TO: Beth O’Connell, Rufus Leeth, and Luis Tapia, Development Services Division
Washington Suburban Sanitary Commission
Richard Weaver, Area 3 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 and Wastewater Policy Group
Department of Environmental Protection

SUBJECT: WATER/SEWER CATEGORY CHANGE REQUEST REVIEW – 2019-Q2 REVIEW GROUP

Attached with this message and posted to www.montgomerycountymd.gov/waterworks is a PDF that includes six (6) new individual water/sewer service area category change requests (WSCCRs) for your review and comment. 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 4, 2019. Please notify me before January 21, 2019 if this schedule is not feasible.

DEP will develop and announce a schedule for administrative delegation hearing AD 2019-2, which will include all eligible FY 2019 second quarter requests. We will provide a notice of that hearing 30 days prior to the hearing date. At this time DEP has not identified any requests in this review packet anticipated for County Council consideration, although five (5) requests are currently pending an anticipated action route. DEP’s recommendation process for these 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**
  - 19-CLO-01A… Marie and Guehenno Laborde

- **Anticipated Council Action WSCCRs**
  - None at this time

- **Undetermined Action WSCCRs**
  - 19-TRV-04A… Steve and Valli Krimilis
  - 19-TRV-06A… Yujin and Yinghua Wang
  - 19-TRV-07A… Margaret Dear
  - 19-TRV-08A… Margaret Dear
  - 19-TRV-09A… Margaret Dear
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.

GJD: gid

cc: Agencies
Stan Edwards and Alan Soukup, DEP-WWPG
Keith Levchenko, County Council
Katherine Nelson, Area 3 Planning, M-NCPPC
Pam Dunn, Functional Planning, M-NCPPC
Mark Pfefferle, Development Applications & Regulatory Coordination, M-NCPPC
Ray Chicca, Development Services, WSSC
D. Lee Currey, Water and Science Administration, MDE
Steven Allan, MDP

Category Change Applicants & Interested Parties
19-CLO-01A… Marie and Guehenno Laborde
19-TRV-04A… Steve and Valli Krimilis
… Ted Smart, MDC Services LLC
19-TRV-06A… Yujin and Yinghua Wang
… Ted Smart, MDC Services LLC
19-TRV-07A… Margaret Dear
… Jeff Robertson, CAS Engineering
19-TRV-08A… Margaret Dear
… Jeff Robertson, CAS Engineering
19-TRV-09A… Margaret Dear
… Jeff Robertson, CAS Engineering

Civic Organizations and Other Public Interest Groups
Audubon Naturalist Society
Cloverly Civic Association
Cloverly Fairland White Oak CAC
East County Citizens Advisory Board
Greater Glen Mill Community Association
Glen Hills Civic Association
Greater Glen Hills Coalition
Montgomery County Civic Federation
North Potomac Citizens Association Inc.
Potomac Chamber of Commerce
Potomac Highlands Civic Association
Spencerville Civic Association
West Montgomery County Citizen’s 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 19-CLO-01A: Marie and Guehenno Laborde
Anticipated Action Path: Administrative Action

<table>
<thead>
<tr>
<th>Property Information and Location</th>
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<tbody>
<tr>
<td>Property Development</td>
<td>Service Area Categories &amp; Justification</td>
</tr>
<tr>
<td>• 15711 New Hampshire Ave., Silver Spring</td>
<td>Existing – [<strong>Requested</strong>] – Service Area Categories</td>
</tr>
<tr>
<td>• Parcel P580, Snowdens Manor ENL (acct. no. 00262598)</td>
<td>W-1</td>
</tr>
<tr>
<td>• Map tile: WSSC – 221NE01; MD – JS62</td>
<td>S-5</td>
</tr>
<tr>
<td>• 190 ft North of the intersection of New Hampshire Ave. and McNeil Ln.</td>
<td></td>
</tr>
<tr>
<td>• RE-1 Zone; 3.6 acres</td>
<td></td>
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<tr>
<td>• Cloverly Planning Area</td>
<td></td>
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<tr>
<td>• Cloverly Master Plan (1997)</td>
<td></td>
</tr>
<tr>
<td>• Paint Branch Watershed (MDE Use III) and Northwest Branch Watershed (MDE Use IV)</td>
<td></td>
</tr>
<tr>
<td>• <strong>Existing use:</strong> residential and commercial</td>
<td></td>
</tr>
<tr>
<td>• <strong>Proposed use:</strong> no change</td>
<td></td>
</tr>
</tbody>
</table>

**Applicant’s Explanation**

None provided. Failed septic system reported to DEP (see note below). Due to the unavailability of the nearby low-pressure sewer main along New Hampshire Ave. (see “WSSC – Sewer”, below), the applicants are also exploring the feasibility of an onsite septic system replacement in parallel with this request.

**DEP note:** An expedited connection approval due to a public health problem was issued by DEP on November 1st, 2018. (see pages 4-7)

**Agency Review Comments**

**DPS:**

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water: (not requested)

WSSC - Sewer: Your office has reported to DEP that the existing 1” low-pressure sewer (LPS) main along New Hampshire Ave. cannot provide service to this site because the existing use is non-residential. The existing LPS serves residential uses.
MEMORANDUM

November 1, 2018

TO: Ray Chicca, Division Leader, Development Services Division
   Luis Tapia, Unit Coordinator, DSG Permit Services
   Washington Suburban Sanitary Commission

FROM: George Dizelos, 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 Sewer Service: 15711 New Hampshire Ave., Silver Spring**

Property I.D.: Parcel P580, Snowdens Manor ENL; acct.no. 00262598  — (SDAT tax map: JS62)
Owner: Marie and Guehanno Laborde  Water Category: W-1  Sewer Category: S-5
WSSC grid: 221NE01  Zoning/Size: RE-1, 3.6 acres
Planning Area: Cloverly  Watershed: Northwest Branch/ Paint Branch

The Department of Permitting Services (DPS), Well and Septic Section, has advised this office of a public health problem, a septic failure, at the subject property (see the attached memorandum). DPS recommended relief of this problem by connecting the site to public sewer service. The property is within the County’s planned public sewer envelope and is designated as sewer service category S-5.

WSSC has advised that a dedicated low-pressure sewer main extension will be needed to serve the commercial-use subject property. A low-pressure sewer main extension to the closest gravity main on McNeil Lane would be approximately 500 foot in length through the public right-of-way. Nearby low-pressure sewer mains along New Hampshire Avenue and McNeil Lane serve residential uses and cannot also serve a commercial use under WSSC’s practices.

The property owners may have the option to pursue an onsite septic replacement, which would require the owners’ coordination with the DPS, Well and Septic Section.

Although this property is designated as category S-5 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. The property owners have filed a request with DEP for a service area change from S-5 to S-3 (WSSCR 19-CLO-01A). If the property owner decides to pursue an onsite repair or replacement, they will need to notify DEP of their intention to withdraw their category change request.
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.

Neither DEP nor DPS staff can initiate a WSSC service application on the property owner’s behalf. To begin the application process for public service, the property owner will need to contact the WSSC Permit Services Section at either 301-206-4003 or onestopshop@wssewater.com. Additional information 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 public service, please contact me at George.Dizecis@montgomerycountymd.gov or 240-777-7755.

Attachments (see pages 3 and 4)

cc: Lisa Sine, Sharon Spruill and April Snyder, Permit Services Unit, WSSC
    Stan Edwards and Alan Soukap, Water and Wastewater Policy Group, DEP
    Heidi Benham and Kim Beall, Well and Septic Section, DPS
    Pamela Dunn, Functional Planning Division, M-NCPPC
    Richard Weaver and Katherine Nelson, Area 3 Planning Team, M-NCPPC
    Marie and Guichenno Laborde
MEMORANDUM

October 23, 2018

TO: George Dizelos  
Water and Wastewater Management  
Montgomery County Environmental Protection  
255 Rockville Pike  
Rockville, Maryland 20850

FROM: Jason L Flemming, LEHS  
Well and Septic Section  
Montgomery County Permitting Services  
255 Rockville Pike  
Rockville, Maryland 20850

SUBJECT: Request for Sewer Connection

15711 New Hampshire Avenue, Silver Spring, MD 20905  
Tax Map JS62, Parcel P580

The owner of the dwelling at the location noted above has requested our assistance in getting an expedited sewer connection due to a failing septic system which is a public health hazard. The failure has been verified by a septic contractor. Documentation of the failure is on file. It appears that the property is in category S-5.

jlf

cc: Luis Tapia, WSSC,
### WSCCR 19-TRV-04A: Steve and Valli Krimilis

Anticipated Action Path: undetermined at this time.

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Property Development</td>
<td></td>
</tr>
<tr>
<td>• 13000 Valley Dr., Rockville</td>
<td></td>
</tr>
<tr>
<td>• Lot 5, Block 10, North Glen Hills Sec 2 (acct. no. 00077366)</td>
<td>Existing – <strong>Requested</strong> – Service Area Categories</td>
</tr>
<tr>
<td>• Map tile: WSSC – 217NW10; MD –FR41</td>
<td>W-3 W-3 (no change)</td>
</tr>
<tr>
<td>• West side of Valley Dr., 320 ft south of the intersection with Cleveland Dr.</td>
<td>S-6 S-3</td>
</tr>
<tr>
<td>• RE-1 Zone; 1.69 acres (73,745 Sq. Ft.)</td>
<td></td>
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<tr>
<td>• Travilah Planning Area</td>
<td>Applicant's Explanation</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>• <strong>Existing use:</strong> Unimproved</td>
<td></td>
</tr>
<tr>
<td>• <strong>Proposed use:</strong> Single Family Home</td>
<td></td>
</tr>
</tbody>
</table>

**Applicant’s Explanation (continued)**

"The 2002 Potomac Subregion Master Plan suspended the Peripheral Sewer Policy and limited public sewer service to lots with failing septic systems in the Glen Hills Area until completion of the Glen Hills Area Sanitary Study. The Study was completed in 2013 and the recent 2018 update to the 10 Year Comprehensive Water and Sewer Plan (CWSP) restored the Peripheral Sewer Policy to the Glen Hills Area. Our Application is consistent with this policy and should be approved. Our Lot directly abuts the Planned Sewer Envelope on two sides in its southwest corner, by 100’ on the southern property line and by 162’ on the western property line, see the attached exhibit A.

"We plan to connect to the low-pressure sewer system located in Valley Dr. approximately 620’ to the north and share in the design and construction costs with the owners of 13101 Valley Dr. which was recently approved for sewer category S-3. The sewer main extension will follow existing public right of way and will not affect streams, stream buffers or other environmentally-sensitive areas. The extension minimizes the number of new abutting properties to 2 existing homes, 13100 valley Dr. which onsite system failed and was replaced with an innovative drip system in 2014 and 13001 Valley Dr. build in 2015 using an onsite system with a single reserve field."

**DEP NOTE: Previous category change requests associated with this property include 02A-TRV-31, 93B-TRV-03 and 88B-TRV-06**

### Agency Review Comments

**DPS:**

**M-NCPPC – Planning Dept.:** *DEP note: As shown on the following sewer category map, the rear (western) property line does not abut the planned public sewer envelope. The adjacent property at 13113 Ridge Dr. was approved for public sewer service (category S-3) due to a septic system failure.*

**M-NCPPC – Parks Planning:**

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

**WSSC - Sewer:**
WSCCR 19-TRV-04A (Steve and Valli Krimilis) - Travilah
Requested Service Area Category Map Amendment: Water & Sewer Plan Map

WSCCR 19-TRV-04A
13000 Valley Dr., Rockville
Lot 5, Block 10, North Glen Hills Sec 2
(acct. no. 00077366)
REQUEST: Change S-6 to S-3
New Single Family Home.

WSCCR 09A-TRV-02
S-3 Approved 10/10/18
Council Resolution 18-1272

WSCC-Title Grid
21/2NW09
FL641

Travilah Planning Area
Watts Branch Watershed

Legend

- WSSC Low-Pressure Sewer (LPS)
- Topography (5 ft. c.i.)
- Subject Site
- Zoning
- Woodlands
- Planned Sewer Service Envelope

Sewer Category
- S-1
- S-3
- S-6
WSCCR 19-TRV-06A: Yujin and Yinghua Wang

Anticipated Action Path: undetermined at this time.

<table>
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<tr>
<td>Property Development</td>
<td>Service Area Categories &amp; Justification</td>
</tr>
<tr>
<td>• Lot P4 Overlea Dr., Rockville</td>
<td>Existing – Requested – Service Area Categories</td>
</tr>
<tr>
<td>• Lot P4, Block 6, Sec 2 Glen Hill (acct. no. 00079104)</td>
<td>W-3 W-3 (no change)</td>
</tr>
<tr>
<td>• Map tile: WSSC – 216NW10; MD –FQ43</td>
<td>S-6 S-3</td>
</tr>
<tr>
<td>• North side of Overlea Dr., 400 ft East of the intersection with Circle Dr.</td>
<td></td>
</tr>
<tr>
<td>• RE-1 Zone; 35,544 sqft.</td>
<td></td>
</tr>
<tr>
<td>• Travilah Planning Area</td>
<td></td>
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<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: Unimproved</td>
<td></td>
</tr>
<tr>
<td>Proposed use: Single-Family Home, requiring an administrative subdivision to increase the lot size and street frontage to RE-1 minimum zoning standards.</td>
<td></td>
</tr>
</tbody>
</table>

**Applicant’s Explanation**

“We are applying for a sewer category change from S-6 to S-3 under the Potomac Area Peripheral Sewer Policy contingent on a future Administrative Subdivision Approval. We need just 4,456 sf of additional property & 25’ at the building line to be buildable in the RE-1 zone. We are working with our neighbor to purchase this small area of property. In addition to property cost, the cost of the Administrative Subdivision process is over $30,000. We do not want to expend the time & money for either unless we have S-3 approval after subdivision. (continues below)

Applicant’s Explanation (continued)

“We clearly meet the Peripheral Sewer Policy which was restored to Glen Hills in the recent 2018 update to the 10 Year Comprehensive Water & Sewer Plan (CWSP). Our property abuts the Planned Sewer Envelope along its common property line with 9716 Overlea Dr. to the west and across the street with 9717 Overlea Drive to the south. Both 9716 & 9717 Overlea Dr. are part of the Planned Sewer Envelope. The Planned Sewer Envelope in the Glen Hills Area was determined by all those properties connected or approved for sewer service at the 2002 Potomac Subregion Master Plan. Sewer service was provided to 9716 & 9717 Overlea Dr prior to that time. However, this was not discovered until the 2017 south Overlea Drive Sanitary Survey when Council action (CR 18-888) noted a "utility service error" and corrected 9716 & 9717 sewer categories from S-6 to S-1.

“About the same time, during CWSP discussions regarding the Potomac Area Peripheral Sewer Policy in the Glen Hills Area, the Council was provided the attached showing 9716 & 9717 Overlea Dr. within the Planned Sewer Envelope. Because a "utility service error" is inconsistent with being part of the Planned Service Envelope, a revision should be processed as soon as practical or concurrently with this application that removes the "utility service error" restrictions on 9716 & 9717 Overlea Dr. and places them within the Planned Sewer Envelope. This corrects the original County mistake of not including 9716 & 9717 Overlea Dr. in the Planned Sewer Envelope in 2002 and also allows our contingent application for S-3 to rightly be approved.

“Approximately 200’ of low pressure sewer main extension abutting no other properties outside the sewer envelope is required and there are at least 9 properties beyond in category S-3 approved for sewer.”

**DEP NOTE:** Previous category change requests associated with this property include 17-TRV-07G (South Overlea Dr. Septic Survey) and 02A-TRV-31

**Agency Review Comments**

DPS:

M-NCPPC – Planning Dept.:

M-NCPPC – Parks Planning:

WSSC - Water: (not requested)

WSSC - Sewer:
**WSCCR 19-TRV-07A: Margaret Dear**  
Anticipated Action Path: undetermined at this time.

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<tr>
<td>• 11524 Highland Farm Rd., Rockville</td>
<td>Existing – <strong>Requested</strong> – Service Area Categories</td>
</tr>
<tr>
<td>• Pt. Lot 110, PT LT 110 Saddle Ridge (acct. no. 02493791)</td>
<td>W-1  W-1 (no change)</td>
</tr>
<tr>
<td>• Map tile: WSSC – 215NW11; MD –FQ12</td>
<td>S-6  S-3</td>
</tr>
<tr>
<td>• West side of Highland Farm Rd., opposite the intersection with Deercrest Ln.</td>
<td></td>
</tr>
<tr>
<td>• RE-2 Zone; 3.56 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>• <strong>Existing use:</strong> Single-Family Home</td>
<td></td>
</tr>
<tr>
<td>• <strong>Proposed use:</strong> Replacement of existing single-family</td>
<td></td>
</tr>
</tbody>
</table>

**Agency Review Comments**

DPS:

M-NCPCC – Planning Dept.:

M-NCPCC – Parks Planning:

WSSC - Water: *(not requested)*

WSSC - Sewer:
**WSCCR 19-TRV-08A: Margaret Dear**
Anticipated Action Path: undetermined at this time.

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</tr>
<tr>
<td>• 11528 Highland Farm Rd., Rockville</td>
<td>W-1 W-1 (no change)</td>
</tr>
<tr>
<td>• Lot P90, PT LT 86 Saddle Ridge 7100/389 (acct. ns. 02522462)</td>
<td>S-6 S-3</td>
</tr>
<tr>
<td>• Map tile: WSSC – 215NW11; MD –FQ12</td>
<td></td>
</tr>
<tr>
<td>• West side of Highland Farm Rd., opposite the intersection with Deercrest Ln.</td>
<td></td>
</tr>
<tr>
<td>• RE-2 Zone; 2.14 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>
<td></td>
</tr>
<tr>
<td>• <strong>Existing use:</strong> Unimproved</td>
<td></td>
</tr>
<tr>
<td>• <strong>Proposed use:</strong> New Single-Family</td>
<td></td>
</tr>
</tbody>
</table>

**Applicant’s Explanation**

"For the Construction of new Single-Family dwelling with public sewer service. Existing sewer main within 500 feet of subject property."

**Agency Review Comments**

**DPS:**

**M-NCPPC – Planning Dept.:**

**M-NCPPC – Parks Planning:**

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

**WSSC - Sewer:**
**WSCCR 19-TRV-09A: Margaret Dear**
Anticipated Action Path: undetermined at this time.

<table>
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<tr>
<td>11520 Highland Farm Rd., Rockville</td>
<td><strong>Existing – Requested – Service Area Categories</strong></td>
</tr>
<tr>
<td>Lot 91, Saddle Ridge (acct. no. 02522473)</td>
<td>W-1 W-1 (no change)</td>
</tr>
<tr>
<td>Map tile: WSSC – 215NW11; MD –FQ12</td>
<td>S-6 S-3</td>
</tr>
<tr>
<td>West side of Highland Farm Rd., opposite the intersection with Deercrest Ln.</td>
<td></td>
</tr>
<tr>
<td>RE-2 Zone; 2.12 acres</td>
<td></td>
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<tr>
<td>Travilah Planning Area</td>
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<td>Potomac Subregion Master Plan (2002)</td>
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<tr>
<td>Watts Branch Watershed (MDE Use I)</td>
<td></td>
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<tr>
<td><strong>Existing use:</strong> Unimproved</td>
<td></td>
</tr>
<tr>
<td><strong>Proposed use:</strong> New Single-Family Home</td>
<td></td>
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<tr>
<td></td>
<td><strong>Applicant’s Explanation</strong></td>
</tr>
<tr>
<td></td>
<td>&quot;For the Construction of new Single-Family dwelling with public sewer service. Existing sewer main within 500 feet of subject property.&quot;</td>
</tr>
</tbody>
</table>

**Agency Review Comments**

**DPS:**

**M-NCPPC – Planning Dept.:**

**M-NCPPC – Parks Planning:**

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

**WSSC - Sewer:**
WSCCR 19-TRV-07A, 8A and 9A (Margaret Dear) - Travilah
Requested Service Area Category Map Amendment: Water & Sewer Plan Map

WSCCR 19-TRV-08A
11528 Highland Farm Rd., Rockville
Lot P30, PT LT 86 Saddle Ridge 7100/389
(acct. no. 02522462)
REQUEST: Change S-6 to S-3
New Single Family Home.

WSCCR 19-TRV-09A
11520 Highland Farm Rd., Rockville
Lot 91, Saddle Ridge (acct. no. 02522473)
REQUEST: Change S-6 to S-3
New Single Family Home.

WSCCR 19-TRV-07A
11524 Highland Farm Rd., Rockville
Lot 110, PT LT 110 Saddle Ridge
(acct. no. 02493791)
REQUEST: Change S-6 to S-3
New Single Family Home.

Legend
- WSSC Gravity Sewers (GS)
- Topography (5 ft. c.i.)
- Subject Site
- Zoning
- Planned Sewer Service Envelope
- Woodlands

Sewer Category
- S-1
- S-3
- S-6

Travilah Planning Area
Watts Branch Watershed

SCALE (Feet)
0 100 200 300 400 500

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