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 is a PDF that includes one (1) water/sewer service area category change request (WSCCR) 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 30th if this schedule is not feasible.

This previously deferred request, WSCCR 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 or at 240-777-7755 if you have any questions concerning this category change request or the review schedules.

GJD: gjd

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.
WSCCR 09A-TRV-02: Ted and Roxanne Smart  
Anticipated Action Path: Council  

<table>
<thead>
<tr>
<th>Property Information and Location</th>
<th>Applicant’s Request:</th>
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<tbody>
<tr>
<td><strong>Property Development</strong></td>
<td><strong>Service Area Categories &amp; Justification</strong></td>
</tr>
<tr>
<td>13101 Valley Dr., Rockville</td>
<td><strong>Existing – Requested – Service Area Categories</strong></td>
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<tr>
<td>• Parcel P592, Discover &amp; Younger Brothers; acct no. 00047883</td>
<td>W-1 W-1 (No Change)</td>
</tr>
<tr>
<td>• Map tile – MD: FR51; WSSC: 217NW09</td>
<td>S-6 S-3</td>
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<tr>
<td>• Southeast corner, intersection of Valley Dr. and Cleveland Dr.</td>
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<tr>
<td>• Travilah Planning Area</td>
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<tr>
<td>Potomac Subregion Master Plan (2002)</td>
<td></td>
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<tr>
<td>• Watts Branch Watershed (MDE Use I)</td>
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<tr>
<td>• RE-1 Zone; 1.61 acres</td>
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<td>• Existing use: unimproved, wooded</td>
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<td><strong>Proposed use:</strong> one new single-family house the existing parcel.</td>
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**Applicant’s Explanation**

“The parcels are exempt from subdivision and public sewer (pressure) is located in Cleveland Dr. Conventional percolation test results have not been successful.”

**County Council Action (CR 17-217, 7/19/11)**

“Defer action on the request for category S-3 pending the results of DEP’s work on the Glen Hills sanitary study.”

**County Council Action (CR 18-647, 10/25/16)**

“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.”

**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.*
WSCCR 09A-TRV-02 (Ted & Roxanne Smart) - Rockville
Requested Service Area Category Map Amendment: Water & Sewer Plan Map

WSCCR 09A-TRV-02
13101 Valley Dr., Rockville
Parcel No. P592, Discovery and Younge: Brothers
(acct. no. 00047983) REQUEST: Change S-6 to S-3. To build a single family home

Legend
- WSSC Low-Pressure Sewers (LPS)
- Subject Site
- Planned Sewer Envelope
- Zoning
- Water & Sewer Category

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

Travilah Planning Area
Watts Branch Watershed

DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATER & WASTEWATER POLICY GROUP
3/7/18
WASHINGTON SUBURBAN SANITARY COMMISSION

DEVELOPMENT PROPOSAL REVIEW
FOR A
SERVICE AREA CATEGORY CHANGE REQUEST

APPLICATION NO.: 09A-TRV-02  DATE: DECEMBER 4, 2008
APPLICANT: TED & ROXANNE SMART
LOCATION: 592 VALLEY DR., ROCKVILLE
COUNTY: MONTGOMERY  200’ SHEET NO.: 217NW09
PRESENT ZONING: RE-1  PROPOSED ZONING: NA
EXISTING SERVICE AREA: SEWER: S-6  WATER: W-1
PROPOSED SERVICE AREA: SEWER: S-3  WATER: NO CHANGE
SIZE OF PARCEL: 1.6 ACRES
DWELLING UNITS: 1 RESIDENTIAL  OTHER: NA

WATER INFORMATION IS NOT REQUESTED

SEWER INFORMATION

1. Basin: Watts Branch

2. A 1,800-foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to the 8-inch sewer in Overlea Drive (contract no. 83-5793A) and would abut approximately 9 properties in addition to the applicant’s. Rights-of-way would be required. Construction of this extension may involve the removal of trees. An extension to the pressure sewer in Cleveland Drive would not be approved because there is a feasible gravity alternative.

3. Flow from the proposed development: 300 GPD

4. Program-sized sewer mains are not required to serve the property.

5. Interceptor capacity is adequate.

6. Treatment capacity is adequate.

Statements of adequacy/inadequacy are made exclusively for this application at this time. Further analysis of adequacy will be part of the review at the time of application for water/sewer service.