



**DEPARTMENT OF ENVIRONMENTAL PROTECTION**

**Isiah Leggett**  
County Executive

**Robert Hoyt**  
Director

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

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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 Caulk
- 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](http://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 Councilmembers 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 Councilmembers 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](mailto: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](mailto: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

**WSSCR 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.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> <li>• 137 Norwood Rd., Cloverly</li> <li>• Lot 1(N860), Hill Farm (acct. no. 03380262)</li> <li>• Map tile: WSSC – 221NE01; MD –JS52</li> <li>• Northeast side of Norwood Rd., east of Crimson Spire Ct.</li> <li>• RE-2 Zone; 2.50 acres</li> <li>• Cloverly – Norwood Planning Area Cloverly Master Plan (1997)</li> <li>• Northwest Branch Watershed (MDE Use IV)</li> <li>• <u>Existing use:</u> unimproved</li> <li>• <u>Proposed use:</u> place of worship, 200-seat sanctuary</li> </ul>	<table border="0" style="width: 100%;"> <tr> <td colspan="2" style="text-align: center;"><u>Existing – Requested – Service Area Categories</u></td> </tr> <tr> <td style="width: 50%;">W-5</td> <td style="width: 50%; text-align: center;"><b>W-1</b></td> </tr> <tr> <td>S-6</td> <td style="text-align: center;">S-6 (No Change)</td> </tr> </table> <p><u>Applicant's Explanation</u></p> <p>“Applicant originally proposed private well for the development of the church, but fire service demands necessitated connection to the existing main in Norwood Rd.”</p>	<u>Existing – Requested – Service Area Categories</u>		W-5	<b>W-1</b>	S-6	S-6 (No Change)
<u>Existing – Requested – Service Area Categories</u>							
W-5	<b>W-1</b>						
S-6	S-6 (No Change)						

**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.

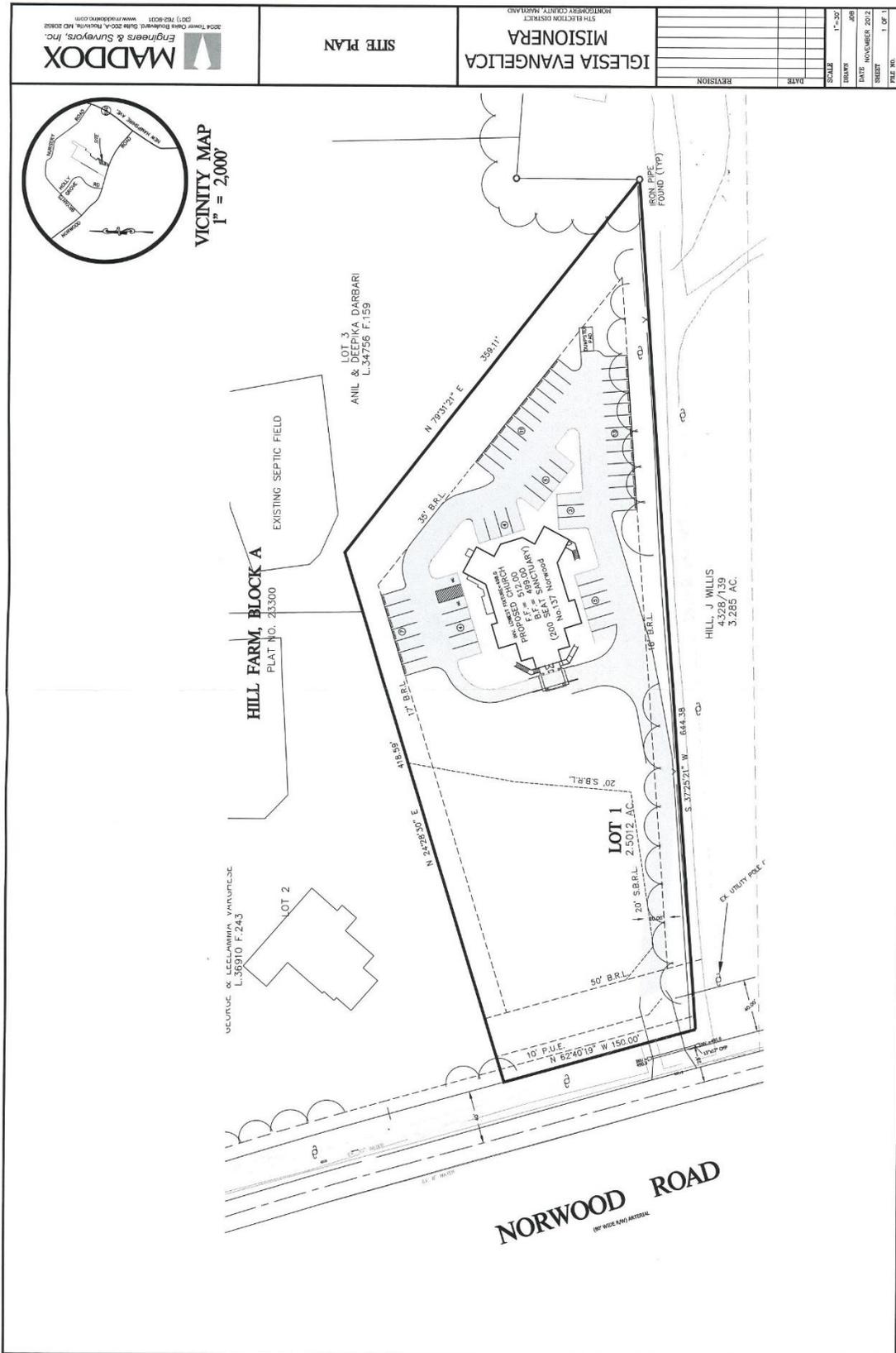
**M-NCPPC – Planning Dept.:** The 1997 Cloverly Master Plan supports the extension of water service to the RE-2 zone on a case-by-case basis according to Ten-Year Water and Sewer Plan. Since a water line is located in Norwood Road adjacent to this property, the extension can be considered feasible and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

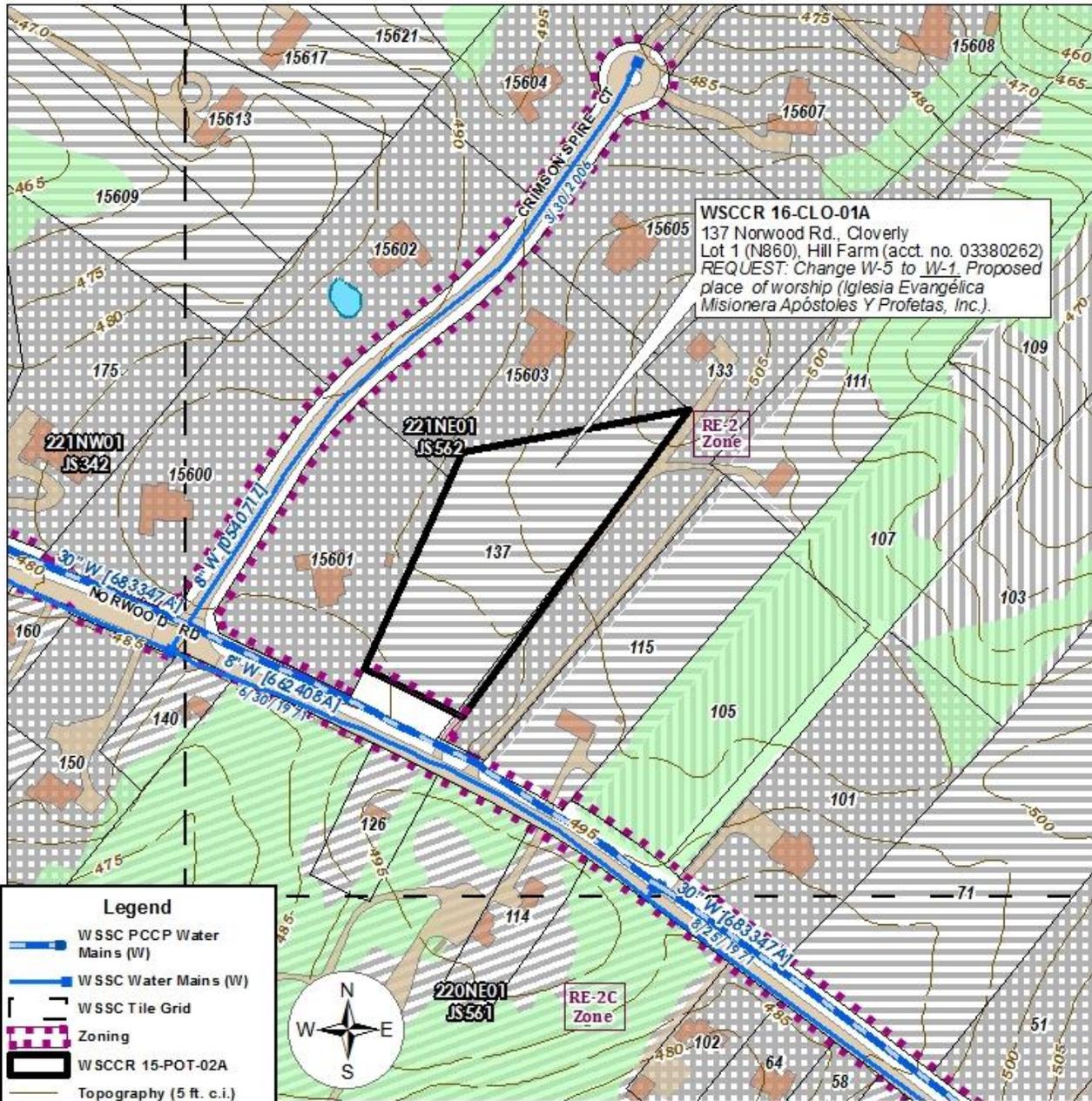
**WSSC - Water:** Water pressure zone: 660A. An 8-inch water line (Contract Number: 1966-2408A) in Norwood Road abuts the subject property. Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

**WSSC - Sewer:** *(Not requested.)*

WSCCR 16-CLO-01A: Applicant's Development Plan



**WSSCR 16-CLO-01A (Iglesia Evangélica Misionera Apóstoles Y Profetas, Inc.)  
 Requested Water Service Area Category Map Amendment: Water & Sewer Plan Map**



Cloverly -Norwood Planning Area Northwest Branch Watershed



SCALE (Feet)

Montgomery County, Maryland  
 Draft 2016 Comprehensive Water Supply  
 and Sewerage Systems Plan



WATER & WIA STEWATER POLICY GROUP  
 8/16/16

**WSSCR 16-FAL-02A: Geraldine Caulk**

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

<p>Property Information and Location                  Property Development</p> <ul style="list-style-type: none"> <li>• 3724 Greencastle Rd., Burtonsville</li> <li>• Pt. Lot 2 (N633), Carricks Addition to Burtonsville (acct. no. 00265730)</li> <li>• Map tile: WSSC – 219NE04; MD –KR63</li> <li>• East side of Greencastle Rd., south of Steppingstone La. And Turnbridge dr.</li> <li>• R-90 Zone; 83,199 sq.ft. (1.91 acres)</li> <li>• Fairland – Beltsville Planning Area Fairland Master Plan (1997)</li> <li>• Little paint Branch Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: one single-family house (built 1956)</li> <li>• <u>Proposed use</u>: water service for the existing house for relief of a failed well</li> </ul>	<p>Applicant’s Request:                  Service Area Categories &amp; Justification</p> <hr/> <p>Existing – <b>Requested</b> – Service Area Categories</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">W-6</td> <td style="width: 50%; text-align: center;"><b>W-1</b></td> </tr> <tr> <td>S-1</td> <td style="text-align: center;">S-1 (No Change)</td> </tr> </table> <hr/> <p><u>Applicant’s Explanation</u></p> <p>“Deterioration of wall of existing well not repairable. Water test failed: bacteria – total coliform. Test done by Environmental Testing Lab, Inc.”</p> <hr/> <p><i>DEP note:</i></p> <p><i>In response to an Apr. 4, 2016, request from DPS, on Apr. 7, 2016, DEP issued a request to WSSC to expedite the provision of public water service to this property designated category W-6 in advance of the approval of this request (see pgs.4-6). The authority for DEP’s action is the “public health problems” service policy in the Water and Sewer Plan. The policy allows such an action in cases where DPS has identified an onsite system failure.</i></p>	W-6	<b>W-1</b>	S-1	S-1 (No Change)
W-6	<b>W-1</b>				
S-1	S-1 (No Change)				

**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-NCPD 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-NCPD – 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-NCPD – 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)



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett  
County Executive

Lisa Feldt  
Director

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 (WSSCR 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@wssewater.com](mailto:onestopshop@wssewater.com). Additional information

Office of the Director • Water and Wastewater Policy Group

Rockville Center, Suite 120 • 255 Rockville Pike • Rockville, Maryland 20850-4166 • 240-777-7716 • FAX 240-777-7715

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](mailto: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\G\greencastle-rd-3724-well\epdt-w-serv-mmo--2016-0407--ads-dep--2LT\Tapia-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

Tom Gingrich and Luis Tapia, WSSC  
April 7, 2015

3724 Greencastle Rd.: Page 3



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
*County Executive*

Diane Schwartz Jones  
*Director*

April 4<sup>th</sup>, 2016

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, 2<sup>nd</sup> 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

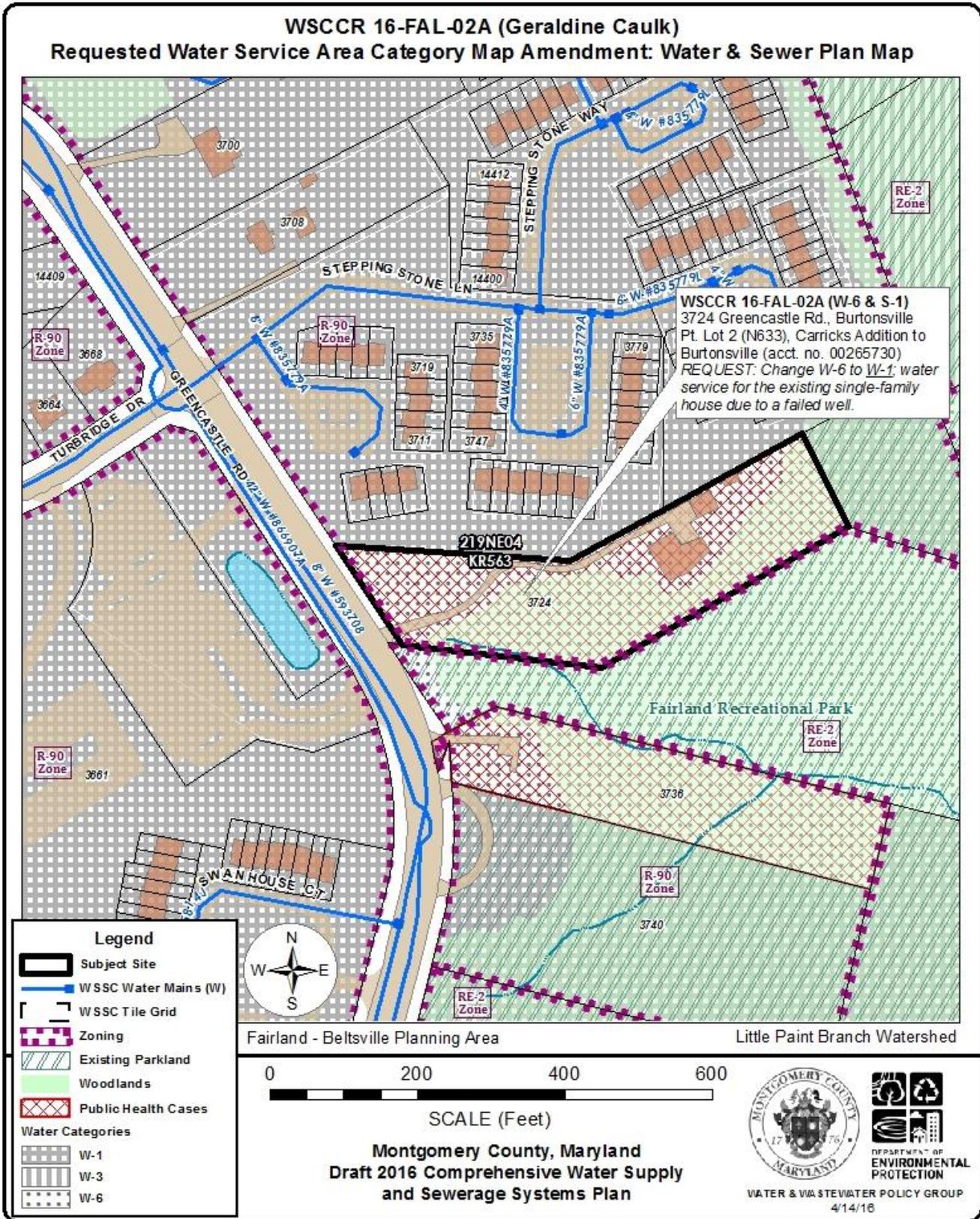
The owner of the dwelling at the subject property has requested our assistance in getting an expedited water connection due to an inadequate drinking water well.

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. Caulk, owner



**WSSCR 16-GMT-01A: Chin-Mei Chen**

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

<p>Property Information and Location                  Property Development</p> <ul style="list-style-type: none"> <li>• 18825 Liberty Mill Rd., Germantown</li> <li>• Parcel P903, Red Fathers Good Will (acct. no. 00771444)</li> <li>• Map tile: WSSC – 226NW13; MD –EU31</li> <li>• East side of Liberty Mill Rd., south of Lake Placid Ln.</li> <li>• R-200 Zone; 20,150 sq. ft. (0.46 acre)</li> <li>• Germantown Planning Area                      Germantown Master Plan (1989)</li> <li>• Middle Great Seneca Creek Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: one single-family house (built 1952)</li> <li>• <u>Proposed use</u>: water and sewer service for the existing house</li> </ul>	<p>Applicant’s Request:                  Service Area Categories &amp; Justification</p> <hr/> <p>Existing –      <b>Requested</b> – Service Area Categories</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">W-1</td> <td style="width: 50%;">W-1 (No change)</td> </tr> <tr> <td>S-5</td> <td><b>S-1</b></td> </tr> </table> <hr/> <p><u>Applicant’s Explanation</u></p> <p>“Need to hook up to the public water and sewer services.”</p>	W-1	W-1 (No change)	S-5	<b>S-1</b>
W-1	W-1 (No change)				
S-5	<b>S-1</b>				

**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**

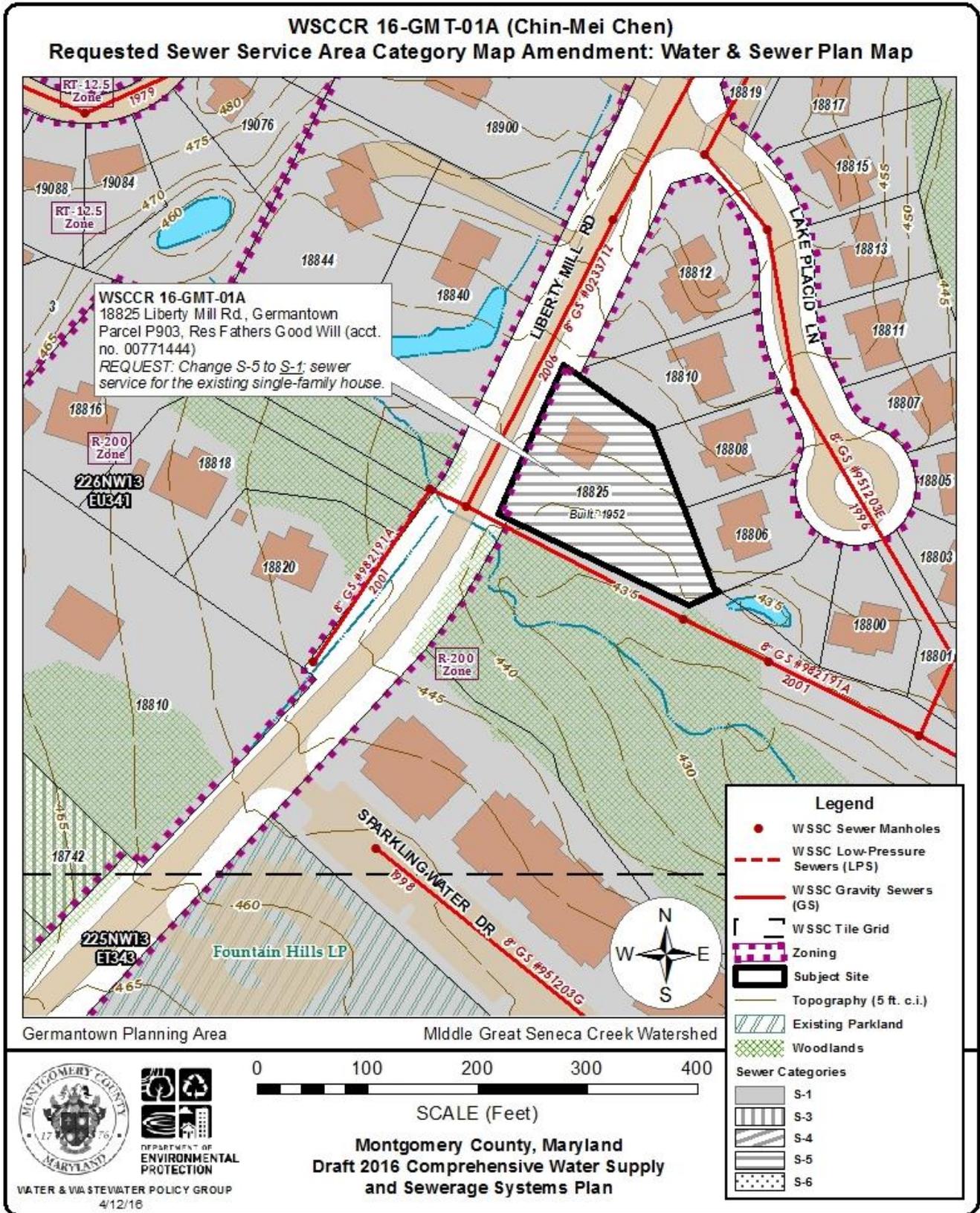
**DPS:** Given the proximity of an adjacent stream, the long-term use of on-site sewage disposal seems unlikely- so DPS supports this request.

**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. 02-3371Z). 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.



The following two requests are for separately-owned properties within the same proposed residential subdivision.

**WSSCR 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.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification										
<ul style="list-style-type: none"> <li>• 15801 Bradford Rd., Olney</li> <li>• Parcel N370, Bradfords Rest (acct. no. 00712640)</li> <li>• Map tile: WSSC – 221NE03; MD – HS62</li> <li>• Par. N370: Either side of Bradford Rd. at Norbeck Ave., east of Bradford Rd.; Par N379: North side of Norbeck Ave., east of Bradford Rd.</li> <li>• R-200 Zone/TDR Overly; 10.65 ac.</li> <li>• Olney Planning Area Olney Master Plan (2005)</li> <li>• Northwest Branch Watershed (MDE Use IV)</li> <li>• <u>Existing use:</u> unimproved <u>Proposed use:</u> Part of 240-unit, mixed-residential subdivision 520160070 "Bradford's Rest"</li> </ul>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="border-bottom: 1px solid black;"><b>Existing – Requested – Service Area Categories</b></td> </tr> <tr> <td style="width: 50%;">W-6</td> <td style="width: 50%; text-align: center;"><b>W-3</b></td> </tr> <tr> <td>S-3</td> <td style="text-align: center;">S-3 (No change)</td> </tr> <tr> <td colspan="2" style="border-bottom: 1px solid black;"><u>Applicant's Explanation</u></td> </tr> <tr> <td colspan="2">                     "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."   <i>*DEP note: The category change for this property does not involve a change to the existing S-3 category.</i> </td> </tr> </table>	<b>Existing – Requested – Service Area Categories</b>		W-6	<b>W-3</b>	S-3	S-3 (No change)	<u>Applicant's Explanation</u>		"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."  <i>*DEP note: The category change for this property does not involve a change to the existing S-3 category.</i>	
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W-6	<b>W-3</b>										
S-3	S-3 (No change)										
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"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."  <i>*DEP note: The category change for this property does not involve a change to the existing S-3 category.</i>											

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

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification										
<ul style="list-style-type: none"> <li>• 15810 Bradford Rd., Olney</li> <li>• Parcel N436, Lot D Bradfords Rest (acct. no. 00701098)</li> <li>• Map tile: WSSC – 221NE03; MD – HS62</li> <li>• Par. N370: Either side of Bradford Rd. at Norbeck Ave., east of Bradford Rd.; Par N379: North side of Norbeck Ave., east of Bradford Rd.</li> <li>• R-200 Zone/TDR Overly; 2.00 ac</li> <li>• Olney Planning Area Olney Master Plan (2005)</li> <li>• Northwest Branch Watershed (MDE Use IV)</li> <li>• <u>Existing use:</u> single-family house <u>Proposed use:</u> Part of 244-unit, mixed-residential subdivision 120170060 "Bradford's Landing"</li> </ul>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="border-bottom: 1px solid black;"><b>Existing – Requested – Service Area Categories</b></td> </tr> <tr> <td style="width: 50%;">W-6</td> <td style="width: 50%; text-align: center;"><b>W-3</b></td> </tr> <tr> <td>S-6</td> <td style="text-align: center;"><b>S-3</b></td> </tr> <tr> <td colspan="2" style="border-bottom: 1px solid black;"><u>Applicant's Explanation</u></td> </tr> <tr> <td colspan="2">                     "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> </tr> </table>	<b>Existing – Requested – Service Area Categories</b>		W-6	<b>W-3</b>	S-6	<b>S-3</b>	<u>Applicant's Explanation</u>		"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."	
<b>Existing – Requested – Service Area Categories</b>											
W-6	<b>W-3</b>										
S-6	<b>S-3</b>										
<u>Applicant's Explanation</u>											
"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."											

**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

contract. 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.

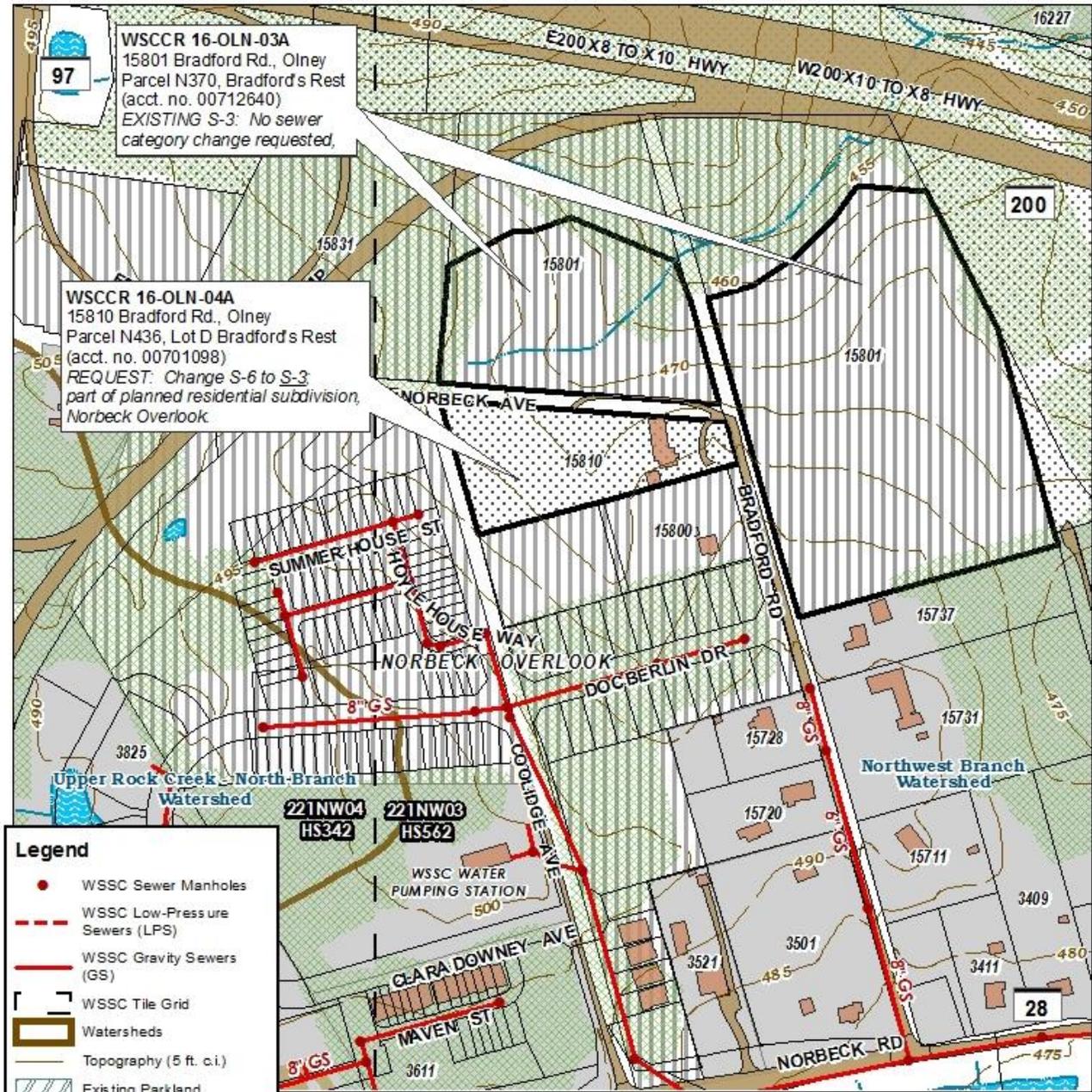
**WSSC - Water:** 1. Water pressure zone: 660A. An 8-inch water line in Bradford Road (contract no. 65-3185) abuts part of Parcel N370 lying east of Bradford Road. To reach the remaining part of Parcel N370, a 200-foot-long non-CIP-sized water extension is required to serve the property. This extension 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.*

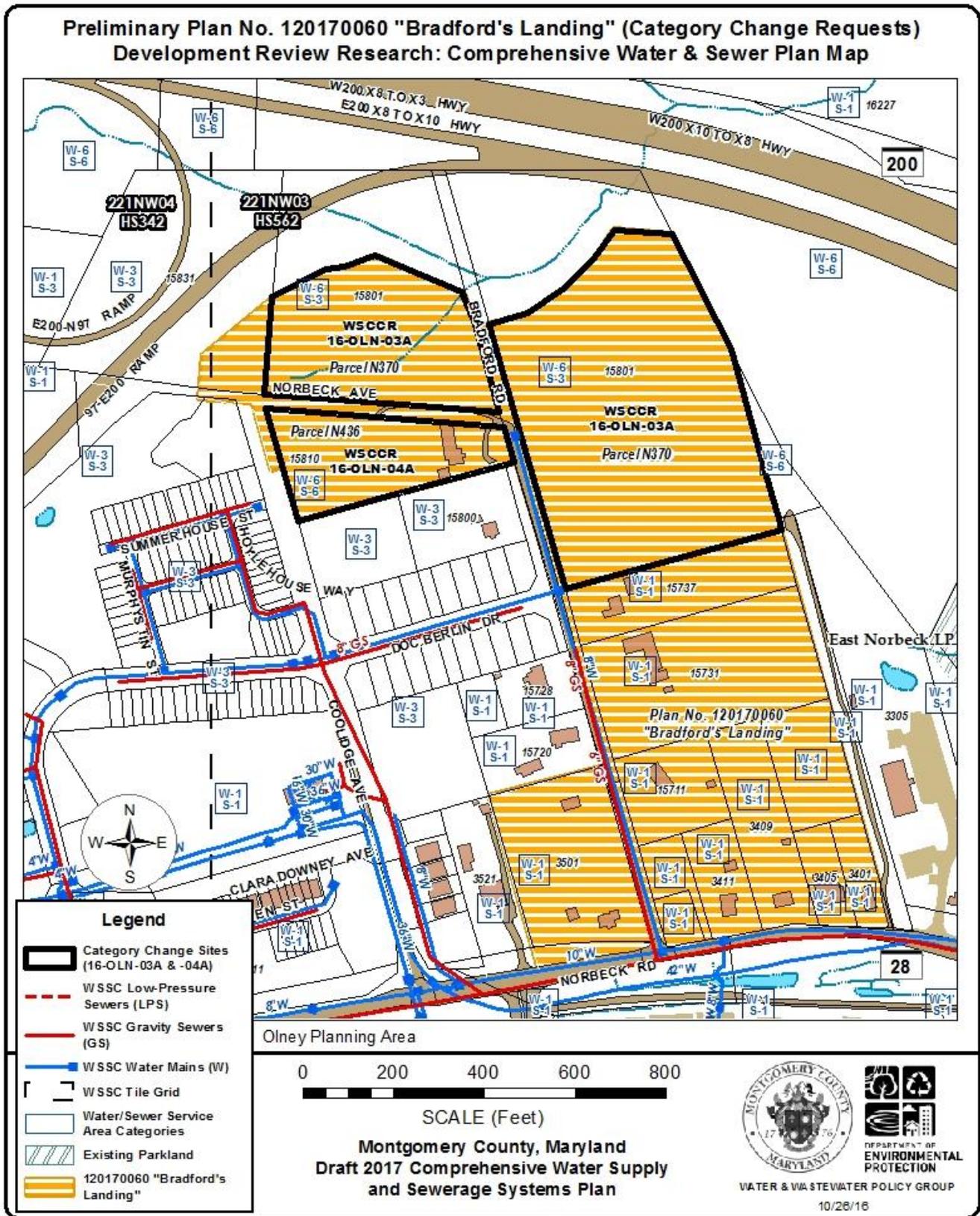


**WSSCRs 16-OLN-03A (Guy Hanks) & -04A (Fortunato & Maria Aroni)**  
**Requested Service Area Category Map Amendment: Water & Sewer Plan Map**



Montgomery County, Maryland  
 Draft 2016 Comprehensive Water Supply  
 and Sewerage Systems Plan





**WSSCR 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.

<p>Property Information and Location Property Development</p> <ul style="list-style-type: none"> <li>• 16440 Batson Rd., Spencerville</li> <li>• Parcel P445, Snowdens Manor Enl (acct. no. 00270372)</li> <li>• Map tile: WSSC – 222NE03; MD – KS33</li> <li>• Northwest corner, intersection of Batson Rd. and Brogden Rd.</li> <li>• RC Zone; 8.31 acres</li> <li>• Patuxent Watershed Conservation Planning Area Cloverly Master Plan (1997)</li> <li>• Lower Patuxent River Watershed (MDE Use I)</li> <li>• <u>Existing use:</u> unimproved, wooded <u>Proposed use:</u> one new single-family house</li> </ul>	<p>Applicant’s Request: Service Area Categories &amp; Justification</p> <hr/> <p><u>Existing – Requested – Service Area Categories</u></p> <p>W-6            <b>W-1</b> S-6            S-6 (No Change)</p> <hr/> <p><u>Applicant’s Explanation</u></p> <p>“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.”</p>
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**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.

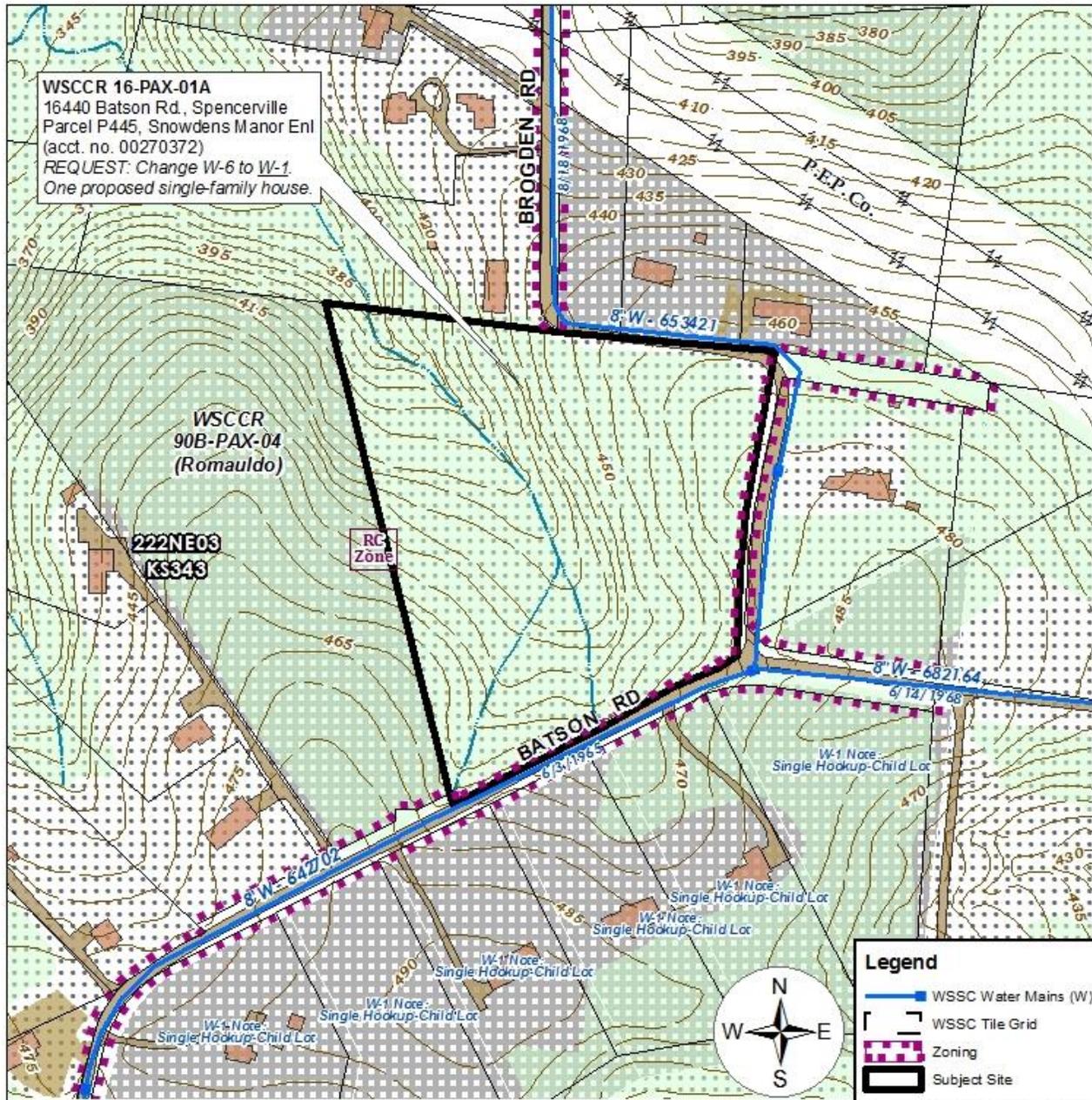
**M-NCPPC – Parks Planning:**

**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)*

**WSSCR 16-PAX-01A (Mark Ward & David Ward)**  
**Requested Service Area Category Map Amendment: Water & Sewer Plan Map**

**WSSCR 16-PAX-01A**  
 16440 Batson Rd., Spencerville  
 Parcel P445, Snowdens Manor Enl  
 (acct. no. 00270372)  
**REQUEST: Change W-6 to W-1.**  
 One proposed single-family house.



Patuxent Conservation Planning Area

Lower Patuxent River Watershed



WATER & WASTEWATER POLICY GROUP  
 3/29/16



Montgomery County, Maryland  
 Draft 2016 Comprehensive Water Supply  
 and Sewerage Systems Plan

**Legend**

- WSSC Water Mains (W)
- WSSC Tile Grid
- Zoning
- Subject Site
- Elec. Transmission Mains
- Topography (5 ft. c.i.)
- Existing Park land
- Woodlands

**Water Categories**

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

**WSSCR 16-POT-01A: Gerald Murphy, Jr.**

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

<p>Property Information and Location                  Property Development</p> <ul style="list-style-type: none"> <li>• 11024 Chandler Rd., Potomac</li> <li>• Lot 1, Block 5, Fawsett Farms (acct. no. 00867837)</li> <li>• Map tile: WSSC – 210NW11; MD – FN23</li> <li>• Southeast corner, intersection of Chandler Rd. and Falls Rd. (MD 189)</li> <li>• R-200 Zone; 47, 314 sq. ft. (1.09 ac)</li> <li>• Travilah Planning Area                      Potomac Subregion Master Plan (2002)</li> <li>• Watts Branch Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: one single-family house (built 1953)</li> <li>• <u>Proposed use</u>: sewer service for a replacement single-family house</li> </ul>	<p>Applicant's Request:                  Service Area Categories &amp; Justification</p> <hr/> <p>Existing –      <b>Requested</b> – Service Area Categories</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">W-1</td> <td style="width: 50%;">W-1 (No Change)</td> </tr> <tr> <td>S-6</td> <td><b>S-1</b></td> </tr> </table> <hr/> <p><u>Applicant's Explanation</u></p> <p>"We will build a new house on property, tear down old house and connect new house to sewer."</p> <p><i>DEP Note:</i>                  On Mar. 15, 2016, DEP issued a request to WSSC to provide public sewer service to this property designated as category S-6 under the authority of the County's "abutting mains" service policy (see pg. 20). The abutting mains policy allows such an action in advance of a category change approval in cases where the policy's requirements are clearly satisfied.</p>	W-1	W-1 (No Change)	S-6	<b>S-1</b>
W-1	W-1 (No Change)				
S-6	<b>S-1</b>				

**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.



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett  
County Executive

Lisa Feldt  
Director

MEMORANDUM

March 15, 2016

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

FROM: Alan Soukup, 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:

Property Address & Identification	Owner – Est. Date	Abutting Main - 200' Tile	WSSCR No.
11024 Chandler Rd., Potomac Lot 1, Block 5, Fawsett Farms; acct. no. 00867837 (tax map FN23)	Gerald & D.M. Murphy Plat no. 1638: 1945 House Built: 1953	8' gravity sewer (#992671A) Falls Rd. – built: 2002 1" low-pressure sewer (#095049Z) Chandler Rd. – built: 20101 (WSSC tile 210NW11)	WSSCR 16-POT-01A

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)

ADS: ads/  
R:\Programs\Water\_and\_Sewer\WSSC\connections\connect-docs=alpha-street\C\chandler-rd-11024--sewer--2016-0315.docx

Office of the Director • Water and Wastewater Policy Group

255 Rockville Pike, Suite 120 • Rockville, Maryland 20850-4166 • 240-777-7716, FAX 240-777-7715

Luis Tapia  
March 15, 2016

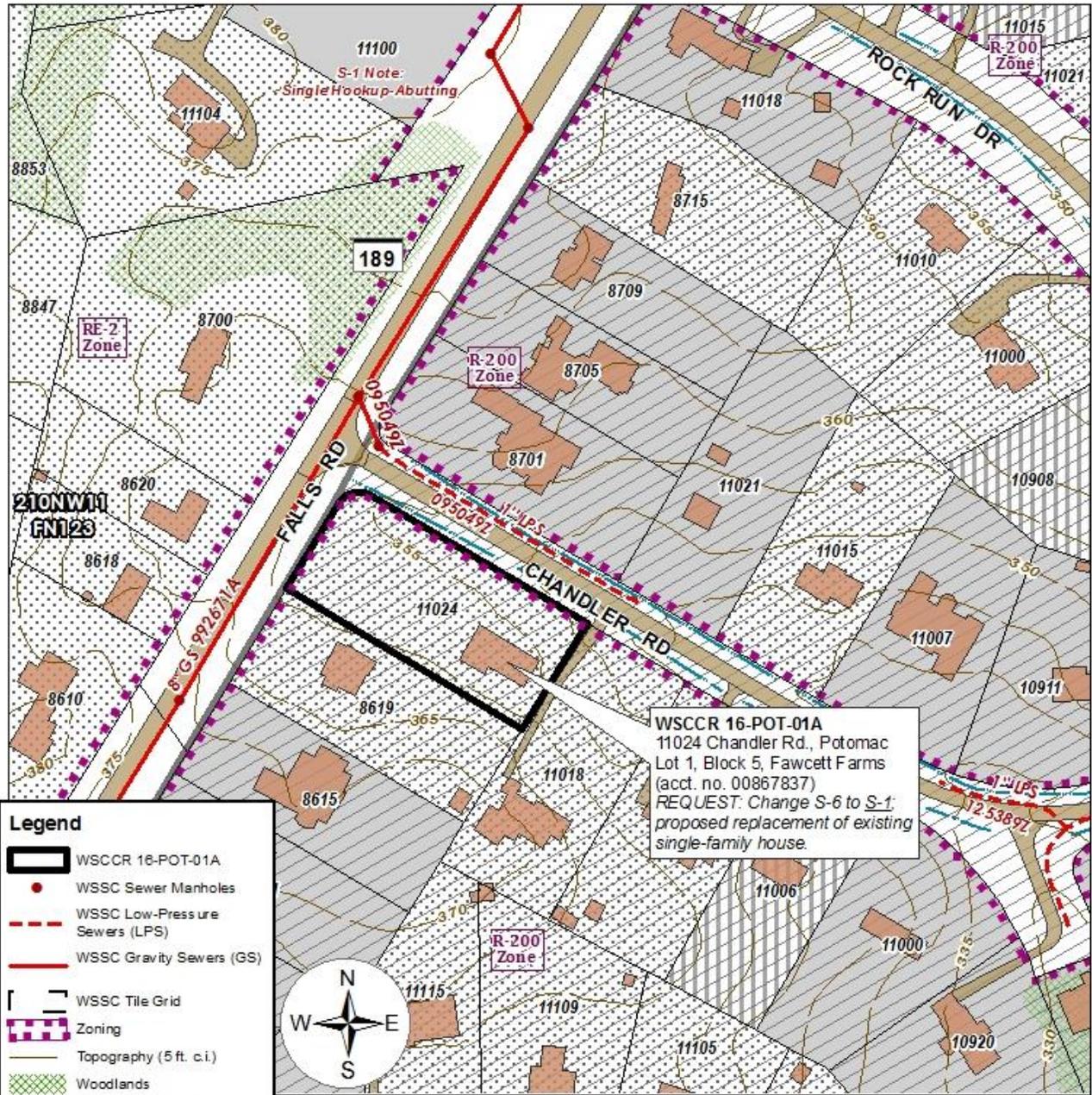
Page 2

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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 Levchenko, County Council  
Dave Lake, DEP-WWPG  
Gerald and D. M. Murphy

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**WSSCR 16-POT-01A (Gerald Murphy, Jr.)**  
**Requested Service Area Category Map Amendment: Water & Sewer Plan Map**



**Legend**

- WSSCR 16-POT-01A
- WSSC Sewer Manholes
- WSSC Low-Pressure Sewers (LPS)
- WSSC Gravity Sewers (GS)
- WSSC Tile Grid
- Zoning
- Topography (5 ft. c.i.)
- Woodlands
- Planned Sewer Service Envelope

**Sewer Categories**

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



Potomac - Cabin John Planning Area Rock Run Watershed



SCALE (Feet)

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

WATER & WASTEWATER POLICY GROUP  
 3/9/16

Request #8

**WSSCR 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.

<p>Property Information and Location Property Development</p> <ul style="list-style-type: none"> <li>• 7601 Brickyard Rd., Potomac</li> <li>• Parcel P239, Carderock (acct. no. 00860084)</li> <li>• Map tile: WSSC – 209NW10; MD – FN32</li> <li>• Southeast quadrant, intersection of Brickyard Rd. and New London</li> <li>• RE-2 Zone; 6.66 acres</li> <li>• Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Potomac River – Great Falls Tributaries Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: one single-family house (built 1922) <u>Proposed use</u>: three-lot, single-family residential subdivision</li> </ul>	<p>Applicant's Request: Service Area Categories &amp; Justification</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="border-bottom: 1px solid black;"><u>Existing – Requested – Service Area Categories</u></td> </tr> <tr> <td style="width: 50%;">W-1</td> <td style="width: 50%;">W-1 (No Change)</td> </tr> <tr> <td>S-6</td> <td><b>S-1</b></td> </tr> </table> <p><u>Applicant's Explanation</u></p> <p>"The request is for three community sewer service hookups to be provided to the subject 6.66-acre property.</p> <p>"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 predates 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;</p> <ol style="list-style-type: none"> <li>1. "The Site would qualify for a single sewer hookup as mentioned above;</li> <li>2. "The portion of the existing property with the best potential for septic percolation is the forested part of the site containing mature forestland and would require removal of woodland to provide the proposed septic field areas;</li> <li>3. "The site is in the Potomac Direct drainage basin;</li> <li>4. "The number of proposed sewer hookups would not exceed the number of lots which could have been approved for septic systems."</li> </ol>	<u>Existing – Requested – Service Area Categories</u>		W-1	W-1 (No Change)	S-6	<b>S-1</b>
<u>Existing – Requested – Service Area Categories</u>							
W-1	W-1 (No Change)						
S-6	<b>S-1</b>						

**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 WSSCR 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.

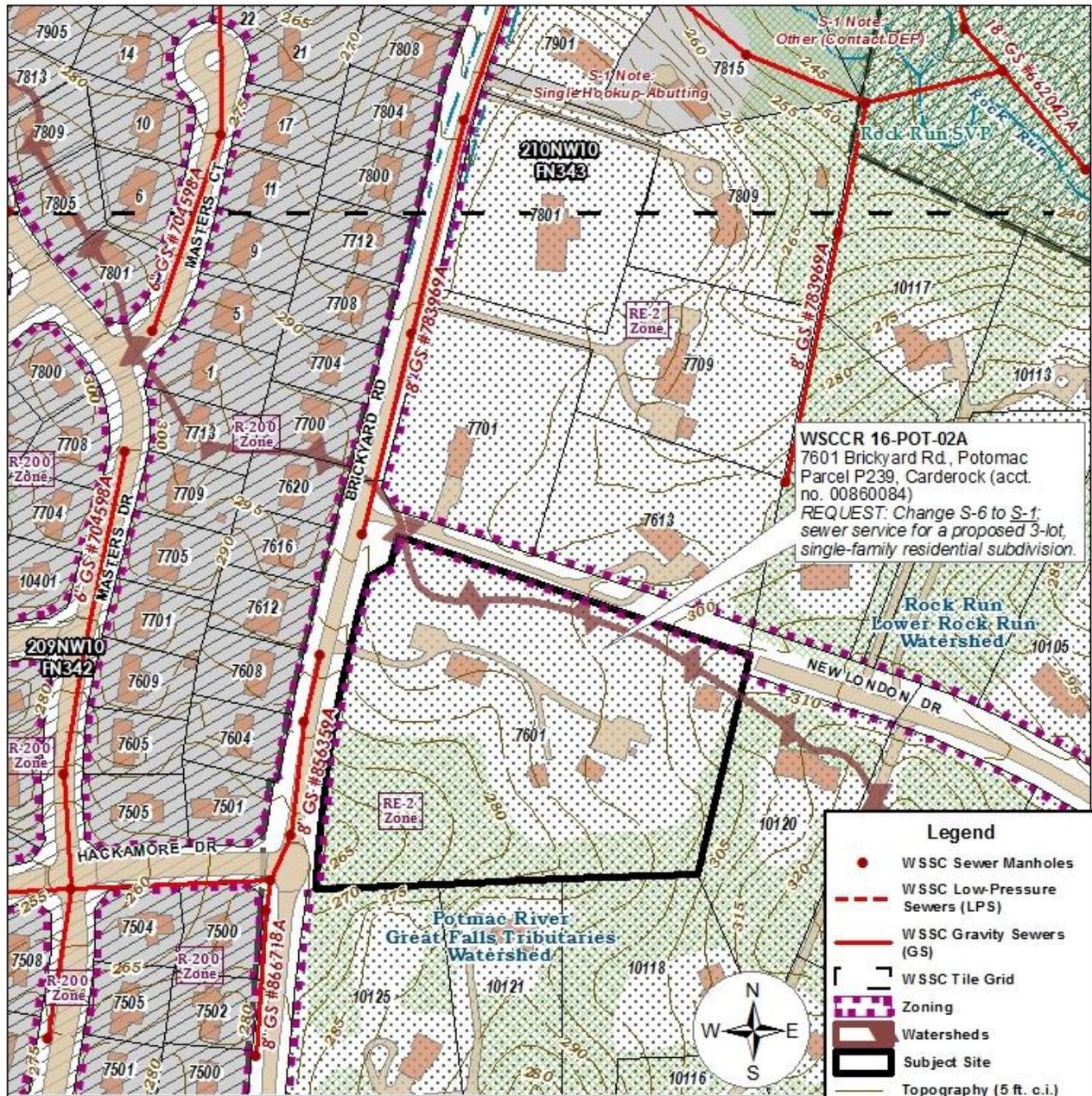
**M-NCPPC – Planning Dept.:** This 6.66-acre, RE-2-zoned property is located on the periphery of the Potomac Master Plan Sewer envelope. The 2002 Potomac Master Plan generally excludes RE-2-zoned properties from the provision of sewer service except within or on the periphery of the sewer envelope. The 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.

**WSSCR 16-POT-02A (Myrta Peyton)**  
**Requested Sewer Service Area Category Map Amendment: Water & Sewer Plan Map**



**Legend**

- WSSC Sewer Manholes
- WSSC Low-Pressure Sewers (LPS)
- WSSC Gravity Sewers (GS)
- [ ] WSSC Tile Grid
- [ ] Zoning
- [ ] Watersheds
- [ ] Subject Site
- Topography (5 ft. c.i.)
- [ ] Existing Parkland
- [ ] Woodlands
- [ ] Planned Sewer Service Envelope

**Sewer Categories**

- [ ] S-1
- [ ] S-3
- [ ] S-6

Potomac - Cabing John Planning Area



SCALE (Feet)  
 Montgomery County, Maryland  
 Draft 2017 Comprehensive Water Supply and Sewerage Systems Plan

**WSSCR 16-TRV-01A: Phyllis Newfield**

**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.

<p>Property Information and Location Property Development</p> <ul style="list-style-type: none"> <li>• 9419 Overlea Dr., Rockville</li> <li>• Lot 26, Block C, Potomac Highlands (acct. no. 00088234)</li> <li>• Map tile: WSSC – 216nw09; MD – FQ53</li> <li>• Southeast side of Overlea Dr., northeast of Watts Branch Dr.</li> <li>• RE-1 Zone; 67,518 sq.ft. (1.55 acres)</li> <li>• Travilah Planning Area Potomac Subregion Master Plan (2002)</li> <li>• Watts Branch Watershed (MDE Use I)</li> <li>• <u>Existing use</u>: one single-family house (built 1949)</li> <li>• <u>Proposed use</u>: sewer service for the existing house to relieve a failed septic system</li> </ul>	<p>Applicant's Request: Service Area Categories &amp; Justification</p> <hr/> <p>Existing –     <b>Requested</b> – Service Area Categories</p> <p>W-3            W-3 (No Change)</p> <p>S-6            <b>S-1</b></p> <hr/> <p>Applicant's Explanation</p> <p>"System failure per County inspector on 3-10-16. Application fee waived per memorandum from Alan Soukup 3-22-16."</p> <hr/> <p><i>DEP note:</i></p> <p><i>In response to an Mar. 16, 2016, request from DPS, DEP issued a request to WSSC to expedite the provision of public sewer service to this property designated category S-6 in advance of the approval of this request on Mar. 22, 2016, 2015 (see pgs.25-27). The authority for DEP's action is the "public health problems" service policy in the Water and Sewer Plan. The policy allows such an action in cases where DPS has identified an onsite system failure.</i></p>
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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 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 22<sup>nd</sup> 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.

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DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett  
County Executive

Lisa Feldt  
Director

MEMORANDUM

March 22, 2016

TO: Ray Chicca, 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**

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Property I.D.: Lot 26, Block C, Potomac Highlands; acct.no. 00088234 (SDAT tax map: FQ53)  
Owner: Phyllis Newfield Water Category: W-3 Sewer Category: S-6  
WSSC grid: 216/217NW09 Zoning/Size: RE-1 Zone; 67,815 sq. ft. (1.55 ac.)  
Planning Area: Travilah 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.

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Office of the Director • Water and Wastewater Policy Group

Rockville Center, Suite 120 • 255 Rockville Pike • Rockville, Maryland 20850-4166 • 240-777-7716 • FAX 240-777-7715

Ray Chicca and Luis Tapia, WSSC  
March 22, 2016

Page 2

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@wsscwater.com](mailto:onestopshop@wsscwater.com). Additional information is available at the WSSC-Permits website at <https://www.wsscwater.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.soukup@montgomerycountymd.gov](mailto:alan.soukup@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-NCPPC  
Katherine Nelson, Area 3 Planning Team, M-NCPPC  
Phyllis Newfield

Ray Chicca and Luis Tapia, WSSC  
March 22, 2016

Page 3



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Diane R. Schwartz Jones  
Director

March, 16<sup>th</sup>, 2016

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, 2<sup>nd</sup> 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: File

Phyllis Newfield, owner  
255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850 • 240-777-6300 • 240-777-6256 TTY  
www.montgomerycountymd.gov

