



MCPB

Item No.: 7

Date: 6-21-18

Proposed Category Map Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan – Six Water/Sewer Service Category Change Requests – 2018-1&2 Administrative Cases

Handwritten initials: KEN, FVB, RAW

Katherine E. Nelson, Planner Coordinator, Katherine.Nelson@montgomeryplanning.org (301) 495-4622

Frederick Vernon Boyd, Master Planner, Area 3, Fred.Boyd@montgomeryplanning.org (301) 495-4654

Richard A. Weaver, Chief, Area 3, Richard.Weaver@montgomeryplanning.org (301) 495-4544

Completed: 6/13/2018

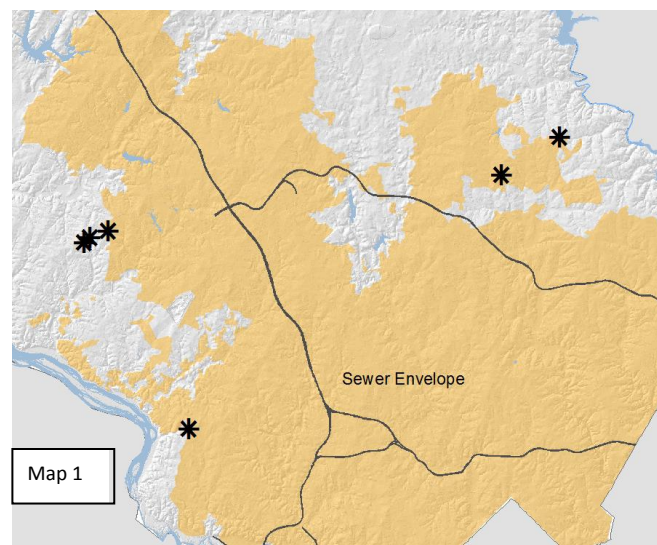
Description

Proposed Amendments:

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

Referred to the Planning Board for a determination of consistency with relevant master and sector plans, with recommendations to the County Executive for final action.

Staff Recommendation: *Transmit Recommendations to County Executive*



Summary

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

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

STAFF RECOMMENDATION

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

Water and Sewer Category Change Requests—2018-1&2 Administrative Amendments

18-DNT-01A Lawrence and Jiraphan Brown

18-DNT-02A Paul & Peggy Arnold

These two-acre lots are located in the R-200 Zone on the fringes of the water service area envelope. The 2002 Potomac Subregion Master Plan recommends that water service be extended consistent with policies in the Ten-Year Water and Sewer Plan. The Ten-Year Plan allows water service to be considered to areas with larger lots as long as the proposed service conforms to applicable master plan recommendations and as long as extensions are from existing mains. Service to these properties can be extended from an existing main and since the Ten Year Plan allows extension of service, the proposals are also consistent with the master plan.

Staff Recommendation: Approve W-3

County Executive Recommendation: Approve W-3

18-DNT-03A Clark Torell

This 1.08-acre property, zoned RC is located within the 2002 Potomac Subregion Master Plan sewer envelope and is eligible for sewer service, consistent with master plan recommendations.

Staff Recommendation: Approve S-1

County Executive Recommendation: Approve S-1

18-POT-01A Walter Hernandez & Janet Beetham

This two-acre, RE-2-zoned property is outside but confronting the Potomac sewer service envelope. The 2002 Potomac Subregion Master Plan allows for limited provision of community sewer service for areas zoned RE-1 and RE-2 within and at the periphery of the proposed sewer service envelope. Properties that confront properties within the envelope are considered peripheral, so this request is consistent with the master plan.

Staff Recommendation: Approve S-3

County Executive Recommendation: Approve S-3

18-PAX-01A Thomas Farquhar & Mary Grady

This 0.62-acre property, zoned RC, is located outside the 1998 Sandy Spring/Ashton water and sewer envelope. However, the property abuts a water line and is eligible for a single water hookup under the abutting mains policy.

Staff Recommendation: Approve W-1

County Executive Recommendation: Approve W-1

18-OLN-01A Angel Munoz

This two-acre property, zoned RE-2, is within the service envelope of the 2005 Olney Master Plan. In addition, a water main abuts the property. It is therefore consistent with master plan recommendations for water service.

Staff Recommendation: Approve W-1

County Executive Recommendation: Approve W-1

NEXT STEP

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

Attachment:

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



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Patty Bubar
Acting Director

May 16, 2018

NOTICE OF AD 2018-1 & 2 ADMINISTRATIVE PUBLIC HEARING

TO: Keith Levchenko, Senior Legislative Analyst
County Council

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

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

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

Category Change Request Property Owners and Applicants

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

SUBJECT: **Administrative Public Hearing AD 2018-1 & 2 for Water and Sewer Plan Amendments**

DATE & TIME: **Wednesday, June 20, 2018, at 2:30 p.m.**

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

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

18-DNT-01A... Lawrence M. E. Brown
18-DNT-02A... Paul & Peggy Arnold
18-DNT-03A... Clark Torell
18-POT-01A... Walter Hernandez & Janet Beetham
18-PAX-01A... Thomas B. Farquhar & Mary E. Grady
18-OLN-01A... Angel D. Munoz

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

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

We ask that Council staff provide the posted materials to the Councilmembers for their review. If Council staff members and aides would like to meet with DEP regarding the proposed amendments, call me to review the case before the public hearing. We request that the Council submit comments no later than the hearing record closing date (see below). Otherwise, we will assume that the Councilmembers agree with administrative approval as recommended for the requests.

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

Attendance at this hearing for agencies, applicants, and others is optional. These requests will be considered at the time specified on page 1. If you wish to comment on a referenced amendment or on the staff recommendations, you may testify at the public hearing, or you may submit written testimony to: Patty Bubar, Acting Director, DEP; 255 Rockville Pike, Suite 120; Rockville, MD 20850-4166; or to george.dizelos@montgomerycountymd.gov. **DEP will close the record on June 27, 2018.**

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

GJD: gjd\\DEPFILES\Data\Programs\Water_and_Sewer\actions-AD\2018\AD-2018-1 & 2\ad-hearing-notice-draft--2018-12--0509--ads-notes.docx

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

Category Change Applicants & Interested Parties

18-DNT-01A... Lawrence M. E. Brown
18-DNT-02A... Paul & Peggy Arnold
18-POT-01A... Walter Hernandez & Janet Beetham
18-PAX-01A... Thomas B. Farquhar & Mary E. Grady
... Dean Packard c/o Packard & Associates, LLC
18-OLN-01A... Angel D. Munoz
18-DNT-03A... Clark Torell

Civic Organizations and Other Public Interest Groups

Darnestown Civic Association
West Montgomery County Citizens Association
Sandy Spring Ashton Rural Preservation
Sandy Spring Civic Assn.
Greater Ashton Civic Association
Southeast Rural Olney Civic Assoc
Greater Olney Civic Assn.
North Potomac Highlands Citizens Assn., Inc.
Greater Glen Hills Coalition

WSSCR 18-DNT-01A: Lawrence M. E. & Jiraphan Brown

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

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> 13301 Chestnut Oak Dr., Darnestown Lot 6, Block A, Ancient Oak West (acct. no. 00408347) Map tile: WSSC – 220NW13; MD –ES31 North side of Chestnut Oak Dr., 230 ft east of the intersection with Water Oak Dr. R-200 Zone; 2.0 acres (87,120 sq. ft.) Darnestown Planning Area Potomac Subregion Master Plan (2002) Muddy Branch Watershed (MDE Use I) <u>Existing use:</u> Existing Single Family Home <u>Proposed use:</u> Keep Existing Single Family Home 	<p><u>Existing – Requested – Service Area Categories</u></p> <p>W-6 W-3</p> <p>S-6 S-6 (no change)</p> <p><u>Applicant's Explanation</u></p> <p>"We are requesting the change to Water Category W-3 so that we, or subsequent owners, will have the option of connecting to the WSSC water main should it become necessary or desirable to do so. In addition, installing a water main at the front of our property and that of our neighbors on Chestnut Oak Drive between house numbers 13409 and 13215 will enable WSSC to close a loop encompassing Chestnut Oak Drive, Wye Oak Drive and Darnestown Road."</p>

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

M-NCPPC staff concur that the property is within the water service envelope of the 2002 Potomac Subregion Master Plan. M-NCPPC Parks have concluded that there are no park impacts. DPS staff indicated the benefit of the elimination of a well set back restraint should another septic repair be needed if the property were to connect to public water service. WSSC confirms that connecting the property to water service can be supported. Although another water main to the east is closer to this property, WSSC has advised that the main 870 feet to the west along Chestnut Oak Dr. is in the correct pressure zone to provide water service to this and other nearby properties. This 870-foot water extension will also provide water service for the property at 13309 Chestnut Oak Dr. (WSSCR 18-DNT-02A). DEP staff recommendation is for the approval of category W-3.

Agency Review Comments

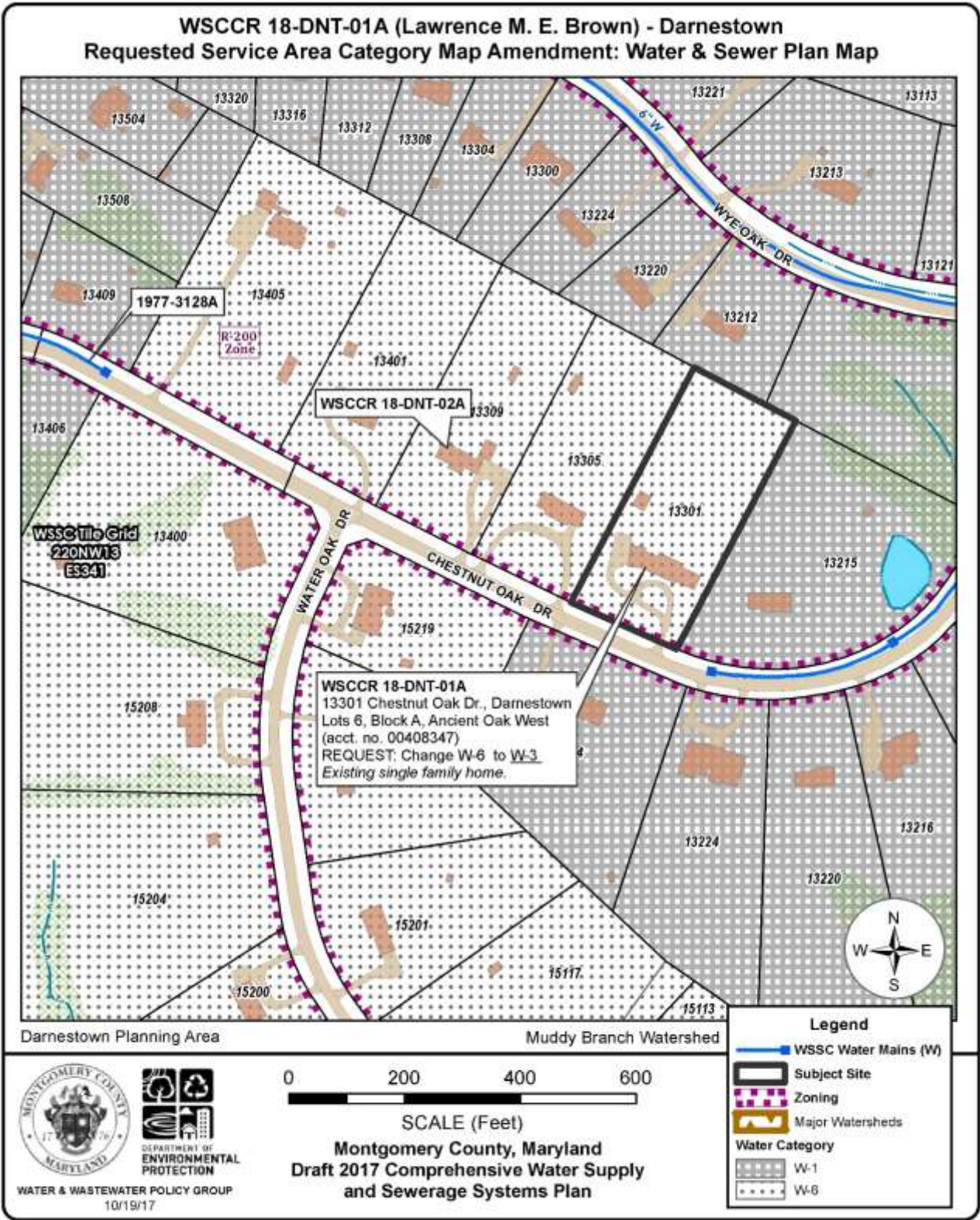
DPS: The existing well was drilled around 1967 but a completion report is not on file. A public water connection would eliminate potential setback restraints when another septic repair is needed.

M-NCPPC – Planning Dept.: These R-200-zoned, two -acre lots are located on the fringes of the water service area. The 2002 Potomac Subregion Master Plan recommends that water service be extended consistent with policies in the Ten-Year Water and Sewer Plan. The Ten-Year Plan allows water service to be considered to the RE-1 Zone as long as it conforms to master plan recommendations and as long as extensions are from existing mains, both of which are true in this case. Therefore, the Potomac Master Plan supports these water service requests.

M-NCPPC – Parks Planning: No park impacts.

WSSC - Water: Water pressure zone: 660A. A 870-foot-long non-CIP-sized water extension is required to serve the property. This extension would connect to 8-inch water main in Chestnut Oak Dr. (contract no.1977-3128A) and would abut approximately 3 properties in addition to the applicant's. Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

WSSC - Sewer: *(not requested)*



WSSCR 18-DNT-02A: Paul & Peggy Arnold

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

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> 13309 Chestnut Oak Dr., Darnestown Lot 8, Block A, Ancient Oak West (acct. no. 00408622) Map tile: WSSC – 220NW13; MD –ES31 North side of Chestnut Oak Dr., east of the intersection with Water Oak Dr. R-200 Zone; 2.0 acres (87,120 sq. ft.) Darnestown Planning Area Potomac Subregion Master Plan (2002) Muddy Branch Watershed (MDE Use I) <u>Existing use:</u> Existing Single Family Home <u>Proposed use:</u> Keep Existing Single Family Home 	<p>Existing – Requested – Service Area Categories</p> <table> <tr> <td>W-6</td><td>W-3</td></tr> <tr> <td>S-6</td><td>S-6 (no change)</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>"Ability to connect to WSSC water."</p>	W-6	W-3	S-6	S-6 (no change)
W-6	W-3				
S-6	S-6 (no change)				

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

M-NCPPC staff concur that the property is within the water service envelope of the 2002 Potomac Subregion Master Plan. M-NCPPC Parks have concluded that there are no park impacts. DPS staff indicated the benefit of the elimination of a well set back restraint should another septic repair be needed if the property were to connect to public water service. WSSC confirms that connecting the property to water service can be supported. A 500-foot extension to the water main to the west along Chestnut Oak Dr. (contract no. 1977-3128A) would be required, in order to connect to the proper pressure zone. This 500-foot water extension will also support a longer extension needed for the property at 13301 Chestnut Oak Dr. (WSSCR 18-DNT-01A). DEP staff recommendation is for the approval of category W-3.

Agency Review Comments

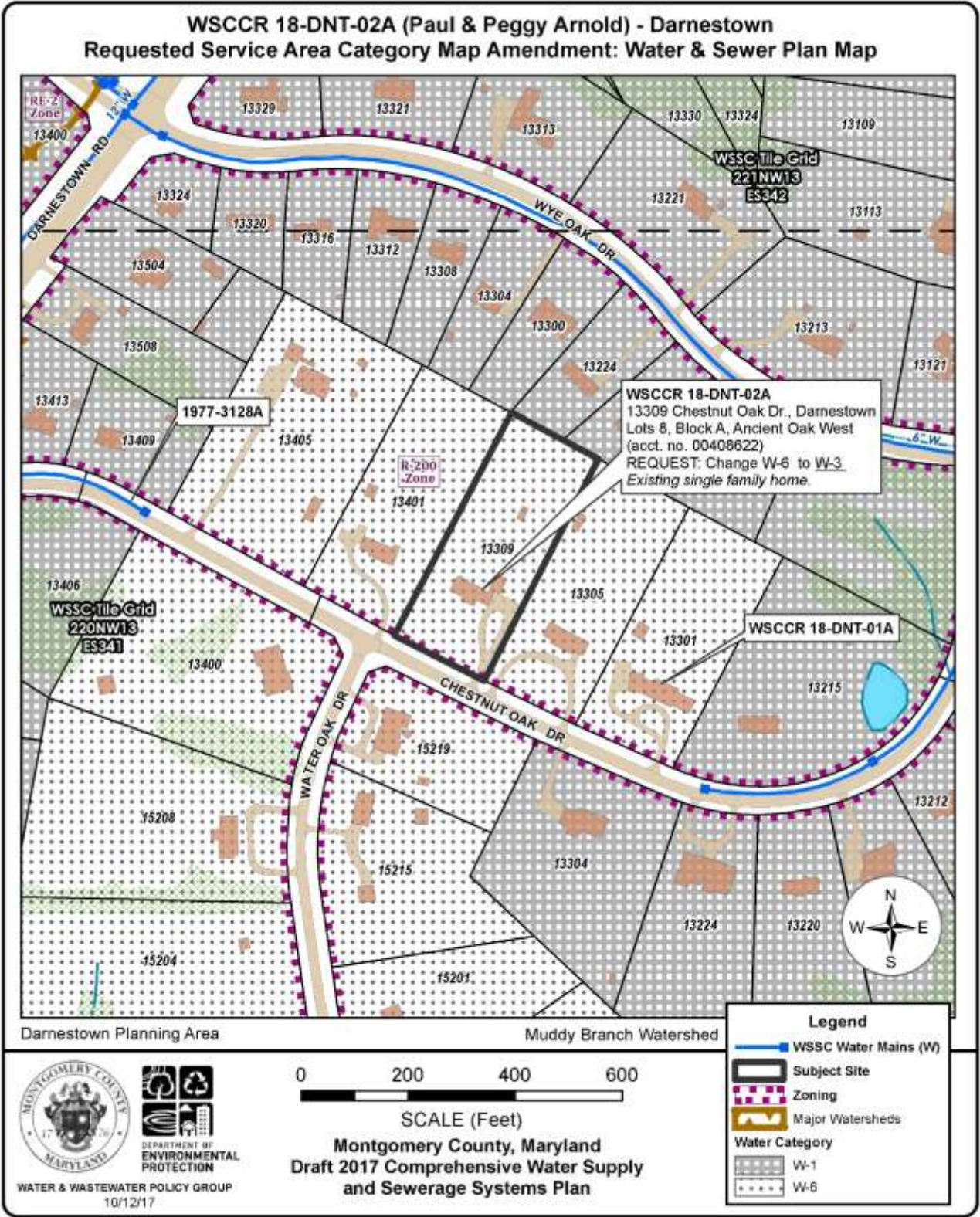
DPS: The existing well was drilled in 1968 and there is a completion report on record. A public water connection would eliminate potential setback restraints when another septic repair is needed.

M-NCPPC – Planning Dept.: These R-200-zoned, two -acre lots are located on the fringes of the water service area. The 2002 Potomac Subregion Master Plan recommends that water service be extended consistent with policies in the Ten-Year Water and Sewer Plan. The Ten-Year Plan allows water service to be considered to the RE-1 Zone as long as it conforms to master plan recommendations and as long as extensions are from existing mains, both of which are true in this case. Therefore, the Potomac Master Plan supports these water service requests.

M-NCPPC – Parks Planning: No Park Impacts.

WSSC - Water: Water pressure zone: 660A. A 500-foot-long non-CIP-sized water extension is required to serve the property. This extension would connect to 8-inch water main in Chestnut Oak Dr. (contract no.1977-3128A) and would abut approximately 2 properties in addition to the applicant's. Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

WSSC - Sewer: (not requested)



WSSCR 18-DNT-03A: Clark Torell

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

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> 15609 Jones Ln., Darnestown Lot 15, Block C, Mountain View Estates (acct. no. 00411380) Map tile: WSSC – 221NW13; MD –ES42 East side of Jones Ln., 340 ft. North of the intersection with Norman Dr. R-200 Zone; 1.08 acres (47,406 sq. ft.) Darnestown Planning Area Potomac Subregion Master Plan (2002) Muddy Branch Watershed (MDE Use I) <u>Existing use</u>: Single Family Home <u>Proposed use</u>: Existing Single Family Home 	<p>Existing – Requested – Service Area Categories</p> <table> <tr> <td>W-4</td><td>W-4 (no change)</td></tr> <tr> <td>S-6</td><td>S-1</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>"Concern about life of septic system and desire to have approval to tie into sewer, if needed."</p>	W-4	W-4 (no change)	S-6	S-1
W-4	W-4 (no change)				
S-6	S-1				

DEP Staff Report: The applicant has requested approval of sewer category S-1 to allow for public sewer service for an existing single-family home. The property is 1.08 acres in size, zoned R-200, and is located within the planned sewer envelope. To qualify for the Consistent with Existing Plans Policy, the property must be within the County's sewer service envelope. M-NCPPC staff concur that the provision of sewer service is consistent with the 2002 Potomac Subregion Master plan. M-NCPPC Parks have concluded that there are no park impacts. WSSC has confirmed that sewer service to this property can be supported from the abutting sewer main. DEP staff recommendation is for the approval of sewer category S-1, consistent with existing plans.

Agency Review Comments

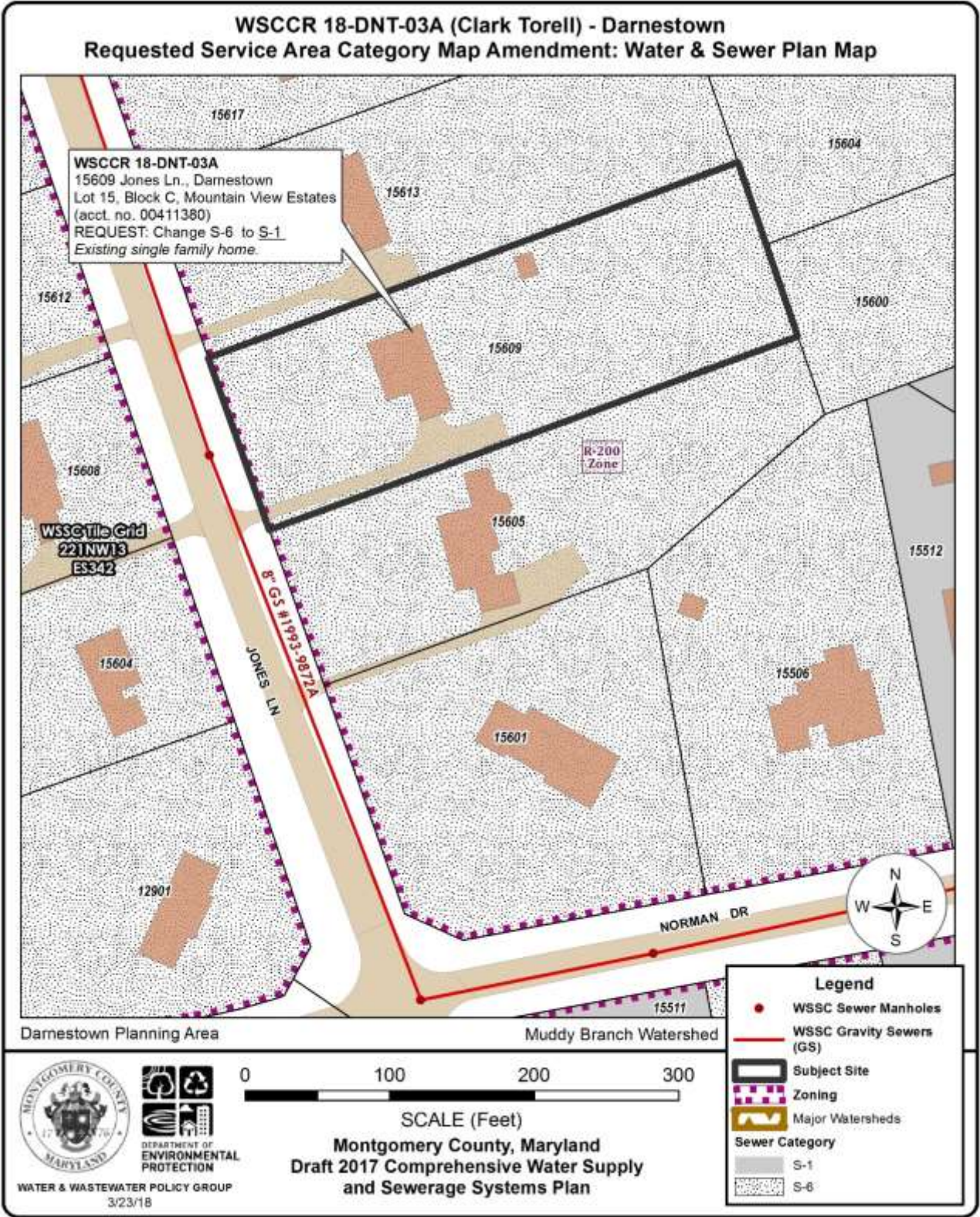
DPS: The original septic system was repaired in 1986. New trenches were connected to the existing septic tank. Replacing the existing trenches would likely require relocating the system to the rear of the property pending a successful perc test.

M-NCPPC – Planning Dept.: This 0.62-acre property, zoned R-200 is located within the 2002 Potomac Subregion Master Plan sewer envelope and is eligible for service.

M-NCPPC – Parks Planning: No Park Impacts.

WSSC - Water: *(not requested)*

WSSC - Sewer: Basin: Muddy Branch, drains to Blue Plains. An 8-inch sewer line in Jones Lane abuts the property (contract no.1993-9872A). Easements would be required. Average wastewater flow from the existing development: 300 GPD Average wastewater flow from Zoning flow: 1100 GPD. Program-sized sewer mains are not required to serve the property. This extension would not be required to appear in an adopted Capital Improvement Program since it does not meet the criteria for a major project (COMAR 29 § 7-101.b.3). Interceptor capacity is adequate. Treatment capacity is adequate.



WSSCR 18-POT-01A: Walter Hernandez & Janet Beetham

DEP Staff Recommendation: Approve S-3 (Potomac peripheral sewer service policy), Administrative policy V.F.1.a: Consistent with Existing Plans.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> 10700 River Rd., Potomac Lot 1, Fox Meadow (acct. no. 00859928) Map tile: WSSC – 220NW13; MD –ES31 West side of River Rd., at the intersection with Norton Rd. RE-2 Zone; 2.0 acres (87,120 sq. ft.) Potomac Planning Area Potomac Subregion Master Plan (2002) Rock Run Watershed (MDE Use I) <u>Existing use</u>: Existing Single Family Home <u>Proposed use</u>: Keep Existing Single Family Home <i>DEP note: In subsequent conversations with DEP, the applicants have also indicated the possibility of selling the property, and that potential; buyers would likely want to construct a larger house.</i> 	<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> <i>Please see Applicant's Explanation below.</i></p>	W-1	W-1 (no change)	S-6	S-3
W-1	W-1 (no change)				
S-6	S-3				

Applicant's Reason for this Request (Attach additional pages, if necessary):

Due to the following facts we believe that we should be connected to the nearby sewer:

- Original septic system was installed in 1957. According to DPS, it was repaired in 1976, so it is now 40 years old. I was told by DPS that septic systems last on the average 25 to 30 years. That means that there is a potential for septic system failure due to the age of the system.
- Our house is considered (by some people) to be a tear-down, since it is a ranch and it was built in 1957. Currently we have our house listed on the market to sell. It is in very good condition.
- Most of the houses between our home and the beltway are mansions, so it is believed that our ranch-style home will be replaced by a mansion or church after it is sold. Two of our closest neighbors are churches: St. Luke's Serbian Eastern Orthodox and Sts. Peter and Paul Antiochian Orthodox Church.
- Three adjacent properties have sewer: 10600 River Rd. 10100 Norton Rd. 10111 Norton Rd.
- The sewer line would need the support of our adjacent neighbor, St. Luke's Church. We supported their application for a sewer category change, so we feel that they will be supportive of our application for a sewer category change.

DEP Staff Report: The applicant has requested approval of sewer category S-3 to allow for public sewer service for an existing single-family home. This property is 2 acres in size, zoned RE-2, and is located on the periphery of the County's planned public sewer service envelope.

M-NCPPC staff have concurred that the 2002 Potomac Master Plan recommends community sewer service for properties that confront the planned sewer service envelope. M-NCPPC Parks have concluded that there are no park impacts. DPS staff indicate the lack of an approved septic reserve area for the property, should the current septic system fail. WSSC confirms that public sewer service can be supported. According to WSSC, a portion of the needed sewer main extension is conceptually approved for the adjacent church property. DEP

staff recommendation is for the approval of category S-3, Consistent with Existing Plans.

Agency Review Comments

DPS: A septic repair was applied for in 1976. The drainfields were replaced with 400 linear feet of trench and tied into the existing septic tank. The existing system is sized for five bedrooms. There is no approved septic reserve area for the property. The owner applied for water table testing to determine potential for enlarging or rebuilding the dwelling. Percolation tests would be required following the water table test.

M-NCPPC – Planning Dept.: This two-acre RE-2-zoned property is outside but confronting the Potomac sewer service envelope. The 2002 Potomac Subregion Master Plan allows for limited provision of community sewer service for areas zoned RE-1 and RE-2 within and at the periphery of the proposed sewer service envelope. Properties that confront the envelope are considered peripheral, so this request is consistent with the master plan.

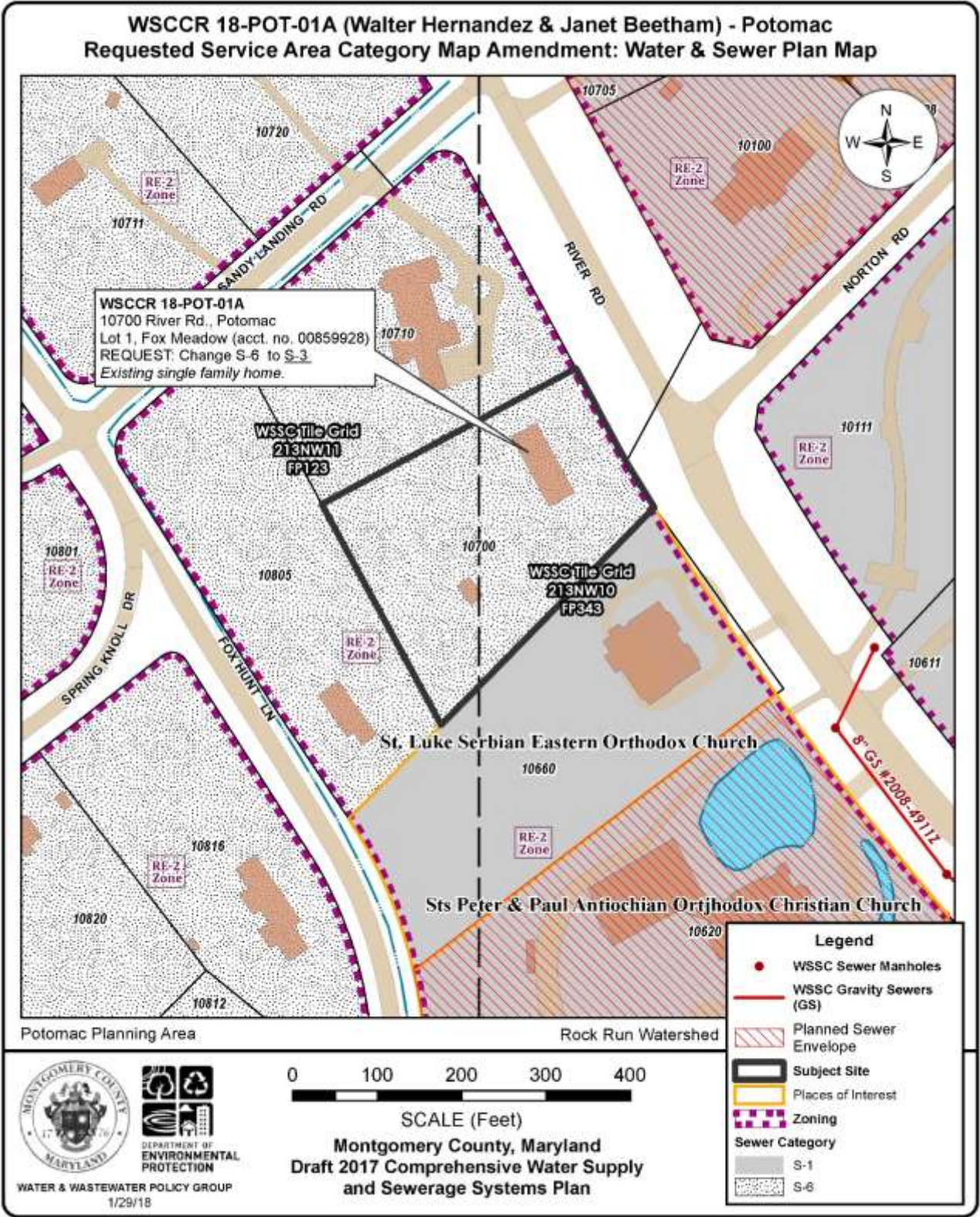
M-NCPPC – Parks Planning: No park impacts.

WSSC - Water: *(not requested)*

WSSC - Sewer: Basin: Dulles Interceptor (if served, will need to be adjusted to Rock Run). Approximately 350-foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to existing manhole (01-010-087M) of existing 8-inch sewer (contract no. 2008-4911Z) located Southeast from the subject property in River Road and would abut one adjacent property in addition to the applicant's. Average wastewater flow from the existing single family home: 280 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.

Note 1: The subject property is currently lies within the Dulles Interceptor basin (minibasin: 20-011). If served as mentioned above, basin boundary will need to be adjusted to accommodate the property within Rock Run basin (minibasin: 01-010). The above-mentioned comments are based on the existing topographic info for the property and the location of the existing house within the property. Actual First Floor Elevation (FFE) needs to be verified in order to serve the site by gravity sewer as mentioned earlier. Basement sewer (if any) may need to be pumped with on-site ejector or grinder pump.

Note 2: Gravity sewer extension has been conceptually approved for service to the adjacent property – 10660 River Road (WSSC Job No. DA4069Z05 – St. Luke Serbian Church)



WSSCR 18-PAX-01A: Thomas B. Farquhar & Mary E. Grady

DEP Staff Recommendation: Approve W-1. Administrative policy V.F.1.b: community service for properties abutting mains.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification									
<ul style="list-style-type: none">• 304 Lethbridge Ct., Ashton• Parcel No. P123, Mount Airy Farm (acct. no. 00706524)• Map tile: WSSC – 224NW01; MD –JT42• South side of Lethbridge Ct., 300 ft West of the intersection with New Hampshire Ave.• RC Zone; 0.62 acres (27,007 sq. ft.)• Patuxent Planning Area Sandy Spring Ashton Master Plan (1998)• Lower Hawlings River Watershed (MDE Use IV)• <u>Existing use</u>: Vacant Parcel• <u>Proposed use</u>: New Single Family Home	<table><tr><th>Existing –</th><th>Requested –</th><th>Service Area Categories</th></tr><tr><td>W-6</td><td>W-1</td><td></td></tr><tr><td>S-6</td><td>S-6 (no change)</td><td></td></tr></table> <p><u>Applicant's Explanation</u></p> <p><i>Applicant's Engineer, Dean Packard:</i> "The size of the property is not suitable for wells, in addition to the proposed septic system. There is an abutting water main in Lethbridge Court that I was the engineer of record to install and put into service. Therefore, under the abutting connection provision, I request, on behalf of Thomas B Farquhar and Mary E Grady, a water category change to permit connection to the 10" Water Main in Lethbridge Court. This change in 2012, now permits connection to a main with sufficient flow and pressure to service a new dwelling on Parcel 123."</p>	Existing –	Requested –	Service Area Categories	W-6	W-1		S-6	S-6 (no change)	
Existing –	Requested –	Service Area Categories								
W-6	W-1									
S-6	S-6 (no change)									

DEP Staff Report: The applicant has requested approval of water category W-1 to allow for public water service for a new single-family home. The property is 27,007 square feet in size and in the RC Zone. An existing water main abuts the property in Lethbridge Ct. M-NCPPC staff concur that the provision of water service can be supported by the abutting mains policy, for a single hookup. M-NCPPC Parks have concluded that there are no park impacts. WSSC has confirmed that water service can be supported. The abutting mains policy allows for a single hookup for a qualifying property abutting a water main. Given the zoning and the size of the parcel, future subdivision is not feasible; only one water hookup is allowed of needed here. DEP staff recommendation is for the approval of a restricted category W-1, for a single water hookup only.

Agency Review Comments

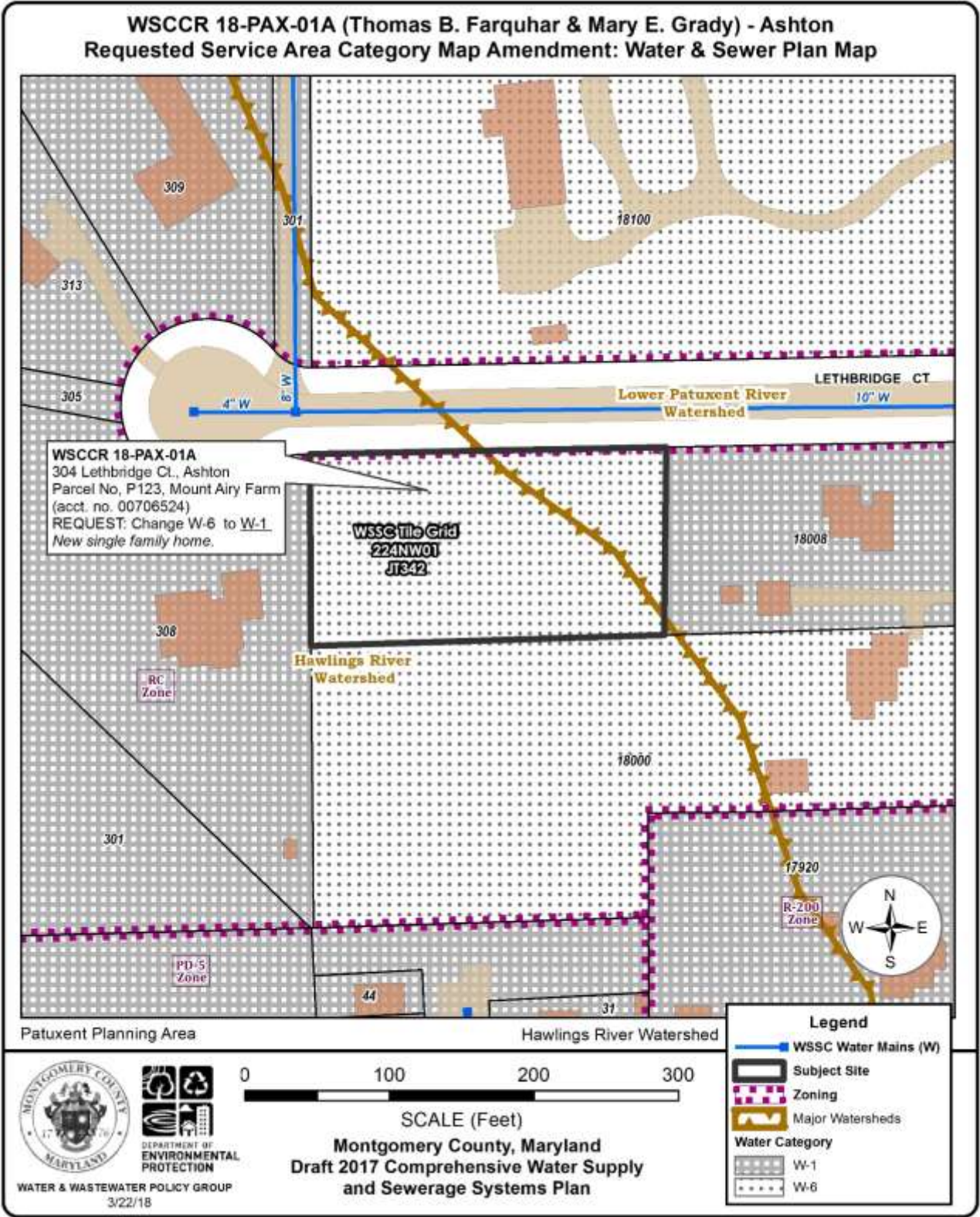
DPS: This lot was qualified for an exemption to the platting requirement by M-NCPPC because it has existed in its present size and shape prior to June 1, 1958. Based on the size of the lot it would be difficult to site both a well and a septic system on the property. The owner has completed water table testing and the results are favorable to move forward with percolation testing. A water line already runs down Lethbridge Court to the Ashton Estates subdivision and the lot abuts up against W-1 properties.

M-NCPPC – Planning Dept.: This 0.62-acre property, zoned RC, is located outside the 1998 Sandy Spring/Ashton water and sewer envelope. However, the property abuts a water line and is eligible for a single water hookup under the abutting mains policy.

M-NCPPC – Parks Planning: No Park Impacts.

WSSC - Water: Water pressure zone: 660A. A 10-inch water line (contract number: 2008-4774Z) in Lethbridge Court abuts the property to serve the proposed single family home. Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

WSSC - Sewer: (not requested)



WSSCR 18-OLN-01A: Angel Munoz

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

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> • 17010 Batchellors Forest Rd., Olney • Parcel No. P635, Chas and Benjamin (acct. no. 00701737) • Map tile: WSSC – 223NW02; MD –JT21 • West side of Batchellors Forest Rd., 300 ft North of the intersection with Old Vic Blvd. • RE-2 Zone; 2 acres (87,120 sq. ft.) • Olney Planning Area Olney Master Plan (2006) • Northwest Branch Watershed (MDE Use IV) • <u>Existing use</u>: Single Family Home • <u>Proposed use</u>: Single Family Home 	<p>Existing – Requested – Service Area Categories</p> <table> <tr> <td>W-6</td><td>W-1</td></tr> <tr> <td>S-6</td><td>S-6 (no change)</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>None Provided.</p>	W-6	W-1	S-6	S-6 (no change)
W-6	W-1				
S-6	S-6 (no change)				

DEP Staff Report: The applicant has requested approval of water category W-1 to allow for public water service for an existing single-family home. The property is 2 acres in size, zoned RE-2, and is located within the planned water service envelope. To qualify for the Consistent with Existing Plans Policy, the property must be within the County's water service envelope. M-NCPPC staff concur that the provision of water service is consistent with the 2005 Olney Master plan as it is within the public water service envelope. M-NCPPC Parks have concluded that there are no park impacts. WSSC has confirmed that water service can be supported from the abutting water main. DEP staff recommendation is for the approval of water category W-1, consistent with existing plans.

Agency Review Comments

DPS: DPS has no records of the existing well. A septic permit issued in 1977 indicates the well at the time already existed. A public water connection would eliminate potential setback restraints when a septic repair is needed. Public water lines are located under Batchellors Forest Road and Old Vic Boulevard. This lot abuts against the Batchellors Forest subdivision which is on public water and sewer.

M-NCPPC – This two-acre property, zoned RE-2, is within the service envelope of the 2005 Olney Master Plan. In addition, a water main abuts the property.

M-NCPPC – Parks Planning: No Park Impacts.

WSSC - Water: Water pressure zone: 660A. A 12-inch water line in Batchellors Forest RD abuts the property (contract no. 66-2533B). Local service is adequate. Program-sized water main extensions (16 inches in diameter, or greater) are not required to serve the property.

WSSC - Sewer: *(not requested)*

