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MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION

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**Comprehensive Water Supply and Sewerage Systems Plan Amendments
Proposed Administrative Delegation Action AD 2025-A
Water/Sewer Service Area Category Corrections: 25-TRV-01C & 25-CLO-01C**

January 2025

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. DEP's routine review of properties with access to existing water and sewer mains revealed two properties in need of category map corrections.

WSSCR 25-TRV-01C

BACKGROUND: The property at **13100 Foxden Drive**, designated as sewer category S-6, abuts an existing sewer main along Overlea Drive. The Washington Suburban Sanitary Commission (WSSC Water), Permit Services Section, identified the subject property with an active WSSC sewer service account. WSSC Water service records show that WSSC Water provided a sewer connection to 13100 Foxden Dr. in 1967 at the time the abutting main (no. 1967-2840A) was constructed, but only started an active sewer service account for the property in 1990. This category error became apparent when DEP considered a sewer category change for an adjacent property at 13110 Foxden Dr. (WSSCR 22-TRV-17A, Honrato and Rosvida Nicodemus).

JUSTIFICATION & CORRECTION RECOMMENDATIONS: WSSC Water's confirmation of the existing sewer service account demonstrated that the subject property needs a sewer category correction from S-6 to S-1. Given that a service connection was provided in 1967, the property should have been included in the planned public sewer service envelope shown in the 2002 Potomac Subregion Master Plan.

The approval of category S-3 for 13110 Foxden Dr. (WSSCR 22-TRV-17A) was based on the understanding that 13100 Foxden Dr. had existing public sewer service and is within the planned public sewer service envelope. At that time, M-NCPPC staff and the Planning Board found that the provision of public sewer service to the 13110 Foxden Dr. was consistent with recommendations in the Travilah Planning Area and the Potomac Subregion Master Plan. The County Council therefore granted the category change action under the "consistent with the application of the Potomac peripheral sewer service" administrative policy.

In the case of 25-TRV-01C, a sewer service connection was provided in 1967 prior to the County's administration of the Water and Sewer Plan. An S-6 mapping error has existed since that time. Therefore, DEP staff recommend that the sewer category correction from S-6 to S-1 be granted as consistent with existing policies. No restrictions indicating that public sewer service was provided in error are needed.

WSSCR 25-CLO-01C

BACKGROUND: DEP staff reviewed a preliminary plan for the property at **211 Ednor Road** (no. 120250050) that included a new church sanctuary building proposed to use an onsite septic system. During DEP's review, WSSC Water advised DEP that an existing house on the site was already connected to and served by the public sewerage system from the abutting 21"-diameter main (no. 1965-4095). Due to WSSC Water's confirmation of the existing sewer service accounts, the subject property needs a sewer category correction from S-6 to S-1. DEP has advised the site developer and DPS that the new building should also be served by public sewer, not an onsite septic system.

JUSTIFICATION & CORRECTION RECOMMENDATIONS: Service records show that WSSC Water connected and provided sewer service to the property in 1971, the same year the existing structure was built. The abutting sewer main was constructed in 1968. Furthermore, the Department of Permitting Services located a septic system application from 1971 that was canceled by the applicant, presumably due to the upcoming sewer service connection. Due to WSSC Water's confirmation of the existing sewer service account, the subject property needs a sewer category correction from S-6 to S-1. Public sewer service is consistent with existing plans; in this case, the sewer service connection existed prior to the establishment of the Comprehensive Water and Sewer Plan in 1972. As such, DEP staff therefore recommend that the property should be included in the

planned sewer service envelope and identified as Growth Tier 1 due to the existing sewer service established in 1971. No restrictions indicating that public sewer service was provided in error are needed.

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

WSSCR 25-TRV-01C: DEP (for 13100 Foxden Dr., Rockville)

Property Information and Location – WSSC Information	Existing - &	Corrected - Service Area Categories
<ul style="list-style-type: none"> 13100 Foxden Dr. Owners: Alicia J. and Yi Yun Lot 12, Potomac Highland (acct. no. 00088121) SDAT map FR51, GIS/WSSC tile 217NW09 West corner of the intersection of Overlea Drive and Foxden Drive. RE-1 Zone; 2.38 acres total Travilah Planning Area Potomac Subregion Master Plan (2002) Watt Branch Watershed (MDE Use I) Council District No. 1 Existing single-family house. Built 1967. Sewer connection in 1967; service started in 1990. 	W-3 S-6	W-3 (No Change) Correct existing S-6 to S-1. <u>Add this property to the planned public sewer service envelope; show as Growth Tier 1.</u> Policy justification: Chapter 1, Section V.D.2.c. "Administrative Delegation Staff Approval Process: Water and Sewer Map Corrections, Revisions, and Informational Updates." (Water and Sewer Plan 2022 Update)

WSSCR 25-CLO-01C: DEP (for 211 Ednor Rd., Silver Spring)

Property Information and Location – WSSC Information	Existing - &	Corrected - Service Area Categories
<ul style="list-style-type: none"> 211 Ednor Rd. Owners: Ednor Land LLC Parcel P542 (acct. no. 00275567) SDAT map: JS43, WSSC map tile: 222NW01 Southern side of Ednor Rd., approximately 2,000 ft east of Norwood Rd. RE-2 Zone; 14.9 acres Cloverly Planning Area Cloverly Master Plan (1997) Northwest Branch Watershed (MDE Use IV/IV-P) Council District No. 5 Built 1971. Sewer service provided in 1971. 	W-5 S-6	W-5 (No Change) Correct existing S-6 to S-1. <u>Add this property to the planned public sewer service envelope; show as Growth Tier 1.</u> Policy justification: Chapter 1, Section V.D.2.c. "Administrative Delegation Staff Approval Process: Water and Sewer Map Corrections, Revisions, and Informational Updates." (Water and Sewer Plan 2022 Update)

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 are 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

Amy Stevens, Chief, Watershed Restoration Division DATE
Montgomery County Department of Environmental Protection

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Alicia J. & Yi Yun..... WSCCR 25-TRV-01C
Ednor Land LLC & Gutschick, Little & Weber, P.A..... WSCCR 25-CLO-01C

Civic Organizations and Other Public Interest Groups:

Nature Forward
Greater Glen Hills Coalition
Potomac Highlands Civic Association
Montgomery Countryside Alliance
Montgomery Coalition to Stop Sewer Sprawl
West Montgomery County Citizen's Association
Northern Montgomery County Alliance
East County Citizens Advisory Board
Montgomery County Civic Federation
Cloverly/Fairland/White Oak CAC
Sierra Club - Montgomery County Group
Cloverly Civic Association

Attachments: Sewer Service Area Category Change Maps

ABS:trw/

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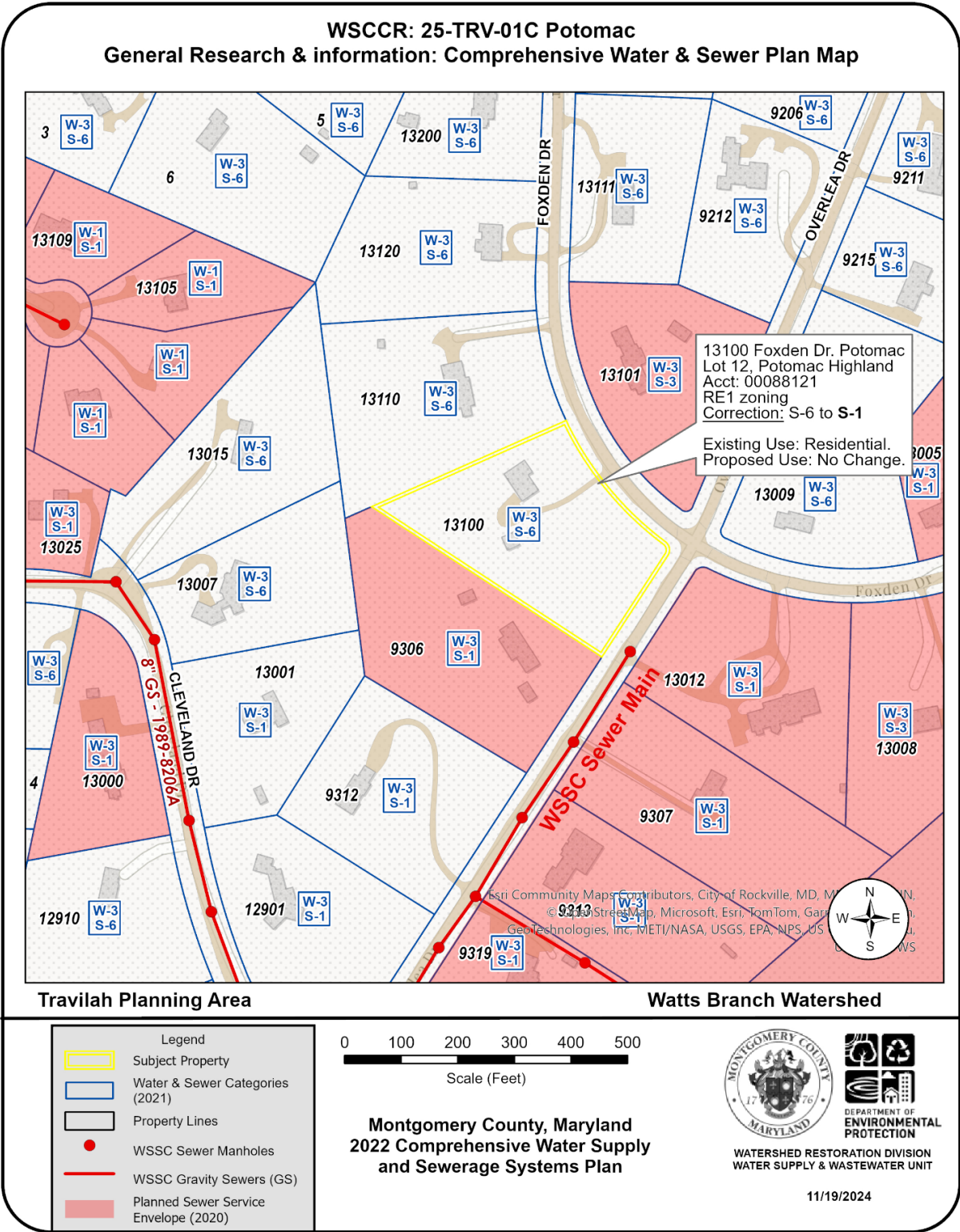


Figure 1: Sewer Map for 25-TRV-01C showing properties, sewer categories and the planned sewer envelope.

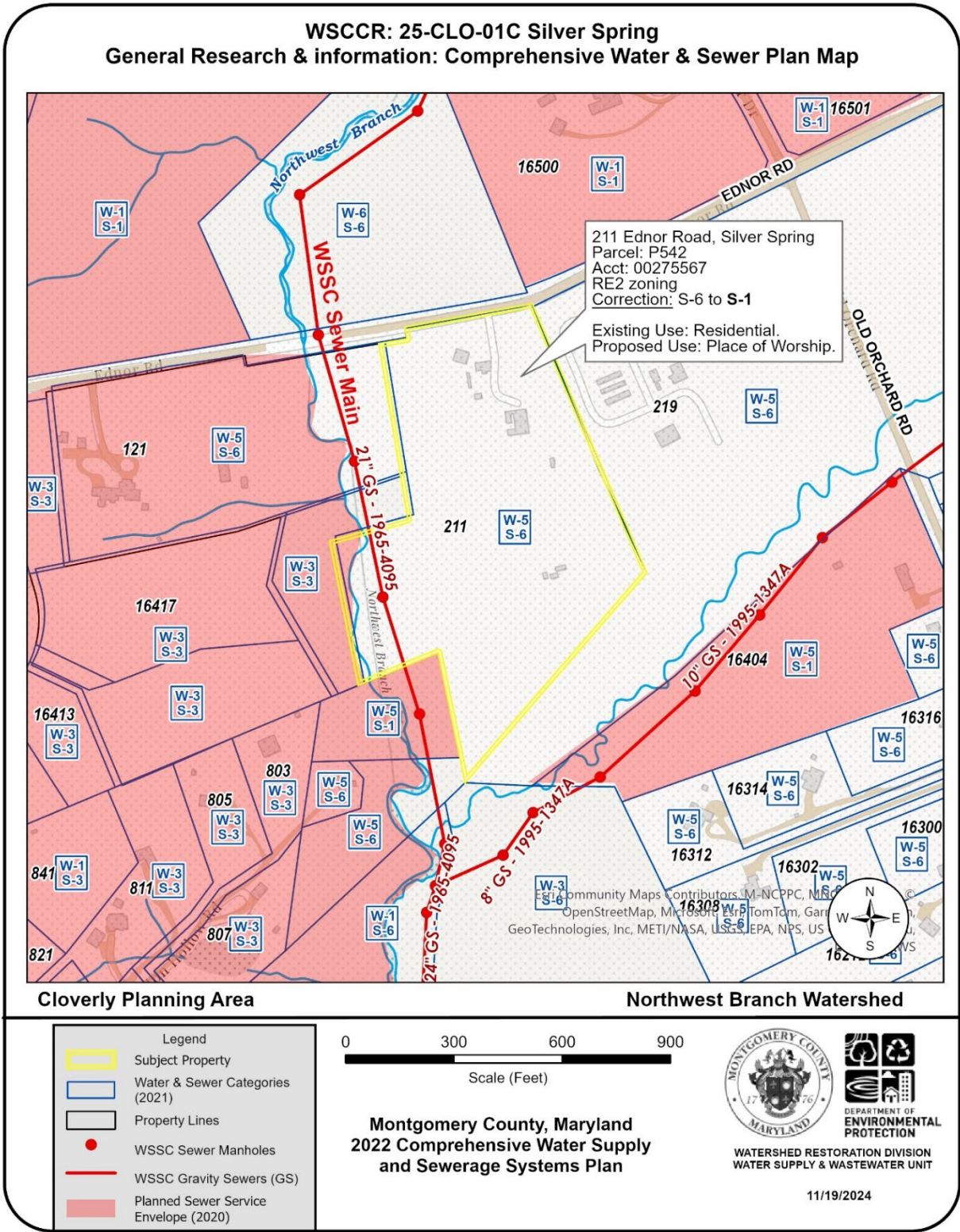


Figure 2: Sewer Map for 25-CLO-01C showing properties, sewer categories and the planned sewer envelope.

