

Glen Hills Area Sanitary Study – Phase 2 General Scope of Work

The study's goal is to provide the County Council with an evaluation of the potential long-term use of on-site septic systems within the study area. The 2002 Potomac Master Plan called for such a study to assist the Council in evaluating appropriate wastewater disposal service policies for the study area.

The study area—zoned for lower-density, one-acre development—is intended to use on-site systems for wastewater disposal. The experience of the Dept. of Permitting Services (DPS) has shown that not all lots within the study area have characteristics that allow for the sustained, long-term use of septic systems. Over time, some properties have had septic systems replaced with innovative septic system technology or public sewer service.

Tasks

Phase 2 of the study will evaluate the “areas of interest” (AOIs) established in Phase 1; areas where one or more factors (high water table, stream buffers, etc.) have the potential to limit the long-term use of traditional, deep-trench septic systems. It is DEP's goal to provide conceptual alternatives for lots in the AOIs:

- Septic system technologies, including sand mound and shallow tile systems, which are currently approved for new construction, and innovative systems, which include advance pre-treatment and shallow, drip-dosing systems, which are approved only for replacement of existing septic systems.
- Public sewer service, provided by connections to existing mains in the study area or by extension from existing mains; both gravity and pump/pressure sewerage systems will be evaluated.

The study contractor will continue coordination with DPS to identify septic system design criteria that could allow the use of systems other than deep-trench septic systems within the AOIs, given the various constraints identified for each area. While no specific solutions for individual lots will result from Phase 2, evaluation of the future use of on-site systems will consider factors such as lot sizes, soil conditions, set back requirements, and tree/forest impacts. Concept level costs for on-site system options will be developed.

The study contractor will meet with the Washington Suburban Sanitary Commission (WSSC) Development Services Group to review and evaluate potential sewer service connections and/or main extensions for lots in the AOI. These plans will avoid environmentally sensitive areas.

While no specific sewer connection or extension recommendations will result from Phase 2, concept-level costs will be developed for:

- On-site conversion to public sewer service (abandonment of existing septic systems, installation of service hookups, and purchase and installation of pumping units)
- Sewer service connections (from existing or new mains to the property line)

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- Sewer main extensions, as presented conceptually.

The study contractor will meet with Maryland – National Capital Park and Planning Commission (M-NCPPC) staff to review potential land-use, development, and environmental effects of the further extension of public sewer service into the study area.

Phase 2 Report

The study contractor will prepare a draft Phase 2 report that will present and explain the findings of the tasks cited previously. The report will include text, tables, and figures necessary to present and support these findings.

The report will also provide sewer service policy options for the Council's consideration, including—but not necessarily limited to—the service recommendations included in the 2002 master plan.

Following DEP's review of the draft Phase 2 report, the revised draft will be posted to DEP's Glen Hills Study webpage for public review and comment.

Following the public meeting (see below), the study contractor and DEP will revise the Phase 2 report as needed. The Phase 1 and Phase 2 reports will then be reviewed with the County Executive. Following the Executive's concurrence, the reports will be transmitted to the Planning Board and the Council and posted to DEP's website for public comment.

DEP will coordinate with M-NCPPC and Council staff on consideration of the study's Phase 1 and 2 reports by the Board and the Council.

Meetings

DEP will continue to hold regular meetings with the Glen Hills CAC throughout Phase 2 of the study.

DEP will hold a public meeting on January 14, 2013, in or near the study area, to review the draft Phase 2 report and seek public comment.

Key Phase 2 Schedule Points

Aug. 24, 2012	Notice to proceed with Phase 2 issued
Nov. 16, 2012	Initial draft Phase 2 report due to DEP
Dec. 19, 2012	Draft Phase 2 report posted to DEP website for public comment
Jan. 14, 2013	Phase 2 public meeting – comments and questions on Phase 2
Feb. 13, 2013	Final Phase 2 report completed