



MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION

Comprehensive Water Supply and Sewerage Systems Plan Amendments
Administrative Delegation Action 2011-2
Water/Sewer Service Area Category Change Requests

CHRONOLOGY

Table with 2 columns: Event and Date. Includes Interagency Notices of Public Hearing (Sept 14, 2011), Published Notice of Public Hearing (Sept 28, 2011), Public Hearing (Oct 14, 2011), Public Hearing Record Closed (Oct 24, 2011), DEP Administrative Approval Action (October 26, 2011), 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 the authority to approve certain amendments to the Plan, including water and sewer category changes, by an administrative process, to the Director of the Department of Environmental Protection (DEP).

Proposed Plan Amendments: DEP staff considered seven proposed amendments for 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 September 14, 2011, DEP notified on the appropriate County and State agencies of the public hearing and provided the staff recommendations for each proposed amendment.

Public Hearing Testimony and Interagency Recommendations: On behalf of Director Robert Hoyt, DEP senior planner Alan Soukup presided over the public hearing on October 14, 2011, on the amendments proposed for administrative approval.

No one provided testimony at the public hearing opposing the recommended administrative approval of any of the seven map amendments.

On October 6, 2011, the Planning Board met to consider M-NCPPC staff recommendations for the seven requests included in the AD 2011-2 administrative delegation packet. The Board concurred the M-NCPPC staff recommendations for all seven requests, which were in agreement with the DEP staff reports.

On October 24, 2011, the Council's senior legislative analyst, Keith Levchenko, reported to DEP that following the circulation among the Councilmembers of the administrative packet and the notes on public testimony, no Councilmembers had questions on or objections to the proposed administrative approval of all seven requests.

DEP closed the public hearing record on October 24, 2011. 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:

Cloverly –Norwood Planning Area

WSSCR 11A-CLO-03: Sandy Spring Monthly Meeting of Religious Society of Friends

Property Information and Location Property Development	Applicant's Request Administrative Action and Policy Justification						
<ul style="list-style-type: none"> • 612 & 704 Olney Sandy Spring Rd., Sandy Spring • (See below for additional property information) • Map tile: WSSC – 224NW01; MD – JT32 • South side of Olney Sandy Spring Rd. (MD 108) opposite and east of Skymeadow Way • R-200 Zone; 35,690 sq.ft. (0.82 ac.) • Cloverly - Norwood Planning Area Sandy Spring - Ashton Master Plan (1998) • Northwest Branch Watershed (MDE Use IV) • <u>Existing use</u>: single-family house (to be removed) • <u>Proposed use</u>: church school building; prelim. plan no. 120110360, "Sandy Spring Monthly Meeting 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 (W-1)</td> </tr> <tr> <td>S-6</td> <td>S-1</td> </tr> </table> <p>Administrative Action Approve S-1. Administrative policy V.F.1.a.: Consistent with Existing Plans.</p>	<u>Existing</u>	Requested	W-1	No change (W-1)	S-6	S-1
<u>Existing</u>	Requested						
W-1	No change (W-1)						
S-6	S-1						
Address	Property I.D.	Dist.-Acct. No.					
612 Olney Sandy Spring Rd.	Parcel P446, Pt Lot in Sandy Spring	08-00705165					
704 Olney Sandy Spring Rd.	Parcel P391, Olney District	06-03676467					

Germantown Planning Area

WSSCR 11A-GMT-01: Mary and Marshall Hoes

Property Information and Location Property Development	Applicant's Request Administrative Action and Policy Justification				
<ul style="list-style-type: none"> • 13404 Stonebridge Terr., Germantown • Parcel P864, Darnestown • District 06, acct. no. 00394717 • Map tile: WSSC – 224NW13; MD – ET32 • South side of Stonebridge Terr., on driveway off southern cul-de-sac • R-200 Zone; 30,927 sq.ft. (0.71 acres) • Germantown Planning Area Germantown Master Plan (1989) • Lower Great Seneca Creek Watershed (MDE Use I) • <u>Existing use</u>: vacant (previously existing single-family house burned down) • <u>Proposed use</u>: replacement single family house 	<p><u>Existing</u> – Requested – Service Area Categories</p> <table border="1"> <tr> <td>W-6</td> <td>W-1</td> </tr> <tr> <td>S-6</td> <td>S-1</td> </tr> </table> <p>Administrative Action Approve W-1 and S-1. Administrative policy V.F.1.a.: Consistent with Existing Plans. <i>Note: This case satisfied the Water and Sewer Plan's abutting mains policy with respect to the available water and sewer lines. On that basis, DEP issued a water and sewer connection approval to WSSC on March 23, 2011. Note however, that this administrative approval action is granted under the consistent with existing plans policy.</i></p>	W-6	W-1	S-6	S-1
W-6	W-1				
S-6	S-1				

Goshen – Woodfield – Cedar Grove Planning Area

WSSCR 11A-GWC-01: John Paez

Property Information and Location Property Development	Applicant's Request Administrative Action and Policy Justification
<ul style="list-style-type: none"> • 8901 Warfield Rd., Gaithersburg • Parcel P254, William Range Etc • District 01, acct. no. 00004190 • Map tile: WSSC – 228NW09; MD – FU63 • North side of Warfield Rd., east of Goshen Rd. • RE-2 Zone; 21,344 sq.ft. (0.49 acres) • Goshen – Woodfield – Cedar Grove Planning Area Preservation of Agriculture and Rural Open Space Master Plan (1980) • Upper Great Seneca Creek Watershed (MDE Use I) • <u>Existing use</u>: one single-family house (built 1988) • <u>Proposed use</u>: no change, just sewer service for the existing house 	<p>Existing – Requested – Service Area Categories</p> <p>W-6 No Change (W-6)</p> <p>S-6 S-1</p> <p>Administrative Action</p> <p>Approve S-1 for one sewer hookup only. Administrative policy V.F.2.b.: Properties Abutting Mains. <i>Note: This case satisfied the Water and Sewer Plan's abutting mains policy with respect to the available sewer line. On that basis, DEP issued a sewer connection approval to WSSC on March 7, 2011.</i></p>

Potomac – Cabin John Planning Area

WSSCR 11A-POT-05: Omid Kia

Property Information and Location Property Development	Applicant's Request Administrative Action and Policy Justification
<ul style="list-style-type: none"> • 10813 Rock Run Dr., Potomac • Property ID: Lot 22, Block 3, Fawsett Farms • District 10, acct. no. 00868227 • Map tile: WSSC – 210NW11; MD – FN23 • East side of Rock Run Dr., south of Chandler Rd. • R-200 Zone; 45,333 sq.ft. (1.04 ac.) • Potomac – Cabin John Planning Area Potomac Subregion Plan (2002) • Rock Run Watershed (MDE Use I) • <u>Existing use</u>: single-family house (built 1956) • <u>Proposed use</u>: replace the existing house 	<p>Existing – Requested – Service Area Categories</p> <p>W-3 W-3 (no change)</p> <p>S-6 S-1</p> <p>Administrative Action</p> <p>Approve S-1. Administrative policy V.F.1.a.: Consistent with Existing Plans. <i>Note: This case satisfied the Water and Sewer Plan's abutting mains policy with respect to the available sewer line. On that basis, DEP issued a sewer connection approval to WSSC on March 23, 2011. Note however, that this administrative approval action is granted under the consistent with existing plans policy.</i></p>

WSSCR 11A-POT-06: Charles Dickson, Jr.

Property Information and Location Property Development	Applicant's Request Administrative Action and Policy Justification
<ul style="list-style-type: none"> • 11007 Chandler Rd., Potomac • Lot 10, Block 1, Fawsett Farms • District 10, acct. no. 00867462 • Map tile: WSSC – 210NW11; MD – FN23 • North side of Chandler Rd. West of Rock Run Dr. • R-200 Zone; 44,349 sq.ft. (1.02 ac.) • Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002) • Rock Run Watershed (MDE Use I) • <u>Existing use</u>: one single-family house (built 1961) • <u>Proposed use</u>: possible addition to or replacement of the existing house 	Existing – Requested – Service Area Categories W-1 W-1 (no change) S-6 S-1
	Administrative Action
	Approve S-3. Administrative policy V.F.1.a.: Consistent with Existing Plans.

Travilah Planning Area

WSSCR 11A-TRV-04: Bob Novas

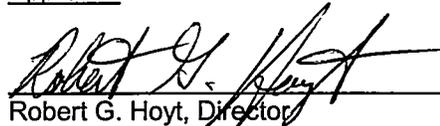
Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification
<ul style="list-style-type: none"> • 13540 Glen Mill Rd, Rockville • Property ID: Lot 9, Block 1 Lakewood Estates • District 04, acct. no. 00110872 • Map tile: WSSC – 218NW10; MD – FR32 • Northwest side of Glen Mill Rd., west of Valley Dr. • RE-1 Zone; 40, 028 sq.ft. (0.92 ac.) • Travilah Planning Area Potomac Subregion Master Plan (2002) • Watts Br. Watershed (MDE Use I) – Piney Br. subwatershed (Mont. Co. SPA) • <u>Existing use</u>: one single-family house (built 1961) • <u>Proposed use</u>: no change, just sewer service for the existing house. 	Existing – Requested – Service Area Categories W-1 W-1 (no change) S-6 S-1
	Administrative Action
	Approve S-1, for one sewer hookup only in the Piney Branch watershed. Administrative policy V.F.1.a.: Consistent with Existing Plans.
	<i>Notes: 1) This property is exempt from the Piney Branch Sewer Agreement Recommendations covenant requirement; service is approved for one single service hookup only and predates the covenant requirement date. 2) This case satisfied the Water and Sewer Plan's abutting mains policy with respect to the available sewer line. On that basis, DEP issued a sewer connection approval to WSSC on January 19, 2011. Note however, that this administrative approval action is granted under the consistent with existing plans policy.</i>

WSSCR 11A-TRV-07: Victor Scott

Property Information and Location Property Development	Applicant's Request: Administrative Action and Policy Justification						
<ul style="list-style-type: none"> • 10 Travilah Terr., Potomac • Lot 20, Esworthy Estates • District 06, acct. no. 01971957 • Map tile: WSSC – 216NW13; MD – EQ33 • Cul-de-sac end of Travilah Terr. (with frontage on both River Rd. (MD 190) and Esworthy Rd.) • RE-2 Zone; 2.02 acres • Travilah Planning Area Potomac Subregion Master Plan (2002) • Muddy Branch Watershed (MDE Use I) • <u>Existing use</u>: single-family house (built 1982) • <u>Proposed use</u>: no change, water service for the existing house 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">Existing – Requested – Service Area Categories</td> </tr> <tr> <td style="text-align: center;">W-6</td> <td style="text-align: center;">W-1</td> </tr> <tr> <td style="text-align: center;">S-6</td> <td style="text-align: center;">S-6 (no change)</td> </tr> </table> <p>Administrative Action</p> <p>Approve W-1. Administrative policy V.F.1.a.: Consistent with Existing Plans.</p>	Existing – Requested – Service Area Categories		W-6	W-1	S-6	S-6 (no change)
Existing – Requested – Service Area Categories							
W-6	W-1						
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



Robert G. Hoyt, Director
 Montgomery County Department of Environmental Protection

M-NCPPC DEVELOPMENT REVIEW COMMITTEE UPDATE

Plan no. 120110360, "Sandy Spring Monthly Meeting House": The proposed use of public sewer service for this project is consistent with the S-1 sewer category approved 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 and individuals that will receive a copy of this summary of action follows:

Distribution: Interagency

Jay G. Sakai, Director, Water Mgt. Admin., MDE
 Valerie Ervin, Montgomery County Council
 Keith Levchenko, Montgomery County Council
 Diane Schwartz-Jones, Director, DPS
 Gene von Gunten, Well & Septic Section, DPS
 Françoise Carrier, Planning Board
 John Carter & Katherine Nelson, Area 3 Planning Team, M-NCPPC
 Mary Dolan, 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

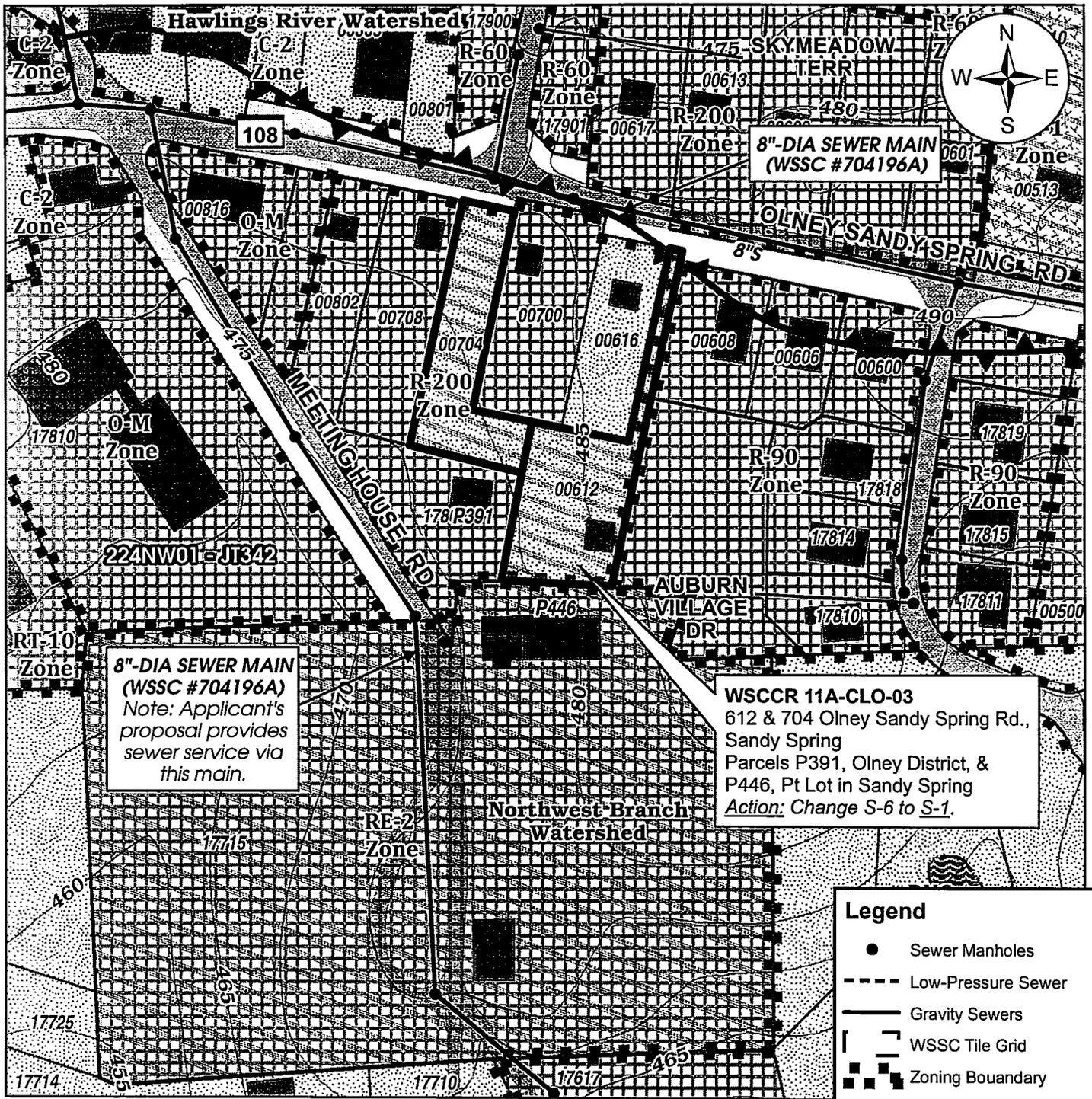
Distribution: Property Owners Listed Above/Other Interested Parties/Public Interest Groups

Attachments -- Amendment Service Area Category Mapping

ADS:ads/

R:\Programs\Water_and_Sewer\Projects\actions-AD\2011\ad2011-2\soa\SOA_2011-2.doc

Sewer Service Area Catagories Map: WSCCR 11A-CLO-03 (Sandy Spring Monthly Meeting of Religious Society of Friends)



**8"-DIA SEWER MAIN
(WSSC #704196A)**
Note: Applicant's proposal provides sewer service via this main.

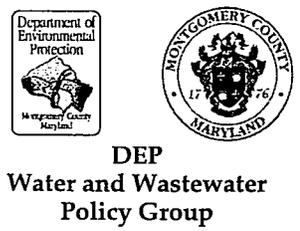
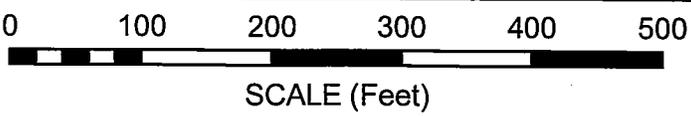
WSCCR 11A-CLO-03
612 & 704 Olney Sandy Spring Rd.,
Sandy Spring
Parcels P391, Olney District, &
P446, Pt Lot in Sandy Spring
Action: Change S-6 to S-1.

Legend

- Sewer Manholes
- Low-Pressure Sewer
- Gravity Sewers
- ▭ WSSC Tile Grid
- Zoning Boundary
- Topography (5 ft. c.i.)
- ▨ Existing Parkland
- ▧ Prelim. Plan 120110360

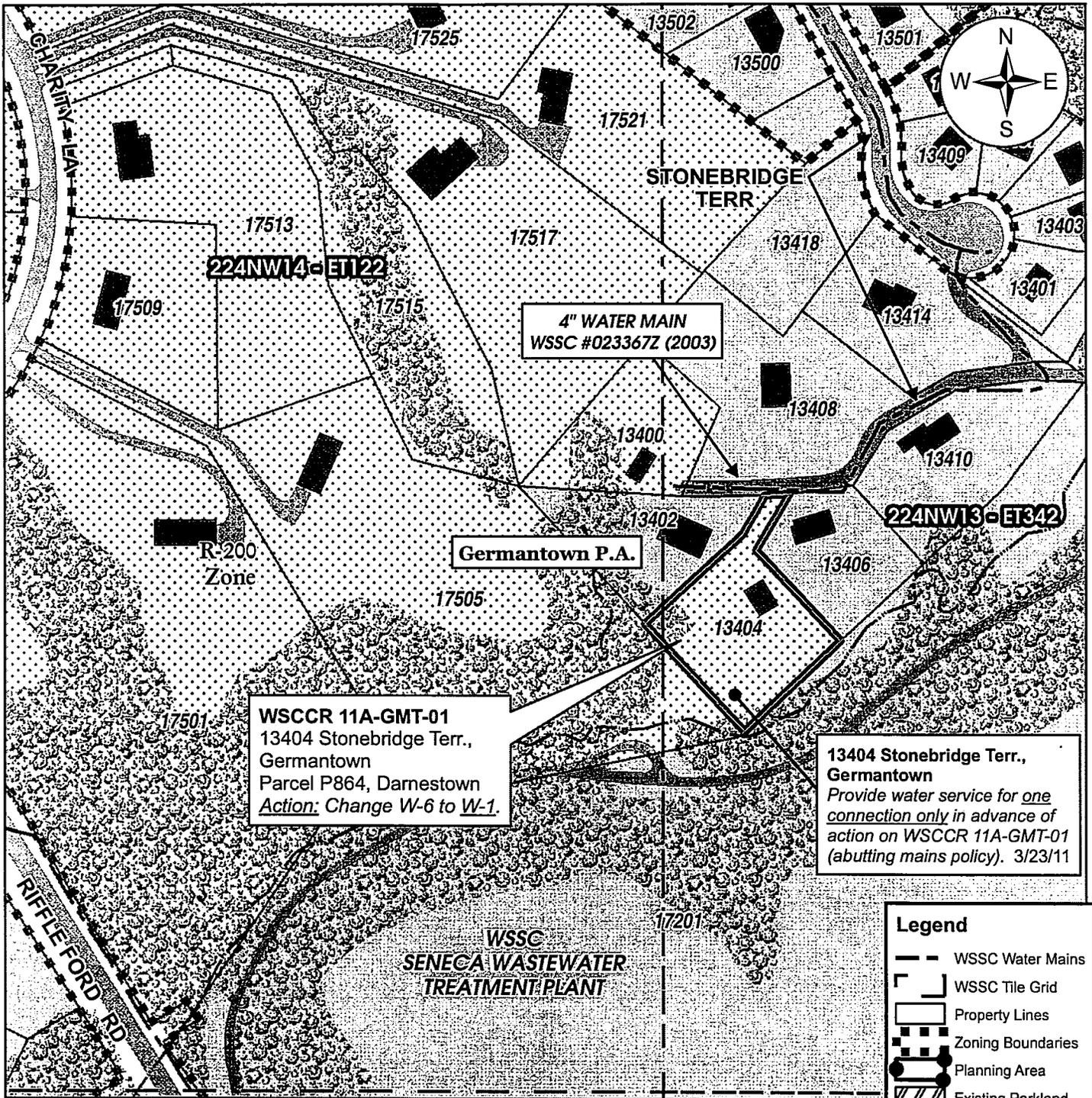
Sewer Categories

- ▨ S-1
- ▨ S-3
- ▨ S-6



Montgomery County, Maryland
Draft 2011 Comprehensive Water Supply
and Sewerage Systems Plan

Water Service Area Categories Map: WSSCR 11A-GMT-01 (Mary & Marshall Hoes)



Lower Great Seneca Creek Watershed



DEP
Water and Wastewater
Policy Group

0 50 100 200 300 400 500 600

SCALE (Feet)

Montgomery County, Maryland
Draft 2010 Comprehensive Water Supply
and Sewerage Systems Plan

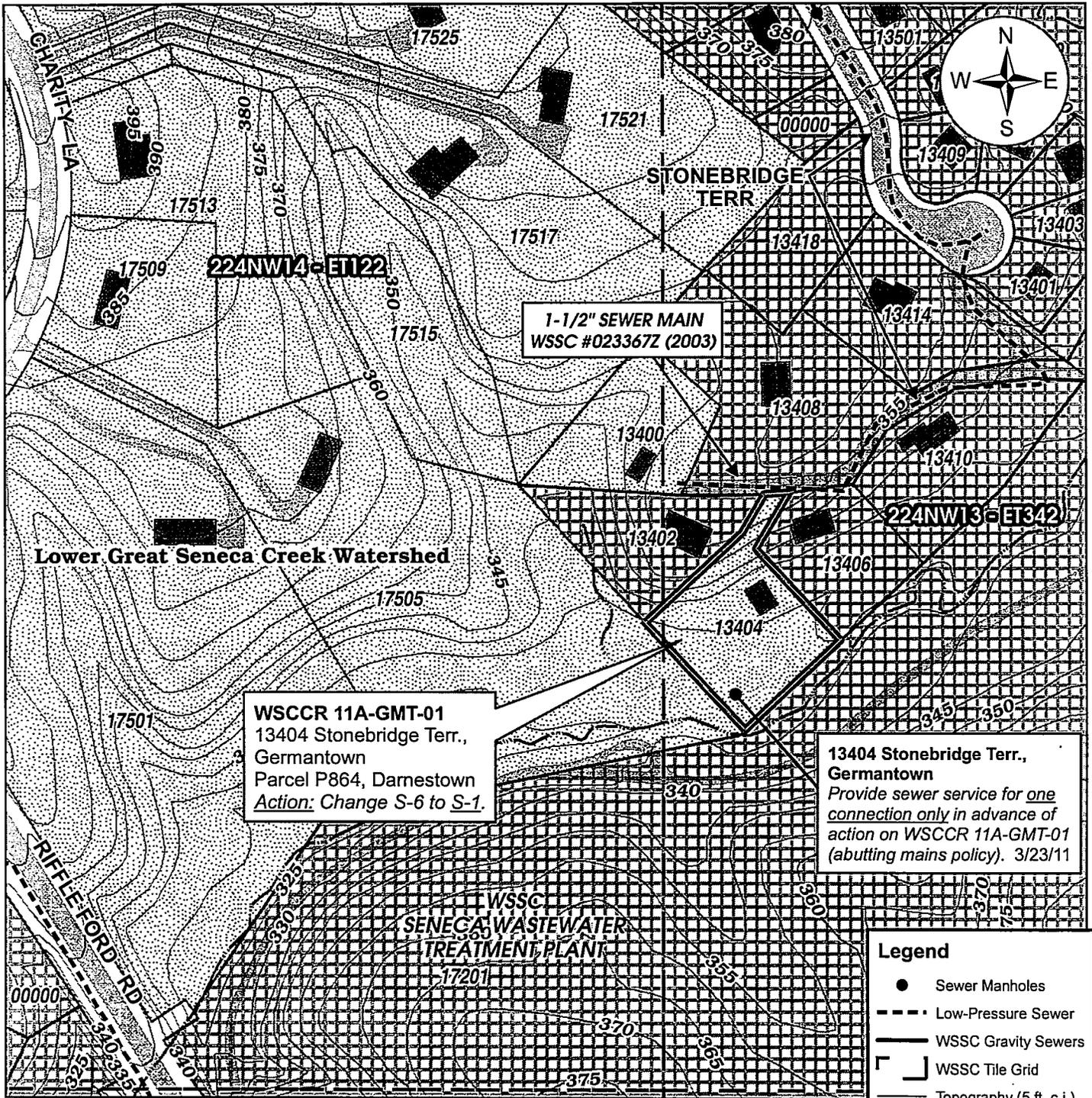
Legend

- WSSC Water Mains
- WSSC Tile Grid
- Property Lines
- Zoning Boundaries
- Planning Area
- Existing Parkland
- Woodlands

Water Categories

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

Sewer Service Area Categories Map: WSCCR 11A-GMT-01 (Mary & Marshall Hoes)



WSCCR 11A-GMT-01
 13404 Stonebridge Terr.,
 Germantown
 Parcel P864, Darnestown
 Action: Change S-6 to S-1.

**13404 Stonebridge Terr.,
 Germantown**
 Provide sewer service for one
connection only in advance of
 action on WSCCR 11A-GMT-01
 (abutting mains policy). 3/23/11

Legend

- Sewer Manholes
- - - Low-Pressure Sewer
- WSSC Gravity Sewers
- ⌈ WSSC Tile Grid
- Topography (5 ft. c.i.)
- ▨ Existing Parkland

Sewer Categories

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

Germantown Planning Area



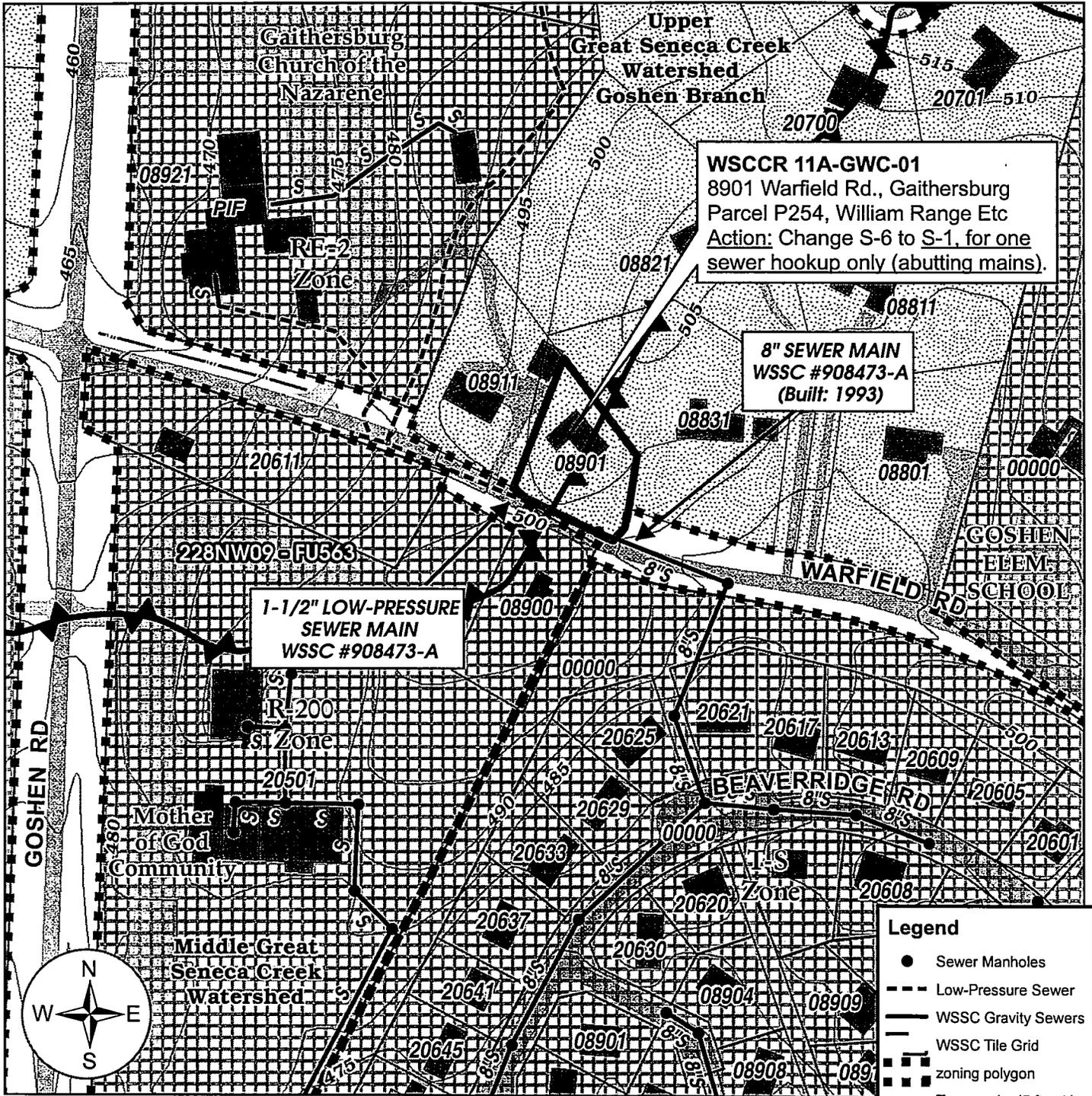
SCALE (Feet)



DEP
 Water and Wastewater
 Policy Group

Montgomery County, Maryland
 Draft 2010 Comprehensive Water Supply
 and Sewerage Systems Plan

Sewer Service Area Categories Map: WSCCR 11A-GWC-01 (John Paez)

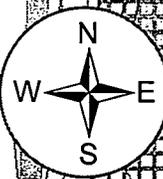


Legend

- Sewer Manholes
- - - Low-Pressure Sewer
- WSSC Gravity Sewers
- WSSC Tile Grid
- ▭ zoning polygon
- Topography (5 ft. c.i.)
- ▨ Existing Parkland

Sewer Categories

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

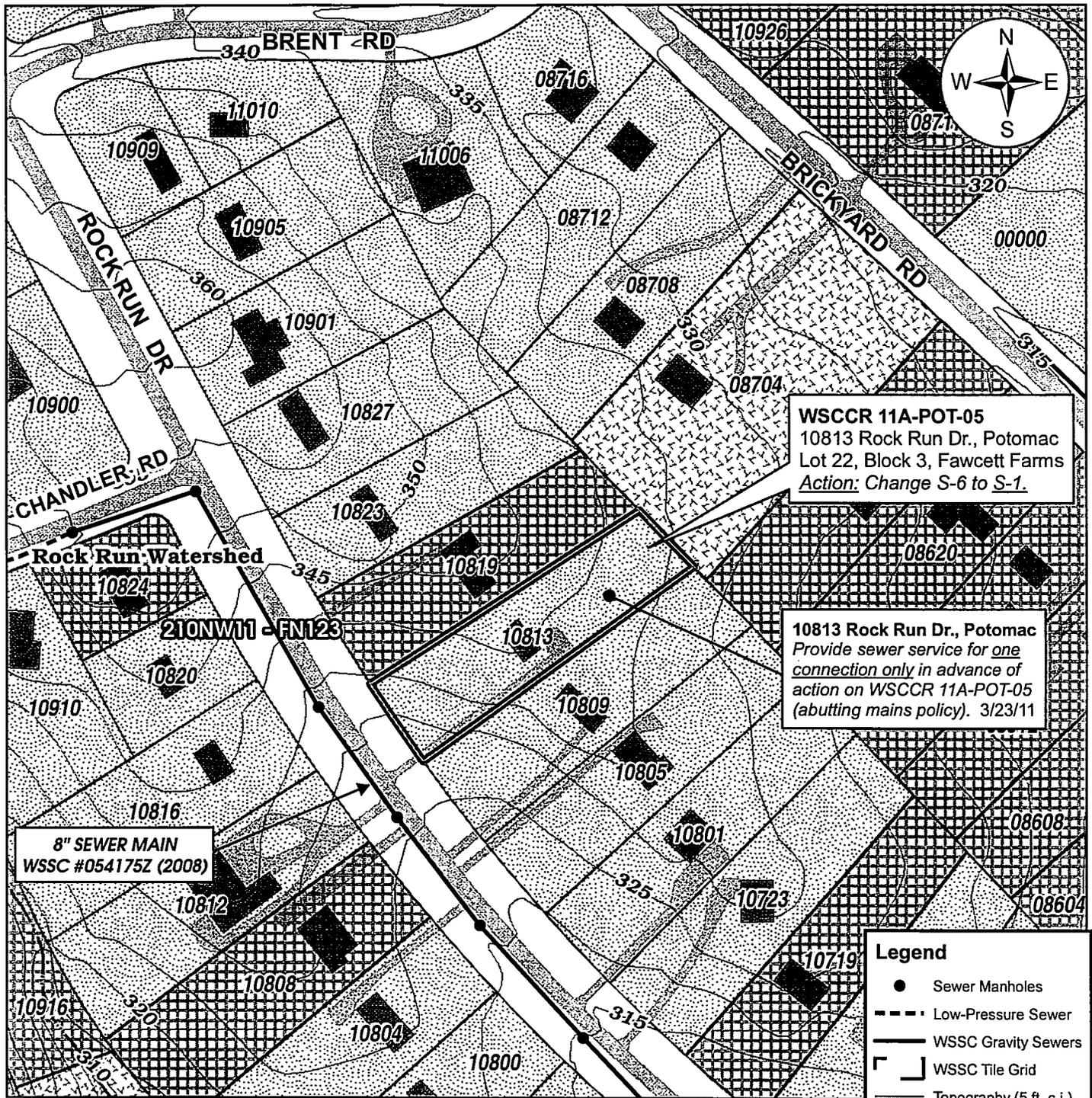


SCALE (Feet)

DEP
Water and Wastewater
Policy Group

Montgomery County, Maryland
Draft 2010 Comprehensive Water Supply
and Sewerage Systems Plan

Sewer Service Area Catagories Map: WSSCR 11A-POT-05 (Omid Kia)



WSSCR 11A-POT-05
 10813 Rock Run Dr., Potomac
 Lot 22, Block 3, Fawcett Farms
 Action: Change S-6 to S-1.

10813 Rock Run Dr., Potomac
 Provide sewer service for one connection only in advance of action on WSSCR 11A-POT-05 (abutting mains policy). 3/23/11

8" SEWER MAIN
 WSSC #054175Z (2008)

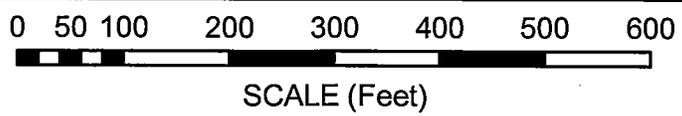
Legend

- Sewer Manholes
- - - Low-Pressure Sewer
- WSSC Gravity Sewers
- ⌈⌋ WSSC Tile Grid
- Topography (5 ft. c.i.)
- ▨ Existing Parkland

Sewer Categories

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

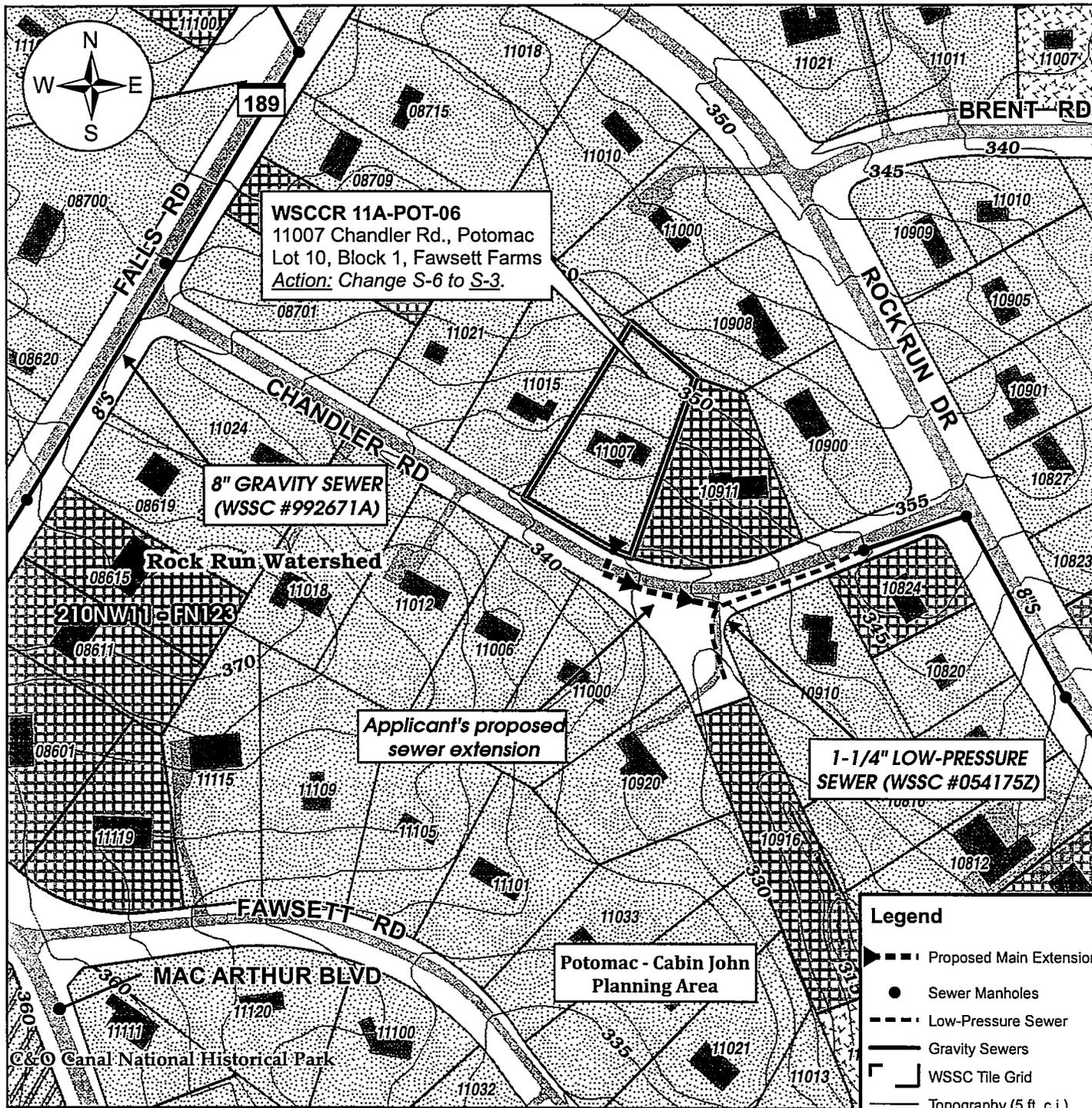
Potomac - Cabin John Planning Area



DEP
 Water and Wastewater
 Policy Group

Montgomery County, Maryland
 Draft 2010 Comprehensive Water Supply
 and Sewerage Systems Plan

Sewer Service Area Categories Map: WSCCR 11A-POT-06 (Charles Dickson Jr.)

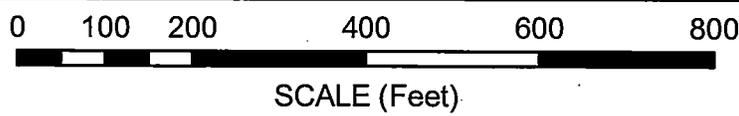


Legend

- ▬▬▬ Proposed Main Extension
- Sewer Manholes
- - - Low-Pressure Sewer
- ▬▬▬ Gravity Sewers
- ▭ WSSC Tile Grid
- Topography (5 ft. c.i.)
- ▨ Existing Parkland

Sewer Categories

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

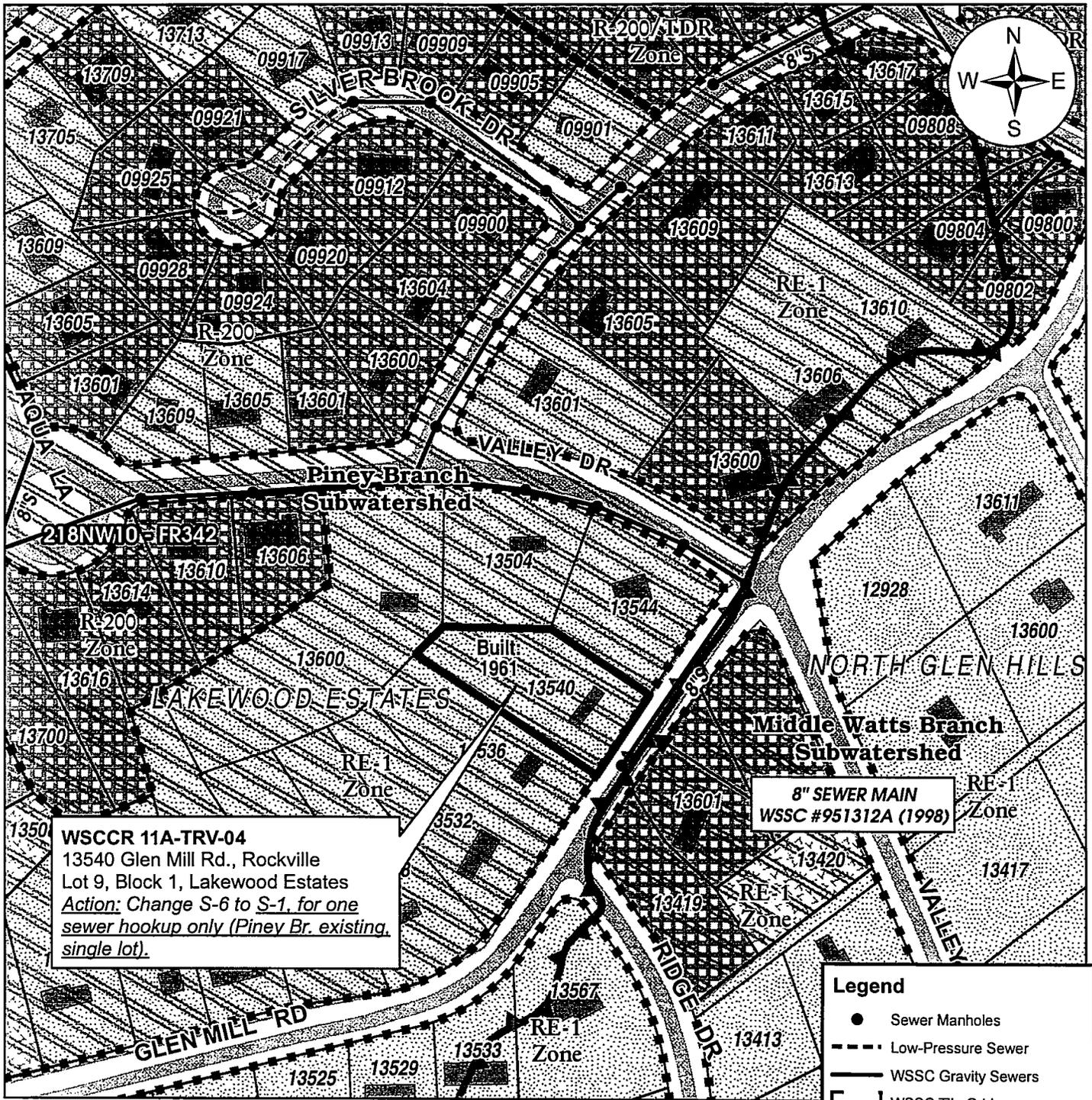


Department of Environmental Protection
Montgomery County Maryland

DEP
Water and Wastewater Policy Group

Montgomery County, Maryland
Draft 2011 Comprehensive Water Supply and Sewerage Systems Plan

Sewer Service Area Categories Map: WSCCR 11A-TRV-04 (Robert Novas)



WSCCR 11A-TRV-04
 13540 Glen Mill Rd., Rockville
 Lot 9, Block 1, Lakewood Estates
Action: Change S-6 to S-1, for one sewer hookup only (Piney Br. existing, single lot).

8" SEWER MAIN
 WSSC #951312A (1998)

Legend

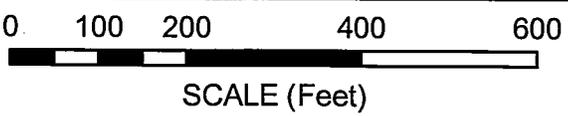
- Sewer Manholes
- - - Low-Pressure Sewer
- WSSC Gravity Sewers
- ▤ WSSC Tile Grid
- ▭ Zoning Boundaries
- ▨ Watts Branch Subwatersheds

Sewer Categories

- ▤ S-1
- ▨ S-3
- ▧ S-6
- ▭ Planned Sewer Envelope

Travilah Planning Area

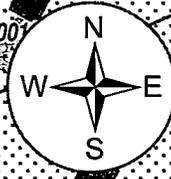
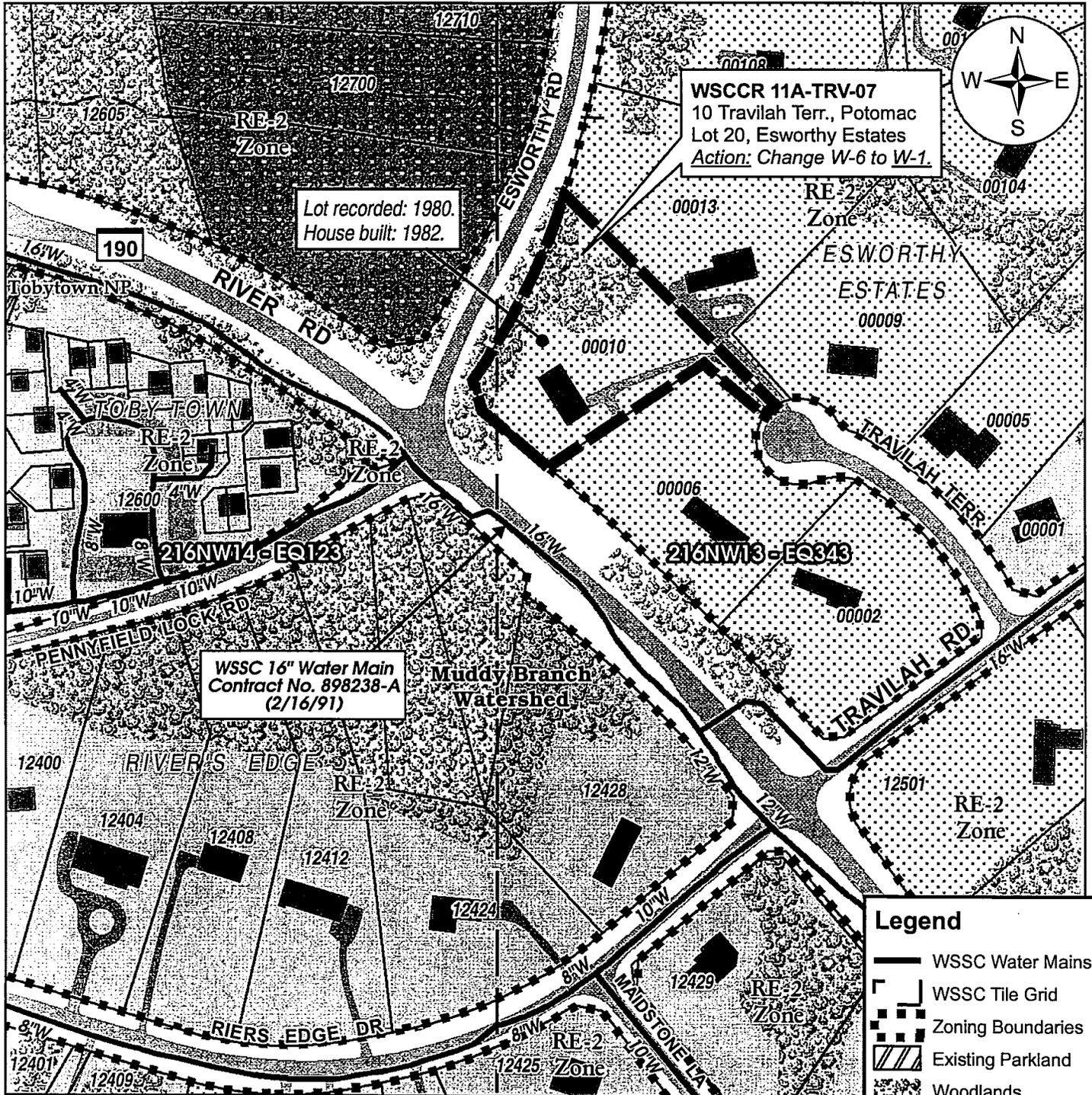
Watts Branch Watershed



DEP
 Water and Wastewater
 Policy Group

Montgomery County, Maryland
 Draft 2010 Comprehensive Water Supply
 and Sewerage Systems Plan

Water Service Area Catagories Map: WSSCR 11A-TRV-07 (Victor Scott)

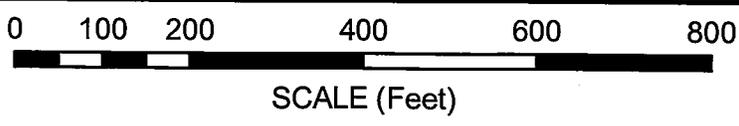


Legend

- WSSC Water Mains
- WSSC Tile Grid
- Zoning Boundaries
- Existing Parkland
- Woodlands

Water Categories

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



DEP
Water and Wastewater
Policy Group

Montgomery County, Maryland
Draft 2010 Comprehensive Water Supply
and Sewerage Systems Plan