Resolution No.: 15-1638
Introduced: October 17, 2006
Adopted: October 17, 2006

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

By: County Council

SUBJECT: Amendment to the Comprehensive Water Supply and Sewerage Systems Plan: WSSCR-06A-OLN-01, Elizabeth Hyde, Thomas Hyde, and Henry Hyde

Background

1. Section 9-501 et seq. of the Health-Environmental Article of the Maryland Code, requires the governing body of each County to adopt and submit to the State Department of the Environment a comprehensive County Plan, and from time to time amend or revise that Plan for the provision of adequate water supply systems and sewerage systems throughout the County.

2. In accordance with the State law on December 30, 1969, by Resolution No. 6-2563, the County Council adopted a Comprehensive Ten-Year Water Supply and Sewerage Systems Plan which was approved by the State Department of the Environment.

3. The County Council has from time to time amended the Plan.

4. A public hearing on WSSCR 06A-OLN-01 (Elizabeth Hyde, Thomas Hyde, and Henry Hyde) was held on July 18, 2006.

5. On, August 1, 2006 the County Council deferred action on WSSCR 06A-OLN-01 (Elizabeth Hyde, Thomas Hyde, and Henry Hyde) pending further work by the Planning Board and the applicant to reach consensus on a site plan that is consistent with the Olney Master Plan.

6. On September 28, 2006 the Planning Board recommended the Council approve the category change request with several conditions. The intent of the conditional approval would be to allow the preliminary plan review at the Planning Board to move forward where many of the issues associated with the development (such as the total number and location of units and the potential use of grinder pumps to serve these units) would be discussed.

7. Conditional approval by the Council should not be construed as supporting any particular outcome with regard to issues associated with the preliminary plan.

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Action

The County Council for Montgomery County, Maryland approves the following amendment:

WSSCR-06A-OLN-01, Elizabeth Hyde, Thomas Hyde, and Henry Hyde, Water and Sewer Categories to the Ten-Year Comprehensive Water Supply and Sewerage Systems Plan are approved as indicated in the attachments to this resolution.

This is a correct copy of Council action.

Linda M. Lauer, Clerk of the Council

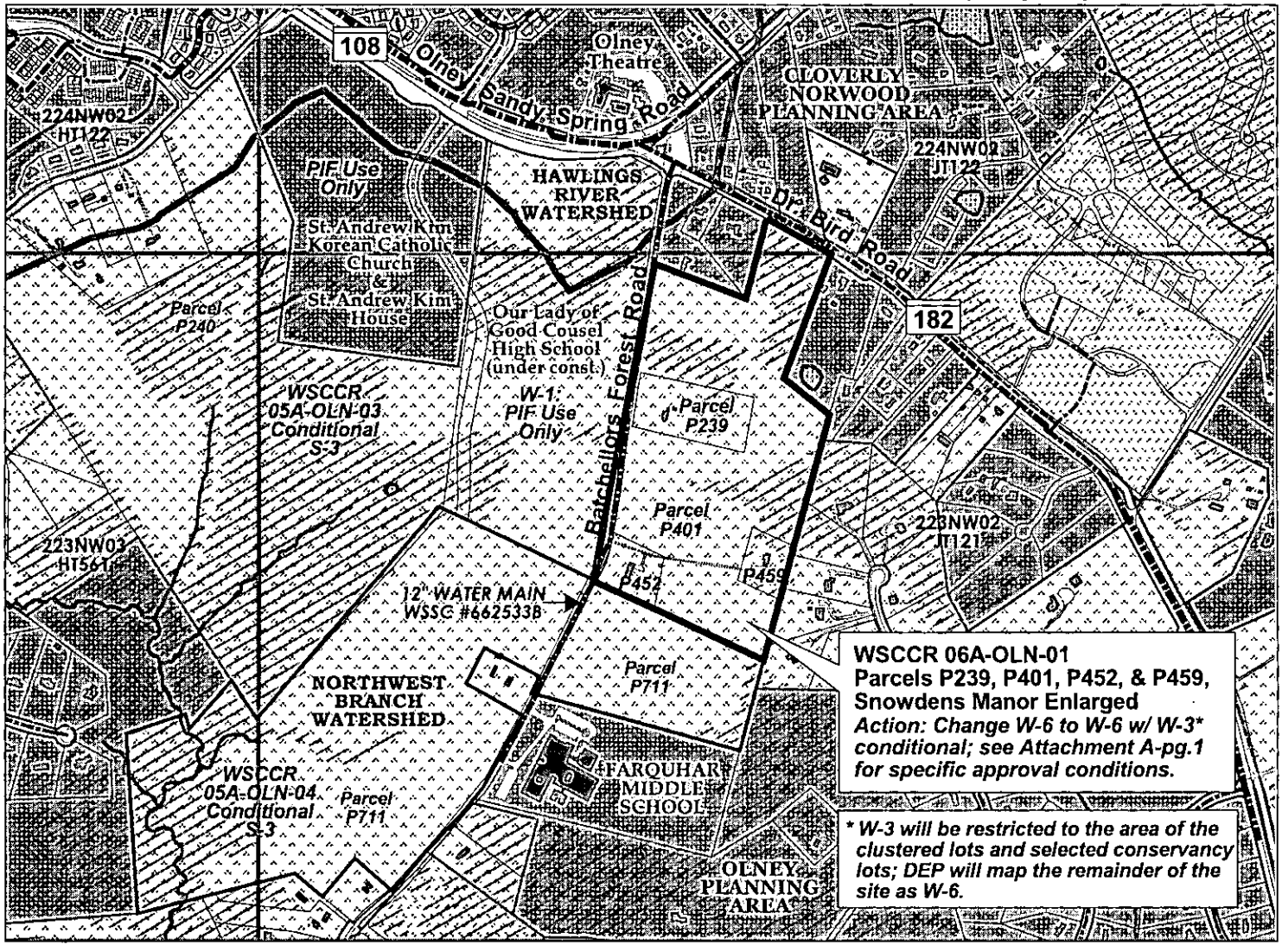
May 2006 Amendment Transmittal

Montgomery County uses water and sewer service area categories, in part, to identify those properties that should use public water and/or sewer service versus those that should use on-site systems, usually wells and/or septic systems. Categories 1 and 3 identify properties approved for public service. Categories 4 and 5 identify properties that currently should use on-site systems, but are proposed for public service within the ten-year scope of the Water and Sewer Plan. Category 6 identifies properties that should use on-site systems, where public service is not planned for at least the next ten years. Property owners file category change map amendment requests in seeking to move their property from one category to another, usually based on anticipated development plans. The following chart presents the County Council's actions on water/sewer category map amendment requests filed with DEP.

Comprehensive Water Supply and Sewerage Systems Plan: Water/Sewer Category Map Amendment

Map Amendment No. Applicant (Owner) Description & Location	Master Plan & Watershed Zoning & Acreage Site Development	Map Amendment Request: Service Area Categories Existing **Requested**	**County Council Action**
Olney Planning Area			
WSCCR 06A-OLN-01 **Elizabeth, Thomas & Henry Hyde** • Parcels P239, P401, P542 & P459, Snowdens Manor Enlarged • Map tile: JT121; 223NW02 • Southeast quadrant – intersection of Dr. Bird Rd. (MD 182) and Batchellors Forest Rd. *Previously deferred under CR 15-1588 (8/1/06).*	• Olney Master Plan (2005) • Northwest Branch Watershed (MDE Use IV) • RNC Zone; 46.28 ac. • Existing use: 3 existing homes and open space • Proposed use: residential – 31 lots (plan no. 7-20060100)	W-6 **W-3** S-6 **S-3**	**Maintain W-6 and S-6, with approval of W-3 and S-3 conditioned upon the Planning Board's approval of a preliminary plan that:** • **Uses the RNC optional cluster development method;** • **Fully satisfies each of the purposes and objectives of the RNC zone, the 2005 Olney Master Plan and the Rustic Road statute;** • **Provides sewer service only through access to an existing main to the west of the site; and** • **May utilize grinder pumps if the Planning Board finds the use appropriate and their use is consistent with WSSC policies. Such use must be minimized and limited to access the existing main to the west of the site.**

Water Service Area Categories Map
WSCCR 06A-OLN-01 (Elizabeth, Thomas & Henry Hyde)



1000 0 1000 2000 3000 4000 5000 Feet

MAP LEGEND

- Property (Apr. 2005)
- WSSC/GIS Tile Grid

Water Mains

- 8"- or Smaller-Dia. Mains
- 10" to 15"-Dia. Mains
- 16"- to 24"-Dia. (CIP) Mains
- 30",- to 42"-Dia, (CIP) Mains *
- 48"- or Larger-Dia. (CIP) Mains *
- * No Individual Connections
- Buildings
- Roads - Parking
- Watersheds
- Streams
- Ponds - Lakes
- Woodlands
- M-NCPPC Plannning Areas
- County - State - Federal Parks

Water Service Area Categories

- W-1
- W-3
- W-4
- W-5
- W-6

N W E S

June 2003 Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan

Water & Wastewater Policy Group
10/17/06 -- GIS Project File:
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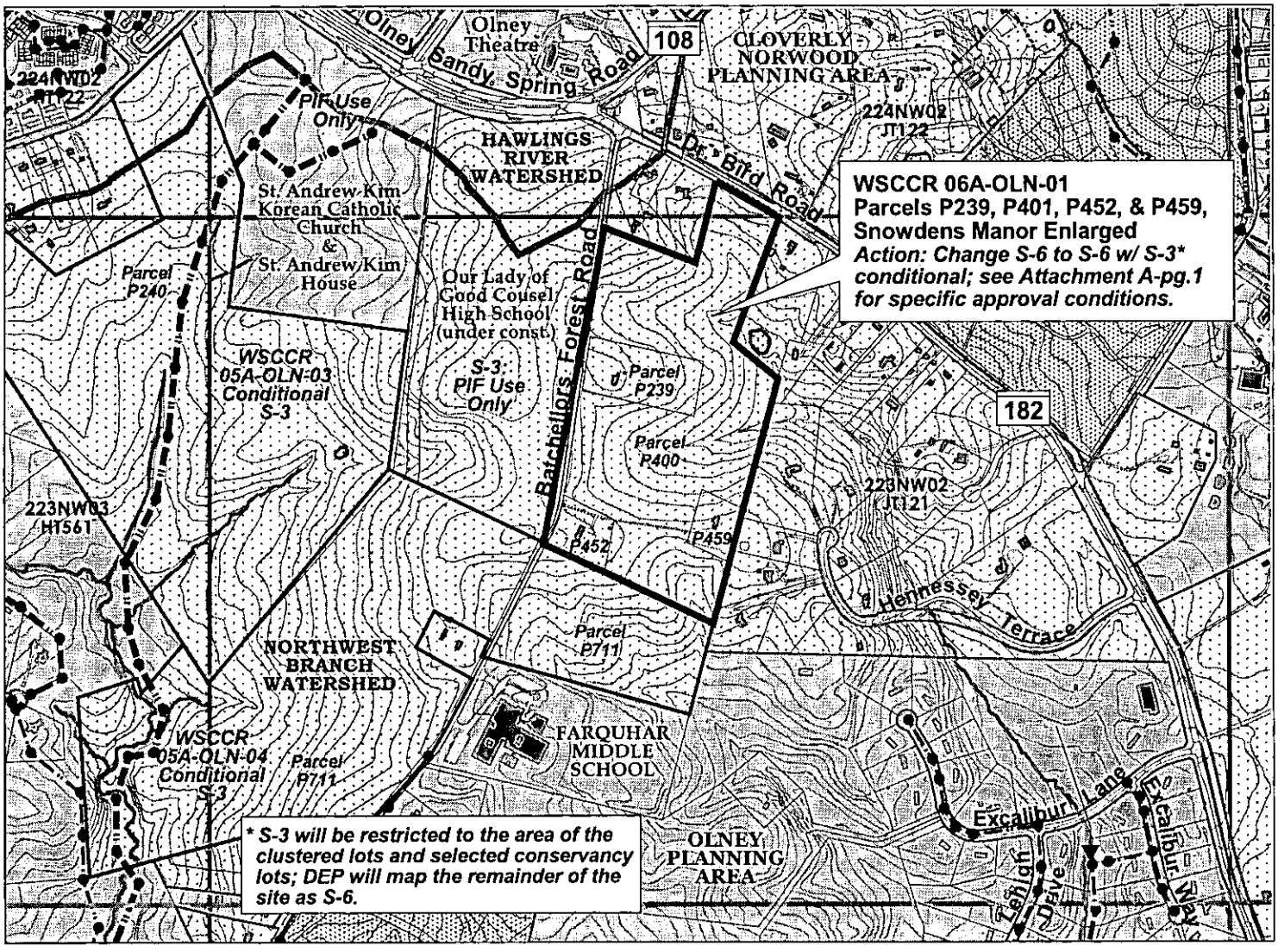
Sewer Service Area Categories Map
WSCCR 06A-OLN-01 (Elizabeth, Thomas & Henry Hyde)



1000 0 1000 2000 3000 4000 5000 Feet

MAP LEGEND
- Property (Apr. 2005)
- WSSC/GIS Tile Grid
- Sewer Manholes

Sewer Mains
- Small-Diameter, Low-Pressure Mains
- 6"- to 8"-Diameter Gravity Mains
- 10"- to 14"-Diameter Gravity Mains
- 15"- to 18"-Diameter (CIP) Trunk Mains
- 20"- to 42"-Dia. (CIP) Mains *
- 48"- or Larger-Diameter (CIP) Trunk Mains *
- * No Individual Connections
- Buildings
- Roads - Parking
- Topography (C.I. = 5 Feet)
- Watersheds
- Streams
- Ponds - Lakes
- M-NCPPC Plannning Areas
- County - State - Federal Parks

Sewer Service Area Categories (6/03)
- S-1
- S-3
- S-4
- S-5
- S-6

N W E S

June 2003 Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply and Sewerage Systems Plan

Department of Environmental Protection
Montgomery County Maryland

Water & Wastewater Policy Group
10/17/06 -- GIS Project File:
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