

Resolution No.: 18-217
Introduced: May 21, 2015
Adopted: July 21, 2015

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

Lead Sponsor: County Council

SUBJECT: Amendments to the Comprehensive Water Supply and Sewerage Systems Plan

Background

1. Section 9-501 et seq. of the Environmental Article of the Maryland Code requires the governing body of each County to adopt and submit to the State Department of the Environment a comprehensive County Plan, and from time to time amend or revise that Plan for the provision of adequate water supply systems and sewerage systems throughout the County.
2. Section 9-507 of the Environmental Article of the Maryland Code provides that the Maryland Department of the Environment (MDE) has 90 days to review a county governing body's action to amend the County's Water and Sewer Plan. Upon notice to the County, MDE may extend that review period for another 90 days, if necessary. At the conclusion of this review, MDE must either approve or reject the Council's action on each of these amendments, or the action is confirmed by default. Any action approved or taken by this resolution is not final until that action is approved by MDE or the period for final MDE action has expired.
3. In accordance with the State law on December 30, 1969, by Resolution No. 6-2563, the County Council adopted a Comprehensive Ten-Year Water Supply and Sewerage Systems Plan which was approved by the State Department of the Environment.
4. The County Council has from time to time amended the Plan.
5. On May 13, 2015, the County Council received recommendations from the County Executive regarding nine Water and Sewer Plan amendments.
6. Recommendations on these amendments were solicited from the Maryland-National Capital Park and Planning Commission, Washington Suburban Sanitary Commission Staff, and affected municipalities.

7. A public hearing was held on June 23, 2015.
8. The Transportation, Infrastructure, Energy & Environment Committee discussed these amendments on June 29, 2015 and made recommendations to the Council.
9. The Council held a worksession on July 14, 2015.

Action

The County Council for Montgomery County, Maryland approves the following actions on amendments to the Ten-Year Comprehensive Water Supply and Sewerage Systems Plan as shown in the attachments to this resolution.

This is a correct copy of Council action.



Linda M. Lauer
Linda M. Lauer, Clerk of the Council

**Montgomery County Comprehensive Water Supply and Sewerage Systems Plan
April 2015 Amendment Transmittal: Water/Sewer Category Map Amendments**

Montgomery County uses water and sewer service area categories, in part, to identify those properties that should use public water and/or sewer service versus those that should use on-site systems, usually wells and/or septic systems. Category 1 identifies properties approved for public service and that have access to public system mains. Category 3 identifies properties approved for public service but need new main extensions in order to receive public service. Categories 4 and 5 identify properties that currently should use on-site systems, but are proposed for public service in the future. Category 6 identifies properties that should use on-site systems, where public service is not planned for at least the next ten years. (See page 5 for additional information.)

Property owners file category change map amendment requests seeking to change the service areas for their property from one category to another, often based on anticipated development plans. The following charts present the County Council's actions on water/sewer category map amendment requests filed with DEP and transmitted by the County Executive to the Council for consideration in May 2015.

WSSCR 13-GWC-01A: Peter Huyser*

Property Information and Location Property Development	Applicant's Request: County Council Action															
<ul style="list-style-type: none"> • 8617 Warfield Rd., Gaithersburg • Parcel P435, Dorsey Meadows; acct. no. 01527504 • Map tile: WSSC – 228NW08; MD – GU13 • North side of Warfield Rd. east of Miracle Dr. • RE-2 Zone; 38,768 sq. ft. (0.89 ac.) • Goshen – Woodfield – Cedar Grove Planning Area Preservation of Agriculture and Rural Open Space Master Plan (1980) • Middle Great Seneca Creek Watershed (MDE Use I) • Existing use: unimproved parcel <u>Proposed use:</u> residential, single-family house <p><i>*Original owner; property subsequently purchased by Freddy Quintanilla.</i></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Existing –</th> <th style="text-align: left;">Requested –</th> <th style="text-align: left;">Service Area Categories</th> </tr> </thead> <tbody> <tr> <td>W-6</td> <td>W-3</td> <td></td> </tr> <tr> <td>S-6</td> <td>S-3</td> <td></td> </tr> <tr> <td colspan="3">Action</td> </tr> <tr> <td colspan="3">Approve W-3. Deny S-3; maintain S-6.</td> </tr> </tbody> </table>	Existing –	Requested –	Service Area Categories	W-6	W-3		S-6	S-3		Action			Approve W-3. Deny S-3; maintain S-6.		
Existing –	Requested –	Service Area Categories														
W-6	W-3															
S-6	S-3															
Action																
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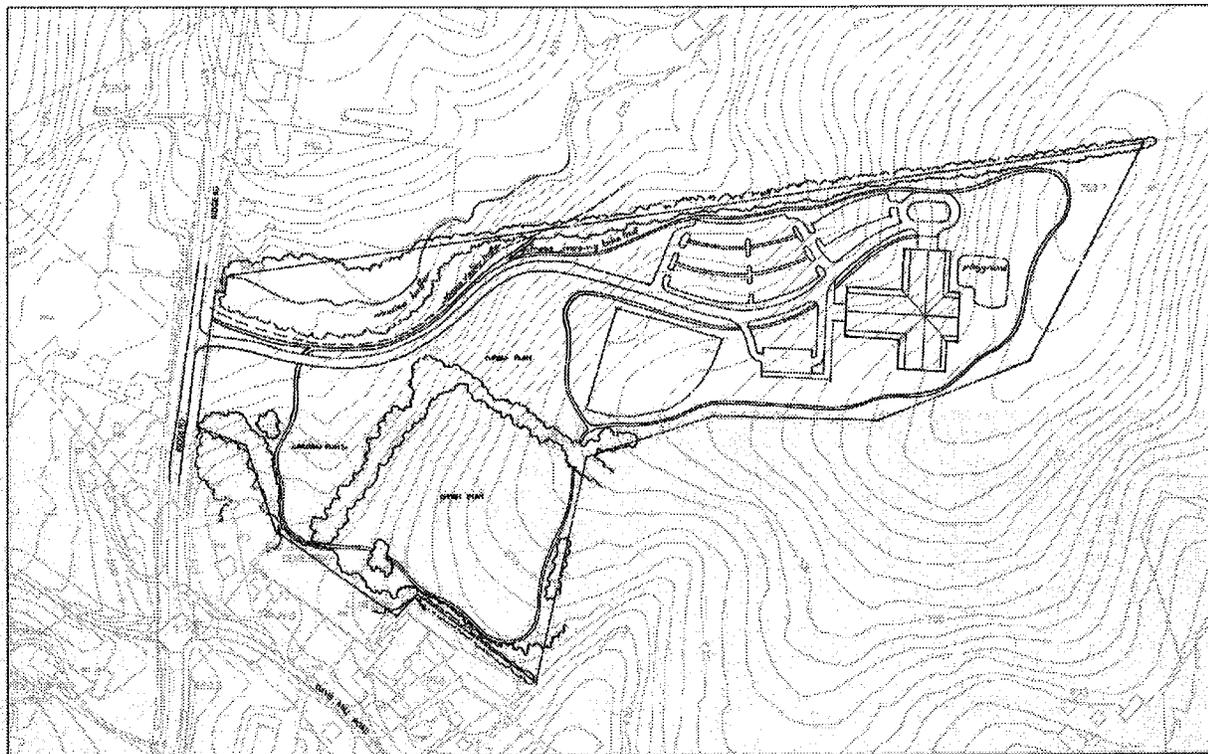
WSSCR 13-GWC-02A: Cheryl Gearhart, Tr.

Property Information and Location Property Development	Applicant's Request: County Council Action												
<ul style="list-style-type: none"> • 9311 Warfield Rd., Gaithersburg • Lot 37, Block C, Goshen Estates (acct. no. 03649692) • Map tile: WSSC – 229NW09; MD – FV51 • North side of Warfield Rd., west of Warfield Ct. • RE-2 Zone; 39,097 sq. ft. (0.90 ac.) • Goshen – Woodfield – Cedar Grove Planning Area Preservation of Agriculture and Rural Open Space Master Plan (1980) • Upper Great Seneca Creek Watershed (MDE Use I) • Existing use: vacant /unimproved lot <u>Proposed use:</u> one single-family house 	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: left;">Service Area Categories:</th> </tr> <tr> <th style="text-align: left;">Existing</th> <th style="text-align: left;">Requested</th> </tr> </thead> <tbody> <tr> <td>W-3</td> <td>W-3 (no change)</td> </tr> <tr> <td>S-6</td> <td>S-3</td> </tr> <tr> <td colspan="2">Action</td> </tr> <tr> <td colspan="2">Deny S-3; maintain S-6.</td> </tr> </tbody> </table>	Service Area Categories:		Existing	Requested	W-3	W-3 (no change)	S-6	S-3	Action		Deny S-3; maintain S-6.	
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**Montgomery County Comprehensive Water Supply and Sewerage Systems Plan
April 2015 Amendment Transmittal: Water/Sewer Category Map Amendments**

WSCCR 14-GWC-02A: Jane Gartner, John Mayer & Larry Musson (for Montrose Baptist Church)

<p>Property Information and Location Property Development</p>	<p>Applicant's Request County Council Action</p>						
<ul style="list-style-type: none"> • 23501 Ridge Rd. - Cedar Grove • Parcel P813, Res on Locust Level (acct. no. 02866721) • Map tile: WSSC – 233NW11; MD – FW22 • East side of Ridge Rd. (MD 27), north of Davis Mill Rd. • RC Zone; 33.82 acres • Goshen - Woodfield - Cedar Grove Planning Area Clarksburg Master Plan (1994) • Little Seneca Creek Watershed (MDE Use IV) • Existing use: agricultural <u>Proposed use:</u> place of worship (500 seats), private school (500 students), & child development center (150 children) for Montrose Baptist Church (see the sketch concept plan below) 	<p>Service Area Categories:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Existing</th> <th style="text-align: left;">Requested</th> </tr> </thead> <tbody> <tr> <td>W-6</td> <td>W-3</td> </tr> <tr> <td>S-6</td> <td>S-3</td> </tr> </tbody> </table> <p>Action</p> <p>Approve W-1* and S-3, with the following conditions and restrictions:</p> <ul style="list-style-type: none"> • Both W-1 and S-3 are restricted to a private institutional facility (PIF) use only. • DEP will review sewer main extension plans with WSSC to ensure that PIF policy requirements with regard to main extensions are maintained by this project. 	Existing	Requested	W-6	W-3	S-6	S-3
Existing	Requested						
W-6	W-3						
S-6	S-3						
<ul style="list-style-type: none"> • The preliminary plan to be considered by the Planning Board will conform substantially with the second concept plan submitted by the church (6/26/15, see below), particularly with regard to: <ol style="list-style-type: none"> 1) a maximum impervious surface level of 20 percent, 2) the location of all buildings at the east end of the site, 3) an unstructured open space towards to Ridge Rd. to buffer properties in the Cedar Grove Historic District. <p>The church will provide a dedication to M-NCPPC in the northwest corner of the site for a trail connection between Ovid Hazen Wells Park and other park facilities to the east.</p>							
<p><i>*This resolution approves W-1, rather than the requested W-3, due to availability of existing water mains abutting the site.</i></p>							



MKA
MONTGOMERY COUNTY
K&S ASSOCIATES, INC.

CONCEPT SITE PLAN

MONTROSE MINISTRIES

JULY 6, 2015
GERMANTOWN, MD
MONTGOMERY COUNTY

SCALE: 1" = 200'

Applicants receiving a denial under this resolution may not apply again until July 21, 2016, unless allowed by DEP. See Attachment B for mapping of approved, conditionally approved, and deferred category change amendments.

**Montgomery County Comprehensive Water Supply and Sewerage Systems Plan
April 2015 Amendment Transmittal: Water/Sewer Category Map Amendments**

The following four requests, WSCCRs 13-PAX-01A - 04A, are for a single PIF user, Canaan Christian Church, The church proposes to acquire all five properties included in these requests for a single development project.

WSCCR 13-PAX-01A: Burtonsville Crossing LLC

Property Information and Location Property Development	Applicant's Request County Council Action						
<ul style="list-style-type: none"> • Old Columbia Pk., Burtonsville • Parcel P365, New Birmingham Manor (acct. no. 00272438) • Map tile: WSSC – 221NE04; MD – KS62 • East side of Old Columbia Pk., north of PEPCO alignment and Burtonsville Crossing Shopping Center • RC Zone; 11.14 ac. • Patuxent Watershed Conservation Planning Area Fairland Master Plan (1997), Burtonsville Crossroads Neighborhood Plan (2012) • Lower Patuxent River Watershed (MDE Use I) • Existing use: unimproved <u>Proposed use:</u> church ^A 	Service Area Categories:						
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	Existing	Requested					
W-6	W-3						
S-6	S-3						
Action	Deny W-3 and S-3, maintain W-6 and S-6.						

WSCCR 13-PAX-02A: Marion Sarem

Property Information and Location Property Development	Applicant's Request County Council Action						
<ul style="list-style-type: none"> • Old Columbia Pk., Burtonsville • Parcel P095, Elizabeth Delight (acct. no. 01976493) • Map tile: WSSC – 221NE04; MD – KS62 • East side of Old Columbia Pk., north and opposite of Bell Rd. • RC Zone; 5.88 ac. • Patuxent Watershed Conservation Planning Area Fairland Master Plan (1997), Burtonsville Crossroads Neighborhood Plan (2012) • Lower Patuxent River Watershed (MDE Use I) • Existing use: unimproved <u>Proposed use:</u> church ^A 	Service Area Categories:						
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	Existing	Requested					
W-6	W-3						
S-6	S-3						
Action	Deny W-3 and S-3, maintain W-6 and S-6.						

WSCCR 13-PAX-03A: Jennifer Sarem

Property Information and Location Property Development	Applicant's Request County Council Action						
<ul style="list-style-type: none"> • 15901 & 16001 Old Columbia Pk., Burtonsville • Parcels P230 & P226, Elizabeth Delight (acct. nos. 01976516 & 01976505) • Map tile: WSSC – 221NE04; MD – KS62 • East side of Old Columbia Pk., opposite and south of Bell Rd. • RC Zone; 11.77 ac. total • Patuxent Watershed Conservation Planning Area Fairland Master Plan (1997), Burtonsville Crossroads Neighborhood Plan (2012) • Lower Patuxent River Watershed (MDE Use I) • Existing use: single-family house and country market <u>Proposed use:</u> church ^A 	Service Area Categories:						
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**Montgomery County Comprehensive Water Supply and Sewerage Systems Plan
April 2015 Amendment Transmittal: Water/Sewer Category Map Amendments**

WSSCR 13-PAX-04A: Burtonsville Associates

Property Information and Location Property Development	Applicant's Request County Council Action						
<ul style="list-style-type: none"> • Old Columbia Pk., Burtonsville • Parcel P037, Waters Gift (acct. no. 00251083) • Map tile: WSSC – 221NE04; MD – KS62 • East side of Old Columbia Pk., south of Dustin Rd. • RC Zone; 9.52 ac. • Patuxent Watershed Conservation Planning Area Fairland Master Plan (1997), Burtonsville Crossroads Neighborhood Plan (2012) • Lower Patuxent River Watershed (MDE Use I) • Existing use: unimproved • <u>Proposed use:</u> church ^A 	Service Area Categories: <table border="1"> <thead> <tr> <th>Existing</th> <th>Requested</th> </tr> </thead> <tbody> <tr> <td>W-6</td> <td>W-3</td> </tr> <tr> <td>S-6</td> <td>S-3</td> </tr> </tbody> </table> Action Deny W-3 and S-3, maintain W-6 and S-6.	Existing	Requested	W-6	W-3	S-6	S-3
Existing	Requested						
W-6	W-3						
S-6	S-3						

WSSCR 13-POT-03A: Sunny & Rueben Bajaj Trust

Property Information and Location Property Development	Applicant's Request County Council Action						
<ul style="list-style-type: none"> • 10121 Norton Rd., Potomac • Lot 7, Block C, Potomac Farm Estates (acct. no. 00848936) • Map tile: WSSC – 213NW10; MD – FP33 • Southeast side of Norton Rd., north of River Rd. (MD 190) – (Note: This property is adjacent to and south of WSSCR 13-POT-04A.) • RE-2 Zone; 5.00 ac. • Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • Existing use: single-family house • <u>Proposed use:</u> sewer service for the existing house 	Service Area Categories: <table border="1"> <thead> <tr> <th>Existing</th> <th>Requested</th> </tr> </thead> <tbody> <tr> <td>W-1</td> <td>W-1 (No change)</td> </tr> <tr> <td>S-6</td> <td>S-3</td> </tr> </tbody> </table> Action Deny S-3, maintain S-6.	Existing	Requested	W-1	W-1 (No change)	S-6	S-3
Existing	Requested						
W-1	W-1 (No change)						
S-6	S-3						

WSSCR 13-POT-04A: Ken and Kavelle Bajaj

Property Information and Location Property Development	Applicant's Request County Council Action						
<ul style="list-style-type: none"> • 10201 Norton Rd., Potomac • Lot 8, Block C, Potomac Farm Estates (acct. no. 00856457) • Map tile: WSSC – 213NW10; MD – FP33 • Southeast side of Norton Rd., north of River Rd. (MD 190) - (Note: This property is adjacent to and north of WSSCR 13-POT-03A.) • RE-2 Zone; 5.02 ac. • Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • Existing use: single-family house • <u>Proposed use:</u> sewer service for the existing house 	Service Area Categories: <table border="1"> <thead> <tr> <th>Existing</th> <th>Requested</th> </tr> </thead> <tbody> <tr> <td>W-1</td> <td>W-1 (No change)</td> </tr> <tr> <td>S-6</td> <td>S-3</td> </tr> </tbody> </table> Action Deny S-3, maintain S-6.	Existing	Requested	W-1	W-1 (No change)	S-6	S-3
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**Montgomery County Comprehensive Water Supply and Sewerage Systems Plan
April 2015 Amendment Transmittal: Water/Sewer Category Map Amendments**

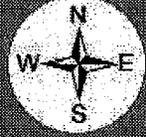
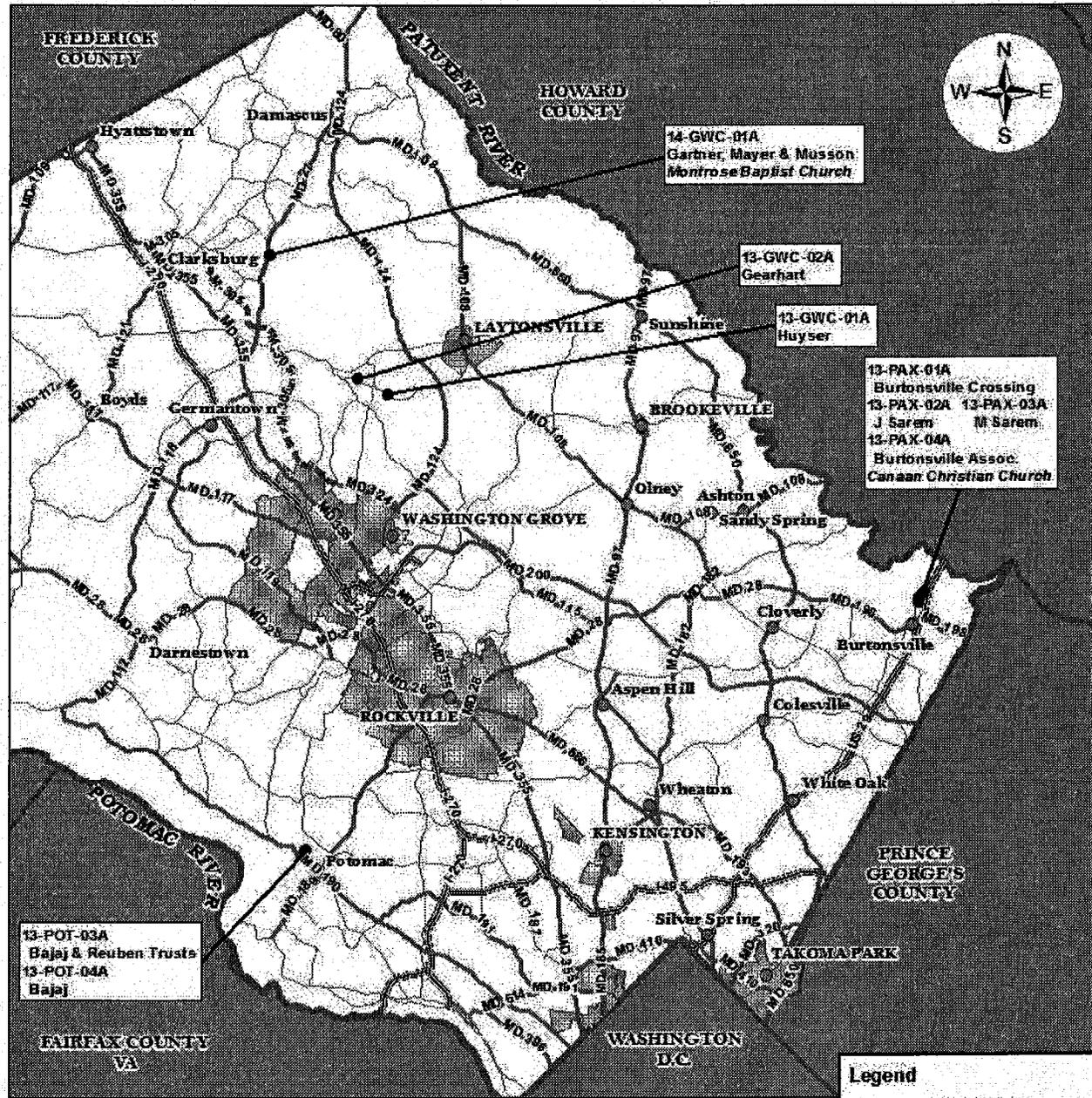
Water & Sewer Service Area Categories Summary

Category Definition and General Description	Category Definition and General Description
<p style="text-align: center;">W-1 and S-1</p> <p>Properties approved for and generally with existing access to community (public) service. This may include properties which have not yet connected to existing community service.</p>	<p style="text-align: center;">W-5 and S-5</p> <p>Properties planned for future public service, but which may use private, on-site systems (wells and septic systems) on a permanent basis. • Areas where improvements to or construction of new community systems are planned for the seven- through ten-year period.</p>
<p style="text-align: center;">W-3 and S-3</p> <p>Properties planned and approved for community (public) service, but <u>without</u> existing access to public service. • Public service will generally be provided within two years as development and requests for community service are planned and scheduled.</p>	<p style="text-align: center;">W-6 and S-6</p> <p>Properties that will use private, on-site systems (wells and septic systems), where community (public) service is not planned. • Category 6 includes areas that are planned or staged for community service beyond the scope of the plan's ten-year planning period, and areas that are not ever expected for community service on the basis of adopted plans.</p>
<p style="text-align: center;">W-4 and S-4</p> <p>Properties planned for future public service, but which need to use private, on-site systems (wells and septic systems) in the interim. • Areas where improvements to or construction of new community systems will be programmed for the three- through six-year period. B</p>	<p>Note: Although the majority of properties in the county have the same water category as sewer category (i.e. W-3 and S-3, or W-5 and S-5), this is not always the case. The County does not always assign water and sewer categories in tandem, due to differences in service policies or to actual service availability. For example, a particular property could have service area categories W-1 and S-6. Therefore, it is important to know both the water and sewer service area categories for a property. Montgomery County does not use categories W-2 and S-2 in its Plan.</p>

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Montgomery County Comprehensive Water Supply and Sewerage Systems Plan
 April 2015 Amendment Transmittal: Water/Sewer Category Map Amendments

April 2015 Packet Transmittal: Category Change Amendments Locator
 Water and Sewer Plan Map



13-POT-03A
 Bajaj & Reuben Trusts
 13-POT-04A
 Bajaj

14-GWC-01A
 Garner, Mayer & Mussion
 Montrose Baptist Church

13-GWC-02A
 Gearhart

13-GWC-01A
 Huyser

13-PAX-01A
 Burtonsville Crossing
 13-PAX-02A 13-PAX-03A
 J Sarem R Sarem
 13-PAX-04A
 Burtonsville Assoc.
 Canaan Christian Church

Legend

- Current Requests
- Localities
- Major Roads & Highways
- County Roads
- State Roads & Highways
- US Highways & Interstates
- Proposed Roads
- Municipalities



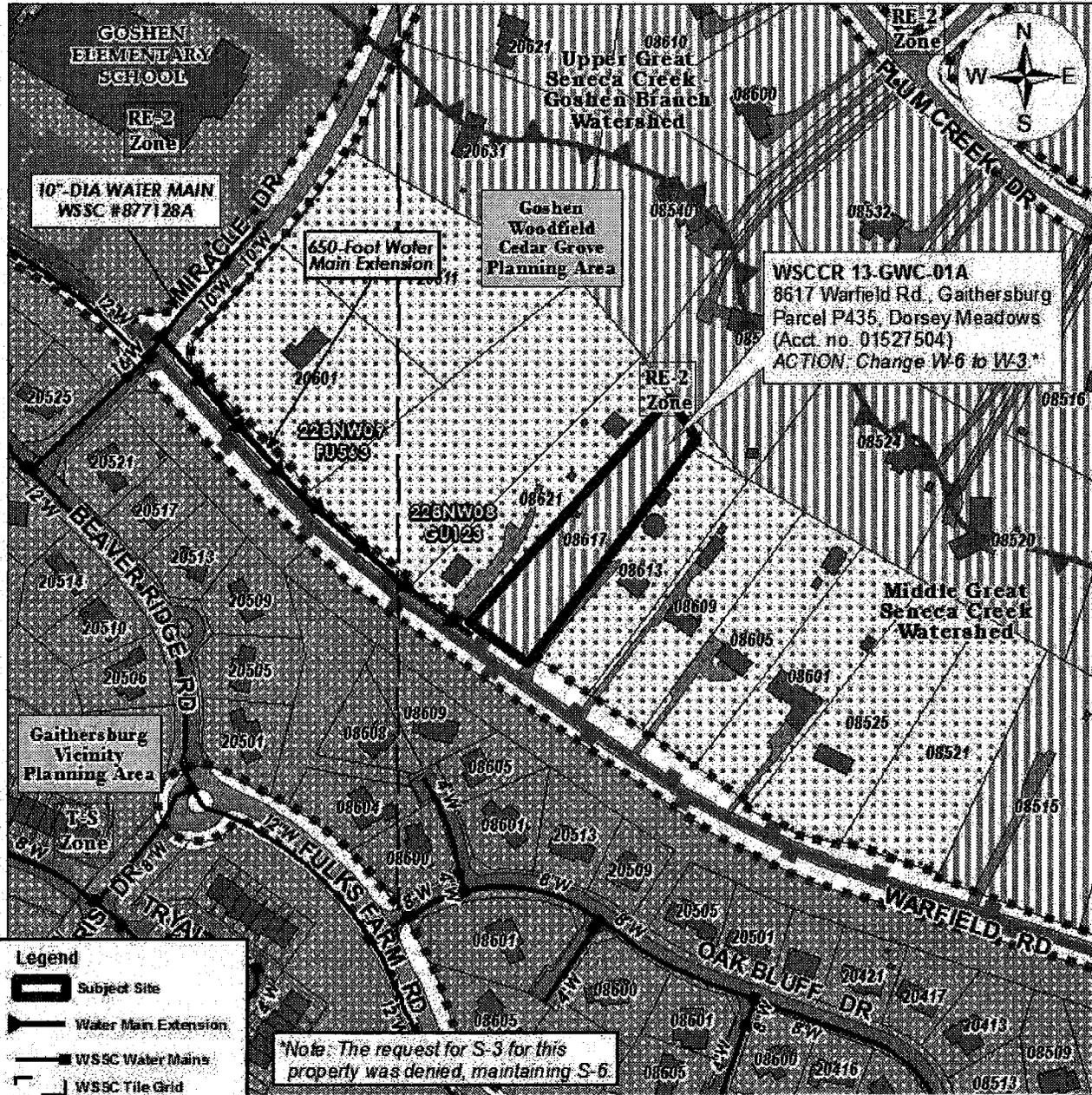
DEP
 Water and Wastewater
 Policy Group

2/24/15

Montgomery County, Maryland
 2015 Comprehensive Water Supply
 and Sewerage Systems Plan

Montgomery County Comprehensive Water Supply and Sewerage Systems Plan
 April 2015 Amendment Transmittal: Water/Sewer Category Map Amendments

WSSCR 13-GWC-01A (Peter Huyser): Water Service Area Categories Map



Legend

- Subject Site
- Water Main Extension
- WSSC Water Mains
- WSSC Tile Grid
- Zoning
- Planning Area
- Major Watersheds
- Existing Parkland
- Water Categories**
- W-1
- W-3
- W-6

Note: The request for S-3 for this property was denied, maintaining S-6.



SCALE (Feet)

Montgomery County, Maryland
 Draft 2014 Comprehensive Water Supply
 and Sewerage Systems Plan

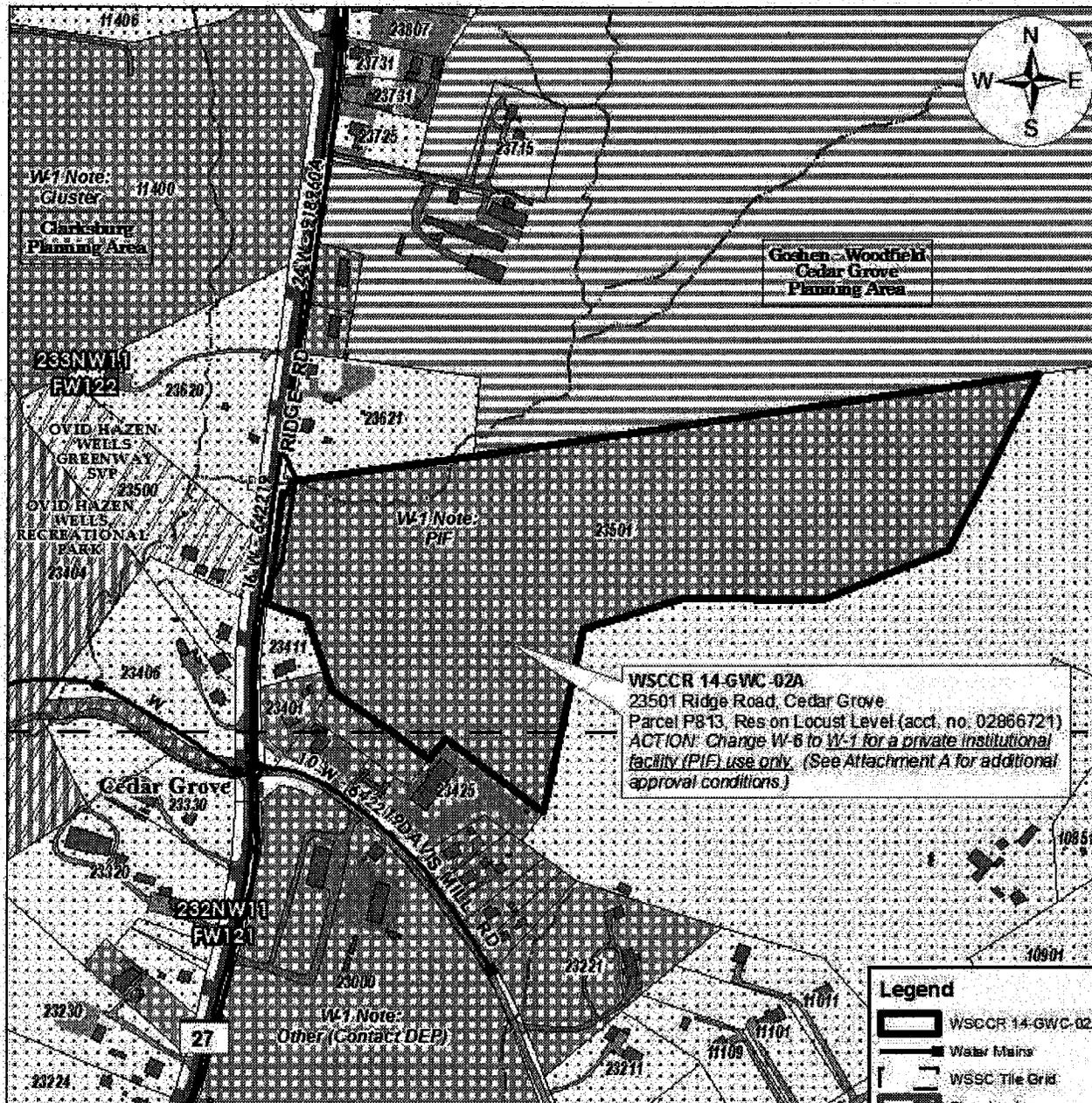


DEP
 Water and Wastewater
 Policy Group

7/15/15

Montgomery County Comprehensive Water Supply and Sewerage Systems Plan
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WSSCR 14-GWC-02A (Jane Gartner, John Mayer, & Larry Musson - for Montrose Baptist Church)
 Water Service Area Categories Map

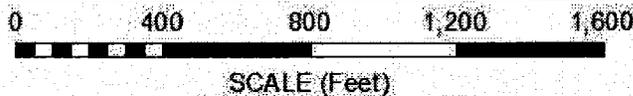


Legend

- WSSCR 14-GWC-02A
- Water Mains
- WSSC Tile Grid
- Planning Area
- Existing Park Land

Water Categories

- W-1
- W-3
- W-4
- W-5
- W-6



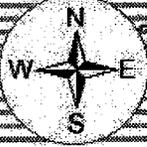
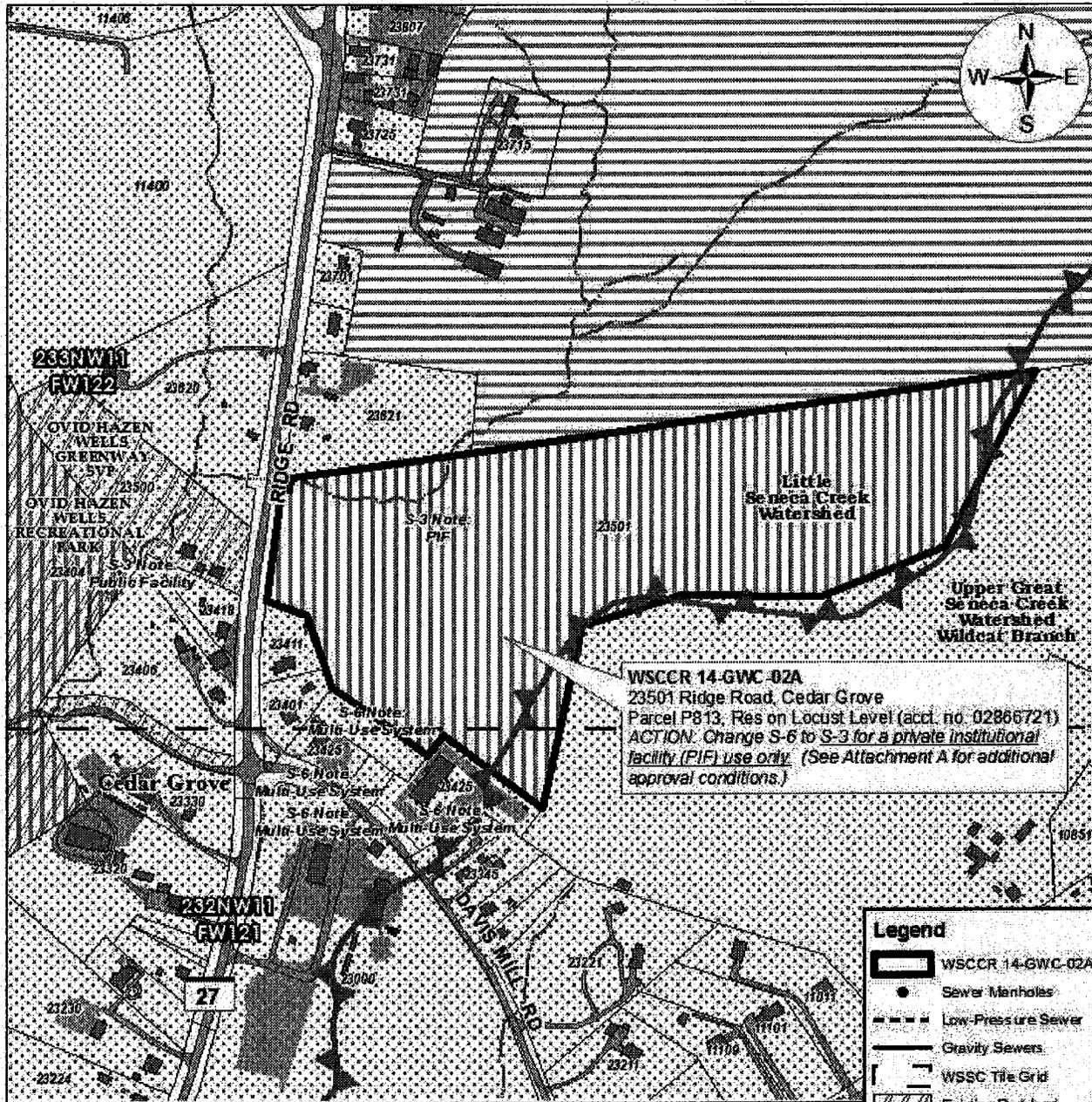
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Montgomery County, Maryland
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7/15/15

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**WSSCR 14-GWC-02A (Jane Gartner, John Mayer, & Larry Musson - for Montrose Baptist Church)
Sewer Service Area Categories Map**



WSSCR 14-GWC-02A
23501 Ridge Road, Cedar Grove
Parcel P813, Res on Locust Level (acc. no. 02866721)
ACTION. Change S-6 to S-3 for a private institutional facility (PIF) use only. (See Attachment A for additional approval conditions.)

Legend

- WSSCR 14-GWC-02A
- Sewer Manholes
- Low-Pressure Sewer
- Gravity Sewers
- WSSC Tile Grid
- Existing Park land
- Major Watersheds

Sewer Categories

- S-1
- S-3
- S-4
- S-5
- S-6



SCALE (Feet)

DEP
Water and Wastewater
Policy Group

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Draft 2014 Comprehensive Water Supply
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1/24/15