



Proposed Category Map Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan – Four Water/Sewer Service Category Change Requests – 2019-1 Administrative Cases

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Completed: 1/23/2019

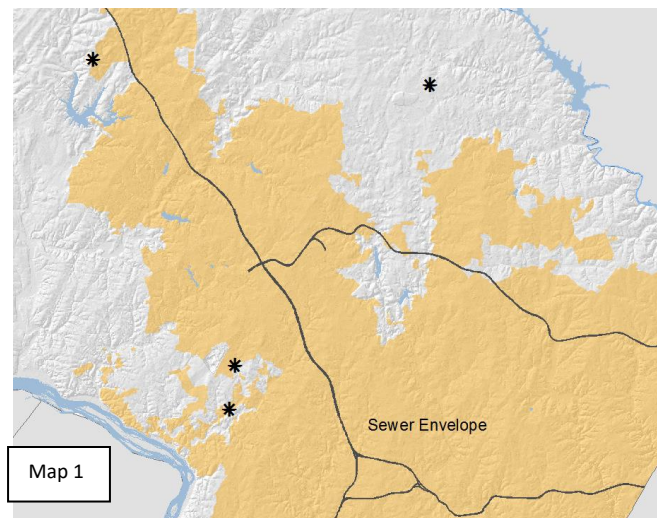
Description

Proposed Amendments:

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

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

Staff Recommendation: *Transmit Recommendations to County Executive*



Summary

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

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

STAFF RECOMMENDATION

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

Water and Sewer Category Change Requests—2019-1 Administrative Amendments

19-CKB-01A Janet S. King

This RE-1 Zoned 5.7-acre property was planned for water service in the 1994 Clarksburg Master Plan. The 2014 Ten Mile Creek Master plan confirms this designation recommend community water service to support development. "Specifically, public water and sewer service is recommended for the area identified as "Future Service Area C" in the 1994 Plan . . .".

Staff Recommendation: Approve W-1

County Executive Recommendation: Approve W-1

19-OLN-01A Mary Keys Heard

This 84.76-acre AR-zoned property is in the Northern Olney Master Plan area. The 2005 Olney Master Plan does not generally recommend water service to this zone. However, "community water service has been extended to the area around the Oaks Landfill in fulfillment of the agreement between the County and the residents concerned about potential water supply contamination". Therefore, this property is eligible for water service.

Staff Recommendation: Approve W-1

County Executive Recommendation: Approve W-1

19-TRV-01A Helen O. Warren

This 2.33-acre RE-1-zoned property is within the Potomac sewer service envelope but governed by the Piney Branch restricted sewer service policy. This policy allows a single hookup for properties abutting the Piney Branch trunk sewer. This single hookup should take place in the most environmentally sensitive way possible, avoiding stream crossings.

Staff Recommendation: Approve S-3, single hookup only

County Executive Recommendation: Approve S-3, single hookup only

19-TRV-02A Vlad Chiscop

This 4.89-acre RE-1-zoned property is a former Stage I or II property from the 1980 Potomac Subregion Master Plan. The 2004 Potomac Master Plan recommended that these properties be included in the sewer envelope and are therefore eligible for sewer service. Any sewer hookup should take place in the most environmentally sensitive way possible, avoiding stream crossings.

Staff Recommendation: Approve S-3, single hookup only

County Executive Recommendation: Approve S-3, single hookup only

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

Marc Elrich
County Executive

Patty Bubar
Acting Director

January 9, 2019

NOTICE OF AD 2019-1 ADMINISTRATIVE PUBLIC HEARING


TO: Keith Levchenko, Senior Legislative Analyst
County Council

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

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

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

Category Change Request Property Owners and Applicants

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

SUBJECT: **Administrative Public Hearing AD 2019-1 for Water and Sewer Plan Amendments**

DATE & TIME: **Wednesday, February 6, 2019, at 11:00 a.m.**

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

Please be advised that the Montgomery County Department of Environmental Protection (DEP) will hold an administrative public hearing as specified above on the following requested category map amendments to the County's 2018 Comprehensive Water Supply and Sewerage Systems Plan:

19-CKB-01A... Janet S. King
19-OLN-01A... Mary Keys Heard
19-TRV-01A... Helen O. Warren
19-TRV-02A... Vlad Chiscop

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

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

We ask that Council staff provide the posted materials to the Councilmembers for their review. If Council staff members and aides would like to meet with DEP regarding the proposed amendments, call me to arrange a

date and time to review the cases before the public hearing. We request that the Council staff submit Councilmembers' comments to DEP no later than the hearing record closing date (see below). Otherwise, we will assume that the Councilmembers agree with administrative approval as recommended for the requests.

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

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

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

DEP will close the record on February 13, 2019.

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\2019\AD-2019-1\ad-hearing-notice-2019-1.docx

cc: Nancy Navarro, 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

19-CKB-01A... Janet S. King
19-OLN-01A... Mary Keys Heard
... Tim McGrath, Mackintosh Inc. Realtors
19-TRV-01A... Helen O. Warren
... Lynne Bates
19-TRV-02A... Vlad Chiscop

Civic Organizations and Other Public Interest Groups

Audubon Naturalist Society
Clarksburg Initiatives Association
Clarksburg Civic Association
Clarksburg Chamber of Commerce
Greater Glen Mill Community Association
Greater Glen Hills Coalition
Montgomery County Civic Federation
North Potomac Citizens Association Inc.
Potomac Chamber of Commerce
Potomac Glen Homeowners Association
Potomac Highlands Civic Association
Rural Alliance
Sugarloaf Citizens Association
West Montgomery County Citizen's Association

WSSCR 19-CKB-01A: Janet S. King

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

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> • 21820 Clarksburg Rd., Boyds • Parcel P307, Grandmothers Good Will (acct. no. 00022930) • Map tile: WSSC – 230NW14; MD –EV12 • West side of Clarksburg Rd. (MD Rte. 121), 250 ft North of the intersection with Old Baltimore Rd. • RE-1 Zone; 5.7 acres (248,292 sq. ft.) • Clarksburg Planning Area Clarksburg Master Plan (1994) • Little Seneca Creek Watershed (MDE Use I) • <u>Existing use</u>: Single Family Home and accessory buildings • <u>Proposed use</u>: Single Family Home (no change) 	<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>"The existing well on the property is distressed. The yield is at ¼ gallon per minute. Two other attempts to drill a new well were unsuccessful."</p> <p><i>DEP note: An expedited connection due to a public health problem was issued by DEP on October 17th, 2018. (see pages 4-7)</i></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. This property is just over five and a half acres in size, zoned RE-1, 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 2014 Ten Mile Creek Master Plan. M-NCPPC Parks have concluded that there are no park impacts. WSSC confirms that connecting the property to water service can be supported from a planned capital-sized water main that will abut the property along Clarksburg Rd. DPS has confirmed the failure of the existing well, attempts to replace the well have also failed. An expedited connection request was submitted to WSSC from DEP on October 17th, 2018. DEP staff recommendation is for the approval of category W-1.

Agency Review Comments

DPS: A memo to expedite a public water connection was issued by DPS Well and Septic on 9/20/18. Numerous efforts to replace the well have failed. - HB

M-NCPPC – Planning Dept.: This RE-1 Zoned 5.7-acre property was planned for water service in the 1994 Clarksburg Master Plan. The 2014 Ten Mile Creek Master plan confirms this designation recommend community water service to support development. "Specifically, public water and sewer service is recommended for the area identified as "Future Service Area C" in the 1994 Plan . . .".

M-NCPPC – Parks Planning: No park impacts.

WSSC - Water: Water pressure zone: 760B. This project is located in Clarksburg Area, 250 ft. north of the intersection of Clarksburg Rd. and Old Baltimore Rd. A 16-inch water line in Clarksburg Rd will be abutting the property in near future. The project to build the 16" water main is currently in review with WSSC under project number DA5636P13 – Cabin Branch Subdivision – Part 35. Project DA5636P13 is a water extension project and is required to be built and released for service in order to serve the property. Service to property at address 21820 Clarksburg Rd, Boyds will require connection to a 16-inch diameter ductile iron water main. Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are required to serve the property.

WSSC - Sewer: (not requested)



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Patty Bubar
Acting Director

MEMORANDUM

October 17, 2018

TO: Ray Chicca, Division Leader, Development Services Division
Luis Tapia, Unit Coordinator, DSG Permit Services
Washington Suburban Sanitary Commission

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

SUBJECT: Public Health Problems

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

Water Service: 21820 Clarksburg Rd., Clarksburg

Property I.D.:	Parcel P307, Grandmothers Good Will; acct.no. 00022930	– (SDAT tax map: EV12)
Owner:	William and Janet King	Water Category: W-6 Sewer Category: S-6
WSSC grid:	230NW14	Zoning/Size: RE-1: 5.7 acres
Planning Area:	Clarksburg	Watershed: Ten Mile Creek

The Department of Permitting Services (DPS), Well and Septic Section, has notified this office of a public health problem, a well failure, at the subject property (see the attached memorandum). DPS has sought the assistance of DEP and WSSC in expediting the relief of this problem by connecting the site to public water service. The property will abut a water main in Clarksburg Road that is or will be shortly under construction as part of an SEP project.

Although this property is designated as category W-6 in the County's Water and Sewer Plan, DPS acknowledgment of a public health problem is sufficient justification to warrant the expedited provision of public water, regardless of the existing service area category. The property owner has submitted a category change request to W-1.

Given these conditions, it is reasonable to attempt to relieve this public health hazard by expediting the provision of public water service. We understand that WSSC cannot require a developer with an SEP project to install water or sewer main connections to properties outside the project area. However, anything that WSSC can reasonably do to encourage the developer in this case to do so, would be appreciated. Alternately, if it is possible for WSSC to install the connection before the new main is approved and buried, that would also be helpful. We would appreciate your assistance in this matter.

Neither DEP nor DPS staff can initiate a WSSC service application on the property owner's behalf. To begin the application process for public service, the property owner will need to contact the WSSC Permit Services

Office of the Director • Water and Wastewater Policy Group

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

Ray Chicca and Luis Tapia, WSSC
October 17, 2018

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Section at either 301-206-4003 or onestopshop@wsscwater.com. Additional information is available at the WSSC-Permits website at <https://www.wsscwater.com/business--construction/permit-services.html>.

If you have any questions, or if there are significant problems related to provision of public service, please contact me at George.Dizelos@montgomerycountymd.gov or 240-777-7755.

Attachments (see pages 3 and 4)

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cc: Lisa Sine, Sharon Spruill and April Snyder, Permit Services Unit, WSSC
Stan Edwards and Alan Soukup, Water and Wastewater Policy Group, DEP
Heidi Benham and Kim Beall, Well and Septic Section, DPS
Pamela Dunn, Functional Planning Division, M-NCPPC
Richard Weaver and Katherine Nelson, Area 3 Planning Team, M-NCPPC
Janet King

Ray Chicca and Luis Tapia, WSSC
October 17, 2018

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DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane Schwartz Jones
Director

September 20, 2018

TO: Alan Soukup
Water & Wastewater Policy Group
Department of Environmental Protection
255 Rockville Pike
Rockville, Maryland 20850

FROM: Heidi Benham
Well and Septic Section
Dept. of Permitting Services
255 Rockville Pike, 2nd floor
Rockville, Maryland 20850

SUBJECT: Request for Water Connection

LOCATION: 21820 Clarksburg Road
Boys, MD 20841
Tax Map Grid: EV12
WSSC Grid: 230 NW 14

The owner of the subject property has requested our assistance in getting an expedited water connection due to an inadequate drinking water well. The existing well does not produce enough water to meet minimum yield requirements. Two replacement wells were drilled in 2016 and both failed to meet the minimum yield requirements. Hydrofracturing was attempted but was also unsuccessful.

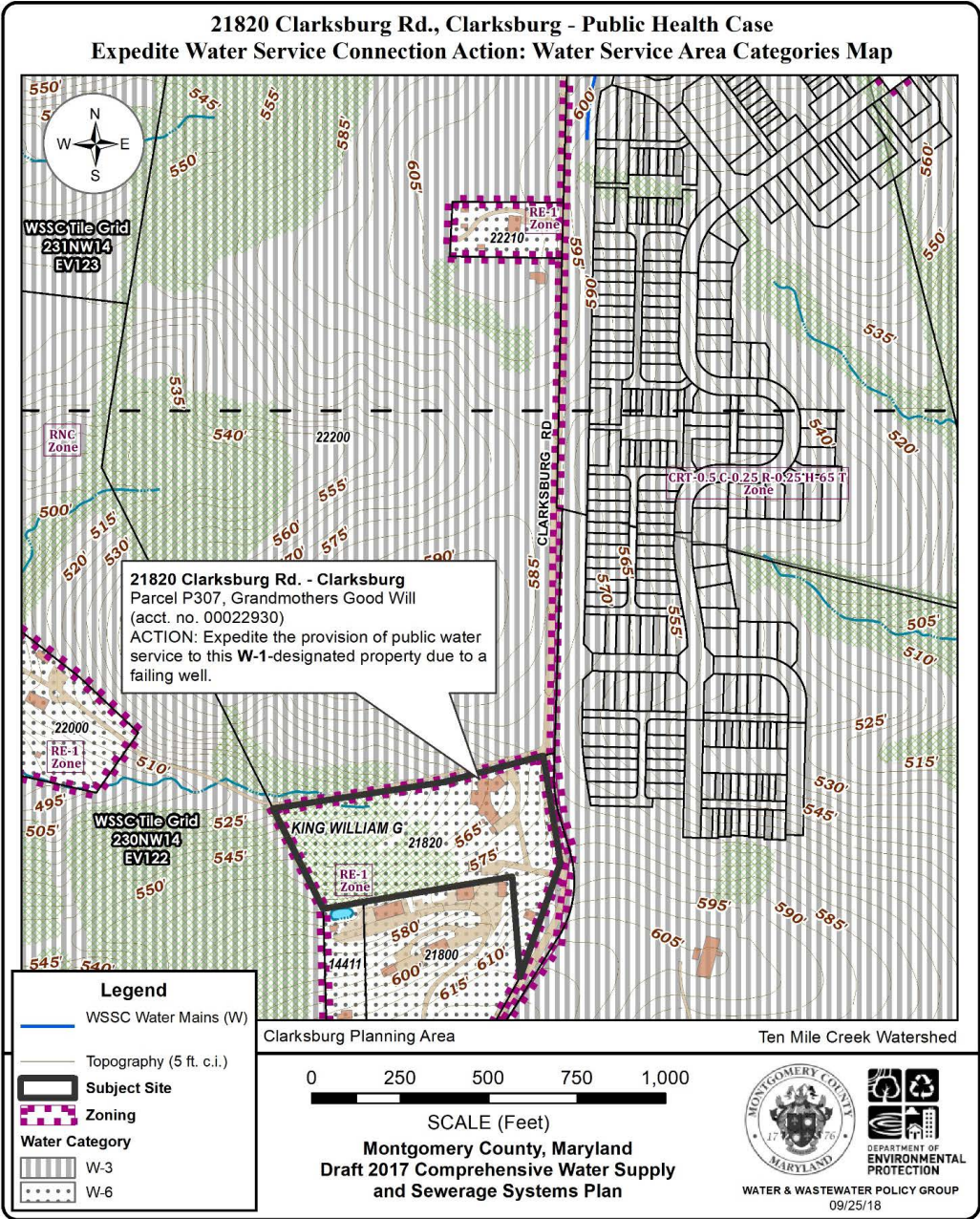
DPS Well and Septic recommends a public water connection. This property is located in service area category W-6.

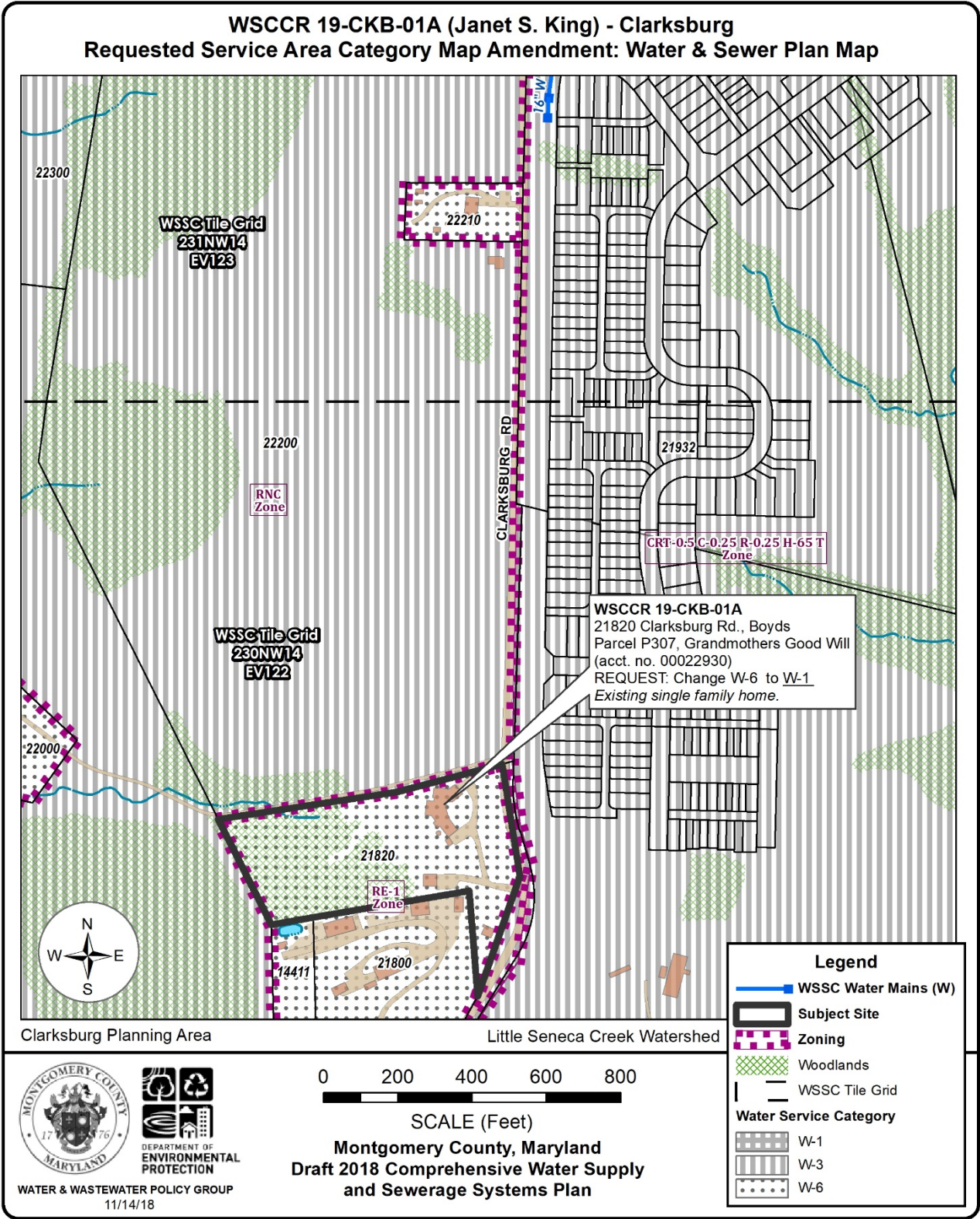
If I can be of further assistance, please contact me at 240-777-6318.

Cc: Janet King; owner

Ray Chicca and Luis Tapia, WSSC
October 17, 2018

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WSSCR 19-OLN-01A: Mary Keys Heard

DEP Staff Recommendation: Approve W-1, Oaks Landfill Service Area. Administrative policy V.D.2.a: Community Service for Public Health Problems.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> • 5011 Riggs Rd., Gaithersburg • Parcel P200, Add to Brooke Grove (acct. no. 00004532) • Map tile: WSSC – 229NW05; MD –HV21 • Northwest quadrant, intersection of Zion Rd. and Riggs Rd. • AR Zone; 84.76 acres • Olney Planning Area Olney Master Plan (2005) • Upper Hawlings River Watershed (MDE Use IV) • <u>Existing use</u>: Horse Farm • <u>Proposed use</u>: Agriculture 	<p>Existing – Requested – Service Area Categories</p> <table> <tr> <td>W-5</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>"I would like to utilize the option WSSC promised me (to hook-up to public water) after the Oaks Land Fill's liner failed and subsequently contaminated the ground water. Thank You."</p> <p><i>DEP NOTE: Property is part of the Oaks Sanitary Landfill Water Service Area (94G-OLN-01) Council Resolution No. 13-336. DEP can provide documentation on request.</i></p>	W-5	W-1	S-6	S-6 (no change)
W-5	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 horse farm. The property is just over eighty-four acres in size, and in the AR Zone. The property is located within the Oaks Landfill Water Service Area and planned for water service. This service area was established to relieve anxiety in the community due to low-level groundwater contamination in the northwestern area of the Oaks Landfill.

M-NCPPC staff concur that the property is within the Oaks Landfill Water Service Area. M-NCPPC Parks have concluded that there are no park impacts. WSSC has confirmed that water service to this property can be supported. DEP staff recommendation is for the approval of water category W-1, community service for public health problems.

Agency Review Comments

DPS: DPS Well and Septic are not cognizant or has records of WSSC's promise due to a liner failure at the Oaks Landfill. However, DPS will support the category change.

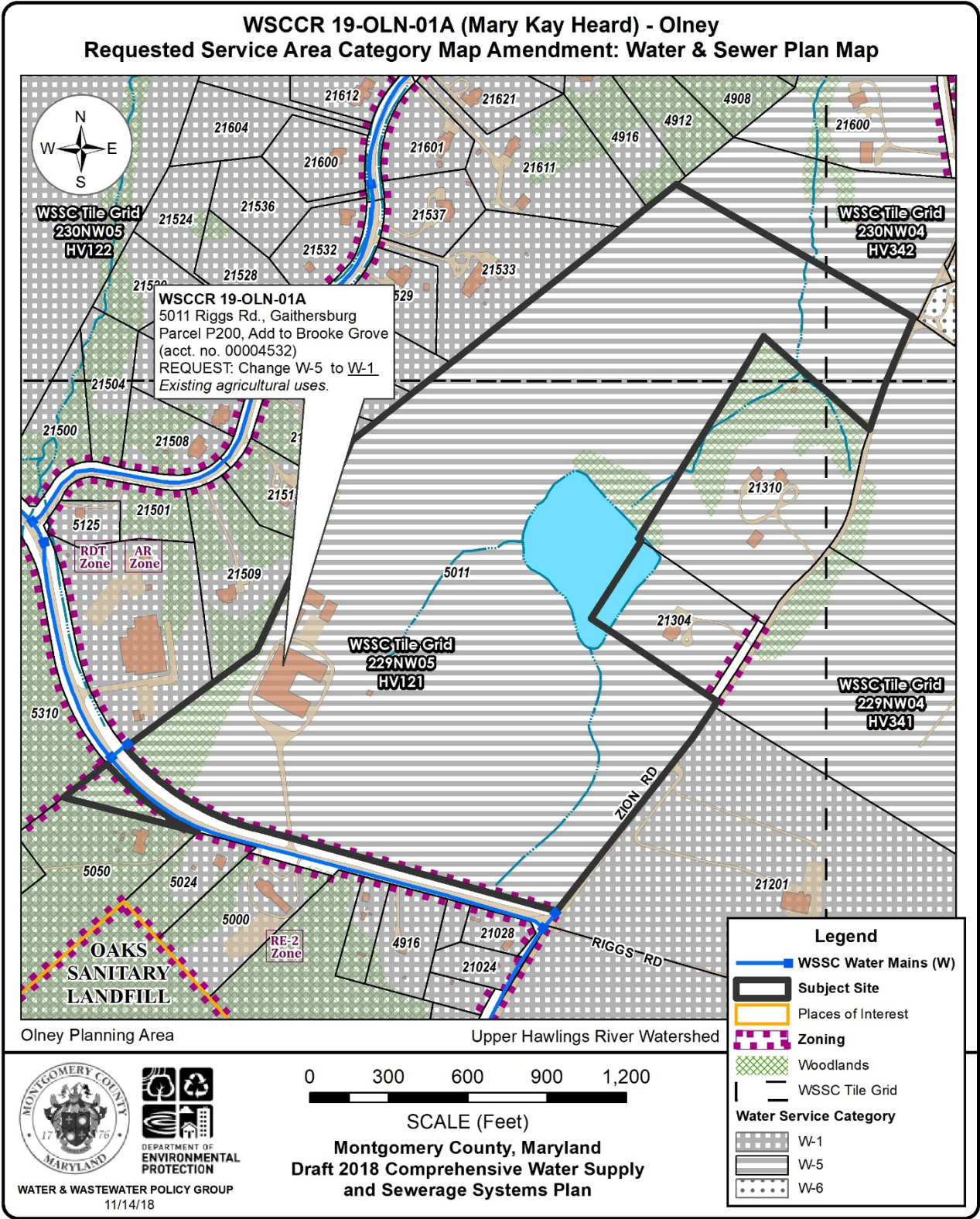
M-NCPPC – Planning Dept.: This 84.76-acre AR-zoned property is in the Northern Olney Master Plan area. The 2005 Olney Master Plan does not generally recommend water service to this zone. However, "community water service has been extended to the area around the Oaks Landfill in fulfillment of the agreement between the County and the residents concerned about potential water supply contamination". Therefore, this property is eligible for water service.

M-NCPPC – Parks Planning: No Park Impacts.

WSSC - Water: Water pressure zone: 685A. A 12-inch water line in Riggs Road abuts the property (Contract No. 1994-1163D). A 1-inch water house connection was built to the property line as part of the above contract, Permit No.869901. This connection is associated with WSSC Account No. 4201810, which is inactive. Residential water service pipeline connections exceeding 300-feet require outside meters. The outside meter must be located on the property inside a WSSC Easement. WSSC easements must be free and clear of other utilities, including storm drain systems, with the exception of allowed crossings designed in accordance with the WSSC Pipeline Design Manual. Easements must be provided at no cost to the WSSC. The Latest Edition of the WSSC Plumbing & Fuel Gas Code has been adopted and is effective July 1, 2018. The minimum water service connection for Group R-3 occupancies (Single Family Dwellings and Townhouses) should be 1.5 inches, unless there is an exception under Section 111.1.1.1 of the Code. Should the existing water house connection be

inadequate to serve the property, it must be abandoned and a new connection will be required. The Applicant must absorb the abandonment cost. Local service is adequate.

WSSC - Sewer: *(not requested)*



WSSCR 19-TRV-01A: Helen O. Warren

DEP Staff Recommendation: Approve S-3, Restricted to a single hook-up. Administrative policy V.D.2.a: Consistent with Existing Plans.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none">• 12013 Glen Mill Rd., Potomac• Parcel P010, Wickham & Pottinger (acct. no. 01745975)• Map tile: WSSC – 215NW10; MD –FQ32• East side of Glen Mill Rd. where Piney Branch crosses, 400 ft north of the intersection with Lloyd Rd.• RE-1 Zone; 2.33 acres• Travilah Planning Area Potomac Subregion Master Plan (2002)• Watts Branch Watershed (MDE Use I), Piney Branch subwatershed (Mont. Co. SPA)• <u>Existing use</u>: Unimproved• <u>Proposed use</u>: Single Family Home	<table><tr><th colspan="2"><u>Existing – Requested – Service Area Categories</u></th></tr><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><i>DEP NOTE: Based on conversations with the applicant and the applicant's representatives, sewer service is requested to support a proposed single-family home.</i></p>	<u>Existing – Requested – Service Area Categories</u>		W-1	W-1 (no change)	S-6	S-3
<u>Existing – Requested – Service Area Categories</u>							
W-1	W-1 (no change)						
S-6	S-3						

DEP Staff Report: The applicant has requested approval of sewer category S-3 to allow for public sewer service for a proposed single-family home. The property is just over two acres in size and zoned RE-1. The owners of this parcel had previously granted an easement for the construction of the Piney Branch Trunk Sewer. Under the restricted sewer service policy for the Piney Branch watershed, granting this easement allows for public sewer service. Subdivision into more than one lot is not proposed in this case, therefore, recordation of the Piney Branch Sewer Agreements as a covenant on this parcel is not required. The property is located within the planned sewer service envelope. To qualify for the Consistent with Existing Plans Policy, the properties must be within the County's planned sewer service envelope. The property is within the Piney Branch Sewer Service Area, restricting the property to a single hook-up.

M-NCPPC staff concur that the property is within the planned sewer service envelope, and within the Piney Branch Sewer Service Area. M-NCPPC Parks have concluded that there are no park impacts. WSSC has confirmed that sewer service to this property can be supported. WSSC's comments address options for the provision of sewer service that will not require an individual sewer hookup or main extension crossing under Piney Branch. DEP staff recommendation is for the approval of sewer category S-3, restricted to a single hook-up, consistent with existing plans.

Agency Review Comments

DPS: DPS Well and Septic has no records for this parcel, however, it would likely not support an onsite sewage disposal system due to poor landscape positing and setback requirements to environmental features. - HB

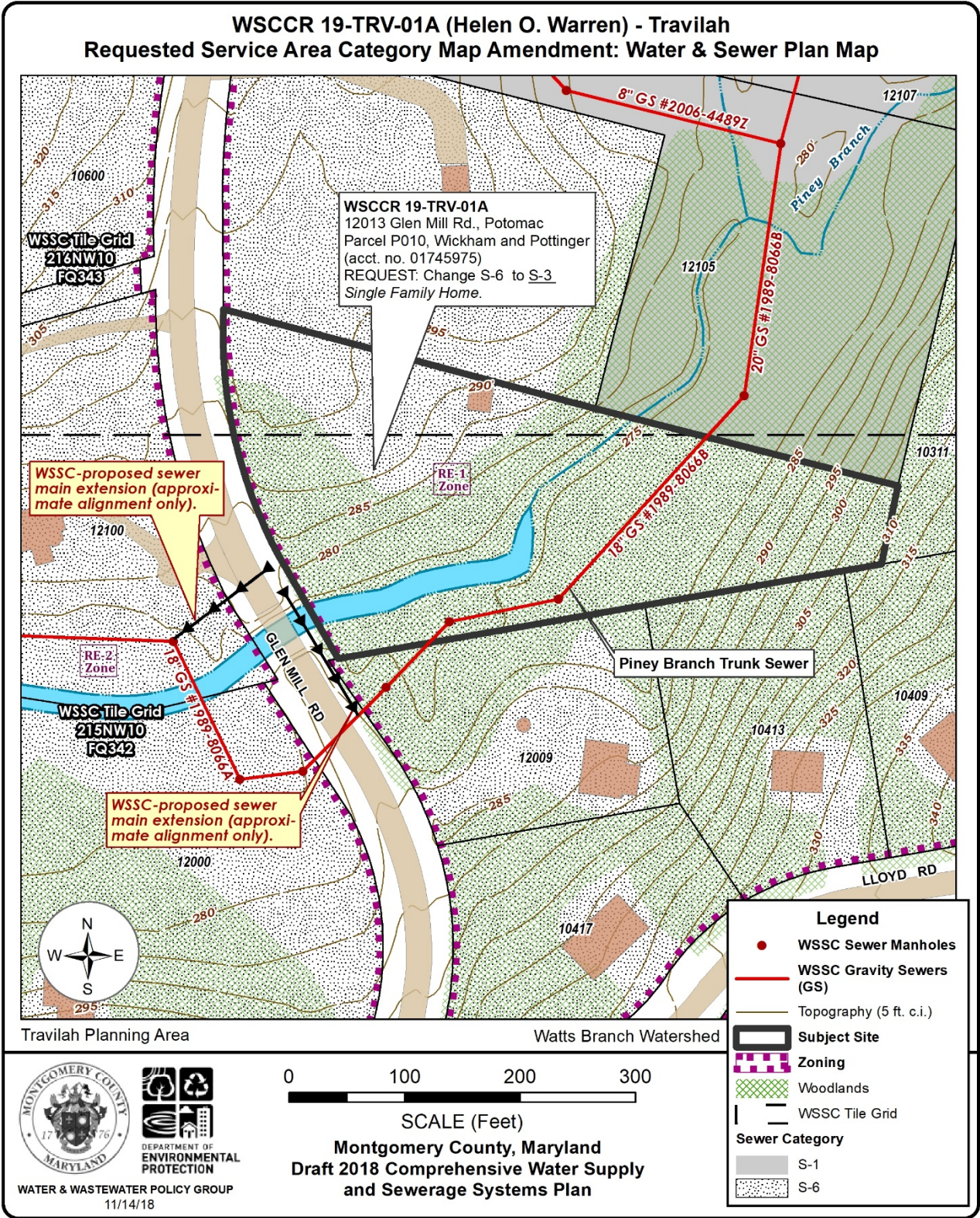
M-NCPPC – Planning Dept.: This 2.33-acre RE-1-zoned property is within the Potomac sewer service envelope but governed by the Piney Branch restricted sewer service policy. This policy allows a single hookup for properties abutting the Piney Branch trunk sewer. This single hookup should take place in the most environmentally sensitive way possible, avoiding stream crossings.

M-NCPPC – Parks Planning: No Park Impacts.

WSSC - Water: (not requested)

WSSC - Sewer: Basin: Watts Branch Mini Basin 16-019. An 18-inch sewer line traverses the property (Contract No.1989-8066B). This main is located on the south side of Piney Branch. Gravity sewer connections to this stretch of main do not appear to be feasible for the property in question. However, this 18-inch sewer crosses

Glen Mill Road just south of the Piney Branch road crossing. A connection could be made to this stretch of existing 18-inch main, assuming a non-CIP-sized gravity sewer main could be extended along Glen Mill Road and routed south under the Piney Branch road crossing. As an alternative, a non-CIP-sized gravity sewer extension to the existing 18-inch main (Contract No. 1989-8066A) located on the west side of Glen Mill Road, just north of Piney Branch could also be constructed to provide service to the property. The Applicant would be required to obtain the necessary easements to make this connection. Construction of this extension may involve the removal of trees, temporary disruption of wetlands, and/or stream valley. Average wastewater flow from the proposed development: 280 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate based on the most recent Wet Weather Capacity Re-Evaluation Report. Treatment capacity is adequate based on the most recent Bi-Annual Capacity Report.



WSSCR 19-TRV-02A: Vlad Chiscop

DEP Staff Recommendation: Approve S-3, restricted to a single hook-up. Administrative policy V.D.2.a: Consistent with Existing Plans.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none">• 10220 Lakewood Dr., Rockville• Lot 11, Block C, Lakewood Glen (acct. no. 02163916)• Map tile: WSSC – 217NW10; MD –FR31• West side of Lakewood Dr., 970 ft West of intersection with Glen Lea Way• RE-1 Zone; 4.89 acres• Travilah Planning Area Potomac Subregion Master Plan (2002)• Watts Branch Watershed (MDE Use I), Piney Branch subwatershed (Mont. Co. SPA)• <u>Existing use</u>: Single Family Home• <u>Proposed use</u>: Single Family Home	<table><tr><th colspan="2"><u>Existing – Requested – Service Area Categories</u></th></tr><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>"The current septic system is over 35 years old and nearing its life expectancy. When it was last inspected earlier this year, the septic tank showed signs of its age and I was advised to start considering other options. The location of the current septic system is directly behind the residence and takes up most of the area adjacent to the house. If we are able to connect to the public sewer system, we would be able to make better use of the space (i.e. install a pool, build a patio, build a shed, etc.) We have a growing family and are considering building an addition to the current home. A connection to the public sewer system would not only allow us to use the land near the home that is currently designated as a sewer easement, but also allow us to add 1-2 bedrooms to the current home as well (since we are not limited by a septic system)."</p>	<u>Existing – Requested – Service Area Categories</u>		W-1	W-1 (no change)	S-6	S-3
<u>Existing – Requested – Service Area Categories</u>							
W-1	W-1 (no change)						
S-6	S-3						

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. The property just under five acres in size, zoned RE-1. The property is located within an area planned for public sewer service in the 1980 Potomac Subregion Master Plan: sewer stage II. Under the restricted sewer service policy for the Piney Branch watershed, properties included in sewer stage II are allowed public sewer service. Subdivision into more than one lot is not proposed in this case, therefore, recordation of the Piney Branch Sewer Agreements as a covenant on this lot is not required. The property is located within the planned sewer service envelope. The property is also within the Piney Branch Sewer Service Area, restricting the property to a single hook-up. To qualify for the Consistent with Existing Plans Policy, the property must be within the County's planned water and sewer service envelope.

M-NCPPC staff concur that the property is within the planned sewer service envelope, as well as the Piney Branch Sewer Service Area. M-NCPPC Parks have concluded that there are no park impacts. WSSC has confirmed that sewer service to this property can be supported, requiring a 230-foot main extension from the Piney Branch Trunk Sewer. WSSC could require a sewer main easement on the applicant's property that would allow for the eventual extension of service to the cul-de-sac end of the street. An alternative, although initially longer, main extension of approximately 700 feet, would extend a new main from the same location on the trunk sewer to Lakewood Dr., then north along the street to the subject lot. This main would have the potential to provide public sewer to all of the lots on this cul-de-sac (10211 – 10241), all of which are also within sewer stage II of the 1980 master plan. Neither alignment would cross Piney Branch. DEP staff recommendation is for the approval of sewer category S-3, restricted to a single hook-up, consistent with existing plans.

Agency Review Comments

DPS: The permit record indicates the existing septic system was installed in 1983. The system is located within an established septic reserve area to the rear of the dwelling. The septic reserve area covers approx. 10,000 square feet and is designed to accommodate three replacement systems for a maximum of four bedrooms. - HB

M-NCPPC – Planning Dept.: This 4.89-acre RE-1-zoned property is a former State I or II property from the 1980 Potomac Subregion Master Plan. The 2002 Potomac Master Plan recommended that these properties be

included in the sewer envelope and are therefore eligible for sewer service. Any sewer hookup should take place in the most environmentally sensitive way possible, avoiding stream crossings.

M-NCPPC – Parks Planning: No Park Impacts.

WSSC - Water: *(not requested)*

WSSC - Sewer: Basin: Watts Branch Mini Basin 16-027. This project is located in Glen Hills. Some parts of Glen Hills are located in a County designated Special Sewer Service Area. This lot was not identified in the study as potentially being served as part of the conceptual gravity sewer system. Should this system be built in the future this lot could potentially extend this gravity sewer system to provide service to this property. An 18-inch sewer line is located just south of the property on the northeast side of Piney Branch (Contract No. 1989-8066C), just downstream of the stream crossing. A non-CIP-sized gravity sewer extension would be required to connect to this stretch of existing sewer. This extension would connect to the existing manhole (Asset ID No. 16027053M) located on the east side of the Piney Branch stream crossing and extend approximately 230 feet north to the applicant's property. An easement would be required from the adjacent property owner, in addition to an easement across the applicant's property for this extension and potential future extension to Lakewood Drive to serve additional properties in this area. Construction of this extension may involve the removal of trees, temporary disruption of wetlands and stream valley. The applicant would also be required to obtain the necessary permits and/or approvals for crossing Transcontinental Gas Pipe Line existing right-of-way. Average wastewater flow from the existing property: 280 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate based on the most recent Wet Weather Capacity Re-Evaluation Report. Treatment capacity is adequate based on the most recent Bi-Annual Capacity Report.

Map comments

