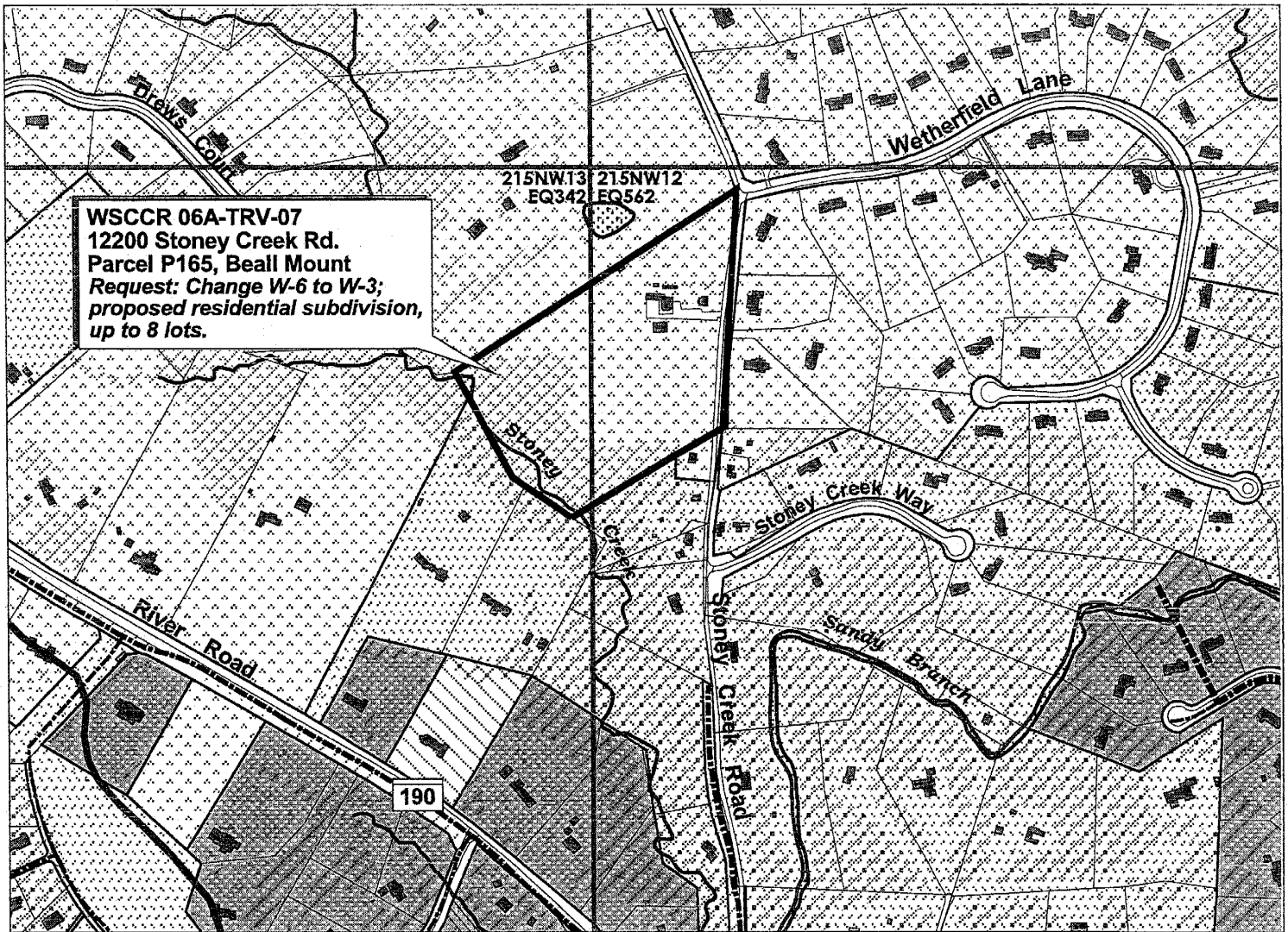


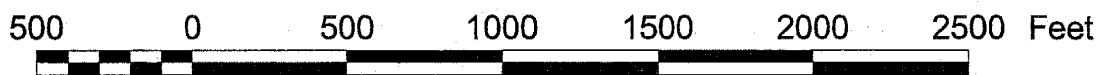
Water Service Area Categories Map WSSCR 06A-TRV-07 (Carole & Donald Dell)



WSSCR 06A-TRV-07
 12200 Stoney Creek Rd.
 Parcel P165, Beall Mount
 Request: Change W-6 to W-3;
 proposed residential subdivision,
 up to 8 lots.

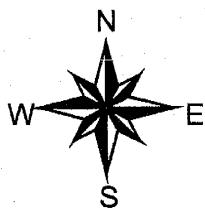
215NW13 EQ342
 215NW12 EQ562

Travilah Planning Area Watts Branch Watershed



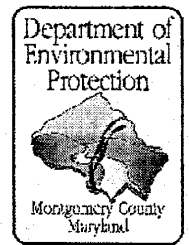
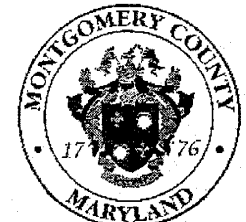
MAP LEGEND

- | | |
|--------------------------------------|-----------------------------------|
| Property | |
| WSSC Map 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 |
| | Watersheds |
| | Streams |
| | Ponds - Lakes |
| | Woodlands |
| Water Service Area Categories | |
| | W-1 |
| | W-3 |
| | W-4 |
| | W-5 |
| | W-6 |



June 2003 Update
 Service Area Categories Map

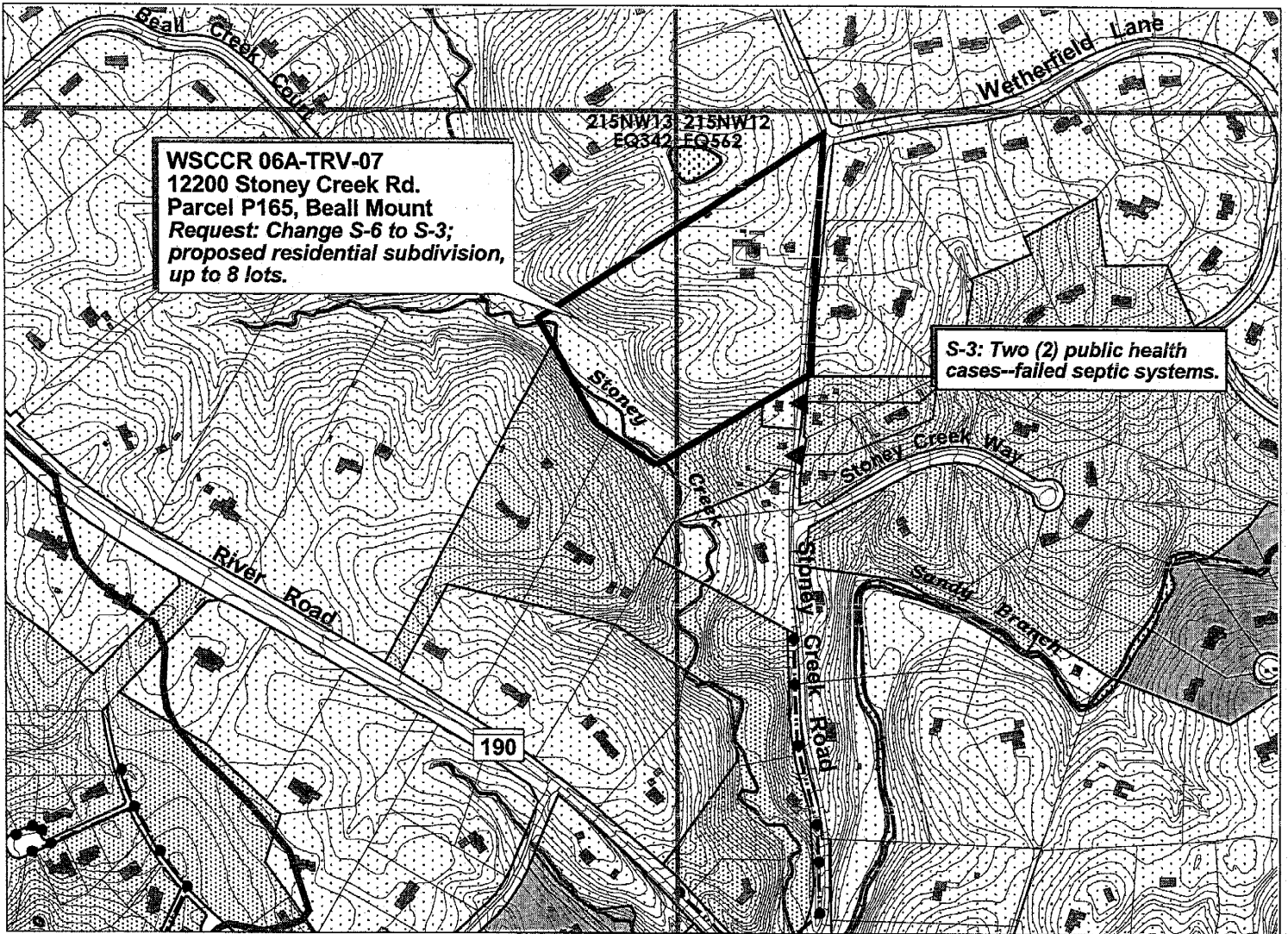
Montgomery County, Maryland
 Comprehensive Water Supply
 and Sewerage Systems Plan



44

Water & Wastewater Policy Group
 2/1/06 - GIS Project File:
 o:\wwteam\ccrs-pas\travilah\
 2006ccrs\06a-trv-07=dell=ws.apr

Sewer Service Area Categories Map WSSCR 06A-TRV-07 (Carole & Donald Dell)

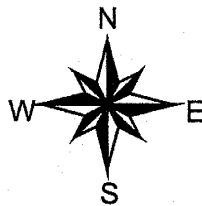


Travilah Planning Area Watts Branch Watershed

500 0 500 1000 1500 2000 2500 Feet

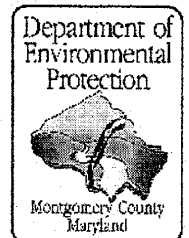
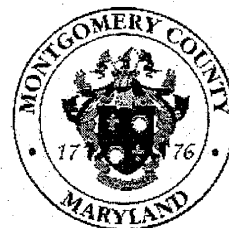
MAP LEGEND

- | | | | |
|--|------------------------------------|--|--|
| | Property | | |
| | WSSC Map Grid | | |
| | Sewer Manholes | | |
| | Sewer stretch as built.shp | | |
| | Small-Diameter, Low-Pressure Mains | | |
| | 6\"/> | | |
| | 10\"/> | | |
| | 15\"/> | | |
| | 48\"/> | | |
| | Buildings | | |
| | Roads | | |
| | Topography (C.I. = 5 Feet) | | |
| | Watersheds | | |
| | Streams | | |
| | Ponds - Lakes | | |
-
- | | |
|--|-----|
| | S-1 |
| | S-3 |
| | S-4 |
| | S-5 |
| | S-6 |



June 2003 Update
Service Area Categories Map

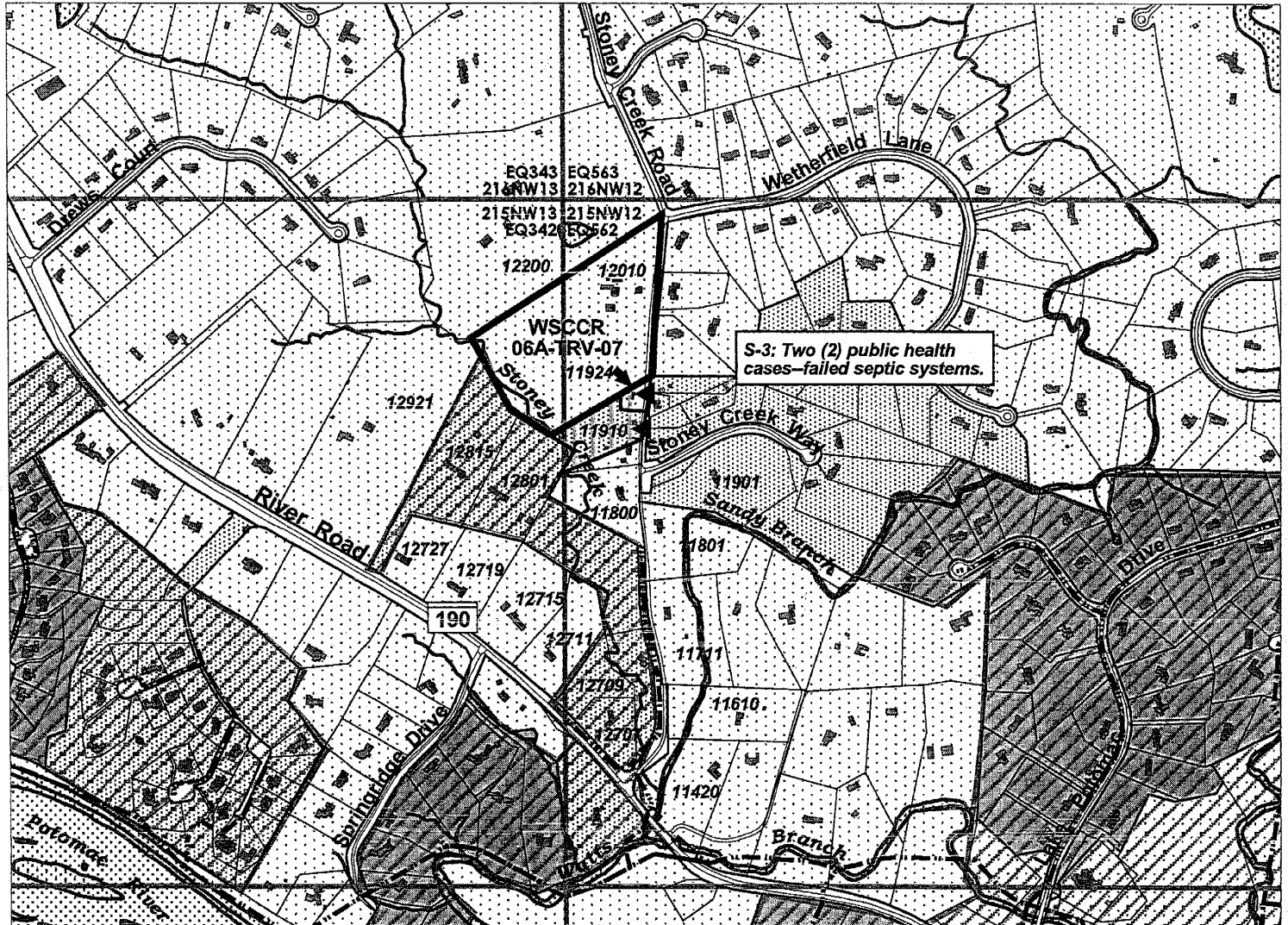
Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Water & Wastewater Policy Group
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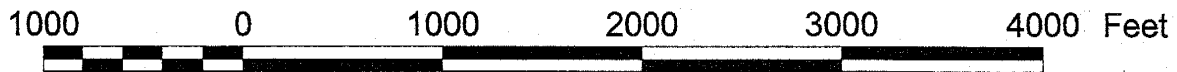
45

Master Plan Recommended Public Sewer Envelope Map WSSCR 06A-TRV-07 (Carole & Donald Dell)



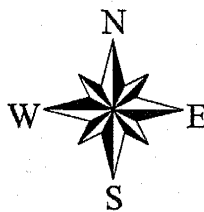
Travilah Planning Area

Watts Branch Watershed



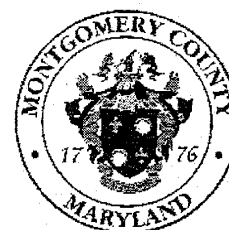
MAP LEGEND

- Property
 - WSSC Map Grid
 - Sewer Mains
 - Buildings
 - Roads
 - Streams
 - Ponds - Lakes
 - Public Health Problem Cases
 - 2002 Potomac Subregion Master Plan Recommended Public Sewer Envelope
- 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



46

Water & Wastewater Policy Group
2/1/06 -- GIS Project File:
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2006ccrs\06a-trv-07=dell=ws.apr

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

County Executive's Transmittal Packet – May 2006: Map Amendment Summary Information Table

Private Institutional Facility (PIF) Cases – Background: The following map amendment involves a proposal from a non-profit group, or what the Water and Sewer Plan defines as private institutional facility (PIF). 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. (See circle pgs. 48-50 for the text of the PIF policy.)

The County Council recently reviewed the recommendations of an interagency working group formed to address the Council's concerns such as public water and sewer service, imperviousness and watershed protection, and land use priorities with regard to private institutional uses. The Council chose to amend the PIF policy based on the working group's recommendation. The changes to the policy—which prohibit the provision of public service water and sewer for PIFs in the County's Rural Density Transfer (RDT) Zone—affect the consideration of this request.

PRIVATE INSTITUTIONAL FACILITY (PIF) CASES – BENNETT & LITTLE BENNETT WATERSHEDS PLANNING AREA		
Amendment No./Applicant (Owner) Property Location & Information Proposed/Existing Development	Applicant's Request/Explanation Service Area Categories: Existing Requested	Reviewing Agency Comments (WSSC Main extensions are non-CIP sized unless specified.)
<p>WSSCR 06A-BEN-02 Clarksburg Church of God * • 23900 Clarksburg Rd. – Parcel P233, Old & New Laid Tomahawk • Map tile: 233NW13; EW342 • West side of Clarksburg Rd. opposite Piedmont Rd. (Snowden Farm Pkwy.) • Clarksburg Master Plan (1994) • Little Bennett Creek (MDE Use III) and Little Seneca Cr. (MDE Use IV) Watersheds • RDT Zone; 2.37 ac. • Existing & Proposed use: existing house of worship and rectory</p> <p>*representative: The Rev. Calvin Lilliston</p>	<p>W-6 W-3 S-6 S-6/no change</p> <p><u>Applicant's Explanation:</u> "WSSC water hook-up for existing church parcel ... We need water hook-up for existing problems of wells in area ... several homes already have no water. We need the status change so we can have access to water when our well fails. The current use of the site is a place of worship."</p>	<p><u>M-NCPPC Staff:</u> <u>Preservation of Agriculture and Rural Open Space Master Plan (1980):</u> "Deny public water and sewer services to areas designated for agricultural preservation that utilize the Rural Density Transfer Zone (RDT)," p. 59—emphasis from original. However, due to public health concerns, water has been approved for existing improved properties with failing wells which are adjacent to water mains in the RDT zone, as is the case for this property.</p> <p>The County Council recently approved an amendment to the Private Institutional Facility provisions of the Comprehensive Water Supply and Sewerage Plan prohibiting the extension of water and sewer to such uses in the Rural Density Transfer Zone.</p>
	<p>While this request is not inconsistent with the master plan, it is at odds with the most recently adopted policies. This issue deserves discussion as part of the update of the Comprehensive Water Supply and Sewerage Plan.</p> <p>Category Recommendation: Deny W-3 category request or defer action until this issue is discussed as part of the update of the Comprehensive Water Supply and Sewerage Plan.</p>	
	<p><u>WSSC-Water:</u> Water service will require a 700' main extension from the existing 12"-dia. main at Piedmont Rd. (#DA1729V96). The extension is conceptually approved for water service to Clarksbrooke Estates (#AW3588X03) to relieve failed wells.</p> <p><u>DEP Note:</u> This project is already under construction and is by now likely completed. DEP advised WSSC to provide a water service connection for the applicant—at the applicant's financial risk—as part of the new main construction. This does not grant the applicant any status with regard to the requested water category change.</p>	
	<p><u>DPS-Well & Septic:</u> A new well and septic system permit was issued and approved in 1967. DPS has not found any evidence well water quantity problems for this property.</p>	

County Executive's Recommendation: Defer action on the W-3 category request, pending completion of the on-going sanitary survey for properties along Clarksburg Rd.

Executive Staff Report: DEP and DPS are currently conducting a sanitary survey of wells and septic systems for properties in this vicinity, located along Clarksburg Rd., north of Piedmont Rd. The survey was prompted by

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

County Executive's Transmittal Packet – May 2006: Map Amendment Summary Information Table

PRIVATE INSTITUTIONAL FACILITY (PIF) CASES – BENNETT & LITTLE BENNETT WATERSHEDS PLANNING AREA

DPS reports of failed wells for three properties in the immediate vicinity of the Clarksburg Church of God. DPS' review of existing records for the church does not reveal any current problems with the water supply from the church's well. However, in the event that DEP recommends, and the County Council agrees, that a public health problem designation needs to be established in the Water and Sewer Plan for this neighborhood, the church may be included, and therefore eligible for public water service. Because the establishment of a health problem area will affect our recommendation with regard to the church's request for W-3, consideration of the church's request should be deferred pending completion and evaluation of the sanitary survey.

We cannot recommend the approval of category W-3 (or W-1) for this site under the recently revised provisions of the Private Institutional Facilities Policy (PIF). The Council's action under CR 15-1234 eliminates the possibility of the use of public water and/or sewer service for PIF uses in the RDT zone, except in the event of a public health problem. Although an existing water main directly abuts the property along Clarksburg Rd., potentially qualifying the church for a single water hookup under the abutting mains policy, the current PIF policy does not support the provision of public water service for a PIF use located in the RDT zone.

Adopted by the County Council November 18, 2003 (CR 15-396)
Revised by the County Council November 29, 2005 (CR 15-1234)

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 that 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, excluding those zoned RDT (see subsection iii).

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 (excluding those zoned RDT, see subsection iii) 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 (excluding those zoned RDT, see subsection iii) 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.

iii. Sites Zoned Rural Density Transfer -- To help preserve the integrity of the land-use plan for the County's agricultural reserve, neither community water nor sewer service shall be used to support existing or proposed PIF uses within the Rural Density Transfer (RDT) Zone. This prohibition shall apply to all PIF cases regardless of whether public service requires either new main extensions or only service connections to an existing, abutting main. The only exception allowed to this prohibition is to allow for community service to relieve health problems caused by the failure of on-site systems, as documented by the Department of Permitting Services (DPS). In the case of a public health problem, DEP and DPS staff will need to concur that the provision of community service is a more reasonable alternative to a replacement of the failed on-site system, either by standard or alternative/innovative technologies. WSSC and DEP staff will need to concur that the provision of community service is technically feasible.

RDT Policy

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 reserve 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.

An interagency PIF policy working group has reviewed the PIF policy and other County regulations and ordinances, with particular attention to the preceding issues. The PIF policy as amended in this Water and Sewer Plan contains changes from the original PIF policy which address some of these concerns. Among these are a policy preventing publicly-funded support for community service to PIF uses where WSSC pumping facilities would be required, and a prohibition against providing community service to PIF uses in the Rural Density Transfer (RDT) Zone. In addition, the working group has recommended to the County Council impervious area limits for most land uses in lower-density rural and rural estate zones to help limit the environmental impacts often associated with institutional development within these zones.

The preceding policies focus on community water and sewer service for institutional uses. The working group also recognized that a prohibition on community service in the RDT Zone could result in an increase in PIF project proposals using multi-use on-site systems. The County needs to ensure that these on-site systems can provide long-term, sustainable service for their users in order to avoid the need to provide community service to relieve on-site system failures (see Section III.B.2.).

Water and Sewer Plan Recommendation

The County needs to recognize that the recommendations from the PIF Working Group represent the first efforts in addressing the community and environmental effects of large commercial and institutional land uses, especially those [[which]] that locate with the rural part of the county. At the least, the working group will need to follow up periodically to consider 1) the effectiveness of these recommendations, 2) public and development industry concerns with regard to the County's policies, and 3) the need for additional or alternative actions.

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.

RECEIVED

MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
255 Rockville Pike, Suite 120, Rockville, Maryland 20850-4166

www.montgomerycountymd.gov
240-777 7716/7735 ; FAX: 240-777 7765

JAN 18 2006

Environmental
Protection

WATER/SEWER SERVICE AREA CATEGORY CHANGE REQUEST
Proposed amendment to the Montgomery County Ten-Year Water Supply
and Sewerage Systems Plan.

Please read the accompanying information and instruction sheet, which contains a fees-chart. The fee is non-refundable. The application and appropriate fee must be submitted together.

1) Property Owner: Rev. Calvin Lilliston - CLARKSBURG CHURCH OF GOD
Name

Mailing Address P.O. Box 1018
Clarksburg MD 20871

PROPERTY Address: (if same as above, leave blank):
23900 Clarksburg Rd
Clarksburg MD 20871

Email* [REDACTED]
Phone [REDACTED]
FAX [REDACTED]

If you would like an engineer or attorney advised of the status of this request, please list name, company name, job title, address, and Email* address here:

**Please provide an Email address for all parties: Email is our standard method of communication and notification. If you don't have access to Email, please provide complet mailing address and weekday phone number.*

Applicant's Authorization:

I am the:

- Property Owner
- Owner's Authorized Representative*

Signature Rev. Calvin Lilliston
Title* Pastor

Date 1/13/06

* If signing as owner's representative, you must state on the Title line the legal capacity in which you are acting, e.g., as attorney-in-fact or trustee, or as president or partner of a corporation, partnership, or LLC. Please note, a contract purchaser may not file a category change application.

2) Property/Site Description and Development:

Address 23900 CLARKSBURG RD. CLARKSBURG MD 20871
Property's TAX ID # (please provide, if known) _____
Property/Site Size 2.37309 Identification (ie, Parcel #) P233
Location/Closest cross-street CLARKSBURG and Burnt Hill Rd.
Current Use Existing Church Proposed Use Exist Church
Subdivision Plan No. & Status _____

(Note: Please attach an 8.5"x 11" copy of the state tax map with the property(ies) highlighted; this map is available at www.dat.state.md.us; click on "Real Property Data Search" and proceed from that point. If you don't have access to the Internet, and/or don't have some of the information requested above, please note that you request that DEP provide this information.)

3) Water and Sewer Service Area Categories (if you don't know, we will verify for you):

Current Water Category: W-6 Requested Water Category: W-3 OR No Change Multi-Use Shared
Current Sewer Category: S-6 Requested Sewer Category: S- OR No Change Multi-Use Shared

4) Reason for request; state current use of site and intended change in usage, if any:

WSSC water hook-up for existing church parcel...
We need water hook-up for existing problems of wells in area... Several homes already have no water.
We need the status change so we can have access to water when our well fails. The current use of site is a place of worship.

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: _____ Email OR _____ US Mail

Water Sewer
WSSC Tile 233NW13
Tax Map EW34Z
Plan No. -
Process COUNCIL
Master Plan AG PRESERVATION (1980)
Planning Area BENNETT? LITTLE BENNETT
Zoning RPT
Zoning Activity NONE
Watershed BENNETT CREEK
CSPS Subwatershed _____
State Watershed Use Class _____
GIS File _____



WSSCR 06A-BEN-02

CLARKSBURG CHURCH OF GOD

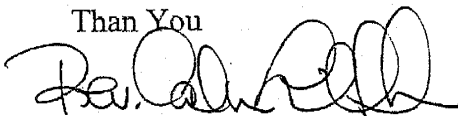
23900 Clarksburg Road - Clarksburg, Maryland 20871 - (301) 972-3754

TO: Julie Gingrich
Date: January 13, 2006
Re: Water Connection

To whom it may concern,

Thank you for considering us for a WSSC water connection. At this time we are requesting a water connection tap of 1 inch. With the size of our church and our water usage that is all that is required. I understand that if at a later date if we ever do any building, and then the water connection size is not adequate enough for us it will be at our cost. I also understand that we cannot hook-up to the tap until we are approved and WSSC is notified by the County Council for the property of the Clarksburg Church of God to have a category change.

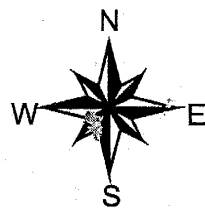
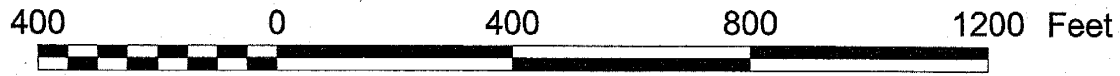
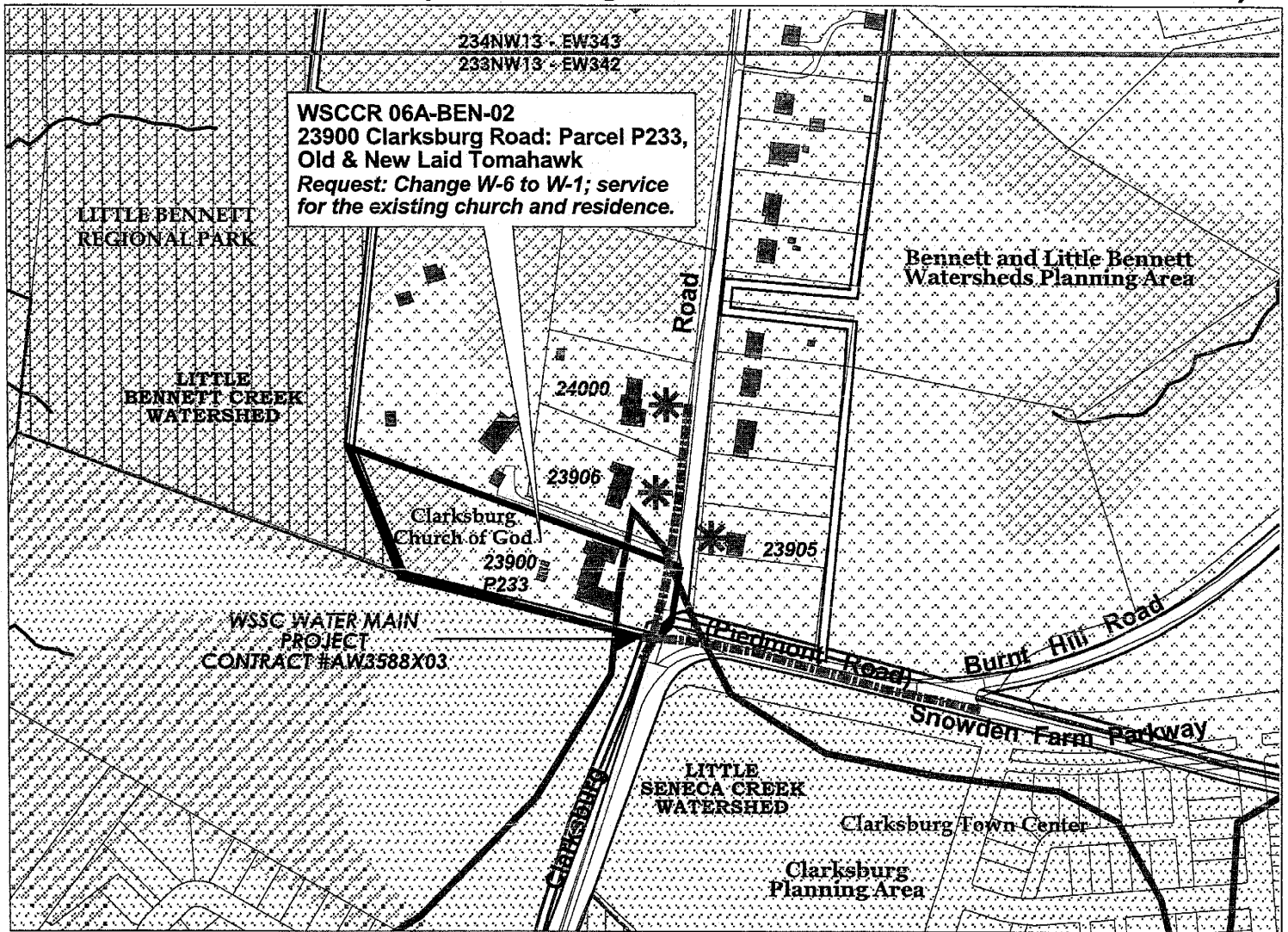
Than You



Rev. Calvin Lilliston

Water Service Area Categories Map

WSSCR 06A-BEN-02 (Clarksburg Church of God/Rev. Calvin Lilliston)



MAP LEGEND

- Property
- WSSC Map Grid
- Proposed Water Mains
- Health Problem Cases - Well Failures
- Buildings
- Roads
- Watersheds
- Streams
- Ponds - Lakes
- Woodlands
- M-NCPPC Planning Areas
- County - State - Federal Parks

Clarksburg Road - Kings Manor Sanitary Survey Area

- Water Service Area Categories
- W-1
 - W-3
 - W-4
 - W-5
 - W-6
 - W-6 Multi-Use System

June 2003 Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Water & Wastewater Policy Group
1/26/06 -- GIS Project File:
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