

**From:** [Donald E. Chamberlin](#)  
**To:** [Casey, Jonathan](#); [MCP-Chair](#)  
**Cc:** [Putman, Jim](#); [Faustini, Lou](#)  
**Subject:** Little Steps Daycare, Primrose at 16550 Georgia Ave  
**Date:** Monday, May 4, 2026 1:22:47 PM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Mr. Casey, Members of the Planning Board,

The Patuxent Watershed Protective Association (PWPA) has reviewed the materials associated with the subject property development and has no objection to it, or to the associated parking variance for shared parking.

We commend the the thoroughness of the Planning Staff Report for this project.

We do have two questions:

1. File 07-Prel-120250090-005.pdf V7 shows a 1.25" output pipe from the sewage grinder pump going slightly uphill to the gravity sewer along Georgia Avenue. Is a pipe of this size adequate to handle the combined seware outputs of both the antique store and the daycare facility. each of which has an 8" sewer pipe feed into the grinder? Presumably the day care will have much higher sewage inputs than the antique shop.
2. The Storm Water Management Plan indicates that because of the elevations on the site and other restrictive features, the stormwater management facilities will not be able to handle all the water from a 10 year (or, implicitly, greater rain volume) storm. The diagrams seem to indicate that the excess water will run off into the adjacent wetlands area. Is this correct? If so, PWPA has no objection. If not, how will the excess water be handled?

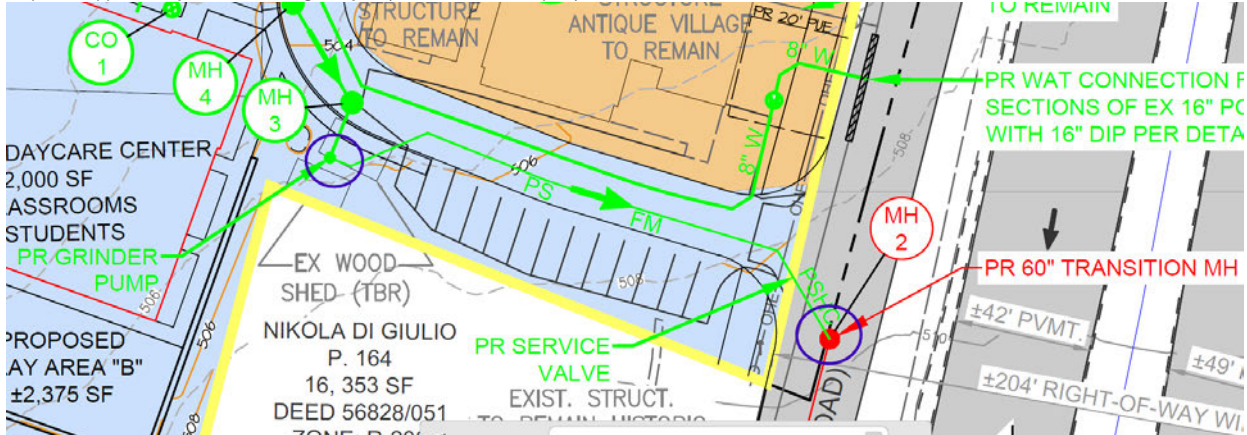
Donald E. Chamberlin, Representative  
[Patuxent Watershed Protective Association.](#)

**From:** [Casey, Jonathan](#)  
**To:** [Donald E. Chamberlin; MCP-Chair](#)  
**Cc:** [Putman, Jim; Faustini, Lou; Beall, Mark; Yearwood, Nkosi](#)  
**Subject:** RE: Little Steps Daycare, Primrose at 16550 Georgia Ave  
**Date:** Tuesday, May 5, 2026 4:59:38 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

Hi Mr. Chamberlin,

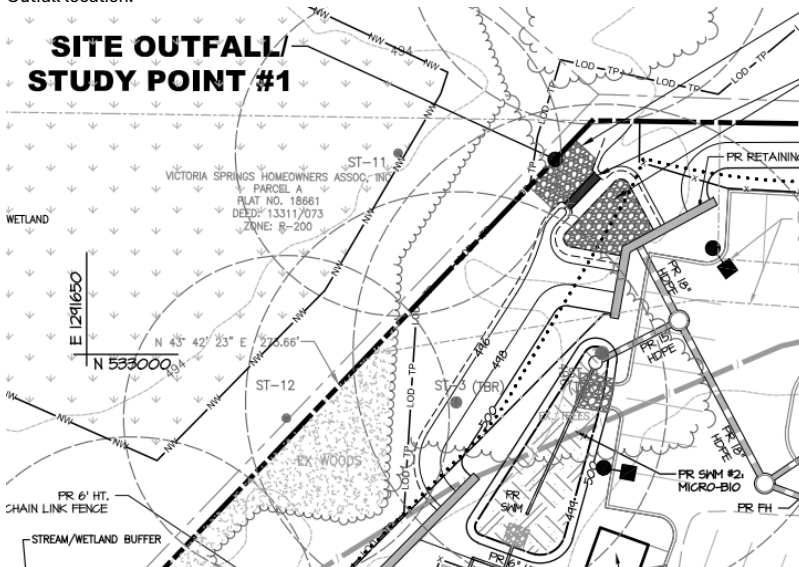
Thank you for the compliment on the staff report. As you know, we rely on the technical experts at WSSC and DPS to review the details of their respective plans, so I can't answer your questions with absolute certainty. However, based on the plans and my general understanding, the 1-1/4" pipe between the grinder pump and gravity sewer main (both circled in blue below) is a pressure sewer force main which requires a significantly smaller diameter pipe to convey slurry (waste) from point A to point B.

Snip from approved Hydraulic Planning Analysis (attached to staff report):



The approved stormwater concept does show the excess water from micro-bio facilities overflow drains lead to a stilling basin and rip-rap outfall adjacent to the off-site wetland. If you have more detailed questions, I recommend you contact Mark Ethridge at DPS (contact info below).

Outfall location:



Thank you,

**Jonathan Casey**  
 Planner III | Upcounty Division

Montgomery County Planning Department  
 2425 Reedy Drive, 14<sup>th</sup> Floor, Wheaton, MD 20902  
[jonathan\\_casey@montgomeryplanning.org](mailto:jonathan_casey@montgomeryplanning.org)  
 o: 301-495-2162

**NEW:** [Planning Department Pre-Application Meeting Scheduler - Montgomery Planning](#)

**From:** Donald E. Chamberlin <[REDACTED]>  
**Sent:** Monday, May 4, 2026 1:23 PM  
**To:** Casey, Jonathan <Jonathan.Casey@montgomeryplanning.org>; MCP-Chair <mcp-chair@mncppc-mc.org>  
**Cc:** Putman, Jim <[REDACTED]>; Faustini, Lou <[REDACTED]>  
**Subject:** Little Steps Daycare, Primrose at 16550 Georgia Ave

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Donald E. Chamberlin, Representative

[Patuxent Watershed Protective Association.](#)