



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett  
County Executive

Lisa Feldt  
Director

E-MAIL TRANSMITTAL

**Interagency Water/Sewer Map Amendment Review**

January 11, 2016

TO: Beth Kilbourne, Rufus Leeth, and Luis Tapia, Development Services Group  
Washington Suburban Sanitary Commission  
  
Pamela Dunn, Functional Planning Team, M-NCPPC  
Maryland – National Capital Park and Planning Commission  
  
Geoffrey Mason, Parks Planning & Stewardship Division  
Maryland – National Capital Park and Planning Commission  
  
Gene von Gunten, Well and Septic Section  
Department of Permitting Services

FROM: Alan Soukup, Senior Planner, Water and Wastewater Policy Group  
Department of Environmental Protection

SUBJECT: WATER/SEWER CATEGORY CHANGE REQUEST REVIEW – **2016-Q1 &- Q2 REVIEW GROUP**

Posted to [www.montgomerycountymd.gov/waterworks](http://www.montgomerycountymd.gov/waterworks) is a PDF that includes four (4) new individual water/sewer service area category change requests (WSCCRs) for your review and comment. These requests will be considered as proposed amendments to the County's *Comprehensive Water Supply and Sewerage Systems Plan*. I would greatly appreciate receiving your review comments on these requests no later than Thursday, February 11, 2016. Please notify me if this schedule is not feasible.

DEP will develop and announce a schedule for administrative delegation hearing AD 2016-1, which will include all eligible FY 2016 first and second quarter requests. We will provide a notice of that hearing 30 days prior to the hearing date. We also expect to include the request recommended below for Council Action to be included with the packet of FY 2015 category change requests anticipated to go to the Council in early spring 2016. We will advise you of the Council's hearing date and review schedule at that time.

Note that the listing of the following requests under the administrative process versus the Council process is a preliminary determination and certainly subject to change as they proceed through the review process.

Anticipated Administrative Action WSCCRs

- 16-APH-01A ..... Mahabare
- 16-DNT-01A ..... Darnestown Presbyterian Church  
w/ related CPTA 16-APB-01T
- 16-FAL-01A ..... Redeemed Christian Church of God

Anticipated Council Action WSCCRs

- 16-OLN-02A Akbari

Please do not hesitate to contact me at [alan.soukup@montgomerycountymd.gov](mailto:alan.soukup@montgomerycountymd.gov) or at 240-777-7716 if you have any questions concerning these category change requests or the review schedules.

ADS: ads

R:\Programs\Water\_and\_Sewer\CCRs\CCR-Review-Process\2016CCR-review-process\2016-Q1-Q2\2016-q1-q2--review-pckt--mmo-tables-only.docx

cc: Agencies

Dave Lake, DEP-WWPG  
Keith Levchenko, County Council  
Rebecca Boone & Katherine Nelson, Area 3 Planning Team, M-NCPPC  
Mark Pfefferle & Cathy Conlon, Development Applications & Regulatory Coordination Team, M--NCPPC  
Ray Chicca, Development Services, WSSC  
Daniel Laird, Water Management Administration, MDE  
Steven Allan, MDP

Category Change Applicants & Interested Parties

16-APH-01A .....Monika Mahabare  
.....Wilfredo De La Cruz  
16-DNT-01A .....Darnestown Presbyterian Church  
.....Pritam Arora, Design Engineering, Inc.  
16-FAL-01A .....Redeemed Christian Church of God, Word of Life Center  
16-OLN-02A .....Ahmad and Zainab Akbari  
.....Mahesh Adhikari

Civic Organizations and Other Public Interest Groups

Allied Civic Group  
Audubon Naturalist Society  
Cloverly/Fairland/White Oak Citizen's Association  
Emory Norbrook Ascott Community Action Network  
The Glen Preservation Foundation  
Glenmont Exchange  
Greater Darnestown Civic Association  
Greater Olney Civic Association  
Hallowell Homeowners Association  
Hollow Tree Farm Homeowners Association  
Layhill Civic Association  
Layhill Alliance  
Longmead Crossing Community Services  
Southeast Olney Civic Association  
West Montgomery County Citizens' Association

Adjacent and Confronting Property Owners

DEP will send a notice to each owner of properties adjacent to and confronting these category change request sites advising them about the filing of these requests.

Request #1

**WSSCR 15-APH-01A: Monica Mahabare**

Anticipated Action Path: AD 2016-1

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> <li>• 15005 Wimbledon Dr., Aspen Hill</li> <li>• Parcel P746, Layhill (acct. no. 00978873)</li> <li>• Map tile: WSSC – 220NW02; MD – JS11</li> <li>• Cul-de-sac end of Wimbledon Dr., north of London Bridge Dr.</li> <li>• R-200 Zone; approx. 3 ac.*</li> <li>• Aspen Hill Planning Area Aspen Hill Master Plan (1994)</li> <li>• Northwest Branch Watershed (MDE Use IV)</li> <li>• <u>Existing use</u>: residence and day-care center</li> <li>• <u>Proposed use</u>: sewer service for the existing structure</li> </ul> <hr/> <p><i>*This acreage was measured by DEP; it includes only the area of the parcel located southwest of MD 200.</i></p>	<table border="0" style="width: 100%;"> <tr> <td colspan="2"><u>Existing – Requested – Service Area Categories</u></td> </tr> <tr> <td style="width: 50%;">W-1</td> <td style="width: 50%;">W-1 (no change)</td> </tr> <tr> <td>S-6</td> <td><b>S-3</b></td> </tr> </table> <hr/> <p><u>Applicant's Explanation</u></p> <p>"Need public water ASAP, please."</p> <hr/> <p><i>DEP note: DEP advised the applicant that this property is already designated as water category W-1 and therefore eligible for public water service.</i></p>	<u>Existing – Requested – Service Area Categories</u>		W-1	W-1 (no change)	S-6	<b>S-3</b>
<u>Existing – Requested – Service Area Categories</u>							
W-1	W-1 (no change)						
S-6	<b>S-3</b>						

**Agency Review Comments**

**DPS:**

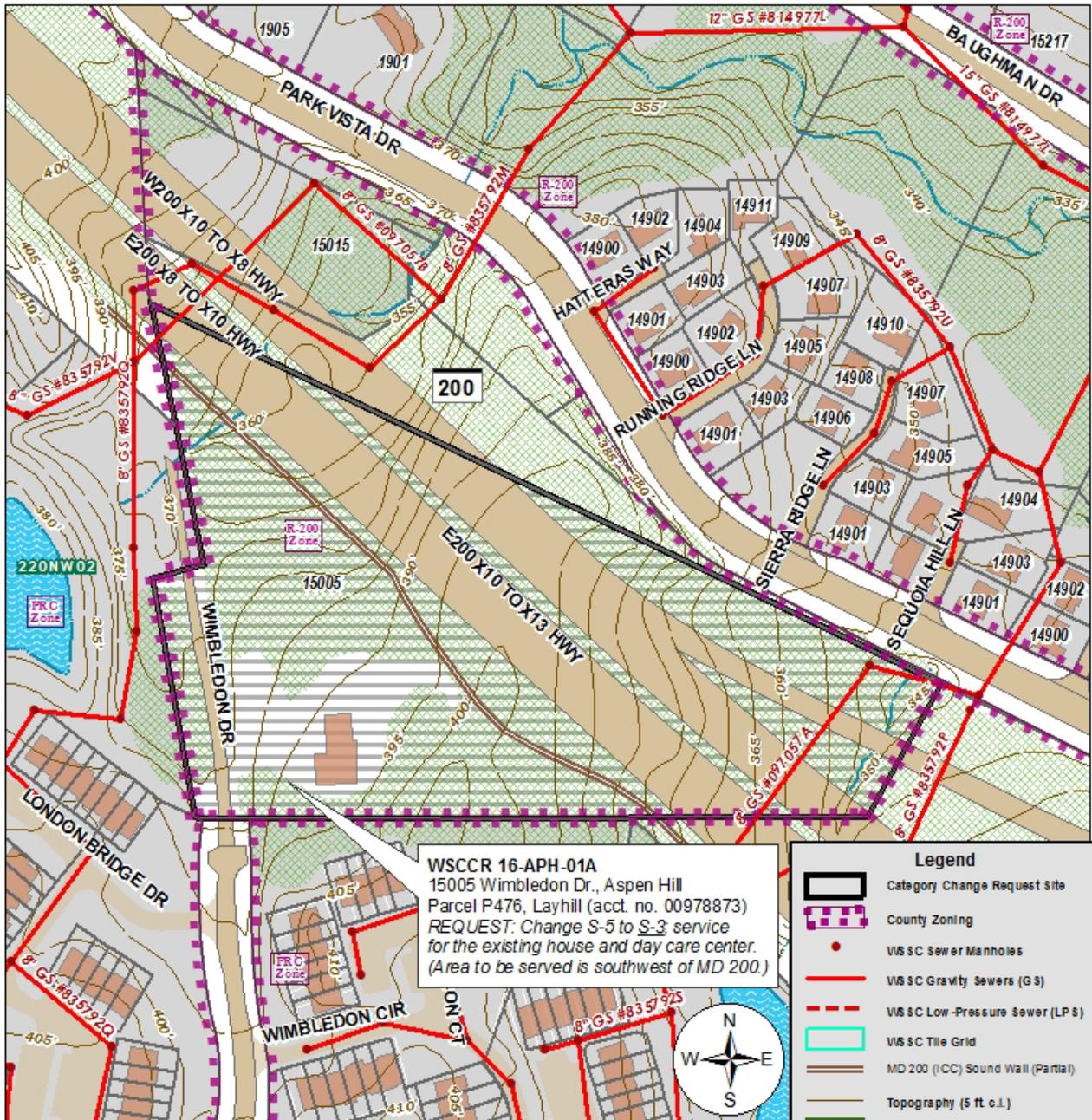
**M-NCPPC – Planning Dept.:**

**M-NCPPC – Parks Planning:**

**WSSC - Water:** (Water category change not requested)

**WSSC - Sewer:**

### 15005 Wimbledon Drive (Parcel P746) - Aspen Hill General Research & Information: Water/Sewer Service Area Categories Map



**WSSCR 16-APH-01A**  
 15005 Wimbledon Dr., Aspen Hill  
 Parcel P476, Layhill (acct. no. 00978873)  
 REQUEST: Change S-5 to S-3 service  
 for the existing house and day care center.  
 (Area to be served is southwest of MD 200.)

**Legend**

- Category Change Request Site
- County Zoning
- W/SSC Sewer Manholes
- W/SSC Gravity Sewers (GS)
- W/SSC Low-Pressure Sewer (LPS)
- W/SSC Tile Grid
- MD 200 (ICC) Sound Wall (Partial)
- Topography (5 ft c.l.)
- Existing Parkland
- Woodlands

**Sewer Categories**

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

Aspen Hill Planning Area Northwest Branch Watershed



Scale (Feet)  
**Montgomery County, Maryland**  
**Draft 2015 Comprehensive Water Supply and Sewerage Systems Plan**

**WSSCR 16-DNT-01A: Darnestown Presbyterian Church**

Anticipated Action Path: AD 2016-1

<p>Property Information and Location Property Development</p>	<p>Applicant's Request: Service Area Categories &amp; Justification</p>				
<ul style="list-style-type: none"> <li>• 15120 Turkey Foot Rd. - Darnestown</li> <li>• Parcel P616, Mt Pleasant Etc (acct. no. 00388556)</li> <li>• Map tile: WSSC – 220NW14; MD – ES21</li> <li>• South side, intersection of Turkey Foot Rd. and Darnestown Rd. (MD 28)</li> <li>• RE-2 Zone; 9.73 ac.</li> <li>• Darnestown Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Muddy Branch Watershed (MDE Use I)</li> <li>• <u>Existing use:</u> place of worship <u>Proposed use:</u> expansion of existing use</li> </ul>	<p><u>Existing – Requested – Service Area Categories</u></p> <table border="0"> <tr> <td>W-1</td> <td>W-1 (No Change)</td> </tr> <tr> <td>S-6</td> <td><b>S-6 w/ multiuse system approved</b></td> </tr> </table> <p><u>Applicant's Explanation</u></p> <p>"The reason for the request [is] to allow the overall project sewage design flow to 2,400 Gallons/day. This sewage flow has been coordinated w/ MCDPS Well &amp; Septic Section. As a result of this coordination. The sewer category change to multi-use is required."</p> <p><i>DEP Note: Also see associated comprehensive plan text amendment (CPTA) 16-APB-01T for Appendix B, Table B-T2, shown below.</i></p>	W-1	W-1 (No Change)	S-6	<b>S-6 w/ multiuse system approved</b>
W-1	W-1 (No Change)				
S-6	<b>S-6 w/ multiuse system approved</b>				

**CPTA 16-APB-01T**

**APPENDIX B: MULTI-USE WATER AND SEWER FACILITIES  
APPROVED 2003- 2012 PLAN**

Approval of the preceding map amendment will also require approval of the highlighted comprehensive plan text amendment (CPTA 16-APB-01T) for Table B-T2 for the proposed multiuse sewerage system for Darnestown Presbyterian Church.

*DEP note: Montgomery County uses a threshold of 1,500 GPD (less than the State's 5,000 GPD) for the designation of multiuse on-site water and sewerage systems.*

Table B-T2: Inventory of Existing and Proposed Multi-Use Sewerage Facilities				
• Facility Name • Owner/Operating Agency • Facility Location & Coordinates	Type of Treatment	• Point of Discharge • Permit No.	Design Capacity (mgd)	Comments/Status
<b>PUBLICLY-OWNED FACILITIES</b>				
...				
<b>PRIVATELY-OWNED FACILITIES</b>				
<b>Darnestown Presbyterian Church --</b> Turkey Foot Rd. - Darnestown N____ / E_____		ground	0.0024	
<b>Bretton Woods Country Club --</b> International Monetary Fund River Road - Seneca N452,200 / E706,500	activated sludge	Unnamed Tributary to Potomac River 90-DP-2754	0.015	
<b>Dickerson Generating Plant -- PEPCO</b> Martinsburg Rd. - Dickerson N501,800 / E669,992	activated sludge	Potomac River via discharge canal MD002640	0.010	
...				
<b>Garden of Remembrance Memorial Park -</b> Garden of Remembrance Memorial Park., Inc. - private Comus Rd. - Clarksburg N515,100 / E714,300	septic tank, leach fields	ground no permit required	0.0015	proposed facility

**Agency Review Comments**

**DPS:**

*DEP note: Please review and edit the existing information for this case in the preceding table. Also complete any information needed for blanks. The map on page 8 shows nearby multiuse septic system approvals currently included in the Water and Sewer Plan.*

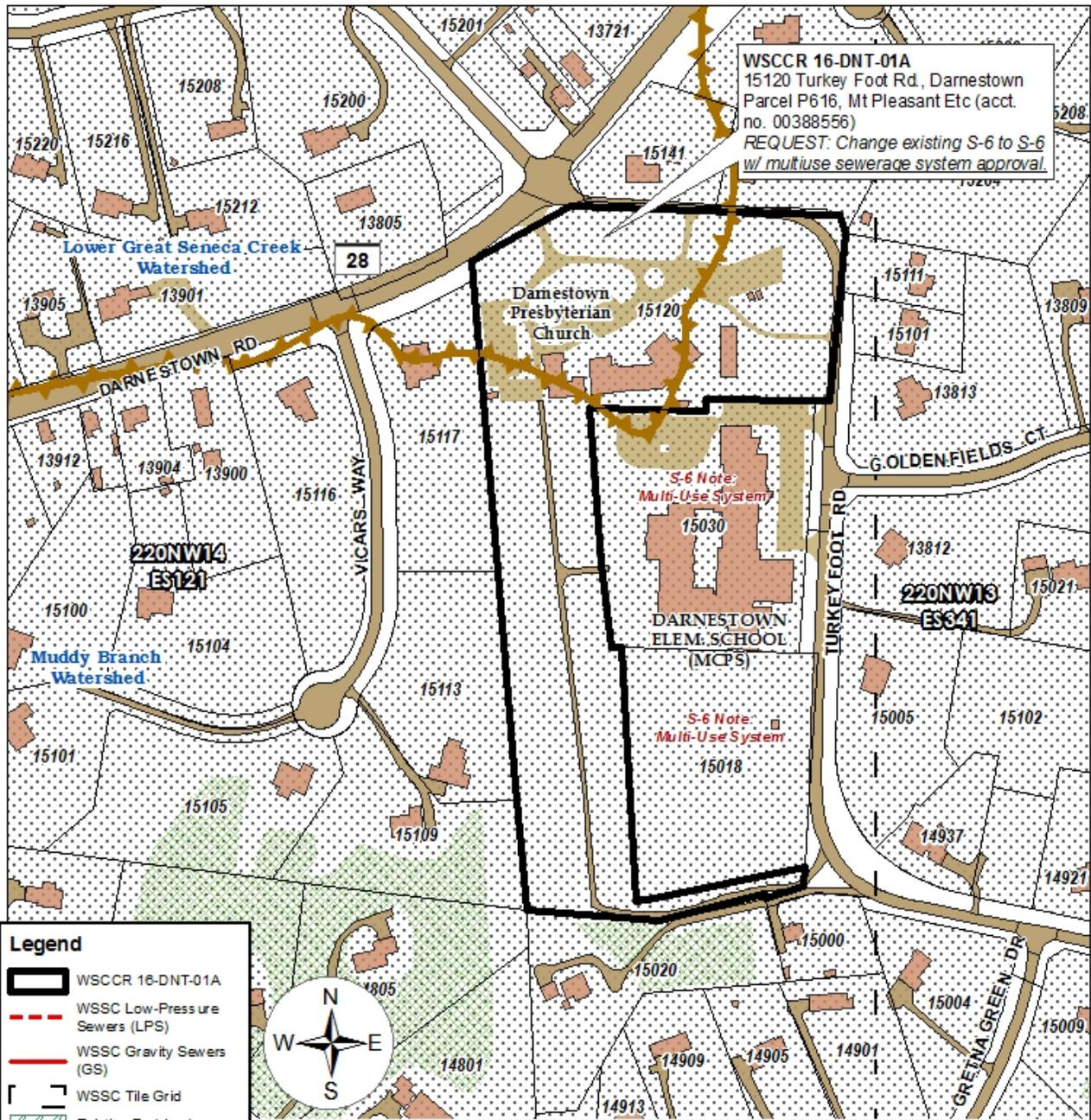
**M-NCPPC – Planning Dept.:**

**M-NCPPC – Parks Planning:**

**WSSC - Water:** (Water category change not requested)

**WSSC - Sewer:**

**WSSCR 16-DNT-01A (Darnestown Presbyterian Church)  
 Requested Service Area Category Map Amendment: Water & Sewer Plan Map**



**Legend**

- WSSCR 16-DNT-01A
- WSSC Low-Pressure Sewers (LPS)
- WSSC Gravity Sewers (GS)
- WSSC Tile Grid
- Existing Park land
- Woodlands

**Sewer Categories**

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



SCALE (Feet)

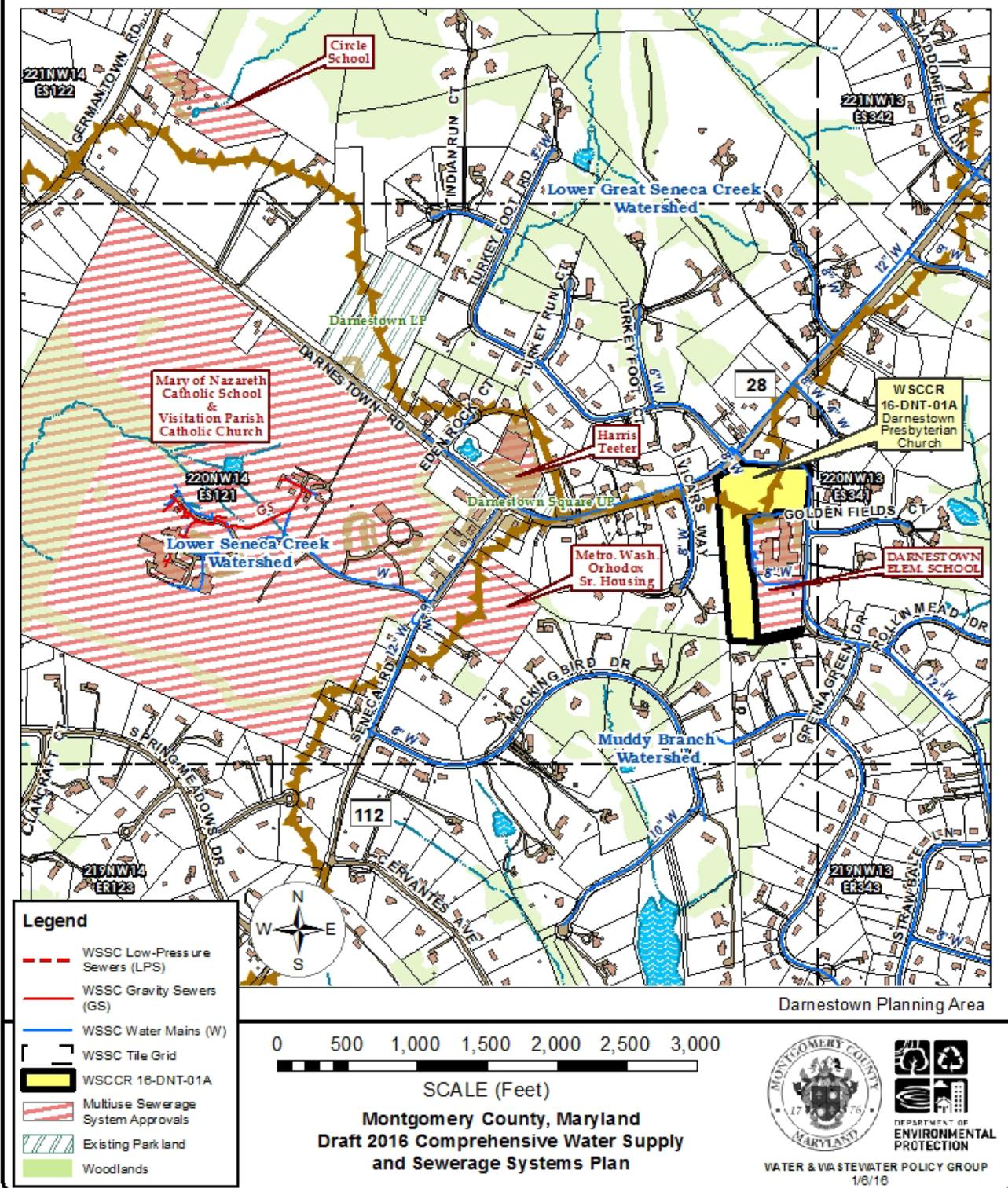
Montgomery County, Maryland  
 Draft 2016 Comprehensive Water Supply  
 and Sewerage Systems Plan



WATER & WASTEWATER POLICY GROUP  
 1/8/16

Darnestown Planning Area

**WSSCR 16-DNT-01A (Darnestown Presbyterian Church)**  
**Multiuse Sewerage System Approvals in the Darnestown Area: Water & Sewer Plan Map**



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

MONTGOMERY COUNTY  
 MARYLAND  
 DEPARTMENT OF ENVIRONMENTAL PROTECTION  
 WATER & WASTEWATER POLICY GROUP  
 1/8/16

Request #3

**WSSCR 15-FAL-01A: Redeemed Christian Church of God**

Anticipated Action Path: AD 2016-1

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification										
<ul style="list-style-type: none"> <li>• 14126 Old Columbia Pk., Fairland</li> <li>• Parcel P828, paint Bottom (acct. no. 00268197)</li> <li>• Map tile: WSSC – 219NE01; MD – KR43</li> <li>• West side of Old Columbia Pk., north of Duvall Rd.</li> <li>• R-200 Zone; 3.27 ac.</li> <li>• Fairland - Beltsville Planning Area Fairland Master Plan (1997)</li> <li>• Paint Branch Watershed (MDE Use III); Mont. Co. Upper Paint Branch SPA</li> <li>• <u>Existing use</u>: one single-family house (built 1931)</li> <li>• <u>Proposed use</u>: place of worship, 250-seat sanctuary</li> </ul>	<table border="0" style="width: 100%;"> <tr> <td colspan="2" style="border-bottom: 1px solid black;"><u>Existing – Requested – Service Area Categories</u></td> </tr> <tr> <td style="width: 50%;">W-1</td> <td style="width: 50%;">W-1 (no change requested)</td> </tr> <tr> <td>S-6</td> <td><b>S-3</b></td> </tr> <tr> <td colspan="2" style="border-bottom: 1px solid black;"><u>Applicant's Explanation</u></td> </tr> <tr> <td colspan="2">"To build 250-seat church."</td> </tr> </table>	<u>Existing – Requested – Service Area Categories</u>		W-1	W-1 (no change requested)	S-6	<b>S-3</b>	<u>Applicant's Explanation</u>		"To build 250-seat church."	
<u>Existing – Requested – Service Area Categories</u>											
W-1	W-1 (no change requested)										
S-6	<b>S-3</b>										
<u>Applicant's Explanation</u>											
"To build 250-seat church."											

**Agency Review Comments**

**DPS:**

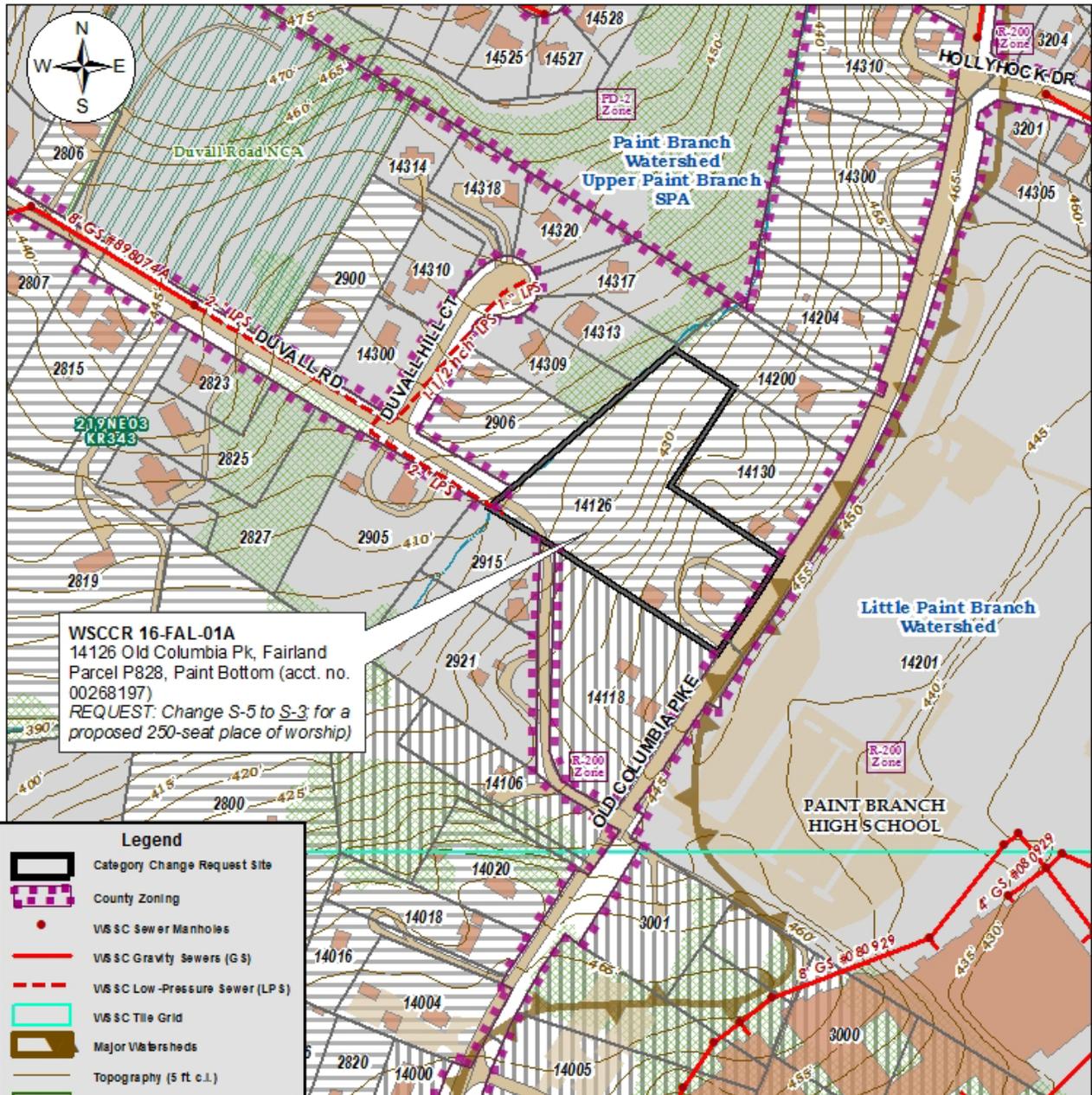
**M-NCPPC – Planning Dept.:**

**M-NCPPC – Parks Planning:**

**WSSC - Water:** (Water category change not requested)

**WSSC - Sewer:**

### WSCCR 16-FAL-01A (Redeemed Christian Church of God) Requested Category Map Amendment: Water and Sewer Plan Map



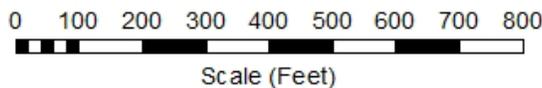
**Legend**

- Category Change Request Site
- County Zoning
- VSSC Sewer Manholes
- VSSC Gravity Sewers (GS)
- VSSC Low-Pressure Sewer (LPS)
- VSSC Tile Grid
- Major Watersheds
- Topography (5 ft c.l.)
- Existing Parkland
- Woodlands

**Sewer Categories**

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

Fairland - Beltsville Planning Area



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



WATER & WASTEWATER POLICY GROUP

12/8/15

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

Anticipated Action Path: County Council (with FY 2015 Requests)

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification												
<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 <u>Proposed use</u>: one new single-family house; plan no. 120150210 "Akbari Residence"</li> </ul>	<table border="0" style="width: 100%;"> <tr> <td colspan="2"><u>Existing – Requested – Service Area Categories</u></td> </tr> <tr> <td style="width: 50%;">W-6*</td> <td style="width: 50%; text-align: center;">W-1</td> </tr> <tr> <td>S-6*</td> <td style="text-align: center;">S-1</td> </tr> <tr> <td colspan="2"><i>*no hookup allowed under the "abutting mains" policy</i></td> </tr> <tr> <td colspan="2"><u>Applicant's Explanation</u></td> </tr> <tr> <td colspan="2">"I thought I had public water and sewer connections but found out from DEP that I don't. We are going through subdivision process and we went far in that route, really need this category change."</td> </tr> </table>	<u>Existing – Requested – Service Area Categories</u>		W-6*	W-1	S-6*	S-1	<i>*no hookup allowed under the "abutting mains" policy</i>		<u>Applicant's Explanation</u>		"I thought I had public water and sewer connections but found out from DEP that I don't. We are going through subdivision process and we went far in that route, really need this category change."	
<u>Existing – Requested – Service Area Categories</u>													
W-6*	W-1												
S-6*	S-1												
<i>*no hookup allowed under the "abutting mains" policy</i>													
<u>Applicant's Explanation</u>													
"I thought I had public water and sewer connections but found out from DEP that I don't. We are going through subdivision process and we went far in that route, really need this category change."													

DEP Notes: This request needs some background, as follows:

- The subject property at 17131 Old Baltimore Rd. and the adjacent parcel at 17133 Old Baltimore Rd. existed as a single parcel (P612) designated as service area categories W-1/W-6 and S-6 back in 1984.
- The then-owner of Parcel P612 sought a category change request (WSSCR 84-OLN-05-A) for categories W-1 and S-3; for which DEP granted a restricted approval for W-3 and S-3 on July 6, 1984. The administrative approval action was taken citing the "abutting mains" policy. Approval under the abutting mains policy required that the approved W-3 and S-3 categories be restricted to single water and sewer hookups only. (Note that in 1984 the abutting mains policy allowed for hookups to water and sewer mains across another property via an established easement; this is not allowed under the current policy.)
- A house was built in 1987 at 17133 Old Baltimore Rd., presumably under the grandfathering provision of the County's subdivision regulations. This provision allows an owner to build a single house on a property established before 1958 without having to record the property as a building lot. A 12" water main (WSSC no. 825352A) fronted that property along Old Baltimore Rd. A sewer hookup was built through an easement across 17141 Old Baltimore Rd. where an 8" sewer main (WSSC #846276A) had been extended to relieve a failed septic system.
- Original Parcel P612 was subsequently deeded into two 2-acre parcels (see the map on page 14):
  - Parcel P558 at 17133 Old Baltimore Rd, with the existing house built in 1987.
  - Parcel P631 at 17131 Old Baltimore Rd. which was not improved.

The division of the original Parcel P612 into these two properties occurred by recorded deed. This meant that neither property was evaluated as a building lot through the County's subdivision process. Because only single water and sewer hookups were approved fin 1984 or Parcel P612 under the "abutting mains" policy, only one of the two new properties could use that category change approval. By default, the category change approval belonged to Parcel P558 as those hookups were already serving the existing house on that property.

- The applicant purchased Parcel P631 in March 2014 with the intent of building a single-family residence (see page 13). In May 2014, the owner of 17141 Old Baltimore Rd. granted a sewer hookup easement to the applicant, allowing access to the existing 8" sewer main (WSSC #846276A) on the property.
- The construction of a house on Parcel P631 required formal subdivision and recordation of the property as a building lot. The applicant filed a preliminary subdivision plan with M-NCPPC in June 2015, no. 120150210 "Akbari Residence". That preliminary plan proposed the use of public water and sewer

service for the new house. However, Parcel P631 had no approved hookup rights for water or sewer service, as they were already used for Parcel P558.

- At that time, DEP was not aware that Parcels P558 and P631 had been deeded from Parcel P612. A category mapping error showed Parcel P631 as water and sewer categories W-1 and S-3, leftover from the approval granted for the original Parcel P612.
- DEP's October 2015 review of preliminary plan no. 120150210 for the Development Review Committee revealed the category mapping error cited above. On November 3, 2015, DEP issued a correction action that placed Parcel P631 in categories W-6 and S-6 (WSSCR 16-OLN-01C). (See pages 15 – 16.) Both the water and sewer categories for Parcel P631 now carry a note that service hookups are not allowed under the abutting mains policy. (See the category maps on pages 17 – 18.)
- Anticipating DEP's correction action, the applicant filed this category change request seeking approval for categories W-1 and S-1 in October 2015.

**Agency Review Comments**

**DPS:**

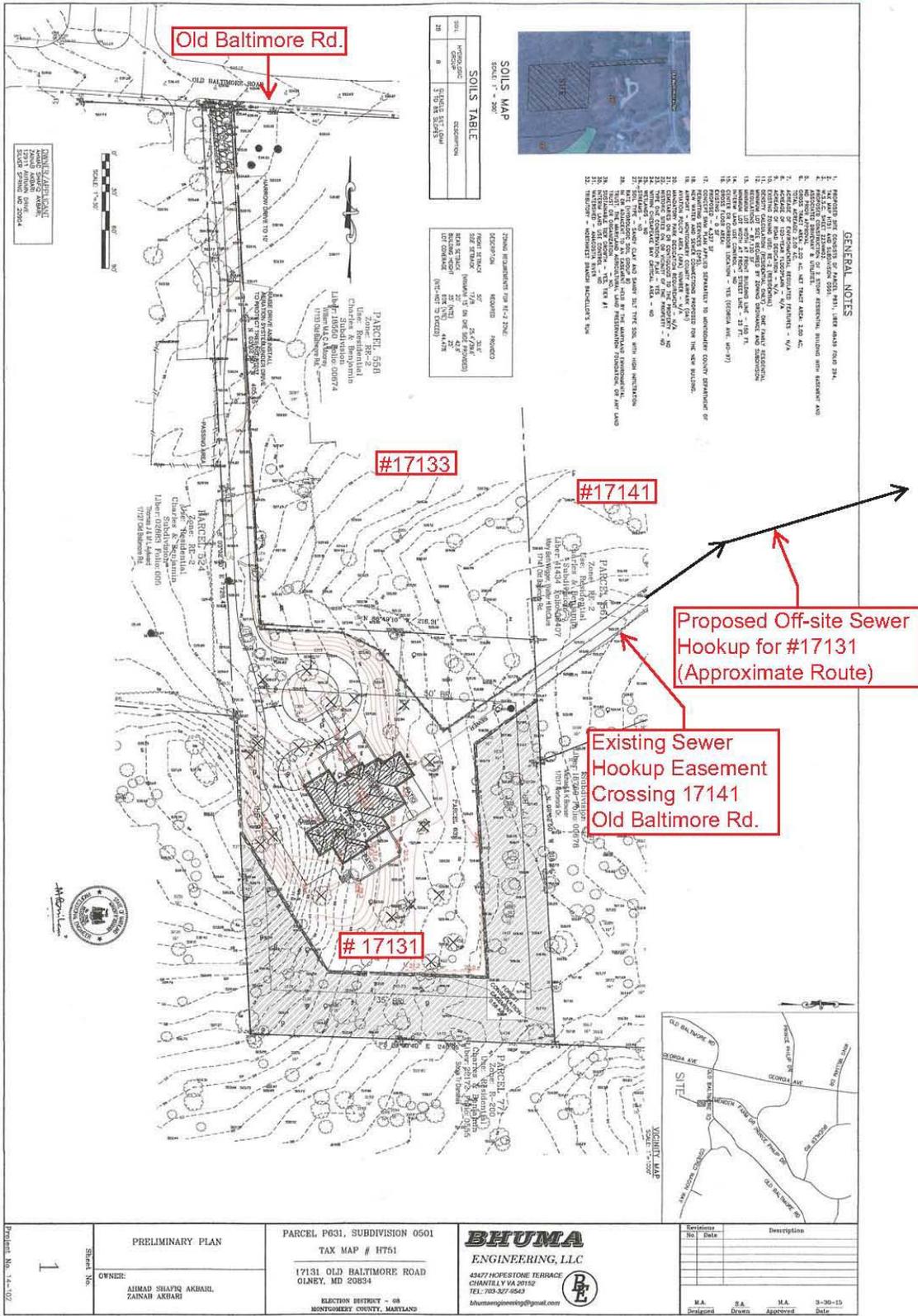
**M-NCPPC – Planning Dept.:**

**M-NCPPC – Parks Planning:**

**WSSC - Water:**

**WSSC - Sewer:**

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



PRELIMINARY PLAN

PARCEL P631, SUBDIVISION 0501  
 TAX MAP # H751  
 17131 OLD BALTIMORE ROAD  
 GLNEY, MD 20834  
 ELECTION DISTRICT - 08  
 MONTGOMERY COUNTY, MARYLAND

**BHUMA**  
 ENGINEERING, LLC  
 4347 HOPSTONE TERRACE  
 CROFTON, MD 21114  
 TEL: 703-527-0543  
 bhumaengineering@gmail.com

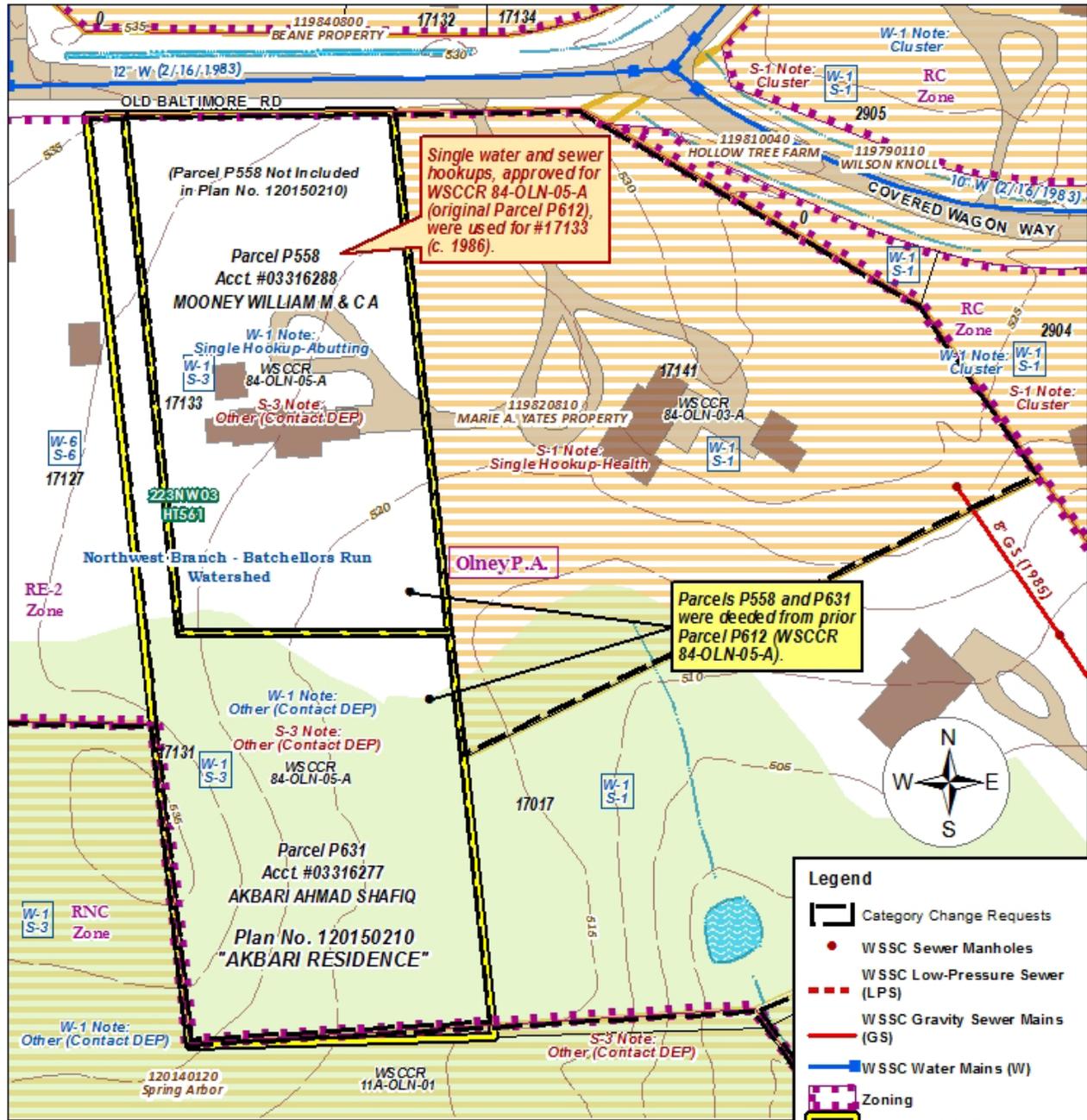
Revisions No.	Date	Description

M.A. Designed	S.A. Drawn	M.A. Approved	3-30-15 Date

OWNER:  
 AHMAD SHAFIQ AKBARI,  
 ZAINAB AKBARI

Sheet No. 1  
 Project No. 16-107

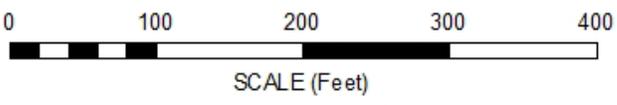
### Plan No. 120150210 "Akbari Residence" & WSCCR 84-OLN-05 (Yates) Development Review Research: Water/Sewer Service Area Categories Map



**Legend**

- Category Change Requests
- WSSC Sewer Manholes
- WSSC Low-Pressure Sewer (LPS)
- WSSC Gravity Sewer Mains (GS)
- WSSC Water Mains (W)
- Zoning
- Subject Property/Properties
- Water/Sewer Service Area Categories
- Topography (5 ft. c.i.)
- WSSC Tile Grid
- Existing Parkland
- Woodlands
- Subdivision Plans (M-NCPPC)

**DEPARTMENT OF ENVIRONMENTAL PROTECTION**  
 WATER & WASTEWATER POLICY GROUP  
 8/27/15



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



**MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION**  
 Rockville Center ■ 255 Rockville Pike, Suite 120 ■ Rockville, Maryland 20850-4166  
 Telephone No.: 240-777-7716 ■ FAX No.: 240-777-7715

**Comprehensive Water Supply and Sewerage Systems Plan Amendments**  
**Water/Sewer Service Area Category Correction Action: 16-OLN-01C**

November 3, 2015

**AUTHORITY:** Chapter 1, Section V.F.3.a. " Water and Sewer Map Corrections, Revisions, and Informational Updates ", of the Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan authorizes the Director of the Department of Environmental Protection (DEP), or his designee, to amend the Plan's service area category maps in order to address documented service and mapping errors.

**BACKGROUND & JUSTIFICATION:** This correction action addresses the water and sewer service area categories for properties previously approved for categories W-3 and S-3 under the County's abutting mains policy. The properties are zoned Rural Estate 2-Acre (RE-2) and therefore are not generally intended to use public sewer service under both local area master plan recommendations and Water and Sewer Plan general service policies. The abutting mains policy allows for exceptions for public service to the County's general service policies, but limits approvals to single water and/or sewer hookups only.

The first property in question, Parcel P631, Charles & Benjamin, is a deeded, 2-acre remnant of a larger parcel, P612, granted approval for categories W-3 and S-3 under a 1984 administrative action (WSCCR 84-OLN-05-A, AD 1984-1). A house was constructed on the original Parcel P612 in 1987 that used the allowed single water and sewer service hookups approved under AD 1984-1. Parcel P612 was subsequently deeded into two smaller parcels: the second property, Parcel P558 (now 17133 Old Baltimore Rd.), with the existing house, and Parcel P631 (now 17131 Old Baltimore Rd.), currently vacant. Parcel P558, which retains the allowed water and sewer hookups for the existing house, also retains restricted categories W-1 and S-3. Categories W-1 and S-3 can therefore no longer apply to Parcel P631. This correction action was initiated by DEP to restore categories W-6 and S-6 to Parcel P631.

**DEP CORRECTION ACTION:** The water and sewer categories included in the Montgomery County Comprehensive Water Supply and Sewerage Systems Plan are hereby amended as follows:

**WSCCR 16-OLN-01C (Mont. Co. DEP for Akbari and Mooney)**

Property Information and Location	Existing - & Corrected - Service Area Categories
<ul style="list-style-type: none"> <li>• <b>Property no. 1:</b> <ul style="list-style-type: none"> <li>▪ 17131 Old Baltimore Rd., Olney</li> <li>▪ Owners: Ahmad &amp; Zainab Akbari</li> <li>▪ Parcel P631, Charles &amp; Benjamin (acct. no. 03316277); 2.00 acres</li> <li>▪ Existing use: vacant, wooded</li> <li>▪ Proposed use: one single-family house; plan no. 120150210 "Akbari Residence"</li> </ul> </li> <li>• <b>Property no. 2:</b> <ul style="list-style-type: none"> <li>▪ 17133 Old Baltimore Rd., Olney</li> <li>▪ Owners: William and C.A. Mooney</li> <li>▪ Parcel P631, Charles &amp; Benjamin (acct. no. 03316288); 2.00 acres</li> <li>▪ Existing use: one single-family house</li> <li>▪ Proposed use: no change</li> </ul> </li> <li>• South side of Old Baltimore Rd., west of Covered Wagon Way</li> <li>• SDAT map HT51, WSSC tile 223NW03</li> <li>• RE-2 Zone</li> <li>• Olney Planning Area Olney Master Plan (2005)</li> <li>• Northwest Branch Watershed (MDE Use IV)</li> </ul>	Parcel P631, 17131 Old Baltimore Rd. W-1* <b>Correct existing W-1* to W-6**</b> S-3* <b>Correct existing S-3* to S-6**</b>
	Parcel P558, 17133 Old Baltimore Rd. W-1*      W-1* (No Change) S-3* <b>Correct existing S-3* to S-1*</b>
	*Restricted to a single service hookup; abutting mains policy. **No abutting service hookup allowed; abutting mains policy.
	Policy justification: Chapter 1, Section V.F.3.a. "Water and Sewer Map Corrections, Revisions, and Informational Updates."
	Note: When WSCCR 84-OLN-05-A was granted administrative approval in 1984, the abutting mains policy allowed for access to a water or sewer main via an easement across an intervening property. The house at 17133 Old Baltimore Rd. is connected to the 8"-dia. sewer main (WSSC #846278A) at the southeast corner of 17141 Old Baltimore Rd. via a private easement across that intervening parcel, P561. The abutting mains policy was subsequently revised, removing the easement access provision.

Comprehensive Water Supply and Sewerage Systems Plan Amendments  
Water/Sewer Service Area Category Map Corrections: 16-OLN-01C  
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Now therefore be it resolved by the Montgomery County Department of Environmental Protection, that the amendment described above for inclusion in the County's Comprehensive Water Supply and Sewerage Systems Plan is approved. DEP will revise the water and sewer category maps database in the County's geographic information system (GIS), MC:MAPS, to include this amendment, and it will be shown as part of the next interim or triennial general map update.

Approved



11/2/2015

\_\_\_\_\_  
Lisa Feldt, Director  
Montgomery County Department of Environmental Protection

\_\_\_\_\_  
Date

**SUBDIVISION PLAN UPDATE:** Preliminary plan no. **120150210**, "**Akbari Residence**", was submitted to M-NCPPC as a step in the process to establish Parcel P631 as a recorded building lot. With this correction action, the proposed use of public water and sewer service for this preliminary plan is not consistent with the existing W-6 and S-6 service area categories. The property owner has filed a category change request, WSSCR 16-OLN-02A, seeking approval for categories W-1 and S-1. DEP will update M-NCPPC concerning the status of this category change request.

**DISTRIBUTION - Interagency Distribution:**

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**Applicant, Owner & Others Distribution:**

Ahmad and Zainab Akbari  
William and C.A. Mooney

Attachments: Subdivision Plan Map – 120150210 "Akbari Residence" & WSSCR 84-OLN-05-A (page 3)  
Water Service Area Category Change Map (page 4)  
Sewer Service Area Category Change Map (page 5)

ADS:ads/

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