

AGENDA ITEM #1  
September 29, 2005  
T&E Public Hearing

MEMORANDUM

September 27, 2005

TO: County Council

FROM: *KL* Keith Levchenko, Legislative Analyst

SUBJECT: **Public Hearing (by the Transportation and Environment Committee):  
Amendments to the Comprehensive Water Supply and Sewerage Systems  
Plan: Water and Sewer Category Changes**

The Transportation and Environment Committee will hold a public hearing on September 29, 2005 regarding 21 water/sewer category change requests to the County's Comprehensive Water Supply and Sewerage System Plan. These requests were received from the County Executive on August 23, 2005 and introduced by the County Council on September 6, 2005. A draft resolution is attached on ©A-B.

Councilmember offices were provided the County Executive's Amendment Transmittal to the County Council – July 2005. The transmittal memorandum is attached on ©C-D and excerpts from the transmittal package are attached on ©E-95.

Since the package was received from the County Executive, two requests were withdrawn by the applicants (Highview Ests. Joint Venture (04A-CLO-10 – Watkins & Lee) and Christian Life Center (WSSCC 05A-BEN-02)).

A third request, BMC Property Group (WSSCC 05A-PAX-01 – Burtonville Shopping Center), was recently approved under the Administrative Delegation process (AD 2005-3). It had been included in the Council package in case issues arose during its Administrative Delegation review that would have resulted in it having to be sent through the formal Council review.

A Transportation and Environment Committee worksession has been tentatively scheduled for November 3 at 9:30 am.

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

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, August 23, 2005, the County Council received recommendations from the County Executive regarding 21 water and sewer category change applications.
6. Recommendations on these amendments were solicited from the Maryland-National Capital Park and Planning Commission, Washington Suburban Sanitary Commission Staff, and affected municipalities.
7. A public hearing was held on September 29, 2005.

8. The Transportation and Environment Committee discussed these amendments on November 3, 2005 and made recommendations to the Council.

Action

The County Council for Montgomery County, Maryland approves the following amendments 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



OFFICE OF THE COUNTY EXECUTIVE  
ROCKVILLE, MARYLAND 20850



KL  
CC  
JBF  
LL

2700 7/21/05

Douglas M. Duncan  
County Executive


MEMORANDUM

016998

July 18, 2005

In File

TO: Thomas E. Perez, President  
Montgomery County Council

FROM: Douglas M. Duncan   
County Executive

SUBJECT: Transmittal of and Recommendations on Proposed Amendments to the Ten-Year  
Comprehensive Water Supply and Sewerage Systems Plan

2005 JUL 23 10 30 AM

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 recommendations for proposed amendments to the County's Comprehensive Water Supply and Sewerage Systems Plan. Recommendations addressing twenty-one water/sewer category change requests (WSCCRs) are included in the attached staff report. The report includes the following materials for each amendment request:

- An Executive staff report, including the Executive recommendation summary table
- The amendment application and supporting documents
- GIS-based maps illustrating the map amendments

The recommendations for each amendment are consistent with the adopted policies and guidelines included in the Water and Sewer Plan and the appropriate master plans or sector plans. Therefore, they generally have little or no controversy with regard to interagency comments and recommendations. However, the following issues will likely generate discussion at upcoming committee and Council worksessions:

**Private Institutional Facility (PIF) Policy-Related Amendments**

During the past four years, Councilmembers have expressed growing concerns with regard to the direction and implementation of the Water and Sewer Plan's policy addressing service to non-profit institutions, or "private institutional facilities" (PIFs). At the Council's direction, the interagency PIF Working Group has spent the last six months reviewing and evaluating regulatory and policy changes to the County's institutional development process. The working group recently presented its findings and recommendations to a joint Council committee worksession. Among the working group's recommendations were changes both to the existing PIF policy, which addresses the issue of public water and sewer service for institutional land uses, and also to the Plan's policies for addressing the use of large-capacity, on-site water and sewerage systems, which the Plan refers to as "multi-use" systems.

(C)

The Council has only just started its evaluation of the working groups' findings. Therefore, it is appropriate to recommend the deferral of action on any PIF-related category change requests, pending the Council's decision on and implementation of changes to the institutional development process. This transmittal includes four such requests; all four are for religious institutions. Three of these requests seek the provision of public water and sewer service: WSCCR 05A-BEN-02 for the Christian Life Center, WSCCR 04A-CLO-06 for the People's Community Baptist Church, and WSCCR 05A-URC-01 for the Church of the Redeemer. The remaining request seeks approval for the use of large-capacity, multi-use well and septic systems: WSCCR 05A-OLN-01 for the Derwood Bible Church. This last request, for a project proposed on land zoned RDT along Route 108 north of Laytonsville, has generated considerable community concern with regard to its size and location within the agricultural preserve.

### **Burtonsville Shopping Center**

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This amendment, WSCCR 05A-PAX-01 for the BMC Property Group, proposes public water and sewer service for the redevelopment and expansion of the Burtonsville Shopping Center. The Department of Environmental Protection (DEP) considers this request consistent with the Water and Sewer Plan and the master plan, and has recommended its approval through the administrative delegation process. A hearing is scheduled for late July. DEP has also recommended the inclusion of the request in this transmittal to the Council, due to the transmittal's timing with respect to the proposed administrative action. The applicants are anxious to proceed with this project which requires the requested category change before the Planning Board can consider any plan approvals. The inclusion of the request in this transmittal will avoid a delay until the Fall 2005 amendment transmittal in the unlikely event that a Councilmember or the Planning Board directs deferral of the request from the administrative process. The Council will be able to drop its consideration of the request upon its approval through administrative delegation action AD 2005-3 later this fall.

### **Previously Deferred Category Change Requests**

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Although they are not included with this transmittal, two previously deferred requests are now ready for the Council's reconsideration. The T&E Committee deferred consideration of WSCCR 00A-URC-01, Oxbridge Development for Betty Casey *et al.*, pending the completion of the Upper Rock Creek Watershed Master Plan. The new master plan now recommends public sewer service under specific conditions for RNC development for the site. The Council deferred action on WSCCR 04A-LSN-01, Toll Brothers, Inc. for Stephen Barmakian, under Resolution No. 15-851 pending the Planning Board's consideration of the master plan intent for the property and the condition of septic systems in the area. The Planning Board transmitted its recommendation to the Council to deny the request for public water and sewer service based on its consideration of these circumstances. It may be convenient for the Council to include these two requests in the committee and full Council worksessions for this transmittal packet.

DEP staff will be available to discuss the amendments included in this transmittal at the Transportation and Environment Committee and full Council worksessions.

DMD:as

Attachment

EXCERPTS



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

**County Executive's Amendment Transmittal  
to the County Council – July 2005**

**21 PROPOSED WATER AND SEWER MAP AMENDMENTS**  
■ 21 Current Category Change Requests

**PROPOSED COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS  
COUNTY EXECUTIVE'S TRANSMITTAL PACKET – JULY 2005**

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**PROPOSED COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS  
COUNTY EXECUTIVE'S TRANSMITTAL PACKET – JULY 2005**

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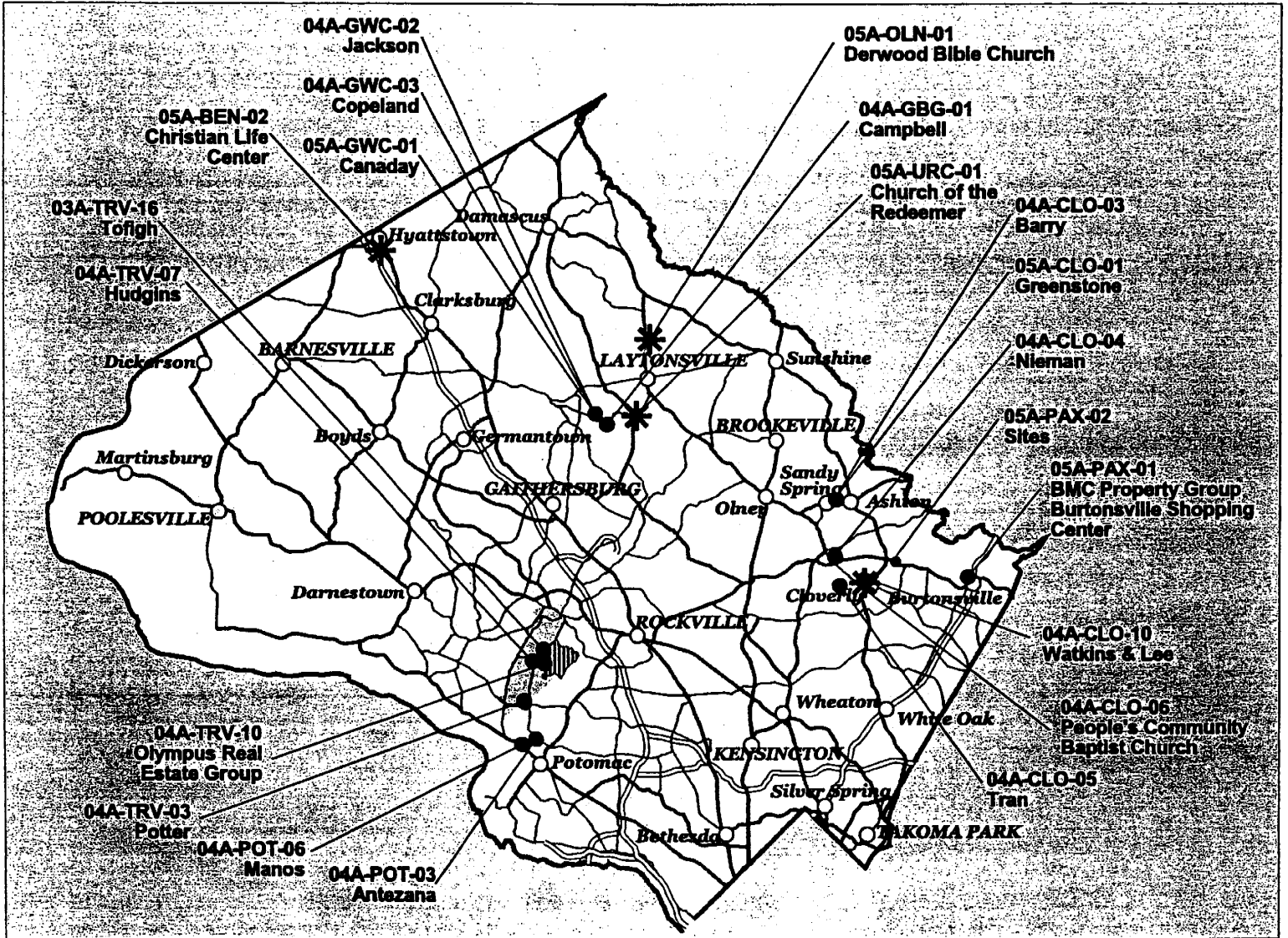
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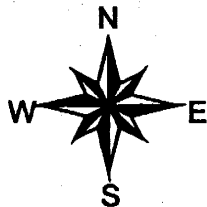


# Water/Sewer Map Amendment Locator County Executive's Transmittal -- July 2005



**MAP LEGEND**

- Proposed Map Amendments
- \* Proposed PIF Map Amendments
- Localities
- County Roads
- State Roads
- US & Interstate Highways
- ▨ Glen Hills Neighborhoods
- Piney Branch Watershed



Montgomery County, Maryland  
2003 - 2012  
Comprehensive Water Supply  
and Sewerage Systems Plan



Adopted by the County Council November 18, 2003 (CR 15-396)

## II. POLICIES FOR THE PROVISION OF WATER AND SEWERAGE SERVICE

**E. Special Policies for Water and Sewer Service** – In addition to the preceding general service policies, the County Council has adopted specific policies for the provision of community water and/or sewer service which create exceptions to the general service policies. The Council has also adopted service recommendations in local area master plans which create exceptions to the general service policies.

**4. Community Service for Private Institutional Facilities** – This Plan defines private institutional facilities (PIFs) as buildings constructed for an organization which qualifies for a federal tax exemption under the provisions of Section 501 of Title 26 of the United States Code (Internal Revenue Service). The provision of community water and/or sewer service to such facilities shall be addressed on a case-by-case basis by the following policies:

**a. Facilities Located Within the Community Service Envelopes** – For private institutional facilities located within the acknowledged water and/or sewer envelopes, service area category changes may be approved by DEP through the administrative delegation process (Section V.F.1.a.: Consistent with Existing Plans). For a specific site, the acknowledged water and sewer service envelopes may differ due to the general water and sewer service policies (Section II.D.) included in this Plan.

**b. Facilities Located Outside the Community Service Envelopes** – For existing or proposed PIF uses located outside the acknowledged water and/or sewer envelopes, the County Council shall consider requests for the provision of community service for PIF uses according to the following criteria:

**i. Sites Abutting Existing Water and/or Sewer Mains** – For cases where existing or approved water or sewer mains abut or will abut a property, service area category amendments may be approved for sites with an existing PIF use and for sites proposed for a new or relocating PIF use.

**ii. Sites Requiring New Water and/or Sewer Mains Extensions** – For cases where the provision of community service for a PIF use requires new water and/or sewer mains, the following criteria shall apply:

- For existing PIF uses, service area category amendments may be approved for sites only where required water and/or sewer main extensions do not threaten to open undeveloped land to development contrary to the intent of the relevant local area master plan.
- For new or relocating PIF uses, service area category amendments may be approved for sites only where required water and/or sewer main extensions will abut only properties which are otherwise eligible for community service under the general policies of this plan.

**c. Main Extensions for PIF Uses** – Main extensions outside the acknowledged community service envelopes, where required, shall be designated "Limited Access" consistent with the Limited Access Water and Sewer Mains policy (see Section III.A.2). Where community sewer service for a PIF use will be provided by low-pressure mains, those mains shall be dedicated only to that PIF use and generally not eligible for additional service connections. The County and WSSC may make limited exceptions to this requirement to allow for the relief of failed septic systems, where such service is technically feasible.

PIF uses may receive service from limited access water or sewer mains where the Council has specifically approved access to those mains. The provision of community service under this 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.

Under its Systems Extension Permit (SEP) process, WSSC now requires that all commercial and institutional service applicants construct and pay for the community systems main extensions needed to serve their projects. In cases where more than one PIF use proposes to locate on a site requiring a pump and low-pressure main extension, WSSC requires that each institutional facility have a separate pump and pressure main system. The County and WSSC shall not support the provision of community sewer service for a PIF use where that service will require a WSSC-owned and operated wastewater pumping station which does not also support community sewer service for other non-PIF uses consistent with the service policies of this Plan.

**d. PIF Uses in Existing Residential Structures** – The Council may deny service area category amendments for PIF uses located outside the acknowledged water and/or sewer envelopes where main extensions are required for private institutional facilities seeking community service for existing residential structures. This could result in the extension of community water and/or sewer service for structures which would not otherwise be eligible for such service, and which could return to residential use.

**e. PIF Policy Directions** – The Council originally adopted a Water and Sewer Plan service policy addressing PIF uses with three primary goals in mind:

- To continue to support, where the provision of community service is reasonable, the county=s private institutional facilities, which the Council recognized as having an important role in their communities and for their residents;
- To provide more objective and consistent criteria in evaluating PIF cases; and
- To limit the potential impact of water and sewer main extensions outside the community service envelopes to support PIF uses.

The PIF policy has accomplished the preceding goals, at least to some extent. However, it has also created unintended concerns, involving complex relationships between differing public policies and affecting private institutions needing space to locate and grow within an often fiercely competitive Real Estate market. This makes less costly land, usually located outside of the community water and sewer service envelopes and zoned for lower-density development, more attractive to institutional uses. Among the concerns which have come to the attention of both the County Council and County agency staff are the following:

- The policy has resulted in the clustering of PIF uses at the edge and outside of the acknowledged community water and/or sewer service envelopes.
- The policy has facilitated the siting of PIF uses on properties where the institutional use and its ancillary needs, especially parking, can create imperviousness far in excess of that normally resulting from residential uses, leaving little open space and creating water quality problems.
- The policy has facilitated the siting of PIF uses within the county=s RDT-zoned agricultural preserve areas.
- The policy has promoted speculative interest in sites because of their potential ability to satisfy the PIF policy requirements, not because a specific private institution has a need for that site.
- The policy does not provide guidance concerning institutional subdivisions, where two or more PIF uses subdivide and locate on an existing property approved for community service.
- The policy can not address issues beyond the scope of the Water and Sewer Plan, such as community compatibility, traffic congestion, and alternate facility uses.

DEP, other County agency, and County Council staff representatives have begun a review of the PIF policy, with particular attention to the preceding issues. The PIF policy adopted in this Water and Sewer Plan contains changes from the original PIF policy which address some of these concerns. Among these are



restrictions preventing public support for community service to PIF uses where WSSC pumping facilities would be required, and policies requiring private institutions to act as the applicants for PIF-based service area change requests (see subsection c., above.) However, further interagency work on the impact of PIF uses is needed not only in the context of the Water and Sewer Plan, but also in other County plans and policies.

**Water and Sewer Plan Recommendation**

The County cannot address all of the issues affecting private institutional uses only within the context of the Water and Sewer Plan. Addressing these issues will involve considering changes to other aspects of the County's land use planning, zoning and water quality protection processes. The County will likely need to address these institutional uses in the context of its master plans, zoning and subdivision ordinances, and water quality regulations. M-NCPPC staff and the Planning Board are urged to pursue options for establishing imperviousness limits for institutional facilities locating in rural and rural estate zones.

**V. PROCEDURES FOR ADOPTING AND AMENDING THE WATER AND SEWER PLAN**

**D. Filing Individual Service Area Category Change Requests**

**2. Application Requirements for PIF Category Change Requests** – In cases involving service area category amendments for private institutional facilities (PIFs – see Section II.C.4.), the institution seeking to use the property must act as the category change applicant. If a site is proposed for two or more PIF uses, then at least one of the proposed institutions must act as the applicant. PIF applicants need to include a confirmation of their tax-exempt status as part of their category change request.

**E. Special Policies for Water and Sewer Service** – In addition to the preceding general service policies, the County Council has adopted specific policies for the provision of community water and/or sewer service which create exceptions to the general service policies. The Council has also adopted service recommendations in local area master plans which create exceptions to the general service policies.

**12. Special and Restricted Community Service Areas** – In addition to the preceding policies, the County may also designate specific areas for or restrict specific areas from community water and/or sewer service in order to achieve specific development goals, to promote environmental protection, or to address other special concerns. These areas are shown in Figure 1-F3 and are listed below:

**b. Piney Branch Restricted Sewer Service Area** – In 1991, the County Council established a policy to restrict the availability of community sewer service in the Piney Branch Watershed, which is designated as one of the county's Special Protection Area watersheds. Through the Piney Branch Sewer Restricted Access Policy, the Council sought to limit the growth of public sewer-dependent development within and near this environmentally-sensitive watershed, particularly within the areas of the watershed zoned for one- and two-acre development. The Council subsequently amended the policy in March 1997 under CR 13-830 and again in October 2002 under CR 14-1481. By these actions, the Council has specifically designated the Piney Branch Trunk Sewer and its tributary mains as **Limited Access** mains (see Section III.A.2.).

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

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

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

**COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS**

**County Executive's Transmittal Packet – July 2005: Map Amendment Summary Information Table**

<b>CLOVERLY - NORWOOD PLANNING AREA – RE-2C and RE-2 Zone Cases</b>		
<b>Map Amendment No. Applicant (Owner) Property Information Development</b>	<b>Applicant's Request Service Area Categories: Existing Requested Applicant's Explanation</b>	<b>Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)</b>
<b>WSSCR 04A-CLO-04: Rolf and Carol Mae Nieman</b>		
<ul style="list-style-type: none"> <li>• 807 Norwood Rd. – Parcel P833, Snowdens Manor Enlarged</li> <li>• Map tile: 222NW01; JS343</li> <li>• 700' northeast of Norwood Rd., northwest of Norbeck Rd. (MD28)</li> <li>• Cloverly Master Plan (1997)</li> <li>• Northwest Br. Watershed (MDE Use IV)</li> <li>• RE-2C Zone; 2.0 ac.</li> <li>• Existing and proposed use: service for the existing single-family house</li> </ul> <p><i>Deferred from administrative action AD 2005-1 at the direction of the Planning Board.</i></p>	<p>W-5            W-3 S-6            S-3</p> <p>Applicant's Explanation: "Planned service nearby, may connect in future."</p>	<p>M-NCPPC Staff: (Draft) The request is not appropriate for administrative action. Additional review time is required to consider this case.</p> <p>WSSC-Water: Service will require a 100' main extension from the existing 16" main in Norwood Rd. (#949931A). The extension would abut 2 additional properties. WSSC has conceptually approved this extension for service to the adjacent Patton property (job #DA4079Z05).</p> <p>WSSC-Sewer: Service will require a 500' main extension from the existing 24" Northwest Br. Trunk Sewer (65CT4095). The extension would abut 2 additional properties, and will require rights-of-way. WSSC has conceptually approved this extension for service to the adjacent Peterson's Subdivision project (job #DA2858Z00).</p> <p>DPS-Well &amp; Septic: No comments.</p>

**County Executive's Recommendation: Approve W-3 and S-3.**

**Executive Staff Report:** The applicants are seeking public water and sewer service for the existing house on the property. The provision of public water and sewer service is consistent with Water and Sewer Plan policies and with master plan recommendations. Although located in an area zoned RE-2C where the provision of public sewer service usually requires the use of a cluster development option, at 2 acres this site is too small to utilize cluster development. Category S-3 does not need to be conditioned on the use of cluster development. Public water and sewer service will be provided by, and may depend on, main extensions for other adjacent projects.

<b>WSSCR 04A-CLO-05: Binh Tran (for Son Tran &amp; Lien Nguyen, et al.)</b>		
<ul style="list-style-type: none"> <li>• 15420 &amp; 15426 Johnson Rd. – Parcels P166 &amp; P056, Norwood Manor</li> <li>• Map tile: 220NW01; JS341</li> <li>• East side of Notley Rd. at the north end of the street</li> <li>• Cloverly Master Plan (1997)</li> <li>• Northwest Br. Watershed (MDE Use IV)</li> <li>• RE-2C Zone; 7.07 ac.</li> <li>• Existing use: 1 single-family house</li> <li>• Proposed use: 3-lot single-family subdivision</li> </ul> <p><i>Deferred from administrative action AD 2005-1 at the direction of the Planning Board.</i></p>	<p>W-4            W-1 S-5            S-1</p> <p>Applicant's Explanation: "Parcel 166 has subdivision potential for one additional lot. Also currently there is a dry sewer to the northeast (Red Gate Court) that would most likely be extended through this property requiring a R/W."</p>	<p>M-NCPPC Staff: (Draft) The request is not appropriate for administrative action. Additional review time is required to consider this case.</p> <p>WSSC-Water: Service can be provided from the abutting 8" main along Notley Rd. (#815076M).</p> <p>WSSC-Sewer: Service can be provided from the abutting 8" main along Notley Rd. (#815076M). WSSC will not likely require an extension across the site in order to provide service for the proposed development. However, WSSC will need a right-of-way across the southern part of the property for a future extension.</p> <p>DPS-Well &amp; Septic: DPS has no record of the existing septic system, nor any records of percolation testing.</p>

**County Executive Recommendation: Approve W-1 and S-1.**

**Executive Staff Report:** The applicant is seeking public water and sewer service to support the subdivision of two existing parcels into a three-lot residential subdivision. The provision of public water and sewer service is consistent with Water and Sewer Plan policies and with master plan recommendations. Although located in an



**COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS**  
**County Executive's Transmittal Packet – July 2005: Map Amendment Summary Information Table**

**CLOVERLY - NORWOOD PLANNING AREA – RE-2C and RE-2 Zone Cases**

Map Amendment No. Applicant (Owner) Property Information Development	Applicant's Request Service Area Categories: Existing Requested Applicant's Explanation	Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)
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area zoned RE-2C where the provision of public sewer service usually requires the use of a cluster development option, at 7 acres this site is likely too small to utilize cluster development. Category S-1 does not need to be conditioned on the use of cluster development. WSSC reports that the provision of public service to this project can be provided by mains which already abut the site. Public service will not require mains or connections crossing the stream which traverses the southern part of the site, which was a concern raised by M-NCPPC staff. However, M-NCPPC should be aware that WSSC will likely require the dedication of a sewer main easement across the southern part of the site, more or less parallel to the stream. This easement is needed for the eventual connection of existing, dry sewer mains located at Redgate Dr. and Redgate Ct. to the WSSC sewerage system.

**WSSCR 04A-CLO-10: Mike Watkins & Grace Lee (for Highridge Estates Joint Venture)**

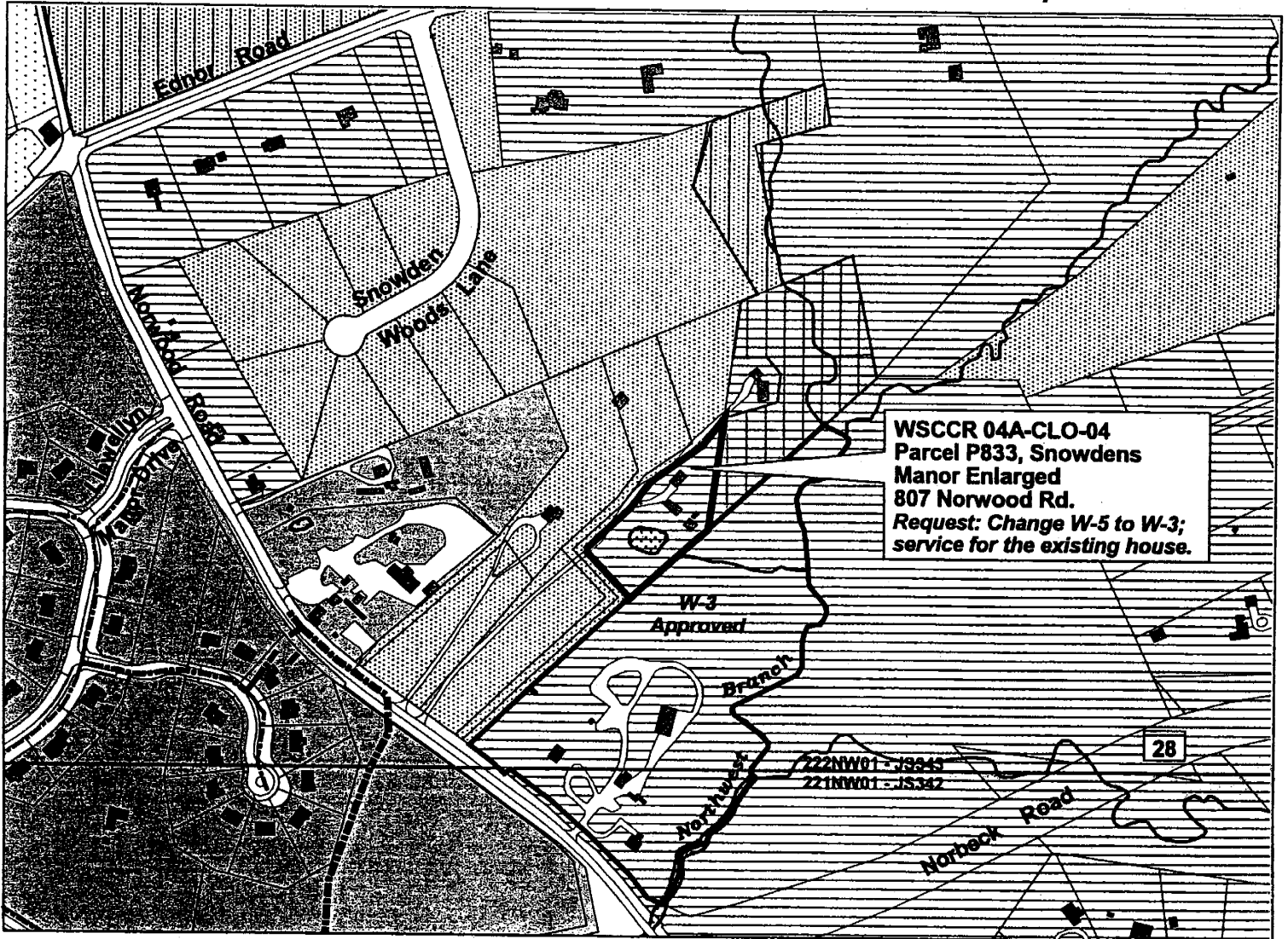
<ul style="list-style-type: none"> <li>• 71 Norwood Rd. – Parcel P790, Snowdens Manor Enlarged</li> <li>• Map tile: 220/221NE01; JS561/562</li> <li>• North side of Norwood Rd., west of New Hampshire Ave. (MD 650)</li> <li>• Cloverly Master Plan (1997)</li> <li>• Northwest Br. Watershed (MDE Use IV)</li> <li>• RE-2 Zone; 29.12 ac.</li> <li>• Existing use: vacant</li> <li>• Proposed use: residential, single-family subdivision</li> </ul>	<table border="0"> <tr> <td style="vertical-align: top;">W-5 S-6</td> <td style="vertical-align: top;">W-1 or W-3 S-1 or S-3</td> </tr> </table> <p>Applicant's Explanation:</p> <p>"1. Sewer &amp; water are available to the property. (See attached [WSSC] letter.) Property abuts existing sewer.</p> <p>"2. Sewer is preferable to septic fields (to both buyers &amp; environment).</p> <p>"3. Owners have been paying for sewer as assessed by WSSC with the expectation that it would be available.</p> <p>"4. No increase in zoning or change of use is requested. RE-2 is fine."</p>	W-5 S-6	W-1 or W-3 S-1 or S-3	<p>M-NCPPC Staff: <i>pending – DEP comment:</i> The master plan supports the provision of public water service, but not unrestricted public sewer service for this site. A gravity sewer main extension of the type proposed by WSSC could potentially open up service to many additional properties, even if only for one service connection.</p> <p>WSSC-Water: Service could be provided from 30" and 8" water mains (#683347A and #662408A, respectively) which abut the site along Norwood Rd.</p> <p>WSSC-Sewer: Service will require an 8,000' main extension west to the existing, 24" trunk sewer north of Norbeck Rd. (#6574095). The extension would abut many additional properties and require rights-of-way. Construction would affect the stream valley and could require removing trees. WSSC will not allow the use of grinder pump/pressure systems if a gravity sewer alternative is possible. (A 1-1/2" pressure main abutting the site along Norwood Rd. (#972065A) does not have adequate capacity to serve this project.)</p> <p>DPS-Well &amp; Septic: No records for this property were found.</p>
W-5 S-6	W-1 or W-3 S-1 or S-3			

**County Executive Recommendation:** Approve W-3. Approve S-1 for one single sewer hookup only, which may not be used to support a PIF use.

**Executive Staff Report:** The applicants are seeking the provision of public water and sewer service to support a proposed residential subdivision. Under the existing RE-2 zoning, the site could support up to 11 lots. Water and Sewer Plan policies and master plan recommendations support the provision of public water service to this site. Service can be provided by existing mains which abut the site, requiring only on-site extensions, if needed. Water and Sewer Plan policies and master plan recommendations however do not support the general provision of public sewer service to this RE-2-zoned site. The property predates the abutting low-pressure sewer main along Norwood Rd., and is therefore eligible for a single sewer hookup to that main. Under current Water and Sewer Plan policies, that single sewer hookup cannot be used to support a PIF use without the specific approval of the County Council.

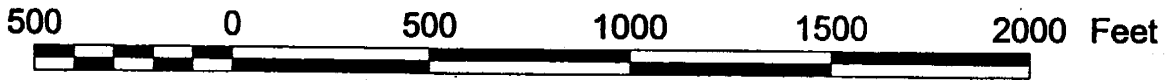
Please see circle pg. 69 for a private institutional facilities (PIF) case, WSSCR 04A-CLO-6, also located within this planning area.

# Water Service Area Categories Map WSSCR 04A-CLO-04 (Rolf & Carol Mae Nieman)



**WSSCR 04A-CLO-04**  
**Parcel P833, Snowdens**  
**Manor Enlarged**  
**807 Norwood Rd.**  
*Request: Change W-5 to W-3;*  
*service for the existing house.*

Cloverly - Norwood Planning Area Northwest Branch Watershed

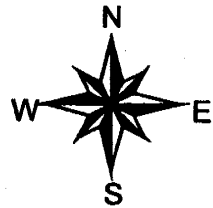


**MAP LEGEND**

- Property
- WSSC/GIS Tile Grid
- Water Mains**
- 8"- or Smaller-Dia. Mains
- 10" to 15"-Dia. Mains
- 16"- to 24"-Dia. (CIP) Mains
- 30",- to 42"-Dia, (CIP) Mains \*
- 48"- or Larger-Dia. (CIP) Mains \*
- \* No Individual Connections

- Buildings
- Roads - Parking
- Streams
- Ponds - Lakes
- Parks

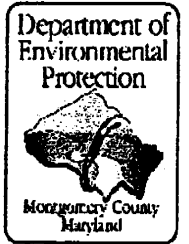
- Water Service Area Categories**
- W-1
  - W-3
  - W-4
  - W-5
  - W-6



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June 2003 Update  
 Service Area Categories Map

Montgomery County, Maryland  
 Comprehensive Water Supply  
 and Sewerage Systems Plan

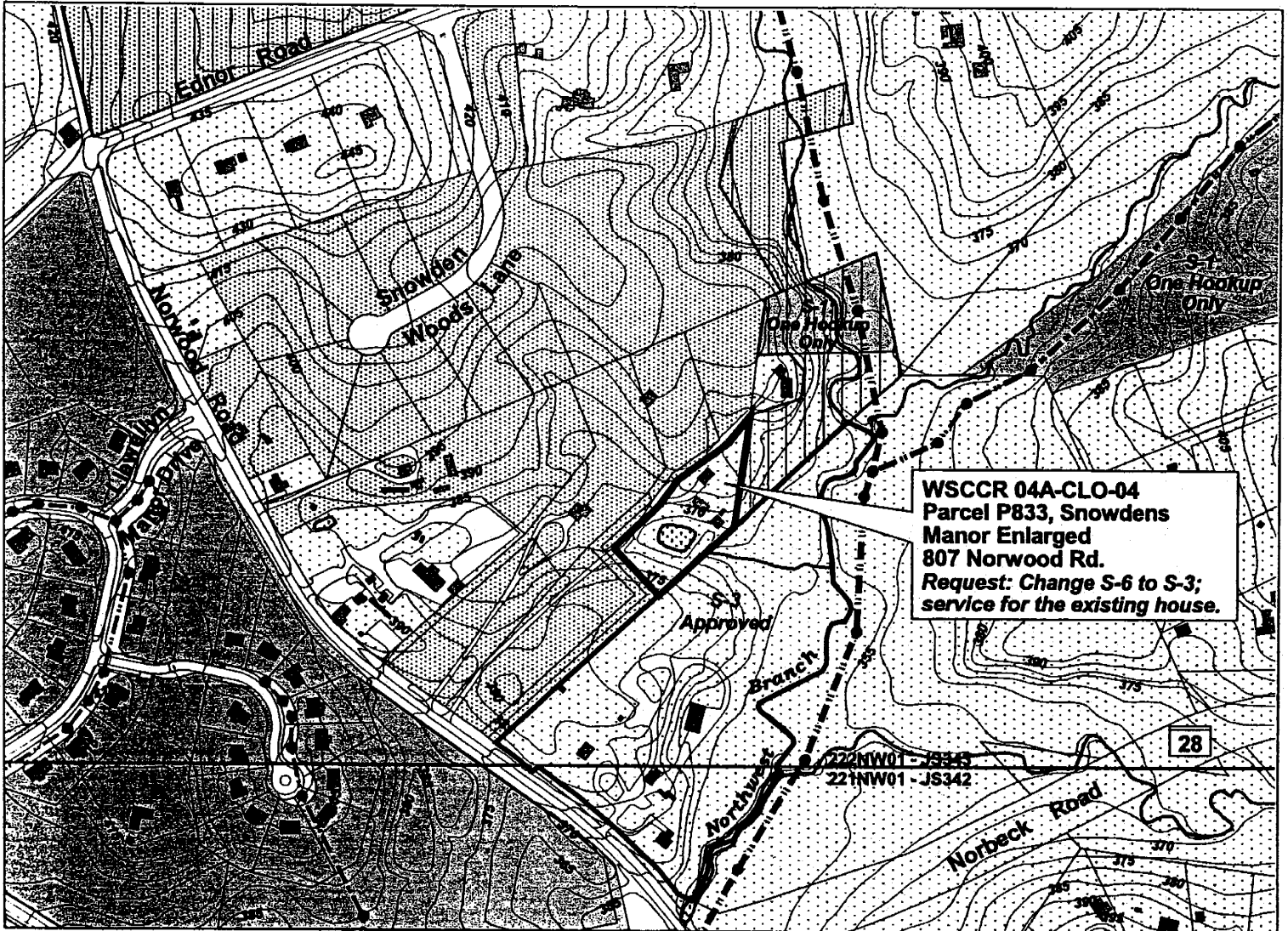


Watershed Management Division  
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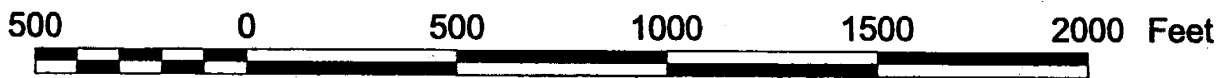
# Sewer Service Area Categories Map

## WSSCR 04A-CLO-04 (Rolf & Carol Mae Nieman)



Cloverly - Norwood Planning Area

Northwest Branch Watershed



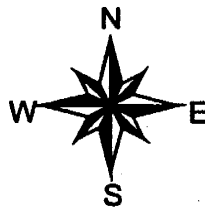
### MAP LEGEND

- Property
- WSSC/GIS Tile Grid
- Sewer Manholes
- Sewer Mains**
- Small-Diameter, Low-Pressure Mains
- 6"- to 8"-Diameter Gravity Mains
- 10"- to 14"-Diameter Gravity Mains
- 15"- to 18"-Diameter (CIP) Trunk Mains
- 20"- to 42"-Dia. (CIP) Mains \*
- 48"- or Larger-Diameter (CIP) Trunk Mains \*
- \* No Individual Connections
- Topography (C.I. = 5 feet)

- Bldg
- Roads
- Streams
- Ponds - Lakes
- Parks

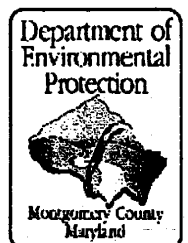
### Sewer Service Area Categories (6/03)

- S-1
- S-3
- S-4
- S-5
- S-6



June 2003 Update  
Service Area Categories Map

Montgomery County, Maryland  
Comprehensive Water Supply  
and Sewerage Systems Plan



Watershed Management Division  
10/19/04 - GIS Project File:  
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