



Amir Poustinchi

WSSCR 20-TRV-10A

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Mon, Jan 11, 2021 at 12:21 PM

To: George.Dizelos@montgomerycountymd.gov, alan.soukup@montgomerycountymd.gov

Dear Mr.Dizelos and Mr.Soukup,

I am reaching out to you in regards to my property (WSSCR 20-TRV-10A) which is up for review tomorrow, Tuesday January 12th for approval of a change to the sewer category to S-3 and the Executive Recommendation to deny it. In consultation with Ted Smart at MDC Services, LLC, I believe my request should be approved and that the reviews have just made an honest mistake. Here's why:

The Exceptional Sewer Policies for The Glen Hills Study Area (attached pages C-4 through C-6) & the Potomac Area RE-1 & RE-2 properties (pages C-15 through C-17) in Appendix C of the Montgomery 2018 – 2027 Comprehensive Water Supply & Sewerage Systems Plan CLEARLY allow for extension of Public Sewer to my property through the "Potomac Area Peripheral Sewer Policy" I have highlighted the relevant sections of that policy on the first two attachments.

I have also attached Map D and a zoom in from the 2002 Potomac Sub Region Master Plan that shows my property does in fact "abut", along its full western edge, "another property within the master plan's designated (planned) sewer service envelope. Further, the extension of sanitary sewer service to your property from the manhole fronting my immediate neighbor to the west would allow the extension to "follow existing public rights-of-way" and would "not affect streams, stream valley buffers, or other environmentally-sensitive areas."

Let me know if you have any questions or if we need to discuss.

Amir Poustinchi

4 attachments**Glen Hills Study Area Exceptional Service Policy Area HIGHLIGHTED.pdf**
749K**Potomac Area Exceptional Service Policy Area HIGHLIGHTED.pdf**
795K**MAP-D Sewer Envelope Approved and Adopted - Amir.pdf**
3006K**2002 Master Plan - Planned Sewer Envelope Zoom.pdf**
332K

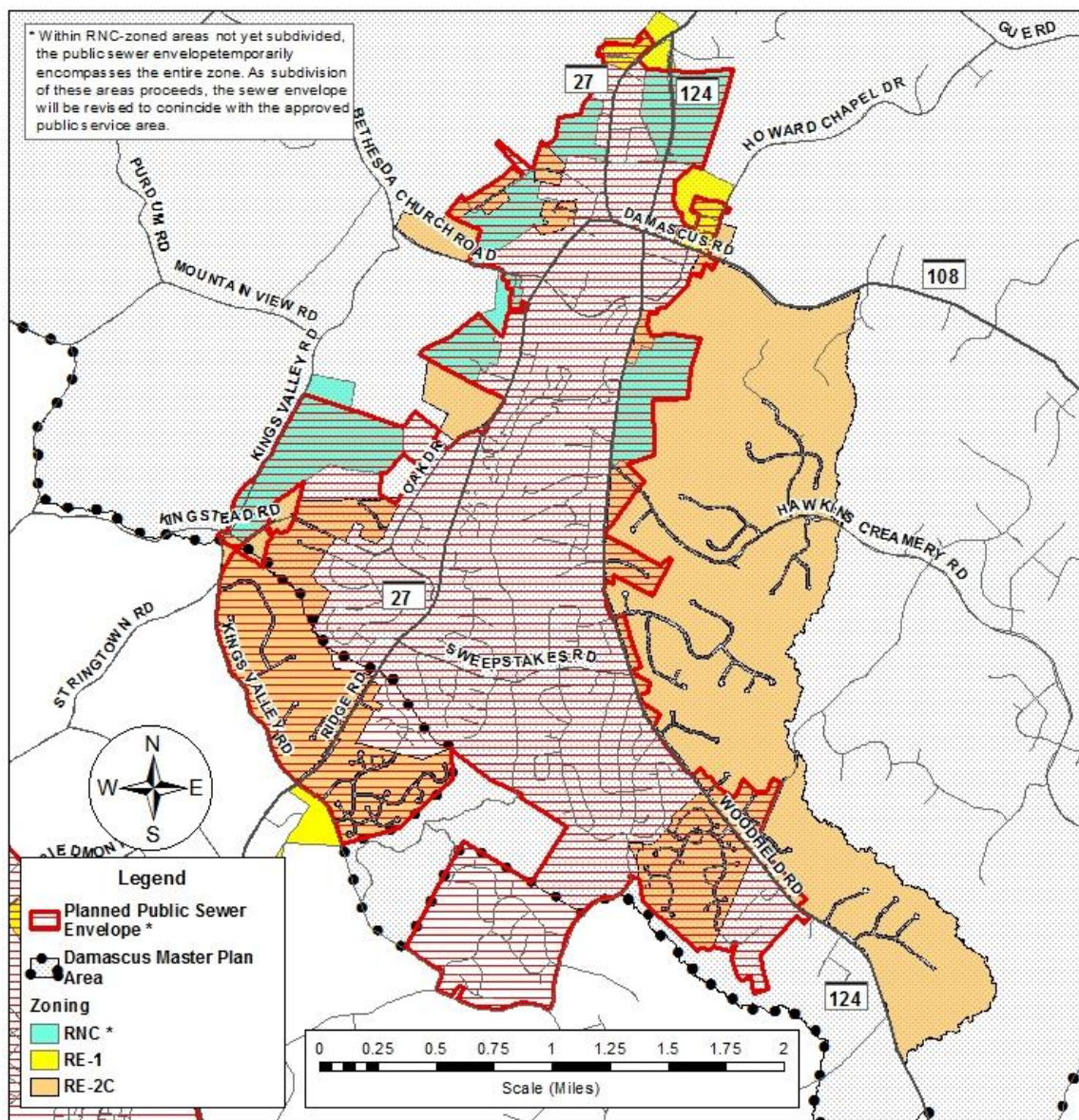
GLEN HILLS

Planned Sewer
Envelope in
Yellow

Subject Property
9701 Watts Branch
Drive, Rockville



Figure C-F2: Damascus Area RE-2C Zone



II.E: GLEN HILLS STUDY AREA

Sewer Service Policy Area: Established by Council Resolution No. 18-423 (3/8/16)

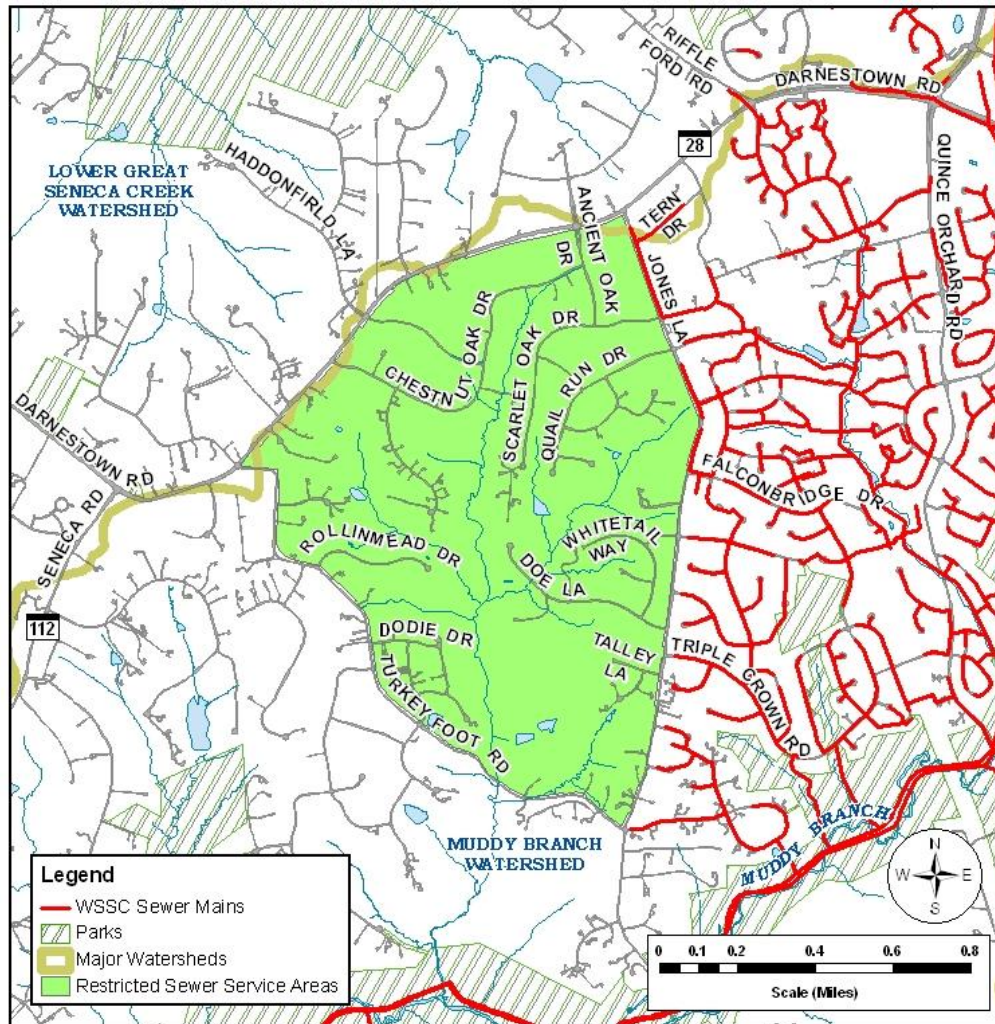
Subject Area: Residential development zoned RE-1 as identified in the Glen Hills Area Sanitary Study.

Service Recommendation & Comments: In March 2016, the County Council adopted Resolution No. 18-423 that established sewer service policies for the Glen Hills area, as shown below (see Figure C-F4). These service policies resulted from a study of general septic system suitability in the area conducted by DEP. This study had been recommended by the 2002 Potomac Subregion Master Plan. Pending the Council's consideration of the study's results, the provision of new community sewer service in the Glen Hills area was limited to properties with septic system failures documented by DPS

The Council's 2016 resolution established the following sewer service policies for the study area:

- Individual, on-site septic systems are the primary wastewater disposal method consistent with the area's standard-type development under the RE-1 Zone.

Figure C-F3: Darnestown Triangle Restricted Sewer Service Area

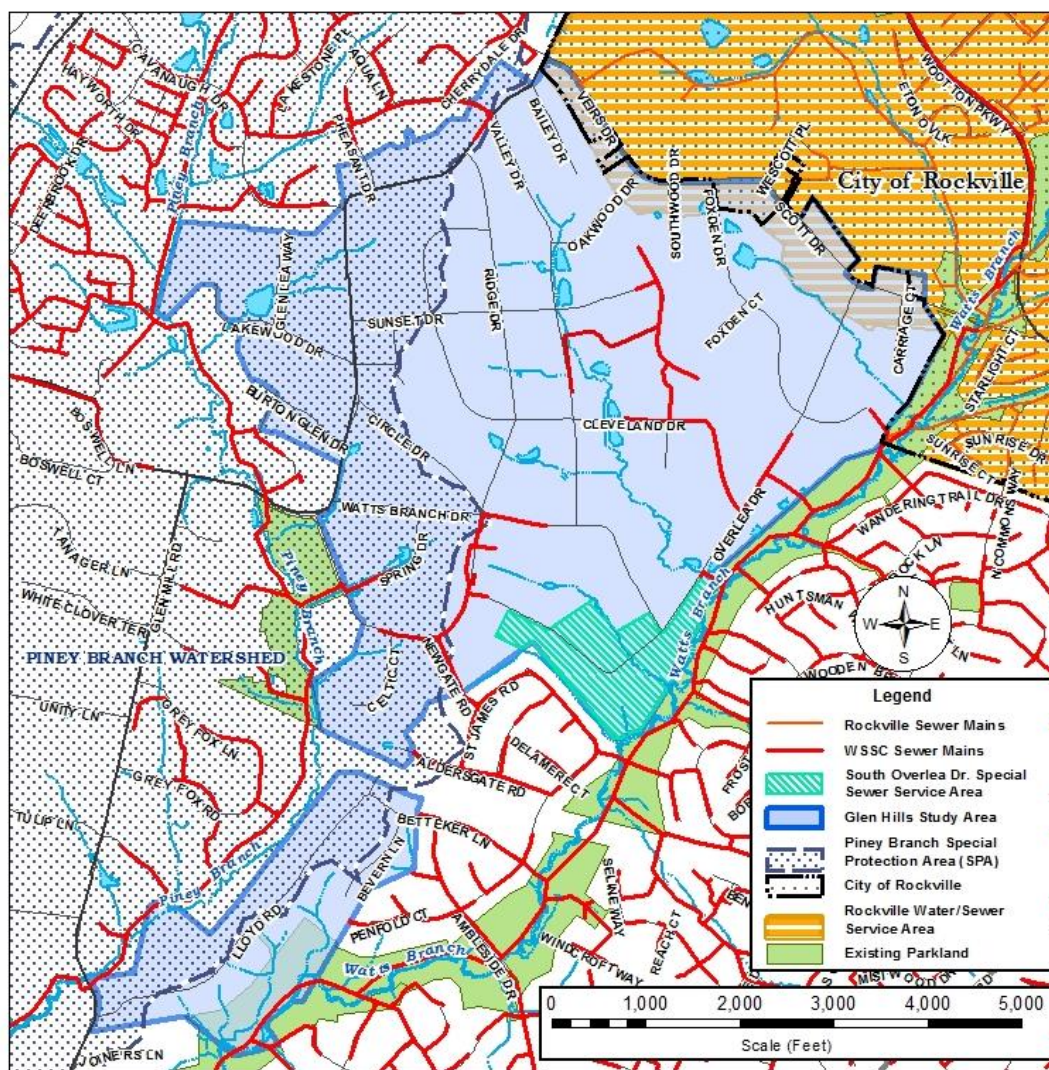


- **Community sewer service can be considered only under the following conditions for:**
 - Properties in need of relief from public health problems resulting from documented septic system failures (Sections II.G.2.a.).
 - Properties included within a specifically designated special sewer service area (Section II.G.2.b.). The septic system survey process used to establish these areas is outlined in the Council's resolution and in Chapter 1, Section II.G.2.b: Area-Wide Onsite Systems Concerns, *et seq.* The research conducted for the Glen Hills Area Sanitary Study will allow DEP to streamline the survey process for properties in these neighborhoods. Once DEP has established a survey area, an Executive recommendation for the Council concerning that area is expected within approximately three (3) months. A decision by the Council is generally expected within three months after that.
- DEP will give a higher priority for surveys that include properties located within Review Areas (RAs) established in the Glen Hills Study and those with documented septic system problems. DEP will give a lower priority to survey areas outside of RAs or where DPS has not identified existing septic problems.
- The County has approved one special sewer service area in Glen Hills for part of the South Overlea Drive Septic Survey Area. The County Council under CR 18-888 (July 25, 2017) acted to include 16 of 24 properties surveyed by DEP and DPS within a special sewer service area.

The County Council's 2018 action to approve this Plan update changed the County's approach to the consideration of area-wide health problems where located outside the planned community service envelope. Establishing a septic system survey requires the inclusion of at least one property that has a DPS-documented septic system failure (see Chapter 1, Sections II.G.2.b. – d.).

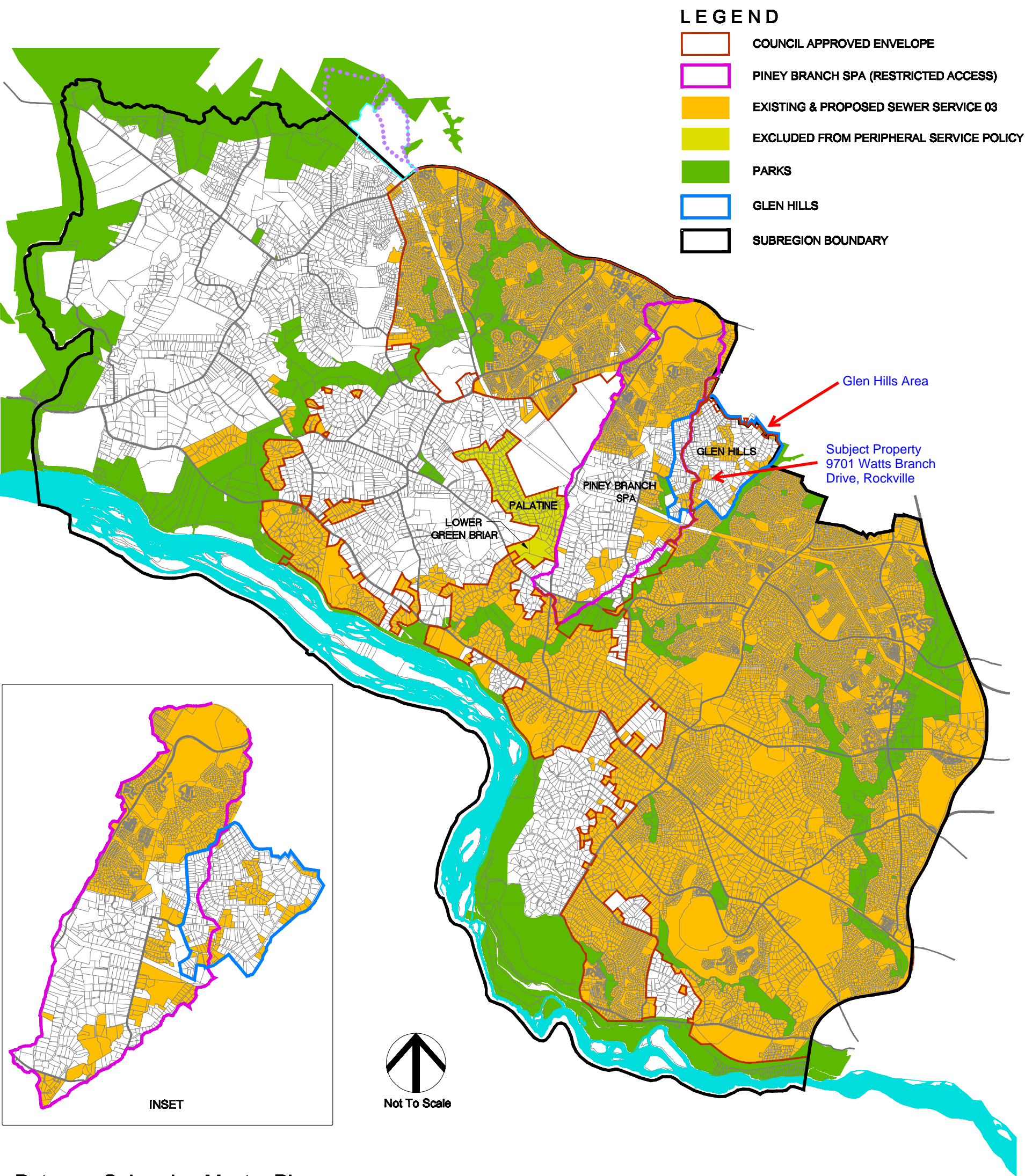
- Properties that abut existing or planned sewer mains and that satisfy the requirements of the "abutting mains" policy (Section II.G.3.)
- **Properties at the edge of the Potomac Master Plan planned public sewer envelope, that abut and/or confront properties within the envelope, consistent with the Potomac area peripheral sewer service policy.** (Consistent with this policy however, properties at the periphery of the planned sewer envelope within the Piney Branch watershed are excluded.) *Note that this service condition was subsequently added to the Glen Hills study area in 2018 by the County Council's action to approve this update of the Plan.*
- Properties within the study area and within the Piney Branch subwatershed that satisfy the requirements for community sewer service under the Piney Branch restricted sewer service policy (Section II.G.11.b.).

○ **Figure C-F4: Glen Hills Sewer Service Policy Area**



POTOMAC SEWER SERVICE ENVELOPE 2002

MAP D



Potomac Subregion Master Plan
Approved and Adopted April, 2002

Potomac Housing



Potomac Housing



II.M.: POTOMAC AREA RE-1 AND RE-2-ZONED PROPERTIES

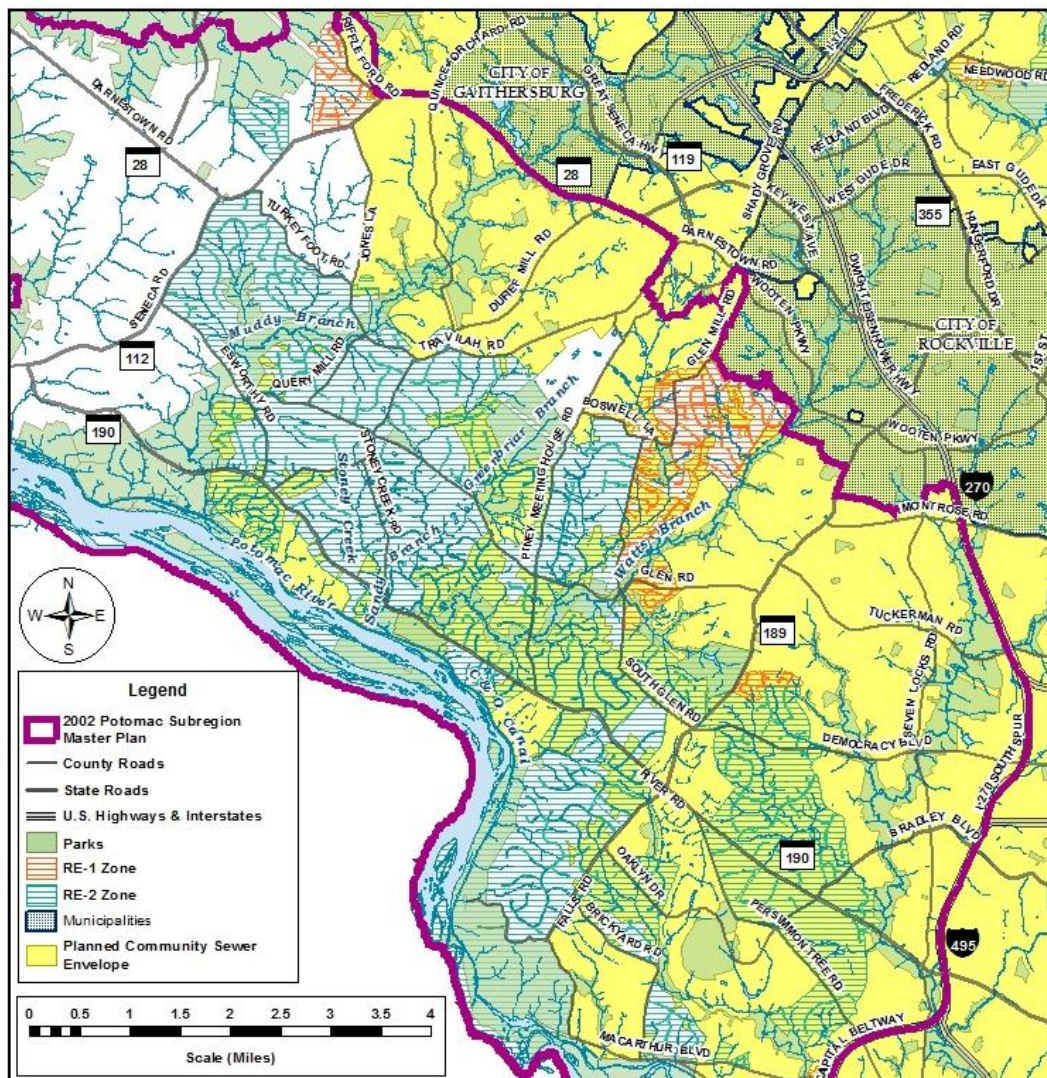
Special Community Sewer Service Policy: Recommended by the 2002 Potomac Subregion Master Plan

Subject Area: Properties zoned RE-1 or RE-2-at the edge or “periphery” of the master plan’s recommended community sewer service envelope

Service Recommendation & Comments: The master plan’s recommendations concerning for community sewer service properties zoned for rural estate development (RE-1 and RE-2) depart from those in the 1980 master plan. The previous master plan had allowed for the consideration of sewer service for rural estate zones. The 2002 master plan follows in line with the Water and Sewer Plan’s general service policies for rural estate zones. However, the new master plan also recognizes that before 2002, the approval and provision of community sewer service within these zones occurred on a case-by-case basis, resulting in an irregular sewer service envelope. The master plan recommends that RE-1- and RE-2-zoned properties located at the edge or periphery of the recommended community sewer envelope may be considered for community sewer service on a case-by-case basis. In such cases:

- The property under consideration must abut or confront another property within the master plan’s designated sewer service envelope.
- The extension of community sewer service is intended to follow existing public rights-of-way and must not affect streams, stream valley buffers, or other environmentally-sensitive areas.

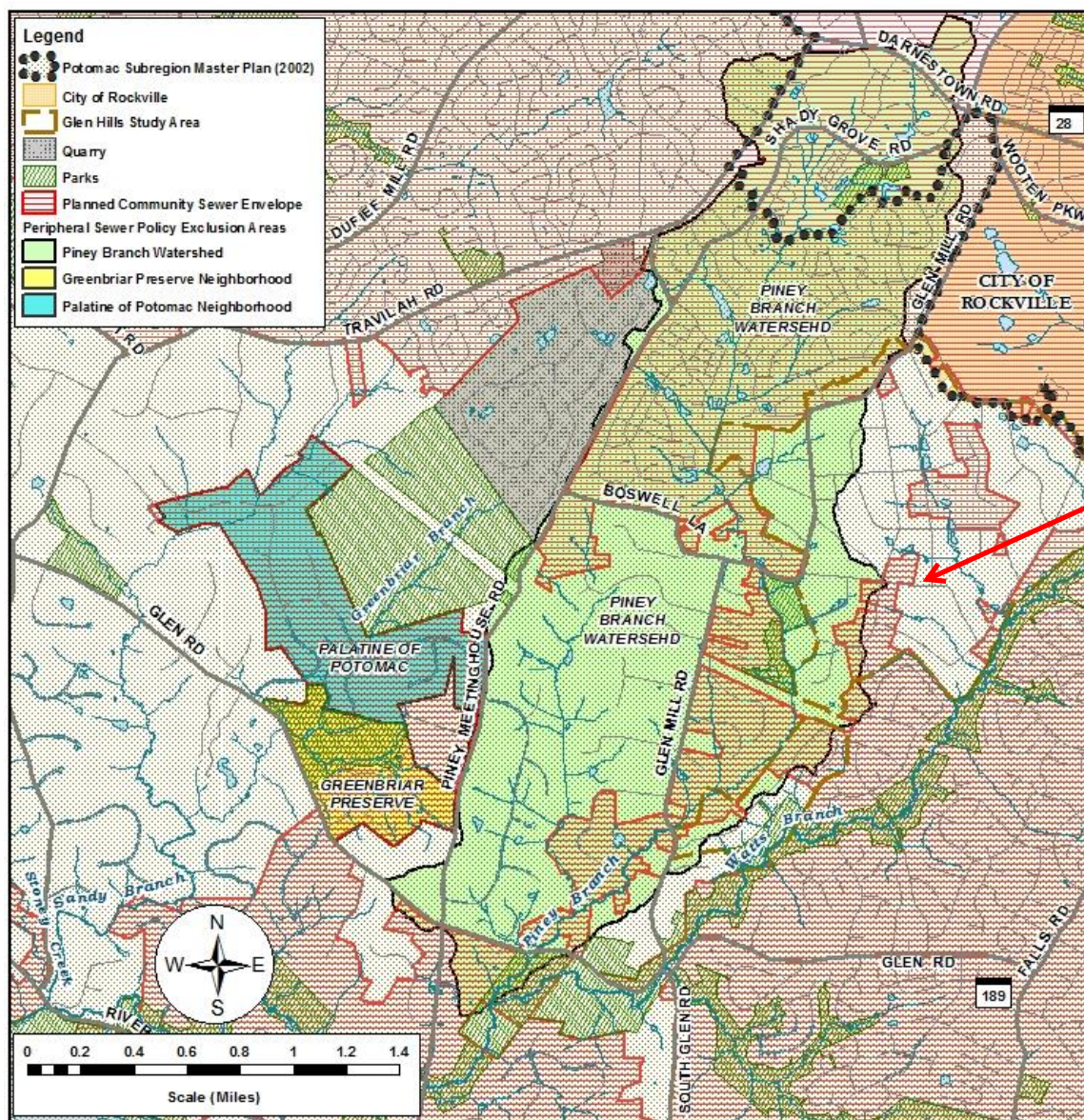
• Figure C-F12: Potomac Area Community Sewer Envelope and RE-1 and RE-1 Zones



In addition to the preceding essential requirements, several years of experience implementing this policy have resulted in the acceptance of guidelines that further refine the evaluation of and recommendations for potential cases.

- Properties that confront the sewer envelope across broad public rights-of-way should also be in relatively close proximity to other properties approved for sewer service on their own side of that right-of-way.
- The selection of sewer main extensions, wherever possible, should minimize the number of properties abutting new sewer main extensions

Figure C-F13: Potomac Area Peripheral Sewer Service Policy Exclusion Areas



Subject Property
9701 Watts Branch
Drive, Rockville

Note that the 2002 master plan specifically recommends excluding properties within or at the edge of the following neighborhoods from the use of this policy (see Figure C-F13):

- The Piney Branch subwatershed

- The Palatine of Potomac neighborhood
- The Greenbriar Estates neighborhoods.

The preceding exclusion areas previously included the Glen Hills neighborhoods. The 2002 master plan recommended reconsideration of this exclusion following the completion of the Glen Hills Area Sanitary Study. However, the recommendations provided with the study did not address this policy. The 2017 Water and Sewer Plan update removes the Glen Hills area exclusion, except for those properties at the periphery of the planned sewer envelope within the Piney Branch watershed.

II.N. RIVERWOOD DRIVE

Restricted Sewer Service Area: Established by Council Resolution 13-1205 (3/10/98)

Subject Area: Potomac Manors, Fox Meadow, and Carr's Addition subdivisions.

In March 1998 under CR 13-1205, the County Council approved the extension of community sewer service to properties located along Riverwood Drive south of River Road in Potomac (see Figure C-F14). In approving this service, the Council restricted the number of sewer hookups allowed for the Kitchen Property located at the southern end of the street, and further restricted the sewer main extension from serving properties in nearby neighborhoods in order to limit the extension of sewer service in the areas zoned for two-acre development south of River Road. Except where community service is required to relieve public health problems, the Riverwood Drive sewer main, and potential future extensions from that main, are restricted from serving the following subdivisions: Potomac Manors, Fox Meadow, and Carr's Addition.

Figure C-F14: Riverwood Drive Sewer Restricted Service Area

