

**FILED**

Resolution No. 424

**06 MAY -3 AM 11: 16**

A resolution of the County Council of Dorchester County, Maryland amending the 2004 Dorchester County Comprehensive Water and Sewer Plan map and text by changing the designation of an area located south of the Town of Vienna, MD, shown on Dorchester Tax Map 66, Parcels 28 and 16 and changing the text of the Plan on pages 2-10, 3-14 through 3-18, and 4-14 through 4-16; said land area is currently designated as S-3 and W-3 or as "no planned service", to be amended and changed to S-2 and W-2 which means service planned within a 2 to 5 year time period.

Whereas, Maryland state law mandates that all Maryland counties adopt a Comprehensive Water and Sewer Master Plan and

Whereas, Dorchester County, Maryland has adopted its most recent and current Water and Sewer Plan on March 16, 2004; and

Whereas, a request was filed to amend the Comprehensive Water and Sewer Plan for certain properties located on the south side of the Town of Vienna, MD and identified on the attached exhibits, including the attached text amendment and map amendments; and

Whereas, the Dorchester County Planning Commission reviewed the application and determined that this amendment is consistent with the Dorchester County Comprehensive Plan; and

Whereas, the County Council of Dorchester County, having held a public hearing regarding this matter on April 11, 2006, and having given careful consideration to the request, voted unanimously to amend the adopted Comprehensive Water and Sewer Plan.

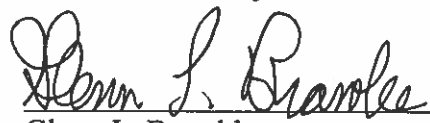
Now, therefore, the County Council of Dorchester County does hereby amend the 2004 Dorchester County Comprehensive Water and Sewer Plan as identified on the attached exhibits.

Adopted this 11th day of April, 2006.

Attested by:

The County Council of  
Dorchester County

  
\_\_\_\_\_  
Jane Baynard  
County Manager

  
\_\_\_\_\_  
Glenn L. Bramble  
President

result, Hurlock is the only municipality in Dorchester to have a record of substantial growth from 1970 to 2000.

The Town of Vienna is preparing to introduce a petition for annexation for a new major development project located on the south end of town which could ultimately add an additional 300 dwelling units to the housing stock. If approved, this single project would consume essentially all of the Town's excess capacity. The smaller towns of Secretary and East New Market each have limited capacity (East New Market and Secretary share a single treatment plant) for growth, and it is likely that neither town sees itself as a regional growth center. These small towns are more concerned with maintaining their "small town" atmosphere and with providing basic service to existing residents and infill properties.

### 2.3.3 Projected Water and Sewer Capacity Needs

One of the primary functions of water and sewer planning is to ensure that existing systems are adequate to serve existing and planned growth within a 10 year planning period. Projecting the exact location and timing of this growth is difficult since the private market drives these matters. As stated earlier, the County does not own or operate any wastewater treatment plant. There is no County capital budget for the planning or construction of wastewater conveyance systems for planned service areas. To a large extent, the same can be said for the municipalities with wastewater treatment facilities – extensions to their systems are typically privately funded as part of the cost to the developer requesting extension of services. Because of

### 3.3.3 Vienna District (District 3)

The Vienna District is located at the eastern end of Dorchester County. It is bounded to the north by US Route 50, the intersection of US Route 50 and Route 731 (Old Ocean Gateway) to the west, and runs one lot deep along Route 731 to the Vienna Elementary School. The district then runs south along the corporate boundaries of Vienna and includes the Phillips Farm as the southwestern boundary, and the Legg Farm to the south. The easternmost boundary is the Nanticoke River.

Forest, agricultural and residential uses dominate the area with some marshland along the Nanticoke River. The current and proposed service area has a combined population of approximately 518 residents according to the Census 2000 population figures. A concentration of 280 residents exists in the Town of Vienna and approximately 238 residents live in West Vienna and throughout the remaining unincorporated portions of the service area.

The entire water service area is approximately 792 acres in size, of which approximately 110 acres are within the current corporate limit of Vienna. The W-1 area west of Vienna, known as West Vienna, and located outside of the corporate limit is zoned Suburban Residential with a small area zoned Neighborhood Business. The proposed W-1 and W-2 areas southwest of town are zoned either Suburban Residential, Suburban Residential-Resource Conservation Area, or Resource Conservation. The W-3 area northeast of town is zoned as Light Industrial and Heavy Industrial.

Vienna's water system was upgraded in 1998. Service was extended to West Vienna as part of the upgrade, however the West Vienna system is not in a Sanitary District. The Dorchester County Council in a "Memorandum of Understanding" has

guaranteed to reimburse the Town of Vienna for any losses that may result from non-payment of service bills for this part of the service area.

While the existing distribution system consists mostly of six (6) inch pipe, it does have ten (10) inch mains along Market Street, between Market Street and Gay Street, and extending along Route 331 to Back Street. There is an elevated 150,000 gallon storage tank and two 65 foot wells in the Manokin aquifer. Each well produces 175 gpm and has high iron content. The water treatment plant was reconditioned in 1998. It uses two manganese greensand filters to remove iron. Because of the high concentration, bleed through of iron sometimes occurs. Although this is not a public health problem, there are occasional complaints from consumers about red discoloration caused by the water. The Town is interested in finding an aquifer with less iron. There are potentially four deeper aquifers ranging in depth from 250 to 500 feet. The deepest of this is Piney Point, which is known to contain high chloride in the Vienna area. Two or three test wells are needed to investigate the yield and water quality of the intermediate aquifers. In order of depth, the possibilities are the Frederica (Choptank), the Federalsburg, and the Cheswold aquifers. If the results of the test wells are positive, the next step will be to drill one or two new wells.

Current use of water is 38,000 gallons per day with a capacity of 80,000 before a back flush is required. The treatment includes chlorination and filtration to remove iron and manganese. The system requires the plant to feed potassium permanganate, and chlorine to remove the insoluble precipitates in the water through filtration.

The rebuilding of the water plant and the construction of a new wastewater plant has allowed the moratorium on development to be lifted in the town. With the NRG Power Plant now only operating as a "peaker" plant, the future of Vienna is focused on the development of tourism as the economic backbone of the community with limited residential and commercial development to serve visitor and resident need alike.

Vienna is currently working with a developer on an annexation request for the Phillips and Legg Farms. The proposed development is a planned residential development featuring a mix of residential uses. A maximum of 300 dwelling units is proposed.

The current remaining capacity of the water plant is approximately 42,000 gallons per day. If the farms proposed for annexation are developed at a maximum of 300 dwelling units with an estimated usage rate of 250 gallons per day per dwelling, the additional demand on the water plant will total 75,000 gallons per day, which will exceed the current remaining capacity by 33,000 gallons.

As previously mentioned, Vienna has an existing water quality problem that contributes significantly to the stated anticipated deficiencies. The Town currently uses approximately 77,000 gallons a week to backwash, however the flushing volume and frequency would be greatly reduced if a higher quality water source were located. The Mayor and Town Commissioners have made it a priority project to drill a deeper aquifer for this very purpose, which would by default, free up additional water capacity for future community use. In keeping with this commitment, the Mayor and Town

Commissioners signed a memorandum of Understanding (MOU) on July 25, 2005, with the developer of the pending annexation, which outlines the developer's responsibilities for the improvement or expansion of all public facilities impacted by the proposed development. The MOU further requires a development impact study, commissioned by the Town and paid for by the developer, which will address all public utility needs. These needs will be adequately addressed at the sole expense of the developer. Aside from the capacity issue, it is also appropriate to mention that in order for this development to come to fruition, it must successfully progress through the regulatory process.

#### 4.4.3 Vienna (District 3)

Soils in the northern portion of the Vienna District (north of U.S. Route 50) are derived from coarse grained Pleistocene deposits. The major soils series are the coarse textured Downer, Hammontown, and Hurlock soils. The moderately well, to well drained soils are generally suitable for individual soil absorption systems. South of U.S. Route 50, Elkton and Othello soils series are encountered. These fine to medium textured soils are poorly drained, have very high seasonal water tables and slow permeability. These conditions preclude the use of individual soil absorption systems.

The Local Health Department has identified four areas above U.S. Route 50 as known, or suspected septic system failure areas. These are Rhodesdale, Reids Grove, an unnamed settlement on Maryland Route 331 between these communities, and the area west of Vienna. Each of these areas requires a detailed survey to quantify the extent of septic system failure.

The Vienna District is located at the eastern end of Dorchester County. It is bounded to the north by US Route 50, the intersection of US Route 50 and Route 731 (Old Ocean Gateway) to the west, and runs one lot deep along Route 731 to the Vienna Elementary School. The district then runs south along the corporate boundaries of Vienna and includes the Phillips Farm as the southwestern boundary, and the Legg Farm to the south. The easternmost boundary is the Nanticoke River.

Forest, agricultural and residential uses dominate the area with some marshland along the Nanticoke River. The current and proposed service area has a combined population of approximately 518 residents according to the Census 2000 population figures. A concentration of 280 residents exists in the Town of Vienna and

approximately 238 residents live in West Vienna and throughout the remaining unincorporated portions of the service area.

The entire service area is approximately 792 acres in size, of which approximately 110 acres are within the current corporate limit of Vienna. The S-1 area west of Vienna, known as West Vienna, and located outside of the corporate limit is not designated as a Sanitary District. The Dorchester County Council in a "Memorandum of Understanding" has guaranteed to reimburse the Town of Vienna for any losses that may result from non-payment of wastewater bills for this part of the service area. West Vienna is zoned Suburban Residential with a small area zoned Neighborhood Business. The proposed S-1 and S-2 areas southwest of town are zoned either Suburban Residential, Suburban Residential-Resource Conservation Area, or Resource Conservation. The S-3 area northeast of town is zoned as Light Industrial and Heavy Industrial.

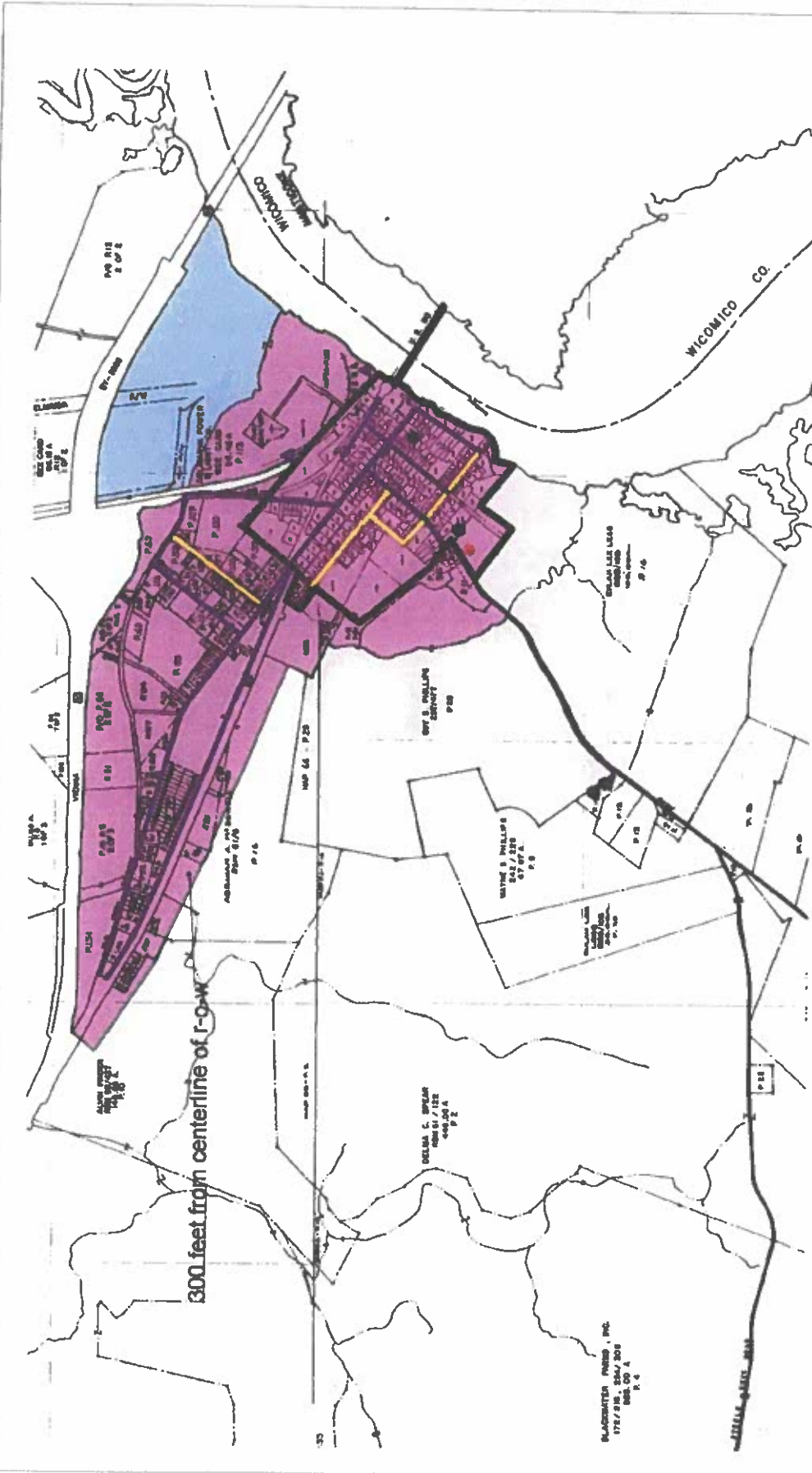
The Town of Vienna rebuilt its wastewater treatment plant in 1998. It tore down the old plant, which was located directly on the Nanticoke River and also within the floodplain. The new plant is located along Route 331 and Ocean Gateway. The new plant designed by Davis, Bowen and Friedel has a design capacity of 0.137 mgd and a permitted capacity of 0.137 mgd. Its 2001 calendar year average flow was 0.046 mgd. It is a Biolac System with enough capacity to serve an additional 310 homes. The system is still plagued with an inflow and infiltration problem, which is being addressed by local officials. The collection system has three (3) lift pump stations and has a collection system of eight (8) inch pipes throughout the service area.

The completion of the new wastewater treatment plant and the rebuilding of the water plant have allowed the moratorium on development to be lifted in the town. With the recent completion of the "Community Vision Plan" by the Conservation Fund and the adoption of a new comprehensive plan, Vienna is poised for development.

One such development currently under consideration is an annexation request for the Phillips and Legg Farms. The developer is proposing a planned residential development. The developer has agreed to a maximum of 300 new dwelling units, which is below the current available plant capacity to serve an additional 310 homes. The projected plant capacity also takes into account existing vacant infill lots.

Aside from the capacity issue, it is also appropriate to mention that the Mayor and Town Commissioners signed a memorandum of Understanding (MOU) on July 25, 2005, with the developer of the pending annexation, which outlines the developer's responsibilities for the improvement or expansion of all public facilities impacted by the proposed development. The MOU further requires a development impact study, commissioned by the Town and paid for by the developer, which will address all public utility needs. These needs will be adequately addressed at the sole expense of the developer. In addition, in order for this development to come to fruition, it must successfully progress through the regulatory process.

# TOWN OF VIENNA COMPREHENSIVE WATER AND SEWER PLAN WATER SERVICE AREA Exhibit 3-A



- Vienna Town Boundary
- Transmission line (8 in.)
- Transmission line (6 inch)
- Treatment Plant
- Storage tank
- Well & pump
- Vienna Water Service
  - W-1, Existing to 2 years
  - W-2, 2 to 5 years
  - W-3, 5 to 10 years

Source: MID Property View, Prepared by Dorchester County Planning on 6/5/03. Revised on 11/5/05.

Note: This Water Service Area Map is for determination of water service only. This map is not intended to be used for property boundary determination.

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# TOWN OF VIENNA COMPREHENSIVE WATER AND SEWER PLAN

## SEWER SERVICE AREA Exhibit 4-A

Source: MD Property View, Prepared by Dorchester County Planning on 6/6/03, Revised 1/10/05

Note: This Sewer Service Area Map is for determination of sewer service only. This map is not intended to be used for property boundary determination.

-  Vienna Sewer Lines
-  Vienna Town Boundary
-  Sewer Service Vienna
-  S-1, Existing to 2 years
-  S-2, 2 to 5 yrs.
-  S-3, 5 to 10 yrs.



300 feet from centerline of I-495

