



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich  
County Executive

Jon Monger  
Director

MEMORANDUM

November 27, 2024

TO: D. Lee Currey, Director, Water and Science Administration  
Maryland Department of the Environment

FROM: Alan Soukup, Senior Planner, Water Supply and Wastewater Unit  
Watershed Restoration Division  
Department of Environmental Protection

SUBJECT: Approval of Comprehensive Water and Sewer Plan Category Map Amendments

This is to notify you that the Director of the Department of Environmental Protection (DEP) has acted to approve one amendment to the County's Comprehensive Water Supply and Sewerage Systems Plan (CWSP) under the authority delegated by the County Council in that Plan. Attached for your consideration and distribution are two copies of the approval document addressing the following category map amendment:

Action	Amendment Approved
CR 18-1272 (10/30/2018)	WSCCR 17-GWC-03A (final 11/19/2024): Tregoning Bypass Trust

You may also review and download this document from DEP's Service Area Category Changes webpage at [www.montgomerycountymd.gov/waterworks](http://www.montgomerycountymd.gov/waterworks); refer to the "Completed Actions" tab on that page.

Once MDE has concurred with this action, DEP will revise the water and sewer category map database in the County's geographic information system (GIS), MC:MAPS, to include this amendment, and it will be shown as part of the next Water and Sewer Category Map update.

If you have any questions concerning this action, please do not hesitate to contact either me at either 240-777-7716 or [alan.soukup@montgomerycountymd.gov](mailto:alan.soukup@montgomerycountymd.gov).

ADS:ads/R:\Programs\Water\_and\_Sewer\CCRs\action-transmittals\docs\2024\mde-trns-ltr--2024-0111--ad-2019-2.docx

cc: See "DISTRIBUTION" Section of the Attached Approval Document

Attachments



MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION

Comprehensive Water Supply and Sewerage Systems Plan Amendments  
Final Approval Action for County Council Action CR 18-1272:  
WSSCR 17-GWC-03A (Tregoning Bypass Trust)

November 19, 2024

**AUTHORITY:** Chapter 1, Section III.D.10. "Conditional Category Changes", of the Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan authorizes the Director of the Montgomery County Department of Environmental Protection (DEP) to grant final approval for water/sewer service area category change requests (WSSCRs) which have previously received a conditional approval.

**BACKGROUND: Conditional Approval Action:** The Montgomery County Council acted to conditionally approve service area category change request WSSCR 17-GWC-03A (Tregoning Bypass Trust), under County Council resolution CR 18-1272 on October 30, 2018. Under this action, the Council placed the following conditions for final approval of category W-3 and S-3 for the northern 37.85-acre area zoned RE-1 of this request:

**“Northern RE-1 Zone (residential):** Maintain W-5 and S-5, with final approval of W-3 and S-3 conditioned on Planning Board approval of a preliminary plan that uses either a cluster or MPDU development option under the RE-1 Zone.

**“Sewer main extension:** The provision of public sewer service should generally follow the applicant’s conceptual sewer extension design, tying into the existing sewerage system across Kings Valley Rd. east of the project site. A gravity outfall sewer main, as proposed by WSSC crossing Ovid Hazen Wells Park, is not allowed by this amendment.”

**Fulfillment of Conditions:** On December 27, 2023, the Planning Board issued a resolution (no. 23-118) granting approval for preliminary plan no. 120230120 “Tregoning Property” for the subject site. The layout and size of the residential lots on this approved preliminary plan support the requirement for a cluster-option development plan under the RE-1 Zone. This action satisfied the condition for final approval of the change to categories W-3 and S-3. The approved preliminary plan also shows a sewer main extension from the project to the existing WSSC Water sewer main along Preakness Dr. on the east side of Kings Valley Rd. This aspect of the approved plan satisfies the sewer main extension requirement cited above.

DEP staff monitored work on the needed site plan for this project to ensure that these conditions continued to be satisfied as the development progresses through the planning and approval processes.

**DEP FINAL APPROVAL ACTION:** The water and sewer categories designated by the Montgomery County are revised as follows:

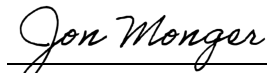
WSSCR 17-GWC-03A: Tregoning Bypass Trust	
Property Information and Location Property Development	Final Category Change Amendment Action
<ul style="list-style-type: none"><li>23700 block of Ridge Rd., Germantown</li><li>Pt. original Parcel P600 (now P104), IMPS Cow Pasture (acct. no. 03599951)</li><li>Map tile: WSSC – 233NW11; MD –FW12</li><li>West side of Kings Valley Rd. opposite Preakness Rd.</li><li>RE-1 Zone***; 37.85 acres***</li><li>Goshen – Woodfield – Cedar Grove Planning Area Clarksburg Master Plan (1994)</li><li>Little Seneca Creek Watershed (MDE Use IV) &amp; Upper Great Seneca Creek Watershed (MDE Use I)</li><li>Existing use: Agriculture/Vacant Proposed use (revised): 44 Single Family and Town-house Residential Dwelling Units (Preliminary / site plan nos. 120230120 &amp; 8202400080, Tregoning Property)</li></ul>	<p>Existing - <b>Approved Service Area Categories</b></p> <p>W-5*      <b>W-3</b></p> <p>S-5*      <b>S-3**</b></p> <p>The site is within the planned public water and sewer envelopes.</p> <p>* W-3/S-3 conditional approval requirements shown above.</p> <p><b>**S-3 is restricted to a RE-1 cluster-option development only. Sewer service will be provided by a main extension from Preakness Dr.</b></p> <p>***<i>Note: This action includes <u>only</u> the approved development area on the 17.81 acres zoned RE-1 at the northern end of the site. The remaining RE-1- and RC-zoned areas retain categories W-5 and S-5.</i></p>

Department of Environmental Protection ■ Watershed Restoration Division

2425 Reedie Drive, Fourth Floor ■ Wheaton, Maryland 20902  
Telephone No.: 311/240-777-0311 ■ FAX No.: 240-777-7715

Now therefore be it resolved by the Director of the Montgomery County Department of Environmental Protection that the amendments described above for inclusion in the County's Comprehensive Water Supply and Sewerage Systems Plan are approved. DEP will revise the water and sewer category maps database in the County's geographic information system (GIS), MC:MAPS, to include these amendments, and they will be shown as part of the next interim or triennial general map update.

Approved



11/21/2024

Jon Monger, Director

DATE

Montgomery County Department of Environmental Protection

**SUBDIVISION PLAN REVIEW for 120230120 "Tregoning Property":** The use of public water and sewer service for the development proposed by this preliminary plan is consistent with the W-3 water category and restricted S-3 sewer category granted by this final approval action.

**DISTRIBUTION: Interagency Distribution:**

Lee Currey, Director, Water and Science Administration, Maryland Department of the Environment

Andre Friedson, President, County Council

Artie Harris, Chair, Planning Board

Keith Levchenko, County Council

Heidi Benham, Well and Septic Section, DPS

Christina Sorrento, Development Applications and Regulatory Coordination Team, M-NCPPC

Mark Symborski, Functional Planning Team, M-NCPPC

Patrick Butler, Connell Washington, & Jamey Pratt, Upcounty Planning, M-NCPPC

Geoffrey Mason, Parks Planning and Stewardship Division, M-NCPPC

Ray Chicca, Development Services Division, WSSC Water

Luis Tapia, Permit Services Section, WSSC Water

**Applicant, Owner & Others Distribution:**

Tregoning Bypass Trust

Philip Hughes, Charles P. Johnson & Assoc.

Kate Kubit, Elm Street Development

Attachments: Water and Sewer Service Area Category Change Maps: See pages 3-4

JM:ADS:ads

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**Parel P104 (acct. no. 03859025) Kings Valley Road - Cedar Grove**  
**Water Category Change Request: Comprehensive Water & Sewer Plan Map**

WSSCR 17-GWC-03A  
Kings Valley Rd.  
Parcel P104, IMPS Cow Pasture  
(acct. no. 03859025)  
FINAL ACTION: Change W-5 to W-3.

MAP TILE 234NW11 FW123

MAP TILE 233NW11 FW122

LEGEND:

- Subject Property(ies) - Parcel P104
- County Zoning
- WSSC Water Mains (W)
- WSSC Tile Grid
- Topography (5 ft. c.i.)
- Forests
- Existing Parkland

Water Categories (2021)

[Pattern]	W-1
[Pattern]	W-5
[Pattern]	W-6

Scale (Feet): 0, 250, 500, 750, 1,000, 1,250

Montgomery County, Maryland  
2022 Comprehensive Water Supply  
and Sewerage Systems Plan

MONTGOMERY COUNTY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
WATERSHED RESTORATION DIVISION  
WATER SUPPLY & WASTEWATER UNIT

11/6/2024



