

Resolution No.:	<u>18-888</u>
Introduced:	<u>May 16, 2017</u>
Adopted:	<u>July 25, 2017</u>

**COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND**

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By: County Council

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**SUBJECT:** Amendments to the Comprehensive Water Supply and Sewerage Systems Plan:  
Establishment of the South Overlea Drive Special Sewer Service Area and  
Associated Sewer Category Changes

**Background**

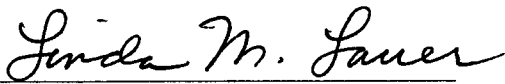
1. Section 9-501 et seq. of the Environmental Article of the Maryland Code requires the governing body of each County to adopt and submit to the State Department of the Environment a comprehensive County Plan, and from time to time amend or revise that Plan for the provision of adequate water supply systems and sewerage systems throughout the County.
2. Section 9-507 of the Environmental Article of the Maryland Code provides that the Maryland Department of the Environment (MDE) has 90 days to review a county governing body's action to amend the County's Water and Sewer Plan. Upon notice to the County, MDE may extend that review period for another 90 days, if necessary. By the conclusion of this review period, MDE must either approve or reject the Council's action on each of these amendments, or the action is confirmed by default. Any action approved or taken by this resolution is not final until that action is approved by MDE or the period for final MDE action has expired.
3. In accordance with the State law on December 30, 1969, by Resolution No. 6-2563, the County Council adopted a Comprehensive Ten-Year Water Supply and Sewerage Systems Plan which was approved by the State Department of the Environment.
4. The County Council has from time to time amended the Plan.
5. On April 27, 2017, the County Executive transmitted his recommendation to create a special sewer service area along Overlea Drive in the Glen Hills area of Potomac and associated sewer category changes.

6. Recommendations on these amendments were solicited from the Maryland-National Capital Park and Planning Commission, Washington Suburban Sanitary Commission Staff, and affected municipalities.
7. A public hearing was held on July 11, 2017.
8. The Transportation, Infrastructure, Energy & Environment Committee discussed these amendments on July 20, 2017 and recommended approval as transmitted by the County Executive.
9. The Council discussed these amendments on July 25, 2017.

**Action**

The County Council for Montgomery County, Maryland approves an amendment to the Ten-Year Comprehensive Water Supply and Sewerage Systems Plan to establish the South Overlea Drive Special Sewer Service Area and associated sewer category changes as shown in the attachment to this resolution.

This is a correct copy of Council action.

  
Linda M. Lauer, Clerk of the Council

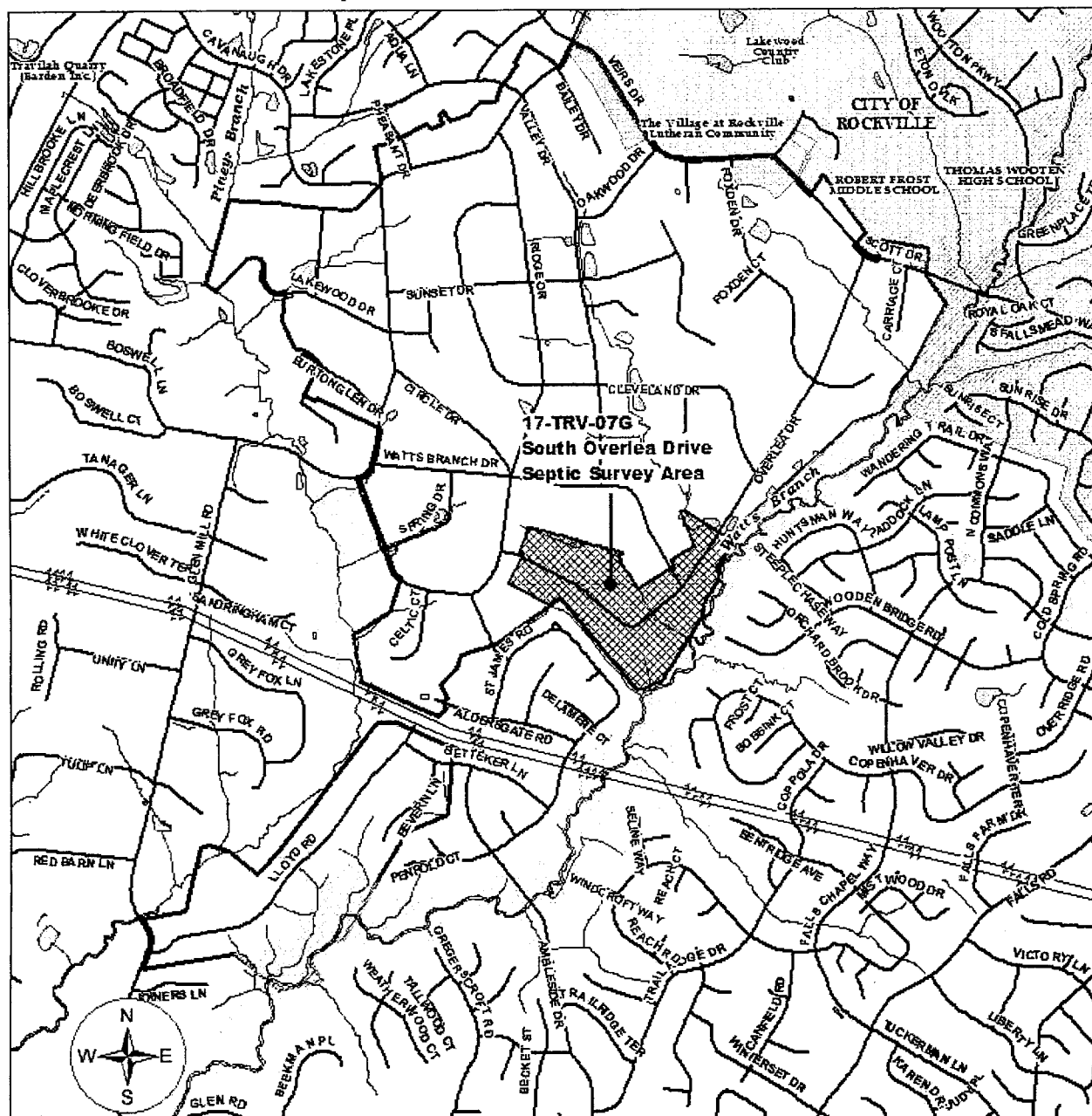
# COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

## County Executive's April 2017 Transmittal Packet

### WSCCR 17-TRV-07G: South Overlea Drive Septic Survey Area

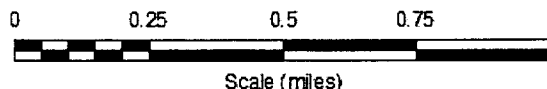
#### County Council Packet: Category Change Amendment Locator

#### Comprehensive Water and Sewer Plan Map



#### Legend

- P.E.P. Co. Mains
- Septic Survey Area
- Parks
- Municipalities
- Glen Hills Study Area



Montgomery County, Maryland  
2017 Comprehensive Water Supply  
and Sewerage Systems Plan



WATER & WASTEWATER POLICY GROUP

4/4/17

**COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS**  
**County Executive's April 2017 Transmittal Packet**

**WSCCR 17-TRV-07G: South Overlea Drive Septic Survey Area**

**County Council Action (summary):** Establish a special sewer service area that will include sixteen of the twenty-four properties surveyed. Thirteen of these lots will receive sewer category changes from S-6 to S-3, with service restricted to a single sewer hookup only. Sewer categories for two additional lots will be corrected from S-6 to S-1 to recognize existing WSSC sewer service. Property-by-property recommendations are provided in the table on page 3 and on the category map on page 4.

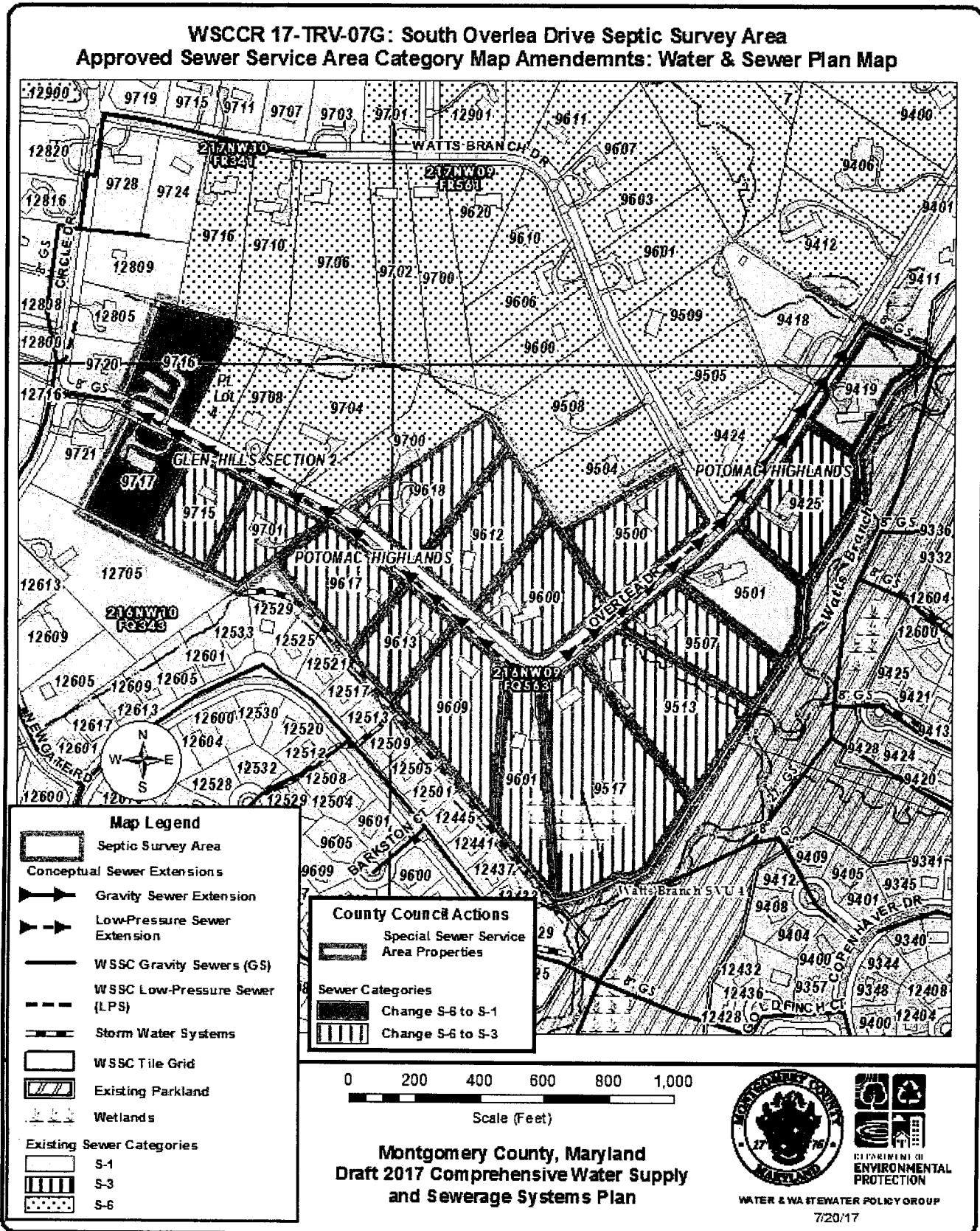
Property Information and Location Property Development	Applicants' Requests (Service Area Categories):						
<ul style="list-style-type: none"> <li>• 24 properties along Overlea Drive and Watts Branch Drive in the Glen Hills area</li> <li>• Lots in Potomac Highlands and Glen Hills Section 2</li> <li>• Map tile: (see map on page 3)</li> <li>• Either side of Overlea Dr. from one lot east of Circle Dr. (starting at #9717) to two lots east of Watts Branch Dr. (ending at #9418)</li> <li>• RE-1 Zone; 47.89 acres total</li> <li>• Travilah Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Watts Branch Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: 23 existing single-family houses &amp; one unimproved lot  <u>Proposed use</u>: Public sewer service for existing houses; no changes currently planned, although future expansions or replacements of houses could occur.</li> </ul>	<table border="1"> <thead> <tr> <th>Existing</th><th>Recommended</th></tr> </thead> <tbody> <tr> <td>W-1 &amp; W-3</td><td>W-1 &amp; W-3 (no change)</td></tr> <tr> <td>S-1, S-3 &amp; S-6 <sup>A</sup></td><td><b>S-1, S-3</b> &amp; S-6 <sup>A</sup></td></tr> </tbody> </table> <p><sup>A</sup> No category changes are sought for four properties already designated as S-1 and S-3 (see table on pg. 3). Two lots are recommended for S-1 to correct designations to reflect existing public sewer service.</p> <p><u>Applicants' Explanations</u></p> <p>Nine property owners requested a septic survey of this neighborhood with the intent of establishing a special sewer service area and allowing the extension of public sewer to replace existing septic systems. Owners cited the following concerns:</p> <ul style="list-style-type: none"> <li>• Aging, pre-1975 septic systems</li> <li>• Limited area on their lots for future septic system repair or replacement due to stream buffers, wetlands, flood plains, and existing water well buffers.</li> <li>• Increased frequency of septic tank pump-outs to maintain the existing system.</li> <li>• Possible seepage of inadequately-treated septic effluent into shallow ground water from seepage pits.</li> <li>• Possible loss of onsite forested areas due to repair or replacement septic systems.</li> </ul>	Existing	Recommended	W-1 & W-3	W-1 & W-3 (no change)	S-1, S-3 & S-6 <sup>A</sup>	<b>S-1, S-3</b> & S-6 <sup>A</sup>
Existing	Recommended						
W-1 & W-3	W-1 & W-3 (no change)						
S-1, S-3 & S-6 <sup>A</sup>	<b>S-1, S-3</b> & S-6 <sup>A</sup>						

**COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS****County Executive's April 2017 Transmittal Packet****WSCCR 17-TRV-07G: South Overlea Drive Septic Survey Area**

<b>South Overlea Drive Septic Survey Area – Category Map Amendment Actions for WSCCR 17-TRV-07G</b>			
<b>Applicants/Owners [1 – 12] Location &amp; Property Information Existing Service Area Categories</b>	<b>County Council Action: Special Sewer Service Area &amp; Sewer Category <sup>A</sup></b>	<b>Applicants/Owners [13 – 24] Location &amp; Property Information Existing Service Area Categories</b>	<b>County Council Action: Special Sewer Service Area &amp; Sewer Category <sup>A</sup></b>
<b>[1]</b> Ian & Natalie Beiser 9418 Overlea Dr. (acct. no. 00088393) Lot 6, Block E, Potomac Highlands W-3 & S-1	<b>EXCLUDE: Maintain S-1.</b>	<b>[13]</b> Kevin King <sup>B</sup> 9612 Overlea Dr. (acct. no. 00088837) Lot 5, Block F, Potomac Highlands W-3 & S-6	<b>INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.</b>
<b>[2]</b> Phyllis Newfield 9419 Overlea Dr. (acct. no. 00088234) Lot 26, Block C, Potomac Highlands W-3 & S-1 (health problem)	<b>INCLUDE: Maintain S-1 (one hookup only, for failed septic system).</b>	<b>[14]</b> Joshua Charles & Dixon Charles <sup>B</sup> 9613 Overlea Dr. (acct. no. 00087981) Lot 38, Block C, Potomac Highlands W-3 & S-6	<b>INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.</b>
<b>[3]</b> Thomas Gabrielle & Karine Garnier 9424 Overlea Dr. (acct. no. 00088360) Lot 7, Block E, Potomac Highlands W-3 & S-6	<b>EXCLUDE: Maintain S-6.</b>	<b>[15]</b> Bill & Elizabeth Wainger <sup>B</sup> 9617 Overlea Dr. (acct. no. 00088017) Lot 39, Block C, Potomac Highlands W-3 & S-6	<b>INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.</b>
<b>[4]</b> Maryam Mamdouhi <sup>B</sup> 9425 Overlea Dr. (acct. no. 00088267) Lot 27, Block E, Potomac Highlands W-3 & S-3	<b>INCLUDE: Maintain S-3.</b>	<b>[16]</b> John & Rosemary Drake <sup>B</sup> 9618 Overlea Dr. (acct. no. 00088154) Lot 6, Block F, Potomac Highlands W-3 & S-6	<b>INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.</b>
<b>[5]</b> Carlos Jr. & Elizabeth Silva 9500 Watts Branch Dr. (acct. no. 00088187) Lot 3, Block F, Potomac Highlands W-3 & S-6	<b>INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.</b>	<b>[17]</b> Marion Peake Tr 9700 Overlea Dr. (acct. no. 00078383) Lot P7, Block 6, Glen Hills Sect. 2 W-3 & S-6	<b>EXCLUDE: Maintain S-6.</b>
<b>[6]</b> Eric & Laura Henmueller 9501 Overlea Dr. (acct. no. 00088085) Lot 28, Block C, Potomac Highlands W-1 & S-1	<b>INCLUDE: Maintain S-1.</b>	<b>[18]</b> John & M.E. Stopher 9701 Overlea Dr. (acct. no. 00078474) Lot 4, Block 7, Glen Hills Sect. 2 W-3 & S-6	<b>INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.</b>
<b>[7]</b> Judy Scott Feldman <sup>B</sup> 9507 Overlea Dr. (acct. no. 00088781) Lot 29, Block C, Potomac Highlands W-3 & S-6	<b>INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.</b>	<b>[19]</b> June Gloeckler Trust 9704 Overlea Dr. (acct. no. 00077173) Lot 6, Block 6, Glen Hills Sec. 2 W-3 & S-6	<b>EXCLUDE: Maintain S-6.</b>
<b>[8]</b> John & Mary Yakaitis <sup>B C</sup> 9513 Overlea Dr. (acct. no. 00088201) Lot 30, Block C, Potomac Highlands W-3 & S-6	<b>INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.</b>	<b>[20]</b> Michael & Garefo Caggiano 9708 Overlea Dr. (acct. no. 00079092) Lot 5, Block 6, Glen Hills Sect. 2 W-3 & S-6	<b>EXCLUDE: Maintain S-6.</b>
<b>[9]</b> Shengting Pan <sup>B</sup> 9517 Overlea Dr. (acct. no. 00088815) Lot 31, Block C, Potomac Highlands W-3 & S-6	<b>INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.</b>	<b>[21]</b> Richard Carroll & Tiffin Shewmake 9715 Overlea Dr. (acct. no. 00076486) Lot 3, Block 7, Glen Hills Sec. 2 W-3 & S-6	<b>INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.</b>
<b>[10]</b> Lawrence Ng & Lisa Liem 9600 Overlea Dr. (acct. no. 00088006) Lot 4, Block F, Potomac Highlands W-3 & S-6	<b>INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.</b>	<b>[22]</b> Yujin & Yinghua Wang 9700 Block, Overlea Dr. (acct. no. 00079104) Lot P4, Block 6, Glen Hills Sec. 2 W-3 & S-6	<b>EXCLUDE: Maintain S-6.</b>
<b>[11]</b> Charles Family Trust <sup>B</sup> 9601 Overlea Dr. (acct. no. 00088644) Lot 36, Block C, Potomac Highlands W-3 & S-6	<b>INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.</b>	<b>[23]</b> Robert & I. Salcido 9716 Overlea Dr. (acct. no. 00077993) Lot 3, Block 6, Glen Hills Sec. 2 W-1 & S-6	<b>EXCLUDE: Correct S-6 to S-1, utility service error.</b>
<b>[12]</b> Son Chang & Pi Ye 9609 Overlea Dr. (acct. no. 00088600) Lot 37, Block C, Potomac Highlands W-3 & S-6	<b>INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area</b>	<b>[24]</b> Emma James 9717 Overlea Dr. (acct. no. 00078485) Lot 2, Block 7, Glen Hills Sec. 2 W-1 & S-6	<b>EXCLUDE: Correct S-6 to S-1, utility service error.</b>
<sup>A</sup> All properties retain existing W-1 or W-3 water service categories.		<sup>C</sup> Prior WSCCR 06A-TRV-12: S-3 denied under CR 16-237 (7/10/07)	
<sup>B</sup> Nine original survey applicants.		Included in the Special Sewer Service Area	

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**Water/Sewer Service Area Categories Information**

The Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan designates water and sewer service area categories for each property within the county. These service area categories determine a property's eligibility to receive public water and/or sewer service and indicate when the County and the sanitary utility (usually the Washington Suburban Sanitary Commission (WSSC)) should program water and sewerage facilities to serve those properties. (Although the actual provision of public service is often dependent on an applicant's own development schedule.) The Water and Sewer Plan is adopted and amended by the County Council; it is administered by the County Executive through the Department of Environmental Protection (DEP).

**Water and Sewer Service Area Categories Table**

Service Area Categories *	Category Definition and General Description	Service Comments
<b>W-1 and S-1</b>	Areas served by community (public) systems which are either existing or under construction. <ul style="list-style-type: none"> <li>This may include properties or areas for which community system mains are not immediately available or which have not yet connected to existing community service.</li> </ul>	Properties designated as categories 1 and 3 are eligible for to receive public water and/or sewer service.  Where water and/or sewer mains are financed under the front foot benefit system, WSSC will assess front foot benefit charges for mains abutting these properties unless the property has a functioning well and/or septic system. WSSC provides public water and sewer service throughout the county, except where service is provided by systems owned by the City of Rockville or the Town of Poolesville.
<b>W-3 and S-3</b>	Areas where improvements to or construction of new community systems will be given immediate priority and service will generally be provided within two years or as development and requests for community service are planned and scheduled.	
<b>W-6 and S-6</b>	Areas where there is no planned community service either within the ten-year scope of this plan or beyond that time period. This includes all areas not designated as categories 1 through 5. <ul style="list-style-type: none"> <li>Category 6 includes areas that are planned or staged for community service beyond the scope of the plan's ten-year planning period, and areas that are not ever expected for community service on the basis of adopted plans.</li> </ul>	WSSC will neither provide service to nor assess front foot benefit charges for properties designated as category 6. Development in category 6 areas is expected to use private, on-site systems, such as wells and septic systems.
<i>*Excludes information for categories W-4 and S-4 and W-5 and S-5, which are not relevant to this amendment.</i>		

Please note that the County does not necessarily assign water and sewer categories in tandem (i.e. W-3 and S-3, or W-5 and S-5), due to differences in water and sewer service policies or to actual water or sewer service availability. Therefore, it is important to know *both* the water *and* sewer service area categories for a property.