E-MAIL TRANSMITTAL

Interagency Water/Sewer Map Amendment Review

January 8, 2021

TO: Tom Gingrich, Rufus Leeth, and Luis Tapia, Development Services Division
Washington Suburban Sanitary Commission
Patrick Butler, Upper County Planning Team, M-NCPPC
Maryland – National Capital Park and Planning Commission
Geoffrey Mason, Parks Planning & Stewardship Division
Maryland – National Capital Park and Planning Commission
Heidi Benham, Well and Septic Section
Department of Permitting Services

FROM: George Dizelos, Planner III, Water Supply and Wastewater Unit
Intergovernmental Affairs Division, Department of Environmental Protection

SUBJECT: WATER/SEWER CATEGORY CHANGE REQUEST REVIEW – 2021-Q2 REVIEW GROUP

Included with this message is information that identifies two (2) new individual water/sewer service area category change requests (WSCCRs) for your review and comment. This information will also be posted to www.montgomerycountymd.gov/waterworks as a PDF. These requests will be considered as proposed amendments to the County’s Comprehensive Water Supply and Sewerage Systems Plan. I would greatly appreciate receiving your review comments on these requests no later than Monday, February 8, 2021. Please notify me before February 1, 2021 if this schedule is not feasible.

DEP will develop and announce a schedule for administrative delegation hearing AD 2021-2, which will include all eligible FY 2021 second quarter requests. We will provide a notice of that hearing 30 days prior to the hearing date. We also expect to include the requests recommended below for Council Action to be included with the packet of FY 2021 category change requests anticipated to go to the Council in Fall 2021. We will advise you of the Council’s hearing date and review schedule at that time. DEP’s recommendation process for the requests will be based in part on the review comments your agencies provide.

Note that the listing of the following requests under the administrative process versus the Council process is a preliminary determination and certainly subject to change as they proceed through the review process.

**Anticipated Administrative Action WSCCRs**
21-POT-02A… Jennifer and James Anschutz

**Anticipated Council Action WSCCRs**
21-TRV-02A… TDR Properties, LLC

Please do not hesitate to contact me at George.Dizelos@montgomerycountymd.gov or at 240-777-7755 if you have any questions concerning these category change requests or the review schedules.
cc: Agencies
Steve Shofar and Alan Soukup, DEP-IGAD-WSWU
Keith Levchenko, County Council
Katherine Nelson, Upper County Planning, M-NCPPC
Mark Symborski, Functional Planning, M-NCPPC
Mark Pfefferle, Development Applications & Regulatory Coordination, M-NCPPC
Ray Chicca, Development Services Division, WSSC
D. Lee Currey, Water and Science Administration, MDE
Susan Llareus, MDP

Category Change Applicants & Interested Parties
21-POT-02A… Jennifer and James Anschutz
21-TRV-02A… TDR Properties, LLC
… Ken Jones, Macris, Hendricks, & Glascock, P.A.

Civic Organizations and Other Public Interest Groups
Audubon Naturalist Society
Greater Glen Mill Community Association
Greater Glen Hills Coalition LLC
Glen Hills Civic Association
Glen Hills Community Coalition
Glen Preservation Foundation
North Potomac Citizens Association
Montgomery County Civic Federation
Montgomery Coalition to Stop Sewer Sprawl
Potomac Highlands Citizens Association
West Montgomery County Citizens Association

Adjacent and Confronting Property Owners
DEP will send a notice to each owner of properties adjacent to and confronting these category change request sites advising them about the filing of these requests.
WSCCR 21-POT-02A: Jennifer and James Anschutz  
Anticipated Action Path: Administrative Action

| Property Information and Location | Applicant’s Request:  
<table>
<thead>
<tr>
<th>Property Development</th>
<th>Service Area Categories &amp; Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 10800 Burbank Drive, Potomac</td>
<td>Existing – Requested – Service Area Categories</td>
</tr>
<tr>
<td>• Lot 1, Block F, Potomac Manor Sec 2 (acct. no. 00881983)</td>
<td>W-1 W-1 (no change)</td>
</tr>
<tr>
<td>• Map tile: WSSC – 212NW11; MD –FP22</td>
<td>S-6 S-1</td>
</tr>
<tr>
<td>• South west corner of Burbank Dr. at the intersection with The Corral Dr.</td>
<td></td>
</tr>
<tr>
<td>• RE-2 Zone; 2.91 ac.</td>
<td></td>
</tr>
<tr>
<td>• Potomac Planning Area</td>
<td>Applicant’s Explanation</td>
</tr>
<tr>
<td>• Potomac Subregion Master Plan (2002)</td>
<td>“Requesting an expedited approval due to the timing of a redevelopment plan. We would like to convert from septic to sewer as part of our plan to demo the old house and build a new house. A sewer line abuts the lot on The Corral Drive. Many of the surrounding houses are already connected to sewer.”</td>
</tr>
<tr>
<td>• Rock Run Watershed (MDE Use I)</td>
<td>DEP NOTE: Advanced Action granted by DEP on December 30th, 2020, under the abutting mains policy (see pages 4-6)</td>
</tr>
<tr>
<td>• Existing use: Single-Family Home (built 1960)</td>
<td></td>
</tr>
<tr>
<td>• Proposed use: New Single-Family Home</td>
<td></td>
</tr>
</tbody>
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Agency Review Comments

DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water: (not required)

WSSC - Sewer:
MEMORANDUM

December 30, 2020

TO: Luis Tapia, Manager, Permit Services Unit, Development Services Group
Washington Suburban Sanitary Commission

FROM: George Dizelos, Planning Specialist III, Water Supply and Wastewater Unit
Intergovernmental Affairs Division, Department of Environmental Protection

SUBJECT: Request to Provide a Single Water/Sewer Service Connection

This is to request that WSSC accept and act on an application to provide public sewer service for the following property:

<table>
<thead>
<tr>
<th>Property Address &amp; Identification</th>
<th>Owner – Est. Date</th>
<th>Abutting Main - 200' Tile</th>
<th>WSSCR No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>10800 Burbank Dr., Potomac Lot 1, Block F, Potomac Manor Sec 2, acct. no. 00867837 (tax map FP22)</td>
<td>Jennifer and James Anschtz Plat no. 4071 (May 1955) House Built: 1960</td>
<td>8&quot; gravity sewer (501010083S) The Corral Dr. – built: 1994 (WSSC tile 210NW11)</td>
<td>WSSCR 21-POT-02A</td>
</tr>
</tbody>
</table>

Our records show that the subject property was established by subdivision plat in May 1955, and the existing house was constructed in 1960, prior to construction of the abutting sewer main in 1994. Given this, the property is eligible for a single sewer service connection under the abutting mains service policy in the County’s Water and Sewer Plan.

DEP will address the service area category change amendment cited above, which seeks to change the existing S-6 sewer category to S-1, allowing the provision of public sewer service. However, it will take our office some time to process and approve this request, and the owner has indicated a need to expedite the service to this site.

WSSC may install the requested sewer service connection and approve on-site plumbing permits in advance of DEP’s approval of the associated service area category change. The County’s Water and Sewer Plan allows DEP to direct WSSC to provide public service for cases which clearly satisfy the abutting mains policy (Chapter 1, Section II.G.3.d.).

If you have any questions concerning this request, please contact me at 240-777-7755

Attachment: Service Area Category Map (see pg. 3)
cc: Ray Chicca, Leader, Development Services Division, WSSC
    Kathy Wallace, Section Manager, Billing, WSSC
    Richard Riggleman, Utility Services North Division, WSSC
    Mark Symborski, Functional Planning Team, M-NCPPC
    Patrick Butler & Katherine Nelson, Up-county Planning Division, M-NCPPC
    Heidi Benham & Jason Flemming, Well and Septic Section, DPS
    Keith Levchenko, County Council
    Steve Sholar & Alan Soukup, DEP-IGAD
    Jennifer and James Anschutz
10800 Burbank Drive - Potomac (WSCCR 21-POT-02A Jennifer and James Anschutz) Advanced Sewer Service Connection Action: Water & Sewer Plan Map

10800 Burbank Dr. (WSCCR 21-POT-02A)
Lot 1, Block F, Potomac Manor Sec 2 (acct. no. 00881953)
ACTION: Under the County's "stubbing mains" policy, provide public sewer service to this property, currently designated as category S-6, in advance of an expected administrative approval of category S-1.

Legend
- WSSC Gravity Sewers (55)
- Subject Site
- Topography (5 ft. c.i.)
- Zoning
- Major Watersheds
- Woodlands
- WSSC Tile Grid
- Sewer Category
  - S-1
  - S-3
  - S-6

William Grace, Montgomery County Planning
12/8/20

SCALE (Feet)

Montgomery County, Maryland
2018 Comprehensive Water Supply
and Sewerage Systems Plan
WSCCR 21-TRV-02A: TDR Properties, LLC
Anticipated Action Path: Council Action

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<th>Property Information and Location</th>
<th>Applicant’s Request: Service Area Categories &amp; Justification</th>
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<tr>
<td>13417 Valley Dr., Rockville</td>
<td></td>
</tr>
<tr>
<td>Lot 1, Block 5, North Glen Hills Sec 1 (acct. no. 00076908)</td>
<td></td>
</tr>
<tr>
<td>Map tile: WSSC – 218NW10; MD –FR42</td>
<td></td>
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<tr>
<td>East side of Valley Dr., 470 feet South of the intersection with Glen Mill Rd.</td>
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<tr>
<td>RE-1 Zone; 48,043 sq.ft. (1.01 acres)</td>
<td></td>
</tr>
<tr>
<td>Travilah Planning Area</td>
<td></td>
</tr>
<tr>
<td>Potomac Subregion Master Plan (2002)</td>
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<tr>
<td>Watts Branch Watershed (MDE Use I)</td>
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<tr>
<td>Existing use: Vacant</td>
<td></td>
</tr>
<tr>
<td>Proposed use: Single-Family Home and Accessory Duleing Unit</td>
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**Applicant’s Request:**

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<td>W-3</td>
<td>W-3 (no change)</td>
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<td>S-6</td>
<td>S-3</td>
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Applicant’s Explanation

“Category change as necessary to provide water and sewer service to the proposed development of the property by the contract purchaser. According to WSSC records, 8” water main exists within Valley Drive to the north and a sewer system exists at the Valley Drive and Glen Mill Road intersection to the north. Site is located within the Glen Hills Study Area described in the 2018 Montgomery County Comprehensive Water Supply and Sewerage Systems Plan, Appendix C.”

**Agency Review Comments**

**DPS:**
*DEP note for DPS: Are there existing septic testing records for this property? If so, what do they show about septic system suitability?*

**M-NCPPC – Planning Dept.:**
*DEP note for M-NCPPC Planning: Having examined this location, we do not expect to address this request by the Potomac peripheral sewer service policy. This lot does not directly confront the planned sewer envelope across Valley Dr.*

**M-NCPPC – Parks Planning:**

**WSSC - Water:** *not required*

**WSSC - Sewer:**