



Proposed Category Map Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan – Six Water/Sewer Service Category Change Requests – 2019-2 Administrative Cases

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Completed: 3/20/2019

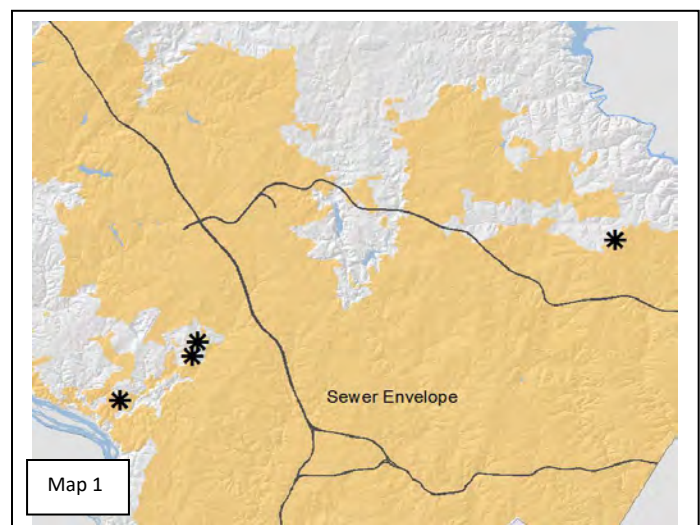
Description

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 recommended in individual master and sector plans for the entire County. The location of 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—2019-2 Administrative Amendments

19-CLO-01A Marie and Guehenno Laborde

This RE-1 zoned 3.6-acre property was recommended for sewer service in the 1997 Cloverly Master Plan. In addition, the existing septic system on the property is failing, and the Department of Environmental Protection recommends service to alleviate this public health problem.

Staff Recommendation: Approve S-3, Single hookup only

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

19-TRV-04A Steve and Valli Krimilis

This RE-1 zoned 1.69-acre property is located adjacent to the existing Potomac sewer envelope. Although the 2002 Potomac Master Plan recommends generally excluding RE-1 property from service, it also recommends “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” if extensions can be provided along roadways. The property owner proposes a connection to Valley Drive, which is adjacent to the property.

Staff Recommendation: Approve S-3. The property must be served by a low-pressure sewer extension to either Cleveland Drive or Valley Drive within existing roadways.

County Executive Recommendation: Approve S-3. The property must be served by a low-pressure sewer extension to either Cleveland Drive or Valley Drive.

19-TRV-06A Yujin and Yinghua Wang

This 0.82-acre non-conforming RE-1-zoned property is located adjacent to the existing Potomac sewer envelope. Although the 2002 Potomac Master Plan recommends generally excluding RE-1 property from service, it also recommends “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” if extension can be provided along roadways. A sewer line is located in Overlea Drive adjacent to this property. A category change should be conditioned on the approval of a subdivision plan.

Staff Recommendation: Maintain S-6 with advancement to S-3 conditioned on M-NCPPC approval of a subdivision plan that creates a lot that satisfies minimum zoning and subdivision requirements. The property must be served by a sewer extension within existing roadways. At this time, Planning staff has not determined if an Administrative Subdivision is appropriate.

County Executive Recommendation: Maintain S-6 with advancement to S-3 conditioned on M-NCPPC approval of an administrative subdivision plan for a lot that satisfies minimum zoning and subdivision requirements. The property must be served by a sewer extension to the main located to the west in Overlea Drive.

19-TRV-07A, 19-TRV-08A, 19-TRV-09A Margaret Dear Properties

These RE-2-zoned properties are located adjacent to the Potomac sewer envelope. Although the 2002 Potomac Master Plan recommends generally excluding RE-2 property from service, it also recommends “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” if extensions can be provided along roadways. A sewer line is located in Highland Farm Road, adjacent to these properties.

Staff Recommendation: Approve S-3

County Executive Recommendation: Approve S-3

NEXT STEP

The Planning Board's recommendations will be transmitted to the County Executive. Final action by the Executive will follow.

Attachment:

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



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich
County Executive

Adam Ortiz
Director

February 28, 2019

NOTICE OF AD 2019-2 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 2019-2 for Water and Sewer Plan Amendments**

DATE & TIME: **Wednesday, April 3, 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-CLO-01A... Marie and Guehenno Laborde
19-TRV-04A... Steve and Valli Krimilis
19-TRV-06A... Yujin and Yinghua Wang
19-TRV-07A... Margaret Dear
19-TRV-08A... Margaret Dear
19-TRV-09A... Margaret Dear

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:

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

DEP will close the record on April 10, 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-2019-2\ad-hearing-notice-2019-2.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-CLO-01A... Marie and Guehenno Laborde
19-TRV-04A... Steve and Valli Krimilis
... Ted Smart, MDC Services LLC
19-TRV-06A... Yujin and Yinghua Wang
... Ted Smart, MDC Services LLC
19-TRV-07A... Margaret Dear
... Jeff Robertson, CAS Engineering
19-TRV-08A... Margaret Dear
... Jeff Robertson, CAS Engineering
19-TRV-09A... Margaret Dear
... Jeff Robertson, CAS Engineering

Civic Organizations and Other Public Interest Groups

Audubon Naturalist Society
Cloverly Civic Association
Cloverly Fairland White Oak CAC
East County Citizens Advisory Board
Greater Glen Mill Community Association
Glen Hills Civic Association
Greater Glen Hills Coalition
Montgomery Coalition to Stop Sewer Sprawl
Montgomery County Civic Federation

North Potomac Citizens Association Inc.

Potomac Highlands Civic Association

Spencerville Civic Association

West Montgomery County Citizen's Association

WSSCR 19-CLO-01A: Marie and Guehenno Laborde

DEP Staff Recommendation: Approve S-3, limited to a single sewer hookup only. Administrative policy V.D.2.a.: Public Health Problems.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification				
<ul style="list-style-type: none"> 15711 New Hampshire Ave., Silver Spring Parcel P580, Snowdens Manor ENL (acct. no. 00262598) Map tile: WSSC – 221NE01; MD – JS62 East side of New Hampshire Ave., 190 ft North of the intersection with McNeil Ln. RE-1 Zone; 3.6 acres Cloverly Planning Area Cloverly Master Plan (1997) Paint Branch Watershed (MDE Use III, Mont. Co. SPA) and Northwest Branch Watershed (MDE Use IV) <u>Existing use:</u> residential and commercial <u>Proposed use:</u> no change 	<p>Existing – Requested – Service Area Categories</p> <table> <tr> <td>W-1</td><td>W-1 (no change)</td></tr> <tr> <td>S-5</td><td>S-3</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p><i>None provided. Failed septic system reported to DEP (see note below).</i></p> <p><i>DEP note: An expedited connection approval due to a public health problem was issued by DEP on November 1st, 2018. (see pages 6-9)</i></p>	W-1	W-1 (no change)	S-5	S-3
W-1	W-1 (no change)				
S-5	S-3				

DEP Staff Report: The applicant has requested approval of sewer category S-3 to allow for public sewer service for an existing residential/commercial structure. This property is just over three and a half acres in size and zoned RE-1. Although it is located within the County's planned public sewer service envelope, approval for S-3 is recommended under the public health problems policy with a limitation for a single sewer hookup only. The approval of unrestricted public sewer service within the Special Protection Area of the Paint Branch watershed part of the site has specific conditions recommended in the 1997 Cloverly Master Plan. Those conditions, typically related to subdivision plans, have not been addressed as part of this request.

M-NCPPC staff concur that the property is within the sewer service envelope of the 19997 Cloverly Master Plan. M-NCPPC Parks have concluded that there are no park impacts. WSSC confirms that connecting the property to sewer service can be supported, requiring the construction of an approximately 550 foot, dedicated low pressure sewer main, along New Hampshire Avenue and McNeil Lane. WSSC will not allow service via closer low-pressure sewers on New Hampshire Ave and McNeil Ln.; these existing mains serve residential uses. WSSC will not accept low-pressure systems that serve both residential and commercial uses together. The low-pressure sewer extension must be a dedicated main, as the property has a commercial use. DPS has confirmed the failure of the existing septic system in a memo to DEP on October 23, 2018. An expedited connection request was submitted to WSSC from DEP on November 1, 2018. DEP staff recommendation is for the approval of category S-3 for the relief of a failed septic system.

Agency Review Comments

DPS: The owner of the dwelling requested our assistance in getting an expedited sewer connection due to a failing septic system. The failure has been verified by a septic contractor. On 08/02/2018 John Seek Septic Tank Pumping reported the septic tank was overfull and the drain fields must be tested. The owner can apply for a septic repair permit to replace the existing nonfunctioning system or hire a surveyor/engineer to submit a test plan for testing to establish a septic reserve area. No plan septic repair permit or test plan has been submitted.

M-NCPPC – Planning Dept.: This RE-1 Zoned 3.6-acre property was planned for sewer service in the 1997 Cloverly Master Plan. Further, extensions are encouraged to eliminate public health hazards.

M-NCPPC – Parks Planning: No park impacts.

WSSC - Water: (not requested)

WSSC - Sewer: Basin: Paint Branch. There is an existing Low Pressure Sewer (LPS) system (contract number: 1984-6280A) in McNeil Lane to serve some residential properties in McNeil Lane. Also, there is an approved

Hydraulic Planning Analysis (HPA) for DA6224Z17 – RCCG – Jesus House, a dedicated low pressure sewer system project, to serve a church and a school located at 15730 New Hampshire Ave, north of the subject property. The project, DA6224Z17 traverses along New Hampshire Ave. and connects to WSSC gravity sewer system in McNeil Lane. Since WSSC doesn't allow commercial use to connect to the existing residential LPS system in McNeil Lane, approximately 550 feet of dedicated LPS system to connect to existing WSSC manhole 02-046-128M in McNeil Lane would be required to serve the commercial use within the subject property. Given the existing LPS system, approved DA6224Z17, and any other public utilities may have been within the road right of way, the feasibility and approval of the aforementioned dedicated LPS to serve the property will be determined during the HPA stage of the project, when design and technical parameters (design flow, pump elevation, pump location, etc.) for the system will be submitted to WSSC for review. Average wastewater flow from the existing zoning: 1090 GPD. Program-sized sewer mains are not required to serve the property. Treatment capacity is adequate.



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Patty Bubar
Acting Director

MEMORANDUM

November 1, 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:

Sewer Service: 15711 New Hampshire Ave., Silver Spring

Property I.D.:	Parcel P580, Snowdens Manor ENL; acct.no. 00262598	— (SDAT tax map: JS62)
Owner:	Marie and Guehenno Laborde	Water Category: W-1 Sewer Category: S-5
WSSC grid:	221NE01	Zoning/Size: RE-1, 3.6 acres
Planning Area:	Cloverly	Watershed: Northwest Branch/ Paint Branch

The Department of Permitting Services (DPS), Well and Septic Section, has advised this office of a public health problem, a septic failure, at the subject property (see the attached memorandum). DPS recommended relief of this problem by connecting the site to public sewer service. The property is within the County's planned public sewer envelope and is designated as sewer service category S-5.

WSSC has advised that a dedicated low-pressure sewer main extension will be needed to serve the commercial-use subject property. A low-pressure sewer main extension to the closest gravity main on McNeil Lane would be approximately 500 foot in length through the public right-of-way. Nearby low-pressure sewer mains along New Hampshire Avenue and McNeil Lane serve residential uses and cannot also serve a commercial use under WSSC's practices.

The property owners may have the option to pursue an onsite septic replacement, which would require the owners' coordination with the DPS, Well and Septic Section.

Although this property is designated as category S-5 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 sewer service, regardless of the existing service area category. The property owners have filed a request with DEP for a service area change from S-5 to S-3 (WSSCR 19-CLO-01A). If the property owner decides to pursue an onsite repair or replacement, they will need to notify DEP of their intention to withdraw their category change request.

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
November 1, 2018

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Given these conditions, it is reasonable to relieve this public health hazard by expediting the provision of public sewer service. **WSSC does not need to wait for the approval of a Water and Sewer Plan amendment to provide public sewer service; public service via the WSSC's system should be provided as soon as possible.** 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 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
Marie and Guehenno Laborde

Ray Chicca and Luis Tapia, WSSC
November 1, 2018

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**Montgomery County
Department of Permitting Services**

255 Rockville Pike, 2nd Floor
Rockville, MD 20850-4166
Phone: 311 in Montgomery County or (240)777-0311
www.montgomerycountymd.gov/dps



MEMORANDUM

October 23, 2018

TO: George Dizelos
Water and Wastewater Management
Montgomery County Environmental Protection
255 Rockville Pike
Rockville, Maryland 20850

FROM: Jason L. Flemming, LEHS *JLF*
Well and Septic Section
Montgomery County Permitting Services
255 Rockville Pike
Rockville, Maryland 20850

SUBJECT: Request for Sewer Connection

15711 New Hampshire Avenue, Silver Spring, MD 20905
Tax Map JS62, Parcel P580

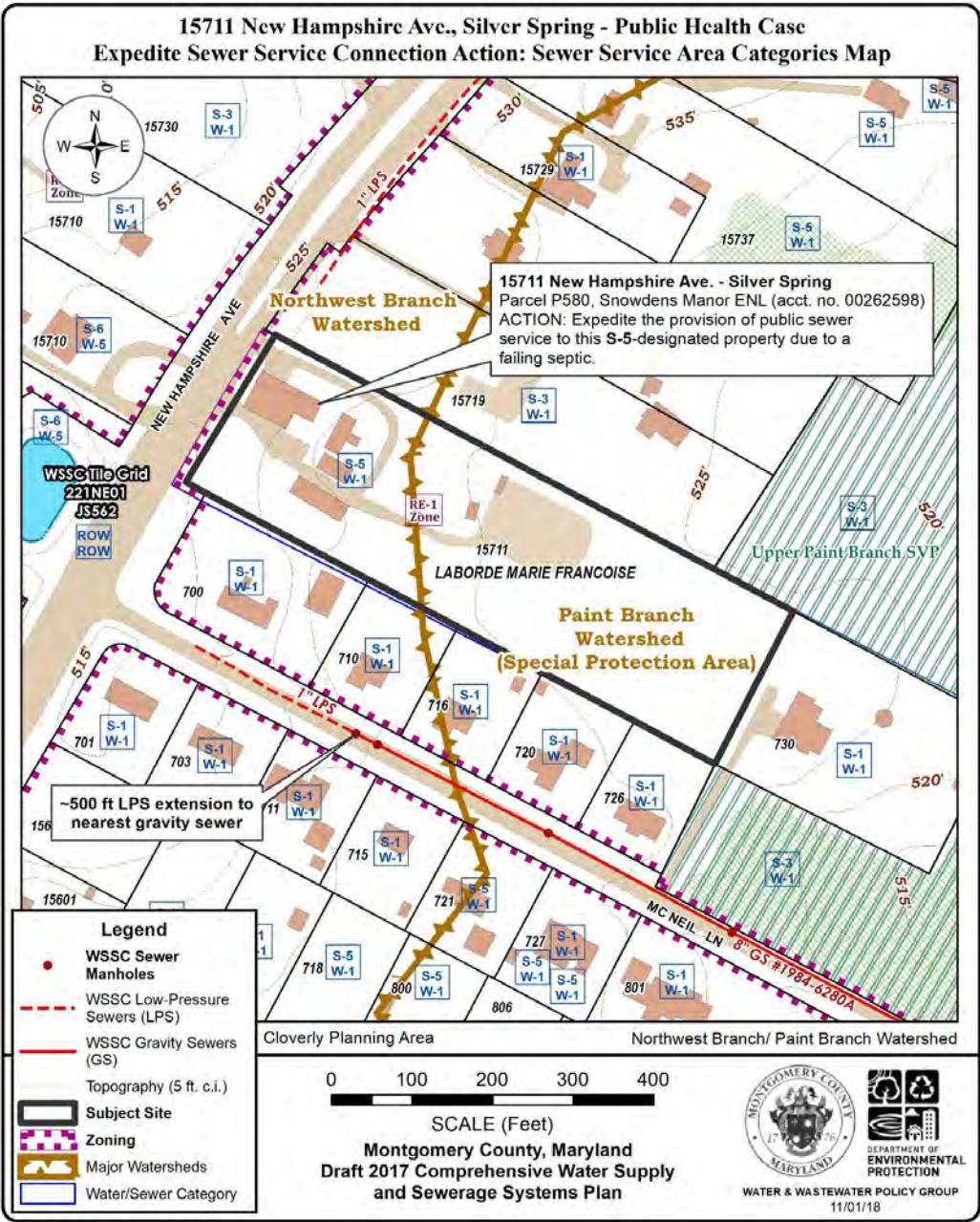
The owner of the dwelling at the location noted above has requested our assistance in getting an expedited sewer connection due to a failing septic system which is a public health hazard. The failure has been verified by a septic contractor. Documentation of the failure is on file. It appears that the property is in category S-5.

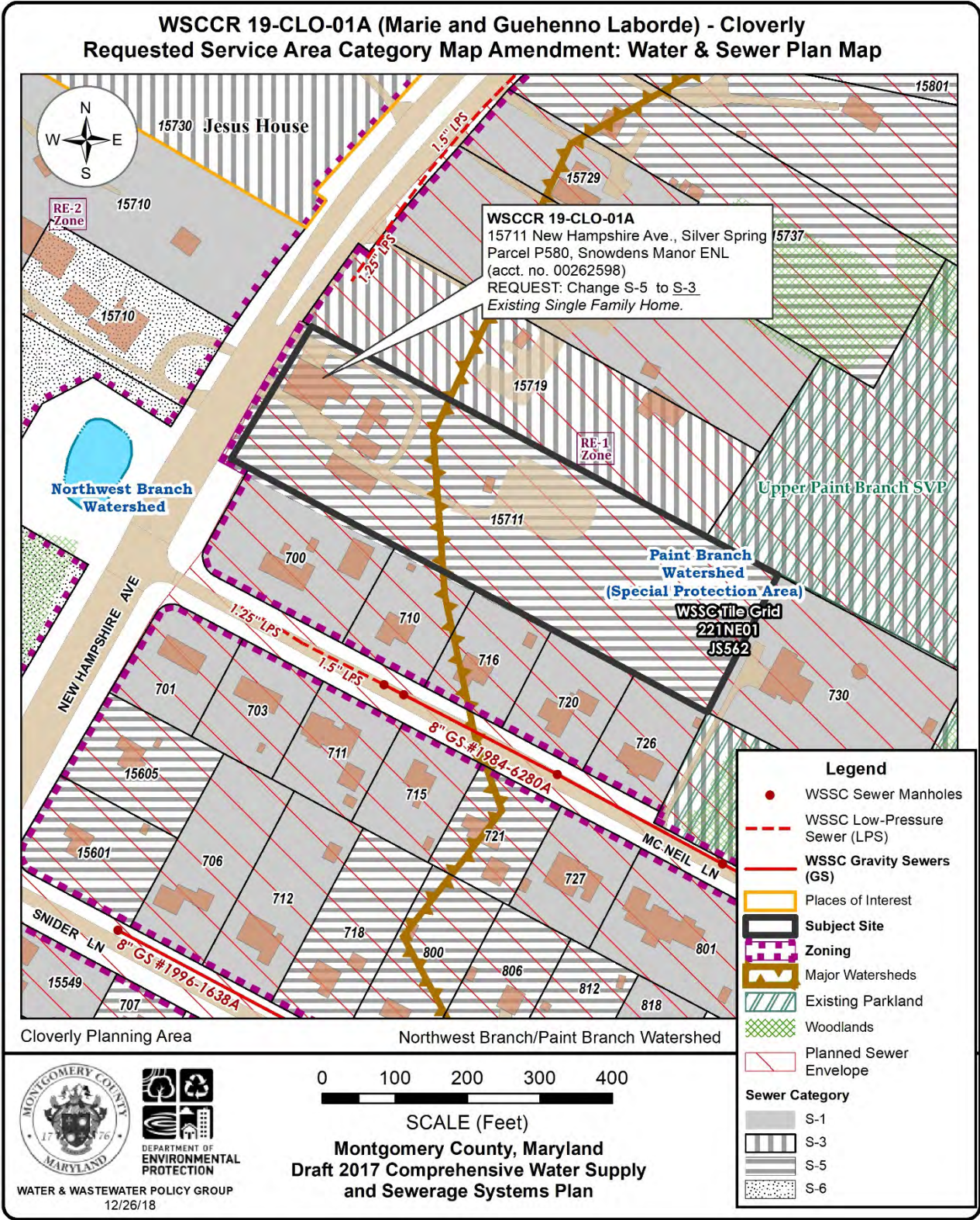
jlf

cc: Luis Tapia, WSSC,

Ray Chicca and Luis Tapia, WSSC
November 1, 2018

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WSSCR 19-TRV-04A: Steve and Valli Krimilis

DEP Staff Recommendation: Approve S-3 (Potomac peripheral sewer service policy). The property must be served by a low-pressure sewer extension (to either Cleveland dr. of Valley Dr.), a gravity main extension to Overlea Dr., as proposed by WSSC, is not allowed. 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">• 13000 Valley Dr., Rockville• Lot 5, Block 10, North Glen Hills Sec 2 (acct. no. 00077366)• Map tile: WSSC – 217NW10; MD –FR41• West side of Valley Dr., 320 ft south of the intersection with Cleveland Dr.• RE-1 Zone; 1.69 acres (73,745 Sq. Ft.)• Travilah Planning Area Potomac Subregion Master Plan (2002)• Watts Branch Watershed (MDE Use I)• <u>Existing use</u>: Unimproved• <u>Proposed use</u>: Single Family Home	<table><tr><th colspan="2">Existing – Requested – Service Area Categories</th></tr><tr><td>W-3</td><td>W-3 (no change)</td></tr><tr><td>S-6</td><td>S-3</td></tr></table> <p><u>Applicant's Explanation</u></p> <p>"We are applying for a sewer category change from S-6 to S-3 under the Potomac Area Peripheral Sewer Policy to extend public sewer to our lot and build a single-family home. We purchased the lot in 1987 and were unsuccessful in obtaining approval for an onsite septic system. (continues below)</p>	Existing – Requested – Service Area Categories		W-3	W-3 (no change)	S-6	S-3
Existing – Requested – Service Area Categories							
W-3	W-3 (no change)						
S-6	S-3						
<p><u>Applicant's Explanation (continued)</u></p> <p>"The 2002 Potomac Subregion Master Plan suspended the Peripheral Sewer Policy and limited public sewer service to lots with failing septic systems in the Glen Hills Area until completion of the Glen Hills Area Sanitary Study. The Study was completed in 2013 and the recent 2018 update to the 10 Year Comprehensive Water and Sewer Plan (CWSP restored the Peripheral Sewer Policy to the Glen Hills Area. Our Application is consistent with this policy and should be approved. Our Lot directly abuts the Planned Sewer Envelope on two sides in its southwest corner, by 100' on the southern property line and by 162' on the western property line, see the attached exhibit A.</p> <p>"We plan to connect to the low-pressure sewer system located in Valley Dr. approximately 620' to the north and share in the design and construction costs with the owners of 13101 Valley Dr. which was recently approved for sewer category S-3. The sewer main extension will follow existing public right of way and will not affect streams, stream buffers or other environmentally-sensitive areas. The extension minimizes the number of new abutting properties to 2 existing homes, 13100 valley Dr. which onsite system failed and was replaced with an innovative drip system in 2014 and 13001 Valley Dr. build in 2015 using an onsite system with a single reserve field."*</p>							
<p><u>DEP NOTES:</u></p> <ul style="list-style-type: none">• <u>Previous category change requests associated with this property include 02A-TRV-31, 93B-TRV-03 and 88B-TRV-06</u>• <u>*See DPS comments (page 12) concerning the applicants' reference to the septic system for 13001 Valley Dr.</u>							

DEP Staff Report: The applicant has requested approval of sewer category S-3 to allow for public sewer service for a new single-family home. The property is just under one- and three-quarter acres in size, and zoned RE-1. The property is located at the periphery of the planned public sewer service envelope. To qualify for the Consistent with Existing Plans, Potomac Peripheral Service Policy, the property must abut or confront the planned sewer envelope. The property is adjacent to the planned sewer envelope to the south-west at 13101 Ridge Drive.

M-NCPPC staff concur that the property is adjacent to the Potomac sewer service envelope and 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 with the construction of a gravity sewer main extension to Overlea Drive. However, the construction of a gravity main extension along a tributary of Watts Branch will have negative effects on the stream, stream buffer and forests. This is not consistent with either the recommendations in the 2002 master plan or in the 2013 Glen Hills Area Sanitary Study. The property may also be served by a low-pressure sewer main extension along Valley Drive to Cleveland Drive. DEP staff recommendation is for the approval of sewer category S-3, consistent with existing plans.

Agency Review Comments

DPS: This property has failed standard percolation testing and is not eligible for sand mound tests due to restrictive environmental and landscape features. DPS would also like to clarify a statement in the applicant's explanation regarding the property at 13001 Valley Drive. This property has a full replacement area approved (area set aside for an initial septic system and two replacement systems).

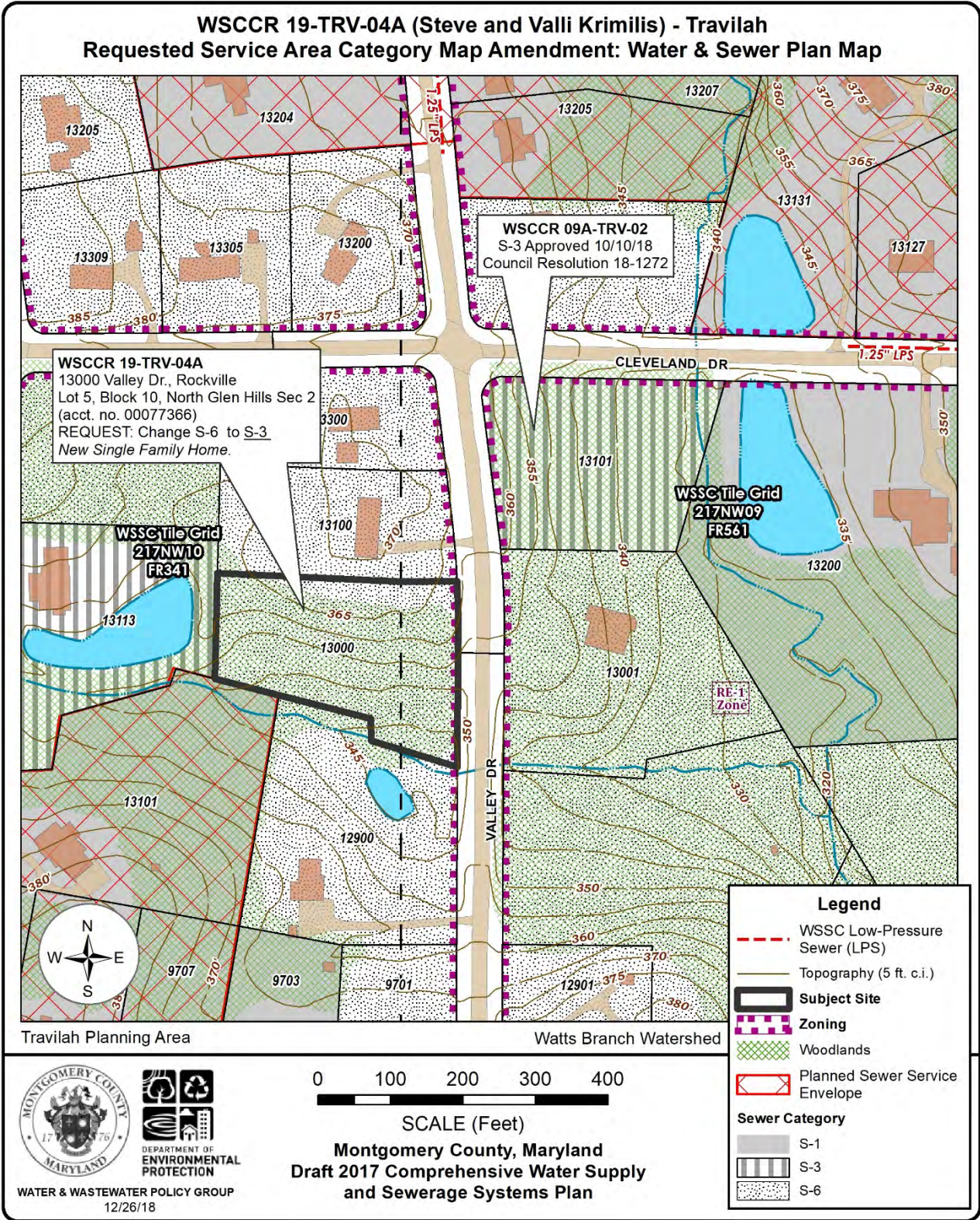
M-NCPPC – Planning Dept.: This RE-1 Zoned 1.69-acre property is located adjacent to the existing Potomac sewer envelope. Although the 2002 Potomac Master Plan recommends generally excluding RE-1 property from service, it also recommends "limited provision of community sewer service for areas zoned RE-1 and RE-2 within and at the periphery of the proposed sewer service envelope" if extensions can be provided along roadways.

M-NCPPC – Parks Planning: No Park Impacts.

WSSC - Water: *(not requested)*

WSSC - Sewer: Basin: Watts Branch Mini Basin 16-024. 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 sewer system. A non-CIP-sized public sewer extension would be required to serve the property with gravity sewer. This extension would connect to the 8-inch sewer in Overlea Drive (Contract No. 83-5793A) and would abut approximately 10 properties in addition to the applicant's. Easements would be required. Construction of this extension may involve the removal of trees, temporary disruption of wetlands and stream valley.

An alternate option would be to connect to the public sewer system in Cleveland Drive. A public low-pressure sewer main extension from Valley Drive to Cleveland Drive would be required. This option would also entail the replacement of the existing low-pressure sewer main along Cleveland Drive to accommodate this lot and any additional properties as determined by Montgomery County (Glen Hills Area Sanitary Study). 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.



WSSCR 19-TRV-06A: Yujin and Yinghua Wang

DEP Staff Recommendation: Maintain S-6, with advancement to S-3 (Potomac peripheral sewer service policy) conditioned on M-NCPPC approval of an administrative subdivision plan for a lot that satisfies minimum zoning and subdivision requirements. The property must be served by a sewer extension to the main located to the west on Overlea Dr., a gravity main extension to the Watts Branch Trunk Sewer, as considered by WSSC, is not allowed. 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"> Lot P4 Overlea Dr., Rockville Lot P4, Block 6, Sec 2 Glen Hill (acct. no. 00079104) Map tile: WSSC – 216NW10; MD –FQ43 North side of Overlea Dr., 400 ft East of the intersection with Circle Dr. RE-1 Zone; 35,544 sqft. Travilah Planning Area Potomac Subregion Master Plan (2002) Watts Branch Watershed (MDE Use I) <u>Existing use:</u> Unimproved <u>Proposed use:</u> Single-Family Home, requiring an administrative subdivision to increase the lot size and street frontage to RE-1 minimum zoning standards. 	<p><u>Existing – Requested – Service Area Categories</u></p> <table> <tr> <td>W-3</td><td>W-3 (no change)</td></tr> <tr> <td>S-6</td><td>S-3</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>"We are applying for a sewer category change from S-6 to S-3 under the Potomac Area Peripheral Sewer Policy contingent on a future Administrative Subdivision Approval. We need just 4,456 sf of additional property & 25' at the building line to be buildable in the RE-1 zone. We are working with our neighbor to purchase this small area of property. In addition to property cost, the cost of the Administrative Subdivision process is over \$30,000. We do not want to expend the time & money for either unless we have S-3 approval after subdivision. <i>(continues below)</i></p> <p><i>DEP note: Under policies adopted in the 2018 update of the Water and Sewer Plan, conditional category changes approvals (as recommended here) expire five years from the date of the County's conditional approval action. Applicants may request a five-year extension if the extension request is filed with DEP before the expiration of the initial five-year sunset date.</i></p>	W-3	W-3 (no change)	S-6	S-3
W-3	W-3 (no change)				
S-6	S-3				

Applicant's Explanation (continued)

"We clearly meet the Peripheral Sewer Policy which was restored to Glen Hills in the recent 2018 update to the 10 Year Comprehensive Water & Sewer Plan (CWSP). Our property abuts the Planned Sewer Envelope along its common property line with 9716 Overlea Dr. to the west and across the street with 9717 Overlea Drive to the south. Both 9716 & 9717 Overlea Dr. are part of the Planned Sewer Envelope. The Planned Sewer Envelope in the Glen Hills Area was determined by all those properties connected or approved for sewer service at the 2002 Potomac Subregion Master Plan. Sewer service was provided to 9716 & 9717 Overlea Dr prior to that time. However, this was not discovered until the 2017 south Overlea Drive Sanitary Survey when Council action (CR 18-888) noted a "utility service error" and corrected 9716 & 9717 sewer categories from S-6 to S-1.

"About the same time, during CWSP discussions regarding the Potomac Area Peripheral Sewer Policy in the Glen Hills Area, the Council was provided the attached showing 9716 & 9717 Overlea Dr. within the Planned Sewer Envelope. Because a "utility service error" is inconsistent with being part of the Planned Service Envelope, a revision should be processed as soon as practical or concurrently with this application that removes the "utility service error" restrictions on 9716 & 9717 Overlea Dr. and places them within the Planned Sewer Envelope. This corrects the original County mistake of not including 9716 & 9717 Overlea Dr. in the Planned Sewer Envelope in 2002 and also allows our contingent application for S-3 to rightly be approved.

"Approximately 200' of low pressure sewer main extension abutting no other properties outside the sewer envelope is required and there are at least 9 properties beyond in category S-3 approved for sewer."

DEP NOTE: Previous category change requests associated with this property include 17-TRV-07G (South Overlea Dr. Septic Survey) and 02A-TRV-31

DEP Staff Report: The applicant has requested approval of sewer category S-3 to allow for public sewer service for a new single-family home. The property is non-conforming, 35,544 square in size, and zoned RE-1. The applicant has indicated the desire to create a conforming, buildable lot through the administrative subdivision process. The property is located within the periphery of the Potomac planned sewer service envelope. To qualify for the Consistent with Existing Plans, Potomac Peripheral Service Policy, the property

must abut or confront the planned sewer envelope. Under this policy, sewer main extensions are intended to follow public road rights-of-way, avoiding stream crossings, stream buffers, and other environmentally sensitive areas. The property is adjacent to the planned sewer envelope to the west at 9716 Overlea Drive and partially confronts the envelope at 9717 Overlea Drive. As the applicant has noted, public sewer service was provided to 9716 and 9717 Overlea Drive by utility service errors. Given, however, that this service was provided prior to the sewer service recommendations in the 2002 master plan, these properties were included in the planned public sewer envelope.

M-NCPPC staff concur that the property is adjacent to the Potomac sewer service envelope and 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. Given the potential for negative effects on forests, stream buffers and Watts Branch, WSSC's proposed gravity sewer extension is not permissible. An extension to the existing gravity sewer main to the west along Overlea Drive (no. 1989-7958A), as proposed by the South Overlea Drive Survey amendment, will be used. This will keep the sewer main extension within the public road right-of-way. A grinder pump/low-pressure sewer system may be needed.

DEP staff recommendation is for the conditional approval of sewer category S-3 requiring the successful subdivision and conversion to a conforming RE-1 building lot.

Agency Review Comments

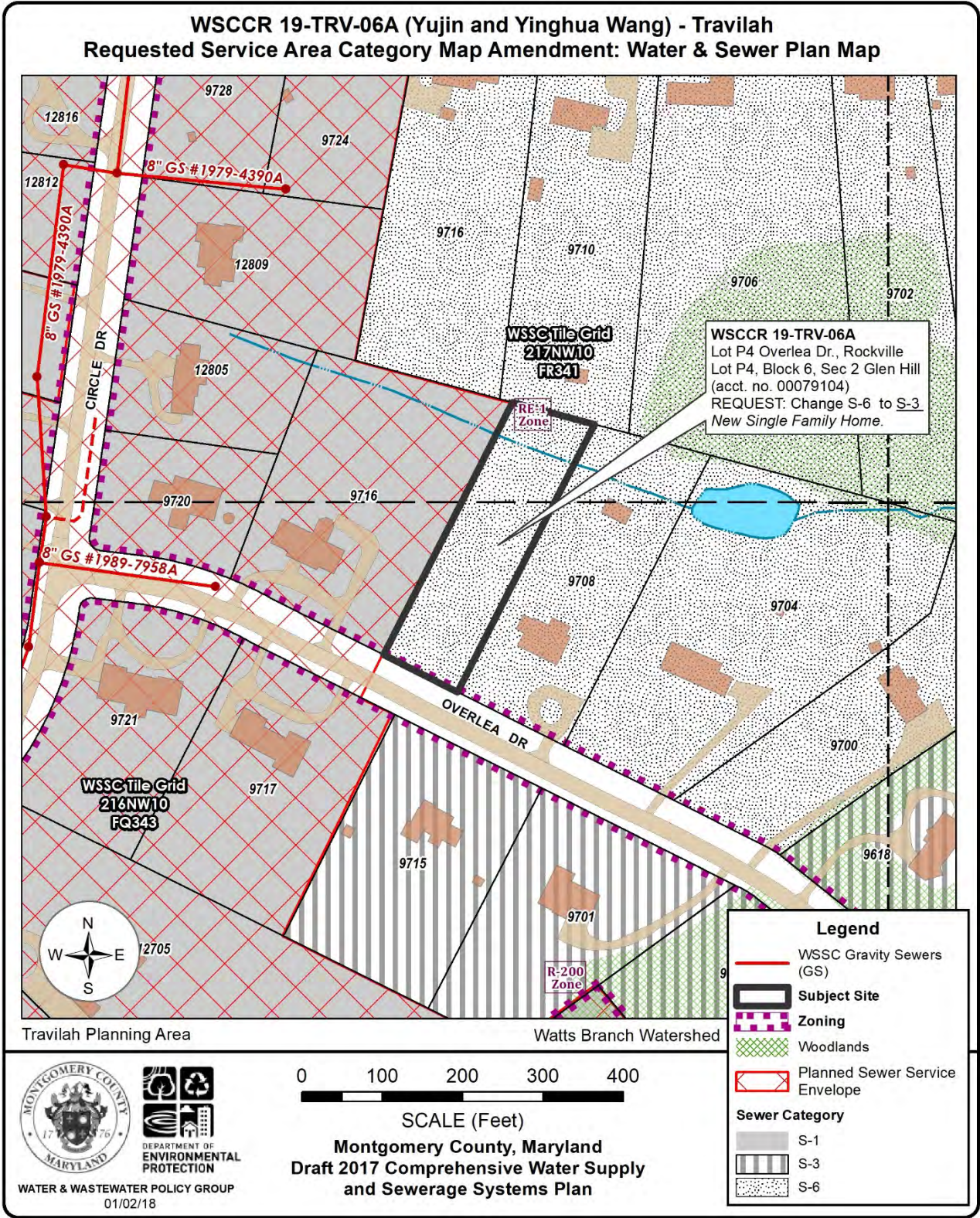
DPS: Unsuccessful water table testing was conducted on Lot P4 in 2005. Establishing a modern septic reserve area to serve a new dwelling does not appear feasible.

M-NCPPC – Planning Dept.: This .82-acre non-conforming RE-1-zoned property is located adjacent to the existing Potomac sewer envelope. Although the 2002 Potomac Master Plan recommends generally excluding RE-1 property from service, it also recommends “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” if extension can be provided along roadways. A category change should take place upon the successful subdivisions to increase lot size and street frontage.

M-NCPPC – Parks Planning: No Park Impacts.

WSSC - Water: *(not requested)*

WSSC - Sewer: Basin: Watts Branch. To provide gravity service to this parcel would require a 2,200-foot-long non-CIP-sized sewer extension along Overlea Drive and through private property. This extension would connect to an existing 27-inch trunk sewer along Watts Branch (contract no. 61-5423) and would abut 14 other properties currently in Category S-6 in addition to the applicant's. WSSC easements would be required. Construction of this extension would involve the removal of mature trees, and would require work within wetlands and within Watts Branch Stream Valley Park. Average wastewater flow from the proposed development: 280 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.



WSSCR 19-TRV-07A: Margaret Dear

DEP Staff Recommendation: Approve S-3 (Potomac peripheral sewer service policy). 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"> • 11524 Highland Farm Rd., Rockville • Pt. Lot 110, PT LT 110 Saddle Ridge (acct. no. 02493791) • Map tile: WSSC – 215NW11; MD –FQ12 • West side of Highland Farm Rd., opposite the intersection with Deercrest Ln. • RE-2 Zone; 3.56 acres • Travilah Planning Area Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • <u>Existing use</u>: Single-Family Home • <u>Proposed use</u>: Replacement of existing single-family 	<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>"For the Construction of new Single-Family dwelling with public sewer service. Existing sewer main within 500 feet of subject property."</p> <p><i>DEP Note: The sewer category map for requests 19-TRV-07A, -08A, and -09A is provided on page 23.</i></p>	W-1	W-1 (no change)	S-6	S-3
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 the replacement of a single-family home. The property is just over three and a half acres in size, and zoned RE-2. The property is located on the periphery of the Potomac planned sewer service envelope. To qualify for the Consistent with Existing Plans, Potomac Peripheral Service Policy, the property must abut or confront the planned sewer envelope. The property confronts and is adjacent to the planned sewer envelope to the south, east and west. Under this policy, sewer main extensions are intended to follow public road rights-of-way, avoiding stream crossings, stream buffers, and other environmentally sensitive areas.

M-NCPPC staff concur that the property is adjacent to the Potomac sewer service envelope and 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 with the construction of a gravity sewer main extension along the public rights-of-way for Highland Farm Road and/or Deercrest Lane. WSSC notes that an onsite grinder pump/low-pressure sewer system may be needed. DEP staff recommendation is for the approval of sewer category S-3, consistent with existing plans.

Agency Review Comments

DPS: DPS does not appear to have sufficient soils testing records on file to support an existing septic reserve area for this lot.

M-NCPPC – Planning Dept.: These RE-2-zoned properties are located adjacent to the Potomac sewer envelope. Although the 2002 Potomac Master Plan recommends generally excluding RE-2 property from service, it also recommends "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" if extensions can be provided along roadways.

M-NCPPC – Parks Planning: No Park Impacts.

WSSC - Water: (not requested)

WSSC - Sewer: BASIN: Watts Branch treated at Blue Plains WWTP. There are two options for sewer service:

Option 1: An approximately 550-foot-long non-CIP-sized gravity sewer extension is required to serve the property. This extension would connect to an existing 12 inch gravity sewer (contract no.1990-8410A) and would abut approximately two other properties in addition to the applicant's. Some pumping within the property boundary may be required. Easements may be required. Construction of this extension may involve the removal of trees, temporary disruption of wetlands or stream valley.

Option 2: An approximately 500-foot-long non-CIP-sized gravity sewer extension is required to serve the property. This extension would connect to an existing 8 inch gravity sewer (contract no.1984-6080A) and would abut approximately four other properties in addition to the applicant's. Some pumping within the property boundary may be required. Easements may be required. Construction of this extension may involve the removal of trees, temporary disruption of wetlands or stream valley. Average wastewater flow from the proposed development: 280 GPD. Average wastewater flow from existing zoning: 500 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.

WSSCR 19-TRV-08A: Margaret Dear

DEP Staff Recommendation: Approve S-3 (Potomac peripheral sewer service policy). 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"> • 11528 Highland Farm Rd., Rockville • Lot P90, PT LT 86 Saddle Ridge 7100/389 (acct. ns. 02522462) • Map tile: WSSC – 215NW11; MD –FQ12 • West side of Highland Farm Rd., opposite the intersection with Deercrest Ln. • RE-2 Zone; 2.14 acres • Travilah Planning Area Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • <u>Existing use</u>: Unimproved • <u>Proposed use</u>: New Single-Family 	<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>"For the Construction of new Single-Family dwelling with public sewer service. Existing sewer main within 500 feet of subject property."</p>	W-1	W-1 (no change)	S-6	S-3
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 the construction of a single-family home. The property is just over two acres in size, and zoned RE-2. The property is located within the periphery of the Potomac planned sewer service envelope. To qualify for the Consistent with Existing Plans, Potomac Peripheral Service Policy, the property must abut or confront the planned sewer envelope. The property is adjacent to the planned sewer envelope to the south west at parcel P817, Highland Farm Road.

M-NCPPC staff concur that the property is adjacent to the Potomac sewer service envelope and 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 with the construction of a gravity sewer main extension along Highland Farm Road and/or Deercrest Lane. DEP staff recommendation is for the approval of sewer category S-3, consistent with existing plans.

Agency Review Comments

DPS: There is an existing septic reserve area for this lot per the approved 1984 preliminary plan on file. The septic area is designed for a maximum of 6 bedrooms.

M-NCPPC – Planning Dept.: These RE-2-zoned properties are located adjacent to the Potomac sewer envelope. Although the 2002 Potomac Master Plan recommends generally excluding RE-2 property from service, it also recommends "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" if extensions can be provided along roadways.

M-NCPPC – Parks Planning: No Park Impacts.

WSSC - Water: *(not requested)*

WSSC - Sewer: BASIN: Watts Branch treated at Blue Plains WWTP. There are two options for sewer service:

Option 1: An approximately 550-foot-long non-CIP-sized gravity sewer extension is required to serve the property. This extension would connect to an existing 12 inch gravity sewer (contract no.1990-8410A) and would abut approximately two other properties in addition to the applicant's. Some pumping within the property boundary may be required. Easements may be required. Construction of this extension may involve the removal of trees, temporary disruption of wetlands or stream valley.

Option 2: An approximately 500-foot-long non-CIP-sized gravity sewer extension is required to serve the property. This extension would connect to an existing 8 inch gravity sewer (contract no. 1984-6080A) and would abut approximately five other properties in addition to the applicant's. Some pumping within the property boundary may be required. Easements may be required. Construction of this extension may involve the removal of trees, temporary disruption of wetlands or stream valley. Average wastewater flow from the proposed development: 280 GPD Average wastewater flow from existing zoning: 300 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.

WSSCR 19-TRV-09A: Margaret Dear

DEP Staff Recommendation: Approve S-3 (Potomac peripheral sewer service policy). 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"> • 11520 Highland Farm Rd., Rockville • Lot 91, Saddle Ridge (acct. no. 02522473) • Map tile: WSSC – 215NW11; MD –FQ12 • West side of Highland Farm Rd., opposite the intersection with Deercrest Ln. • RE-2 Zone; 2.12 acres • Travilah Planning Area Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • <u>Existing use</u>: Unimproved • <u>Proposed use</u>: New Single-Family Home 	<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-3</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>"For the Construction of new Single-Family dwelling with public sewer service. Existing sewer main within 500 feet of subject property."</p>	W-1	W-1 (no change)	S-6	S-3
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 the construction of a single-family home. The property is just over two acres in size, and zoned RE-2. The property is located within the periphery of the Potomac planned sewer service envelope. To qualify for the Consistent with Existing Plans, Potomac Peripheral Service Policy, the property must abut or confront the planned sewer envelope. The property is adjacent to the planned sewer envelope to the east at parcel P850, Highland Farm Road.

M-NCPPC staff concur that the property is adjacent to the Potomac sewer service envelope and 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 with the construction of a gravity sewer main extension along Highland Farm Road and/or Deercrest Lane. DEP staff recommendation is for the approval of sewer category S-3, consistent with existing plans.

Agency Review Comments

DPS: There is an existing septic reserve area for this lot per the approved 1984 preliminary plan on file. The septic area is designed for a maximum of 6 bedrooms.

M-NCPPC – Planning Dept.: These RE-2-zoned properties are located adjacent to the Potomac sewer envelope. Although the 2002 Potomac Master Plan recommends generally excluding RE-2 property from service, it also recommends "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" if extensions can be provided along roadways.

M-NCPPC – Parks Planning: No Park Impacts.

WSSC - Water: *(not requested)*

WSSC - Sewer: BASIN: Watts Branch treated at Blue Plains WWTP. There are two options for sewer service:

Option 1: An approximately 550-foot-long non-CIP-sized gravity sewer extension is required to serve the property. This extension would connect to an existing 12 inch gravity sewer (contract no.1990-8410A) and would abut approximately two other properties in addition to the applicant's. Some pumping within the property boundary may be required. Easements may be required. Construction of this extension may involve the removal of trees, temporary disruption of wetlands or stream valley.

Option 2: An approximately 500-foot-long non-CIP-sized gravity sewer extension is required to serve the property. This extension would connect to an existing 8 inch gravity sewer (contract no. 1984-6080A) and would abut approximately three other properties in addition to the applicant's. Some pumping within the property boundary may be required. Easements may be required. Construction of this extension may involve the removal of trees, temporary disruption of wetlands or stream valley. Average wastewater flow from the proposed development: 280 GPD Average wastewater flow from existing zoning: 300 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.

