



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

November 3, 2015

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

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

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

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

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

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

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

Approved



11/2/2015

Lisa Feldt, Director
Montgomery County Department of Environmental Protection

Date

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

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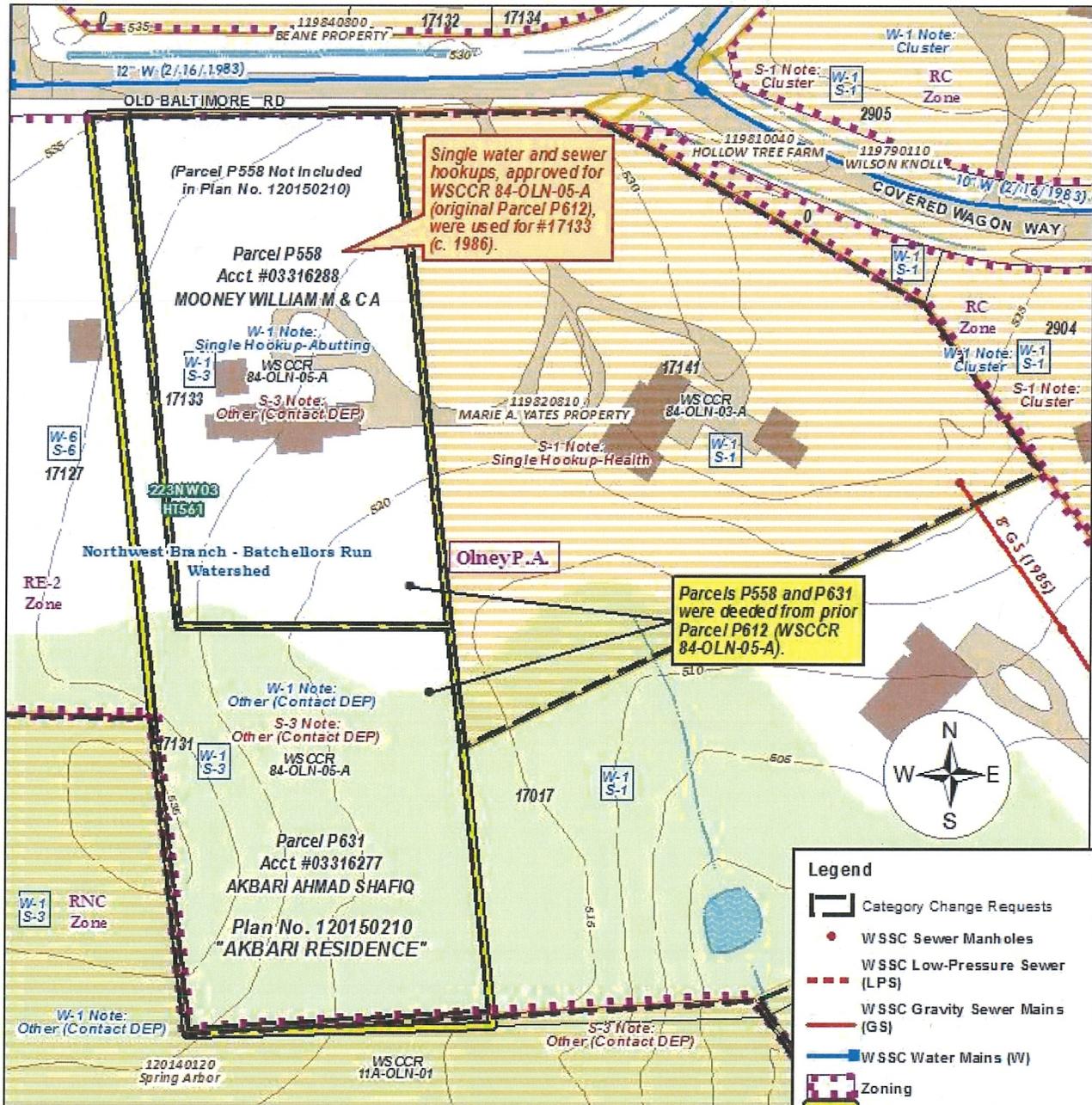
Ahmad and Zainab Akbari
William and C.A. Mooney

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

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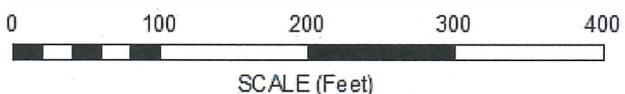
Plan No. 120150210 "Akbari Residence" & WSCCR 84-OLN-05 (Yates)
Development Review Research: Water/Sewer Service Area Categories Map



Legend

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

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



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

