



**DEPARTMENT OF ENVIRONMENTAL PROTECTION**

**Isiah Leggett  
County Executive**


**Patty Bubar  
Acting Director**

**E-MAIL TRANSMITTAL**

**Interagency Water/Sewer Map Amendment Review**

March 12, 2018

TO: Beth Kilbourne, Rufus Leeth, and Luis Tapia, Development Services Division  
Washington Suburban Sanitary Commission  
  
Richard Weaver, Area 3 Planning, M-NCPPC  
Maryland – National Capital Park and Planning Commission  
  
Geoffrey Mason, Parks Planning & Stewardship Division  
Maryland – National Capital Park and Planning Commission  
  
Heidi Benham, Well and Septic Section  
Department of Permitting Services

FROM: George Dizelos, Planner III, Water and Wastewater Policy Group   
Department of Environmental Protection

SUBJECT: WATER/SEWER CATEGORY CHANGE REQUEST REVIEW – **09A-TRV-02**

Attached with this message and posted to [www.montgomerycountymd.gov/waterworks](http://www.montgomerycountymd.gov/waterworks) is a PDF that includes one (1) water/sewer service area category change request (WSSCR) for your review and comment. This request will be considered as proposed amendments to the County's *Comprehensive Water Supply and Sewerage Systems Plan*. I would greatly appreciate receiving your review comments on this request no later than Friday, April 13th, 2018. Please notify me before March 30<sup>th</sup> if this schedule is not feasible.

This previously deferred request, WSSCR 09A-TRV-02 (Smart) is not part of DEP's regular, quarterly review cycle. The request is anticipated to go to back the Council in early spring 2018. We will advise you of the Council's hearing date and review schedule at that time.

Please do not hesitate to contact me at [George.Dizelos@montgomerycountymd.gov](mailto:George.Dizelos@montgomerycountymd.gov) or at 240-777-7755 if you have any questions concerning this category change request or the review schedules.

GJD: gjd

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cc: Agencies

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

Category Change Applicants & Interested Parties

09A-TRV-02... Ted and Roxanne Smart

Civic Organizations and Other Public Interest Groups

Audubon Naturalist Society

West Montgomery County Citizens' Association

The Glen Preservation Foundation

Greater Glen Hills Coalition

Diane Cameron, Conservation Montgomery

Adjacent and Confronting Property Owners

**DEP will send a notice to each owner of properties adjacent to and confronting these category change request sites advising them about the filing of these requests.**

**WSSCR 09A-TRV-02: Ted and Roxanne Smart**

Anticipated Action Path: Council

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
13101 Valley Dr., Rockville <ul style="list-style-type: none"> <li>▪ Parcel P592, Discover &amp; Younger Brothers; acct no. 00047883</li> <li>▪ Map tile – MD: FR51; WSSC: 217NW09</li> <li>▪ Southeast corner, intersection of Valley Dr. and Cleveland Dr.</li> <li>▪ Travilah Planning Area Potomac Subregion Master Plan (2002)</li> <li>▪ Watts Branch Watershed (MDE Use I)</li> <li>▪ RE-1 Zone; 1.61 acres</li> <li>▪ <u>Existing use</u>: unimproved, wooded</li> <li>▪ <u>Proposed use</u>: one new single-family house the existing parcel.</li> </ul>	<table border="0" style="width: 100%;"> <tr> <td colspan="2"><u>Existing – Requested – Service Area Categories</u></td> </tr> <tr> <td style="width: 50%;">W-1</td> <td style="width: 50%;">W-1 (No Change)</td> </tr> <tr> <td>S-6</td> <td><b>S-3</b></td> </tr> </table> <p><u>Applicant's Explanation</u></p> <p>"The parcels are exempt from subdivision and public sewer (pressure) is located in Cleveland Dr. Conventional percolation test results have not been successful."</p> <p><b><u>County Council Action (CR 17-217, 7/19/11)</u></b></p> <p><b>"Defer action on the request for category S-3 pending the results of DEP's work on the Glen Hills sanitary study."</b></p> <p><b><u>County Council Action (CR 18-647, 10/25/16)</u></b></p> <p><b>"Defer action on the S-3 request pending outcome of the Council's consideration of the abutting main policy as part of the expected Water and Sewer Plan update in the spring of 2017."</b></p>	<u>Existing – Requested – Service Area Categories</u>		W-1	W-1 (No Change)	S-6	<b>S-3</b>
<u>Existing – Requested – Service Area Categories</u>							
W-1	W-1 (No Change)						
S-6	<b>S-3</b>						

**Agency Review Comments**

**DPS:**

**M-NCPPC – Planning Dept.:**

*DEP Note: The applicant has most recently pursued this request under the Water and Sewer Plan's abutting mains policy. However, expected Council action on the 2017 Plan update will maintain that policy as it stands, making the abutting mains policy of no use to this property. However, the expected Council action on the update will restore the use of the 2002 Potomac MP peripheral sewer service policy to the Glen Hills study area. The applicant has provided an opinion that the peripheral sewer service policy does apply to this property, as the parcel partially confronts the planned sewer envelope across Cleveland Dr. (see the map on page 4). We would especially appreciate your comments concerning this proposal.*

**M-NCPPC – Parks Planning:**

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

**WSSC - Sewer:**

*DEP Note: Circumstances have changed since your office previously reviewed this request in 2008. Service policies for the Glen Hills study area direct the County to avoid sewer extensions that will affect stream, stream buffers, and other environmentally sensitive areas. The attached comments from 2008 (see page 5) call for a gravity sewer extension that the County can no longer support. We request that you consider a low-pressure sewer main extension to this property from the existing low-pressure main to the east along Cleveland Dr. (refer to the map on page 4). Your office considered and responded on Sept. 22, 2016, to a request for a non-abutting sewer connection from this main. County service policies will not allow for use of a non-abutting connection for this property under these specific circumstances.*

