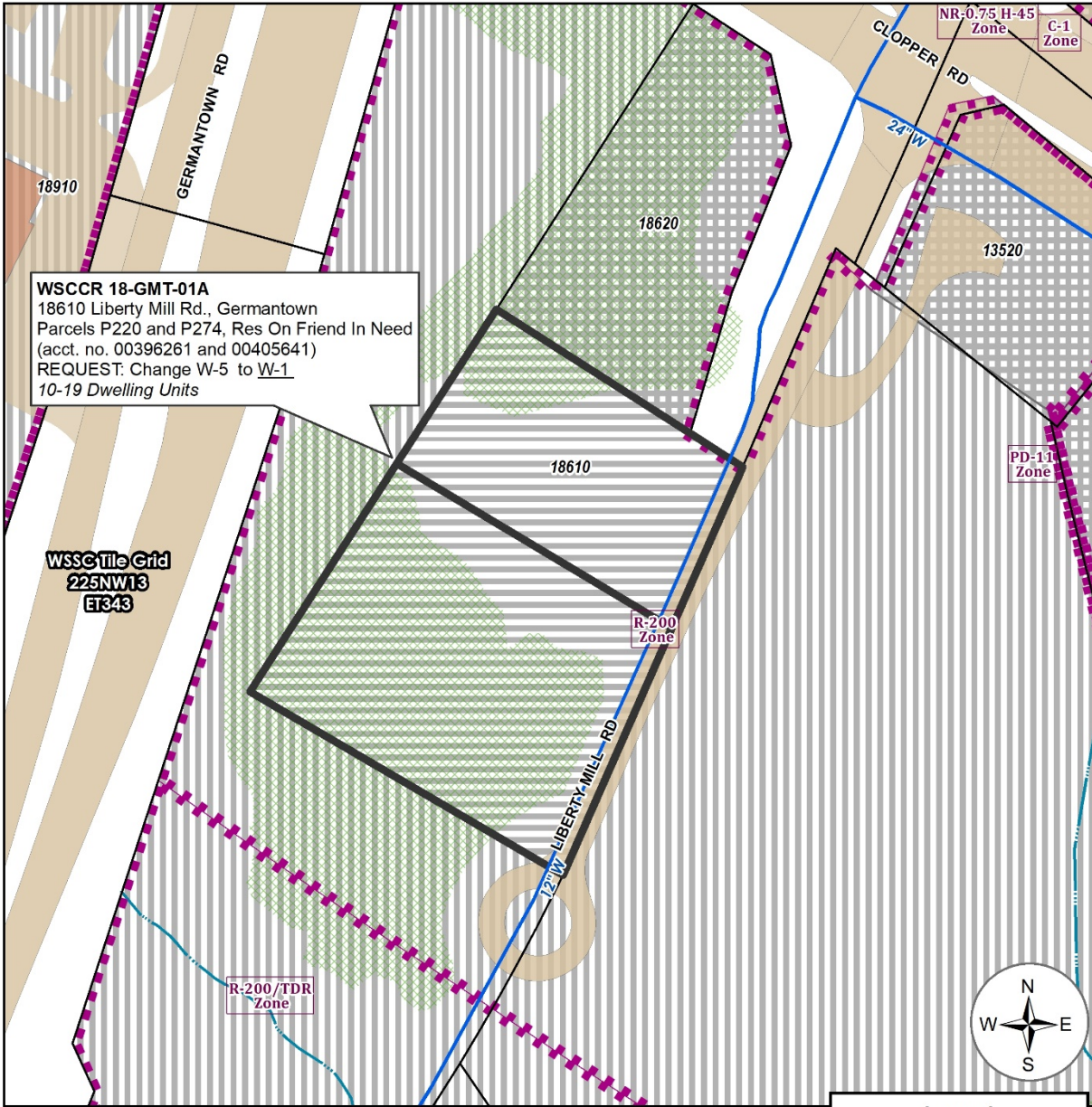
M-NCPPC – Parks Planning: No Park Impacts.

WSSC - Water: Water pressure zone:660A. A 12-inch water line in Liberty Mill Road abuts the property (contract no.1994-9919C). Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

WSSC - Sewer: Basin: Seneca. A +/- 1400-foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to an ex. 8-in Sewer located on Leaman Farm Road (contract no.1997-1906A) and would abut approximately 3 properties in addition to the applicant's. Easements would be required. Construction of this extension may involve the removal of trees, temporary disruption of wetlands and stream valley. Average wastewater flow from the proposed development: 5472 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.

Statements of adequacy/inadequacy are made exclusively for this application at this time. Further analysis of adequacy will be part of the review at the time of application for water/sewer service.

**WSSCR 18-GMT-01A (Deer Harbor Investments, LLC) - Germantown
 Requested Service Area Category Map Amendment: Water & Sewer Plan Map**



WSSCR 18-GMT-01A
 18610 Liberty Mill Rd., Germantown
 Parcels P220 and P274, Res On Friend In Need
 (acct. no. 00396261 and 00405641)
 REQUEST: Change W-5 to W-1
 10-19 Dwelling Units

WSSC Tile Grid
 225NW13
 ET343

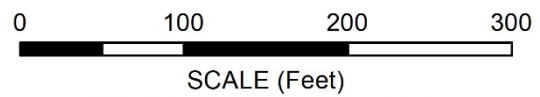


Germantown Planning Area

Middle Great Seneca Creek Watershed



WATER & WASTEWATER POLICY GROUP
 7/27/18



Montgomery County, Maryland
 Draft 2017 Comprehensive Water Supply
 and Sewerage Systems Plan

Legend

- WSSC Water Mains (W)
- Subject Site
- Zoning
- Water Category**
- W-1
- W-3
- W-5

