

*Clerk's Note: Page 2 of Attachment A of this resolution was amended to correct property information for WSSCR 15-TRV-01A: Fiona Lau. The Council approved this correction on January 31, 2017.*

**CORRECTED**

Resolution No.:	18-647
Introduced:	October 25, 2016
Adopted:	October 25, 2016

**COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND**

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Lead Sponsor: County Council

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

**Background**

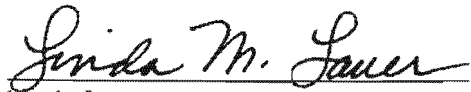
1. Section 9-501 et seq. of the Environmental Article of the Maryland Code requires the governing body of each County to adopt and submit to the State Department of the Environment a comprehensive County Plan, and from time to time amend or revise that Plan for the provision of adequate water supply 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 July 22, 2016, the County Council received recommendations from the County Executive regarding five 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 September 27, 2016.
8. The Transportation, Infrastructure, Energy & Environment Committee discussed these amendments on October 6, 2016 and made recommendations to the Council.
9. The Council held a worksession on October 25, 2016.

**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.

A handwritten signature in black ink, reading "Linda M. Lauer". The signature is written in a cursive, flowing style.

Linda M. Lauer, Clerk of the Council

**Montgomery County Comprehensive Water Supply and Sewerage Systems Plan**  
**June 2016 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 3 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 on July 22, 2016.

**WSSCR 15-GWC-01A: Donald Cardinal Wuerl, Catholic Archdiocese of Washington**  
**(for St. John Neumann Catholic Parish)**

Property Information and Location Property Development	Applicant's Request: County Council Action
<ul style="list-style-type: none"> <li>20710 Goshen Rd. &amp; 9001 Warfield Rd., Gaithersburg</li> <li>Lots 19 &amp; 20, Block A, Goshen Estates (acct. nos. 00012598 &amp; 00012587)</li> <li>Map tile: WSSC – 228NW09; MD – FU563</li> <li>Northeast corner, intersection of Goshen Rd. and Warfield Rd.</li> <li>RE-2 Zone; 3.99 ac. (total)</li> <li>Goshen – Woodfield – Cedar Grove Planning Area Preservation of Agriculture and Rural Open Space Master Plan (1980)</li> <li>Upper Great Seneca Creek Watershed (MDE Use I)</li> <li><u>Existing use</u>: one existing single-family house (Lot 20, built 1963)</li> <li><u>Proposed use</u>: place of worship – Rectory, church offices &amp; religious education facilities</li> </ul>	<p><u>Existing</u> –      <b><u>Requested</u></b> – Service Area Categories</p> <p>W-1              W-1 (No Change)</p> <p>S-6              <b>S-1</b></p> <p><b>Action</b></p> <p><b>Approve S-3, restricted to use by a private institutional facility only.</b></p>

**WSSCR 16-OLN-02A: Ahmad Akbari**

Property Information and Location Property Development	Applicant's Request: County Council Action
<ul style="list-style-type: none"> <li>17131 Old Baltimore Rd., Olney</li> <li>Parcel P361, Charles &amp; Benjamin (acct. no. 03316277)</li> <li>Map tile: WSSC – 223NW03; MD – HT51</li> <li>South side of Old Baltimore Rd., east of and opposite Menden Farm Dr.</li> <li>RE-2 Zone; (2.00 acres)</li> <li>Olney Planning Area Olney Master Plan (2005)</li> <li>Northwest Branch Watershed (MDE Use IV)</li> <li><u>Existing use</u>: vacant, wooded</li> <li><u>Proposed use</u>: one new single-family house; plan no. 120150210 "Akbari Residence"</li> </ul>	<p>Service Area Categories:</p> <p><u>Existing</u>              <b><u>Requested</u></b></p> <p>W-6*                  <b>W-1</b></p> <p>S-6*                  <b>S-1</b></p> <p><i>*Ineligible for service under the abutting mains policy.</i></p> <p><b>Action</b></p> <p><b>Approve W-1. Maintain S-6, with a final approval action for S-3 conditioned on both of the following requirements:</b></p> <ul style="list-style-type: none"> <li>Confirmation to DEP from DPS that septic system testing results for the property will allow for construction of the applicant's proposed single-family house.</li> <li>Confirmation to DEP from WSSC and M-NCPPC that public sewer service can be provided via a non-abutting sewer connection to the existing main located at 17141 Old Baltimore Rd.</li> </ul> <p><b>The applicant's inability to satisfy these requirements will allow for the reconsideration of the request for S-1 by the County Council.</b></p>

*Applicants receiving a denial under this resolution may not apply again until October 25, 2017, 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  
June 2016 Amendment Transmittal: Water/Sewer Category Map Amendments**

**WSSCR 09A-TRV-02\*: Ted and Roxanne Smart**

Property Information and Location Property Development	Applicant's Request County Council Action						
<ul style="list-style-type: none"> <li>13101 Valley Dr., Rockville</li> <li>Parcel P592, Discover &amp; Younger Brothers; acct no. 00047883</li> <li>Map tile – MD: FR51; WSSC: 217NW09</li> <li>Southeast corner, intersection of Valley Dr. and Cleveland Dr.</li> <li>Travilah Planning Area Potomac Subregion Master Plan (2002)</li> <li>Watts Branch Watershed (MDE Use I)</li> <li>RE-1 Zone; 1.61 acres</li> <li><u>Existing use</u>: unimproved, wooded <u>Proposed use</u>: one new single-family house the existing parcel.</li> </ul>	<p>Service Area Categories:</p> <table> <tr> <th>Existing</th><th>Requested</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>*** In fall 2016, the applicants proposed approval of S-3 under the Water and Sewer Plan's abutting mains policy. The County Council may consider revisions and/or clarifications to this policy as part of the pending 2017 update of the Plan.</p> <p><b>Action</b></p> <p><b>Defer action on the S-3 request pending outcome of the Council's consideration of the abutting main policy as part of the expected Water and Sewer Plan update in the spring of 2017.</b></p>	Existing	Requested	W-1	W-1 (no change)	S-6**	S-3***
Existing	Requested						
W-1	W-1 (no change)						
S-6**	S-3***						
*Previously deferred: <u>County Council Action (CR 17-217, 7/19/11)</u>							
**Defer action on the request for category S-3 pending the results of DEP's work on the Glen Hills sanitary study.							

**WSSCR 15-TRV-01A: Fiona Lau**

Property Information and Location Property Development	Applicant's Request County Council Action						
<ul style="list-style-type: none"> <li>9708 Sunset Dr. - Rockville</li> <li>Lot 1, Block 9, North Glen Hills Section 2 (acct. no. 00077300)</li> <li>Map tile: WSSC – 217NW10; MD – FR41</li> <li>Southeast corner, intersection of Sunset Dr. and Ridge Dr.</li> <li>RE-1 Zone; 43,108 sq. ft. (0.99 acres)</li> <li>Travilah Planning Area Potomac Subregion Master Plan (2002)</li> <li>Watts Branch Watershed (MDE Use I)</li> <li><u>Existing use</u>: vacant, wooded <u>Proposed use</u>: sewer service for a new single-family house</li> </ul>	<p>Service Area Categories:</p> <table> <tr> <th>Existing</th><th>Requested</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><b>Action</b></p> <p><b>Deny S-3, maintaining S-6.</b></p>	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 15-TRV-04A: Daniel and Leslie Geringer**

Property Information and Location Property Development	Applicant's Request County Council Action						
<ul style="list-style-type: none"> <li>13005 Foxden Dr. - Rockville</li> <li>Lot 14, Block C, Potomac Highlands (acct. no. 00088347)</li> <li>Map tile: WSSC – 217NW09; MD – FR51</li> <li>North side of Foxden Dr. at cul-de-sac east of Overlea Dr.</li> <li>RE-1 Zone; 64,033 sq. ft. (1.47 acres)</li> <li>Travilah Planning Area Potomac Subregion Master Plan (2002)</li> <li>Watts Branch Watershed (MDE Use I)</li> <li>Existing use: one single-family house (built 1960)</li> <li>Proposed use: sewer service for the existing house</li> </ul>	<p>Service Area Categories:</p> <table> <tr> <th>Existing</th><th>Requested</th></tr> <tr> <td>W-3</td><td>W-3 (No Change)</td></tr> <tr> <td>S-6</td><td>S-1</td></tr> </table> <p><b>Action</b></p> <p><b>Approve category S-1, restricted to a single sewer hookup only, under the abutting mains policy.</b></p>	Existing	Requested	W-3	W-3 (No Change)	S-6	S-1
Existing	Requested						
W-3	W-3 (No Change)						
S-6	S-1						

**Montgomery County Comprehensive Water Supply and Sewerage Systems Plan**  
**June 2016 Amendment Transmittal: Water/Sewer Category Map Amendments**

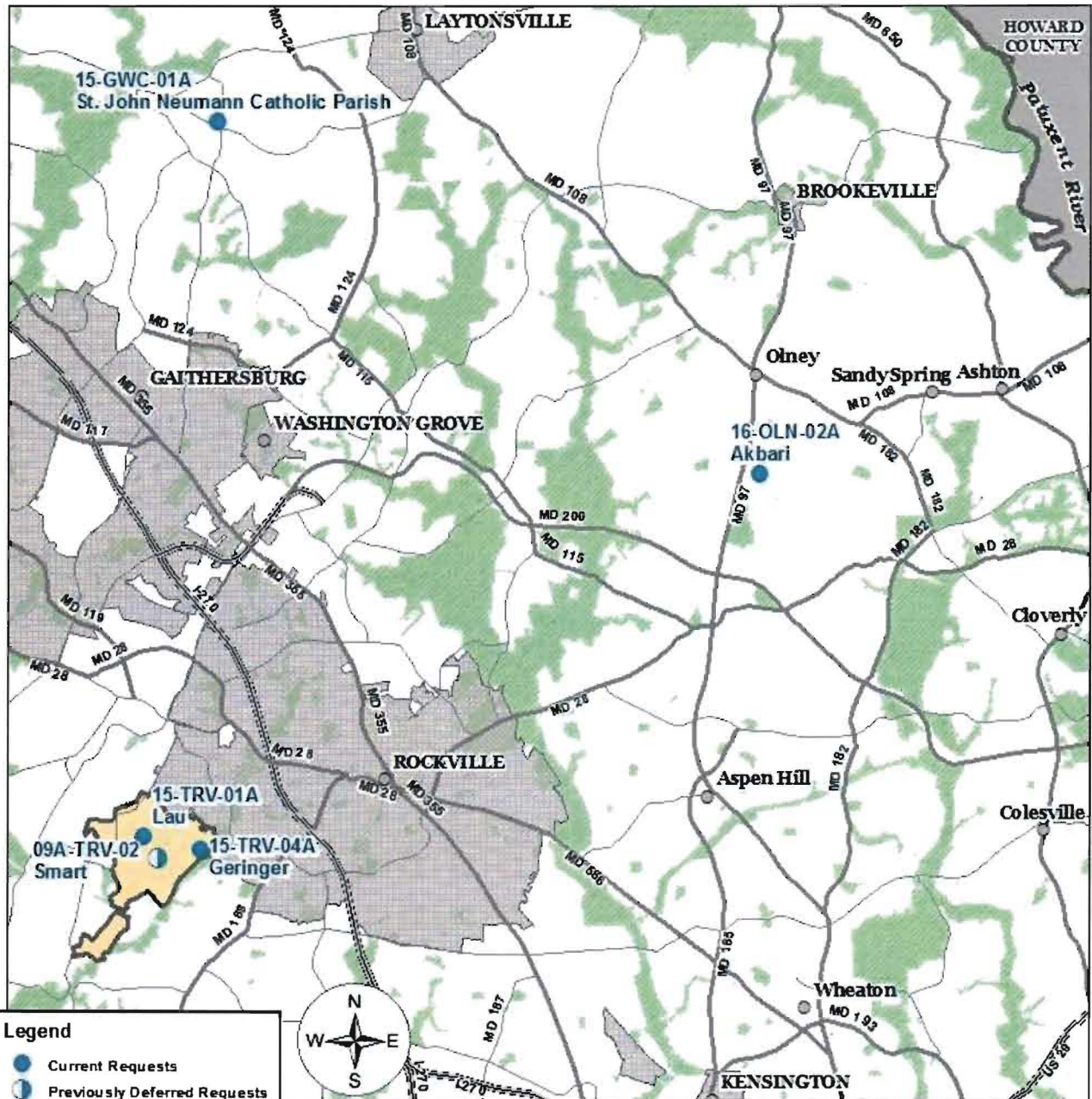
**Water & Sewer Service Area Categories Summary**

Category Definition and General Description	Category Definition and General Description
<p><b>W-1 and S-1</b></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><b>W-5 and S-5</b></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><b>W-3 and S-3</b></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><b>W-6 and S-6</b></p> <p>Properties that will use private, on-site systems (wells and septic systems), where community (public) service is <b>not</b> 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><b>W-4 and S-4</b></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 <i>and</i> 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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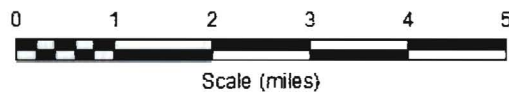
**Montgomery County Comprehensive Water Supply and Sewerage Systems Plan  
June 2016 Amendment Transmittal: Water/Sewer Category Map Amendments**

**County Council Packet: Category Change Amendments Locator  
Water and Sewer Plan Map**



**Legend**

- Current Requests
- Previously Deferred Requests
- Localities
- Major Roads & Highways**
  - County Roads
  - State Roads & Highways
  - US Highways & Interstates
- Glen Hills Study Area
- Municipalities
- Parks



**Montgomery County, Maryland  
2016 Comprehensive Water Supply  
and Sewerage Systems Plan**



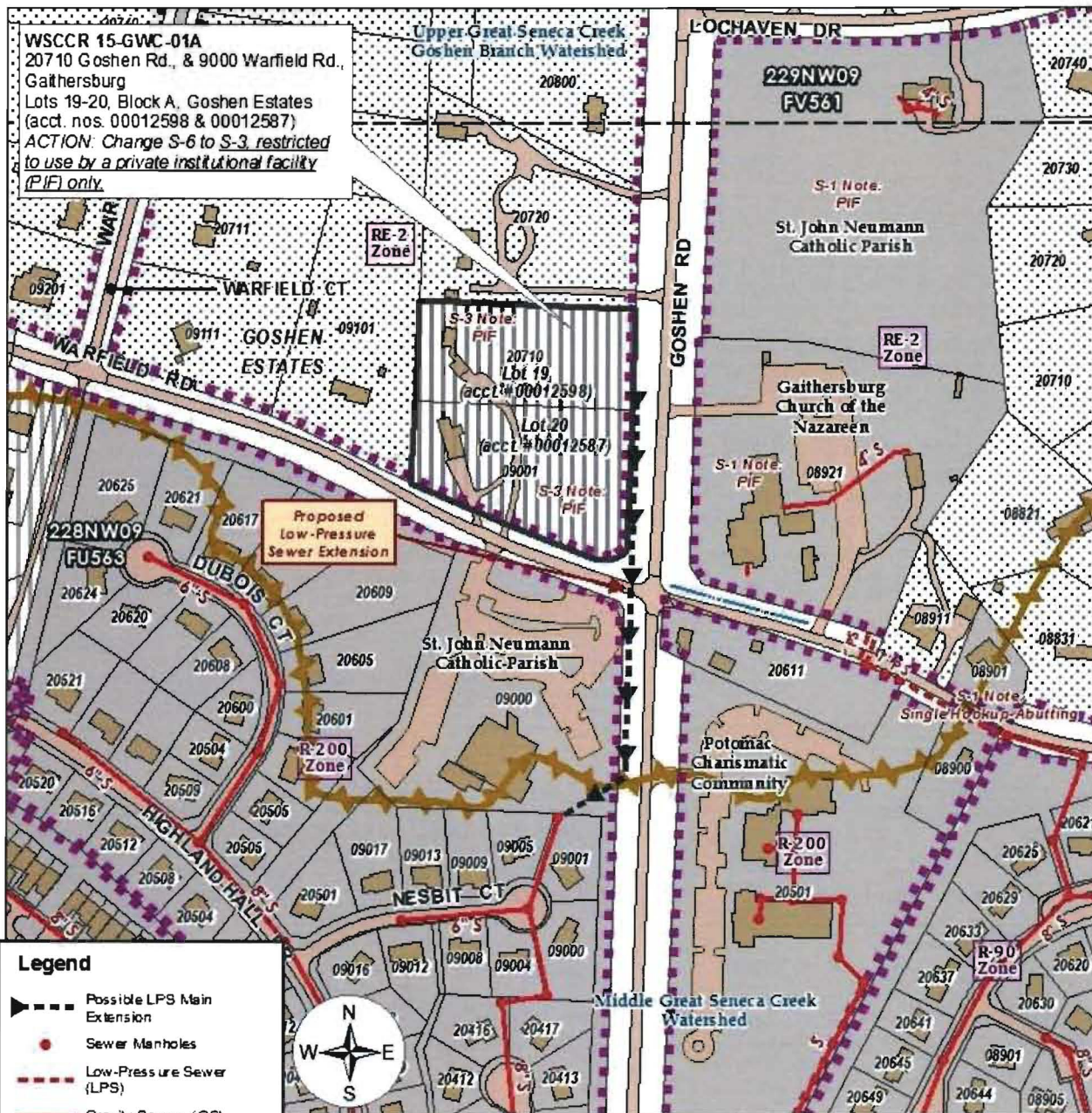
WATER & WASTEWATER POLICY GROUP

10/20/16



**Montgomery County Comprehensive Water Supply and Sewerage Systems Plan  
June 2016 Amendment Transmittal: Water/Sewer Category Map Amendments**

**WSSCR 15-GWC-01A (Cardinal Donald Wuerl for St. John Neumann Catholic Parish)  
Service Area Category Change Requests: Comprehensive Water and Sewer Plan Map**



**Legend**

- Possible LPS Main Extension
- Sewer Manholes
- - - Low-Pressure Sewer (LPS)
- Gravity Sewers (GS)
- ▭ Subject Site
- ▭ WSSC Tile Grid
- ▭ Zoning
- Sewer Categories**
- ▭ S-1
- ▭ S-3
- ▭ S-6



0 200 400 600 800

SCALE (Feet)

**Montgomery County, Maryland  
Draft 2016 Comprehensive Water Supply  
and Sewerage Systems Plan**



**DEPARTMENT OF  
ENVIRONMENTAL  
PROTECTION**

WATER & WASTEWATER POLICY GROUP

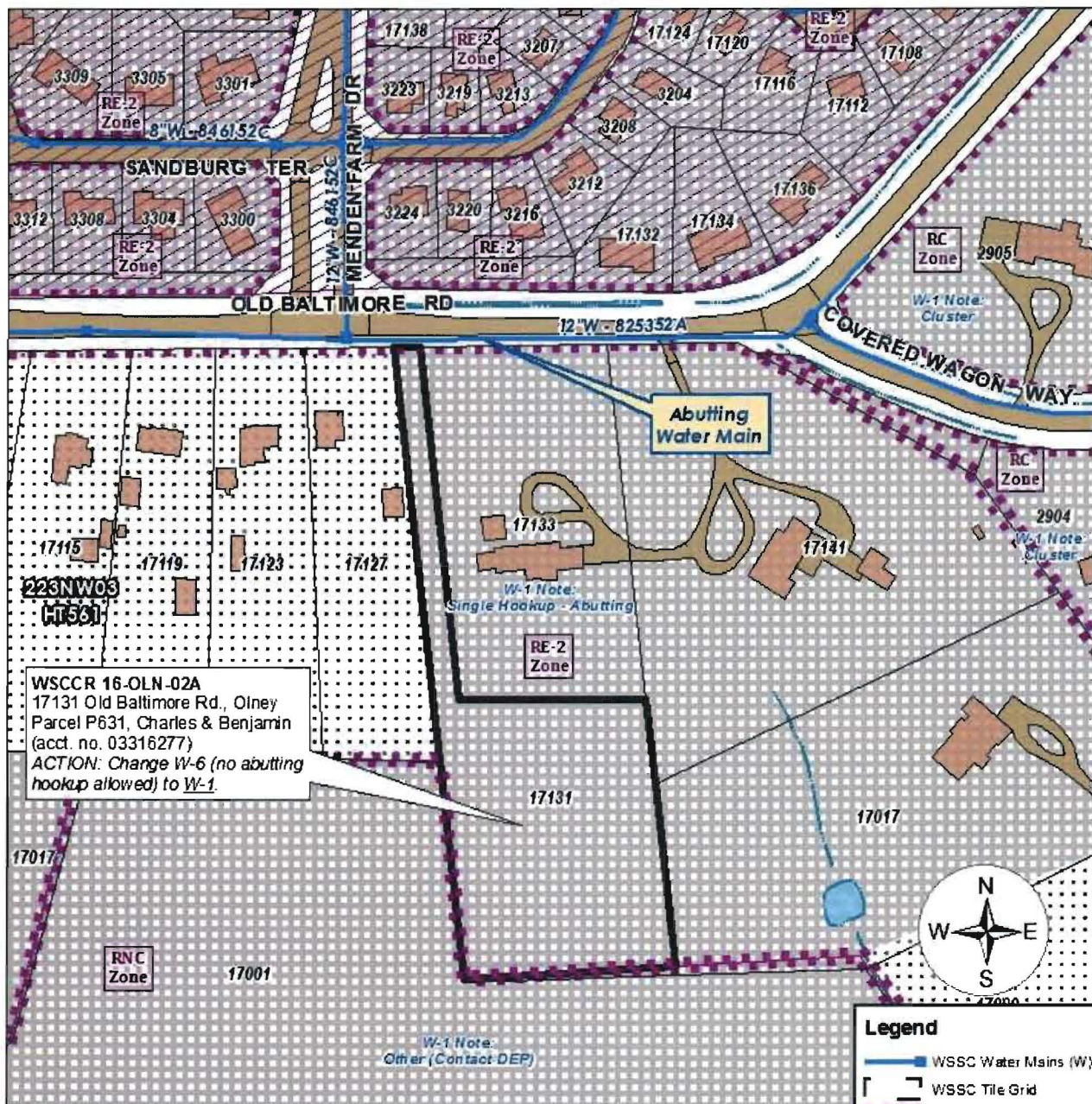
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**Montgomery County Comprehensive Water Supply and Sewerage Systems Plan  
June 2016 Amendment Transmittal: Water/Sewer Category Map Amendments**

**WSSCR 16-OLN-02A (Ahmad Akbari)**

**Requested Category Change Amendment: Comprehensive Water & Sewer Plan Map**



Olney Planning Area

Northwest Branch Watershed



WATER & WASTEWATER POLICY GROUP

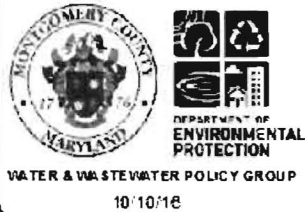
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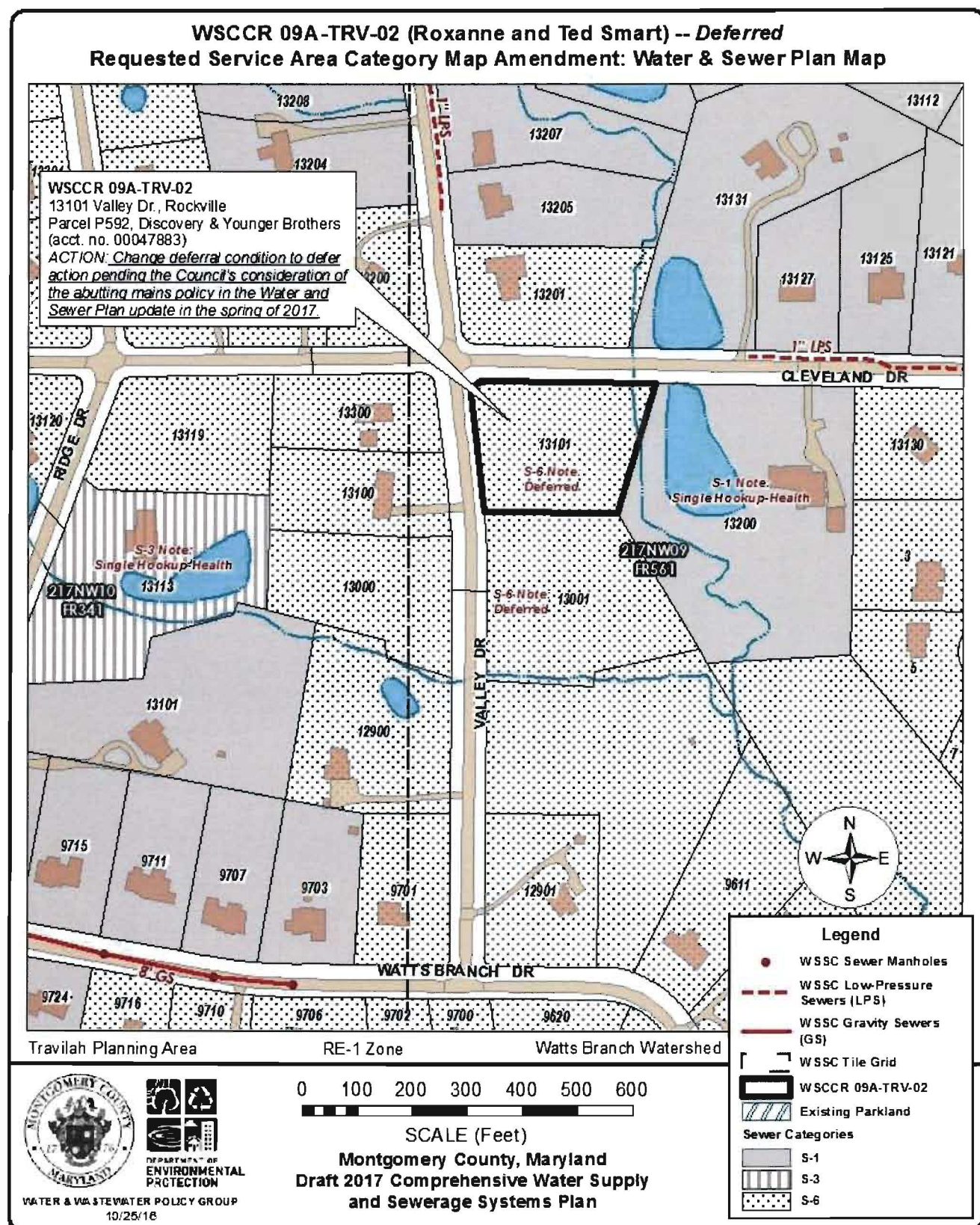
SCALE (Feet)

**Montgomery County, Maryland  
Draft 2016 Comprehensive Water Supply  
and Sewerage Systems Plan**











**Montgomery County Comprehensive Water Supply and Sewerage Systems Plan  
June 2016 Amendment Transmittal: Water/Sewer Category Map Amendments**

