MONTGOMERY COUNTY COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN
APPENDIX C: EXCEPTIONAL SERVICE POLICIES AND RECOMMENDATIONS
2017- 2026 PLAN (County Executive Draft - March 2017)

TABLE OF CONTENTS

Section — Page No.

I. **INTRODUCTION** **C-2**

II. **SPECIFIC SERVICE AREAS** **C-2**
- II.A. Cloverly RE-2 Zone C-2
- ***II.B. Damascus Area Grandfathered Properties*** ***C-2***
- ***II.C. Damascus Area RE-2C Zone*** ***C-3***
- II.D. Darnestown Triangle C-4
- II.E. Glen Hills Study Area C-4
- II.F. Hyattstown Historic District C-6
- II.G. Jonesville and Jerusalem Communities C-7
- II.H. Laytonia RE-1 Zone C-9
- II.I. Laytonsville C-9
- II.J. North Burtonsville C-11
- II.K. Oaks Landfill Vicinity C-11
- II.L. Piney Branch Watershed ***C-13***
- II.M. Potomac Area RE-1 and RE-2-Zoned Properties C-14
- II.N. Riverwood Drive C-17
- ***II.O. Sandy Spring and Ashton Area*** ***C-17***
- ***II.P. Southeast Quadrant of Olney*** ***C-18***
- II.Q. Upper Paint Branch Watershed Special Protection Area C-20

FIGURES
- C-F1: RE-2 Zone in the Cloverly Master Plan Area C-3
- C-F2: Damascus Area RE-2C Zone C-4
- C-F3: Darnestown Triangle Restricted Sewer Service Area C-5
- C-F4: Glen Hills Neighborhoods Sewer Service Policy Area C-6
- C-F5: Hyattstown Special Sewer Service Area C-7
- C-F6: Jonesville and Jerusalem Special Sewer Service Area C-8
- C-F7: Laytonia Area RE-1 Public Facility Sewer Service Areas C-9
- C-F8: ***Restricted Water Service Areas in and Near Laytonsville*** ***C-10***
- C-F9: ***Restricted Sewer Service Area in North Burtonsville*** C-11
- C-F10: Oaks Landfill Special Water Service Area C-12
- C-F11: Piney Branch Watershed and Restricted Sewer Service Area C-14
- C-F12: Potomac Area Community Sewer Envelope and RE-1 and RE-1 Zones C-15
- C-F13: Peripheral Sewer Service Policy Exclusion Areas C-16
- C-F14: Riverwood Drive Sewer Restricted Service Area C-17
- C-F15: Sandy Spring & Ashton Area C-18
- C-F15: Southeast Quadrant of Olney C-19
- C-F17: Upper Paint Branch Special Protection Area C-20

I. INTRODUCTION

Discussions of the Water and Sewer Plan's service policies have noted that in order to implement specific development and land use strategies, a master plan may recommend policies for water and/or sewer service that vary from this Plan's general policies. (See Chapter 1, Sect. II.G.1. & II.G.11.) When a master plan makes such a recommendation, it includes an appropriate justification for the recommended departure from the general service policies. DEP staff coordinate closely with M-NCPPC staff with regard to the water and sewer service recommendations developed in local area master plans.

In addition, the County may also designate specific areas for or restrict specific areas from community water and/or sewer service in order to achieve specific development goals, to promote environmental protection, or to address other special concerns

These exceptional policy and recommendation areas are scattered widely throughout the county. The following sections consolidate and summarize these areas into a more convenient format as a part of this Plan. For additional information concerning these issues, please refer to the master plans and County Council resolutions cited below.

II. SPECIFIC SERVICE AREAS

The following sections identify and explain the areas in the county where exceptional water and/or sewer service policies apply.

II.A. Cloverly Area RE-2 Zone

Restricted Community Sewer Service Area: Established by the 1997 Cloverly Master Plan

Subject Area: Area zoned RE-2 bounded by Norwood Rd., New Hampshire Ave. (MD 650), Hampshire Greens, and Northwest Branch.

Service Recommendation & Comments: The master plan recommends against community sewerage systems serving residential, commercial, or institutional development except to relieve public health problems, or to address other specific Water and Sewer Plan policies. The Council has previously interpreted that this recommendation may allow for, but does not necessarily guarantee, the approval for community sewer service for cases involving the Plan's special service policies, such as public health problems, properties abutting sewer mains, and private institutional facilities (PIFs). (See Figure C-F1.)

II.B: Damascus Area Grandfathered Properties

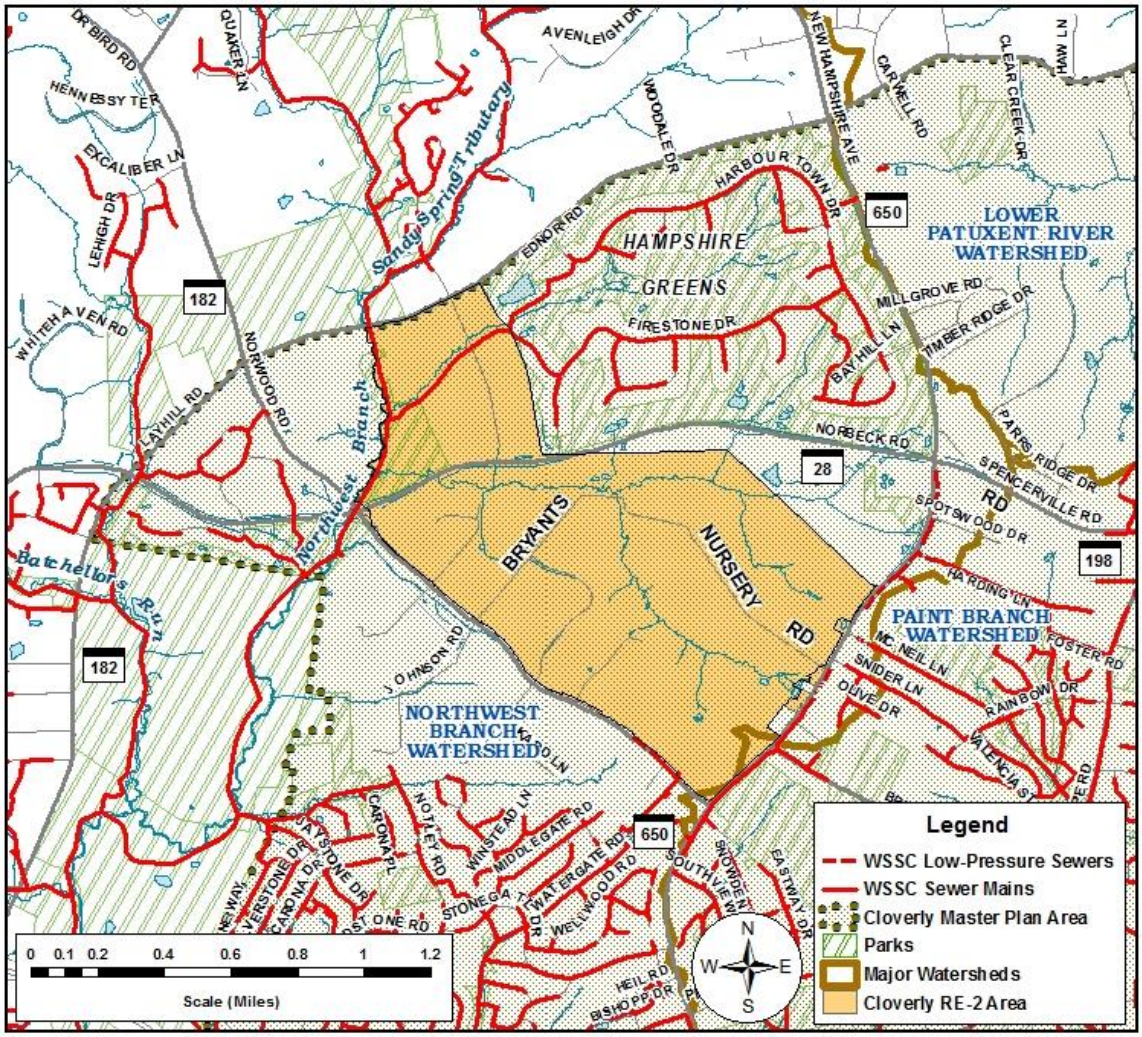
Special Community Sewer Service Area: Recommended by the 2006 Damascus Master Plan

Subject Area: Older, smaller properties zoned RE-1, RE-2, & RE-2C at the edge of the 1985 recommended sewer envelope; generally, along Ridge Rd. and Woodfield Rd.

Service Recommendation & Comments: Included within the master plan's recommended community sewer envelope are several clusters of older properties that are generally smaller than that allowed by the current zoning. The age and size of these properties led DEP staff to believe that they present the potential for public health problems in the future, as existing, often undocumented, septic systems fail and owners lack adequate space to replace them. These properties were chosen for inclusion in the recommended sewer envelope in part because of their close proximity to existing or proposed community sewer service areas. Their inclusion in the Damascus sewer service envelope will allow owners to pursue community sewer service before their septic systems fail.

The extension of community sewer service to these areas is primarily intended to maintain the existing housing stock and development patterns. This recommendation will result in community sewer service becoming available for a few vacant properties included in these neighborhoods. However, community sewer service is not intended to promote substantial new development in these areas, especially the wholesale redevelopment of existing neighborhoods.

Figure C-F1: RE-2 Zone in the Cloverly Master Plan Area



Note that the Damascus Master Plan area includes many more properties with similar circumstances except that they lack close proximity to community sewer service. One of the challenges the County will face here and in other rural areas involves how to address failing septic systems in these communities.

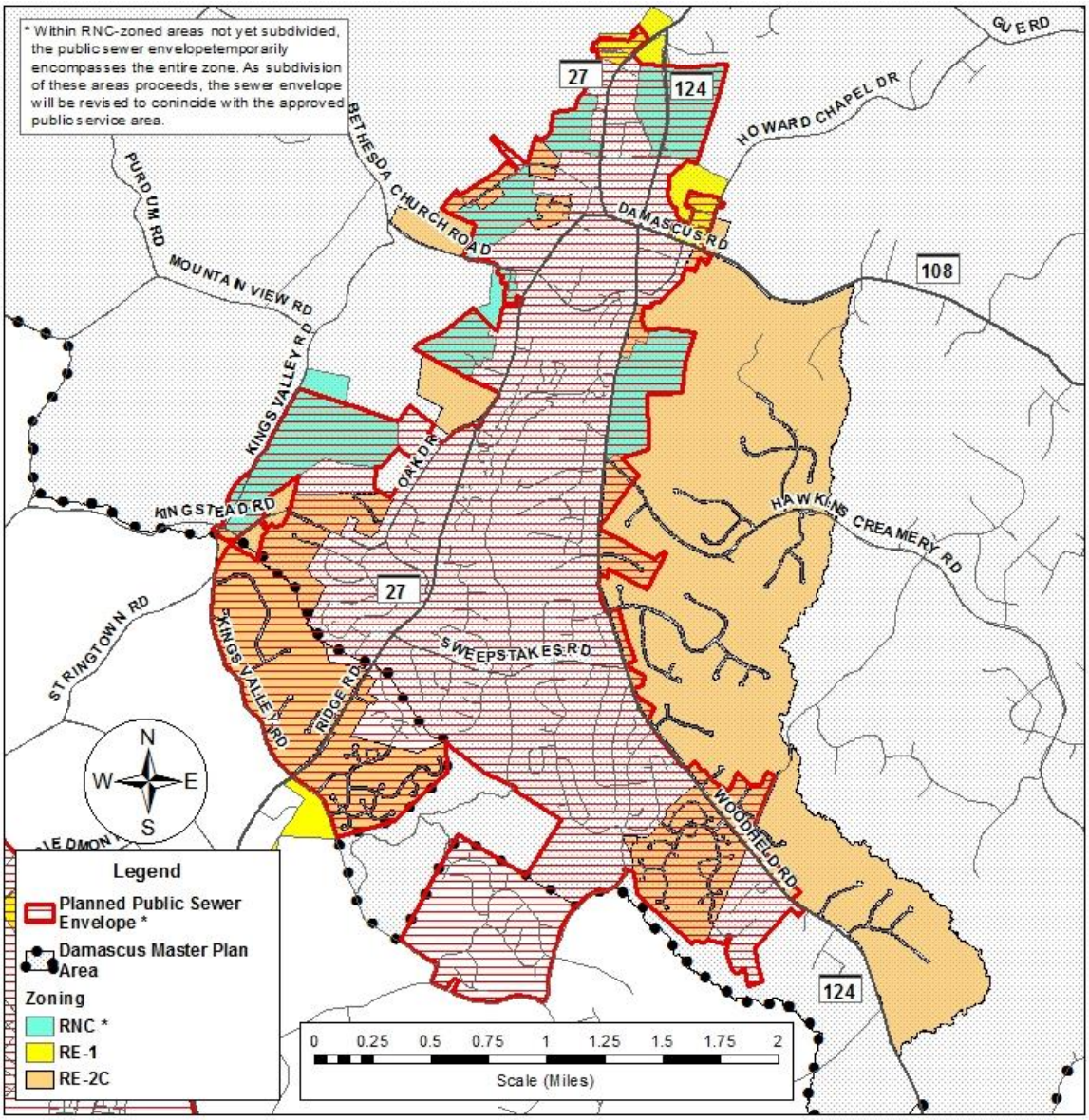
II.C: Damascus Area RE-2C Zone

Restricted Community Sewer Service Area: ***Recommended by the 1985 and 2006 Damascus Master Plans***

Subject Area: Generally south of Damascus Rd. (Rte. 108) between Woodfield Rd. (MD 124) and Great Seneca Creek.

Service Recommendation & Comments: The master plan recommends against the provision of community sewer service for much of the RE-2C zoned area around Damascus, regardless of whether or not that development is using the RE-2C cluster option. Community sewer service is available under this zone only where included in the master plan's recommended service envelope. To increase residential development in the vicinity of the Damascus Town Center, the 2006 master plan recommended rezoning of some RE-2C properties to RNC that were located at or near the edge of the 1985 recommended sewer envelope. Development on these rezoned sites is intended to use the optional cluster method, with the provision of community water and sewer service required. (See Figure C-F2)

Figure C-F2: Damascus Area RE-2C Zone



II.D: Darnestown Triangle

Restricted Community Sewer Service Area: Recommended by the 1980 and 2002 Potomac Subregion Master Plans

Subject Area: The R-200-zoned, triangular-shaped area bounded by Darnestown Rd. (Rte. 28), Jones La., and Turkey Foot Rd. (See Figure C-F3)

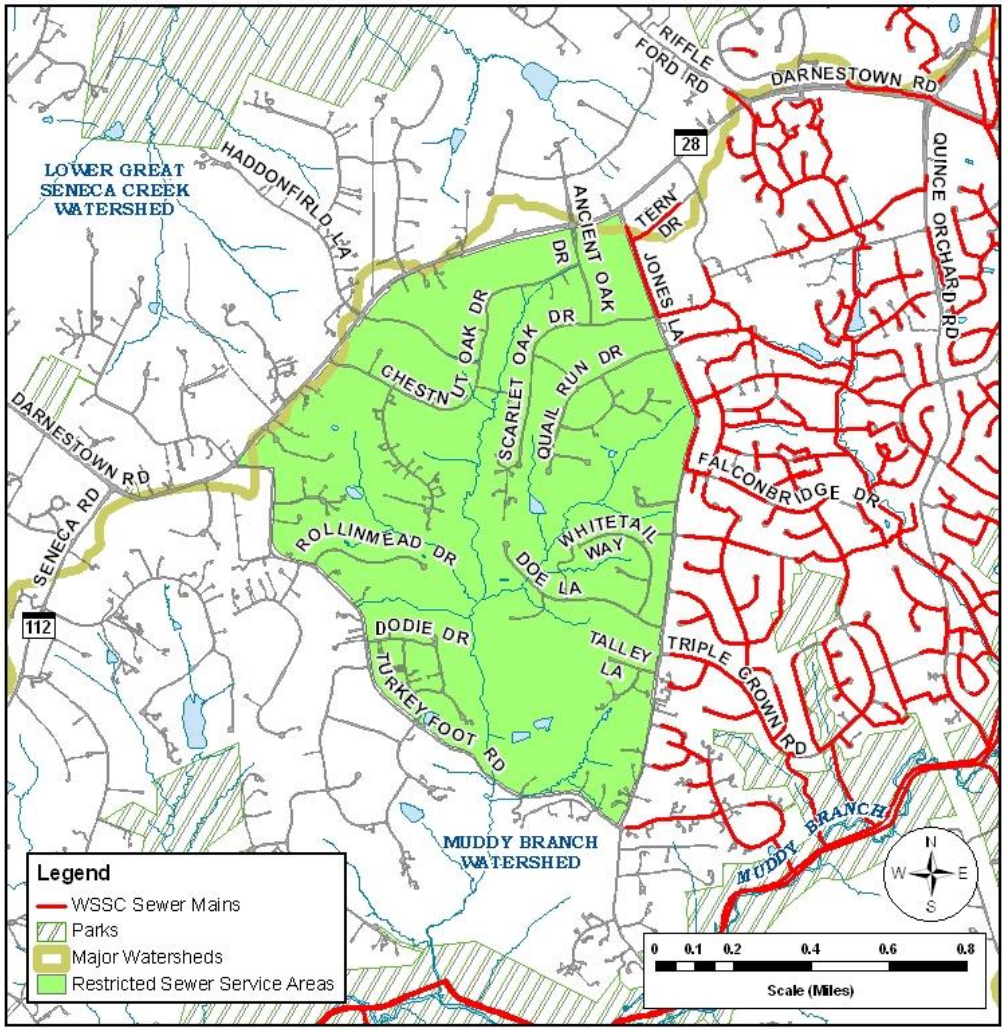
Service Recommendation & Comments: Although zoned for half-acre development that would usually require community sewer service, the master plan recommends against the provision of community sewer service in this area, except to relieve public health problems or to provide single sewer hookups to properties which satisfy the "Abutting Mains" policies (See Chapter 1, Sections II.G.1. & II.G.2.)

II.E: Glen Hills Study Area

Sewer Service Policy Area: Established by Council Resolution No. 18-423 (3/8/16)

Subject Area: Residential development zoned RE-1 as identified in the Glen Hills Area Sanitary Study.

Figure C-F3: Darnestown Triangle Restricted Sewer Service Area



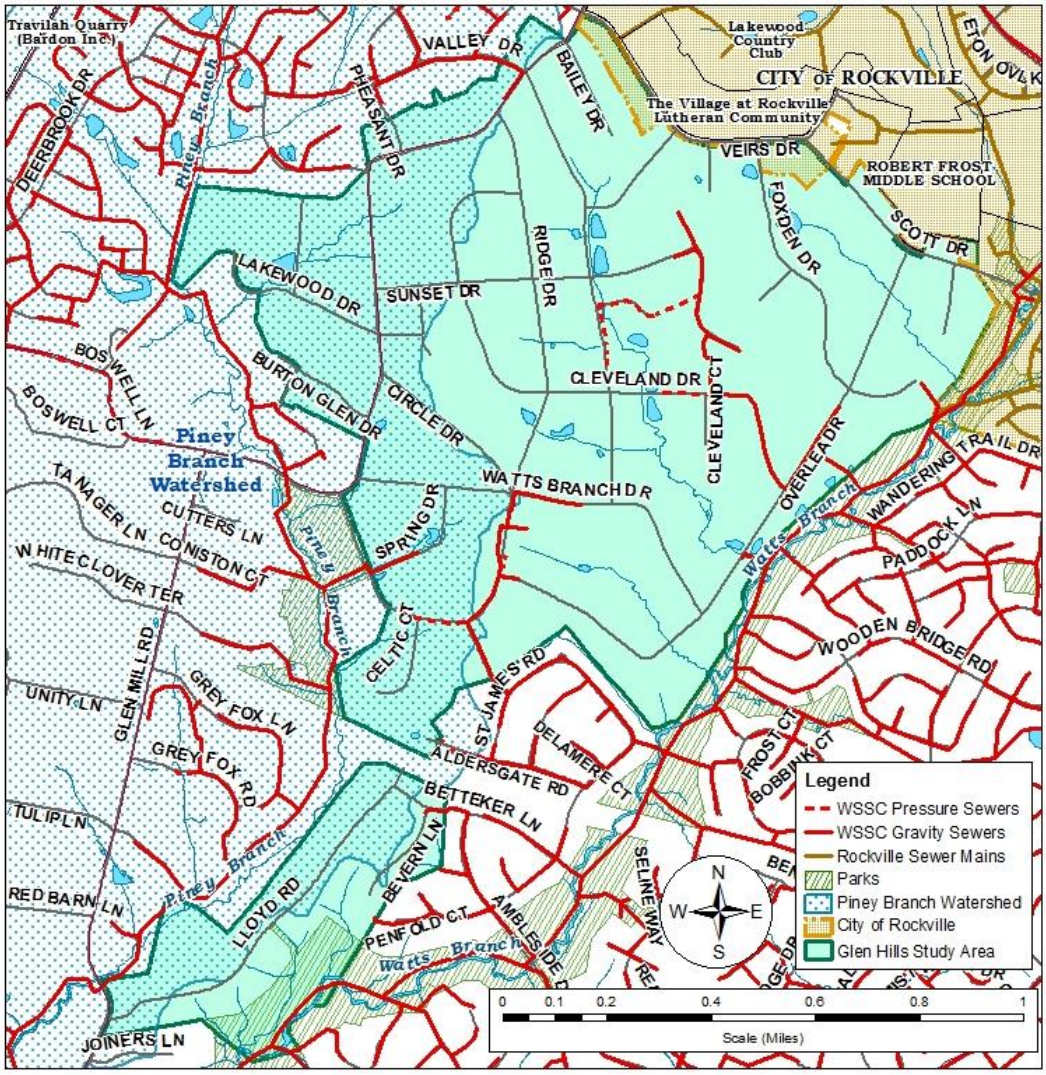
Service Recommendation & Comments: In March 2016, the County Council adopted Resolution No. 18-423 that established sewer service policies for the Glen Hills area, as shown below (see Figure C-F4). These service policies resulted from a study of general septic system suitability in the area conducted by DEP. This study had been recommended by the 2002 Potomac Subregion Master Plan. Pending the Council's consideration of the study's results, the provision of new community sewer service in the Glen Hills area was limited to properties with septic system failures documented by DPS

The Council's 2016 resolution established the following sewer service policies for the study area:

- ***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.G.2.a.).***
  - ***Properties included within a specifically designated public health problem area (Sections II.G.2.b.). The sanitary survey process used to establish these areas is outlined in the*** Council's resolution***.***
  - ***Properties that abut existing or planned sewer mains and that satisfy the requirements of*** the "abutting mains" policy (Section II.***G.3.)***

- ***Properties within the study area and within the Piney Branch subwatershed that satisfy the requirements for community sewer service under the Piney Branch restricted sewer service policy (Section II.G.11.b.).***

Figure C-F4: Glen Hills Sewer Service Policy Area



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.

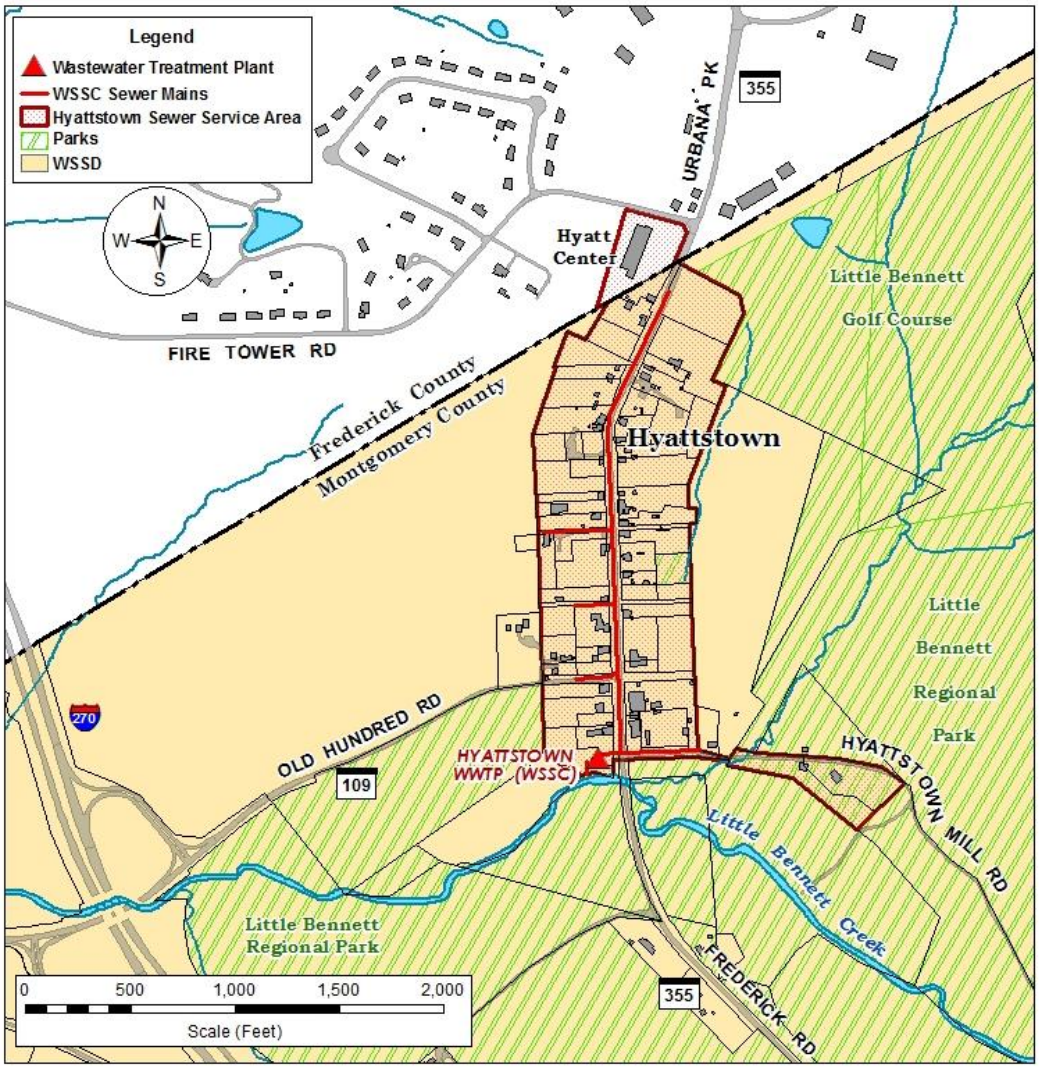
II.F: Hyattstown Historic District

Special Community Sewer Service Area: Recommended by the 1994 Clarksburg Master Plan and Hyattstown Special Study Area. Established by Council Resolution No. 13-89 (4/4/95)

Subject Area:

- Properties zoned R-200 and NR-0.75 in the community of Hyattstown
- Nearby portion of Little Bennet Regional Park, east of Hyattstown along Hyattstown Mill Rd.
- Adjacent commercial development at the Hyatt Center in Frederick County

Figure C-F5: Hyattstown Special Sewer Service Area



Service Recommendation & Comments: The County approved the provision of community sewer service to the Hyattstown area in 1994, as part of the Clarksburg Master Plan. Sewer service was needed to relieve chronic, ongoing septic problems in the community, some of which had required condemnation of specific properties. In order to provide this service, WSSC constructed the Hyattstown Wastewater Treatment Plant near the intersection of Frederick Road (Rte. 355) and Old Hundred Road (Rte. 109). The provision of community sewer service in this area is restricted to the Hyattstown Historic District, with only one allowed exception. The County Council subsequently approved the provision of community sewer service to the commercial Hyatt Center site located adjacent to the Montgomery County limits in Frederick County. The septic system for that facility had failed and had the potential to affect wells in the Hyattstown community.

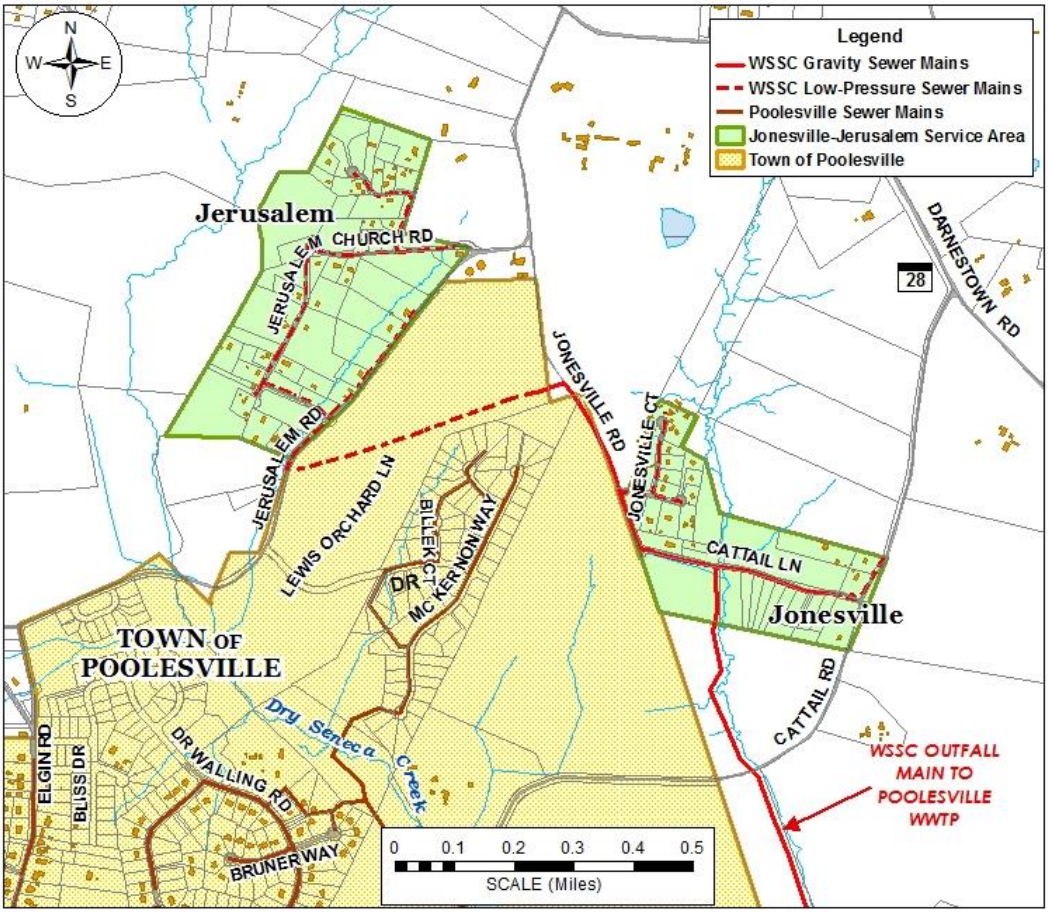
Hyatt Center commercial site, located adjacent to and north of the historic district, partially within Frederick County. This action addressed public health problems resulting from the failure of the center's septic system, which had the potential to affect potable water wells in Hyattstown. (See Figure C-F5.)

II.G: Jonesville and Jerusalem Communities

Special Community Sewer Service Area: Established by Council Resolution No. 10-941

Subject Area: RMH-200-zoned properties at the north end and outside of the Town of Poolesville.

Figure C-F6: Jonesville and Jerusalem Special Sewer Service Area



Service Recommendation & Comments: The County approved the provision of community sewer service to these two neighborhoods in the vicinity of the Town of Poolesville to relieve public health problems associated with failing septic systems (see Figure C-F6). The County also found it difficult to replace and upgrade the neighborhoods' substandard housing stock because of relatively small lots and inadequate septic suitability of the ground. The special service area is restricted to the areas zoned RMH-200. Under a 1984 agreement with the Town, located adjacent and to the south, WSSC has an allocation of 20,000 gallons per day (gpd) treatment for this service area at the Town's wastewater treatment plant. Due to topographic constraints, properties in much of the service area require the use of grinder pumps and low-pressure sewer mains to receive service. The provision of community sewer service to these communities has allowed for the relief of numerous failed septic systems and for the ongoing renovation and replacement of housing stock. Some limited subdivision of existing parcels has also occurred in these communities using community sewer service. Sanitary service in the Jonesville/Jerusalem area does not include community water service, either from WSSC or from Poolesville; these areas depend on individual wells.

DEP's ~~recent~~ analysis in 2002 of WSSC's flow monitoring of the Jonesville/Jerusalem system showed that existing and committed flows, combined with anticipated flows (accounting for a single connection for each of the remaining, existing houses and vacant properties in the service area), will use 90- to 93-percent of the allotted 20,000 gpd treatment capacity. This Plan must insure that adequate capacity in the negotiated WSSC allocation remains to address potential public health problems, as it is unlikely that the Town will have available or be willing to provide additional sewage treatment capacity for WSSC in the future. Therefore, community sewer service will support existing development and the limited development of existing, vacant properties in the special service area; but will not support further multiple-lot subdivision of existing properties. WSSC shall provide new community sewer service in the Jonesville/Jerusalem service area only under circumstances which, as of October 2001, satisfy one of the following conditions:

- A single permitted sewer connection previously approved by the WSSC (this condition may allow for more than one connection for an existing property);
- A single sewer connection for an existing house or its replacement; or
- A single sewer connection for an existing, vacant property.

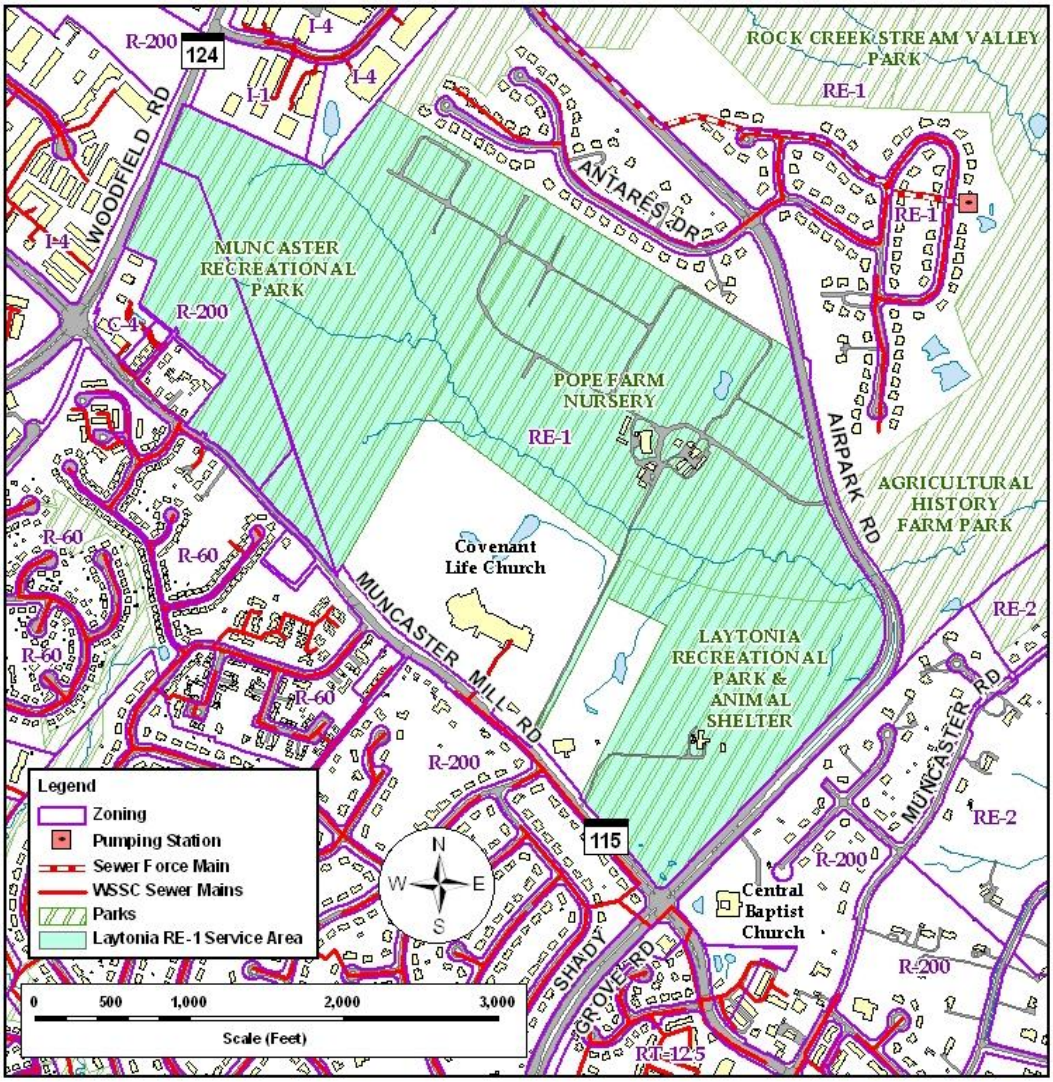
These restrictions generally preclude the use of community sewer service for subdivision purposes. However, there remain a few properties where the ground is suited for new septic systems. This policy does not prohibit the approval of development plans using septic systems or a mix of community service and septic systems. Under sewer category S-1, DEP will need to approve exceptions for the installation of septic systems in this area.

II.H: Laytonia RE-1 Zone

Special Community Sewer Service Area: Recommended by the 2004 Upper Rock Creek Master Plan

Service Recommendation & Comments: Provide community sewer service to existing and proposed public facilities for the Pope Farm Nursery, Laytonia Recreational Park, and Muncaster Recreational Park.

Figure C-F7: Laytonia Area RE-1 Public Facility Sewer Service Areas



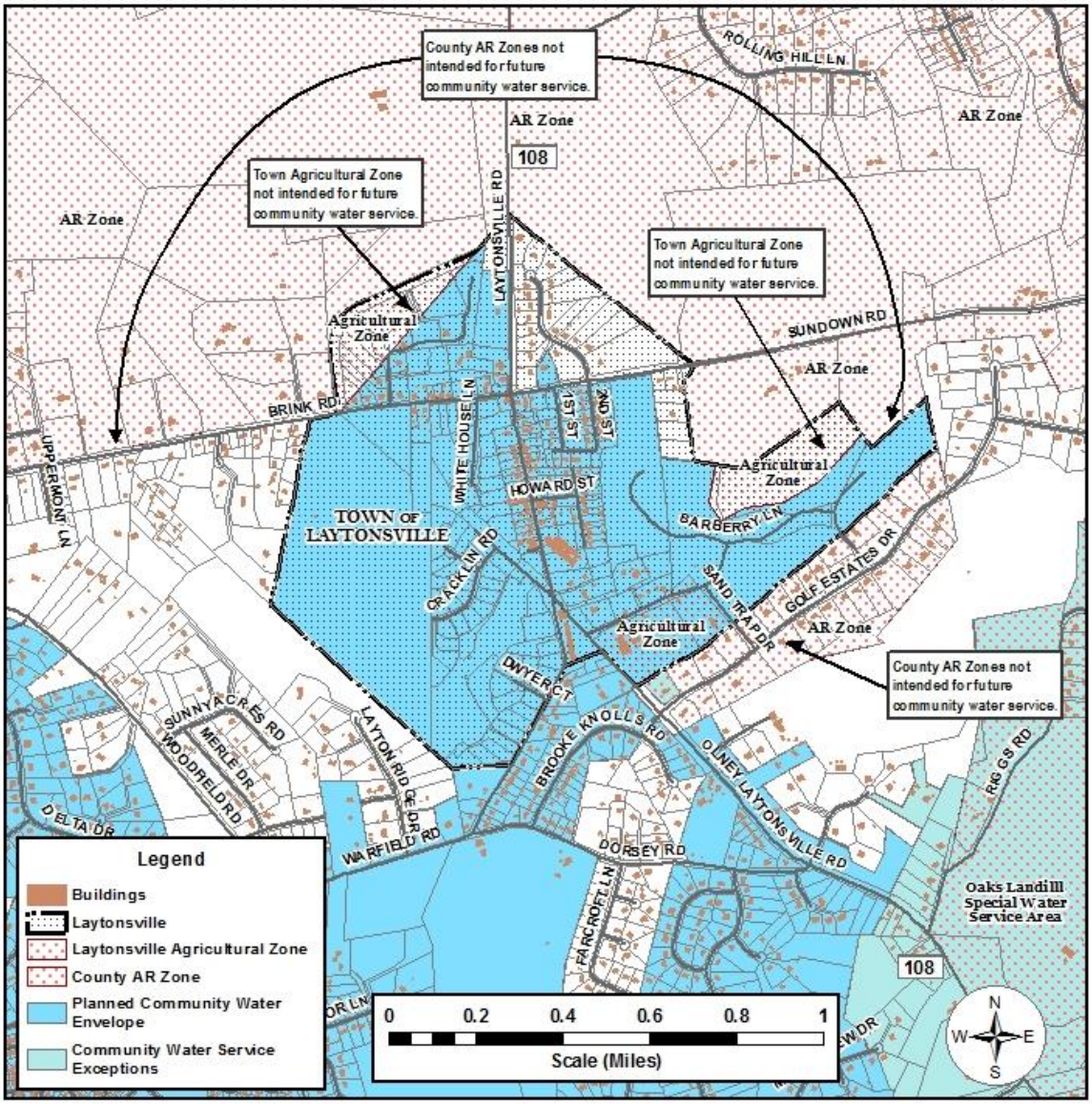
II.I: Laytonsville

Restricted Water Service Area: Established by Council Resolution No. CR 14-857 (5/8/01); modified by Resolution No. 16-237 (7/10/07).

Subject Area: Areas zoned AR adjacent to or near the Town of Laytonsville.

Service Recommendation & Comments: In considering the possible extension of community water service to the Town of Laytonsville, the County Council expressed strong concerns about the potential annexation and development demand created by such service, particularly with regard to properties zoned for agricultural preservation adjacent to the town. In May 2001, under CR 14-857, the Council acted to permanently restrict the provision of community water service from any properties in the town currently zoned Agriculture and from any properties adjacent to or near the town within the county zoned RDT (now zoned AR). Although the Plan's policies generally preclude community water service to properties zoned for one unit per 25-acre density, the Council's intent is to withhold the provision of community water service from these properties regardless of their future zoning if annexed into the town and rezoned. The Council did allow for the provision of service to a portion of one Agriculture-zoned property in the town occupied by a commercial horticultural nursery.

Figure C-F8: Restricted Water Service Areas in and Near Laytonsville



In response to a request from the Town's Mayor and Council, the County Council agreed to designate category W-3 for the majority of properties in the town under CR 16-237 (July 2007). The Town based this request primarily on the progress made on WSSC's planning for the required extension of the community water supply system. The County Council's action under this resolution allowed for the provision of community water service for several properties zoned R-3 which the Town had rezoned from AG since 2001. In this action, the Council

acknowledged that properties the Town rezones from agricultural to residential can receive water service, despite the restrictions adopted in 2001. Thus far, Town officials have advised the County that they have no interest in annexing additional county, AR-zoned land into the Town's limits.

The installation of WSSC's community water system mains to and within Laytonsville was completed in 2012.

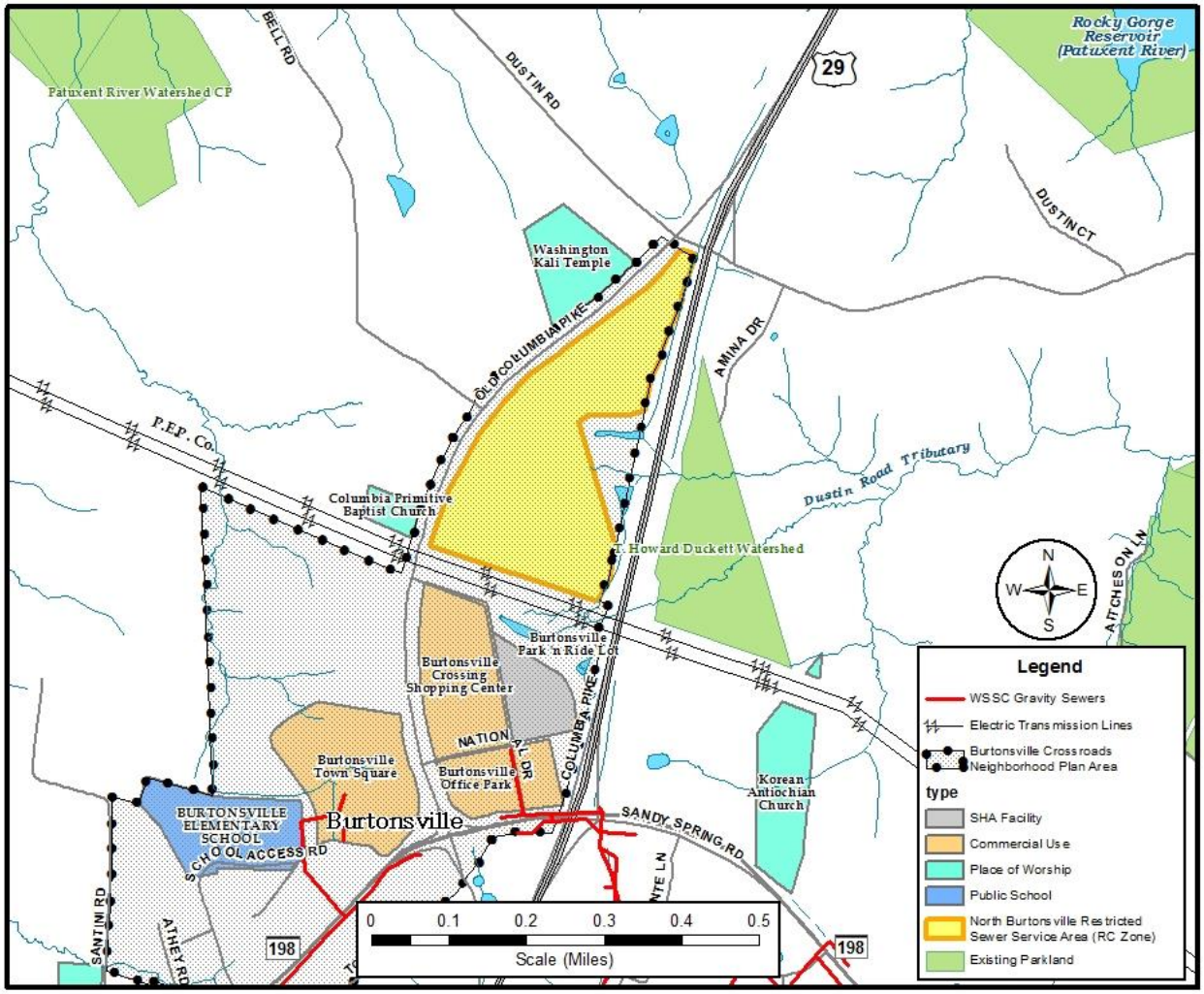
II.J: North Burtonsville

Restricted Community Sewer Service Area: Recommended by the 2012 Burtonsville Crossroads Neighborhood

Subject Area: Zoned RC between Old Columbia Pike and Columbia Pike (U.S. Hwy. 29) north of the P.E.P.Co. power lines alignment, and south of Dustin Rd. (See Figure C-F9.)

Service Recommendation & Comments: The 2012 master plan recommends against the provision of community sewer service for any reason within this area. This reverses a service recommendation in the prior 1997 Fairland Master Plan that raised the possibility of service for a conditional (special exception) use in this region.

Figure C-F9: Restricted Sewer Service Area in North Burtonsville



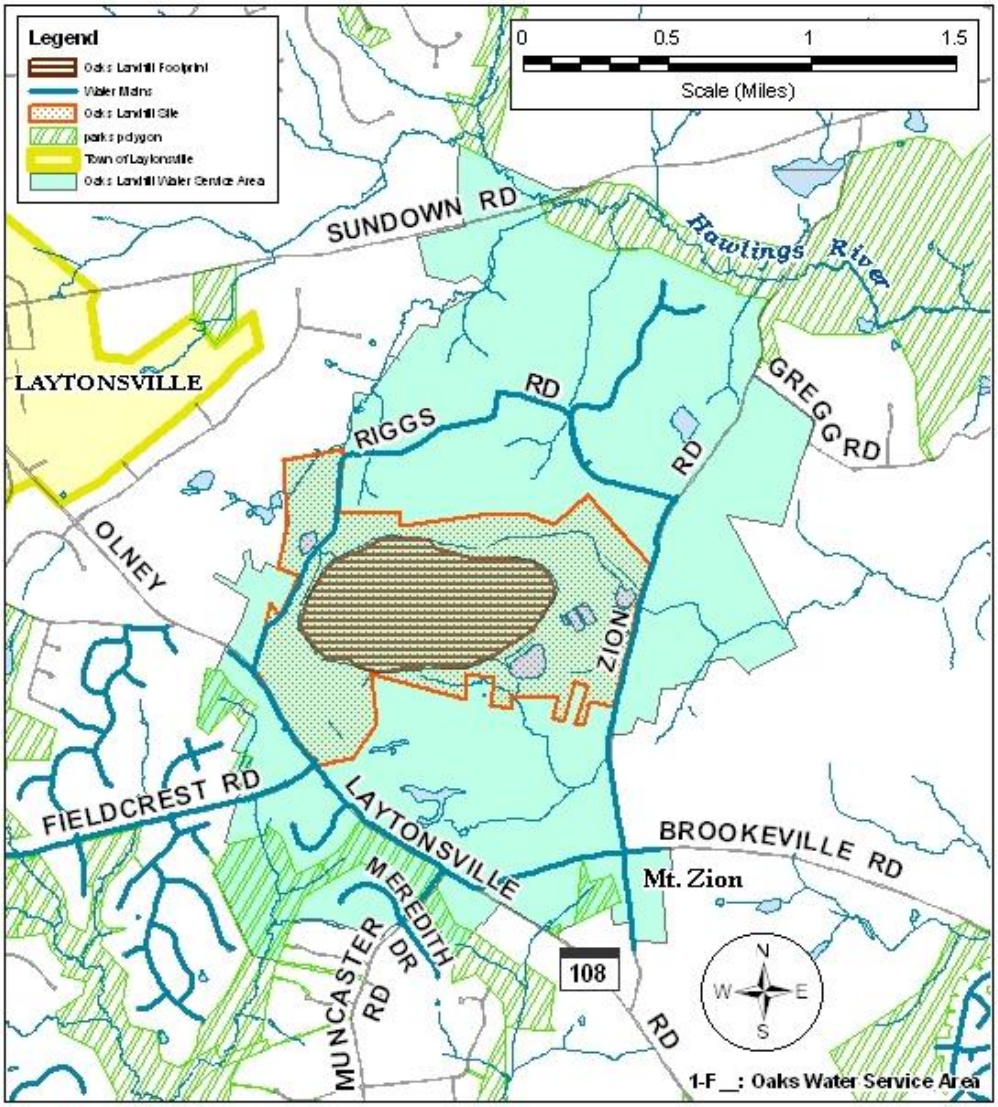
II.K.: Oaks Landfill Vicinity

Special Community Water Service Area: Established by Council Resolution No. 13-336 (11/14/95)

Subject Area: Properties located within or partly within the Assumed and Potential Groundwater Influence Areas of the Oaks Landfill

Service Recommendation & Comments: The County approved the extension of community water service to the vicinity of the Oaks Landfill, located between Mt. Zion and Laytonsville, in 1995 (see Figure C-F10). The extension of community water service provides public water for approximately 155 eligible, existing dwellings in the community surrounding the landfill site. DEP investigated low-level groundwater contamination in the northwestern area of the Oaks Landfill starting in 1992. While the level of contamination was less than the Maximum Contaminant Limits established by the U.S. Environmental Protection Agency under the Safe Drinking Water Act, it remained persistent. Community water service is provided to this vicinity to relieve anxiety in the community and to avoid potential long-term costs due to an extensive domestic well sampling program in the community. The County's actions are in accordance with provisions of the 1983 Oaks Landfill Mediated Agreement, an agreement between the County and the community near the landfill. The County's Solid Waste Disposal Fund financed the cost of providing community water service within this special service area, including the ongoing payment of water service bills for existing residents. WSSC completed construction the majority of the new the water supply system mains in 1998.

Figure C-F10: Oaks Landfill Special Water Service Area



The special water service area envelope, which encompasses parts of the Olney and Upper Rock Creek Planning Areas, includes the potential service area from the 1983 mediated agreement plus other properties in the vicinity that can logically be served by the community water system. The potential service area described in the agreement is based on the Oaks Landfill potential groundwater influence area, which is the "boundary that establishes the maximum potential water service area to be considered for an alternative water supply system,"

according to a consultant's 1981 hydrogeologic report of the landfill vicinity. Part of the special service area within the Olney Planning Area is zoned Agricultural Reserve (AR), which is not normally recommended for community water service in this Plan. The provision of water service to these AR-zoned areas does not establish a precedent for community water service for similarly-zoned properties outside of the special water service area.

This special water service area also includes the Mt. Zion community at the intersection of Zion and Brookeville Roads, located only partly within the landfill's potential groundwater influence area. The alignment of the Oaks water main extension, which follows public roads, comes through Mt. Zion, offering service to properties abutting the new main. However, many of the homes in this community had substandard, hand-dug wells which were considered as public health problems and were relieved by the provision of community water service. The County also provided for a water service extension along Meredith Drive east of Muncaster Road where a groundwater contamination problem, unrelated to the Oaks Landfill, had affected many homes using wells.

II.L.: Piney Branch Watershed

Restricted Community Sewer Service Area: Current version established by Council Resolution No. 15-396 (11/18/03) and recommended by the 2002 Potomac Subregion Master Plan.

Subject Area: Natural drainage area of Piney Branch, a tributary of Watts Branch.

Service Recommendation & Comments: The provision of community sewer service within this watershed is regulated by the Piney Branch Restricted Sewer Access. This policy was amended in 2002 in accordance with the recommendations in the updated 2002 master plan. (See Figure C-F11.)

In 1991, the County Council established a policy to restrict the availability of community sewer service in the Piney Branch Watershed which is designated as one of the county's Special Protection Area watersheds. Through the Piney Branch Sewer Restricted Access Policy, the Council sought to limit the growth of public sewer-dependent development within and near this environmentally-sensitive watershed, particularly within the areas of the watershed zoned for one- and two-acre development. The Council subsequently amended the policy in March 1997 under CR 13-830 and again in October 2002 under CR 14-1481. By these actions, the Council has specifically designated the Piney Branch Trunk Sewer and its tributary mains as **Limited Access** mains (see Section III.A.1.).

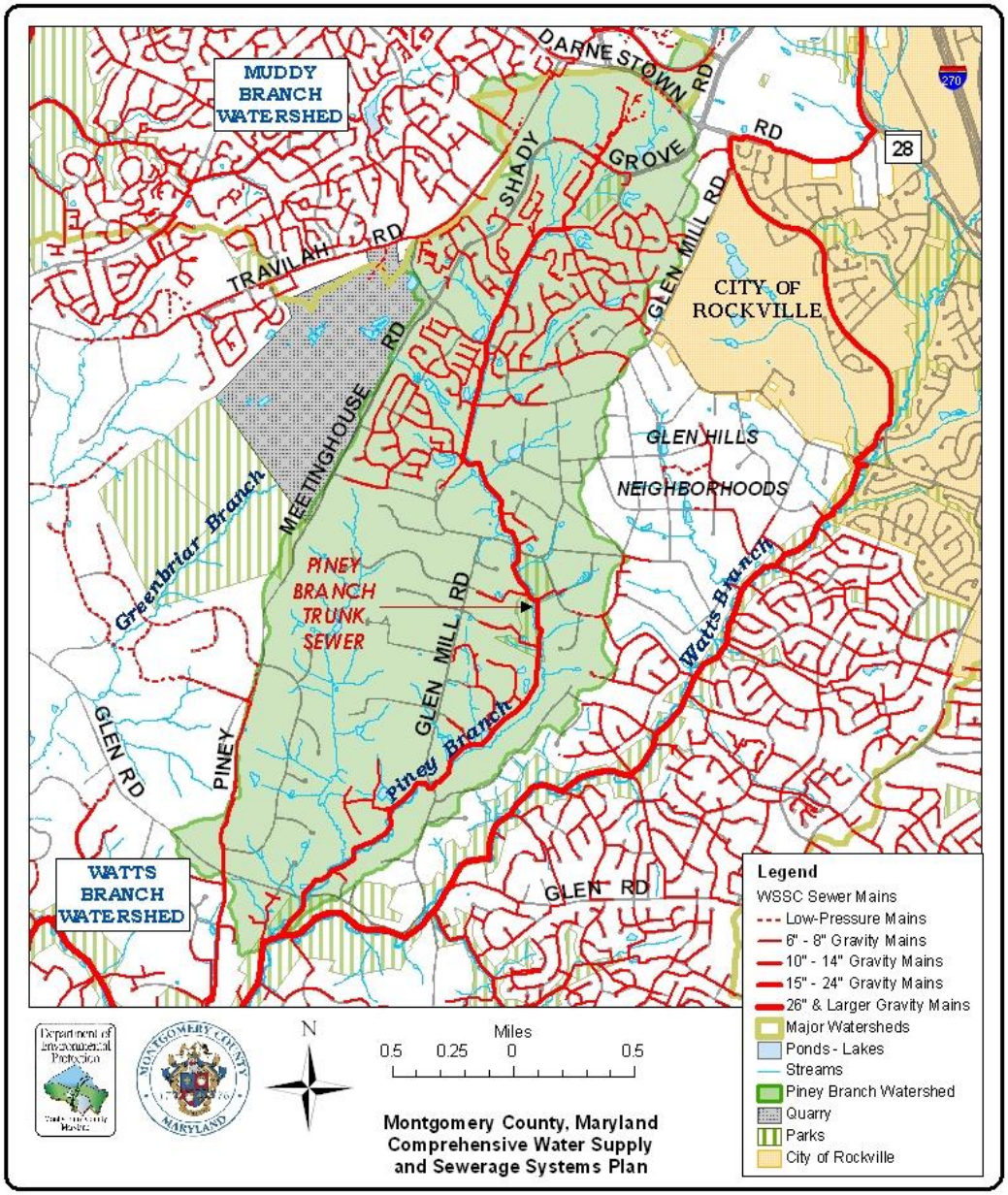
This restricted access policy was recently reexamined in the context of interrelated land use, zoning, and sewer service recommendations in the 2002 Potomac Subregion Master Plan; the following conditions reflect the policy changes recommended by the new master plan. In order to be eligible for community sewer service, properties within the Piney Branch watershed must satisfy at least one of the following six conditions:

- **Master Plan Sewer Staging:** Properties designated as Sewer Stages 1 or II in the 1980 Potomac Subregion Master Plan.
- **Trunk Sewer Right-of-Way:** Properties that the Piney Branch Trunk Sewer right-of-way either traverses or abuts, including properties adjacent to and commonly owned with these abutted or traversed properties as of December 3, 1991;
- **Prior Sewer Category Approvals:** Properties with approval or conditional approval for sewer categories S-1 or S-3 as of December 3, 1991;
- **Public Health Problems:** Properties with documented public health problems resulting from failed septic systems where the provision of public sewer service is logical, economical, and environmentally acceptable; or
- **Abutting Sewer Mains:** Properties that abut existing or approved sewer mains and which satisfy the policy requirements for Section II.G.3.: Community Service for Properties Abutting Community System Mains – Single Hookups for Only One Property. Applicants shall not use the provision of a single sewer hookup to support subdivision or resubdivision of these properties into more than one lot. (This condition does not restrict sewer service provided to properties satisfying condition ii., preceding.)
- **Cluster Development:** Properties zoned RE-2C located in the southeast corner of the intersection of Boswell Lane and Piney Meetinghouse Road which develop using the cluster method.

All other properties within the Piney Branch watershed are restricted from community sewer service, whether from the Piney Branch sewerage system or from other adjacent sewerage systems.

Developers seeking to subdivide parcels into building lots using community sewer service in the Piney Branch subwatershed are required to record, as a covenant running with the properties, the Piney Branch Sewer Agreement Recommendations as a condition for the approval of sewer categories S-1 or S-3. Properties established prior to 1988, and for which only a single sewer connection is sought, are exempt from this requirement. Contact DEP staff (see Appendix D) for copies of the draft covenant and the required recommendations.

Figure C-F11: Piney Branch Watershed and Restricted Sewer Service Area



II.M.: Potomac Area RE-1 and RE-2-Zoned Properties

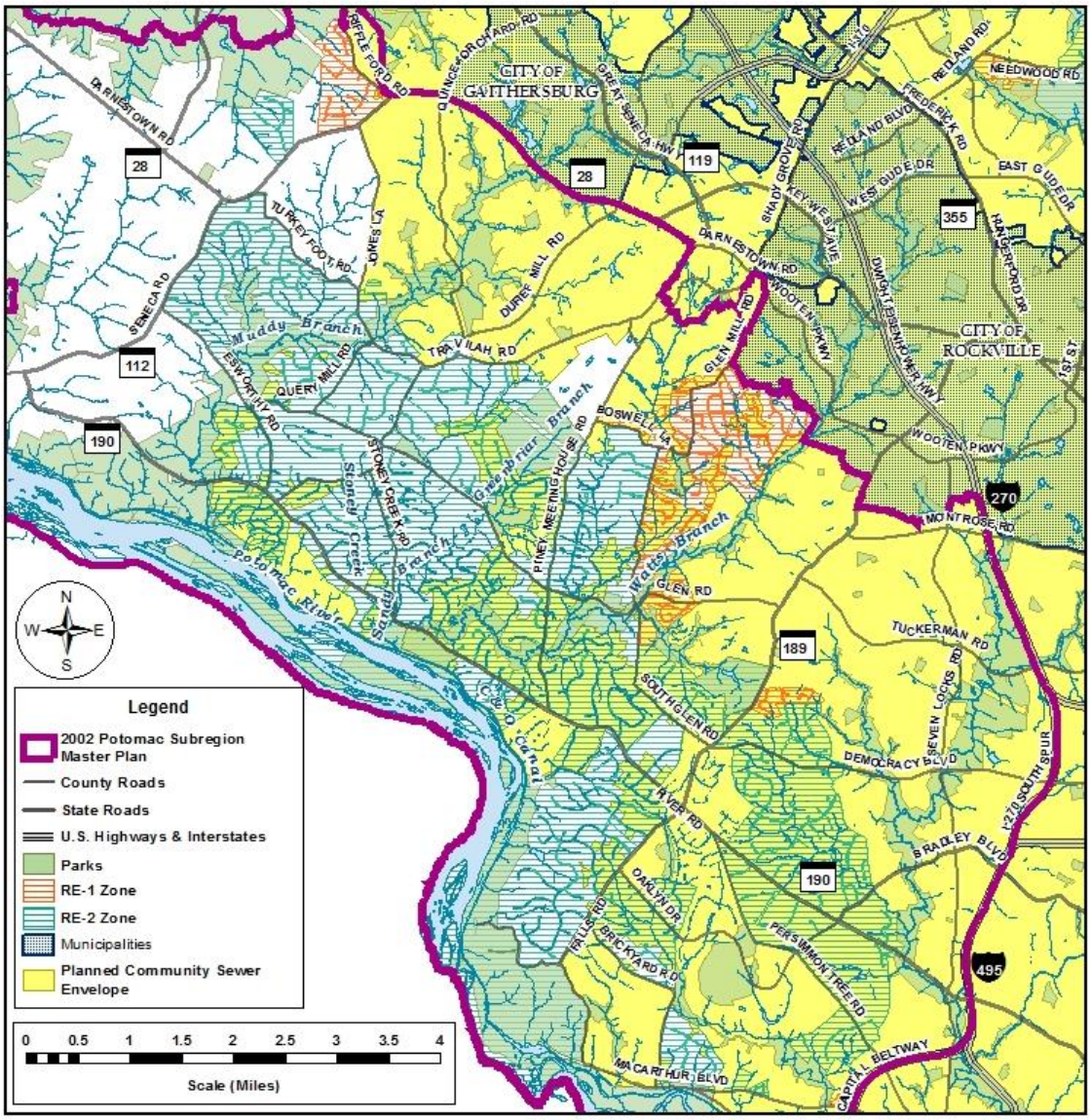
Special Community Sewer Service Policy: Recommended by the 2002 Potomac Subregion Master Plan

Subject Area: Properties zoned RE-1 or RE-2 at the edge or "periphery" of the master plan's recommended community sewer service envelope

Service Recommendation & Comments: The master plan's recommendations concerning for community sewer service properties zoned for rural estate development (RE-1 and RE-2) depart from those in the 1980 master plan. The previous master plan had allowed for the consideration of sewer service for rural estate zones. The 2002 master plan follows in line with the Water and Sewer Plan's general service policies for rural estate zones. However, the new master plan also recognizes that before 2002, the approval and provision of community sewer service within these zones occurred on a case-by-case basis, resulting in an irregular sewer service envelope. The master plan recommends that RE-1- and RE-2-zoned properties located at the edge or periphery of the recommended community sewer envelope may be *considered* for community sewer service on a case-by-case basis. In such cases,

- The property under consideration must abut or confront another property within the master plan's designated sewer service envelope.
- The extension of community sewer service is intended to follow existing public rights-of-way and must not affect streams, stream valley buffers, or other environmentally-sensitive areas.

Figure C-F12: Potomac Area Community Sewer Envelope and RE-1 and RE-1 Zones



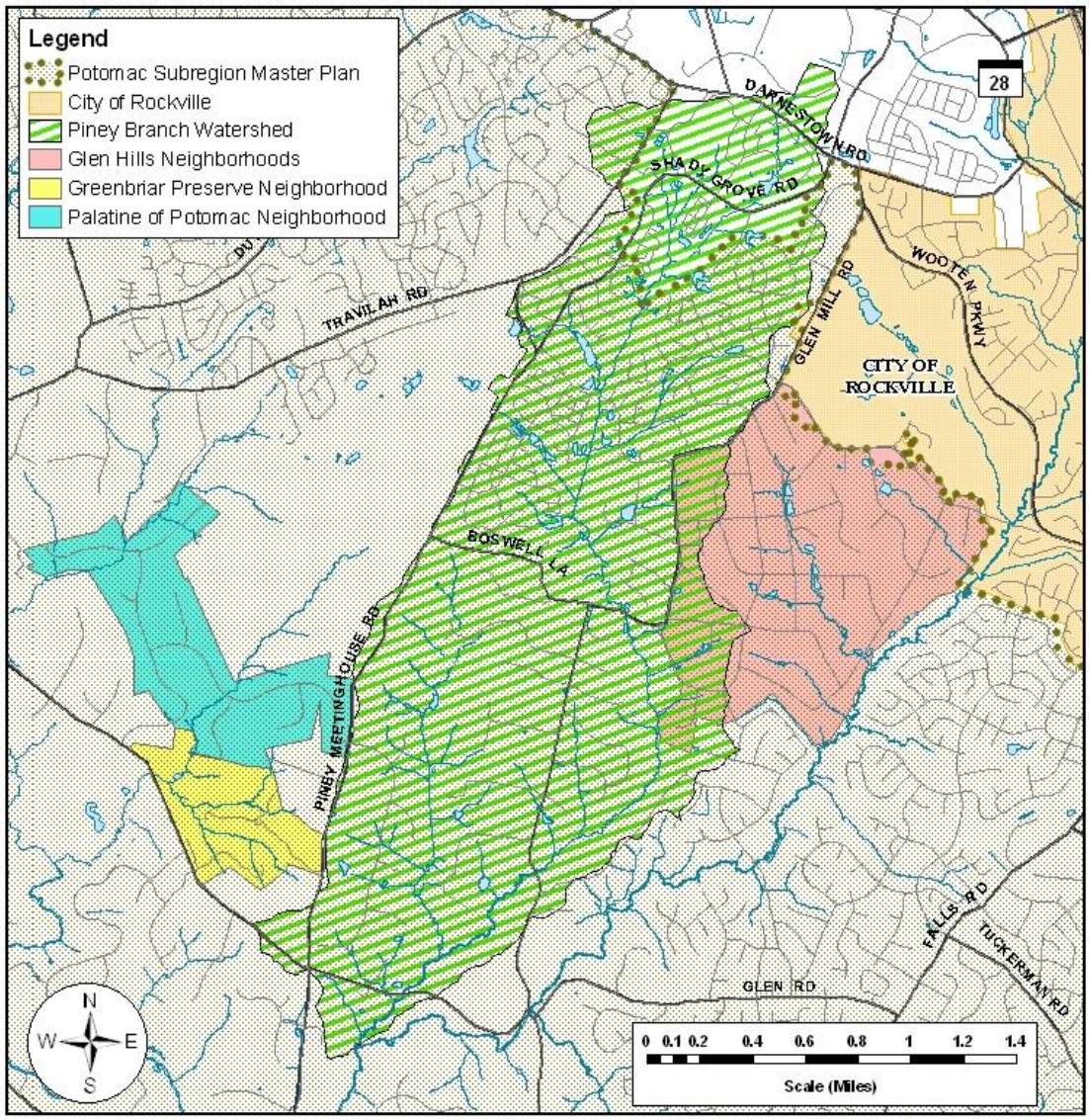
In addition to the preceding essential requirements, several years of experience implementing this policy have resulted in the acceptance of guidelines that further refine the evaluation of and recommendations for potential cases.

- Properties that confront the sewer envelope across broad public rights-of-way should also be in relatively close proximity to other properties approved for sewer service on their own side of that right-of-way.
- The selection of sewer main extensions, wherever possible, should minimize the number of properties abutting new sewer main extensions

Note that the 2002 master plan specifically recommends excluding properties within or at the edge of the following neighborhoods from the use of this policy (see Figure C-F13):

- The Glen Hills neighborhoods
- The Piney Branch subwatershed
- The Palatine of Potomac neighborhood
- The Greenbriar Estates neighborhoods.

Figure C-F13: Peripheral Sewer Service Policy Exclusion Areas



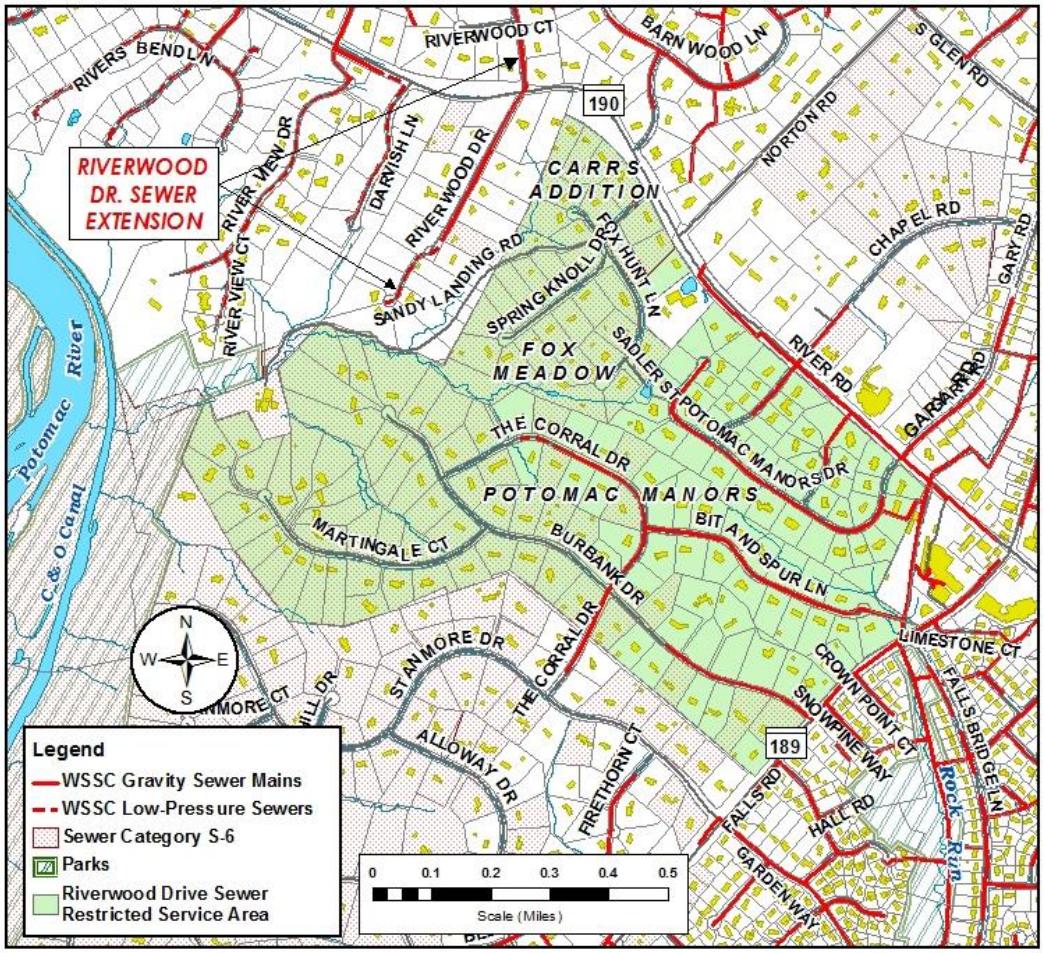
II.N. Riverwood Drive

Restricted Sewer Service Area: Established by Council Resolution 13-1205 (3/10/98)

Subject Area: Potomac Manors, Fox Meadow, and Carr's Addition subdivisions.

In March 1998 under CR 13-1205, the County Council approved the extension of community sewer service to properties located along Riverwood Drive south of River Road in Potomac (see Figure C-F14). In approving this service, the Council restricted the number of sewer hookups allowed for the Kitchen Property located at the southern end of the street, and further restricted the sewer main extension from serving properties in nearby neighborhoods in order to limit the extension of sewer service in the areas zoned for two-acre development south of River Road. Except where community service is required to relieve public health problems, the Riverwood Drive sewer main, and potential future extensions from that main, are restricted from serving the following subdivisions: Potomac Manors, Fox Meadow, and Carr's Addition.

Figure C-F14: Riverwood Drive Sewer Restricted Service Area



II.O.: Sandy Spring and Ashton Area

Rural Village Overlay (RVO) Zone Special Community Water and Sewer Service Area: Recommended by the 1998 Sandy Spring – Ashton Master Plan.

Subject Area: Sandy Spring and Ashton along MD Route 108

Service Recommendation & Comments: The RVO Zone is a floating zone applied to specific development projects in the Sandy Spring and Ashton areas to improve and provide for more flexible site design and to provide for smaller lots without increasing density. Base zoning under the floating zone varies, and not all have zoning suitable for community service. (For example, RC-zoned properties are not usually eligible for community sewer service.) However, the master plan calls for the provision of community water and sewer

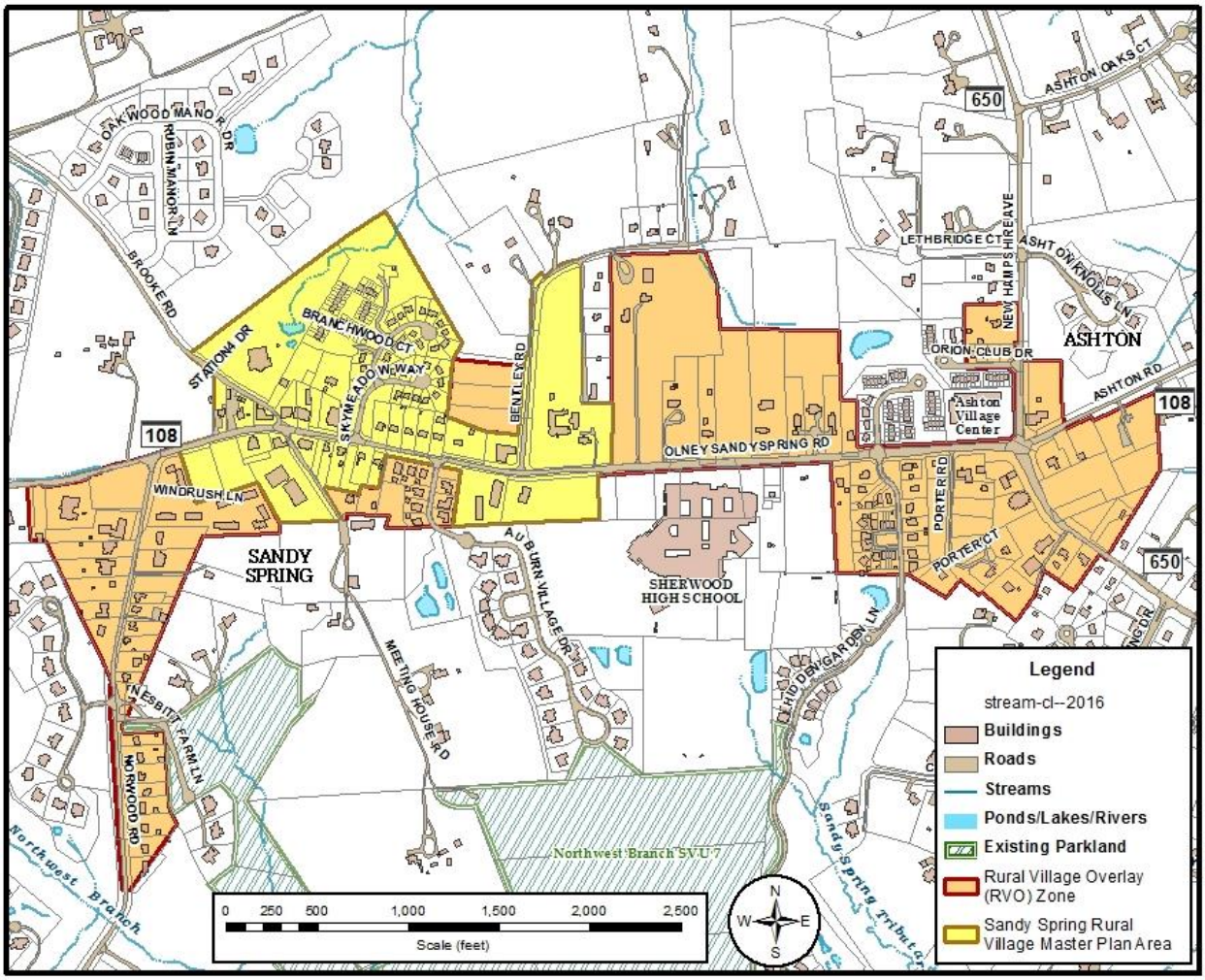
service to support development using the RVO Zone standards. Service area changes in some cases will need to be conditioned and restricted on the use of the RVO Zone standards. (See Figure C-F15.)

Sandy Spring Rural Village Special Community Water and Sewer Service Area: Recommended by the 2015 Sandy Spring Rural Village Master Plan.

Subject Area: Sandy Spring Rural Village Master Plan area

Service Recommendation & Comments: The 2015 master plan update for Sandy Spring reconfirms the water and sewer service recommendations established by the previous 1998 master plan. Specifically, the 2015 master plan recommends, "Provide [community] water and sewer to commercial, mixed commercial/residential and residential uses within the Plan area." The 2015 master plan supersedes the previous master plan, and therefore, both special community service areas are shown on the following figure, C-F15.

Figure C-F15: Sandy Spring & Ashton Area



II.P.: Southeast Quadrant of Olney

Restricted Community Sewer Service Area: Recommended by the 2005 Olney Master Plan

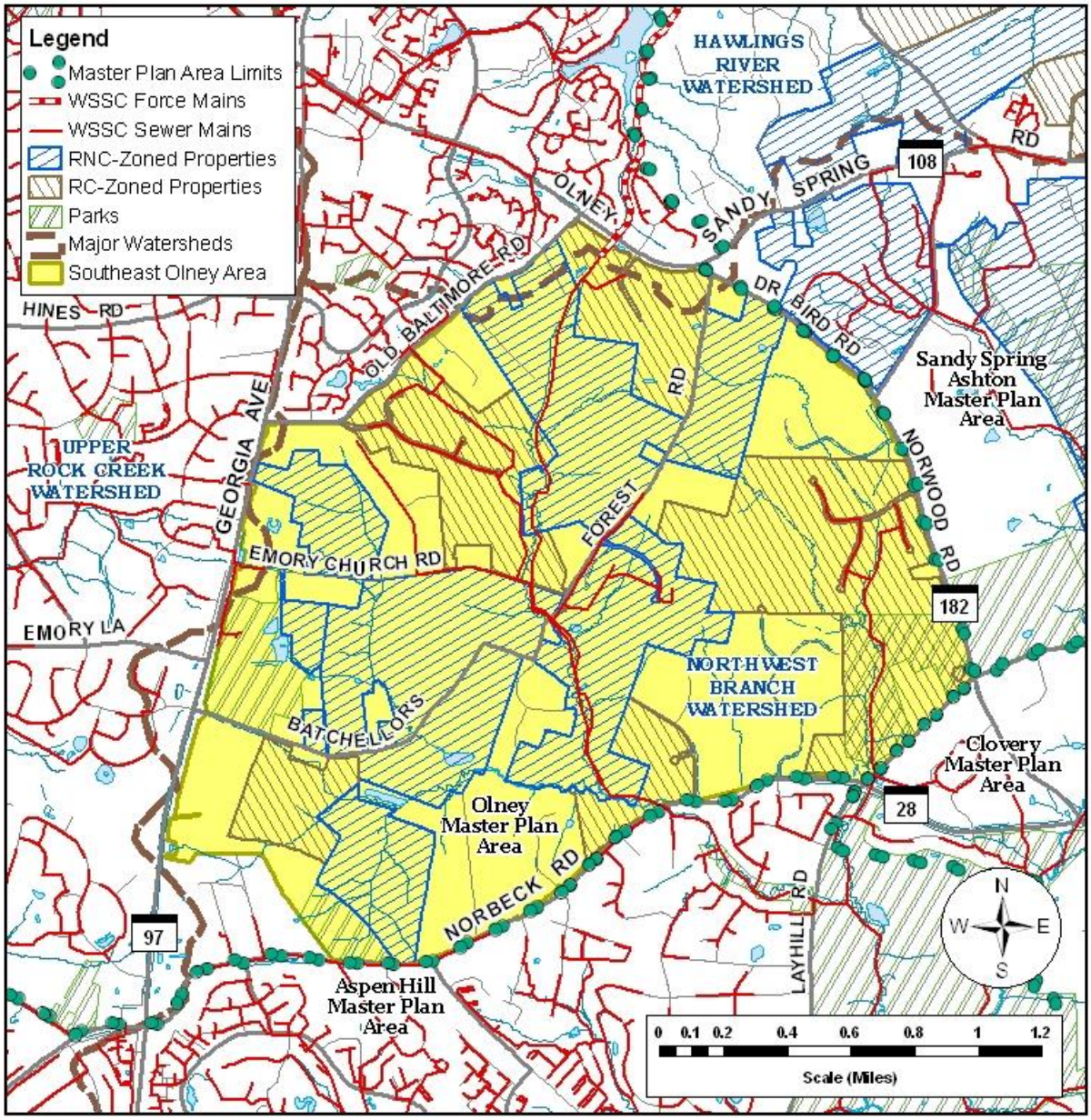
Subject Area: Bounded by:

- Georgia Ave. (MD 97) and Old Baltimore Rd. to the west
- Olney Sandy Spring Rd. (Rte. 108) to the north
- Norwood Rd. and Dr. Bird Rd. to the east
- Norbeck Rd. (MD 28) to the south

Service Recommendation & Comments: The master plan recommends community water and sewer service for certain properties zoned Rural Neighborhood Cluster (RNC) located in this area of Olney. However, the master plan emphasizes the need to avoid the construction of new sewer main extensions along undisturbed tributaries of Northwest Branch. The RNC-zoned sites, and the areas intended for optional-method cluster development, were selected in part to allow for optimizing the use of gravity sewer service extensions to existing sewer mains while protecting stream valleys.

Under the 1980 master plan, properties in this area could receive community sewer service only if they were rezoned (as part of the Olney sectional zoning map amendment) from RE-2 to Rural Cluster (RC) and if projects used the RC cluster development option. To allow other properties to use this option, the Council created the Low Density Rural Cluster (LDRC) Zone, a floating zone that could be applied to specific properties. The Council removed this recommendation from the 2005 master plan, and rezoned to RC the few properties previously zoned LDRC.

Figure C-F15: Southeast Quadrant of Olney



II.Q.: Upper Paint Branch Special Protection Area

Upper Paint Branch SPA Sewer Service Area: Recommended by the 1997 Cloverly and 1997 Fairland Master Plans

Subject Area: Areas zoned RE-1 located within the Upper Paint Branch Special Protection Area/Environmental Overlay Zone (See Figure C-F17).

Service Recommendation & Comments – Cloverly Master Plan: The master plan recommends that community sewer service may be considered where logical and economical, and where the provision of community service provides an environmental benefit over development occurring using on-site septic systems. This condition is usually evaluated as part of the subdivision plan review.

Service Recommendation & Comments – Fairland Master Plan: The master plan recommends that community sewer service may be considered where logical, economical, and environmentally acceptable.

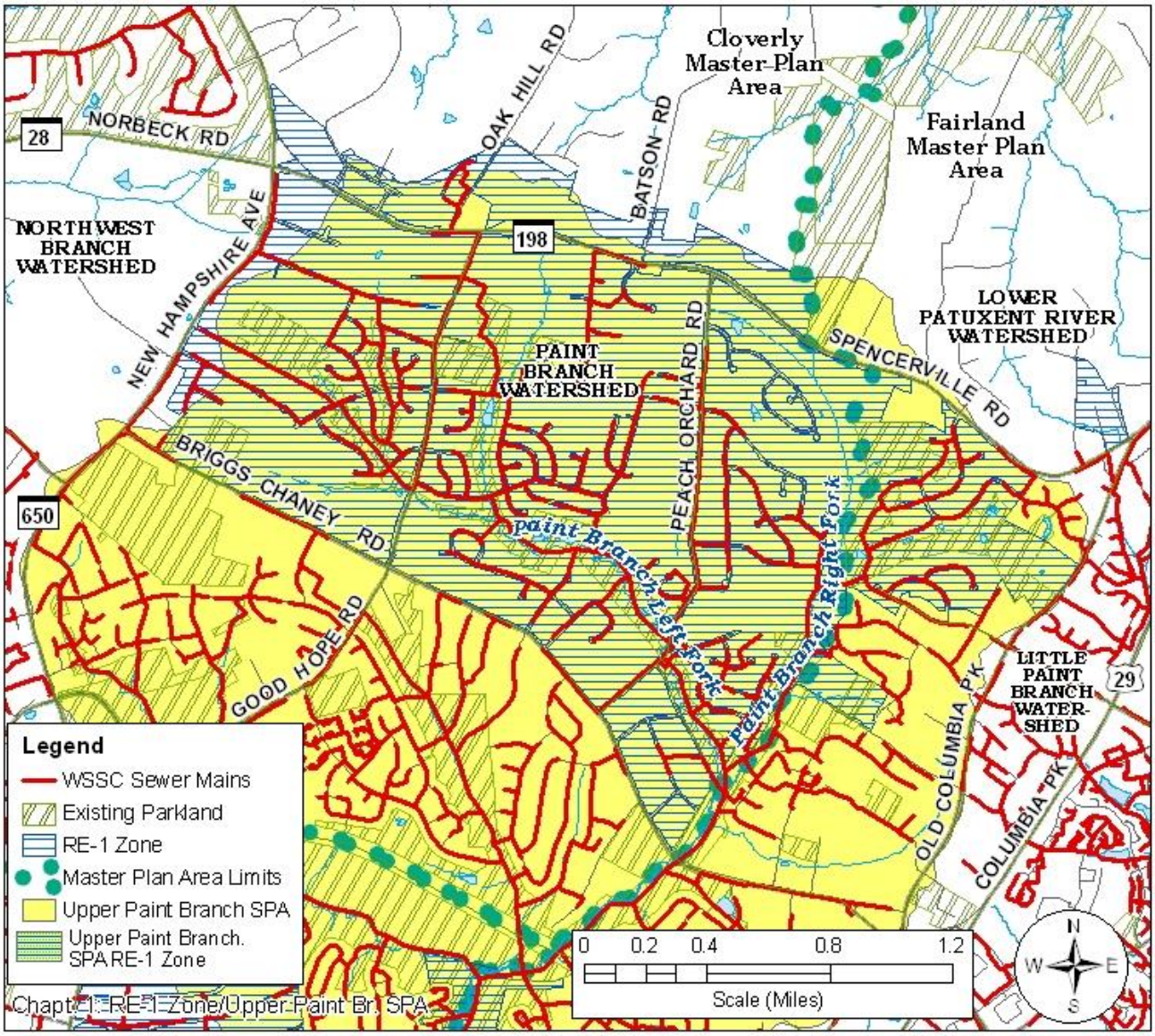



Figure C-F17: Upper Paint Branch Special Protection Area