MCPB Item No. 10 Date: 6-22-17

Proposed Category Map Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan – Category Change Requests – 2017-2 Administrative Cases and the April 2017 County Council Case

Katherine E. Nelson, Planner Coordinator, <u>Katherine.Nelson@montgomeryplanning.org</u> (301) 495-4622 Frederick Vernon Boyd, Master Planner, Area 3, <u>Fred.Boyd@montgomeryplanning.org</u> (301) 495-4654 Richard A. Weaver, Acting Chief, Area 3, <u>Richard.Weaver@montgomeryplanning.org</u> (301) 495-4544

Completed: 6/14/17

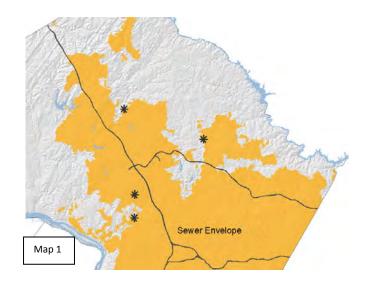
Description

Proposed Amendments:

Montgomery County Comprehensive Water Supply and Sewerage Systems Plan – Four 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 and County Council for final action.

Staff Recommendation: Transmit Recommendations to County Executive and County Council



Summary

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

Three Planning Board recommendations will be transmitted to the County Executive for final action; the fourth, for the South Overlea Drive Septic Survey Area, will be transmitted to the County Council for action. 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 and County Council. The recommendations are in agreement with the County Executive's recommendation.

Water and Sewer Category Change Requests—2017-2 Administrative Amendment

17-OLN-01A Miller

This RE-1-zoned, 3.49-acre parcel has a 16-inch water main located within the road right-of-way fronting the property. Provision of water service to this property is consistent with the 2005 Olney Master Plan.

Staff Recommendation: Approve W-1

County Executive Recommendation: Approve W-1

17-TRV-04A Cheryl Hays

This R-200-zoned, 1.02-acre lot is within the sewer service envelope of the 2002 Potomac Subregion Master Plan. An existing eight inch diameter sewer main runs along Marian Drive, abutting the property. The abutting mains policy allows for a single hookup.

Staff Recommendation: Approve S-1

County Executive Recommendation: Approve S-1

17-GBG-01A Wayne Gilman

This 1.96-acre R-200-zoned property, although within the water and sewer service area of the 1985 Gaithersburg and Vicinity Master Plan, is not currently connected to the public system. The nearest water and sewer lines are several hundred feet from the property. Service can be provided if connections, especially to sewer mains, do not disturb Great Seneca Creek Stream Valley Park.

Staff Recommendation: Approve W-3, S-3

County Executive Recommendation: Approve W-3, S-3

Water and Sewer Category Change Request—April 2017 County Executive Transmittal to the County Council

17-TRV-07G South Overlea Drive Septic Survey Area

This Glen Hills neighborhood is the first survey undertaken by DEP under the County Council's new service policy for the Glen Hills area, adopted in March 2016. The policy enabled community sewer service to be considered in Glen Hills under certain clearly specified conditions. One condition allowed consideration of "properties included within a specifically designated public health problem area," and the policy outlined a sanitary survey process that could be used to determine if community service was warranted. The survey process specified that individual property owners or groups of owners could ask for a survey, which DEP would conduct if circumstances—failed septic systems that could not be addressed using conventional means, systems permitted before 1975 or that used outmoded technology, or systems with limitations that would affect future septic system use—warranted.

Nine South Overlea Drive homeowners cited several of these circumstances in making a survey request. DEP expanded the survey area to include a total of 24 properties that could have similar conditions. To determine the appropriateness of community service, DEP used digital mapping to show how application of existing state and local regulations would constrain use of septic systems on each property. Department of Permitting Services staff reviewed septic permit records and undertook field visits. A public meeting in January 2017 solicited comments from property owners and civic associations.

The survey concluded that 16 properties were sufficiently constrained to merit community service. The agency recommends that the 16 be included in a special sewer service area. Thirteen are recommended for category changes from S-6 to S-3; three other properties are already in category S-3. These lots are recommended for a single hookup, under the Glen Hills service policy, which limits potential subdivision or resubdivision.

Staff Recommendation: Approve S-3 with single sewer hookup only

County Executive Recommendation: Approve S-3 with single sewer hookup only

NEXT STEP

Three Planning Board recommendations will be transmitted to the County Executive for final action. The recommendation for the South Overlea Drive Septic Survey Area, will be transmitted to the County Council.

Attachments:

1. County Executive Notice of Public Hearing and attached packages.



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett County Executive

Robert Hoyt Director

May 17, 2017

NOTICE OF AD 2017-1 ADMINISTRATIVE PUBLIC HEARING

TO: Keith Levchenko, Senior Legislative Analyst

County Council

Rich Weaver, Acting 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: George Dizelos, Planner II, Water and Wastewater Policy Group

Department of Environmental Protection

SUBJECT: Administrative Public Hearing AD 2017-2 for Water and Sewer Plan Amendments

DATE & TIME: Wednesday, June 21, 2017, 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 requested category map amendments to the County's Comprehensive Water Supply and Sewerage Systems Plan:

17-OLN-01A ... Miller 17-TRV-04A ... Hays 17-GBG-01A Gilman

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/water/supply/category-changes.html. Select the blue "Application Hearing Schedule" tab to expand the section, then scroll down to the "Current Administrative Review Packet" heading. The hearing notice PDF includes the following information for the proposed amendments:

- 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 the proposed amendments, call me to review the

case 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 the requests.

We understand that the Montgomery County Planning Board will include this administrative packet for consideration on its agenda for (**Date and time to be announced**).

Attendance at this hearing for agencies, applicants, and others is optional; these 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 george.dizelos@montgomerycountymd.gov. **DEP will close the record on June 28, 2017.**

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 schedule provided.

GJD: gjd/\depfiles\data\Programs\Water and Sewer\actions-AD\2017\AD-2017-2\ad-hearing-notice-draft--2017-2--0511--wnotes.docx

cc: Roger Berliner, President, County Council
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
D Lee Currey, Acting Director, Water Management Admin., Maryland Dept. of the Environment Wendi Peters, Secretary, Maryland Department of Planning

Category Change Applicants & Interested Parties

17-OLN-01A......Mark W. & Thanhtam T. Miller 17-TRV-04A......Cheryl Hays 17-GBG-01A.....Wayne Gilman

Civic Organizations and Other Public Interest Groups

Audubon Naturalist Society West Montgomery County Citizens' Association The Glen Preservation Foundation Greater Olney Civic Association

WSCCR 17-OLN-01A: Mark W. & Thanhtam T. Miller

DEP Staff Recommendation: Approve W-1 Administrative policy V.F.1.a: Consistent with Existing Plans.

Property Information and Location Property Development	Applicant's F Service Area	Request: Categories & Justification
• 18111 Bowie Mill Rd., Olney	Existing –	Requested – Service Area Categories
• Pt. Lot 21, Block A, Olney Acres (acct. no. 00724740)	W-5 S-6	W-1 S-6 (No Change)
• Map tile: WSSC – 224NW05; MD –HT22	l <u>.</u>	
South side of Bowie Mill Rd west of the intersection of Cashell Rd.	Applicant's Explanation "Tests have been performed to determine if a future ad septic system can be placed in the backyard. The test do not show favorably for a septic system in the backyard.	been performed to determine if a future adequate
• RE-1 Zone; 3.49 acres		
Olney Planning Area Olney Master Plan (2005)	Since the well is in the front yard, it would be best to con to public water service. This will free up the front yard fo	
Upper Rock Creek Watershed (MDE Use III)	new septic s	ystem."
Existing use: Improved, Single Family House (Built 1958)		
Proposed use: Provide public water service for the existingSingle Family House		

DEP Staff Report: The applicant has requested approval of water category W-1 to allow for public water service for the replacement of an on-site well. This property is 3.49 acres in size, zoned RE-1, and is located inside the County's planned public water service envelope. An existing 16-inch-diameter water main runs along Bowie Mill Rd, abutting the property. The provision of public water service is consistent with the 2005 Olney Master Plan, in which public water service is intended for all the Olney Master Plan area with the exception of the RDT zone. The provision of public water service to the property will allow for the possibility of a replacement on-site septic system in the front yard should the existing system in the rear yard need replacement.

These conditions qualify the property for public water service. M-NCPPC staff concur that public water service is consistent with the 2005 Olney Master Plan's water service policies. DPS staff recommend approval of public water service, as this would allow for the possibility of a replacement septic system in the front yard of the property. WSSC confirms that connecting the property to public water service can be supported. DEP staff recommendation is for the approval of category

W-1, consistent with existing plans.

Agency Review Comments

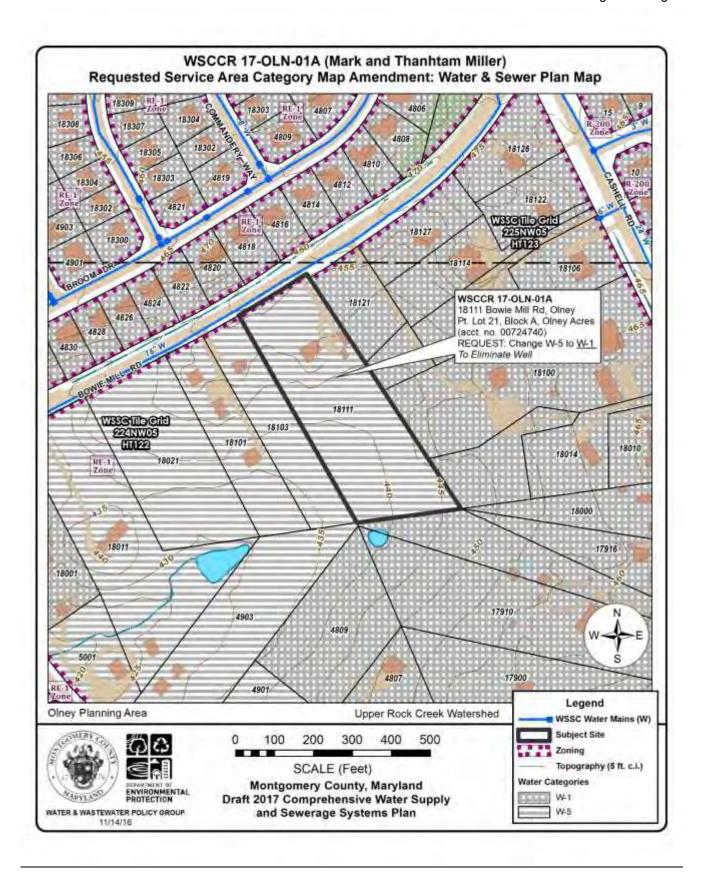
DPS: Previous soil tests indicated a shallow water table in the rear yard. The use of public water would possibly allow a future septic system in the (higher) front yard.

M-NCPPC – Planning Dept.: This RE-1 zoned, 3.49-acre parcel has a 16'inch water main located within the road right-of-way fronting this property. Provision of water service to this property is consistent with the 2005 Olney Master Plan

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. A 16-inch water line (Contract Number: 1994-9971L) in Bowie Mill Road is available to provide water service for the subject site. 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 17-TRV-04A: Cheryl Hays

<u>DEP Staff Recommendation</u>: **Approve S-1** Administrative policy V.F.1.a: Consistent with Existing Plans.

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
14205 Marian Dr., Rockville	Existing – Requested – Service Area Categories
Lot 13, Block A, Hunting Hill (acct. no.	W-1 W-1 (No Change)
00047382)	S-6 S-1
• Map tile: WSSC – 219NW09; MD –FR53	Applicantle Forder etter
East side of Marian Dr. southwest of the intersection of Glen Mill Rd.	Applicant's Explanation "We desire a connection to public water and sewer. Our plans
• RE-200 Zone; 1.02 acres	consist of replacing the existing house. We have already spoken with WSSC and they have informed us that the sewer
Travilah Planning Area Potomac Subregion Master Plan (2002)	connection can be provided by the abutting main. As such, we request advance service action to be granted for this
Watts Branch Watershed (MDE Use I)	application."
Existing use: Improved, Single Family House (Built 1959)	DEP note: Advanced connection approval was granted on 11-1-16, property is eligible for a single sewer service connection
Proposed use: Replacement of existing Single Family House	under the abutting mains service policy in the County's Water and Sewer Plan.

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 single family home on the lot. The existing single family home is currently served by a private septic system. This property is 1.02 acres in size, zoned R-200, and is located inside the County's planned public sewer service envelope. An advanced action was granted by DEP for this property on November 1, 2016. The advance action was granted on the basis of the abutting mains policy. An existing 8-inch-diameter sewer main runs along Marian Dr., abutting the property. The abutting mains policy allows for a single hookup for a qualifying property abutting a sewer main.

M-NCPPC staff concur that the property is within the sewer service envelope of the 2002 Potomac Subregion Master Plan. DPS staff recommend approval of public sewer service. WSSC confirms that connecting the property to sewer service can be supported. DEP staff recommendation is for the approval of category S-1, Consistent with Existing Plans.

Agency Review Comments

DPS: DPS supports this request. The existing well and septic system must be properly abandoned.

M-NCPPC – Planning Dept.: This R-200-zoned, 1.02-acre lot is within the sewer service envelope of the 2002 Potomac Subregion Master Plan.

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

WSSC - Water: (not requested)

WSSC - Sewer: Basin: Watts Branch. An 8-inch sewer line in Marian Dr. abuts the property (contract no. 2005-4169Z). Average wastewater flow from the proposed development: 302GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.



DEPARTMENT OF ENVRIRONMENTAL PROTECTION

Isiah Leggett County Executive Lisa Feldt Director

MEMORANDUM

November 1, 2016

TO: Luis Tapia, Manager, Permit Services Unit, Development Services Group

Washington Suburban Sanitary Commission

FROM: George Dizelos, Environmental Planner II, Water and Wastewater Policy Group

Department of Environmental Protection

SUBJECT: Request to Provide a Single 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	WSCCR No.
Lot 13 Block & Hunting Hill Fet	Cheryl Hays House Built: 1959	8" gravity sewer (#054169Z) Marian Drive. – built. 2006 (WSSC tile 219NW09)	WSCCR 17-TRV-04A

Our records show that the existing house located on the subject property was constructed in 1959, prior to construction of the abutting sewer main in 2006. 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 proceed with 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 240-777-7755

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

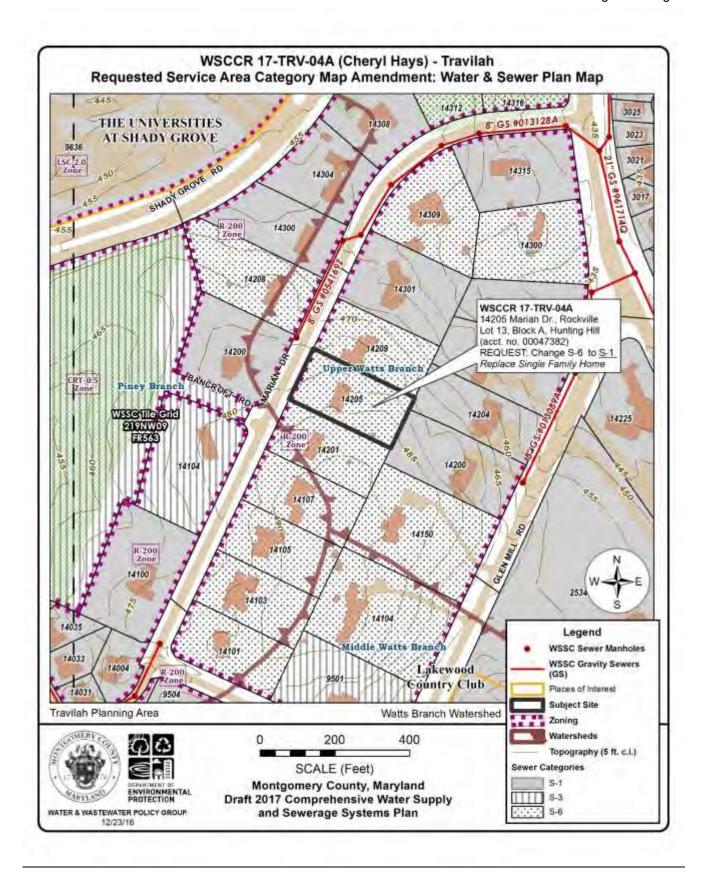
GJD:gjd

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Luis Tapia November I, 2016

Page 2

Lisa Sino, April Snyder, and Sharon Spruill, Development Services Group Permit Services, WSSC Ray Chicea, Development Services Group, WSSC Pamela Dunn, Functional Planning Team, M-NCPPC Kipling Reynolds & Katherine Nelson, Area 3 Planning Team, M-NCPPC Gene Von Gunten, Well and Septic Section, DPS Keith Levchenko, County Council Dave Lake & Alan Soukup, DEP-WWPG Cheryl Hays



WSCCR 17-GBG-01A: Wayne Gilman

<u>DEP Staff Recommendation</u>: **Approve S-3 and W-3** Administrative policy V.F.1.a: Consistent with Existing Plans.

Property Information and Location Property Development	Applicant's F Service Area	Request: Categories & Justification
 Property Development 20101 Watkins Mill Rd., Gaithersburg Parcel P022, Williams Range (acct. no. 01744732) Map tile: WSSC – 228NW10; MD –FR32 North side of Watkins Mill Rd. northwest of the intersection of Apple Ridge Rd. R-200 Zone; 1.95 acres Gaithersburg Vicinity Planning Area Gaithersburg Vicinity Master Plan (1985) Middle Great Seneca Creek Watershed (MDE Use I) Existing use: Single Family Home 	Existing – W-6 S-6 Applicant's E "Listed as ac	Requested – Service Area Categories W-1 S-1
(MDE Use I)		

DEP Staff Report: The applicant has requested approval of sewer category S-1 and water category W-1 to allow for public sewer and water service for the development of 4 single family homes. The property is 1.95 acres in size, zoned R-200, is located inside the planned sewer envelope and located inside the planned water service envelope. The property is adjacent to parkland, M-NCPPC Parks have indicated the need to avoid entering the park to extend mains. Main extensions can be constructed through Watkins Mill Rd. right-of-way avoiding the need to enter parkland as per WSSC's comments. To connect the property to the existing sewer main that runs across Watkins Mill Rd will require approximately 780-foot sewer main extension. To connect the property to the existing water main in Watkins Mill Rd will require approximately 400-foot water main extension.

The property is inside the County's water and sewer service envelope. To qualify for the Consistent with Existing Plans Policy the property must be within the County's water and sewer service envelope. M-NCPPC concur that the provision of water and sewer service is consistent with the 1985 Gaithersburg and Vicinity Master Plan. DPS indicated that the property cannot be developed into 4 lots using private on-site well and septic systems. WSSC indicates that a 400-foot-long water main extension and a 780-foot-long sewer extension will be required to serve the property. Main extensions along Watkins Mill Rd will abut two additional properties, however both are public lands owned by the county and M-NCPPC. DEP staff recommendation is for the approval of water category W-3 and S-3 consistent with existing plans.

Agency Review Comments

DPS: Development into 4 lots not possible with well and septic.

M-NCPPC – Planning Dept.: This 1.96-acre, R-200-zoned property, although within the water and sewer service area of the 1985 Gaithersburg and Vicinity Master Plan, is not currently connected to the system. The nearest water and sewer lines are several hundred feet from the property. Service can be provided if connections, especially to sewer mains, do not disturb Great Seneca Creek Stream Valley Park.

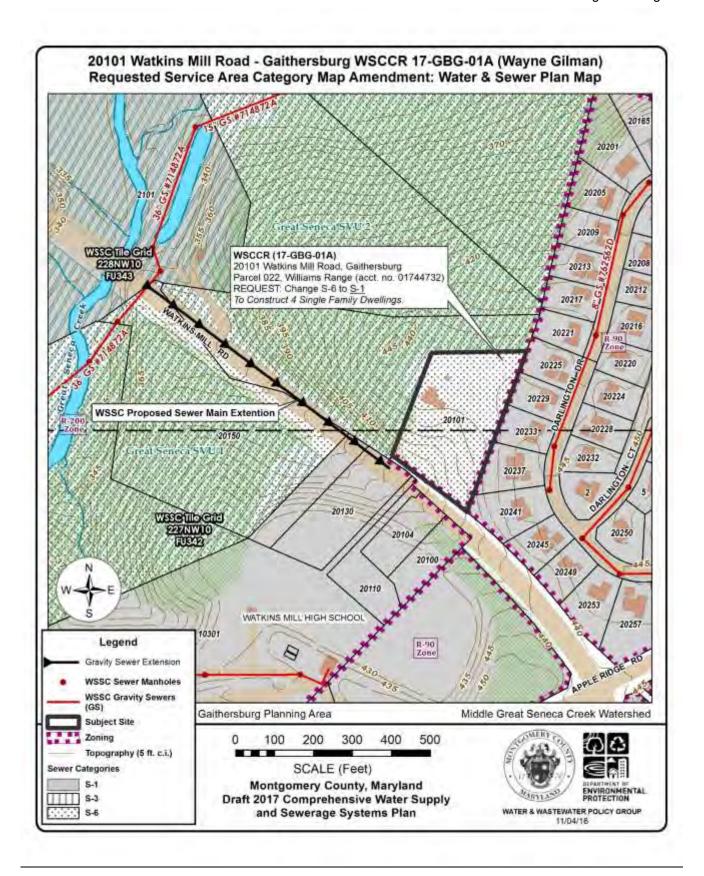
M-NCPPC – Parks Planning: The lot backs up to parkland. Care should be taken to avoid crossing parkland to connect to sewer and water lines.

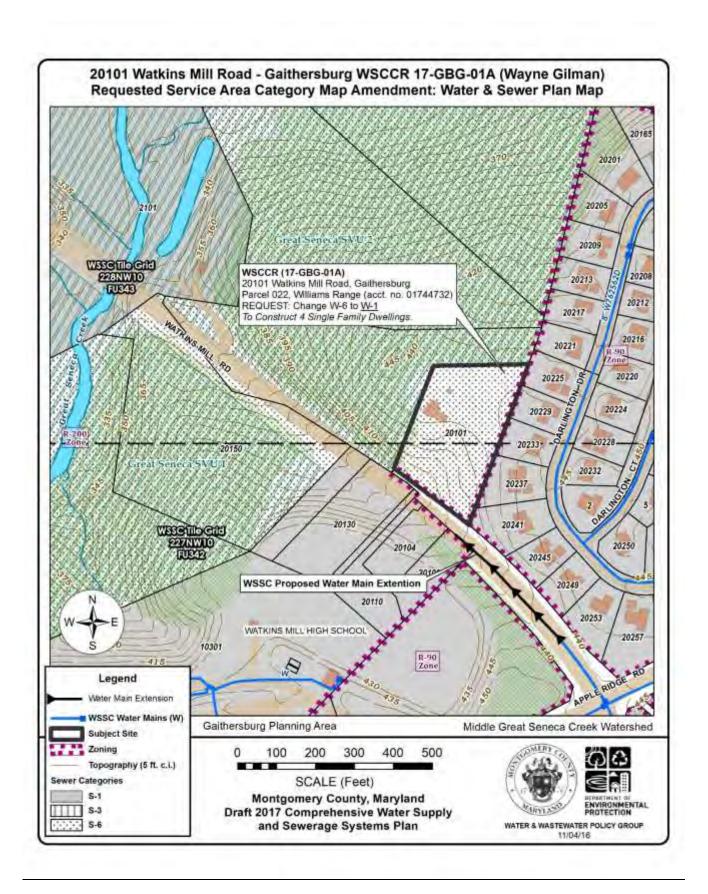
WSSC - Water: Water pressure zone: 660A. A 400-foot-long non-CIP-sized water extension is required to serve the property. This extension would connect to existing 12-inch water main in Watkins Mill Rd (contract no. 1979-4149B) and would abut approximately 2 properties in addition to the applicant's. Local service is adequate. Program sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

Public Hearing Notice: Administrative Delegation AD 2017-2 May 17, 2017

Hearing Notice Pg. 10

WSSC - Sewer: Basin: Seneca Creek. A 780-foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to 36-inch sewer main north west side of the property in Watkins Mill Rd (contract no. 1988-0105A) and would abut approximately 3 (three) properties in addition to the applicant's. Average wastewater flow from the proposed development: 1210_GPD. Program-sized mains are not required to serve the property. This extension would not be required to appear in an adopted Capital Improvement Program since it does not meet the criteria for a major project (COMAR 29 & 7-1-1.b.3). Interceptor capacity is adequate.







OFFICE OF THE COUNTY EXECUTIVE ROCKVILLE, MARYLAND 20850

Isiah Leggett County Executive

MEMORANDUM

April 27, 2017

TO:

Roger Berliner, President

Montgomery County Council

FROM:

Isiah Leggett

Montgomery County Executive

SUBJECT:

Transmittal of and Recommendations on a Proposed Amendment to the Comprehensive

Soil Tysett

Water Supply and Sewerage Systems Plan

Pursuant to the requirements of the Environmental Article, Sections 9-503 through 9-506 and 9-515 through 9-516, of the Annotated Code of Maryland, I am transmitting my recommendations for a proposed amendment to the County's *Comprehensive Water Supply and Sewerage Systems Plan*. This amendment resulted from a septic survey conducted by the Department of Environmental Protection (DEP) and the Department of Permitting Services (DPS) along Overlea Drive in the Glen Hills Study Area. Recommendations and supporting documentation addressing this amendment are included in the attached staff report.

The recommendations for this category change amendment are consistent with the adopted policies and guidelines included in the Water and Sewer Plan and are consistent with precedents set under local area master plan service recommendations. I expect that this amendment has the potential to generate public testimony and worksession discussions.

South Overlea Drive Septic Survey

The County Council approved updated sewer service policies for the Glen Hills area under resolution no. 18-423 on March 8, 2016. These updated service policies included septic system surveys conducted by DEP and DPS to address area-wide concerns about septic systems as presented to DEP by local property owners. DEP and DPS then worked to determine whether to recommend all or part of the survey area for inclusion in a special sewer service area for public sewer service.

Nine property owners in the Potomac Highlands subdivision requested a septic system survey from DEP in July and August 2016. DEP subsequently established a survey area that included 24 lots in both the Potomac Highlands and Glen Hills subdivisions. DEP and DPS have concluded the survey and are now ready to present recommendations for establishing a special sewer service area and related sewer category changes.

The attached septic survey report from DEP recommends that the Council include 16 of the 24 lots within the survey area within a special sewer service area. This, along with recommended sewer service area category changes under WSCCR 17-TRV-07G, will allow property owners to pursue

Roger Berliner, Council President April 27, 2017 Page 2

the installation of new sewer mains to serve their properties. The 16 properties recommended for the special sewer service area include all nine of the properties owned by those requesting the survey.

For new sewer service allowed under both the special sewer service area and abutting mains provisions in the new Glen Hills sewer service policy, limitations included allow for only one sewer hookup for each lot served. Further, the policy specifies that new sewer hookups cannot be used to support subdivision or resubdivision of existing properties to create new building lots.

Staff from DEP will be available to discuss this recommended sewer category map amendment at worksessions with the Transportation, Infrastructure, Energy, and Environment Committee and with the full Council.

IL:as

Attachment

cc: D. Lee Currey, Director, Water Management Administration, Maryland Department of the Environment
Wendi Peters, Secretary, Maryland Department of Planning

Casey Anderson, Chair, Montgomery County Planning Board Carla Reid, General Manager, Washington Suburban Sanitary Commission

Lisa Feldt, Director, Department of Environmental Protection Diane Schwartz Jones, Director, Department of Permitting Services

Recommended Amendment: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan

County Executive's
April 2017 Amendment Transmittal
to the County Council

ONE WATER/SEWER CATEGORY CHANGE REQUEST

Montgomery County Comprehensive Water Supply and Sewerage Systems Plan

Recommended Category Map Amendment

County Executive's April 2017 Amendment Transmittal to the County Council

 One Water/Sewer Service Area Category Change Request WSCCR 17-TRV-07G: South Overlea Drive Septic Survey

Prepared by
The Department of Environmental Protection

Lisa Feldt, Director

David Lake, Manager, Water and Wastewater Policy Group Alan Soukup, Senior Planner, Water and Wastewater Policy Group

We acknowledge and appreciate the assistance of the following agencies in the preparation of this amendment packet:

Washington Suburban Sanitary Commission Maryland - National Capital Park and Planning Commission Montgomery County Department of Permitting Services

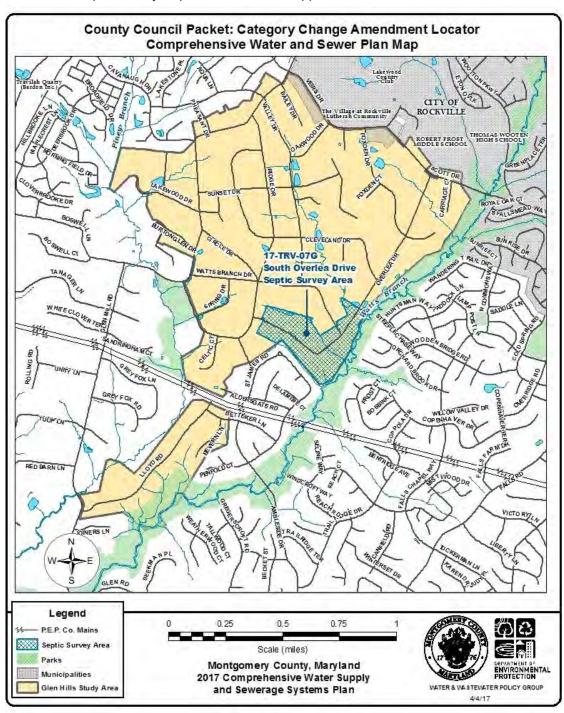
South	Overlea	Drive	Septic	Survey	Category	Change	Request
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CR 18-423 Excerpt – CPTA 16-CH1-01T: Glen Hills Sewer Service Policy	Pgs. 7-9
South Overlea Drive Septic Survey Report and Technical Appendix	Attached



4/20/17

Page 2

WSCCR 17-TRV-07G: South Overlea Drive Septic Survey Area

<u>County Executive's Recommendation (summary)</u>: Establish a special sewer service area that will include sixteen of the twenty-four properties surveyed. Thirteen of these lots will receive sewer category changes from S-6 to S-3, with service restricted to a single sewer hookup only. Sewer categories for two additional lots will be corrected from S-6 to S-1 to recognize existing WSSC sewer service. Property-by-property recommendations are provided in the table on page 3 and on the category map on page 4.

	Property Information and Location Property Development	Appli	icants' Reque	sts (Service Area Categories):
•	24 properties along Overlea Drive and Watts	Exist	ing	Requested
	Branch Drive in the Glen Hills area	W-1	& W-3	W-1 & W-3 (no change)
•	Lots in Potomac Highlands and Glen Hills Section 2	S-6 A		S-3
•	Map tile: (see map on page 3)	A No category changes are sought for four properties already designate as S-1 and S-3 (see table on pg. 3).		
•	Either side of Overlea Dr. from one lot east of Circle Dr. (starting at #9717) to two lots		icants' Explar	nations hers requested a septic survey of this neighborhood with
•	east of Watts Branch Dr. (ending at #9418) RE-1 Zone; 47.89 acres total	the ir	ntent of estab	lishing a special sewer service area and allowing the c sewer to replace existing septic systems. Owners
•	Travilah Planning Area Potomac Subregion Master Plan (2002)	cited	the following	
•	Watts Branch Watershed (MDE Use I)		• • •	on their lots for future septic system repair or
•	Existing use: 23 existing single-family houses & one unimproved lot		existing wate	due to stream buffers, wetlands, flood plains, and r well buffers. quency of septic tank pump-outs to maintain the existing
	Proposed use: Public sewer service for existing houses; no changes currently		system.	quoney or copile tarik parisp cate to maintain the existing
	planned, although future expansions or replacements of houses could occur.	Possible seepage of inadequately-treated septic effluent ground water from seepage pits.		
			Possible loss septic system	of onsite forested areas due to repair or replacement as.

Executive Staff Report

The South Overlea Drive Septic Survey is the first such survey initiated under the revised sewer service policy for the Glen Hills area adopted by the County Council under CR 18-423 in March 2016 (see pgs. 7-9). The following provides an abbreviated summary of the survey process and recommendations. Detailed information is provided in the attached survey report and technical appendix.

DEP received requests for a neighborhood survey from nine property owners along Overlea Drive; then expanded the survey area to 24 properties based on characteristics such as property sizes, soils, topography, and sewer access. In its evaluation of the survey area, DEP used information from:

- Glen Hills Area Sanitary Study.
- DPS septic system permit records and septic system permitting regulations.
- DPS & DEP staff field visits and subsequent DPS staff evaluations.
- Comments from owners and civic representatives provided at and following the public meeting on Jan. 19, 2017.

DEP developed GIS-based mapping to show potential constraints resulting from the application of state and county septic regulations to each property. DEP also considered potential constraints that could result from impact to forested areas of properties. All 24 lots were affected by potential constraints to some degree; a few only minimally, others severely. DPS permit records showed that a few properties were permitted for complete replacement systems, others had no suitable are for a replacement or a repair system.

Sixteen properties are recommended for inclusion in a special sewer service area. (See the table on page 5 and the map on page 6.) Of these, thirteen will need sewer category changes from S-6 to S-3, three others currently have S-1 or S-3. Public sewer service for the thirteen lots recommended for category S-3 will be restricted to a single sewer hookup only. These actions will allow property owners to pursue with WSSC the

South Overlea Drive Septic Survey Category Change Request

4/20/17

Page 3

sewer main extensions needed to provide public sewer service. The map on page 6 shows concepts for sewer extensions that would provide public service. Installation of these extensions could eventually allow for sewer service for properties not recommended for inclusion in the special sewer service area under the abutting mains policy.

Two properties not within the recommended special sewer service area, #9716 and #9717, are recommended for category S-1 corrections to acknowledge previously unknown, existing public sewer service.

To control the provision of sewer service from creating new building lots within a special sewer service area, the adopted Glen Hills sewer service policy restricts sewer service in these areas to single hookups only. Properties within the Glen Hills area that receive approval for public sewer service under the Water and Sewer Plan's abutting mains policy are also subject to the same limitation. The approval of public service for a single hookup under this policy also requires that a property must have existed at the time the abutting public water or sewer main was installed. Properties established after installation of a new main are not eligible for public service. Therefore, the possibility of subdivision or resubdivision resulting the provision of public sewer service is minimized as the sewer service policy specifies that "Applicants shall not use the provision for a single sewer hookup to support subdivision or resubdivision of these properties into more than one lot." (See page 8.)

Survey Schedule

2016

July - Sept.: DEP received survey requests from nine Overlea Drive property owners.

<u>Survey Start Date</u> - Oct. 21: DEP established the survey area of 24 properties based on property owner requests, information provided by the Glen Hills Area Sanitary Study, and preliminary field visits.

Late Nov.: DEP provided a notice of the survey to all included property owners.

First Week of Dec.: DPS contacted property owners for permission for site visits.

Second - Third Week of Dec.: Site visits occurred.

Third – Fourth Week of Dec.: DEP and DPS started to review collected information for an evaluation of the survey area, and subsequently developed draft recommendations.

2017

Jan. 11: DEPs provided notices of the upcoming public meeting for property owners.

Jan. 19: DEP & DPS held a public meeting to present the survey initial findings.

Late March: Survey Report and Technical Appendix staff drafts completed.

Apr. 4: Staff meeting with the DEP Director.

Apr. 13: DEP and DPS staff met with the County Executive to review the survey's findings and DEP's recommendations.

South Overlea Drive Septic Survey Category Change Request

4/20/17

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Water/Sewer Service Area Categories Information

The Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan designates water and sewer service area categories for each property within the county. These service area categories determine a property's eligibility to receive public water and/or sewer service and indicate when the County and the sanitary utility (usually the Washington Suburban Sanitary Commission (WSSC)) should program water and sewerage facilities to serve those properties. (Although the actual provision of public service is often dependent on an applicant's own development schedule.) The Water and Sewer Plan is adopted and amended by the County Council; it is administered by the County Executive through the Department of Environmental Protection (DEP).

Water and Sewer Service Area Categories Table

Service Area Categories *	Category Definition and General Description	Service Comments	
W-1 and S-1	Areas served by community (public) systems which are either existing or under construction. • This may include properties or areas for which community system mains are not immediately available or which have not yet connected to existing community service.	Properties designated as categories 1 and 3 are eligible for to receive public water and/or sewer service. Where water and/or sewer mains are financed under the front foot benefit system, WSSC will assess front foot benefit charges for mains abutting these properties unless the property has a functioning well and/or septic	
W-3 and S-3	Areas where improvements to or construction of new community systems will be given immediate priority and service will generally be provided within two years or as development and requests for community service are planned and scheduled.	system. WSSC provides public water and sewer service throughout the county, except where service is provided by systems owned by the City of Rockville or the Town of Poolesville.	
W-6 and S-6	Areas where there is no planned community service either within the ten-year scope of this plan or beyond that time period. This includes all areas not designated as categories 1 through 5. • Category 6 includes areas that are planned or staged for community service beyond the scope of the plan's ten-year planning period, and areas that are not ever expected for community service on the basis of adopted plans.	WSSC will neither provide service to nor assess front foot benefit charges for properties designated as category 6. Development in category 6 areas is expected to use private, on-site systems, such as wells and septic systems.	

Please note that the County does not necessarily assign water and sewer categories in tandem (i.e. W-3 and S-3, or W-5 and S-5), due to differences in water and sewer service policies or to actual water or sewer service availability. Therefore, it is important to know *both* the water *and* sewer service area categories for a property.

South Overlea Drive Septic Survey Category Change Request

Page 5

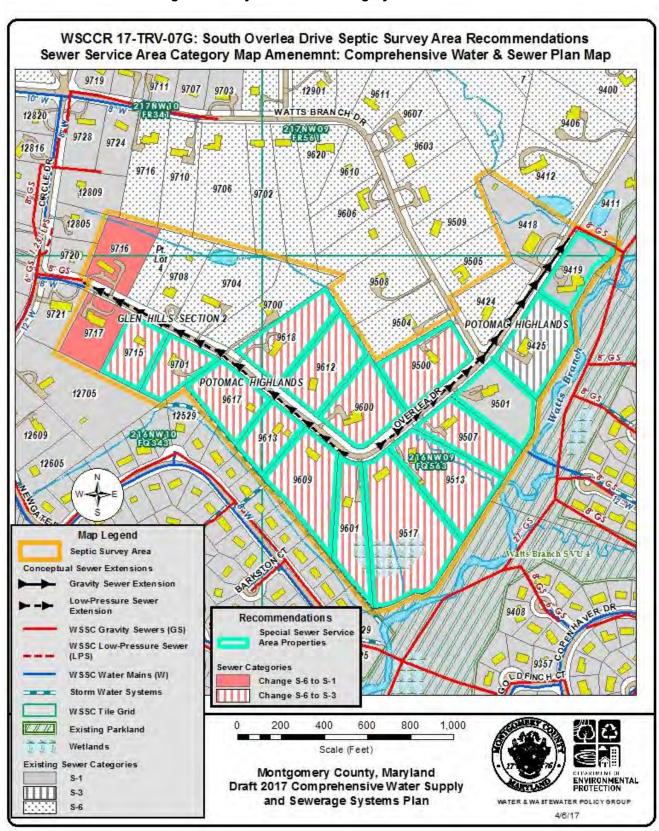
Recommendations

Applicants/Owners [1 – 12] Location & Property Information Existing Service Area Categories	Special Sewer Service Area & Sewer Category Recommendations ^A	Applicants/Owners [13 – 24] Location & Property Information Existing Service Area Categories	Special Sewer Service Area & Sewer Category Recommendations ^A	
[1] Ian & Natalie Beiser 9418 Overlea Dr. (acct. no. 00088393) Lot 6, Block E, Potomac Highlands W-3 & S-1	EXCLUDE: Maintain S-1.	[13] Kevin King ^B 9612 Overlea Dr. (acct. no. 00088837) Lot 5, Block F, Potomac Highlands W-3 & S-6	INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.	
[2] Phyllis Newfield 9419 Overlea Dr. (acct. no. 00088234) Lot 26, Block C, Potomac Highlands W-3 & S-1 (health problem)	INCLUDE: Maintain S-1 (one hookup only, for failed septic system).	[14] Joshua Charles & Dixon Charles ^B 9613 Overlea Dr. (acct. no. 00087981) Lot 38, Block C, Potomac Highlands W-3 & S-6	INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.	
[3] Thomas Gabrielle & Karine Garnier 9424 Overlea Dr. (acct. no. 00088360) Lot 7, Block E, Potomac Highlands W-3 & S-6	EXCLUDE: Maintain S-6.	[15] Bill & Elizabeth Wainger ^B 9617 Overlea Dr. (acct. no. 00088017) Lot 39, Block C, Potomac Highlands W-3 & S-6	INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.	
[4] Maryam Mamdouhi ^B 9425 Overlea Dr. (acct. no. 00088267) Lot 27, Block E, Potomac Highlands W-3 & S-3	INCLUDE: Maintain S-3.	[16] John & Rosemary Drake ^B 9618 Overlea Dr. (acct. no. 00088154) Lot 6, Block F, Potomac Highlands W-3 & S-6	INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.	
[5] Carlos Jr. & Elizabeth Silva 9500 Watts Branch Dr. (acct. no. 00088187) Lot 3, Block F, Potomac Highlands W-3 & S-6	INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.	[17] Marion Peake Tr 9700 Overlea Dr. (acct. no. 00078383) Lot P7, Block 6, Glen Hills Sect. 2 W-3 & S-6	EXCLUDE: Maintain S-6.	
[6] Eric & Laura Henmueller 9501 Overlea Dr. (acct. no. 00088085) Lot 28, Block C, Potomac Highlands W-1 & S-1	INCLUDE: Maintain S-1.	[18] John & M.E. Stopher 9701 Overlea Dr. (acct. no. 00078474) Lot 4, Block 7, Glen Hills Sect. 2 W-3 & S-6	INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.	
[7] Judy Scott Feldman ^B 9507 Overlea Dr. (acct. no. 00088781) Lot 29, Block C, Potomac Highlands W-3 & S-6	INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.	[19] June Gloeckler Trust 9704 Overlea Dr. (acct. no. 00077173) Lot 6, Block 6, Glen Hills Sec. 2 W-3 & S-6	EXCLUDE: Maintain S-6.	
[8] John & Mary Yakaitis ^{B C} 9513 Overlea Dr. (acct. no. 00088201) Lot 30, Block C, Potomac Highlands W-3 & S-6	INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.	[20] Michael & Garefo Caggiano 9708 Overlea Dr. (acct. no. 00079092) Lot 5, Block 6, Glen Hills Sect. 2 W-3 & S-6	EXCLUDE: Maintain S-6.	
[9] Shengting Pan ^B 9517 Overlea Dr. (acct. no. 00088815) Lot 31, Block C, Potomac Highlands W-3 & S-6	INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.	[21] Richard Carroll & Tiffin Shewmake 9715 Overlea Dr. (acct. no. 00076486) Lot 3, Block 7, Glen Hills Sec. 2 W-3 & S-6	INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.	
[10] Lawrence Ng & Lisa Liem 9600 Overlea Dr. (acct. no. 00088006) Lot 4, Block F, Potomac Highlands W-3 & S-6	INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.	[22] Yujin & Yinghua Wang 9700 Block, Overlea Dr. (acct. no. 00079104) Lot P4, Block 6, Glen Hills Sec. 2 W-3 & S-6	EXCLUDE: Maintain S-6.	
[11] Charles Family Trust ^B 9601 Overlea Dr. (acct. no. 00088644 Lot 36, Block C, Potomac Highlands W-3 & S-6	INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.	[23] Robert & I. Salcido 9716 Overlea Dr. (acct. no. 00077993) Lot 3, Block 6, Glen Hills Sec. 2 W-1 & S-6	EXCLUDE: Correct S-6 to S-1, utility service error.	
[12] Son Chang & Pi Ye 9609 Overlea Dr. (acct. no. 00088600 Lot 37, Block C, Potomac Highlands W-3 & S-6	INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area	[24] Emma James 9717 Overlea Dr. (acct. no. 00078485) Lot 2, Block 7, Glen Hills Sec. 2 W-1 & S-6	EXCLUDE: Correct S-6 to S-1, utility service error.	
A All properties retain existing W-1 or W	-3 water service categories.	^C Prior WSCCR 06A-TRV-12: S-3 denied	under CR 16-237 (7/10/07	
B Nine original survey applicants.		Recommended for inclusion in the Special Sewer Service Area		

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Figure: Survey Area Sewer Category Recommendations



Council Resolution No. 18-423 (March 8, 2016) - Attachment A: Pg. 1/3

Montgomery County Comprehensive Water Supply and Sewerage Systems Plan Executive's June 2015 Amendment Transmittal: 2003 Water and Sewer Plan Text Amendment

Introduction

On March 30, 2015, the County Executive transmitted recommendations to the County Council for sewer service policies for the Glen Hills Study Area. The service recommendations were based on the results of the Glen Hills Area Sanitary Study, which was undertaken by the Department of Environmental Protection as recommended in the 2002 Potomac Subregion Master Plan.

The Executive subsequently transmitted a Water and Sewer Plan text amendment to the Council on June 2, 2015. The proposed text amendment converted the March 2015 sewer service policy recommendations into the format of policy language for the Water and Sewer Plan text. It revises existing language addressing the Glen Hills Neighborhoods found in Chapter 1, Section II.E.1., Table 1-T3: Special Master Plan Water and Sewer Service Recommendations.

Introductory language for the text amendment begins below. Table 1-T3 is shown starting at the bottom of page 1/3 through page 3/3; only that part of the table addressing the Glen Hills area is included in the amendment. A reference map of the study area is provided on Attachment B.

CPTA 15-CH1-01T

CHAPTER 1: Objective and Policies

II. POLICIES FOR THE PROVISION OF WATER AND SEWERAGE SERVICE

- **E.** Special Policies for Water and Sewer Service In addition to the preceding general service policies, the County Council has adopted specific policies for the provision of community water and/or sewer service which create exceptions to the general service policies. The Council has also adopted service recommendations in local area master plans which create exceptions to the general service policies.
- 1. Master Plan Recommended Exceptions The preceding sections discussing general water and sewer service policies noted that local area master plans may recommend exceptions to those general service policies. In order to implement specific development and land use strategies, a master plan may recommend policies for community water and/or sewer service which can be either less restrictive or more restrictive than this Plan's general service policies. When a master plan makes such a recommendation, it must also include an appropriate justification for the recommended departure from the general policies. DEP staff coordinate closely with M-NCPPC staff with regard to the water and sewer service recommendations developed in local area master plans.

These exceptional recommendations are, of necessity, scattered throughout the County's various local area master plans. The following table is intended to consolidate and summarize these recommendations into convenient format and to make them part of this Plan. For additional information concerning these issues, please refer to the master plans cited below.

General Area Affected	Master Plan Service Recommendation & Comments
Potomac Subregion Master Plan (200)	2)
Glen Hills <u>Study Area</u> [Neighborhoods (as defined in the 2002 master plan.)]	[The master plan recommends that only documented public health problems shall be justification for the approval of sewer service area category changes within this area, pending the completion of an area-wide sanitary survey by DPS and DEP.]
	The 2002 Potomac Subregion Master Plan recommended new community sewer service be limited only to documented public health problems pending the completion of an area-wide sanitar survey by DPS and DEP.
	With the master plan-requested study completed in 2014, the following service policies apply to the Glen Hills Study Area:

<u>Double Underscored Text</u>: Additions to recommended amendment

Council Resolution No. 18-423 (March 8, 2016) - Attachment A: Pg. 2/3

Montgomery County Comprehensive Water Supply and Sewerage Systems Plan Executive's June 2015 Amendment Transmittal: 2003 Water and Sewer Plan Text Amendment

Table 1-T3: Special Master Plan Water and Sewer Service Recommendations			
General Area Affected	Master Plan Service Recommendation & Comments		
	 Individual, on-site septic systems are the primary wastewater disposal method consistent with the area's standard-type development under the RE-1 Zone. 		
	 Community sewer service can be considered only under the following conditions for: 		
	 Properties in need of relief from public health problems resulting from documented septic system failures (Sections II.B.5.b. and II.E.2.). 		
	 Properties included within a specifically designated public health problem area (Sections II.B.5.a. and II.E.2.). The sanitary survey process used to establish these areas is outlined below. 		
	 Properties that abut existing or planned sewer main and that satisfy the requirements of the "abutting mains" policy (Section II.E.3.a.) 		
	 Properties within the study area and within the Pine Branch subwatershed that satisfy the requirements for community sewer service under the Piney Branc restricted sewer service policy (Section II.E.12.b.). 		
	Applicants shall not use the provision for a single sewer hook-up to support subdivision or resubdivision of these properties into more than one lot.		
	Glen Hills Sanitary Surveys Overview A property owner or a group of owners that have septic system concerns notifies DEP of their interest in having a sanitary surve conducted. Valid concerns for studying a potential health problem area include, but are not limited to 1:		
	 A failed septic system that cannot be addressed by DPS using a conventional replacement system (deep trench, shallow trench, or sand mound). 		
	 An existing septic system permitted before 1975 and/or installed using septic technology no longer allowed under State and County regulations (seepage pit, dry well, etc.). 		
	 A known limitation affecting future septic system use, as verified by DPS. For example, properties where DPS has acknowledged that either only one or no future replacement systems are feasible. 		
	1 Unimproved properties, individually, having no septic system suitability do not have sufficient justification to initiate a sanitary survey. However, septic suitability conditions affecting unimproved properties may be considered if they are included in a survey area.		
	The following criteria apply to the prioritization of Glen Hills area sanitary surveys by DEP:		
	 Higher priority: Properties within or adjacent to 		

Council Resolution No. 18-423 (March 8, 2016) - Attachment A: Pg. 3/3

Montgomery County Comprehensive Water Supply and Sewerage Systems Plan Executive's June 2015 Amendment Transmittal: 2003 Water and Sewer Plan Text Amendment

General Area Affected	Master Plan Service Recommendation & Comments		
	established Review Areas (RA) from the Glen Hills Study		
	reports, and other properties with documented septic		
	problems.		
	Lower priority: Properties outside the RAs, except as		
	noted above.		
	noted above.		
	Because the 2014 Glen Hills Area Sanitary Study has already generated substantial background information on existing conditions in these neighborhoods, only a brief review of DPS permit records, soil conditions, and regulatory constraints will be		
	needed. This will help to put Glen Hills area sanitary surveys on		
	a faster track than could be accomplished in other areas of the		
	county that lack this existing background information. DEP		
	estimates that sanitary surveys for "higher priority" areas of Glen		
	Hills will take approximately 90 days.		
	DEP, working with DPS and study applicants, will establish the		
	extent of the sanitary survey area.		
	With an established survey area, DPS will conduct property surveys and WSSC will consider main extension needs. DEP will consider the survey results and prepare a recommendation for the County Executive's consideration. A review by the Executive is typically accomplished within two (2) weeks, once he receives DEP's recommendations. The Executive's recommendations will then be transmitted to the County Council The goal for "higher priority" areas is to complete this process, from an established study area to the CE's transmittal, within three (3) months. (Lower priority area surveys may take longer to complete.)		
	An action to designate a health problem area and approve sewer category S-3 is an amendment to the County's CWSP. Council consideration and action on a Plan amendment typically takes		
	between 2-1/2 and 3 months. Accordingly, this process is		
	expected to take six (6) months from establishing a study area to		
	a final action by the County Council.		
	Owners of properties approved for public sewer service (sewer category S-3) under this process can then apply to WSSC to start the sewer design and construction process. Any owner whose property is included in the Council's designated health		

End of CPTA 15-CH1-01T-revised

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MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION



Water and Wastewater Policy Group

South Overlea Drive Septic Survey SURVEY REPORT

April 20, 2017

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BACKGROUND

Under Resolution No. 18-423 (March 8, 2016), the County Council established sewer service policies for the Glen Hills Study Area. These policies included an option for septic surveys for multiple lots to recommend whether the use of onsite septic systems or public sewer service was the best option for the survey area. If the survey supported the use of public sewer service, all or part of the survey area could be recommended as a Special Sewer Service Area. Along with this designation, sewer category changes would be recommended, as needed, to allow for the provision of public sewer service. Approval of a survey area as a special sewer service area requires consideration and action by the County Council.

SEPTIC SURVEY PROCESS

Property Owner Requests

In July and August 2016, DEP received requests from nine owners of properties located along Overlea Drive in the Potomac Highlands subdivision in the Glen Hills Study area. Each property owner requested that DEP conduct a septic system survey of their neighborhood. These owners cited several common concerns about existing and future septic system service, including:

- Aging, pre-1975 septic systems
- Limited area on their lots for future septic system repair or replacement due to streams buffers, wetlands, flood plains, and existing well buffers.
- Increased frequency of septic tank pump-outs to maintain the existing system.
- Possible seepage of inadequately-treated septic effluent into shallow ground water from seepage pits.
- Possible loss of forested areas due to repair or replacement septic systems.

Septic Survey Area

On October 21, 2016, DEP established the South Overlea Drive Septic Survey area (see Figure R1 and Table R1). The survey area included twenty-four properties, which included all nine properties owned by the original applicants. The extent of the survey area was based in part on:

- Review Areas and conceptual sewer main extensions included in the Glen Hills Area Sanitary Study (2012).
- Proximity to properties of owners01 requesting a survey.
- Properties of similar size and age.

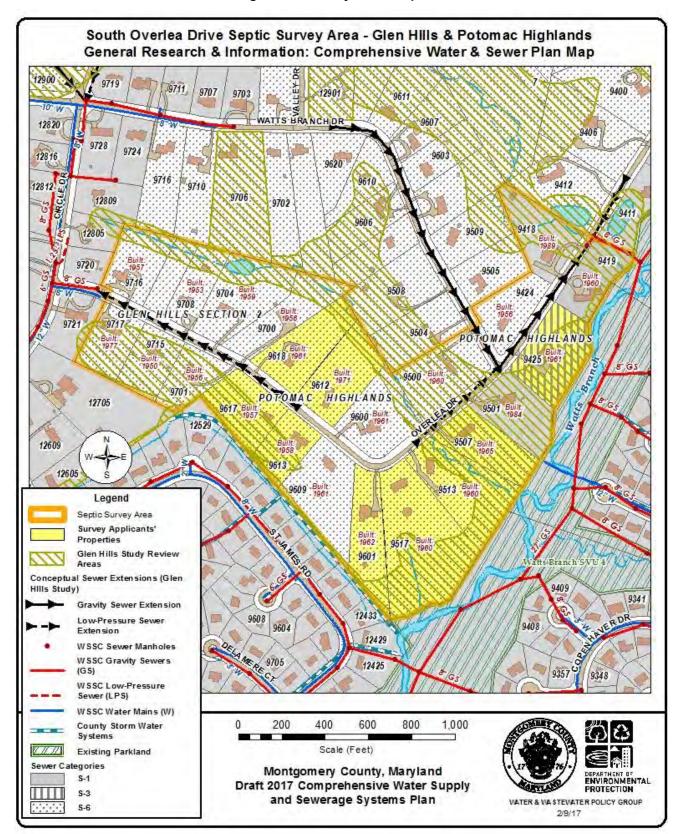
A summary of each applicant's request is provided in the attached Technical Appendix, Table A1, pages A1 - A2.

On November 30, 2016, DEP mailed a written notice about the septic survey to all owners of properties included within the survey area. The notice provided background and outlined the subsequent steps involved in the survey process and provided a general timeline for those steps. The letter also requested that property owners, other than the nine owners who had requested the survey, contact DEP staff if they had any questions and to provide DEP with more direct contact information. Three additional property owners responded to the notice letter, expressing an interest in participating.

Table Legend	Properties of Owners Requesting a Septic Survey Properties A			dded to the Survey Area by DEP	
Applicants/Owners	Property Information*	Applicants/Owners		Property Information*	
[1] Ian & Natalie Beiser 9418 Overlea Dr. (Owners since 2011)	Built: 1989. 1.92 ac. Lot 6, Block E, Potomac Highlands	[13] Kevin King 9612 Overlea Dr. (Owner since 2000)		Built: 1971. 2.23 ac. Lot 5, Block F, Potomac Highlands	
[2] Phyllis Newfield 9419 Overlea Dr. (Owner prior to 1996)	Built: 1960. 1.55 ac. Lot 26, Block C, Potomac Highlands	[14] Joshua Charles & Dixon Charles 9613 Overlea Dr. (Owners prior to 2011)		Built: 1958. 1.35 ac. Lot 38, Block C, Potomac Highlands	
[3] Thomas Gabrielle & Karine Garnier 9424 Watts Branch Dr. (Owners since 2014)	Built: 1956. 1.54 ac. Lot 7, Block E, Potomac Highlands	[15] Bill & Elizabeth Wainger 9617 Overlea Dr. (Owners since 2014)		Built: 1957. 1.81 ac. Lot 39, Block C, Potomac Highlands	
[4] Maryam Mamdouhi 9425 Overlea Dr. (Owner prior to 2002)	Built: 1961. 2.43 ac. Lot 27, Block E, Potomac Highlands			Built: 1961. 2.22 ac. Lot 6, Block F, Potomac Highlands	
[5] Carlos Jr. & Elizabeth Silva 9500 Watts Branch Dr. (Owners since 2016)	Built: 1960. 2.28 ac. Lot 3, Block F, Potomac Highlands	[17] Marion Peake Tr 9700 Overlea Dr. (Owner prior to 1989)		Built: 1956. 2.03 ac. Pt. Lot 7, Block 6, Glen Hills Sect. 2	
[6] Eric & Laura Henmueller 9501 Overlea Dr. (Owners prior to 2008)	Built: 1984. 2.02 ac. Lot 28, Block C, Potomac Highlands			Built: 1956. 1.39 ac. Lot 4, Block 7, Glen Hills Sect. 2	
[7] Judy Scott Feldman 9507 Overlea Dr. (Owner since 1993)	Built: 1965. 0.91 ac. Lot 29, Block C, Potomac Highlands			Built: 1969. 2.49 ac. Lot 6, Block 6, Glen Hills Sec. 2	
[8] John & Mary Yakaitis 9513 Overlea Dr. (Owners prior to 1999)	Built: 19602.98 ac. Lot 30, Block C, Potomac Highlands	[20] Michael & Garefo Caggiano 9708 Overlea Dr. (Owners since 2006)		Built: 1953. 1.31 ac. Lot 5, Block 6, Glen Hills Sect. 2	
[9] Shengting Pan 9517 Overlea Dr. (Owner since 2012)	Built: 19605.04 ac. Lot 31, Block C, Potomac Highlands	[21] Richard Carroll & Tiffin Shewmake 9715 Overlea Dr. (Owners since 2009)		Built: 1950. 1.41 ac. Lot 3, Block 7, Glen Hills Sect. 2	
[10] Lawrence Ng & Lisa Liem 9600 Overlea Dr. (Owners since 2009)	Built: 1961. 2.21 ac, Lot 4, Block F, PH	[22] Yujin & Yinghua Wang 9700 Block, Overlea Dr. (Owners since 2002)		Unimproved. 0.82 ac. Lot P4, Block 6, Glen Hills Sect. 2	
[11] Charles Family Trust 9601 Overlea Dr. (Owner since 2016)	Built: 1961. 2.06 ac. Lot 36, Block C, Potomac Highlands	[23] Robert & I. Salcido 9716 Overlea Dr. (Owners since 1999)		Built: 1957. 1.71 ac. Lot 3, Block 6, Glen Hills Sect. 2	
[12] Son Chang & Pi Ye 9609 Overlea Dr. (Owners since 2002)	Built: 1961. 2.66 ac. Lot 37, Block C, PH	[24] Emma James 9717 Overlea Dr. (Owner since 1976)		Built: 1977. 1.52 ac. Lot 2, Block 7, Glen Hills Sect. 2	

Note that in the following discussions, a "repair system" refers to a single new drainfield with no reserve drainfield areas identified. A "replacement system" refers to a new septic system that satisfies all current regulatory requirements, including the dedication of an area for two reserve drainfields. To repair or replace a septic system, owners need sufficient suitable area on their lot to test. A full replacement septic system will require a minimum of 10,000 square feet for initial and reserve drainfields, or approximately 0.23 acre. A single repair system would require less area, at least 0.08 acre, depending on the type of system needed.

Figure R1: Survey Area Properties



Site Visits

Between November 2016 and January 2017, DEP and DPS staff conducted site visits to the properties in the survey area. The observations generated from these site visits are included in Table A2: Existing Conditions

(pages A3 – A5 in the attached Technical Appendix). Site visits proved valuable by allowing first-hand evaluation of onsite conditions such as soil surface conditions, access to potential septic repair or replacement areas, and forested areas.

Public Meeting

On the evening of January 19, 2017, DEP held an informational meeting with a total of eleven property owners from the survey area and representatives of local civic groups. DEP staff presented preliminary results from research conducted to date and fielded inquiries and comments from those attending the meeting, which included new and corrected information about the survey area.

EXISTING CONDITIONS

The survey area includes parts of two existing subdivisions, Potomac Highlands and Glen Hills Section 2 (see Figure R1). The eight lots in Glen Hills Section 2 were established first, with the majority of houses constructed between 1950 and 1957. Two houses were built later and one lot is unimproved. Thirteen of the sixteen lots in Potomac Highlands have houses built between 1956 and 1961. Excluding the unimproved property, lot sizes in the survey area range from 0.91 acre to 5.04 acres. (See Table R1 on page R2.) This range is consistent with an older neighborhood zoned for one house per acre density and primarily dependent on septic systems. Under the RE-1 Zone, the minimum lot size is 0.92 acre, which is typically the smallest lot size that will allow for both a well and a septic system.

Table R2, below, identifies the different types of wastewater disposal systems in use in the survey area. Nineteen of the twenty-three improved properties use septic systems, with all of those except one built before 1975. Table A2 (pages A3 – A5) in the attached Technical Appendix provides additional information from DPS permit records concerning the existing septic systems.

South Overlea Drive Septic Survey Area – Table R2: Survey Area Properties & Wastewater Disposal Systems					
Total Lots					24
Improved Lots					23
Unimproved Lots					1
Type of System	Built	No	Built	No	Total No.
<u> </u>	Built	140.	Duit	140.	Total No.
Public Sewer					4
Septic Systems					19
Seepage Pits	Pre-1975 ^A	9	Post-1975	0	9
Stone Trenches	Pre-1975	6	Post-1975	1	7
Other	Pre-1975	1	Post-1975	0	1 ^B

^A Two properties with seepage pits have permitted locations for replacement stone trench systems. Neither has been installed to date.

Four lots in the survey area have public sewer service:

- #9418 and #9501 had public sewer service provided prior to the service policies recommended in the 2002 Potomac Subregion Master Plan.
- #9717 and #9718 were determined to have public sewer service although both properties are currently designated as sewer category S-6. WSSC's records show that these two lots were also provided prior to the service policies recommended in the 2002 master plan. Corrections from to sewer category S-6 to S-1 for these two lots are recommended that DEP will initiate as utility service errors.

Two additional lots are approved for public sewer service:

• #9419 received approval for public sewer service due to a notification from DPS of a failed septic system. On March 22, 2016, DEP requested that WSSC proceed with the provision of public sewer

^B One system (using two pre-1975 seepage pits) has been augmented by modern shallow trenches. The seepage pits are still in use.

^C No septic system permits records were found.

Page R5

service to the property. WSSC issued a sewer connection permit for the property on November 1, 2016. DEP acted to formally approve sewer category S-1 on December 28, 2016, under administrative action AD 2016-2. The lot is designated as category S-1; however, DEP has not received a notice that the lot is connected to public service.

• #9425 received approval for public sewer service on March 7, 2000, under Council resolution no. 14-451, prior to the adoption of the 2002 master plan. The lot is designated as sewer category S-3 and continues to use an existing septic system pending the extension of public sewer service.

DPS information showed that three properties, # 9419, #9517 and #9715, had no potential for future repair or replacement septic systems.

Discussions with M-NCPPC showed that the existing, unimproved lot located between 9708 and 9718 Overlea Dr. does not have sufficient size to become a building lot under the existing RE-1 Zone.

The attached Technical Appendix provides additional information on the survey area's existing conditions, including well and septic system locations and information from for the Glen Hills Area Sanitary Study. (See Figure A1, page A6, and Table A2, pages A3 – A5.)

SURVEY RESULTS

Conditions observed from site visits to the survey area properties, and information compiled from DEP's mapping analysis revealed potential constraints more extensive than the Review Areas established in the Glen Hills Area Sanitary Study as described in the following paragraphs.

Working from the County's onsite systems regulations, the following constraints for septic system permitting were established in the survey area:

- Designated floodplains.
- 10-foot setbacks from storm drains and from existing and abandoned onsite wastewater systems (seepage pit and stone trench systems).
- 20-foot setbacks from buildings.
- 25-foot setbacks from area with steep slopes (12.5% grade as used in the Glen Hills Study).
- 100-foot setbacks from streams and wetlands and from water wells.

In addition, soils identified by the U.S. Soil Conservation Service as having severe restrictions for septic system use were also considered as potentially constrained, the same as for the Glen Hills Area Sanitary Study.

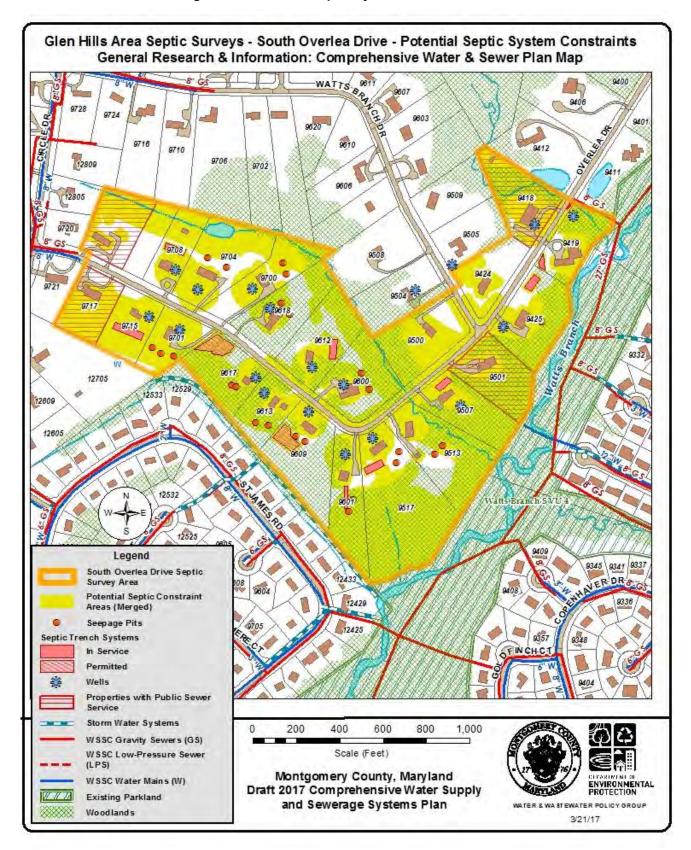
Forested areas within the survey area were also considered as potential, but not absolute constraints to septic system permitting. Several survey applicants raised concerns about the loss of forested areas in order to repair or replace septic systems. The construction of septic systems may result in tree loss, which is unavoidable at times. Two lots have areas designated for replacement septic systems (including reserve areas) permitted by DPS, although these systems have not been installed. In both cases, the replacement systems are permitted for forested areas on each lot.

Some potential constraint areas overlap. For example: Soils with severe septic system restrictions are often found within floodplains and stream buffers; well setbacks can overlap with areas of steep slopes and with building setbacks.

Public water service is generally not available in the survey area due to the lack of existing mains (see Figure 1, page 3). All but four properties in the survey area currently use a well for their water supply and are currently designated as water category W-3 (see Table 3). The extension of public water service here could remove existing wells and their associated 100-foot setbacks, potentially allowing for additional area for septic system testing.

Figure 2 on page 6 presents the merged potential constrained areas, similar to the Reserve Areas presented in the Glen Hills Area Sanitary Survey. The attached Technical Appendix provides additional details about the survey results for each property. (See Figure A2, page A10, and Table A3, pages A7 – A9.)

Figure R2: Potential Septic System Constraint Areas



Page R7

Potential septic system constraints affected every property in the survey area to some degree. DEP considered together the areas potentially constrained for septic system use and the areas of forest cover in the survey area. As shown on the preceding figure (page 6), the majority of lots in the survey area have little or no septic repair or replacement area, particularly in the Potomac Highlands area.

RECOMMENDATIONS

The following sixteen properties are recommended for inclusion in the Special Sewer Service Area. Of these, thirteen will need sewer category changes from S-6 to S-3, three others have S-1 or S-3. Public sewer service for all thirteen lots recommended for category S-3 will be restricted to a single sewer hookup only. (See Table R3, page R8, and Figure R3, page R9.)

- #9419, #9517, and #9715 have no available septic repair or replacement area, according to DPS.
- #9425, #9500, #9507, #9513, #9613, #9618, and #9701 have potential septic constraints that combined indicate that the long-term use of onsite septic systems is questionable. Any possible repair systems for these lots will very likely be the last feasible septic systems on the property. A repair septic system could serve a property for several decades. After that however, the owners' options will likely be for either public sewer service or a sewage holding tank.
- #9425 is already approved for public sewer service and designated as sewer category S-3.
- #9609 and #9617, despite apparent constraints for septic system use, have permits for full replacement septic systems from DPS, although neither of these systems have been installed. Areas established for these replacement systems will require the removal of existing forested areas on these lots.
- #9600 and #9612 have some potential for repair or replacement systems according to DPS. However, construction of those systems will most likely need to occur in forested areas on these lots.
- <u>#9501</u>, although served by public sewer, is recommended for inclusion due to its proximity to adjacent and nearby properties recommended for inclusion.

Possible sewer extension alignments are shown on Figure 3. The main extensions shown are based largely on the conceptual sewer main extensions presented in the Glen Hills Area Sanitary Study and would require construction of both gravity sewers and low-pressure sewers. Properties connecting to low-pressure sewers would require an onsite grinder pump for service. Table A4 (pages A12 – A14 in the attached Technical Appendix) provides estimated sewer extension lengths required for sewer service for each property. As noted in the previous sanitary study, neither the County nor WSSC program new sewer main extensions. Property owners must request new main extensions through WSSC. Under WSSC's extension policies, all extension, connection, and onsite costs are paid by the extension applicants.

As shown in Table 3, new sewer service recommended for properties in the special sewer service area will be limited to one sewer hookup for each property. For new sewer service allowed under both the special sewer service area and abutting mains provisions in the new Glen Hills sewer service policy, limitations included allow for only one sewer hookup for each lot served. Further, the policy specifies that new sewer hookups cannot be used to support subdivision or resubdivision of existing properties to create new building lots.

The following eight properties are not recommended for inclusion in the special sewer service area:

- #9418, #9717, and #9718 have existing public sewer service.
- #9424 has area available without apparent constraints to allow for a full replacement septic system.
- #9700, #9704, and #9708 have, potential for repair or replacement septic systems, according to DPS. However, this may require either the relocation of existing wells or the provision of public water service.
- <u>Pt. Lot 4</u>, the one unimproved property in the survey area, located between #9708 and #9718, lacks sufficient area to qualify as a building lot under the existing RE-1 Zone.

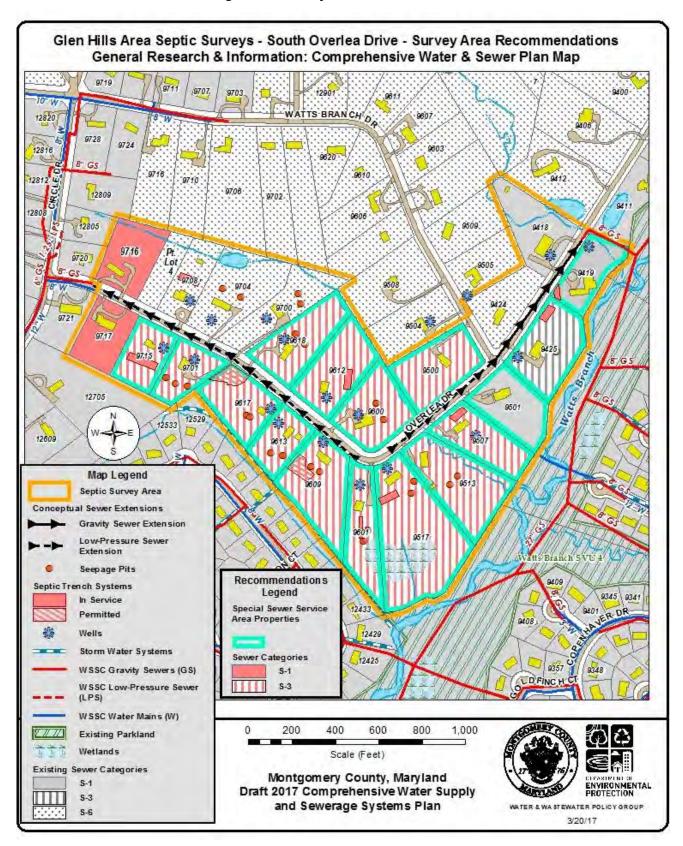
Four of the eight preceding properties may become eligible for public sewer service in the future if new sewer main construction in the area allows them to qualify under the abutting mains policy. The approval and provision of public sewer service for Pt. Lot 4 is irrelevant because the property cannot be used as a building lot.

Implementation of these recommendations will require map amendments to the Water and Sewer Plan. In addition to the inclusion of specific properties within the special sewer service area, WSCCR 17-TRV-07G proposes the sewer category changes identified in Table R3.

Applicants/Owners [1 – 12] Location & Property Information Existing Service Area Categories	Special Sewer Service Area & Sewer Category Recommendations ^A	Applicants/Owners [13 – 24] Location & Property Information Existing Service Area Categories	Special Sewer Service Area & Sewer Category Recommendations ^A INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.	
[1] Ian & Natalie Beiser 9418 Overlea Dr. (acct. no. 00088393) Lot 6, Block E, Potomac Highlands W-3 & S-1	EXCLUDE: Maintain S-1.	[13] Kevin King ^B 9612 Overlea Dr. (acct. no. 00088837) Lot 5, Block F, Potomac Highlands W-3 & S-6		
[2] Phyllis Newfield 9419 Overlea Dr. (acct. no. 00088234) Lot 26, Block C, Potomac Highlands W-3 & S-1 (health problem)	INCLUDE: Maintain S-1 (one hookup only, for failed septic system).	[14] Joshua Charles & Dixon Charles ^B 9613 Overlea Dr. (acct. no. 00087981) Lot 38, Block C, Potomac Highlands W-3 & S-6	INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.	
[3] Thomas Gabrielle & Karine Garnier 9424 Overlea Dr. (acct. no. 00088360) Lot 7, Block E, Potomac Highlands W-3 & S-6	EXCLUDE: Maintain S-6.	[15] Bill & Elizabeth Wainger ^B 9617 Overlea Dr. (acct. no. 00088017) Lot 39, Block C, Potomac Highlands W-3 & S-6	INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.	
[4] Maryam Mamdouhi ^B 9425 Overlea Dr. (acct. no. 00088267) Lot 27, Block E, Potomac Highlands W-3 & S-3	INCLUDE: Maintain S-3.	[16] John & Rosemary Drake ^B 9618 Overlea Dr. (acct. no. 00088154) Lot 6, Block F, Potomac Highlands W-3 & S-6	INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.	
[5] Carlos Jr. & Elizabeth Silva 9500 Watts Branch Dr. (acct. no. 00088187) Lot 3, Block F, Potomac Highlands W-3 & S-6	INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.	[17] Marion Peake Tr 9700 Overlea Dr. (acct. no. 00078383) Lot P7, Block 6, Glen Hills Sect. 2 W-3 & S-6	EXCLUDE: Maintain S-6.	
[6] Eric & Laura Henmueller 9501 Overlea Dr. (acct. no. 00088085) Lot 28, Block C, Potomac Highlands W-1 & S-1	INCLUDE: Maintain S-1.	[18] John & M.E. Stopher 9701 Overlea Dr. (acct. no. 00078474) Lot 4, Block 7, Glen Hills Sect. 2 W-3 & S-6	INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.	
[7] Judy Scott Feldman ^B 9507 Overlea Dr. (acct. no. 00088781) Lot 29, Block C, Potomac Highlands W-3 & S-6	INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.	[19] June Gloeckler Trust 9704 Overlea Dr. (acct. no. 00077173) Lot 6, Block 6, Glen Hills Sec. 2 W-3 & S-6	EXCLUDE: Maintain S-6.	
[8] John & Mary Yakaitis ^{B C} 9513 Overlea Dr. (acct. no. 00088201) Lot 30, Block C, Potomac Highlands W-3 & S-6	INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.	[20] Michael & Garefo Caggiano 9708 Overlea Dr. (acct. no. 00079092) Lot 5, Block 6, Glen Hills Sect. 2 W-3 & S-6	EXCLUDE: Maintain S-6.	
[9] Shengting Pan ^B 9517 Overlea Dr. (acct. no. 00088815) Lot 31, Block C, Potomac Highlands W-3 & S-6	INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.	[21] Richard Carroll & Tiffin Shewmake 9715 Overlea Dr. (acct. no. 00076486) Lot 3, Block 7, Glen Hills Sec. 2 W-3 & S-6	INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.	
[10] Lawrence Ng & Lisa Liem 9600 Overlea Dr. (acct. no. 00088006) Lot 4, Block F, Potomac Highlands W-3 & S-6	INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.	[22] Yujin & Yinghua Wang 9700 Block, Overlea Dr. (acct. no. 00079104) Lot P4, Block 6, Glen Hills Sec. 2 W-3 & S-6	EXCLUDE: Maintain S-6.	
[11] Charles Family Trust ^B 9601 Overlea Dr. (acct. no. 00088644 Lot 36, Block C, Potomac Highlands W-3 & S-6	INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area.	[23] Robert & I. Salcido 9716 Overlea Dr. (acct. no. 00077993) Lot 3, Block 6, Glen Hills Sec. 2 W-1 & S-6	EXCLUDE: Correct S-6 to S-1, utilit service error.	
[12] Son Chang & Pi Ye 9609 Overlea Dr. (acct. no. 00088600 Lot 37, Block C, Potomac Highlands W-3 & S-6	INCLUDE: Change S-6 to S-3, one hookup only for special sewer service area	[24] Emma James 9717 Overlea Dr. (acct. no. 00078485) Lot 2, Block 7, Glen Hills Sec. 2 W-1 & S-6	EXCLUDE: Correct S-6 to S-1, utilit service error.	

Additional information concerning these recommendations is provided in the attached Technical Appendix, Table A4, pages A12 – A14.

Figure R3: Survey Area Recommendations



MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION



Water and Wastewater Policy Group

South Overlea Drive Septic Survey TECHNICAL APPENDIX

April 20, 2017

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BACKGROUND

This appendix provides additional, detailed information on which the accompanying Survey Report is based.

SURVEY AREA PROPERTIES

South Overlea Drive Septic Survey Area – Table A1: Properties and Survey Applicants				
Table Legend Properties of Owners Requesting a Septic Survey Properties Added to the Survey Area by DEP				
Applicants/Owners Property Information* Request Summary				
lan & Natalie Beiser 9418 Overlea Dr. (Owners since 2011)	Built: 1989. 1.92 ac. Lot 6, Block E, Potomac Highlands	This property included in the survey area by DEP.		
Phyllis Newfield 9419 Overlea Dr. (Owner prior to 1996)	Built: 1960. 1.55 ac. Lot 26, Block C, Potomac Highlands	This property included in the survey area by DEP.		
Thomas Gabrielle & Karine Garnier 9424 Watts Branch Dr. (Owners since 2014)	Built: 1956. 1.54 ac. Lot 7, Block E, Potomac Highlands	This property included in the survey area by DEP. These owners subsequently expressed an interest in the survey.		
Maryam Mamdouhi 9425 Overlea Dr. (Owner prior to 2002)	Built: 1961. 2.43 ac. Lot 27, Block E, Potomac Highlands	Applicant's 7/15/16 Letter: Property within GHASS Review Area. Repair system installed to correct failure of pre-1975 system. Lack area for future repairs due to wetlands, streams & well.		
Carlos Jr. & Elizabeth Silva 9500 Watts Branch Dr. (Owners since 2016)	Built: 1960. 2.28 ac. Lot 3, Block F, Potomac Highlands	This property included in the survey area by DEP.		
Eric & Laura Henmueller 9501 Overlea Dr. (Owners prior to 2008)	Built: 1984. 2.02 ac. Lot 28, Block C, Potomac Highlands	This property included in the survey area by DEP.		
Judy Scott Feldman 9507 Overlea Dr. (Owner since 1993)	Built: 1965. 0.91 ac. Lot 29, Block C, Potomac Highlands	Applicant's 7/13/16 Letter: Property within GHASS Review Area. Pre-1975 septic system built in 1966 on limited flat area above steep drop off to Watts Br. Limited repair area due to wetlands, streams & well.		
John & Mary Yakaitis 9513 Overlea Dr. (Owners prior to 1999)	Built: 19602.98 ac. Lot 30, Block C, Potomac Highlands	Applicant's 8/2/16 Letter: Property within GHASS Review Area. Existing system previously declared a health emergency. Property not suited for a traditional or innovative repair. [*] Sewer category S-3 was denied. Property at edge of wetlands abutting Watts Br. Suspect existing system polluting the creek. *DEP note: WSCCR 06A-TRV-12 denied under CR 16-237 (7/10/07)		

Table Legend P	roperties of Owners Reques	ting a Septic Survey Properties Added to the Survey Area by DEP
Applicants/Owners	Property Information*	Request Summary
Shengting Pan 9517 Overlea Dr. (Owner since 2012)	Built: 19605.04 ac. Lot 31, Block C, Potomac Highlands	Applicant's 7/13/16 Letter: Property not within GHASS Review Area, but adjacent to those that are. Property has experimental drip system, but no additional area for repairs.
Lawrence Ng & Lisa Liem 9600 Overlea Dr. (Owners since 2009)	Built: 1961. 2.21 ac, Lot 4, Block F, PH	This property included in the survey area by DEP.
Charles Family Trust 9601 Overlea Dr. (Owner since 2016)	Built: 1961. 2.06 ac. Lot 36, Block C, Potomac Highlands	Applicant's 7/18/16 Letter: Property not within GHASS Review Area, but adjacent to those that are. Existing septic built prior to 1975. Property not likely to meet criteria for replacement as lacking needed area for fields and close to wetlands.
Son Chang & Pi Ye 9609 Overlea Dr. (Owners since 2002)	Built: 1961. 2.66 ac. Lot 37, Block C, PH	This property included in the survey area by DEP.
Kevin King 9612 Overlea Dr. (Owner since 2000)	Built: 1971. 2.23 ac. Lot 5, Block F, Potomac Highlands	Applicant's 7/13/16 Letter: Not in GHASS review area, but surrounded by review area properties. Existing system replaced pre-1975 system. Concern about lack area for future repairs due to wetlands, streams & well.
Joshua Charles & Dixon Charles 9613 Overlea Dr. (Owners prior to 2011)	Built: 1958. 1.35 ac. Lot 38, Block C, Potomac Highlands	Applicant's 7/11/16 Letter: Existing septic built prior to 1975. Having to pump out system more frequently than normal.
Bill & Elizabeth Wainger 9617 Overlea Dr. (Owners since 2014)	Built: 1957. 1.81 ac. Lot 39, Block C, Potomac Highlands	Applicant's 7/25/16 Letter: Within GHASS review area. Existing septic built prior to 1975. Concern about seepage pit sitting on subsurface rock. New septic system approved, bit will require clearing a half-acre of forested area.
John & Rosemary Drake 9618 Overlea Dr. (No ownership data)	Built: 1961. 2.22 ac. Lot 6, Block F, Potomac Highlands	Applicant's 7/15/16 Letter: Not in GHASS review area, but those across the street are. Existing septic built prior to 1975. Property not likely to meet criteria for replacement as lacking needed area for fields and close to wetlands.
Marion Peake Tr 9700 Overlea Dr. (Owner prior to 1989)	Built: 1956. 2.03 ac. Pt. Lot 7, Block 6, Glen Hills Sect. 2	This property included in the survey area by DEP.
John & M.E. Stopher 9701 Overlea Dr. (Owners since 1995)	Built: 1956. 1.39 ac. Lot 4, Block 7, Glen Hills Sect. 2	This property included in the survey area by DEP.
June Gloeckler Trust 9704 Overlea Dr. (Owner prior to 2002)	Built: 1969. 2.49 ac. Lot 6, Block 6, Glen Hills Sec. 2	This property included in the survey area by DEP.
Michael & Garefo Caggiano 9708 Overlea Dr. (Owners since 2006)	Built: 1953. 1.31 ac. Lot 5, Block 6, Glen Hills Sect. 2	This property included in the survey area by DEP.
Richard Carroll & Tiffin Shewmake 9715 Overlea Dr. (Owners since 2009)	Built: 1950. 1.41 ac. Lot 3, Block 7, Glen Hills Sect. 2	This property included in the survey area by DEP. These owners subsequently expressed an interest in the survey.
Yujin & Yinghua Wang 9700 Block, Overlea Dr. (Owners since 2002)	Unimproved. 0.82 ac. Lot P4, Block 6, Glen Hills Sect. 2	This property included in the survey area by DEP. These property owners could not have requested a septic survey; however, upon consideration DEP may include an unimproved property within a survey area. These owners subsequently expressed an interest in the survey.
Robert & I. Salcido 9716 Overlea Dr. (Owners since 1999)	Built: 1957. 1.71 ac. Lot 3, Block 6, Glen Hills Sect. 2	This property included in the survey area by DEP.
Emma James 9717 Overlea Dr. (Owner since 1976)	Built: 1977. 1.52 ac. Lot 2, Block 7, Glen Hills Sect. 2	This property included in the survey area by DEP.

EXISTING CONDITIONS

South Overlea Drive Septic Survey Area – Table A2: Existing Conditions					
GHASS: Glen Hills Area Sanitary Study RA: GHASS Review Area All properties served by wells except 9501, 9716, & 9717 Overlea Dr.					
Applicants/Owners Property Information	DPS Permit Notes (2012 & Updates)	GHASS Review Area Notes	Site Visit		
lan & Natalie Beiser 9418 Overlea Dr. 1.92 ac. Lot 6, Block E, Potomac Highlands	House: 1989. No record. SEWER, S-1.	~ 80% w/in RA: soils rated as poor, stream buffer area (0.38 ac. Outside of RA).	Has public sewer.		
Phyllis Newfield 9419 Overlea Dr. 1.55 ac. Lot 26, Block C, Potomac Highlands	House: 1960. Permit for seepage lagoon, but not built; 146-foot trench system built instead. Perc: 30 min. Permit: 3 bedrooms. Failure reported, 2016. SEWER pending. WSSC connection permit 11/10/16.	~ 60% w/in RA: soils rated as poor, stream buffer area. (0.62 ac. Outside of RA)	Public sewer pending. No area for repair or replacement septic system.		
Thomas Gabrielle & Karine Garnier 9424 Watts Branch Dr. 1.54 ac. Lot 7, Block E, Potomac Highlands	House: 1956.	Outside RA.	Adequate area for a full replacement septic system to the right of the house (facing the front).		
Maryam Mamdouhi 9425 Overlea Dr. 2.43 ac. Lot 27, Block E, Potomac Highlands	House: 1961. 2005 stone trench syst., repaired failed 1960 seepage pits. Perc: 20 min. 4'-deep trench. Permit: 4 bedrooms. SEWER, S-3.	~ 70% w/in RA. Soils rated as poor. (0.73 ac. outside of RA)	There may be an area sufficient for one repair field at the front of the lot to the left of the house (facing the front). Repair could affect wooded area at the north corner of the lot.		
Carlos Jr. & Elizabeth Silva 9500 Watts Branch Dr. 2.28 ac. Lot 3, Block F, Potomac Highlands	House: 1960. No permit record shown. Owner not resident. House: 1960.	~ 80% w/in RA. Soils rated as poor.	Possible area for one repair depending on soil conditions. No records for property.		
Eric & Laura Henmueller 9501 Overlea Dr. 2.02 ac. Lot 28, Block C, Potomac Highlands	House: 1984. No permit record shown. SEWER, S-1.	100% w/in RA. Soils rated as poor. (0.0 ac. Outside of RA)	Has public water & sewer (1982 permit). Sewer must be from Watts Branch Trunk main.		
Judy Scott Feldman 9507 Overlea Dr. 1.91 ac. Lot 29, Block C, Potomac Highlands	House: 1965. 1965 stone trench (no reserve area). Perc: 25 min. 6'-deep trench. Permit: 5 bedrooms	100% w/in RA. Soils rated as poor. (0.0 ac. Outside of RA)	A repair or replacement of the existing septic system, if possible, would be hampered by a lack of available access to the back yard.		
John & Mary Yakaitis 9513 Overlea Dr. 2.98 ac. Lot 30, Block C, Potomac Highlands WSCCR 06A-TRV-12 denied under CR 16-237 (7/10/07)	House: 1969. 1960 seepage pits, 2006 failure, no relief since.	~ 60% w/in RA: soils rated as poor, stream buffer area. (1.19 ac. outside of RA)	Shallow disposal field possible for a single repair. Repair could affect wooded area behind the house. Might need to allow setback exceptions. (Added from DPS comments for WSCCR 06A-TRV-12.)		
Shengting Pan 9517 Overlea Dr. 5.04 ac. Lot 31, Block C, Potomac Highlands	House: 1958. unknown date seepage pits; no permit record. Permit: 3 bedrooms. 12/13/16 update: A conventional supplemental system was installed on 6/15/12 (404' of trench w/ 2' of stone and a BAT tank).	~ 40% w/in RA: soils rated as poor, stream buffer area. (3.02 ac. outside of RA)	House currently served by 3 alternating systems: seepage pits and 2 shallow drainfields. This works well if operated correctly by the owner. No other repair is possible.		
Lawrence Ng & Lisa Liem 9600 Overlea Dr. 2.21 ac, Lot 4, Block F, Potomac Highlands	House: 1961. 1961 seepage pit, 9'-deep pit. Permit: 4 bedrooms; 1-bedroom addition, 2009. Ttank upgraded, used ex. Pits.	~ 20% w/in RA: soils rated as poor, stream buffer area.	Has a possible area for a repair septic system, but that area is heavily wooded.		
Charles Family Trust 9601 Overlea Dr. 2.06 ac. Lot 36, Block C, Potomac Highlands	House: 1962. 1971 stone trench for addition; 6'-deep trench. Perc: 14 min. (1962 seepage pits not adequate; abandoned.) Permit: 4 bedrooms.	~ 10% w/in RA: soils rated as poor, stream buffer area.	Has a possible area for a repair septic system behind the house, but that area is heavily wooded.		

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South Overlea Drive Septic Survey Area – Table A2: Existing Conditions

GHASS: Glen Hills Area Sanitary Study **RA**: GHASS Review Area All properties served by wells except 9501, 9716, & 9717 Overlea Dr

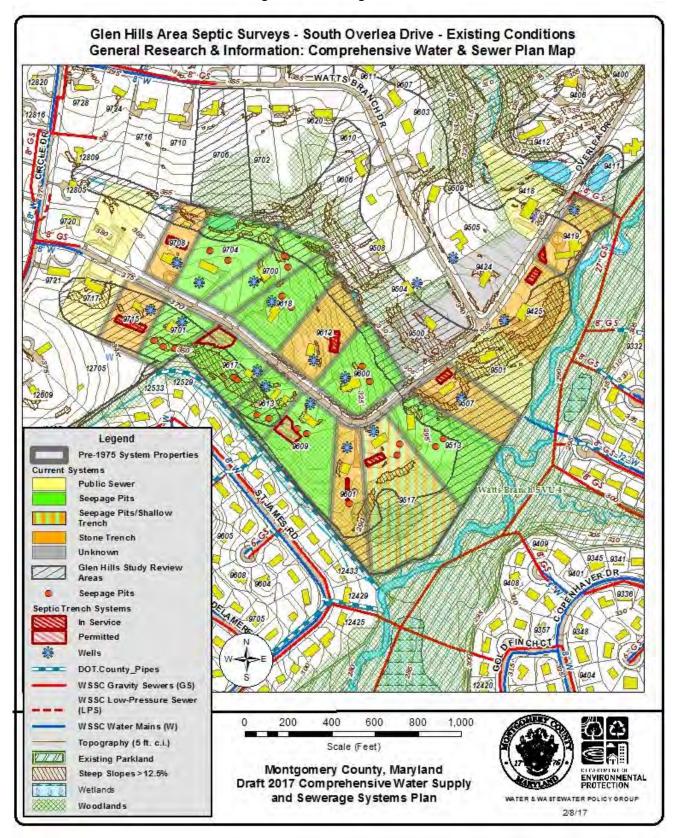
All properties served by wells excep	1	I	
Applicants/Owners Property Information	DPS Permit Notes (2012 & Updates)	GHASS Review Area Notes	Site Visit
Son Chang & Pi Ye 9609 Overlea Dr. 2.66 ac. Lot 37, Block C, Potomac Highlands	House: 1961. Seepage pits. (See "Field Visit" for update.)	< 10% w/in RA: soils rated as poor, stream buffer area.	This lot has an approved 10,000 SF septic area for a repair and two replacement systems. The owner never built the addition. The septic area is approved for a four-bedroom house. The house is still served by the original system.
Kevin King 9612 Overlea Dr. 2.23 ac. Lot 5, Block F, Potomac Highlands	House: 1971. 1971 stone trench, 4'-deep trench; no reserve area. New tank in 2000; perc test for addition in 2006. Perc: 5 min. No resident owner.	~ 20% w/in RA: soils rated as poor.	Has a possible area for a repair septic system; the possible repair area is heavily wooded.
Joshua Charles & Dixon 9613 Overlea Dr. 1.35 ac. (58,806 sf) Lot 38, Block C, Potomac Highlands	House: 1958. 1957 seepage pits; 9'-deep pits. Perc: 14 min. Permit: 3 bedrooms.	~ 40% w/in RA: soils rated as poor, stream buffer area.	Has a possible septic repair area at the front of the lot. Repair could affect wooded area to the left of the house.
Bill & Elizabeth Wainger 9617 Overlea Dr. 1.81 ac. (78,843 sf) Lot 39, Block C, Potomac Highlands	House: 1957. 1957 seepage pits, 12/13/16 update: Water table and percolation were completed in 2015. A modern septic with reserve area was approved on 2/24/16 for a replacement dwelling.	~ 60% w/in RA: soils rated as poor, stream buffer area.	Up-to-standard replacement system approved in Feb. 2016 (see Permit Notes). Replacement system will affect wooded area on the property.
John & Rosemary Drake 9618 Overlea Dr. 2.22 ac. Lot 6, Block F, Potomac Highlands	House: 1961. 1960 seepage pit, 9'-deep pit. Permit: 5 bedrooms.	~ 20% w/in RA: soils rated as poor.	Has a possible area for a repair septic system; the possible repair area is heavily wooded.
Marion Peake Tr. 9700 Overlea Dr. 2.03 ac. Lot P7, Block 6, Glen Hills Sect. 2	House: 1956. Seepage pits. 3 BR. Perc: 30 min. No other comments	~ 20% w/in RA: soils rated as poor, stream buffer area.	Possible repair area at the south end of the lot. Could require moving wells (now at front) behind the house and downhill from a septic repair system.
John & M.E. Stopher 9701 Overlea Dr. 1.39 ac. (60,355 sf) Lot 4, Block 7, Glen Hills Sect. 2	House: 1956. 1956 permit: seepage pit, 4 BR. No other comments.	~ 80% w/in RA: soils rated as poor, stream buffer area.	There is suitable area for at least one repair. We had a good perc in '02 done for a possible addition.
June Gloeckler Trust 9704 Overlea Dr. 2.49 ac. Lot 6, Block 6, Glen Hills Sec. 2	House: 1959. 1959 permit: seepage pit, 3 BR. Perc: 30 min. No other comments.	~ 20% w/in RA: soils rated as poor, stream buffer area.	Possible repair area at the front of the lot. Could require moving wells (now at front) behind the house and downhill from a septic repair system.
Michael & Garefo Caggiano 9708 Overlea Dr. 1.31 ac. (57,024 sf) Lot 5, Block 6, Glen Hills Sect. 2	House: 1953. 1952 permit: stone trench, 3BR. No reserve area. Perc: 5 min. GW: 5 feet. File notes: possible 1 BR add'n in 2005. Shallow water table.	~ 30% w/in RA: soils rated as poor, stream buffer area.	Possible repair area at the front of the lot. Could require moving wells (now at front) behind the house and downhill from a septic repair system. Water table tests from 2005 show shallow groundwater at rear of lot.
Richard Carroll & Tiffin Shewmake 9715 Overlea Dr. 1.41 ac. (61,550 sf) Lot 3, Block 7, Glen Hills Sec. 2	House: 1950. 2009 permit: stone trench repair, 3 BR; no reserve area. Perc: 27 min.	~ 80% w/in RA: soils rated as poor, stream buffer area.	No repair area exists. Used available area for the current system (see permit notes).
Yujin & Yinghua Wang 9700 Block, Overlea Dr. 0.82 ac. (35,544 sf) Lot P4, Block 6, Glen Hills Sec. 2	Unimproved property; no permit record. Area < RE-1 standard (40,000 sf). Not grandfathered; boundary changed after initial plat in 1947. Does not qualify as a building lot; substandard lot area for RE-1	~ 20% w/in RA: soils rated as poor, stream buffer area.	Vacant lot. Substandard size for well and septic given required septic system setbacks.

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GHASS: Glen Hills Area Sanitary Study **RA**: GHASS Review Area All properties served by wells except 9501, 9716, & 9717 Overlea Dr.

Applicants/Owners DPS Permit Notes GHASS Review Area					
Property Information	(2012 & Updates)	Notes	Site Visit		
Robert & I. Salcido 9716 Overlea Dr. 1.71 ac. (74,643 sf) Lot 3, Block 6, Glen Hills Sec. 2	House 1957. 1957 permit. No other info. Public sewer provided after 1992. Still S-6; correction needed.	~ 20% w/in RA: < 10 % soils rated as poor, more stream buffer area.	WSSC permit records show sewer provided after 1992		
Emma James 9717 Overlea Dr. 1.52 ac. (66,166 sf) Lot 2, Block 7, Glen Hills Sec. 2	House: 1977. No permit record.	~ 80% w/in RA: soils rated as poor, stream buffer area.	Has sewer service.		

Figure A1 Existing Conditions



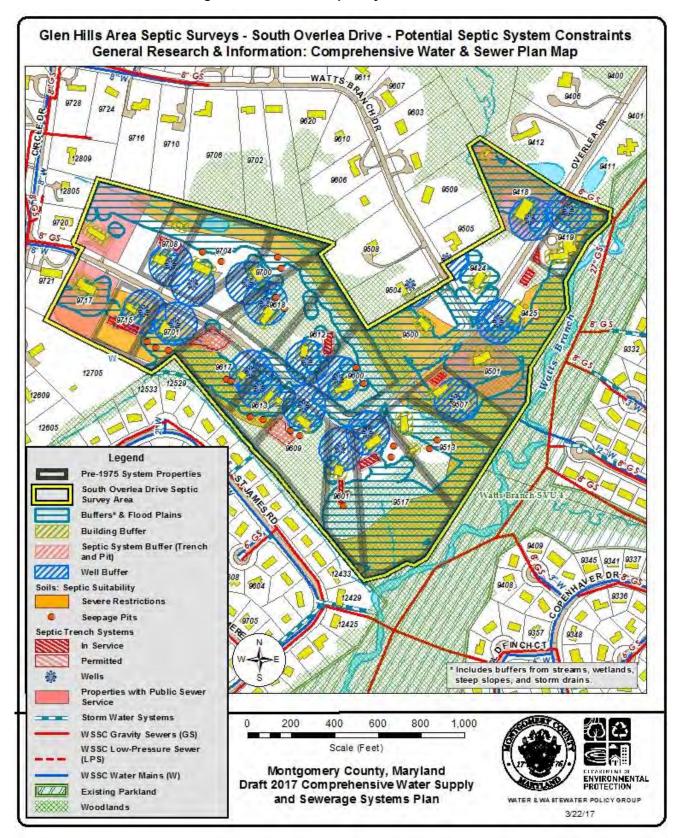
SURVEY RESULTS

South Overlea Drive Septic Su	rvey Area – Table A	3: Potential Constraints	
Applicants/Owners Property Information	Pre-1975 Systems & Type	Potential Constraint Areas	Future Repair or Replacement
lan & Natalie Beiser 9418 Overlea Dr. 1.92 ac. Lot 6, Block E, Potomac Highlands	None: public sewer service.	~90% with potential constraints: well setback, stream setback, & soils. 0.19 ac. outside of potential constraint areas	
Phyllis Newfield 9419 Overlea Dr. 1.55 ac. Lot 26, Block C, Potomac Highlands	Stone trench (failed)	~90% with potential constraints: well setback, stream setback, steep slopes, & soils. 0.16 ac. outside of potential constraint areas	No onsite repair or replacement is possible.
Thomas Gabrielle & Karine Garnier 9424 Watts Branch Dr. 1.54 ac. Lot 7, Block E, Potomac Highlands	Unknown (assumed from age of the house)	~50% with potential constraints: well setbacks, steep slopes, & soils. 0.77 ac. outside of potential constraint areas	Full replacement may be possible.
Maryam Mamdouhi 9425 Overlea Dr. 2.43 ac. Lot 27, Block E, Potomac Highlands	None (existing stone trench from 2005)	~90% with potential constraints: well & septic system setbacks, stream setback, steep slopes, & soils. 0.24 ac. outside of potential constraint areas.	One repair may be possible, dependent on soils.
Carlos Jr. & Elizabeth Silva 9500 Watts Branch Dr. 2.28 ac. Lot 3, Block F, Potomac Highlands	Unknown (assumed from age of the house	~ 80% with potential constraints: drainfield & well setbacks (assumed), stream setback, steep slopes, and soils. 0.46 ac. outside of potential constraint areas	One repair may be possible, dependent on soils.
Eric & Laura Henmueller 9501 Overlea Dr. 2.02 ac. Lot 28, Block C, Potomac Highlands	None: public sewer service.	100% with potential constraints: well setback, stream setback, steep slopes, & soils.	Has public water & sewer (1982 permit). Sewer must be from Watts Branch Trunk main.
Judy Scott Feldman 9507 Overlea Dr. 1.91 ac. Lot 29, Block C, Potomac Highlands	Stone trench	100% with potential constraints: well setback, stream setback, floodplain, steep slopes, & soils. 0.00 ac. outside of potential constraint areas	One repair may be possible, but dependent on rear access and soil conditions May affect forested areas.
John & Mary Yakaitis 9513 Overlea Dr. 2.98 ac. Lot 30, Block C, Potomac Highlands WSCCR 06A-TRV-12 denied under CR 16-237 (7/10/07)	Seepage pits (failed)	~ 80% with potential constraints: seepage pits & well (assumed) setbacks, stream setback, floodplain, steep slopes, & soils. 0.60 ac. outside of potential constraint areas	One shallow drip system repair (suggested, not permitted, in 2006) may be possible, dependent on soils. Might need to allow setback exceptions. May affect forested areas.
Shengting Pan 9517 Overlea Dr. 5.04 ac. Lot 31, Block C, Potomac Highlands	Seepage pits (still part of the existing system)	~ 80% with potential constraints: seepage pits, drainfield & well setbacks; stream & wetland setbacks, steep slopes, & soils. 1.01 ac. outside of potential constraint areas	No onsite repair or replacement is possible.
Lawrence Ng & Lisa Liem 9600 Overlea Dr. 2.21 ac, Lot 4, Block F, Potomac Highlands	Seepage pits	~ 70% with potential constraints: drainfield & well setbacks, stream setbacks, steep slopes, & soils 0.66 ac. Outside of potential constraint areas.	One repair may be possible. May affect forested areas.
Charles Family Trust (Dixon) 9601 Overlea Dr. 2.06 ac. Lot 36, Block C, Potomac Highlands	Stone trench (replaced seepage pits); no reserve area.	~ 90% with potential constraints: seepage pits & well setbacks, stream & wetland setbacks, steep slopes, & soils. 0.21 ac. outside of potential constraint areas	One repair may be possible. May affect forested areas.

Applicants/Owners Property Information	Pre-1975 Systems & Type	Potential Constraint Areas	Future Repair or Replacement
Son Chang & Pi Ye 9609 Overlea Dr. 2.66 ac. Lot 37, Block C, Potomac Highlands	Seepage pits	~ 30% with potential constraints: seepage pits & well setbacks, & steep slopes. 1.86 ac. outside of potential constraint areas	Replacement is permitted. May affect forested areas.
Kevin King 9612 Overlea Dr. 2.23 ac. Lot 5, Block F, Potomac Highlands	Stone trench	~ 70% with potential constraints: drainfield & well setbacks, stream setback, steep slopes, & soils. 0.67 ac. outside of potential constraint areas	One repair may be possible. May affect forested areas
Joshua Charles & Dixon Charles 9613 Overlea Dr. 1.35 ac. (58,806 sf) Lot 38, Block C, Potomac Highlands	Seepage pits	~ 80% with potential constraints: seepage pits & well setbacks, steep slopes, & soils. 0.27 ac. outside of potential constraint areas	One repair may be possible, dependent on soils. May affect forested areas.
Bill & Elizabeth Wainger 9617 Overlea Dr. 1.81 ac. (78,843 sf) Lot 39, Block C, Potomac Highlands	Seepage pits.	~ 80% with potential constraints: seepage pits (assumed) & well setbacks, steep slopes, & soils. 0.36 ac. outside of potential constraint areas	Replacement is permitted May affect forested areas.
John & Rosemary Drake 9618 Overlea Dr. 2.22 ac. Lot 6, Block F, Potomac Highlands	Seepage pits	~ 70% with potential constraints: seepage pits & well (assumed) setbacks, stream setback, steep slopes, & soils. 0.19 ac. outside of potential constraint areas	One repair may be possible. May affect forested areas.
Marion Peake Tr 9700 Overlea Dr. 2.03 ac. Lot P7, Block 6, Glen Hills Sect. 2	Seepage pits.	~ 70% with potential constraints: seepage pits & well setbacks, stream setback, steep slopes, soils, and difficult to use area at the rear of the property. 0.61 ac. outside of potential constraint areas	One repair may be possible. May require moving the existing well.
John & M.E. Stopher 9701 Overlea Dr. 1.39 ac. (60,355 sf) Lot 4, Block 7, Glen Hills Sect. 2	Seepage pits	Virtually 100% with potential constraints: seepage pits & well (assumed) setbacks, steep slopes, & soils. 0.00 ac. outside of potential constraint areas	One repair may be possible at the rear of the property, depending on soils.
June Gloeckler Trust 9704 Overlea Dr. 2.49 ac. Lot 6, Block 6, Glen Hills Sec. 2	Seepage pits	~ 70% with potential constraints: seepage pits & well (known & assumed) setbacks, stream setback, steep slopes, and soils. 0.75 ac. outside of potential constraint areas	One repair may be possible. May require moving the existing well.
Michael & Garefo Caggiano (9708 Overlea Dr. 1.31 ac. (57,024 sf) Lot 5, Block 6, Glen Hills Sect. 2	Stone trench	~ 90% with potential constraints: drainfield & well setbacks, stream setback, steep slopes, and soils. 0.13 ac. outside of potential constraint areas	One repair may be possible. May require moving the existing well
Richard Carroll & Tiffin Shewmake 9715 Overlea Dr. 1.41 ac. (61,550 sf) Lot 3, Block 7, Glen Hills Sec. 2	Stone trench	~ 90% with potential constraints: drainfield & well setbacks, steep slopes, and soils. 0.14 ac. outside of potential constraint areas	No onsite repair or replacement is possible.
Yujin & Yinghua Wang 9700 Block, Overlea Dr. 0.82 ac. (35,544 sf) Lot P4, Block 6, Glen Hills Sec. 2	Unimproved	~ 40% with potential constraints: steep slopes, and soils. 0.49 ac. outside of potential constraint areas	

South Overlea Drive Septic Survey Area – Table A3: Potential Constraints				
Applicants/Owners Property Information	Pre-1975 Systems & Type	Potential Constraint Areas	Future Repair or Replacement	
Robert & I. Salcido 9716 Overlea Dr. 1.71 ac. (74,643 sf) Lot 3, Block 6, Glen Hills Sec. 2	None: public sewer service.	~ 50% with potential constraints: stream setback, steep slopes, and soils. 0.86 ac. outside of potential constraint areas	None: public sewer service.	
Emma James 9717 Overlea Dr. 1.52 ac. (66,166 sf) Lot 2, Block 7, Glen Hills Sec. 2	None: public sewer service.	~ 80% with potential constraints: steep slopes and soils. 0.30 ac. outside of potential constraint areas	None: public sewer service.	

Figure A2: Potential Septic System Constraints



RECOMMENDATIONS

Of the twenty-four properties included in the septic survey area, the following sixteen are recommended for inclusion in the Special Sewer Service Area. Of these, thirteen will need sewer category changes from S-6 to S-3; all thirteen lots will be restricted to a single sewer hookup only. (See Table A4, pages A13 – A15.)

- Three properties have no available septic repair or replacement area according to DPS: #9419, #9517, and #9715. Of these, one property (#9419) is already approved for public sewer service, owing to a prior septic system failure.
- Eight properties have potential septic constraints that combined indicate that the future use of onsite septic systems is questionable: #9425, #9500, #9507, #9513, #9613, #9618, and #9701. These potential constraints include significant limitations from onsite wells, streams, wetlands, and floodplains. Also included are setbacks required from steep slopes, from existing and abandoned onsite septic systems, and from existing buildings. Common percentages of potentially constrained lot areas range between 70 and 100 percent, allowing for potential septic repair or replacement area of between 0.00 and 0.67 acres. Further, any possible repair systems that might be accomplished on these lots will very likely be the last septic systems feasible. A repair septic system could serve a property for several decades. After that however, the owners' options will likely be for either public sewer service or a sewage holding tank. The property at #9425 is already approved for public sewer service and designated as sewer category S-3.
- Four properties, despite potential constraints for septic system use, have potential for repair or replacement septic systems. However, construction of those septic systems will or will likely result in loss of forested areas on each lot. Two properties (#9609 and #9617) have permits for full replacement septic systems, including reserve areas, although neither system has been installed. The areas established for these replacement systems will require the removal of existing forested areas on these lots. For two other properties (#9600 and #9612), DPS has advised that although repair or replacement systems may be possible, construction of those systems will most likely need to occur in forested areas on these lots. All four of these lots are in locations where the extension of public sewer service to other properties in the special sewer service area has the potential to allow for their connection to public sewer service.
- One property (#9501) with existing public sewer service is recommended for inclusion in the Special Sewer Service Area due to its proximity to adjacent and nearby properties recommended for inclusion.

Table A4 provides estimated sewer extension lengths required for sewer service for each property. Possible sewer extension alignments are shown on Figure 5. The main extensions shown are based largely on the conceptual sewer main extensions presented in the Glen Hills Area Sanitary Study. As noted in the previous sanitary study, neither the County nor WSSC program new sewer main extensions. Property owners must request new main extensions. Under WSSC's current extension policies, all extension, connection, and onsite costs are paid by the property owner applicants.

The following eight properties are <u>not</u> recommended for inclusion in the special sewer service area:

- Three properties have existing public sewer service: #9418, #9717, and #9718. A fourth property with
 existing sewer service (#9501) is recommended for inclusion in the Special Sewer Service Area (see
 above).
- One property (#9424), has area available without apparent constraints to allow for a replacement septic system.
- Three properties have potential for repair or replacement septic systems, although this may require either the relocation of existing wells or the provision of public water service: #9700, #9704, and #9708. These are three of the lots in the survey area with the closest proximity to existing public water service.
- The one unimproved property in the survey area lacks sufficient area to qualify as a building lot. This property, located between lots at #9708 and #9718, is also not recommended for inclusion in the special sewer service area.

This report does not recommend five of these eight properties for approval for public sewer service: #9424, #9700, #9704. #9708, and the unimproved lot between #9708 and #9718. However, these properties may become eligible for public sewer service in the future if new sewer main construction in the area allows them to qualify for sewer service under the abutting mains policy. The remaining three lots already have public sewer

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service, as noted previously. Two of these lots, #9717 and #9718, are currently designated as sewer category S-6 and are recommended for approval of category S-1 to acknowledge existing sewer service,

Sewer Main Extensions GS: Gravity Sewer LPS: Low-Pressure Sewer (requires an onsite grinder pump)					
Applicants/Owners & Location Property Information	Special Sewer Service Area Recommendations & Comments	Sewer Service Area Category			
lan & Natalie Beiser 9418 Overlea Dr. 1.92 ac. Lot 6, Block E, Potomac Highlands.	EXCLUDE Property has existing public sewer service.	Maintain S-1.	N/A (already served)		
Phyllis Newfield 9419 Overlea Dr. 1.55 ac. Lot 26, Block C, Potomac Highlands	INCLUDE DPS requested public sewer service for this property following a recent septic system failure. No onsite system repair is possible.	Maintain S-1 (one hookup only, for failed septic system).	N/A (service connection approved)		
Thomas Gabrielle & Karine Garnier 9424 Watts Branch Dr. 1.54 ac. Lot 7, Block E, Potomac Highlands	EXCLUDE A full replacement system may be possible without known forest impacts or well relocation.	Maintain S-6.	GS: 270		
Maryam Mamdouhi 9425 Overlea Dr. 2.43 ac. Lot 27, Block E, Potomac Highlands	INCLUDE Potential constraints on approx. 90% of property; only 0.24 ac. outside of constraint areas. One possible repair probably last onsite system.	Maintain S-3.	GS: 400		
Carlos Jr. & Elizabeth Silva 9500 Watts Branch Dr. 2.28 ac. Lot 3, Block F, Potomac Highlands	INCLUDE Unknown septic system. Potential constraints on approx. 80% of property; only 0.46 ac. outside of potential constraint areas. One possible repair probably last onsite system.	Change S-6 to S-3, one hookup only for special sewer service area.	. GS: 700		
Eric & Laura Henmueller 9501 Overlea Dr. 2.02 ac. Lot 28, Block C, Potomac Highlands	INCLUDE Although this lot already has public sewer service, it is recommended for inclusion for the sake of continuity. Properties to either side and across Overlea Drive are recommended for inclusion in the Special Sewer Service Area.	Maintain W-1 and S-1.			
Judy Scott Feldman 9507 Overlea Dr. 1.91 ac. Lot 29, Block C, Potomac Highlands	INCLUDE Potential constraints on 100 % of property; no acreage outside of potential constraint areas. One possible repair probably last onsite system. DPS indicates that one repair may be possible, but that would be dependent on soil conditions and access to the rear of the property. It would also likely be the last repair possible for the lot. Any repair would affect existing forest on the lot.	Change S-6 to S-3, one hookup only for special sewer service area.	GS: 700 LPS: 240 Total: 940		
John & Mary Yakaitis 9513 Overlea Dr. 2.98 ac. Lot 30, Block C, Potomac Highlands WSCCR 06A-TRV-12 denied under CR 16-237 (7/10/07)	INCLUDE Potential constraints on approx. 80% of property; only 0.60 ac. outside of constraint areas. Mapped constraints do not include a 100-foot setback for the well on this lot, which as not located. One possible repair, a shallow drip system, probably last onsite system repair. This repair would be dependent on soils, might need to allow setback exceptions, and could affect forested areas.	Change S-6 to S-3, one hookup only for special sewer service area.	GS: 700 LPS: 470 Total: 1170		
Shengting Pan 9517 Overlea Dr. 5.04 ac. Lot 31, Block C, Potomac Highlands	INCLUDE Potential constraints on 80 % of property; 1.01 ac. outside of potential constraint areas. DPS advised that no further repair or replacement system is feasible.	Change S-6 to S-3, one hookup only for special sewer service area.	GS: 700 LPS: 620 Total: 1320		
Lawrence Ng & Lisa Liem 9600 Overlea Dr. 2.21 ac, Lot 4, Block F, Potomac Highlands	INCLUDE Potential constraints on approx. 70% of property; only 0.66 ac. outside of potential constraint areas. One possible repair could affect existing forest on the lot and would probably be last onsite system possible.	Change S-6 to S-3, one hookup only for special sewer service area.	GS: 700 LPS: 470 Total: 1170 - OR LPS: 1310		

<u>.</u>	ey Area – Table A4: Service Recommendations			
Sewer Main Extensions GS: Gravity Sewer LPS: Low-Pressure Sewer (requires an onsite grinder pump) Applicants/Owners & Location Special Sewer Service Area Sewer Service Sewer Mair				
Property Information	Recommendations & Comments	Area Category	Extensions	
Charles Family Trust 9601 Overlea Dr. 2.06 ac. Lot 36, Block C, Potomac Highlands	INCLUDE Potential constraints on approx. 90% of property; only 0.21 ac. outside of potential constraint areas. One possible repair could affect existing forest on the lot and would probably be last onsite system possible.	Change S-6 to S-3, one hookup only for special sewer service area.	LPS: 1480	
Son Chang & Pi Ye 9609 Overlea Dr. 2.66 ac. Lot 37, Block C, Potomac Highlands	INCLUDE Potential constraints on approx. 30% of property; 1.86 ac. outside of potential constraint areas. DPS has permitted a full replacement system, although that could affect existing forest on the lot. The forest issue aside, the lot is recommended for inclusion for the sake of continuity. Properties to either side and across Overlea Drive are recommended for inclusion in the Special Sewer Service Area.	Change S-6 to S-3, one hookup only for special sewer service area.	LPS: 1310	
Kevin King 9612 Overlea Dr. 2.23 ac. Lot 5, Block F, Potomac Highlands	INCLUDE Potential constraints on approx. 70% of property; 0.67 ac. outside of potential constraint areas. One possible repair could affect existing forest on the lot and would probably be last onsite system possible.	Change S-6 to S-3, one hookup only for special sewer service area.	LPS: 1180'.	
Joshua Charles & Dixon Charles (since at least 2011) 9613 Overlea Dr. 1.35 ac. (58,806 sf) Lot 38, Block C, Potomac Highlands	INCLUDE Potential constraints on approx. 80% of property; only 0.27 ac. outside of potential constraint areas. One possible repair would depend on soil suitability, could affect existing forest on the lot, and would probably be last onsite system possible.	Change S-6 to S-3, one hookup only for special sewer service area.	LPS: 1180	
Bill & Elizabeth Wainger 9617 Overlea Dr. 1.81 ac. (78,843 sf) Lot 39, Block C, Potomac Highlands	INCLUDE Potential constraints on approx. 80% of property; only 0.36 ac. outside of potential constraint areas. DPS has permitted a full replacement system, although that would affect existing forest on the lot. The lot is also recommended for inclusion for the purpose of continuity. Properties to either side and across Overlea Drive are recommended for inclusion in the Special Sewer Service Area.	Change S-6 to S-3, one hookup only for special sewer service area.	LPS: 940'	
John & Rosemary Drake 9618 Overlea Dr. 2.22 ac. Lot 6, Block F, Potomac Highlands	INCLUDE Potential constraints on approx. 70% of property; only 0.19 ac. outside of potential constraint areas. One possible repair could affect existing forest on the lot, and would probably be last onsite system possible.	Change S-6 to S-3, one hookup only for special sewer service area.	LPS: 800°	
Marion Peake Tr 9700 Overlea Dr. 2.03 ac. Lot P7, Block 6, Glen Hills Sect. 2	Potential constraints on approx. 70% of property; 0.61 ac. outside of potential constraint areas. One possible repair could require moving the existing well perhaps to the rear of the lot. As an alternative, the extension of public water service would remove the need for the well altogether.	Maintain S-6.	LPS: 640	
John & M.E. Stopher 9701 Overlea Dr. 1.39 ac. (60,355 sf) Lot 4, Block 7, Glen Hills Sect. 2	INCLUDE Potential constraints on 100 % of property; no acreage outside of potential constraint areas. DPS indicates that one repair may be possible, but that would be dependent on soil conditions. It would also likely be the last repair possible for the lot.	Change S-6 to S-3, one hookup only for special sewer service area.	LPS: 520	
June Gloeckler Trust 9704 Overlea Dr. 2.49 ac. Lot 6, Block 6, Glen Hills Sec. 2	Potential constraints on approx. 70% of property; 0.75 ac. outside of potential constraint areas. One possible repair could require moving the existing well perhaps to the rear of the lot. As an alternative, the extension of public water service would remove the need for the well altogether.	Maintain S-6.	LPS: 520	
Michael & Garefo Caggiano 9708 Overlea Dr. 1.31 ac. (57,024 sf) Lot 5, Block 6, Glen Hills Sect. 2	Potential constraints on approx. 90% of property; only 0.13 ac. outside of potential constraint areas. One possible repair could require moving the existing well perhaps to the rear of the lot. As an alternative, the extension of public water service would remove the need for the well altogether.	Maintain S-6.	LPS: 370	

South Overlea Drive Septic Survey Area – Table A4: Service Recommendations for WSCCR 17-TRV-07G			
Sewer Main Extensions GS: Gravity Sewer LPS: Low-Pressure Sewer (requires an onsite grinder pump)			
Applicants/Owners & Location Property Information	Special Sewer Service Area Recommendations & Comments	Sewer Service Area Category	Sewer Main Extensions
Richard Carroll & Tiffin Shewmake 9715 Overlea Dr. 1.41 ac. (61,550 sf) Lot 3, Block 7, Glen Hills Sec. 2	INCLUDE Potential constraints on 90% of property; only 0.14. ac. outside of potential constraint areas. DPS advised that no further repair or replacement system is feasible.	Change S-6 to S-3, one hookup only for special sewer service area.	LPS: 320'.
Yujin & Yinghua Wang 9700 Block, Overlea Dr. 0.82 ac. (35,544 sf) Lot P4, Block 6, Glen Hills Sec. 2	EXCLUDE This property is not improved. DPS advised that given its substandard size and configuration, the property would not be suitable for a well and septic system. M-NCPPC advised that the property cannot be considered as a building lot.	Maintain S-6.	LPS: 240'
Robert & I. Salcido (since 1999) 9716 Overlea Dr. 1.71 ac. (74,643 sf) Lot 3, Block 6, Glen Hills Sec. 2	EXCLUDE Although designated a sewer category S-6, this property has existing public sewer service.	Correct S-6 to S-1, utility service error.	N/A
Emma James (since 1976? Or 2010?) 9717 Overlea Dr. 1.52 ac. (66,166 sf) Lot 2, Block 7, Glen Hills Sec. 2	EXCLUDE Although designated a sewer category S-6, this property has existing public sewer service.	Correct S-6 to S-1, utility service error.	N/A
*All properties will retain the existing W-1 or W-3 water service area category.			