



Proposed Category Map Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan – Eight Water/Sewer Service Category Change Requests – July 2017 County Council Cases

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Completed: 9/20/17

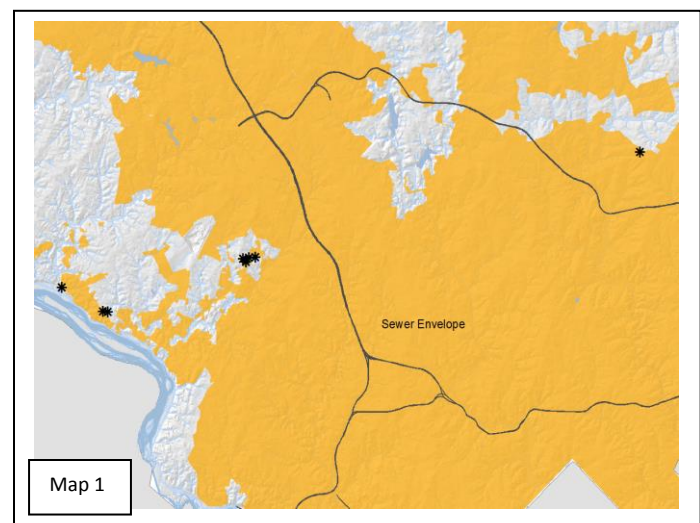
Description

Proposed Amendments:

Montgomery County Comprehensive Water Supply and Sewerage Systems Plan – Eight 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 Council for final action.

Staff Recommendation: *Transmit Recommendations to County Council*



Summary

The Planning Board is required by State law to make a Master Plan consistency determination on each Water and Sewer Category Change Request (WSSCR). Map 1 shows the existing sewer service envelope for the area that includes the eight applications. The properties requesting sewer service are shown with an asterisk.

The Planning Board's recommendations will be transmitted to the County Council 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 Council.

The recommendations are substantially in agreement with the County Executive's recommendations.

Water and Sewer Category Change Requests—July 2017 Council Amendments

17-CLO-01A: Malcolm & Gale Morse Trust (for Chinmaya Mission)

The proposed use for this property is the extension of an existing religious assembly for up to 1,500 people and a temple for 100 people. Also proposed is a senior living facility for 100 people and a home for clergy. The applicant has provided a development concept showing two buildings, parking lots and a road connection to the existing facility (Attachment 2). The concept shows approximately 25 percent imperviousness with 35 percent of the site as conservation area. Planning Staff notes that road frontage improvements typically required for this type of facility could raise impervious levels to approximately 28 percent.

This forested 17.81-acre, RE-2C-zoned property is within the public water and sewer service envelope for the 1997 Cloverly Master Plan. The Master Plan suggests that the provision of sewer service to areas zoned RE-2C, “is usually required to implement the cluster development option.” The Master Plan further notes that areas along Norwood Road and Briggs Chaney Road “include a mix of large parcels suitable for cluster development and smaller properties with minimal potential for subdivision and/or cluster development. It is evident that sewer was intended to serve residential development that could use public sewer to maximize cluster to minimize the development envelope, thereby reducing imperviousness. The Master Plan goes on, to suggest that properties may connect to the system from existing mains in Norwood Road provided that, “the provision of community sewer service is found to be logical, economical, and environmentally acceptable”. The Cloverly Master Plan anticipated clustered residential development with substantial amounts of open space within this historically African-American community of Holly Grove.

The 1997 Cloverly Master Plan recommends that individual developments with high site-imperviousness *should be discouraged* in this area to minimize impervious levels in the Northwest Branch. The Master Plan also recommends, “Provide appropriate community sewer and water facilities with minimal impact to the area’s natural resources.” It further recommends that this watershed should develop as a combination of low-density zoning, park acquisition and standard environmental requirements to mitigate the effects of new development to protect water quality. The ultimate subwatershed imperviousness levels are recommended to remain in the 10 – 15 percent range which is within the generally acceptable limits for the protection of cold water stream system in Maryland. More recent Planning Board and Council decisions within Paint Branch, Upper Rock Creek and Ten Mile Creek have reduced this acceptable limit to less than 10 percent. The Johnson Road subwatershed in which this property is located has an imperviousness level that is currently at approximately 14.5 percent. An analysis of the tributary watershed that drains the subject property, a smaller subwatershed of Johnson Tributary reflects a 15.0 percent impervious level.

As a development that is not a clustered residential subdivision, the applicant’s current concept is not in substantial conformance with Master Plan goals and intentions. It does not conform to the low density residential character envisioned by the master plan and continues a concentration of large institutional facilities on the western side of New Hampshire Avenue and

Norwood Road. The intensity of large buildings and parking lots and the elevated level of imperviousness indicative of these institutional uses is not conducive to the protection of the stream water quality and may create neighborhood impacts to the Holly Grove community.

Because this application is not consistent with the Master Plan recommendations for sewer service to implement residential cluster subdivisions, the Private Institutional Facility policy is being used to consider this application. The provision of sewer service for this institutional use should be conditioned on a preliminary plan for this site that meets the Master Plan goals of reducing imperviousness, providing open space and, where sewer service is provided, minimizing its impact on natural resources.

Staff Recommendation: Approve W-1. Approve S-3, conditioned on Planning Board approval of a preliminary plan that conforms to master plan guidance for the protection of the community and stream water quality.

County Executive Recommendation: Approve W-1, Conditional approval for S-3, for a PIF use only, pending Planning Board approval of a preliminary plan that conforms to the concept plan reviewed by and acceptable to the Council.

09A-TRV-02: Roxanne and Ted Smart

This 1.61-acre unimproved lot is located in the Glen Hills neighborhood of Potomac and zoned RE-1. The Glen Hills Sewer Service Policy, sets out specific conditions for considering public sewer service in this community. Under the policy, individual unimproved lots may be included in a sanitary survey to determine eligibility for public service if a group of qualifying landowners seeks an evaluation. Although the policy currently does not support sewer service to these properties, their owners should work together with other eligible property owners to extend service to their area.

Staff Recommendation: Deny S-3

County Executive Recommendation: Deny S-3, Maintain S-6

16-TRV-02A Karen McCord

This 2.2-acre, RE-2-zoned property is located adjacent to the Potomac Master Plan Sewer envelope. However, a connection to the public sewer system would require stream buffer encroachment and a possible stream crossing. In addition, 200 feet to 400 feet of disturbance would be required in the C&O Canal National Historic Park. The existing house, which was built in 1913, and nearly the entire property is located not only in the 100-year floodplain, but also in the FEMA defined floodway. The 2002 Potomac Subregion Master Plan allows limited sewer extension along the periphery of the sewer envelope, but only to “properties which can be served by sewer extensions within public right-of-way. Main extensions that would disrupt stream and their undisturbed buffer areas should be avoided.”

Staff Recommendation: Deny S-3

County Executive Recommendation: Defer action on the request pending a determination by the Department of Permitting Services, Well and Septic Section about the feasibility of an onsite repair septic system for this property.

16-TRV-04A Floyd III & Carolyn Willis

This property within the Glen Hills area of the Potomac Subregion Master Plan and has previously been granted a single sewer hookup to relieve a failed septic system.

Staff Recommendation: If sewer is ultimately approved pending results of the septic survey, the sewer alignment in question should be built according to the Council Resolution No. (CR) 14-819, which designates a sewer alignment, or on another alignment within the road right-of-way.

County Executive Recommendation: Defer pending the results of a septic system survey of the area along the applicants' proposed sewer extension alignment.

17-TRV-01A: George & Janet Simmons

This application, for a new single-family house on Circle Drive in the Glen Hills community, is consistent with the newly-adopted County Council sewer policy for Glen Hills only if WSSC and DEP agree that the existing line in the intersection of Ridge Drive, Watts Branch Drive and Circle Drive indeed abuts this property, in which case it would qualify under the abutting mains clause of the Glen Hills policy. If this property cannot be connected under the abutting mains policy, it is inconsistent with the Glen Hills policy because the owners have not demonstrated the need for relief from a public health policy and the property has not been included in a designated public health problem area as the policy requires.

Staff Recommendation: Maintain S-6, with advancement to S-1 conditioned on WSSC's verification to DEP that the property and the proposed house location can be served from the abutting sewer manhole at the intersection of Watts Branch Dr., Circle Dr., and Ridge Dr. The final approval for category S-1 is restricted to a single sewer hookup only that cannot be used to support subdivision of the property into more than one lot.

County Executive Recommendation: Maintain S-6, with advancement to S-1 conditioned on WSSC's verification to DEP that the property and the proposed house location can be served from the abutting sewer manhole at the intersection of Watts Branch Dr., Circle Dr., and Ridge Dr. The final approval for category S-1 is restricted to a single sewer hookup only that cannot be used to support subdivision of the property into more than one lot.

17-TRV-02A: Kevin & K.L. Smart

This application, for a new single-family house on Circle Drive in the Glen Hills community, is inconsistent with the Glen Hills policy because the owners have not demonstrated the need for relief from a public health policy and the property has not been included in a designated public health problem area as the policy requires.

Staff Recommendation: Deny S-3

County Executive Recommendation: Maintain S-6, Deny the request for S-3

17-TRV-05A Meni**17-TRV-06A Gill**

These 3.9-acre and 4.0-acre, RE-2-zoned properties are located adjacent to the Potomac Master Plan Sewer envelope. The 2002 Potomac Subregion Master Plan allows limited sewer extension along the periphery of the sewer envelope, but only to “properties which can be served by sewer extensions within public right-of-way. Main extensions that would disrupt stream and their undisturbed buffer areas should be avoided.” As these properties are already connected to the public water system, this application will correct the water category.

Staff Recommendation: Approve W-1, S-3

County Executive Recommendation: Approve S-3 under the Potomac Peripheral Sewer Service Policy recommended by the 2002 Potomac Subregion Master Plan.

NEXT STEP

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

Attachments:

1. County Executive Notice of Public Hearing and attached package.
2. Chinmaya Concept Plan



MONTGOMERY COUNTY COUNCIL
ROCKVILLE, MARYLAND

OFFICE OF THE COUNCIL PRESIDENT

August 3, 2017

Casey Anderson, Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Carla A. Reid, General Manager/CEO
Washington Suburban Sanitary Commission
14501 Sweitzer Lane
Laurel, MD 20707-5902

Dear Mr. Anderson and Ms. Reid,

On July 21, 2017, the County Council received recommendations from the County Executive regarding a package of eight proposed Water and Sewer Plan amendments. The transmittal letter and Executive Staff report are enclosed.

State law requires that the County Council formally notify both WSSC and the Maryland-National Capital Park and Planning Commission at least 30 days in advance of a public hearing regarding any revisions or amendments to the County's Comprehensive Water Supply and Sewerage Systems Plan. **A public hearing date has been scheduled for October 3, 2017 at 1:30 p.m.**

Your staffs have provided comments to Department of Environmental Protection staff, and these comments are noted in the Executive Staff report. Any additional comments you may have should be forwarded to the County Council as soon as possible. The Council expects that the Planning Board will provide a formal recommendation to the Council on the amendment request.

If you have any questions, please contact Keith Levchenko of Council Staff by phone at (240) 777-7944 or by e-mail at keith.levchenko@montgomerycountymd.gov.

Sincerely,

Roger Berliner
Council President

c: David R. Craig, Secretary, Maryland Department of Planning
Lynn Y. Buhl, Director, Water Management Administration, Maryland Department of the Environment

Enclosure
RB:kml

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Requested Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan

County Executive's July 2017 Amendment Transmittal to the County Council

Eight Service Area Category Change Requests

**Prepared by
The Department of Environmental Protection**

Lisa Feldt, Director

**David Lake, Manager, Water and Wastewater Policy Group
Alan Soukup, Senior Planner, Water and Wastewater Policy Group**

**We acknowledge and appreciate the assistance of the following
agencies in the preparation of this amendment packet:**

**Washington Suburban Sanitary Commission
Maryland - National Capital Park and Planning Commission
Montgomery County Department of Permitting Services**

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS**County Executive's July 2017 Transmittal Packet****FY 2016 & 2017 Category Change Requests**

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Map Amendment Locator 2	Pg. 4
Water/Sewer Service Area Category Information	Pg. 5

Executive Summary: Proposed Amendments and Recommendation

Plan Amendment No. & Applicant Location - Zoning - Acreage - Proposed Use	Requested Category Change	Summary of Executive Recommendations & Policy Discussions *	Packet Page No.
[1] WSCCR 17-CLO-01A: Malcolm & Gale Morse Trust (for Chinmaya Mission) <ul style="list-style-type: none"> 100 Block, Norwood Rd., Silver Spring RE-2C Zone; 17.81 acres Cloverly Planning Area Cloverly Master Plan (1997) <u>Proposed use</u>: religious assembly for up to 1,500 people & temple for 100 people; senior living facility for 100 tenants; attached home for clergy 	W-4 to W-1 S-5 to S-3	Approve W-1. Conditional approval for S-3, for a PIF use only, pending Planning Board approval of a preliminary plan that conforms to the concept plan reviewed by and acceptable to the Council. Water service is consistent with the policy for service to large lot areas. The PIF user's site can receive sewer service in a manner consistent with the PIF policy. The PIF user has provide a concept plan for the Council's review.	Report: Pgs. 6-7 Concept Plan: Pg. 9 Maps: Pgs. 10-12
[2] WSCCR 09A-TRV-02: Roxanne and Ted Smart <ul style="list-style-type: none"> 13101 Valley Dr., Rockville RE-1 Zone; 1.61 acres Travilah P.A. Potomac Subregion MP <u>Proposed use</u>: one new single-family house 	W-1 (no change) S-6* to S-3	Maintain S-6, deny the request for S-3. The applicants' request does not satisfy any provision of the Glen Hills sewer service policy that will allow for the approval of public sewer service.	Report: Pgs. 13-14 Map: Pg. 15
*Previously Deferred Request: County Council Actions: CR 17-217: (7/9/11) Defer action pending the results of DEP's work on the Glen Hills sanitary study. CR 18-647: (10/25/16) Defer action pending the Council's consideration of the abutting mains policy as part of the pending Water and Sewer Plan update.			
[3] WSCCR 16-TRV-02A: Karen McCord <ul style="list-style-type: none"> 12400 Pennyfield Lock Rd., Potomac RE-2 Zone; 2.20 acres Travilah P.A. Potomac Subregion MP <u>Proposed use</u>: public sewer service for the existing house (built 1913) 	W-6 (no change) S-6 to S-3	Defer action pending further investigation of an onsite septic system repair. Sewer service can be considered under the Potomac peripheral sewer service recommendations. However, both sewer extension options will be expensive for one owner and have the potential to affect parkland. The applicant should work with DPS on an onsite septic system repair.	Report: Pgs. 16-17 Maps: Pgs. 18-19
[4] WSCCR 16-TRV-04A: Floyd III & Carolyn Willis <ul style="list-style-type: none"> 13113 Ridge Dr., Rockville RE-1 Zone; 2.72 acres Travilah P.A. Potomac Subregion MP <u>Planned use</u>: Sewer service for the existing house (built 1963) to relive a failed septic system. 	W-3 (No change) S-3 (No change) * <i>*Change to sewer extension limitation from CR 14-819 requested to allow a longer, alternate alignment available to more properties.</i>	Defer pending a septic system survey of the area along the applicants' proposed sewer extension alignment. The owners cite the high cost of the allowed pressure sewer extension to the south as the reason for continued use of the septic system. They have proposed an alternate sewer extension alignment that might garner additional financial support from other owners. The need for public sewer service along the alternate alignment needs to be evaluated by a septic survey.	Report: Pgs. 20-22 Maps: Pgs. 23-24

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Executive Summary: Proposed Amendments and Recommendation

Plan Amendment No. & Applicant Location - Zoning - Acreage - Proposed Use	Requested Category Change	Summary of Executive Recommendations & Policy Discussions *	Packet Page No.
[5] WSCCR 17-TRV-01A: George & Janet Simmons <ul style="list-style-type: none"> 12911 Circle Dr., Rockville RE-1 Zone; 3.41 acres Travilah Planning Area Potomac Subregion Master Plan (2002) Planned use: One New Single Family House 	W-1 (No Change) S-6 to S-3	Conditional approval for S-1 pending WSSC confirmation of the feasibility of service from the abutting sewer manhole, restricted to one sewer hookup only, under the abutting mains policy. If approved, this connection to WSSC's system cannot support subdivision of this parcel into more than one building lot. WSSC reports that a sewer connection that will satisfy the abutting mains policy may be feasible, depending on the location of the proposed house.	Report: Pgs. 25-26 Map: Pg. 29
[6] WSCCR 17-TRV-01A: Kevin & K.L. Smart <ul style="list-style-type: none"> 12913 Circle Dr., Rockville RE-1 Zone; 2.28 acres Travilah Planning Area Potomac Subregion Master Plan (2002) Planned use: One New Single Family House 	W-1 (No Change) S-6 to S-3	Maintain S-6, deny the request for S-3. The applicants' request does not satisfy any provision of the Glen Hills sewer service policy that will allow for the approval of public sewer service.	Report: Pgs. 27-28 Map: Page 29
[7] WSCCR 17-TRV-05A: James & Evette Meni <ul style="list-style-type: none"> 13120 River Rd., Potomac RE-2 Zone; 4.00 acres Travilah P.A. Potomac Subregion MP Planned use: public sewer service for the existing house (built 1978) now using a septic system. 	W-6 to W-1 S-6 to S-3	Correct W-6 to W-1. Approve S-3 under the Potomac Peripheral Sewer Service policy. Water service already exists at this location; a correction to W-1 is needed. Sewer extensions allowed under this policy are intended to avoid crossing private property. Although the needed extension in this case will cross private property, that property is used for street access to an adjacent subdivision, not for residential lots. The applicants will need to negotiate for the sewer extension easement along Luvie Ln.	Report: Pgs. 30-34 Maps: Pgs. 39-41
[8] WSCCR 17-TRV-06A: Lisa W. Gill <ul style="list-style-type: none"> 13100 River Rd., Potomac RE-2 Zone; 3.90 acres Travilah P.A. Potomac Subregion MP Planned use: public sewer service for the existing house (built 1979) now using a septic system. 	W-6 to W-1 S-6 to S-3	Correct W-6 to W-1. Approve S-3 under the Potomac Peripheral Sewer Service policy. Water service already exists at this location; a correction to W-1 is needed. Sewer extensions allowed under this policy are intended to avoid crossing private property. Although the needed extension in this case will cross private property, that property is used for street access to an adjacent subdivision, not for residential lots. The applicant will need to negotiate for the sewer extension easement along Luvie Ln.	Report: Pgs. 35-38 Maps: Pgs. 39-41

* See Executive Staff Reports for complete recommendation and policy discussion for each requested amendment.

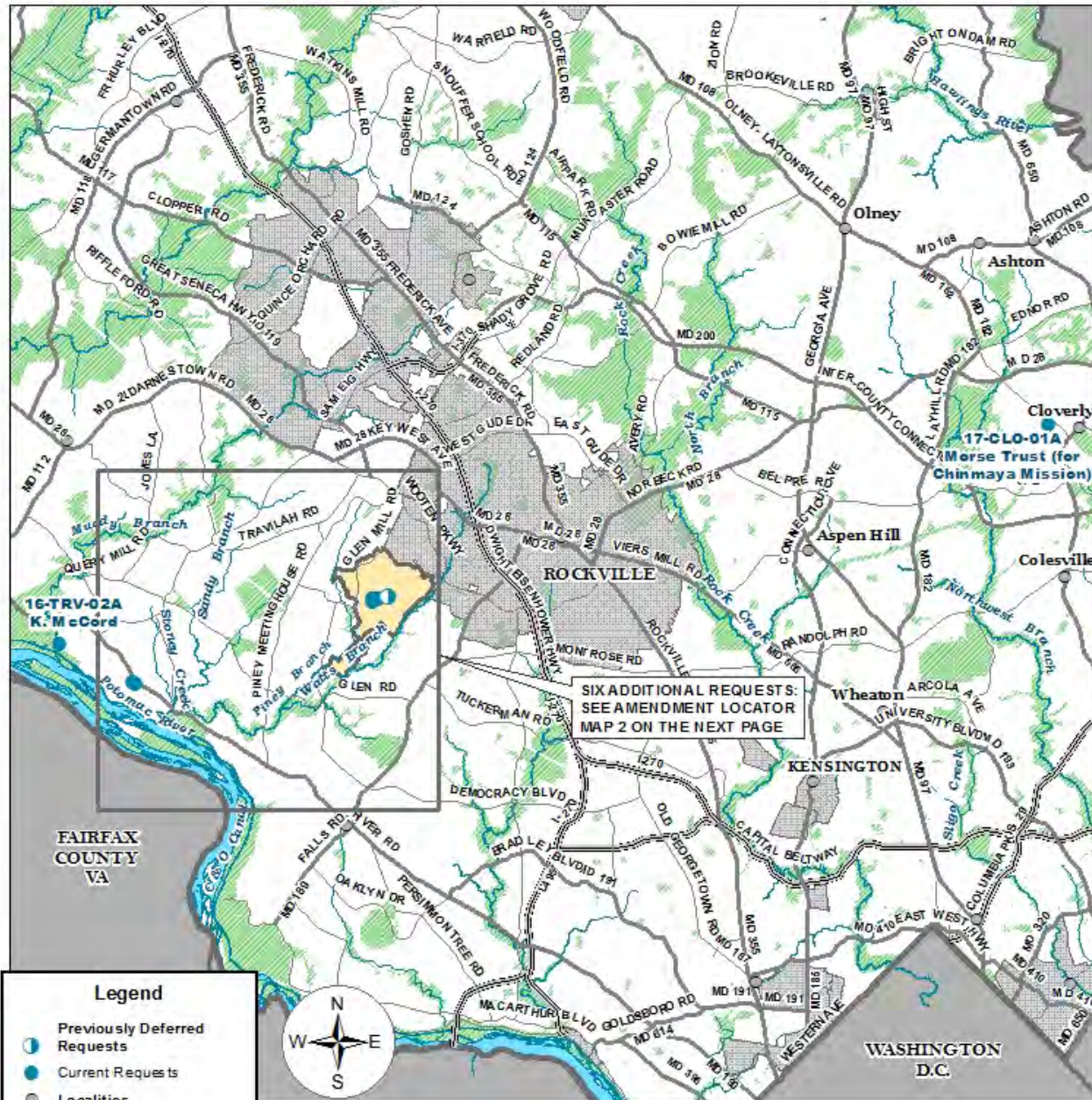
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County Council Packet: Category Change Amendments Locator 1 Comprehensive Water and Sewer Plan Map



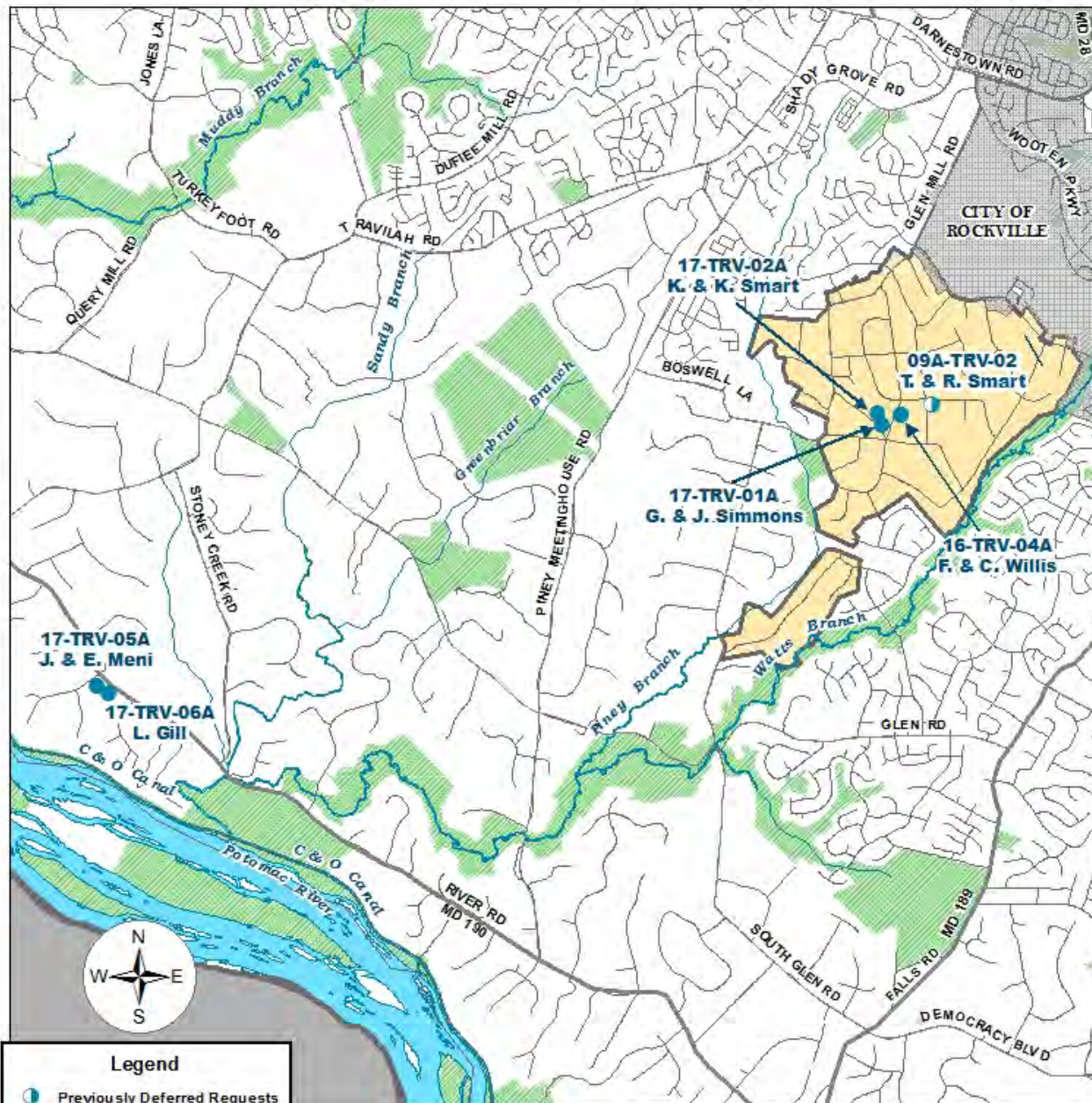
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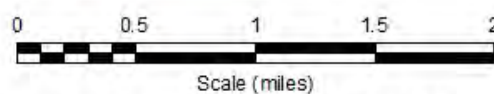
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County Council Packet: Category Change Amendments Locator 2 Comprehensive Water and Sewer Plan Map



Legend

- Previously Deferred Requests
- Current Requests
- Major Roads & Highways
 - County Roads
 - State Roads & Highways
 - US Highways & Interstates
- Municipalities
- Glen Hills Study Area
- Parks



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



WATER & WASTEWATER POLICY GROUP

3/15/17

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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).

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. • 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.	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	<i>Categories W-2 and S-2 are not used in the Montgomery County Water and Sewer Plan.</i> (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. • 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.	

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.

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Request [1]

WSSCR 17-CLO-01A: Malcolm & Gale Morse Trust (for Chinmaya Mission)

County Executive's Recommendation: Approve W-1. Maintain S-5, with advancement to S-3 conditioned on Planning Board approval of a preliminary plan that conforms to the concept plan reviewed by and acceptable to the Council, especially regarding impervious area and master plan conformance. WSSC is advised that the needed sewer main extension using the applicant's pump/low-pressure sewer system proposal is allowed and preferred.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> Norwood Rd., Silver Spring Parcel P105, Snowdens Manor (acct. no. 00271401) Map tile: WSSC – 220NE01; MD –JS51 South side of Norwood Rd., east of and opposite Crimson Spire Ct. Adjacent to the southeast to property owned by the proposed PIF user, Chinmaya Mission. RE-2C Zone; 17.81 acres Cloverly Planning Area Cloverly Master Plan (1997) Northwest Branch Watershed (MDE Use IV) <u>Existing use</u>: Unimproved, mostly wooded <u>Proposed use</u>: Chinmaya Mission - Religious assembly for up to 1,500 people, Senior living facility for 100 tenants, temple for up to 100 people, townhome for religious leader. (Concept development plan provided.) 	<p><u>Existing – Requested – Service Area Categories</u></p> <table> <tr> <td>W-4</td><td>W-1</td></tr> <tr> <td>S-5</td><td>S-3</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>"Category change as necessary to provide water and sewer service to proposed development of the property by the contract purchaser."</p>	W-4	W-1	S-5	S-3
W-4	W-1				
S-5	S-3				

Executive Staff Report

The applicant has requested water and sewer category changes to allow for the provision of public water and sewer service for a proposed place of worship, Chinmaya Mission. Chinmaya Mission currently owns and operates from an adjacent parcel on Norwood Rd. (see figures on pages 8-9). The property is zoned RE-2C; it is unimproved and mostly wooded (see pg. 8). The applicant has provided a concept plan for the project (see pg. 9). The project engineer estimates the impervious area for this plan at 25 percent of the total site. The plan includes some under-building parking to help minimize impervious area.

The provision of public water service is consistent with Water and Sewer Plan policies for service to large lot development. The site is within the County's planned public water service envelope.

The property is located within the County's planned public sewer service envelope. However, the RE-2C zoning for this area generally requires the use of the cluster development option for the provision of public sewer service. Cluster development is not typically an option available to development proposed for a single use. Public sewer service for the project is therefore considered under the Private Institutional Facilities (PIF) policy.

Executive staff have considered three options for the extension of public sewer service. A gravity sewer extension to Notley Rd., as proposed by WSSC, will require the construction of approximately 2,600 feet of new sewer main. The main would follow the Johnson Road Tributary along much of its alignment, potentially affecting stream buffers and trees, along with possible stream crossings. This extension has the potential to open public sewer service to many properties along its path (see pg. 12), which are also located within the planned public sewer envelope. Although this extension alignment would satisfy the PIF policy requirements, the potential environmental issues associated with the route raise concerns about its impact within the watershed.

The applicant has proposed two low-pressure sewer extension options. The first option keeps most of the low-pressure sewer extension on site, would operate under requirements from WSSC that the sewerage system be

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dedicated to a single user only. Properties at the location where this low-pressure extension would connect to the gravity system manhole on Norwood Rd. are already approved for public sewer service. The second option would abut several properties along Norwood Rd., but because of WSSC's rules concerning pumping systems, that main would be dedicated to the user only. No other connections would be allowed. The use of a low-pressure sewer main extension, as proposed by the applicant, for the provision of public sewer service in this case satisfies the requirements of the PIF policy. The provision of public sewer service via this alternative is preferred over a gravity extension, as proposed by WSSC. The applicant's first option, the onsite extension, would minimize disruption due to sewer construction for the community.

M-NCPPC Planning staff confirmed that the site is located within an area planned for public water and sewer service according to the 1997 Cloverly Master Plan. Staff comments do raise concerns about the conformance of the proposed use with respect to the master plan's land use and environmental recommendations which call for low-density development with minimal impact to natural resources.

Agency Review Comments**DPS – Well & Septic**

Given the scope of the proposed project, it is very unlikely an on-site sewage disposal system could be approved on this site.

M-NCPPC – Planning Dept.

This 17.81-acre, RE-2C-zoned property is within the public water and sewer service area for Cloverly and is able to connect to the system from existing mains in Norwood Road. The [1997] Cloverly Master Plan recommends, "Provide appropriate community sewer and water facilities with minimal impact to the area's natural resources." It further recommends that this watershed should develop as a combination of low-density zoning, park acquisition and standard environmental requirements to mitigate the effects of new development to protect water quality. The ultimate subwatershed imperviousness levels are recommended to remain in the 10 – 15 percent range which is within the generally acceptable limits for the protection of cold water stream system in Maryland. Also, individual developments with high site-imperviousness should be discouraged in this area. Finally, provision of water and sewer service to this property is consistent with the [1997] Cloverly Master Plan if, "substantial amounts of open space" are incorporated into the development of this property. Provision of sewer service should be conditioned on meeting the Master Plan goals for this area.

M-NCPPC – Parks Planning

No park impacts.

WSSC – Water

Water pressure zone: 660A. An 8-inch water line (Contract Number: 1966-2408A) in Norwood Road is available to provide water service for the subject site. 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: Northwest Branch. Average wastewater flow from the proposed development: 28,100 GPD. Program-sized sewer mains (15 inches in diameter or greater) are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.

Option [A]: The site drains to the south and then towards the west. Approximately 2,600-foot-long non-CIP-sized gravity sewer extension from the southwestern corner of the property is required to serve the subject site. This extension traverses to the south and then to the west to connect to WSSC existing 8-inch dry sewer (contract number: 1977-3215B) before it, ultimately, connects to the existing 8-inch sewer (contract number: 1981-5076M) at manhole, 10-083-057M in Notley Road. This extension would abut more than 5 properties in addition to the applicant's. Easements from other property owners would be required. Construction of this extension may involve the removal of trees, temporary disruption of wetlands and stream valley.

Option [B]: Either of the proposed sewer extension alignments (option 1 and option 2) as shown on the 'Concept Plan for Category Change Application' is acceptable to WSSC as long as the sewer extension will be designed, constructed, and maintained as a dedicated low pressure private sewer system. Private easements from other property owners would be required. The feasibility and approval of this extension will be determined during the hydraulic Planning Analysis (HPA) stage of the project, when design and technical parameters for the system will be submitted to WSSC for review.

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17-CLO-01A: Applicant's Aerial Site View



9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

Macris, Hendricks & Glascock, P.A.
Engineers ■ Planners
Landscape Architects ■ Surveyors

Phone 301.670.0840
Fax 301.948.0693
www.mhga.com

Project: Snowdens Manor Enlarged, Parcel P105Project No.: 2013.150Prepared By: KDJScale: 1" = 300'

EXISTING SITE LOCATION MAP



I:\13150\dwg\VM_21_01.dwg, Copyright © 2015 Macris, Hendricks & Glascock, P.A.

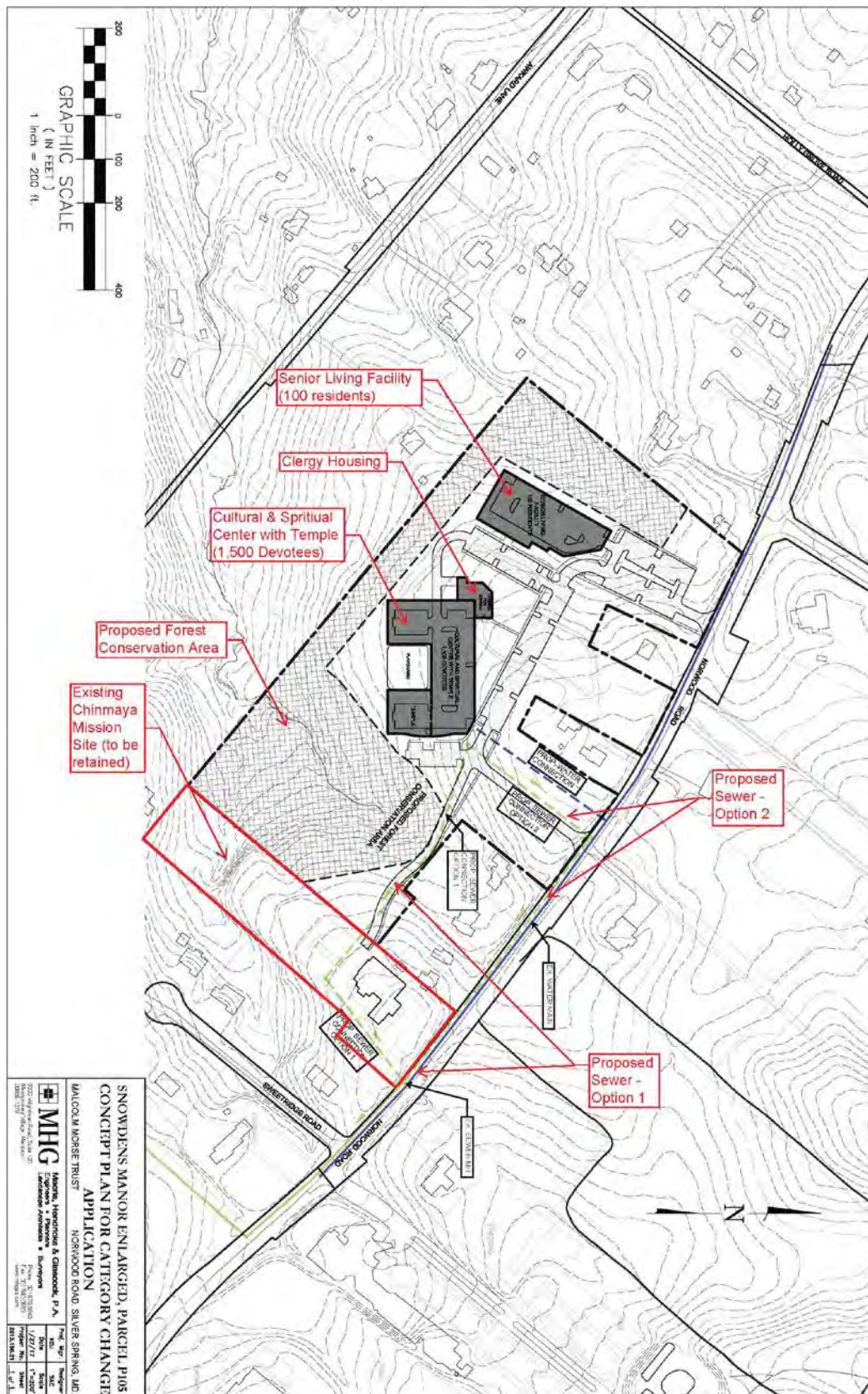
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Applicant's Proposed Development Concept

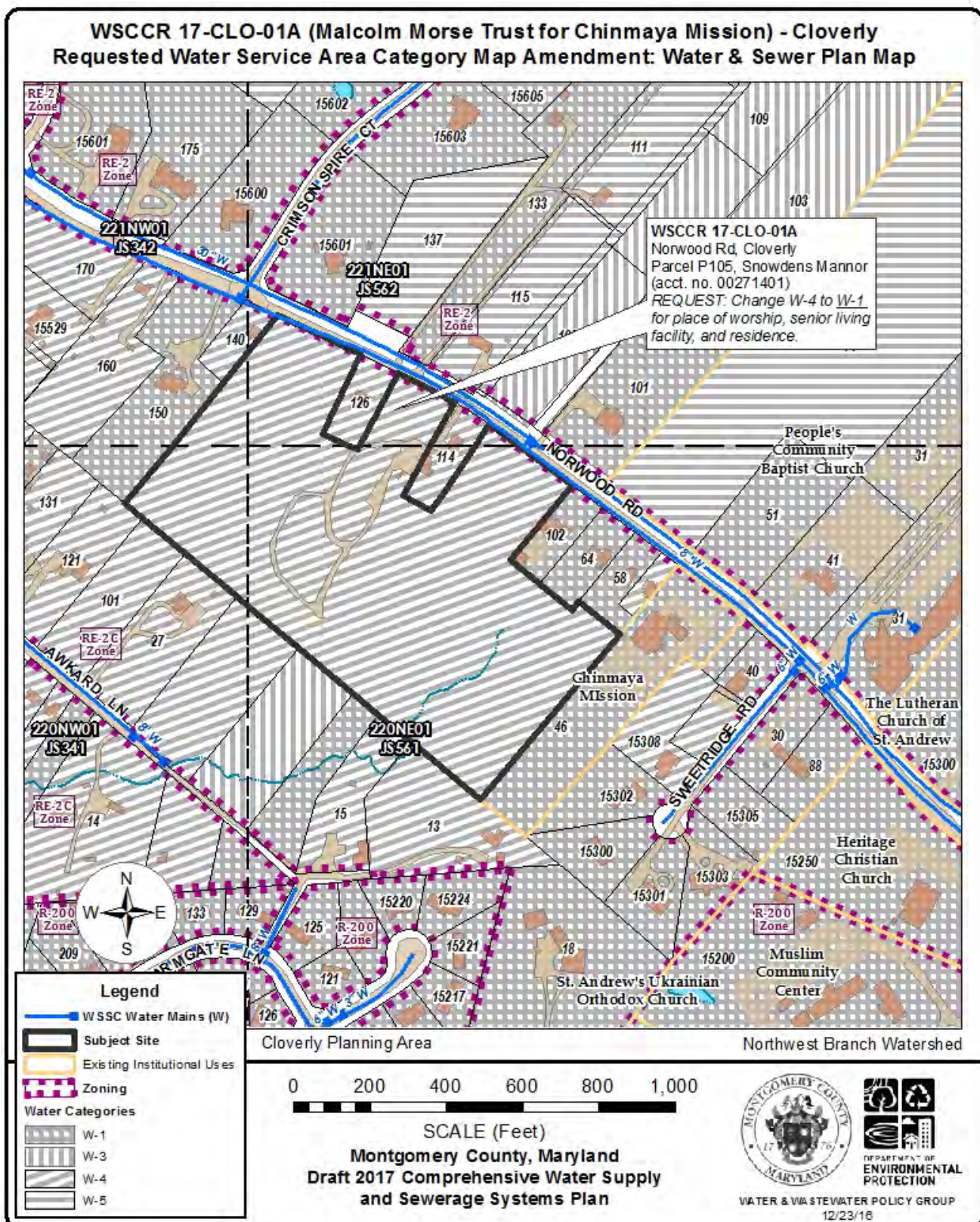


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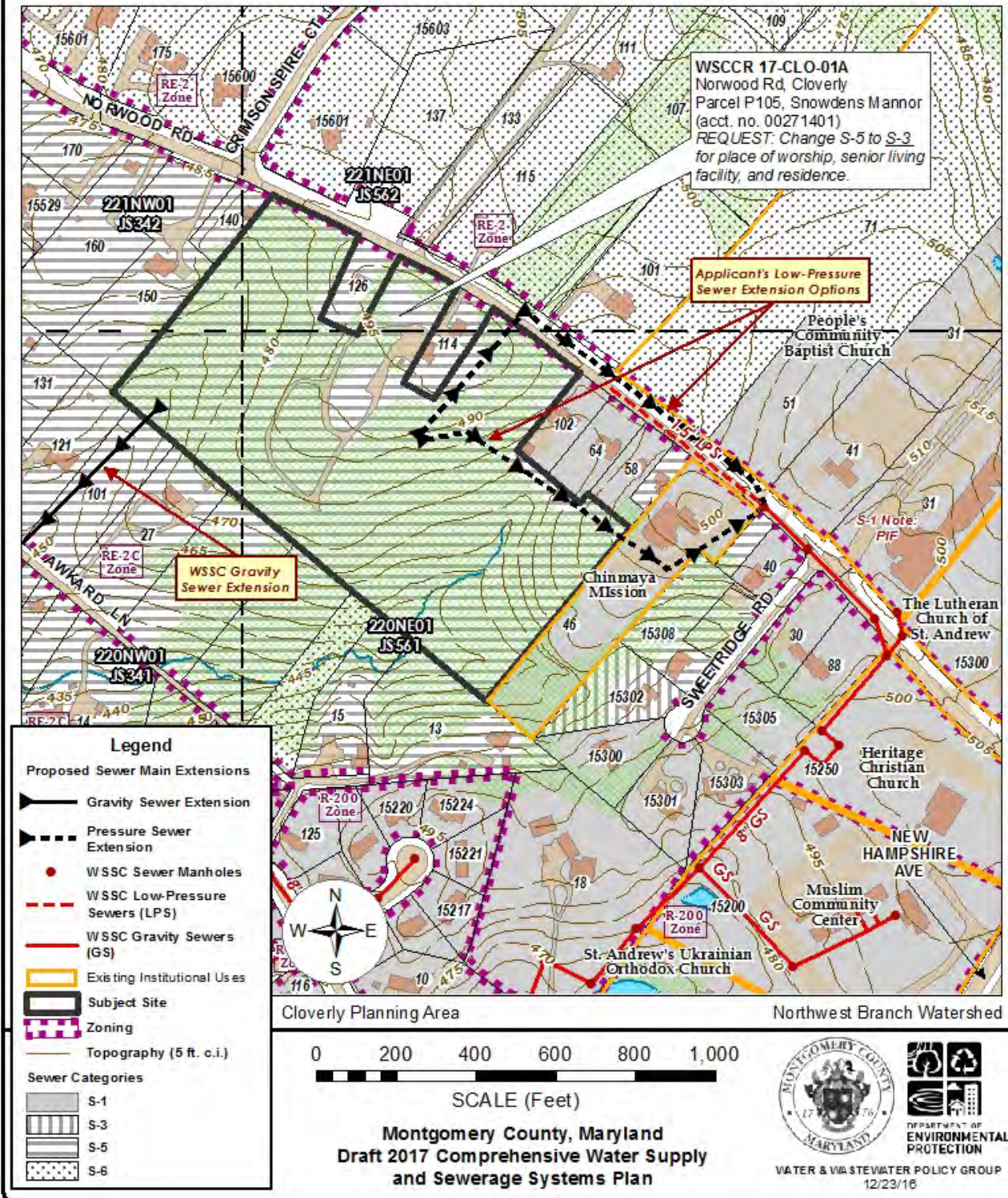
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WSSCR 17-CLO-01A (Morse Trust for Chinmaya Mission) - Cloverly
Requested Sewer Service Area Category Map Amendment: Water & Sewer Plan Map



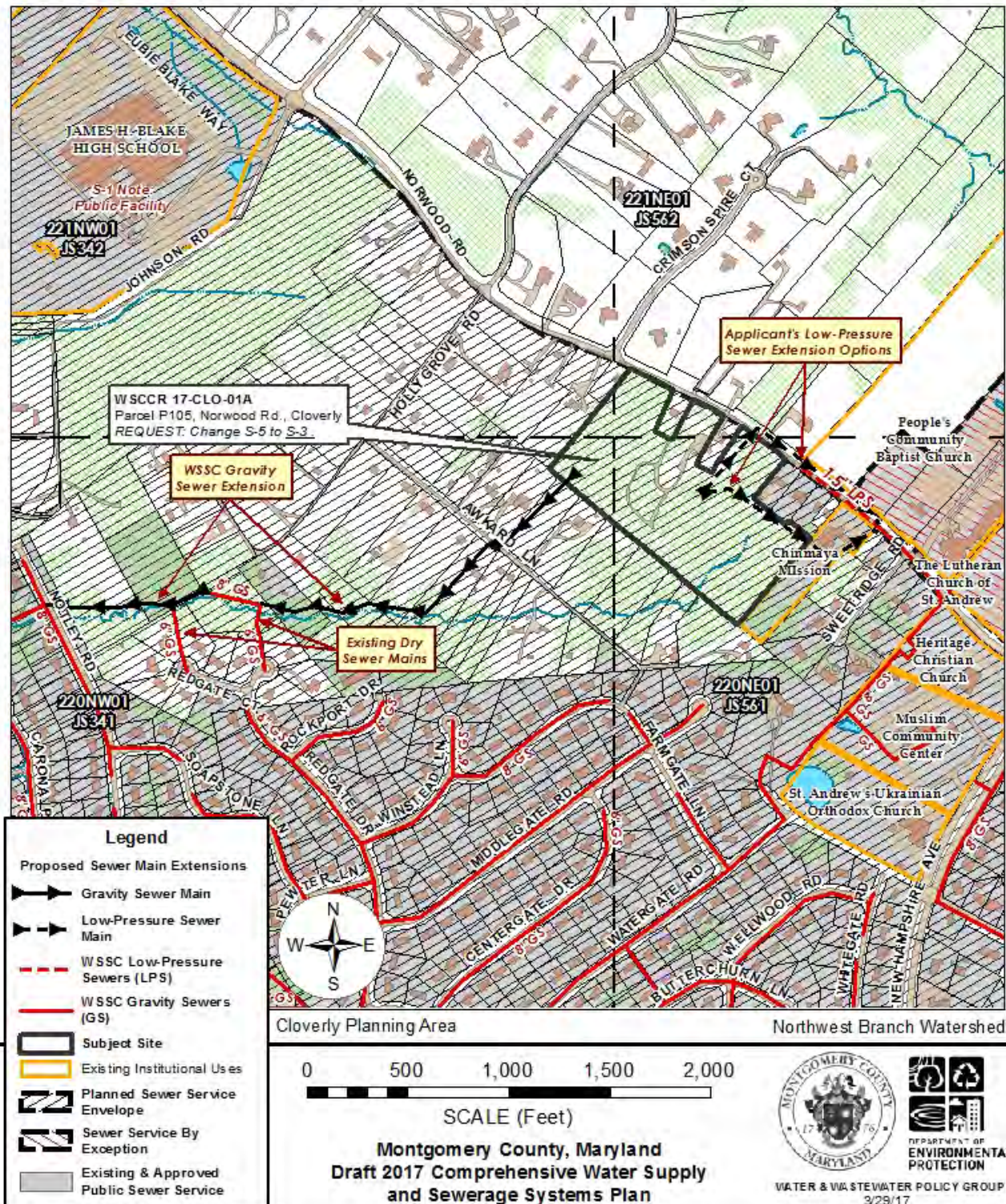
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**WSSCR 17-CLO-01A: Public Sewer Service Envelope and Sewer Main Extensions
Requested Sewer Service Area Category Map Amendment: Water & Sewer Plan Map**



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Request [2]PREVIOUSLY DEFERRED CATEGORY CHANGE REQUEST***WSSCR 09A-TRV-02: Ted and Roxanne Smart****County Executive's Recommendation: Deny the request for sewer category S-3; maintain S-6.**

Property Information and Location Property Development	Applicant's Request County Council Action				
<ul style="list-style-type: none"> ▪ 13101 Valley Dr., Rockville ▪ Parcel P592, Discover & Younger Brothers; acct no. 00047883 ▪ Map tile – MD: FR51; WSSC: 217NW09 ▪ Southeast corner, intersection of Valley Dr. and Cleveland Dr. ▪ Travilah Planning Area Potomac Subregion Master Plan (2002) ▪ Watts Branch Watershed (MDE Use I) ▪ RE-1 Zone; 1.61 acres ▪ <u>Existing use:</u> unimproved, wooded <u>Proposed use:</u> one new single-family house the existing parcel. 	<p><u>Existing - Requested Service Area</u> <u>Categories</u></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">W-1</td> <td style="width: 50%;">W-1 (no change)</td> </tr> <tr> <td>S-6</td> <td>S-3</td> </tr> </table> <p><u>Applicants Explanation</u></p> <p>“The parcels are exempt from subdivision and public sewer (pressure) is located in Cleveland Dr. Conventional percolation test results have not been successful.”</p> <p><u>County Council Action (CR 17-217, 7/19/11)</u></p> <p>“Defer action on the request for category S-3 pending the results of DEP’s work on the Glen Hills sanitary study.”</p> <p><u>County Council Action (CR 18-647, 10/25/16)</u></p> <p>“Defer action on the S-3 request pending outcome of the Council’s consideration of the abutting main policy as part of the expected Water and Sewer Plan update in the spring of 2017.”</p>	W-1	W-1 (no change)	S-6	S-3
W-1	W-1 (no change)				
S-6	S-3				

Executive Staff Report

The applicants have requested a sewer category change from S-6 to S-3 for an unimproved parcel in the area of North Glen Hills. They want to use public sewer service to build a single-family house on the property. According to DPS, the property is not suited for an onsite septic system due to failed percolation testing. As noted in the preceding table, the Council has deferred this request twice, in 2011 and 2016.

Addressing the deferral in 2011, changes in sewer service policy adopted by the County Council for the Glen Hills Study Area, in March 2016 under resolution no. 18-423, do not provide an immediate opportunity for the consideration of public sewer service for this lot, as:

- No house currently occupies the property, so service cannot be provided because of a failing septic system. (The absence of satisfactory septic testing on an unimproved lot does not constitute a public health problem.)
- No existing or planned sewer main currently abuts or will abut this property, so service cannot be provided under the “abutting mains” policy.
- The property is unimproved. The owner cannot initiate a request for a septic system survey for this and nearby properties. (However, DEP could include this property—if appropriate—in a future survey request filed by a qualifying owner.)

The approved sewer service policies for the Glen Hills area currently do not support the provision of public sewer service to this property. It is appropriate to deny this request.

Addressing the Council’s deferral in 2016, the draft update of the Water and Sewer Plan is now before the Council for consideration. The discussion of the abutting mains policy in the draft Plan clarifies the policy issues involved with non-abutting sewer connections. It maintains the requirement for properties located outside the planned service envelopes, that non-abutting service connections cannot use easements across intervening properties for service connections or hookups. DEP has determined that the existing 1.25-inch low-pressure main along

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Cleveland Dr. cannot provide either an abutting or non-abutting sewer connection to this property under the current abutting mains policy. If the Council adopts the abutting mains policy as written in the draft Plan update, this property does not qualify under that policy for sewer service from the nearby low-pressure sewer main.

Agency Review Comments**M-NCPPC Area 3 Planning Team): ***

These requests seek sewer category changes from S-6 to S-3. These two unimproved lots are located in the Glen Hills neighborhood of Potomac. Both properties are zoned RE-1 and are less than two acres in size. The Glen Hills Sewer Service Policy, approved by the Council last March, sets out specific conditions for considering public sewer service in this community. Under the policy, individual unimproved lots are not eligible for evaluation, but may be included if a group of qualifying landowners seeks evaluation for service. Although the policy currently does not support sewer service to these properties, their owners should work together with other eligible property owners to extend service to their area. **Staff Recommendation:** Deny S-3.

**DEP note: The preceding M-NCPPC Planning Dept. comments were provided in connection with the Executive's June 2016 category change packet for WSCCRs 09A-TRV-02 (Ted and Roxanne Smart) and 15-TRV-01A (Fiona Lau).*

Agency Review Comments (From original 2010 review process for WSCCRs 09A-TRV-02 & -03)**DPS – Well & Septic**

These properties have failed percolation testing and are unsuitable for an onsite waste disposal system.

WSSC - Water (No change requested)**WSSC - Sewer**

An 1,800-foot-long, non-CIP-sized, sewer extension is required to serve the properties. ** This extension would connect to the 8-inch sewer in Overlea Dr. (contract no. 83-5793A) and would abut approximately 9 properties in addition to the applicant's. Rights-of-way would be required. Construction of this extension may involve the removal of trees. Expected flow: 600 gpd; interceptor and treatment capacity are adequate.

DEP Note: The applicants proposed an alternate sewer extension which would require an 800-foot low-pressure main extension to an existing 1-1/4-inch pressure sewer along Cleveland Dr. The extension would abut 6 properties in addition to the applicants'. However, WSSC reports that, "An extension to the pressure sewer in Cleveland Dr. would not be approved because there is a feasible gravity alternative.**"

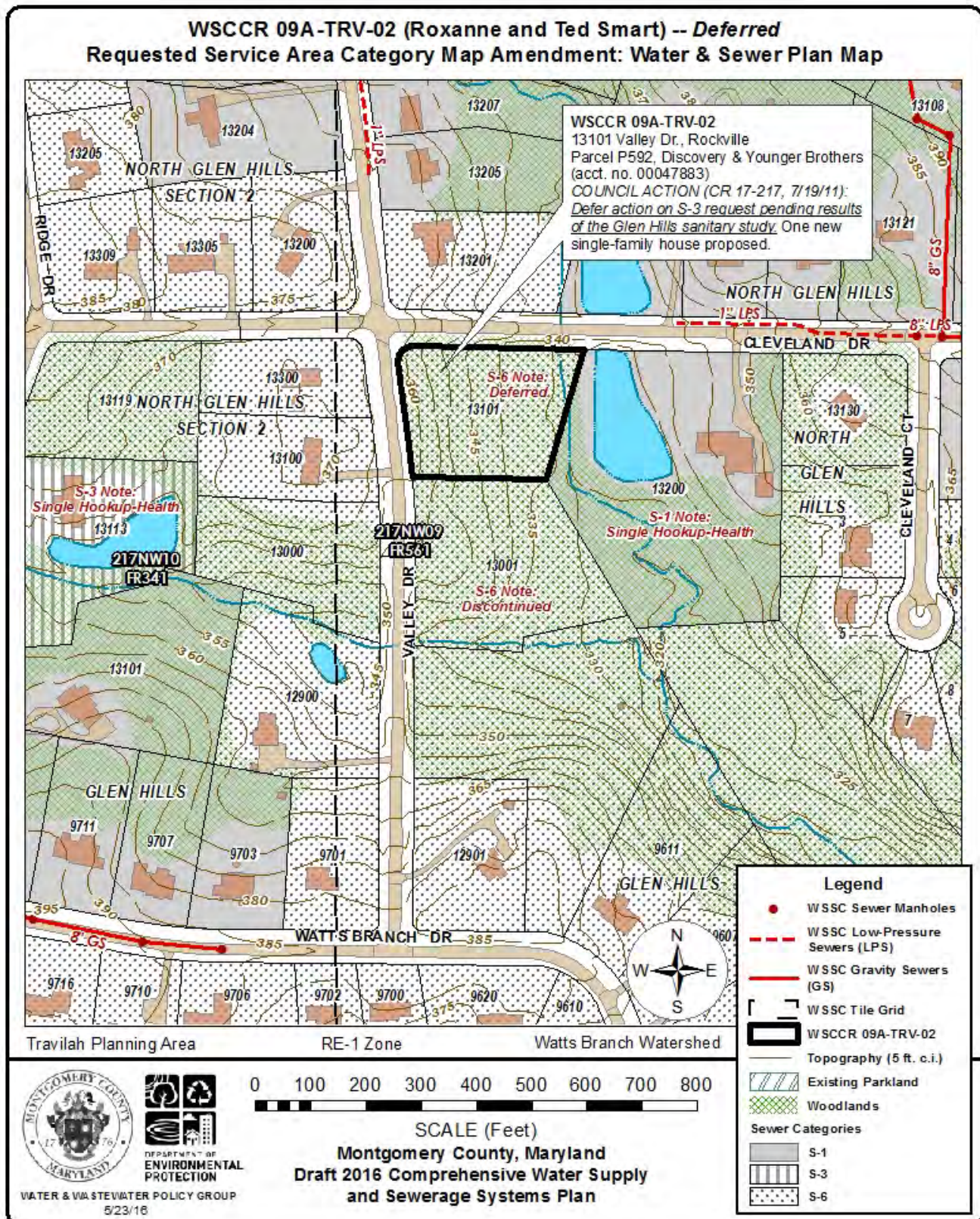
*****Deferral update (May 2016) – A gravity sewer extension, as previously proposed by WSSC, would not be an environmentally acceptable means for providing public sewer service.***

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Request [3]

WSSCR 16-TRV-02A: Karen McCord

County Executive's Recommendation: Defer action on the request pending a determination by the Dept. of Permitting Services, Well and Septic Section about the feasibility of an onsite repair septic system for this property.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> 12400 Pennyfield Lock Rd., Potomac Parcel P596, Muddy Branch Etc (acct. no. 00397141) Map tile: WSSC – 216NW14; MD – EQ23 Northwest side of Pennyfield Lock Rd., opposite and adjacent to the C&O Canal National Historical Park RE-2 Zone; 2.20 acres Travilah Planning Area Potomac Subregion Master Plan (2002) Muddy Branch Watershed (MDE Use I) <u>Existing use</u>: one single-family house (built 1913) <u>Proposed use</u>: public sewer service for the existing house 	<p><u>Existing – Requested – Service Area Categories</u></p> <table> <tr> <td>W-6</td><td>W-1 (No Change)</td></tr> <tr> <td>S-6</td><td>S-3</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>"The house is located in a sensitive area/flood plain. WSSC sewer drain is located within 200 yards of the house. Given the proximity to sensitive water areas, we are requesting a change to public sewer."</p>	W-6	W-1 (No Change)	S-6	S-3
W-6	W-1 (No Change)				
S-6	S-3				

Executive Staff Report

The applicant has requested a sewer category change from S-6 to S-3 for the extension of public sewer service to an existing single-family house on Pennyfield Lock Rd. The applicant has expressed concern about the condition of the existing septic system and would prefer to connect to public sewer rather than install a repair septic system. This area, zoned RE-2, is not generally intended for public sewer service under the Plan's sewer service policies. Similarly-zoned neighborhoods to the north and east that are within the planned public sewer envelope (see pg. 19) were approved for public sewer prior to the adoption of the 2002 Potomac Subregion Master Plan.

WSSC proposed construction of a 215-foot sewer main extending west to the Muddy Branch Trunk Sewer (see pg. 18). This extension would require easements across both the C&O Canal National Historical Park (NHP) and the County's Blockhouse Point Conservation Park and would cross under Muddy Branch. Construction would affect trees and stream buffer areas. The applicant has proposed a longer extension, approximately 350 feet, south along Pennyfield Lock Rd. to an existing 8"-diameter outfall main from the Rivers Edge subdivision to the east. This extension will also cross an existing stream and stream buffer. It may also require an easement at the edge of the C&O Canal NHP and affect trees. The County is constructing a realignment of Pennyfield Lock Rd., including a replacement bridge over the stream that parallels the outfall sewer main. A moratorium on pavement cuts could also affect this extension alignment.

The planned public sewer envelope abuts this property along its east-northeast property line (see pg. 19) which allows for consideration of a sewer category change under the peripheral sewer service recommendation in the 2002 Potomac Subregion Master Plan. However, both proposed sewer extension alternatives raise concerns with regard to the requirements of this recommendation. Both extensions will cross streams and affect stream buffer areas. Easements through public parks will or could be needed. The extension to the Muddy Branch Trunk Sewer would not follow a public road right-of-way. Given these conditions, neither proposed extensions satisfy the peripheral sewer service recommendation.

The DPS Well and Septic Section has advised that an onsite repair of the existing septic system may be feasible using an innovative alternative septic system, a shallow drip dosing system that is allowed as a septic system repair for existing homes. Despite the applicant's preference for public sewer service, the feasibility of an onsite

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repair septic system needs further investigation. Shallow drip systems generally have the highest cost for a single septic system repair, starting at approximately \$40,000. However, the cost for either of the proposed sewer main extensions could easily double or triple the cost for the onsite repair. Deferral is recommended pending further investigation by DPS of an onsite septic system repair.

Agency Review Comments**DPS – Well & Septic Section**

The site is not suitable for a conventional septic system due to poor landscape restrictions and soil conditions. Percolation tests were conducted by this office on 10/29/15 in response to a septic repair application. Results were unsatisfactory. A septic repair would require a professionally engineered innovative or alternative system approved by DPS and the State

M-NCPPC – Planning Dept.

This 2.2-acre, RE-2-zoned property is located adjacent to the Potomac Master Plan Sewer envelope. However, a connection to the public sewer system would require stream buffer encroachment and possibly stream crossing. In addition, 200 to 400 feet disturbance would be required in the C&O Canal National Historic Park. The existing house, which was built in 1913, and nearly the entire property is located not only in the 100-year floodplain, but also in the FEMA defined floodway. The 2002 Potomac Subregion Master Plan allows limited sewer extension along the periphery of the sewer envelop. However, only to "properties which can be served by sewer extensions within public right-of-way. Main extensions that would disrupt stream and their undisturbed buffer areas should be avoided." This is an area with extreme flood risk. This property should not be given incentive to build up this house and expose more assets to flood damage

M-NCPPC – Parks Planning

To ensure protection of parkland, the sewer connection should follow the road right of way to connect with the 8" sewer main which crosses Pennyfield Lock Rd.

WSSC - Water *(Not requested)***WSSC – Sewer**

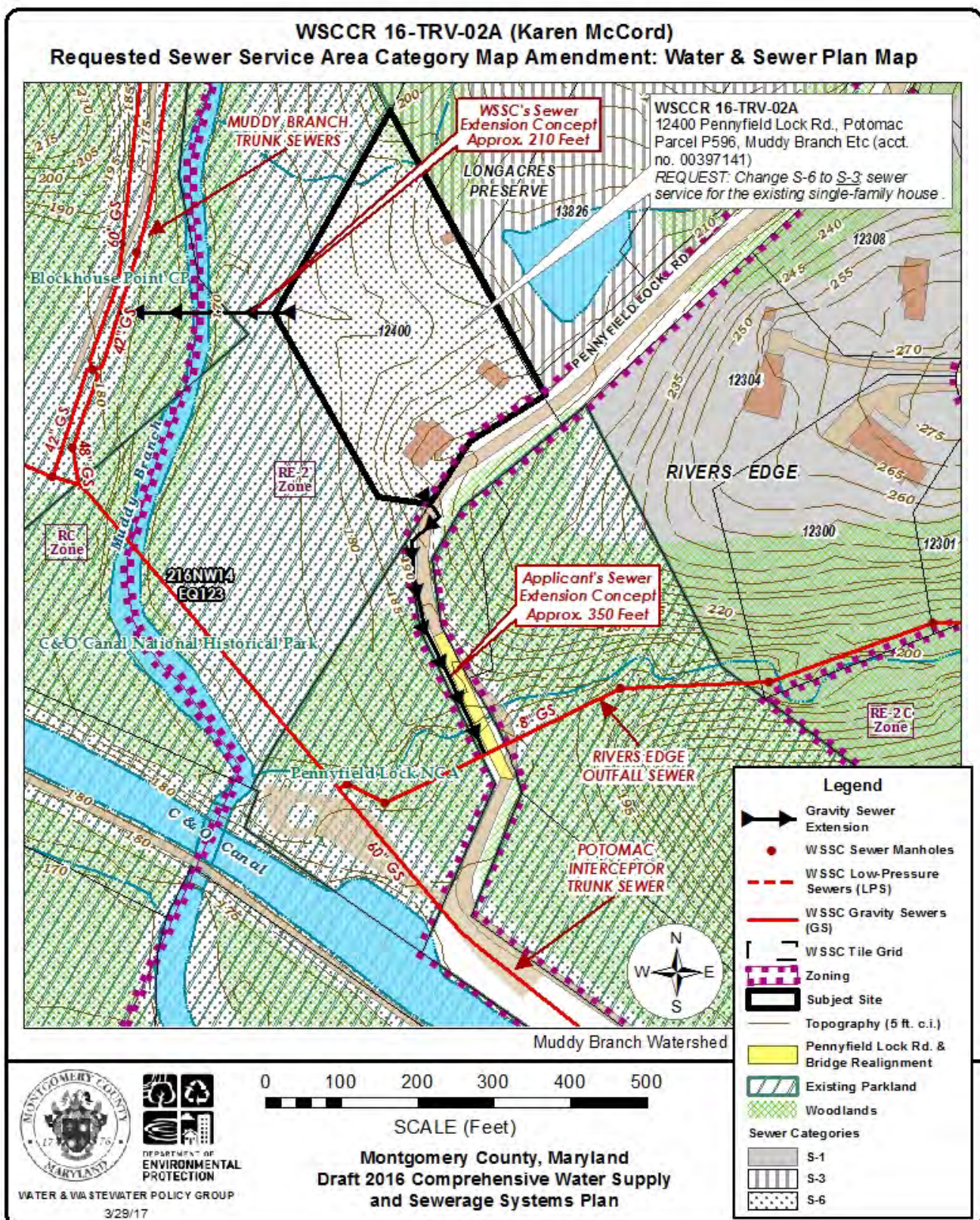
Basin: Muddy Branch. An approximately 215-foot-long non-CIP-sized sewer extension to the West of the subject property is required to serve the site. This extension would connect to manhole (13-002-006M) of existing 42-inch sewer line (contract number: 1966-2276A) and would abut approximately 2 properties in addition to the applicant's. WSSC 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 existing single family house: 300 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.

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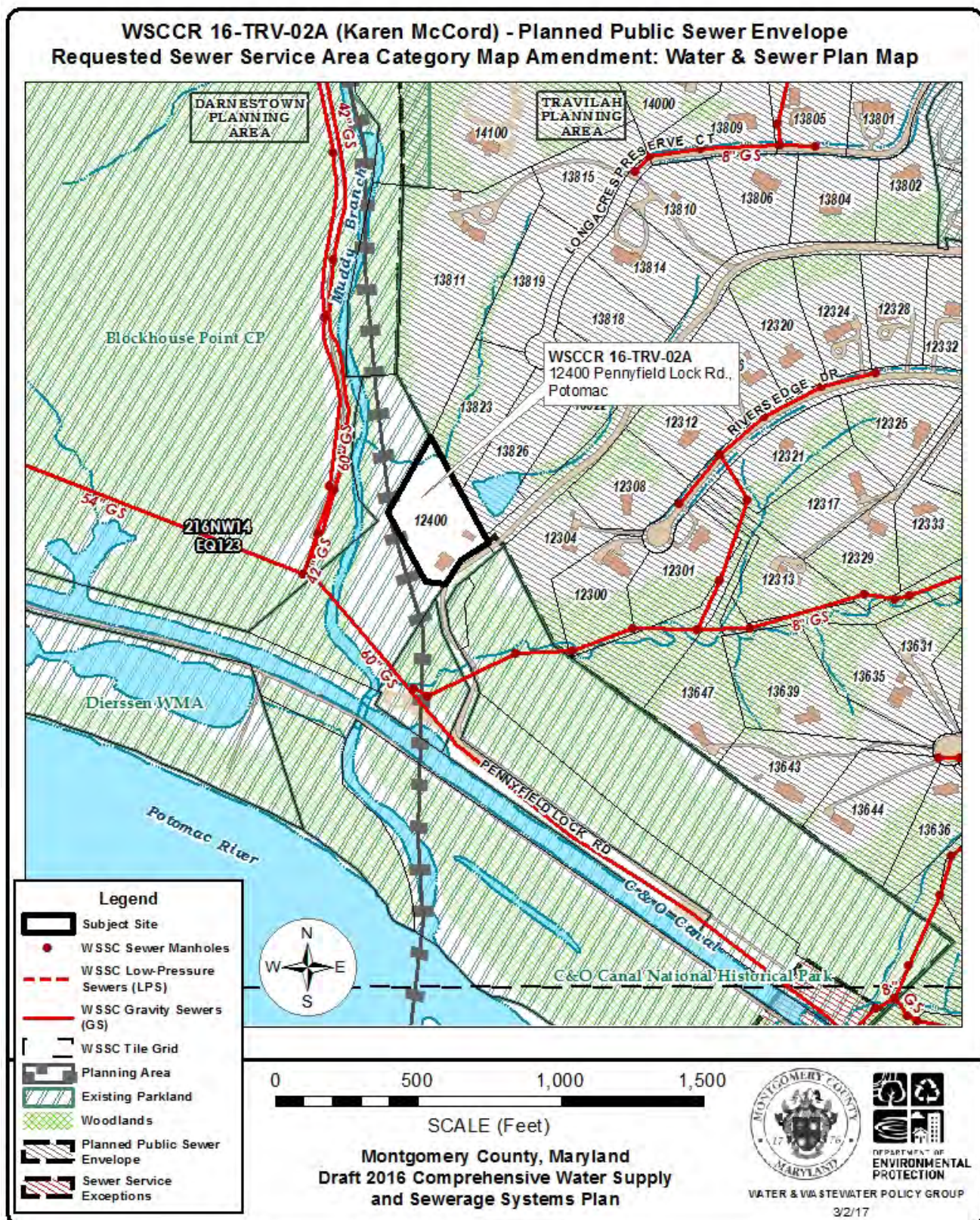


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Request [4]

WSSCR 16-TRV-04A: Floyd III & Carolyn Willis

County Executive's Recommendation: **Defer pending the results of a septic system survey of the area along the applicants' proposed sewer extension alignment.**

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> 13113 Ridge Dr., Rockville Lot 6, Block 10, North Glen Hills Section 2 (acct. no. 00079068) Map tile: WSSC – 217NW10; MD – FR41 East side of Ridge Dr., between Watts Branch dr. and Cleveland Dr. RE-1 Zone; 2.72 acres Fairland – Beltsville Planning Area Fairland Master Plan (1997) Watts Branch Watershed (MDE Use I) <u>Existing use</u>: one single-family house (built 1963) <u>Proposed use</u>: Sewer service for the existing house to relieve a failed septic system. 	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-3 W-3 (No Change)</p> <p>S-3* S-3** (No Category Change)</p> <p>*One sewer hookup only – health problem (restricted sewer extension alignment)</p> <p>**One sewer hookup only – health problem. Allow a proposed, alternative sewer extension alignment, different from the alignment specified in CR 14-819.</p> <p><u>Applicant's Explanation</u></p> <p>"To allow sewer service via an alternative route that can be afforded by applicant and may serve other existing homes in the future if sewer service is needed.</p> <p>"By Council Resolution No. 14-819 on 3/27/01 the property was approved for a sewer category change from S-6 to S-3 under WSSCR 00A-TRV-10:</p> <p>'Approve S-3 for one sewer hookup only to relieve a public health problem. The WSSC shall allow the provision of service via a grinder pump/low-pressure sewer system along Ridge Dr. to the existing 8"-dia. main (no. 89-8050A) at the intersection with Watts Branch Dr. in order to relieve the health problem.'</p> <p>"At this date, over 15 years later, the property has not hooked up to public sewer due to the financial cost of a connection and installation of a low pressure sewer line over 750' long. It is noted that the property's condition has existed for at least twenty-one years as a prior request for a sewer hookup, WSSCR 94A-TRV-05, was denied under Council Resolution 13-89 in May of 1995.</p> <p>"The current sewer category change request is to allow an additional alternative low pressure sewer alignment by adding language to the 3/27/01 approval by inserting 'or along Ridge Dr. and Cleveland Dr. to the existing [1"-dia] low-pressure main (no. 97-AW/AS 1849A)' after 'Watts Branch Drive'.</p> <p>"While this alternative low pressure main alignment is about 80% longer [than the specified Ridge Dr. extension], it may be more financially feasible. Additionally, and most importantly, this alignment would require design to serve at least 5 more existing homes if and when their septic systems fail. The current approved alignment could not possible be designed to ever serve and other existing home.</p> <p>"We trust this alternative alignment makes good planning and public policy sense. In lieu of this alternative alignment, this property may never be connected to public sewer service."</p>

Executive Staff Report

Prior Category Change Action: The County Council approved this property for public sewer service in 2001, granting category S-3 to relieve a failing septic system. In doing so, resolution no. 14-819 (3/27/01) specified the use of a low-pressure main extension to the south along Ridge Dr. to a gravity sewer manhole at the intersection of Circle Dr., Watts Branch Dr., and Ridge Dr. This manhole continues to be is the closest location of an existing WSSC sewer main to the property (see pg. 23). The resolution language restricted the alignment of the needed sewer extension to avoid the possible construction of a 2,300-foot gravity sewer extension along a stream valley from Ridge Dr. to Overlea Dr. (see pg. 24). The cost for such a gravity sewer extension could easily exceed one million dollars; it would have affected a tributary of Watts Branch, stream buffers and woodlands.

Septic System Background: According to DPS records, the property has a history of septic problems dating back to the 1960s. The solution then was apparently the construction of a "channel" or pipe from the septic system to a pond on the property that feeds into a tributary of Watts Branch. Throughout the summer of 1983, the current

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owners attempted to put an addition onto the house, but ran into difficulties due to the condition of the existing septic system. The overflow channel had clogged up and Mr. Willis sought to have the channel reworked and applied to the State for a discharge permit. In February 1984, the State's Department of Health and Mental Hygiene (DHMH) issue a discharge permit for overflows from the septic system to the onsite pond. (The permit expired in March 1989.) In April 1990, Mr. Willis contacted the County Department of Health seeking a renovation of the septic system or an extension to public sewer service. The Council approved the applicants' request for sewer service to relieve the existing septic system in 2001. Neither a replacement septic system, nor the provision of public sewer service, has been accomplished.

Applicants' Proposal: The applicants have requested a revision to language adopted under CR 14-819 restricting the alignment of a sewer main extension to serve their property. They want to be able to use a different low-pressure main extension to the north and east that would connect to an existing low-pressure main along Cleveland Dr. In their application, the applicants argue that the approximately 700-foot long sewer extension required by CR 14-819 is too costly for them alone to finance. Only one or two other properties along Ridge Dr. would benefit from that sewer extension and could perhaps share the extension cost. The applicants have proposed an alternative low-pressure sewer alignment would run approximately 1,400 feet north along Ridge Dr., then east along Cleveland Dr. to an existing 1.25-inch low-pressure main east of Valley Dr. (see page 23). DEP's review of the applicant's proposed alternative alignment was to determine if the proposal was consistent with the Council adopted conditions for sewer service in the Glen Hills Area. We find that it is not consistent with sewer service conditions since it would abut nine properties that are not eligible to receive sewer service. The applicants may wish to request a formal consideration of the proposed alignment by following the procedures adopted by the Council in CR 18-423 so that the abutting properties could be evaluated by DPS and DEP in a sanitary survey.

WSSC reports that installation of the applicants' proposed low-pressure main would require enlarging 100 feet of existing 1.25-inch sewer along Cleveland Dr. to address a capacity constraint that would occur at that location. Both extensions would cross a stream. The CR 14-918 extension would cross a stream in the right-of-way of Ridge Dr. just south of the applicants' house. The applicant's extension would cross a stream along the right-of-way of Cleveland Dr. east of Valley Dr. WSSC's consideration of the applicants' main extension under a recent hydraulic planning analysis suggested the shorter extension to the manhole to the south, as specified by CR 14-819, as an alternative.

Sewer Service Policy Issues: The planning for sewer main extensions is expected to follow the recommendations included in the 2002 master plan that call for installation in a manner that is logical, economical, and environmentally acceptable. The conceptual main extensions included in the GHASS were designed primarily to avoid stream valleys (streams and stream buffers) and to follow public road rights-of-way to the greatest extent possible.

This request calls into question the economic viability of the low-pressure sewer main extension for this property established under CR 14-918. The economics of the alternate main extension also lack certainty given: 1) the longer extension route, and 2) the current lack of knowledge about septic system conditions on the properties along the alternate route, which could affect participation in the sewer project. An evaluation of these conditions could provide a better understanding of the need for public sewer service in this part of the neighborhood. This will require that DEP and DPS conduct a septic survey of this area, as established by the Council's 2016 Glen Hills sewer service policy. Such a survey could be initiated at the request of the applicants and/or other property owners along the extension alignment. This would be similar to the South Overlea Drive Septic System Survey recently completed by DEP and transmitted by the County Executive to the Council for consideration. Consequently, deferral of this request is recommended, pending the results of a septic system survey.

Agency Review Comments
DPS – Well & Septic Section

DPS Well and Septic records indicate problems with the septic system per correspondence in 1964, shortly after installation. During this time a trench was dug directly to a pond on the property to alleviate sewer backups during seasonally high water tables. There is extensive correspondence between the owner and DPS from 1983 to 1990. Percolation tests conducted in 1983 to replace the system were not successful. The owner applied for a State discharge permit and DPS permitted the discharge of sewage into the pond. According to our records the conditions of the system have not changed.

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M-NCPPC – Planning Dept.

This property within the Glen Hills area of the Potomac Subregion Master Plan and has previously been granted a single sewer hookup in order to relieve a failed septic system. The sewer alignment in question should be built according to the Council Resolution No. (CR) 14-819 or on another alignment within the right-of-way.

M-NCPPC – Parks Planning

No park impacts.

WSSC - Water *(Not requested)***WSSC – Sewer**

Basin: Watts Branch. This project is located in Glen Hills. Some parts of Glen Hills are located in a county designated Special Sewer Service area. Replacement of existing pressure sewer in Cleveland Dr. would be required to facilitate all the properties determined by Montgomery County (Glen Hills Area Sanitary Study).^A WSSC has recently reviewed an HPA for this site and has provided comments to the applicant suggesting to a new alignment which will connect with the existing gravity sewer at the crossing of Watts Branch Dr. and Ridge Dr. (contract # 1989-8060A) and is currently waiting a resubmission. Average wastewater flow from the proposed development: 302 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.

^A *Subsequent information from WSSC:* We have checked the capacity of the existing 1.25" and 1.5" pressure sewer in Cleveland Dr. for 9 houses (considering one house will discharge in Valley Dr. out of 10 houses that you mentioned in your email) and found that the existing 102' long 1.25" PS needs to be upsized to a 1.5" PS. Any future house connection with this PS line will require partial replacement of the 1.5" PS line.

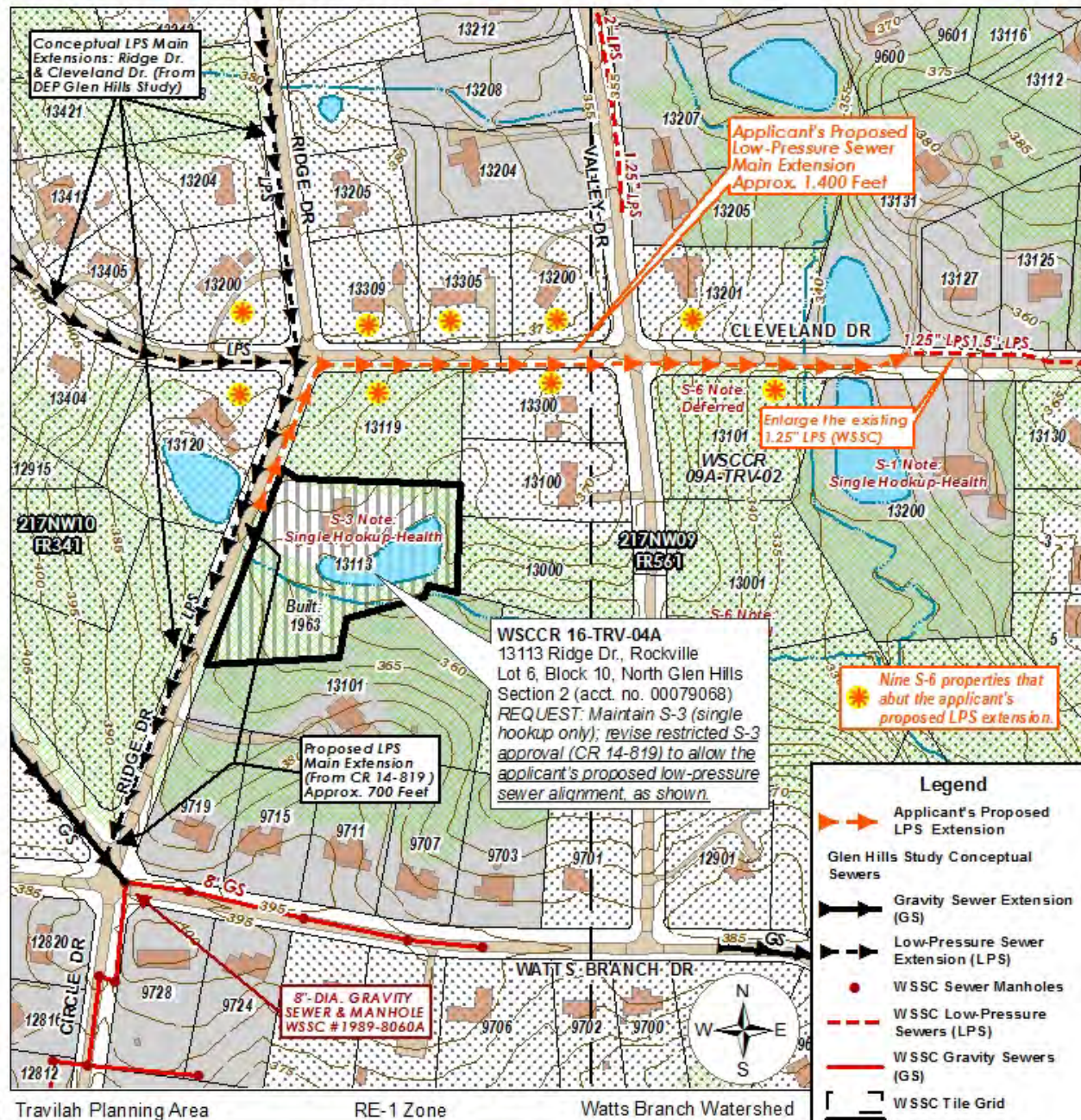
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WSSCR 16-TRV-04A (Floyd III & Carolyn Willis)
Requested Sewer Service Area Category Map Amendment: Water & Sewer Plan Map

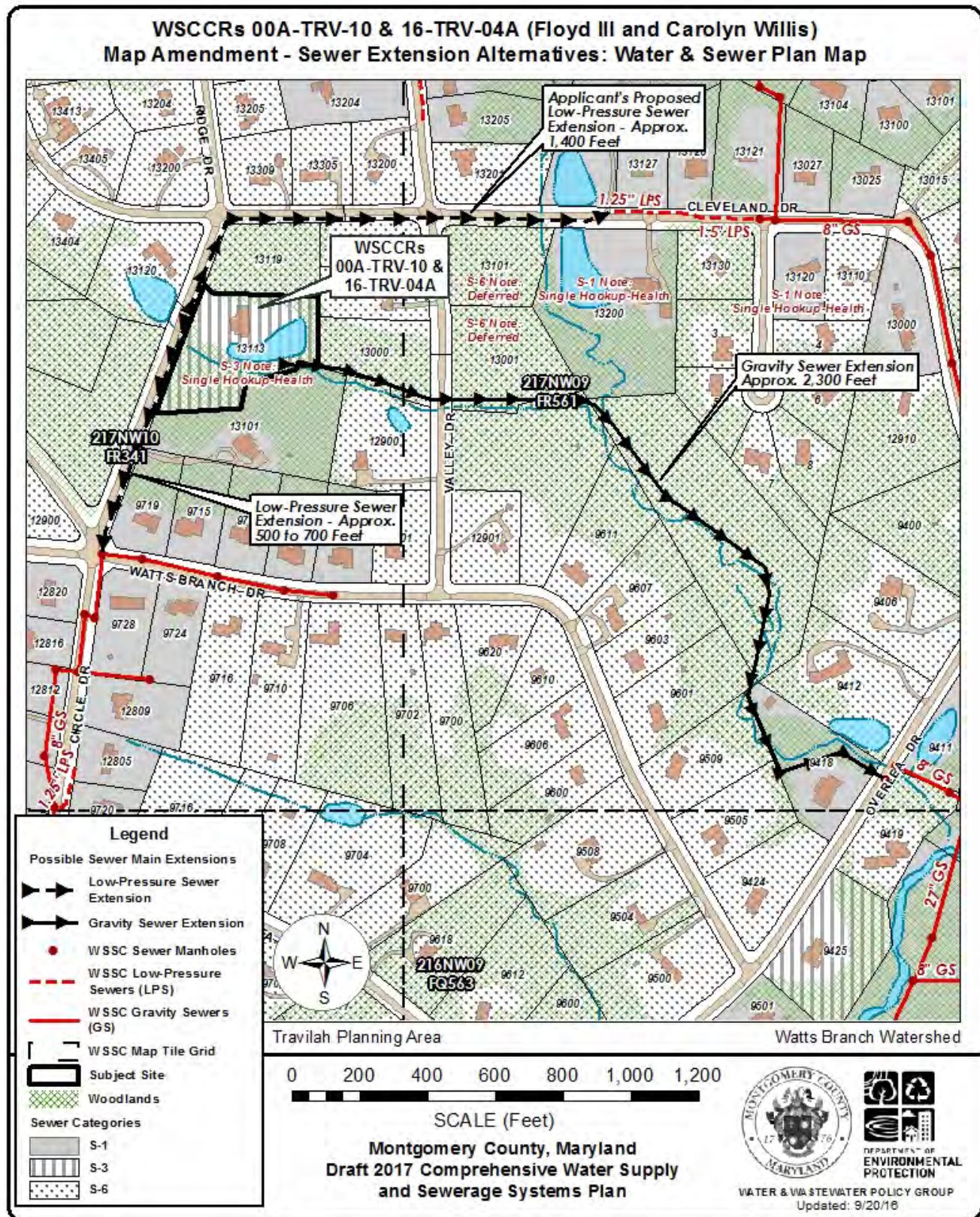


WATER & WASTE WATER POLICY GROUP
 3/29/17

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SCALE (Feet)

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



COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

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Request [5]

WSSCR 17-TRV-01A: George & Janet Simmons

County Executive's Recommendation: **Maintain S-6, with advancement to S-1 conditioned on WSSC's verification to DEP that the property and the proposed house location can be served from the abutting sewer manhole at the intersection of Watts Branch Dr., Circle Dr., and Ridge Dr. The final approval for category S-1 is restricted to a single sewer hookup only that cannot be used to support subdivision of the property into more than one lot.**

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> • 12911 Circle Dr., Rockville • Parcel P721, Wickham & Pottinger (acct. no. 00054605) • Map tile: WSSC – 217NW10; MD –FR41 • Northwest corner, intersection of Ridge Dr. and Circle Dr. • RE-1 Zone; 3.41 acres • Travilah Planning Area Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • <u>Existing use:</u> Unimproved, Wooded <u>Proposed use:</u> One New Single Family House 	<p><u>Existing – Requested – Service Area Categories</u></p> <table> <tr> <td>W-1</td><td>W-1 (No Change)</td></tr> <tr> <td>S-6</td><td>S-1</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>"Construct single family dwelling, adjacent to abutting sewer main."</p> <p><i>Note: Mapping for 17-TRV-01A and 17-TRV-02A is located on page 29.</i></p>	W-1	W-1 (No Change)	S-6	S-1
W-1	W-1 (No Change)				
S-6	S-1				

Executive Staff Report

The applicants have requested a sewer category change from S-6 to S-1 to allow for the provision of public sewer service to support the construction of a single-family house on an unimproved parcel. The use of public sewer service in this neighborhood is directed by the Glen Hills sewer service policy adopted by the County Council as an amendment to the Water and Sewer Plan under CR 18-423 (CPTA 16-CH1-01T). The applicants have proposed sewer service using a connection to an existing, nearby sewer manhole, which as a direct sewer connection, would satisfy the policy requirements for new public sewer service under the Glen Hills policy.

M-NCPPC staff have acknowledged that the feasibility of a direct sewer service connection would allow for the provision of public sewer service under the Glen Hills Sewer Service Policy. However, this would be the only condition under which public sewer service would be allowed.

WSSC's initial consideration of this request called for a sewer main extension along Circle Dr. northwest from the manhole. The length of the extension would depend on the proposed location for the new house. The need for a sewer main extension to serve the property would not comply with the Glen Hills service policy. Following discussions with DEP, WSSC staff acknowledged that sewer service could be provided from the abutting sewer manhole. This arrangement does not depend on a connection from a sewer main and therefore may seem inconsistent with the abutting mains policy. However, this does qualify as an abutting service connection under WSSC's policies, and as such, is consistent with Water and Sewer Plan policies. WSSC advised that difficulties with this service connection might be encountered depending on the chosen location for the house. The approval of sewer category S-1, restricted to a single hookup only, will therefore require WSSC's confirmation that an abutting sewer connection can provide service to the applicants' proposed location for the new house.

Agency Review Comments**DPS Well & Septic**

Our records indicate perc tests failed on this property during the decade of the 1960's- and have not been attempted again. Well & Septic would prefer that the WSSC system be extended along Circle Drive- to allow the future service to older homes in that area.

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M-NCPPC – Planning Dept.

This application, for a new single family house on Circle Drive in the Glen Hills community, is consistent with the newly-adopted County Council sewer policy for Glen Hills only if WSSC and DEP agree that the existing line in the intersection of Ridge Drive, Watts Branch Drive and Circle Drive indeed abuts this property, in which case it would qualify under the abutting mains clause of the Glen Hills policy. If this property cannot be connected under the abutting mains policy, it is inconsistent with the Glen Hills policy because the owners have not demonstrated the need for relief from a public health policy and the property has not been included in a designated public health problem area as the policy requires.

M-NCPPC – Parks Planning

No park impacts.

WSSC - Water *(not requested)***WSSC - Sewer**

Basin: Watts Branch. An approximate 200-foot-long non-CIP-sized sewer extension is required to serve the property (the length of the extension will depend on the location of the proposed house on the subject property). ^A This extension would connect to an existing sewer at the intersection of Watts Branch Drive and Circle Drive (contract #1989-8060A), extend to the northwest in Circle Drive, and would abut approximately 1 property in addition to the applicant's. Construction of this extension may involve the removal of trees. **Be Advised:** This property is in the Glen Hills Special Sewer Service Planning area. Average wastewater flow from the proposed development: 300 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.

^A DEP addendum – In subsequent discussions with WSSC Development Services staff, WSSC acknowledged that a sewer main extension is preferred for service, in part because of uncertainty concerning the proposed house location. WSSC confirmed that the existing sewer manhole at the intersection of Watts Branch Dr., Circle Dr., and Ridge Dr. could provide a direct sewer connection to the subject property. DEP's site review indicated that service using a direct connection from this manhole could also require the removal of more trees on the site than would likely be needed for a connection from WSSC's proposed sewer main extension. This again, would depend on the location of the proposed house. WSSC staff also confirmed that the provision of a sewer connection from this manhole would not necessarily preclude the future construction of new main extensions from the manhole.

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Request [6]

WSSCR 17-TRV-02A: Kevin & K. L. Smart**County Executive's Recommendation: Maintain S-6, deny the request for S-3.**

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Applicants' Justification				
<ul style="list-style-type: none"> 12913 Circle Dr., Rockville Outlot "A", Block 7, North Glen Hills (acct. no. 02827206) Map tile: WSSC – 217NW10; MD –FR41 Circle Dr. near intersection of Ridge Dr. RE-1 Zone; 2.28 acres Travilah Planning Area Potomac Subregion Master Plan (2002) Watts Branch Watershed (MDE Use I) <u>Existing use</u>: unimproved, wooded <u>Proposed use</u>: one new single family house 	<p>Existing – Requested – Service Area Categories</p> <table> <tr> <td>W-1</td><td>W-1 (No Change)</td></tr> <tr> <td>S-6</td><td>S-3</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>"Build Single Family House."</p> <p><i>Note: Mapping for 17-TRV-01A and 17-TRV-02A is located on page 29.</i></p>	W-1	W-1 (No Change)	S-6	S-3
W-1	W-1 (No Change)				
S-6	S-3				

Executive Staff Report

The applicants have requested a sewer category change from S-6 to S-3 to allow for the provision of public sewer service to support the construction of a single-family house on an unimproved parcel. The use of public sewer service in this neighborhood is directed by the Glen Hills sewer service policy adopted by the County Council as an amendment to the Water and Sewer Plan under CR 18-423 (CPTA 16-CH1-01T).

The sewer service policy adopted by the County Council does not provide an immediate opportunity for the consideration of public sewer service for this outlot, as:

- No house currently occupies the property, so service cannot be provided because of a failing septic system. (The absence of satisfactory septic testing on an unimproved lot does not constitute a public health problem.)
- No existing or planned sewer main currently abuts or will abut this property, so service cannot be provided under the "abutting mains" policy. (It appears that the existing parcel is land-locked with no frontage along an public road right-of-way.)
- The property is unimproved. The owner cannot initiate a request for a septic system survey for this and nearby properties. (However, DEP could include this property—if appropriate—in a future survey request filed by a qualifying owner.)

The approved sewer service policies for the Glen Hills area currently do not support the provision of public sewer service to this property. It is appropriate to deny this request.

Agency Review Comments**DPS Well & Septic**

Was part of a preliminary plan in 1984- all percs failed; although out records indicate no attempt made for sand mound tests. Well & Septic supports the extension of the sewer system along Circle Drive.

M-NCPPC – Planning Dept.

This application, for a new single family house on Circle Drive in the Glen Hills community, is inconsistent with the Glen Hills policy because the owners have not demonstrated the need for relief from a public health policy and the property has not been included in a designated public health problem area as the policy requires.

M-NCPPC – Parks Planning:

No park impacts.

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WSSC - Water *(not requested)***WSSC – Sewer**

Basin: Watts Branch. An approximate 750-foot-long non-CIP-sized sewer extension is required to serve the property (the length of the extension will depend on the location of the proposed house on the subject property). This extension would connect to an existing sewer at the intersection of Watts Branch Drive and Circle Drive (contract #1989-8060A), extend to the northwest in Circle Drive, and would abut approximately 4 properties in addition to the applicant's. An easement would be required from the owner of property that is the subject of SCCR 17-TRV-01A. Construction of this extension may involve the removal of trees. Be Advised: This property is in the Glen Hills Special Sewer Service Planning area. Average wastewater flow from the proposed development: 300 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.

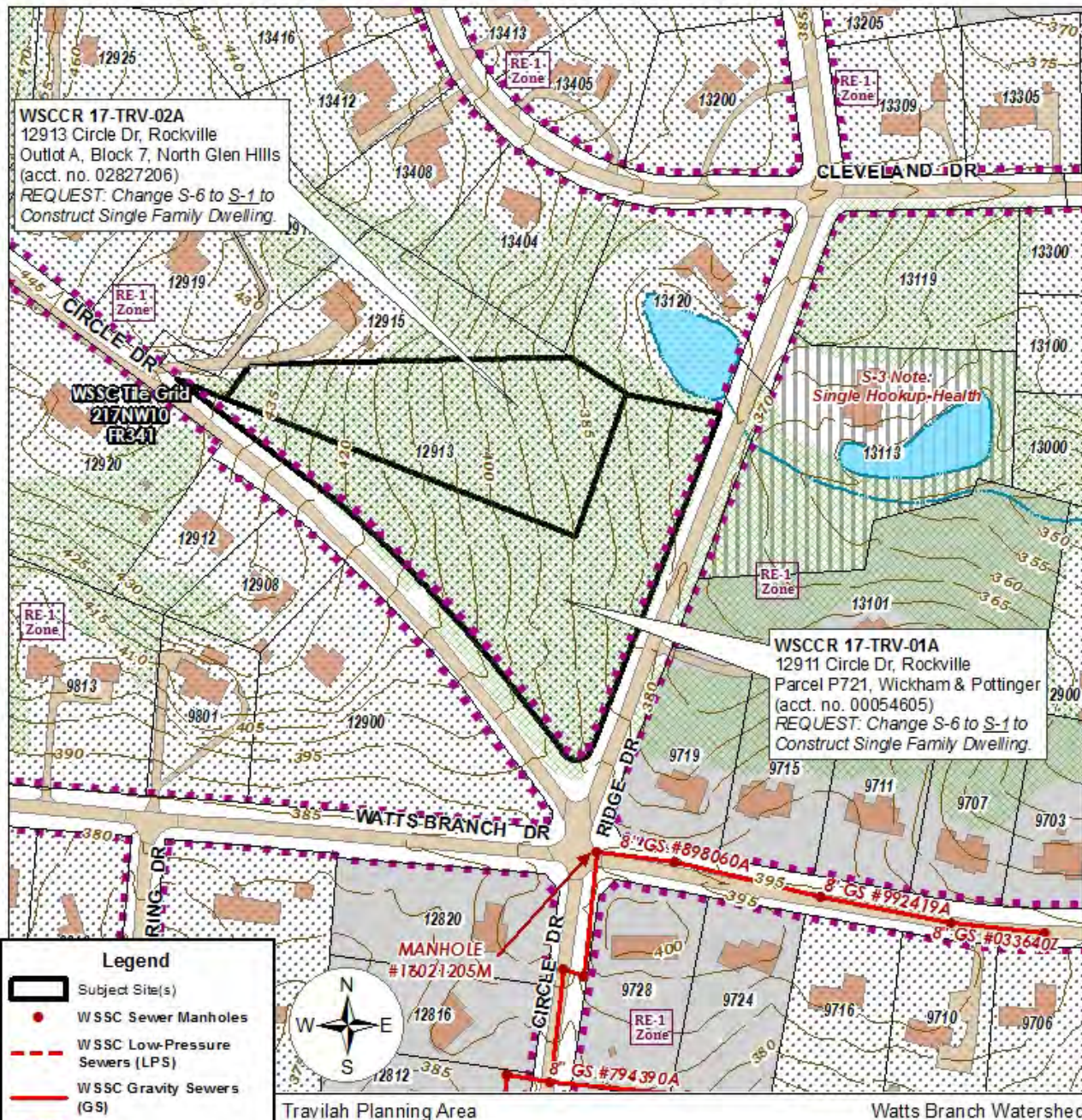
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WSSCRs 17-TRV-01A (George & Janet Simmons) & 17-TRV-02A (Kevin & K.L. Smart)
Requested Service Area Category Map Amendment: Water & Sewer Plan Map



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Request [7]

WSSCR 17-TRV-05A: James & Evette Meni

County Executive's Recommendation: **Approve S-3 under the Potomac Peripheral Sewer Service Policy recommended by the 2002 Potomac Subregion Master Plan.**

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Applicants' Justification
<ul style="list-style-type: none"> 13120 River Rd., Potomac Lot 11, Merry-Go-Round Farm (acct. no. 01738514) Map tile: WSSC – 215NW13; MD –EQ42 South corner, intersection of River Rd. and Luvie Ln. RE-2 Zone; 4 acres Travilah Planning Area Potomac Subregion Master Plan (2002) Blockhouse Point Tributaries (Potomac River) Watershed (MDE Use I) <u>Existing use:</u> Improved, Single Family House (Built 1978) <u>Proposed use:</u> water and sewer service for the existing Single Family House 	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-6 W-1</p> <p>S-6 S-3</p> <p><u>Applicant's Explanation</u></p> <p>"Have experienced two backups and have concerns for another potential failure due to accelerated pumping of septic. After the second field was installed we were pumping every 2 years. Now we have gone to annual pumping, creating concerns regarding the potential failure."</p> <p><i>See applicants' additional information on pages 32-34.</i></p> <p><i>Note: Mapping for 17-TRV-05A and 17-TRV-06A is located on pages 39-41.</i></p>

Executive Staff Report

The applicants have requested category changes from W-6 and S-6 to W-1 and S-3. The water category change will provide a correction for the property which already has WSSC water service. The sewer category change will allow for a sewer main extension that would provide public sewer service and allow abandonment of the existing septic system, about which the applicants raised concerns in their request application (see above). The northwest and southwest sides of the property are adjacent to the County's planned public sewer service envelope (see pg. 41). The approval of category S-3 can be considered under a recommendation for sewer service in the 2002 Potomac Subregion Master Plan for properties at the edge of the planned sewer service envelope.

The intent of the 2002 master plan's sewer service recommendation is to focus on sewer main extensions, where required, along public road rights-of-way. This would help serve to keep main extensions away from environmentally sensitive areas such as stream valleys and away from easements through private properties. The alignment of Luvie Lane between River Road and Luvie Court is not a public road right-of-way; it is private, commonly-owned land under the ownership of the Merry-Go-Round Clusters HOA. However, it functions much like a public road. As it is private land, the applicants will need to negotiate an easement for sewer main construction along the street. However, a sewer main extension along Luvie Lane will not require an easement through residential properties. Construction of this main extension would not affect any natural stream. This extension would also abut and serve one other property at 13140 River Road, which is currently within the planned public sewer envelope and is designated as sewer category S-3. (See page 40.)

Agency Review Comments**DPS -Well and Septic**

The septic repair was installed in 2000. There is no indication of issues/system failure per DPS W&S records, but the current permit states that once the system fails the dwelling will be connected to sewer, provided that it is available.

M-NCPPC – Planning Dept.

These 3.9-acre and 4.0-acre, RE-2-zoned properties are located adjacent to the Potomac Master Plan Sewer envelope. However, connection to the public sewer system would require stream buffer encroachment and

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possibly stream crossing. The 2002 Potomac Subregion Master Plan allows limited sewer extension along the periphery of the sewer envelope. But only to "properties which can be served by sewer extensions within public right-of-way. Main extensions that would disrupt stream and their undisturbed buffer areas should be avoided." A 12-inch water main is located within the River Road right-of-way. These properties are eligible for a single water hookup.

M-NCPPC – Parks Planning

No park impacts.

WSSC - Water

Water pressure zone: 480A. A 12-inch water line in River Road abuts the property (contract no. 83-5667A). Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property. WSSC records indicate this property should currently have water service under water service account #3100567.

WSSC - Sewer

Basin: Dulles Interceptor. A 500-foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to an existing sewer in Luvie Court (contract no. 89-7916A) and would abut approximately 2 properties in addition to the applicant's. Easements may be required. Construction of this extension may involve the removal of trees. Average wastewater flow from the proposed development: 300 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.

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17-TRV-05A

APPLICANTS' REASONS FOR THIS REQUEST:

Over the past 40 years, we have lived in two different houses in the Merry Go Round Farm (MGRF) subdivision. Both of these houses are located in our small 16 member MGRF Homeowners Association (HOA). As you can imagine, given the fact that we have lived in two houses within the same HOA, we are very comfortable here and love the privacy and peace of our home.

We have a large extended family and the house is able to accommodate our family members with their own personal space when spending time at our home. We are both in our seventies now and hope to remain in this home rather than to move into a senior care "assisted living" facility. In the event that we have to employ in-home caregivers we hope to have the capability to add living quarters over an existing garage structure. However, we have been living with one serious, on-going issue for many years, which has caused us much grief, stress, and emotional concern. In fact, we have a failing septic system that will not allow further expansion.

During the early 1990's we experienced two separate major back-up's of our septic system which brought our house to a complete standstill because each of our waste water drain pipes were overflowing inside the house. We addressed this problem by installing a completely new drain field for our septic system in the mid 1990's. At the same time we instituted a new house rule to help ensure that we would not have any more back-ups: only human waste goes into our septic system. Accordingly, we do not use the kitchen garbage disposal to grind solid waste. Also, we began the process of having our septic tank pumped out regularly. In the beginning we pumped out every two years, then we went to pumping approximately every eighteen months, and now we are pumping approximately every year. This consistent increase in required maintenance is cause for concern that the system may fail again.

The emotional stress of having to keep an eye on what goes into our septic system is nerve-racking. As mentioned earlier we have an active household with several bedrooms and bathrooms that are in use at any given time. It's disconcerting to always have to oversee the actions of people that are accustomed to operating normally but can not do so in our house -- no kitchen disposal, no Clorox, etc. This issue is not trivial. As in any normal household, many of us use the kitchen and we find ourselves continually monitoring usage to be sure nothing getting into the sinks has the potential of creating a backup.

We understand that all septic systems will eventually fail. This is the reason we are requesting to reclassify our sewer category from the S-6 category to S-3 category. As we prepare ourselves for senior living in our house, we are well aware that a questionable septic system will create monumental problems down the road. At this point in our life, we are trying to identify and resolve potential problems within our house that may

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affect us during our senior years. Our septic system is the one biggest potential problem now facing us and we have been worrying about it for many years.

The length of our proposed sewer extension is approximately 250 feet, all of which is gradually sloped downhill for gravity flow. Please see the attached layout of our proposed sewer extension, which is identified in red. The proposed extension will be located in open space which is owned by the MGRF "Clusters" HOA, it will not cross over any individual residential property. We can route the extension into an existing sewer manhole or break into the existing sewer line. Breaking into the existing sewer line would prevent having to disrupt vehicle traffic while installing the sewer pipe where it travels across Luvie Lane.

To help understand the overall scope of our septic problem, the following background information is provided:

1) The contractor who built the three houses located at 13140 River Road (Lot 10), 13120 River Road (Lot 11), and 13100 River Road (Lot 12) during the 1978/1979 timeframe likely employed the same sub-contractor to install the septic systems at each of these properties. We believe this because all three of these septic systems have failed. Thus far, these three are the only septic systems in our Merry Go Round Farm (MGRF) Homeowners Association (HOA,) which have failed.

2) Our neighbor at 13100 River Road (Lot 12) is also, at this time, submitting her application for reclassifying her sewer category from S-6 to S-3.

3) The legal description of our subdivision is the Merry Go Round Farm (MGRF) subdivision. There are two separate HOAs contained within our MGRF subdivision:

- The MGRF HOA with a total of 16 lots, all of which front on River Road, and all of which have septic systems. This HOA was established in the mid-1980s. We are members of this HOA.
- The MGRF "Clusters" HOA with a total of approximately 87 lots, none of which front on River Road, and none of which have septic systems. This MGRF Clusters HOA was established approximately ten years after our MGRF HOA.

4) During the planning phase of the WSSC sewer for the MGRF subdivision, we understand that two of the MGRF HOA lot owners were contacted to see if they wanted to connect to the proposed WSSC sewer. They are the owners of Lot 8 located at 13160 River Road, and the previous owner of Lot 10 located at 13140 River Road. I understand the reason these lot owners were contacted is because the proposed sewer line is located adjacent to their lots. The owner of Lot 8 elected not to connect to WSSC sewer. The previous owner of Lot 10 must have had intentions of connecting to WSSC sewer because in 1989 Lot 10 at 13140 River Road was reclassified from the S-6 sewer category into the S-3 sewer category. However, the previous owner decided not to connect to WSSC sewer, possibly due to the imminent sale of the home.

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5) All but one of the 16 lots in the MGRF HOA are classified with the sewer category S-6. As stated above, Lot #10 at 13140 River Road is the only lot that has been reclassified from the S-6 sewer category into the S-3 sewer category.

Another reason we are requesting to reclassify our sewer category to S-3 is because we want our request for sewer to be well documented in the official records as to why we believe we need a WSSC sewer connection. This will serve to improve communications between all the different agencies involved in this process. During the 1990's when we were experiencing many problems with our septic system, had we communicated with more local government professionals regarding our septic problems, we may have achieved a different outcome.

Regarding the importance of communication, we suggest that when new WSSC sewer systems are planned for a subdivision, it should be a requirement during the early planning phase to inform all existing property owners currently living within that same subdivision that a new sewer system is being planned for installation within their subdivision. For property owners with septic system problems such as we have had, early notification of potential future sewer availability can be very valuable information. We make this recommendation because in our MGRF HOA situation, no notification of a future sewer was made to 14 of the 16 property owners in our HOA (as described in paragraph 4 above, only Lot 8 and Lot 10 received this advance notification).

In summary, living with a failing septic system has created a heavy burden on us as homeowners. As such, we are now requesting the sewer category S-3 so we can proceed on to our next challenging mission to connect to WSSC sewer service.

If you have any questions regarding any of the above information, please feel free to contact any of our family members, and/or any of our long-time neighbors who are all well aware of our on-going septic system problems.

Thank you, and we look forward to working with you on this issue.

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Request [8]

WSSCR 17-TRV-06A: Lisa W. Gill

County Executive's Recommendation: **Approve S-3 under the Potomac Peripheral Sewer Service Policy recommended by the 2002 Potomac Subregion Master Plan.**

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> • 13100 River Rd., Potomac • Lot 12, Merry-Go-Round Farm (acct. no. 01760413) • Map tile: WSSC – 215NW13; MD –EQ42 • South side of River Rd. southeast of the intersection of Luvie Ln. • RE-2 Zone; 3.9 acres • Travilah Planning Area • Potomac Subregion Master Plan (2002) • Blockhouse Point Tributaries (Potomac River) Watershed (MDE Use I) • <u>Existing use</u>: Improved, Single Family House (Built 1979) • <u>Proposed use</u>: water and sewer service for the existing Single Family House 	<p>Existing – Requested – Service Area Categories</p> <p>W-6 W-1</p> <p>S-6 S-3</p> <p><u>Applicant's Explanation</u></p> <p>"1. Potential for septic system failure due to the age of the property (constructed in 1979). 2. Nearby homeowners have been able to connect to public system."</p> <p><i>See applicants' additional information on pages 36-38.</i></p> <p><i>Note: Mapping for 17-TRV-05A and 17-TRV-06A is located on pages 39-41.</i></p>

Executive Staff Report

The applicants have requested category changes from W-6 and S-6 to W-1 and S-3. The water category change will provide a correction for the property which already has WSSC water service. The sewer category change will allow for a sewer main extension that would provide public sewer service and allow abandonment of the existing septic system, about which the applicants raised concerns in their request application (see above). The southwest side of the property is adjacent to the County's planned public sewer service envelope (see pg. 41). The approval of category S-3 can be considered under a recommendation for sewer service in the 2002 Potomac Subregion Master Plan for properties at the edge of the planned sewer service envelope.

WSSC has reported that an 1,100-foot main extension is needed to serve this property (see pg. 40). That is the 500-foot extension needed to serve the adjacent property at 13120 River Road (WSSCR 17-TRV-05A), plus another 600 feet. The applicant has proposed to DEP staff that sewer service for the property could be provided via an easement for an offsite hookup between the property and Luvie Lane across the rear of the property at 13120 River Road. Given the topography of these lots, the use of a pump/low-pressure sewer will likely be needed. This proposal runs counter to WSSC's general policy to use gravity sewer service wherever possible.

The intent of the 2002 master plan's sewer service recommendation is to focus on sewer main extensions, where required, along public road rights-of-way. This would help serve to keep main extensions away from environmentally sensitive areas such as stream valleys and away from easements through private, residential properties. The alignment of Luvie Lane between River Road and Luvie Court is not a public road right-of-way; it is private, common-ownership land owned by the Merry-Go-Round Clusters HOA. However, it functions much like a public road. As it is private land, the applicant will need to negotiate an easement for sewer main construction along the street. However, a sewer main extension along Luvie Lane will not require an easement through residential properties. Construction of this main extension would not affect any natural streams. (See page 40.)

This extension would also serve the property at 13140 River Road, which is currently within the planned public sewer envelope and is designated as sewer category S-3. This main extension will need to run along part of River Road, in addition to Luvie Lane. As such, WSSC's estimate of the number of potentially abutting properties is low. In addition to the two properties abutting along Luvie Lane, two to three existing, unimproved properties

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along River Road, currently designated as category S-6, could become eligible for single sewer hookups. All of these lots are within the Western Breeze subdivision, established by the approved use of septic systems in May 2012. The three lots have sizes ranging from 2.00 to 2.67 acres, which makes resubdivision into more lots unlikely.

Agency Review Comments**DPS – Well & Septic**

The septic was upgraded in 1992 from a 4-bedroom system to an 8-bedroom system. It's unclear whether a repair would be possible. DPS supports a sewer connection.

M-NCPPC – Planning Dept.:

These 3.9-acre and 4.0-acre, RE-2-zoned properties are located adjacent to the Potomac Master Plan Sewer envelope. However, connection to the public sewer system would require stream buffer encroachment and possibly stream crossing. The 2002 Potomac Subregion Master Plan allows limited sewer extension along the periphery of the sewer envelope. But only to "properties which can be served by sewer extensions within public right-of-way. Main extensions that would disrupt stream and their undisturbed buffer areas should be avoided." A 12-inch water main is located within the River Road right-of-way. These properties are eligible for a single water hookup.

M-NCPPC – Parks Planning

No park impacts.

WSSC – Water

Water pressure zone: 480A. A 12-inch water line in River Road abuts the property (contract no. 83-5667A). Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property. WSSC records indicate this property should currently have water service under water service account #3100575.

WSSC - Sewer

Basin: Dulles Interceptor. A 1,100-foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to an existing sewer in Luvie Court (contract no. 89-7916A) and would abut approximately 2 properties in addition to the applicant's. Easements may be required. Construction of this extension may involve the removal of trees. Average wastewater flow from the proposed development: 300 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.

17-TRV-064

APPLICANT'S REASONS FOR THIS REQUEST:

I have owned my house at 13100 River Road (Lot 12) for over 30 years and I plan to stay in my house for the next 30 or so years until I pass on. When it's time for me to receive assisted living care, I will receive such assistance from caregivers who will be living with me in my house. In other words, I have no plans to move out of my house during my lifetime.

Over the past 30 years I have experienced repeated failures of my septic system, failures with sewage and waste water backing up into the house. I have tried everything – installing a new septic drainfield, annual pumping out of the septic tank, and even installing a new, separate, second septic system on my property. Yes, I now have 2 separate septic systems operating on my property.

One obvious current problem with my existing septic system is the soft and wet grass on top of the drainfield where rainwater stands rather than soak in like it should.

Provided below are pertinent facts bearing on this issue:

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17-T8-V-064

- 1) The contractor who built the 3 houses located at 13140 River Road (Lot 10), 13120 River Road (Lot 11), and 13100 River Road (Lot 12) during the 1978/1979 timeframe must have employed the same sub-contractor to install the septic systems at each of these properties. I say this because all 3 of these septic systems have failed. Thus far, these 3 are the only septic systems in our Merry Go Round Farm (MGRF) Homeowners Association (HOA) which have failed.
- 2) My next door neighbor who lives at 13120 River Road (Lot 11) is also, at this time, submitting their application for reclassifying their sewer category from S-6 to S-3.
- 3) The legal description of our subdivision is the Merry Go Round Farm (MGRF) subdivision. There are two separate HOA's contained within our MGRF subdivision:
 - The MGRF HOA with a total of 16 lots, all of which front on River Road, and all of which have septic systems. This HOA was established in the mid-1980's. I am a member of this HOA.
 - The MGRF "Clusters" HOA with a total of approximately 87 lots, none of which front on River Road, and none of which have septic systems. This MGRF Clusters HOA was established approximately 10 years after our MGRF HOA.
- 4) During the planning phase of the WSSC sewer for the MGRF subdivision, I understand that 2 of the MGRF HOA lot owners were contacted to see if they wanted to connect to the proposed WSSC sewer. They are the owners of Lot 8 located at 13160 River Road, and the previous owner of Lot 10 located at 13140 River Road. I understand the reason these lot owners were contacted is because the proposed sewer line is located adjacent to their lots. The owner of Lot 8 elected not to connect to WSSC sewer. The previous owner of Lot 10 must have had intentions of connecting to WSSC sewer because in 1989 Lot 10 at 13140 River Road was reclassified from the S-6 sewer category into the S-3 sewer category. However, the previous owner decided not to connect to WSSC sewer, probably because he knew he would be selling his property in the not to distant future.
- 5) All but one of the 16 lots in the MGRF HOA are classified with the sewer category S-6. As stated above, Lot #10 at 13140 River Road is the only lot which has been reclassified from the S-6 sewer category into the S-3 sewer category.
- 6) Once the proposed sewer extension for my next door neighbor at 13120 River Road (Lot 11) is approved, my property at 13100 River Road (Lot 12) will be about 300 feet from their proposed WSSC sewer extension. Access to this proposed sewer extension could readily be achieved by installing sewer pipe across the MGRF Clusters HOA "open space" which is only used as a pasture for horses. The proposed sewer pipe would not cross over any individual residential property. Please see the attached layout of my proposed sewer pipe which is identified in red.

I understand that all septic systems will eventually fail. The reason I am requesting to reclassify my sewer category from the S-6 category to S-3 category is because I am well aware that my septic system can fail again at any point in the future. As a single female preparing myself for senior living, I am well aware that a questionable septic system can create monumental problems

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down the road. At this point in my life, my job is to identify and resolve potential problems within my house that may effect me during my senior years. My failing septic system is the one, biggest potential problem now facing me and I've been worrying about it for many years.

Another reason I am requesting to reclassify my sewer category to S-3 is because I want my request for sewer to be well documented in the official records as to why I need a WSSC sewer connection. This will serve to improve communications between all the different agencies involved in this process. During the 1990's when I was experiencing many problems with my septic system, if I had communicated with more local government professionals regarding my septic problems, I may have achieved a much different outcome.

Regarding the importance of communication, I would like to suggest that when new WSSC sewer systems are planned for a subdivision, it should be a requirement during the early planning phase to inform all existing property owners currently living within that same subdivision that a new sewer system is being planned for installation within their subdivision. For property owners with septic system problems such as myself, early notification of potential future sewer availability can be very valuable information. I make this recommendation because in our MGRF HOA situation, no notification of a future sewer was made to 14 of the 16 property owners in our HOA (as described in paragraph 4 above, only Lot 8 and Lot 10 received this advance notification).

I believe that I have paid a lifetime of dues living with a failing septic system. As such, I am now requesting the sewer category S-3 so I can proceed on my challenging mission to connect to WSSC sewer service.

If you have any questions regarding the validity of the above information, please feel free to contact any of my family members, and/or any of my long-time neighbors who are all well aware of my on-going septic system problems.

Thank you for taking the time to read my story.

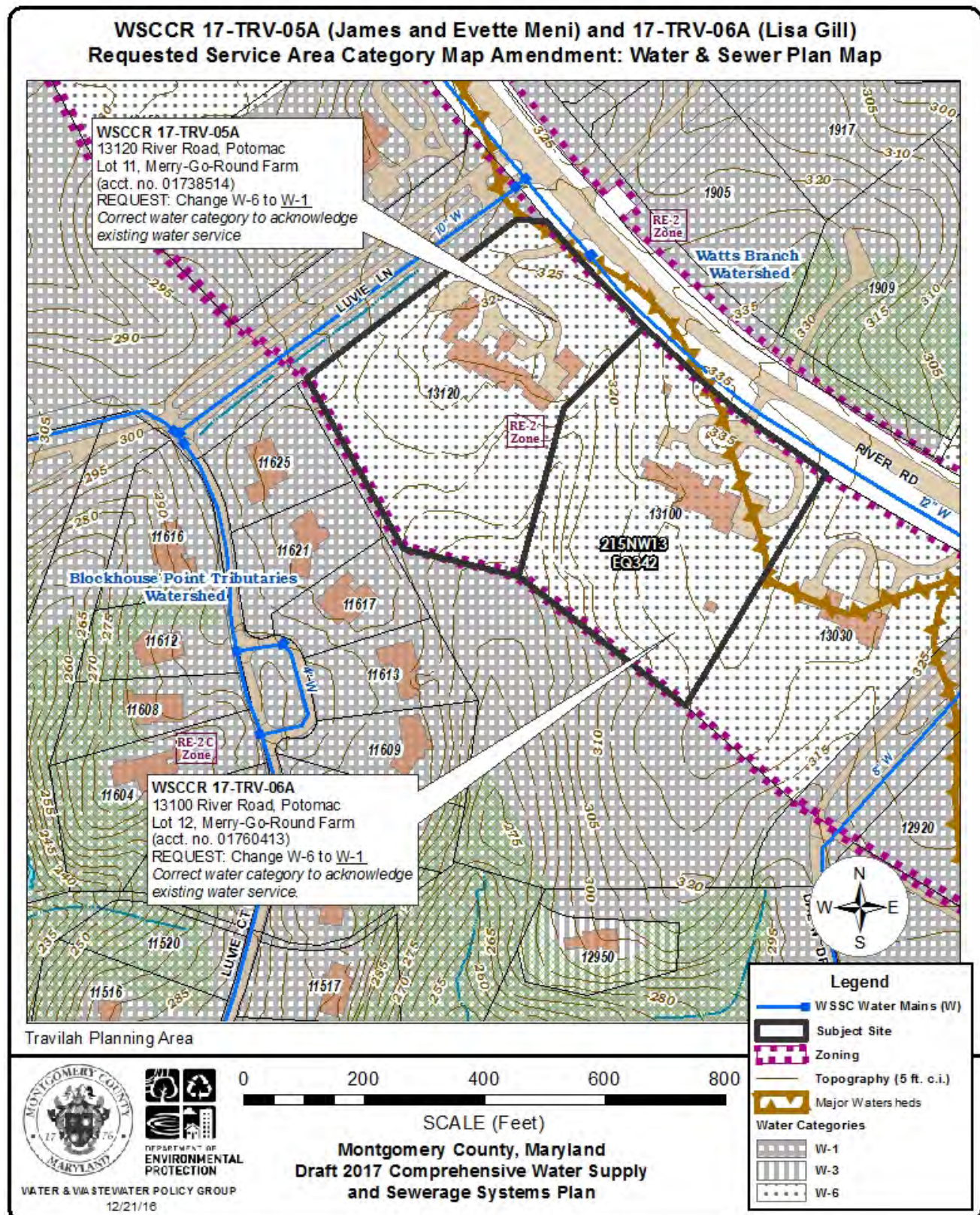
Lisa Gill

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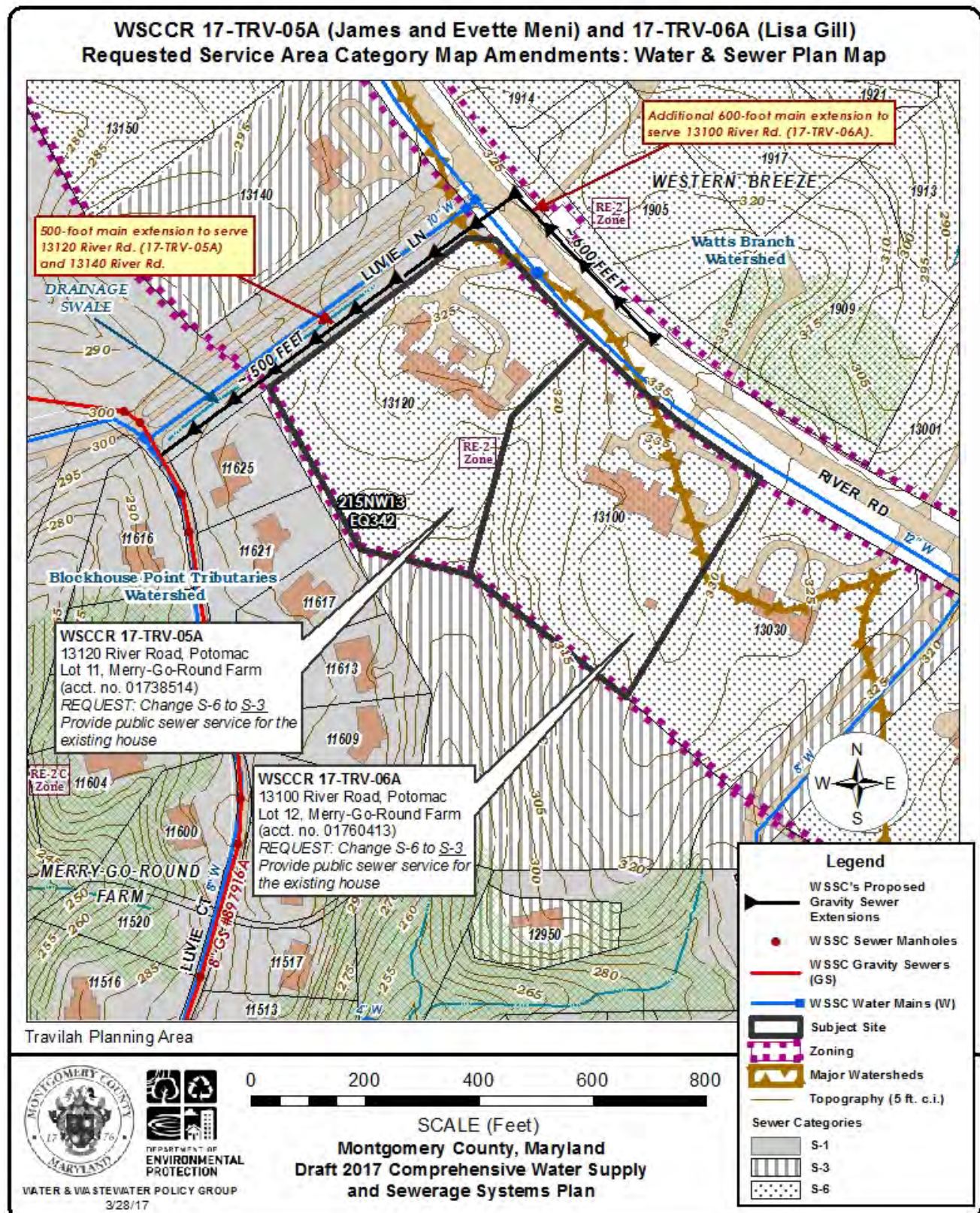


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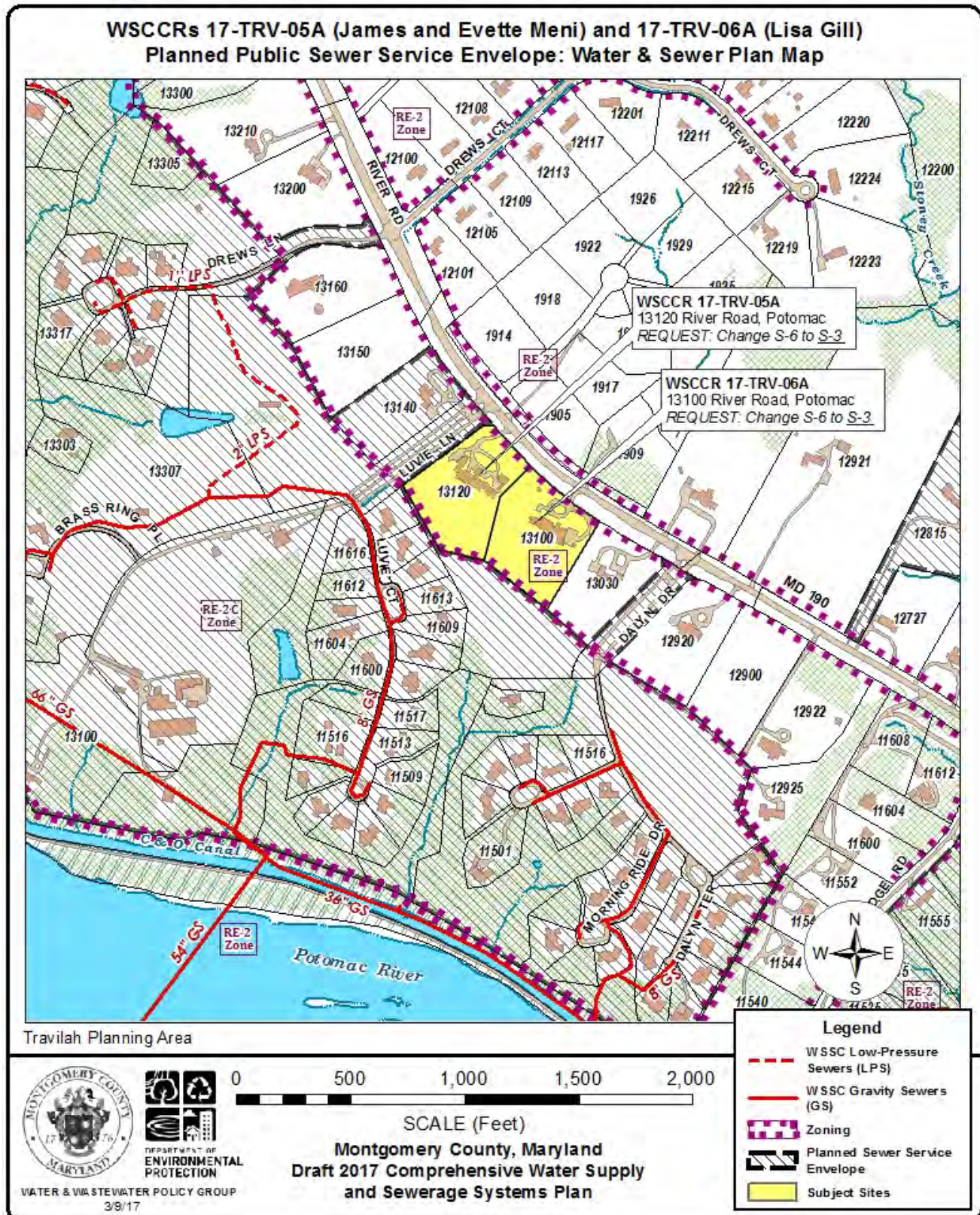


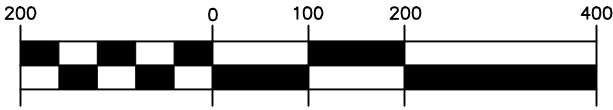
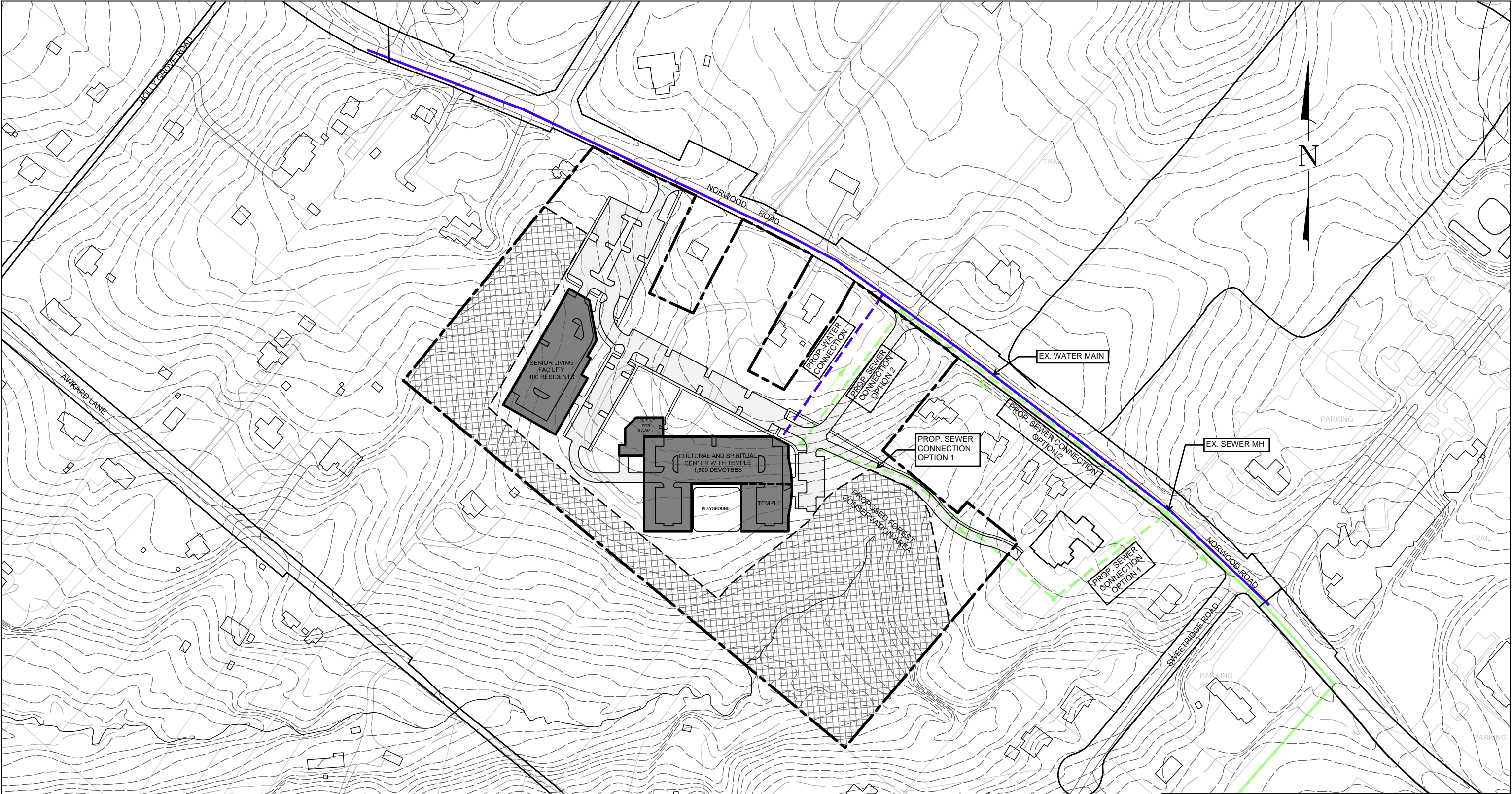
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GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

SNOWDENS MANOR ENLARGED, PARCEL P105
CONCEPT PLAN FOR CATEGORY CHANGE
APPLICATION

MALCOLM MORSE TRUST NORWOOD ROAD. SILVER SPRING, MD.



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Proj. Mgr.	Designer
KDJ	SAC
Date	Scale
1/27/17	1"=200'
Project No.	Sheet
2013.150.21	1 of 1