



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich
County Executive

Adam Ortiz
Director

MEMORANDUM

June 11, 2019

TO: D. Lee Currey, Acting Director, Water Management Administration
Maryland Department of the Environment

FROM: Alan Soukup, Senior Planner, Water and Wastewater Policy Group
Department of Environmental Protection

SUBJECT: Approval of Comprehensive Water and Sewer Plan Category Map Amendments

This is to notify you that the Director of the Department of Environmental Protection (DEP) has acted to approve one amendment to the County's Comprehensive Water Supply and Sewerage Systems Plan (CWSP) under the authority delegated by the County Council in that Plan. Attached for your consideration and distribution are two copies of the approval document addressing the following category map amendment:

Action	Amendment Approved
AD 2019-A (6/7/19)	Correction Action for WSCCR 19-POT-01C

You may also review and download this document from DEP's Service Area Category Changes webpage at www.montgomerycountymd.gov/waterworks; refer to the "Completed Actions" tab on that page.

Once MDE has concurred with this action, DEP will revise the water and sewer category map 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 Water and Sewer Category Map update.

If you have any questions concerning this action, please do not hesitate to contact either me at either 240-777-7717 or alan.soukup@montgomerycountymd.gov.

ADS/ads/

R:\Programs\Water_and_Sewer\CCRs\action-transmittals\docs\2019\mde-trns-ltr--2019-0607--ad-2019-A--corrections.docx

cc: See "DISTRIBUTION" Section of the Attached Approval Document

Attachments



**Comprehensive Water Supply and Sewerage Systems Plan Amendments
 Proposed Administrative Delegation Action AD 2019-A
 Water/Sewer Service Area Category Correction: 19-POT-01C**

June 7, 2019

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: During the preparation of an administrative category change action for the property at 7601 Brickyard Road, DEP inquired with WSSC Permit Services about water and sewer service accounts for a group of eight properties immediately to the north. All eight properties are part of the Brickyard Meadows subdivision, established by plat in 1978.

WSSC Permit Services confirmed that the seven residential lots have active water and sewer accounts, dating back to between October 1980 and November 1986, before the RE-2 sewer service policy changed with the 2002 master plan. It appears that a mid-1970s sewer category change request for S-3 for this site was denied under Resolution CR 8-941 (7/16/76). Although designated as sewer category S-6 during the time that WSSC provided main extensions and sewer service, the Brickyard Meadows plat (no. 11991, 7/13/73) for this subdivision directs the use of public sewer service to replace any interim permit septic systems installed for these lots. This is consistent with a note on the preliminary plan (119760490) that indicates that septic service is temporary. The 1980 Potomac Subregion Master Plan appears to place these lot in Sewer Stage II, an area intended for public sewer service.

One property, Lot 2 at 7815 Brickyard Rd., was the subject of an administrative category change action in 1984. Under AD 1984-1, WSSCR 84-POT-05-A was approved for S-1 for a single sewer hookup only. Lot 2 was subsequently divided into two pieces, with the rear piece (approximately 0.6 acre) dedicated to the adjacent Rock Run Stream Valley Park.

CORRECTION RECOMMENDATIONS: It appears that the provision of public sewer service to these lots was intended as part of the subdivision process. Therefore, no restrictions or conditions, including the notation, "utility service error," are recommended for this action. In the interests of acknowledging existing public sewer service and of the accuracy of the Water and Sewer Plan's category maps, this correction action proposes to:

- Approve a sewer category change from S-6 to S-1 for six of the seven residential lots: 7613, 7701, 7709, 7801, 7809, and 7901 Brickyard Rd.
- Approve a sewer category change for the improved part of 7815 Brickyard Rd. (with street frontage), maintaining category S-1 and removing the single sewer hookup restriction.
- Approve a sewer category change from S-1 (restricted) to S-6 for the unimproved part of Lot 2, consistent with the existing S-6 sewer category for the adjacent Rock Run Stream Valley Park.

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 19-POT-02C: DEP for Eight Property Owners in Brickyard Meadows

Property Information and Location	Existing - & Corrected - Service Area Categories
Common Information	
<ul style="list-style-type: none"> • East side of Brickyard Rd., north of the New London Dr. right-of-way • RE-2 Zone; 15.18 ac. total • Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002) • Rock Run Watershed (MDE Use I) • Council District No. 1 	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)

WSCCR 19-POT-02C: DEP for Eight Property Owners in Brickyard Meadows

Property Information and Location	Existing - & Corrected - Service Area Categories	
Property Specific Information and Category Change Actions		
7613 Brickyard Rd. <ul style="list-style-type: none"> • Owners: Joel Szabat & Chiling Tong • Lot 5, Brickyard Meadows (acct. no. 01828205) • SDAT map FN32, GIS/WSSC tile 209NW10 • 2.01 acres. Sewer service started 5/1/83. 	W-1 S-6	W-1 (No Change) Correct existing S-6 to <u>S-1</u>.
7701 Brickyard Rd. <ul style="list-style-type: none"> • Owners: Gaurav Pal & Sinha Shruti • Lot 6, Brickyard Meadows (acct. no. 01828216) • SDAT map FN32, GIS/WSSC tile 209NW10 • 2.01 acres. Sewer service started 10/1/84. 	W-1 S-6	W-1 (No Change) Correct existing S-6 to <u>S-1</u>.
7709 Brickyard Rd. <ul style="list-style-type: none"> • Owner: Leon Trager (c/o Maraline Trager) • Lot 4, Brickyard Meadows (acct. no. 01828193) • SDAT map FN32, GIS/WSSC tile 209NW10 • 2.00 acres. Sewer service started 11/1/86. 	W-1 S-6	W-1 (No Change) Correct existing S-6 to <u>S-1</u>.
7801 Brickyard Rd. <ul style="list-style-type: none"> • Owners: David & Maureen Shove-Brown • Lot 7, Brickyard Meadows (acct. no. 01828227) • SDAT map FN32, GIS/WSSC tile 209NW10 • 2.02 acres. Sewer service started 10/1/80. 	W-1 S-6	W-1 (No Change) Correct existing S-6 to <u>S-1</u>.
7809 Brickyard Rd. <ul style="list-style-type: none"> • Owners: Michael & G. R. Nagan • Lot 3, Brickyard Meadows (acct. no. 01828182) • SDAT map FN33, GIS/WSSC tile 210NW10 • 2.00 acres. Sewer service started 8/1/82. 	W-1 S-6	W-1 (No Change) Correct existing S-6 to <u>S-1</u>.
7815 Brickyard Rd. <ul style="list-style-type: none"> • Owners: Andrew Lang, <i>et al.</i> Tr. • Pt. Lot 2, Brickyard Meadows (acct. no. 01828171) • SDAT map FN33, GIS/WSSC tile 210NW10 • 2.09 acres. Sewer service started 10/1/85. 	W-1 S-1*	W-1 (No Change) Correct existing S-1* to <u>S-1</u> (removing the one single hookup restriction) <i>*Restricted to one sewer hookup only, abutting mains policy.</i>
7800 Block of Brickyard Rd. <ul style="list-style-type: none"> • Owner: Montgomery County • Pt. Lot 2, Brickyard Meadows (acct. no. 02164033) • SDAT map FN33, GIS/WSSC tile 210NW10 • 0.58 acres. No sewer service provided. 	W-1 S-1*	W-1 (No Change) Correct existing S-1* to <u>S-6</u> <i>*Restricted to one sewer hookup only, abutting mains policy.</i>
7901 Brickyard Rd. <ul style="list-style-type: none"> • Owners: Nicholas & K. Balland • Lot 1, Brickyard Meadows (acct. no. 01828160) • SDAT map FN33, GIS/WSSC tile 210NW10 • 2.45 acres. Sewer service started 12/12/84. 	W-1 S-6	W-1 (No Change) Correct existing S-6 to <u>S-1</u>.

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



Adam Ortiz, Director DATE
Montgomery County Department of Environmental Protection

DISTRIBUTION - Interagency Distribution:

Lee Currey, Director, Water Management Administration, Maryland Department of the Environment
Nancy Navarro, President, County Council
Casey Anderson, Chair, Planning Board
Keith Levchenko, County Council
Heidi Benham, Well and Septic Section, DPS
Mark Pfefferle, Development Applications and Regulatory Coordination Team, M-NCPPC
Jason Sartori, Functional Planning Team, M-NCPPC
Richard Weaver & Katherine Nelson, Area 3 Planning Division, M-NCPPC
Geoffrey Mason, Parks Planning and Stewardship Division, M-NCPPC
Ray Chicca, Beth Kilbourne & Rufus Leeth, Development Services Division, WSSC
Luis Tapia, Permit Services Section, WSSC

Applicant, Owner & Others Distribution:

Joel Szabat & Chiling Tong
Gaurav Pal & Sinha Shruti
Leon Trager (c/o Maraline Trager)
David & Maureen Shove-Brown
Michael & G. R. Nagan
Andrew Lang, *et al.* Tr.
Nicholas & K. Balland
Montgomery County

Civic Organizations and Other Public Interest Groups

Greater Glen Hills Coalition
Potomac Highlands Civic Association
Rural Alliance
Montgomery Coalition to Stop Sewer Sprawl
West Montgomery County Citizen's Association

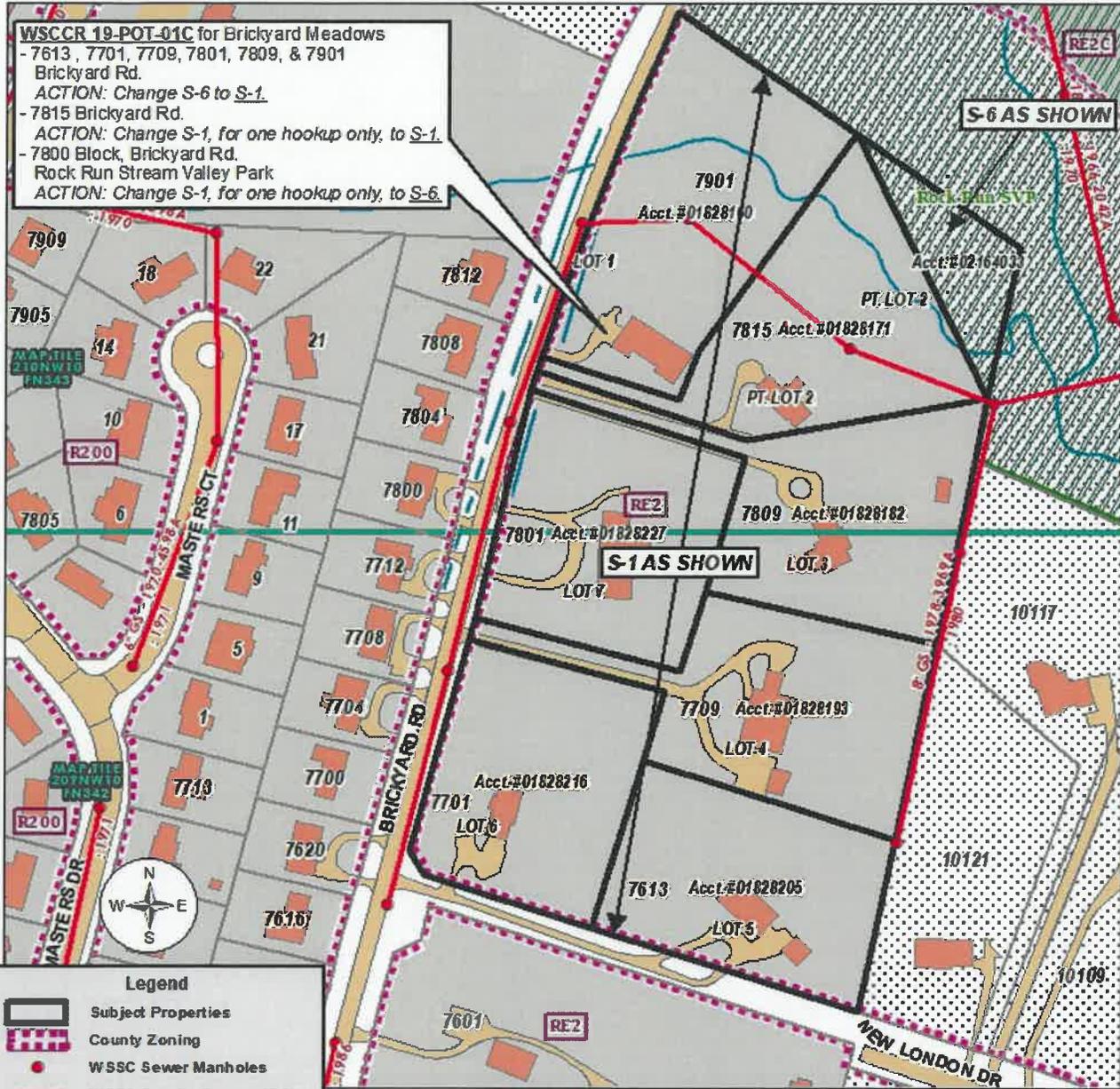
Attachment: Sewer Service Area Category Change Map

ADS:ads/

R:\Programs\Water_and_Sewer\CCRs\RV-ERR\cases\brickyard-meadows--brickyard-rd--POT\correction-doc--19-pot-01c--2019-0530.docx

**Map Correction 19-POT-01C for Brickyard Meadows Subdivision - Potomac
 General Research & Information: Comprehensive Water & Sewer Plan Map**

WSSCR 19-POT-01C for Brickyard Meadows
 - 7613, 7701, 7709, 7801, 7809, & 7901
 Brickyard Rd.
 ACTION: Change S-6 to S-1.
 - 7815 Brickyard Rd.
 ACTION: Change S-1, for one hookup only, to S-1.
 - 7800 Block, Brickyard Rd.
 Rock Run Stream Valley Park
 ACTION: Change S-1, for one hookup only, to S-6.



Legend

- Subject Properties
- County Zoning
- WSSC Sewer Manholes
- WSSC Gravity Sewers (GS)
- WSSC Low-Pressure Sewer (LPS)
- WSSC Tile Grid
- Existing Parkland

Sewer Categories (2017)

- S-1
- S-3
- S-6



**Montgomery County, Maryland
 2018 Comprehensive Water Supply
 and Sewerage Systems Plan**

DEPARTMENT OF ENVIRONMENTAL PROTECTION
 WATER & WASTEWATER POLICY GROUP
 3/27/19

Potomac - Cabin John Planning Area - Rock Run Watershed