



MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
Comprehensive Water Supply and Sewerage Systems Plan Amendments
Water/Sewer Service Area Category Correction: 15-POT-07C

July 1, 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: In April 2015, DEP staff reviewed a conditional use request (previously, a special exception), CU201506, from the Maryland – National Capital Park and Planning Commission (M-NCPPC). The request was for a country inn on Parcel P527 on MacArthur Blvd., adjacent to and under common ownership by the Maryland Catering Co. with the Old Angler's Inn. The plan also proposed a single-family house at the northwest corner of the property. Parcel P527 is designated as water category W-1 and as sewer category S-1, restricted to a single sewer hookup only. The conditional use plan will require two sewer hookups: one for the country inn and one for the house. DEP reported to M-NCPPC that this is not consistent with the existing sewer category designation.

DEP's research showed that Parcel P527 received the restricted approval for category S-1 under administrative action AD 1984-1. At the time this category change action was approved, the administrative policies in the Water and Sewer Plan were more limited and did not include the "consistent with existing plans" policy now available. In order to approve category S-1 for Parcel P527 in 1984, DEP had to restrict that approval to a single hookup under the "abutting mains" policy. An administrative action under the currently available "consistent with existing plans" policy options would not require a restriction on category S-1.

DEP finds that nothing will advance the sewer service planning process in this location by requiring a new administrative action to remove the single sewer hookup restriction from this parcel, which has been designated as category S-1 for 30 years. This correction action proposes to remove the single hookup restriction, granting an unrestricted category S-1 as would be accomplished through the current administrative process.

Sewer service is consistent with Water and Sewer Plan general service policies for areas zoned R-200. M-NCPPC has confirmed that the unrestricted provision of public sewer service to this parcel is consistent with the land use and service recommendations included in the 2002 Potomac Subregion Master Plan. The property is located within the master plan's recommended sewer service envelope (see pg. 3). As in 1984, an existing 8"-diameter sewer main traverses the property north to south, providing sewer service to the proposed development. Given these conditions, the S-1 sewer category does not require a restriction.

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 15-POT-07C (DEP for Maryland Catering Company, Inc.)

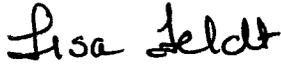
Property Information and Location	Existing - & Corrected - Service Area Categories
<ul style="list-style-type: none"> • 10800 Block of MacArthur Blvd., Potomac * • North and east side of MacArthur Blvd. at the Old Angler's Inn • Parcel P527, Wm & James (acct. no. 00848003) • SDAT map FN22, GIS/WSSC 209NW11) • R-200 Zone; 7.09 ac. • Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002) • Potomac River Direct Watershed (MDE Use I) • Existing use: vacant • Planned use: country inn (conditional use) & one single-family house 	<p>W-1 W-1 (No Change) S-1* S-1 (for one sewer hookup only) corrected to S-1 (unrestricted), removing the single sewer hookup restriction</p> <p><i>*Restricted to one sewer hookup only</i></p> <p>Policy justification: Chapter 1, Section V.F.3.a. "Water and Sewer Map Corrections, Revisions, and Informational Updates."</p> <p><i>Note: Parcel P530, Wm & James (acct. no. 00847998), is <u>not</u> included in or affected by this correction action. This parcel, the site of Old Angler's Inn, was not included in the AD 1984-1 action and currently retains category S-6.</i></p>

DEP Director' Office • Water and Wastewater Policy Group

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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




DATE

Lisa Feldt, Director
Montgomery County Department of Environmental Protection

DEVELOPMENT PLAN UPDATE: The proposed use of public water and sewer service for the proposed conditional use, CU201506 is consistent with the existing W-1 and S-1 categories designated for this site.

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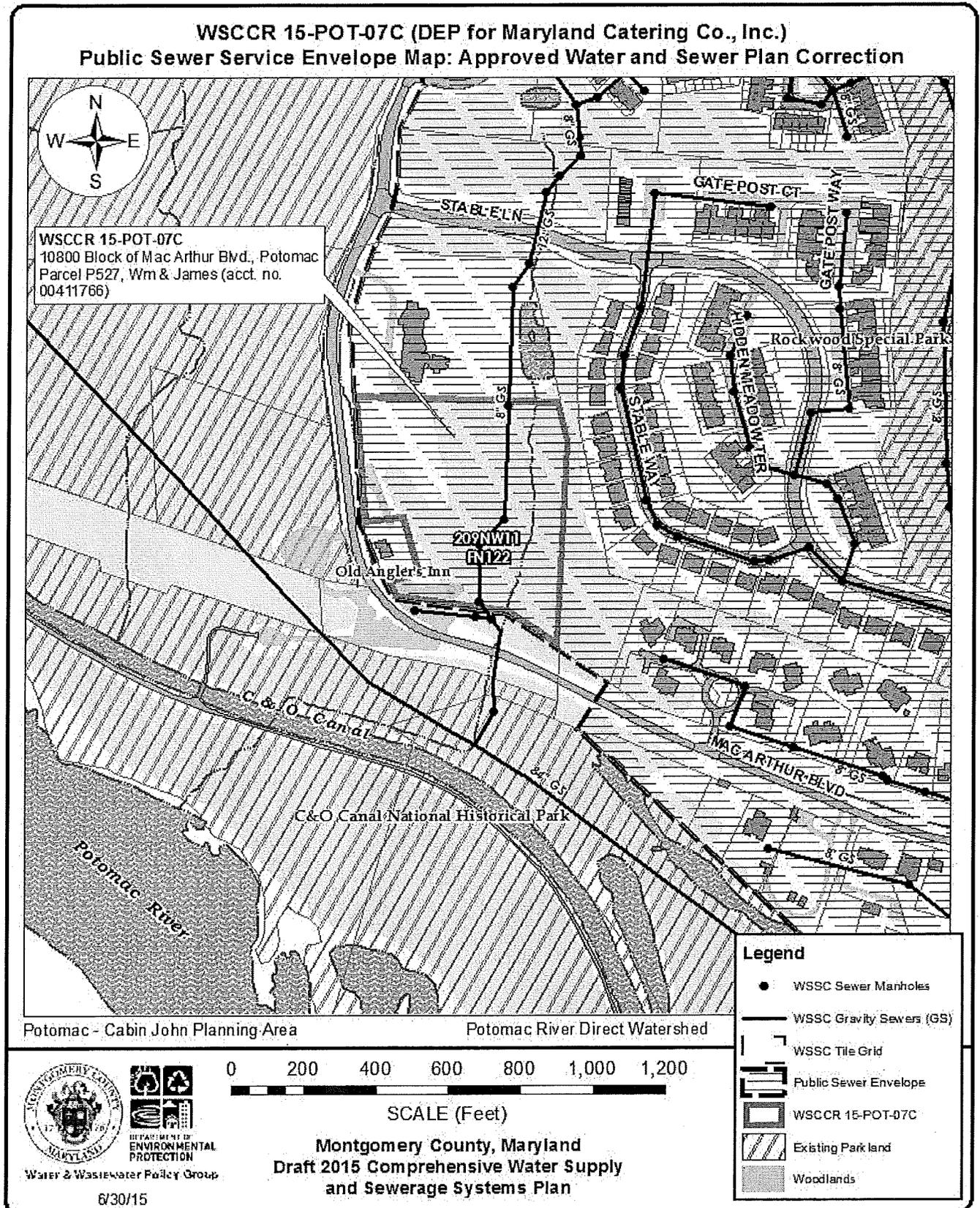
Applicant, Owner & Others Distribution:

Mark Reges, Maryland Catering Company, Inc.
Karen Carpenter, Kim Engineering, Inc.

Attachments: Sewer Service Envelope and Sewer Service Area Category Change Maps

ADS:ads/

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