

**REVIEW DRAFT**



**MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION**  
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**Comprehensive Water Supply and Sewerage Systems Plan Amendments  
Proposed Administrative Delegation Action AD 2020-C  
Water/Sewer Service Area Category Corrections: 20-POT-02C & 20-TRV-12C**

June 26, 2020

**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.

**WSSCR 20-POT-02C**

**BACKGROUND:** DEP's routine review of properties with access to existing public sewer service revealed several properties abutting an existing sewer main along Saunders Lane Gue Road designated as sewer category S-6. An inquiry to the Washington Suburban Sanitary Commission (WSSC), Permit Services Section, concerning public sewer service for these properties identified three of the S-6 properties with active WSSC sewer service accounts. A fourth S-6 property is under common ownership with a property already designated as sewer category S-1. Dates for the WSSC provision of sewer service for each address are provided in the following table. A fifth S-6 property has an installed sewer connection that must not be used for public sewer service until the County approves a category change request from S-6 to S-1.

**JUSTIFICATION & CORRECTION RECOMMENDATIONS:** Due to WSSC's confirmation of the existing sewer service accounts, four properties need sewer category corrections from S-6 to S-1. These are: 8000 Saunders Lane (Parcel P939), 8820 Saunders Lane (Parcels P990 and P991), and 8900 Saunders Lane (Parcel P039). However, all three properties were established by plat (in 1949 and 1953) prior to the construction of the abutting sewer main in 1993. Approval for category S-1 is proposed under the consistent with existing plans administrative delegation policy as all four properties are within the planned public sewer envelopes in both the 2002 master plan and the Water and Sewer Plan. No restrictions indicating that public sewer service was provided in error are needed.

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

**WSSCR 20-POT-02C: DEP (for Saunders Lane Property Owners)**

Property Information and Location – WSSC Information	Existing - &	Corrected - Service Area Categories
<b>Common Information</b>		
<ul style="list-style-type: none"> <li>• Southeast side of Saunders Ln., first block west of Persimmon Tree Rd.</li> <li>• RE-2 Zone; 9.05 acres total</li> <li>• Potomac – Cabin John Planning Area Potomac Subregions Master Plan (2002)</li> <li>• Rock Run Watershed (MDE Use I)</li> <li>• Council District No. 1</li> </ul>	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 2018 Update)	
<b>Property Specific Information and Category Change Actions</b>		
<ul style="list-style-type: none"> <li>• <b>8800 SAUNDERS LN.</b></li> <li>• Owners: Alan &amp; Melissa Dye</li> <li>• Parcel P939, Clewerwall Enl (acct. no. 00862813)</li> <li>• SDAT map FN63, GIS/WSSC tile 209NW09</li> <li>• 0.19 acre. Vacant parcel adjacent to and co-owned with Parcel P940, built 2004. The size of this parcel renders it ineligible for use as a building lot.</li> </ul>	W-1 <b>S-6</b>	W-1 (No Change) <b>Correct existing S-6 to <u>S-1</u>.</b>

**WSSCR 20-POT-02C: DEP (for Saunders Lane Property Owners)**

Property Information and Location – WSSC Information	Existing - &	Corrected - Service Area Categories
<ul style="list-style-type: none"> <li>• <b>8820 SAUNDERS LN.</b></li> <li>• Owner: Edwin Villegas</li> <li>• Parcel P990, John D Smith Lot &amp; Parcel 991, Clewerwall Enl (acct. nos. 00847362 &amp; 00847373)</li> <li>• SDAT map FN63, GIS/WSSC tile 209NW09</li> <li>• 2.63 acres total. Built 1955.</li> <li>• WSSC reports sewer service provided on 12/7/60.</li> </ul>	W-1 S-6	W-1 (No Change) <b>Correct existing S-6 to <u>S-1</u>.</b>
<ul style="list-style-type: none"> <li>• <b>8900 SAUNDERS LN.</b></li> <li>• Owner: Benjamin &amp; Carolyn Miller, trustees</li> <li>• Parcel P039, Clewerwall Enlgd &amp; Magruders (acct. no. 00859985)</li> <li>• SDAT map FN63, GIS/WSSC tile 209NQW09</li> <li>• 2.93 acres. Built 2000.</li> <li>• WSSC reports sewer service provided on 1/6/00. Service connection permits indicate that WSSC provided public water and sewer service to the prior house on this property in the early 1980s.</li> </ul>	W-1 S-6	W-1 (No Change) <b>Correct existing S-6 to <u>S-1</u>.</b>
<ul style="list-style-type: none"> <li>• <b>9030 SAUNDERS LN.</b></li> <li>• Owner: John Troha</li> <li>• Parcel P222, Clewerwall 2654/179 (acct. no. 00851103)</li> <li>• SDAT map: FN62; GIS/WSSC tile: 209NW09</li> <li>• 3.30 ac. Built 1860.</li> <li>• WSSC reports a sewer connection built in Aug. 2004, but no hookup to the house permitted or installed. No active sewer service account.</li> </ul>	W-1 S-6	W-1 (No Change) <b>Maintain <u>S-6</u>. The provision of public sewer service from the existing, unused sewer connection will first require County approval of a category change to S-1</b>

**WSSCR 20-TRV-12C**

**BACKGROUND:** DEP’s routine review of properties with access to existing water mains revealed several properties abutting an existing main along Lake Potomac Dr. designated as water category W-4. An inquiry to the Washington Suburban Sanitary Commission (WSSC), Permit Services Section, concerning public water service for these properties identified all five W-4 properties with active WSSC water service accounts. WSSC service records show that WSSC connected and provided water service these properties in 1987 and 1994.

**JUSTIFICATION & CORRECTION RECOMMENDATIONS:** Due to WSSC’s confirmation of the existing water service accounts, these five properties need water category corrections from W-4 to W-1. All five properties were established by a subdivision plat (#13107) recorded on Sept. 5, 1980. The plat specifies that all the properties thereon will be a served by public water and sewer systems. All other properties shown on the plat are designated as water category W-1. The water category W-4 designation in the Water and Sewer Plan appears to be a category mapping error. All five properties are within the County’s planned public water service envelope based on the 2002 master plan and the Water and Sewer Plan. No restrictions indicating that public sewer service was provided in error are needed.

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

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**WSSCR 20-TRV-12C: DEP (for Lake Potomac Drive Property Owners)**

Property Location & Information – WSSC Information	Existing - & Corrected - Service Area Categories
<b>Common Information</b>	
<ul style="list-style-type: none"> <li>• RE-2 Zone; 10.60 acres total</li> <li>• SDAT map FW52*, GIS/WSSC tile 215NW12 <i>*Unless otherwise noted.</i></li> <li>• North side of Lake Potomac Dr. opposite Lake Potomac Ct.</li> <li>• Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Watts Branch Watershed – Sandy Branch subwatershed (MDE Use I)</li> <li>• Council District No. 1</li> </ul>	<p>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 2018 Update)</p>
<b>Property Specific Information and Category Change Actions</b>	
<ul style="list-style-type: none"> <li>• <b>11608 LAKE POTOMAC DR.</b></li> <li>• Owner: Lois Berge Revoc Living Tr</li> <li>• Lot 25, Block A, Lake Potomac (acct. no. 02013721) SDAT map EQ62</li> <li>• RE-2 Zone. 2.28 ac. Single-family residential use, built 1994.</li> <li>• WSSC reports water service provided on July 17, 1987.</li> </ul>	<p>W-4     <b>Correct existing W-4 to <u>W-1</u></b> S-1     S-1 (No Change)</p>
<ul style="list-style-type: none"> <li>• <b>11612 LAKE POTOMAC DR.</b></li> <li>• Owners: Dong Chuel &amp; Bon Suk Shim</li> <li>• Lot 26, Block A, Lake Potomac (acct. no. 02013708) SDAT map EQ62</li> <li>• RE-2 Zone. 2.00 ac. Single-family residential use, built 1987.</li> <li>• WSSC reports water service provided on June 24, 1987.</li> </ul>	<p>W-4     <b>Correct existing W-4 to <u>W-1</u></b> S-1     S-1 (No Change)</p>
<ul style="list-style-type: none"> <li>• <b>11616 LAKE POTOMAC DR.</b></li> <li>• Owner: Longwu Chen</li> <li>• Lot 27, Block A, Lake Potomac (acct. no. 02013710) SDAT map EQ62</li> <li>• RE-2 Zone. 2.00 ac. Single-family residential use, built 2010.</li> <li>• WSSC reports water service provided on July 29, 1987.</li> </ul>	<p>W-4     <b>Correct existing W-4 to <u>W-1</u></b> S-1     S-1 (No Change)</p>
<ul style="list-style-type: none"> <li>• <b>11620 LAKE POTOMAC DR.</b></li> <li>• Owners: Ratnavali &amp; Dinesh Kolla</li> <li>• Lot 28, Block A, Lake Potomac (acct. no. 02013696) SDAT map EQ62</li> <li>• RE-2 Zone. 2.28 ac. Single-family residential use, built 1994.</li> <li>• WSSC reports water service provided on Dec. 20, 1994</li> </ul>	<p>W-4     <b>Correct existing W-4 to <u>W-1</u></b> S-1     S-1 (No Change)</p>
<ul style="list-style-type: none"> <li>• <b>11624 LAKE POTOMAC DR.</b></li> <li>• Owners: Thomas &amp; N H Pinckert</li> <li>• Lot 29, Block A, Lake Potomac (acct. no. 02013732) SDAT map EQ62</li> <li>• RE-2 Zone. 2.04 ac. Single-family residential use, built 1987.</li> <li>• WSSC reports water service provided on Jan. 16, 1987.</li> </ul>	<p>W-4     <b>Correct existing W-4 to <u>W-1</u></b> S-1     S-1 (No Change)</p>

Now therefore be it resolved by the Montgomery County Department of Environmental Protection, that the amendments 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 these amendments, and they will be shown as part of the next interim or triennial general map update.

Approved

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Adam Ortiz, Director DATE  
Montgomery County Department of Environmental Protection

**DISTRIBUTION - Interagency Distribution:**

- Lee Currey, Director, Water and Science Administration, Maryland Department of the Environment
- Sidney Katz, President, County Council
- Casey Anderson, Chair, Planning Board
- Keith Levchenko, County Council
- Mitra Pedoeem, Director, DPS
- Heidi Benham, Manager, Well and Septic Section, DPS
- Mark Pfefferle, Chief, Development Applications and Regulatory Coordination Team, M-NCPPC
- Jason Sartori, Chief, Functional Planning Team, M-NCPPC
- Richard Weaver, Chief, & Katherine Nelson, Area 3 Planning Division, M-NCPPC
- Geoffrey Mason, Parks Planning and Stewardship Division, M-NCPPC
- Ray Chicca, Beth O’Connell & Rufus Leeth, Development Services Division, WSSC
- Luis Tapia, Manager, Permit Services Section, WSSC
- Steve Shofar, Chief, IGAD, DEP

**Applicant, Owner & Others Distribution:**

20-POT-02C

- Alan & Melissa Dye..... 8800 Saunders Ln.
- Edwin Villegas ..... 8920 Saunders Ln.
- Benjamin & Carolyn Miller, trustees ..... 8900 Saunders Ln.
- John Troha..... 9030 Saunders Ln.

20-TRV-12C

- Lois Berge Revoc Living Tr..... 11608 Lake Potomac Dr.
- Dong Chuel & Bon Suk Shim..... 11612 Lake Potomac Dr.
- Longwu Chen..... 11616 Lake Potomac Dr.
- Ratnavali & Dinesh Kolla ..... 11620 Lake Potomac Dr.
- Thomas & N H Pinckert ..... 11624 Lake Potomac Dr.

**Civic Organizations and Other Public Interest Groups**

- Audubon Naturalist Society
- Greater Glen Hills Coalition
- Potomac Highlands Civic Association
- Montgomery Countryside Alliance
- Montgomery Coalition to Stop Sewer Sprawl
- West Montgomery County Citizen’s Association

Attachments: Water and Sewer Service Area Categories Table  
Category Map Amendment Locator Map  
Water and Sewer Service Area Category Change Maps

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**Water and Sewer Service Area Categories**

All areas of the county are classified by the Water and Sewer Plan into one of five possible water and sewer categories. Exceptions include of rights-of-way for public roads, railroads, gas and electrical transmission lines which are not assigned categories. Service area categories are shown on the water and sewer service area category maps which are a part of the Water and Sewer Plan.

Note that in some respects, the County has modified the State’s standard category definitions to more accurately reflect its planning process. The service area categories and definitions provided here are taken from the 2003-2012 update of the Water and Sewer Plan approved by the State of Maryland.

The County’s water and sewer service area categories are as follows:

<b>Water and Sewer Service Area Categories Table</b>		
<b>Service Area Categories</b>	<b>Category Definition and General Description</b>	<b>Service Comments</b>
<b>W-1 and S-1</b>	Areas served by community (public) systems which are either existing or under construction. • 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.	Properties designated as categories 1 and 3 are eligible for to receive public water and/or sewer service.  New development and properties needing the replacement of existing wells or septic systems are generally required to use public service. Properties with wells or septic systems on interim permits are required to connect to public service within one year of its availability.
<b>W-2 and S-2</b>	<b>Categories W-2 and S-2 are not used in the Montgomery County Water and Sewer Plan.</b> (State’s definition: Areas served by extensions of existing community and multi-use systems which are in the final planning stages.)	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.	WSSC will not serve properties designated as categories 4 or 5, but will work to program water and/or sewer projects needed to serve these areas. Permits for new wells and/or septic systems for category 4 properties will be interim permits. (See above for further information.) MCDEP may require that development proceeding on interim wells and septic systems in category 4 areas also provide dry water and sewer mains and connections.
<b>W-4 and S-4</b>	Areas where improvements to or construction of new community systems will be programmed for the three- through six-year period. • This includes areas generally requiring the approval of CIP projects before service can be provided.	Where water and/or sewer mains are financed under the front foot benefit system, WSSC will assess front foot benefit charges for abutting properties designated as category 4 unless the property has a functioning well and/or septic system. WSSC will not assess front foot charges for properties designated as category 5.
<b>W-5 and S-5</b>	Areas where improvements to or construction of new community systems are planned for the seven- through ten-year period. • This category is frequently used to identify areas where land use plans recommend future service staged beyond the scope of the six-year CIP planning period.	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.
<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. • 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.	

Please note that although the majority of properties in the county have the same water category as sewer category (i.e. W-3 and S-3, or W-5 and S-5), this is not always the case. The County does not necessarily assign water and sewer categories in tandem, due to differences in water and sewer service policies or to actual water or sewer service availability. For example, a particular property could have service area categories W-1 and S-6, or W-3 and S-1. Therefore, it is important to know both the water *and* sewer service area categories for a property.









