
**Description**

**Proposed Amendments:**
Montgomery County Comprehensive Water Supply and Sewerage Systems Plan – Nine Water/Sewer Category Change Requests

Referred to the Planning Board for a determination of consistency with relevant master and sector plans, with recommendations to the County Executive for final action.

**Staff Recommendation:** Transmit Recommendations to County Executive

**Summary**

The Planning Board is required by State law to make a Master Plan consistency determination on each Water and Sewer Category Change Request (WSCCR). Map 1 shows the existing sewer service envelope. The properties requesting sewer service are shown as an asterisk.

The Planning Board’s recommendations will be transmitted to the County Executive for final action. The Executive’s public record will be open until December 13th for all cases but two. The Executive’s record for WSCCRs 16-OLN-03A and 16-OLN-04A will close after the Planning Board’s recommendations are decided the day of the hearing (December 8th). Information and maps of zoning, existing and proposed uses and recommendations from other agencies are shown in the attached packet from the County Executive. (Attachment 1.)

**STAFF RECOMMENDATION**

Transmit the Planning Board’s recommendations to County Executive. All recommendations are in agreement with the County Executive’s recommendations.
Water and Sewer Category Change Requests—2016-2 Administrative Amendments

1. **16-CLO-01A: Iglesia Evangelica Misonera Apostoles Y Profetas, Inc.** pages 3-5 of Attachment 1
   This application requests a water category change from W-5 to W-1. The 1997 Cloverly Master Plan supports the extension of water service to the RE-2 zone on a case-by-case basis according to the Ten-Year Water and Sewer Plan. Since a water line is located in Norwood Road adjacent to this property, the extension can be considered feasible and environmentally sensitive. Also, under the abutting mains policy, the proposed church is entitled to a single hookup.

   **Staff Recommendation:** Approve W-1.
   **County Executive Recommendation:** Approve W-1

2. **16-FAL-02A Gereldine Caulk** pages 6-10 of Attachment 1
   This application requests a water category change from W-5 to W-1. The 1.91-acre, R-90-zoned property is within the public water service area for Fairland and can connect to the system from an existing water main in the street. The 1981 Fairland Master Plan recommends, “Provide appropriate community sewer and water facilities with minimal impact to the area's natural resources.” Provision of water service to this property is consistent with the 1981 Fairland Master Plan.

   **Staff Recommendation:** Approve W-1
   **County Executive Recommendation:** Approve W-1

3. **16A-GMT-01A: Chin-Mei Chen** pages 11-12 of Attachment 1
   This application requests a sewer category change for an existing house from S-6 to S-1. The R-200-zoned, 0.46-acre parcel is within the sewer service area of Germantown and has sewer infrastructure in the adjacent road right-of-way. Provision of sewer service to this property is consistent with the 1989 Germantown Master Plan.

   **Staff Recommendation:** Approve S-1
   **County Executive Recommendation:** Approve S-1

4 & 5. **16-OLN-03A: Guy Hanks**
**16-OLN-04A: Fortunato & Maria Aroni** pages 13-17 of Attachment 1
Application 16-OLN-03A seeks a water category change from W-6 to W-3; application 16-OLN-04A seeks both a water and a sewer category change, from W-6, S-6 to W-3, S-3. These R-200-zoned properties are within the sewer service envelope of the 2005 Olney Master Plan. Extending service facilitates development consistent with recommendations of the Plan.

   **Staff Recommendation:** 16-OLN-03A: Approve W-3; 16-OLN-04A: Approve W-3, S-3
   **County Executive Recommendation:** 16-OLN-03A: Approve W-3; 16-OLN-04A: Approve W-3, S-3
6. 16-PAX-01A Mark Ward and David Ward pages 18-19 of Attachment 1
This application requests a water category change from W-6 to W-1. This property is eligible for a single water hookup under the abutting mains policy.

Staff Recommendation: Approve W-1
County Executive Recommendation: Approve W-1

7. 16-POT-01A Gerald Murphy, Jr. pages 20-23 of Attachment 1
This application requests a sewer category change from S-6 to S-1. While the 10-Year Water and Sewer Plan generally excludes the RE-2 Zone from public service, it allows for master plans to make exceptions to its policies. The 2002 Potomac Subregion Master Plan includes this property in its sewer service envelope.

Staff Recommendation: Approve S-1
County Executive Recommendation: Approve S-1

8. 16-POT-02A Myrta Peyton pages 24-26 of Attachment 1
This application requests a sewer category change from S-6 to S-1. The 6.66-acre, RE-2-zoned property is located on the periphery of the Potomac Master Plan Sewer envelope. The 2002 Potomac Master Plan generally excludes RE-2-zoned properties from the provision of sewer service except within or on the periphery of the sewer envelope. This property is not within the approved sewer envelope but does confront it so it qualifies for service under the peripheral policy in Potomac. There is also an abutting main. Previous applications to facilitate subdivision have been approved under this policy.

Staff Recommendation: Approve S-1
County Executive Recommendation: Approve S-1

9. 16-TRV-01A Phyllis Newfield pages 27-32 of Attachment 1
This application requests a sewer category change from S-6 to S-1. This RE-1-zoned, 1.55-acre property is located in the Glen Hills Sewer Policy area of the 2002 Potomac Master Plan. A septic failure has been documented and the property is eligible for a single sewer hookup. In addition, the sewer connection to the house should not further disturb Watts Branch Stream Valley Park property.

Staff Recommendation: Approve S-1
County Executive Recommendation: Approve S-1

NEXT STEP

The Planning Board’s recommendations will be transmitted to the County Executive for final action.

Attachment:
1. County Executive Notice of Public Hearing and attached package.
November 7, 2016

NOTICE OF AD 2016-2 ADMINISTRATIVE PUBLIC HEARING

TO:

Keith Levchenko, Senior Legislative Analyst  
County Council  
Kipling Reynolds, Manager, Area Three Planning Team  
Maryland - National Capital Park and Planning Commission  
Ray Chicca, Manager, Development Services Group  
Washington Suburban Sanitary Commission  
Gene Von Gunten, Manager, Well and Septic Section  
Department of Permitting Services  

Category Change Request Property Owners and Applicants

FROM:

Alan Soukup, Sr. Planner, Water and Wastewater Policy Group  
Department of Environmental Protection

SUBJECT: Administrative Public Hearing AD 2016-2 for Water and Sewer Plan Amendments

DATE & TIME: Wednesday, December 7, 2016, at 2:30 p.m.

LOCATION: DEP Lobby Conference Room, 255 Rockville Pike, Suite 120, Rockville

Please be advised that the Montgomery County Department of Environmental Protection (DEP) will hold an administrative public hearing as specified above on the following nine requested category map amendments to the County’s Comprehensive Water Supply and Sewerage Systems Plan:

16-CLO-01A: Iglesia Evangélica Misionera Apóstoles Y Profetas, Inc.
16-FAL-02A: Geraldine Calk
16-GMT-01A: Chin-Mei Chen
16-OLN-03A: Guy Hanks
16-OLN-04A: Fortunato & Maria Aroni
16-PAX-01A: Mark Ward and David Ward
16-POT-01A: Gerald Murphy, Jr.
16-POT-02A: Myrta Peyton
16-TRV-01A: Phyllis Newfield

To assist with your review of this proposed action, DEP has created and posted a PDF to the “Service Area Category Changes” webpage at www.montgomerycountymd.gov/waterworks. Select the green “Application Review Process” tab on the right, then scroll down to the “Current Administrative Review Packet” heading. The hearing notice PDF includes the following information for each proposed amendment:

- Information summaries
- Staff reports and recommendations
- Mapping
- Supporting documents, as appropriate
We ask that Council staff provide the posted materials to the Council members for their review. If Council staff members and aides would like to meet with DEP regarding any of the proposed amendments, we can work together to schedule a meeting to review these cases before the public hearing. We request that the Council submit comments no later than the hearing record closing date (see below). Otherwise, we will assume that the Council members agree with administrative approval as recommended for all ten requests.

We understand that the Montgomery County Planning Board will include this administrative packet for consideration on its agenda for Thursday, December 8, 2016 (time to be announced).

Attendance at this hearing for agencies, applicants, and others is optional; all requests will be considered at the time specified on page 1. If you wish to comment on a referenced amendment or on the staff recommendations, you may testify at the public hearing, or you may submit written testimony to: Lisa Feldt, Director, DEP; 255 Rockville Pike, Suite 120; Rockville, MD 20850-4166; or to alan.soukup@montgomerycountymd.gov.

DEP expects to close the hearing record for this action, with two exceptions, at 5:00 p.m. on Wednesday, December 13, 2016; all written testimony must be received in this office by that time and date. After the record is closed, the Director will act on the amendments, and DEP will notify you of that action by e-mail.

DEP will close the record for WSCCRs 16-OLN-03A and 16-OLN-04A at the conclusion of the Planning Board’s consideration of this administrative action, on December 8, 2016. In order to accommodate the proposed Planning Board schedule for the related preliminary plan, DEP has proposed granting an approval action for these two requests in advance of the other requests in this administrative group.

Please do not hesitate to contact me at alan.soukup@montgomerycountymd.gov or at 240-777-7716 if you have any questions concerning these category change requests or the schedule provided.

ADS: ads/R:\Programs\Water_and_Sewer\actions-AD\2016\AD2016-2\ad-hearing-notice--2016-2--draft.docx

cc:  Nancy Floreen, President, County Council
     Roger Berliner, Chair, Council Transportation, Infrastructure, Energy, & Environment Committee
     Casey Anderson, Chairperson, Montgomery County Planning Board
     Katherine Nelson, Area 3 Planning Team, M-NCPPC
     Pamela Dunn, Functional Planning and Policy Division, M-NCPPC
     Geoffrey Mason, Parks Planning and Stewardship Division, M-NCPPC
     Beth Kilbourne & Rufus Leeth, Development Services Group, WSSC
     Luis Tapia, Permit Services Section, WSSC
     Lynn Buhl, Director, Water Management Admin., Maryland Dept. of the Environment
     David Craig, Secretary, Maryland Department of Planning

Category Change Applicants & Interested Parties
16-CLO-01A ....Iglesia Evangélica Misionera Apóstoles Y Profetas, Inc.
       .....Russell Reese, Maddox Engineers & Surveyors, Inc.
16-FAL-01A .....Geraldine Caulk
16-GMT-01A .....Chin-Mei Chen
       .....Tien Kai-Jen
16-OLN-03A .....Guy Hanks
       .....Craig Kazanjian, Brookfield Washington, LLC
16-OLN-04A .....Fortunato & Maria Aroni
       .....Craig Kazanjian, Brookfield Washington, LLC
16-PAX-01A .....Mark Ward and David Ward
       .....David McKee, Benning & Associates, Inc.
16-POT-01A .....Gerald Murphy, Jr.
16-POT-02A .....Myrta Peyton
       .....J. L. Fisher, Soltesz
16-TRV-01A .....Phyllis Newfield
WSCCR 16-CLO-01A: Iglesia Evangélica Misionera Apóstoles Y Profetas, Inc.

**DEP Staff Recommendation:** Approve W-1. Administrative policy V.F.1.a: consistent with existing plans.

<table>
<thead>
<tr>
<th>Property Information and Location</th>
<th>Applicant’s Request: Service Area Categories &amp; Justification</th>
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</thead>
<tbody>
<tr>
<td><strong>Property Development</strong></td>
<td><strong>Existing</strong> – <strong>Requested</strong> – Service Area Categories</td>
</tr>
<tr>
<td>• 137 Norwood Rd., Cloverly</td>
<td>W-5 W-1</td>
</tr>
<tr>
<td>• Lot 1(N860), Hill Farm (acct. no. 03380262)</td>
<td>S-6 S-6 (No Change)</td>
</tr>
<tr>
<td>• Map tile: WSSC – 221NE01; MD –JS52</td>
<td></td>
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<tr>
<td>• Northeast side of Norwood Rd., east of Crimson Spire Ct.</td>
<td></td>
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<tr>
<td>• RE-2 Zone; 2.50 acres</td>
<td></td>
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<tr>
<td>• Cloverly – Norwood Planning Area</td>
<td></td>
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<tr>
<td>• Cloverly Master Plan (1997)</td>
<td></td>
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<tr>
<td>• Northwest Branch Watershed (MDE Use IV)</td>
<td></td>
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<tr>
<td>• <strong>Existing use:</strong> unimproved</td>
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<tr>
<td>• <strong>Proposed use:</strong> place of worship, 200-seat sanctuary</td>
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</table>

**DEP Staff Report:** The applicant has requested approval of water category W-1 to allow for public water service for a proposed place of worship at 137 Norwood Rd. In addition to drinking water, public water service will provide fire protection for the proposed building. Wastewater disposal will be handled by an onsite septic system. The provision of public water service is consistent with Water and Sewer Plan policies for properties zoned as RE-2. M-NCPC staff concur that public water service is consistent with local area master plan recommendations. An existing 8-inch-diameter water main abuts the property along Norwood Rd. (WSSC will not allow a connection to the 30-inch-diameter water transmission main, also abutting the site along Norwood Rd.) The request is recommended for approval of category W-1.

Although the proposed use in this case is a place of worship, this recommendation does not involve the Water and Sewer Plan’s private institutional facility (PIF) policy. The property is located within the County’s planned public water service envelope and has access to an existing water main.

**Agency Review Comments**

**DPS:** The property currently has an existing water well which produces 4 (four) gallons per minute. This would be adequate for potable uses, but is not sufficient for typical fire suppression purposes. Alternatives [for water service] would include a public (WSSC) water service connection, or a large on-site storage tank.

**M-NCPPC – Planning Dept.:** The 1997 Cloverly Master Plan supports the extension of water service to the RE-2 zone on a case-by-case basis according to Ten-Year Water and Sewer Plan. Since a water line is located in Norwood Road adjacent to this property, the extension can be considered feasible and environmentally sensitive. Also, under the abutting mains policy, the proposed church is entitled to a single hookup.

**M-NCPPC – Parks Planning:** DEP note: No comments provided. There are no park sites adjacent to or near this property.

**WSSC - Water:** Water pressure zone: 660A. An 8-inch water line (Contract Number: 1966-2408A) in Norwood Road abuts the subject property. Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

**WSSC - Sewer:** (Not requested.)
WSCCR 16-CLO-01A: Applicant's Development Plan
WSCCR 16-CLO-01A (Iglesia Evangélica Misionera Apóstoles Y Profetas, Inc.)
Requested Water Service Area Category Map Amendment: Water & Sewer Plan Map

237 Norwood Rd., Cloverly
Lot 1 (N050), Hill Farm (acrd. no. 03380262)
REQUEST: Change W-5 to W-1. Proposed place of worship (Iglesia Evangélica Misionera Apóstoles Y Profetas, Inc.).
WSCCR 16-FAL-02A: Geraldine Caulk

**DEP Staff Recommendation:** Approve W-1. Administrative policy V.F.1.a: consistent with existing plans.

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<tr>
<td>Property Development</td>
<td>Setting – Requested – Service Area Categories</td>
</tr>
<tr>
<td>• 3724 Greencastle Rd., Burtonsville</td>
<td>W-6 W-1</td>
</tr>
<tr>
<td>• Pt. Lot 2 (N633), Carricks Addition to Burtonsville (acct. no. 00265730)</td>
<td>S-1 S-1 (No Change)</td>
</tr>
<tr>
<td>• Map tile: WSSC – 219NE04; MD –KR63</td>
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<tr>
<td>• East side of Greencastle Rd., south of Steppingstone La. And Tuinbridge dr.</td>
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<tr>
<td>• R-90 Zone; 83,199 sq.ft. (1.91 acres)</td>
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<td>• Fairland – Beltsville Planning Area Fairland Master Plan (1997)</td>
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<tr>
<td>• Little paint Branch Watershed (MDE Use I)</td>
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<td>• Existing use: one single-family house (built 1956)</td>
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<td>• Proposed use: water service for the existing house for relief of a failed well</td>
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</table>

**DEP Staff Report:** The applicant has requested approval of water category W-1 to allow for public water service for an existing residence at 3724 Greencastle Rd. The request resulted from a well failure as documented by DPS. Under the public health problems policy, DEP notified WSSC of the well failure and approved a single water service connection for the property on April 7, 2016. WSSC issued a water connection permit for this property on April 21, 2016.

The provision of public water service for this R-90-zoned property is consistent with Water and Sewer Plan service policies; the property is located within the Plan’s planned public water service envelope. M-NCPC staff concur that public water service is consistent with local area master plan recommendations. An existing 8-inch-diameter water main abuts the property along Greencastle Rd. DEP used the provisions of the “public health problems” service policy to request an expedited service connection from WSSC. That service policy limits service to a single water service connection, a restriction not needed in this case as the property is located within the County’s planned public water service envelope. Therefore, this administrative approval action is recommended under the “consistent with existing plans” service policy.

**Agency Review Comments**

**DPS:** DPS supports this request.

**M-NCPC – Planning Dept.:** This 1.91-acre, R-90-zoned property is within the public water service area for Fairland and is able to connect to the system from an existing water main in the street. The 1981 Fairland Master Plan recommends, “Provide appropriate community sewer and water facilities with minimal impact to the area’s natural resources.” Provision of water service to this property is consistent with the 1981 Fairland Master Plan.

**M-NCPC – Parks Planning:** Avoid crossing parkland when connecting to water main to protect existing forest.

**WSSC - Water:** Water pressure zone: 560A. An 8-inch water line in Greencastle Road abuts the property (contract no. 1959-3708). There is [also] a large diameter [42-inch] Prestressed Concrete Cylinder Pipe (PCCP) water main [abutting] this project, [a] service connection to [this] CIP size main is not allowed. Due to high water pressure conditions (greater than 80 psi), the on-site plumbing system requires pressure reducing valves for buildings with first floors below 399 feet. Local service is adequate.

**WSSC - Sewer:** (not requested)
MEMORANDUM

April 7, 2016

TO: Tom Gingrich, Acting Group Leader, Development Services Group
   Luis Tapia, Unit Coordinator, DSG Permit Services
   Washington Suburban Sanitary Commission

FROM: Alan Soukup, Senior Environmental Planner
   Water and Wastewater Policy Group, Department of Environmental Protection

SUBJECT: Public Health Problems

We request WSSC’s assistance in expediting the provision of public service to the following property:

**Water Service: 3724 Greencastle Rd., Burtonsville**

- **Property I.D.:** Pt. Lot 2 (N633), Carricks Addition to Burtonsville; acct.no. 00265730 – (SDAT tax map: KR63)
- **Owner:** Geraldine Caulk
- **Water Category:** W-6  Sewer Category: S-1
- **WSSC grid:** 219NE04  Zoning/Size: R-90 / 83,199 sq.ft. (1.91 ac.)
- **Planning Area:** Fairland - Beltsville  Watershed: Little Paint Branch

On April 4, 2016, the Department of Permitting Services (DPS), Well and Septic Section, advised this office of a public health problem, a well failure, at the subject property (see the attached memorandum). DPS recommended relief of this problem by connecting the site to public water service, due in part to the site’s location within the planned public water service envelope and to the availability of water service. According to information provided by WSSC, an 8-inch-diameter water main (WSSC #593708) abuts the property along Greencastle Rd. It appears that this water main could provide service to the property.

Although this property is designated as category W-6 in the County’s Water and Sewer Plan, DPS acknowledgment of a public health problem is sufficient justification to warrant the expedited provision of public water service, regardless of the existing service area category. The property owner has filed a request with DEP for a service area change from W-6 to W-1 (WSCCR 16-FAL-01A).

Given these conditions, it is reasonable to relieve this public health hazard by expediting the provision of public water service. WSSC does not need to wait for the approval of a Water and Sewer Plan category map amendment to provide public water service; public service via the WSSC’s system should be provided as soon as possible. We would appreciate your assistance in this matter.

The property owner will need to contact WSSC to begin the application process for public water service. Neither DEP nor DPS staff can initiate a WSSC service application on the owner’s behalf. She can contact the WSSC Permit Services Section at either 301-206-4003 or onestopshop@wsscwater.com. Additional information...
Tom Gingrich and Luis Tapia, WSSC
April 7, 2015

3724 Greencastle Rd.; Page 2

is available at the WSSC-Permits website at https://www.wssewater.com/business--construction/permit-services.html.

If you have any questions, or if there are significant problems related to provision of water service, please contact me at alan.soukup@montgomerycountymd.gov or 240-777-7716.

Attachments (see pages 3 and 4)

ADS:ads

R:\Programs\Water and Sewer\well-septic\HEALTHAZ\CASE\Greencastle-rd-3724-well\epdh-w-serv-memo-2016-0407--ads-dep--2LTTapia-wssc.docx.

cc: Lisa Sine, Sharon Spruill and April Snyder, Permit Services Unit, WSSC
Rufus Leeth and Beth Kilbourne, Development Services Group, WSSC
Dave Lake, Water and Wastewater Policy Group, DEP
Gene Von Gunten and Heidi Scott, Well and Septic Section, DPS
Pamela Dunn, Functional Planning Division, M-NCPPC
Katherine Nelson, Area 3 Planning Team, M-NCPPC
Geraldine Caulk.
TO: Alan Soukap  
Water & Wastewater Policy Group  
Department of Environmental Protection  
255 Rockville Pike  
Rockville, Maryland 20850

FROM: Heidi Scott  
Well and Septic Section  
Dept. of Permitting Services  
255 Rockville Pike, 2nd floor  
Rockville, Maryland 20850

SUBJECT: Request for Water Connection

LOCATION: 3724 Greencastle Road  
Burtonsville, MD 20866  
Tax Map Grid: KR63  
WSSC Grid: 219 NE 04

The owner of the dwelling at the subject property has requested our assistance in getting an expedited water connection due to an inadequate drinking water well.

Coliform was found to be present in a sample collected on 3/10/16. Subsequent chlorination of the well was not effective in removing the bacteria. Further evaluation of the well by a well drilling company found the well to be irreparable due to poor construction.

DPS Well and Septic recommends a public water connection. This property is located in service area category W-6.

If I can be of further assistance, please contact me at 240-777-6318.

Cc: File  
Geraldine H. Caufk, owner
WSCCR 16-GMT-01A: Chin-Mei Chen

**DEP Staff Recommendation:** Approve S-1. Administrative policy V.F.1.a: consistent with existing plans.

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<tr>
<td>Property Development</td>
<td>Existing – Requested – Service Area Categories</td>
</tr>
<tr>
<td>18825 Liberty Mill Rd., Germantown</td>
<td>W-1 W-1 (No change)</td>
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<tr>
<td>Parcel P903, Red Fathers Good Will</td>
<td>S-5 S-1</td>
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<tr>
<td>(acct. no. 00771444)</td>
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<tr>
<td>Map tile: WSSC – 226NW13; MD – EU31</td>
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<tr>
<td>East side of Liberty Mill Rd.,</td>
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<td>south of Lake Placid Ln.</td>
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<tr>
<td>R-200 Zone; 20,150 sq. ft. (0.46</td>
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<td>acre)</td>
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<tr>
<td>Germantown Planning Area</td>
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<td>Germantown Master Plan (1989)</td>
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<tr>
<td>Middle Great Seneca Creek Watershed</td>
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<td>MDE Use I</td>
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<tr>
<td>Existing use: one single-family</td>
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<td>house (built 1952)</td>
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<td>Proposed use: water and sewer</td>
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<td>service for the existing house</td>
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**DEP Staff Report:** The applicant has requested approval of sewer category S-1 to allow for public sewer service for an existing residence at 18825 Liberty Mill Rd. (formerly Germantown Rd.). The existing water category is W-1 and WSSC permit records indicate the house is connected to public water service. The provision of public sewer service for this R-200-zoned property is consistent with Water and Sewer Plan; the property is located within the Plan’s planned public sewer service envelope. M-NCPC staff concur that public sewer service is consistent with local area master plan recommendations. An existing 8-inch-diameter sewer main abuts the property along Liberty Mill Rd. The request is recommended for approval of category S-1.

**Agency Review Comments**

**DPS:** Given the proximity of an adjacent stream, the long-term use of on-site sewage disposal seems unlikely—so DPS supports this request.

**M-NCPPC – Planning Dept.**: This R-200-zoned, 0.46-acre parcel is within the sewer service area of Germantown and has sewer infrastructure on adjacent to the property. Provision of sewer service to this property is consistent with the 1989 Germantown Master Plan.

**M-NCPPC – Parks Planning:** No park impact.

**WSSC - Water:** *(not requested)*

**WSSC - Sewer:** Basin: Seneca Creek. An 8-inch sewer line in Liberty Mill Road abuts the property (contract no. 02-33712). Average wastewater flow from the proposed development: 300 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.
WSCCR 16-GMT-01A (Chin-Mei Chen)
Requested Sewer Service Area Category Map Amendment: Water & Sewer Plan Map

WSCCR 16-GMT-01A
18835 Liberty Mill Rd, Germantown
Parcel PS03, Reo Fathers Good Will (accl. no. 00771444)
REQUEST: Change S-S to S-T sewer service for the existing single-family house.
The following two requests are for separately-owned properties within the same proposed residential subdivision.

**WSCCR 16-OLN-03A: Guy Hanks**

**DEP Staff Recommendation (16-OLN-03A & 16-OLN-04A):** Approve W-3 and S-3. Administrative policy V.F.1.a: consistent with existing plans.

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<td><strong>Existing</strong> – <strong>Requested</strong> – <strong>Service Area Categories</strong></td>
</tr>
<tr>
<td>Property Development</td>
<td>W-3</td>
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<tr>
<td>15801 Bradford Rd., Olney</td>
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<tr>
<td>Parcel N370, Bradfords Rest (acct. no. 00712640)</td>
<td>W-3</td>
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<tr>
<td>Map tile: WSSC – 221NE03; MD – HS62</td>
<td>W-3</td>
</tr>
<tr>
<td>R-200 Zone/TDR Overly; 10.65 ac.</td>
<td>W-3</td>
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<tr>
<td>Olney Planning Area</td>
<td>W-3</td>
</tr>
<tr>
<td>Olney Master Plan (2005)</td>
<td>W-3</td>
</tr>
<tr>
<td>Northwest Branch Watershed (MDE Use IV)</td>
<td>W-3</td>
</tr>
<tr>
<td>Existing use: unimproved</td>
<td>W-3</td>
</tr>
<tr>
<td>Proposed use: Part of 240-unit, mixed-residential subdivision 520160070 “Bradford’s Rest”</td>
<td>W-3</td>
</tr>
<tr>
<td><strong>Applicant’s Explanation</strong></td>
<td></td>
</tr>
<tr>
<td>“The owners request water and sewer [*] category change from W-6 to W-3 to allow for water and sewer service in accordance with the existing R-200 zoning recommended in the Olney Master Plan.”</td>
<td></td>
</tr>
<tr>
<td><em>DEP note: The category change for this property does not involve a change to the existing S-3 category.</em></td>
<td></td>
</tr>
</tbody>
</table>

**WSCCR 16-OLN-04A: Fortunato & Maria Aroni**

<table>
<thead>
<tr>
<th>Property Information and Location</th>
<th>Applicant’s Request: Service Area Categories &amp; Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Applicant's Request:</strong></td>
<td><strong>Existing</strong> – <strong>Requested</strong> – <strong>Service Area Categories</strong></td>
</tr>
<tr>
<td>Property Development</td>
<td>W-6</td>
</tr>
<tr>
<td>15810 Bradford Rd., Olney</td>
<td>W-3</td>
</tr>
<tr>
<td>Parcel N436, Lot D Bradfords Rest (acct. no. 00701098)</td>
<td>W-3</td>
</tr>
<tr>
<td>Map tile: WSSC – 221NE03; MD – HS62</td>
<td>W-3</td>
</tr>
<tr>
<td>R-200 Zone/TDR Overly; 2.00 ac</td>
<td>W-3</td>
</tr>
<tr>
<td>Olney Planning Area</td>
<td>W-3</td>
</tr>
<tr>
<td>Olney Master Plan (2005)</td>
<td>W-3</td>
</tr>
<tr>
<td>Northwest Branch Watershed (MDE Use IV)</td>
<td>W-3</td>
</tr>
<tr>
<td>Existing use: single-family house</td>
<td>W-3</td>
</tr>
<tr>
<td>Proposed use: Part of 244-unit, mixed-residential subdivision 120170060 “Bradford’s Landing”</td>
<td>W-3</td>
</tr>
<tr>
<td><strong>Applicant’s Explanation</strong></td>
<td></td>
</tr>
<tr>
<td>“The owners request water and sewer category change from W-6, S-6 to W-3, S-3 to allow for water and sewer service in accordance with the existing R-200 zoning recommended in the Olney Master Plan.”</td>
<td></td>
</tr>
</tbody>
</table>

**DEP Staff Report:** The applicants have requested approval of water category W-3 for 15801 Bradford Rd., and approval of water and sewer categories W-3 and S-3 for 15810 Bradford Rd. This to allow for public service for these two parcels located along Bradford Rd. north of Norbeck Rd. These properties are planned as part of a proposed, 244-unit residential subdivision, Bradford’s Landing (see page 17). The project developer has acquired properties for this project in a step-wise manner, with these two parcels the last properties now under
Other properties to be included in the proposed subdivision site are already designated as categories W-1 and S-1.

Water and sewer main extensions and facilities needed to provide public service to these properties will be planned as part of the new subdivision. Public service is feasible from WSSC’s existing public systems; no offsite water or sewer main extensions are needed. WSSC will address specific extension alignments through its consideration of the proposed subdivision project.

The provision of public water and sewer service is consistent with Water and Sewer Plan; the properties are located within the Plan’s planned public water and sewer service envelopes. M-NCPC staff concur that public water and sewer service is consistent with local area master plan recommendations. The requests are recommended for approval of categories W-3 and S-3, as needed.

**Agency Review Comments**

**DPS:** DPS has no comment.

**M-NCPPC – Planning Dept.:** These R-200-zoned properties are within the sewer service envelope of the 2005 Olney Master Plan.

**M-NCPPC – Parks Planning:** No park impact.

**WSSC - Water:** 1. Water pressure zone: 660A. An 8-inch water line in Bradford Road (contract no. 65-3185) abuts part of Parcel N370 lying east of Bradford Road. To reach the remaining part of Parcel N370, a 200-foot-long non-CIP-sized water extension is required to serve the property. This extension would connect to an existing 8-inch water line in Bradford Road (contract 65-3185) and extend north in Bradford Road. No other properties, other than the applicant’s, will be abutted by this water extension. Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

**WSSC - Sewer:** Basin: Northwest Branch. A Phase 1 Hydraulic Planning Analysis review request (submitted under DA6214Z17, “Bradford’s Landing”) was recently submitted to the WSSC Development Services Group that included the parcel that is the subject of this Service Area Category Change Request. At this time, some alternatives are being explored to determine the best method of extending sewer service to the parcel that is the subject of this review (which is part of DA6214Z17). Per the WSSC DSG Code, Section 1001.3, an alternative study needs to be performed that will compare 3 alternatives for sewer service (in order of preference) – gravity sewer, WWPS, and low pressure sewer system. The alternatives study is to be based on the number of units in the entire project. Consequently, at this time, a definite plan for extending sewer service to the subject property is not known, and is currently being investigated. * Average wastewater flow from proposed development: 8,400 GPD (for subject parcel)

*DEP Note: Public sewer service is feasible from WSSC’s existing public systems; WSSC will address specific extension alignments through its consideration of the proposed subdivision project.*
WSCCR 16-PAX-01A: Mark Ward and David Ward

**DEP Staff Recommendation:** Approve W-1, for one water service hookup only. Administrative policy V.F.2.b: properties abutting existing mains: single hookups.

### Property Information and Location

**Property Development**
- 16440 Batson Rd., Spencerville
- Parcel P445, Snowdens Manor Enl (acct. no. 00270372)
- Map tile: WSSC – 222NE03; MD – KS33
- Northwest corner, intersection of Batson Rd. and Brogden Rd.
- RC Zone; 8.31 acres
- Patuxent Watershed Conservation Planning Area
- Cloverly Master Plan (1997)
- Lower Patuxent River Watershed (MDE Use I)
- **Existing use:** unimproved, wooded
- **Proposed use:** one new single-family house

### Applicant’s Request:

**Service Area Categories & Justification**

<table>
<thead>
<tr>
<th>Existing</th>
<th>Requested</th>
<th>Service Area Categories</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-6</td>
<td>W-1</td>
<td></td>
</tr>
<tr>
<td>S-6</td>
<td>S-6</td>
<td>(No Change)</td>
</tr>
</tbody>
</table>

### Applicant’s Explanation

“A change of category to W-1 is requested so that one planned residence can be served by public water. A WSSC water main exists in front of the site along Batson Road.”

**DEP Staff Report:** The applicant has requested approval of water category W-1 to allow for public water service for a proposed residence at 16440 Batson Rd. Existing 8-inch-diameter water mains abut the property along Batson and Brogden Rds. The provision of public water service is consistent with the Water and Sewer Plan’s abutting mains policy. WSSC’s engineering plans for these two water mains show the subject property as existing at the time of the mains’ design and construction. M-NCPC staff concur that public water service is consistent with the abutting mains policy. The request is recommended for approval of category W-1, restricted to a single water service hookup under the abutting mains policy.

**Agency Review Comments**

**DPS:** DPS supports this request.

**M-NCPPC – Planning Dept.:** This property is eligible for a single water hookup under the abutting mains policy.

**M-NCPPC – Parks Planning:**

**WSSC - Water:** Water pressure zone: 660A. 8-inch water lines on Batson Road and Brogden Road abuts the property (contract nos. 64-2702A and 65-3421A respectively). Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

**WSSC - Sewer:** (not requested)
WSCCR 16-POT-01A: Gerald Murphy, Jr.

**DEP Staff Recommendation:** Approve S-1. Administrative policy V.F.1.a: consistent with existing plans.

<table>
<thead>
<tr>
<th>Property Information and Location</th>
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</tr>
</thead>
<tbody>
<tr>
<td><em>Applicant’s Explanation</em></td>
<td>Existing – <strong>Requested</strong> – Service Area Categories</td>
</tr>
<tr>
<td></td>
<td>W-1 W-1 (No Change)</td>
</tr>
<tr>
<td></td>
<td>S-6 S-1</td>
</tr>
</tbody>
</table>

**DEP Staff Report:** The applicant has requested approval of sewer category S-1 to allow for public sewer service for the replacement of the existing residence at 11024 Chandler Rd. The property abuts two existing sewer mains, an 8-inch-diameter gravity main along Falls Rd. and a 1.25-inch-diameter low-pressure main along Chandler Rd. WSSC indicates that sewer service may be feasible from either main, but will require use of a grinder pump for both options. The lot, platted in 1948, and the house, built in 1953, both existed when the sewer extensions were built in 2002 and 2010. Because the property qualified for a single sewer hookup under the abutting mains policy, DEP notified WSSC that a single sewer service connection is allowed for the property on March 15, 2016.

The provision of public sewer service for this R-200-zoned property is consistent with Water and Sewer Plan policies; the property is located within the Plan’s planned public sewer service envelope. M-NCPC staff concur that public sewer service is consistent with local area master plan recommendations. The request is recommended for approval of category S-1. DEP used the provisions of the “abutting mains” service policy to grant an advance approval for a service connection from WSSC. That service policy limits service to a single sewer service connection, a restriction not needed in this case as the property is located within the County’s planned public sewer service envelope. Therefore, this administrative approval action is recommended under the “consistent with existing plans” service policy.

**Agency Review Comments**

**DPS:** DPS Well and Septic supports the category change.

**M-NCPPC – Planning Dept.:** This property is within the 2002 Potomac Subregion Master Plan sewer service envelope.

**M-NCPPC – Parks Planning:** No park impact.

**WSSC - Water:** (Not requested)

**WSSC - Sewer:** Basin: Rock Run. Two existing sewers currently abut the subject property. The first abutting sewer is an 8-inch gravity sewer line in Falls Road (contract no. 99AS2671A). An on-site pump and low-pressure sewer connection will be required to discharge into the gravity sewer. The low-pressure sewer connection may impact trees. The second abutting sewer is an existing 1¼-inch low-pressure sewer in Chandler Road (contract no. DA5049Z09). If an application is made to connect to this existing low-pressure sewer, special permission may be required from WSSC for the connection. Average wastewater flow from the proposed development: 300 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.
MEMORANDUM

March 15, 2016

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

FROM:    Alan Sculp, Senior Environmental Planner, Water and Wastewater Policy Group
         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>WSCCR No.</th>
</tr>
</thead>
</table>

Our records show that the subject property was established by subdivision plat in August 1945, and the existing house was constructed in 1953, prior to construction of the abutting sewer mains in 2002 and 2010. 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.

If you have any questions concerning this request, please contact me at 240-777-7716

Attachment: Service Area Category Map (see pg. 3)

Office of the Director • Water and Wastewater Policy Group

255 Rockville Pike, Suite 120 • Rockville, Maryland 20850-1166 • 240-777-7716, FAX 240-777-7715
Luis Tapia
March 15, 2016

cc:  Lisa Sine, April Snyder, and Sharon Spruill, Development Services Group/Permit Services, WSSC
     Kathy Maholtz, Development Services Group, WSSC
     Pamela Dunn, Functional Planning Team, M-NCPPC
     Katherine Nelson, Area 3 Planning Team, M-NCPPC
     Gene Von Gunten, Well and Septic Section, DPS
     Keith Levenkenko, County Council
     Dave Lake, DEP-WWPG
     Gerald and D. M. Murphy
### WSCCR 16-POT-02A: Myrta Peyton

**DEP Staff Recommendation:** Approve S-1 under the Potomac area peripheral sewer service policy.
Administrative policy V.F.1.a: consistent with existing plans.

<table>
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<tr>
<th>Property Information and Location</th>
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<tbody>
<tr>
<td>Property Development</td>
<td>Existing – Requested – Service Area Categories</td>
</tr>
<tr>
<td>7601 Brickyard Rd., Potomac</td>
<td>W-1 W-1 (No Change)</td>
</tr>
<tr>
<td>Parcel P239, Carderock (acct. no. 00860084)</td>
<td>S-6 S-1</td>
</tr>
<tr>
<td>Map tile: WSSC – 209NW10; MD – FN32</td>
<td></td>
</tr>
<tr>
<td>Southeast quadrant, intersection of Brickyard Rd. and New London</td>
<td></td>
</tr>
<tr>
<td>RE-2 Zone; 6.66 acres</td>
<td></td>
</tr>
<tr>
<td>Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002)</td>
<td></td>
</tr>
<tr>
<td>Potomac River – Great Falls Tributaries Watershed (MDE Use I)</td>
<td></td>
</tr>
<tr>
<td>Existing use: one single-family house (built 1922)</td>
<td></td>
</tr>
<tr>
<td>Proposed use: three-lot, single-family residential subdivision</td>
<td></td>
</tr>
</tbody>
</table>

**Applicant’s Explanation**

- “The request is for three community sewer service hookups to be provided to the subject 6.66-acre property.
- “Peripheral sewer service policy allows for service area category change when the subject property confronts the existing community sewer service area and adjacent properties are served with community sewer service. The subject property would qualify for a single sewer hookup because the property abuts an existing sewer main (Contracts 856359A and 783969A) and the subject property and residence predate the abutting main. However, this request is for multiple sewer hookups because the existing 6.66 [acre] property is proposed to be subdivided into three lots and;”

**DEP Staff Report:** The applicant has requested approval of sewer category S-1 to allow for public sewer service for a proposed three-lot residential subdivision for the property at 7601 Brickyard Rd. The subdivision will also use public water service; the existing water category is W-1.

Two existing, 8-inch-diameter gravity sewer mains are available to serve the site. Therefore, it is not likely that any new sewer main extensions will be required for this project.

The provision of public sewer service is consistent with the sewer service policy recommended in the 2002 Potomac Subregion Master Plan for properties at the edge of the planned public sewer envelope. The frontage of the property along Brickyard Rd. confronts the planned public sewer envelope across Brickyard Rd. (see page 26). A similar case proposed for subdivision was addressed under administrative action AD 2003-1 for WSCCR 02A-TRV-27 in 2003. That action granted approval for sewer category S-1 for a proposed, four-lot residential subdivision at the intersection of Esworthy Rd. and Query Mill Rd. M-NCPC staff concur with the applicability of the master plan’s “peripheral sewer service” policy, and recommend approval of category S-1 for this request. The request is proposed for approval of category S-1 under the provisions of the “peripheral sewer service” recommendations from the 2002 master plan.

**Agency Review Comments**

**DPS:** There are approved percolation tests on file conducted in 1994. However, the approved tests are sufficient to establish a septic area for the existing house and one new lot.
M-NCPPC – Planning Dept.: This 6.66-acre, RE-2-zoned property is located on the periphery of the Potomac Master Plan Sewer envelope. The 2002 Potomac Master Plan generally excludes RE-2-zoned properties from the provision of sewer service except within or on the periphery of the sewer envelope. The master plan supports “limited approvals” on the edges, or peripheries, of the service envelope for properties in the RE-2 zone. [The master plan] does not say anything about subdividing such properties, which we take to be a position of neutrality, rather than inferred opposition. This property abuts existing mains and those mains are in the public right-of-way, which the plan states should be the focus of limited service along the periphery of the sewer envelope. we acknowledge the 2003 precedent that [DEP staff referred to] and can support approving S-1 for this property.

M-NCPPC – Parks Planning: No park impact.

WSSC - Water: *(not requested)*

WSSC - Sewer: Basin: Dulles Interceptor. An 8-inch sewer line in Brickyard Road abuts the property (contract no. 85-6359A). Average wastewater flow from the proposed development: 900 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.
**DEP Staff Recommendation:** Approve S-1, for one sewer hookup only to relieve a failed septic system. Unless technical reasons prevent it, the needed sewer connection will be provided only from the sewer main segment along Overlea Dr. and not from the segment that traverses the property. Administrative policy V.F.2.a: public health problems.

<table>
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<tbody>
<tr>
<td>Property Development</td>
<td>Service Area Categories &amp; Justification</td>
</tr>
<tr>
<td>• 9419 Overlea Dr., Rockville</td>
<td>Existing – Requested – Service Area Categories</td>
</tr>
<tr>
<td>• Lot 26, Block C, Potomac Highlands (acct. no. 00088234)</td>
<td>W-3 W-3 (No Change)</td>
</tr>
<tr>
<td>• Map tile: WSSC – 216nw09; MD – FQ53</td>
<td>S-6 S-1</td>
</tr>
<tr>
<td>• Southeast side of Overlea Dr., northeast of Watts Branch Dr.</td>
<td></td>
</tr>
<tr>
<td>• RE-1 Zone; 67,518 sq.ft. (1.55 acres)</td>
<td></td>
</tr>
<tr>
<td>• Travilah Planning Area</td>
<td></td>
</tr>
<tr>
<td>• Potomac Subregion Master Plan (2002)</td>
<td></td>
</tr>
<tr>
<td>• Watts Branch Watershed (MDE Use I)</td>
<td></td>
</tr>
<tr>
<td>• Existing use: one single-family house (built 1949)</td>
<td></td>
</tr>
<tr>
<td>• Proposed use: sewer service for the existing house to relieve a failed septic system</td>
<td></td>
</tr>
</tbody>
</table>

**DEP Staff Report:** The applicant has requested approval of sewer category S-1 to allow for public sewer service for an existing residence at 9419 Overlea Dr. The request resulted from a septic system failure as documented by DPS on March 16, 2016. Under the public health problems policy, DEP notified WSSC of the septic system failure and approved a single sewer service connection for the property on March 22, 2016. An 8-inch-diameter gravity sewer main abuts the property along Overlea Dr. The WSSC Permits Section has reported to DEP that an evaluation for a sewer connection is currently underway.

The provision of public sewer service for the relief of a failed septic system is consistent with the sewer service recommendations included in the 2002 Potomac Subregion master Plan, and with Water and Sewer Plan service policies. M-NCPC staff concur that public sewer service is consistent with local area master plan recommendations because of the septic system failure. The request is recommended for approval of category S-1, restricted to a single sewer hookup only under the health problems policy.

The sewer main that abuts this property along Overlea Dr. also traverses the north end of the property as the main turns east to drain into the Watts Branch Trunk Sewer (see page 32). This part of the main parallels a tributary of Watts Branch. In the March 22nd notice to WSSC, DEP recommended that the sewer connection for the property come from that part of the sewer main along Overlea Dr. A connection from the part traversing the property would need to cross the tributary of Watts Branch. Guidance from the 2002 master plan for new sewer service in the Glen Hills area cautions against the disturbance of streams and stream buffers for new main extensions unless necessary. This caution is also appropriate to apply to sewer service connections. To help protect the Watts Branch tributary on this property and unless technical limitations prevent it, DEP staff recommends a requirement that a sewer connection be provided from only the sewer main segment along Overlea Dr. and not from the segment that traverses the property.

**Agency Review Comments**

**DPS:** DPS Well and Septic confirmed a septic failure in March 2016 and subsequently informed DEP to expedite a sewer connection per the memo dated 3/16/16.

**M-NCPPC – Planning Dept.:** This RE-1-zoned, 1.55-acre property is located in the Glen Hills Sewer Policy area of the 2002 Potomac Master Plan. A septic failure has been documented and the property is eligible for a single sewer hookup. In addition, the sewer connection should not further disturb Park property.
M-NCPPC – Parks Planning: This property backs up to Watts Branch [Stream Valley Unit] SVU4. As noted on the map, the sewer connection should be made on Overlea Dr. to avoid impact to the park and Watts Branch Creek.

WSSC - Water: *(Not requested)*

WSSC - Sewer: Basin: Watts Branch. An 8-inch sewer line in Overlea Drive abuts the northwest side of the property (contract number: 1983-5793A). Average wastewater flow from the existing single family house: 300 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.
MEMORANDUM

March 22, 2016

TO: Ray Chiecza, Acting Group Leader, Development Services Group
    Luis Tapia, Unit Coordinator, DSG Permit Services
    Washington Suburban Sanitary Commission

FROM: Alan Soukup, Senior Environmental Planner, Water and Wastewater Policy Group
      Department of Environmental Protection

SUBJECT: Public Health Problems

We request WSSC's assistance in expediting the provision of public service to the following property:

Sewer Service: 9419 Overlea Drive, Rockville

Property I.D.: Lot 26, Block C, Potomac Highlands; acct. no. 00088234 (SDAT tax map: FQ53)
Owner: Phyllis Newfield
WSSC grid: 2162177W009
Planning Area: Travilah

Water Category: W-3  Sewer Category: S-6
Zoning Size: RE-1 Zone; 67,815 sq. ft. (1.55 ac.)
Watershed: Watts Branch

The Department of Permitting Services (DPS), Well and Septic Section, has advised this office of a public health problem, a septic system failure, at the subject property (see the attached memorandum). DPS recommended relief of this problem by connecting the site to public sewer service, due to a high seasonal water table and insufficient, usable area for a replacement septic system. An existing 8-inch-diameter sewer main (WSSC #) abuts the property along Overlea Dr. at its northern end.

Although this property is designated as category S-6 in the County’s Water and Sewer Plan, DPS acknowledgment of a public health problem is sufficient justification to warrant the expedited provision of public sewer service, regardless of the existing service area category. DEP will initiate the process to have the property owner file a request for a service area change from sewer category S-6 to S-1.

Given these conditions, it is reasonable to relieve this public health hazard by expediting the provision of public sewer service. WSSC does not need to wait for the approval of a Water and Sewer Plan amendment to provide public sewer service; public service via the WSSC’s system should be provided as soon as possible. We would appreciate your assistance in this matter.

WSSC’s existing 8-inch sewer main abuts and/or traverses two sides of the property, along Overlea Dr. and the north side. A tributary stream of Watts Branch also traverses along the property’s north side. Disruption to this stream and its buffers should be minimized if at all possible. DEP therefore requests that WSSC establish a location for the needed sewer connection along the sewer main segment at Overlea Dr.
The property owner will need to contact WSSC to begin the application process for public sewer service. Neither DEP nor DPS staff can initiate a WSSC service application on the owner’s behalf. Contact the WSSC Permit Services Section at either 301-206-4003 or onestopshop@wsewater.com. Additional information is available at the WSSC-Permits website at https://www.wsewater.com/business-construction/permit-services.html.

If you have any questions, or if there are significant problems related to provision of sewer service, please contact me at alan.soskup@montgomerycountymd.gov or 240-777-7716.

Attachments (see pages 3 and 4)

R:\Programs\Water and Sewer\Projects\well-septic\HEALTHAZ\Skeletons\2012skel.doc

cc: Lisa Sine, Sharon Spruill and April Snyder, Permit Services Unit, WSSC
    Dave Shen, Development Services Group, WSSC
    David Lake, Manager, Water and Wastewater Policy Group, DEP
    Gene Von Gunten and Heidi Scott, Well and Septic Section, DPS
    Pamela Dunn, Functional Planning Division, M-NCPFC
    Katherine Nelson, Area 3 Planning Team, M-NCPFC
    Phyllis Newfield
TO: Alan Soukup  
Water & Wastewater Policy Group  
Department of Environmental Protection  
255 Rockville Pike  
Rockville, Maryland 20850

FROM: Heidi Scott  
Well and Septic Section  
Dept. of Permitting Services  
255 Rockville Pike, 2nd floor  
Rockville, Maryland 20850

SUBJECT: Request for Sewer Connection

LOCATION: 9419 Overlea Drive  
Rockville, MD 20850  
Tax Map Grid: FQ53  
WSSC Grid: 216 NW 09

The owners of the dwelling at the subject property have requested our assistance in getting an expedited sewer connection due to a failing septic system.

The county inspector observed sewage beginning to pond at the surface during an inspection on 3/10/16. The dwelling is served by a shallow lagoon system installed in 1960 in a poor topographic location. The property is located within a seasonally high water table and lacks sufficient area for installation of a conventional replacement system.

Per DPS Well and Septic records, the system has been functioning poorly since 2003. DPS recommends a sewer connection. This property is located in service area category S-6.

If I can be of further assistance, please contact me at 240-777-6318

cc: Phyllis Newfield, owner

255 Rockville Pike, 2nd Floor  
Rockville, Maryland 20850  
240-777-6000  
240-777-6256 TTY

www.montgomerycountymd.gov

montgomerycountymd.gov/311 240-773-3556 TTY
DEF recommends that the sewer service connection for 9419 Ovelea Dr. be provided from this gravity sewer segment along Ovelea Dr., unless technically infeasible.

To minimize disruption to the Watts Branch tributary stream, and unless required for technical reasons, DEF recommends that a sewer connection to these segments of the gravity sewer is not allowed.

WSCCR 16-TRV-01A
9419 Ovelea Dr., Rockville
Lot 26, Block C, Potomac Highlands
(acct. no. 00088234)
REQUEST Change S-6 to S-1 relief using public sewer service for a failing onsite septic system.

Legend
- WSSC Sewer Manholes
- WSSC Low Pressure Sewers (LPS)
- WSSC Gravity Sewers (G5)
- Health Cases
- WSSC Tile Grid
- County Zoning
- Topography (5 ft. c.i.)
- Woodlands
- Existing Parkland
- Sewer Categories
  - S-1
  - S-3
  - S-6

Scale (Feet)

Montgomery County, Maryland
Draft 2017 Comprehensive Water Supply and Sewerage Systems Plan

Travilah Planning Area
Watts Branch Watershed

10/12/15