

**PROPOSED CATEGORY MAP AMENDMENTS
MONTGOMERY COUNTY COMPREHENSIVE WATER SUPPLY
AND SEWERAGE SYSTEMS PLAN – 2022-3 GROUP
FIVE ADMINISTRATIVE CASES**

Description

The Planning Board is required by State law to make a Master Plan and Water and Sewer Plan conformance determination on each of the Water and/or Sewer Category Change Requests.

COMPLETED: 6-28-2022

MCPB
Item No. 12
July 7, 2022

2425 Reddie Drive
Floor 14
Wheaton, MD 20902

KN
DZ

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

Don Zeigler, Supervisor, Upcounty Planning, Donnell.Zeigler@montgomeryplanning.org, 301-495-4511

Patrick Butler, Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org, 301-495-4561

LOCATION:

Five Locations in the Upcounty

MASTER PLANS

1997 Cloverly Master Plan, 2006 Damascus Master Plan, 2005 Olney Master Plan, 2002 Potomac Subregion Master Plan

PROPERTY SIZE

Various

APPLICATION

2022-3 Administrative Water and Sewer Category Change Requests

ACCEPTANCE DATE:

June 14, 2022

REVIEW BASIS:

Section 9-506(a)(1-2)(ii)
Maryland Annotated Code, Environment



Summary

- The Planning Board is required by State law to make a Master Plan conformance determination for each of the Five Water and Sewer Category Change Requests
- The Planning Board's recommendation will be transmitted to the County Executive for final action.
- The Planning Staff recommendation of approval for each of these cases is consistent with the Executive Staff recommendations, see Attachment A.

SECTION I

SUMMARY

The Planning Board is required by State law to make a Master Plan conformance determination on each Water and Sewer Category Change Request (WSCCR).

The Planning Board's recommendations will be transmitted to the County Executive prior to final action. For each case, information and maps of zoning, existing and proposed use, and recommendations from other agencies are shown in the attached packet from the County Executive (Attachment A). Staff recommendations for approval of each case is consistent with the County Executive Staff's recommendation.

SECTION II

RECOMMENDATIONS

WSCCR 22-CLO-05A: Joseph Merritt

This RE-1-zoned 0.87-acre lot is within the 1997 *Cloverly Master Plan* sewer envelope and eligible for sewer service. Although sewer service may be provided to this property, potential will be impacted by the property's location within the Upper Paint Branch Special Protection Area.

Staff Recommendation: Approve S-1

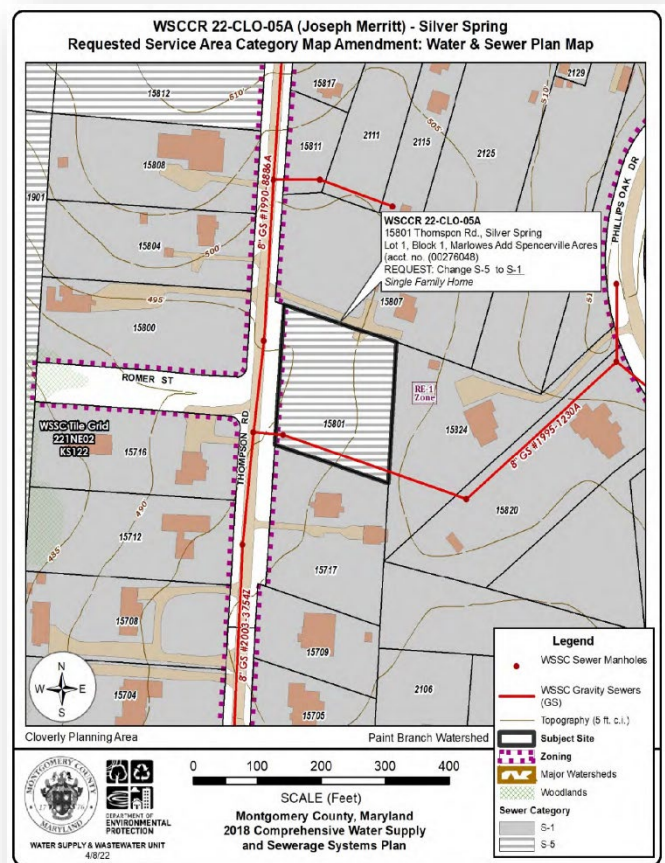


Figure 1 - Page 5, Attachment A

WSSCR 22-DAM-04A: Mullinix, Arnett and Walker

The 2006 *Damascus Master Plan* recommends the following:

Extend sewer service to designated areas of properties proposed for the RNC Zone and included in the sewer envelope, provided that these properties develop using the cluster method under the direction of the Master Plan guidelines. If cluster development is used, sewer service is recommended for the **Burdette**, Warfield, Kingstead/Leishear, Smart/Miner/Rice/Conway, Casey/Lewis, and Stanley/Leishear-Day properties. Sewer for the **Burdette** and Kingstead/Leishear properties is recommended only for those areas that can be served by gravity sewer or grinder systems that minimize stream or stream buffer impacts.

Staff recommends approval of this category change if the development takes place using the cluster method, if service is extended via gravity and if Master Plan guidelines are followed.

Staff Recommendation: Approve S-1

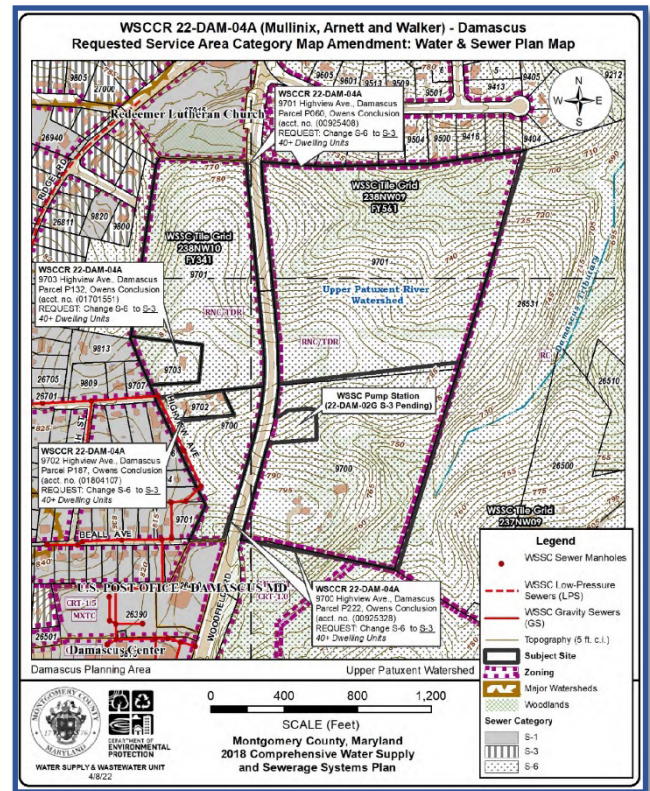


Figure 2 – Page 9, Attachment A

WSSCR 22-DAM-05A: Mary King

The 2006 *Damascus Master Plan* recommends the following: Extend sewer service to designated areas of properties proposed for the RNC Zone and included in the sewer envelope, provided that these properties develop using the cluster method under the direction of the Master Plan guidelines. If cluster development is used, sewer service is recommended for the Burdette, Warfield, **Kingstead/Leishear**, Smart/Miner/Rice/Conway, Casey/Lewis, and Stanley/Leishear-Day properties. Sewer for the Burdette and **Kingstead/Leishear** properties is recommended only for those areas that can be served by gravity sewer or grinder systems that minimize stream or stream buffer impacts.

Staff recommends approval of this category change if the development takes place using the cluster method, if service is extended via gravity and if Master Plan guidelines are followed.

Staff Recommendation: Approve S-3

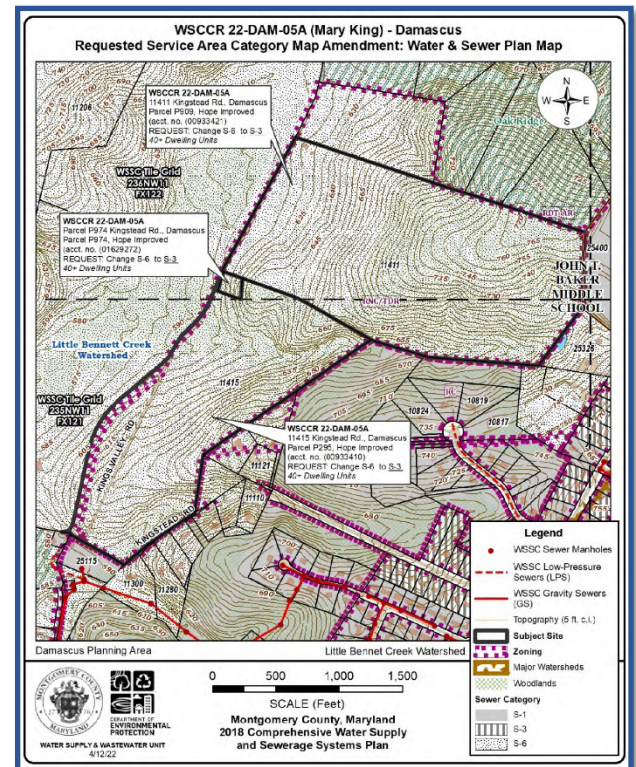


Figure 3 – Page 13, Attachment A

WSSCR 22-TRV-14A: Dmitry Krylov and Irina Mikhailenko

The 2005 *Olney Master Plan* concurs with the Water policies of the County's Water and Sewer Plan that allow for the provision of community water service throughout the majority of the Master Plan area except areas zoned for agriculture.

Staff Recommendation: Approve W-1

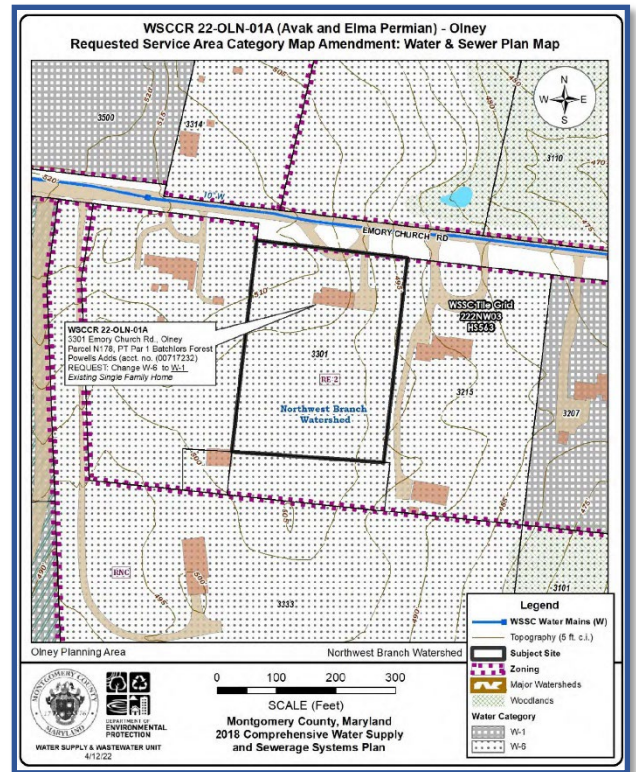


Figure 4 – Page 15, Attachment A

22-TRV-16A: Willow Springs MGS LLC

This 2.75-acre, RE-1-zoned lot confronts the Potomac sewer envelope as shown in the 2002 *Potomac Subregion Master Plan* and is eligible for sewer service. The property is also adjacent to existing sewer infrastructure and eligible for a single sewer hookup.

Staff Recommendation: Approve S-3

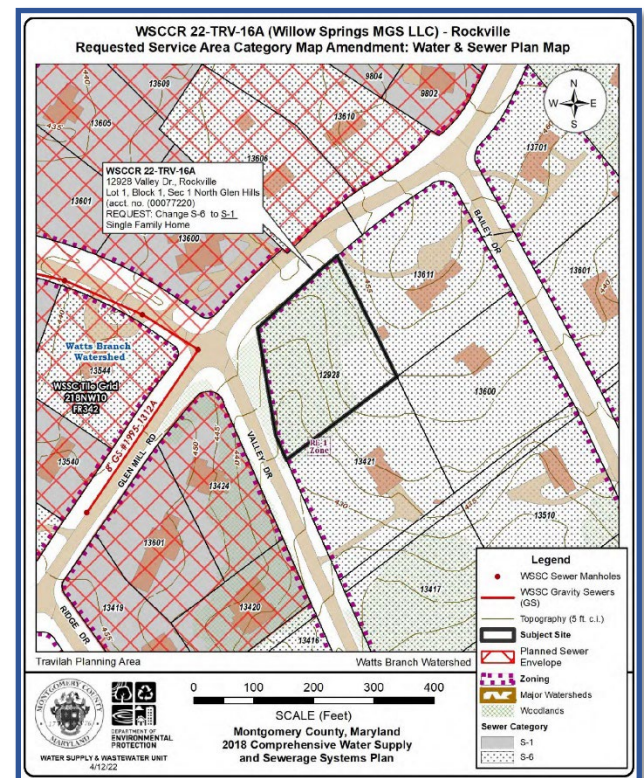


Figure 5 – Page 17, Attachment A

Next Step

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

ATTACHMENT

Attachment A – County Executive Notice of Public Hearing and Attached Package



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich
County Executive

Adriana Hochberg
Acting Director

June 14, 2022

NOTICE OF AD 2022-3 ADMINISTRATIVE PUBLIC HEARING

TO: Keith Levchenko, Senior Legislative Analyst
County Council

Patrick Butler, Upper County Planning Team, M-NCPPC
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 Supply and Wastewater Unit
Department of Environmental Protection

SUBJECT: **Administrative Public Hearing AD 2022-3 for Water and Sewer Plan Amendments**

DATE & TIME: **Wednesday, July 13, 2022, at 10:00 a.m.**

LOCATION: **Telephone Conference**

Please contact George Dizelos at george.dizelos@montgomerycountymd.gov for instructions on joining the teleconference, or if you wish to submit written testimony.

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 (WSCCR) to the County's 2018 Comprehensive Water Supply and Sewerage Systems Plan:

22-CLO-05A... Joseph Merritt
22-DAM-04A... Mullinix, Arnett and Walker
22-DAM-05A... Mary King

22-OLN-01A... Avak and Elma Permian
22-TRV-16A... Willow Springs MGS LLC

To assist with your review of this proposed action, 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 or their 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). Please note that DEP cannot complete the administrative action without receiving this notice from Council staff.

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:

Adriana Hochberg, Acting Director, DEP; 2425 Reedie Drive, 4th Floor, Wheaton, MD 20902; or to george.dizelos@montgomerycountymd.gov.

DEP will close the record on July 20, 2022.

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/R:\Programs\Water_and_Sewer\actions-AD\2022\AD-2022-3\ad-hearing-notice-2022-3.docx

cc: Gabe Albornoz, President, County Council
Linda Kobylski, Jason Flemming & Megan Wilhelm, DPS
Casey Anderson, Chairperson, Montgomery County Planning Board
Katherine Nelson and Donnell Zeigler, Upper County Planning Team, M-NCPPC
Jason Sartori, Functional Planning and Policy Division, M-NCPPC
Geoffrey Mason, Parks Planning and Stewardship Division, M-NCPPC
Fred Mejias, 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, Secretary, Maryland Department of Planning

Category Change Applicants & Interested Parties

22-CLO-05A... Joseph Merritt
22-DAM-04A... Mullinix, Arnett and Walker
... James Clifford, Clifford Debelius
22-DAM-05A... Mary King
... James Clifford, Clifford Debelius
22-OLN-01A... Avak and Elma Permian
22-TRV-16A... Willow Springs MGS LLC
... Eric Tidd, CAS Engineering

Civic Organizations and Other Public Interest Groups

Audubon Naturalist Society
Cloverly Civic Assoc.
Cloverly-Fairland-White Oak CAC
East County Citizens Advisory Board
Greater Glen Mill Community Association
Greater Glen Hills Coalition LLC
Greater Olney Civic Association
Glen Hills Civic Association

Glen Hills Community Coalition
Glen Preservation Foundation
Northern Montgomery County Alliance
Montgomery County Civic Federation
Montgomery Coalition to Stop Sewer Sprawl
Patuxent Watershed Protective Association
Potomac Highlands Citizens Association
Spencerville Civic Association
West Montgomery County Citizens Association

WSSCR 22-CLO-05A: Joseph Merritt

DEP Staff Recommendation: Approve S-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">• 15801 Thompson Rd., Silver Spring• Lot 1, Block 1, Marlowes Add Spencerville Acres (acct. no. 00276048)• Map tile: WSSC – 221NE02; MD –KS22• East side of Thompson Rd., At the intersection with Romer St.• RE-1 Zone; 37,711 sq.ft.• Cloverly Planning Area Cloverly Master Plan (1997)• Paint Branch Watershed (MDE Use III)• <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-1</td><td>W-1 (no change)</td></tr><tr><td>S-5</td><td>S-1</td></tr></table> <p><u>Applicant's Explanation</u></p> <p>"We plan to submit a building permit for a single-family home this year. We request and advanced administrative action under the abutting mains policy. In this way, DEP can issue the advance action before proceeding through the administrative hearing and action process. This will allow WSSC Water to complete its permitting processes and confirm that public service is available."</p> <p><i>DEP note: DEP provided WSSC with an advance sewer service connection memo for this property on January 14th, 2022, consistent with the "abutting mains" policy. Although sewer service was initially approved under the "abutting mains" policy, administrative approval of this request is proposed under the "consistent with existing plans" policy.</i></p>	Existing – Requested – Service Area Categories		W-1	W-1 (no change)	S-5	S-1
Existing – Requested – Service Area Categories							
W-1	W-1 (no change)						
S-5	S-1						

DEP Staff Report: The applicant has requested approval of sewer category S-1 to allow for public sewer service for a proposed single-family home. This property is 37,711 sq-ft in size, zoned RE-1, and is located within the County's planned public sewer service envelope. WSSC has indicated that sewer service can be provided via the existing 8-inch-diameter sewer main that traverses the property. To qualify for the Consistent with existing plans policy, the property must be within the planned sewer envelope.

M-NCPPC staff concur that the property is eligible for public sewer service, consistent with the recommendations in the 1997 Cloverly Master Plan. M-NCPPC Parks confirm there are no park impacts. WSSC confirms that connecting the property to sewer service can be supported. DEP staff recommendation is for the approval of category S-1, Consistent with existing plans.

Agency Review Comments

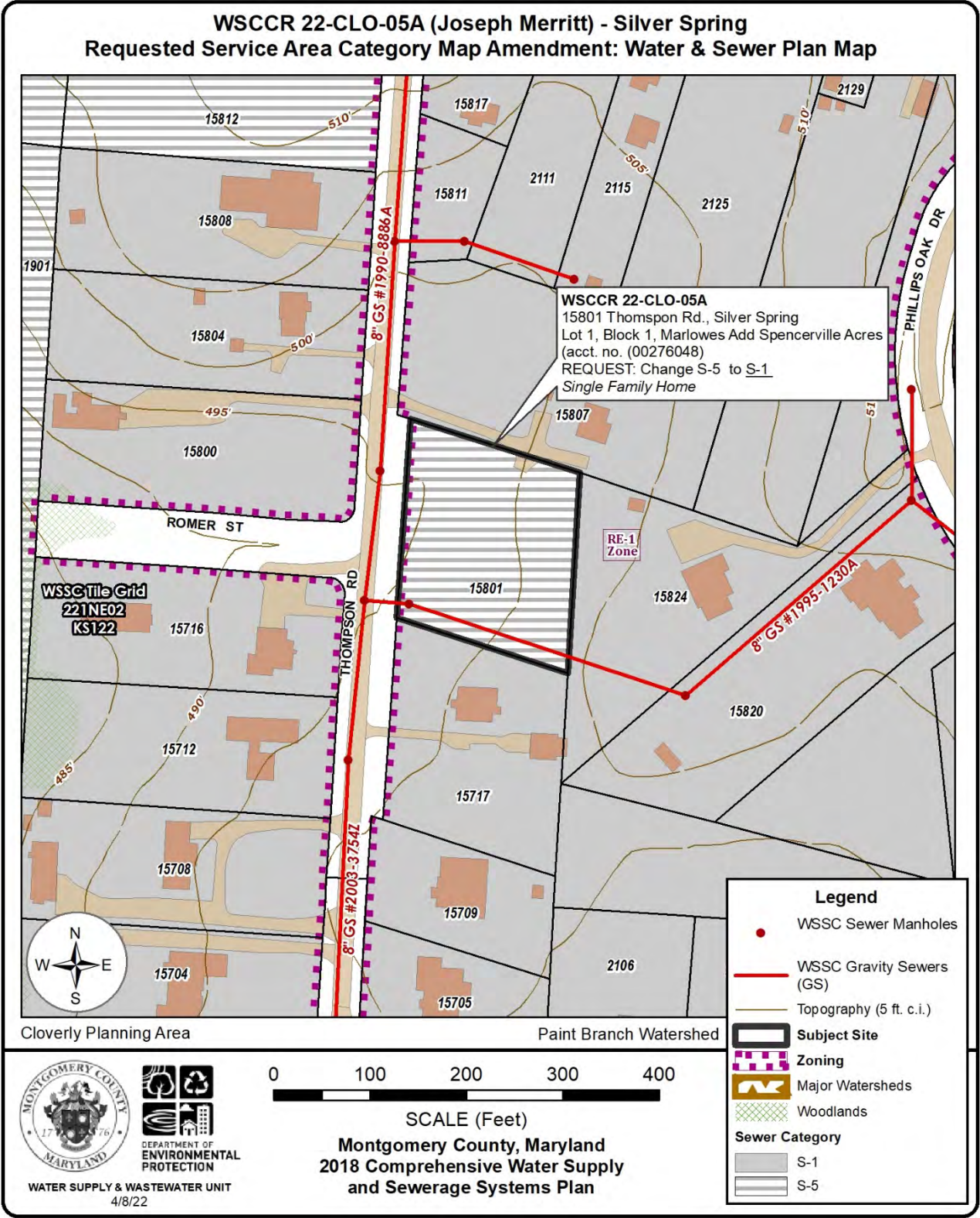
DPS: Perc testing was conducted in 1975 and failed due to high ground water.

M-NCPPC – Planning Dept.: This RE-1-zoned 0.87-acre lot is within the 1997 Cloverly Master Plan sewer envelope and eligible for sewer service. Although sewer service may be provided to this property, potential will be impacted by the property's location within the Upper Paint Branch Special Protection Area.

M-NCPPC – Parks Planning: No park impacts.

WSSC - Water: (not requested)

WSSC - Sewer: Basin: Paint Branch. An 8-inch sewer main (contract no. 1995-1230A) traverses the property in a 20' WSSC right-of-way. The property owner may connect to the abutting main with a service connection. Average wastewater flow from the proposed development: 280 GPD. Interceptor capacity is adequate. Treatment capacity is adequate for a major project (COMAR 29 § 7-101.b.3). Interceptor capacity is adequate.



WSSCR 22-DAM-04A: Mullinix, Arnett and Walker

DEP Staff Recommendation: Conditionally Approve W-3 and S-3, requiring Planning Board approval of an RNC Optional Cluster Method Preliminary Plan, 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"> 9700, 9701, 9702 and 9703 Highview Ave., Damascus Parcels P222, P060, P187 and P132, Owens Conclusion (acct. nos. 00925328, 00925408, 01804107 and 01701551) Map tile: WSSC – 237NW09; MD –FX53 East and West side of Woodfield Rd., 480 feet South of Faith Ln. RNC/TDR Zone; 81.66 total ac. Damascus Planning Area Damascus Master Plan (2006) Upper Patuxent River Watershed (MDE Use III) <u>Existing use:</u> Residential and Agriculture <u>Proposed use:</u> 40+ dwelling units 	<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-3</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>"The properties are zoned and master planned for public water and sewer and the new Damascus pump station has been carved out of Parcel P222 of the farm and that one (1) acre, now owned by the Washington Suburban Sanitary Commission (WSSC), has recently received a category change to S-3 and W-3. Any future development of the properties being in the RNC zone shall require this category change to use public water and sewer."</p> <p><i>DEP Mapping Note: W-3 and S-3 will be limited to building lots when platted. All other properties in the subdivision will be designated as W-6 and S-6, DEP will map these categories once updated property data is provided in MC:MAPS.</i></p>	W-6	W-3	S-6	S-3
W-6	W-3				
S-6	S-3				

DEP Staff Report: The applicant has requested approval of water and sewer category W-3 and S-3 to allow for public water and sewer service for the proposed residential subdivision using the RNC Optional Cluster method. These properties total 81.66 acres and are in the RNC zone. WSSC has confirmed that water service can be provided from the existing 12-inch water main in Highview Avenue. WSSC has indicated that sewer service will be dependent on the completion of the new Damascus Wastewater Pump Station, provided via a 200-ft sewer main extension.

M-NCPPC staff concur that the proposed development, utilizing the optional cluster method is eligible for public water and sewer service, as recommended in the 2006 Damascus Master Plan. M-NCPPC Parks confirm there are no park impacts. WSSC confirms that connecting the property to water and sewer service can be supported. DEP staff recommendation is for the Conditional Approval of W-3 and S-3, requiring Planning Board approval of RNC Optional Cluster Method Subdivision, consistent with existing plans. M-NCPPC issues concerning the approval of public sewer service for area using gravity or grinder pump/low-pressure sewer service will need to be addressed as part of the subdivision layout during the preliminary plan review.

Agency Review Comments

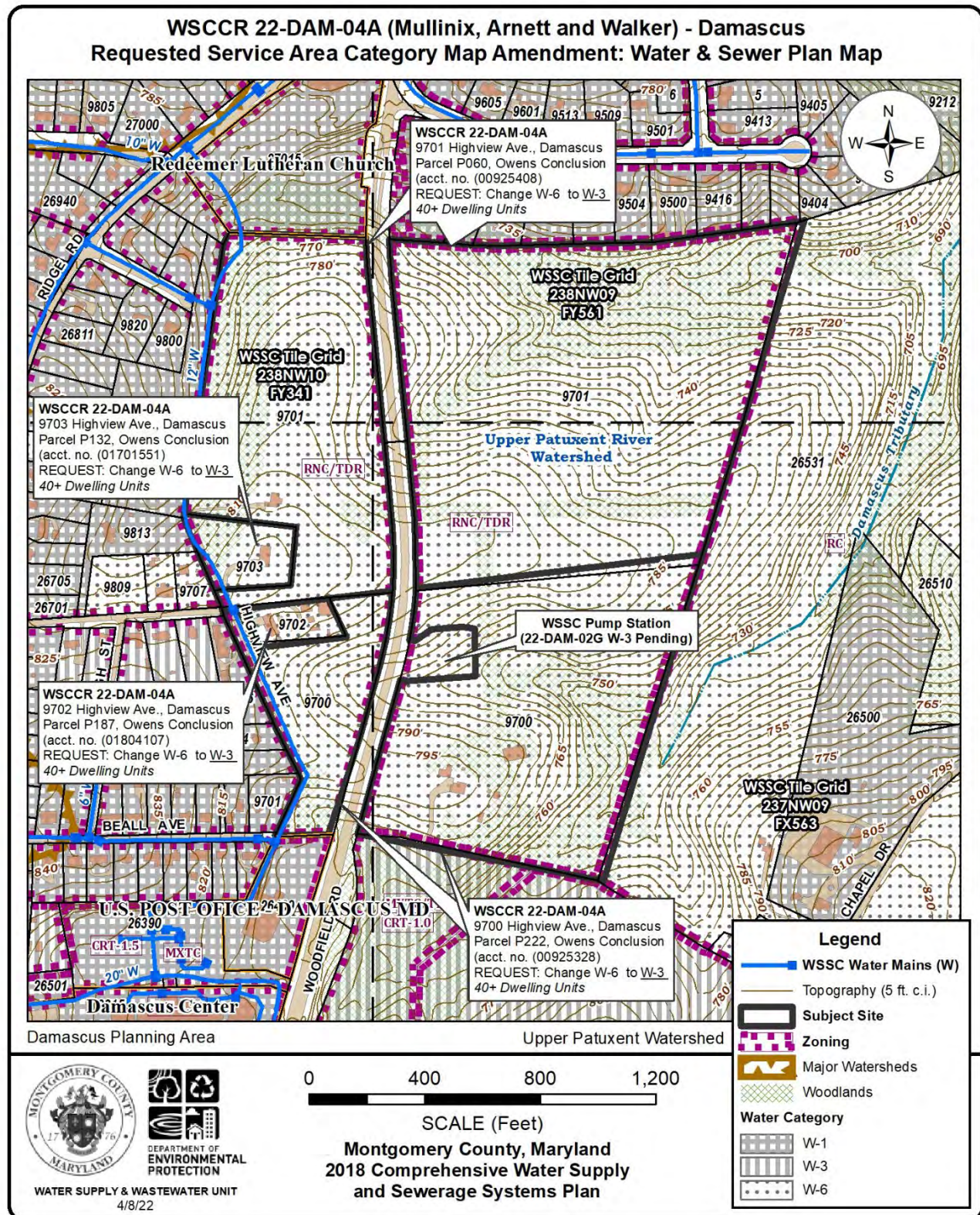
DPS: Septic permit records on file for 9701 and 9702 Highview Ave. No septic reserve areas established.

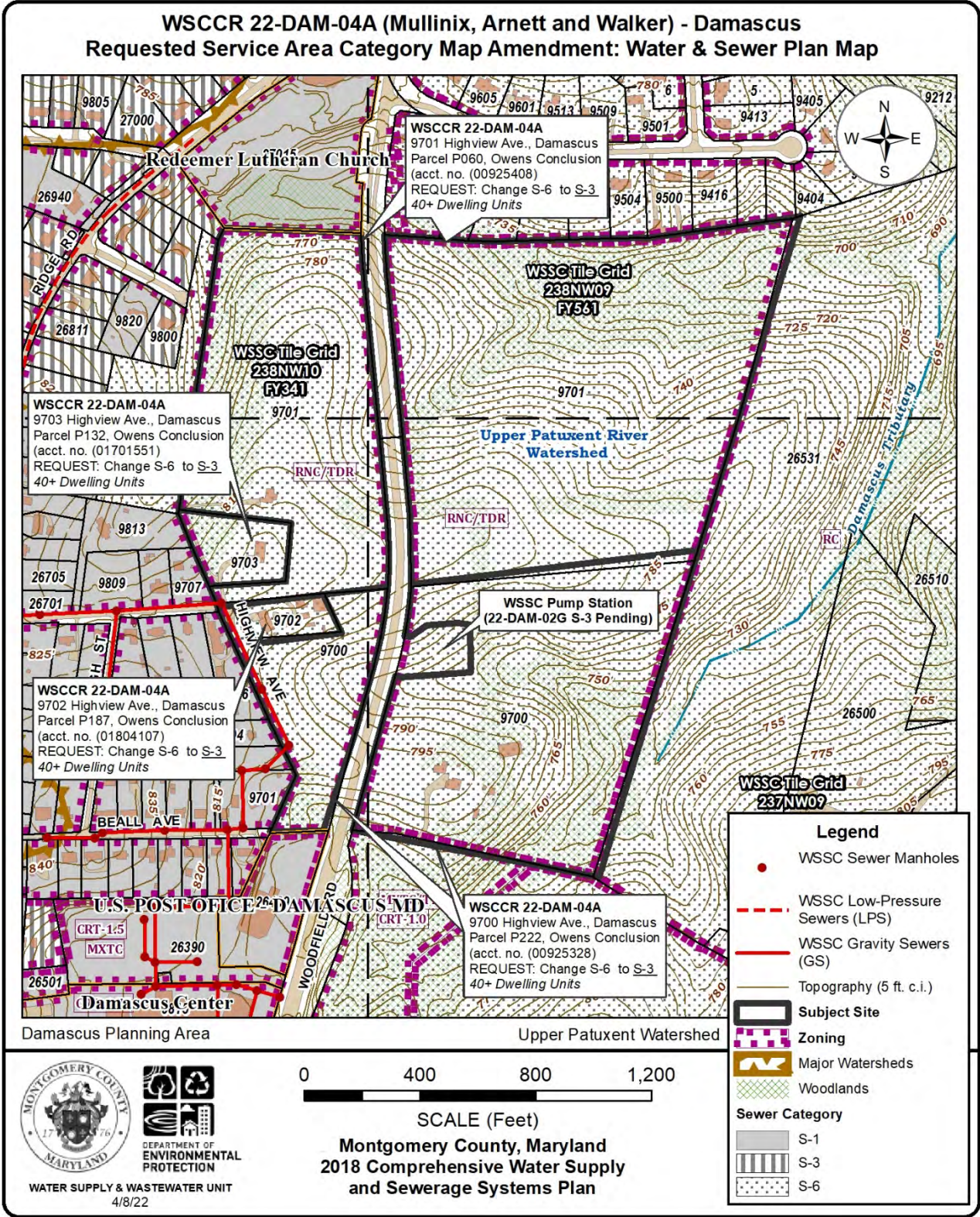
M-NCPPC – Planning Dept.: The 2006 Damascus Master Plan recommends the following: Extend sewer service to designated areas of properties proposed for the RNC Zone and included in the sewer envelope, provided that these properties develop using the [optional] cluster method under the direction of the Master Plan guidelines. If cluster development is used, sewer service is recommended for the Burdette, Warfield, Kingstead/Leishear, Smart/Miner/Rice/Conway, Casey/Lewis, and Stanley/Leishear-Day properties. Sewer for the Burdette and Kingstead/Leishear properties is recommended only for those areas that can be served by gravity sewer or grinder systems that minimize stream or stream buffer impacts. Staff recommends approval of this category change if the development takes place using the [optional] cluster method, if service is extended via gravity and if Master Plan guidelines are followed.

M-NCPPC – Parks Planning: No park impacts.

WSSC – Water: Water pressure zone: 960A Damascus. A 12-inch water line abuts the western boundary of the properties (contract no. 1988- 7831L). Easements would be required. Construction of extensions may involve the removal of trees. Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the properties.

WSSC - Sewer: Basin: Seneca Creek Basin. CIP Project S-94.13 relocates the Damascus Wastewater Pump Station (WWPS) to a property abutting the applicants' properties. Sewer service to the properties will be dependent on this WWPS relocation project (WWPS). A 200-foot-long non-CIP-sized sewer extensions is required to serve the northern properties. This extension would connect to the trunk sewer constructed as part of the CIP WWPS Project S-94.13 and would abut only the applicants' properties. Based on the existing topography, ejector or grinder pump(s) and on-site low-pressure sewer may be required for service. Average wastewater flow from the proposed development: 12,000 GPD. Program-sized sewer mains are not required to serve the property.





WSSCR 22-DAM-05A: Mary King

DEP Staff Recommendation: Conditionally Approve W-3 and S-3, requiring Planning Board approval of RNC Optional Cluster Method Subdivision, 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"> 11415, 11411 and Parcel P974 Kingstead Rd., Damascus Parcels P295, P909 and P974, Hope Improved (acct. nos. 00933410, 00933421 and 01629272) Map tile: WSSC – 236NW11; MD –FX22 East side of Kings Valley Rd., Northeast corner of the intersection with Kingstead Rd. RNC/TDR Zone; 120.52 total ac. Damascus Planning Area Damascus Master Plan (2006) Little Bennet Creek Watershed (MDE Use III) <u>Existing use:</u> Agriculture <u>Proposed use:</u> 40+ dwelling units 	<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-3</td></tr> </table> <p><u>Applicant's Explanation</u></p> <p>"The new pump station will be located on one (1) acre of land on this farm and any of the RNC zoned development will require and is master planned to gravity flow to the new pump station. This will require a category change."</p> <p><i>DEP note: Prior Category Change Request (92B-DAM-01) granted conditional approval to W-3 and S-3 for the previously RE-2C zoned areas of the properties. The properties have since been re-zoned to RNC.</i></p> <p><i>DEP Mapping Note: W-3 and S-3 will be limited to building lots when platted. All other properties in the subdivision will be designated as W-6 and S-6, DEP will map these categories once updated property data is provided in MC:MAPS.</i></p>	W-6	W-3	S-6	S-3
W-6	W-3				
S-6	S-3				

DEP Staff Report: The applicant has requested approval of water and sewer category W-3 and S-3 to allow for public water and sewer service for the proposed residential subdivision using the RNC Optional Cluster method. These properties total 120.52 acres and are in the RNC zone. WSSC has confirmed that water service can be provided from the existing 12-inch water main in Kings Valley Road. WSSC has indicated that sewer service will be dependent on the completion of the Spring Gardens Wastewater Pump Station replacement, which is proposed to be located on parcel P974, as part of the development.

M-NCPPC staff concur that the proposed development, utilizing the optional cluster method is eligible for public water and sewer service, as recommended in the 2006 Damascus Master Plan. M-NCPPC Parks confirm there are no park impacts. WSSC confirms that connecting the property to water and sewer service can be supported. DEP staff recommendation is for the Conditional Approval of W-3 and S-3, requiring Planning Board approval of RNC Optional Cluster Method Subdivision, consistent with existing plans.

Agency Review Comments

DPS: We have no well or septic permit records for these three properties.

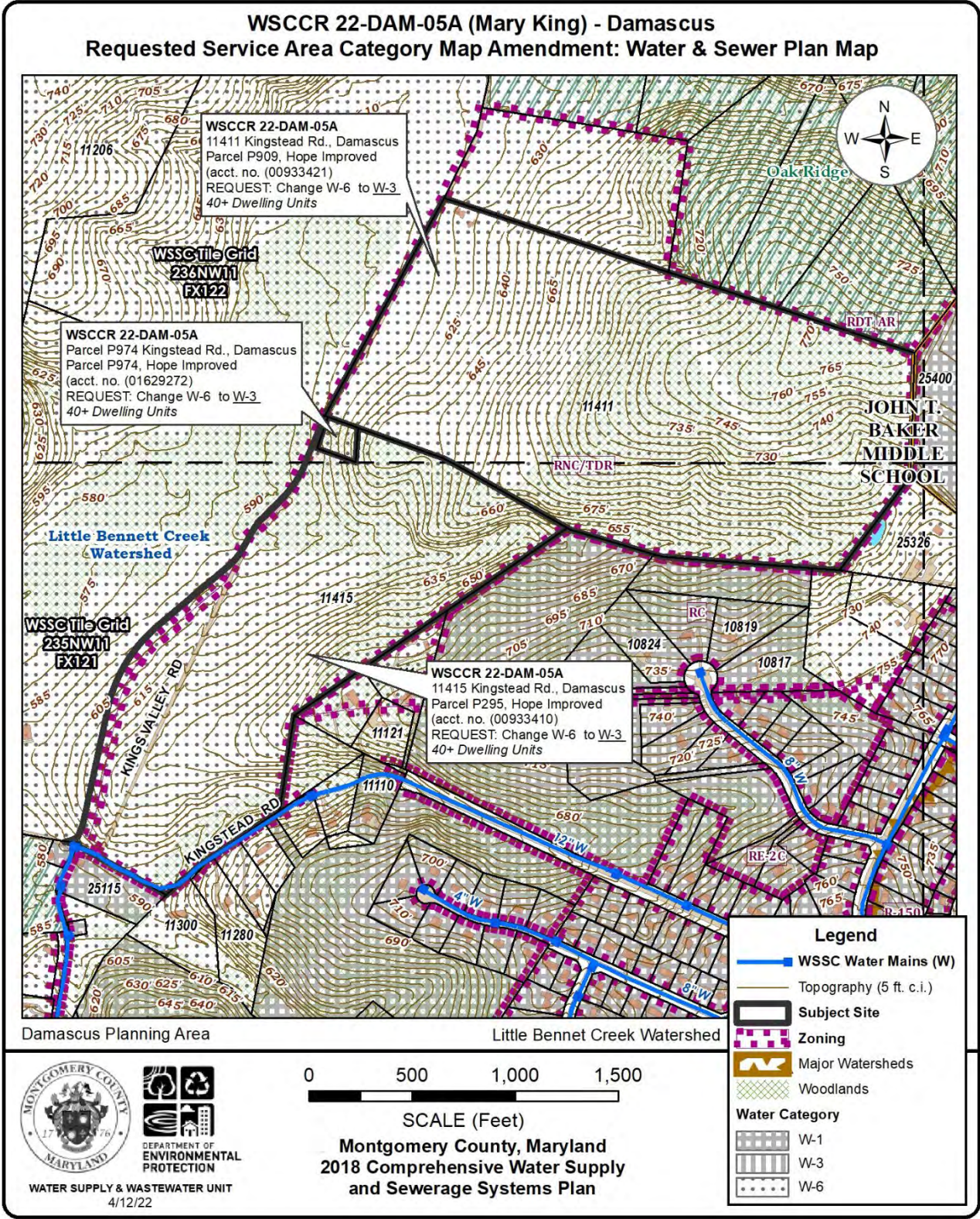
M-NCPPC – Planning Dept.: The 2006 Damascus Master Plan recommends the following: Extend sewer service to designated areas of properties proposed for the RNC Zone and included in the sewer envelope, provided that these properties develop using the cluster method under the direction of the Master Plan guidelines. If cluster development is used, sewer service is recommended for the Burdette, Warfield, Kingstead/Leishear, Smart/Miner/Rice/Conway, Casey/Lewis, and Stanley/Leishear-Day properties. Sewer for the Burdette and Kingstead/Leishear properties is recommended only for those areas that can be served by gravity sewer or grinder systems that minimize stream or stream buffer impacts. Staff recommends approval of this category change if the development takes place using the cluster method if service is extended via gravity and if Master Plan guidelines are followed.

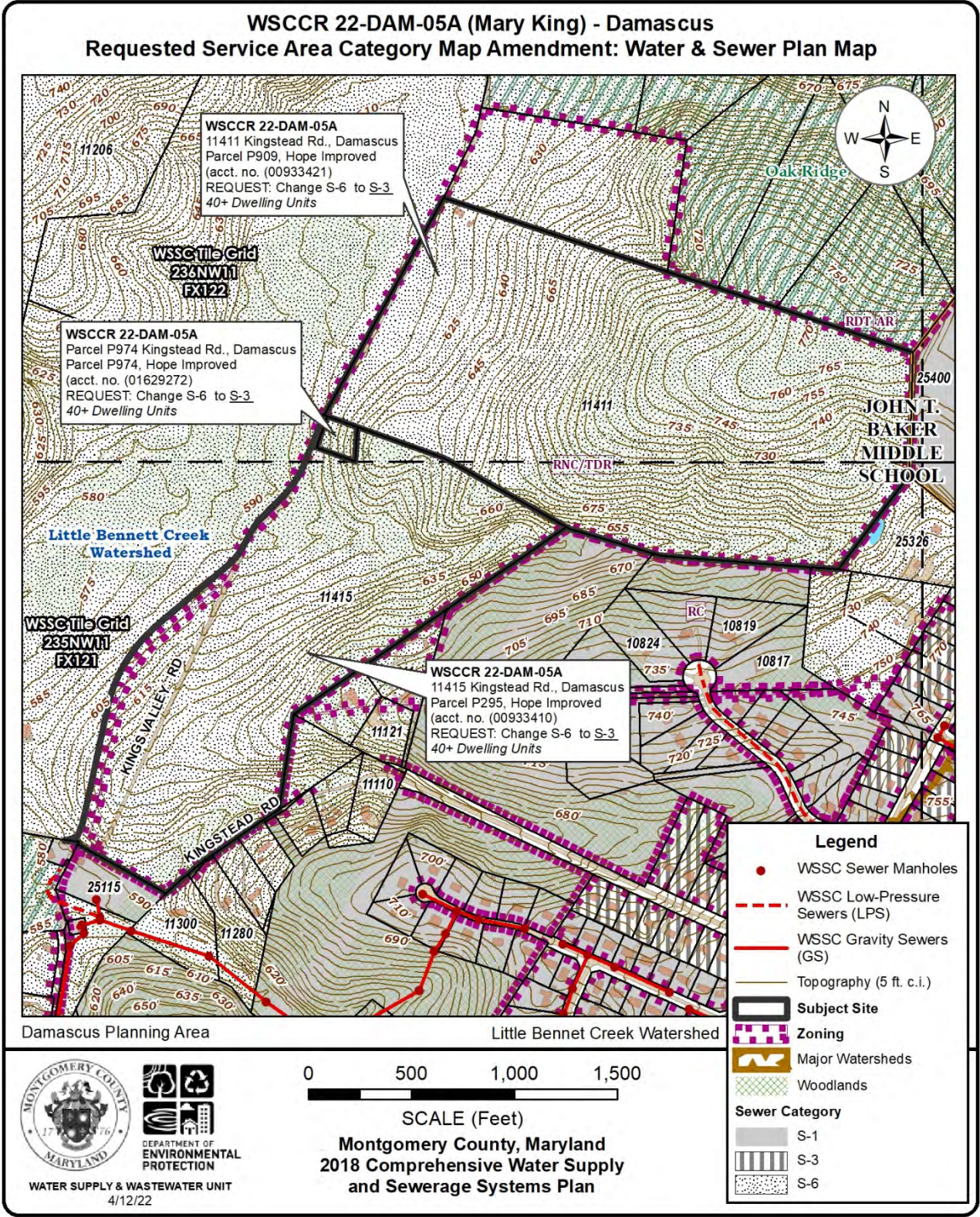
M-NCPPC – Parks Planning: No park impacts.

WSSC - Water: Water pressure zone: 842A. A 12-inch water line in King Valley Road is available to connect to near the property (contract no.1983-5852A). A 3,500+-foot-long non-CIP-sized water extension is required to serve the property. A need for water main loop will be determined at a later date. Easements may be required.

Construction of this extension may involve the removal of trees. Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

WSSC - Sewer: Basin: Monocacy. CIP Project S-94.14 Spring Gardens WWPS Replacement is in the planning stages. This upgrade is necessary because the existing capacity of the pumping station must be increased to accommodate build-out of the service area. The project provides for the planning, design, and construction of a 1.3 MGD wastewater pumping station, 7,500 LF of force main, and 900 LF of gravity sewer. The upgraded wastewater pumping station and force main will provide service to the existing and future Spring Gardens service area. The existing pumping station and force main are over forty-one years old and have reached the end of their useful lives. Service to this property will be dependent on this upgrade because there is a risk of overflow in the downstream sewers. As stated above Based on the Sewer Modeling analysis for this basin, projected flows during a 2-year design storm exceed the capacity of downstream sewers. In accordance with WSSC Code of Regulation, Chapter 11.165, sewer system improvements will be required, and your project will be dependent upon sewer system improvements that eliminate the risk of potential overflow. The applicant may also choose to conduct a sewer system rehabilitation to remove excess inflow/infiltration (Clearwater) from the sewer system in lieu of downstream relief improvements as defined by WSSC Code of Regulations, Chapter 11.165. This work shall be completed as a Developer Relocation Project (DRP) as described in the Development Services Code (DSC). The Applicant shall contact Development Services Division (DSD) for more information with regards to this Clearwater option. Clearwater work shall be completed in accordance with Sewer System Rehabilitation Flow Credits described in Chapter 4, Section 404 of the DSC. In addition, an HPA is required for the project. A 3500+ foot-long non-CIP-sized sewer extensions is required to serve the property. This extension would connect to the improved system built with the CIP WWPS Project S-94.14. Average wastewater flow from the proposed development: 7600 GPD. Interceptor capacity is adequate. Treatment capacity is adequate.





WSSCR 22-OLN-01A: Avak and Elma Permian

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">• 3301 Emory Church Rd., Olney• Parcel N178, PT Par 1 Batchlors Forest Powells Adds (acct. no. 00717232)• Map tile: WSSC – 222NW03; MD –HS53• South side of Emory Church Rd., 1,100 feet east of the intersection with Georgia Ave.• RE-2 Zone; 1.99 ac.• Olney Planning Area Olney Master Plan (2005)• Northwest Branch Watershed (MDE Use IV)• <u>Existing use</u>: Single-Family Home (built 1956) <p><u>Proposed use</u>: Water service for the Existing Single-Family Home</p>	<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>None provided.</p> <p><i>DEP note: DEP provided WSSC with an advance water service connection memo for this property on January 25th, 2022, consistent with the “abutting mains” policy. Although water service was initially approved under the “abutting mains” policy, administrative approval of this request is proposed under the “consistent with existing plans” policy.</i></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 an existing single-family home built in 1956. This property is 1.99-acres in size, zoned RE-2. WSSC has confirmed that water service can be provided via a connection to the abutting 10-inch-diameter water main along Emory Church Road. The county's water and sewer plan policies allow for the provision of public water service for lower-density RE-2 zoned properties.

M-NCPPC staff concur that the property is eligible for public water service. M-NCPPC Parks confirm there are no park impacts. WSSC confirms that connecting the property to water service can be supported. DEP staff recommendation is for the approval of category W-1, Consistent with existing plans.

Agency Review Comments

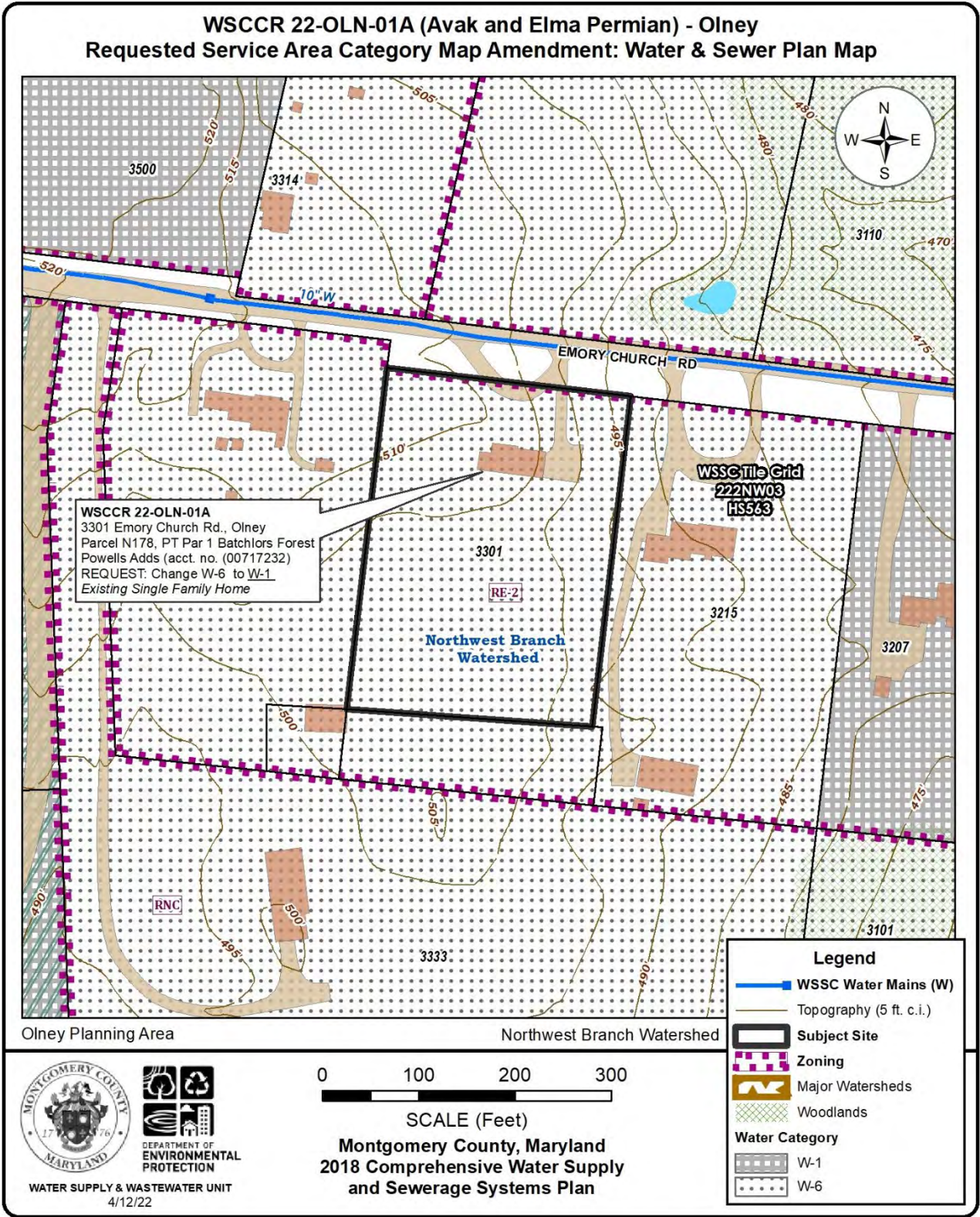
DPS: No permit records on file for the existing well. Well does not meet current construction or setback standards based on age.

M-NCPPC – Planning Dept.: The 2005 Olney Master Plan concurs with the Water policies of the County's Water and Sewer Plan that allow for the provision of community water service throughout the majority of the Master Plan area except areas zoned for agriculture. Staff supports water service to this property.

M-NCPPC – Parks Planning: No park impacts.

WSSC - Water: Water pressure zone: 660A. A 10-inch water line in Emory Church Road abuts the property (contract no.2012- 5324A). 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 22-TRV-16A: Willow Springs MGS LLC

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">• 12928 Valley Dr., Rockville• Lot 1, Block 1, Sec 1 North Glen Hills (acct. no. 00077220)• Map tile: WSSC – 218NW10; MD –FR42• East side of Valley Dr., At the intersection with Glen Mill Rd.• RE-1 Zone; 1 ac.• 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-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 applicant will be constructing a new single-family home and is requesting a sewer category change from S-6 to S-1. We make this request for a sewer category change for the following reasons. This property, located at the northeast quadrant of the Glen Mill Road – Valley Drive intersection, should qualify for a sewer category change under the Potomac Peripheral Sewer Service Policy as it abuts an existing sewer main, installed in 1995. A sewer house connection could be made directly to an existing manhole within the public right of way."</p>	Existing – Requested – Service Area Categories		W-1	W-1 (no change)	S-6	S-3
Existing – Requested – Service Area Categories							
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 single-family home. The property is 1-acre in size, and in the RE-1 zone. 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 at a minimum abut or confront the planned sewer envelope. The property confronts the planned sewer envelope across both Glen Mill Road and Valley Drive.

M-NCPPC staff support public sewer service to the property. M-NCPPC Parks confirm there are no park impacts. WSSC confirms that a sewer main extension to this property to provide public sewer service can be supported. The extension of a sewer main within a public right-of-way is consistent with the Potomac peripheral sewer service policy. DEP staff recommendation is for the approval of category S-3, consistent with existing plans.

Agency Review Comments

DPS: We have no well or septic permit records for this property.

M-NCPPC – Planning Dept.: This 2.75-acre, RE-1-zoned lot confronts the Potomac sewer envelope as shown in the 2002 Potomac Subregion Master Plan and is eligible for sewer service. The property is also adjacent to existing sewer infrastructure and eligible for a single sewer hookup.

M-NCPPC – Parks Planning: No park impacts.

WSSC - Water: *(not requested)*

WSSC - Sewer: Basin: Watts Branch. This project is located in Glen Hills. Some parts of Glen Hills are located in a county designated Special Sewer Service area. An 80-foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to the 8-inch sewer at the intersection of Valley Drive and Glen Mill Road (1995-1312A) and would abut one property in addition to the applicant's. 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.

