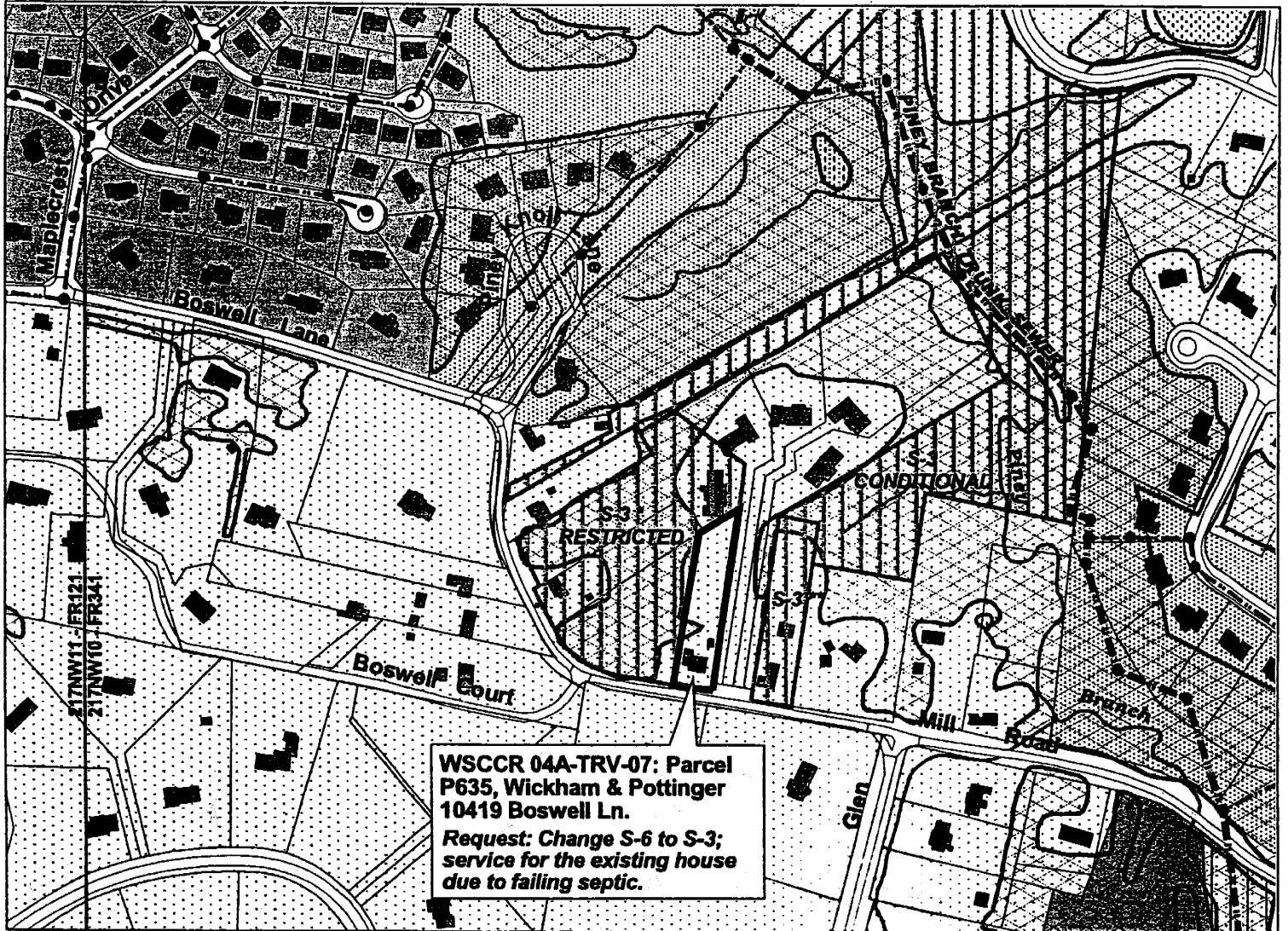


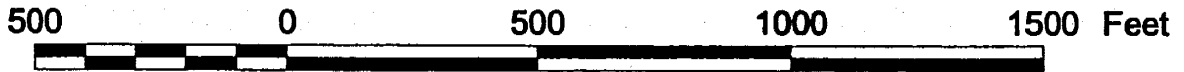
Sewer Service Area Categories Map WSSCR 04A-TRV-07 (Garven Hudgins)



WSSCR 04A-TRV-07: Parcel P635, Wickham & Pottinger 10419 Boswell Ln.
Request: Change S-6 to S-3; service for the existing house due to failing septic.

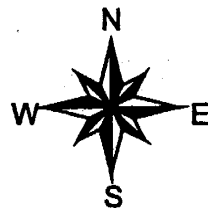
Travilah Planning Area

Watts Branch Watershed
(Piney Branch Subwatershed)



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

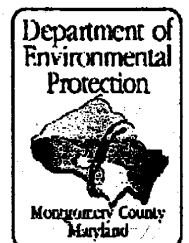


Sewer Service Area Categories (6/03)

- 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

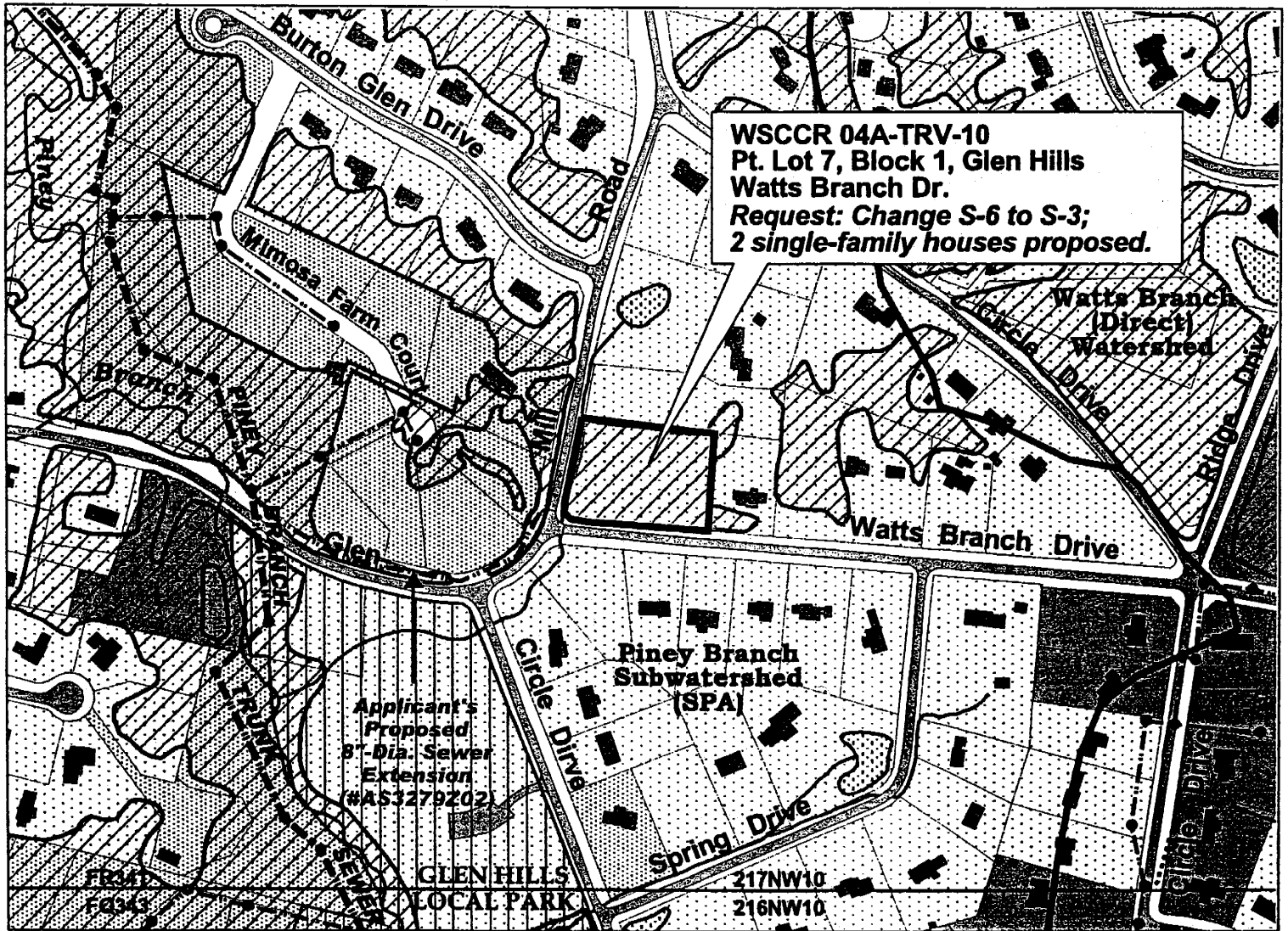


Watershed Management Division
10/20/04 - GIS Project File:
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62

Sewer Service Area Categories Map

WSSCR 04A-TRV-10 (Olympus Real Estate Group / Marjorie Lynch)



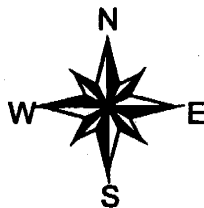
WSSCR 04A-TRV-10
 Pt. Lot 7, Block 1, Glen Hills
 Watts Branch Dr.
 Request: Change S-6 to S-3;
 2 single-family houses proposed.

Applicant's
 Proposed
 8" Dia. Sewer
 Extension
 #AS3279202



MAP LEGEND

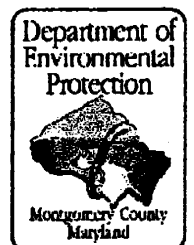
- Properties (3/02)
- WSSC/GIS Tile Grid
- Sewer Manholes
- Sewer Mains**
 - Small-Diameter, Low-Pressure Mains
 - 6" - to 8"-Diameter Gravity Mains
 - 10" - to 14"-Diameter Gravity Mains
 - 15" - to 18"-Diameter (CIP) Trunk Mains
 - 20" - to 42"-Dia. (CIP) Mains *
 - 48" - or Larger-Diameter (CIP) Trunk Mains *
 - * No Individual Connections
- Parks
- Buildings
- Roads - Parking
- Watersheds
- Streams
- Ponds - Lakes
- Woodlands
- Sewer Service Area Categories (6/03)**
 - S-1
 - S-3
 - S-4
 - S-5
 - S-6



67

June 2003 Update
 Service Area Categories Map

Montgomery County, Maryland
 Comprehensive Water Supply
 and Sewerage Systems Plan



Watershed Management Division
 9/8/04 - GIS Project File:
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COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

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

Private Institutional Facility (PIF) Cases

Background: All four of the following map amendments involve proposals from non-profit groups, or what the Water and Sewer Plan defines as private institutional facilities (PIFs). The PIF policy in the Plan creates the limited opportunity for exceptions to the Plan's general public service policies, allowing the provision of public water and/or sewer service for PIF uses where other residential or commercial development could not normally qualify for such service. However, recent category change amendments addressed under the PIF policy have raised questions about the use of this special service policy, especially in the rural areas of the county. The County Council requested that an interagency working group address their concerns such as public water and sewer service, imperviousness and watershed protection, and land use priorities with regard to private institutional uses. The Council is currently involved with the process of reevaluating the Water and Sewer Plan and other County policies affecting PIFs. The PIF Working Group recently presented its findings to a joint meeting of the Transportation and Environment and Planning, Housing and Development Committees; a presentation before the full Council is pending.

PRIVATE INSTITUTIONAL FACILITY (PIF) CASES – COUNTY-WIDE		
Map Amendment No.: Applicant (Owner)		
Property Information & Location Existing/Proposed Development	Service Area Categories: Existing Requested	Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)
BENNETT AND LITTLE BENNETT WATERSHEDS PLANNING AREA		
WSSCR 05A-BEN-02: Christian Life Center (for Hyattstown Village Ltd. Part.)		
<ul style="list-style-type: none"> • 25500 Frederick Rd. – Parcels P047, P090 & P960, Wildcat Spring • Map file: 235/236NW15; DX561/562 • Between I-270 and Frederick Rd. (MD 355) south of Little Bennett Cr. And Hyattstown • Clarksburg Master Plan (1994) • Little Bennett Watershed (MDE Use III) • RE-2 Zone; 59.49 ac. • Existing use: existing single-family house and vacant land • Proposed use: 1,500-seat house of worship 	<p style="text-align: center;">W-6 W-3 S-6 S-3</p> <p>Applicant's Explanation: "CLC would like to build a house of worship on this site. We would need to hook up to sewer seeing that the soil will not allow for septic for house of worship size."</p> <p>The extension would abut many additional properties and may involve removing trees along the right-of-way.</p> <p>WSSC-Sewer: The existing sewer mains feeding into the Hyattstown WWTP are at too shallow a depth to receive flows from properties south of Little Bennett Creek. This may require either a new or relocated wastewater treatment facility or the use of a pumping station to get flows under the stream. Although information about the proposed use is not sufficient to calculate treatment flow requirements with certainty, it appears that this use could utilize the remaining uncommitted capacity of the Hyattstown WWPT. The use of a pumpover raises concerns about operations at the plant, where a majority of the flow would be pumped into the facility. Alternatively, a sewer main extension could be strapped to the MD 355 bridge over the stream. This would be preferable to the construction of a siphon; siphons typically do not work well with smaller, possibly more intermittent flows.</p> <p>DPS-Well & Septic: Soil conditions in the area and the (steep) topography of this site dictate that an on-site system for a Church of this size is highly unlikely. Development of an on-site water supply is possible providing well drilling is successful, and that MDE issues a Groundwater Appropriations Permit.</p>	<p>M-NCPPC Staff: pending – DEP note: The master plan does not support the provision of public sewer service to this RE-2-zoned area.</p> <p>WSSC-Water: Service will require a 2-1/2 mile main extension from the existing 16" main (#752480A) along Frederick Rd. (MD 355) at the entrance to Little Bennett Regional Park. More than 2000' of this extension would need to be a capital-sized main, requiring approval through the WSSC capital budget.</p>

County Executive's Recommendation: Defer action on the request for categories W-3 and S-3, pending the County Council's direction and action on findings of the PIF Working Group.

Executive Staff Report: The applicant has requested a sewer category change in support of a proposed relocation and expansion of an existing religious institution. Given that the Council is currently involved with the process of reevaluating Water and Sewer Plan and other policies affecting PIFs, it is appropriate to defer action on this case pending the Council's decisions in these matters.

Regardless of the policy direction the Council takes with regard to PIFs, the provision of public service to this site

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

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

PRIVATE INSTITUTIONAL FACILITY (PIF) CASES – COUNTY-WIDE		
Map Amendment No.: Applicant (Owner)		
Property Information & Location Existing/Proposed Development	Service Area Categories: Existing Requested	Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)

presents logistical problems which will be difficult to overcome. The required water main extension is extraordinarily long. Although a part of this extension would serve properties along Frederick Rd. already approved as W-4, service to this property would require an extension of almost a mile in length beyond the existing W-4 area. The project might be better served by a multi-use, on-site well water supply system. The provision of sewer service involves complications with getting flows from south of Little Bennett Creek into the existing Hyattstown WWTP, as described in WSSC's report. This need was not anticipated in the design of the plant and its feeder sewers because the facility's service area was to include only the Hyattstown Historic District, located north of the stream. Substantial modifications to or relocation of the WWTP seems an extreme step to take to accommodate a PIF use on a site located outside the acknowledged sewer service envelope. Extensions needed to reach the treatment plant may also affect other properties not eligible for public sewer service, which is inconsistent with the existing policy.

CLOVERLY – NORWOOD PLANNING AREA		
WSSCR 04A-CLO-06: The People's Community Baptist Church		
<ul style="list-style-type: none"> • 31, 41, & 51 Norwood Rd. – Parcels P954, P068 & P042, Snowdens Manor Enlarged • Map tiles: 220/221NE01; JS561/562 • Northeast side of Norwood Rd. adjacent to and west of the existing church site • Cloverly Master Plan (1997) • Northwest Br. Watershed (MDE Use IV) • RE-2 Zone; 16.4 ac. • Existing use: Parcels P042 & P068 – two single-family houses; Parcel P954 – parking for the existing church and vacant land • Proposed use: expansion of the existing church facilities, including: 125 senior independent living units, private elementary school for 250-300, child day-care for 130, adult day-care for 75, inter-generational center, and parking structure. 	<p>W-5 W-1 S-6 S-1</p> <p><u>Applicant's Explanation</u> – The applicant's legal representative, Erica Latham of Holland and Knight, has provided an extensive explanation for the church's request (see the letter at circle pgs. 77 to 82; the following summary by DEP staff highlights the applicant's major issues:</p> <ul style="list-style-type: none"> • The church is seeking a category change to bring all of its property at the site under the same categories and to allow for a needed expansion of services and facilities. • The request is sought under the Water and Sewer Plan's private institutional facilities (PIF) policy; the request meets the requirements for a category change set forth in the Water and Sewer Plan. • The provision of public water and sewer service is consistent with the Cloverly Master Plan. Because public service is already provided to the church's existing facilities, this is technically not a new extension of service, as discouraged by the master plan. • Water and sewer service is available from mains which abut the expansion site and which already serve properties in the area, including the existing church. 	<p><u>M-NCPPC Staff:</u> pending – DEP note: The master plan does not support the general provision of public sewer service to this RE-2-zoned area. The Council has previously allowed public sewer for PIF uses in this area under the master plan's language addressing special sewer service policies in the Water and Sewer Plan.</p> <p><u>WSSC-Water:</u> Service could be provided from 30" and 8" water mains (#683347A and #662408A, respectively) which abut the site along Norwood Rd.</p> <p><u>WSSC-Sewer:</u> Both an 8" gravity main and a 1-1/2" pressure sewer (#908619A & # 972065A, respectively) abut the site along Norwood Rd. A connection to the gravity main will be allowed; on-site pumping will be required.</p> <p><u>DPS-Well & Septic:</u> No comments.</p>

County Executive's Recommendation: Defer action on the request for categories W-1 and S-1, pending the County Council's direction and action on findings of the PIF Working Group.

Executive Staff Report: The applicant has requested a sewer category change in support of a proposed expansion of an existing religious institution. Given that the Council is currently involved with the process of reevaluating Water and Sewer Plan and other policies affecting PIFs, it is appropriate to defer action on this case pending the Council's decisions in these matters. A concern raised with regard to this specific site is the anticipated level of impervious area associated with the church's proposed plan. The PIF Working Group has considered a zoning amendment which would limit the impervious area allowed for a project such as this in areas zoned RE-2.

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

PRIVATE INSTITUTIONAL FACILITY (PIF) CASES – COUNTY-WIDE		
Map Amendment No.: Applicant (Owner)		
Property Information & Location Existing/Proposed Development	Service Area Categories: Existing Requested	Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)
OLNEY PLANNING AREA		
WSSCR 05A-OLN-01: Derwood Bible Church (by Greenhorne & O'Mara)		
<ul style="list-style-type: none"> • Parcels P343 & P888, Addition to Brooke Grove • Map tiles: 231NW06 GV563 231NW07 GV343 232NW06 GW561 232NW07 GW341 • Northeast quadrant, intersection of Laytonsville Rd. (MD 108) and Griffith Rd. • Olney Master Plan (2005) • Upper Great Seneca Creek (MDE Use I) and Hawlings River (MDE Use IV) Watersheds • RDT Zone; 225.78 ac. • Existing use: agricultural • Proposed use: religious use – 1,500 seat church, recreational fields, camp housing 	<p>W-6 S-6</p> <p>W-6: multi-use S-6: multi-use</p> <p><u>Applicant's Explanation</u> – excerpt from the attached G&O letter (see circle pg. 90): "The proposed use of the property is a 1,500 seat church as well as several other ancillary uses including sports and education facilities and housing for church related services. The proposed uses would be served by well and septic. The specific scope of the use program is still evolving, however it is apparent that the demand will exceed the 1,500 gallons per day (GPD) and 5,000 GPD thresholds for water and septic systems, respectively, and therefore require designation as Multi-Use systems."</p>	<p><u>M-NCPPC Staff:</u> pending – DEP note: M-NCPPC staff have repeatedly raised concerns about the loss of substantial acreage in the agricultural preserve to non-agricultural uses, such as is proposed in this request.</p> <p><u>DPS-Well & Septic:</u> DPS has not received a formal concept proposal and is therefore unable to speak to the projected sewage flow issue. However, the size of the proposed sanctuary indicates the sewage flow will easily exceed 5000 gpd. Percolation testing by the previous owners was successful. Geo-technical studies required by MDE prior to issuance of the state-issued Groundwater Discharge Permit have not been completed. A Groundwater Appropriations permit will be required by MDE, and given the magnitude of the withdrawal, the State is likely to require a detailed hydrogeologic study.</p> <p><u>7/13/05 Update:</u> Based on a limited concept proposal provided by the applicant, DPS has estimated peak system flows at approx. 19,500 gpd. The church has not as yet filed for septic or well permits, nor provided specific design plans for the proposed multi-use systems..</p>

County Executive's Recommendation: Defer action on the request for approval of multi-use water supply and sewerage systems, pending the County Council's direction and action on findings of the PIF Working Group.

Executive Staff Report: The applicant has requested a water and sewer category change in support of a proposed relocation and expansion of an existing religious institution. The requested change would allow for the use of large-capacity, or "multi-use", on-site water supply and sewerage systems, *not* the provision of public water and sewer service. Under the Water and Sewer Plan, on-site systems with a peak capacity of 1,500 or more gallons per day (gpd) qualify as multi-use systems, which need to be approved, mapped, and inventoried in the Plan. (The County's criteria for multi-use systems is tighter than the State's, which uses threshold of 5,000 gpd.) Given that the Council is currently involved with the process of reevaluating Water and Sewer Plan and other policies affecting PIFs, it is appropriate to defer action on this case pending the Council's decisions in these matters.

In this regard, the PIF Working Group's primary focus was on the impact of the PIF policy, which addresses the provision of public water and sewer service. However, the group also recognized that similar land use and environmental impacts could occur in cases where PIFs utilize on-site water and sewerage systems. Addressing the PIF policy alone would not cover the entire range of concerns the County faces with regard to institutional uses in rural areas of the county. The Working Group provided commentary and recommendations to the Council on PIF cases which could use on-site, multi-use water and sewerage systems.

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

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

PRIVATE INSTITUTIONAL FACILITY (PIF) CASES – COUNTY-WIDE				
Map Amendment No.: Applicant (Owner)				
Property Information & Location Existing/Proposed Development	Service Area Categories: Existing Requested	Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)		
UPPER ROCK CREEK WATERSHED PLANNING AREA				
WSSCR 05A-URC-01: Church of the Redeemer (for Daryl Cokinos)				
<ul style="list-style-type: none"> • 20501 Laytonsville Rd. – Parcel P202, Spring Garden • Map tile: 228NW07; GU343 • Southeast quadrant – intersection of Woodfield Rd. (MD 124) and Warfield Rd. • Upper Rock Creek Watershed Master Plan (2004) • Upper Great Seneca Creek Watershed (MDE Use I) • R-200 & RE-2 Zones; 17.22 ac. • Existing use: vacant land • Proposed use: church 	<table border="0"> <tr> <td style="padding-right: 20px;">W-6 S-6</td> <td>W-1 S-1</td> </tr> </table> <p>Applicant's Explanation: "Water and sewer service are requested to permit the construction of a church on the property. A 16-inch water line lies directly adjacent to the property in Woodfield Road. 8-inch water [sewer? – ed.] lines are located nearby at the intersection of Woodfield Road and Rosewood Manor Lane and in East Village Avenue. See water and sewer line maps attached as Exhibits "B" and "C", respectively. The water and sewer category change request is made pursuant to the Private Institutional Facilities policy." (DEP note: Exhibits B and C have been replaced by DEP's category maps which show existing water and sewer mains.)</p>	W-6 S-6	W-1 S-1	<p><u>M-NCPPC Staff:</u> pending – <i>DEP note:</i> The recently-adopted master plan does not support the provision of public sewer service to this RE-2-zoned area.</p> <p><u>WSSC-Water:</u> Service can be provided from the existing 16" main (#887678L) which abuts the site along Woodfield Rd.</p> <p><u>WSSC-Sewer:</u> Service will require a 1,000' main extension to the existing 8" main along Rosewood Manor Ln. *#918965A/#877250B). The majority of the extension along Woodfield Rd. would be a dedicated pressure sewer, requiring an on-site pump. Construction may require the removal of trees. (Odor problems are a possibility with grinder/pressure systems.)</p> <p><u>DPS-Well & Septic:</u> DPS has no records of any recent percolation testing on this property.</p>
W-6 S-6	W-1 S-1			

County Executive's Recommendation: Defer action on the request for categories W-1 and S-1, pending the County Council's direction and action on findings of the PIF Working Group.

Executive Staff Report: The applicant has requested a water and sewer category change in support of a proposed relocation of an existing religious institution. Given that the Council is currently involved with the process of reevaluating Water and Sewer Plan and other policies affecting PIFs, it is appropriate to defer action on this case pending the Council's decisions in these matters. The PIF Working Group has considered a zoning amendment which would limit the impervious area allowed for a project such as this in areas zoned RE-2.