



MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION

Comprehensive Water Supply and Sewerage Systems Plan Amendments
Administrative Delegation Action 2014-2
Water/Sewer Service Area Category Change Requests

CHRONOLOGY

Table with 2 columns: Event and Date. Includes Interagency Notices of First Public Hearing (Dec 5, 2015), First Public Hearing (Jan 6, 2015), Published Notice of Second Public Hearing (Jan 14, 2015), Second Public Hearing (Jan 27, 2015), Public Hearing Record Closed (Feb 10, 2015), DEP Administrative Approval Action (February 17, 2015), and MDE Review Completed.

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 fifteen proposed amendments for approval or restricted approval by the administrative delegation process. The proposed amendments were reviewed by the following agencies, as appropriate: the Washington Suburban Sanitary Commission (WSSC), the Maryland - National Park and Planning Commission (M-NCPPC), and the Montgomery County Department of Permitting Services - Well and Septic Section (DPS).

PUBLIC HEARING PROCESS

Public Hearing Notification: In accordance with State regulations, on December 5, 2014, DEP notified on the appropriate County and State agencies of the public hearing, scheduled for January 6, 2015, and provided the staff recommendations for each proposed amendment.

Public Hearing Testimony and Interagency Recommendations: On behalf of DEP Acting Director Fariba Kassiri, DEP senior planner Alan Soukup presided over the public hearing held on January 6, 2015, on the fifteen amendments proposed for administrative approval.

- WSSCR 14-APH-01A (O'Connor Family Trust): Dick Witmer, representing the applicant, attended the second hearing. He presented comments about the proposed subdivision process for the category change site, but had no objection to the staff recommendation for the approval of category S-3.

- WSSCC 14-CLO-03A (McGroarty): The applicants have proposed to provide sewer for an existing house on the site via an existing WSSC sewer easement across an adjacent property to Crystal Spring Drive. WSSC staff have advised that while the existing easement can be used for a WSSC sewer main extension, it cannot be used for the private, off-site sewer hookup proposed by the applicants.
- WSSCC 14-DAM-01A (Kings Valley Ltd. Part.): The M-NCPPC staff report commented that approval for W-3 and S-3 should apply only to the area of the site shown in the planned sewer service envelope in the Damascus Master Plan. DEP staff explained that the designation of the entire site as W-3 and S-3 is only an interim measure. Residential lots on the site are expected to stay within the planned sewer envelope. When available for DEP's mapping service area category tools, these lots will retain W-3 and S-3, while undeveloped, open space parts of the subdivision will revert to W-6 and S-6. The end result will follow the master plan's recommendations.
- WSSCC 14-DNT-01A (Coffman): The M-NCPPC staff report commented that the sewer main extension along Jones Lane, as proposed by the applicants, has the potential to open up sewer service to properties outside the planned sewer service envelope on the west side of the street. The report suggested a realignment of this main to the rear of the proposed lots fronting Jones Lane. M-NCPPC staff also acknowledged that this concern will be addressed in the subdivision process for the site and does not need to be a requirement for the approval of category S-3 under this action.
- WSSCC 14-POT-02A (Gross): Robert and Melchora Alexander, owners of an adjacent property at 9206 Belmart Rd., attended the first hearing and explained that they own half of the former riding trail easement between their property and 10800 Alloway Dr. When the easement was abandoned, each adjacent owner gained rights to half of that property. If the applicants choose to pursue off-site water and sewer hookups to access the mains along Belmart Rd. via the former easement, they may need to negotiate with two owners, not just one. The Alexanders did not oppose the approval of category S-3 under this action. While this may affect the route the applicants pursue for public service, the alignment chosen does not affect the recommendation to approve category S-3.
- WSSCC 14-TRV-03A (Hannibal Farms): Keith Rosenberg, representing the applicant, attended the first hearing and expressed support for the DEP staff recommendation to approve category W-3.
- WSSCC 14-TRV-04A (Patel): On Tuesday, January 13, 2015, Ken Giunta, president of the Hunting Hills Estates Homeowners Association (HOA) provided to DEP a copy of correspondence previously provided to M-NCPPC staff. This correspondence advised that the HOA membership had voted down the proposed three-lot subdivision for this property, as provided for under the HOA's rules. While this decision would affect the proposed subdivision of the property, it does not have a direct affect on the water category change process, which is not dependent on the proposed subdivision plan.

On January 8, 2015, the Planning Board met to consider M-NCPPC staff recommendations for the fifteen requests included in the AD 2014-2 administrative delegation packet. The Board concurred with the M-NCPPC staff recommendations for all the included requests, which were in agreement with DEP's staff recommendations. DEP received formal notification of the Board's action in a letter dated January 9, 2015.

On February 10, 2015, the Council's senior legislative analyst, Keith Levchenko, reported to DEP that, following the circulation among the Council members of the administrative packet and the notes on public testimony, no Council members had questions on or objections to the proposed administrative approval of all fifteen requests.

DEP closed the public hearing record on February 10, 2015. Summary information, which includes all interagency recommendations and all testimony for the proposed amendments, is on file with DEP.

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:

Aspen Hill Planning Area

WSSCR 14-APH-01A: James & Grace O'Connor Family Trust

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification						
<ul style="list-style-type: none"> • 2003 Allanwood Ct, Aspen Hill • Lot 3 & Pt. Lot 4, Block H, Allanwood (acct. nos. 01395091, 03687814) • Map tile: WSSC – 221NW02; MD – JS12 • West end of Allanwood Ct. cul-de-sac • R-200 Zone; 2.57 acres • Aspen Hill Planning Area Aspen Hill Master Plan (1994) • Northwest Branch Watershed (MDE Use IV) • <u>Existing use</u>: unimproved • <u>Proposed use</u>: Resubdivision for 2 or 3 single-family houses 	<p>Service Area Categories:</p> <table border="1"> <tr> <td><u>Existing</u></td> <td>Requested</td> </tr> <tr> <td>W-1</td> <td>No Change (maintain W-1)</td> </tr> <tr> <td>S-5</td> <td>S-3</td> </tr> </table> <p>Administrative Action</p> <p>Approve S-3. Administrative policy V.F.1.a.: Consistent with Existing Plans.</p>	<u>Existing</u>	Requested	W-1	No Change (maintain W-1)	S-5	S-3
<u>Existing</u>	Requested						
W-1	No Change (maintain W-1)						
S-5	S-3						

Cloverly – Norwood Planning Area

WSSCR 14-CLO-01A: Ruby Green

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification						
<ul style="list-style-type: none"> • 15704 Thompson Rd., Spencerville • Lot 2, Block A, Spencerville Acres (acct. no. 00260976) • Map tile: WSSC – 221NE02; MD – KS22 • West side of Thompson Rd. opposite Thompson Hill Ct. • RE-1 Zone; 40,000 sq. ft. (0.92 ac.) • Cloverly – Norwood Planning Area Cloverly Master Plan (1997) • Paint Branch Watershed (MDE Use III; Mont. Co. Upper Paint Branch SPA) • <u>Existing use</u>: single-family house • <u>Proposed use</u>: sewer service for the existing house 	<p>Service Area Categories:</p> <table border="1"> <tr> <td><u>Existing</u></td> <td>Requested</td> </tr> <tr> <td>W-1</td> <td>No Change (maintain W-1)</td> </tr> <tr> <td>S-5</td> <td>S-1</td> </tr> </table> <p>Administrative Action</p> <p>Approve S-1. Administrative policy V.F.1.a.: Consistent with Existing Plans.</p> <p><i>Note: DEP provided WSSC with an advance sewer service connection memo for this property on Feb. 5, 2014, consistent with the "abutting mains" policy. Although sewer service was initially authorized under the "abutting mains" policy, administrative approval of this request is granted under the "consistent with existing plans" policy.</i></p>	<u>Existing</u>	Requested	W-1	No Change (maintain W-1)	S-5	S-1
<u>Existing</u>	Requested						
W-1	No Change (maintain W-1)						
S-5	S-1						

WSSCR 14-CLO-02A: Polyzos Vasius

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification						
<ul style="list-style-type: none"> • 133 Norwood Road, Cloverly • Parcel P765, Snowdens Manor Enl (acct. no. 00263718) • Map tile: WSSC – 228NW08; MD – JS52 • North side of Norwood Rd., east of Crimson Spire Ct. • RE-2 Zone; 3.28 acres • Cloverly - Norwood Planning Area Cloverly Master Plan (1997) • Northwest Branch Watershed (MDE Use IV) • <u>Existing use</u>: single-family house • <u>Proposed use</u>: replace the existing house. 	Service Area Categories: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Existing</th> <th style="text-align: left;">Requested</th> </tr> </thead> <tbody> <tr> <td>W-5</td> <td>W-1</td> </tr> <tr> <td>S-6</td> <td>No Change (maintain S-6)</td> </tr> </tbody> </table> Administrative Action Approve W-1. Administrative policy V.F.1.a.: Consistent with Existing Plans. <i>Note: On Jan. 31, 2014, DEP notified WSSC that the provision of public water service for a single service hookup is allowed under the "abutting mains" service policy. Although initially addressed under the "abutting mains" policy, administrative approval of this request is granted under the "consistent with existing plans" policy for water service to areas zoned for large lot development.</i>	Existing	Requested	W-5	W-1	S-6	No Change (maintain S-6)
Existing	Requested						
W-5	W-1						
S-6	No Change (maintain S-6)						

WSSCR 14-CLO-03A: Daniel and Jacqueline McGroarty

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification						
<ul style="list-style-type: none"> • 17720 New Hampshire Ave., Ashton • Parcel P386, Ingleside 3117/003 (acct. no. 00716088) • Map tile: WSSC – 224NW01; MD – JT42 • South side of New Hampshire Ave. (MD 650) east of Crystal Spring Dr. • R-200 Zone; 6.17 acres • Cloverly – Norwood Planning Area Sandy Spring Ashton Master Plan (1998) • Northwest Branch Watershed (MDE Use IV) • <u>Existing use</u>: one single-family house (built 1888) • <u>Proposed use</u>: three-lot, single-family residential subdivision; plan no. 120140140, "Ingleside" 	Service Area Categories: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Existing</th> <th style="text-align: left;">Requested</th> </tr> </thead> <tbody> <tr> <td>W-1</td> <td>W-1 (No Change)</td> </tr> <tr> <td>S-6</td> <td>S-1</td> </tr> </tbody> </table> Administrative Action Approve S-1. Administrative policy V.F.1.a.: Consistent with Existing Plans.	Existing	Requested	W-1	W-1 (No Change)	S-6	S-1
Existing	Requested						
W-1	W-1 (No Change)						
S-6	S-1						

Damascus Planning Area

WSSCR 14-DAM-01A: Kings Valley Limited Partnership

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification
<ul style="list-style-type: none"> • 26600 Block, Ridge Road, Damascus • Parcel P222, Very Good (acct. no. 00933966) • Map tile: WSSC – 237NW10; MD – FX43 • West side of Ridge Rd. (MD 27), opposite and north of Beall Ave. • RNC/TDR Zone; 22.66 ac. • Damascus Planning Area Damascus Master Plan (2006) • Middle Great Seneca Creek Watershed (MDE Use I) • <u>Existing use</u>: unimproved <u>Proposed use</u>: 19-lot single-family subdivision; plan nos. 120120010 & 820120010, "Ridgeview" 	<p>Existing – Proposed – Service Area Categories</p> <p>W-6 W-3 S-6 S-3</p> <p>Administrative Action</p> <p>Approve W-3 and S-3, with both water and sewer service restricted only to a Planning Board-approved project using the RNC Zone optional cluster development method. Administrative policy V.F.1.a.: Consistent with Existing Plans.</p> <p><i>Note: Initial category mapping for this request will place the entirety of the subject site in W-3 and S-3, restricted as detailed above. Once the subdivision lots are recorded and included in the County's GIS property layer, DEP will designate the residential lots as W-3 and S-3 and restore categories W-6 and S-6 for undeveloped open space areas on the site.</i></p>

Darnestown Planning Area

WSSCR 14-DNT-01A: Cindy and Ralph Coffman

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification
<ul style="list-style-type: none"> • 12710 High Meadow Road and 14411 Jones Lane, North Potomac • Property Data – <i>See the table below</i> • Map tile: WSSC –219NW13; MD –ER43 • North side of Warfield Rd. southeast of Miracle Dr. • R-200 & RE-2 Zones; 8.17 acres total • Darnestown Planning Area Potomac Subregion Master Plan (2002) • Muddy Branch Watershed (MDE Use I) • <u>Existing use</u>: one single-family house <u>Proposed use</u>: 8-lot single-family residential subdivision; plan no. 120140180 "Potomac Chase - 12710 High Meadow Road" 	<p>Existing – Proposed – Service Area Categories</p> <p>W-6 W-1 S-6 S-1</p> <p>Administrative Action</p> <p>Approve W-3 and S-3. Administrative policy V.F.1.a.: Consistent with Existing Plans.</p>

<u>Property Information:</u>			
Address	Property I.D. (Acct. No.)	Zoning	Acreage
• 12710 High Meadow Rd.	Parcel P614, Triple Trouble, etc (00403130)	R-200 & RE-2	6.71 ac.
• 14411 Jones La.	Lot 116, Block D, Potomac Chase (02876013)	R-200	1.46 ac.

Goshen – Woodfield – Cedar Grove Planning Area

WSSCR 14-GWC-01A: Jaime and Jessica Ramos

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification
<ul style="list-style-type: none"> • 24005 Woodfield Rd., Gaithersburg • Lot 2 (N148), Herbert Mumford Subdivision (acct. no. 00933283) • Map tile: WSSC – 2233NW09; MD – FW52 • Northeast side of Woodfield Rd. (MD 124) between Woodfield School Rd. and Rolling fork Dr. • RE-2C Zone; 22,272 sq. ft. (0.51 ac.) • Goshen - Woodfield - Cedar Grove Planning Area Damascus Master Plan (2006) • Upper Great Seneca Creek Watershed (MDE Use I) • <u>Existing use</u>: single-family house • <u>Proposed use</u>: sewer service for the existing house due to septic system failure 	<p>Existing – Proposed – Service Area Categories</p> <p>W-1 W-1 (No Change) S-6 S-1</p> <p>Administrative Action</p> <p>Approve S-1. Administrative policy V.F.1.a.: Consistent with Existing Plans.</p> <p><i>Note: DPS notified DEP about a public health problem at this location on Aug. 2, 2013. DEP subsequently directed WSSC to expedite sewer service for the property on Aug. 8, 2013. WSSC permit records show a release date for a sewer connection on Oct. 17, 2013. Although sewer service was initially approved under the "public health problems" policy, administrative approval of this request is granted under the "consistent with existing plans" policy.</i></p>

Olney Planning Area

WSSCR 14-OLN-02A: Robert and Martha English

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification
<ul style="list-style-type: none"> • 3207 Emory Church Road, Olney • Parcel N183, Par 3 Batchellors for Powells Addn (acct. no. 00706397) • Map tile: WSSC – 222NW03; MD – HS53 • South side of Emory Church Rd., east of Olney Manor Park • RE-2 Zone; 2.93 acres • Olney Planning Area Olney Master Plan (2005) • Northwest Branch Watershed (MDE Use IV) • <u>Existing use</u>: one single-family house (built: 1946) • <u>Proposed use</u>: no change; public water service for the existing house 	<p>Existing – Proposed – Service Area Categories</p> <p>W-6 W-3 S-6 S-6 (No Change)</p> <p>Administrative Action</p> <p>Approve W-1. Administrative policy V.F.1.a.: Consistent with Existing Plans.</p> <p><i>Note: DEP provided WSSC with an advance water service connection memo for this property on July 17, 2014, consistent with the "abutting mains" policy. Although water service was initially approved under the "abutting mains" policy, administrative approval of this request is granted under the "consistent with existing plans" policy. Construction of the abutting water main has been completed.</i></p>

Potomac – Cabin John Planning Area

WSSCR 14-POT-01A: Kirby and Barbara Johnson

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
<ul style="list-style-type: none"> • 10908 Rock Run Dr., Potomac • Lot 7, Block 1, Fawcett Farms (acct. no. 00867280); est. by plat: 1945 • Map tile: WSSC – 210NW11; MD – FN23 • Southwest side of Rock Run Dr., between Chandler Rd. and Brent Rd. • R-200 Zone; 43,476 sq. ft. (1.00 ac.) • Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002) • Rock Run Watershed (MDE Use I) • <u>Existing use</u>: single-family house; built: 1953 • <u>Proposed use</u>: no change; service is requested for the existing house 	<p>Service Area Categories:</p> <p><u>Existing – Requested – Service Area Categories</u></p> <p>W-1 W-1 (No Change)</p> <p>S-6 S-3</p> <p>Administrative Action</p> <p>Approve S-3. Administrative policy V.F.1.a.: Consistent with Existing Plans.</p>

WSSCR 14-POT-02A: Clifford and Mary Gross

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification
<ul style="list-style-type: none"> • 10806 Alloway Dr., Potomac • Pt. Lot 38, Block H, Great Falls Estates (acct. no. 00878660) • Map tile: WSSC – 211NW11; MD – FP21 • West side of Alloway Dr., north of Belmart Rd. • RE-2 Zone; 2.14 ac. • Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002) • Rock Run Watershed (MDE Use I) and Potomac River – Great Falls Tributaries Watershed (MDE Use I) • <u>Existing use</u>: single-family house; built: 1961 • <u>Proposed use</u>: enlarge the existing house 	<p>Service Area Categories:</p> <p><u>Existing Requested</u></p> <p>W-3 W-3 (No Change)</p> <p>S-6 S-3</p> <p>Administrative Action</p> <p>Approve S-3 for a property at the periphery of the sewer envelope. Administrative policy V.F.1.a.: Consistent with Existing Plans.</p>

WSSCR 14-POT-03A: Mahtab Sarfarazi and Nader Parsa

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification						
<ul style="list-style-type: none"> • 7106 Saunders Court, Potomac • Lot 2B (N375), Clewerwall (acct. no. 00864878) • Map tile: WSSC – 209NW09; MD – FN562 • West side of Saunders Ct., south of Saunders La. • RE-2 Zone; 2.28 acres • Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002) • Rock Run Watershed (MDE Use I) • <u>Existing use</u>: single-family house • <u>Proposed use</u>: sewer service for the existing house to relieve a failed septic system 	<p>Service Area Categories:</p> <table border="1"> <thead> <tr> <th>Existing</th> <th>Requested</th> </tr> </thead> <tbody> <tr> <td>W-3</td> <td>W-3 (No Change)</td> </tr> <tr> <td>S-6</td> <td>S-1</td> </tr> </tbody> </table> <p>Administrative Action Approve S-1. Administrative policy V.F.1.a.: Consistent with Existing Plans.</p> <p><i>Note: On Apr. 7, 2014, DEP notified WSSC that the provision of public sewer service for a single service hookup is allowed under the "public health problems" service policy. Although initially addressed under the "public health problems" policy, administrative approval of this request is granted under the "consistent with existing plans" policy.</i></p>	Existing	Requested	W-3	W-3 (No Change)	S-6	S-1
Existing	Requested						
W-3	W-3 (No Change)						
S-6	S-1						

WSSCR 14-POT-04A: Jennifer Pogue

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification						
<ul style="list-style-type: none"> • 8545 Horseshoe La., Potomac • Lot 11, Block A, Potomac Ranch (acct. no. 00859757) • Map tile: WSSC – 210NW10; MD – FN33 • Northwest corner, intersection of Horseshoe La. And Stirrup Ct. • RE-2 Zone; 2.00 acres • Potomac – Cabin John Planning Area Potomac Subregion Plan (2002) • Rock Run Watershed (MDE Use I) • <u>Existing use</u>: one single-family house (built 1965) • <u>Proposed use</u>: sewer service requested to support an addition to the existing 	<p>Service Area Categories:</p> <table border="1"> <thead> <tr> <th>Existing</th> <th>Requested</th> </tr> </thead> <tbody> <tr> <td>W-1</td> <td>W-1 (No Change)</td> </tr> <tr> <td>S-6</td> <td>S-3</td> </tr> </tbody> </table> <p>Administrative Action Approve S-1 for a property at the periphery of the sewer envelope. Administrative policy V.F.1.a.: Consistent with Existing Plans.</p>	Existing	Requested	W-1	W-1 (No Change)	S-6	S-3
Existing	Requested						
W-1	W-1 (No Change)						
S-6	S-3						

Travilah Planning Area

WSSCR 14- TRV-01A: Charles and Amy Collins

<p>Property Information and Location Property Development</p>	<p>Applicant's Request: Service Area Categories & Justification</p>				
<ul style="list-style-type: none"> • 12300 Beall Spring Rd., Potomac • Lot 1, Beallmount (acct. no. 01719544); est. by plat: 7/17/75 • Map tile: WSSC – 216NW13; MD – EQ33 • Northern corner, intersection of River Rd. (MD 190) and Beall Spring Rd. • RE-2 Zone; 3.65 ac. • Travilah Planning Area Potomac Subregion Master Plan (2002) • Muddy Branch Watershed (MDE Use I) • <u>Existing use</u>: single-family house; built: 1978 <u>Proposed use</u>: no change; water service for the existing house 	<p>Service Area Categories: <u>Existing – Requested – Service Area Categories</u></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">W-6</td> <td style="width: 50%; text-align: center;">W-1</td> </tr> <tr> <td>S-6</td> <td style="text-align: center;">S-6 (No Change)</td> </tr> </table> <p>Administrative Action Approve W-1. Administrative policy V.F.1.a.: Consistent with Existing Plans. <i>Note: DEP provided WSSC with an advance water service connection memo for this property on January 15, 2014, consistent with the "abutting mains" policy. Although water service was initially approved under the "abutting mains" policy, administrative approval of this request is granted under the "consistent with existing plans" policy.</i></p>	W-6	W-1	S-6	S-6 (No Change)
W-6	W-1				
S-6	S-6 (No Change)				

WSSCR 14-TRV-03A: Hannibal Farms, Inc.

<p>Property Information and Location Property Development</p>	<p>Applicant's Request: Administrative Action and Policy Justification</p>				
<ul style="list-style-type: none"> • Hannibal Way & Hannibal Ct., Potomac • 16 properties: Lots 1-2, & 7-19, Hannibal Farms; Parcel P124, Beallmount etc (see the table on the following page for additional property information ^A) • Map tile: WSSC – 2216-217NW12; MD – EQ63 • North side of Glen Rd. at Hannibal Way • RE-2 Zone; 38.5 acres • Travilah Planning Area Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • <u>Existing use</u>: paper subdivision w/ one existing single-family house <u>Proposed use</u>: single-family subdivision (16 or more lots) using public water and septic systems 	<p>Service Area Categories: <u>Existing Requested</u></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">W-6</td> <td style="width: 50%; text-align: center;">W-3</td> </tr> <tr> <td>S-6</td> <td style="text-align: center;">S-6 (no change)</td> </tr> </table> <p>Administrative Action Approve W-3. Administrative policy V.F.1.a.: Consistent with Existing Plans.</p>	W-6	W-3	S-6	S-6 (no change)
W-6	W-3				
S-6	S-6 (no change)				

WSSCR 14-TRV-03A: Hannibal Farms, Inc. (continued)

^A Property Information			
Address	Property Description	Tax Acct. No.	Acreage
12001 Glen Rd.....	Parcel P124, Beallmount Etc.....	00387392.....	8.01 ac.
6 Hannibal Ct.	Lot 18, Hannibal Farms	03090358.....	2.08 ac.
7 Hannibal Ct.	Lot 11, Hannibal Farms	03090280.....	2.00 ac.
10 Hannibal Ct.	Lot 17, Hannibal Farms	03090347.....	2.00 ac.
11 Hannibal Ct.	Lot 12, Hannibal Farms	03090291.....	2.00 ac.
13 Hannibal Ct.	Lot 13, Hannibal Farms	03090303.....	2.00 ac.
14 Hannibal Ct.	Lot 16, Hannibal Farms	03090336.....	2.05 ac.
18 Hannibal Ct.	Lot 15, Hannibal Farms	03090325.....	2.00 ac.
22 Hannibal Ct.	Lot 14, Hannibal Farms	03090314.....	2.00 ac.
12500 Hannibal Way	Lot 19, Hannibal Farms	03090245.....	2.02 ac.
12501 Hannibal Way	Lot 1, Hannibal Farms	03090212.....	2.00 ac.
12505 Hannibal Way	Lot 2, Hannibal Farms	03090223.....	2.00 ac.
12506 Hannibal Way	Lot 10, Hannibal Farms	03090234.....	2.00 ac.
12510 Hannibal Way	Lot 9, Hannibal Farms	03090278.....	2.01 ac.
12514 Hannibal Way	Lot 8, Hannibal Farms	03090267.....	2.06 ac.
12518 Hannibal Way	Lot 7, Hannibal Farms	03090256.....	2.17 ac.

WSSCR 14-TRV-04A: Mani Patel

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification						
<ul style="list-style-type: none"> • 13525 Hunting Hill Way. North Potomac • Lot 6, Block 1, Hunting Hill Farm (acct. no. 02753708) • Map tile: WSSC – 218NW12; MD – ER52 • Northeast corner, intersection of Hunting Hill Way and Riding Fields Road • RE-2 Zone; 8.02 acres • Travilah Planning Area Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • <u>Existing use</u>: one single-family house (built: 1991) • <u>Proposed use</u>: 3-lot residential resubdivision 	<p>Service Area Categories:</p> <table border="1"> <thead> <tr> <th>Existing</th> <th>Requested</th> </tr> </thead> <tbody> <tr> <td>W-6</td> <td>W-3</td> </tr> <tr> <td>S-6</td> <td>S-6 (No Change)</td> </tr> </tbody> </table> <p>Administrative Action</p> <p>Approve W-3. Administrative policy V.F.1.a.: Consistent with Existing Plans.</p>	Existing	Requested	W-6	W-3	S-6	S-6 (No Change)
Existing	Requested						
W-6	W-3						
S-6	S-6 (No Change)						

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

Approved



Lisa Feldt, Director
Montgomery County Department of Environmental Protection

M-NCPPC DEVELOPMENT REVIEW COMMITTEE UPDATE

Plans no. 120120010 & 820120010, "Ridgeview": The proposed use of public water and sewer service for this project is consistent with the approved, restricted W-3 and S-3 water and sewer categories granted by this action.

Plan no. 120140180 "Potomac Chase - 12710 High Meadow Road": The proposed use of public water and sewer service for this project is consistent with the approved W-3 and S-3 water and sewer categories granted by this action.

NOTIFICATION OF DEP ACTION

DEP will submit notification of the Director's action to MDE for that agency's review. MDE has 90 days to comment on the administrative approvals granted. 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

Jay G. Sakai, Director, Water Mgt. Admin., MDE
George Ieventhal, Montgomery County Council
Keith Levchenko, Montgomery County Council
Diane Schwartz-Jones, Director, DPS
Gene von Gunten, Well & Septic Section, DPS
Casey Anderson, Planning Board
John Carter & Katherine Nelson, Area 3 Planning Team, M-NCPPC
Pam Dunn, Functional Planning Team, M-NCPPC

Cathy Conlon, Development Applications and Regulatory Coordination Team, M-NCPPC
Geoffery Mason, Parks Planning Div., M-NCPPC
Jerry Johnson, General Manager, WSSC
Mike Harmer & Dave Shen, Development Services Group, WSSC
Luis Tapia, Service Applications Group, WSSC
Pearl Walker, Assessments Group, WSSC

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

Attachments – Service Area Category Designations (see page 12)
Amendment Service Area Category Mapping (see pages 13 - 30)

ADS:ads/

R:\Programs\Water_and_Sewer\actions-AD\2014\AD2014-2\soa\SOA_2014-2--draft.docx

WATER/SEWER SERVICE AREA CATEGORIES INFORMATION

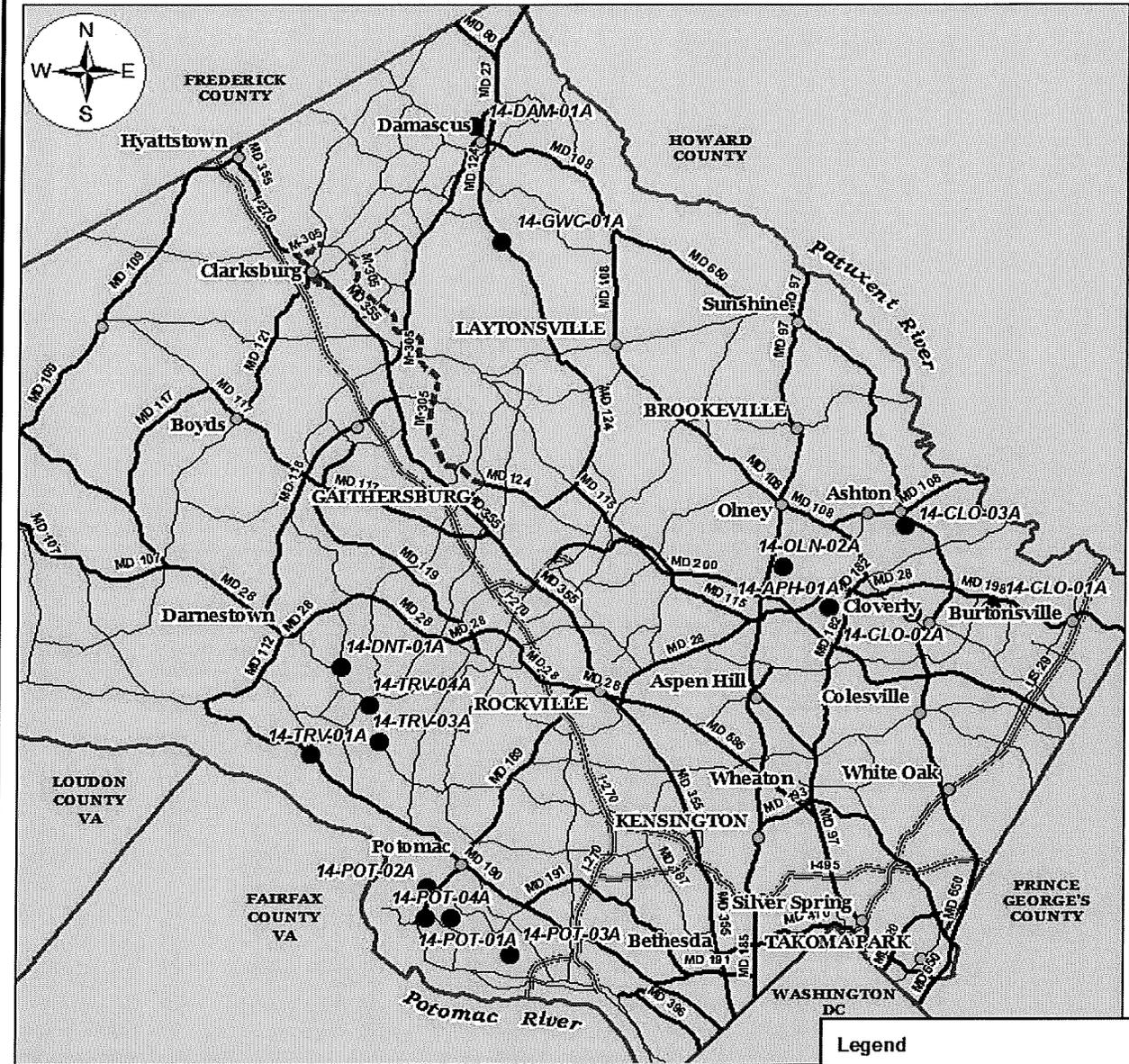
The Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan designates water and sewer service area categories for each property within the county. These service area categories determine a property's eligibility to receive public water and/or sewer service and indicate when the 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"> 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.
W-2 and S-2	<p>Categories W-2 and S-2 are not used in the Montgomery County Water and Sewer Plan. (State's definition: Areas served by extensions of existing community and multi-use systems which are in the final planning stages.)</p>	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"> 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.
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"> 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, 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"> 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. 	

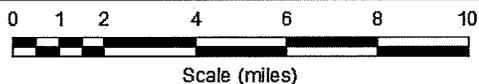
Please note that the County does not necessarily assign water and sewer categories in tandem (i.e. W-3 and S-3, or W-5 and S-5), due to differences in water and sewer service policies or to actual water or sewer service availability. Therefore, it is important to know *both* the water *and* sewer service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

Administrative Delegation Group AD 2014-2: Category Change Request Locator Water and Sewer Plan Map

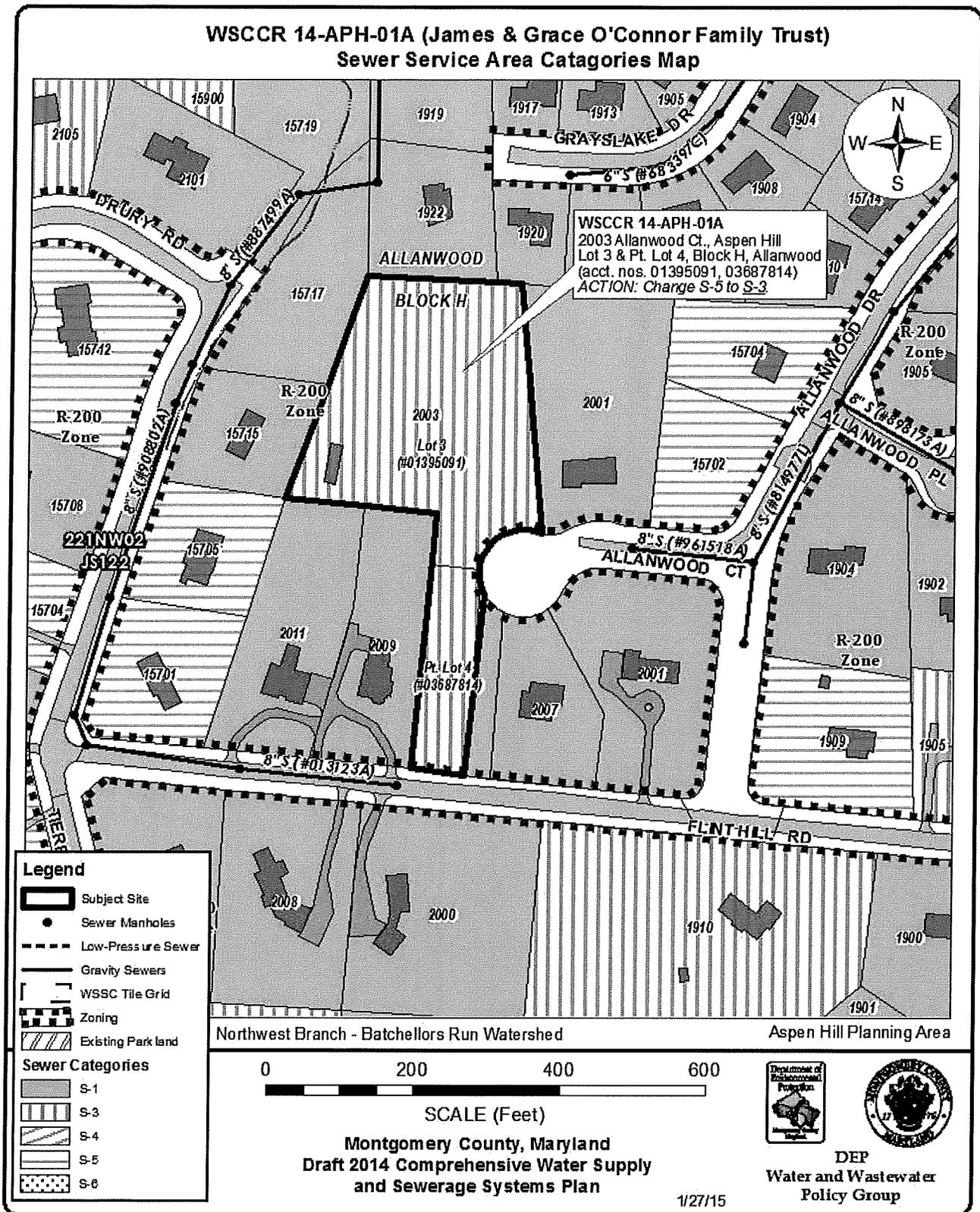


Legend

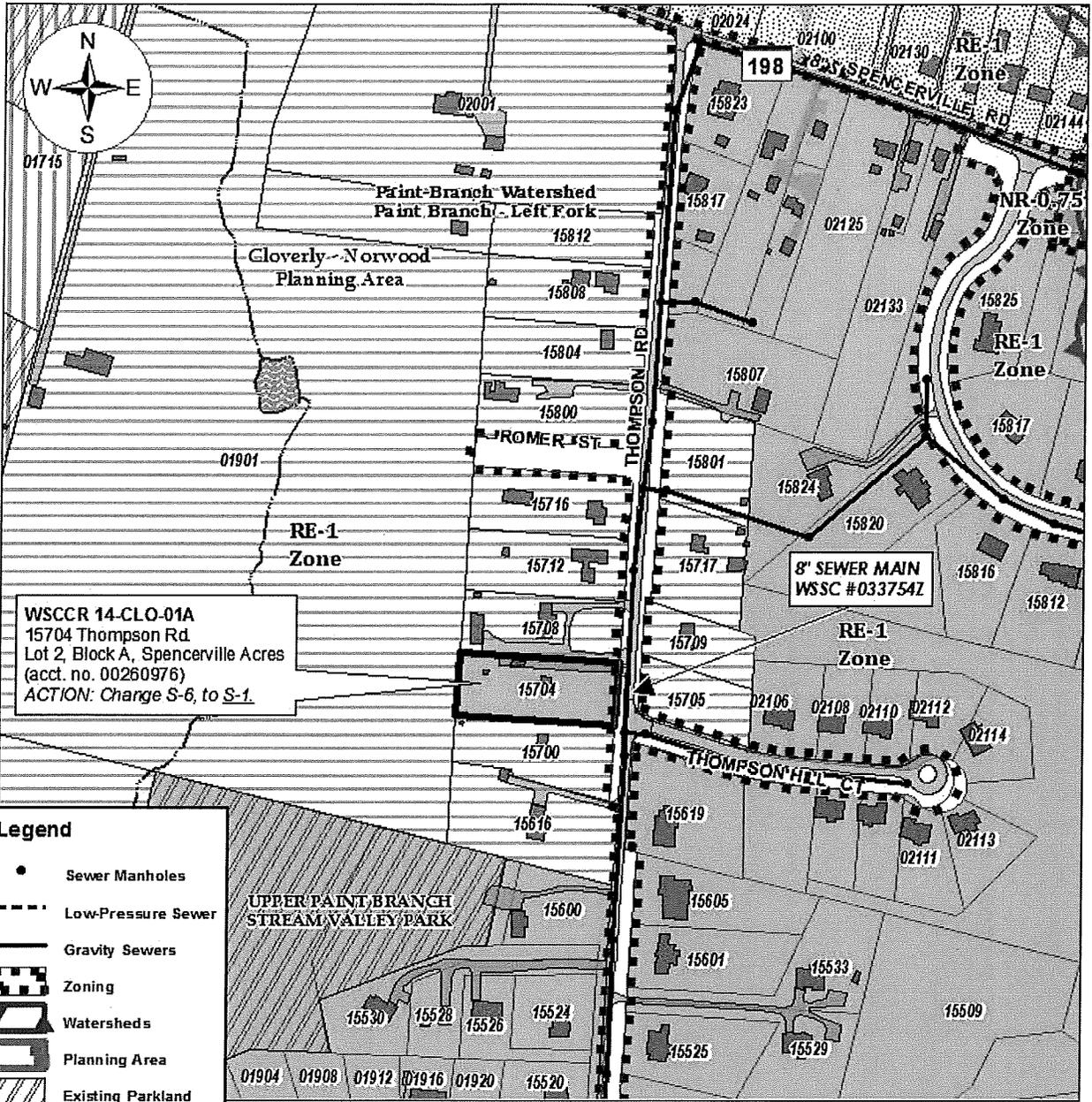
- Category Change Request Sites
- Localities
- Major Roads & Highways
- County Roads
- State Roads & Highways
- US Highways & Interstates
- Proposed Roads



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WSSCR 14-CLO-01A (Ruby Green): Sewer Service Area Categories Map

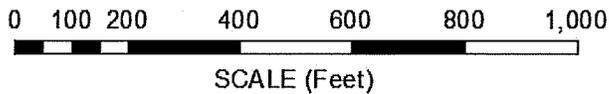


Legend

- Sewer Manholes
- Low-Pressure Sewer
- Gravity Sewers
- ▨ Zoning
- ▭ Watersheds
- ▭ Planning Area
- ▨ Existing Parkland

Sewer Categories

- ▭ S-1
- ▭ S-3
- ▭ S-4
- ▭ S-5
- ▭ S-6



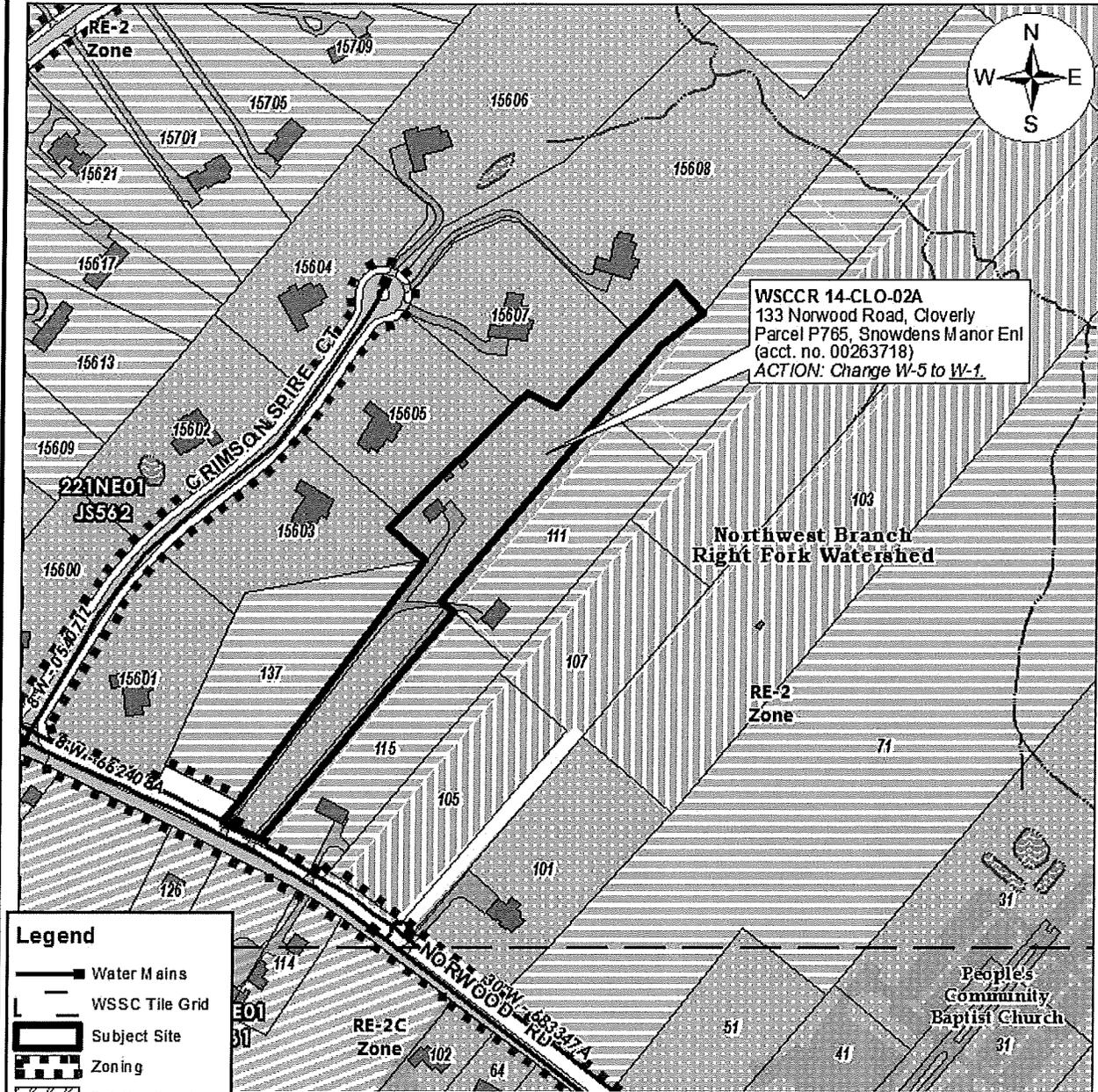
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WSSCR 14-CLO-02A (Polyzos Vasius): Sewer Service Area Categories Map



Legend

- Water Mains
- WSSC Tile Grid
- Subject Site
- Zoning
- Existing Parkland

Water Categories

- W-1
- W-3
- W-4
- W-5
- W-6

Cloverly - Norwood Planning Area

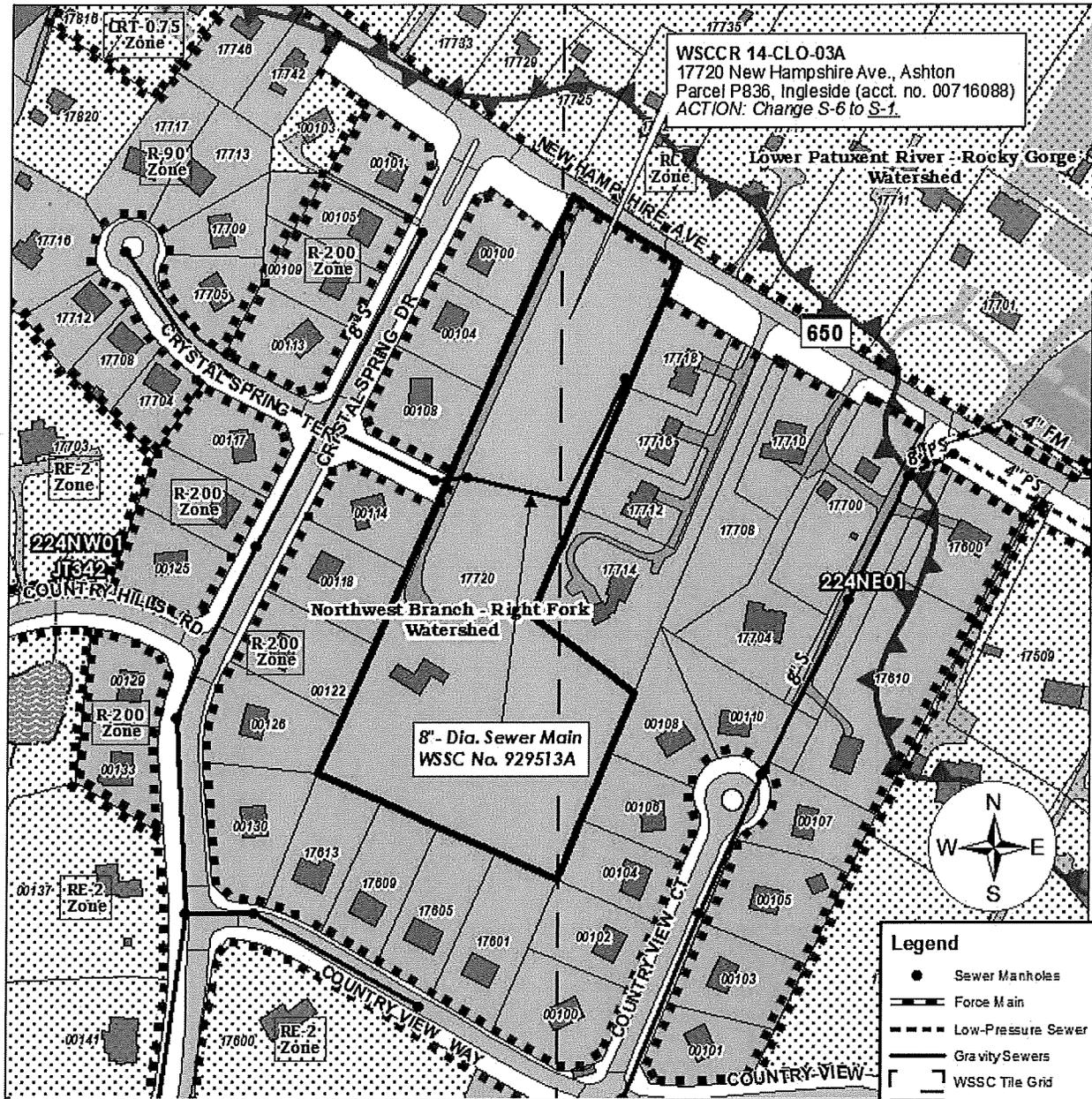
0 200 400 600 800 1,000
 SCALE (Feet)

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WSSCR 14-TRV-03 (Daniel & Jacqueline McGroarty): Sewer Service Area Categories Map



WSSCR 14-CLO-03A
 17720 New Hampshire Ave., Ashton
 Parcel P836, Ingleside (acct. no. 00716088)
 ACTION: Change S-6 to S-1.

Legend

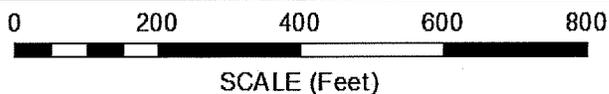
- Sewer Manholes
- Force Main
- - - Low-Pressure Sewer
- Gravity Sewers
- ▭ WSSC Tile Grid
- ▨ Zoning
- ▩ Existing Parkland

Sewer Categories

- ▭ S-1
- ▭ S-3
- ▭ S-4
- ▭ S-5
- ▭ S-6

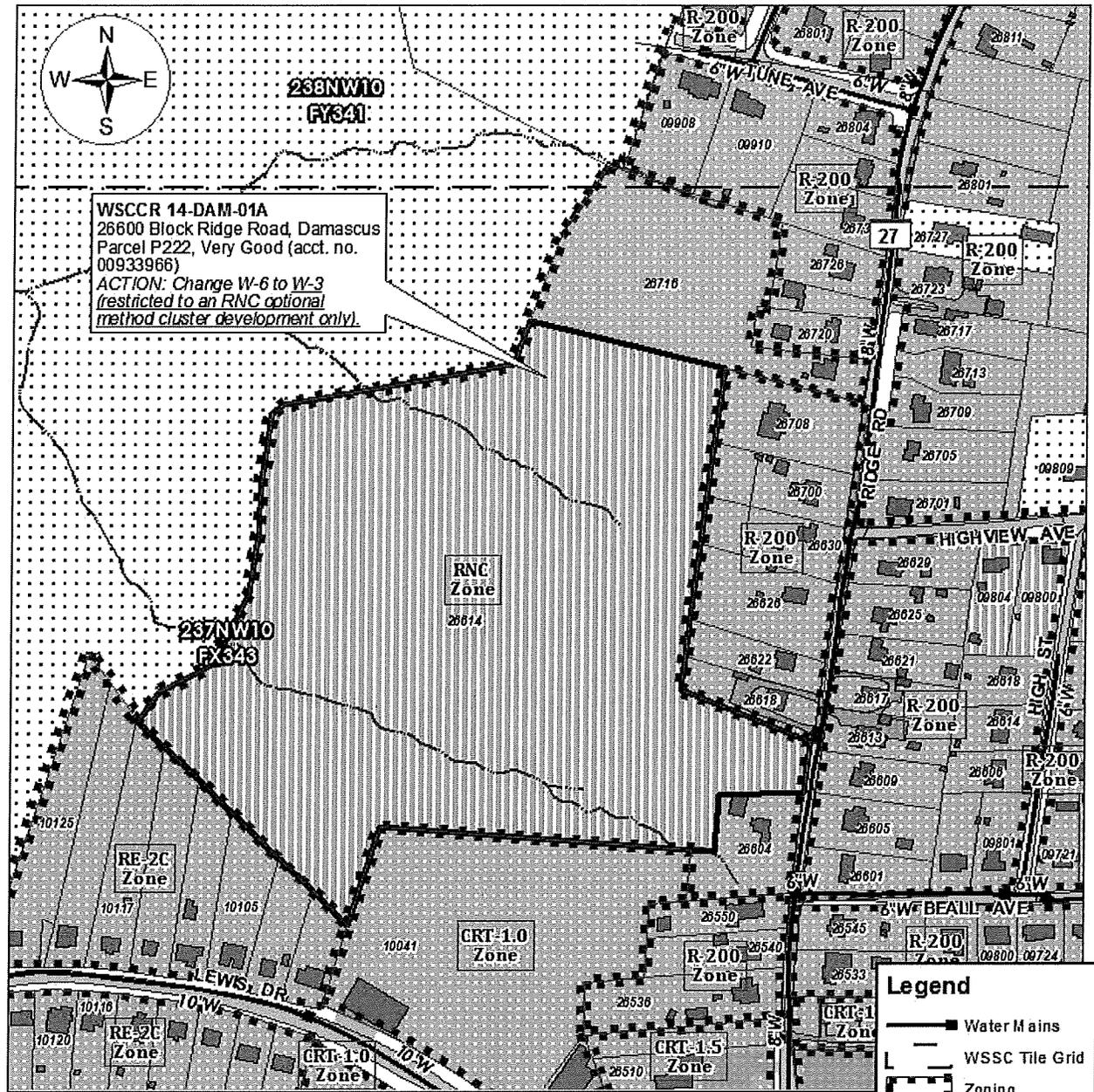


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WSSCR 14-DAM-01A (Kings Valley Ltd. Part.): Water Service Area Categories Map

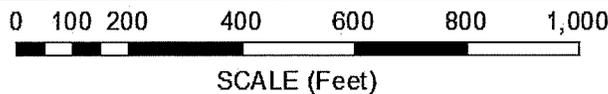


Damascus Planning Area



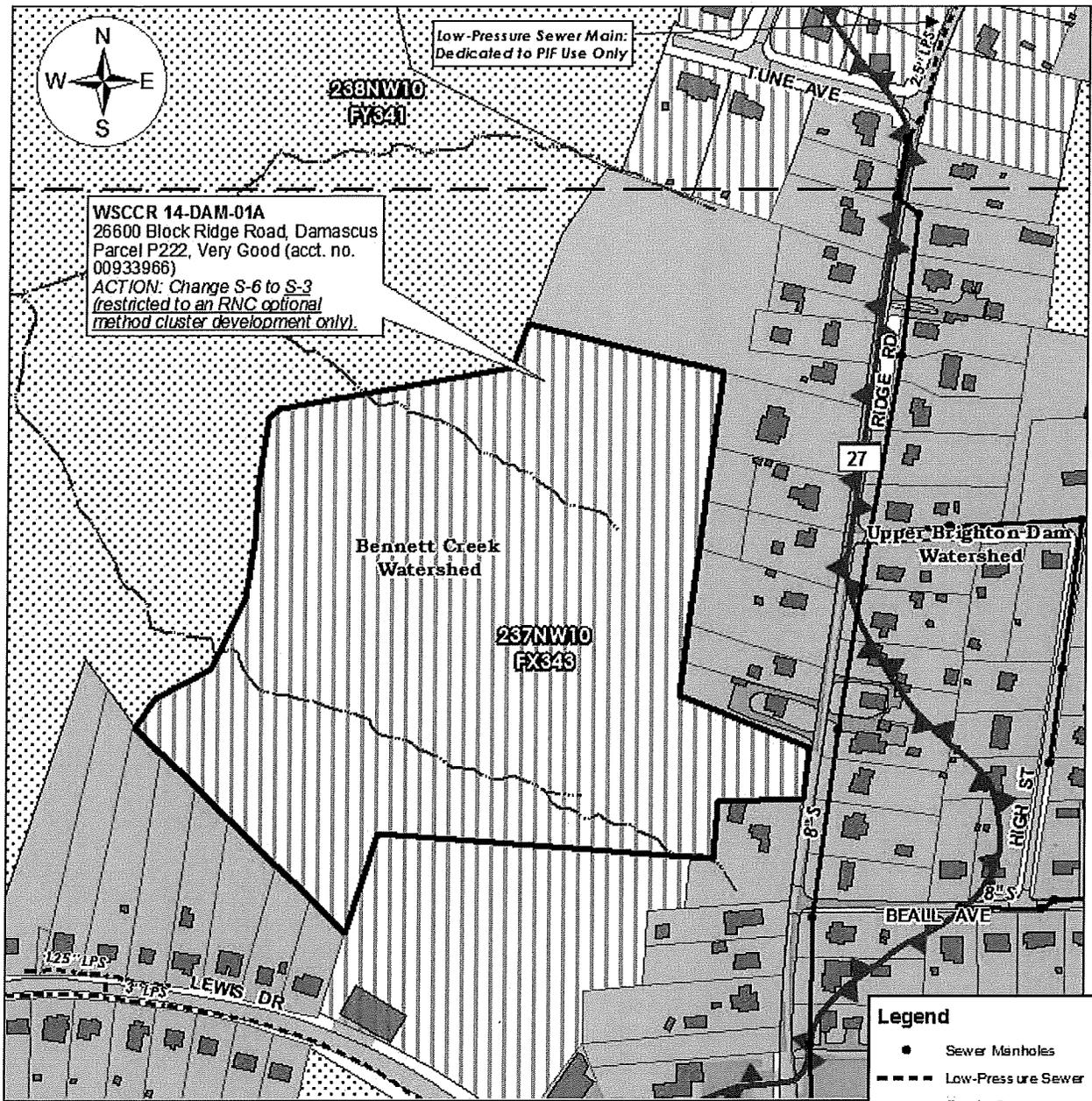
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Sewer Service Area Categories Map: WSCCR 14-DAM-01A (Kings Valley Ltd. Part.)



Legend

- Sewer Manholes
- Low-Pressure Sewer
- Gravity Sewers
- ▭ WSSC Tile Grid

Sewer Categories

- S-1
- S-3
- S-4
- S-5
- S-6



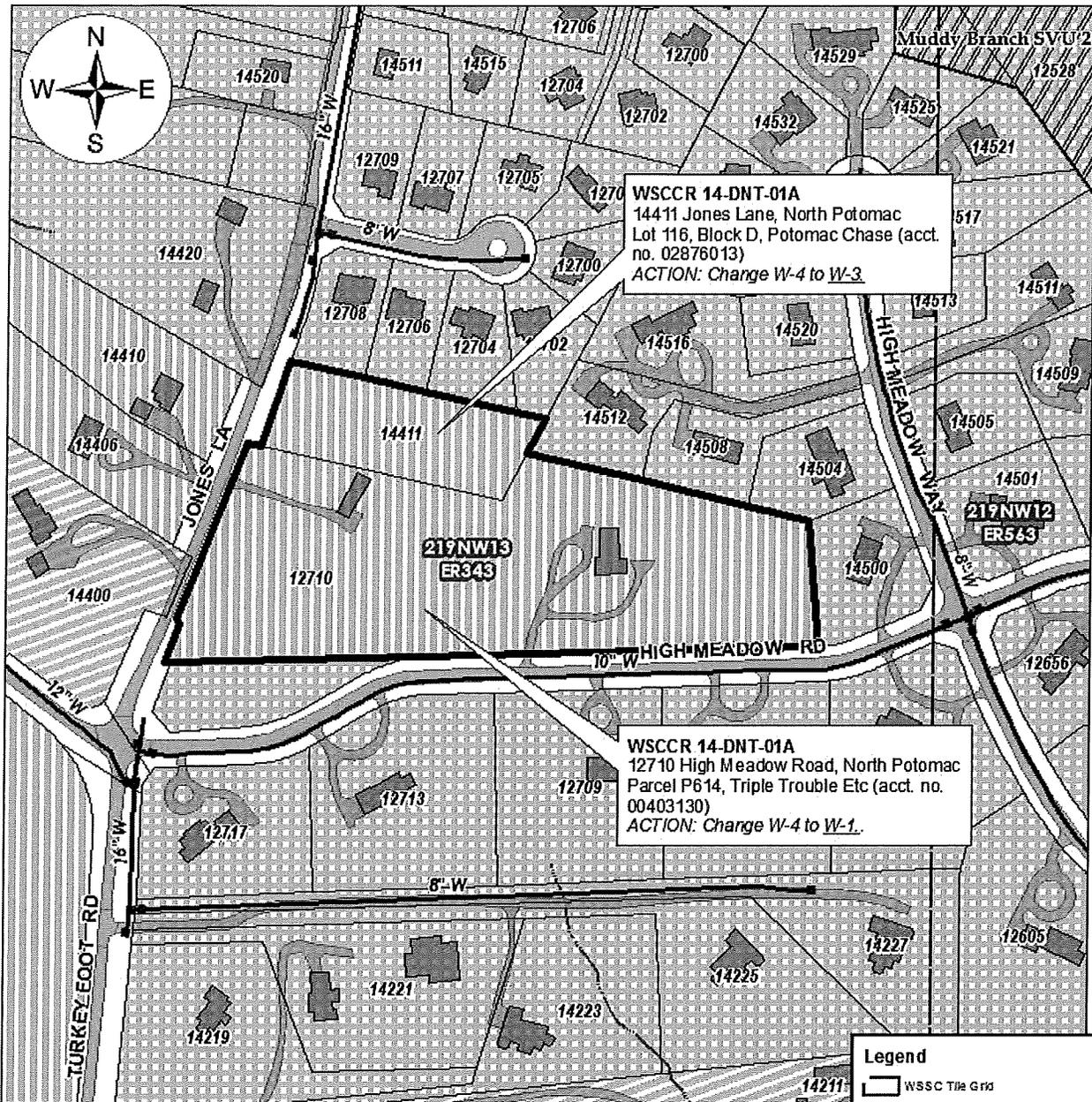
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SCALE (Feet)

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WSSCR 14-DNT-01A (Cindy and Ralph Coffman): Water Service Area Categories Map



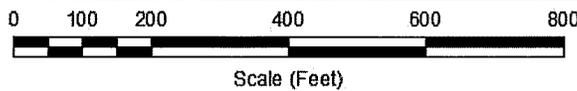
Darnestown Planning Area

Muddy Branch Watershed



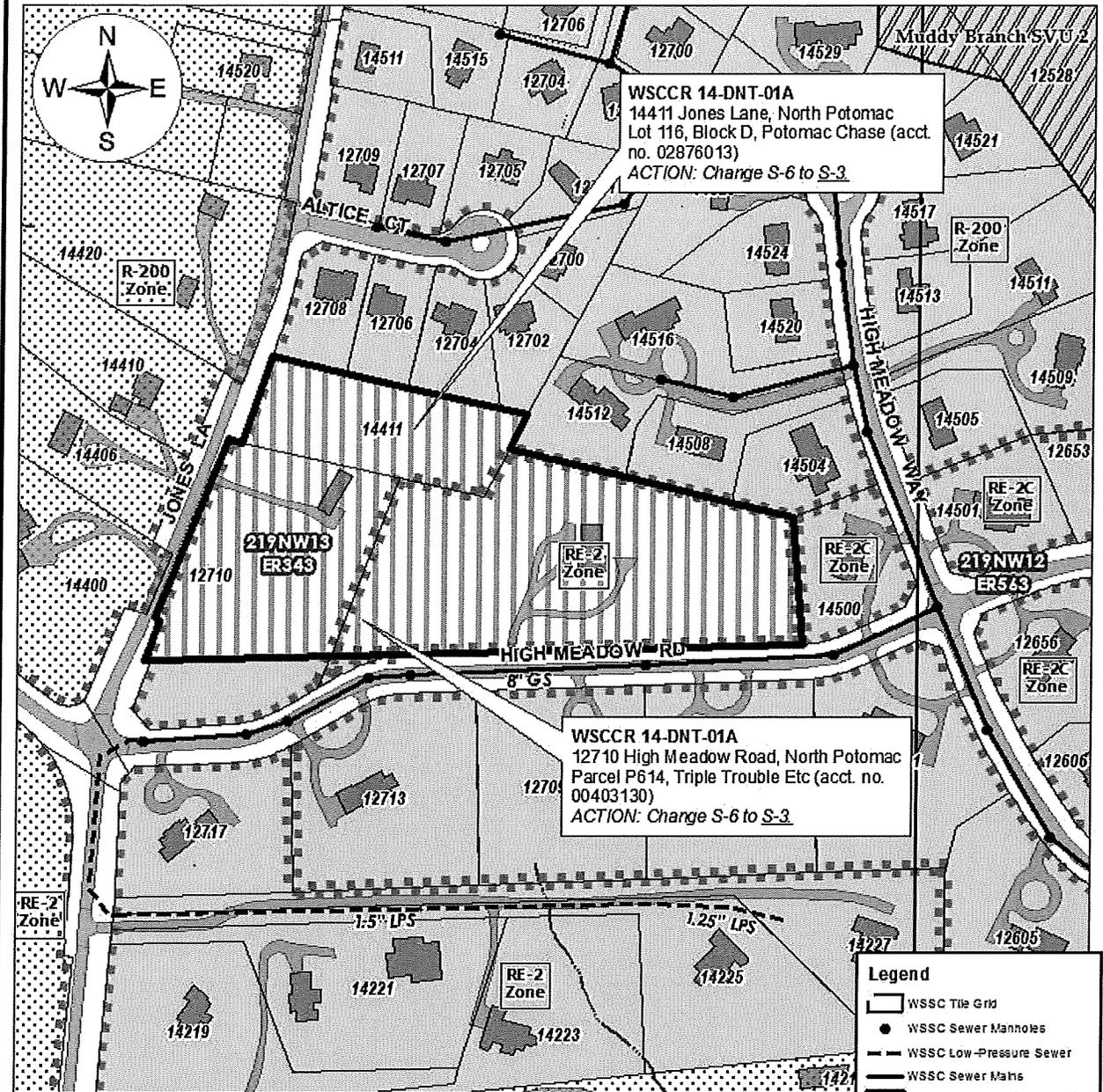
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WSSCR 14-DNT-01A (Cindy and Ralph Coffman): Sewer Service Area Categories Map



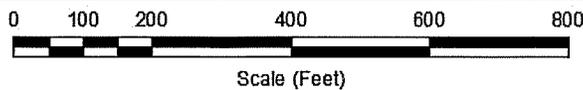
Darkestown Planning Area

Muddy Branch Watershed



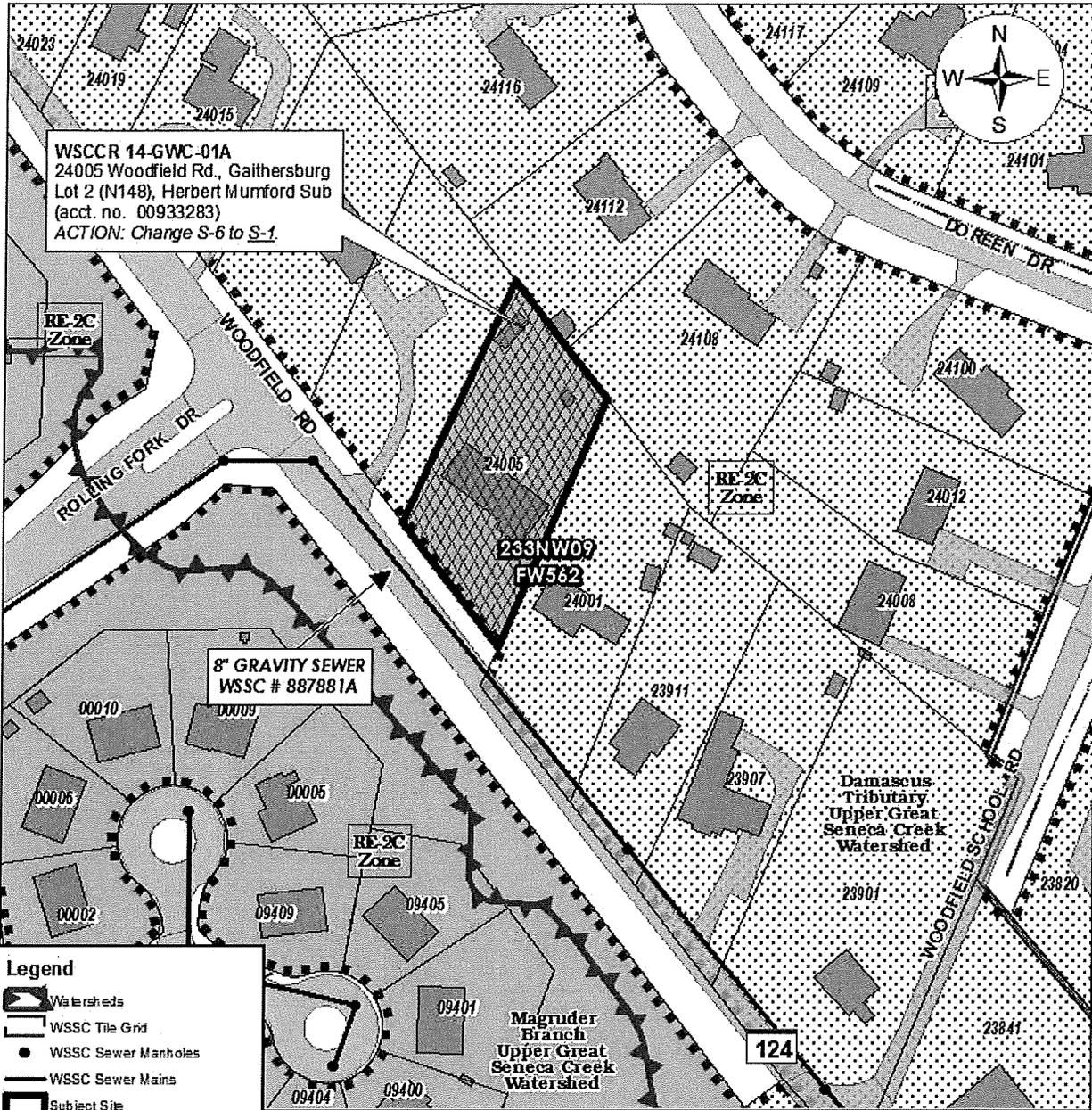
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WSSCR 14-GWC-01A (Jaime & Jessica Ramos): Sewer Service Area Categories Map

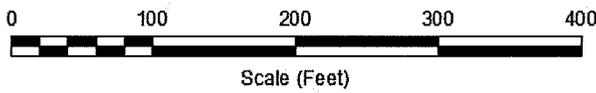


Legend

- Watersheds
- WSSC Tile Grid
- WSSC Sewer Manholes
- WSSC Sewer Mains
- Subject Site
- Health Problem Cases
- Parks
- Zoning Boundaries
- Planned Public Sewer Envelope

Sewer Categories

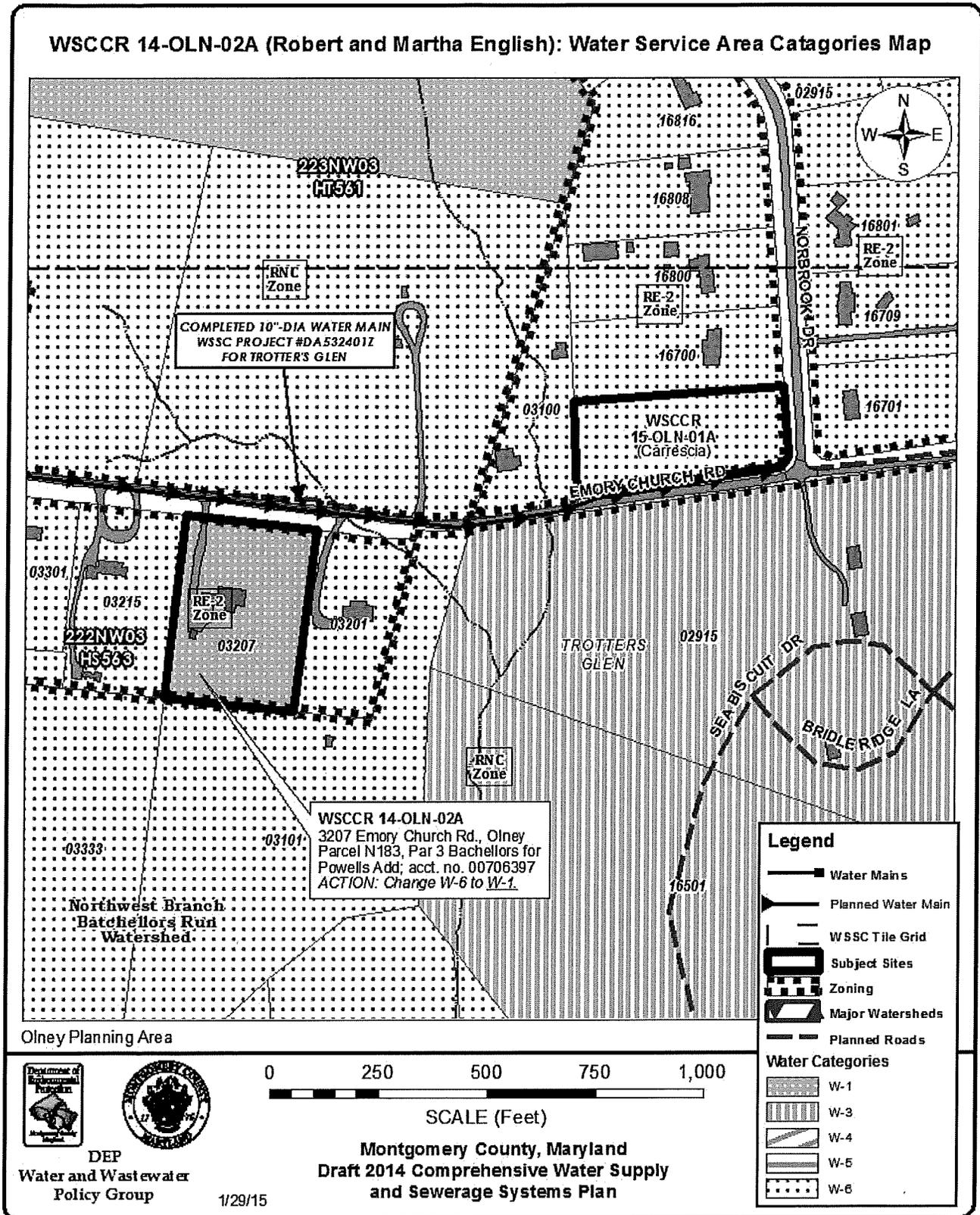
- S-1
- S-3
- S-6

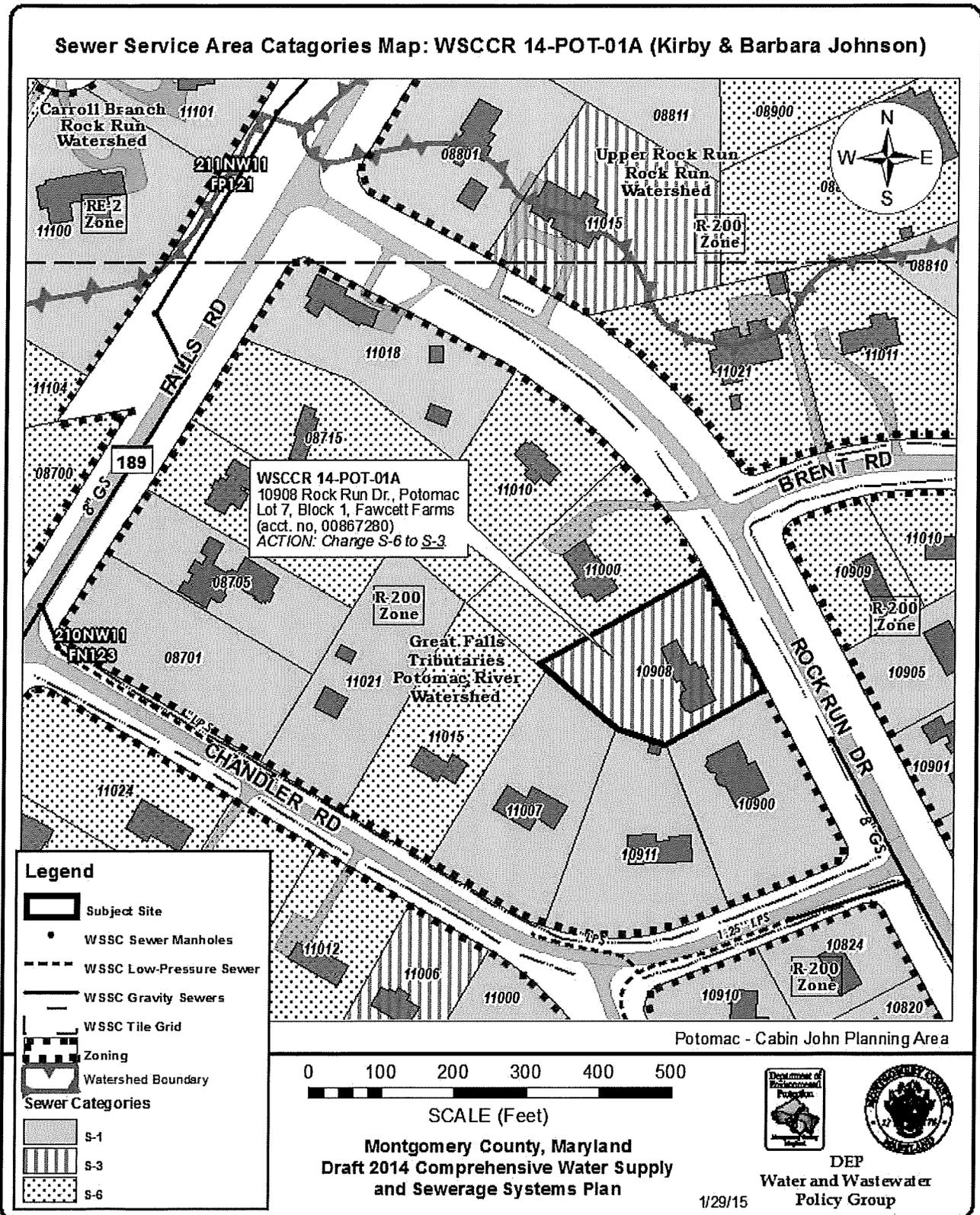


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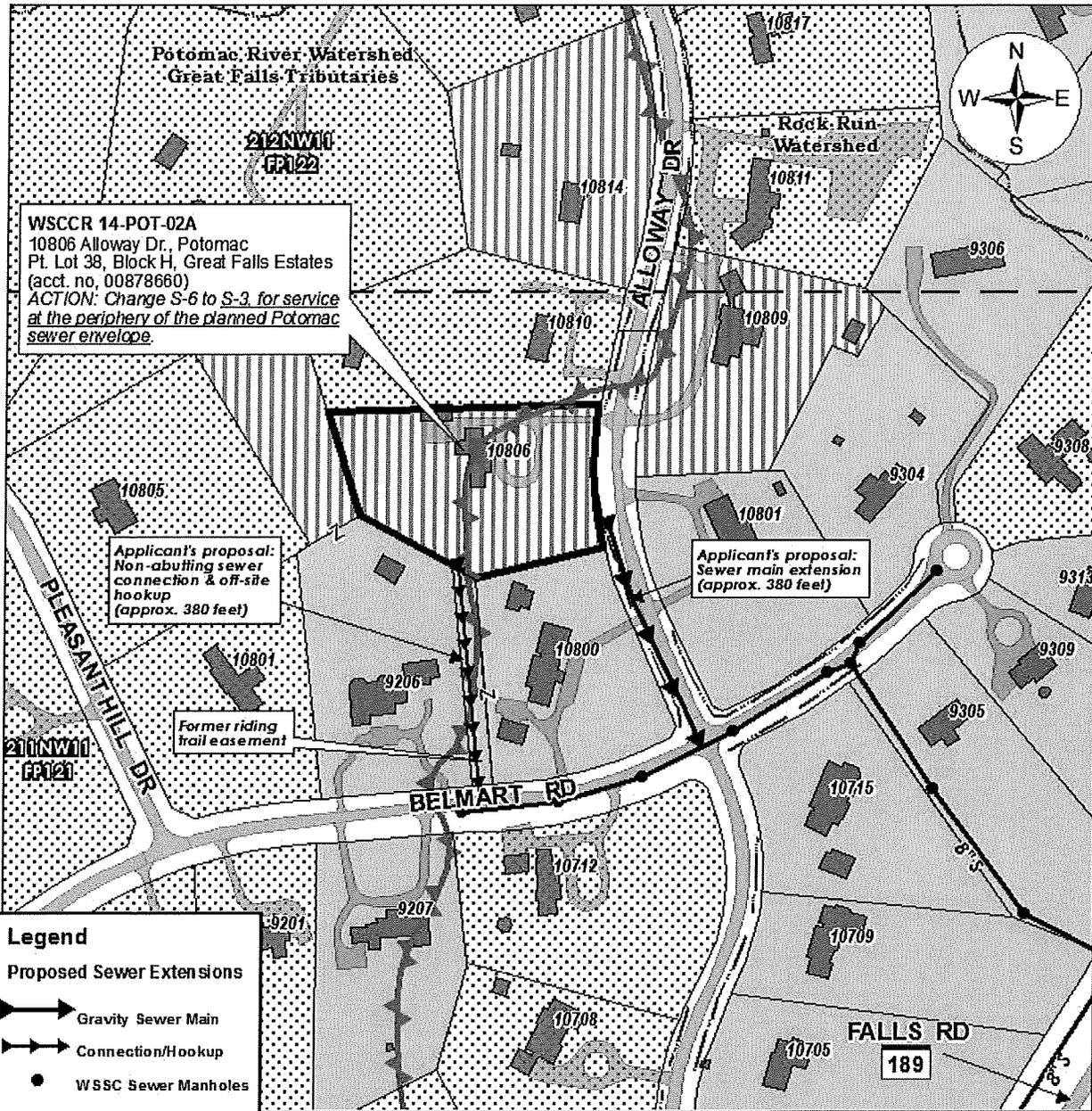
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WSSCR 14-POT-02A (Clifford & Mary Gross): Sewer Service Area Categories Map



Legend

Proposed Sewer Extensions

- Gravity Sewer Main
- Connection/Hookup
- WSSC Sewer Manholes
- WSSC Gravity Sewers
- WSSC Tile Grid
- Subject Site

Sewer Categories

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



SCALE (Feet)

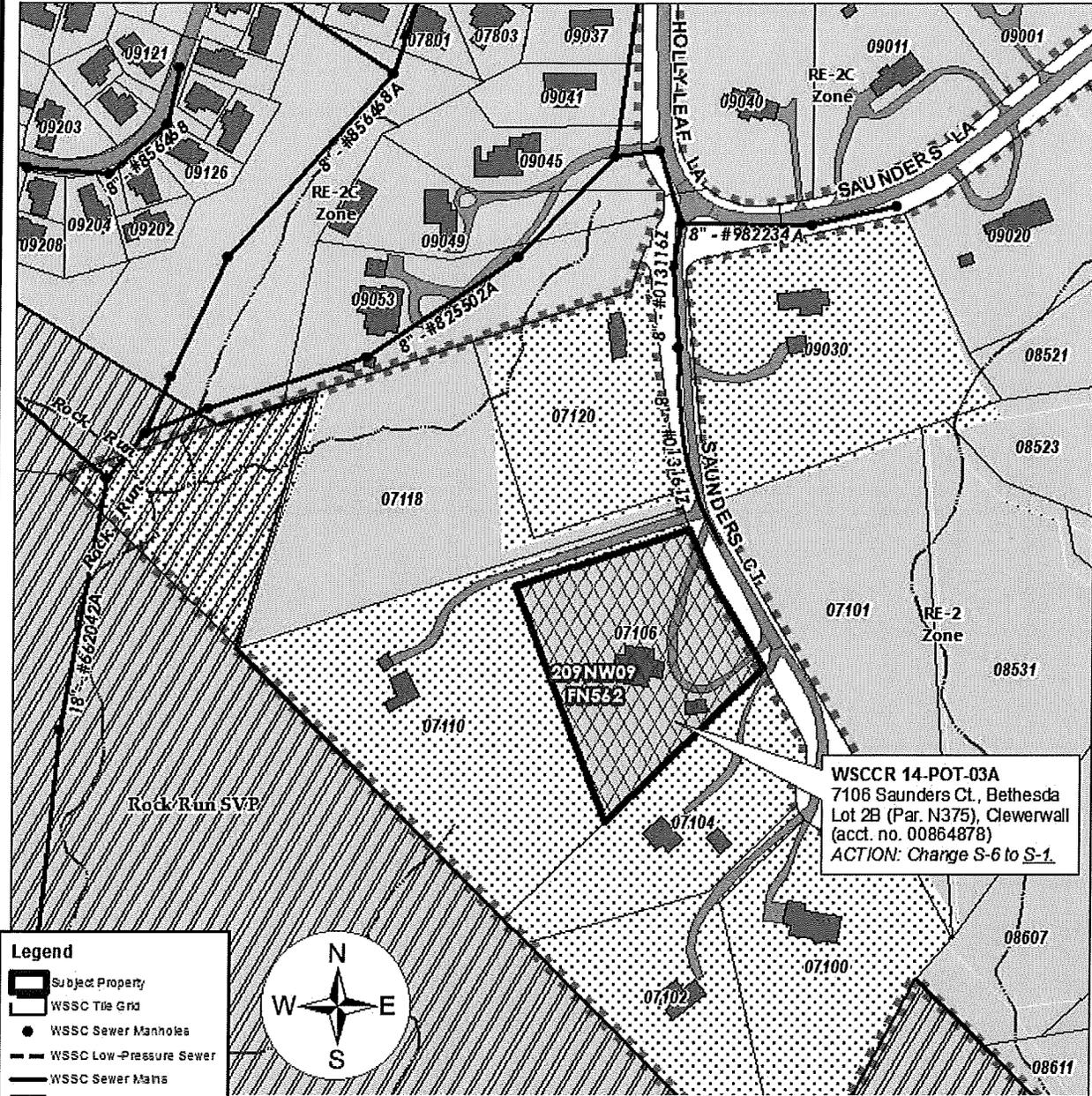
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**WSSCR 14-POT-03A (Mahtab Sarfarazi and Nader Parsa)
 Sewer Service Area Categories Map**



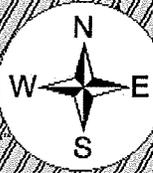
WSSCR 14-POT-03A
 7106 Saunders Ct., Bethesda
 Lot 2B (Par. N375), Clewewall
 (acct. no. 00864878)
ACTION: Charge S-6 to S-1.

Legend

- Subject Property
- WSSC Tile Grid
- WSSC Sewer Manholes
- WSSC Low-Pressure Sewer
- WSSC Sewer Mains
- Health Problem Cases
- Parks
- zoning polygon

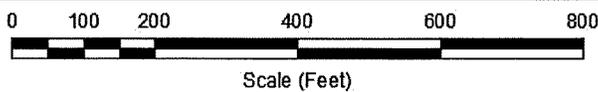
Sewer Categories

- S-1
- S-3
- S-4
- S-5
- S-6



Potomac - Cabin John Planning Area

Rock Run Watershed



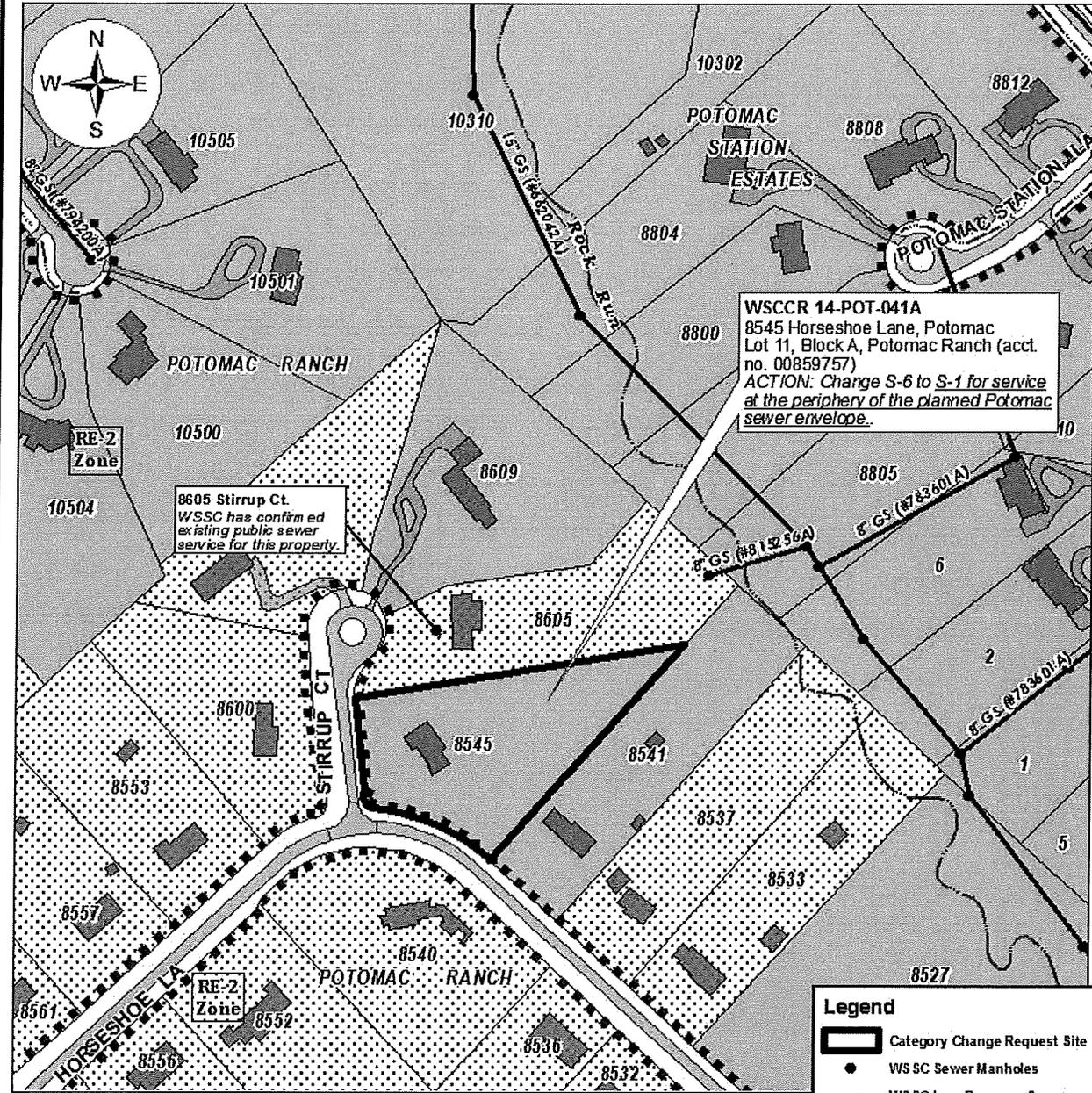
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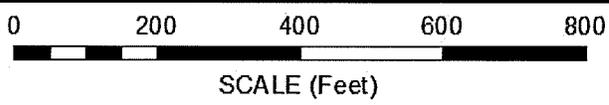


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WSSCR 14-POT-04A (Jennifer and Eric Pogue): Sewer Service Area Categories Map



Rock Run Watershed Potomac-Cabin John Planning Area



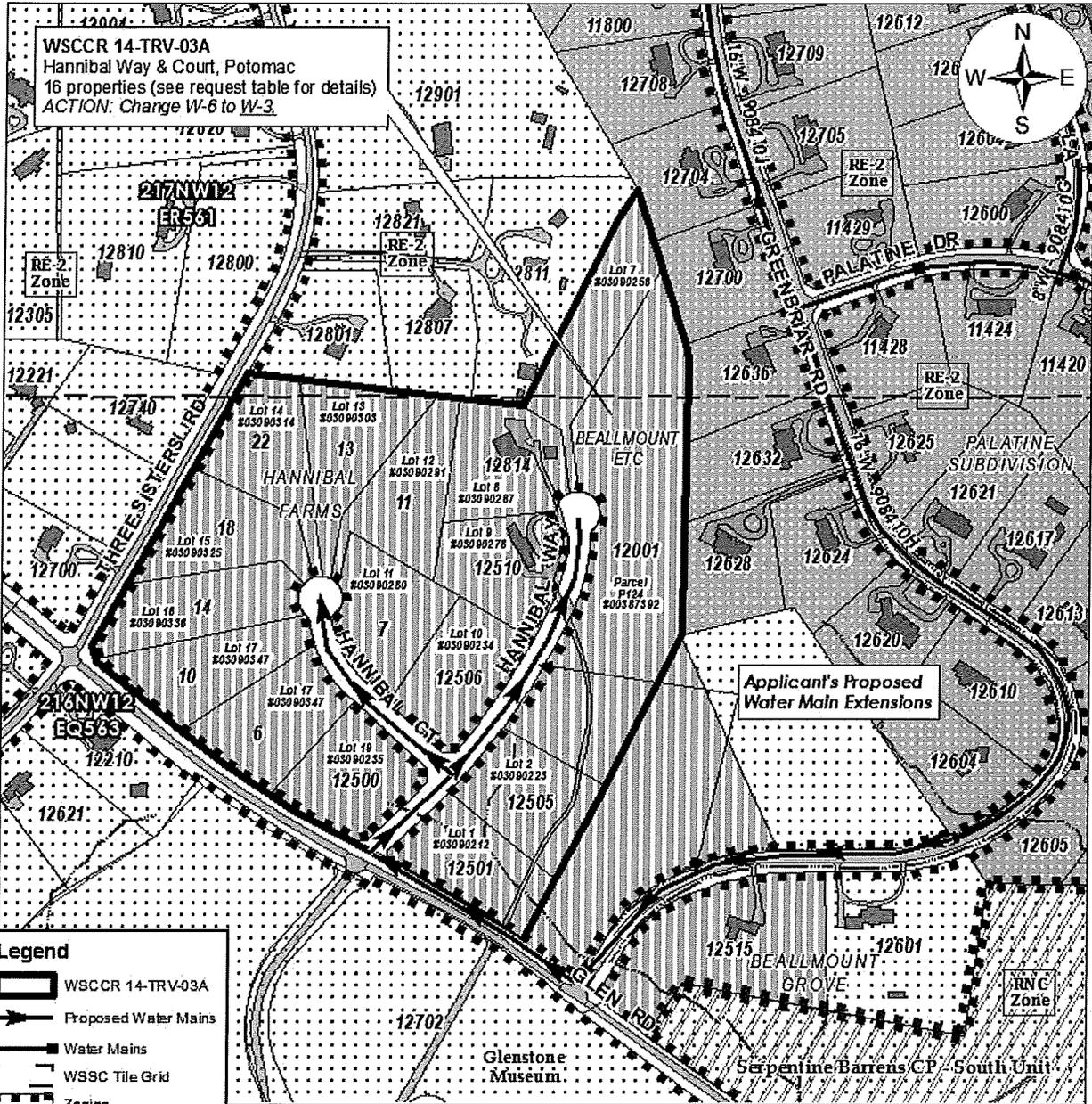
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Legend

- Category Change Request Site
- WSSC Sewer Manholes
- WSSC Low-Pressure Sewer
- WSSC Gravity Sewers
- Zoning
- Existing Parkland
- Sewer Categories**
- S-1
- S-3
- S-6

WSSCR 14-TRV-03A (Hannibal Farms, LLC): Water Service Area Categories Map

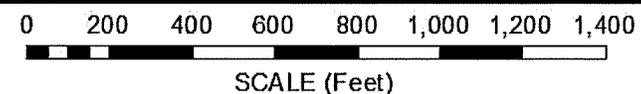


Legend

- WSSCR 14-TRV-03A
- Proposed Water Mains
- Water Mains
- WSSC Tile Grid
- Zoning
- Existing Park land

Water Categories

- W-1
- W-3
- W-4
- W-5
- W-6



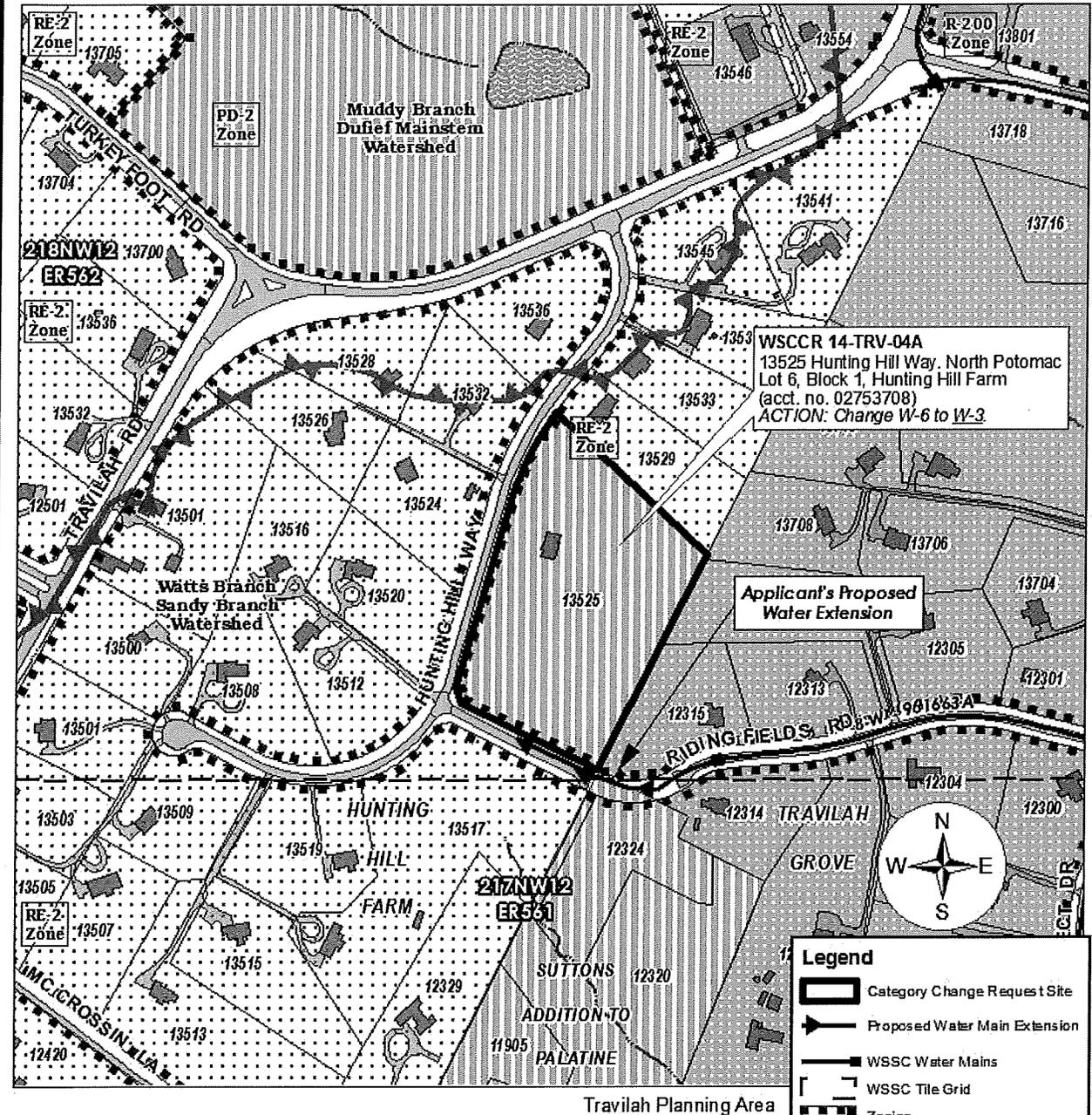
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WSSCR 14-TRV-04A (Mani Patel): Water Service Area Categories Map

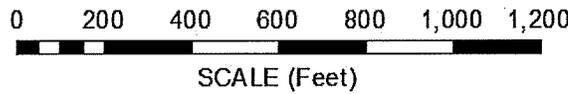


Legend

- Category Change Request Site
- Proposed Water Main Extension
- WSSC Water Mains
- WSSC Title Grid
- Zoning
- Watersheds
- Existing Park Land

Water Categories

- W-1
- W-3
- W-6



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