

Resolution No.: 13-89
Introduced: December 13, 1994
Adopted: April 4, 1995

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

By: County Council

Subject: Amendments to the Comprehensive Water Supply and Sewerage
Systems Plan

Background

1. Section 9-501 et seq. of the Health-Environmental Article of the Maryland Code, requires the governing body of each County to adopt and submit to the State Department of the Environment a comprehensive County Plan, and from time to time amend or revise that Plan for the provision of adequate water supply systems and sewerage systems throughout the County.
2. In accordance with the State law on December 30, 1969, by Resolution No. 6-2563, the County Council adopted a Comprehensive Ten-Year Water Supply and Sewerage Systems Plan which was approved by the State Department of the Environment.
3. The County Council has from time to time amended the Plan.
4. On December 2, 1994, the County Executive submitted to the Council recommendations for 1993-A&B and 1994-A water and sewer category change applications, text amendments, and map update.
5. Recommendations on these amendments were solicited from the Maryland-National Capital Park and Planning Commission, Washington Suburban Sanitary Commission Staff, and affected municipalities.
6. The County Council held a public hearing on January 17, 1995, to receive testimony on the proposed plan amendments.
7. The Transportation and Environment Committee considered these plan amendments on February 6, March 2, and March 20, 1995.
8. On April 4, 1995, the County Council reviewed the proposed amendments to the Ten-Year Comprehensive Water Supply and Sewerage Systems Plan and the recommendations of the Transportation and Environment Committee.

Action

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

Water and Sewer Categories and other amendments to the Ten-Year Comprehensive Water Supply and Sewerage Systems Plan are approved as indicated in the attachments to this resolution. The attachments include:

- Attachment A: Summary Table of Comprehensive Plan Text Amendment (CPTA) Actions
- Attachment B: Approved CPTA 93T-CH1-01--Chapt. 1, §111.D.7. "Water Without Sewer"
- Attachment C: Approved CPTA 93T-CH1-02--Chapt. 1, §111.D.9. "Administrative Delegation"
- Attachment D: Approved CPTA 93T-CH1-03--Chapt. 1, §111.D.12. "Limited Access Water and Sewer Mains"
- Attachment E: Approved CPTA 95T-CH1-01--Chapt. 1, §111.D.13. "Pending Capital Projects"
- Attachment F: Approved CPTA 95T-CH1-02--Chapt. 1, §111.D.14. "Community Service to Properties Abutting Existing Mains"
- Attachment G: Summary Table of Water/Sewer Category Change Request (WSCCR) Actions
- Attachment H: Summary Table of General Map Amendment (GWSMA) and WSCCR Actions related to the 1994 Clarksburg Master Plan
- Attachment I: Mapping of GWSMA 94G-CKB-01 on County Tax Maps
- Attachment J: Mapping of GWSMA 94G-CKB-01 on Water and Sewer Plan Maps

This is a correct copy of Council action.



Kathleen A. Freedman, CMC
Secretary of the Council

**Comprehensive Water Supply and Sewerage Systems Plan Amendments
Comprehensive Plan Text Amendments (CPTAs)**

Amendment No. Text Location & Page No. ¹	Purpose of/Reason for Text Amendment	County Council Action
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CHAPTER 1: OBJECTIVES AND POLICIES

<p>CPTA 93T-CH1-01 Dept. of Environmental Protection (at the request of the County Council) Section III.D.7. "Water Without Sewer" Pg. 1-12* * 1986 Update of this section revised under CR 11-1953 (Apr. 1990) See Resolution Attachment B</p>	<p>Revision of the water service only policies regarding: 1) master plan interpretation and conformance for service area category change approvals (large lot water service policy); 2) circumstances for consideration of water service only; and 3) moderate density-zoned sites with public water and septic systems, recommending minimum lot sizes for these subdivisions.</p>	<p>Adopt the amendment to Chapter 1, revising § III.D.7. "Water Without Sewer"; include the following changes to the Feb. 1, 1995, revision: 1) Clarify wording in § 7.a. discussing approval of water service in the RC zone for non-cluster development; 2) Clarify wording in § 7.b. requiring case-by-case review of category change requests with regard to master plan issues for water service to large lots cases.</p>
<p>CPTA 93T-CH1-02 Dept. of Environmental Protection Section III.D.9. "Administrative Delegation" Pgs. 1-12 to 1-14* * 1986 Update of this section revised under CR 11-1953 (Apr. 1990) and CR 12-1739 (Jul. 1994) See Resolution Attachment C</p>	<p>Revision of the administrative delegation policies in order to: 1) clarify policies which do and do not require interagency concurrence for approval; 2) remove the public hearing requirement for cases involving properties abutting existing lines and public health problems; 3) establish formal policies for cases involving multi-use systems and informational text updates; 4) remove the 3-acre maximum requirement for the "Special Conditions" policy; and 5) relocate policies concerning capital projects from "Consistent with Existing Plans" and "TDR" to a new, separate section (see CPTA 95T-CH1-01, below)</p>	<p>Adopt the amendment to Chapter 1, revising § III.D.9. "Administrative Delegation"; include the following changes: 1) Concurrence by <u>all</u> councilmembers is required for all administrative actions requiring a public hearing; 2) Incorporate revised language for the "property abutting existing mains" policy (§ 9.b.) resulting from the development of the new policy at § III.D.14. "Community Service to Properties Abutting Existing Mains" (CPTA 95T-CH1-02); 3) Clarify in § 9.g. that Planning Board approval of a <u>TDR-option</u> preliminary plan is required for approval of a category change request under the joint hearing process.</p>
<p>CPTA 93T-CH1-03 Dept. of Environmental Protection Section III.D.12. "Limited Access Water and Sewer Mains" Pg. 1-14 (note: new section) See Resolution Attachment D</p>	<p>Clarify and formalize the county's policies concerning limited access water and sewer mains.</p>	<p>Adopt the amendment to Chapter 1, adding § III.D.12. "Limited Access Water and Sewer Mains".</p>
<p>CPTA 95T-CH1-01 Dept. of Environmental Protection Section III.D.13. "Pending Capital Projects" Pg. 1-14 (note: new section) See Resolution Attachment E</p>	<p>Establishes, as a general plan policy, current administrative delegation policies (see "Consistent with Existing Plans" and "TDR") regarding category change approvals for sites requiring inclusion of capital projects in the approved WSSC CIP or in the Plan text.</p>	<p>Adopt the amendment to Chapter 1, adding § III.D.13. "Pending Capital Projects".</p>

¹ Referenced to the 1986 CWSP Text Update unless otherwise specified.

**Comprehensive Water Supply and Sewerage Systems Plan Amendments
Comprehensive Plan Text Amendments (CPTAs)**

Amendment No. Text Location & Page No. ¹	Purpose of/Reason for Text Amendment	County Council Action
CPTA 95T-CH1-02 County Council - T&E Committee Section III.D.14. "Community Service to Properties Abutting Existing Mains" (note: new section) See Resolution Attachment F	Expansion of administrative "property abutting existing mains" policy which granted only one hookup. The new policy addresses: 1) residuals of properties, and 2) multiple hookups for properties with special environmental concerns with respect to septic systems.	Adopt the amendment to Chapter 1, adding Section III.D.14. "Community Service to Properties Abutting Existing Mains"; Include language in § 14.b.(iv) discussing the review of service limitations on the abutting sewer mains.

CHAPTER 3: COMMUNITY WATER SUPPLY, DEMAND, TREATMENT, AND DISTRIBUTION

CPTA 93T-CH3-01 Frall Developers* (ref. to WSCCR 93B-PAX-01) Table 3-4 "Inventory of Existing Water Treatment Facilities" Pgs. 3-9 to 3-10	Identifies in the CWSP a proposed multi-use water supply system for the Frall Developers Golf Course (WSCCR 93B-PAX-01). *The Montgomery County Revenue Authority, the contract purchaser, will own and operate the golf course.	Approval of the amendment to Table 3-4 is conditioned on Health Dept. approval of the proposed multi-use water supply system.
CPTA 93T-CH3-02 Nitz-Simpkins Assoc. (ref. to WSCCR 93A-GWC-01) Table 3-4 "Inventory of Existing Water Treatment Facilities" Pgs. 3-9 to 3-10	Identifies in the CWSP a proposed multi-use water supply system for the Potomac Valley Assembly of God church site (WSCCR 93A-GWC-01).	Withdrawn. Note: Applicant has withdrawn request for multi-use water supply system in favor of public water service.
CPTA 94T-CH3-01 Dibex, Inc. (ref. to WSCCR 94A-LSN-01) Table 3-4 "Inventory of Existing Water Treatment Facilities" Pgs. 3-9 to 3-10	Identifies in the CWSP a proposed multi-use water supply system for the Dibex, Inc., Golf Course (WSCCR 94A-LSN-01).	Approval of the amendment to Table 3-4 is conditioned on Health Dept. approval of the proposed multi-use water supply system.

CHAPTER 4: COMMUNITY AND MULTI-USE SEWERAGE SYSTEMS

CPTA 93T-CH4-01 Nitz - Simpkins Assoc. (ref. to WSCCR 93A-GWC-01) Table 4-11 "New or Modified Treatment Plants Approved By Montgomery County Government" Pg. 4-50	Identifies in the CWSP a proposed multi-use sewerage system for the Potomac Valley Assembly of God church site (WSCCR 93A-GWC-01).	Withdrawn. Note: The request for a multi-use sewerage system is unnecessary; recent information from the Dept. of Health sizes the septic system at 3500 - 4000 gpd.
CPTA 94T-CH4-01 Dibex, Inc. (ref. to WSCCR 94A-LSN-01) Table 4-11 "New or Modified Treatment Plants Approved By Montgomery County Government" Pg. 4-50	Identifies in the CWSP a proposed multi-use sewerage system for the Dibex, Inc. Golf Course (WSCCR 94A-LSN-01).	Approval of the amendment to Table 4-11 is conditioned on Health Dept. approval of the proposed multi-use sewerage system.

¹ Referenced to the 1986 CWSP Text Update unless otherwise specified.

**Comprehensive Water Supply and Sewerage Systems Plan Amendments
Comprehensive Plan Text Amendments (CPTAs)**

Amendment No. Text Location & Page No. ¹	Purpose of/Reason for Text Amendment	County Council Action
CPTA 94T-CH4-02 Dept. of Environmental Protection Sect. III.A.3.(f)(ii) "Piney Branch Restricted Access Policy" Pg. 4-52 (1986 update amended by CR 12-486 in Dec. 1991)	Revisions to the Piney Branch Sewer Restricted Access policy to include all of the sewer stage I and II areas of the Potomac Subregion Master Plan (not just the TDR-receiving area) in the potential Piney Branch service area.	The amendment to Chapter 4 is denied; maintain the existing policy under § III.A.3.(f)(II) "Piney Branch Restricted Access Policy".

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¹ Referenced to the 1986 CWSP Text Update unless otherwise specified.

Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan Amendment
Chapter 1: Objectives and Policies

Section III.D.7. Water Without Sewer Council-Approved Version

Plan Text Amendment (CPTA) 93T-CH1-01 (replaces existing policy):

III. POLICIES AND PROCEDURES FOR WATER AND SEWER SERVICE

D. Additional Policies for Water and Sewer Service

7. Water Without Sewer -- In general, water and sewerage service should be extended simultaneously into areas recommended for development by the comprehensive planning policies. However, limited expansion of water service without sewer can be considered under the following conditions, provided that development with only community water is consistent with the protection of surface and ground waters:

a. The provision of water service without sewer service should be generally limited to areas zoned for "large lot" residential and rural development such as those zoned RE-1, RE-2 and RE-2C/non-cluster option, and Rural Cluster (RC)/cluster-option; areas with other zones may be considered upon the recommendation of the Planning Board. For sites within the Rural Cluster (RC) zone, the provision of public water service shall generally require approval of a subdivision plan which uses the cluster-option for the development; water service may also be approved in cases where zoning or subdivision regulations dictate that a given site has insufficient acreage to use the RC zone cluster option. The provision of water service without sewer to areas zoned for two units-per-acre (R-200) or greater densities should be discouraged wherever possible; in cases where such service is approved, the development plan must provide adequate protection for ground and surface waters as discussed further in subsection (e.) of this policy. As discussed previously, unrestricted community water service shall not be extended into areas zoned for low-density rural development: the Rural (five-acre) and RDT (twenty-five-acre) zones.

b. The provision of community water service must conform to the land use policies of the applicable master plan. In order to ensure consistency with the master plans, all category change requests for community water service to large lot areas will be submitted to M-NCPPC for review and comment [reviewed] on a case-by-case basis. The policy of providing community water service to large lot areas was first adopted in this functional plan in June 1990 (under County Council Resolution No. 11-1953); the Council reviewed and adopted most of the local area master plans currently in use prior to the introduction of this policy. The decision to extend or restrict water service should focus on conformance with master plan land-use and development recommendations, rather than on generalized water service areas identified in the master plans. Where the provision of water service to large lot areas promotes the land-use and development envisioned by the master plan and meets other economic and environmental standards, the approval of service and/or timing of service is appropriately handled by the adoption of water category changes as part of this Comprehensive Water Supply and Sewerage Systems Plan (Ten-Year Plan). Requests for water service to large lot areas may be considered for administrative approval under the "Consistent with Existing Plans" policy in cases where the Planning Board concurs that the extension of service is consistent with the land-use and development policies of the master plan.

c. Extensions should generally be from existing or authorized water mains to allow orderly and logical extensions of the water system.

d. All costs associated with community water service to large lots will be paid by those directly benefitting from the extension of service. To assure this goal is achieved, the following two conditions will apply to extension of water service to large lots:

(i) Where intervening lots are subject to assessment, the approving authority may condition a category change request to require the applicant to pay all line extension costs. The intervening lots would therefore not be assessed front foot benefit charges until such time as they request community water service. This policy will prevent intervening lots from subsidizing line extensions benefitting new development. At present, WSSC assessment policies generally do not allow a developer to pay all

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Section III.D.7. Water Without Sewer Council-Approved Version

extension costs associated with a water main extension in cases where other properties would ordinarily be assessed front foot benefit costs. An exception is for institutional uses such as churches or schools. Until such policies are adopted by WSSC, eligibility to utilize this policy (water service to large lots) will be limited primarily to properties within or adjacent to the existing generalized water service area.

(ii) When large diameter water lines (16 inches or greater) and/or other improvements to local service line extensions are required, they must be funded through the general bond program with all costs retrievable through front foot benefit assessments associated with the proposed development and developer contributions. These policies will prevent extensions to large lot areas from impacting intervening lots and general user rates.

e. Development with only community water must be consistent with the protection of surface and ground waters. To assure this goal is achieved, DEP may require hydrogeologic studies of proposed development to assess potential impacts to ground and surface water quality from the use of individual sewerage systems. In order to address concerns about the clustering of septic systems in areas where potential development densities are two units-per-acre or greater, DEP may upon consultation with the Department of Health recommend minimum lot sizes of not less than the RE-1 zone/non-cluster standard for new development using community water service and individual sewerage systems.

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Chapter 1: Objectives and Policies

Section III.D.9. Administrative Delegation Council-Approved Version

Plan Text Amendment (CPTA) 93T-CH1-02 (replaces existing policy):

Note: This amendment also incorporates revised language for Section II.D.9.b. as approved by the County Council under CPTA 95T-CH1-02 (see Resolution Attachment F).

III. POLICIES AND PROCEDURES FOR WATER AND SEWER SERVICE

D. Additional Policies for Water and Sewer Service

9. Administrative Delegation -- The County Council has delegated to the Director of the Department of Environmental Protection (MCDEP) Water and Sewer Plan amendments under the following, limited circumstances. This administrative authority is intended for amendments which are non-controversial with regard to Water and Sewer Plan issues and policies. As such, the authority is discretionary, and the Director of MCDEP may, at his or her option, defer action on any potential administrative amendment to the County Council. The specific policies and procedures under which a proposed amendment may be administratively approved and the requirements for such actions are outlined as follows:

Administrative Policies 9.a.-9.b. -- Approval of plan amendments under the following two administrative policies, Sections 9.a. through 9.b., shall require only appropriate interagency review; neither a public hearing nor interagency concurrence for administrative approval shall be required, unless required by the Director of MCDEP.

a. Public Health Problems -- Water and/or sewer service may be extended to existing structures to alleviate or eliminate existing or anticipated public health problems, upon certification of such by the County Health Officer or his or her designee. However, such extensions generally shall not be used as justification for the connection of intervening or nearby parcels if they would not otherwise be entitled to connect to the system.

b. Property Abutting Existing Mains - Single Hookups Only -- The equivalent of only one residential water and/or sewer hookup may be provided to a lot or parcel which directly abuts existing or authorized mains. This provision shall be limited to:

- (i) a lot or parcel whose boundaries shall have been established prior to the actual extension of the line; or
- (ii) an improved lot with a residential structure in existence prior to the line extension.

The County Council retains the authority to grant less restrictive service area changes for properties abutting existing sanitary mains; see Section III.D.14. "Community Service to Properties Abutting Existing Mains". The provisions of this administrative policy shall not be used as justification for the connection of intervening or nearby lots or parcels if they would not otherwise be entitled to connect to community systems.

Administrative Policies 9.c.-9.h. -- Approval of plan amendments under the following six administrative policies, Sections 9.c. through 9.h., shall require appropriate interagency review and a public hearing conducted by the Director of MCDEP or a designee. Concurrence for administrative approval must be provided by the members of the County Council; any individual councilmember can request deferral of an amendment from the administrative process for action by the Council. Additional interagency concurrence for administrative approval shall not be required, unless required by the Director of MCDEP.

c. Public Facilities -- Public facilities are defined as government-owned buildings or facilities; this includes municipal, county, state, and federal governments. Water and sewer service may be extended to public facilities. In addition, water and sewer service may be extended to privately-owned buildings where the construction of public facilities such as roads will result the partial or total loss of individual

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Section III.D.9. Administrative Delegation Council-Approved Version

(private) water supply and/or sewerage systems. However, such extensions generally shall not be used as justification for the connection of intervening or nearby parcels if they would not otherwise be entitled to connect to the system.

d. Private Institutional Facilities -- Private institutional facilities are defined by County Council Resolution No. 7-1539 (which refers to them as to as public service buildings), adopted December 11, 1973, as "buildings constructed for an organization which is qualified for an exemption under the provisions of Section 501 of Title 26 of the United States Code (Internal Revenue Service)." A county interagency working group is currently reviewing the county's land use, zoning, subdivision, and water/sewer policies concerning private institutional facilities. Pending the results of this review and any resulting policy recommendations, the following policy shall apply to service area change requests for private institutional facilities filed with MCDEP after June 15, 1993: requests for community service for sites located in areas not recommended for such service by the general polices of this plan shall be referred to the County Council with a recommendation to defer action. The Director may continue to approve requests involving community or multi-use systems which are consistent with the general policies of this plan under this administrative process. This deferral policy, unless subsequently amended by the County Council, shall continue through calendar year 1995.

e. Special Conditions -- Water and/or sewer service for one residence or its equivalent flow may be extended to a parcel or recorded lot that meets all of the following conditions:

(i) The applicant must demonstrate that the lot was recorded by plat on the basis of successful sewage percolation or water supply tests, but due to change in regulation, the lot can no longer meet State and County regulations; and

(ii) Water and/or sewer service can be provided in a cost-effective manner.

However, such extensions shall not be used as justification for the connection of intervening or nearby parcels if they would not otherwise be entitled to connect to the system.

f. Community Development -- Water and sewerage service area category changes may be made in support of community development projects which have previously been approved after a public hearing. Such projects may include officially designated renewal and redevelopment areas, neighborhood and community improvement programs, projects approved for productivity housing, rural village programs, and housing subsidized by Federal, State or local government, upon the recommendation of the Director of the County Department of Housing and Community Development. However, such extensions shall not be used as justification for the connection of intervening or nearby parcels if they would not otherwise be entitled to connect to the system.

g. Transferable Development Rights -- Water and sewer service may be extended to properties zoned as receiving areas for transferable development rights (TDRs) under the following conditions:

(i) In cases where the base zoning of the property is not suitable for the provision of public water and sewer service, the final approval of the category change shall require Planning Board approval of a preliminary subdivision plan which uses the TDR-development option.

(ii) In cases where a preliminary subdivision plan proposing the use of the TDR-development option has been filed with the Maryland - National Capital Park and Planning Commission (M-NCPPC), the Director of MCDEP, upon concurring recommendations of MCDEP and M-NCPPC staff, may authorize the Planning Board to conduct a joint public hearing on the category change request in conjunction with its hearing on the preliminary plan. The Director may be represented by a designee at this hearing. MCDEP staff shall ensure that the Planning Board's hearing on the category change conforms with the appropriate requirements for administrative public hearings. The Director of

Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan

Chapter 1: Objectives and Policies

Section III.D.9. Administrative Delegation Council-Approved Version

MCDEP may then grant approval of category changes under this policy upon written notice of the approval of a TDR-option preliminary plan from the Planning Board Chairman.

h. Informational Comprehensive Plan Text Amendments -- Text amendments may be approved which provide informational updates to the Water and Sewer Plan. These may include, but are not limited to, information updates concerning approved community water supply and sewerage systems infrastructure, information concerning multi-use water supply and sewerage systems, and general background information concerning the county and its municipalities. Informational updates may relate to specific water and/or sewer service area category change requests being considered for approval under these administrative policies. Text amendments concerning policy issues are not appropriate for the administrative approval and shall be referred to the County Council.

Administrative Policies 9.i.-9.j. -- Approval of amendments under the following two administrative policies, Sections 9.i. through 9.j., shall require appropriate interagency review and a public hearing conducted by the Director of MCDEP or a designee. The staff representatives of the following agencies, as appropriate, must recommend the amendments for administrative approval: Department of Environmental Protection, Department of Health, Washington Suburban Sanitary Commission, Maryland - National Capital Park and Planning Commission, and incorporated municipalities. Concurrence for approval must also be provided by the Planning Board and by the members of the County Council; any individual councilmember can request deferral of an amendment from the administrative process for action by the Council.

i. Consistent With Existing Plans -- Water and sewer service may be extended to properties in cases where the proposed category change must be consistent with both the recommendations of the local area master plan and the general policies of this Water and Sewer Plan.

j. Multi-use Water Supply and Sewerage Systems -- Multi-use water supply and/or sewerage systems, as defined under Chapter 1, Sections III.A.7-8., may be approved under this policy. Such systems are generally provided for public or private institutional uses in areas not intended to receive community water and sewer service. Appropriate text amendments identifying the proposed multi-use systems may be handled under the provisions of administrative policy D.9.h. "Information Comprehensive Plan Text Amendments". The provision of such systems shall be consistent with the protection of surface and ground waters and shall require the concurrence of the Department of Health. In order to ensure this protection, MCDEP may, upon consultation with the Department of Health, require hydrogeologic studies of the potential effects of the proposed systems on ground and surface water resources.

Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan
Chapter 1: Objectives and Policies
Section III.D.12. Limited Access Water and Sewer Mains Council-Approved Version

Plan Text Amendment (CPTA) 93T-CH1-03 (new section):

III. POLICIES AND PROCEDURES FOR WATER AND SEWER SERVICE

D. Additional Policies for Water and Sewer Service

12. Limited Access Water and Sewer Mains - The policies detailed in this plan rely on development density, implemented through zoning, as a primary criterion for determining areas appropriate for the provision of community (public) water and sewer service. The proximity of existing water and/or sewer mains to a particular property is therefore not the sole factor considered in determining eligibility for the provision of community water and/or sewer service. In order to provide community sanitary service to eligible areas of the county, water and sewer mains may need to traverse other areas ineligible for such service either by the general policies of this plan or by specific restrictions adopted in this plan. Those mains are designated as "limited access" by the Department of Environmental Protection

Limited access water and sewer mains are designated where they traverse areas of the county which are not ordinarily eligible for community sanitary service under the general policies of this plan. A sanitary main may be designated as limited access where it provides community service to a specific area or to specific properties, which are not ordinarily eligible for community service, under special conditions such as to relieve public health problems or to serve public or other institutional facilities. The properties which these limited access mains traverse or abut shall not be eligible for community service except where they would qualify for community service under the specific provisions of the administrative delegation policy (see Chapter 1, Section III.D.9.).

Water and sewer mains may also be designated as limited access where they traverse areas of the county normally eligible for community service under the general policies of this plan, but where such service is limited or restricted by an action of the County Council. The County Council shall, by an amendment to this plan, specify under what conditions community service may be provided from the limited access main. The following water and sewer mains have been specially designated as limited access mains by the County Council:

- a. **Piney Branch Trunk Sewer and Tributary Mains** -- see Chapter 4, Section III.A.3.f.(ii). "Planned System Modifications" for restricted access conditions adopted under CR 12-486 (December 3, 1991).

Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan
Chapter 1: Objectives and Policies
Section III.D.13. Pending Capital Projects Council-Approved Version

Plan Text Amendment (CPTA) 95T-CH1-01 (new section):

III. POLICIES AND PROCEDURES FOR WATER AND SEWER SERVICE

D. Additional Policies for Water and Sewer Service

13. Pending Capital Projects -- In category change cases where the where the provision of water and/or sewer service will require Capital Improvement Program (CIP) projects not included in the current CIP or otherwise identified and endorsed by this Plan, category change requests shall be initially approved for categories W-4/S-4 or W-5/S-5 with conditional approval for categories W-3/S-3. Final advancement to categories W-3/S-3 by the Director of MCDEP (see section III.D.10. "Conditional Category Changes") shall be dependent on inclusion of those projects in the Water and Sewer Plan either through WSSC's approved capital program or by a Council-approved text amendment which identifies and adopts the required projects.

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Chapter 1: Objectives and Policies

Section III.D.14. Community Service to Properties Abutting Existing Mains

..... Council-Approved Version

Plan Text Amendment CPTA 95T-CH1-02 (new policy):

III. POLICIES AND PROCEDURES FOR WATER AND SEWER SERVICE

D. Additional Policies for Water and Sewer Service

14. Community Service to Properties Abutting Existing Mains -- The administrative delegation policies included in this chapter (Section III.D.9.) grant properties which abut an existing or authorized sanitary main a single water and/or sewer hookup from that main under limited circumstances: the abutting property or a structure on the property must have been established prior to the extension of the abutting main. That policy is sometimes used in cases where a property is not otherwise eligible for such service under the general policies of this plan. The County Council may act to grant less restrictive category changes for properties abutting existing sanitary mains under the following two additional circumstances:

a. The single-hookup right may be assigned to a remainder or residual of an original property (which would have qualified for a single sewer hookup under administrative delegation policy III.D.9.b. "Properties Abutting Existing Mains - Single Hookups Only") provided that:

(i) the residual site still abuts the existing main and

(ii) that the allowed hookup has not been used elsewhere on the property; public sanitary service provided elsewhere on the subject property consistent with both Water and Sewer plan policies and master plan recommendations shall not be considered to have used this one allowed hookup.

b. In order to protect and preserve sensitive environmental features on the site (e.g. stands of trees/forest, wetlands, etc.) that would be harmed by the installation septic systems, while also limiting the effects of sewer-supported development, public sewer service may be provided to a property abutting an existing sewer main provided all the following conditions are satisfied:

(i) The site would qualify for a single sewer hookup under administrative delegation policy III.D.9.b. "Properties Abutting Existing Mains - Single Hookups Only";

(ii) The site contains sensitive environmental features that would be preserved to a greater extent by the provision of public sewer service rather than the construction of septic systems;

(iii) The number of sewer hookups allowed shall not exceed the number of lots which could have been approved for septic systems, based on a review of the site conditions (soils, groundwater conditions, local history, etc.) by MCDEP in consultation with the Department of Health;

(iv) WSSC confirms that sewer mains abut the site and that all proposed development can be served from the abutting mains: no on-site main extensions are required, no off-site main extensions or hookups are required, and no rights-of-way are from other properties are required.

This policy cannot be applied in cases where the County Council has expressly restricted access to the abutting main as specified under the Limited Access Mains policy (see Section III.D.12.).

**Comprehensive Water Supply and Sewerage Systems Plan Amendments
Water/Sewer Service Area Category Change Requests (WSCCRs)**

Amendment No.	Site Location	Existing	Requested	County Council Action
Applicant (Owner)	Zoning & Acreage	Category	Category	
Site Description (Tax Map)	Proposed Development			
CLOVERLY - NORWOOD PLANNING AREA				
WSCCR 93A-CLO-03	South side of Country View Way 600' west of Spring Dr.	W-3 S-6	no change S-3	Approve S-1 for one sewer hookup only for the two outlots together, consistent with the policy adopted in Chapter 1, § III.D.14. "Community Service to Properties Abutting Existing Mains" (see CPTA 95T-CH1-02, Resolution Attachment's A and F).
Pettit & Griffin Outlots D&E, Ashton Manor (JT341/342/561/562)	RE-2 zone: 4.0 ac. Proposed: one single-family house combine two existing outlots into one building lot			
WSCCR 93B-CLO-01	Northeast side of Awkard Ln. 1500' southwest of Holly Grove Rd.	W-4* S-5	W-1* S-1	Maintain S-5.
James Baucom Parcel P163 (JS341)	RE-2C zone: 2 ac. Proposed: one new single-family house on the existing parcel	* approval of category W-3 pending under AD 93-4		
WSCCR 93B-CLO-02	Southeast side of Awkard Ln. 1800' southeast of Holly Grove Rd.	W-4* S-5	W-1* S-1	Approve S-3.
James Baucom Parcel P297 (JS341)	RE-2C zone: 0.6 ac. Proposed: one new single-family house on the existing parcel	* approval of category W-3 pending under AD 93-4		
WSCCR 93B-CLO-03	East corner of Norwood Rd. and Highridge Dr.	W-5 S-6	W-1 no change	Approve W-3.
Alex Middleton (for Kuldip Singh) Lot 2 (N963), Dorsey Hills, and Parcel P824 (JS561/562)	RE-2 zone: 9.5 ac. Proposed: four-lot single-family subdivision [7-94097 "Kuldip Singh Estates"]			
WSCCR 94A-CLO-01	West side of New Hampshire Ave. (Rte. 650) 400' north of McNeil Ln.	W-5 S-6	W-3 S-3	Approve W-1; maintain S-6.
Michael Grodin Parcel P440 (JS562)	RE-2 zone: 8.36 ac. Proposed: three-lot single-family subdivision			
DAMASCUS PLANNING AREA				
WSCCR 94A-DAM-07	West side of Ridge Dr. (Rte. 27) 140 ft. north of Sunset Dr.	W-1 S-6	no change S-3	Maintain S-6.
Steven and Barbara McMahon Parcel P520 (FX342)	RE-2C zone: 0.80 ac. Proposed: add mother-in-law suite to an existing single-family house.			

**Comprehensive Water Supply and Sewerage Systems Plan Amendments
Water/Sewer Service Area Category Change Requests (WSCCRs)**

Amendment No. Applicant (Owner) Site Description (Tax Map)	Site Location Zoning & Acreage Proposed Development	Existing Category	Requested Category	County Council Action
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FAIRLAND - BELTSVILLE PLANNING AREA

WSCCR 93B-FAL-01* The Canton Company (for FAN, Inc. - AGAR Ltd. Part.) Parcels P193 and P318 (KS341/342) <i>* Deferred from AD 94-2 by the County Council</i>	South side of Spencerville Rd. (Rte. 198) opposite Oursler Rd.; north ends of Hildegard Ln. and Timberlake Dr. RE-1 zone: 76.17 ac. Proposed: 75-lot single-family development [1-94096 "Allnut Property"]	W-1 S-5*	no change S-3	Maintain S-5, with advancement to S-3 conditioned on Planning Board approval of a preliminary plan for the site. Advisory notices: The applicant and the M-NCPPC Parks Dept. will need to coordinate sewer alignments within proposed park dedication on the site. The Planning Board is urged to consider the comments on providing sewer service to this site as provided by the Maryland Dept. of Natural Resources in its letter of June 1, 1994.
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GERMANTOWN PLANNING AREA

WSCCR 93A-GMT-04 Charles Carlson Parcels P882 & N933 (ET121/122)	West side of Riffle Ford Road opposite Charity Ln. R-200 zone: 19.51 ac. Proposed: 40-lot residential subdivision	W-6 S-6	W-3 S-3	Maintain W-6 and S-6, with advancement to W-3 and S-3 conditioned on WSSC and DEP approval of a sewer service proposal which does not require any local capital sewerage projects.
WSCCR 94B-GMT-02 Arcola Investment Assoc. (for Harry Leet) and Adrienne Wear Parcels P430 (partial), P760, P848, P879, and P905 (DT563 - DU123 - ET123 - EU121)	Either side of Hoyles Mill Rd. 0.85 mi. west of Schaeffer Rd. PD-2: 395.15 ac. Proposed: 812-lot residential subdivision [1-88006 "King's Crossing"]	W-4 S-4	W-3 S-3	Amendment approved February 3, 1995, under administrative delegation action AD 95-1.

GOSHEN - WOODFIELD - CEDAR GROVE PLANNING AREA

WSCCR 93A-GWC-01 Nitz-Simpkins Assoc. (for Potomac Valley Assembly of God) Parcel P790 (FV123-FW121)	Between Ridge Road. (Rte. 27) and Davis Mill Rd. opposite Skylark Rd. RDT zone: 55.03 ac. Proposed: church [1-91013 "Potomac Valley Assembly of God"]	W-6 S-6	W-1* S-1**	Approve W-1 for church uses only. (Withdraw the request for a multi-use sewerage system - see CPTA 93T-CH4-01, Resolution Attachment A.)
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*church revised application to request public water service, not a multi-use water system
**initially for multi-use systems

**Comprehensive Water Supply and Sewerage Systems Plan Amendments
Water/Sewer Service Area Category Change Requests (WSSCRs)**

Amendment No. Applicant (Owner) Site Description (Tax Map)	Site Location Zoning & Acreage Proposed Development	Existing Category	Requested Category	County Council Action
WSSCR 93B-GWC-01 Montgomery County Dept. of Environmental Protection (for Jose Fuentes) Lot 1, Block B, Warbling Meadows (GV123)	North side of Warfield Rd. 100' west of Doubleland Rd. RE-1 zone: 0.78 ac. Proposed: service to existing single-family house-sewer service required to relieve public health problem.	W-6 S-6	W-3 S-1	Approve W-3 and S-1 for one sewer hookup only (public health problem.).

LOWER SENECA BASIN PLANNING AREA

WSSCR 94A-LSN-01 Linowes & Blocher (for Dibex, Inc. Parcel P909 (DV343- DW341)	Between Peach Tree Rd. and Slidell Rd. approx. half way between Comus Rd. and West Old Baltimore Rd. RDT and R-200 zones: 216.62 ac. Proposed: Golf course with clubhouse. Special exception case no. S-1879 approved (with conditions) on Jan. 21, 1994.	W-6 S-6	W-3* S-3* <i>*for multi-use systems only</i>	Maintain W-6 and S-6, with advancement to W-1 and S-1 (for multi-use water supply and sewerage systems only) conditioned on Dept. of Health approval of the proposed multi-use systems. Note: Also see CPTAs 94T-CH3-01 and 94T-CH4-01, Resolution Attachment A.
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OLNEY PLANNING AREA

WSSCR 92A-OLN-01* Greenhorne & O'Mara, Inc. (for Lenora Abrams and Paul Brainin) Southern portion of Parcel P600 (HU562/ 563 - JU122/123)** <i>* Deferred by County Council under CR 12-1739 ** Revised by Elm Street Development, reducing area and lots served</i>	North side of Brighton Dam Rd. at northern Brookeville corporate limits and south of PEPCO transmission lines** RC zone: 110.1 ac.** proposed: 57-lot single-family subdivision; 17-lots** to be served by public water; [1-92094 "Abrams Property" -- cluster development proposed]	W-6 S-6	W-3 no change	Maintain W-6, with advancement to W-3 conditioned on Planning Board approval of a preliminary plan which uses the cluster development option. <i>Advisory Note:</i> The water main extension crossing the park dedication along Reddy Branch will require permit approval from the M-NCPPC Parks Dept.
WSSCR 93A-OLN-01 Jared Wedmore Lot A (N481), Bradfords Rest (HS562)	West side of Bradford Rd. 900' north of Norbeck Rd. (Rte. 28) RE-2 zone*: 1 ac. Proposed: one new single- family house <i>*Southeast Olney SMA (G-703) pending for RC zone</i>	W-6 S-6	W-1 S-3	Defer pending District Council action on the Southeast Olney Sectional Map Amendment (G-703).

**Comprehensive Water Supply and Sewerage Systems Plan Amendments
Water/Sewer Service Area Category Change Requests (WSCCRs)**

Amendment No. Applicant (Owner) Site Description (Tax Map)	Site Location Zoning & Acreage Proposed Development	Existing Category	Requested Category	County Council Action
WSCCR 93A-OLN-02 Stephen Hobbs (for Estate of Donald R. Hobbs) Parcels P447 and P523 (JT122)	Between west end of Tipton Pl. and north end of Rose Theatre Cir. RE-2 zone: 6.49 ac Proposed: 3-lot residential subdivision; [1-87051 (plan withdrawn)]	W-3 S-6	no change S-3	Maintain S-6, with advancement to S-3 (for up to three sewer hookups*) conditioned on the applicant demonstrating to MCDEP that the site satisfies the conditions for service established under Chapter 1, § III.D.14. "Community Service to Properties Abutting Existing Mains (see CPTA 95T-CH1-02, Resolution Attachments A and F).
WSCCR 93A-OLN-03 Steven and Kristen Mann Parcel P610 (HS562)	300' north of Norbeck Rd. (Rte. 28) 300' west of Bailey's Ln. RE-2 zone*: 0.98 ac. Proposed: one new single- family house; existing parcel qualifies as an exception to subdivision regulations. <i>*Southeast Olney SMA (G-703) pending for RC zone</i>	W-6 S-6	W-1 S-1	Defer pending District Council action on the Southeast Olney Sectional Map Amendment (G-703).
WSCCR 93B-OLN-01 DC Consultants (for Shady Grove Korean Baptist Church) Parcel P663 (HS562)	North side of Norbeck Rd. (Rte. 28) 600' west of Bailey's Ln. RE-2 zone*: 4.13 ac. Proposed: church <i>*Southeast Olney SMA (G-703) pending for RC zone</i>	W-1 S-6	no change S-1	Approve S-1: service provided prior to a policy determination not to provide service.
WSCCR 93B-OLN-02 Dean and Karen Guzick Parcel P707 (JS123)	East end of Westminster Dr. RE-2 zone*: 15.10 ac. Proposed: three-lot single- family subdivision <i>*Southeast Olney SMA (G-703) pending for RC zone</i>	W-6 S-6	W-1 S-1	Defer pending District Council action on the Southeast Olney Sectional Map Amendment (G-703).
WSCCR 94A-OLN-04 Natelli Assoc. (for Virginia Tumulty Estate) Eastern part of Parcel P800 (JU121)	East of Old Baltimore Rd. and south of Carter Mill Way RE-2 zone: 88.5 ac. Proposed: 22-lot single-family development	W-6 S-6	W-3 no change	Approve W-3.

PATUXENT WATERSHED CONSERVATION PLANNING AREA

WSCCR 93A-PAX-01 W.H. Thayer Part of Lot 5, Block 1, Fairview (KS 342)	Northwest corner of Spencerville Rd. (Rte. 198) and Alnutt Rd. R-200 zone: 2.5 ac. Proposed: four-lot residential subdivision	W-1 S-6	no change S-3	Maintain S-6.
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**Comprehensive Water Supply and Sewerage Systems Plan Amendments
Water/Sewer Service Area Category Change Requests (WSSCRs)**

Amendment No. Applicant (Owner) Site Description (Tax Map)	Site Location Zoning & Acreage Proposed Development	Existing Category	Requested Category	County Council Action
WSSCR 93B-PAX-01 Frall Developers, Inc. (contract purchaser: Montgomery County Revenue Authority) Parcels P888 and P111 (FZ341/561/562)	Between the Howard Co. (Patuxent River) and Frederick Co. boundaries; 1000' east of Ridge Rd. (Rte. 27) north of the Patuxent River RDT zone: 130.8 ac. (the site is located partially within Frederick Co.) Proposed: golf course and clubhouse; special exception S-1843 for the golf course granted on Nov. 27, 1991.	W-6 S-6	W-3 S-3	Maintain W-6, with advancement to W-1 (for multi-use system only) conditioned on Health Dept. approval of the proposed multi-use system. Maintain S-6, with advancement to S-3 (for public golf course facilities only) conditioned on approval by Frederick County for all off-site wastewater conveyance and treatment needs. Note: Also see CPTA 93T-CH3-01, Resolution Attachment A.
WSSCR 93B-PAX-02 Rosa Carter Parcel P225 (KS343)	West side of Brogden Rd. just south of the PEPCO transmission lines. RC zone: 1.00 ac. Proposed: one new single- family house [1-92087 "Carter's Addition to Snowden's Manor" approved 7/15/93]	W-6 S-6	W-1 no change	Approve W-1 for one water hookup only.
WSSCR 94A-PAX-01 Roy Hunt Parcel P895 (KS122/123)	North side of Spencerville Rd. (Rte. 198) between Parrs Ridge Rd. and Oak Hill Rd. RE-1 and RC zones: 63.54 ac. Proposed: 34-lot single-family subdivision; cluster development option	W-6 S-6	W-3 S-3	Approve W-3 and S-3 for the area zoned RE-1 only; maintain W-6 and S-6 for the area zoned RC.

TRAVILAH PLANNING AREA

WSSCR 93A-TRV-03* Marvel Freund Parcel P480 within North Glen Hills (FR561) <i>* Deferred from AD 94-1 by the County Council</i>	North side of Cleveland Dr. 600' east of Valley Dr. RE-1 zone: 5.0 ac. Proposed: 4- or 5-lot single-family subdivision-- one house currently occupies the site	W-1 S-6	no change S-3	Approve S-3.
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**Comprehensive Water Supply and Sewerage Systems Plan Amendments
Water/Sewer Service Area Category Change Requests (WSCCRs)**

Amendment No. Applicant (Owner) Site Description (Tax Map)	Site Location Zoning & Acreage Proposed Development	Existing Category	Requested Category	County Council Action
WSCCR 93A-TRV-04 Joseph & Valerie Carregal; Stephen & E.R. Cohen; William Druckenbrod; Gregory Gavagan, Bert Keuppens; Jacobsen Brothers, Inc.; John Miller & Julianne Dodds; Robert & Dorothee Reiderer; Cherie & Saul Snyder; and Richard Willard. Lots 2-4, 6-8, 12, and 21, Block 5; Lots 6 and 10, Block 6, Lakewood Estates (FR342)	Lots front on Cherrydale Dr., Silverbrook Dr., Valley Dr., Aqua Ln., and Lakewood Ct. R-200 zone: 4.88 total ac. Proposed: Service to nine existing single-family houses; one new single-family house proposed.	W-1 S-6	no change S-3	Maintain S-6.
WSCCR 93B-TRV-02 Mary G. Cavanaugh Parcels P920 and P4 (FR342)	West side of Glen Mill Road 400' west of Pheasant Drive RE-1 zone: 17.9 ac. Proposed: single-family residential subdivision.	W-1 S-6	no change S-3	Maintain S-6.
WSCCR 93B-TRV-03* Stelios and Valli Kiriimlis Lot 5, Block 10, North Glen Hills (FR341) <i>* Deferred from AD 94-1 by the County Council</i>	West side of Valley Drive 600' north of Watts Branch Dr. RE-1 zone: 1.70 ac. Proposed: one new single-family house on the existing lot	W-1 S-6	no change S-3	Maintain S-6.
WSCCR 93B-TRV-05* Doris Stevens Parcel P420 (FR341) <i>* Deferred from AD 94-2 by the County Council</i>	North side of Boswell Ln. 1200' east of Piney Meetinghouse Rd. RE-1 zone: 15.25 ac. Proposed: ten-lot single-family subdivision	W-1 S-6	no change S-3	Maintain S-6, with advancement to S-3 conditioned on the applicant providing MCDEP with a recorded covenant for the site which includes the Piney Branch Sewer Agreement.
WSCCR 94A-TRV-02 John & Mary Dodson Lot 31, Block 2 Glen Hills (FR341)	North side of Spring Dr. 300 ft east of Circle Dr. RE-1 zone: 1 ac. Proposed: One new single family house	W-1 S-6	no change S-3	Maintain S-6.

**Comprehensive Water Supply and Sewerage Systems Plan Amendments
Water/Sewer Service Area Category Change Requests (WSSCRs)**

Amendment No. Applicant (Owner) Site Description (Tax Map)	Site Location Zoning & Acreage Proposed Development	Existing Category	Requested Category	County Council Action
WSSCR 94A-TRV-03 Tamara Corp. (for Frederick Swain & K. Centra) Parcels P252, P250, P304, & P345 (FR122)	Either side of Patrick Ave. 350' north of Travilah Rd. R-200/TDR-3 zone: 5.3 total ac. Proposed: Combine with adjacent Parcel P183 (WSSCR 93A-TRV-02) for a 30-lot single-family (TDR-option) subdivision	W-1 S-6	no change S-3	Approve S-3. Advisory notice: WSSC has identified transmission capacity constraints in the Great Seneca/Muddy Br. sewerage system where this site is located. WSSC approval of sewer authorizations and/or hookups may depend on completion of the following CIP project: ♦ S-85.14: Muddy Branch Relief Sewer, Phase 1.
WSSCR 94A-TRV-05 Floyd Willis, III Lot 6, Block 10, North Glen Hills and northern Pt. Lot 1, Block 3, Glen Hills (FR341)	East side of Ridge Dr. 600' north of Watts Branch Dr. RE-1 zone: 2.7 total ac. Proposed: Sewer service for the existing single-family house	W-1 S-6	no change S-3	Maintain S-6.
WSSCR 94A-TRV-06* William Manthorpe Parcel P755 (EQ562) <i>* Deferred from AD 94-2 by the County Council</i>	North side of River Rd. (Rte. 190) at the east side of Stoney Creek Rd. RE-2 zone: 5.0 ac. Proposed: two single-family houses (one house currently on the site)	W-1 S-6	no change S-3	Approve S-3. Advisory notice: Sewer service to be provided by the authorized sewer [93-9851-A] and, if necessary, an extension along River Rd.
WSSCR 94A-TRV-07 Mont. Co. Dept. of Environmental Protection (for Rogan Stearns) Lot 11, Block 3, North Glen Hills (FR341)	North side of Sunset Dr. 250' west of Valley Dr. RE-1 zone: 1.12 ac. Proposed: service to the existing house to relieve a public health problem	W-1 S-6	no change S-3	Maintain S-6. MCDEP and the Dept. of Health shall continue to coordinate and make every effort to determine an on-site solution to the failed septic system.

**Comprehensive Water Supply and Sewerage Systems Plan Amendments
General Water/Sewer Map Amendment (GWSMA) and Related Category Change Requests (WSCCRs):
1994 Clarksburg Master Plan**

Amendment No.	Site Location	Existing Category	Requested Category	County Council Action
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CLARKSBURG MASTER PLAN AREA: GENERAL AMENDMENT FOR WATER AND SEWER SERVICE CATEGORIES

<p>GWSMA 94G-CKB-01 Mont. Co. Dept. of Environmental Protection See attached maps for properties included in this amendment.</p>	<p>This amendment encompasses the entire Clarksburg Master Plan Area. Zoning adopted by Clarksburg SMA (G-710) on 10/25/94 (CR 12-1844). Approximate total acreage: 9670 ac. Master plan proposed ultimate build-out: 14,930 dwelling units and 10,311,00' ft.² employment and retail.</p>	<p>The proposed general water and sewer map amendment would update water and sewer categories for the entire master plan area primarily based on the development staging mechanisms included in the 1994 Clarksburg Master Plan (see Executive Staff Report for additional discussion).</p>	<p>The approved water and sewer categories are shown on the tax maps and Water and Sewer Plan maps included in Resolution Attachment I.</p>
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CLARKSBURG MASTER PLAN AREA: INDIVIDUAL WATER/SEWER CATEGORY CHANGE REQUESTS
County Council actions on the following category change requests have been included in amendment GWSMA 94G-CKB-01 as shown on the maps included in Resolution Attachment I. A locator map showing the individual requests follows this table.

BENNETT - LITTLE BENNETT WATERSHED PLANNING AREA

<p>WSCCR 94A-DAM-01 William Watkins Lot 1 (N997), Block C, Cedar Heights (FW122/123)</p>	<p>Northwest side of Ridge Rd. (Rte. 27) 300' north of Hoffman Dr.; panhandle frontage on Kings Valley Rd. northeast of Rte. 27 RC zone: 5.0 ac. Proposed: one new single-family house on the existing lot</p>	<p>W-6 S-6</p>	<p>W-1 no change</p>	<p>Approve W-1 for one water hookup only.</p>
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CLARKSBURG PLANNING AREA

<p>WSCCR 93A-CKB-01 Clarksburg Village Partnership Two non-contiguous parts of Parcel P660 (EV343/563)</p>	<p>Northern portion: north side of Running Brook Dr. 600' east of School Field Ct. Southern portion: northern corner of Newcut Rd. and Frederick Rd. (Rte. 355) R-200 zone: 20 ac. Proposed: 22 single-family lots [1-93007 "Nanna Property"]</p>	<p>W-5 S-5</p>	<p>W-3 no change</p>	<p>Approve W-3.</p>
<p>WSCCR 93A-CKB-02 Clarksburg Village Partnership Portions of Parcels P800 and P888; and Outlot A, Block D, Clarkebrooke Estates (EV563-EW561)</p>	<p>Northeast side of Frederick Rd. (Rte. 355) 1400' north of Running Brook Dr. R-200 zone: 35.9 ac. Proposed: 34 single-family lots [1-93002 "Clark Meadows"]</p>	<p>W-5 S-5</p>	<p>W-3 no change</p>	<p>Approve W-3.</p>

**Comprehensive Water Supply and Sewerage Systems Plan Amendments
General Water/Sewer Map Amendment (GWSMA) and Related Category Change Requests (WSCCRs):
1994 Clarksburg Master Plan**

Amendment No.	Site Location	Existing	Requested	County Council Action
Applicant (Owner)	Zoning & Acreage	Category	Category	
Site Description (Tax Map)	Proposed Development			
WSCCR 93A-CKB-04 Kingstead Manor Joint Venture Parcel P600 (EV563- FV123)	West side of Ridge Rd. (Rte. 27) 1500' south of Wacamor Dr.; either side of Newcut Rd. 2000' northeast of Frederick Rd. (Rte. 355) R-200/TDR-3 zone: 246.7 ac. Proposed: 600-lot mixed-use residential subdivision [1-93023 "Kingstead Manor"]	W-5 S-5	W-3 S-3	Maintain W-5 and S-5 consistent with the general CWSP map update (WSCCR 94G-CKB-01) for Clarksburg.
WSCCR 93B-CKB-01 Barry Schaeffer (for George Schaeffer) Parcels P160 & P216 (EV562)	East side of Frederick Rd. (Rte. 355) 700' south of Greenridge Dr.; west side of Greenbrook Dr. 800' north of Rte. 355 R-200 zone: 3.05 ac. Proposed: three-lot single-family subdivision [7-93025 "Greenridge Acres"]	W-5 S-5	W-1 no change	Approve W-1.
WSCCR 93B-CKB-02 Wheeler & Korpeck (for DiMaio Bros, Inc.) Francis & J.E. Laban*, Roger & R.W. Malatt*, and James & S.M. Johnson* Parcels P400, P550, P580*, P610*, P740*, and P860 (EV563- EW561-FV123-FW121)	West side of Ridge Rd. (Rte. 27) at Skylark Rd.; southwest side of Skylark Rd. south of Piedmont Rd. R-200/PD-5-7 zone (formerly PNZ): 376.85 ac. Proposed: residential subdivision <i>*Properties added to this WSCCR at the recommendation of MCDEP.</i>	W-5 S-5	W-3 S-3	Maintain W-5 and S-5 consistent with the general CWSP map update (WSCCR 94G-CKB-01) for Clarksburg.
WSCCR 94A-CKB-01 Charles Linthicum Parcel P600 (EV341/ 342/562)	Either side of West Old Baltimore Rd. east of I-270 at Little Seneca Creek I-4 & R-200 zones: 208.51 ac. Proposed: approx. 300 single- family lots and 650,000 ft. ² commercial development	W-5/W-6 S-5/S-6	W-3 S-3	Maintain W-5 and S-5 consistent with the general CWSP map update (WSCCR 94G-CKB-01) for Clarksburg.

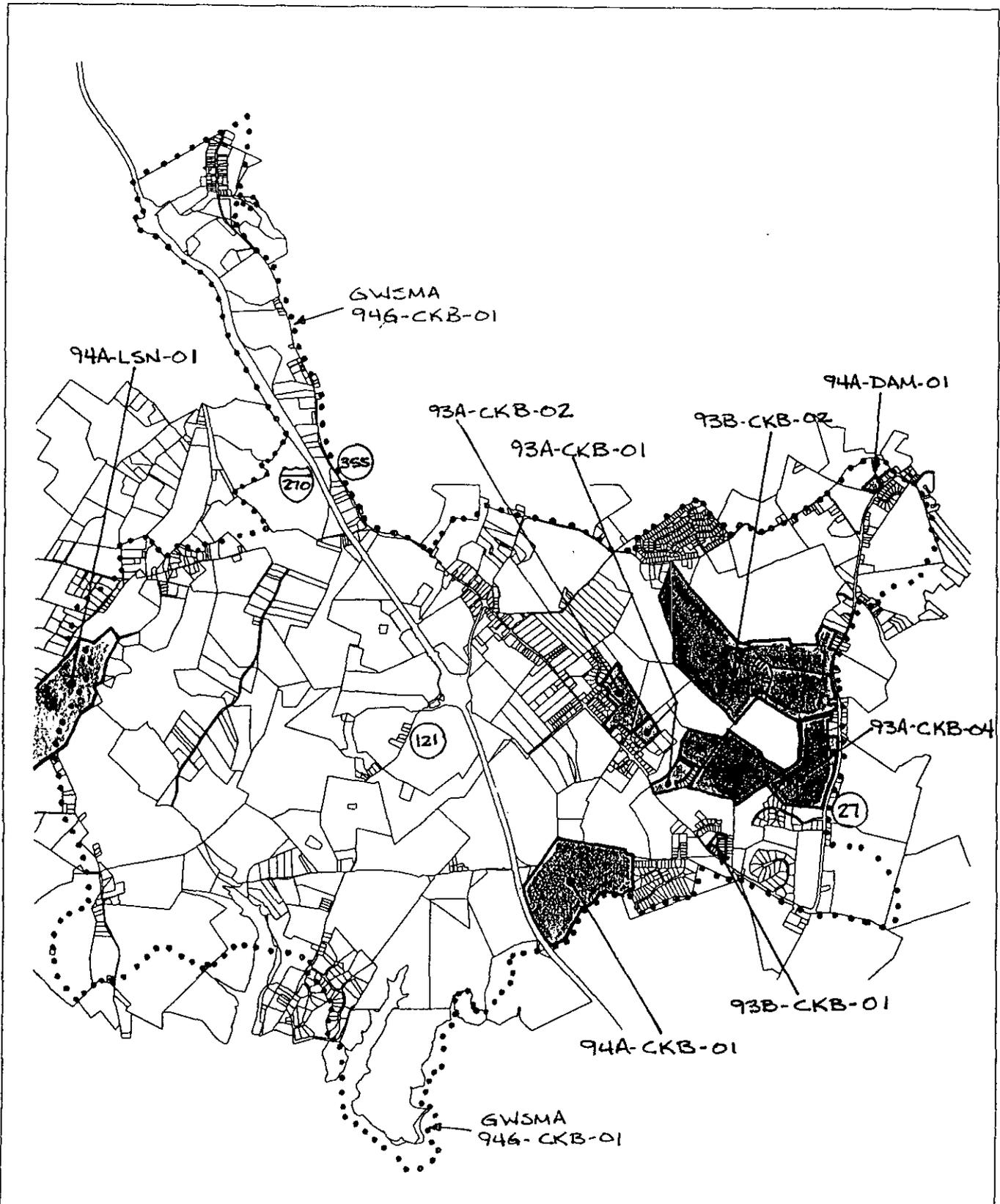
LOWER SENECA BASIN PLANNING AREA

WSCCR 94A-LSN-01 Linowes & Blocher (for Dibex, Inc.) Parcel P909 (DV343- DW341)	Between Peach Tree Rd. and Slidell Rd. approx. half way between Comus Rd. and West Old Baltimore Rd. RDT and R-200 zones: 216.62 ac. Proposed: Golf course with clubhouse; special exception case no. S-1879 approved (w/ conditions) on 1/21/94.	W-6 S-6	W-3* S-3*	Maintain W-6 and S-6, with advancement to W-1 and S-1 (for multi-use water supply and sewerage systems only) conditioned on Dept. of Health approval of the proposed multi-use systems.
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**WATER/SEWER SERVICE AREA CATEGORIES: CLARKSBURG MASTER PLAN AREA
APPROVED WATER AND SEWER PLAN GENERAL MAP AMENDMENT 94G-CKB-01**

LOCATOR MAP: INDIVIDUAL CATEGORY CHANGE REQUESTS

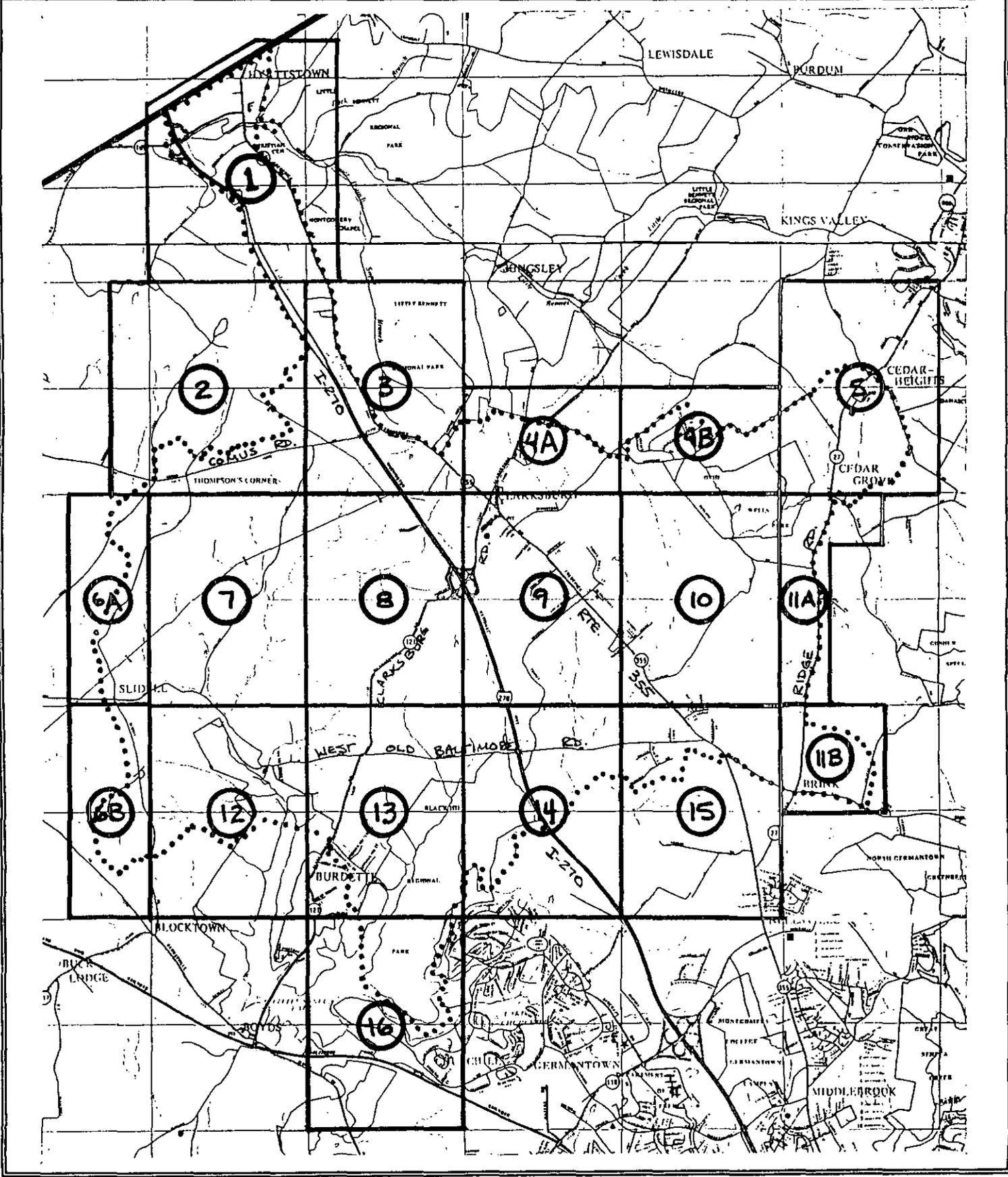
Approximate Scale: 1" = 5000'



WATER/SEWER SERVICE AREA CATEGORIES: CLARKSBURG MASTER PLAN AREA APPROVED WATER AND SEWER PLAN GENERAL MAP AMENDMENT 94G-CKB-01

TAX MAP PANEL INDEX

Approximate Scale 1" = 5000'



94G-CKB-01: WATER & SEWER PLAN MAP UPDATE FOR THE 1994 CLARKSBURG MASTER PLAN

Service Area

Category General Description

- W-1 and S-1:** Areas served by community and multi-use systems which are either existing or under construction.
- W-2 and S-2:** Areas served by extensions of existing community and multi-use systems which are in the final planning stages. (In practice, this category is not used in Montgomery County.)
- W-3 and S-3:** Areas where improvements to or construction of new community and multi-use systems will be given immediate priority and service will generally be provided within two years.
- W-4 and S-4:** Areas where improvements to or construction of new community and multi-use systems will be programmed for the three- through six-year period.
- W-5 and S-5:** Areas where improvements to or construction of new community and multi-use systems are planned for the seven- through ten-year period.
- W-6 and S-6:** Areas where there is no planned community or multi-use service (except as noted below: W-6ⁱ and S-6^H). This consists of all areas not included in categories 1 through 5.

WATER CATEGORY SERVICE NOTES - See Attached County Tax Maps	
*A	Clarksburg Town Center: Advancement to W-3 Pending Preliminary Plan Approval
*B	Correction of Mapping Error
*C	Service Restricted to Public Facilities Only: Comus Rd. - "Site 30": Proposed County Detention Center Site Skylark Rd.: Ovid Hazen Wells Park Ridge Rd. (Rte. 27): Cedar Grove Elementary School Black Hill Rd.: Black Hill Regional Park (Park Police Facilities)
*D	Advancement to W-3 Pending CIP Water Facilities Approval
*E	For One Water Hookup Only
*F	Water Service To Be Considered On Case-By-Case Basis (See Water Without Sewer Policy)
*G	Advancement To W-3 Pending Cluster-Option Plan Approval (Prior CWSP Amendment)
*H	Conditionally Approved for W-1 for Multi-use Water System Only (See W/SCCR 94A-LSN-01)
*I	W-6 Area: Service To Be Programmed Consistent With Development Stage 4 Recommendations

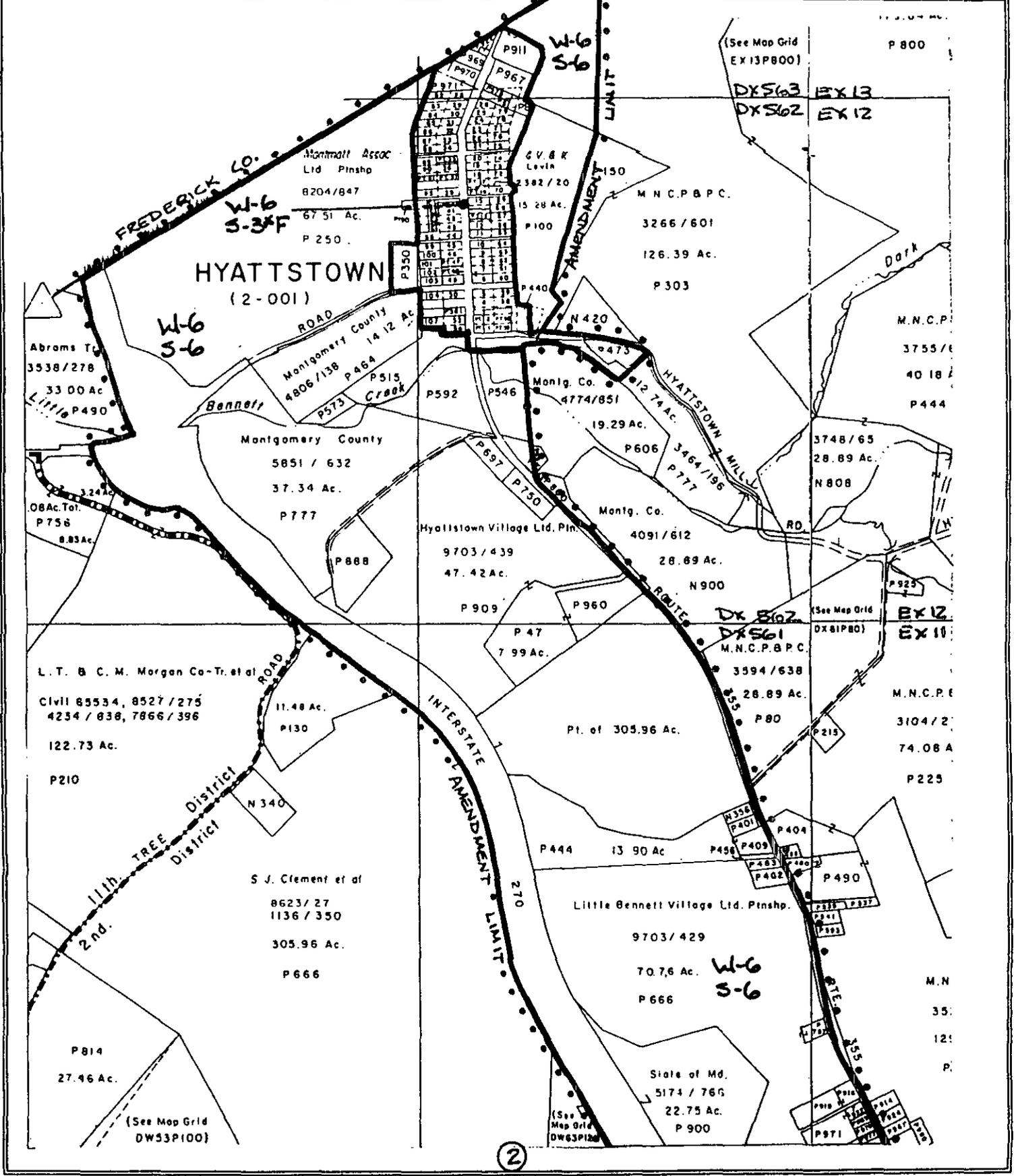
SEWER CATEGORY SERVICE NOTES - See Attached County Tax Maps	
*A	Clarksburg Town Center: Advancement to S-3 Pending Preliminary Plan Approval
*B	Service Requires Approval of TDR-, Cluster, or PD-Option Preliminary Plan
*C	Service Restricted to Public Facilities Only: Comus Rd. - "Site 30": Proposed County Detention Center Site Skylark Rd.: Ovid Hazen Wells Park Ridge Rd. (Rte. 27): Cedar Grove Elementary School
*D	Advancement to S-3 Pending CIP Sewer Facilities Approval
*E	Conditionally Approved for S-1 for Multi-use Sewerage System Only (See W/SCCR 94A-LSN-01)
*F	Health Problems - Hyattstown Sewerage Facility Study
*G	Health Problems - Fountain View Subdivision - Dry Systems Installed
*H	S-6 Area: Service To Be Programmed Consistent With Development Stage 4 Recommendation

WATER/SEWER SERVICE AREA CATEGORIES: CLARKSBURG MASTER PLAN AREA APPROVED WATER AND SEWER PLAN GENERAL MAP AMENDMENT 94G-CKB-01

Tax Maps: ~~DX561/562/563~~ EX 11/12/13

Map Panel (1)

Approximate Scale: 1" = 1000'



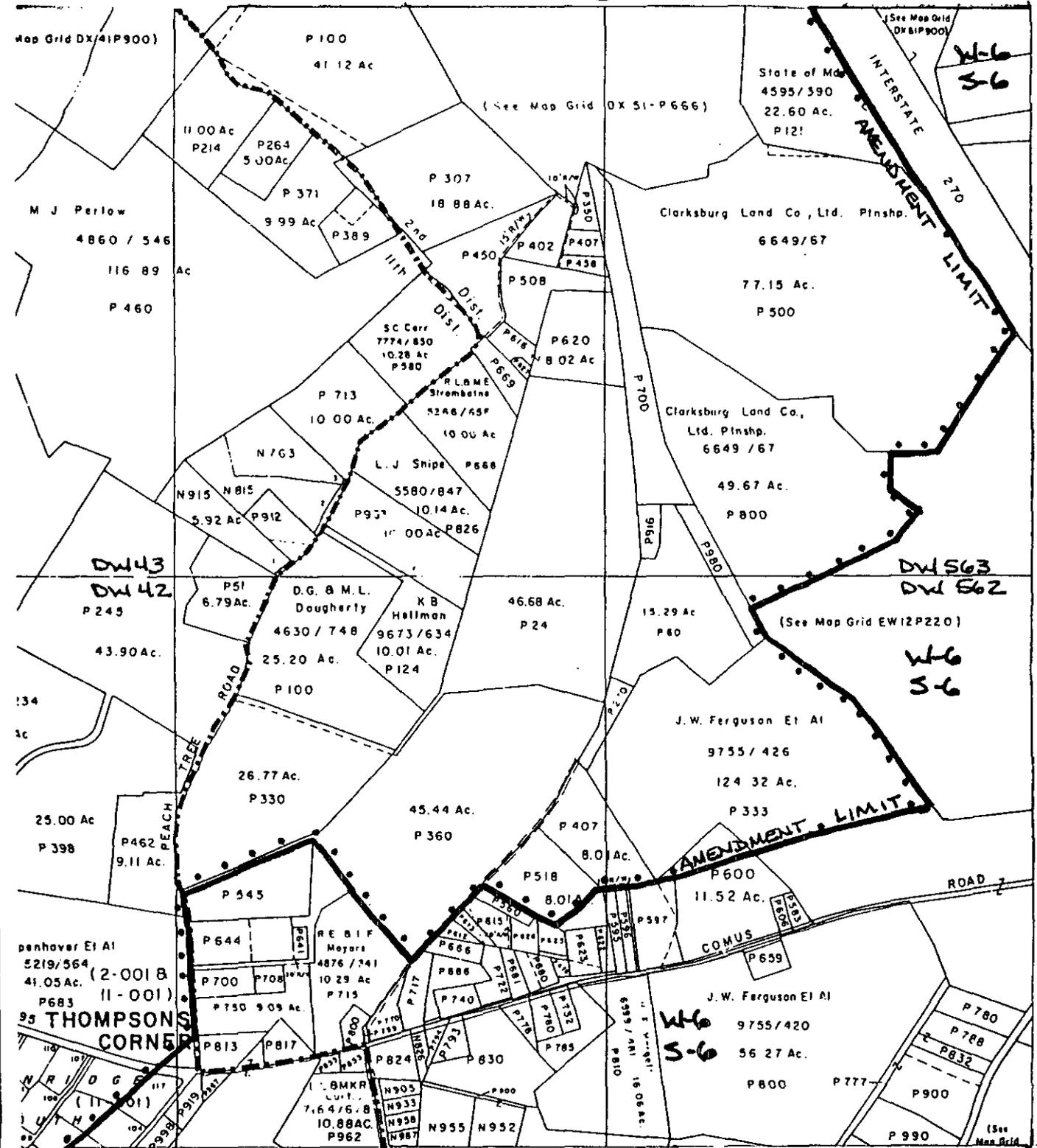
WATER/SEWER SERVICE AREA CATEGORIES: CLARKSBURG MASTER PLAN AREA APPROVED WATER AND SEWER PLAN GENERAL MAP AMENDMENT 94G-CKB-01

Tax Maps: DW4562/563 - DW42/43

Map Panel 2

Approximate Scale: 1" = 1000'

①



DW43
DW42

DW563
DW562

③

④

⑦

denhaver Et Al
5219/564
41.05 Ac. (2-0018
11-001)
P683
95 THOMPSONS
CORNER

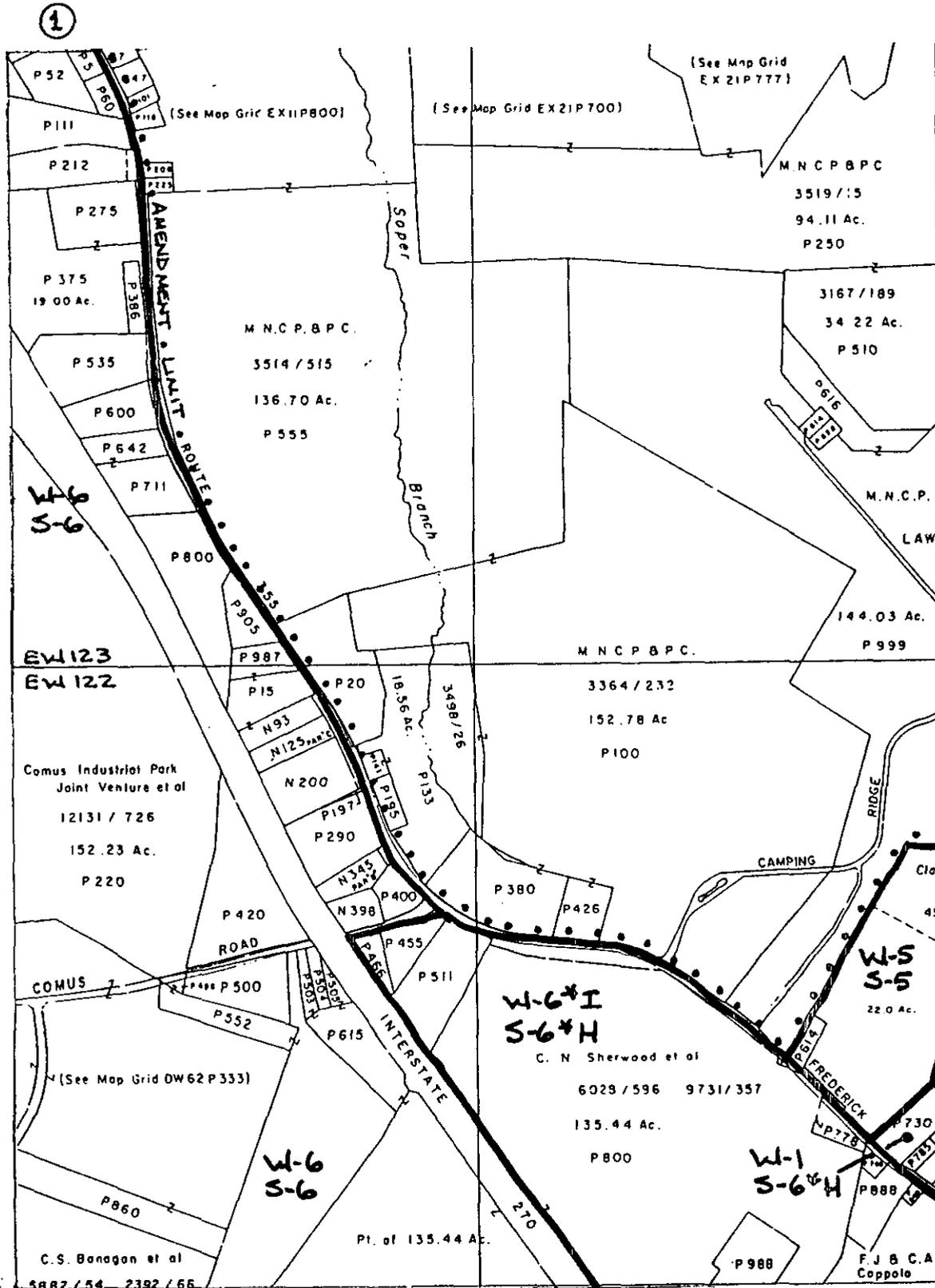
J.W. Ferguson Et Al
9755/420
56.27 Ac.
P800

WATER/SEWER SERVICE AREA CATEGORIES: CLARKSBURG MASTER PLAN AREA APPROVED WATER AND SEWER PLAN GENERAL MAP AMENDMENT 94G-CKB-01

Tax Maps: EW122-EW123

Map Panel (3)

Approximate Scale: 1" = 100'



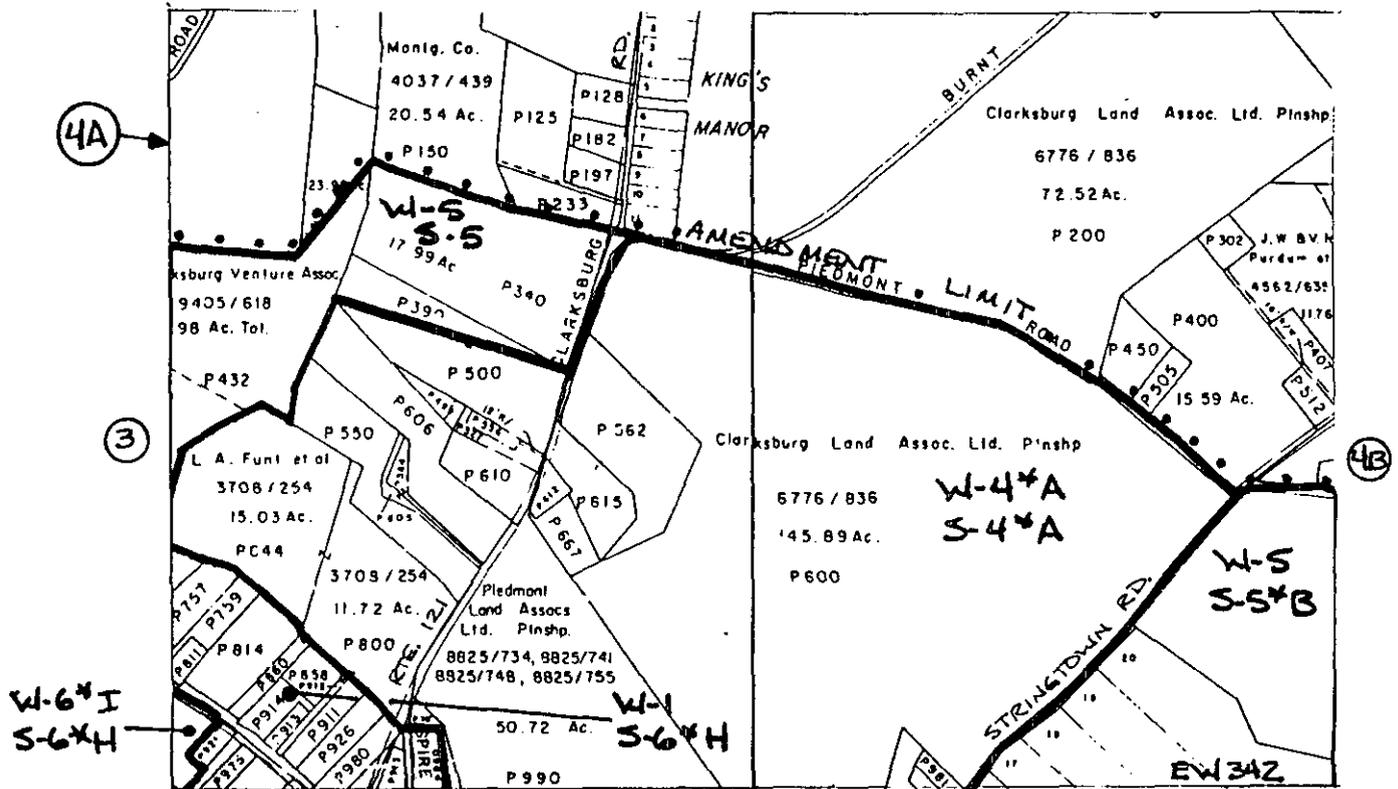
(3)

**WATER/SEWER SERVICE AREA CATEGORIES: CLARKSBURG MASTER PLAN AREA
APPROVED WATER AND SEWER PLAN GENERAL MAP AMENDMENT 94G-CKB-01**

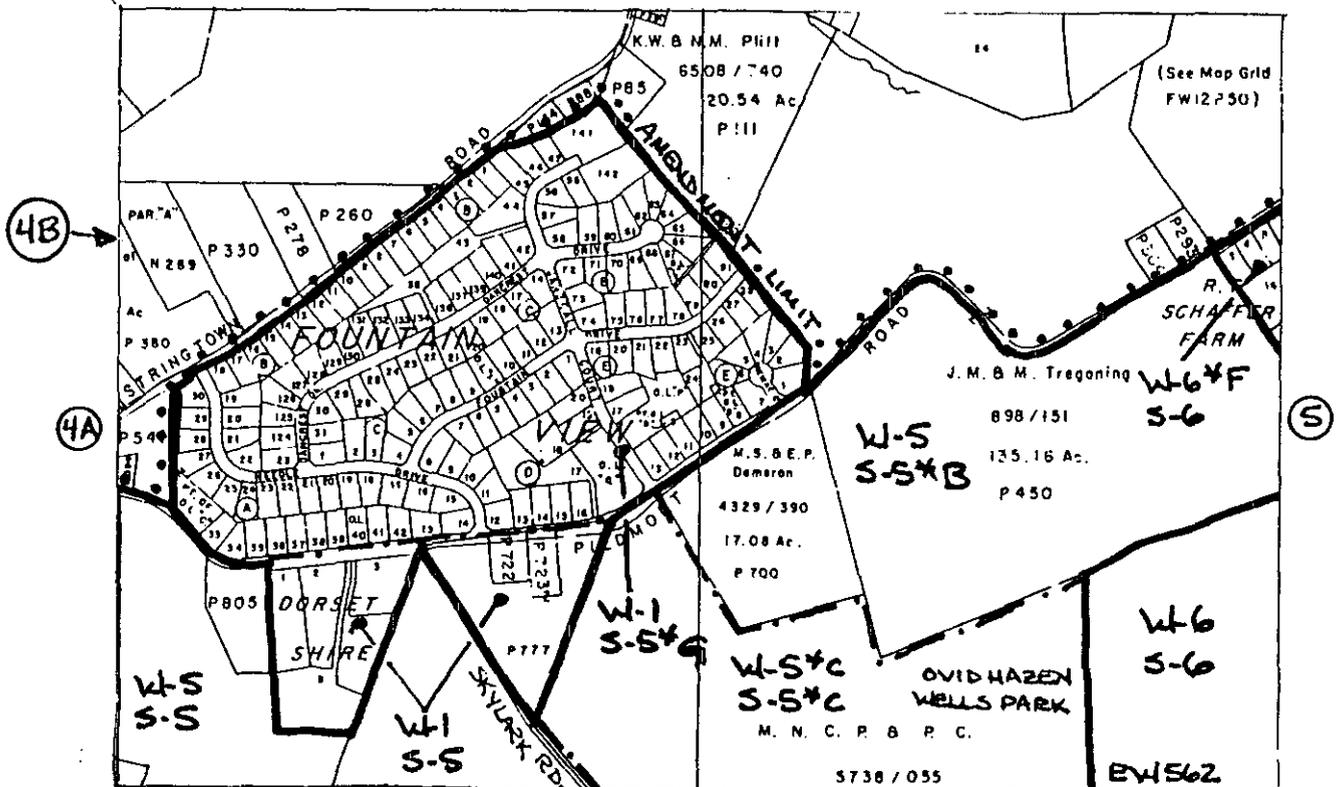
Tax Maps: **EW 342 & EW 562**

Map Panel **(4A) (4B)**

Approximate Scale: 1" = 1000'



9



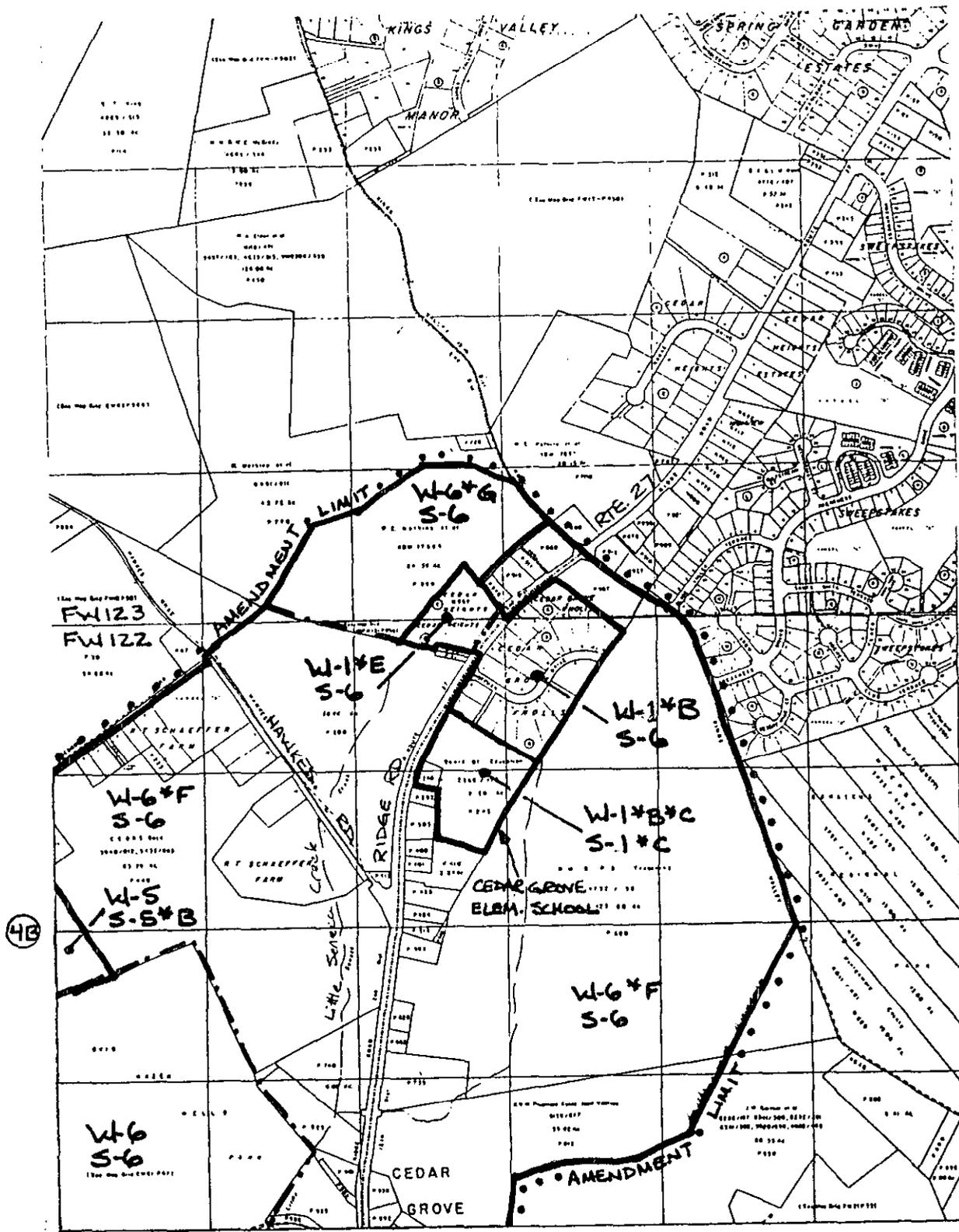
10

WATER/SEWER SERVICE AREA CATEGORIES: CLARKSBURG MASTER PLAN AREA APPROVED WATER AND SEWER PLAN GENERAL MAP AMENDMENT 94G-CKB-01

Tax Maps: **FW122-FW123**

Map Panel **(5)**

Approximate Scale: 1" = 1000'



42

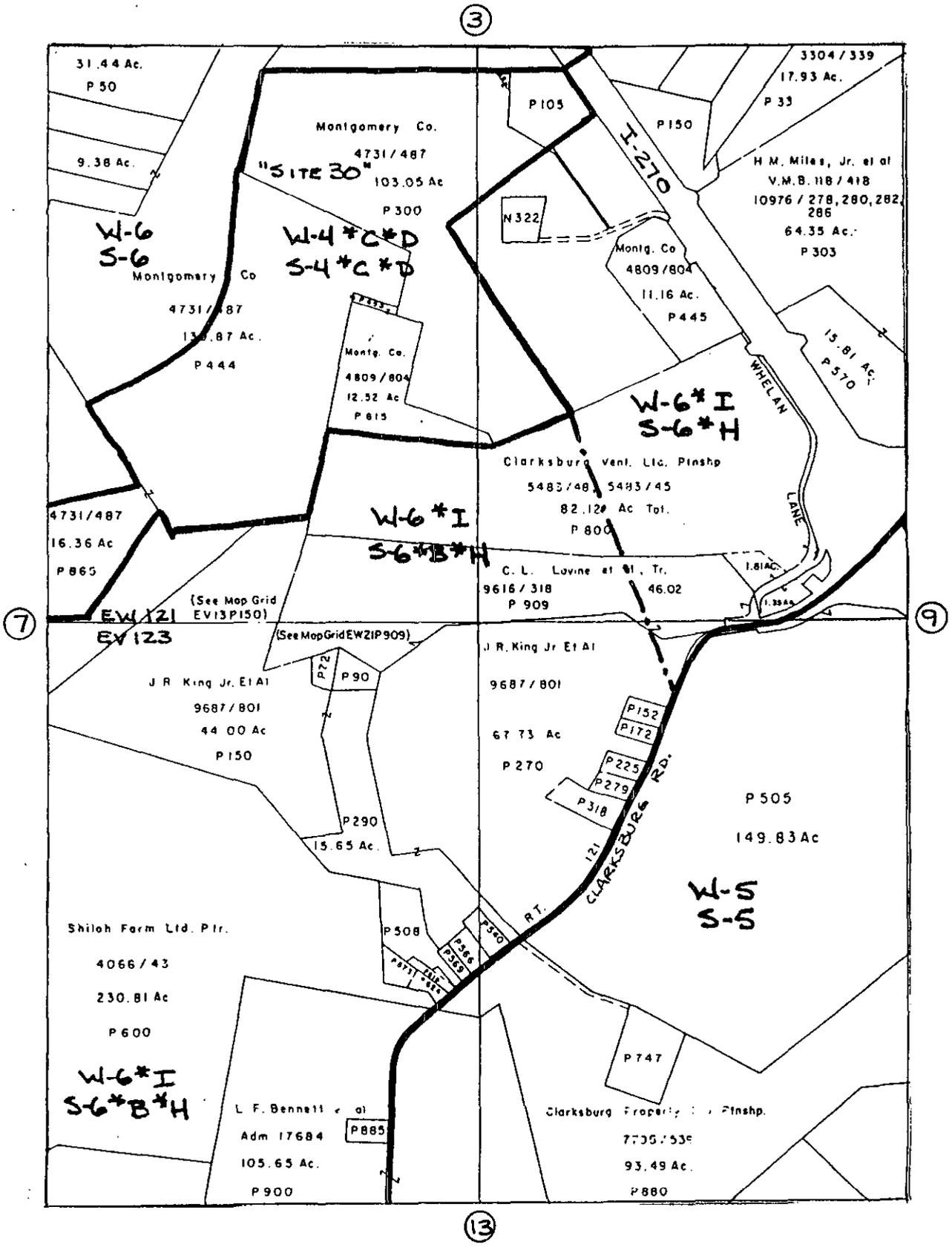
11A

WATER/SEWER SERVICE AREA CATEGORIES: CLARKSBURG MASTER PLAN AREA APPROVED WATER AND SEWER PLAN GENERAL MAP AMENDMENT 94G-CKB-01

Tax Maps: EV123-EV121

Map Panel **(8)**

Approximate Scale: 1" = 1000'

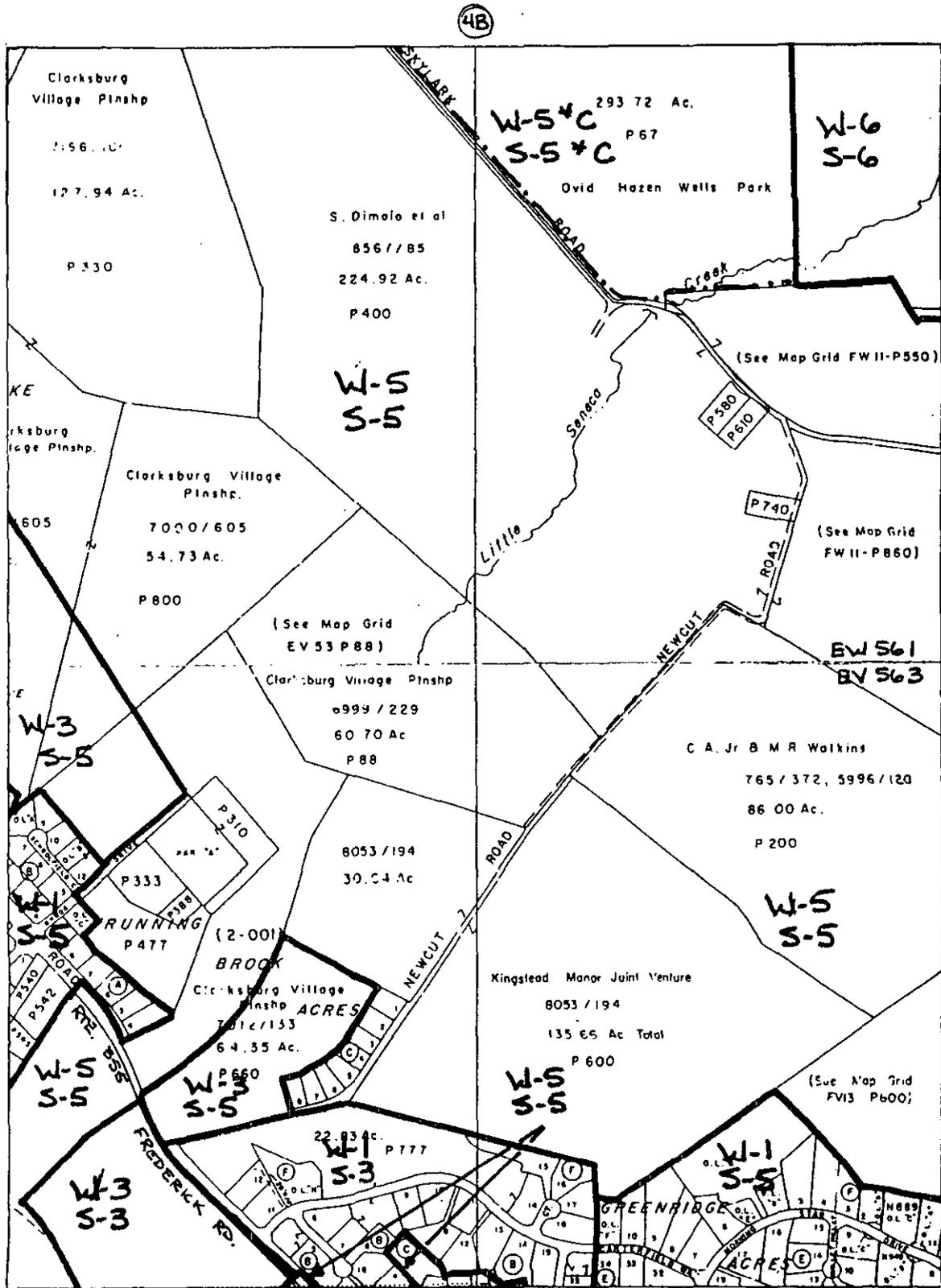


WATER/SEWER SERVICE AREA CATEGORIES: CLARKSBURG MASTER PLAN AREA APPROVED WATER AND SEWER PLAN GENERAL MAP AMENDMENT 94G-CKB-01

Tax Maps: EV 563 - EW 561

Map Panel **(10)**

Approximate Scale: 1" = 1000'



(4B)

(9)

(11A)

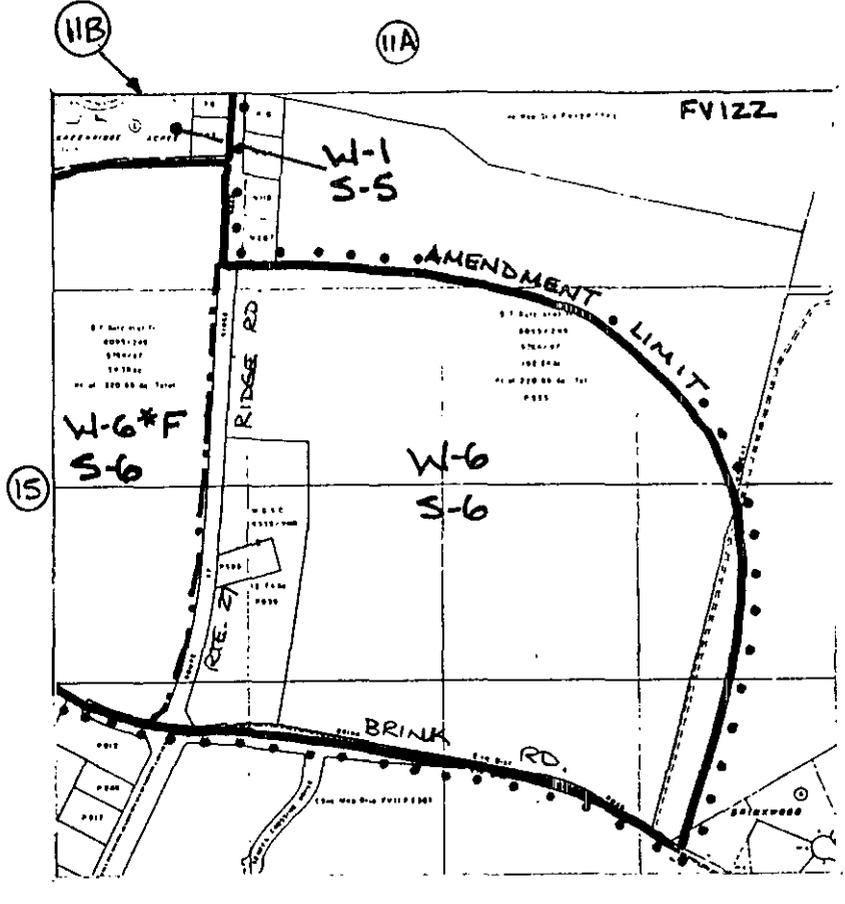
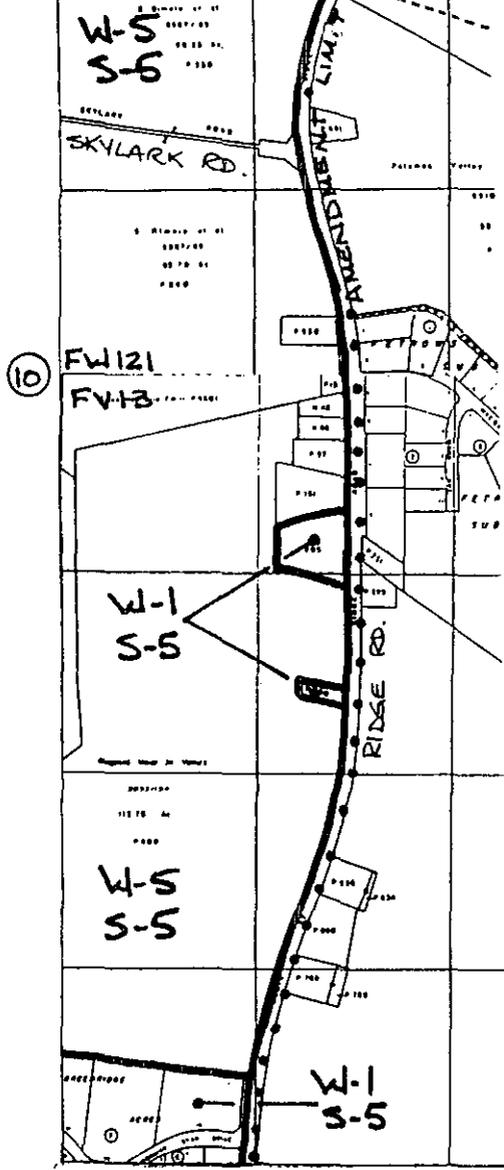
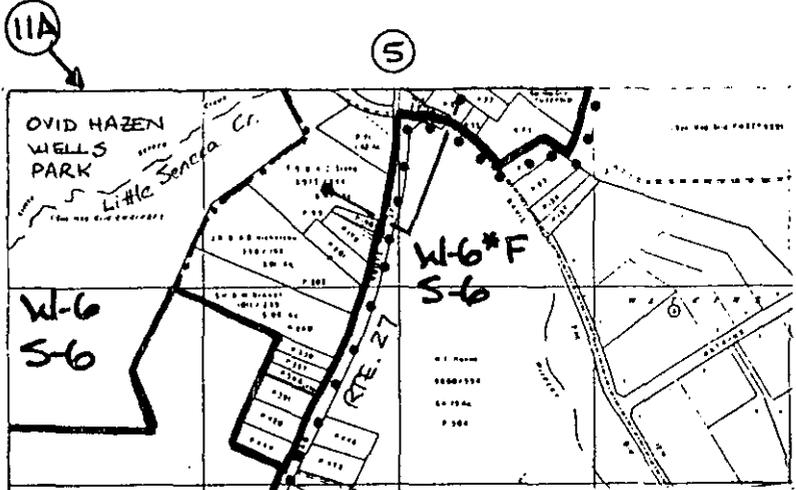
(15)

WATER/SEWER SERVICE AREA CATEGORIES: CLARKSBURG MASTER PLAN AREA APPROVED WATER AND SEWER PLAN GENERAL MAP AMENDMENT 94G-CKB-01

Tax Maps: **FV13 - FV121 & FV122**

Map Panel **(11A) & (11B)**

Approximate Scale: 1" = 1000'



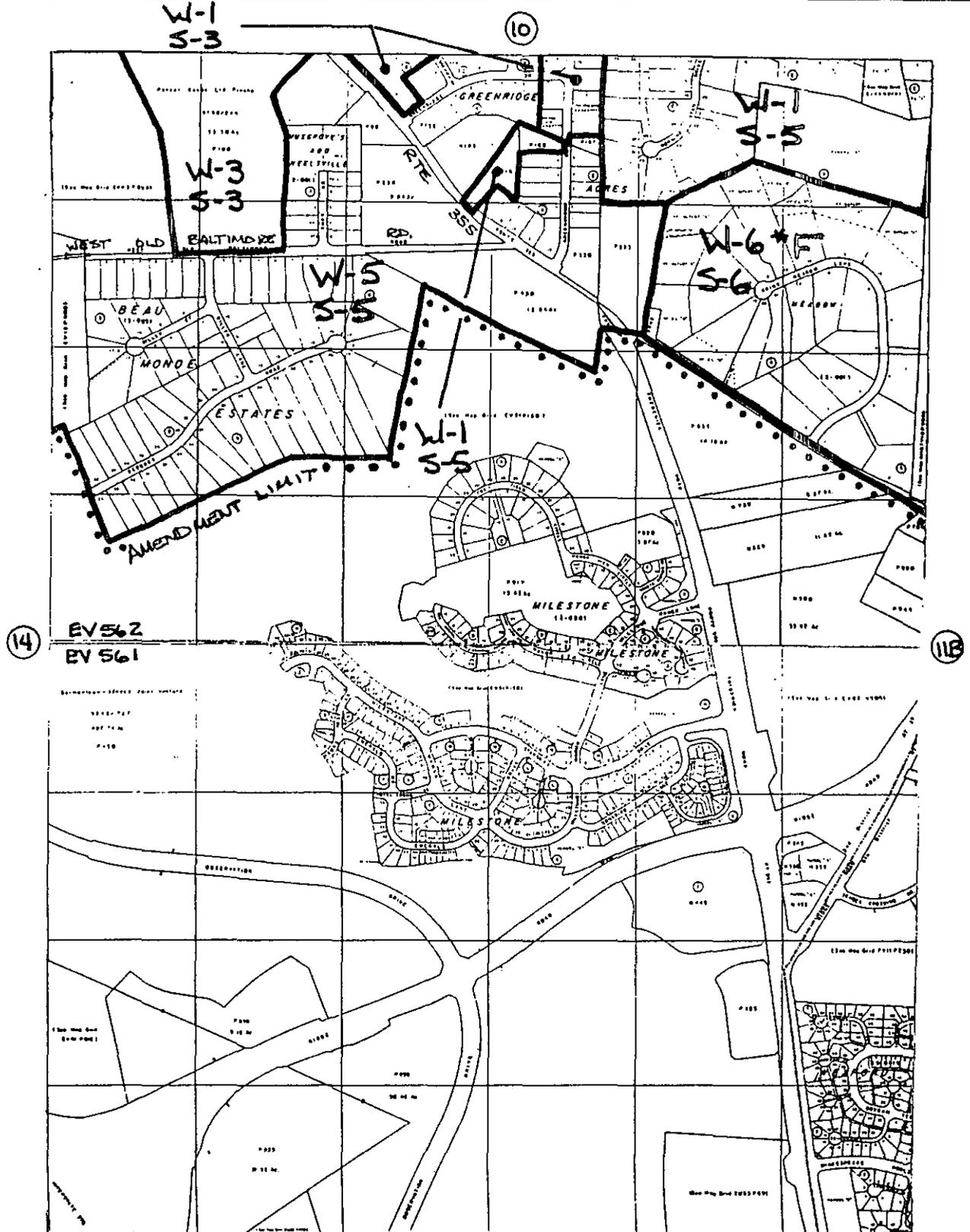
(11B)

WATER/SEWER SERVICE AREA CATEGORIES: CLARKSBURG MASTER PLAN AREA APPROVED WATER AND SEWER PLAN GENERAL MAP AMENDMENT 94G-CKB-01

Tax Maps: EV 561 - EV 562

Map Panel (15)

Approximate Scale: 1" = 1000'



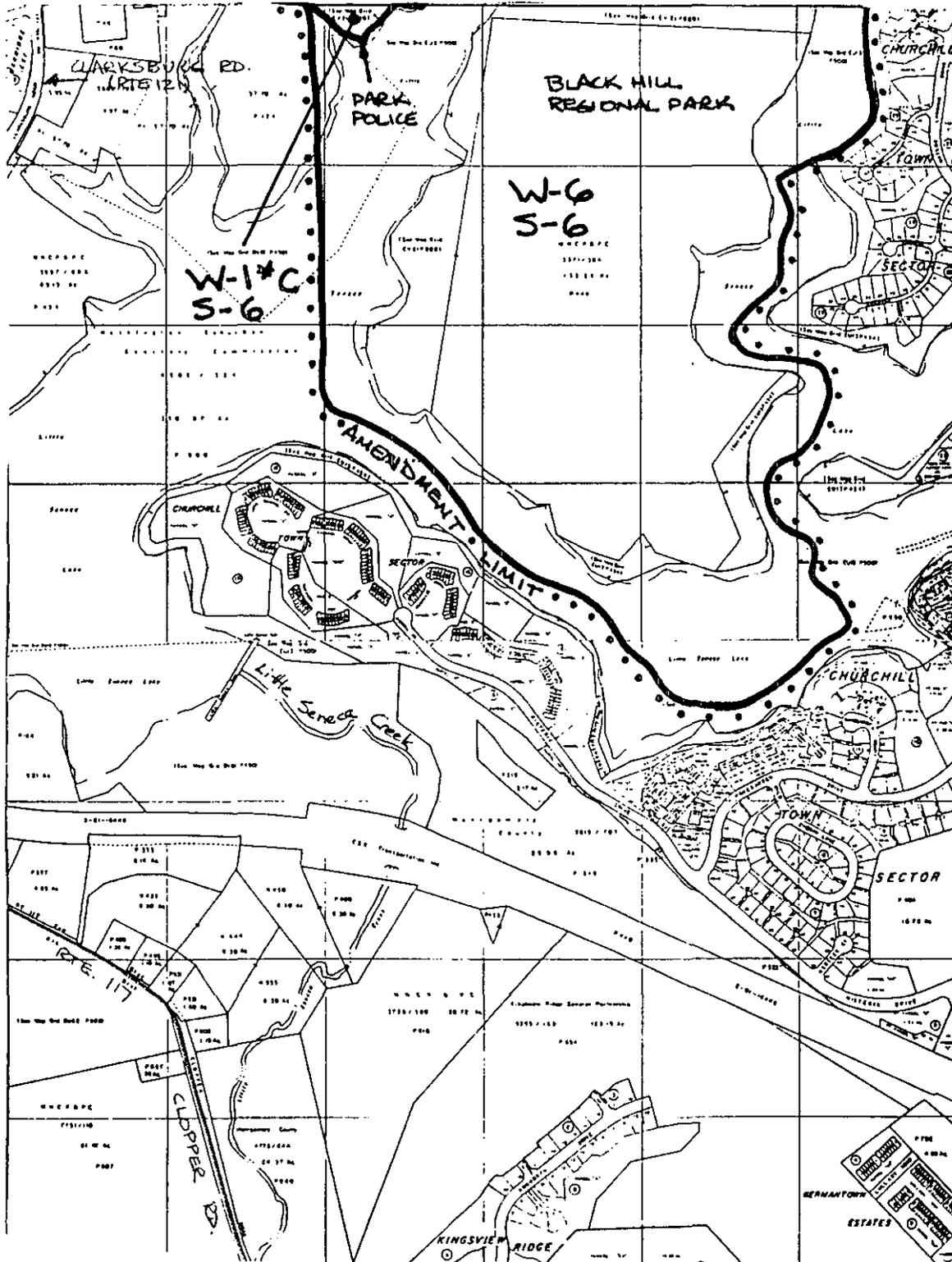
WATER/SEWER SERVICE AREA CATEGORIES: CLARKSBURG MASTER PLAN AREA APPROVED WATER AND SEWER PLAN GENERAL MAP AMENDMENT 94G-CKB-01

Tax Maps: EU122 - EU123

Map Panel (16)

Approximate Scale: 1" = 1000'

(13)



WATER/SEWER SERVICE AREA CATEGORIES: CLARKSBURG MASTER PLAN AREA APPROVED WATER AND SEWER PLAN GENERAL MAP AMENDMENT 94G-CKB-01

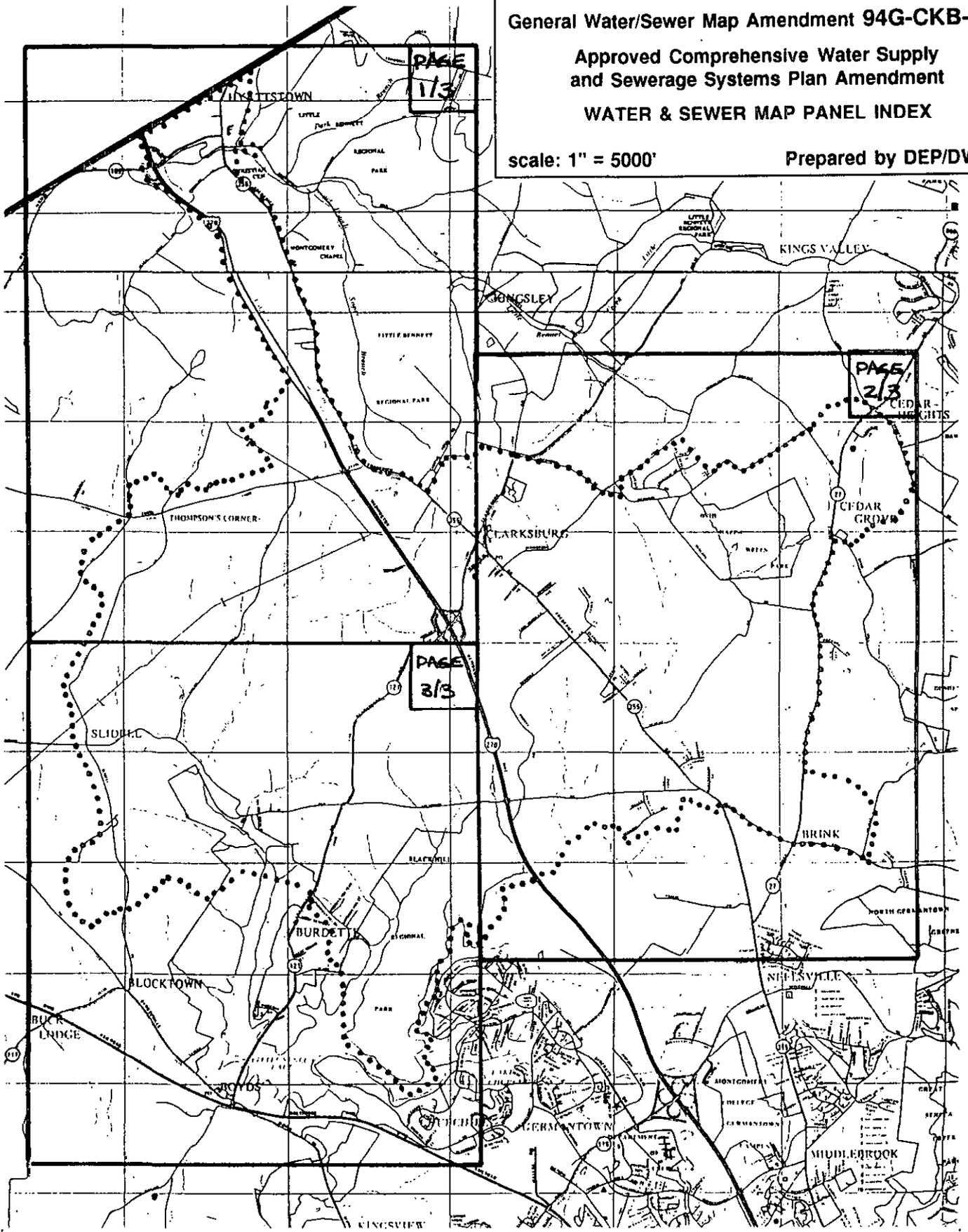
General Water/Sewer Map Amendment 94G-CKB-01

Approved Comprehensive Water Supply
and Sewerage Systems Plan Amendment

WATER & SEWER MAP PANEL INDEX

scale: 1" = 5000'

Prepared by DEP/DWRM



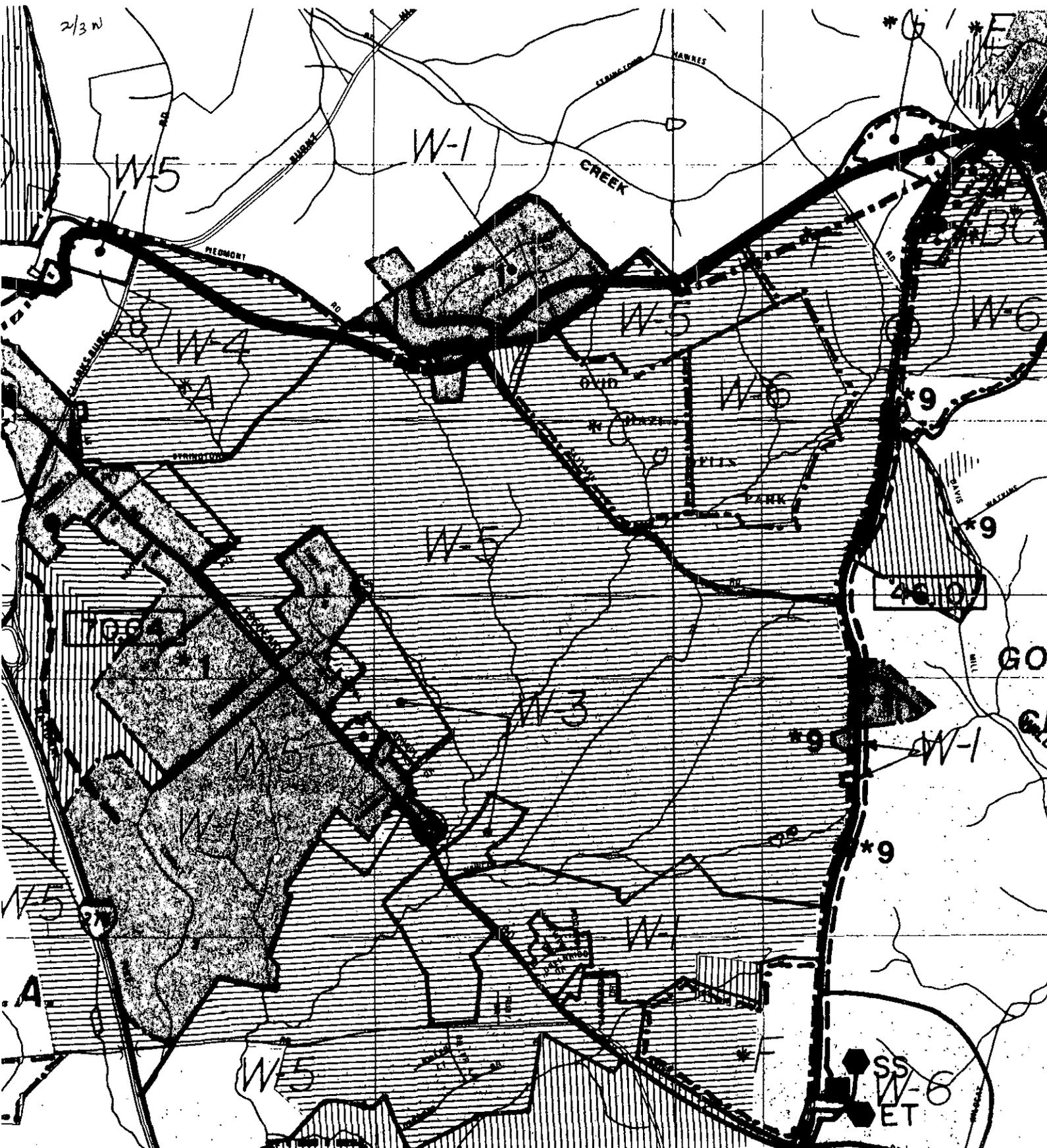
94G-CKB-01: WATER & SEWER PLAN MAP UPDATE FOR THE 1994 CLARKSBURG MASTER PLAN

Service Area Category	General Description
W-1 and S-1:	Areas served by community and multi-use systems which are either existing or under construction.
W-2 and S-2:	Areas served by extensions of existing community and multi-use systems which are in the final planning stages. (In practice, this category is not used in Montgomery County.)
W-3 and S-3:	Areas where improvements to or construction of new community and multi-use systems will be given immediate priority and service will generally be provided within two years.
W-4 and S-4:	Areas where improvements to or construction of new community and multi-use systems will be programmed for the three- through six-year period.
W-5 and S-5:	Areas where improvements to or construction of new community and multi-use systems are planned for the seven- through ten-year period.
W-6 and S-6:	Areas where there is no planned community or multi-use service (except as noted below: W-6*I and S-6*H). This consists of all areas not included in categories 1 through 5.

WATER CATEGORY MAP SERVICE NOTES - See Attached Water Service Area Category and Facilities Maps	
*A	Clarksburg Town Center: Advancement to W-3 Pending Preliminary Plan Approval
*B	Correction of Mapping Error
*C	Service Restricted to Public Facilities Only: Comus Rd. - "Site 30": Proposed County Detention Center Site Skylark Rd.: Ovid Hazen Wells Park Ridge Rd. (Rte. 27): Cedar Grove Elementary School Black Hill Rd.: Black Hill Regional Park (Park Police Facilities)
*D	Advancement to W-3 Pending CIP Water Facilities Approval
*E	For One Water Hookup Only
*F	Water Service To Be Considered On Case-By-Case Basis (See Water Without Sewer Policy)
*G	Advancement To W-3 Pending Cluster-Option Plan Approval (Prior CWSP Amendment)
*H	Conditionally Approved for W-1 for Multi-use Water System Only (See W/SCCR 94A-LSN-01)
*I	W-6 Area: Service To Be Programmed Consistent With Development Stage 4 Recommendations

SEWER CATEGORY MAP SERVICE NOTES - See Attached Sewer Service Area Category and Facilities Maps	
*A	Clarksburg Town Center: Advancement to S-3 Pending Preliminary Plan Approval
*B	Service Requires Approval of TDR-, Cluster, or PD-Option Preliminary Plan
*C	Service Restricted to Public Facilities Only: Comus Rd. - "Site 30": Proposed County Detention Center Site Skylark Rd.: Ovid Hazen Wells Park Ridge Rd. (Rte. 27): Cedar Grove Elementary School
*D	Advancement to S-3 Pending CIP Sewer Facilities Approval
*E	Conditionally Approved for S-1 for Multi-use Sewerage System Only (See W/SCCR 94A-LSN-01)
*F	Health Problems - Hyattstown Sewerage Facility Study
*G	Health Problems - Fountain View Subdivision - Dry Systems Installed
*H	S-6 Area: Service To Be Programmed Consistent With Development Stage 4 Recommendation

2/3 N



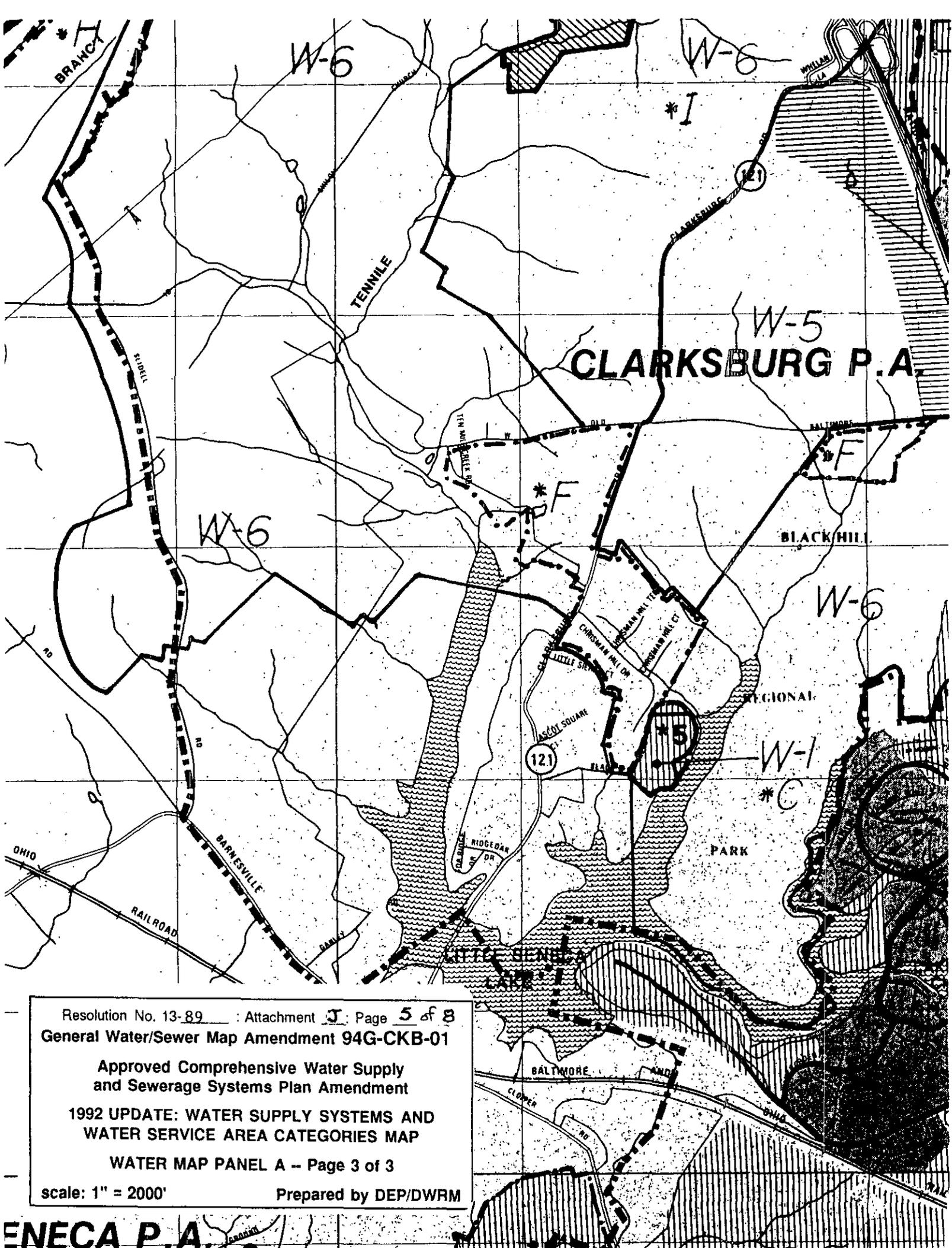
Resolution No. 13-89 : Attachment J : Page 4 of 8
 General Water/Sewer Map Amendment 94G-CKB-01

Approved Comprehensive Water Supply
 and Sewerage Systems Plan Amendment

1992 UPDATE: WATER SUPPLY SYSTEMS AND
 WATER SERVICE AREA CATEGORIES MAP

WATER MAP PANEL A - Page 2 of 3

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Resolution No. 13-89 : Attachment J : Page 5 of 8
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1992 UPDATE: WATER SUPPLY SYSTEMS AND
 WATER SERVICE AREA CATEGORIES MAP

WATER MAP PANEL A -- Page 3 of 3

scale: 1" = 2000'

Prepared by DEP/DWRM

ENECA P.A.

239
Y2
V-9
6

S-3*F

S-6

Resolution No. 13- 89 : Attachment J : Page 6 of 8
General Water/Sewer Map Amendment 94G-CKB-01

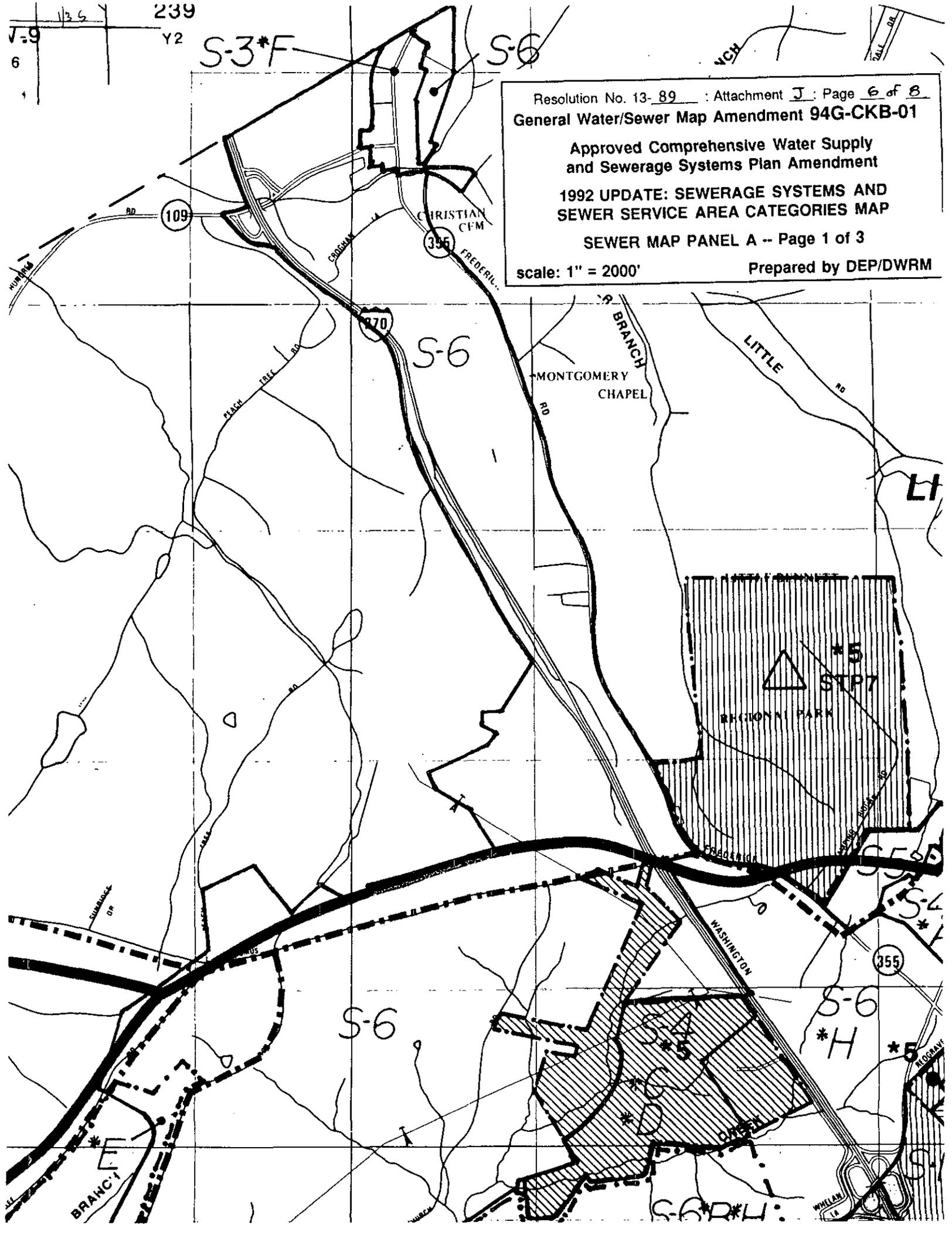
Approved Comprehensive Water Supply
and Sewerage Systems Plan Amendment

1992 UPDATE: SEWERAGE SYSTEMS AND
SEWER SERVICE AREA CATEGORIES MAP

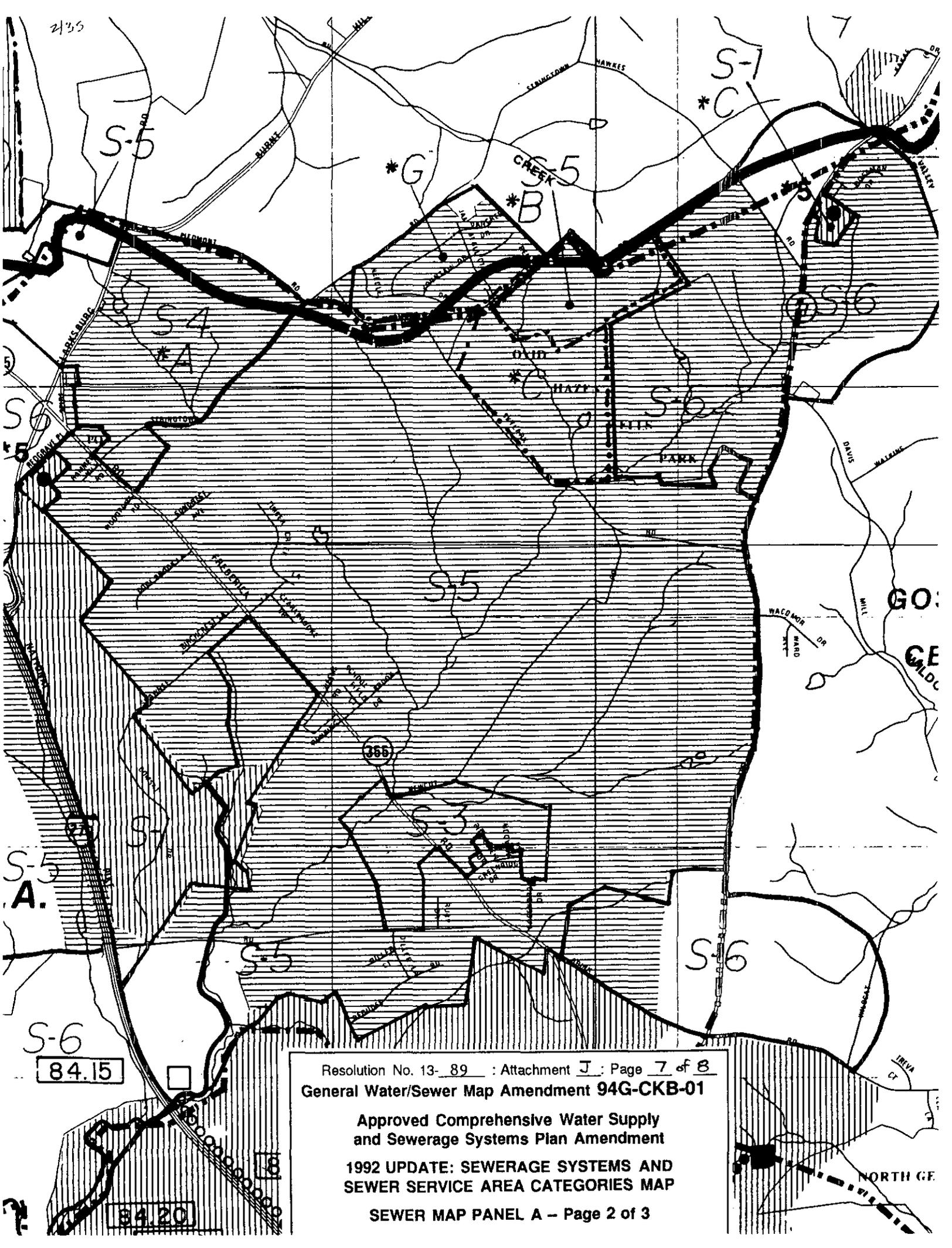
SEWER MAP PANEL A -- Page 1 of 3

scale: 1" = 2000'

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2135



Resolution No. 13- 89 : Attachment J : Page 7 of 8
 General Water/Sewer Map Amendment 94G-CKB-01

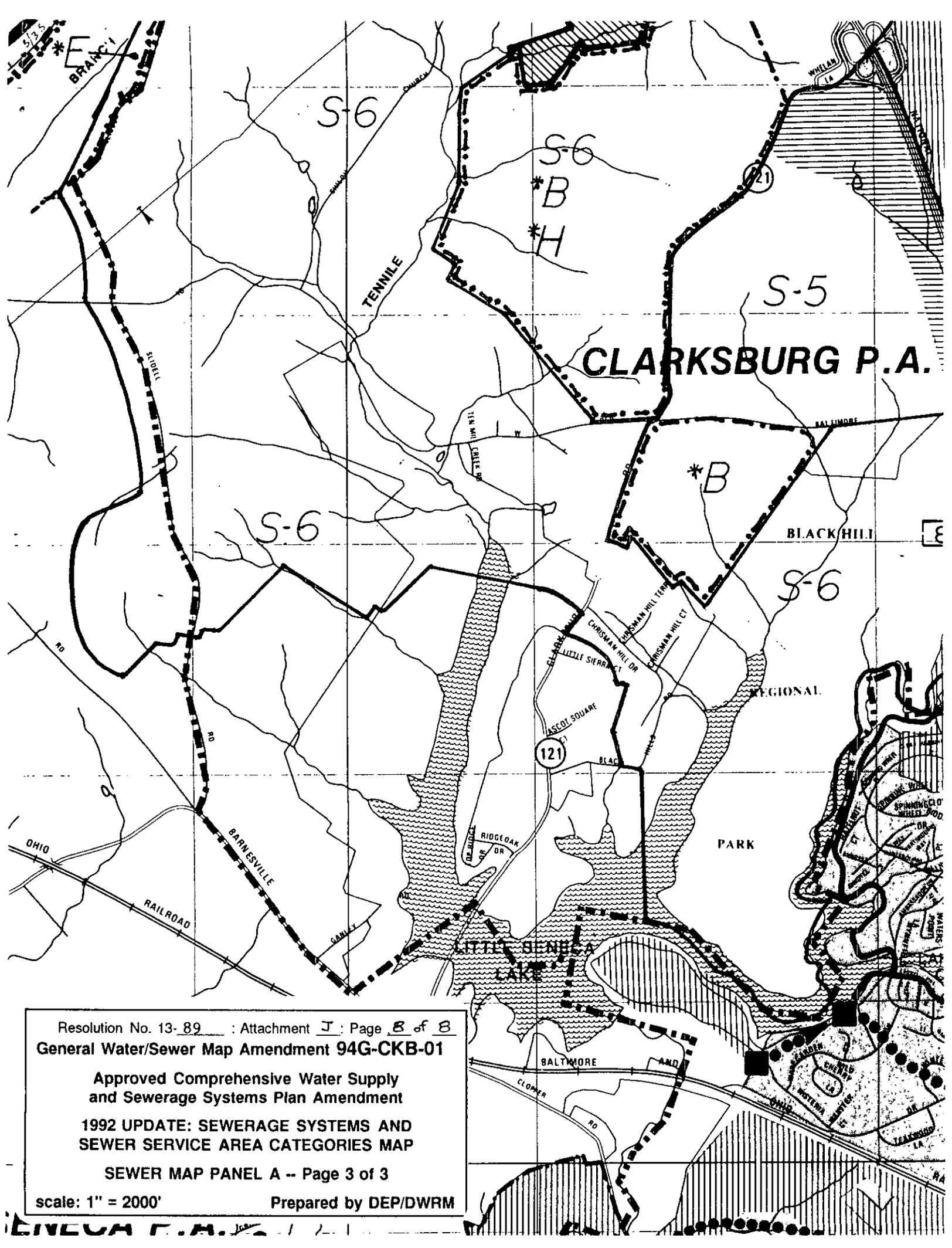
Approved Comprehensive Water Supply
 and Sewerage Systems Plan Amendment

1992 UPDATE: SEWERAGE SYSTEMS AND
 SEWER SERVICE AREA CATEGORIES MAP

SEWER MAP PANEL A - Page 2 of 3

84.15

84.20



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Approved Comprehensive Water Supply
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 1992 UPDATE: SEWERAGE SYSTEMS AND
 SEWER SERVICE AREA CATEGORIES MAP

SEWER MAP PANEL A -- Page 3 of 3

scale: 1" = 2000'

Prepared by DEP/DWRM