DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

~~December 18~~ *December 22*, 2015

NOTICE OF ADMINISTRATIVE PUBLIC HEARING

TO: Keith Levchenko, Senior Legislative Analyst
County Council

Pamela Dunn, Acting Manager,, Functional Planning and Policy Division
Maryland - National Capital Park and Planning Commission

Ray Chicca, Acting Manager, Development Services Group
Washington Suburban Sanitary Commission

Gene Von Gunten, Manager, Well and Septic Section
Department of Permitting Services

Category Change Request Property Owners and Applicants

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

SUBJECT: Public Hearing for Water and Sewer Plan Amendments: AD 2015-2

DATE & TIME: **Monday, ~~January 18~~ *January 25*, 2016, at 1:30 p.m.**

LOCATION: **DEP Lobby Conference Room**, 255 Rockville Pike, Suite 120, Rockville

---

Please be advised that the Montgomery County Department of Environmental Protection (DEP) will hold an administrative public hearing as specified above on the following eight requested amendments to the County's Comprehensive Water Supply and Sewerage Systems Plan:

15-DAM-01A	Armstrong Tires & Accessories Corp.	15-PAX-03A	Moldanado
15-DNT-01A	Tillan & Stark	15-POT-06A	Windham Life Sciences Investors LLC
15-DNT-02A	S&W Enterprise I LLC	15-TRV-02A	Sharma
15-OLN-03A	Woltering	15-TRV-03A	Clancy

To assist with your review, DEP has created and posted a PDF to the "Service Area Category Changes" webpage at www.montgomerycountymd.gov/waterworks. Select the green "Application Review Process" tab on the right, then scroll down to the "Current administrative Review Packet" heading. In addition to this memorandum, that PDF includes the following information for each proposed amendment:

- 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 would like to meet with DEP regarding any of the proposed amendments, we can work together to schedule a meeting to review these cases before the public hearing. We request that the Council submit

comments no later than the hearing record closing date (see below); otherwise, we will assume that the Councilmembers agree with administrative approval as recommended for all seven requests.

We also request that the Montgomery County Planning Board provide its recommendations on the proposed amendments. Please notify us of the Planning Board's meeting date for this administrative group at you earliest convenience. Contact me directly as soon as possible if the Board cannot put this item on its agenda before the public hearing date.

Your attendance at this hearing is optional; all requests will be considered at that time. If you wish to comment on the referenced amendment or on the staff recommendations, you may testify at the public hearing, or you may submit written testimony to: Lisa Feldt, Director, DEP; 255 Rockville Pike, Suite 120; Rockville, MD 20850-4166; or to waterworks@montgomerycountymd.gov.

Note that the hearing record for this action will close at 5:00 p.m. on Monday, ~~January 25~~ *February 1,* 2016; all written testimony must be *received* in this office by that time and date. The Director will then act on the amendments, and DEP will notify you of that action by e-mail.

Please do not hesitate to contact me at alan.soukup@montgomerycountymd.gov or at 240-777-7716 if you have any questions concerning the following category change requests or the review schedules.

ADS: ads/

Attachments

R:\Programs\Water_and_Sewer\actions-AD\2015\AD2015-2\drft-pckt\ad-hearing-notice--2015-2--final.docx

cc: Isiah Leggett, County Executive
George Leventhal, President, County Council
Roger Berliner, Chair, Council Transportation, Infrastructure, Energy, & Environment Committee
Casey Anderson, Chairperson, Montgomery County Planning Board
Rebecca Boone & Katherine Nelson, Area 3 Planning Team, M-NCPPC
Geoffery Mason, Parks Planning and Stewardship Division, M-NCPPC
Beth Kilbourne & Rufus Leeth, Development Services Group, WSSC
Luis Tapia, Permit Services Section, WSSC
Lynn Buhl, Director, Water Management Admin., Maryland Dept. of the Environment
David Craig, Secretary, Maryland Department of Planning

WSCCR 15-DAM-01A: Armstrong Tires & Accessories

DEP Staff Recommendation: **Approve S-3.** Administrative policy V.F.1.a.: Consistent with Existing Plans.	
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
• 10110 Lewis Dr., Damascus • Parcel P545, Res on Delay Etc (acct. no. 00922861) • Map tile: WSSC – 237NW10; MD – FX43 • South side of Lewis Dr., west of High Corner St. • CRT-1.0 Zone; 7.25 ac. • Damascus Planning Area Damascus Master Plan (2006) • Bennett Creek Watershed (MDE Use I) • Existing use: vacant, partially wooded Proposed use: 55-lot mixed residential single-family & townhouse subdivision; preliminary plan no. 120160070 "Armstrong Property" (see pg. 4)	Existing – **Requested** – Service Area Categories W-1 W-1 (no change) S-6 **S-3** Applicant's Explanation "The Armstrong Property is a 7.25 acre property zoned CRT 1.0 and is located on the south side of Lewis Drive, approximately 650 feet west of MD Route 27. The project proposes 55 total residential units with a mix of single family and townhouses, including MPDU's. Property to the north, east and south are all located in Sewer Categories 1-3. There is an existing sewer in Lewis Drive that abuts the property and will provide the access to the project. The Damascus Master Plan (2006) shows the Armstrong Property along Lewis Drive within the existing sewer envelope."

DEP Staff Report

The applicant has requested a category change from S-6 to S-3 to allow for public sewer service for a proposed 55-lot residential subdivision. The use of public sewer service in the commercial/residential (CRT-1.0) zone is consistent with the Water and Sewer Plan's general service policies. The site is already approved for public water service. Approval of S-3 is recommended under the "consistent with existing plans policy".

M-NCPPC staff have advised that the provision of public sewer service is consistent with the service recommendations in the 2006 Damascus Master Plan. WSSC has cautioned that a direct connection to the existing low-pressure main serving residences along Lewis Dr. may not be feasible and that a small central pumping station may be needed. The proposed preliminary plan recently submitted by the applicant shows a separate low-pressure sewer system extending to connect with the gravity sewer main approximately 140 feet east of the site along Lewis Dr. DEP expects WSSC to evaluate this proposal as part of the ongoing subdivision process at M-NCPPC.

Agency Review Comments

DPS: No comment.

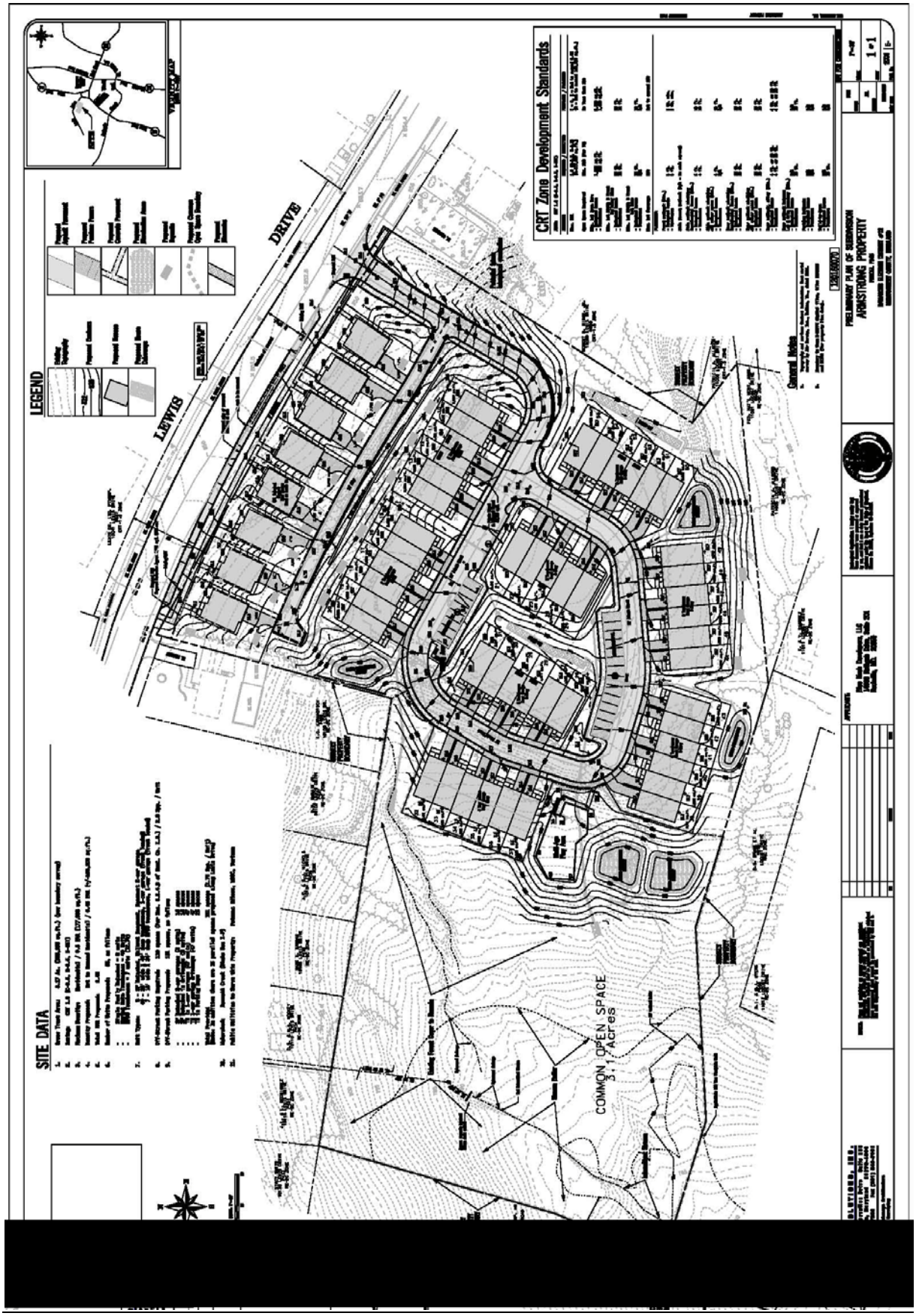
M-NCPPC – Planning Dept.: The Damascus Master Plan includes this area in the Town Center, and recommends it for mixed use development with a residential emphasis. The proposed development is consistent with the Master Plan, and the property is shown within the Master Plan's sewer envelope.

M-NCPPC – Parks Planning: No park impact.

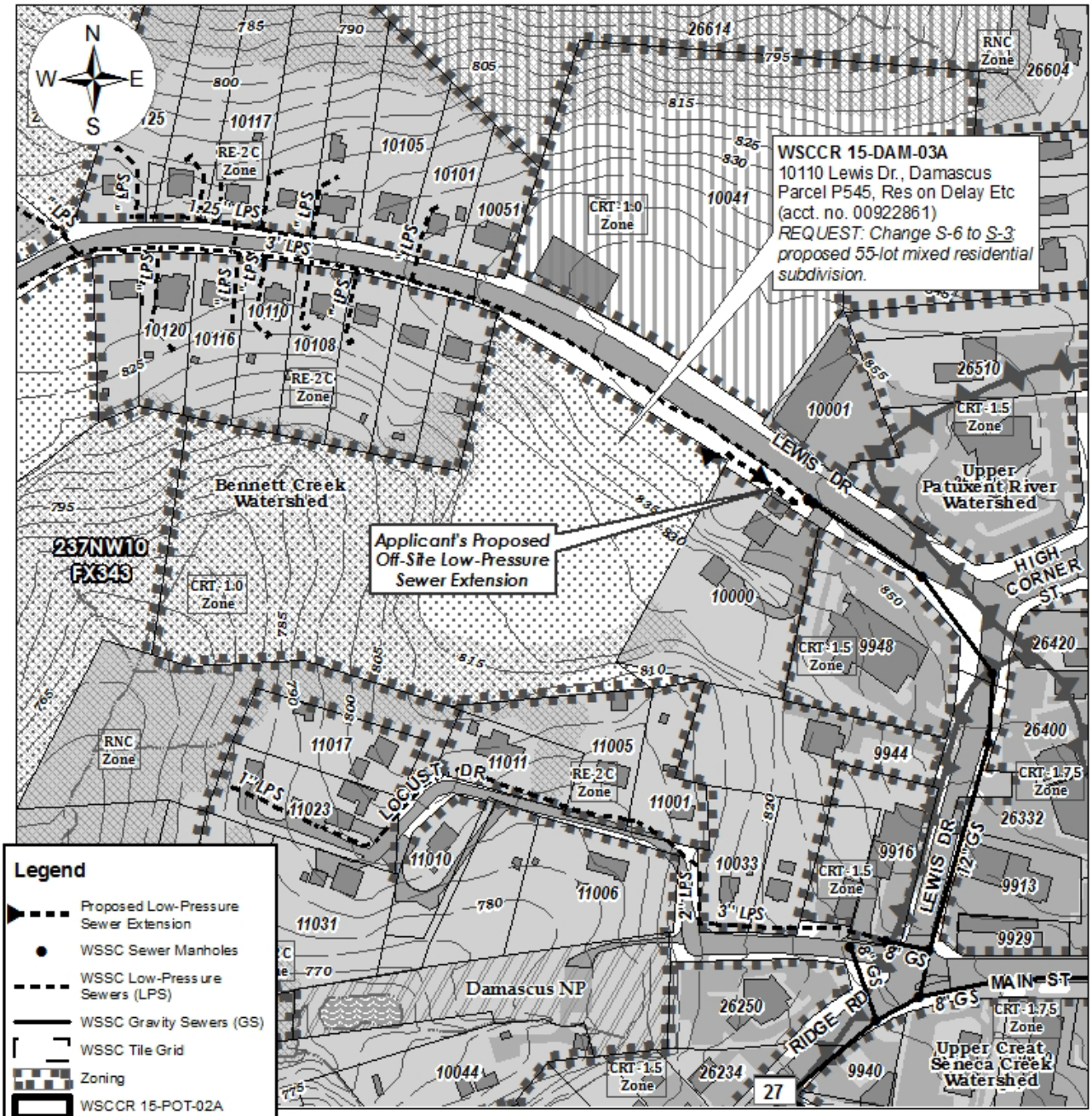
WSSC - Water: (Category change not requested.)

WSSC - Sewer: Basin: Seneca Creek. An existing 3-inch Low Pressure Sewer (LPS) main (contract number: 794133A) in Lewis Drive abuts the property. Based on the proposed development information shown on pre-application plan no. 720150060 and in this application package, connection to the existing pressure sewer system in Lewis Drive may not be permitted for this property. This determination will be verified at the time of application for service. A wastewater pumping station and force main may be required to serve the subject property. Please be advised that the design and construction time staging can be a lengthy process and these projects will need to be included in the Capital Improvement Plan. Average wastewater flow from the proposed development: Approx. 14,200 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.

Applicant's preliminary plan: 120160070 "Armstrong Property"



WSCCR 15-DAM-01A (Armstrong Tires & Accessories)
Sewer Service Area Catagories Map: Requested Water and Sewer Plan Amendment



Request #2

WSCCR 15-DNT-01A: Kaitlin Tillan and Randall Stark

DEP Staff Recommendation: **Approve W-1 and S-1.** Administrative policy V.F.1.a.: Consistent with Existing Plans.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
• 15509 Norman Dr., North Potomac • Lot 3, Block D, Mountain View Estates (acct. no. 00411766) • Map tile: WSSC – 221NW13; MD – ES42 • South side of Norman Dr. between Jones La. And Blue Mountain Ct. • R-200 Zone; 25,557 sq. ft. (0.59 ac.) • Darnestown Planning Area Potomac Subregion Master Plan (2002) • Muddy Branch Watershed (MDE Use I) • Existing use: one single-family house (built 1970) Proposed use: public sewer service for the existing house. Water service is already provided.	Existing – **Requested** – Service Area Categories W-4 **W-1** (correction needed) S-6 **S-1** Applicant's Explanation "Water category – Current category is incorrect – property is on WSSC water. "Sewer category – Converting from septic to WSSC sewer. Septic system has failed." *DEP notes:* • *In response to an April 9, 2015, request from DPS, DEP issued a request to WSSC to expedite the provision of public sewer service to this property in advance of the approval of this request on April 10, 2015 (see pgs.7-8). The authority for DEP's action is the "public health problems" service policy in the Water and Sewer Plan. The policy allows such an action in cases where DPS has identified an on-site system failure.*

DEP Staff Report

The applicant has requested approval of water category W-1 and of sewer category S-1 for an existing single-family house. Category W-1 will correct a mapping error that shows the property as category W-4; water service was provided to the property in 1971. Approval for category S-1 follows DEP's direction to WSSC in April 2015 to expedite the provision of public sewer service to relieve a failed septic system (see above and packet pg. 8). WSSC has advised that the property was connected to public sewer service from the abutting main in May 2015.

DEP took the advance action in April 2015 under the authority of the "public health problems" policy. However, this action is proposed under the "consistent with existing plans" policy. The property is located within the planned public water and sewer envelopes for the Potomac Master Plan area. Public water and sewer service is also consistent with Water and Sewer Plan service policies for areas zoned R-200.

Agency Review Comments

DPS: DPS supports this change.

M-NCPPC – Planning Dept.: This property has been identified as a public health problem by the Department of Permitting Services and the Department of Environmental Protection. This formal identification justifies provision of public sewer service to the property regardless of its existing category. DEP has already requested that WSSC expedite the provision of service.

M-NCPPC – Parks Planning: No park impact.

WSSC - Water: Water pressure zone: 560F. An 8-inch water line in Norman Drive abuts the property (contract no. 694091A). The subject property is currently being served by active WSSC water service. WSSC water service account number is 2169480 and water service start date is March 1, 1971. 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: Muddy Branch. An 8-inch sewer line in Norman Drive abuts the property (contract no. 939872A). The subject property is currently being served by active WSSC sewer service. WSSC account number is 2169480 and sewer service start date is May 26, 2015. Average wastewater flow from the existing

single family house: 300 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.

DEPARTMENT OF ENVRIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Lisa Feldt
Director

MEMORANDUM

April 10, 2015

TO: Mike Harmer, Group Leader, Development Services Group
Luis Tapia, Unit Coordinator, DSG Permit Services
Washington Suburban Sanitary Commission

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

SUBJECT: Public Health Problems

We request WSSC's assistance in expediting the provision of public service to the following property:

Sewer Service: 15509 Norman Drive, North Potomac

Property I.D.:	Lot 3, Block D, Mountain View Estates; acct. no. 00411766 (SDAT tax map: ES42)		
Owner:	Kaitlin Tillan & Randall Stark	Service Areas:	W-4 & S-6
WSSC grid:	211NW13	Zoning/Size:	R-200/25,556 sq. ft. (0.59 ac.)
Planning Area:	Darnestown	Watershed:	Muddy Branch

The Department of Permitting Services (DPS), Well and Septic Section, has advised this office of a public health problem, a septic system failure, at the subject property (see the attached memorandum). DPS recommended relief of this problem by connecting the site to public sewer service due to the availability of an abutting 8" sewer main (WSSC #939872A) and the property's location within the County's planned public sewer envelope.

Although this property is designated as category S-6 in the County's Water and Sewer Plan, DPS acknowledgment of a public health problem is sufficient justification to warrant the expedited provision of public sewer service, regardless of the existing service area category. DEP has initiated the process to have the property owner file a request for a service area change from S-6 to S-1 (WSCCR 15-DNT-01A).

Given these conditions, it is reasonable to relieve this public health hazard by expediting the provision of public sewer service. **WSSC should not wait for the approval of a Water and Sewer Plan amendment to provide public service; public sewer service via WSSC's system should be provided as soon as possible.** We would appreciate your assistance in this matter.

The property owner will need to contact WSSC to begin the application process for public sewer service. Neither DEP nor DPS staff can initiate a WSSC service application on the owner's behalf. Contact the WSSC Permit Services Section at either 301-206-4003 of onestopshop@wsscwater.com for additional information or refer to the WSSC-Permits website at https://www.wsscwater.com/business--construction/permit-services.html.]

Department of Environmental Protection ▪ Director's Office ▪ Water and Wastewater Policy Group
255 Rockville Pike, Suite 120 ▪ Rockville, Maryland 20850-4166
240-777-7716 ▪ fax: 240-777-7715▪ web: www.montgomerycountymd.gov/waterworks

If you have any questions, or if there are significant problems related to provision of public sewer service, please contact me at alan.soukup@montgomerycountymd.gov or 240-777-7716.

Attachments (see pgs. 3 & 4)

R:\Programs\Water_and_Sewer\well-septic\HEALTHAZ\CASE\N\norman-dr-15509--septic\norman-dr-15509--expd-serve-mmo--2015-0410.docx

cc: Lisa Sine, Sharon Spruill and April Snyder, Permit Services Unit, WSSC
Dave Shen, Development Services Group, WSSC
David Lake, Manager, Water and Wastewater Policy Group, DEP
Gene Von Gunten and Heidi Scott, Well and Septic Section, DPS
Pamela Dunn, Functional Planning Division, M-NCPPC
Katherine Nelson, Area 3 Planning Team, M-NCPPC
Randall Stark

DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane Schwartz Jones
Director

April 9, 2015

TO: Luis Tapia
WSSC – SAS
14501 Sweitzer Lane
Laurel, Maryland 20707

FROM: Heidi Scott, R.S.
Well and Septic Section
Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850

SUBJECT: Request for sewer connection

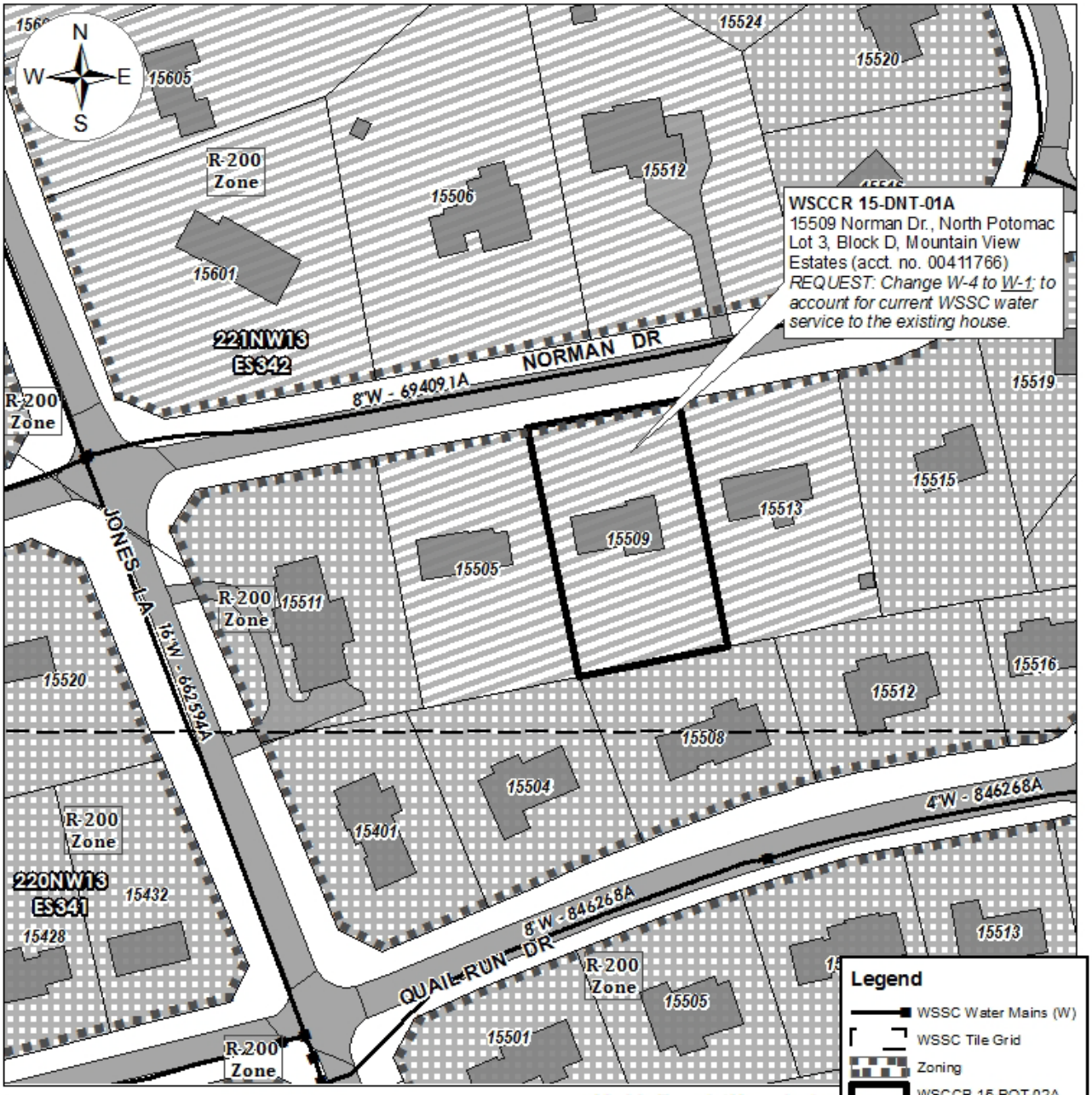
LOCATION: 15509 Norman Drive
North Potomac, MD 20878
Tax Map Grid: ES42
WSSC Grid: 221 NW 13

Mr. Randall Stark, the current owner of the above referenced property, has requested our assistance in getting an expedited sewer connection. The property is currently in sewer category S-6. It has been confirmed that the septic system serving the dwelling is failing.

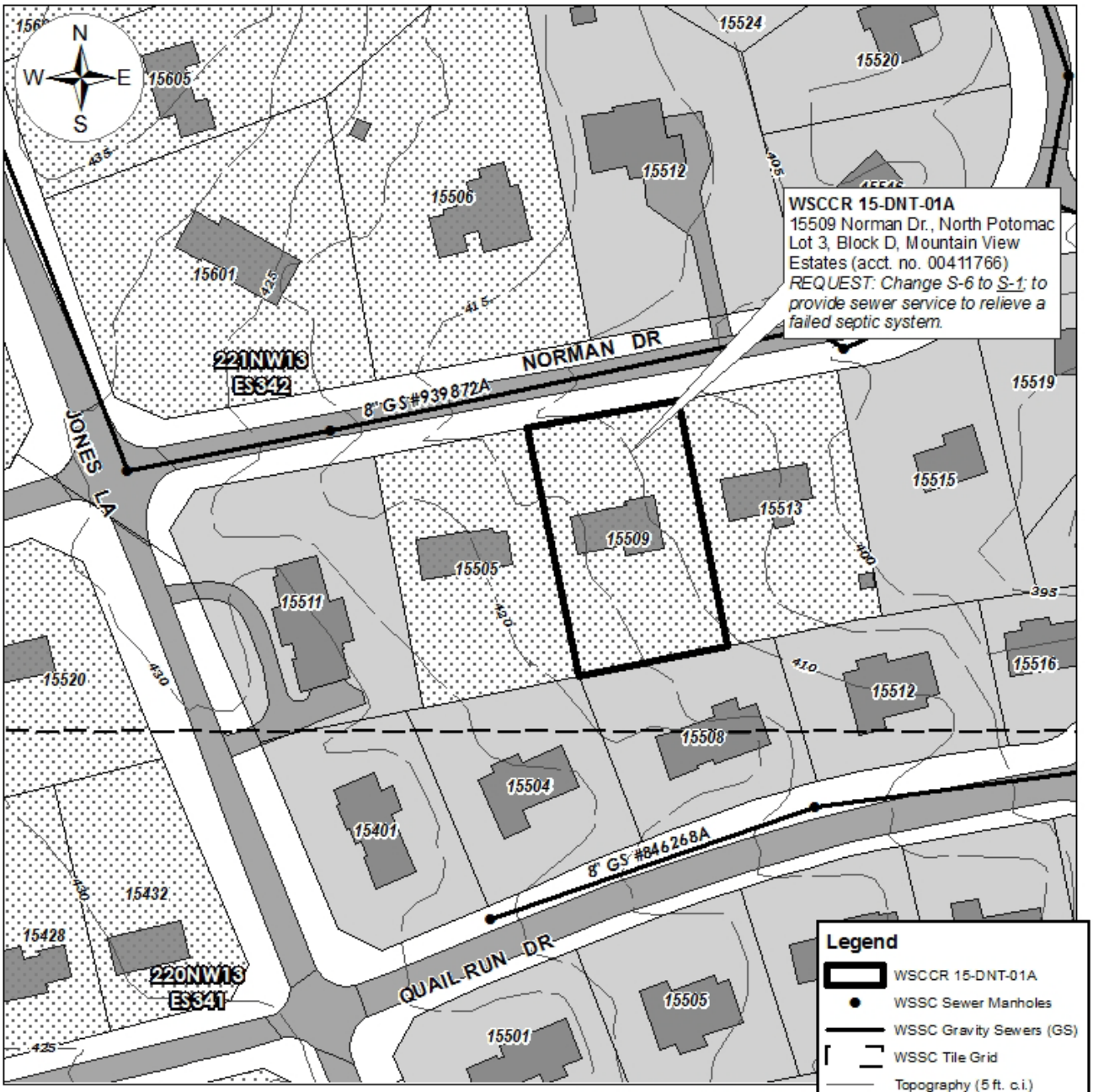
If I can be of further assistance, please contact me at (240) 777-6318.

Cc: Alan Soukup
DEP

WSCCR 15-DNT-01A (Kaitlin Tillan & Randal Stark)
Water Service Area Catagories Map: Requested Water and Sewer Plan Amendment



WSCCR 15-DNT-01A (Kaitlin Tillan & Randal Stark)
Sewer Service Area Catagories Map: Requested Water and Sewer Plan Amendment



Darnestown Planning Area

Muddy Branch Watershed

Legend

- WSCCR 15-DNT-01A
- WSSC Sewer Manholes
- WSSC Gravity Sewers (GS)
- WSSC Tile Grid
- Topography (5 ft. c.i.)
- Existing Parkland

Sewer Categories

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

0 100 200 300 400

SCALE (Feet)

DEP-WWPG

5/1/15

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

Request #3

WSCCR 15-DNT-02A: S&W Enterprises I LLC

DEP Staff Recommendation: **Approve W-1 and S-3.** Administrative policy V.F.1.a.: Consistent with Existing Plans.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
• 15700 Quince Orchard Rd., North Potomac • Parcel P619, Quince Orchard (acct. no. 00396658) • Map tile: WSSC – 221NW12; MD – ES52 • Northwest corner, Quince Orchard Rd. and Fellowship La. • R-200 Zone; 34,412 sq. ft. (0.79 ac.) • Darnestown Planning Area Potomac Subregion Master Plan (2002) • Muddy Branch Watershed (MDE Use I) • Existing use: one single-family house (year built not known) Proposed use: public water and sewer service for the existing house, addition, or replacement	Existing – **Requested** – Service Area Categories W-4 **W-1** S-6 **S-1** Applicant's Explanation *DEP Note: No explanation provided; request is presumed to be for the existing house, an expansion, or replacement. This parcel alone does not have enough acreage for a two-lot subdivision.*

DEP Staff Report

The applicant has requested approval of water and sewer categories W-1 and S-1 to allow for public water and sewer service for an existing house or a replacement on this existing property. The property is located within the County's planned public water and sewer envelopes. Public service is consistent with Water and Sewer Plan service policies for areas zoned R-200.

M-NCPPC staff concur that public service is consistent with recommendation in the 2002 Potomac Subregion Master Plan. An existing 10-inch water main abuts the property along Fellowship La. WSSC reports that sewer service will require a 100-foot sewer main extension. WSSC has conceptually approved this extension under project no. DA5932Z15. DEP recommends approval of sewer category S-3, rather than the requested S-1, because sewer service is not directly available; a sewer main extension is needed,

Agency Review Comments

DPS: No comment.

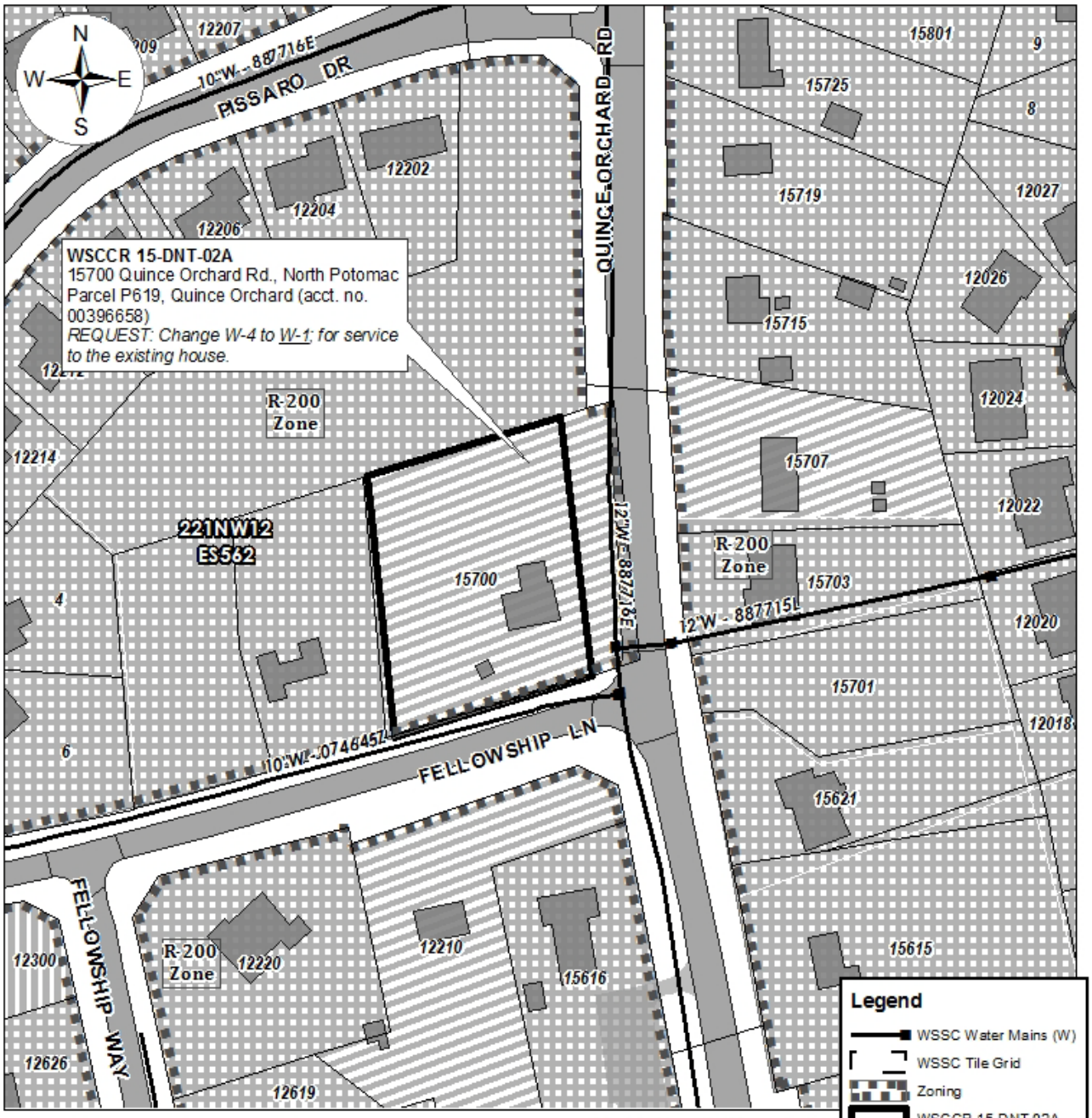
M-NCPPC – Planning Dept.: This property is in the Council-approved sewer envelope for Potomac, and is recommended for moderate density single-family development in the R-200 Zone. Sewer service to this property is consistent with the Potomac Subregion Master Plan. The Plan recommends that water service be provided consistent with Comprehensive Water Supply and Sewerage System policies. Those policies generally recommend water service for properties in the R-200 Zone.

M-NCPPC – Parks Planning: No park impact.

WSSC - Water: Water pressure zone: 560F. A 10-inch water line in Fellowship Lane abuts the property (contract no. 074645Z). 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: Muddy Branch. Approximately 100-foot-long non-CIP-sized sewer extension in Fellowship Lane is required to serve the property. This extension would connect to proposed 8-inch sewer (WSSC project number: DA5932Z15) and would abut approximately 1 property in addition to the applicant's. The project DA5932Z15 has been conceptually approved for service to the Fellowship subdivision and currently in phase 2 (design review) stage (contract number: DA5932A15). Average wastewater flow from one single family dwelling unit: 300 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.

WSCCR 15-DNT-02A (S&W Enterprise I LLC)
Water Service Area Catagories Map: Requested Water and Sewer Plan Amendment



Darnestown Planning Area

Muddy Branch Watershed

0 100 200 300 400

SCALE (Feet)

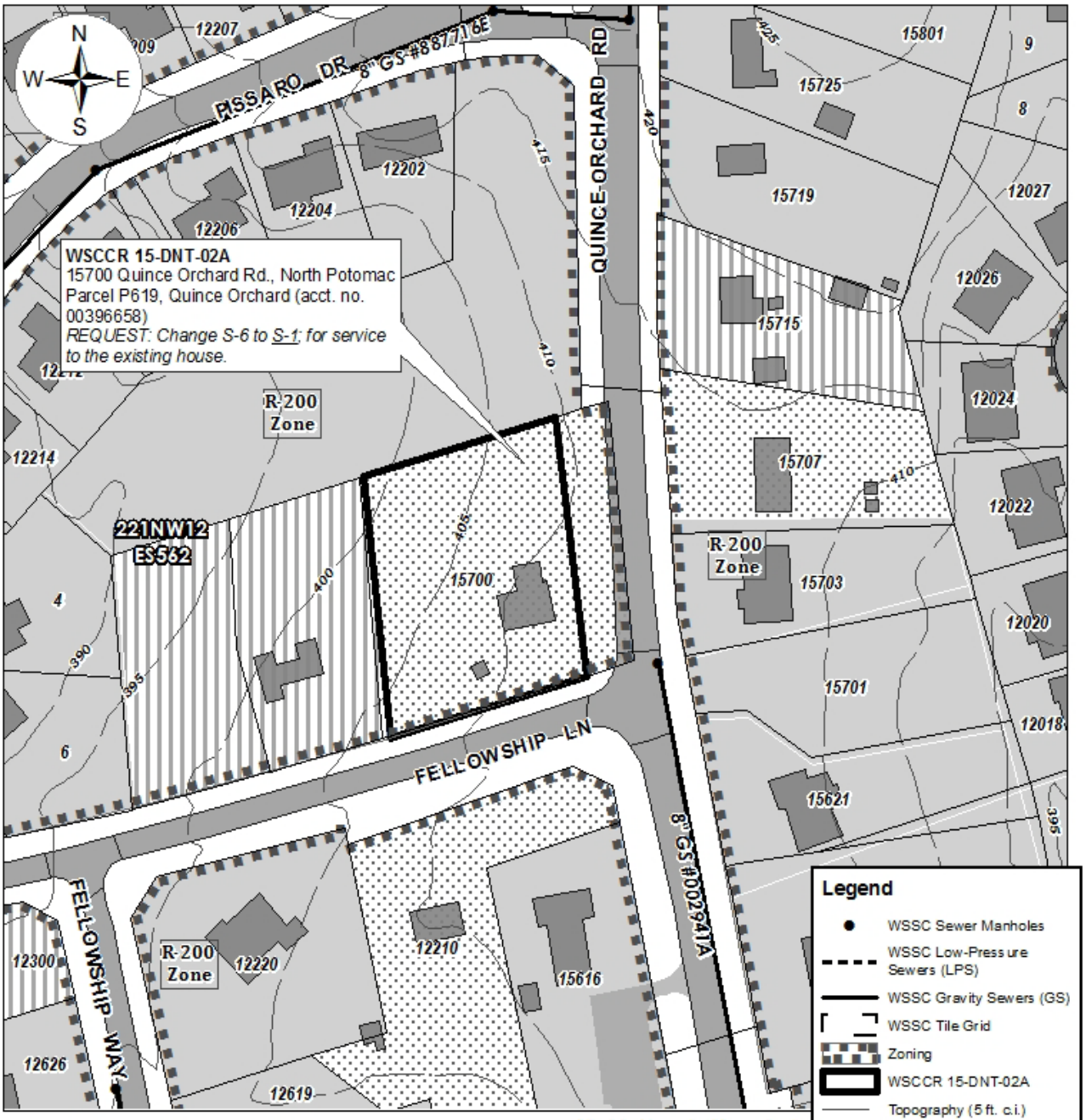
DEPARTMENT OF ENVIRONMENTAL PROTECTION

WATER & WASTEWATER POLICY GROUP

7/17/15

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

WSCCR 15-DNT-02A (S&W Enterprise I LLC)
Sewerr Service Area Catagories Map: Requested Water and Sewer Plan Amendment



Darnestown Planning Area

Muddy Branch Watershed

0 100 200 300 400

SCALE (Feet)

DEPARTMENT OF ENVIRONMENTAL PROTECTION

WATER & WASTEWATER POLICY GROUP

7/17/15

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

WSCCR 15-OLN-03A: Samuel Woltering

DEP Staff Recommendation: **Approve S-1, restricted to a single sewer service hookup only.** Administrative policy V.F.1.b.: Properties Abutting Existing Mains

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
• 16800 Batchellors Forest Rd., Olney • Lot 5, Benson Estates (acct. no. 00721121) • Map tile: WSSC – 223NW02; MD – JT11 • Northwest side of Batchellors Forest Rd., opposite Norbeck Farm Dr. • RE-2 Zone; 2.0 ac. • Olney Planning Area Olney Master Plan (2005) • Northwest Branch Watershed (MDE Use IV) • Existing use: one single-family house (built 1964) Proposed use: public sewer service for a second story addition to the existing house	Existing – **Requested** – Service Area Categories W-6 W-6 (no change) S-6 **S-1** Applicant's Explanation "Building second floor which exceeds septic system [capacity]. Advance approval [requested] under the Abutting Mains Policy." *DEP note:* • *On Sept. 28, 2015, DEP issued a request to WSSC to provide public sewer service to this property under the authority of the County's "abutting mains" service policy. (See pg.15.) The abutting mains policy allows an action in advance of a category change approval in cases where the policy's requirements are clearly satisfied.*

DEP Staff Report

The applicant has requested a water category change from S-6 to S-1 allow for an expansion of an existing single-family house. The provision of public sewer service in areas zoned RE-2 is not consistent with Water and Sewer Plan general service policies. However, the existing lot was established by a recorded plat in May 1962, prior to the construction of the abutting sewer main. As such, the property qualified for the approval of a single sewer hookup under the "abutting mains" policy. Approval of S-1 under this policy requires that sewer service is restricted to a single service hookup only. WSSC notes that local topography may require the use of an on-site pump for the existing house.

Agency Review Comments

DPS: DPS supports this change.

M-NCPPC – Planning Dept.:
DEP has requested that WSSC provide sewer service to this property under the abutting mains policy. The lot was created and the house built prior to construction of the sewer main adjacent to it, making it eligible for a single sewer service connection.

M-NCPPC – Parks Planning: No park impact.

WSSC - Water: (Category change not requested.)

WSSC - Sewer: Basin: Northwest Branch. An 8-inch sewer line in Batchellors Forest Road abuts the property (contract no. 662533A). If elevations do not allow gravity sewer, on-site pumping with ejector or grinder pump may be required for sewer service for this property. Average wastewater flow from the single family house: 300 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.

DEPARTMENT OF ENVRIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Lisa Feldt
Director

MEMORANDUM

September 28, 2015

TO: Luis Tapia, Manager, Permit Services Unit
Washington Suburban Sanitary Commission

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

SUBJECT: Request to Provide a Single Water/Sewer Service Connection

This is to request that WSSC accept and act on an application to provide public sewer service for the following property:

Property Address & Identification	Owner – Established Date	Abutting Main - 200' Tile	WSCCR No.
16800 Batchellors Forest Rd., Olney Lot 5, Benson Estates; acct. #00721121 (tax map JT11)	Samuel Woltering Plats recorded: 5/1/62 & 4/28/67; house built: 1964	8" sewer main #662533A, built 1968 (WSSC tile 222NW02)	WSCCR 15-OLN-03A

County land records show that the subject property was initially established by subdivision plat in May 1962 (revised April 1967), prior to construction of the abutting sewer main in 1968, as provided by WSSC's records. Given this, the property is eligible for a single sewer service connection under the "abutting mains" service policy in the County's Water and Sewer Plan.

DEP will address the service area category change amendment cited above, which seeks to change the existing category S-6 to S-1, allowing the provision of public water/sewer service. However, it will take our office some time to process and approve this request, and the owner has indicated a need to proceed with service to this site.

WSSC may install the requested sewer service connection and approve plumbing permits in advance of DEP's approval of the associated service area category change. The County's Water and Sewer Plan allows DEP to direct WSSC to provide public service for cases which clearly satisfy the abutting mains policy.

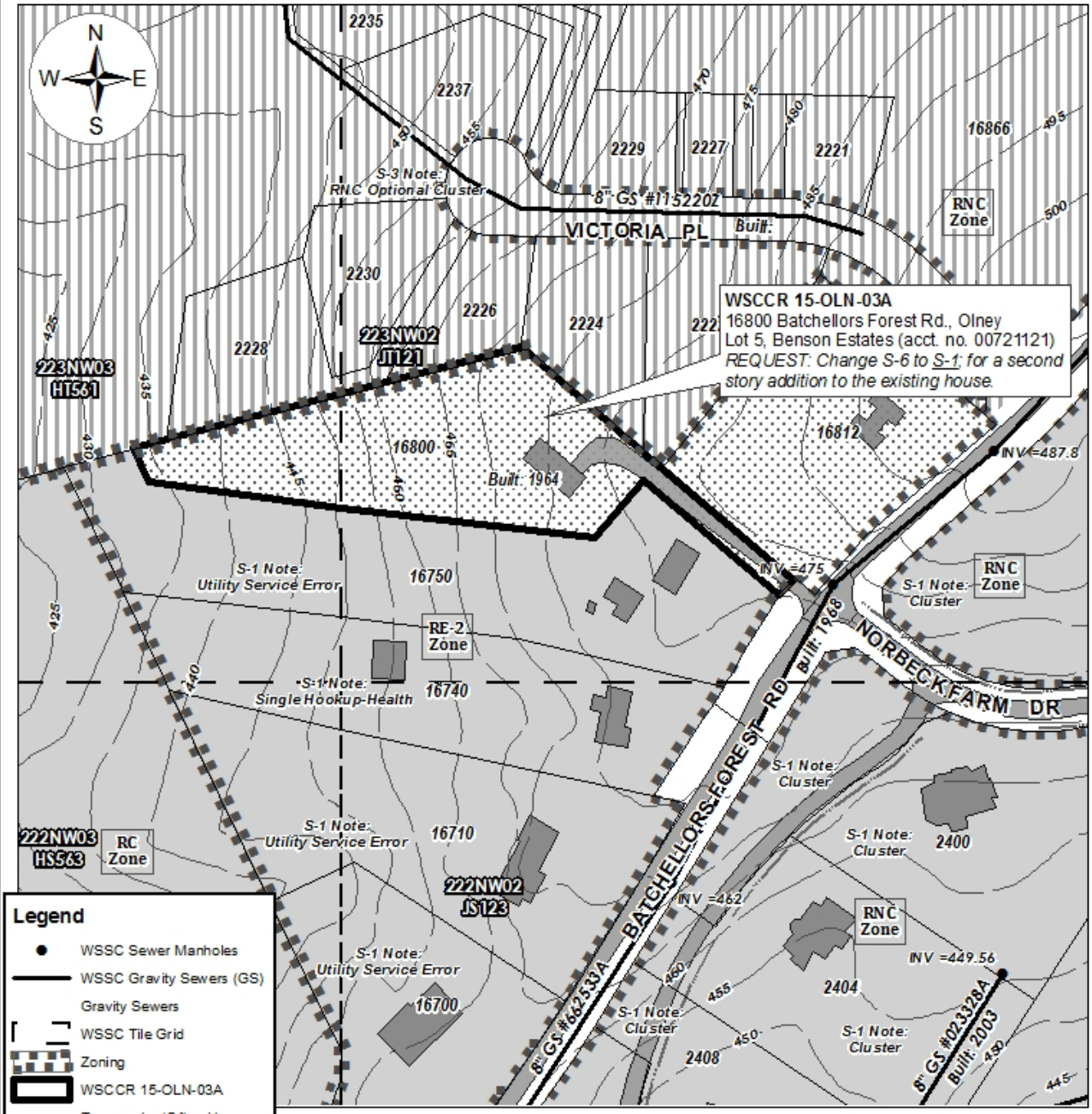
If you have any questions concerning this request, please contact me at 240-777-7716

ADS:ads/R:\Programs\Water_and_Sewer\WSSC\connections\connect-docs=alpha-street\B\batchellors-forest-rd-16800\batchellors-forest-rd-16800--cntn-mmo--2015-0928.docx

cc: Lisa Sine, April Snyder, and Sharon Spruill, Development Services Group/Permit Services, WSSC
Pamela Dunn, Functional Planning Group, M-NCPPC
Gene Von Gunten, Well and Septic Section, DPS
Keith Levchenko, County Council
Dave Lake, DEP-WWPG
Samuel Woltering

Office of the Director ▪ Water and Wastewater Policy Group
255 Rockville Pike, Suite 120 ▪ Rockville, Maryland 20850-4166 ▪ 240-777-7716, FAX 240-777-7715

WSCCR 15-OLN-03A (Samuel Woltering)
Sewer Service Area Catagories Map: Requested Water and Sewer Plan Amendment



Request #5

WSCCR 15-PAX-03A: Luisa and Ivan Moldanado

DEP Staff Recommendation: **Approve W-1.** Administrative policy V.F.1.a.: Consistent with Existing Plans.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
• 16629 Brogden Rd., Spencerville • Parcel P145, Snowdens Manor Enl (acct. no. 00265045) • Map tile: WSSC – 222NE03; MD – KS33 • East side of Brogden Rd. north of PEPCO transmission lines • RC Zone; 2.32 ac. • Patuxent River Conservation Planning Area Cloverly-Norwood Master Plan (1997) • Lower Patuxent River Watershed (MDE Use I) • Existing use: vacant Proposed use: public water service for a proposed single-family house	Existing – **Requested** – Service Area Categories W-6 **W-1** S-6 S-6 (No Change) Applicant's Explanation "This property is severely restricted as it is narrower than the current standard of 150' width at the house. There is a stream and a wetland bisecting the property. The neighbors on the opposite side of Brogden Road are connected to public water and category W-1. The public water line abuts the property within the public right-of-way." *DEP note: On April 24, 2015, DEP issued a request to WSSC to provide water service to this property in advance of the approval of this request (see pg. 18). The authority for DEP's action is the "abutting mains" service policy in the Water and Sewer Plan. The policy allows an action in advance of a category change approval in cases where a property clearly satisfies the policy's requirements..*

DEP Staff Report

The applicant has sought approval for a water category change from W-6 to W-1 to allow the provision of public water service for a single-family house. DEP approved an advance connect ion approval for this property on April 24, 2015, under the "abutting mains" policy. WSSC confirmed that water service cab be provided from the existing 8-inch main along Brogden Rd.

However, public water service can be considered in the RC Zone under the water service to large lot areas provision on the Water and Sewer Plan's general water service policies. Typically public water service in the RC Zone is intended for development projects using the cluster development option. However, at 2.32 acres in size, this parcel is too small to have any subdivision potential and is smaller than the minimum standard development lot size requirement in the RC Zone. Provisions in the Plan's large lot water service policies allow for the use of public water service in situations where a property has no subdivision potential due to its size. DEP staff recommend the approval of W-1 under the "consistent with existing plans" administrative service policy.

Agency Review Comments

DPS: DPS supports this change.

M-NCPPC – Planning Dept.:
DEP has requested that WSSC provide water service to this property under the abutting mains policy. The lot was created and the house built prior to construction of the water main adjacent to it, making it eligible for a single water service connection.

M-NCPPC – Parks Planning: No park impact.

WSSC - Water: Water pressure zone: 660A. An 8-inch water line in Brogden Road buts the property (contract no. 65-3421). Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required. to serve the property.

WSSC - Sewer: (Category change not requested.)

DEPARTMENT OF ENVRIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Lisa Feldt
Director

MEMORANDUM

April 24, 2015

TO: Luis Tapia, Manager, Permit Services Unit
Washington Suburban Sanitary Commission

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

SUBJECT: Request to Provide a Single Water/Sewer Service Connection

This is to request that WSSC accept and act on an application to provide public water service for the following property:

Property Address & Identification	Owner – Est. Date	Abutting Main - 200' Tile	WSCCR No.
16629 Brogden Road, Spencerville Parcel P145, Snowdens Manor Enl 6780/451; acct. no. 00265045 (tax map KS33)	Luisa & Ivan Moldanado Parcel deeded: 7/16/1942	8" water main (#653421) built: 8/18/1968 (WSSC tile 223NE03)	15-PAX-03A

Our records show that the subject property was established by deed on July 16, 1942, prior to construction of the abutting water main in 1968. Given this, the property is eligible for a single water service connection under the abutting mains service policy in the County's Water and Sewer Plan.

DEP will address the service area category change amendment cited above, which seeks to change the existing category W-6 to W-1, allowing the provision of public water service. However, it will take our office some time to process and approve this request, and the owner has indicated a need to expedite the service to this site.

WSSC may install the requested water service connection and approve on-site plumbing permits in advance of DEP's approval of the associated service area category change. The County's Water and Sewer Plan allows DEP to direct WSSC to provide public service for cases which clearly satisfy the abutting mains policy.

[redacted]

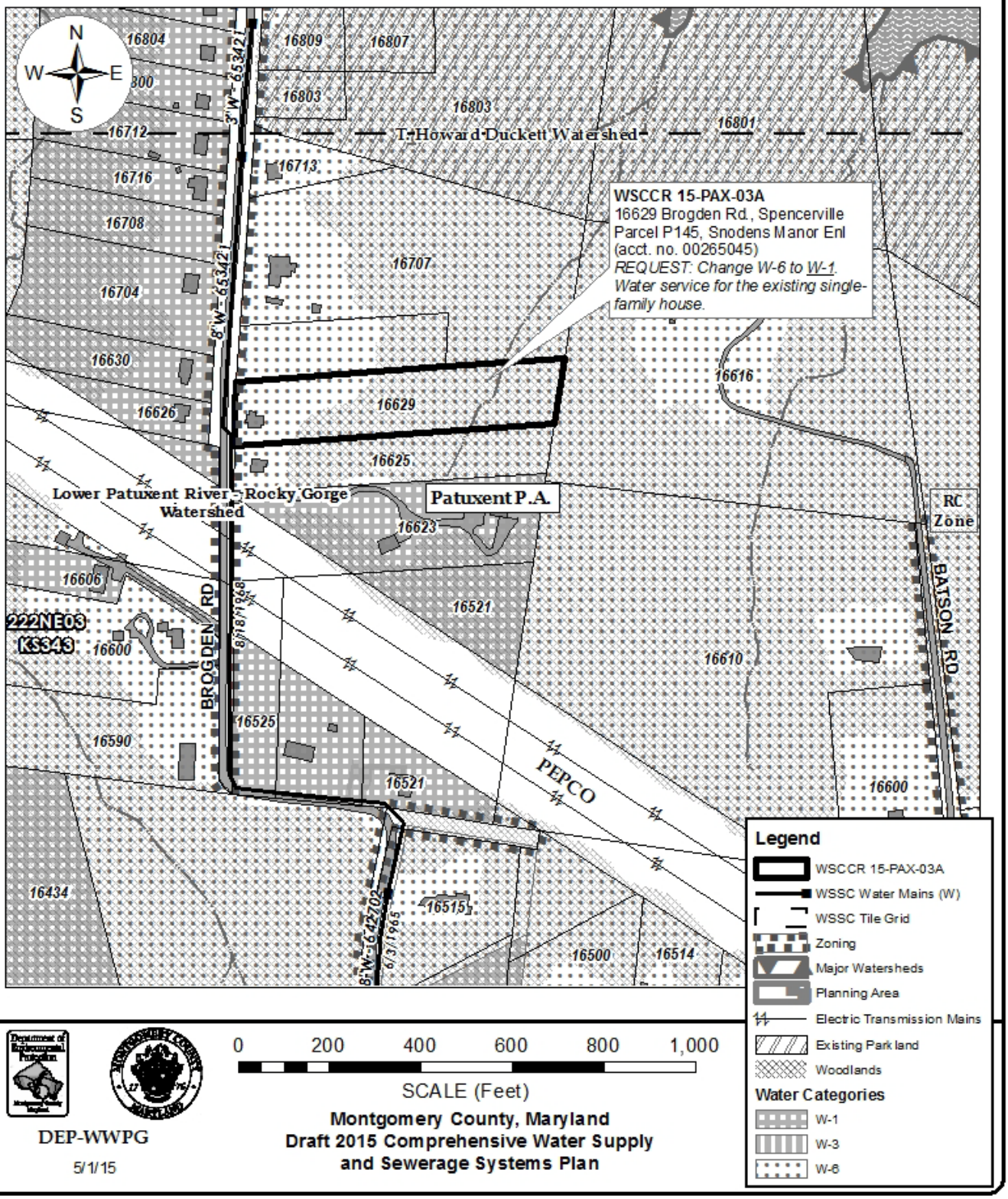
If you have any questions concerning this request, please contact me at 240-777-7716

ADS:ads/R:\Programs\Water_and_Sewer\WSSC\connections\connect-docs=alpha-street\B\brogden-rd-16629--w\dep-mmo-2015-0424--2wssc--w-connection.doc

cc: Lisa Sine, Development Services Group/Permit Services, WSSC
Mike Harmer, Development Services Group, WSSC
Pamela Dunn, Functional Planning Group, M-NCPPC
Gene Von Gunten, Well and Septic Section, DPS

Keith Levchenko, County Council
Dave Lake, DEP-WWPG
Luisa Moldanado
Michael Norton, Norton Land Design

WSCCR 15-PAX-03A (Luisa and Ivan Moldanado)
Water Service Area Catagories Map: Requested Water and Sewer Plan Amendment



Request #6

WSCCR 15-POT-06A: Windham Life Sciences Investors LLC

DEP Staff Recommendation: **Approve S-1, restricted to a single sewer service hookup only.** Administrative policy V.F.1.b.: Properties Abutting Existing Mains.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
• 9704 The Corral Dr., Potomac • Lot 13, Block M, Great Falls Estates (acct. no. 00878693) • Map tile: WSSC – 212NW11; MD – FP22 • West side of The Corral Dr. at terminus north of Stanmore Dr. • RE-2 Zone; 2.39 acres • Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002) • Rock Run Watershed (MDE Use I) • Existing use: one single-family house (built 1967) Proposed use: sewer service for the existing single-family house	Existing – **Requested** – Service Area Categories W-1 W-1 (No Change) S-6 **S-1** Applicant's Explanation "Request advanced approval under the abutting mains policy." *DEP note: On March 3, 2015, DEP issued a request to WSSC to provide sewer service to this property in advance of the approval of this request (see pg.21). The authority for DEP's action is the "abutting mains" service policy in the Water and Sewer Plan. The policy allows an action in advance of a category change approval in cases where a property clearly satisfies the policy's requirements.*

DEP Staff Report

The applicants have requested a sewer category change from S-6 to S-1 to allow for the provision of public sewer water service for an existing single-family house. Approval of category S-1 in this case is recommended under the "abutting mains" policy as general sewer service policies in the Water and Sewer Plan do not support the provision of sewer service to areas zoned RE-2. The subject property was recorded in the County's land records as a building lot in 1965, prior to the construction of the abutting 8-inch sewer main in 1994. The subject property therefore qualifies for public sewer service, restricted to a single service hookup, under the abutting mains policy. DEP confirmed this condition for WSSC in a memo dated March 3, 2015, allowing WSSC to proceed with sewer service for this property.

Agency Review Comments

DPS: DPS supports this change.

M-NCPPC – Planning Dept.:
DEP has requested that WSSC provide sewer service to this property under the abutting mains policy. The lot was created and the house built prior to construction of the sewer main adjacent to it, making it eligible for a single sewer service connection.

M-NCPPC – Parks Planning: No park impact.

WSSC - Water: (Category change not requested.)

WSSC - Sewer: Basin: Rock Run. An 8-inch sewer line on The Corral Drive abuts the property (contract no. 93-9845X). Average wastewater flow from the proposed development: 300 GPD. Program-sized sewer mains not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.

DEPARTMENT OF ENVRIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Lisa Feldt
Director

MEMORANDUM

March 3, 2015

TO: Luis Tapia, Manager, Permit Services Unit
Washington Suburban Sanitary Commission

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

SUBJECT: Request to Provide a Single Water/Sewer Service Connection

This is to request that WSSC accept and act on an application to provide public sewer service for the following property:

Property Address & Identification	Owner – Est. Date	Abutting Main - 200' Tile	WSCCR No.
9704 The Corral Drive Lot 13, Block M_, Great Falls Estates, acct. no. 00878693 (tax map FP22)	Windham Life Sciences Investors LLC Lot: 1965; house: 1967	8" sewer (no. 939845X), built: 1994 (WSSC tile 212NW11)	15-POT-06A (S-6 to S-1)

Our records show that the subject property was established by subdivision plat in 1965, prior to construction of the abutting sewer main in 1994. Given this, the property is eligible for a single sewer service connection under the abutting mains service policy in the County's Water and Sewer Plan.

DEP will address the service area category change amendment cited above, which seeks to change the existing S-6 category to S-1, allowing the provision of public sewer service. However, it will take our office some time to process and approve this request, and the owner has indicated a need to expedite the service to this site.

WSSC may install the requested sewer service connection and approve on-site plumbing permits in advance of DEP's approval of the associated service area category change. The County's Water and Sewer Plan allows DEP to direct WSSC to provide public service for cases which clearly satisfy the abutting mains policy.

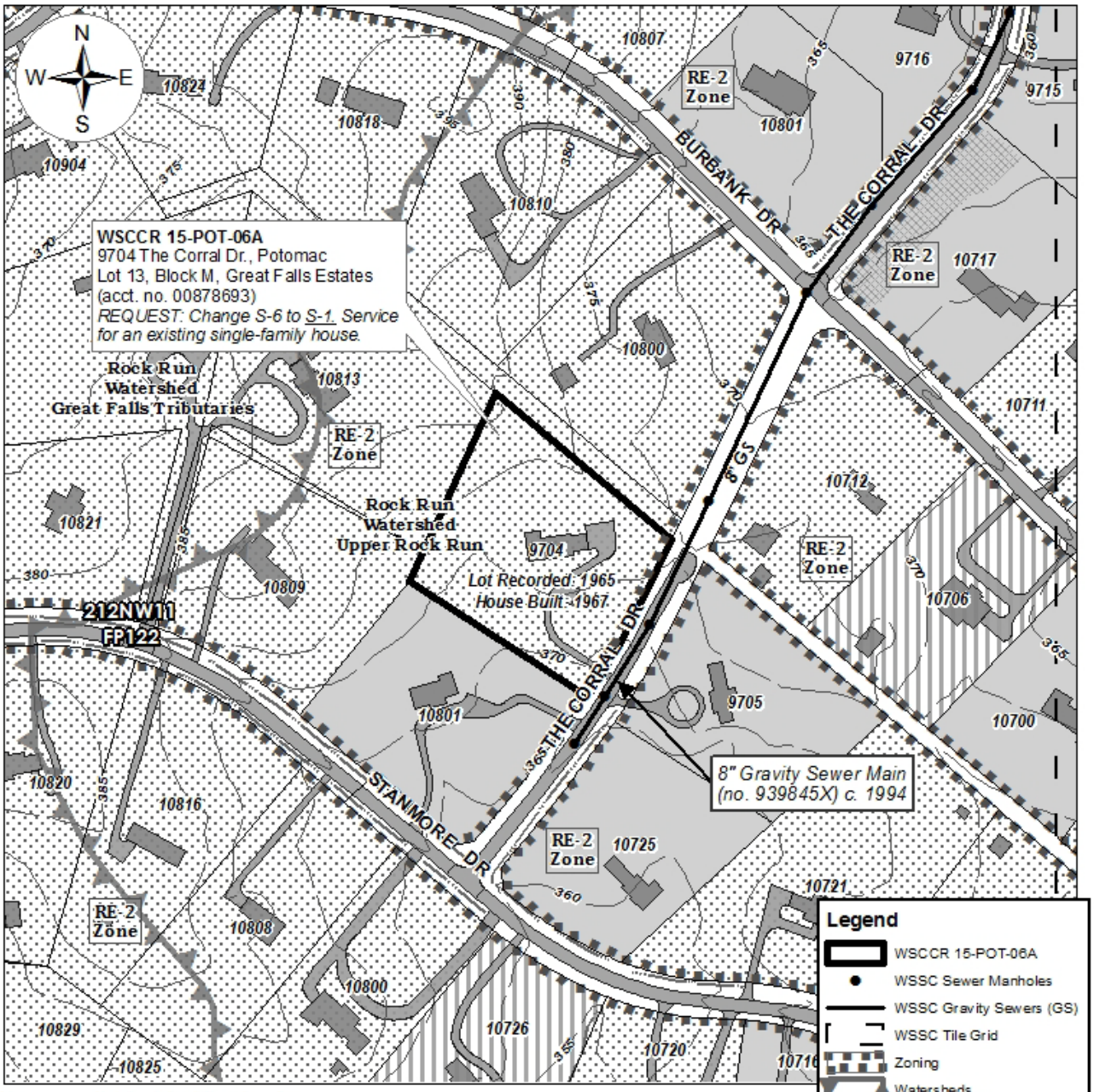
If you have any questions concerning this request, please contact me at 240-777-7716

ADS:ads/R:\Programs\Water_and_Sewer\WSSC\connections\connect-docs=alpha-street\T\the-corral-dr-9704--windham-life--s.docx

cc: Lisa Sine, Development Services Group/Permit Services, WSSC
Dave Shen, Development Services Group, WSSC
Pamela Dunn, Functional Planning Group, M-NCPPC
Katherine Nelson, Area 3 Planning Team, M-NCPPC
Gene Von Gunten, Well and Septic Section, DPS
Keith Levchenko, County Council
Dave Lake, DEP-WWPG
Windham Life Sciences Investors LLC, c/o Henry Stuart

Office of the Director ▪ Water and Wastewater Policy Group
255 Rockville Pike, Suite 120 ▪ Rockville, Maryland 20850-4166 ▪ 240-777-7716, FAX 240-777-7715

WSCCR 15-POT-06A (Windham Life Sciences Investors LLC)
Sewer Service Area Catagories Map: Requested Water and Sewer Plan Amendment



Potomac - Cabin John Planning Area

0 200 400 600 800
SCALE (Feet)

DEP-WWPG
3/3/15

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

Request #7

WSCCR 15-TRV-02A: Sanjay Sharma

DEP Staff Recommendation: **Approve S-1.** Administrative policy V.F.1.a.: Consistent with Existing Plans.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
• 13730 Travilah Rd. - Rockville • Parcel P592, Harveys Lot Piney Grove (acct. no. 00396374) • Map tile: WSSC – 218NW11; MD – FR12 • North side of Travilah Rd., west of Natia Manor Dr. • R-200 Zone; 23,900 sq.ft. (0.55 acres • Travilah Planning Area Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • Existing use: one single-family house (built 1949) Proposed use: sewer service for a replacement single-family house	Existing – **Requested** – Service Area Categories W-1 W-1 (No Change) S-6 **S-1** Applicant's Explanation "Out project scope proposes to tear down the existing house which is served by private septic system and build a new house to be served by public sewer. Would like a single sewer hookup to the existing main sewer which is in Travilah Rd. Attached please find copies of subdivision record plat, current survey and WSSC sewer extension plans." *DEP note: On March 11, 2015, DEP issued a request to WSSC to provide sewer service to this property in advance of the approval of this request (see pg. 24). The authority for DEP's action is the "abutting mains" service policy in the Water and Sewer Plan. The policy allows such an action in cases where a property satisfies the policy's requirements.*

DEP Staff Report

The applicant has requested a sewer category change from S-6 to S-1 to allow for the provision of public sewer service for the replacement of an existing single-family house on an R-200-zoned parcel. The use of public sewer service is consistent with Water and Sewer Plan policies and with master plan service recommendations. This site is located with the 2002 master plan's recommended public sewer service envelope. Public service is available from an existing 8-inch main along Travilah Rd. Similarly zoned properties to the east, north and west are designated as sewer category S-1. Approval of category S-1 is appropriate.

DEP allowed WSSC to move forward with providing sewer service to this property under the authority of the "abutting mains" policy. The existing house on the property was built in 1949, before the construction of the abutting sewer main in 1991. However, DEP will recommends the administrative approval of this request under the "consistent with existing plans" policy.

Agency Review Comments

DPS: DPS supports this request. Per well and septic records the dwelling is served by the original septic system installed in 1959.

M-NCPPC – Planning Dept.: DEP has requested that WSSC provide sewer service to this property under the abutting mains policy. The lot was created and the house built prior to construction of the sewer main adjacent to it, making it eligible for a single sewer service connection.

M-NCPPC – Parks Planning: No apparent park impact

WSSC - Water: (Category change not requested.)

WSSC - Sewer: Basin: Watts Branch (16). An 8-inch sewer line in Travilah Rd abuts the property (contract no. 877365A). Average wastewater flow from the proposed development: 302 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.

DEPARTMENT OF ENVRIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Lisa Feldt
Director

MEMORANDUM

March 11, 2015

TO: Luis Tapia, Manager, Permit Services Unit
Washington Suburban Sanitary Commission

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

SUBJECT: Request to Provide a Single Water/Sewer Service Connection

This is to request that WSSC accept and act on an application to provide public sewer service for the following property:

Property Address & Identification	Owner – Est. Date	Abutting Main - 200' Tile	WSCCR No.
13730 Travilah Road Parcel P592, Harveys Lot Piney Grove; acct. no. 00396374 (tax map FR12)	Sanjay & Rakha Sharma House built: 1949	8" sewer (no. 877365A), Built: 1991 (WSSC tile 218NW11)	15-TRV-02A (S-6 to S-1)

Our records show that the house located on the subject property was constructed in 1949, prior to construction of the abutting sewer main in 1991. Given this, the property is eligible for a single sewer service connection under the abutting mains service policy in the County's Water and Sewer Plan.

DEP will address the service area category change amendment cited above, which seeks to change the existing S-6 category to S-1, allowing the provision of public sewer service. However, it will take our office some time to process and approve this request, and the owner has indicated a need to expedite the service to this site.

WSSC may install the requested sewer service connection and approve on-site plumbing permits in advance of DEP's approval of the associated service area category change. The County's Water and Sewer Plan allows DEP to direct WSSC to provide public service for cases which clearly satisfy the abutting mains policy.

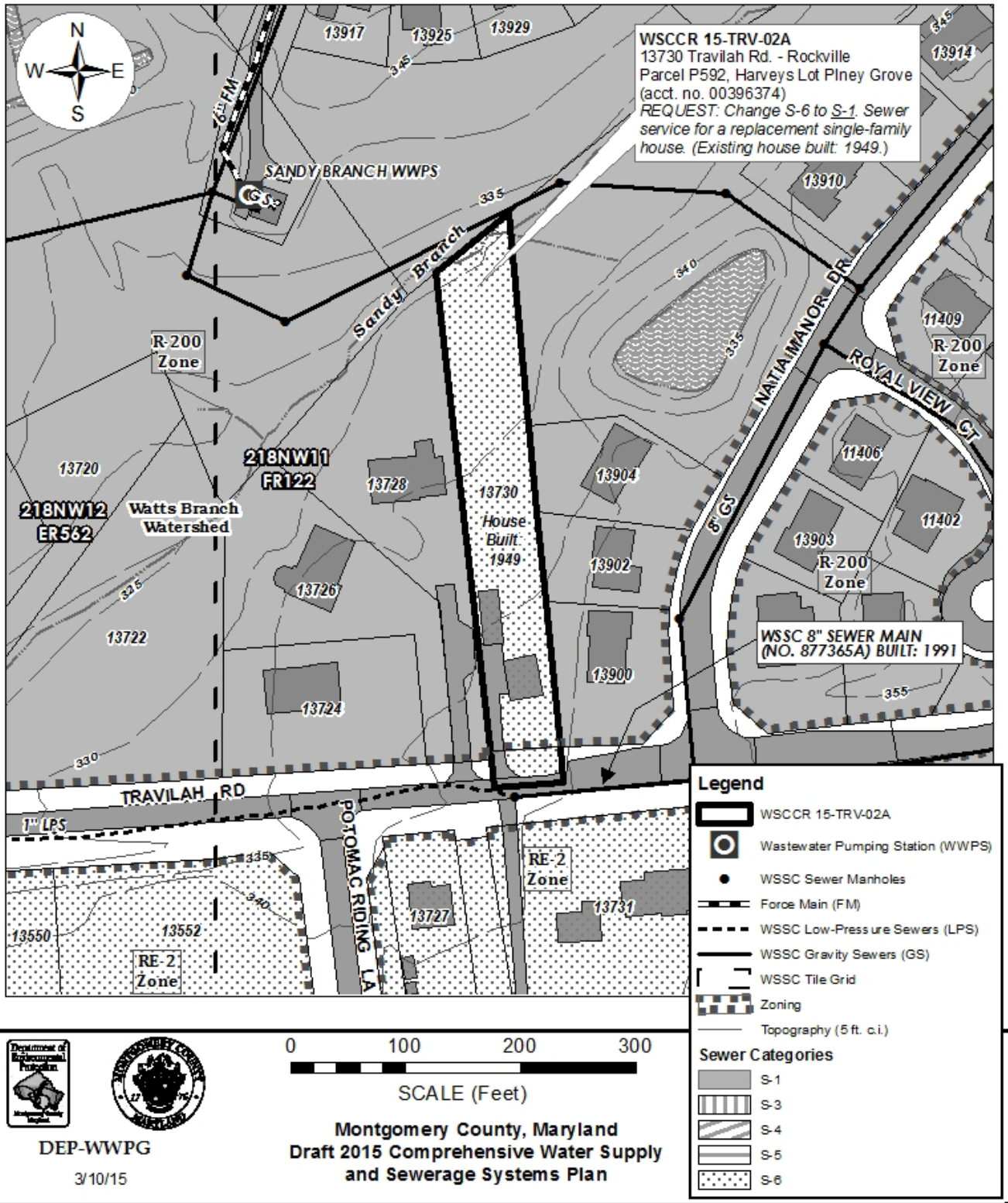
If you have any questions concerning this request, please contact me at 240-777-7716

ADS:ads/R:\Programs\Water_and_Sewer\WSSC\connections\connect-docs=alpha-street\T\travilah-rd-13730--sharma--s.docx

cc: Lisa Sine, Development Services Group/Permit Services, WSSC
Dave Shen, Development Services Group, WSSC
Pamela Dunn, Functional Planning Group, M-NCPPC
Katherine Nelson, Area 3 Planning Team, M-NCPPC
Gene Von Gunten, Well and Septic Section, DPS
Keith Levchenko, County Council
Dave Lake, DEP-WWPG
Sanjay Sharma
Ed Snider, Snider Assoc.

Office of the Director ▪ Water and Wastewater Policy Group
255 Rockville Pike, Suite 120 ▪ Rockville, Maryland 20850-4166 ▪ 240-777-7716, FAX 240-777-7715

WSCCR 15-TRV-02A (Sanjay Sharma)
Sewer Service Area Catagories Map: Requested Water and Sewer Plan Amendment



WSCCR 15-TRV-03A: Thomas Clancy & Lauren Mahjoubi Clancy

DEP Staff Recommendation: **Approve S-1, restricted to a single sewer hookup only.** Administrative policy V.F.2.a.: Public Health Problems.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
• 13320 Foxden Dr. - Rockville • Pt. Lot 1, Block D, Potomac Highlands (acct. no. 00088597) • Map tile: WSSC – 217NW09; MD – FR51 • West side of Foxden Dr., south of Veirs Dr. • RE-1 Zone; 64,033 sq. ft. (1.47 acres) • Travilah Planning Area Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • Existing use: one single-family house (built 1954) Proposed use: sewer service for the existing house	Existing – **Requested** – Service Area Categories W-3 W-3 (No Change) S-6 **S-1** Applicant's Explanation "Failed septic system – no alternatives available at this time." *DEP Note: In response to June 15 and 18, 2015, requests from DPS, DEP issued a request to WSSC on June 19, 2015, to expedite the provision of public sewer service to this property in advance of the approval of this request (see pgs. 28-30). The authority for DEP's action is the "public health problems" service policy in the Water and Sewer Plan. The policy allows such an action in cases where DPS has identified an on-site system failure.*

DEP Staff Report

The applicant has requested a category change from S-6 to S-1 consistent with DEP's June 15, 2015, direction to WSSC to expedite sewer service for the existing house to relieve a failing septic system. This action occurred under the Water and sewer Plan's authority in the "public health problems" policy. Approval of service under this policy typically requires a restriction limiting service to a single sewer hookup only. The property is within the Glen Hills study area where new sewer service is currently restricted to cases involving septic system failures

WSSC's initial evaluation of the extension of sewer service to this property called for a low-pressure sewer main extension via an easement (see below) to the existing 8-inch main located along Jasmine Hill Terr. (no. 898206B). In evaluating the applicant's service request, the WSSC Permit Services Section determined that the property could be served by a non-abutting sewer connection to that same sewer main (see pg. 30). The applicants will be responsible for obtaining an easement for an off-site sewer hookup across one of the intervening properties fronting Jasmine Hill Terr.

Agency Review Comments

DPS: DPS supports this change to correct a failing septic system.

M-NCPPC – Planning Dept.: This property has been identified as a public health problem by the Department of Permitting Services and the Department of Environmental Protection. This formal identification justifies provision of public sewer service to the property regardless of its existing category. DEP has already requested that WSSC expedite the provision of service.

M-NCPPC – Parks Planning: No apparent park impact.

WSSC - Water: (Not requested.)

WSSC - Sewer: Basin: Watts Branch. Based on a preliminary review, a 300-foot-long non-CIP grinder pump & low-pressure sewer extension would be required to serve the property. This extension would extend between 2 existing lots (easement is required), and connect to an existing 8-inch sewer in Jasmine Hill Terrace (contract 89-8206B). This extension would abut 2 properties in addition to the applicant's. Off-site easements would be required. Construction of this extension will involve the removal of trees. Interceptor capacity is adequate. Treatment capacity is adequate.

WSSC advisory note: Be advised that this property is in the Glen Hills Sewer Planning area. WSSC currently does not have facilities in the immediate vicinity to [directly] serve this site. An alignment for a mainline extension has not been [comprehensively] evaluated by WSSC for service to this site. Should the service category change, a hydraulic planning study would be required to determine how to provide service. Average wastewater flow from the proposed development: 300 GPD. Program-sized sewer mains are not required to serve the property.

DEPARTMENT OF ENVRIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

MEMORANDUM

June 19, 2015

TO: Mike Harmer, Group Leader, Development Services Group
Luis Tapia, Unit Coordinator, DSG Permit Services
Washington Suburban Sanitary Commission

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

SUBJECT: Public Health Problems

We request WSSC's assistance in expediting the provision of public service to the following property:

Sewer Service: 13320 Foxden Drive, Rockville

Property I.D.:	Pt. Lot 1, Block D, Potomac Highlands; acct. no. 00088597 (SDAT tax map: FR51)		
Owner:	Lauren M. and Thomas Clancy	Water Category: **W-3**	Sewer Category: **S-6**
WSSC grid:	217NW09	Zoning/Size:	RE-1 Zone; 4.5 ac.
Planning Area:	Travilah P.A.	Watershed:	Watts Branch

The Department of Permitting Services (DPS), Well and Septic Section, has notified this office of a public health problem, a septic system failure, at the subject property (see the attached memorandum). DPS staff recommended relief of this problem by connecting the site to public sewer service, due to their judgment that an on-site septic system replacement meeting current regulations could not be provided. DPS cited problems with a high water table and topographic constraints. Your office has indicated to DEP that sewer service is feasible through an off-site hookup and a non-abutting connection to the existing main along Jasmine Hill Terr.

Although this property is designated as category S-6 in the County's Water and Sewer Plan, DPS acknowledgment of a public health problem is sufficient justification to warrant the expedited provision of public sewer service, regardless of the existing service area category. The property owners have filed a request with DEP for a service area change from S-6 to S-1 (WSCCR No. 15-TRV-03A).

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

The property owners will need to contact WSSC to begin the application process for public sewer service. Neither DEP nor DPS staff can initiate a WSSC service application on the owner's behalf. Contact the WSSC Permit Services Section at either 301-206-4003 or onestopshop@wsscwater.com for additional information or

refer to the Permits website at https://www.wsscwater.com/business--construction/permit-services.html. The owners' proposed solution for connection to WSSC's sewerage system involves a non-abutting sewer connection and an off-site sewer hookup crossing an intervening property. The owners are advised of the following:

- That WSSC must approve the use of this non-abutting service connection.
- That they, neither WSSC nor the County, are responsible for acquiring the needed easement for the off-site service hookup from an adjacent, intervening property owner.

The owners have also indicated an interest in proceeding at this time with a similar arrangement in order to bring public water service to their property from an existing water main (#898206B), also located along Jasmine Hill Terr. The property is designated as W-3 and therefore eligible for public water service. DEP supports the provision of public water service. However, the feasibility of providing public water service from Jasmine Hill Terr. is subject to WSSC's connection policies and to the owners' ability to secure a necessary easement from an intervening property owner.

If you have any questions, or if there are significant problems related to provision of water and sewer service, please contact me at alan.soukup@montgomerycountymd.gov or 240-777-7716.

Attachments (pages 3 and 4)

R:\Programs\Water_and_Sewer\well-septic\HEALTHAZ\CASE\E-F\foxden-dr-13320--septic\foxden-dr-13320--dep-xpdt-sewer-mmo--2wssc--2015-0619.docx

cc: Lisa Sine, Sharon Spruill and April Snyder, Permit Services Unit, WSSC
Dave Shen, Development Services Group, WSSC
David Lake, Manager, Water and Wastewater Policy Group, DEP
Gene Von Gunten and Heidi Scott, Well and Septic Section, DPS
Pamela Dunn, Functional Planning Division, M-NCPPC
Katherine Nelson, Area 3 Planning Team, M-NCPPC
Lauren M. and Thomas Clancy

DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane Schwartz Jones
Director

June 18, 2015

TO: Alan Soukup
Water & Wastewater Policy Group
Department of Environmental Protection
255 Rockville Pike
Rockville, MD 20850

FROM: Heidi Scott, R.S.
Well and Septic Section
Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850

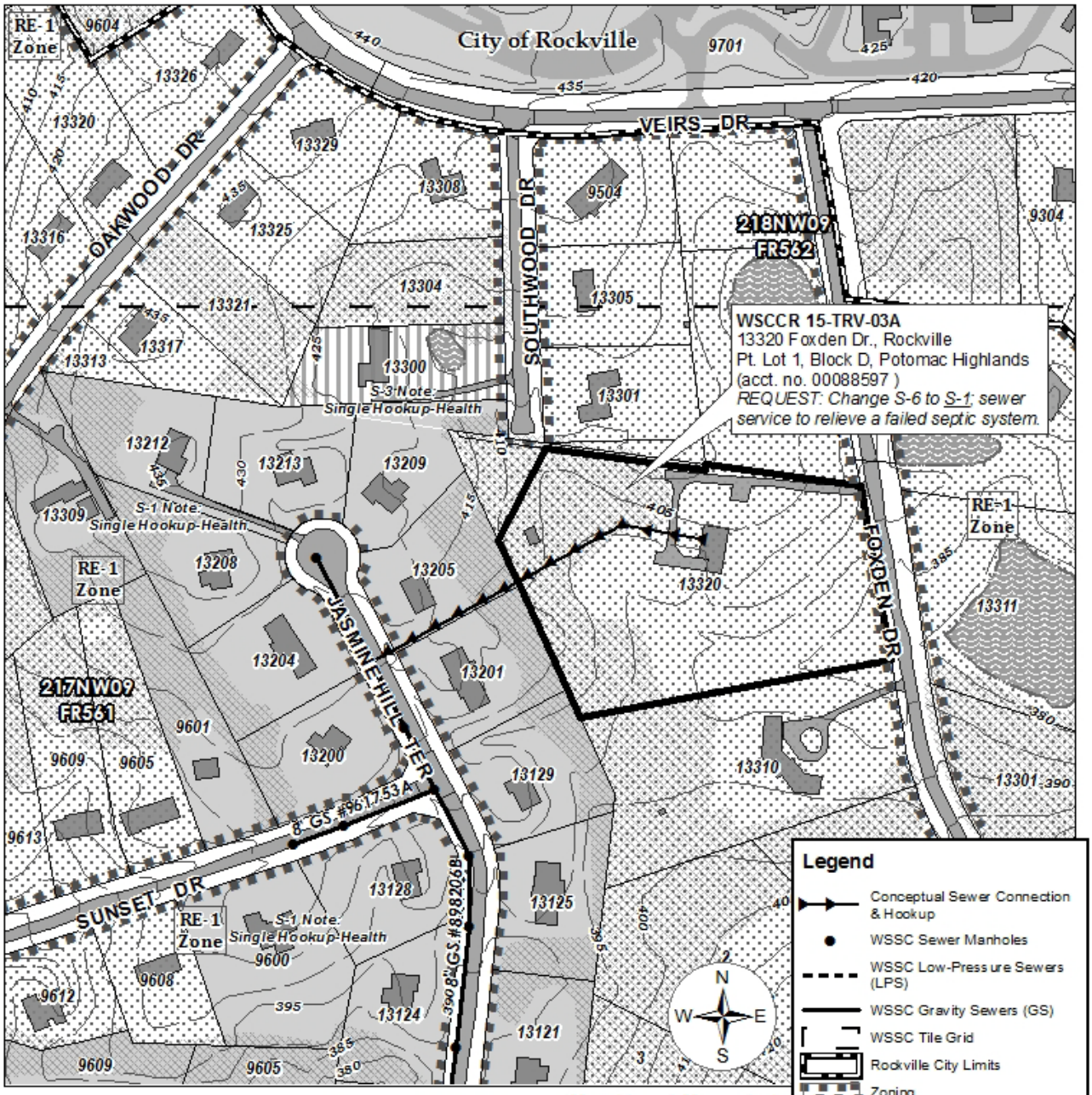
SUBJECT: Request for sewer connection

LOCATION: 13320 Foxden Drive
Rockville, MD 20850
Tax Map Grid: FR51
WSSC Grid: 217 NW 09

This memo serves as an update to the previous recommendation for a sewer connection issued by our office on 6/15/15.

A Well and Septic application for a septic system repair was received on 5/19/15. The inspector, Jared Sluzalis, performed a site evaluation and confirmed the failing condition of the existing seepage pits, installed in 1957. Due to a high water table and unsuitable topography, there are limited, marginal options for an onsite sewage disposal system.

Furthermore, the property lacks adequate area for more than one replacement system. A septic repair would also preclude future expansion to the existing dwelling until public sewer is available. Based on these conditions, DPS advises the owner to pursue a sewer connection.

If I can be of further assistance, please contact me at (240) 777-6318.

WSCCR 15-TRV-03A (Thomas Clancy & Lauren Mahjoubi Clancy)
Sewer Service Area Catagories Map: Requested Water and Sewer Plan Amendment