



# Maryland

Department of  
the Environment

Larry Hogan, Governor  
Boyd K. Rutherford, Lt. Governor

Ben Grumbles, Secretary  
Horacio Tablada, Deputy Secretary

**OCT 12 2018**

The Honorable Hans Riemer  
Council President  
Montgomery County Council  
Stella Werner Council Office Building  
100 Maryland Avenue  
Rockville, MD 20850

Dear President Riemer:

The Maryland Department of the Environment (MDE) has completed its review of the **Administrative Delegation Action AD 2018 1&2 Amendment (Amendment)** to the 2003 Montgomery County Comprehensive Water Supply and Sewerage Systems Plan. The Amendment was administratively approved on July 29, 2018 by the Director of the Montgomery County Department of Environmental Protection, under authority granted by the Montgomery County Council. The Amendment includes several service category change requests as set forth below:

**WSSCR 18-DNT-01A:** (13301 Chestnut Oak Dr., Darnestown, Lot 6, 2 acres)  
The request is to change the service category from W-6 to W-3.

**WSSCR 18-DNT-02A:** (13309 Chestnut Oak Dr., Darnestown, Lot 8, 2 acres)  
The request is to change the service category from W-6 to W-3.

**WSSCR 18-DNT-03A:** (15609 Jones Ln., Darnestown, Lot 15, 1.08 acres)  
The request is to change the service category from S-6/W-4 to S-1/W-1.

**WSSCR 18-POT-01A:** (10700 River Rd., Potomac, Lot 1, 2 acres)  
The request is to change the service category from S-6 to S-3.

**WSSCR 18-PAX-01A:** (304 Lethbridge Ct., Ashton, Parcel No. P123, 0.62 acres)  
The request is to change the service category from W-6 to W-1.

**WSSCR 18-OLN-01A:** (17010 Batchellors Forest Rd., Olney, Parcel No. P635, 2 acres)  
The request is to change the service category from W-6 to W-1.

During MDE's review of the Amendment, the Maryland Department of Planning (MDP) advised the Department that the requested amendment changes are or appear to be consistent with the County's plans and policies including the 2002 Potomac Subregion Master Plan, the 2005 Olney Master Plan and the Sandy Spring Ashton Master Plan

(see enclosed comments). In accordance with §9-507(a) of the Environment Article, Annotated Code of Maryland, the Department hereby approves the **Administrative Delegation Action AD 2018 1&2**.

The Department notes that the property located at 304 Lethbridge Ct., Ashton and associated with WSCCR 18-PAX-01A is located within the watershed of Patuxent River 1, identified as a Tier II stream pursuant to COMAR 26.08.02.04-1. Tier II streams are high quality waters that must be given extra consideration to protect their quality. Any new or expanded discharge to these Tier II watersheds would require an Anti-degradation Review. All possible considerations should be implemented to protect high quality waters from any necessary development. This primarily consists of rigorous watershed planning, with consideration of the extra provisions necessary to protect high quality waters. The Department recommends that the County consider the following measures in an effort to maintain these high quality waters when approving new growth in the watersheds of these stream segments: 1) implement restrictive zoning or ordinances to protect environmental features; 2) re-direct planned growth out of the watersheds of these stream segments; 3) retrofit existing stormwater infrastructure; 4) incorporate environmental site design (ESD) and other low-impact development (LID) practices into new development; 5) maintain and expand existing forest cover; and 6) provide riparian buffers of 100-230 feet (depending upon soil types and slopes). The County should be aware that future plans facilitated by this Amendment may incur an additional Anti-degradation Review at later stages, on a project-by-project basis. The County is advised to contact John Backus, Program Manager of the Environmental Assessment and Standards Program, at (410) 537-3965 for additional information regarding the regulatory requirements for Tier II waters.

This action completes MDE's review, as required by §9-507 of the Environment Article, Annotated Code of Maryland. If you need further assistance on these matters, please contact Virginia F. Kearney, Deputy Director, at (410) 537-3512, toll-free at (800) 633-6101, or by e-mail at [virginia.kearney@maryland.gov](mailto:virginia.kearney@maryland.gov).

Sincerely,



D. Lee Currey, Director  
Water and Science Administration

The Honorable Hans Riemer  
Page 3

Enclosure

cc: Patty Bubar, Acting Director, Montgomery County DEP  
Alan Soukup, Montgomery County DEP  
George Dizelos, Environmental Planner, Montgomery County DEP  
John Backus, Program Manager, EASP, MDE  
Charles Boyd, Director, Planning Coordination, MDP  
Virginia F. Kearney, Deputy Director, WSA, MDE

**Summary of Administrative Delegation Action AD 2018 1&2  
Montgomery County Water Supply and Sewerage Systems Plan Amendment**

<b>Case No.</b>	<b>Applicant</b>	<b>Existing Service Area Categories</b>	<b>Service Area Category Request</b>	<b>Council Action</b>	<b>MDE Action</b>
WSCCR 18-DNT-01A	Lawrence M. E. & J. Brown, 13301 Chestnut Oak Dr., Lot 6, Darnestown	W-6 S-6	W-3 S-6 (no change)	Approve W-3 Maintain W-6 (no change)	<b>Approve W-3</b> <b>Maintain S-6 (no change)</b>
WSCCR 18-DNT-02A	Paul & Peggy Arnold, 13309 Chestnut Oak Dr., Lot 8, Darnestown	W-6 S-6	W-3 S-6 (no change)	Approve W-3 Maintain S-6 (no change)	<b>Approve W-3</b> <b>Maintain S-6 (no change)</b>
WSCCR 18-DNT-03A	Clark Torell, 15609 Jones Ln., Lot 15, Darnestown	W-4 S-6	W-1 (correction) S-1	Approve W-1 (correction) Approve S-1	<b>Approve W-1 (correction)</b> <b>Approve S-1</b>
WSCCR 18-POT-01A	Walter Hernandez & Janet Beetham, 10700 River Rd., Lot 1, Potomac	W-1 S-6	W-1 S-3	Maintain W-1 (no change) Approve S-3	<b>Maintain W-1 (no change)</b> <b>Approve S-3</b>
WSCCR 18-PAX-01A	Thomas B. Farquhar & Mary E. Grady, 304 Lethbridge Ct., Parcel No. P123, Ashton	W-6 S-6	W-1 S-6	Approve W-1 Maintain S-6 (no change)	<b>Approve W-1</b> <b>Maintain S-6 (no change)</b>
WSCCR 18-OLN-01A	Angel Munoz, 17010 Batchellors Forest Rd., Parcel No. P635, Olney	W-6 S-6	W-1 S-6 (no change)	Approve W-1 Maintain S-6 (no change)	<b>Approve W-1</b> <b>Maintain S-6 (no change)</b>



September 17, 2018

Ms. Janice Outen  
Water Resources Planning  
Maryland Department of the Environment  
1800 Washington Boulevard  
Baltimore, MD 21230

Subject: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan  
Amendments/Water/Sewer category change request -  
Administrative Delegation Action AD 2018-1&2

Dear Ms. Outen:

The Maryland Department of Planning (Planning) has reviewed the above referenced water and sewerage plan amendment pursuant to our mandate to advise the Maryland Department of the Environment (Environment) on local comprehensive plan consistency and other appropriate matters as required by Environment Article Section 9-507 (b)(2). Montgomery County's Department of Environmental Protection (DEP) Acting Director Patty Bubar has administratively approved Administrative Delegation Action AD 2018-1&2 on July 29, 2018. We offer the following comments for your consideration:

**Summary of Amendment:**

The adopted AD-2018-1 & 2 amendments included six changes to the 2003 water/sewer category map update of the Montgomery County Comprehensive Water Supply and Sewerage Systems Plan (WSP):

**WSSCR 18-DNT-01A: Lawrence M. E. & Jiraphan Brown**

The applicant had requested a category change from W-6 to W-3 for an existing single-family dwelling. The applicant's reason for the request was, "We are requesting the change to Water Category W-3 so that we, or subsequent owners, will have the option of connecting to the WSSC water main should it become necessary or desirable to do so". Administrative Action: Approve W-3.

**WSSCR 18-DNT-02A: Paul & Peggy Arnold**

The applicant had requested a category change from W-6 to W-3 for an existing single-family dwelling. The applicant's reason for the request was, "Ability to connect to WSSC water." Administrative Action: Approve W-3.

**WSCCR 18-DNT-03A: Clark Torell**

The applicant had requested a category change from W-4 to W-1 and S-6 to S-1 for an existing single-family dwelling. The applicant's reason for the request was, "Concern about life of septic system and desire to have approval to tie into sewer, if needed." Administrative Action: Approve S-1. (DEP noted the correction from W4 to W-1 was due an active water account being established in 1968.) Based on a review of the Administrative Decision, it appears because an active water account was established in 1968, it was determined that the property was already considered W-1, and therefore no category change was needed.

**WSCCR 18-POT-01A: Walter Hernandez & Janet Beetham**

The applicant had requested a category change from S-6 to S-3 for an existing single-family dwelling. The applicant's reason for the request states, "Original septic system was installed in 1957. According to DPS, it was repaired in 1976, so it is now 40 years old. I was told DPS that septic systems last on average 25 to 30 years. That means that there is a potential for the septic system failure due to the age of the system." Administrative Action: Approve S-3

**WSCCR 18-PAX-01A: Thomas B. Farquhar & Mary E. Grady**

The applicant had requested a category change from W-6 to W-1 for an existing single-family dwelling. The applicant's reason for the request states, "The size of the property is not suitable for wells, in addition to the proposed septic system." [It appears the applicant is requesting public water claiming there is insufficient lot area to fit a private well and still have room for the needed on-site septic system.] Administrative Action: Approve W-1.

**WSCCR 18-OLN-01A: Angel Munoz**

The applicant had requested a category change from W-6 to W-1 for an existing single-family dwelling. The applicant did not provide a reasoning for the request. Administrative Action: Approve W-1.

**Consistency with the Comprehensive Plan****WSCCR 18-DNT-01A: Lawrence M. E. & Jiraphan Brown**

DEP states, "To qualify for the Consistent with Existing Plans Policy, the property must be within the County's planned water service envelope." M-NCPPC - Planning Department concluded, "These R-200-zoned, two-acre lots are located on the fringes of the water service area. The 2002 Potomac Subregion Master Plan recommends that water service be extended consistent with policies in the Ten-Year Water and Sewer Plan. The Ten-Year Plan allows water service to be considered to the RE-1 Zone as long as it conforms to master plan recommendations and as long as extensions are from existing mains, both of which are true in this case. Therefore, the Potomac Master Plan supports these water service requests."

Planning concurs with M-NCPPC - Planning Department that the 2002 Potomac Subregion Master Plan recommendation on page 27 states, "Continue to address the provision of community water service in the Subregion consistent with Comprehensive Water Supply and Sewerage Systems Plan policies." The corresponding WSP policy on page 1-15 states, "Land zoned for moderate to high residential development densities of two or more units per acre (R-60, R-90, R-200, etc.) is intended for water service from community water supply systems".

WSCCR 18-DNT-01A appears to be **consistent** with the County's plans and policies.

**WSSCR 18-DNT-02A: Paul & Peggy Arnold**

The DEP statement described in WSSCR 18-DNT-01A above is equally applicable to this amendment, and should be considered here.

Planning similarly concurs with M-NCPPC – Planning Department’s assessment as described in WSSCR 18-DNT-01A above is equally applicable to this amendment, and should be considered here. WSSCR 18-DNT-02A appears to be **consistent** with the County’s plans and policies.

**WSSCR 18-DNT-03A: Clark Torell**

DEP states, “To qualify for the Consistent with Existing Plans Policy, the property must be within the County’s sewer service envelope. M-NCPPC staff concur that the provision of sewer service is consistent with the 2002 Potomac Subregion Master Plan.” M-NCPPC – Planning Department concluded, “This 1.08-acre property, zoned R-200 is located within the 2002 Potomac Subregion Master Plan sewer envelope and is eligible for service.”

Planning concurs with M-NCPPC – Planning Department that the 2002 Potomac Subregion Master Plan recommendation on page 23 states, “Provide community sewer service in the Subregion generally in conformance with Water and Sewer Plan service policies.” The corresponding WSP policy on page 1-17 states, “Land zoned for moderate to high development densities of two or more units per acre (R-60, R-90, R-200, etc.) is intended for sewer service from community sewerage systems”. WSSCR 18-DNT-03A appears to be **consistent** with the County’s plans and policies.

**WSSCR 18-POT-01A: Walter Hernandez & Janet Beetham**

DEP states, “This property is 2 acres in size, zoned RE-2, and is located on the periphery of the County’s planned public sewer service envelope. M-NCPPC staff have concurred that the 2002 Potomac Master Plan recommends community sewer service for properties that confront the planned sewer service envelope.” M-NCPPC – Planning Department concluded, “This two-acre RE-2-zoned property is outside but confronting the Potomac sewer service envelope. The 2002 Potomac Subregion Master Plan allows for limited provision of community sewer service for areas zoned RE-1 and RE-2 within and at the periphery of the proposed sewer service envelope. Properties that confront the envelope are considered peripheral, so this request is consistent with the master plan.”

Planning concurs with M-NCPPC – Planning Department that the 2002 Potomac Subregion Master Plan recommendation on page 23 states, “Provide community sewer service in the Subregion generally in conformance with Water and Sewer Plan service policies...Allow for the limited provision of community sewer service for areas zoned RE-1 and RE-2 within and at the periphery of the proposed sewer service envelope”. In addition, the WSP policy on page 1-14 states, “Under conditions of an existing or anticipated health hazard, as certified in writing by DPS, DEP may require connections of individual structures to a community system if available, and may require service extensions when deemed desirable.” WSSCR 18-POT-01A appears to be **consistent** with the County’s plans and policies, including the Potomac peripheral sewer service policy.

**WSSCR 18-PAX-01A: Thomas B. Farquhar & Mary E. Grady**

DEP states, “The property is 27,007 square feet in size and in the RC Zone. An existing water main abuts the property in Lethbridge Ct. M-NCPPC staff concur that the provision of water service can be supported by the abutting mains policy, for a single hookup...The abutting mains policy allows

for a single hookup for a qualifying property abutting a water main. Given the zoning and the size of the parcel, future subdivision is not feasible; only one water hookup is allowed if needed here." M-NCPPC – Planning Department concluded, "This 0.62-acre property, zoned RC, is located outside the 1998 Sandy Spring/Ashton water and sewer envelope. However, the property abuts a water line and is eligible for a single water hookup under the abutting mains policy."

Planning concurs with M-NCPPC – Planning Department's assessment that this water service category request for WSCCR 18-PAX-01A is **consistent** with the Sandy Spring Ashton Master Plan, and the property is eligible for water service because of the WSP abutting mains policy.

The following are policies listed in the Sandy Spring Ashton Master Plan:

- "Provide community service consistent with the general policies of the Comprehensive Water Supply and Sewerage Systems Plan. Those policies do not generally provide for the provision of community sewer service at development densities of less than one dwelling unit per ½ acre unless otherwise recommended by an area master plan or sector plan." (page 83)
- "3. Water service only to RE-2, RC and Rural zones on a case-by-case basis, consistent with the 'Water Without Sewer Policy' in the Ten Year Water and Sewer Plan." (page 84)
- "On other properties, water service only to large-lot development can be considered on a case-by-case basis. The policies in the Water and Sewer Plan allow for the provision of water service only to large-lot development consistent with master plan recommendations. M-NCPPC staff, in its case by case review of requests for this type of service, should place emphasis on the conformance of the proposed development with the rural character objectives of this Plan." (Page 85)

The abutting mains policy is described in the WSP as follows: "Under specific and limited circumstances, community water and or sewer service may be provided to properties which abut an existing or approved water and/or sewer main. The provision of community service requires that the property, or a structure on the property must have been established prior to the extension of the abutting main." (page 1-21)

#### WSCCR 18-OLN-01A: **Angel Munoz**

DEP states, "The property is 2 acres in size, zoned RE-2, and is located within the planned water service envelope. To qualify for the Consistent with Existing Plans Policy, the property must be within the County's water service envelope. M-NCPPC staff concur that the provision of water service is consistent with the 2005 Olney Master plan as it is within the public water service envelope." M-NCPPC – Planning Department concluded, "This two-acre property, zoned RE-2, is within the service envelope of the 2005 Olney Master Plan. In addition, a water main abuts the property."

Planning concurs with M-NCPPC – Planning Department that that the 2005 Olney Master Plan recommendation on page 146 states, "Provide community water service in the planning area in conformance with the Water and Sewer Plan policies." The Plan points out on page 146 that "Water policies of the County's Water and Sewer Plan allow for the provision of community water service throughout the majority of the Master Plan area except for the area zoned RDT." WSCCR 18-OLN-01A appears to be **consistent** with the County's plans and policies.

**Priority Funding Area Review**

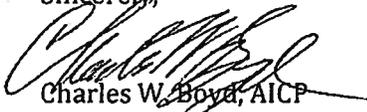
Pursuant to the State Finance and Procurement Article, Section 5-7B-02, local jurisdictions are eligible to receive State financial assistance if the project is located in a Priority Funding Area (PFA). All WSP amendments, except WSCCR 18-DNT-03A: **Clark Torell**, are located **outside** of the County's locally designated PFA.

**Growth Tier Map Review**

The growth tier map review is only applicable to two of the six amendments: WSCCR 18-DNT-03A: **Clark Torell** and WSCCR 18-POT-01A: **Walter Hernandez & Janet Beetham**. The subject property associated with the reclassification of WSCCR 18-DNT-03A from S-6 to S-1 is located in a Tier I area. The subject property associated with the reclassification of WSCCR 18-POT-01A from S-6 to S-3 is located in a Tier III area. Montgomery County may want to consider revisiting its Tier III designation for this area if the County plans to extend sewer service to other properties in this area.

If you have any questions concerning these comments please call Chuck Boyd at 410-767-1401, or Daniel Rosen at 410-767-4557.

Sincerely,

  
Charles W. Boyd, AICP  
Director of Planning Coordination

cc: Tony Redman, DNR  
Dwight Dotterer, MDA  
Jason Dubow, Sylvia Mosser and Dan Rosen, Planning



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett  
County Executive

Patty Bubar  
Director

MEMORANDUM

August 9, 2018

TO: D. Lee Currey, Director, Water and Science Administration  
Maryland Department of the Environment

FROM: George Dizelos, Environmental 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 grant approval for amendments 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 copies of the approval documents addressing the following map amendments:

Action (Date)	Amendments Approved		
AD 2018-1&2 (7/29/18)	WSSCR 18-DNT-01A	AD 2018-1&2 (7/29/18)	WSSCR 18-POT-01A
AD 2018-1&2 (7/29/18)	WSSCR 18-DNT-02A	AD 2018-1&2 (7/29/18)	WSSCR 18-PAX-01A
AD 2018-1&2 (7/29/18)	WSSCR 18-DNT-03A	AD 2018-1&2 (7/29/18)	WSSCR 18-OLN-01A

You may also review and download these documents from DEP's Service Area Category Changes webpage at [www.montgomerycountymd.gov/waterworks](http://www.montgomerycountymd.gov/waterworks); refer to the "Completed Actions" heading on that page.

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

If you have any questions concerning these actions, please do not hesitate to contact me at either 240-777-7755 or [george.dizelos@montgomerycountymd.gov](mailto:george.dizelos@montgomerycountymd.gov).

GJD:gjd\\DEPFILES\Data\Programs\Water\_and\_Sewer\CCRs\action-transmittals\docs\2018\mde-trns-ltr--2018-0718--AD-2018-1&2.doc

cc: "DISTRIBUTION" Section of the Approval Documents (w/o attachment)

Attachments



MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION

Comprehensive Water Supply and Sewerage Systems Plan Amendments
Administrative Delegation Action 2018-1&2
Water/Sewer Service Area Category Change Requests

CHRONOLOGY

Interagency Notices of Public Hearing: May 16, 2018
Published Notice of Public Hearing: June 7, 2018
Public Hearing: June 20, 2018
Public Hearing Record Closed: June 27, 2018
DEP Administrative Approval Action: July 29, 2018

BACKGROUND

Authority: Under the Annotated Code of Maryland, Section 9-501, et seq., the Maryland Department of the Environment (MDE) has charged the Montgomery County Council, as the governing body for Montgomery County, with adopting and amending a comprehensive plan for the provision of adequate water supply and sewerage systems within the county.

In the adopted CWSP, the County Council has delegated to the Director of the Department of Environmental Protection (DEP), through an administrative process, the authority to approve certain amendments to the Plan, including water and sewer category changes.

Proposed Plan Amendments: DEP staff considered six proposed amendments for approval by the administrative delegation process. The amendments were for service area category changes.

PUBLIC HEARING PROCESS

Public Hearing Notification: In accordance with State regulations, on May 16, 2018, DEP notified the appropriate County and State agencies of an administrative public hearing, scheduled for June 20, 2018, and provided the staff recommendations for the proposed amendments.

Public Hearing Testimony and Interagency Recommendations: On behalf of DEP's Acting Director Patty Bubar, DEP Senior Planner Alan Soukup presided over the public hearing held on June 20, 2018, on the amendments proposed for administrative approval.

On July 3, 2018, Keith Levchenko, senior legislative analyst on the Council's staff notified DEP that the Councilmembers concurred with the approvals recommended for this administrative action.

On June 21, 2018, the Planning Board met to consider M-NCPPC staff recommendations for the amendments included in the AD 2018-1&2 administrative delegation packet. The Board concurred with the M-NCPPC staff recommendations for the included amendments, which agrees with DEP's staff recommendations.

**DEP ADMINISTRATIVE ACTION**

The 2003 water/sewer category map update of the *Montgomery County Comprehensive Water Supply and Sewerage Systems Plan* is hereby amended as follows:

**Darnestown Planning Area**

**WSSCR 18-DNT-01A: Lawrence M. E. & Jiraphan Brown**

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification
<ul style="list-style-type: none"> <li>• 13301 Chestnut Oak Dr., Darnestown</li> <li>• Lot 6, Block A, Ancient Oak West (acct. no. 00408347)</li> <li>• Map tile: WSSC – 220NW13; MD –ES31</li> <li>• North side of Chestnut Oak Dr., 230 ft east of the intersection with Water Oak Dr.</li> <li>• R-200 Zone; 2.0 acres (87,120 sq. ft.)</li> <li>• Darnestown Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Muddy Branch Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: Existing Single Family Home</li> <li>• <u>Proposed use</u>: Keep Existing Single Family Home</li> </ul>	Service Area Categories: <u>Existing</u> <b><u>Requested</u></b> W-6 <b>W-3</b> S-6            S-6 (no change)  Administrative Action <b>Approve W-3.</b> Administrative policy Section V.F.1.a. Consistent with Existing Plans. (Mapping on pg. 7.)

**WSSCR 18-DNT-02A: Paul & Peggy Arnold**

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification
<ul style="list-style-type: none"> <li>• 13309 Chestnut Oak Dr., Darnestown</li> <li>• Lot 8, Block A, Ancient Oak West (acct. no. 00408622)</li> <li>• Map tile: WSSC – 220NW13; MD –ES31</li> <li>• North side of Chestnut Oak Dr., east of the intersection with Water Oak Dr.</li> <li>• R-200 Zone; 2.0 acres (87,120 sq. ft.)</li> <li>• Darnestown Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Muddy Branch Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: Existing Single Family Home</li> <li>• <u>Proposed use</u>: Keep Existing Single Family Home</li> </ul>	Service Area Categories: <u>Existing</u> <b><u>Requested</u></b> W-6 <b>W-3</b> S-6            S-6 (no change)  Administrative Action <b>Approve W-3.</b> Administrative policy Section V.F.1.a. Consistent with Existing Plans. (Mapping on pg. 8.)

**WSSCR 18-DNT-03A: Clark Torell**

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification						
<ul style="list-style-type: none"> <li>15609 Jones Ln., Darnestown</li> <li>Lot 15, Block C, Mountain View Estates (acct. no. 00411380)</li> <li>Map tile: WSSC – 221NW13; MD –ES42</li> <li>East side of Jones Ln., 340 ft. North of the intersection with Norman Dr.</li> <li>R-200 Zone; 1.08 acres (47,406 sq. ft.)</li> <li>Darnestown Planning Area Potomac Subregion Master Plan (2002)</li> <li>Muddy Branch Watershed (MDE Use I)</li> <li><u>Existing use</u>: Single Family Home</li> <li><u>Proposed use</u>: Existing Single Family Home</li> </ul>	Service Area Categories: <table border="0"> <tr> <td><u>Existing</u></td> <td><u>Requested</u></td> </tr> <tr> <td>W-4</td> <td>W-1 (see note)</td> </tr> <tr> <td>S-6</td> <td>S-1</td> </tr> </table> Administrative Action <b>Approve S-1.</b> Administrative policy Section V.F.1.a. Consistent with Existing Plans. (Mapping on pg. 10.) <i>DEP Note: <b>Correction to W-1.</b> In subsequent discussions with WSSC, an active water account was established in 1968. (Mapping on pg. 9.)</i>	<u>Existing</u>	<u>Requested</u>	W-4	W-1 (see note)	S-6	S-1
<u>Existing</u>	<u>Requested</u>						
W-4	W-1 (see note)						
S-6	S-1						

**Potomac Planning Area**

**WSSCR 18-POT-01A: Walter Hernandez & Janet Beetham**

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification						
<ul style="list-style-type: none"> <li>10700 River Rd., Potomac</li> <li>Lot 1, Fox Meadow (acct. no. 00859928)</li> <li>Map tile: WSSC – 220NW13; MD –ES31</li> <li>West side of River Rd., at the intersection with Norton Rd.</li> <li>RE-2 Zone; 2.0 acres (87,120 sq. ft.)</li> <li>Potomac Planning Area Potomac Subregion Master Plan (2002)</li> <li>Rock Run Watershed (MDE Use I)</li> <li><u>Existing use</u>: Existing Single Family Home</li> <li><u>Proposed use</u>: Keep Existing Single Family Home</li> </ul> <p><i>DEP note: In subsequent conversations with DEP, the applicants have also indicated the possibility of selling the property, and that potential; buyers would likely want to construct a larger house.</i></p>	Service Area Categories: <table border="0"> <tr> <td><u>Existing</u></td> <td><u>Requested</u></td> </tr> <tr> <td>W-1</td> <td>W-1 (no change)</td> </tr> <tr> <td>S-6</td> <td>S-3</td> </tr> </table> Administrative Action <b>Approve S-3 (Potomac peripheral sewer service policy),</b> Administrative policy V.F.1.a: Consistent with Existing Plans. (Mapping on pg. 11.)	<u>Existing</u>	<u>Requested</u>	W-1	W-1 (no change)	S-6	S-3
<u>Existing</u>	<u>Requested</u>						
W-1	W-1 (no change)						
S-6	S-3						

**Patuxent Planning Area**

**WSSCR 18-PAX-01A: Thomas B. Farquhar & Mary E. Grady**

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification						
<ul style="list-style-type: none"> <li>• 304 Lethbridge Ct., Ashton</li> <li>• Parcel No. P123, Mount Airy Farm (acct. no. 00706524)</li> <li>• Map tile: WSSC – 224NW01; MD –JT42</li> <li>• South side of Lethbridge Ct., 300 ft West of the intersection with New Hampshire Ave.</li> <li>• RC Zone; 0.62 acres (27,007 sq. ft.)</li> <li>• Patuxent Planning Area Sandy Spring Ashton Master Plan (1998)</li> <li>• Lower Hawlings River Watershed (MDE Use IV)</li> <li>• <u>Existing use</u>: Vacant Parcel</li> <li>• <u>Proposed use</u>: New Single Family Home</li> </ul>	Service Area Categories: <table border="1"> <thead> <tr> <th>Existing</th> <th>Requested</th> </tr> </thead> <tbody> <tr> <td>W-6</td> <td><b>W-1</b></td> </tr> <tr> <td>S-6</td> <td>S-6 (no change)</td> </tr> </tbody> </table> Administrative Action <b>Approve W-1.</b> Administrative policy V.F.1.b: community service for properties abutting mains. (Mapping on pg. 12.)	Existing	Requested	W-6	<b>W-1</b>	S-6	S-6 (no change)
Existing	Requested						
W-6	<b>W-1</b>						
S-6	S-6 (no change)						

**Olney Planning Area**

**WSSCR 18-OLN-01A: Angel Munoz**

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification						
<ul style="list-style-type: none"> <li>• 17010 Batchellors Forest Rd., Olney</li> <li>• Parcel No. P635, Chas and Benjamin (acct. no. 00701737)</li> <li>• Map tile: WSSC – 223NW02; MD –JT21</li> <li>• West side of Batchellors Forest Rd., 300 ft North of the intersection with Old Vic Blvd.</li> <li>• RE-2 Zone; 2 acres (87,120 sq. ft.)</li> <li>• Olney Planning Area Olney Master Plan (2006)</li> <li>• Northwest Branch Watershed (MDE Use IV)</li> <li>• <u>Existing use</u>: Single Family Home</li> <li>• <u>Proposed use</u>: Single Family Home</li> </ul>	Service Area Categories: <table border="1"> <thead> <tr> <th>Existing</th> <th>Requested</th> </tr> </thead> <tbody> <tr> <td>W-6</td> <td><b>W-1</b></td> </tr> <tr> <td>S-6</td> <td>S-6 (no change)</td> </tr> </tbody> </table> Administrative Action <b>Approve W-1.</b> Administrative policy Section V.F.1.a. Consistent with Existing Plans. (Mapping on pg. 13.)	Existing	Requested	W-6	<b>W-1</b>	S-6	S-6 (no change)
Existing	Requested						
W-6	<b>W-1</b>						
S-6	S-6 (no change)						

Now therefore be it resolved by the Acting Director of 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 in the County's geographic information system (GIS) database to include this amendment, and it will be shown as part of the next interim or triennial service area map update.

Approved


7/29/18  
 \_\_\_\_\_  
 Patty Bubar, Acting Director Date  
 Montgomery County Department of Environmental Protection

**NOTIFICATION OF DEP ACTION**

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DEP will submit notification of the Director's action to MDE for that agency's review. MDE has 60 days to either comment on the administrative approvals granted or invoke a 45-day review extension. DEP will also notify each applicant, appropriate county government agencies, and other interested parties of the Director's action. A list of agencies that will receive a copy of this summary of action follows:

Distribution: Interagency

D. Lee Currey, Director, Water and Science Admin., MDE  
Hans Riemer, Montgomery County Council  
Keith Levchenko, Montgomery County Council  
Diane Schwartz-Jones, Director, DPS  
Heidi Benham, Well & Septic Section, DPS  
Casey Anderson, Planning Board  
Richard Weaver & Katherine Nelson, Area 3 Planning Team, M-NCPPC  
Pam Dunn, Functional Planning Team, M-NCPPC  
Mark Pfefferle, Development Applications and Regulatory Coord. Team, M-NCPPC  
Geoffrey Mason, Parks Planning Div., M-NCPPC  
Carla Reid, General Manager, WSSC  
Ray Chicca, Beth Kilbourne, & Rufus Leeth, Development Services Group, WSSC  
Luis Tapia, Permit Services Section, WSSC  
Eintou Karima, Assessments Group, WSSC

Distribution: Property Owners /Other Interested Parties/Public Interest Groups

18-DNT-01A... Lawrence M. E. Brown  
18-DNT-02A... Paul & Peggy Arnold  
18-POT-01A... Walter Hernandez & Janet Beetham  
18-PAX-01A... Thomas B. Farquhar & Mary E. Grady  
... Dean Packard c/o Packard & Associates, LLC  
18-OLN-01A... Angel D. Munoz  
18-DNT-03A... Clark Torell

Darnestown Civic Association  
West Montgomery County Citizens Association  
Sandy Spring Ashton Rural Preservation  
Sandy Spring Civic Assn.  
Greater Ashton Civic Association  
Southeast Rural Olney Civic Assoc  
Greater Olney Civic Assn.  
North Potomac Highlands Citizens Assn., Inc.  
Greater Glen Hills Coalition  
Ken Bawer

Attachments

Service Area Category Designations (see page 6)  
Amendment Service Area Category Mapping (see page 7-13)

GJD:gjd/  
\\DEPFILES\Data\Programs\Water\_and\_Sewer\actions-AD\2018\AD-2018-1 & 2\SOA\SOA\_2018-1&2.docx

**WATER/SEWER SERVICE AREA CATEGORIES INFORMATION**

The Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan designates water and sewer service area categories for each property within the County. These service area categories determine a property's eligibility to receive public water and/or sewer service and indicate when the County and the sanitary utility (usually the Washington Suburban Sanitary Commission (WSSC)) should program water and sewerage facilities to serve those properties. (Although the actual provision of public service is often dependent on an applicant's own development schedule.) The Water and Sewer Plan is adopted and amended by the County Council; it is administered by the County Executive through the Department of Environmental Protection (DEP).

**Water and Sewer Service Area Categories Table**

Service Area Categories	Category Definition and General Description	Service Comments
W-1 and S-1	Areas served by community (public) systems which are either existing or under construction. <ul style="list-style-type: none"> <li>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.</li> </ul>	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.
W-2 and S-2	<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.
W-3 and S-3	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.
W-4 and S-4	Areas where improvements to or construction of new community systems will be programmed for the three- through six-year period. <ul style="list-style-type: none"> <li>This includes areas generally requiring the approval of CIP projects before service can be provided.</li> </ul>	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.
W-5 and S-5	Areas where improvements to or construction of new community systems are planned for the seven- through ten-year period. <ul style="list-style-type: none"> <li>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.</li> </ul>	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, such as wells and septic systems.
W-6 and S-6	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. <ul style="list-style-type: none"> <li>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.</li> </ul>	

Please note that the County does not necessarily assign water and sewer categories in tandem (i.e. W-3 and S-3, or W-5 and S-5), due to differences in water and sewer service policies or to actual water or sewer service availability. Therefore, it is important to know *both* the water *and* sewer service area categories for a property.

