



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich
County Executive

Adam Ortiz
Director

MEMORANDUM

February 21, 2020

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

FROM: Alan Soukup, Senior Planner, Water Supply and Wastewater Unit
Intergovernmental Affairs Division
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 two 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 two copies of the approval document addressing the following category map amendments:

Action	Amendments Approved
AD 2020-B (1/12/2020)	Correction Action for WSCCRs 20-DAM-01C & 20-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 these amendments, and they 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/

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

Attachments



MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION

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**Comprehensive Water Supply and Sewerage Systems Plan Amendments
Proposed Administrative Delegation Action AD 2020-B
Water/Sewer Service Area Category Corrections: 20-DAM-01C & 20-POT-01C**

February 12, 2020

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.

WSSCR 20-DAM-01C

BACKGROUND: DEP's routine review of properties with access to existing water mains revealed several properties designated as water category W-6 abutting an existing main along Gue Road. DEP sent an inquiry to the Washington Suburban Sanitary Commission (WSSC), Permit Services Section, about public water service for these properties. WSSC identified three of the W-6 properties with active service accounts. Service records show that WSSC connected and provided water service to these properties in 1972, 1980, and 1981.

JUSTIFICATION & CORRECTION RECOMMENDATIONS: Due to WSSC's confirmation of the existing sewer service accounts, these three properties need water category corrections from W-6 to W-1. WSSC service records show that water service for these properties was provided in 1972, 1980, and 1981.

For 8840 Gue Rd., the provision of a service connection and public water service appears to be the result of a utility service error. This action reflects that determination.

For 9116 and 9118 Gue Rd., the subdivision plat (no. 11933, Haines Addition to Damascus) references house and septic system locations to the related preliminary plan. However, well locations are not mentioned. The plat also shows a WSSC easement for 9118 Gue Rd. through 9116 Gue Rd. The plat appears to indicate that the use of public water service was expected as part of the approved subdivision process. DEP staff therefore recommend that water category corrections from W-6 to W-1 for these two properties be granted as consistent with existing plans and policies. No restrictions indicating that public sewer service was provided in error are needed for these two lots.

The owner of 9118 Gue Rd., Paul Patel, contacted DEP and requested that the County not change his water category from W-6 to W-1. He indicated that he might want to install a drinking water well in the future as a back up to the WSSC water supply. Neither the County nor WSSC encourage the use of a potable water well for residential properties that already use public water service. Interconnections between the public and private water supply can lead to cross contaminations issues for the public system. WSSC has provided public water service to this lot since 1981 when the existing house was built; category W-1 will correctly identify that service. If the owner wants to pursue as onsite well water supply in the future, he may request a W-1 onsite system exception from DEP at that time. This administrative correction action includes a water category change from W-6 to W-1 for 9118 Gue Rd.

DEP CORRECTION ACTIONS: The water categories included in the Montgomery County Comprehensive Water Supply and Sewerage Systems Plan are hereby amended as follows:

WSSCR 20-DAM-01C: DEP (for Gue Road Property Owners)

Property Information and Location – WSSC Information	Existing - & Corrected - Service Area Categories
Common Information	
<ul style="list-style-type: none"> • RC Zone; 16.69 acres total • Damascus Planning Area Damascus Master Plan (2006) • Upper Patuxent River Watershed (MDE Use I) • Council District No. 2 	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)

WSSCR 20-DAM-01C: DEP (for Gue Road Property Owners)

Property Information and Location – WSSC Information	Existing - &	Corrected - Service Area Categories
Property Specific Information and Category Change Actions		
<ul style="list-style-type: none"> • 8840 Gue Rd. • Owner: Francis Mischou et al. tr. • Parcel P365, Mt Radnor (acct. no. 00940244) • SDAT map FY61, GIS/WSSC tile 238NW09 • South side of Gue Rd., 950 feet west of Damascus Tributary to Patuxent River • 6.69 acres. Built 1960. Deeded parcel. • WSSC reports water service provided on or about 11/1/72. 	W-6 S-6	Correct existing W-6 to <u>W-1</u>, for one water hookup only; utility service error. S-6 (No Change)
<ul style="list-style-type: none"> • 9116 Gue Rd. • Owner: Robert Park IV • Lot 6, Block 1, Haines Add to Damascus (acct. no. 01820803) • SDAT map FY61, GIS/WSSC tile 238NW09 • 200 feet south of Gue Rd., 600 feet east of Mt. Radnor Dr. • 5.00 acres. Built 1981. Plat no. 11933: 5/25/75. • WSSC reports water service provided on 5/27/81. 	W-6 S-6	Correct existing W-6 to <u>W-1</u>. S-6 (No Change)
<ul style="list-style-type: none"> • 9118 Gue Rd. • Owner: Paul Patel • Lot 7, Block 1, Haines Add to Damascus (acct. no. 01820814) • SDAT map FY61, GIS/WSSC tile 238NW09 • 700 feet south of Gue Rd., 600 feet east of Mt. Radnor Dr. • 5.00 acres. Built 1980. Plat no. 11933: 5/25/75. • WSSC reports water service provided on 7/31/80. 	W-6 S-6	Correct existing W-6 to <u>W-1</u>. S-6 (No Change)

WSSCR 20-POT-01C

BACKGROUND: DEP’s routine review of properties with access to existing sewer mains revealed several properties designated as sewer category S-6 abutting an existing main along Burbank Drive. DEP sent an inquiry to the Washington Suburban Sanitary Commission (WSSC), Permit Services Section, about public sewer service for these properties. WSSC identified three S-6 properties with active service accounts. Service records show that WSSC connected and provided water service these properties in 2002, 2004, and 2014.

JUSTIFICATION & CORRECTION RECOMMENDATIONS: Due to WSSC’s confirmation of the existing sewer service accounts, these three properties need sewer category corrections from S-6 to S-1 due to utility service errors. However, all three properties were established by plat (in 1949 and 1953) prior to the construction of the abutting sewer main in 1993. All three properties satisfy the requirements for public sewer service under the Water and Sewer Plan’s “abutting mains” service policy. Approval for category S-1 is proposed under the abutting mains policy; consistent with that policy, service is restricted to a single sewer hookup only. None of the three properties have sufficient individual acreage to allow for resubdivision under the existing RE-2 Zone. No restrictions indicating that public sewer service was provided in error are needed.

DEP CORRECTION ACTIONS: The sewer categories included in the Montgomery County Comprehensive Water Supply and Sewerage Systems Plan are hereby amended as follows:

WSSCR 20-POT-01C: DEP (for Burbank Drive Property Owners)

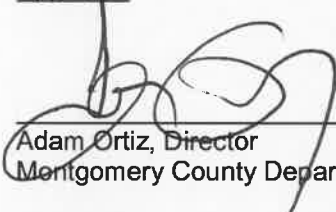
Property Information and Location – WSSC Information	Existing - &	Corrected - Service Area Categories
Common Information		
<ul style="list-style-type: none"> • Southwest side of Burbank Dr., first block west of Falls Rd. • RE-2 Zone; 7.27 acres total • Potomac – Cabin John Planning Area Potomac Subregions 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)

WSSCR 20-POT-01C: DEP (for Burbank Drive Property Owners)

Property Information and Location – WSSC Information	Existing - &	Corrected - Service Area Categories
Property Specific Information and Category Change Actions		
<ul style="list-style-type: none"> • 10500 Burbank Dr. • Owner: Helen Jaller • Lot 12, Block A, Potomac Manor Sec 1 (acct. no. 00882467) • SDAT map FP32, GIS/WSSC tile 212NW10 • 3.15 acre. Built 1954. Plat no. 3524: 10/6/53. • WSSC reports sewer service provided on 9/5/02. 	W-1 S-6	W-1 (No Change) Correct existing S-6 to S-1, for one sewer hookup only; abutting mains policy.
<ul style="list-style-type: none"> • 10510 Burbank Dr. • Owner: Ni Qian <i>et al.</i> • Lot 13, Block A, Potomac Manor Sec 1 (acct. no. 00882194) • SDAT map FP32, GIS/WSSC tile 212NW10 • 3.13 acre. Built 2004. Plat no. 3524: 10/6/53. • WSSC reports sewer service provided on 11/3/04. 	W-1 S-6	W-1 (No Change) Correct existing S-6 to S-1, for one sewer hookup only; abutting mains policy.
<ul style="list-style-type: none"> • 10612 Burbank Dr. • Owner: Hossien Noshirvani & Leyla Ghorbani-Varzideh • Lot 7, Block A, Potomac Manor Sec 1 (acct. no. 00881997) • SDAT map FP32, GIS/WSSC tile 212NW10 • 2.14 acre. Built 2013. Plat no. 2304: 3/17/49. • WSSC reports sewer service provided on 8/27/14. 	W-1 S-5	W-1 (No Change) Correct existing S-5 to S-1, for one sewer hookup only; abutting mains policy.

Now therefore be it resolved by 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 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 interim or triennial general map update.

Approved



Adam Ortiz, Director
 Montgomery County Department of Environmental Protection

2/13/2020

DATE

DISTRIBUTION - Interagency Distribution:

- Lee Currey, Director, Water and Science Administration, Maryland Department of the Environment
- Sidney Katz, 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 O'Connell & Rufus Leeth, Development Services Division, WSSC
- Luis Tapia, Permit Services Section, WSSC

Applicant, Owner & Others Distribution:

20-DAM-01C

- Francis Mischou, et al 8840 Gue Rd.
- Robert Park, IV 9116 Gue Rd.
- Paul Patel 9118 Gue Rd.

20-POT-01C

Helen Jaller 10500 Burbank Dr.
Ni Qian, et al. 10510 Burbank Dr.
Hossien Noshirvani & Leyla Ghorbani-Varzideh . 10612 Burbank Dr.

Civic Organizations and Other Public Interest Groups

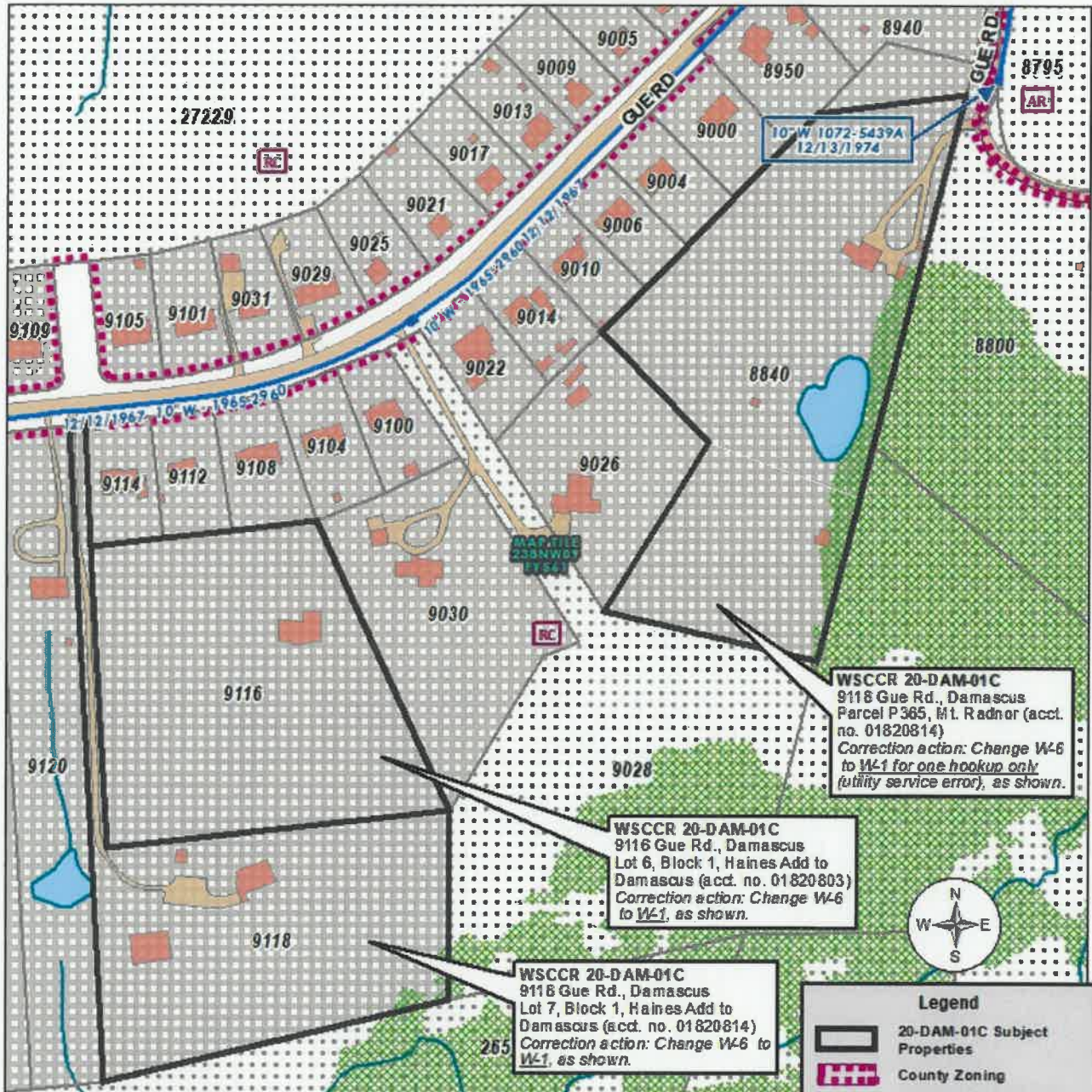
Audubon Naturalist Society
Damascus Community Alliance
Glen Hills Civic Association
Glen Preservation Foundation
Greater Glen Hills Coalition
Montgomery Coalition to Stop Sewer Sprawl
Potomac Highlands Civic Association
West Montgomery County Citizen's Association

Attachments: Water and Sewer Service Area Category Change Maps

ADS:ads/

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**Map Correction WSCCR 20-DAM-01C for 8840, 9116, and 9118 Gue Road - Damascus
 Water Service Area Categories: Comprehensive Water & Sewer Plan Map**



Damascus Planning Area -- Upper Patuxent River Watershed



WATER SUPPLY & WASTEWATER UNIT
 11/25/19



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

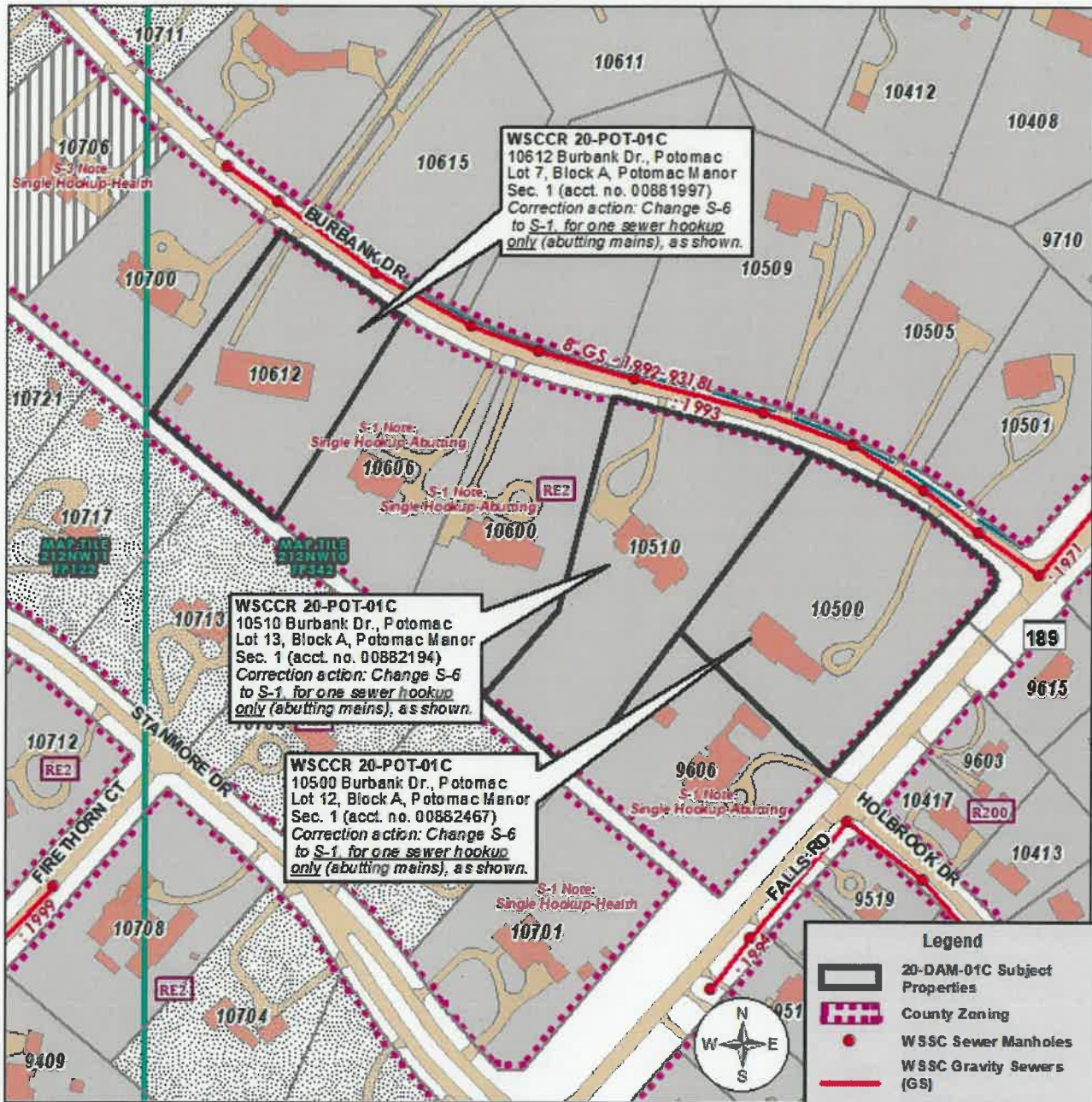
Legend

- 20-DAM-01C Subject Properties
- County Zoning
- WSSC Water Mains (W)
- WSSC Tile Grid
- Forests
- Existing Parkland

Water Categories (2017)

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

Map Correction WSSCR 20-POT-01C for 10500, 10510, and 10612 Burbank Drive - Potomac Sewer Service Area Categories: Comprehensive Water & Sewer Plan Map



Legend

- 20-DAM-01C Subject Properties
- County Zoning
- WSSC Sewer Manholes
- WSSC Gravity Sewers (GS)
- WSSC Low-Pressure Sewer (LPS)
- WSSC Tile Grid
- Forests
- Existing Parkland

Sewer Categories (2017)

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

Potomac - Cabin John Planning Area -- Rock Run Watershed

0 200 400 600 800
 Scale (Feet)

DEPARTMENT OF ENVIRONMENTAL PROTECTION
 WATER SUPPLY & WASTEWATER UNIT
 11/25/19

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