

Worksession

MEMORANDUM

February 3, 2015

TO: Transportation, Infrastructure, Energy & Environment Committee

FROM: *KL* Keith Levchenko, Senior Legislative Analyst

SUBJECT: **Worksession:** Amendment to the Comprehensive Water Supply and Sewerage Systems Plan: Water and Sewer Category Map Amendment for Ten Mile Creek Area

**Council Staff Recommendation:** Approve with Additional Language (see pages 5-6) in the Resolution

**Issues**

- Future Reversion to W-6/S-6 of RNC and non-RNC zoned properties (pages 2-3)
- Water and Sewer Category Recommendations (W-3/S-3 versus W-4/S-4) (page 3)
- Comprehensive Sewer Study (pages 3-6)
  - Public Input (page 4)
  - Environmental Concerns (pages 4-5)
  - Council Role (pages 5-6)

Attachments to this memorandum include:

- Draft Resolution (©A-B)
- County Executive Transmittal Memorandum (©C)
- Proposed Category Map Amendment – Executive Staff Report (©D-33)
- Planning Board Letter to the Council President (©34-37)
- Excerpt of Written Testimony from Cathy Wiss, Coordinator, Water Quality Monitoring Program, Audubon Naturalist Society (©38-39)
- Comprehensive Sewer Study Consultant Report Conceptual Alternative Maps and Summaries (©40-49)

Meeting Participants Include:

- Dave Lake, Special Assistant, Office of the Director, Department of Environmental Protection (DEP)
- Alan Soukup, Senior Planner, Water & Wastewater Policy Group, DEP
- Fred Boyd, Planner-Coordinator Area 3, Montgomery County Planning Department, Maryland-National Park and Planning Commission (M-NCPPC)
- Katherine Nelson, Planner-Coordinator, Montgomery County Planning Department, M-NCPPC

## Background

On December 3, 2014, the Council received a Comprehensive Water/Sewer Category Map Amendment for the Ten Mile Creek Limited Master Plan Amendment Area from the County Executive. The transmittal memorandum and Executive Staff report are attached beginning on ©C.<sup>1</sup> A draft resolution is attached on ©A-B.

This amendment (WSSCR/GWSMA 15-CKB-01G) is intended to implement the public water and sewer recommendations in the 2014 Ten Mile Creek Area Limited Amendment to the Clarksburg Master Plan and Hyattstown Special Study Area approved by the Council in April 2014 per Resolution 17-1048, consistent with the related sectional map amendment approved by the Council in September 2014 per Resolution 17-1215.<sup>2</sup>

This comprehensive amendment groups properties into areas with common characteristics, such as zoning and large development sites. Summary category change tables are attached on ©12-17. These tables include recommendations for category changes to W-3/S-3 where properties are planned to receive public water/sewer, affirms W-1/S-1 where properties are already approved for public water/sewer, and affirms W-6/S-6 where properties are assumed to remain on private, on-site wells and septic systems.

## Planning Board Review

On January 15, the Planning Board discussed this amendment request and recommended approval (see ©34-37).<sup>3</sup> Planning Board staff found that the amendment's proposed category changes by property are consistent with the Ten Mile Creek Limited Master Plan approved by the Council in April 2014.

### Future Reversion of Open Space Properties Back to W-6/S-6

One issue that was discussed at the Planning Board was whether the Water/Sewer Amendment should include language noting that open space areas created from the East Overlay Zone should have their respective water/sewer categories later reverted back to W-6/S-6. The Executive Staff report's draft resolution language includes reverting back to W-6/S-6 the open space properties carved out of RNC-zoned areas (see Area E recommendation footnote on ©16). This reversion is consistent with how other RNC-zoned developments have been addressed elsewhere in the County. This reversion provides an extra level of assurance that these areas are not intended to develop on public water/sewer in the future.

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<sup>1</sup> The Executive Staff report includes color maps. A full color version of the Executive Staff report is included in the downloadable version of the February 5 Council Staff packet, which is available at the County Council website at: <http://www.montgomerycountymd.gov/council/packet/index.html>.

<sup>2</sup> Resolution 17-1048 is available for download at:

[http://www.montgomerycountymd.gov/COUNCIL/Resources/Files/res/2014/20140401\\_17-1048.pdf](http://www.montgomerycountymd.gov/COUNCIL/Resources/Files/res/2014/20140401_17-1048.pdf).

Resolution 17-1215 is available for download at:

[http://www.montgomerycountymd.gov/COUNCIL/Resources/Files/res/2014/20140916\\_17-1215.pdf](http://www.montgomerycountymd.gov/COUNCIL/Resources/Files/res/2014/20140916_17-1215.pdf).

<sup>3</sup>The Planning Board staff memorandum on the amendment request is available for download from the Planning Board website at:

[http://www.montgomeryplanningboard.org/agenda/2014/documents/GeneralWater\\_SewerCategoryAmendment\\_000.pdf](http://www.montgomeryplanningboard.org/agenda/2014/documents/GeneralWater_SewerCategoryAmendment_000.pdf).

The Planning Board opted not to pursue the category 6 reversion concept for the East Overlay Zone open space areas, since this approach was not explicitly called for in the Master Plan. However, language consistent with that recommended for the RNC-zoned area west of I-270 could be applied to projects using cluster development under the East Environmental Overlay Zone. Such language would work to ensure similar open space protections apply throughout the Ten Mile Creek Limited Master Plan area by the use of service area category mapping.

**Council Staff is supportive of this approach and has asked DEP staff to draft suggested resolution language to assume future category change reversions in the East Overlay Zone areas.**

### **Public Hearing and Written Testimony**

The Council held a public hearing on January 20, 2015 and has also received a substantial amount of testimony on this issue. Most of the comments express concern focusing on the ongoing comprehensive sewer study being done by Washington Suburban Sanitary Commission (WSSC) and Department of Environmental Protection (DEP) staff. T&E Committee Chair Berliner noted at the public hearing that the Council needed a better understanding of the sewer study process and its relationship to the sewer amendment before the Council. The sewer study is discussed in more detail below.

#### Water and Sewer Category Recommendations

Some comments suggested that a W-4/S-4 category would be more appropriate at this time (rather than W-3/S-3) based on the State definitions for each category (see ©ii) and the timeframe assumed for future development in Ten Mile Creek.

However, DEP staff have clarified that the County has not approved properties for W-4/S-4 for several decades because of how the development process has evolved over time in Montgomery County. The W-3/S-3 categories are used for properties approved for public service but which require infrastructure improvements (such as sewer extensions and pump stations) to provide the service.

These categories are later administratively changed to W-1/S-1 when the water and sewer lines are available for connection to the properties. The timeframe for how long a property may stay in W-3/S-3 can range from a period of months to many years. **Council Staff concurs with the Executive's use of W-3/S-3 in the Ten Mile Creek Water/Sewer amendment resolution.**

**In the context of the Water/Sewer amendment before the Council now, Council Staff believes the major issues of concern have to do with the ongoing comprehensive sewer study (see below) and not the category change recommendations per se. The comprehensive sewer study is discussed in more detail below.**

### **Comprehensive Sewer Study**

#### Background

Consistent with Council Resolution 17-1048, WSSC staff, in partnership with DEP staff, are working on a "Clarksburg - Ten Mile Creek Area Sewer Facility Study". A Citizens Advisory Committee (CAC) is being formed to solicit comments and suggestions from interested parties, with a

goal of coming to consensus on a comprehensive sewer infrastructure concept for the Ten Mile Creek area. The Council will be briefed on the results of this work later this spring.

A consultant report<sup>4</sup> identified five alternatives (see maps and summary tables on ©40-49) with Alternative One involving one new pump station (on the Pulte/King property) and Alternatives Two through Five involving two to five pump stations respectively.

As noted on the summary charts, as the number of pump stations used goes up, the linear feet of gravity sewer drops substantially, as does the environmental impact of these gravity mains. However, pump stations involve upfront capital costs as well as higher ongoing operating costs, plus potential impacts from construction and long-term site access. Also, the linear feet of force main increases with the number of pump stations. After an initial review, DEP and WSSC staff agreed that Alternatives One and Two (the options with the most linear feet of gravity sewer main) should be dropped from further review because of the significant length of gravity sewer assumed within buffer zones. Alternatives Three, Four, and Five will be further studied (and possibly revised) as will any new options the CAC wishes to consider.

### Public Input

Some groups and individuals expressed concern that the comprehensive sewer study had progressed too far before public input had been sought and that WSSC and DEP should consider other sewer alternatives beyond those identified by the consultant.

WSSC and DEP staff noted at the Planning Board meeting, and again at the Council's public hearing, that they are forming a Citizens Advisory Committee (CAC) and that this group will review the conceptual alternatives already developed as well as any additional ideas the CAC wishes to consider. DEP staff have also noted that future briefings will be provided to the Planning Board and the Council as the comprehensive sewer study progresses.

**Council Staff is satisfied, based on statements made by WSSC and DEP staff, that substantive public input will happen and that the CAC will not be constrained by the alternatives WSSC has already developed. In fact, the initial alternatives have helped identify some of the key issues for CAC discussion (such as the number and location of pump stations, potential gravity and pressure sewer alignments, and potential impacts to Ten Mile Creek and its buffer areas). Both the Council and the Planning Board will get future briefings on this study effort. The issue of whether there has been sufficient opportunity for public input can be reconsidered at that time.**

### Environmental Concerns

The Council has received a substantial amount of correspondence from environmental groups and individuals expressing concern with the potential environmental impacts of all five of the alternatives identified so far.<sup>5</sup> They have suggested the Council adopt the following sewer policies:

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<sup>4</sup> The purpose of the study is to look at various alternatives for providing sewer service in a logical, economical, and environmental manner to all properties approved for sewer in the Ten Mile Creek area. The initial consultant report is available for download at the WSSC website at: <http://www.wsscwater.com/home/jsp/content/ten-mile-creek.faces>.

<sup>5</sup> Each of the five alternatives assume to serve all of the potential developable portions of the properties. However, the RNC zoned areas and the environmental overlay zones call for a substantial amount of open space to be set aside. This means that the initial alternatives show sewer extensions in some areas where there would likely not ultimately be development. As

1) prohibit “placing sewer infrastructure in the creek, its tributaries, or other water resources”; 2) “a satisfactory showing of minimal disturbance to environmental buffers”; and 3) “consideration of a full range of sewer technologies for the maximum protection of the creek.” (See ©38-39 for public hearing testimony excerpt from Cathy Wiss of the Audubon Naturalist Society.)

**To address the environmental concerns raised, Council Staff suggests the following language be added to the “Background” and “Action” sections of the resolution as shown below:**

#### ***Background***

9. *Consistent with Council Resolution 17-1048, the Washington Suburban Sanitary Commission, in partnership with the Montgomery County Department of Environmental Protection, has initiated a comprehensive study to identify how to extend public sewer service to the Ten Mile Creek Limited Master Plan area in a logical, economical, and environmental manner. The Ten Mile Creek Limited Master Plan recommends that sewer main alignments and pumping stations be located so as to “minimize, as feasible, disturbance of environmental buffers and forested areas.”*

#### ***Action***

*The County Council expects the Washington Suburban Sanitary Commission’s comprehensive sewer study of the Ten Mile Creek Limited Master Plan area, to review all feasible alternatives for the maximum environmental protection of the area that: 1) avoid, unless technologically infeasible, placing sewer infrastructure in Ten Mile Creek, its tributaries, or other water resources; 2) minimize, to the maximum extent feasible, disturbance to environmental buffers; and 3) consider a full range of sewer technologies. Only capital projects that satisfy the Master Plan’s recommendation for service, while minimizing environmental impacts to Ten Mile Creek, consistent with the Master Plan, will be approved by the Council.*

**This language is consistent with the Master Plan language and provides a clear expectation that the CAC, and ultimately the Council, will need to assess how well the comprehensive sewer plan meets the Master Plan goal of minimizing impacts to Ten Mile Creek.**

#### **Council Role**

Another question raised at the public hearing, related to the environmental concerns noted above, is whether by approving the category changes, the Council may be ceding any future decision-making role in the implementation of sewer extensions within the Ten Mile Creek area to WSSC and DEP.

Councilmembers approved a complex set of Master Plan recommendations intended to protect Ten Mile Creek. While these recommendations assume public sewer extensions for a number of properties, Councilmembers understandably want to ensure that the extension of sewer itself is managed in such a way as to protect Ten Mile Creek to the maximum extent possible.

The Council typically does not involve itself in water/sewer implementation studies, except in cases where a specific property owner seeking a category change before the Council has multiple well-identified options for extending water/sewer to the subject property. In some past cases, the Executive has recommended, and the Council has approved, category changes with language noting which water/sewer alignment is to be used.

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these alternatives are further reviewed, WSSC and DEP staff can compare these alternatives to the Master Plan assumptions and refine the alternatives or create new alternatives as needed to better reflect what would likely need to be built.

The challenge at this stage of the Ten Mile Creek sewer study process is that any sewer alternatives are conceptual at this time. Even the major sewer alignments and pump station locations are likely to be modified (or perhaps eliminated) as actual development plans for the specific properties are developed. However, individual developments cannot move forward until an overall sewer concept is developed.

Ultimately, the Council will need to approve capital projects within the WSSC CIP for the capital sized water and sewer mains and any new pump stations in the Ten Mile Creek area to be built. Therefore, if the Council were unhappy with the results of the sewer study, the Council could make clear to its WSSC Commissioners that these capital projects are not ready for consideration and will not be supported by the Council until an acceptable sewer concept is finalized. This fact is reiterated in the additional resolution language Council Staff recommended earlier.

### **Council Staff Recommendation**

**Council Staff recommends approval of the Water/Sewer Map Amendment as transmitted by the County Executive (with the language noted earlier regarding the reversion of open space areas back to W-6/S-6). Council Staff also recommends additional language in the approval resolution (noted earlier) to address concerns raised about the ongoing comprehensive sewer study and the initial sewer alternatives identified by WSSC.**

#### **Attachments**

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Resolution No.: \_\_\_\_\_

Introduced: \_\_\_\_\_

Adopted: \_\_\_\_\_

**COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND**

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By: County Council

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**SUBJECT:** Comprehensive Water/Sewer Category Map Amendment for the Ten Mile Creek Limited Master Plan Amendment Area

**Background**

1. Section 9-501 et seq. of the 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. Section 9-507 of the Environmental Article of the Maryland Code provides that the Maryland Department of the Environment (MDE) has 90 days to review a county governing body's action to amend the County's Water and Sewer Plan. Upon notice to the County, MDE may extend that review period for another 90 days, if necessary. At the conclusion of this review, MDE must either approve or reject the Council's action on each of these amendments, or the action is confirmed by default. Any action approved or taken by this resolution is not final until that action is approved by the MDE or the period for final MDE action has expired.
3. 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.
4. The County Council has from time to time amended the Plan.
5. On December 3, 2014, the County Council received a recommendation from the County Executive regarding a comprehensive water/sewer category map amendment for the Ten Mile Creek Limited Master Plan Amendment Area.
6. Recommendations on this amendment were solicited from the Maryland-National Capital Park and Planning Commission and Washington Suburban Sanitary Commission Staff.

(A)

7. A public hearing was held on January 20, 2015.
8. The Transportation, Infrastructure, Energy & Environment Committee discussed these amendments on February 2, 2015.

**Action**

The County Council for Montgomery County, Maryland approves an amendment to the Ten-Year Comprehensive Water Supply and Sewerage Systems Plan as shown in the attachments to this resolution.

This is a correct copy of Council action.

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Linda M. Lauer, Clerk of the Council

(B)

ENV & ENERGY



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OFFICE OF THE COUNTY EXECUTIVE  
ROCKVILLE, MARYLAND 20850

Isiah Leggett  
County Executive

RECEIVED  
MONTGOMERY COUNTY  
COUNCIL

MEMORANDUM

December 3, 2014

TO: George Leventhal, President, Montgomery County Council

FROM: Isiah Leggett, Montgomery County Executive 

SUBJECT: Transmittal of and Recommendations on the Ten Mile Creek Area Proposed Comprehensive Amendment to the Ten-Year Water Supply and Sewerage Systems Plan

Pursuant to the requirements of the Environmental Article, Sections 9-503 through 9-506 and 9-515 through 9-516, of the Annotated Code of Maryland, I am transmitting my recommendation for a proposed amendment to the County's *Comprehensive Water Supply and Sewerage Systems Plan*. This amendment proposes comprehensive water and sewer category changes consistent the recommendations provided in the Ten Mile Creek Limited Master Plan Amendment (2014) and consistent with the adopted policies and guidelines included in the *Water and Sewer Plan*. The recommendations and supporting documentation addressing this amendment are included in the attached staff report.

Staff from DEP will be available to discuss this amendment at worksessions with the Transportation, Infrastructure, Energy, and Environment Committee and with the full Council.

IL:as

Attachment

cc: Jay Sakai, Director, Water Management Administration, Maryland Department of the Environment  
 Richard Eberhart Hall, Secretary, Maryland Department of Planning  
 Casey Anderson, Chair, Montgomery County Planning Board  
 Jerry Johnson, General Manager, Washington Suburban Sanitary Commission  
 Fariba Kassiri, Acting Director, Department of Environmental Protection  
 Diane Schwartz Jones, Director, Department of Permitting Services



**Proposed Amendment:  
Montgomery County  
Comprehensive Water Supply  
and Sewerage Systems Plan**

**County Executive's  
December 2014 Amendment Transmittal  
to the County Council**

**COMPREHENSIVE WATER/SEWER CATEGORY MAP  
AMENDMENT FOR THE TEN MILE CREEK LIMITED  
MASTER PLAN AMENDMENT AREA (2014)**

**Executive Staff Report  
(12/2/14)**

**Montgomery County  
Comprehensive Water Supply and  
Sewerage Systems Plan  
Proposed Category Map Amendment**

**County Executive's November 2014  
Amendment Transmittal to the  
County Council**

- **Comprehensive Water/Sewer Category Change For the  
Ten Mile Creek Limited Master Plan Amendment Area**

**Prepared by  
The Department of Environmental Protection  
Fariba Kassiri, Acting Director  
David Lake, Manager, Water and Wastewater Policy Group  
Alan Soukup, Senior Planner, Water and Wastewater Policy Group**

**We acknowledge and appreciate the assistance of the following  
agencies in the preparation of this amendment packet:**

**Washington Suburban Sanitary Commission  
Maryland - National Capital Park and Planning Commission  
Montgomery County Department of Permitting Services**

**COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS**  
**County Executive’s December 2014 Transmittal Packet**  
**General Water/Sewer Category Amendment 15-CKB-01G: ten Mile Creek Master Plan Area**

**Executive Summary: Proposed Comprehensive Map Amendment And Recommendations**

Plan Amendment No.	Proposed Category Changes	Executive Recommendation & Policy Summary
<b>CLARKSBURG PLANNING AREA</b>		
<b>WSCCR/GWSMA 15-CKB-01G</b> <b>Initiated by Mont. Co. DEP</b> Ten Mile Creek Limited Master Plan Amendment Area (2014) Clarksburg Master Plan Area (1994)	<i>See table starting on pg. 12 and category maps starting on pg. 18</i>	<b>Approve water and sewer categories as recommended in the following staff report.</b>  The recommendations provided in this amendment are consistent with Water and Sewer Plan policies, existing zoning, and master plan recommendations.

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**COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS**  
**County Executive's December 2014 Transmittal Packet**  
**General Water/Sewer Category Amendment 15-CKB-01G: ten Mile Creek Master Plan Area**

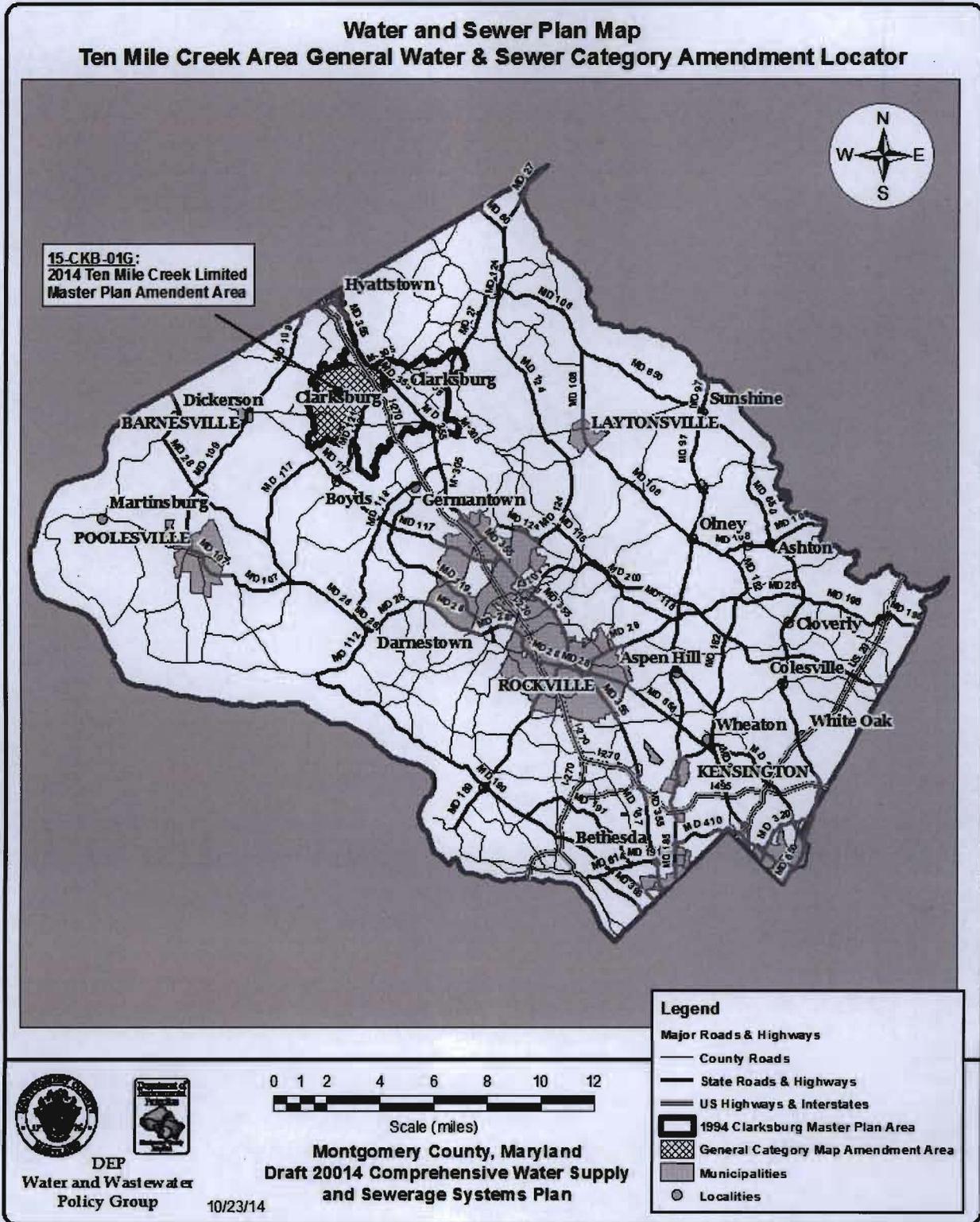
**WATER/SEWER SERVICE AREA CATEGORIES INFORMATION**

The Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan designates water and sewer service area categories for each property within the county. These service area categories determine a property's eligibility to receive public water and/or sewer service or to use private, on-site wells and/or septic systems. As appropriate, service area categories also indicate when the County and the sanitary utility (usually the Washington Suburban Sanitary Commission (WSSC)) should program water and sewerage facilities to serve those properties. (The actual provision of public service is often dependent on an applicant's own development schedule.) The Water and Sewer Plan is adopted and amended by the County Council; it is administered by the County Executive through the Department of Environmental Protection (DEP).

**Water and Sewer Service Area Categories Table**

Service Area Categories	Category Definition and General Description	Service Comments
W-1 and S-1	Areas served by community (public) systems which are either existing or under construction. <ul style="list-style-type: none"> <li>This may include properties or areas for which community system mains are not immediately available or which have not yet connected to existing community service.</li> </ul>	Properties designated as categories 1 and 3 are eligible for to receive public water and/or sewer service. New development and properties needing the replacement of existing wells or septic systems are generally required to use public service. Properties with wells or septic systems on interim permits are required to connect to public service within one year of its availability.
W-2 and S-2	<b>Categories W-2 and S-2 are not used in the Montgomery County Water and Sewer Plan.</b> (State's definition: Areas served by extensions of existing community and multi-use systems which are in the final planning stages.)	Where water and/or sewer mains are financed under the front foot benefit system, WSSC will assess front foot benefit charges for mains abutting these properties unless the property has a functioning well and/or septic system. WSSC provides public water and sewer service throughout the county, except where service is provided by systems owned by the City of Rockville or the Town of Poolesville.
W-3 and S-3	Areas where improvements to or construction of new community systems will be given immediate priority and service will generally be provided within two years or as development and requests for community service are planned and scheduled.	WSSC will not serve properties designated as categories 4 or 5, but will work to program water and/or sewer projects needed to serve these areas. Permits for new wells and/or septic systems for category 4 properties will be interim permits. (See above for further information.) MCDEP may require that development proceeding on interim wells and septic systems in category 4 areas also provide dry water and sewer mains and connections.
W-4 and S-4	Areas where improvements to or construction of new community systems will be programmed for the three- through six-year period. <ul style="list-style-type: none"> <li>This includes areas generally requiring the approval of CIP projects before service can be provided.</li> </ul>	Where water and/or sewer mains are financed under the front foot benefit system, WSSC will assess front foot benefit charges for abutting properties designated as category 4 unless the property has a functioning well and/or septic system. WSSC will not assess front foot charges for properties designated as category 5.
W-5 and S-5	Areas where improvements to or construction of new community systems are planned for the seven- through ten-year period. <ul style="list-style-type: none"> <li>This category is frequently used to identify areas where land use plans recommend future service staged beyond the scope of the six-year CIP planning period.</li> </ul>	WSSC will neither provide service to nor assess front foot benefit charges for properties designated as category 6. Development in category 6 areas is expected to use private, on-site systems, such as wells and septic systems.
W-6 and S-6	Areas where there is no planned community service either within the ten-year scope of this plan or beyond that time period. This includes all areas not designated as categories 1 through 5. <ul style="list-style-type: none"> <li>Category 6 includes areas that are planned or staged for community service beyond the scope of the plan's ten-year planning period, and areas that are not ever expected for community service on the basis of adopted plans.</li> </ul>	

Please note that the County does not necessarily assign water and sewer categories in tandem (i.e. W-3 and S-3, or W-5 and S-5), due to differences in water and sewer service policies or to actual water or sewer service availability. Therefore, it is important to know *both* the water *and* sewer service area categories for a property.



**COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS**  
**County Executive's December 2014 Transmittal Packet**  
**General Water/Sewer Category Amendment 15-CKB-01G: Ten Mile Creek Master Plan Area**

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**GENERAL WATER/SEWER CATEGORY MAP AMENDMENT 15-CKB-01G**

**County Executive's Recommendation: Approve the water and sewer service area category recommendations included in the following table and maps for the Ten Mile Creek Master Plan Area.**

**Executive Staff Report**

As recommended in the 2014 Ten Mile Creek Limited Master Plan Amendment, the Department of Environmental Protection (DEP) has prepared a general amendment to the County's water and sewer service area category maps. This comprehensive map amendment begins implementation of the master plan's recommendations for public water and sewer service and private, on-site well and septic system service throughout this part of the Clarksburg Planning Area. DEP and the Washington Suburban Sanitary Commission (WSSC) are conducting a study to develop planning-level recommendations for the needed sewer infrastructure to serve the properties within this area planned for public sewer service.

Background

Major development in the Clarksburg area was planned to proceed through four stages as envisioned in the 1994 Clarksburg Master Plan. Each development stage was required to satisfy specific staging triggers, which included planning for necessary sewerage system infrastructure to serve that stage. As each stage moved forward, the County Executive has prepared related comprehensive water and sewer category map amendments to implement the master plan's water and sewer service recommendations. This comprehensive map amendment addresses service area categories for the final stage in this process: development stage 4.

In addressing the 1994 Clarksburg Master Plan's triggers for stage 4, the County Council determined the need to prepare a limited amendment to the 1994 master plan to address development and water quality issues in the Ten Mile Creek watershed. The Ten Mile Creek Limited Master Plan Amendment was completed and approved in 2014. The master plan amendment includes the majority of the Ten Mile Creek watershed, a tributary of Little Seneca Creek and Little Seneca Lake. The map on page 2 shows both the 1994 and 2014 master plan areas. The map on page 3 shows Ten Mile Creek and nearby watersheds.

The preparation of this comprehensive water and sewer category map amendment follows the completion and adoption of the Council's limited master plan amendment and a related sectional zoning map amendment.

Public vs. Private Systems Service

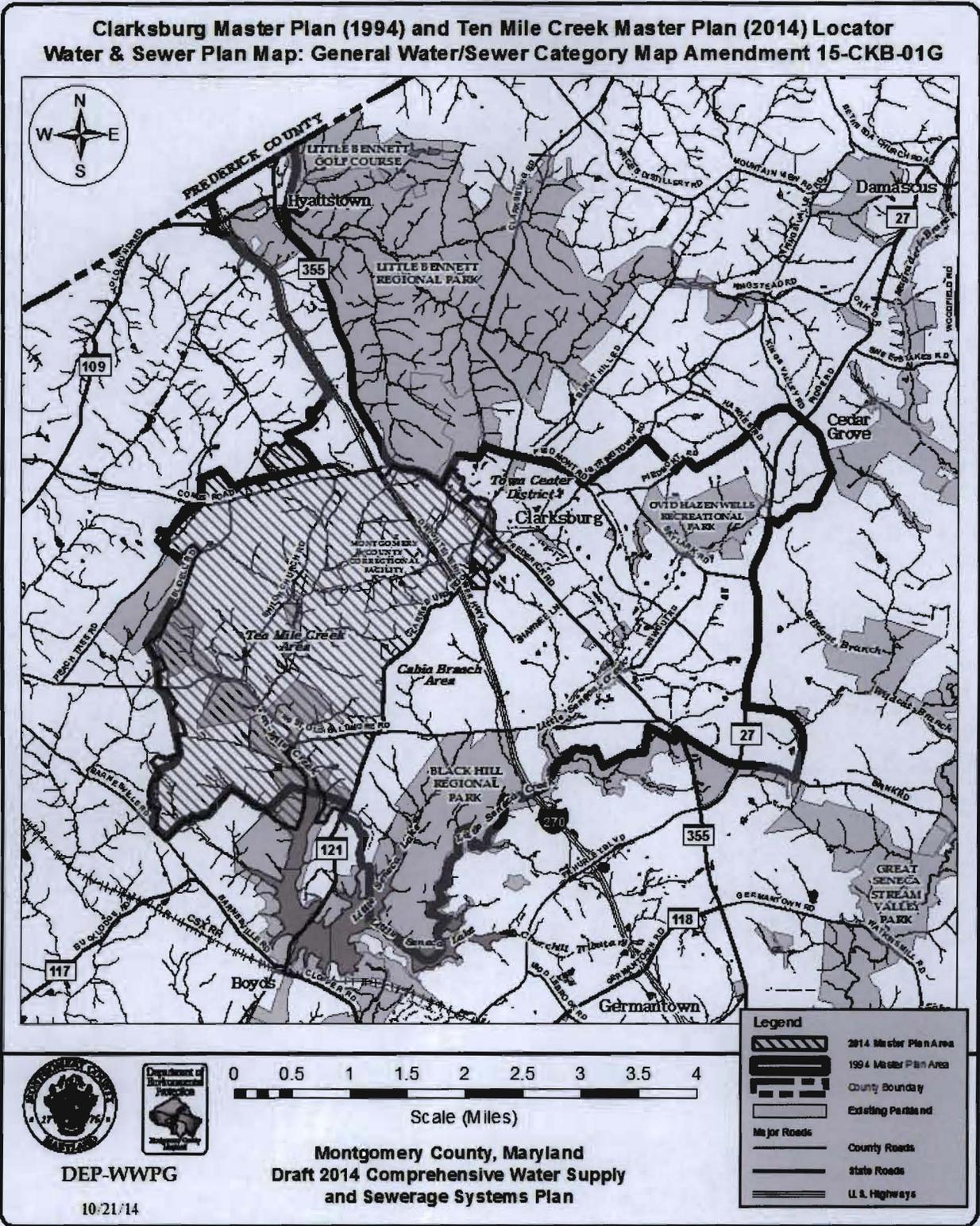
The 2014 master plan recommends the use of public and private water and sewer service in a manner that is consistent with general Water and Sewer Plan service policies. Public service is planned for those areas zoned for higher-density development which cannot be accomplished without the use of public service. This includes areas zoned CRN and CRT, CRT (former RMX-2), RNC, and R-90 and R200. The provision of public water and sewer service was planned for the following areas:

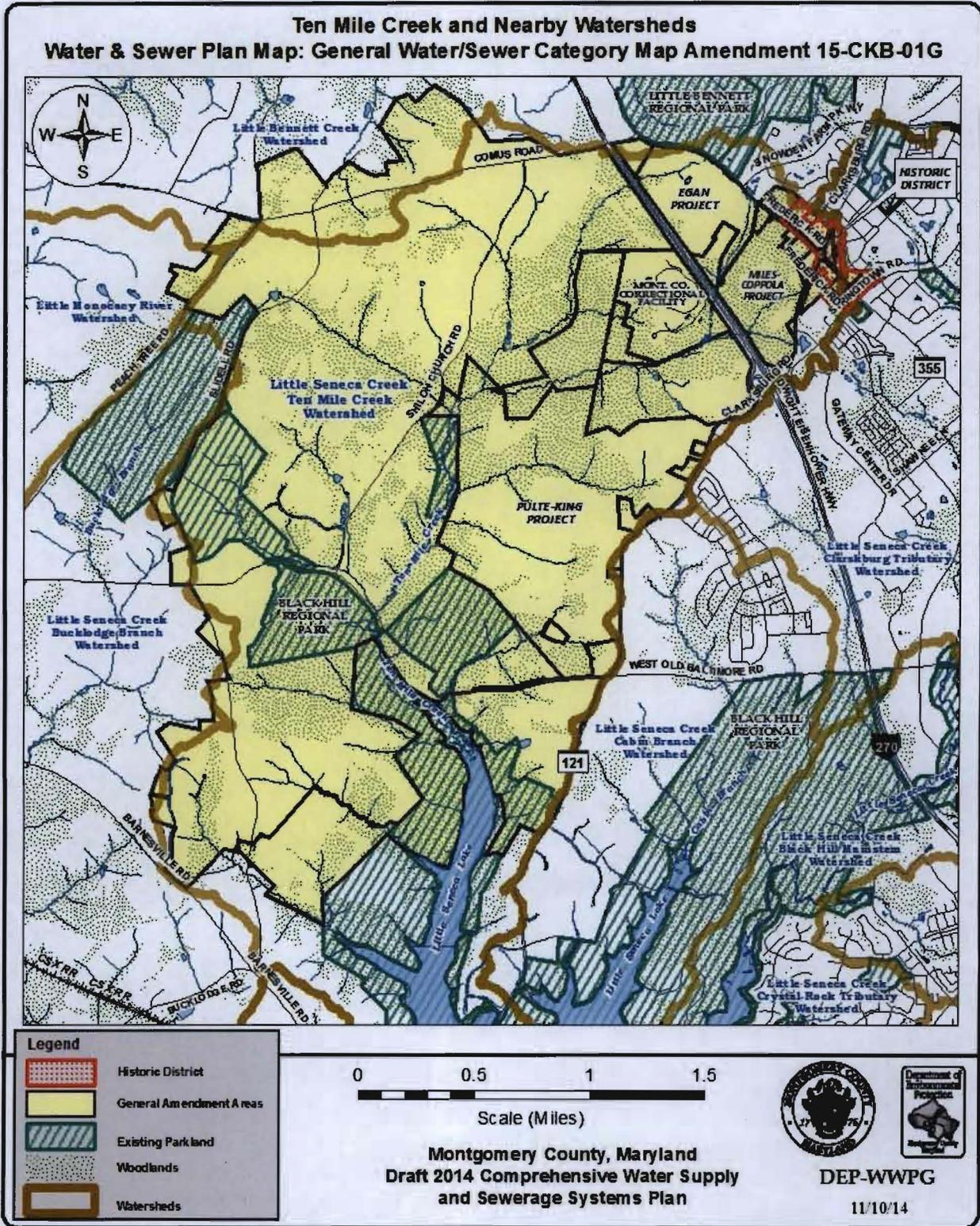
- The Clarksburg Historic District and adjacent properties; most of these properties are already served by or have access to existing public water service. A few properties within the Historic District also have existing public sewer service.
- The Egan and Miles-Coppola Project sites and adjacent properties.
- The Pulte-King Project site.
- The County Correctional Facility site; already served by public water and sewer systems.

The remainder of the master plan area, primarily those areas zoned for lower-density residential development and agricultural uses—RE-1, RE-2, Rural, and AR (former RDT)—are intended to use private on-site wells and septic systems.

A table summarizing proposed service areas for public water and sewer systems versus private well and septic systems begins on page 4. A map showing the public service versus private, on-site service areas follows on page 5.

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS  
 County Executive's December 2014 Transmittal Packet  
 General Water/Sewer Category Amendment 15-CKB-01G: Ten Mile Creek Master Plan Area





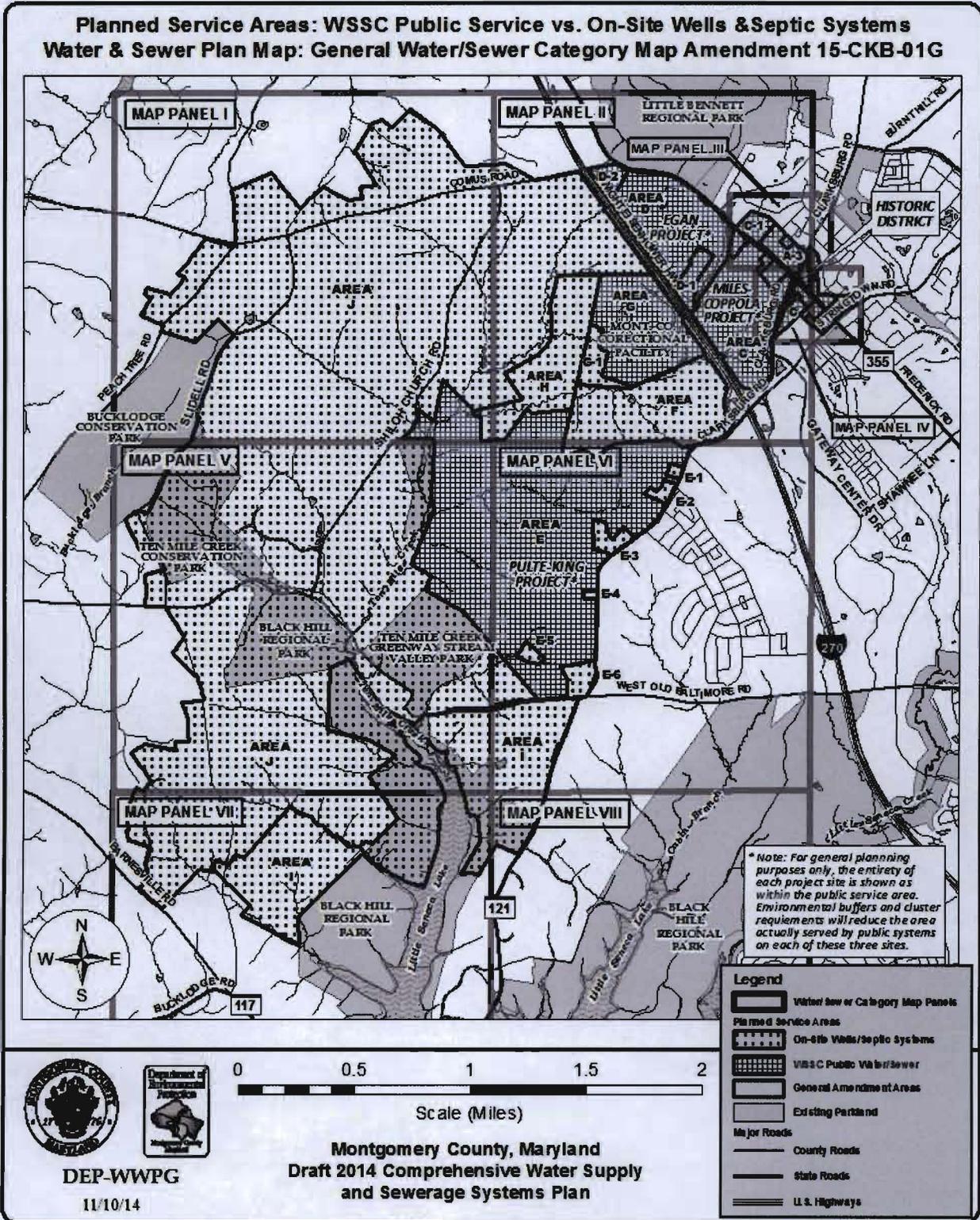
**COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS**  
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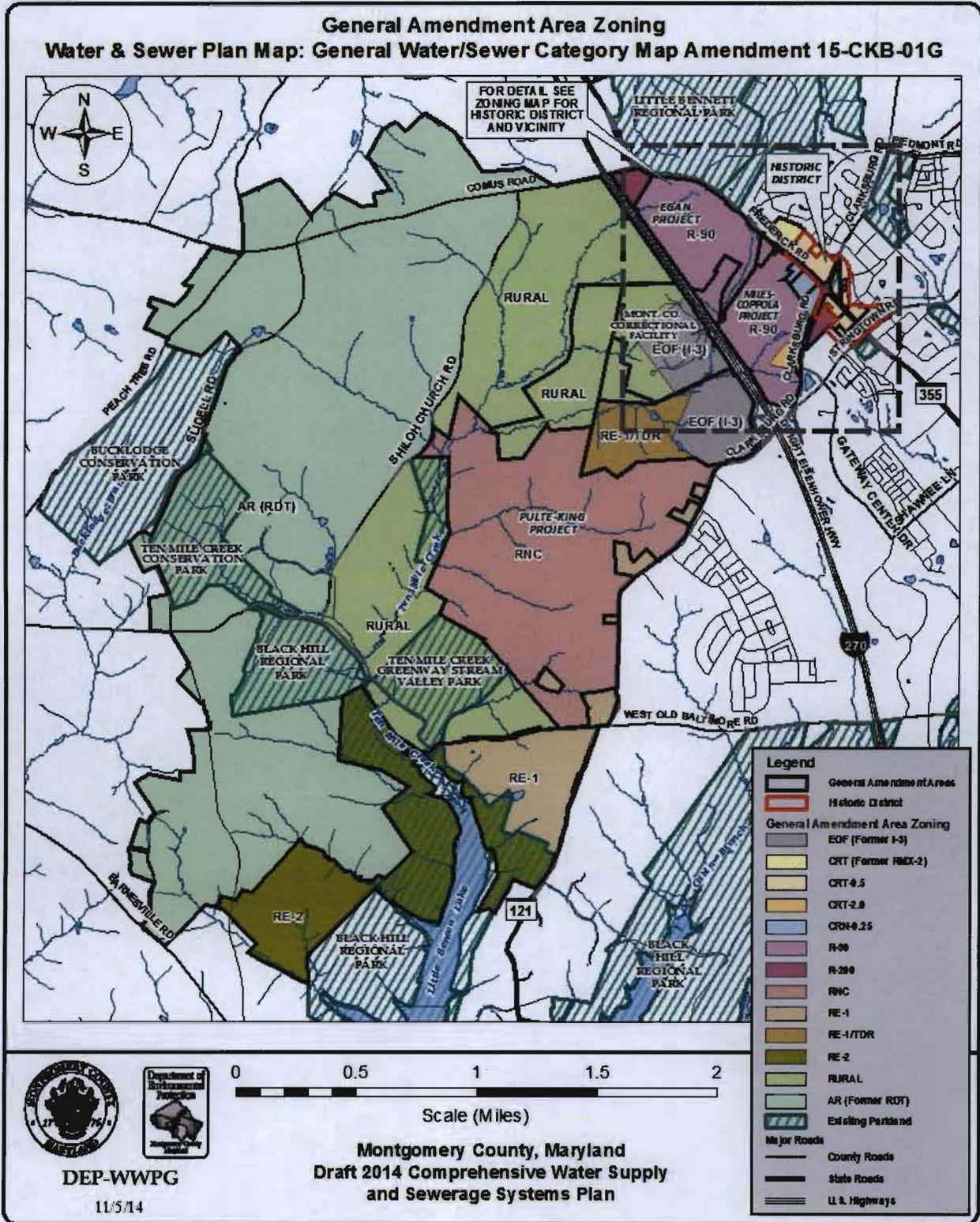
General Amendment 15-CKB-01G Summary Table: Planned Water and Sewer Systems					
Category Amendment Area	Description	Water/Sewer Map Panels <sup>A</sup>	Zoning <sup>B</sup>	Acreage	Planned Water/Sewer Systems <sup>A</sup>
<b>HISTORIC DISTRICT AND NEARBY PROPERTIES</b>					
Areas A-1	<b>Historic District</b> properties approved for and with existing access to public sewer	<b>III &amp; IV</b>	CRT-0.5	7.81 ac.	WSSC Public Water and Sewer
Areas A-2	<b>Historic District</b> properties approved public sewer	<b>IV</b>	CRT-0.5	8.95 ac.	WSSC Public Water and Sewer
Areas A-3	<b>Historic District</b> properties conditionally approved for public sewer	<b>III &amp; IV</b>	CRT-0.5	19.60 ac.	WSSC Public Water and Sewer
Area B-1	Property adjacent to the Historic District	<b>III</b>	CRT (RMX-2)	1.13 ac.	WSSC Public Water and Sewer
Areas B-2 & B-3	Properties confronting the Historic District across Frederick Rd.	<b>III &amp; IV</b>	CRN-0.25	11.44 ac.	WSSC Public Water and Sewer
<b>MAJOR DEVELOPMENT SITES AND ADJACENT/CONFRONTING PROPERTIES</b>					
Areas C	<b>Miles-Coppola Project Site</b>	<b>II &amp; IV</b>	R-90 CRT-2.0	98.48 ac.	WSSC Public Water and Sewer
Area C-1	Properties confronting the Miles-Coppola Project site	<b>III</b>	CRT (RMX-2)	8.50 ac.	WSSC Public Water and Sewer
Areas C-2 & C-3	Properties adjacent to the Miles-Coppola Project site	<b>II, III &amp; IV</b>	R-90 CRT-2.0	4.89 ac.	WSSC Public Water and Sewer
Area D	<b>Egan (Mattlyn Ent.) Project Site</b>	<b>II &amp; III</b>	R-90	100.04 ac.	WSSC Public Water and Sewer
Area D-1	Properties adjacent to the Egan Project site	<b>II</b>	R-200	13.41 ac.	WSSC Public Water and Sewer
Area D-2	Properties between the Egan project site and Comus Rd.	<b>II</b>	R-200	9.25 ac.	WSSC Public Water and Sewer
Area E	<b>Pulte-King Project Site</b>	<b>I, II, V &amp; VI</b>	RNC	539.82 ac.	WSSC Public Water and Sewer
Areas E-1-E6	Properties adjacent to the Pulte-King Project site zoned RE-1	<b>VI</b>	RE-1	31.86 ac.	Private On-Site Wells and Septic Systems
<b>MONTGOMERY COUNTY PROPERTIES</b>					
Area F	County and adjacent properties south of the <b>Correctional Facility</b>	<b>II &amp; VI</b>	EOF (I-3)	129.05 ac.	Private On-Site Wells and Septic Systems
Area G	<b>Correctional Facility Site</b>	<b>II</b>	R-200 EOF (I-3) Rural	101.33 ac.	WSSC Public Water and Sewer
Area G-1	<b>Correctional Facility Site</b>	<b>II</b>	Rural	16.24 ac.	Private On-Site Wells and Septic Systems
Area H	County Properties Zoned Rural	<b>I &amp; II</b>	Rural	95.57 ac.	Private On-Site Wells and Septic Systems
<b>PROPERTIES IN THE RURAL ESTATE, RURAL, AND AGRICULTURAL ZONES</b>					
Area I	Properties zoned Rural Estate	<b>V, VI, VII &amp; VIII</b>	RE-1 RE-2	422.38 ac.	Private On-Site Wells and Septic Systems
Area J	Properties zoned Rural and Agricultural	<b>I, II, V, VI &amp; VII</b>	Rural AR (RDT)	2,445.70 ac.	Private On-Site Wells and Septic Systems

<sup>A</sup> Refer to Planned Service Areas map on pg. 5 .

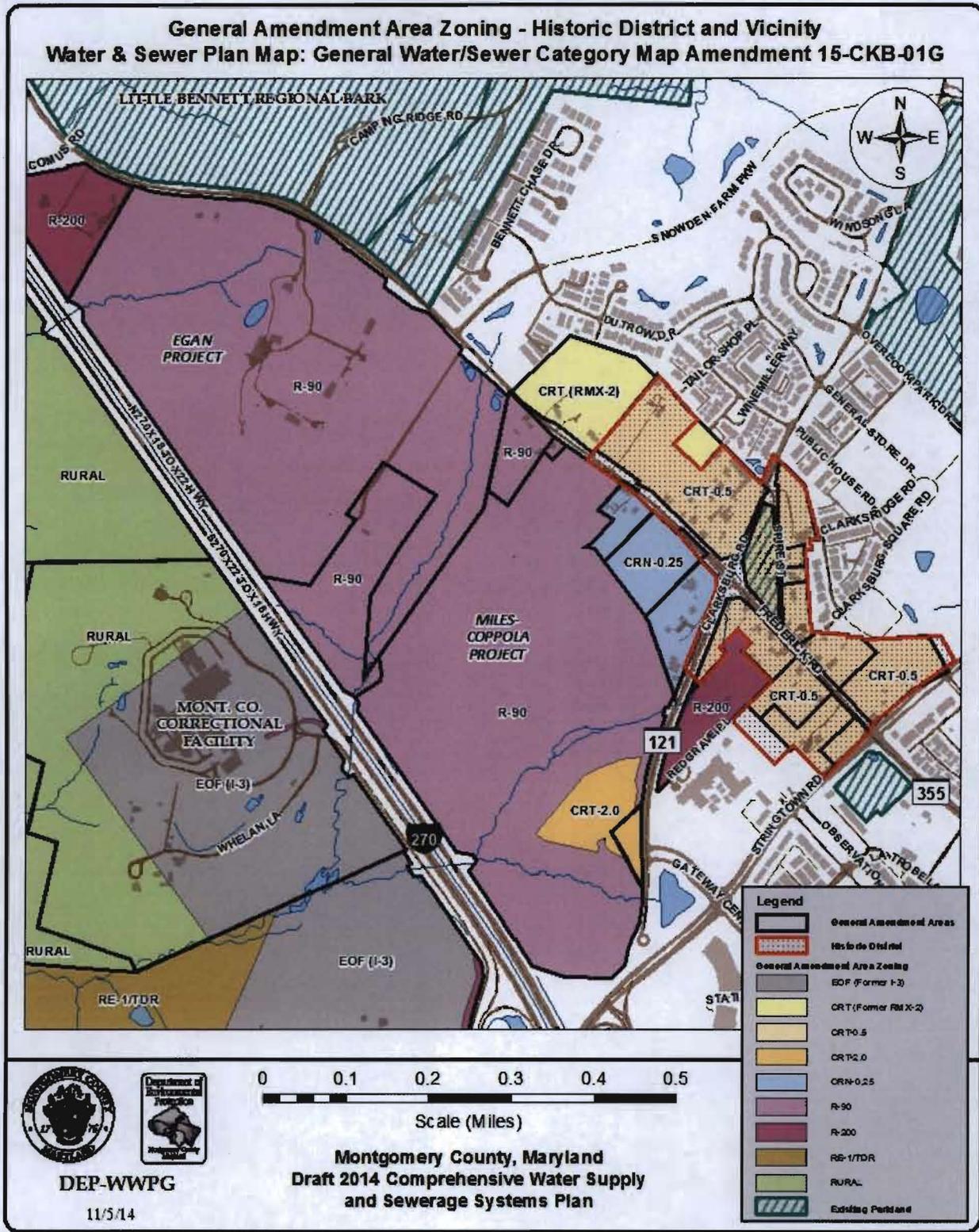
<sup>B</sup> Refer to Zoning maps on pgs. 6 and 7.

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Public Water Supply Systems

Public water service is generally available in the area east of I-270, with water transmission mains running along Frederick Rd. and Clarksburg Rd. Many properties in the area of the Historic District are already served by the WSSC water system. The Egan and Miles-Coppola Projects have access to public water mains; on-site water main extensions for new development will be needed. The Egan Project site and properties to the north along Frederick Rd. may require an additional major water transmission main extension along Frederick Rd. An extension of the existing transmission main along Frederick Rd. would support public water service conditionally approved for numerous properties along Frederick Rd. north of Comus Rd. (CR 14-1481, 02A-BEN-01).

New water main extensions will be required for service to the Pulte-King Project west of I-270. An existing transmission main providing service to the Correctional Facility crosses under I-270 between Clarksburg Rd. and Whelan La. New water main extensions in the Cabin Branch area east of Clarksburg Rd. are approaching the Pulte-King Project area from the east. A capital-sized, 24" main extension along Clarksburg Rd. between I-270 and West Old Baltimore Rd., programmed to provide water service for Cabin Branch area development, will front the Pulte-King project site. As with the other major development sites east of I-270, new on-site water main extensions will be required for the development planned for the Pulte-King Project site.

Public Sewerage Systems

The only locations currently receiving public sewer service in the general amendment area are:

- A few properties within the Historic District that have access to existing mains via the Town Center development.
- The Egan Project site with service restricted to a single sewer hookup approved to serve the existing special exception picnic and catering facilities on the site.
- The Correctional Facility served by a dedicated wastewater pumping station (WWPS) and force main that convey flows under I-270 to Gateway Center Dr.

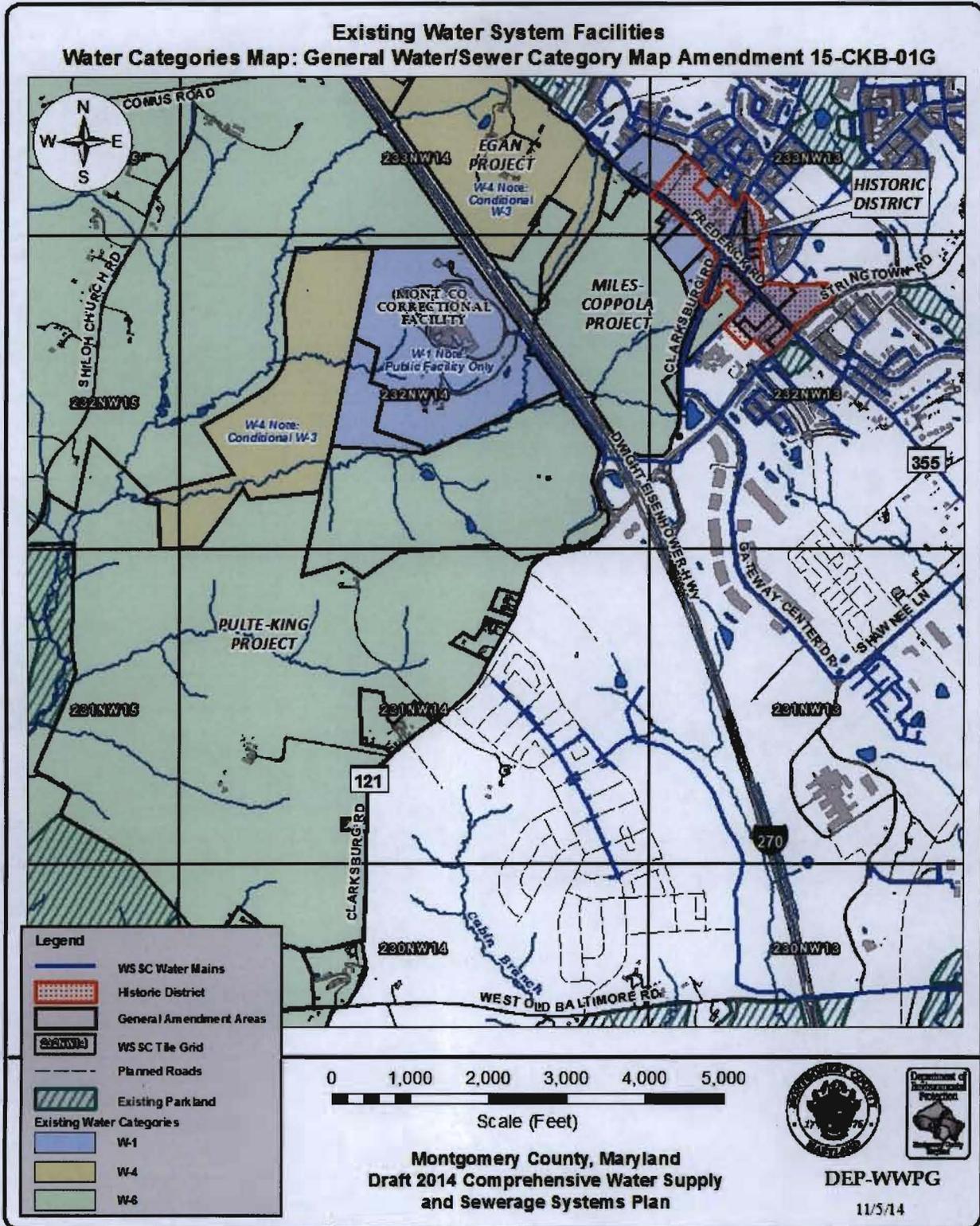
There are no public sewerage systems within the Ten Mile Creek watershed available to receive and convey sewage flows. Sewage flows from new development on the three major development sites and nearby properties will require pumping into other sewersheds with existing or planned sewerage facilities. The Clarksburg Stage 3 and 4 Area Facility Plan (WSSC, 2003) was conducted with the expectation of the need to convey sewage from not only from the Cabin Branch area (Stage 3) but also from the Ten Mile Creek area (Stage 4). Sewer transmission mains under construction in the Cabin Branch area are designed to receive and convey sewage flows from development within Ten Mile Creek to the Little Seneca sewerage system. From there, sewage flows are pumped into the Great Seneca Creek system and on to the WSSC Seneca Wastewater Treatment Plant.

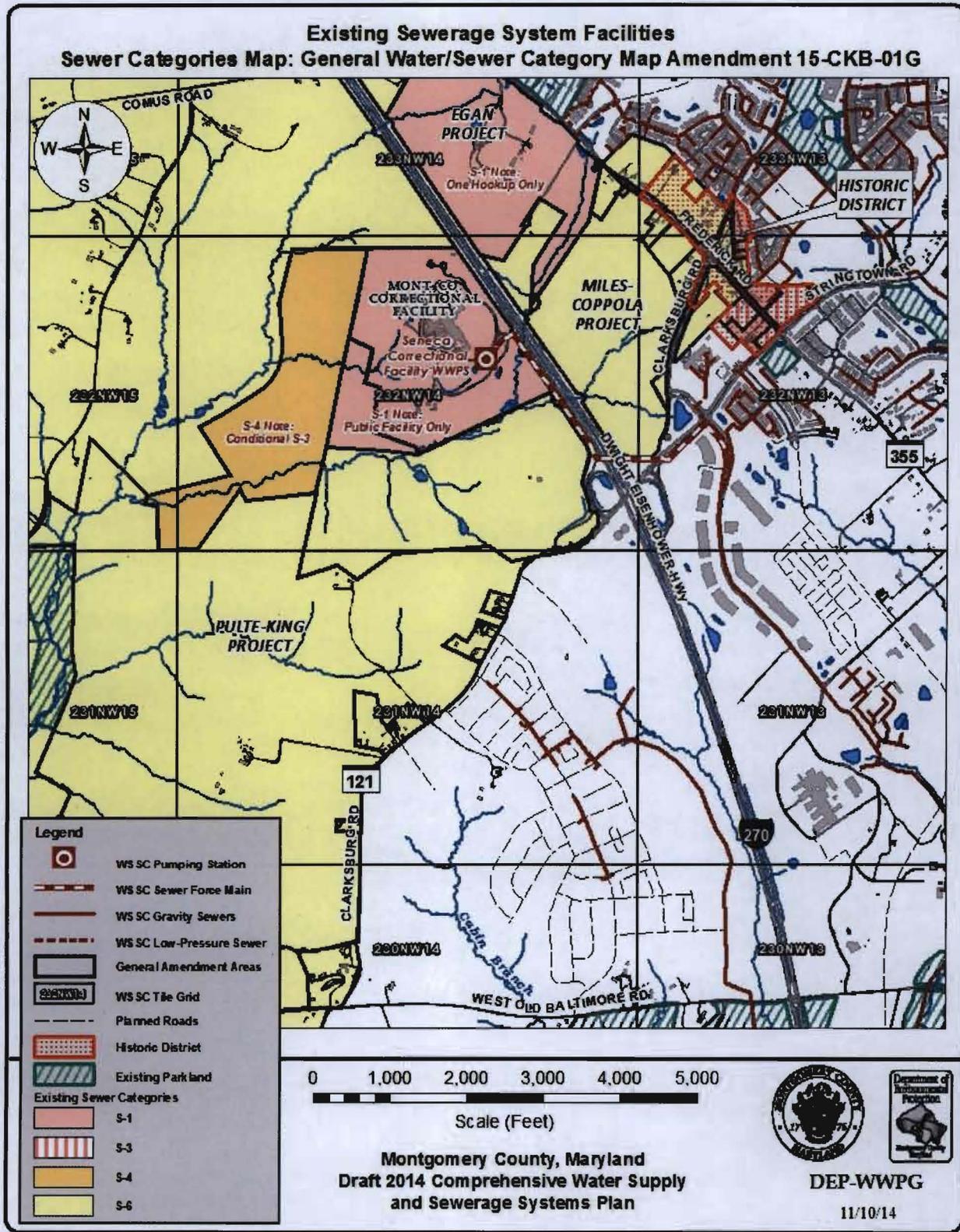
As recommended in the 2014 master plan, WSSC and DEP are proceeding with a sewerage systems study for the Ten Mile Creek watershed. This study will examine options and make planning recommendations for the sewer mains and pumping facilities needed to serve sewer-dependent development in the master plan area. *The proposed approvals for sewer category S-3 under this general amendment are recommended with the understanding that the major development interests within the watershed will participate in the sewerage systems concepts adopted from this study by the County and WSSC.*

An important component needing consideration in the sewerage system design for Ten Mile Creek is the Clarksburg Historic District. The Historic District straddles the watershed boundary between Ten Mile Creek and the Little Seneca Town Center Tributary. As such, only a few properties within the district have benefitted from sewer main construction for the Town Center area. The 2014 master plan recognizes the importance of the Historic District in the overall economic development of the Clarksburg Town Center. However, most properties are currently restricted from improvement or redevelopment due to aging septic systems, relatively small acreage, and generally poor soil conditions for replacement septic systems. The only significant new development in the Historic District, the Buffington Building, was constructed using a main extension from a sewer main in the Town Center. WSSC's Ten Mile Creek area sewer study will also consider options for placing a high priority on moving forward with public sewer service for the Historic District.

The following maps (pgs. 9 and 10) show the existing public water and sewerage systems serving the general amendment area and surrounding properties.

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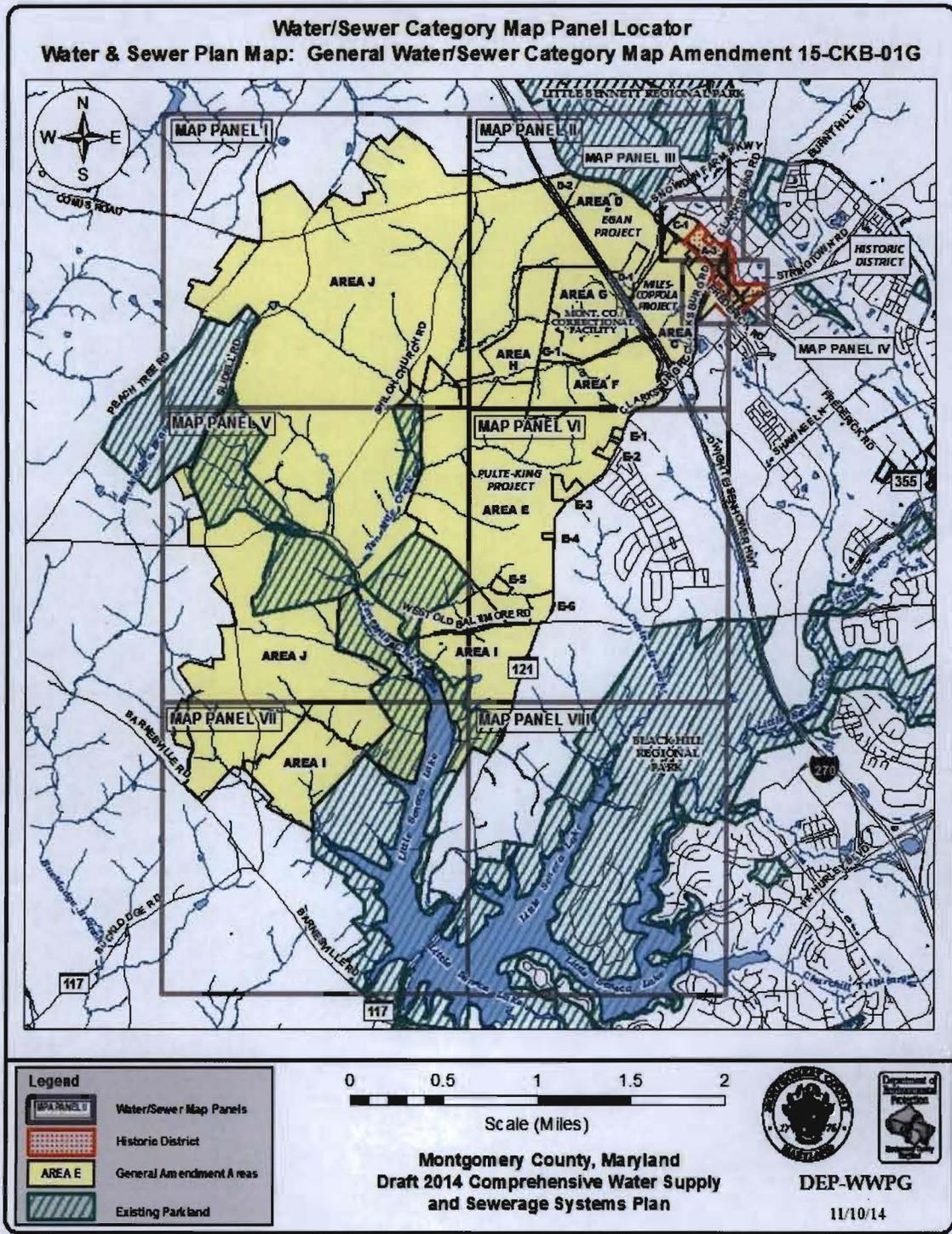




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Proposed Water and Sewer Service Area Categories

For convenient reference, this category amendment groups properties into areas with common characteristics: zoning, development projects sites, etc. Many of these areas, along with the panel layout for the service area category maps referenced in the following table (see page 12), are shown on the following map.



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The summary category change table that starts on this page, and the following water and sewer category maps, identify the existing and proposed service area categories throughout the 2014 master plan area. The majority of areas planned for public water and sewer service are proposed to move from categories W-6 and S-6 to categories W-3 and S-3. (Properties in these areas already approved for public service will retain existing categories 1 and 3 as appropriate.) In many areas, primarily those zoned for low-density residential and agricultural development, this general category amendment serves to reconfirm the use of private, on-site wells and septic systems under categories W-6 and S-6.

As discussed previously, WSSC and DEP are currently conducting a sewerage system planning study for the Ten Mile Creek area. The results of this study will provide a conceptual framework for the new sewerage systems (including sewage pumping stations and force mains) needed to serve the Historic District, the three major development sites, and nearby properties recommended to advance to category S-3 below. *The approval of category S-3 is dependent on developers' acceptance of and participation in the construction of the sewerage system facilities approved on the basis of this study.*

Notes for the following table:

- (NC) throughout the table, indicates "no change" proposed for the existing water or sewer categories.
- Zoning in parentheses, such as (I-3), indicates zoning under the former zoning ordinance.

<b>Water/Sewer Category Change Table for 15-CKB-01G: Recommended Categories and Staff Reports</b>					
Comprehensive Amendment Areas	Area Description	Zoning	W/S Service Area Categories		Water/Sewer Map Panels
			Existing	Proposed	
<b>HISTORIC DISTRICT AND NEARBY PROPERTIES</b>					
<b>Areas A-1</b>	<b>Historic District</b> properties approved for and with existing access to public sewer	CRT-0.5	W-1 S-1 <sup>1</sup>	W-1 (NC) S-1 (NC)	III & IV
<p><u>Areas A-1</u>: All properties within these areas are planned and approved for public water and sewer service; no category change action is needed or proposed.</p> <p>These properties have access to existing water service from mains located along Frederick Rd. and Spire St. Public sewer service is primarily provided from mains within or extended from the Clarksburg Town Center.</p> <p><sup>1</sup> <i>Areas A-1 Footnote: Existing sewer categories for these properties were previously established by a comprehensive category amendment for Development Stage 3 (00G-CKB-01) under CR 14-772 (2/13/01). Resolution 16-728 (10/6/08) subsequently established the Clarksburg Historic District public health problem area that included these properties.</i></p>					
<b>Areas A-2</b>	<b>Historic District</b> properties approved public sewer	CRT-0.5	W-1 S-3 <sup>2</sup>	W-1 (NC) S-3 (NC)	IV
<p><u>Areas A-1</u>: All properties within these areas are planned and approved for public water and sewer service; no category change action is needed or proposed.</p> <p>These properties have access to existing water service from mains located along Frederick Rd. and Spire St. New sewer main extensions are required for public sewer service. Options for needed sewer main extensions and pumping facilities were examined by the <i>Sewer Facility Plan for Historic Clarksburg</i> (WSSC, 2010). Further consideration of these options in the context of sewer service within the Ten Mile Creek watershed is expected to be addressed by the current sewerage systems concept study underway by WSSC.</p> <p><sup>2</sup> <i>Areas A-2 Footnote: Existing sewer categories for these properties were previously established by a comprehensive category amendment for Development Stage 3 (00G-CKB-01) under CR 14-772 (2/13/01). Resolution 16-728 (10/6/08) subsequently established the Clarksburg Historic District public health problem area that included these properties.</i></p>					

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<b>Water/Sewer Category Change Table for 15-CKB-01G: Recommended Categories and Staff Reports</b>					
Comprehensive Amendment Areas	Area Description	Zoning	W/S Service Area Categories		Water/Sewer Map Panels
			Existing	Proposed	
<b>Areas A-3</b>	Historic District properties conditionally approved for public sewer	CRT-0.5	W-1 S-6 (cond.) <sup>3</sup>	W-1 (NC) <b>S-3</b>	III & IV
<p><b>Areas A-3:</b> All properties within these areas are planned and approved for public water service; no <u>water</u> category change action is needed or proposed. All properties within these areas are planned and conditionally approved<sup>3</sup> for public sewer service. All properties are proposed to change from existing S-6 (with S-3 conditional) to S-3 to allow for public service.</p> <p>These properties have access to existing water service from mains located along Frederick Rd. and Spire St. New sewer main extensions are required for public sewer service. Options for needed sewer main extensions and pumping facilities were examined by the <i>Sewer Facility Plan for Historic Clarksburg</i> (WSSC, 2010). Consideration of these options in the context of sewer service within the Ten Mile Creek watershed is expected to be further addressed by the current sewerage systems concept study underway by WSSC.</p> <p><sup>3</sup> Area A-3 Footnote: Existing sewer categories for these properties were previously established by a comprehensive category amendment for Development Stage 3 (00G-CKB-01) under CR 14-772 (2/13/01). Resolution 16-728 (10/6/08) subsequently established the Clarksburg Historic District public health problem area that included these properties.</p>					
<b>Area B-1</b>	Property adjacent to the Historic District	RMX-2 (CRT)	W-1 S-6 (cond.) <sup>4</sup>	W-1 (NC) <b>S-3</b>	III
<p><b>Area B-1:</b> This single property is planned for public water service; no <u>water</u> category change action is needed or proposed. This property is proposed to change existing S-6 (with S-3 conditional) to S-3 to allow for public sewer service. Public water and sewer service is consistent with Water and Sewer Plan policies, existing (and planned) zoning, and master plan service recommendations.</p> <p>Access to public water service can be provided by an existing main along Webster Hill Way. This property is planned for and conditionally approved<sup>4</sup> for public sewer service. New sewer main extensions are required for public sewer service. Options for needed sewer main extensions and pumping facilities were examined by the <i>Sewer Facility Plan for Historic Clarksburg</i> (WSSC, 2010). Further consideration of these options in the context of sewer service within the Ten Mile Creek watershed is expected to be addressed by the current sewerage systems concept study underway by WSSC.</p> <p><sup>4</sup> Area B-1 Footnote: Existing sewer category for this property was previously established by a comprehensive category amendment for Development Stage 3 (00G-CKB-01) under CR 14-772 (2/13/01).</p>					
<b>Areas B-2 &amp; B3</b>	Properties confronting the Historic District across Frederick Rd.	CRN-0.25	W-1 S-6 (cond.) <sup>5</sup>	W-1 (NC) <b>S-3</b>	III & IV
<p><b>Areas B-2 &amp; B-3:</b> Properties within these areas are planned and approved for public water service; no <u>water</u> category change action is needed or proposed. All properties within these areas are planned and conditionally approved<sup>5</sup> for public sewer service. These properties are proposed to change existing S-6 (with S-3 conditional) to S-3 to allow for sewer service. Public water and sewer service is consistent with Water and Sewer Plan policies, existing zoning, and master plan service recommendations. Montgomery County had previously considered the two properties within Area B-3 as the site of the Clarksburg Fire Station.</p> <p>These properties have access to existing water service from a main along Frederick Rd. New sewer main extensions are required for public sewer service. Options for needed sewer main extensions and pumping facilities were examined by the <i>Sewer Facility Plan for Historic Clarksburg</i> (WSSC, 2010). Further consideration of these options in the context of sewer service within the Ten Mile Creek watershed is expected to be addressed by the current sewerage systems concept study underway by WSSC.</p> <p><sup>5</sup> Areas C-Footer: Existing sewer categories for these properties were previously established by a comprehensive category amendment for Development Stage 3 (00G-CKB-01) under CR 14-772 (2/13/01).</p>					

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<b>Water/Sewer Category Change Table for 15-CKB-01G: Recommended Categories and Staff Reports</b>					
Comprehensive Amendment Areas	Area Description	Zoning	W/S Service Area Categories		Water/Sewer Map Panels
			Existing	Proposed	
<b>MAJOR DEVELOPMENT SITES AND ADJACENT/CONFRONTING PROPERTIES</b>					
<b>Areas C</b>	<b>Miles-Coppola Project Site</b>	R-90 CRT-2.0	W-6 S-6	<b>W-3</b> <b>S-3</b>	II & IV
<p><u>Areas C:</u> The properties in this area are planned for both public water and sewer service. These properties are proposed to change existing W-6 and S-6 to W-3 and S-3 to allow for public water and sewer service. Public water and sewer service is consistent with Water and Sewer Plan policies, existing zoning, and master plan service recommendations. Public water and sewer service is consistent with Water and Sewer Plan policies, existing zoning, and master plan service recommendations.</p> <p>Water service is available from mains along Frederick Rd. and Clarksburg Rd. New sewer main extensions and pumping facilities are required for public sewer service. Consideration of sewer service facility options is expected to be addressed by the current sewerage systems concept study underway by WSSC. The provision of sewer service to this project may help facilitate sewer service for the Historic District and nearby properties.</p> <p>The Miles-Coppola project site has an existing category change request filed, 06A-CLB-01, which will be addressed by this proposed general amendment action.</p>					
<b>Area C-1</b>	Properties confronting the Miles-Coppola Project site and partly adjacent to the Historic District	RMX-2 (CRT)	W-1 S-6 (cond.) <sup>6</sup>	W-1 (NC) <b>S-3</b>	III
<p><u>Area C-1:</u> All properties within this area are planned for public water and sewer service. No <u>water</u> category change action is needed or proposed for these properties. All properties within this area are planned and conditionally approved<sup>E</sup> for public sewer service. All properties are proposed to change existing S-6 (with S-3 conditional) to S-3 to allow for public sewer service. Public water and sewer service is consistent with Water and Sewer Plan policies, existing (and updated) zoning, and master plan service recommendations.</p> <p>These properties have access to existing water service from a main along Frederick Rd. New sewer main extensions and pumping facilities are required for public sewer service. Options for needed sewer main extensions and pumping facilities were examined by the <i>Sewer Facility Plan for Historic Clarksburg</i> (WSSC, 2010). Further consideration of these options in the context of sewer service within the Ten Mile Creek watershed is expected to be addressed by the current sewerage systems concept study underway by WSSC.</p> <p><sup>6</sup> Area C-1 Footnote: Existing sewer categories for these properties were previously established by a comprehensive category amendment for Development Stage 3 (00G-CKB-01) under CR 14-772 (2/13/01).</p>					
<b>Areas C-2 &amp; C-3</b>	Properties adjacent to the Miles-Coppola Project site	R-90 CRT-2.0	W-1 W-6 S-6	W-1 (NC) <b>W-3</b> <b>S-3</b>	II, III & IV
<p><u>Areas C-2:</u> All properties within these areas are planned for public water and sewer service. No <u>water</u> category change action is needed or proposed for the property (C-3) already designated as W-1; it has access to existing water service along Frederick Rd. All other properties are proposed to change existing W-6 and S-6 to W-3 and S-3 to allow for public water and sewer service. Public water and sewer service is consistent with Water and Sewer Plan policies, existing zoning, and master plan service recommendations.</p> <p>Water service can be provided from mains along Frederick Rd. and Clarksburg Rd. New sewer main extensions and pumping facilities are required for public sewer service. Options for needed sewer main extensions and pumping facilities were examined by the <i>Sewer Facility Plan for Historic Clarksburg</i> (WSSC, 12/22/10). Further consideration of these options in the context of sewer service within the Ten Mile Creek watershed is expected to be addressed by the current sewerage systems concept study underway by WSSC.</p>					

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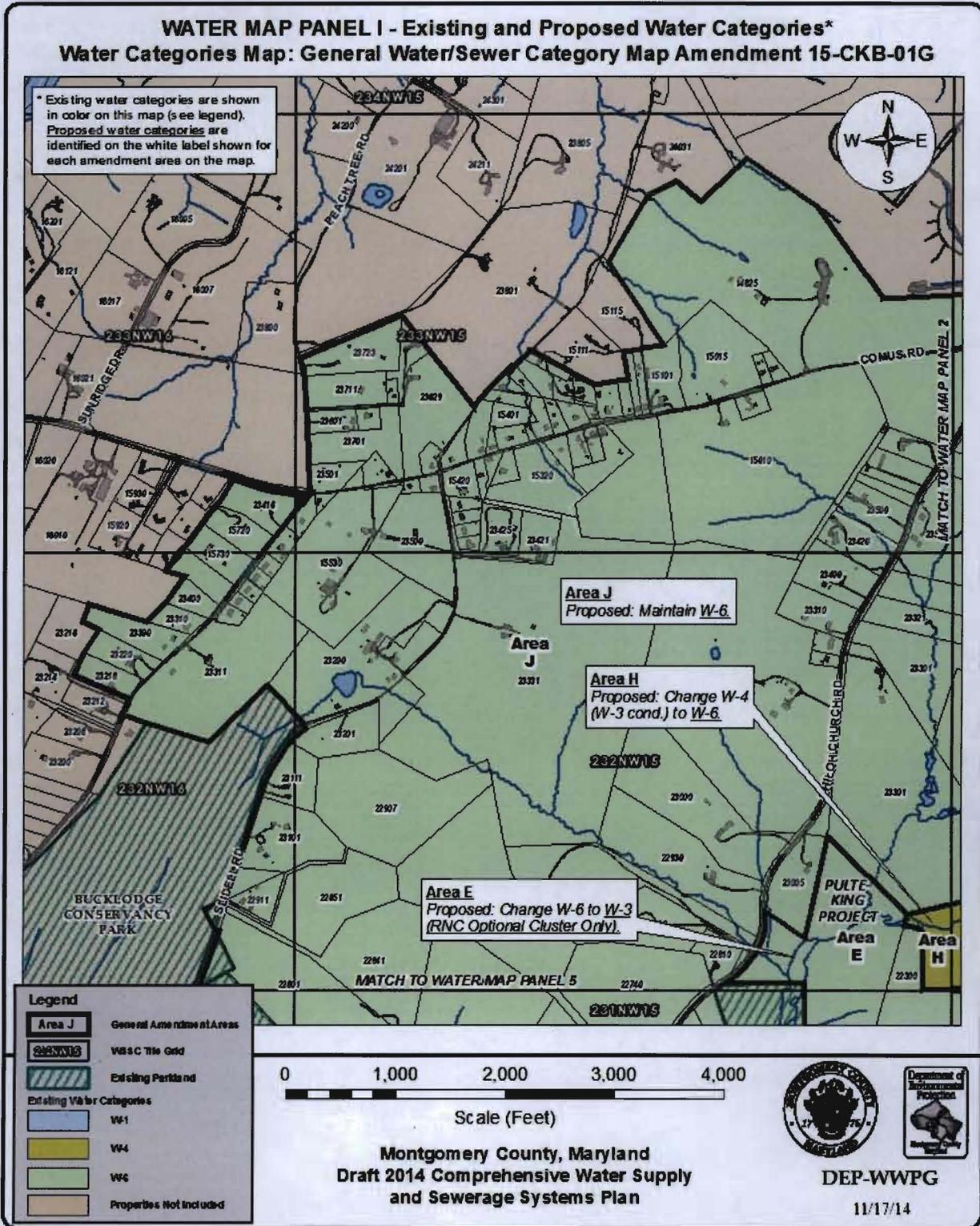
<b>Water/Sewer Category Change Table for 15-CKB-01G: Recommended Categories and Staff Reports</b>					
<b>Comprehensive Amendment Areas</b>	<b>Area Description</b>	<b>Zoning</b>	<b>W/S Service Area Categories</b>		<b>Water/Sewer Map Panels</b>
			<b>Existing</b>	<b>Proposed</b>	
<b>Area D</b>	<b>Egan (Mattlyn Ent.) Project Site</b>	R-90	W-4 (cond.) <sup>7</sup> S-1 (1 hookup) <sup>7</sup>	<b>W-3</b> <b>S-3</b>	II & III
<p><b>Areas D:</b> The property within this area is planned for both public water and sewer service. The property is proposed to change existing W-4 (w/ W-3 conditional) <sup>F</sup> to W-3 to allow for public water service. The property is also proposed to change existing S-1 (one hookup only) <sup>F</sup> to S-3 to allow for unrestricted public sewer service. Public water and sewer service is consistent with Water and Sewer Plan policies, existing zoning, and master plan service recommendations. Water service can be provided from an existing main along Frederick Rd. The final site layout may require a further extension of the Frederick rd. water main and will likely require additional on-site water extensions. New sewer main extensions and pumping facilities are required for public sewer service. Consideration of sewer service facility options is expected to be addressed by the current sewerage systems concept study underway by WSSC.</p> <p>The project site has an existing category change request filed, 11A-CKB-01, which will be addressed by this proposed general amendment action.</p> <p><sup>7</sup> <i>Area D Footnote: The Egan Project site has been the subject of two previous category change actions. Water category W-4 (W-3 conditional) was approved for this and other properties under CR 14-1481 (WSSCR 02A-BEN-01, 10/22/02). Category S-3 (now S-1) for a single sewer service connection, with service restricted to existing special exception uses on the site, was approved under CR 15-851 (WSSCR 03A-CKB-02, 12/14/04).</i></p>					
<b>Area D-1</b>	Properties adjacent to the Egan Project site	R-90	W-6 S-6	<b>W-3</b> <b>S-3</b>	II
<p><b>Area D-1:</b> The properties within this area are planned for public water and sewer service. All properties are proposed to change existing W-6 and S-6 to W-3 and S-3 to allow for public water and sewer service. Public water and sewer service is consistent with Water and Sewer Plan policies, existing zoning, and master plan service recommendations. Water main extensions, possibly from adjacent development, will be required for public service. New sewer main extensions and pumping facilities are required for public sewer service. Consideration of sewer service facility options is expected to be addressed by the current sewerage systems concept study underway by WSSC.</p>					
<b>Area D-2</b>	Properties between the Egan Project site and Comus Road	R-200	W-4 <sup>8</sup> S-6	<b>W-3</b> <b>S-3</b>	II
<p><b>Area D-2:</b> The properties within this area are planned for public water and sewer service. <sup>D</sup> All properties are proposed to change existing W-4 (with W-3 conditional) and S-6 to W-3 and S-3 to allow for public water and sewer service. Public water and sewer service is consistent with Water and Sewer Plan policies, existing zoning, and master plan service recommendations. Water main extensions, possibly from adjacent development or along Frederick Rd., will be required for public service. New sewer main extensions and pumping facilities are required for public sewer service. Consideration of sewer service facility options is expected to be addressed by the current sewerage systems concept study underway by WSSC.</p> <p><sup>8</sup> <i>Area D-2 Footnote: Water category W-4 (W-3 conditional) was approved for these and other properties under CR 14-1481 (WSSCR 02A-BEN-01, 10/22/02).</i></p>					

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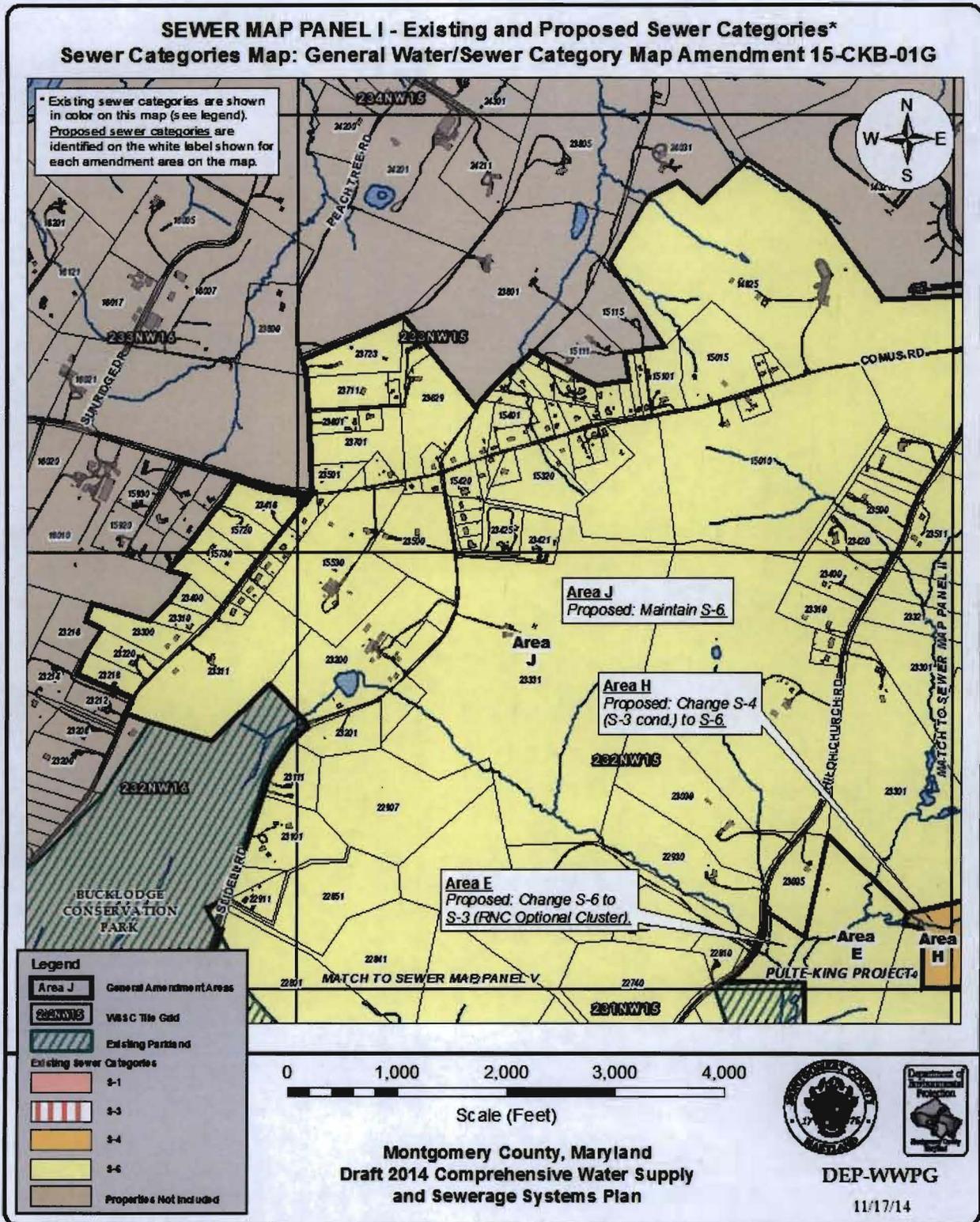
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<b>Comprehensive Amendment Areas</b>	<b>Area Description</b>	<b>Zoning</b>	<b>W/S Service Area Categories</b>		<b>Water/Sewer Map Panels</b>
			<b>Existing</b>	<b>Proposed</b>	
<b>Area E</b>	<b>Pulte-King Project Site</b>	RNC	W-6 S-6	<b>W-3<sup>9</sup></b> <b>S-3<sup>9</sup></b>	I, II, V, & VI
<p><b>Area E:</b> All properties in this area are planned for both public water and sewer service. All properties are proposed to change existing W-6 and S-6 to W-3 and S-3 (water and sewer restricted to an RNC optional-cluster subdivision)<sup>g</sup> to allow for public water and sewer service. Public water and sewer service is consistent with Water and Sewer Plan policies, existing zoning, and master plan service recommendations.</p> <p>Water main extensions will be required for service. A 24" transmission main along Clarksburg Rd. is in WSSC's approved FY 2015 CIP. The final site layout will likely require additional on-site water extensions. New sewer main extensions and pumping facilities are required for public sewer service. Consideration of sewer service facility options is expected to be addressed by the current sewerage systems concept study underway by WSSC.</p> <p>The Pulte-King Project site has an existing category change request filed, 13-CKB-01A, which will be addressed by this proposed general amendment action.</p>					
<p><sup>9</sup> <i>Area E Footnote: Proposed categories W-3 and S-3 are both restricted to an optional-method cluster development under the RNC Zone. Categories W-3 and S-3 will be assigned to the clustered lots intended for residential development and any conservancy lots planned for public service in the subdivision process. DEP will map this site temporarily as W-3 and S-3. Following recordation of the lots and their inclusion in the County's GIS property mapping, DEP will retain W-3 and S-3 for developed properties as appropriate and will assign W-6 and S-6 to open space properties.</i></p>					
<b>Areas E-1 - E6</b>	Properties adjacent to the Pulte-King Project site	RE-1	W-6 S-6	W-6 (NC) S-6 (NC)	VI
<p><b>Areas E-1 - E6:</b> The 2014 master plan did not specifically recommend public water or sewer service for these RE-1-zoned properties. No category change action is needed or proposed for these properties at this time. However, future water and/or sewer category changes can be considered on a case-by-case-basis as need (health problems) or opportunity (abutting or nearby mains) arises. Public water service may be feasible from the planned 24" transmission main along Clarksburg Rd.; WSSC will need to evaluate individual connections to this main case-by-case.</p>					
<b>MONTGOMERY COUNTY PROPERTIES</b>					
<b>Area F</b>	County and adjacent properties south of the Correctional Facility	I-3 (EOF) RE-1/TDR	W-6 S-6	W-6 (NC) S-6 (NC)	II & VI
<p><b>Area F:</b> These properties were previously considered for the location of a new County bus depot. The 2014 master plan proposes these properties for open space uses, including some Legacy Open Space acquisition. No category change action is needed or proposed for these properties.</p>					
<b>Area G</b>	<b>County Correctional Facility Site</b>	R-200 I-3 (EOF) Rural	W-1 <sup>10</sup> S-1 <sup>10</sup>	W-1 <sup>10</sup> (NC) S-1 <sup>10</sup> (NC)	II
<p><b>Area G:</b> The County Correctional Facility is currently served by public water and sewerage systems (W-1 and S-1, both for public facilities only)<sup>h</sup>. No category change action is needed or proposed for these properties.</p>					
<p><sup>10</sup> <i>Area G Footnote: Initial approval for categories W-4 and S-4 (conditional W-3 and S-3, both for public facilities only) was previously established under AD action 1991-2 for 91B-CKB-01 (5/13/92). Council resolution CR 13-89 on 4/4/95 subsequently reconfirmed this prior administrative action for general map amendment 94G-CKB-01. Final approval for restricted categories W-3 and S-3 (public facilities only) occurred on 8/31/98. 91B-CKB-01.</i></p>					

**COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS**  
**County Executive's December 2014 Transmittal Packet**  
**General Water/Sewer Category Amendment 15-CKB-01G: Ten Mile Creek Master Plan Area**

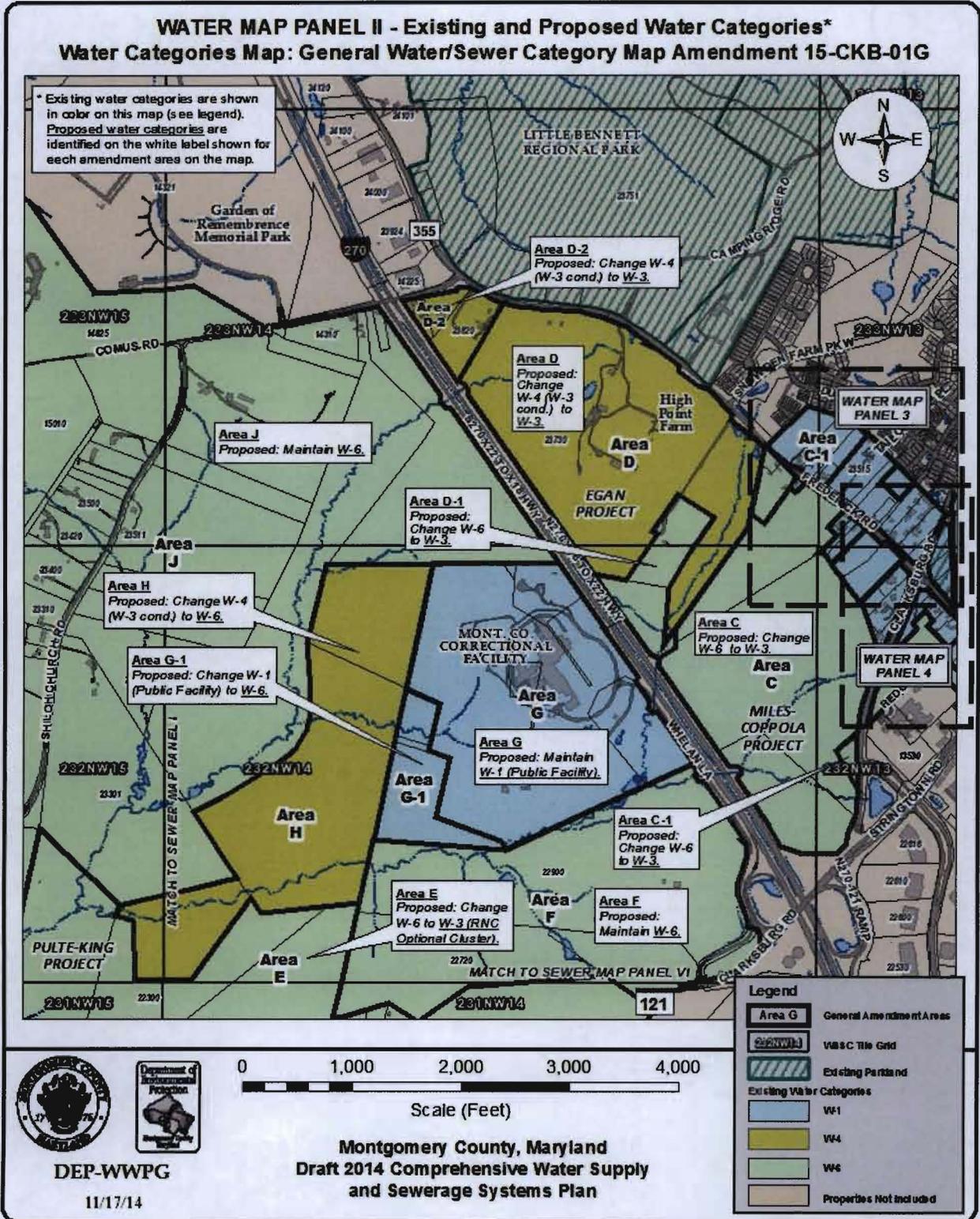
<b>Water/Sewer Category Change Table for 15-CKB-01G: Recommended Categories and Staff Reports</b>					
<b>Comprehensive Amendment Areas</b>	<b>Area Description</b>	<b>Zoning</b>	<b>W/S Service Area Categories</b>		<b>Water/Sewer Map Panels</b>
			<b>Existing</b>	<b>Proposed</b>	
<b>Area G-1</b>	<b>County Correctional Facility Site</b>	Rural	W-1 <sup>11</sup> S-1 <sup>11</sup>	<b>W-6</b> <b>S-6</b>	II
<p><u>Area G-1:</u> The County Correctional Facility is currently served by public water and sewerage systems (W-1 and S-1, both for public facilities only). The 2014 master plan acknowledges that no significant additional development on the Correctional Facility site is expected to occur beyond the existing correctional facility footprint. Therefore changes for these unimproved properties from categories W-1 and S-1 to W-6 and S-6 are appropriate given the existing Rural zoning.</p> <p><sup>11</sup> <i>Area G-1 Footnote: Initial approval for categories W-4 and S-4 (conditional W-3 and S-3, both for public facilities only) was previously established under AD action 1991-2 for 91B-CKB-01 (5/13/92). Council resolution CR 13-89 on 4/4/95 subsequently reconfirmed this prior administrative action for general map amendment 94G-CKB-01. Final approval for restricted categories W-3 and S-3 (public facilities only) occurred on 8/31/98. 91B-CKB-01.</i></p>					
<b>Area H</b>	County properties zoned Rural	Rural	W-4 (cond.) <sup>12</sup> S-4 (cond.) <sup>12</sup>	<b>W-6</b> <b>S-6</b>	I & II
<p><u>Area H:</u> These properties were originally considered part of the planned Correctional Facility site, formerly referred to as "Site 30". No public facilities requiring public water and sewer service are planned for these properties. The 2014 master plan acknowledges that no significant additional development on the Correctional Facility site is expected to occur beyond the existing facility footprint. Therefore changes for these unimproved properties from categories W-4 and S-4 to W-6 and S-6 are appropriate given the existing Rural zoning.</p> <p><sup>12</sup> <i>Area H Footnote: Initial approval for categories W-4 and S-4 (conditional W-3 and S-3, both for public facilities only) was previously established under AD action 1991-2 for 91B-CKB-01 (5/13/92). Council resolution CR 13-89 on 4/4/95 subsequently reconfirmed this prior administrative action for general map amendment 94G-CKB-01. A final approval was not granted for categories W-3 and S-3.</i></p>					
<b>PROPERTIES IN THE RURAL ESTATE, RURAL, AND AGRICULTURAL ZONES</b>					
<b>Area I</b>	Properties zoned Rural Estate	RE-1 RE-2	W-6 S-6	W-6 (NC) S-6 (NC)	V, VI, VII & VIII
<p><u>Area I:</u> The 2014 master plan recommends private, on-site water and sewer service for these RE-1 and RE-2 zoned properties. No category change action is needed or proposed for these properties.</p>					
<b>Area J</b>	Properties zoned Rural and Agricultural	Rural AR (RDT)	W-6 S-6	W-6 (NC) S-6 (NC)	I, II, V, VI & VII
<p><u>Area J:</u> The 2014 master plan recommends private, on-site water and sewer service for these Rural and AR (RDT) zoned properties. No category change action is needed or proposed for these properties at this time.</p>					



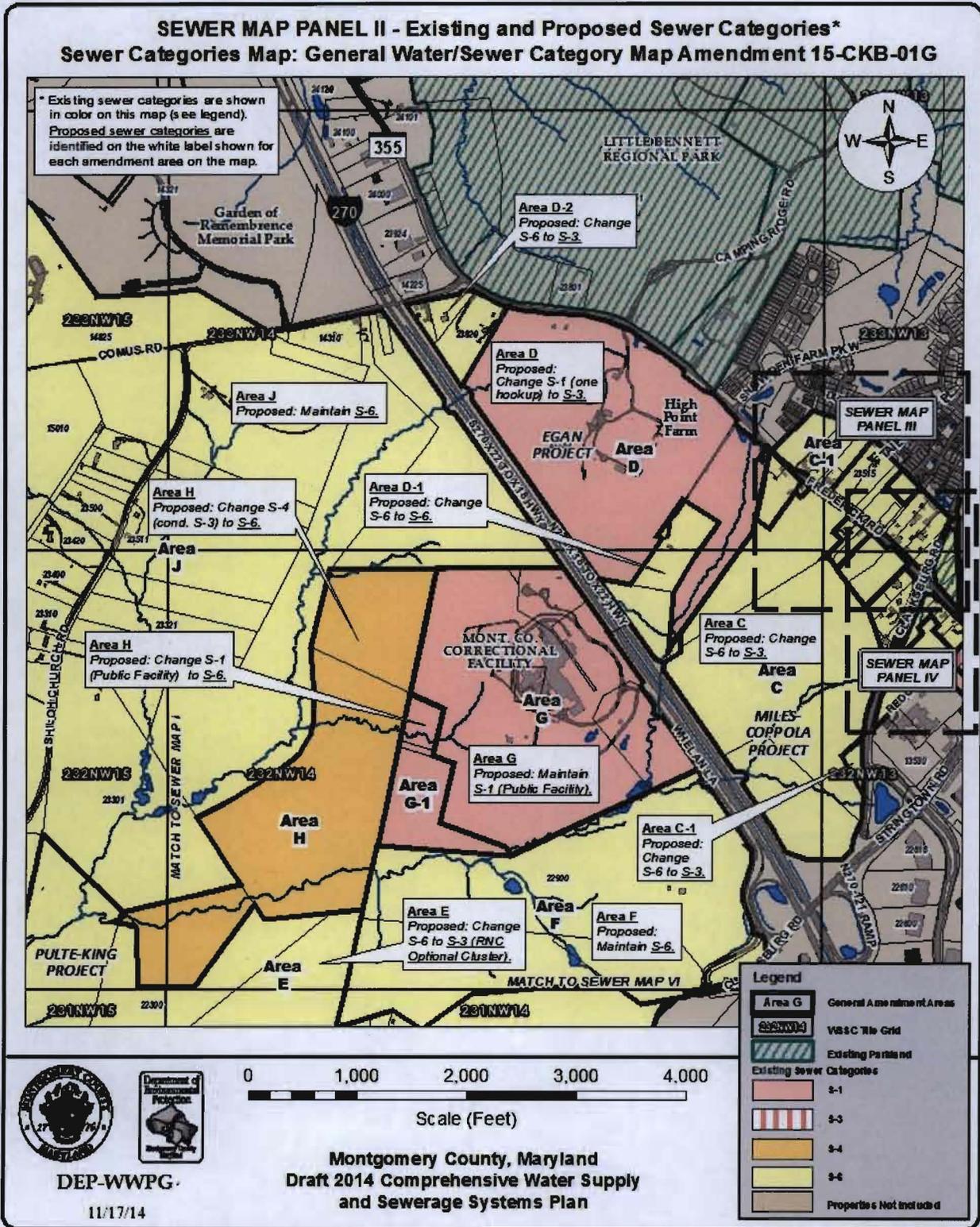
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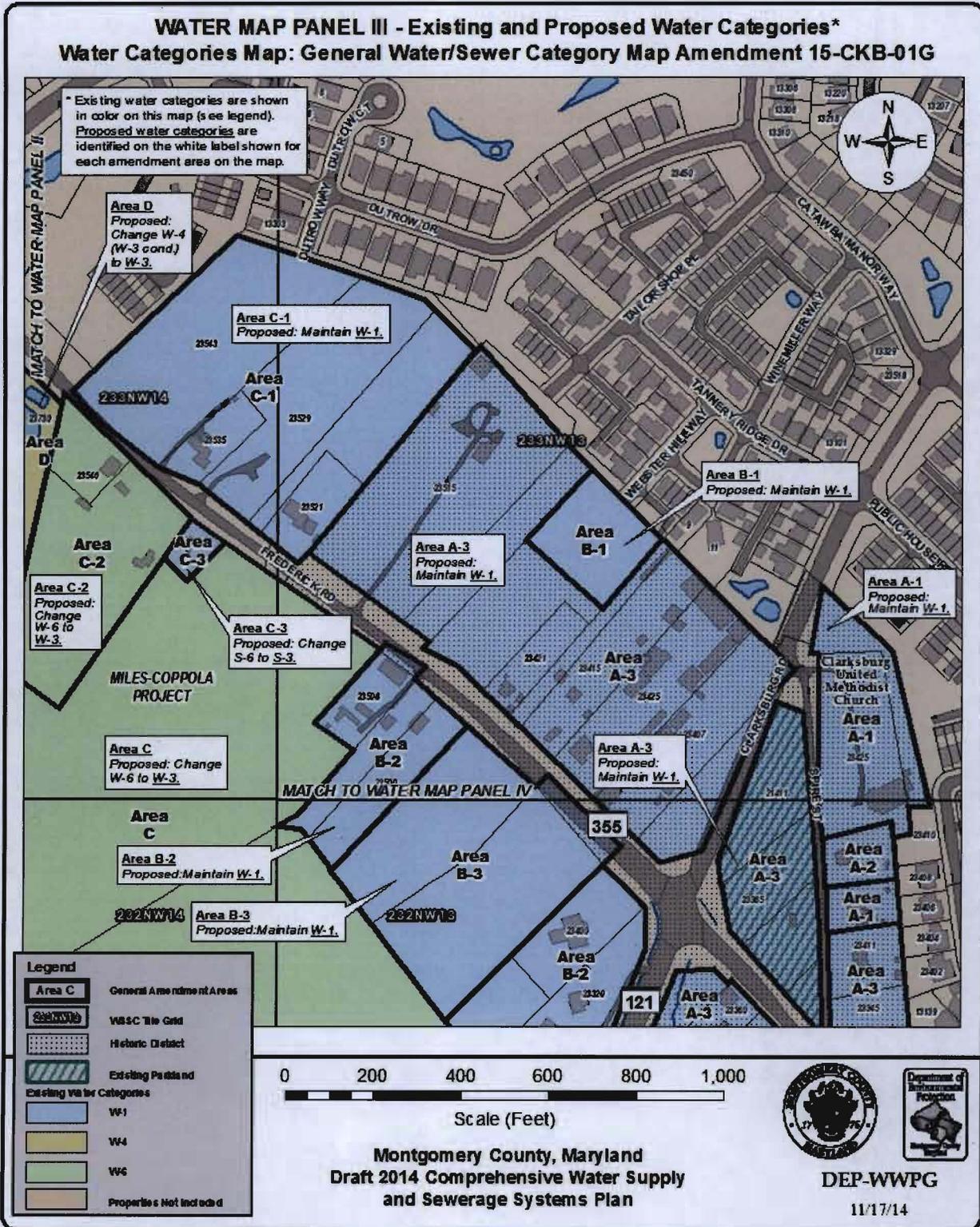
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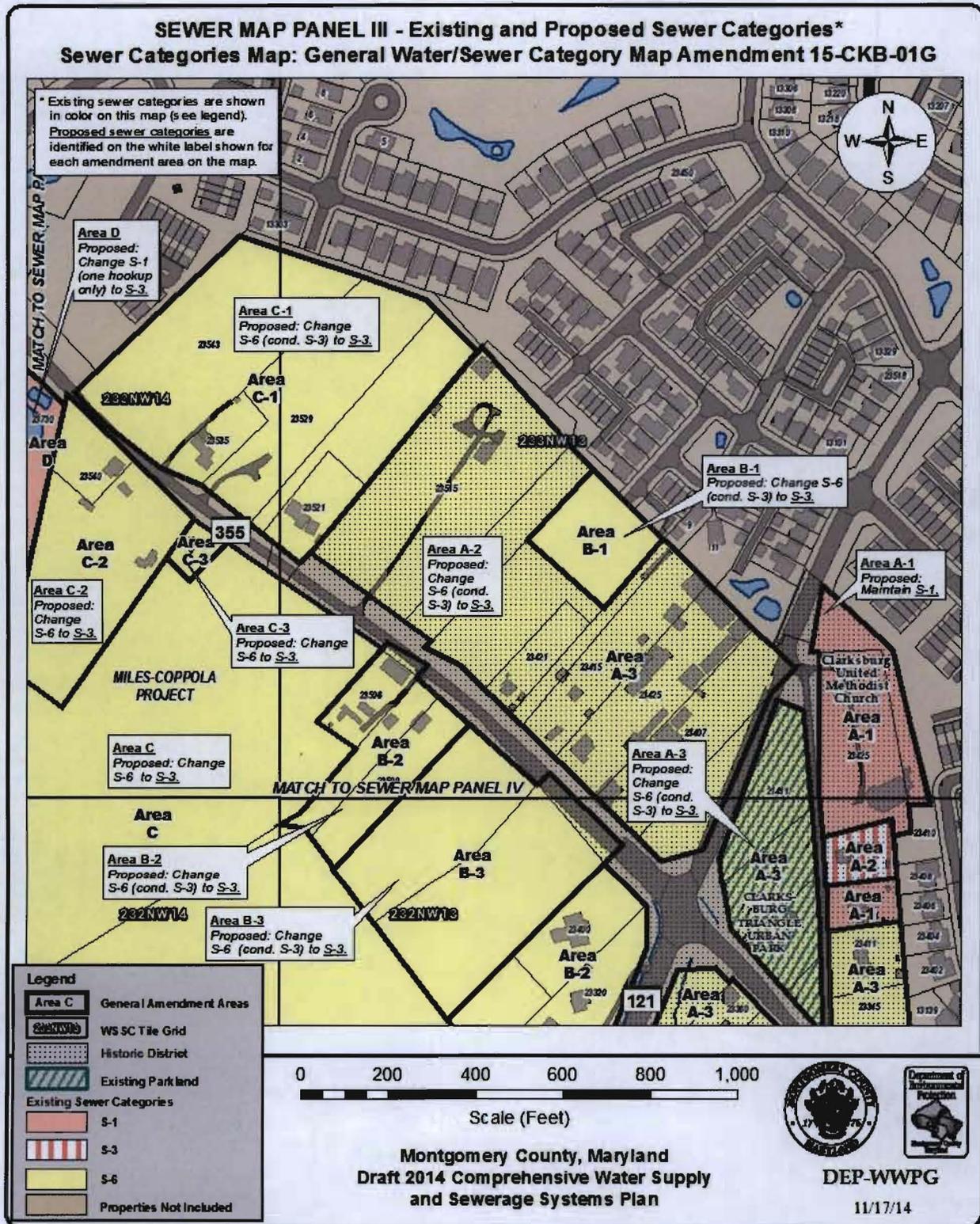
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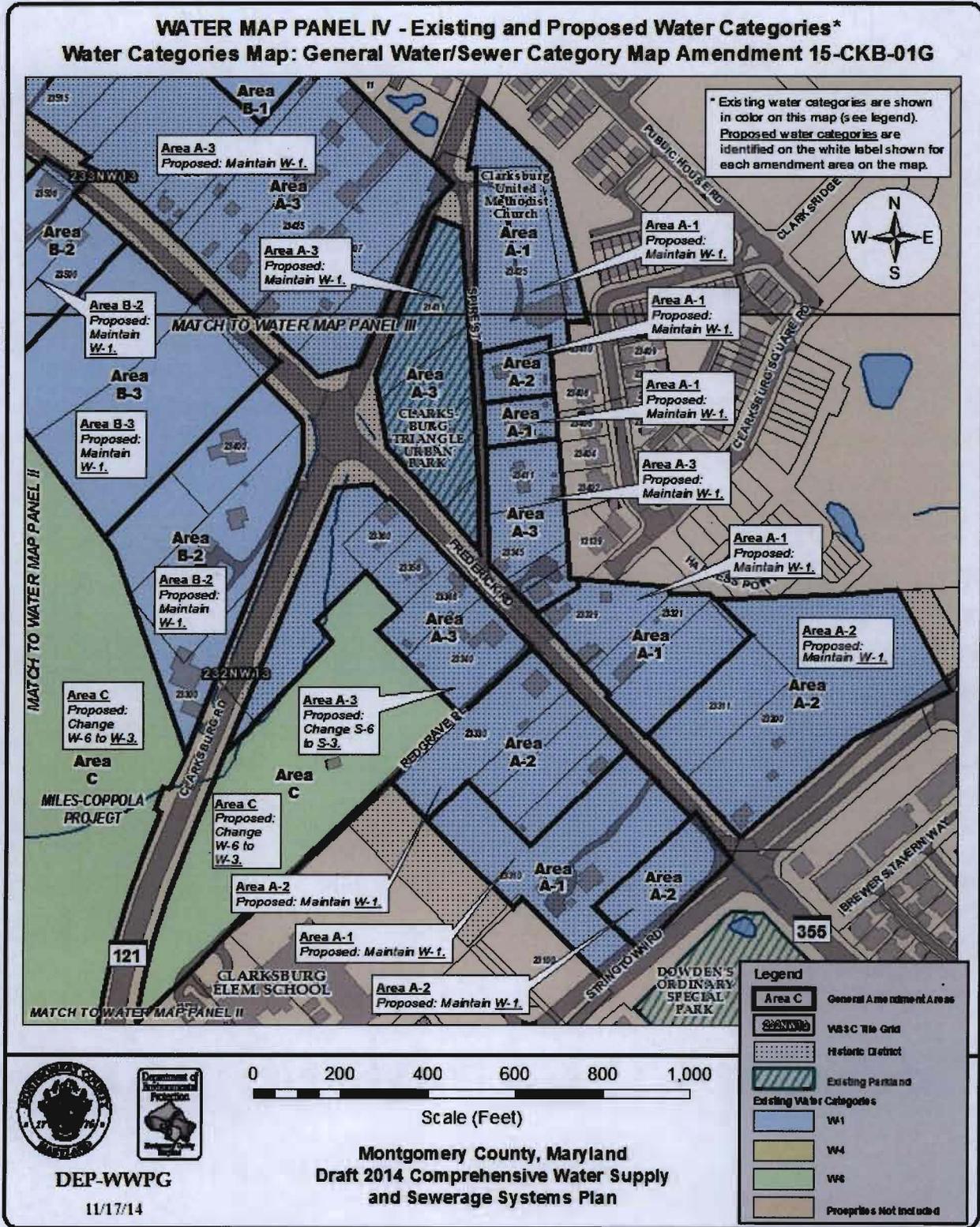
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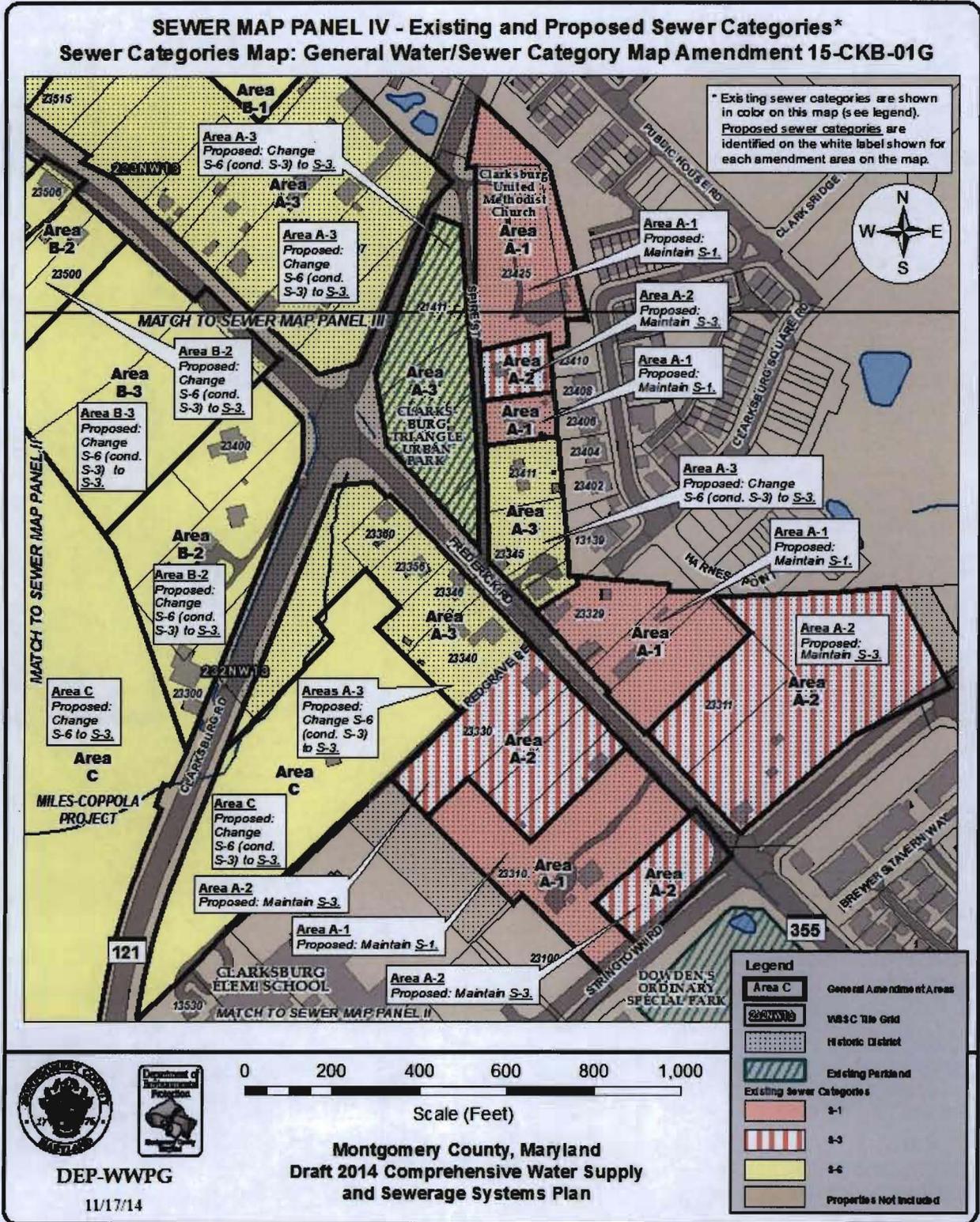
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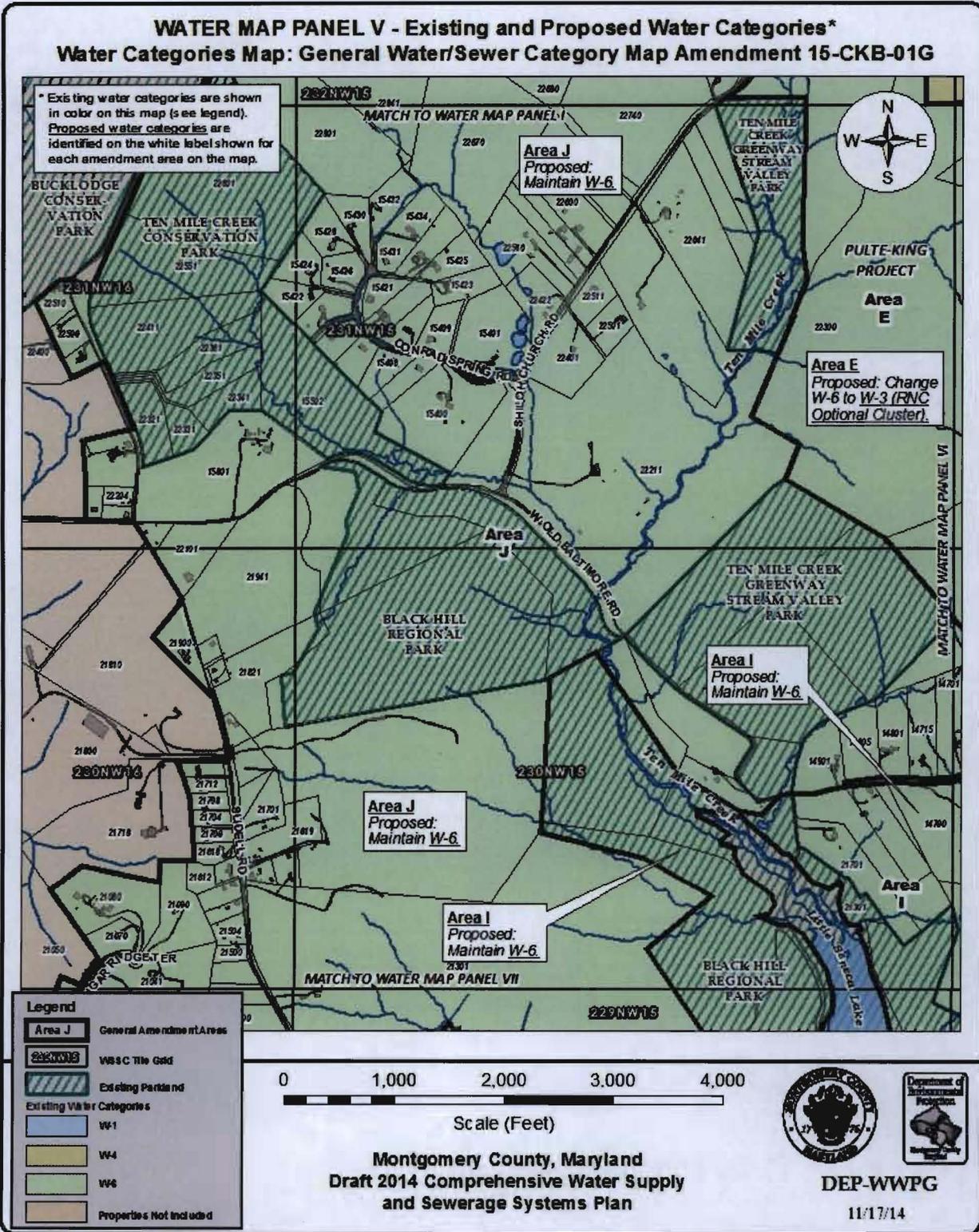
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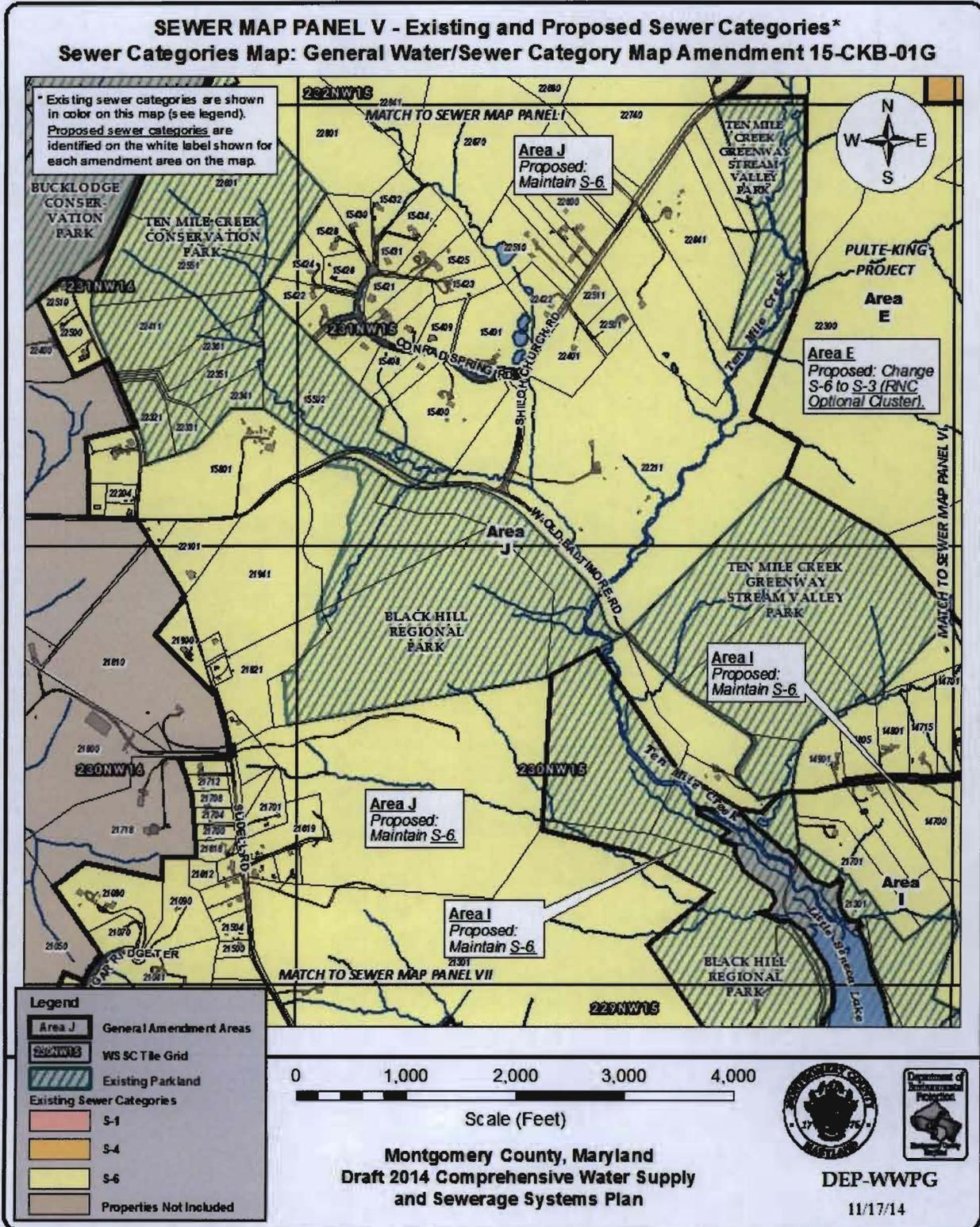


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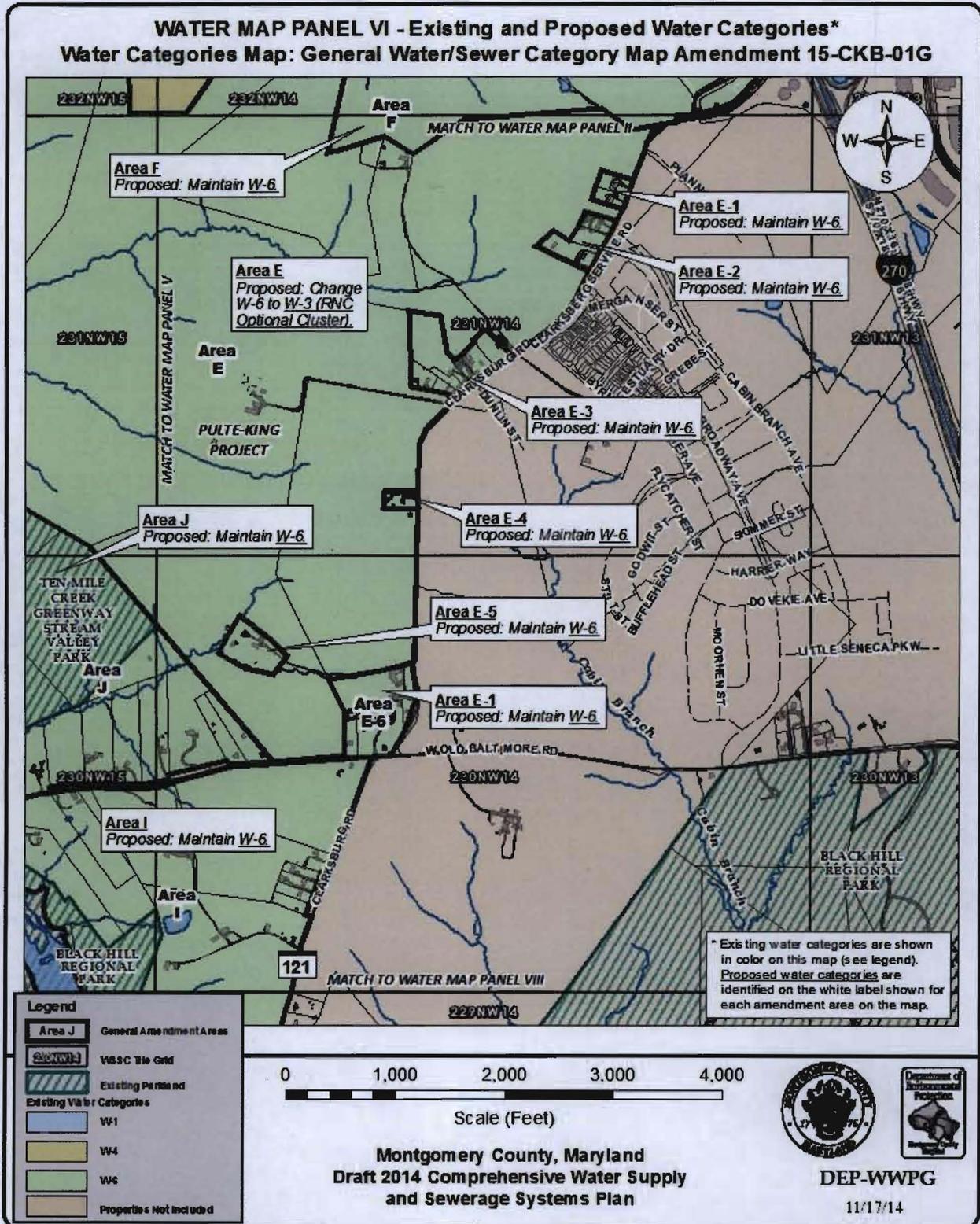


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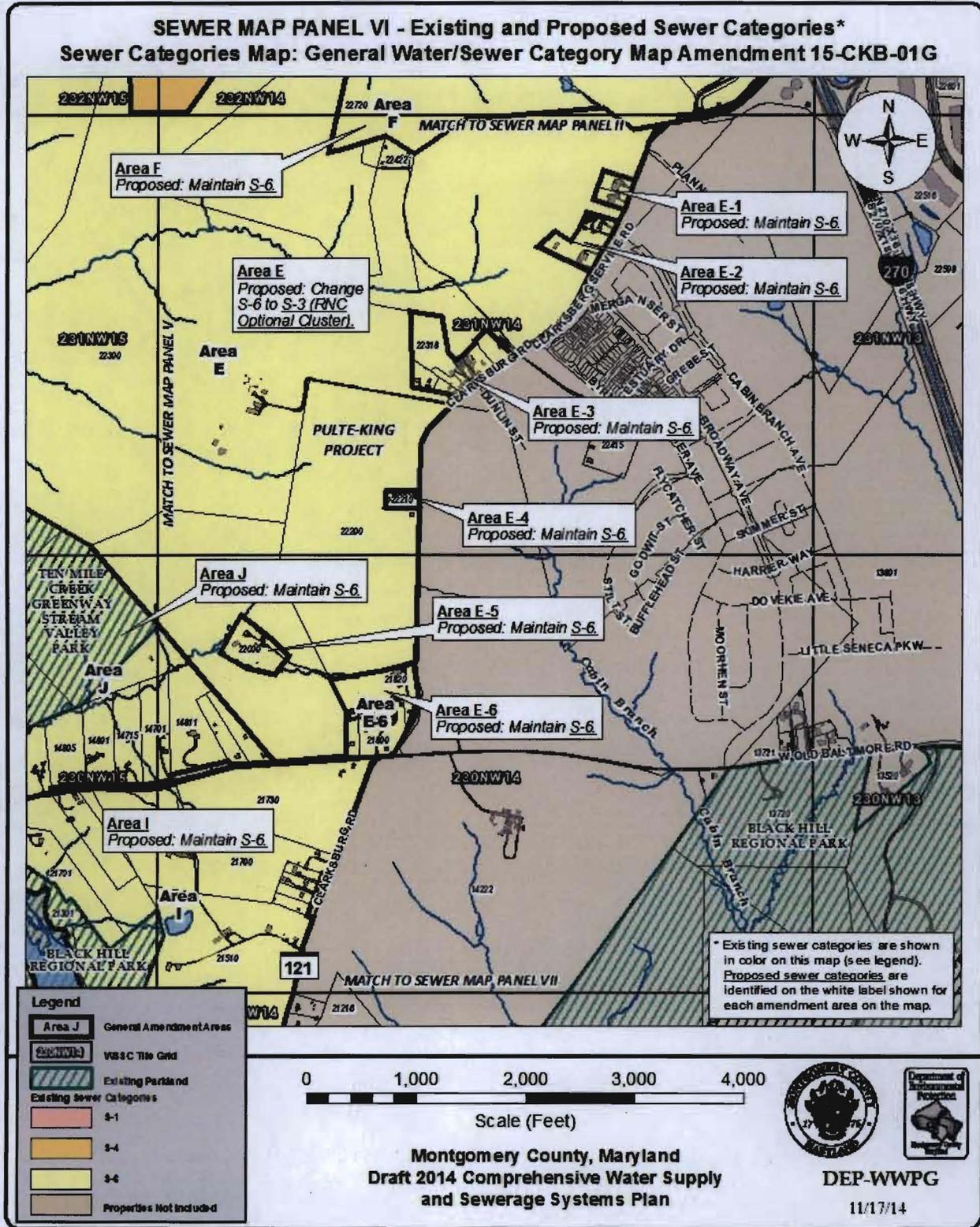




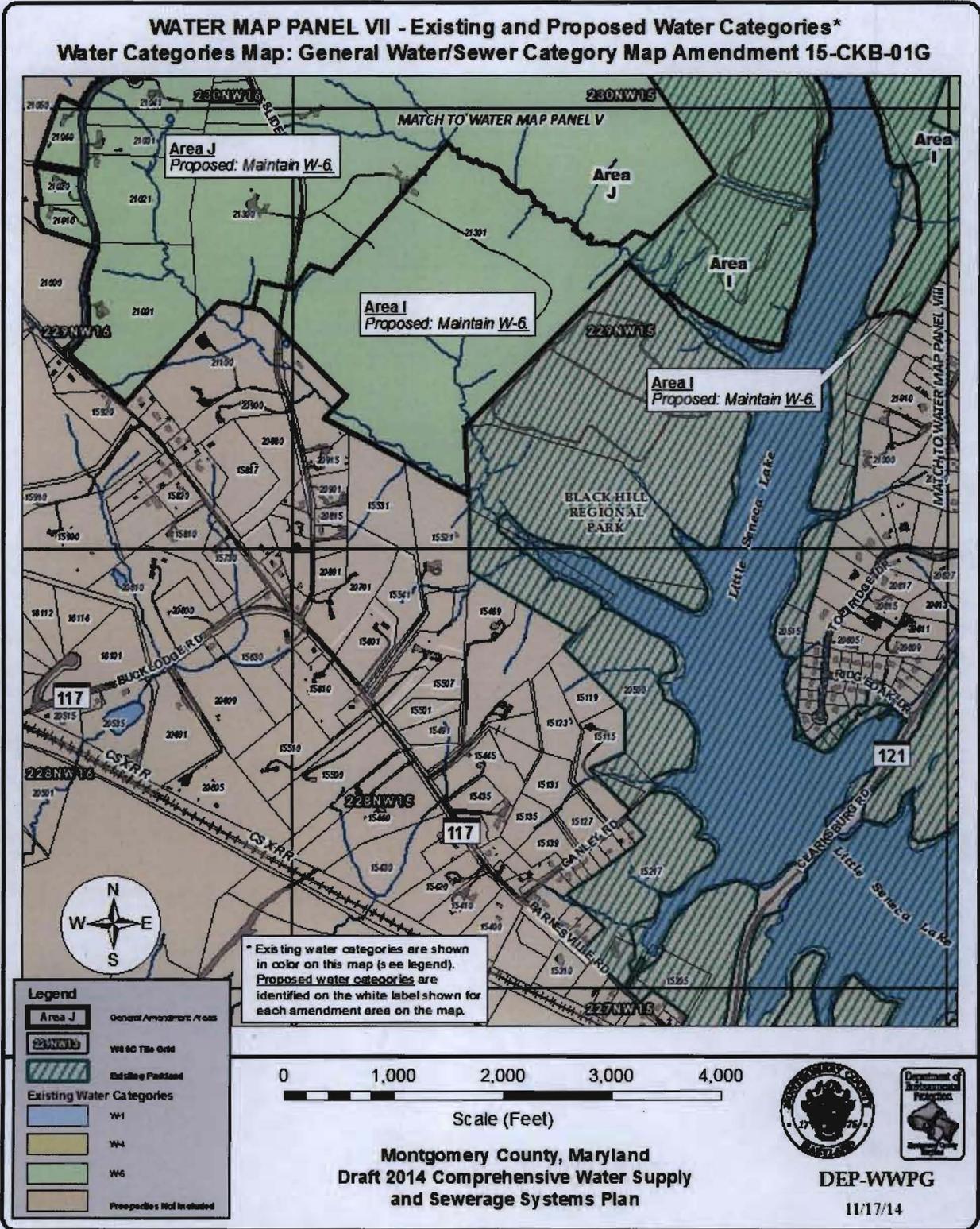
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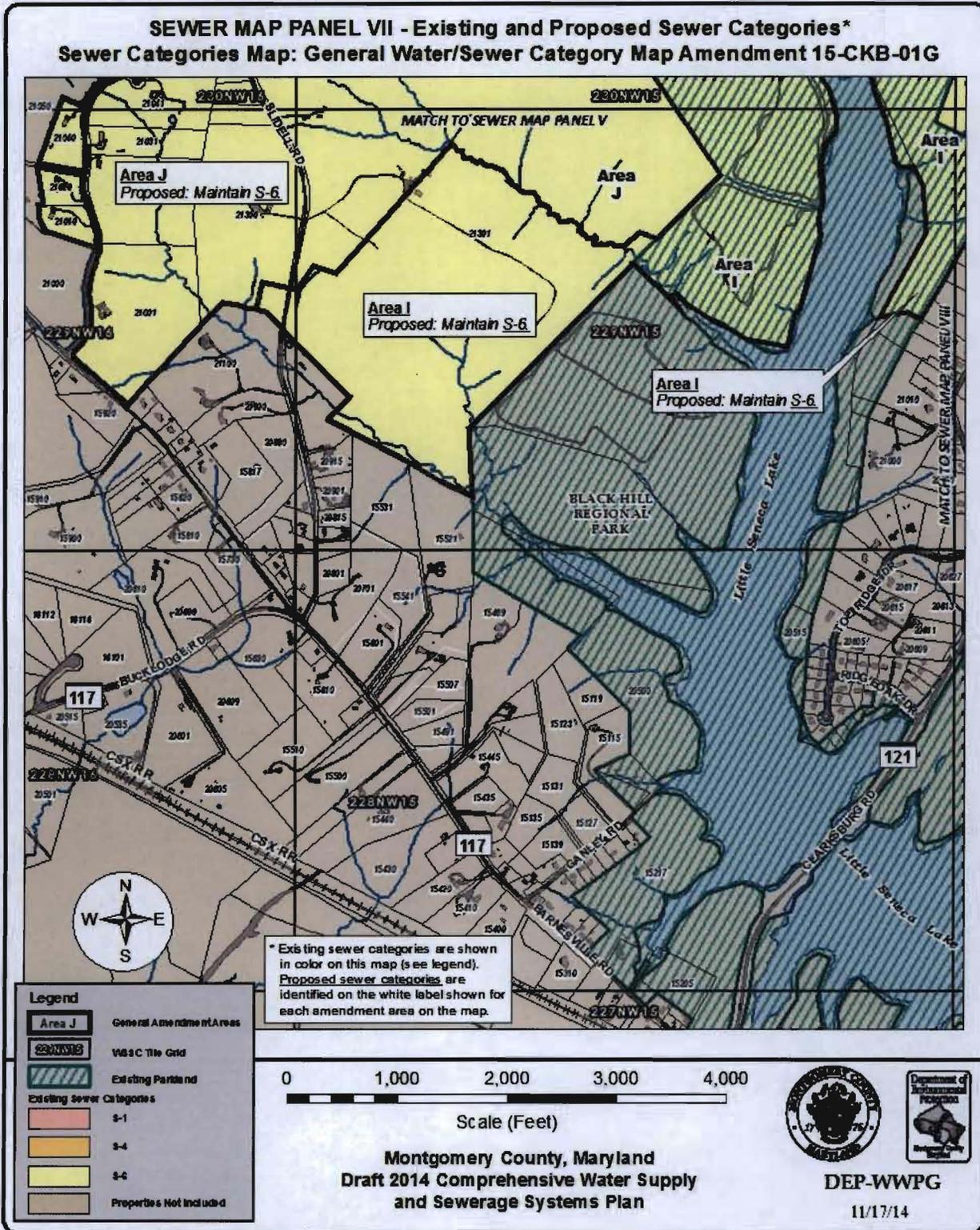
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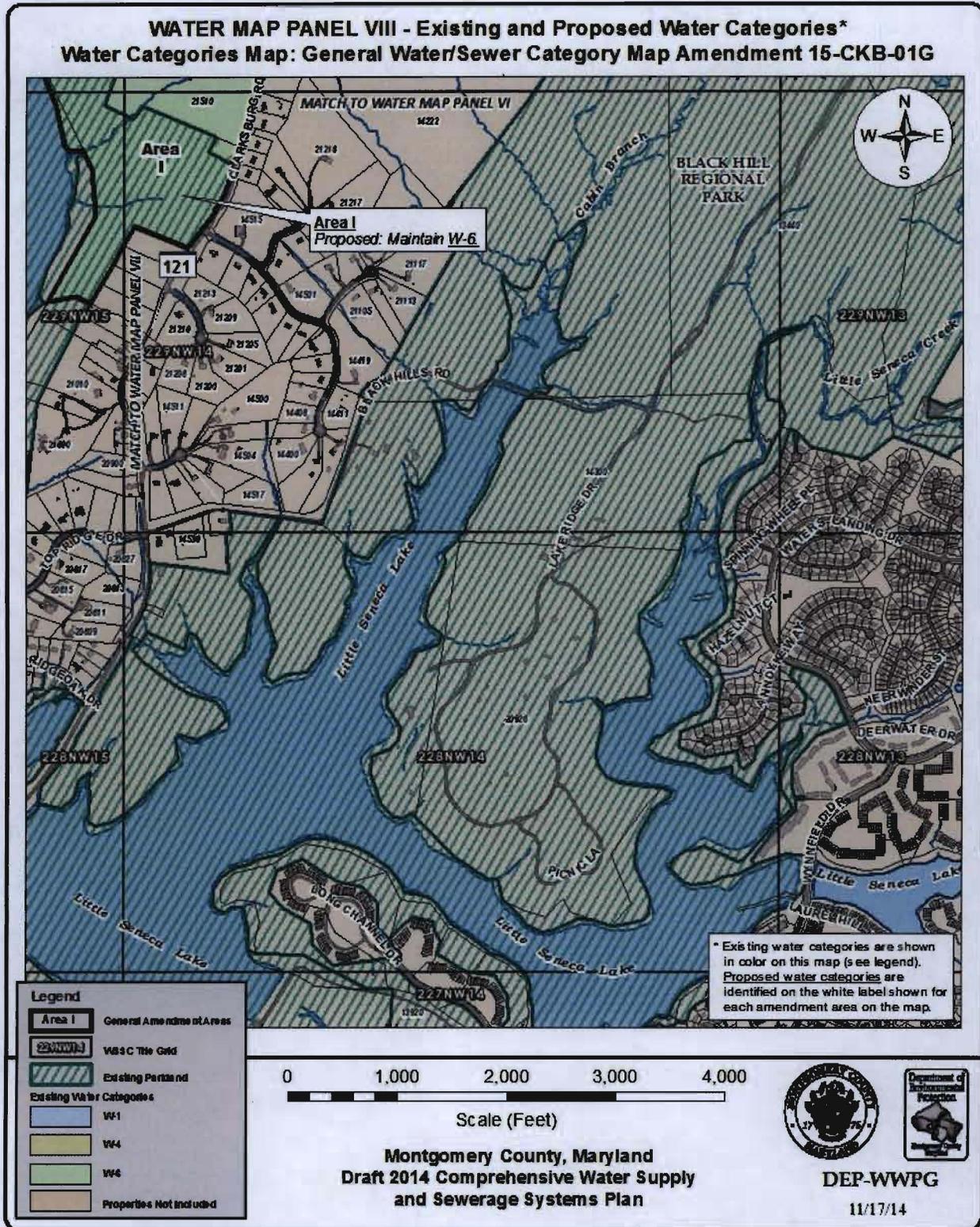


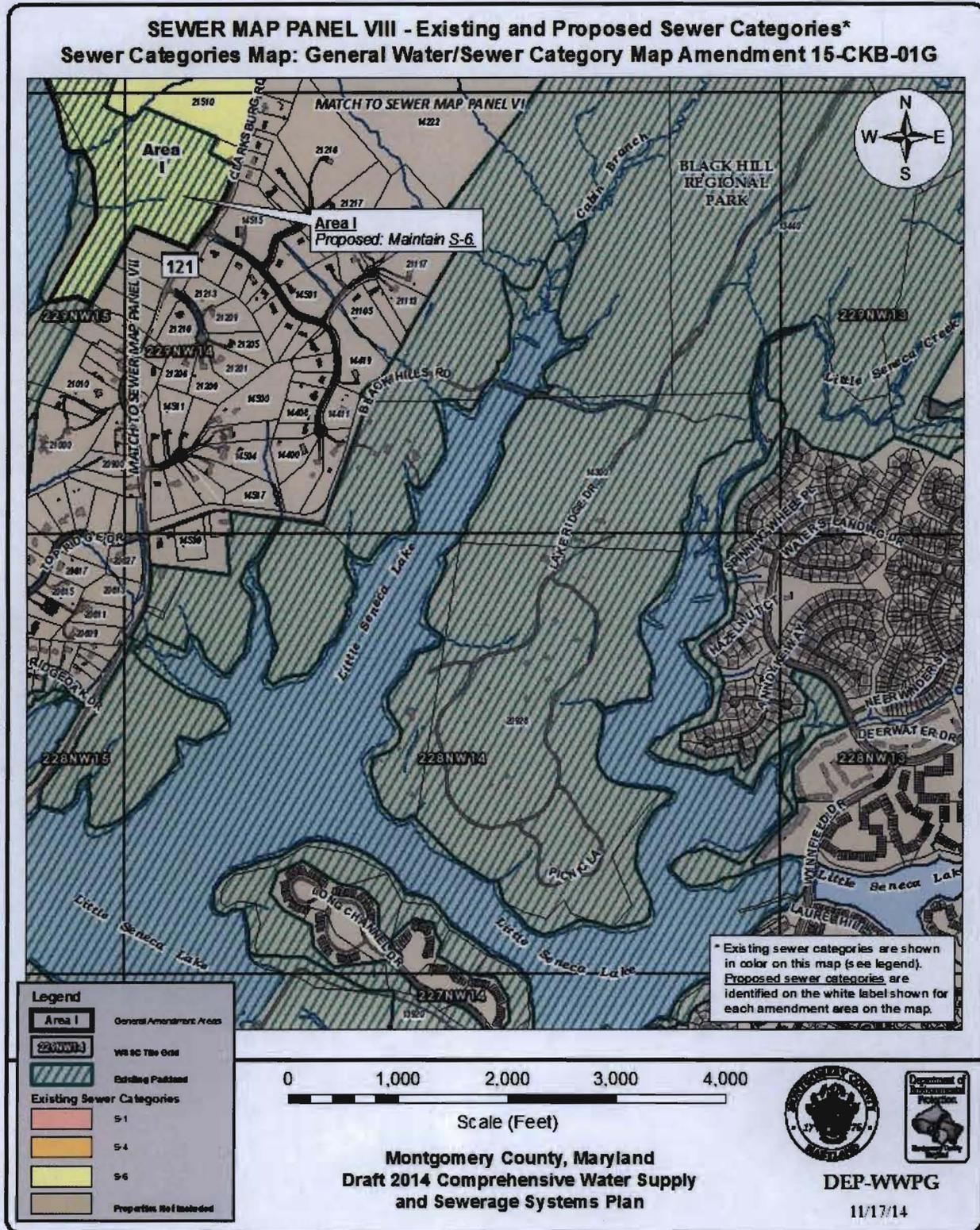
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**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

OFFICE OF THE CHAIR

January 16, 2014

RECEIVED  
MONTGOMERY COUNTY  
COUNCIL

2015 JAN 20 AM 9:36

The Honorable George Leventhal, President  
Montgomery County Council  
Stella B. Werner Council Office Building  
100 Maryland Avenue  
Rockville, Maryland 20850

SUBJECT: General Water/Sewer Category Amendment 15-CKB-01G

Dear Mr. Leventhal:

At its regular meeting on January 15, 2015, the Montgomery County Planning Board reviewed General Water/Sewer Category Amendment 15-CKB-01G, an amendment to the County's Ten-Year Comprehensive Water Supply and Sewerage Systems Plan. The Board heard a presentation on the category amendment from planning staff and discussed it with planning and legal staff.

This General Water and Sewer Service Category Amendment proposes changes in water and sewer service categories for 26 properties or areas in the Ten Mile Creek Watershed. It reflects recommendations in the 1994 Clarksburg Master Plan for the staging of development as well as land use and zoning recommendations made in the 2014 10 Mile Creek Limited Amendment to the Clarksburg Master Plan. The planning staff's memorandum on the category amendment includes a table analyzing each proposed category's consistency with the 1994 Plan and the 2014 Limited Amendment.

The Planning Board unanimously recommends approval of the general category change. The Board did not accept a staff recommendation for categorizing undeveloped open space and therefore recommends approval without conditions or additional recommendations. In addition to the original staff recommendation, this transmittal contains a revised analysis table reflecting the Board's decision.

The Planning Board appreciates the opportunity to review this project and looks forward to working with your staff on subsequent reviews.

Sincerely,

Casey Anderson  
Chair

Comprehensive Water/Sewer Category Map Amendment for 10 Mile Creek—15-CKB-01G

Area	Description	Zone	Existing Category	Proposed Category	Consistent with Plans?
A1	Historic District	CRT 0.5	W-1, S-1	W-1, S-1	Yes; Historic District included in 94 Plan water/sewer staging area; service facilitates mixed-use infill development that can invigorate the Historic District, part of the 1994 Plan's goal for the Town Center
A2	Historic District	CRT 0.5	W-1, S-3	W-1, S-3	Yes; Historic District included in 94 Plan water/sewer staging area; service facilitates mixed-use infill development that can invigorate the Historic District, part of the 1994 Plan's goal for the Town Center
A3	Historic District	CRT 0.5	W-1, S-6	W-1, S-3	Yes; Historic District included in 94 Plan water/sewer staging area; service facilitates mixed-use infill development that can invigorate the Historic District, part of the 1994 Plan's goal for the Town Center
B1	Town Center	CRT 0.75, overlay	W-1, S-6	W-1, S-3	Yes; area included in 94 Plan water/sewer staging area; service facilitates logical extension of existing Town Center development
B2	Town Center	CRT 0.25, overlay	W-1, S-6	W-1, S-3	Yes; area included in 94 Plan water/sewer staging area; service facilitates mixed-use infill development that can invigorate this area along with the Historic District, part of the 1994 Plan's goal for the Town Center
B3	Town Center	CRT 0.25, overlay	W-1, S-6	W-1, S-3	Yes; area included in 94 Plan water/sewer staging area; service facilitates mixed-use infill or public development that can invigorate this area along with the Historic District, part of the 1994 Plan's goal for the Town Center
C1	Town Center	CRT 0.75, overlay	W-1, S-6	W-1, S-3	Yes; area included in 94 Plan water/sewer staging area; service facilitates Town Center development recommended in 94 Plan
C2	Town Center	R-90, overlay	W-6, S-6	W-3, S-3	Yes; area included in 94 Plan water/sewer staging area; service facilitates varied unit types and reduced imperviousness under overlay zone recommended in Limited Amendment

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Comprehensive Water/Sewer Category Map Amendment for 10 Mile Creek—15-CKB-01G

Area	Description	Zone	Existing Category	Proposed Category	Consistent with Plans?
C3	Town Center	R-90, overlay	W-6, S-6	W-3, S-3	Yes; area included in 94 Plan water/sewer staging area; service facilitates logical inclusion of property with larger, adjacent parcels
C	Town Center/Miles-Coppola	R-90, CRT 2.0, overlay	W-6, S-6	W-3, S-3	Yes; area included in 94 Plan water/sewer staging area; service to CRT area facilitates mixed-use development ; service to R-90 portion facilitates varied unit types and reduced imperviousness under overlay zone recommended in Limited Amendment; <i>DEP should consider recategorizing 80 percent required open space to W-6, S-6 following development</i>
D1	Town Center	R-90, overlay	W-6, S-6	W-3, S-3	Yes; area included in 94 Plan water/sewer staging area; service facilitates varied unit types and reduced imperviousness under overlay zone recommended in Limited Amendment
D2	Town Center	R-200	W-4, S-6	W-3, S-3	Partially; area not included in 94 Plan water/sewer staging area, but recommended for two-four units per acre densities likely to require water/sewer service; Limited Amendment recommends R-200 Zone, eligible for service under Comprehensive W/S Plan
D	Town Center/Egan-Mattlyn	R-90, overlay	W-4, S-1 (1 hookup)	W-3, S-3	Yes; area included in 94 Plan water/sewer staging area; service facilitates varied unit types and reduced imperviousness under overlay zone recommended in Limited Amendment; <i>DEP should consider recategorizing 80 percent required open space to W-6, S-6 following development</i>

Comprehensive Water/Sewer Category Map Amendment for 10 Mile Creek—15-CKB-01G

Area	Description	Zone	Existing Category	Proposed Category	Consistent with Plans?
E1-E6	Pulte-King area	RE-1	W-6, S-6	W-6, S-6	Yes; properties included in 94 Plan water/sewer staging area; Limited Amendment retains RE-1 Zone, eligible for case-by-case w/s evaluation
E	Pulte-King properties	RNC	W-6, S-6	W-3, S-3	Yes; area included in 94 Plan water/sewer staging area; service facilitates varied unit types and reduced imperviousness under RNC cluster development and overlay zone recommended in Limited Amendment; DEP plan to recategorize rural open space to W-6, S-6 following development is also consistent with Limited Amendment
F	Montgomery County properties	EOF 0.75, RE-1/TDR, R-200, overlay	W-6, S-6	W-6, S-6	Yes; area included in 94 Plan water/sewer staging area; Limited Amendment recommends no development on these properties and Executive Branch has committed to leaving properties undeveloped, with no impervious surface
G1	Montgomery County properties	Rural	W-1, S-1	W-6, S-6	Yes; area included in 94 Plan water/sewer staging area; area identified for protection through Legacy Open Space
G	Montgomery County properties/correctional facility	EOF 0.75, R-200, Rural, overlay	W-1, S-1	W-1, S-1	Yes; area included in 94 Plan water/sewer staging area; 94 Plan acknowledged public use of property
H	Montgomery County properties	Rural	W-4, S-4	W-6, S-6	Yes; parts of area included in 94 Plan water/sewer staging area; area identified for protection through Legacy Open Space
I	Properties in RE-1 and RE-2 zones	RE-1, RE-2	W-6, S-6	W-6, S-6	Yes; area not part of 94 Plan water/sewer staging area; Limited Amendment does not discuss this area, but land use and zoning plans retain existing uses and zones recommended in 94 Plan
J	Properties in Rural and AR zones	Rural, AR	W-6, S-6	W-6, S-6	Yes; area not part of 94 Plan water/sewer staging area; Limited Amendment does not discuss this area, but land use and zoning plans retain existing uses and zones recommended in 94 Plan

**Montgomery County Council**  
**Public Hearing on Resolution to amend the Ten-Year Comprehensive Water Supply and Sewerage Systems Plan: Water and Sewer category change for Clarksburg Stage 4 Area**  
**January 20, 2015**

**Testimony of Cathy Wiss**  
**Coordinator, Water Quality Monitoring Program, Audubon Naturalist Society**

Dear Council President Leventhal and Members of the County Council,

I urge you to postpone or deny the water and sewer category change for all properties in the Clarksburg Stage 4 area outside the historic district and County-owned property until definitive policies are put in place to guide where water and sewer service should be placed. Approving the category change now would be putting the cart before the horse.

I first learned of the proposed water and sewer category change at a community meeting on December 17, 2014, when WSSC and DEP unveiled its five sewerage alternatives for the Ten Mile Creek watershed. These plans were developed without any regard for the protections you embraced when you enacted the Ten Mile Creek Limited Master Plan Amendment (LMPA). Protective environmental buffers, intended to be the limit of disturbance, would be compromised; great stretches of the creek would be excavated to install sewers or sewer line crossings; access roads and sewage pumping stations would add impervious surface adjacent to the creek and degrade its high quality waters with polluted runoff. Attached is a photo essay I prepared that shows the damaging effects sewer construction has had on other creeks in our area and what practices should be avoided for Ten Mile Creek.

Even the most sensitive and highest quality streams on the Pulte-King property would be compromised, despite the LMPA's requirement for greater protection:

protect existing stream conditions in the high quality headwater subwatersheds LSTM 110 (King Spring) and LSTM 111.

All of WSSC's alternatives would put sewers under both of these sensitive tributaries and a sewage pumping station between them. To build the pumping station and excavate the tributaries, forests would have to be cut, the steep slopes leveled, and roads built to transport heavy equipment. Access roads would have to be made permanent to service the pumping station.

WSSC's sewer study is inconsistent with the LMPA and cause great harm to the creek. Before you adopt the proposed water and sewer category changes and allow any of these plans to be put into effect, I urge you to craft specific policies to guide where and how water and sewer service is to be provided. Such policies could include prohibitions on placing sewer infrastructure in the creek, its tributaries, or other water resources; a satisfactory showing of minimal disturbance to environmental buffers; and consideration of a full range of sewer technologies for the maximum protection of the creek. Policies to carry out master plan objectives have been incorporated into the County's Ten-Year Comprehensive Water Supply

and Sewerage Systems Plan (Water and Sewer Plan) for other planning areas like Piney Branch, Olney, and Upper Rock Creek. The Ten Mile Creek area, to which the LMPA gives extraordinary protection, deserves the same. Alternatively, sewerage in the watershed should comply with the requirements for Water Quality Plans that property owners must meet.

Another reason to defer the water and sewer category change is the uncertainty of where development will occur and how dense it will be. The LMPA encourages flexibility in site design, tight clustering of residential uses, and different options for housing to minimize disturbance to the watershed's unique environmental resources. When zoning allows flexibility, as in the RNC Zone, the Water and Sewer Plan specifies that sewer category changes will be made at the time subdivision plans are approved. That makes sense. Rational decisions cannot be made before knowing the best location for sewers, the amount of service needed, and the best technologies to use.

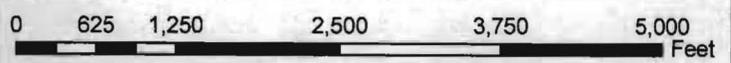
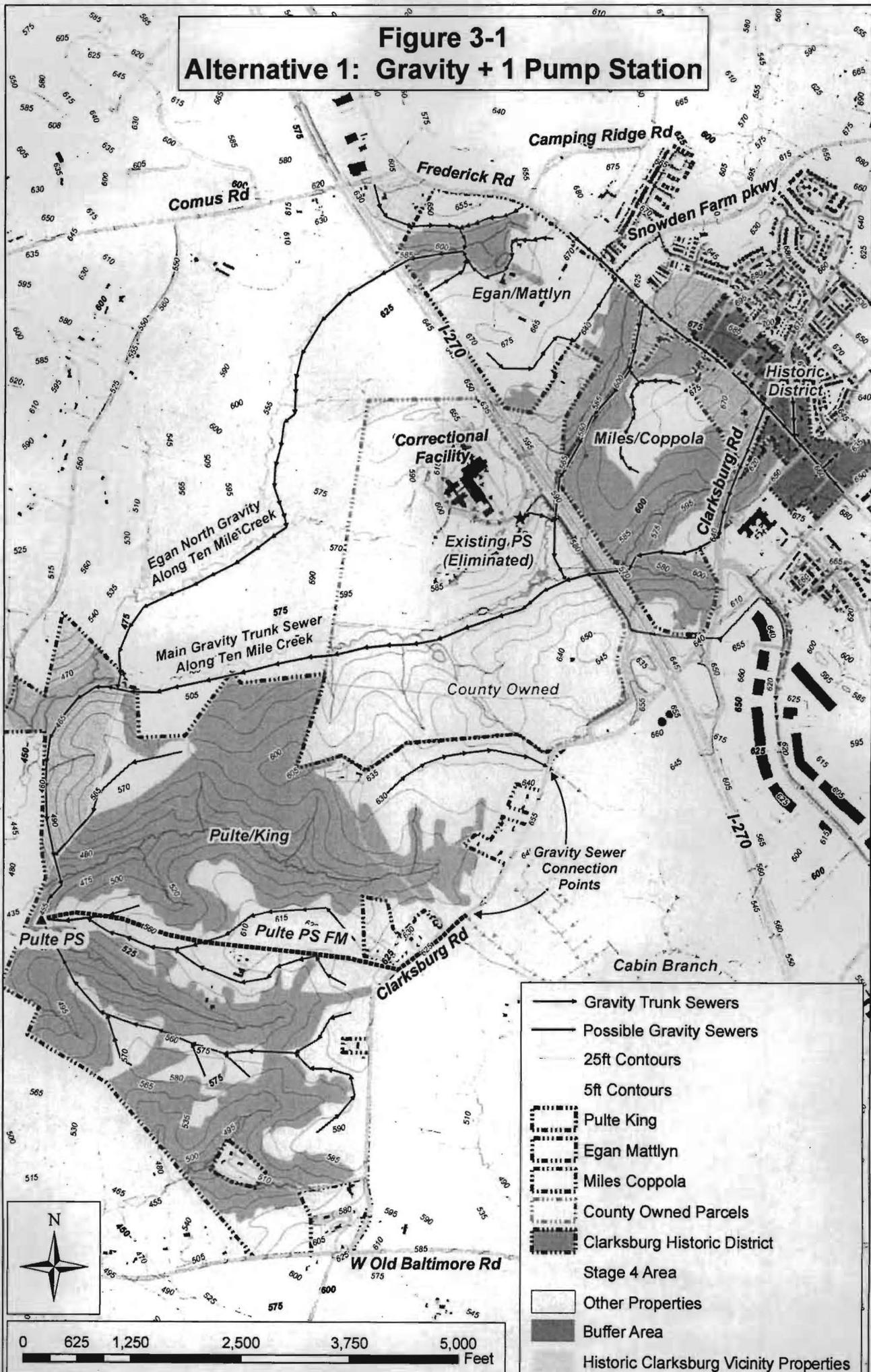
In addition, community water and sewer service may not be needed or appropriate in all parts of the three major properties, and thus the change to W-3 and S-3 would not be warranted. An unknown 80% of Pulte's property will remain required open space, typically W-6 and S-6, the current designations for the property. At the Planning Board hearing last week, Planning Department lawyers raised concerns about changing the categories for this open space. Similarly, the forest conservation areas that the LMPA encourages would not need sewerage. Large conservancy lots, too, which are allowed in the RNC Zone, might best be kept in categories W-6 and S-6.

This may be the case for a 12-acre developable area of the Pulte-King property that is outside the protected buffers, but separated from other developable areas by extensive forest and steep slopes. It could be a prime location for a few homes on large lots, as was discussed at the Council hearings last year, but its distance from Clarksburg Road could make bringing in sewer lines from that direction prohibitively expensive. Running the lines down the steep riparian slopes would be shorter, but much more destructive to natural resources and the creek. Yet the latter is what WSSC is proposing to do in each of its alternatives. Does WSSC assume that this small area must be given sewer service even at the expense of sensitive King Spring and LSTM 111? Would well and septic – a potentially less damaging and less costly choice if only a few homes are built – be precluded if the categories were changed to W-3 and S-3?

All of WSSC's alternatives assume that gravity sewers must be used, but newer technologies like pressure sewer systems might be able to protect the creek and sensitive environmental resources better than conventional gravity sewers, and they may be less costly. I ask that you encourage WSSC to study the use of other, newer technologies for the Ten Mile Creek watershed and to come back with new alternatives that are less damaging to the creek. Wouldn't it be ironic if property owners were restricted to building on the ridgetops while sewers and pumping stations could be located in the creek and its buffers with abandon?

Respectfully submitted,  
Cathy Wiss

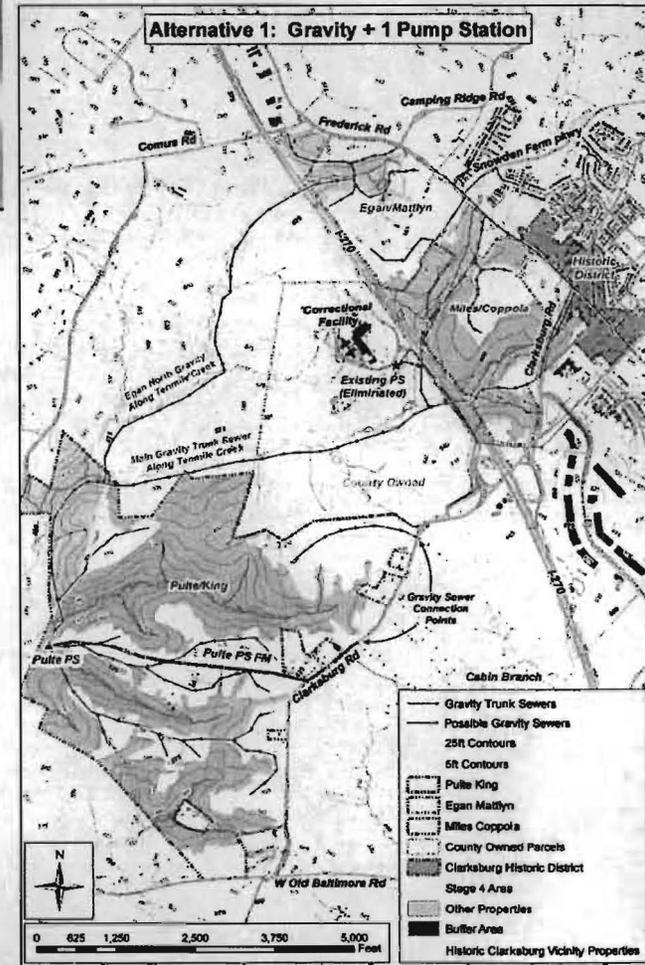
**Figure 3-1  
Alternative 1: Gravity + 1 Pump Station**



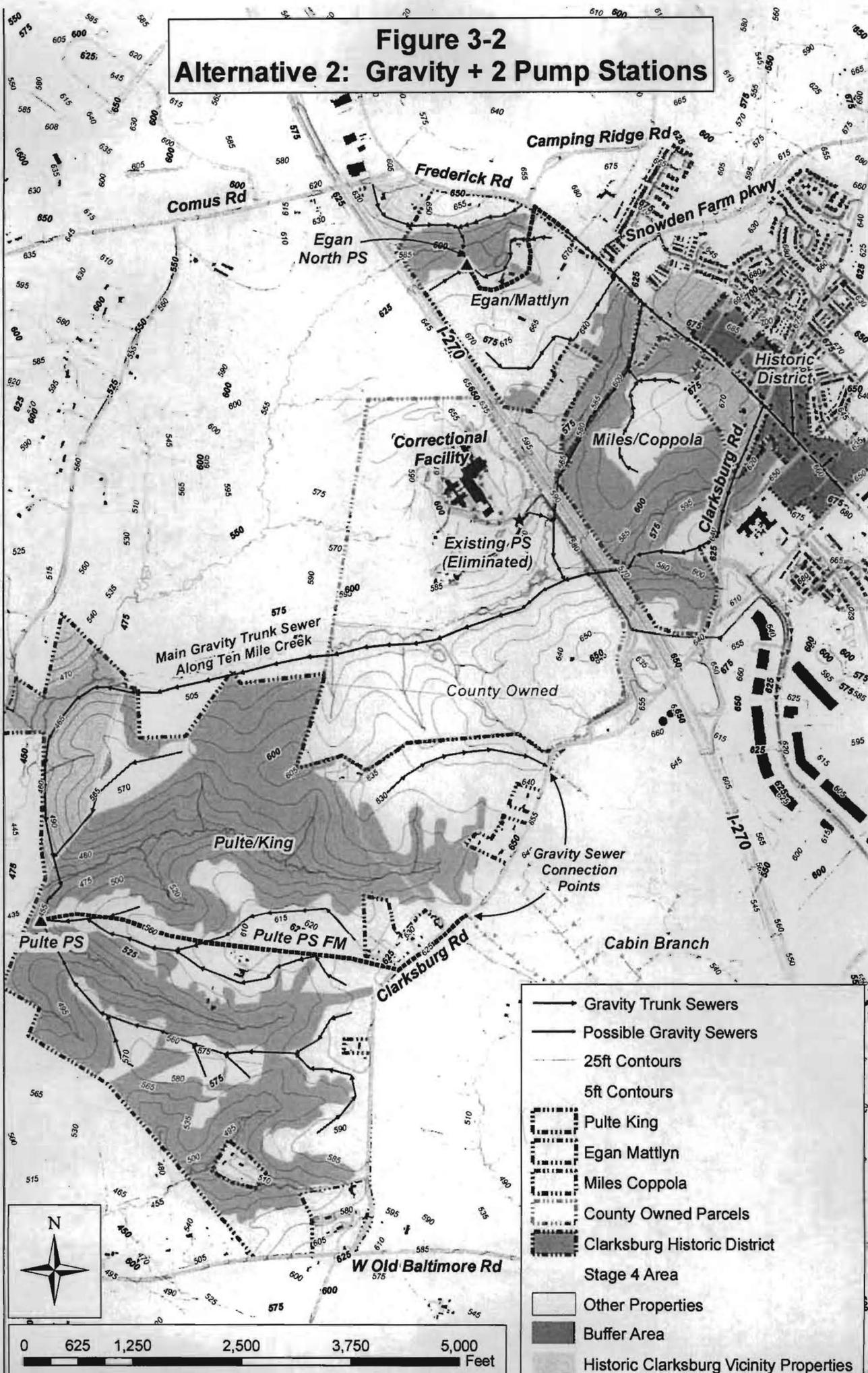
- Gravity Trunk Sewers
- Possible Gravity Sewers
- 25ft Contours
- 5ft Contours
- ▤ Pulte King
- ▤ Egan Mattlyn
- ▤ Miles Coppola
- ▤ County Owned Parcels
- ▤ Clarksburg Historic District
- ▤ Stage 4 Area
- ▤ Other Properties
- ▤ Buffer Area
- ▤ Historic Clarksburg Vicinity Properties

# Conceptual Alternative 1

- Gravity trunk sewers along Ten Mile Creek convey all wastewater from Stage 4 to the (new) Pulte pump station (PS)
- Pulte PS pumps wastewater to Cabin Branch gravity sewers
- Total Gravity Sewer Length – 27,570 feet
- Total Force Main Length – 5,180 feet
- Number of Pump Stations – 1
- New Tunnel Crossings under I-270 – 3
- Estimated Costs
  - Capital - \$9,111,000
  - Annual O&M - \$34,000

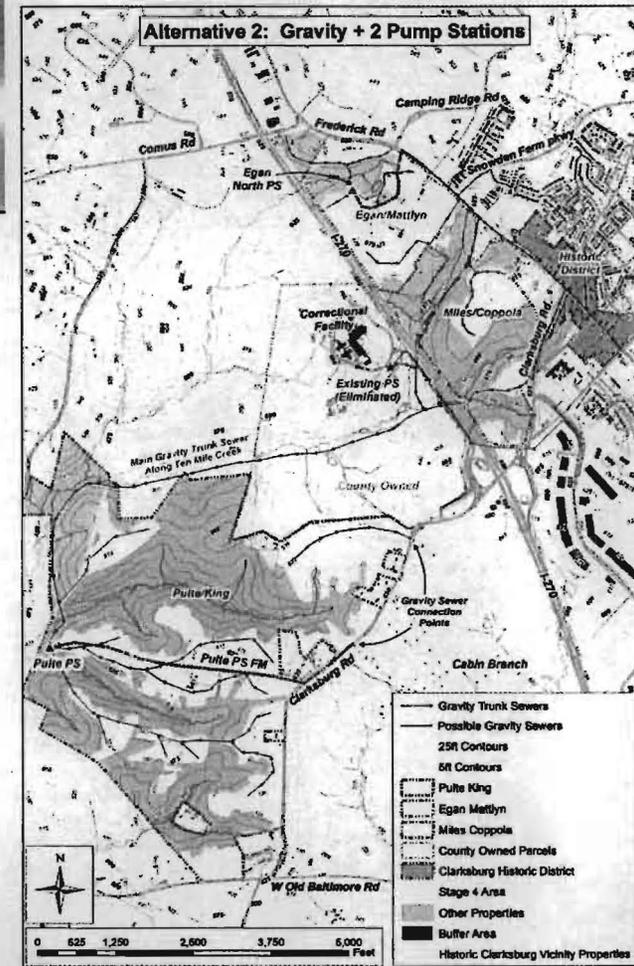


**Figure 3-2  
Alternative 2: Gravity + 2 Pump Stations**

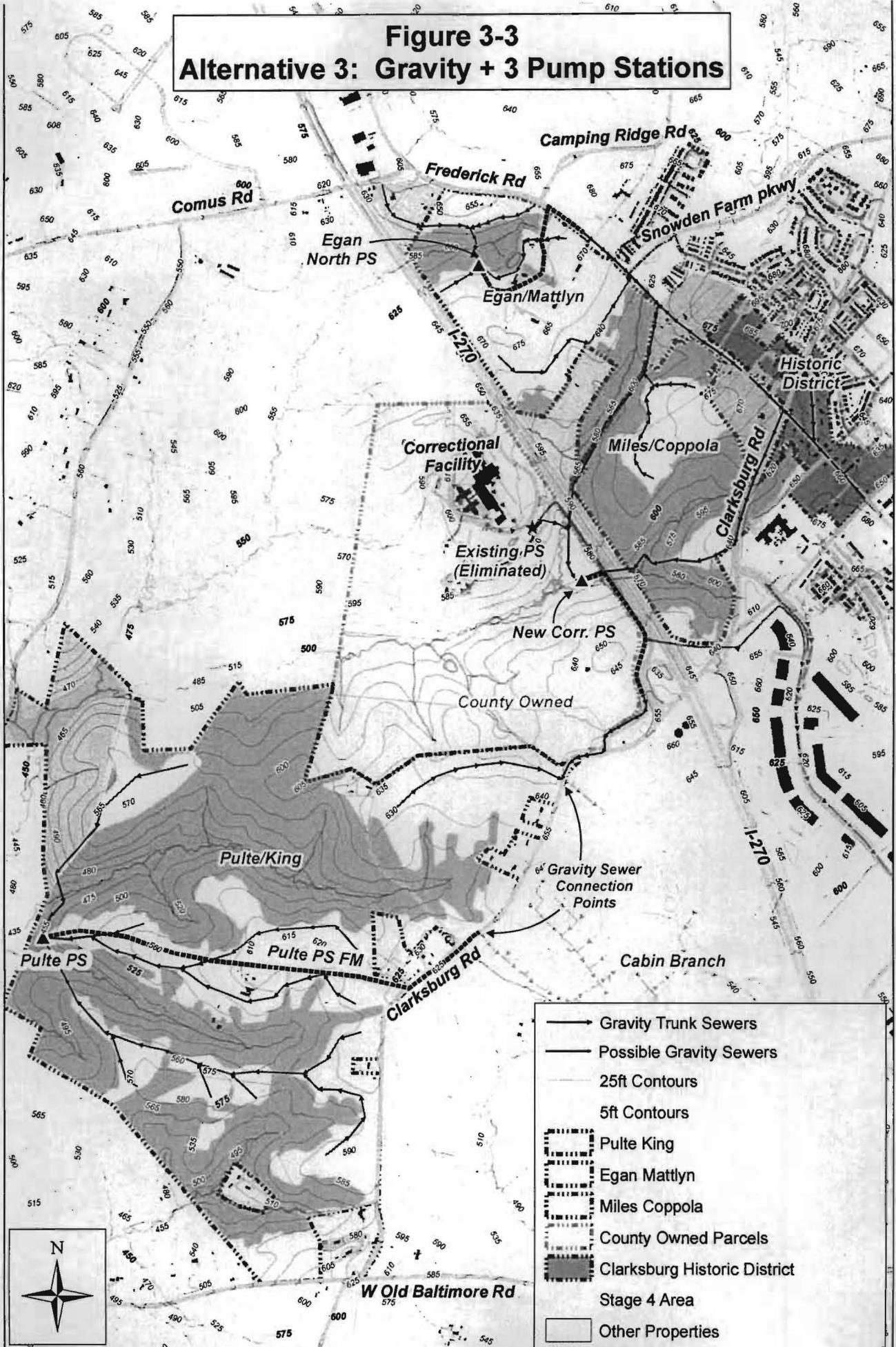


# Conceptual Alternative 2

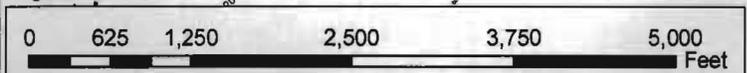
- Eliminates a large portion of gravity trunk sewer in Ten Mile Creek
- Adds a new pump station on the Egan/Mattlyn property
- All wastewater still eventually flows to Pulte PS
- Total Gravity Sewer Length – 20,320 feet
- Total Force Main Length – 7,010 feet
- Number of Pump Stations – 2
- New Tunnel Crossings under I-270 – 2
- Estimated Costs
  - Capital - \$7,822,000
  - Annual O&M - \$68,000



**Figure 3-3  
Alternative 3: Gravity + 3 Pump Stations**



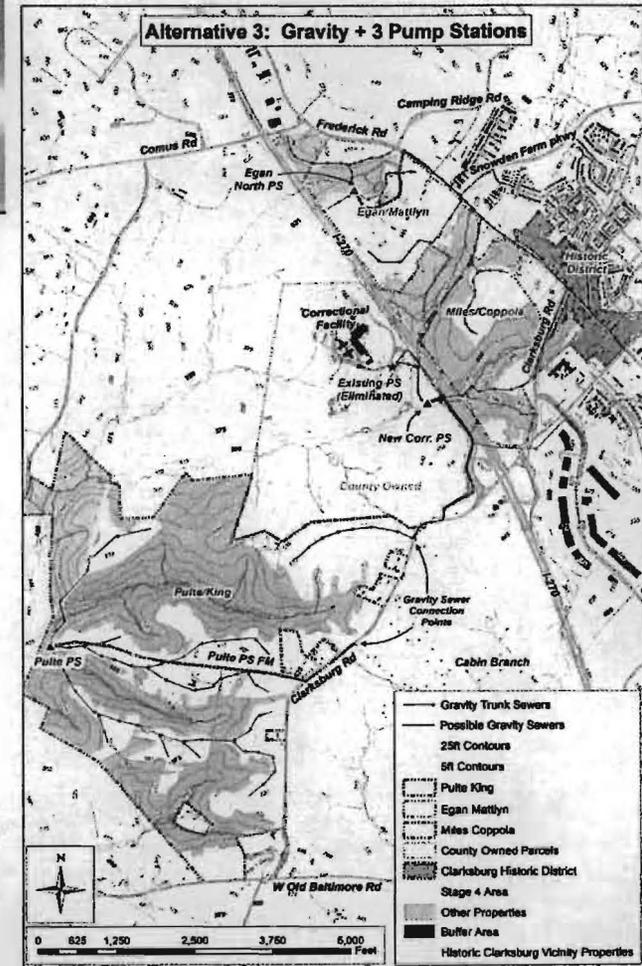
- Gravity Trunk Sewers
- Possible Gravity Sewers
- 25ft Contours
- 5ft Contours
- ▤ Pulte King
- ▤ Egan Mattlyn
- ▤ Miles Coppola
- ▤ County Owned Parcels
- ▤ Clarksburg Historic District
- ▤ Stage 4 Area
- ▤ Other Properties
- ▤ Buffer Area
- ▤ Historic Clarksburg Vicinity Properties



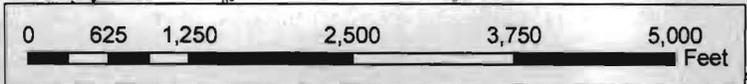
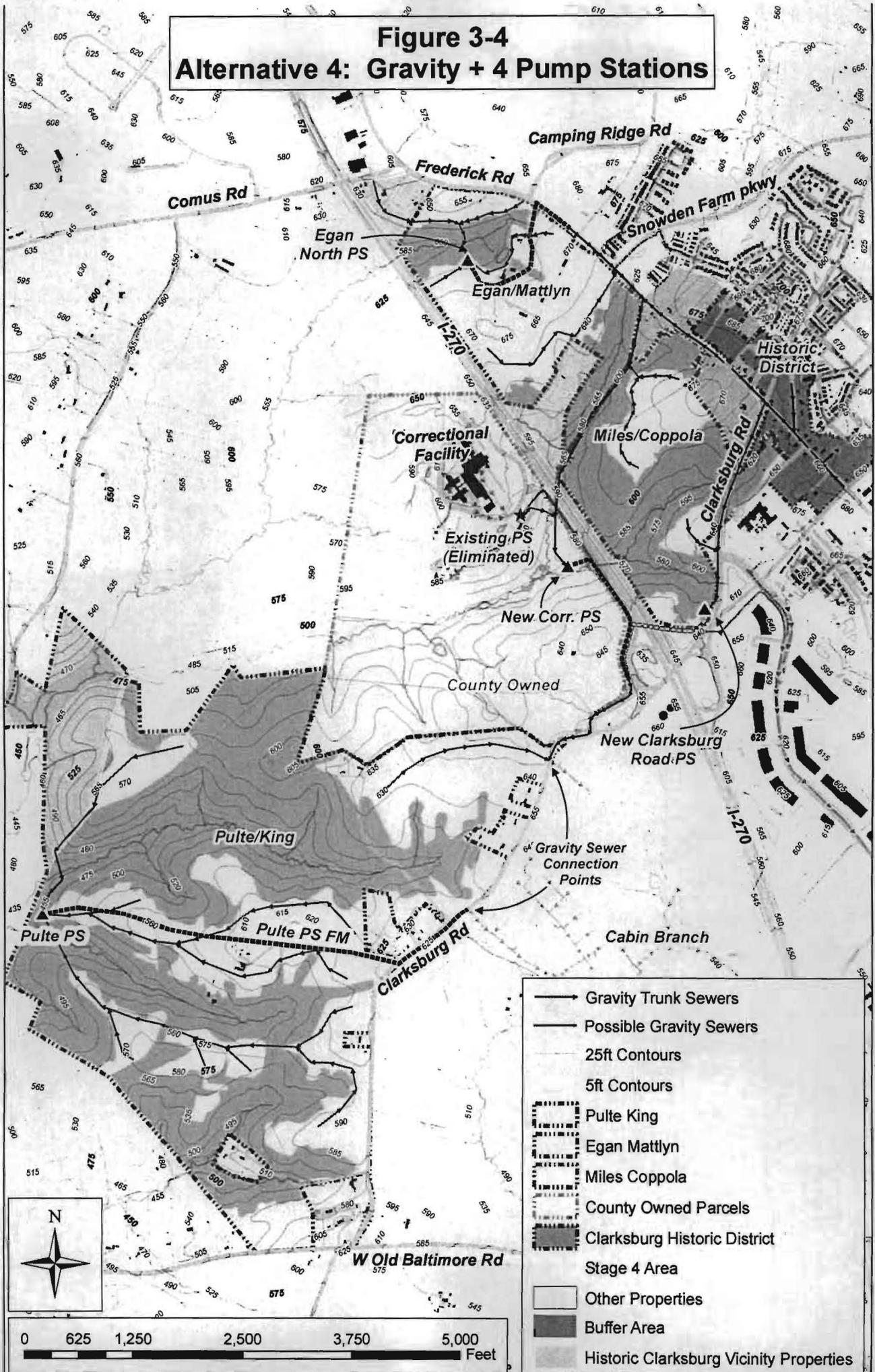
44

# Conceptual Alternative 3

- Further reduction of gravity trunk sewer in Ten Mile Creek
- Adds a new pump station on County owned property (New Correctional Facility PS)
- Pulte PS does not receive any flow from properties east of I-270
- Total Gravity Sewer Length – 14,030 feet
- Total Force Main Length – 8,810 feet
- Number of Pump Stations – 3
- New Tunnel Crossings under I-270 – 2
- Estimated Costs
  - Capital - \$7,294,000
  - Annual O&M Cost - \$102,000



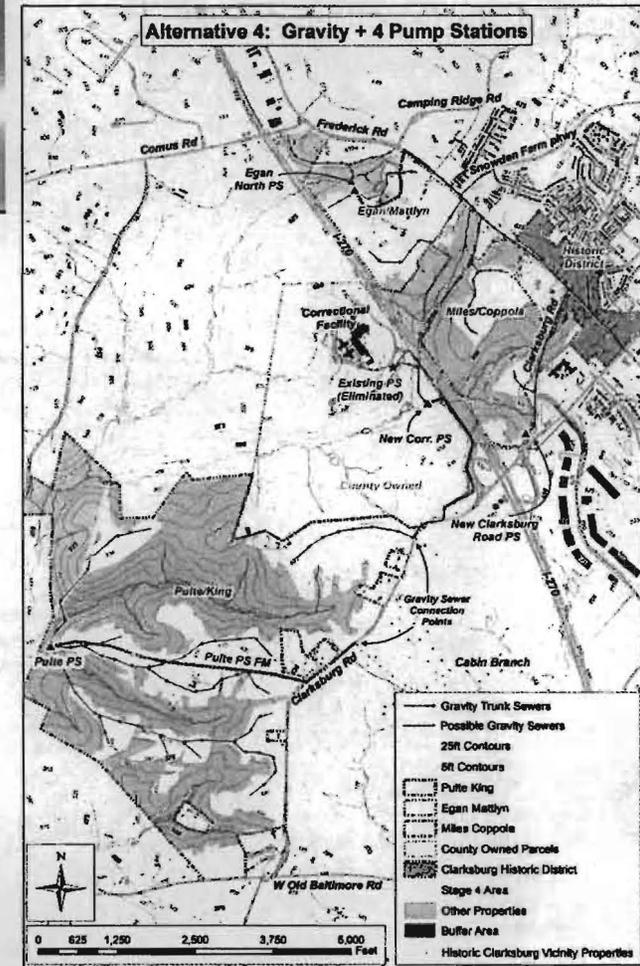
**Figure 3-4**  
**Alternative 4: Gravity + 4 Pump Stations**



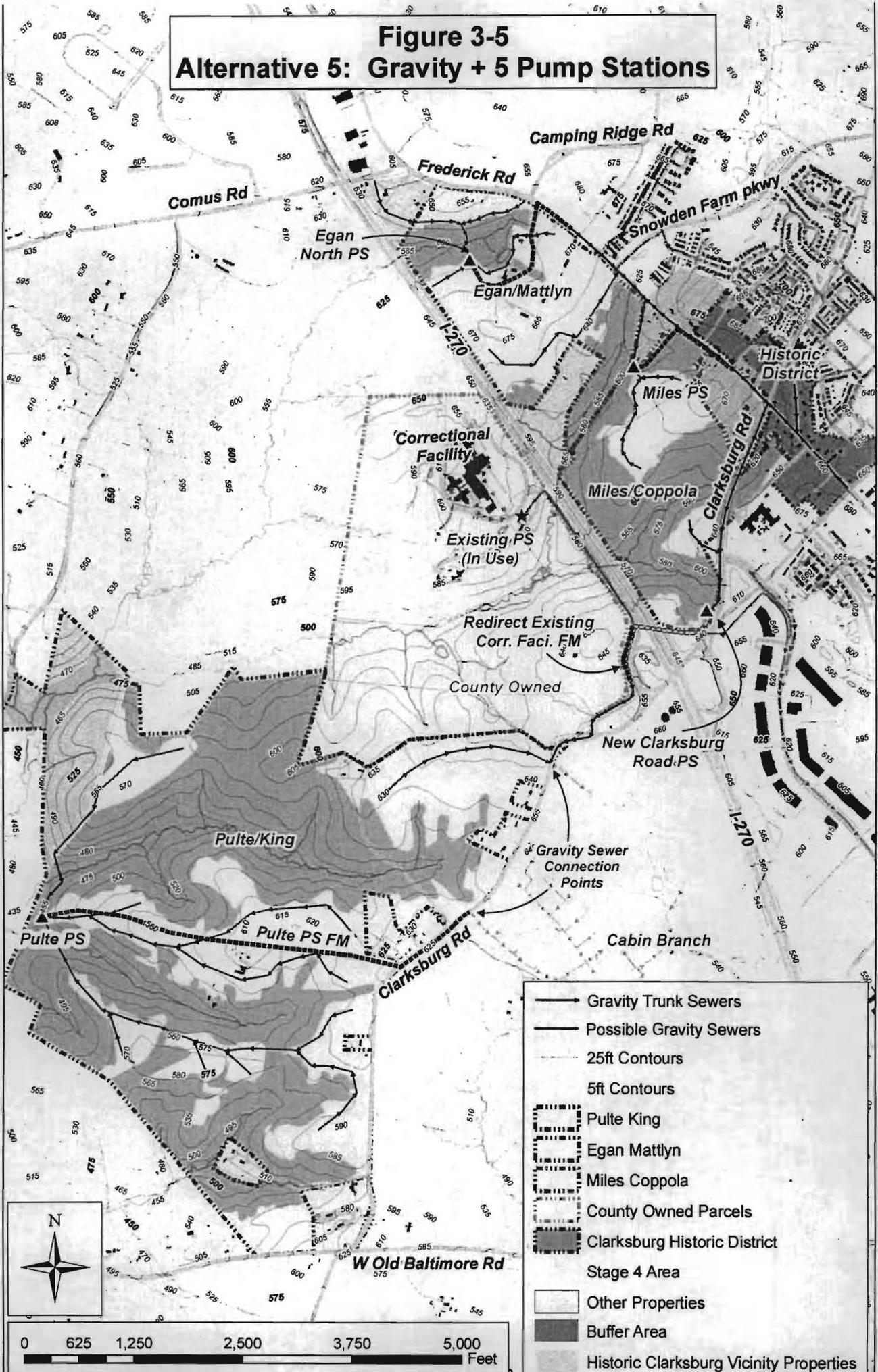
- Gravity Trunk Sewers
- Possible Gravity Sewers
- 25ft Contours
- 5ft Contours
- ▤ Pulte King
- ▤ Egan Mattlyn
- ▤ Miles Coppola
- ▤ County Owned Parcels
- ▤ Clarksburg Historic District
- ▤ Stage 4 Area
- ▤ Other Properties
- ▤ Buffer Area
- ▤ Historic Clarksburg Vicinity Properties

# Conceptual Alternative 4

- Adds a new pump station on Clarksburg Road to pump wastewater from Historic District and portion of Miles/Coppola
- Total Gravity Sewer Length – 13,160 feet
- Total Force Main Length – 10,500 feet
- Number of Pump Stations – 4
- New Tunnel Crossings under I-270 – 1
- Estimated Costs
  - Capital - \$6,974,000
  - Annual O&M Cost - \$136,000



**Figure 3-5  
Alternative 5: Gravity + 5 Pump Stations**



# Conceptual Alternative 5

- Adds a new pump station on Miles/Coppola property
- Existing pump station at Correctional facility remains operational
- Total Gravity Sewer Length – 10,530 feet
- Total Force Main Length – 10,860 feet
- Number of Pump Stations – 5
- New Tunnel Crossings under I-270 – None
- Estimated Costs
  - Capital - \$5,579,000
  - Annual O&M Cost - \$170,000

