

To:

County Council Public Hearing on Water/Sewer Category Changes

DATE & TIME: TUESDAY, May 7th at 1:30 P.M.

Location: Third Floor Hearing Room, Council Office Building, 100 Maryland Ave., Rockville

Category Change Application No. and Applicant: **WSSCR 24-TRV-04A - Abdollah Bagheri**

4/22/2025

Dear Members of the Montgomery County Council:

We requested a sewer category change from S-6 to S-3 to allow for public sewer service for a proposed single-family house on an unimproved lot.

WSSC Water have confirmed that the existing low-pressure sewer main on Valley Drive has sufficient capacity to serve an additional house (see the attached Exhibit 1). The rear of our lot is adjacent to the planned public sewer service envelope, under the 2002 Potomac Subregion Master Plan peripheral sewer service policy, the sewer connections within public rights-of-way are permitted. WSSC Water also identified a potential sewer main in Cleveland Drive that could serve this property (see the attached Exhibit 2). In addition, WSSC Water conditionally approved our sewer service connection request in May 2024, and the main condition is to change the sewer category to S-3 (see the attached Exhibit 3).

We plan to connect to the low-pressure sewer system located in Valley Drive or Cleveland Drive, and the low-pressure sewer main extension will be within the public-right-of-way. We will pay the design and construction costs of the sewer main extension.

Our application is consistent with the master plan policy and WSSC Water requirements, and we are respectfully requesting the Montgomery County Council to approve our request.

Best Regards,

Abdollah Bagheri, PhD, PE

[REDACTED]

[REDACTED]

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS**County Executive's Spring 2025 Transmittal Packet****FY 2024 (Second Half) and FY 2025 (First Half) Category Change Requests**

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Agency Review Comments

DPS: Water table testing was completed in April 2024. Groundwater at 12 inches precluded any further testing on the property for a conventional septic system.

M-NCPPC – Planning Dept.: The applicants desire a category change from S-6 to S-3 to allow public sewer service for a new single-family detached house. The property is at 13211 Ridge Drive in Rockville and is within the 2002 *Potomac Subregion Master Plan* area and is outside the planned public sewer envelope. This property was previously denied public sewer service by the County Council in 2007 (see Council Resolution 16-237 case 07A-TRV-04).

This property is located in the Glen Hills Study Area of the 2002 *Potomac Subregion Master Plan*. The *Water and Sewer Plan* limits public service in Glen Hills and outlines conditions that must be satisfied before public service is provided. Community sewer service is only allowed for:

- A property needing relief from public health problems resulting from a documented septic system failure;
- A property within a specifically designated special sewer service area;
- A property that satisfies the abutting mains policy;
- A property at the edge of the Potomac Subregion Master Plan sewer service envelope that satisfies the Potomac Peripheral Sewer Service Policy (with some additional restrictions); or
- A property that satisfies the requirements of the Piney Branch restricted sewer service policy.

The property does not have a documented septic system failure (there is no system currently on the property). The property is not within a designated special sewer service area. The property is not adjacent to a sewer main, so does not satisfy the abutting mains policy. The property is at the edge of the sewer service envelope established by the master plan, but it does not satisfy the requirements of the Potomac Peripheral Sewer Service Policy (see below). The property is not within the Piney Branch sub-watershed.

To qualify for public sewer service under the Potomac Peripheral Sewer Service Policy, a property must abut or confront another property within the planned sewer service envelope and must be served by sewer extensions within public rights-of-way. The property abuts the planned sewer service envelope along the rear property line, but it cannot be served by a sewer connection within public rights-of-way. The applicant proposes an easement across an adjacent property to provide the desired connection to the sewer main that serves that property, but because the house cannot be served by a sewer connection within the public rights-of-way, it does not qualify for consideration of public sewer service approval under the Potomac Peripheral Sewer Service Policy. The master plan does not support the requested connection.

M-NCPPC – Parks Planning: No parks impacts.

WSSC - Water: (*not requested, water service available*)

WSSC - Sewer: Basin: Watts Branch. This project is located in Glen Hills. Some parts of Glen Hills are in a county designated *Special Sewer Service* area. The subject site topographically drains towards the Southeast corner of the property. An existing 2-inch Low Pressure sewer (LPS) system (contract number: 1990-8713A) runs along the Valley Drive. Per WSSC Development Services (DS) Code under Section 1102, 'Non-abutting Service Connections' policy, the subject property can have sewer service by connecting with Pressure Sewer House Connection (PSHC, approx. Length = 50') to the aforementioned existing LPS in Valley Drive and then running private LPS (approx. Length = 290') along the Southern side of 13211 Valley Drive property. Applicant will need to obtain required private easement from the property owner of 13211 Valley Drive.

Per as-built plans for the contract: 1990-8713A, the existing LPS system has been designed using Environment One (E/One) Grinder Pumps. So, at the time of sewer service request applicant needs to prepare design plans for their private LPS system using the same manufacturer (E/One) for the grinder pump and submit to WSSC Development Services Division (DSD) for review and approval. Average wastewater flow from the proposed development: 280 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.

Statements of adequacy/inadequacy are made exclusively for this application at this time. Further analysis of adequacy will be part of the review at the time of application for water/sewer service.

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WSSC - Sewer:**1. Basin: Watts Branch**

2 This project is located in Glen Hills. Some parts of Glen Hills are located in a county designated *Special Sewer Service* area.

3 In the event the service category change is approved, WSSC will make a final decision regarding the sewer alignment implemented for extending service. For information purposes, a Phase 1 HPA DA6088Z16 (near subject property) was previously submitted to WSSC for a sewer extension evaluation, but DA6088Z16 has expired. An approximate 1,600-foot-long non-CIP-sized sewer extension would be required to serve the property. The majority of the extension would consist of low-pressure sewer extension (approximately 100-feet may be gravity sewer). This extension would connect to an existing 8-inch sewer near the intersection of Watts Branch DR and Circle DR (contract no.1989-8060A) and would abut approximately 11 properties in addition to the applicant's property. This is the sewer alignment reflected on the Glen Hills Area Sanitary Study (2013Phase 2 Report). Be advised that this property is in the Glen Hills Sewer Planning area. WSSC currently does not have facilities that abut, or are in immediate vicinity, to serve this site. An alignment for a mainline extension has not been 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. A Phase 1 Hydraulic Planning Analysis (HPA) request would need to be submitted to WSSC for evaluation and review.

4 Average wastewater flow from the proposed development: 260 GPD

5 Program-sized sewer mains are not required to serve the property.

6 Interceptor capacity is adequate.

7 Treatment capacity is adequate.



COMMISSIONERS

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GENERAL MANAGER

Carla A. Reid

May 29, 2024

Abdollah Bagheri
7808 Havenside Terrace
Derwood, MD 20855

Re: NAR-5174-2024 - 13211 Ridge Rd (SC-1471487-2024)

Greetings:

The Washington Suburban Sanitary Commission (WSSC) is pleased to inform you, the request for a non-abutting pressure sewer connection to serve the above referenced property has been conditionally approved. Please note the following condition of approval:

1. A private easement is required through either 13212 Valley Drive or 13208 Valley Drive to connect the proposed 1-1/4-inch pressure sewer to the 2-inch pressure sewer on Valley Drive. The private easement must be 15 feet from the house and preferably off the property line.
2. The location will need to be free of any obstacles and trees. A test pit will be needed to locate the pressure sewer main.
3. A category change letter from the County saying the category is changed from 6 to 3 or a septic condemnation (hazard) letter.

Sincerely,

Irene Andreadis

Irene Andreadis
Permit Specialist
Permit Services Section
Development Services Division