MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item No. 7
Date: 6-18-15

Proposed Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan - April 2015

Katherine E. Nelson, Planner Coordinator, Katherine.Nelson@mncppc-mc.org 301-495-4622
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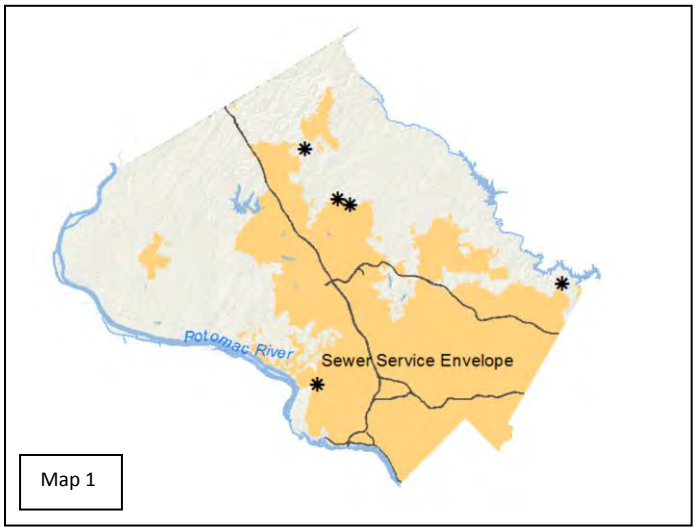
Kipling R. Reynolds, Chief, Area 3

Completed: 6/11/15

Description

Proposed Amendments:
Montgomery County Comprehensive Water Supply and Sewerage Systems Plan - April 2015
Referred to the Planning Board for a determination of consistency with relevant master and sector plans, with recommendations to the County Council for final action.

Staff Recommendation: *Transmit Recommendations to County Council*



Map 1

Summary

The Planning Board is required by State law to make a Master Plan consistency determination on each Water and Sewer Category Change Request (WSSCR). The accompanying map shows the existing sewer envelope. The properties requesting sewer service is shown as an asterisk.

The Planning Board's recommendations will be transmitted to the County Council for a public hearing and final action. After a public hearing, the Council will hold committee meetings for a more detailed evaluation of each case. The full Council will subsequently take final action. Information and maps of zoning, existing and proposed uses and recommendations from other agencies are shown in the attached packet from the County Executive. (Attachment 1)

STAFF RECOMMENDATION

Transmit recommendations to County Council. All recommendations except one (Montrose Baptist Church, WSSCR 14-GWC-02A) are in agreement with the County Executive's recommendations.

WSCCR 13-GWC-01A (Peter Huyser) page 1 of Attachment 1/Map 2
This property is located at 8617 Warfield Road. The interagency distribution review page cites the zoning on this property as R-200/TDR and the acreage as 0.54 acres. Both are incorrect. The 1980 Functional Master Plan for the Preservation of Agriculture and Rural Open Space confirmed the RE-2 zone for this area, and recommended against the provision of sewer. The Tax Assessor's record for this parcel indicates 38,768 square feet - close to the deed description (0.88 acres). A deed was recorded on April 26, 1972 (4207/526) which also described the property as a 0.862 acre parcel. Parcel 435 does not meet the current minimum lot size for a parcel in the RE-2 Zone (87,120 square feet). Under current regulations, this property could develop under grandfathering provisions, which means that it could be platted, with a recommendation that it be on septic.
Staff Recommendation: Approve W-3, Deny S-3
County Executive Recommendation: Approve W-3, Deny S-3

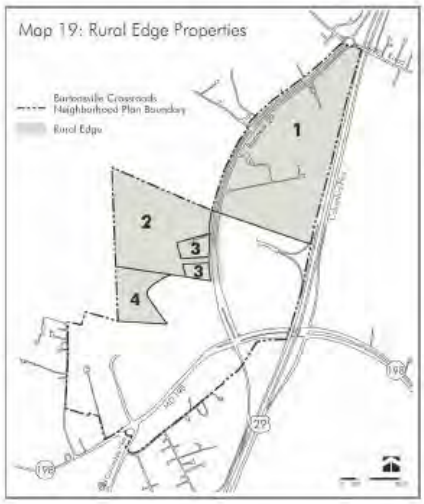
WSCCR 13-GWC-02A (Cheryl Gearhart Trust) page 5 of Attachment 1/Map 3
This property is located at 9311 Warfield. In 2009, this previous outlot was converted to a lot under the minor subdivision procedure. One of the findings was that there was adequate sewerage and water service to the property by an approved private well on site and an approved septic system (with an easement on the adjacent property owned by the applicant). This property is within the area of the Preservation of Agriculture and Rural Open Space Master Plan and is not recommended for public sewer service.
Staff Recommendation: Deny S-3.
County Executive Recommendation: Deny S-3

WSCCR 14-GWC-02A (Montrose Baptist Church) page 10 of Attachment 1/Map 4
This property, located at 23501 Ridge Road in Cedar Grove, is zoned Rural Cluster, and is within the Upper Great Seneca Creek watershed and immediately adjacent to the north boundary of the Cedar Grove Historic District. The proposal would significantly alter the existing agricultural landscape that helps establish the context and setting of the historic district, which would have an adverse effect on this Master Plan-designated historic district.

The property is outside both the recommended sewer service envelope and the development staging areas approved by the 1994 Clarksburg Master Plan (Attachment 2). The nearest existing sewer mains are between 3,000 and 4,200 feet away. This proposed private institutional facility (PIF) would require extensive new sewer infrastructure that would abut properties ineligible for community service under the policies of the Montgomery County Comprehensive Water Supply and Sewerage Systems Plan. Although a pressure sewer alternative is available and would be limited to a single user, WSSC has in the past granted a single hookup to properties along these mains to relieve failing septic systems. According to the special policies adopted in 2003 and 2005 by the County Council for addressing community service for PIFs on a case-by-case basis, this application does not meet the criteria for approval.

The Department of Parks has commented that "a portion of this property is identified as a major trail connection. That issue will be addressed at the time of development. (See Attachment 3)
Staff Recommendation: Deny S-3, Approve W-1 for single hookup.
County Executive recommendation: Approval for water and sewer connections, both restricted to a private institutional facility (PIF) use only.

WSCCR 13-PTX-01A, 02A, 03A, 04A (Canaan Christian Church) page 19 of Attachment 1/Map 5
These requests are from four different owners of five properties. The subject properties are located between Columbia Pike and Old Columbia Pike north of Burtonsville (see #1 on Map 19 below from the Burtonsville Crossroads Neighborhood Plan). The beneficiary of the category change would be the Canaan Christian Church. These sites are identified as the Northern Properties in the Rural Edge Neighborhood in the 2012 *Burtonsville Crossroads Neighborhood Plan (BCNP)*. They are zoned RC and "limited to 8 percent imperviousness without development in the stream buffers and without public sewer" (p.43 BCNP).



The Plan's Environmental Section identifies the development constraints in the Rural Edge areas. These include: the presence of three tributaries (with declining water quality), the Patuxent River Primary Management Area (PMA) restrictions, the impervious limit, and a sewer extension limitation. These constraints will limit the size and placement of development (p. 30). Furthermore, the 2012 Plan recommends retaining the low-density zoning to protect the tributary headwaters of the Patuxent River Watershed. The Plan recommends:

- impervious levels limited to eight percent cluster development
- preserving and increasing tree canopy
- seasonal community uses that support agricultural uses such as fairs, ice-cream sales, and other events
- designation as a Water Supply Protection site in the Legacy Open Space program
- no public sewer service should be permitted for any use (p. 46 BCNP)

The Plan's Water and Sewer Section recommends "against providing public sewer service for Rural Edge properties under any circumstances, other than for relief of documented health problems (p. 60 BCNP). The Plan does not recommend against extending water service.

These requests do not conform to the 2012 Master Plan sewer service area recommendations.
Staff Recommendation: Deny S-3, Approve W-3
County Executive Recommendation: Deny S-3, Deny W-3

WSCCR 13-POT-03A (Sunny & Ruben Bajaj Trust) page 30 of Attachment 1/Map 6
WSCCR 13-POT-03A (Ken & Kevelle Bajaj) page 31
These properties are located at 10121 and 10201 Norton Road and zoned RE-2. These two requests conform to the Potomac Master Plan sewer service policy that allows for limited provision of service at the periphery of the sewer service envelope. However, the applicants propose an easement across two and possibly three properties. The sewer extension would have to traverse existing forest with specimen trees at 10111 Norton Road. This would require an amendment to this property's Forest Conservation Plan. In addition, WSSC does not accept the feasibility of the applicant's proposal due to non-uniform topography along the path of their proposed alignment.
Staff Recommendation: Deny S-3

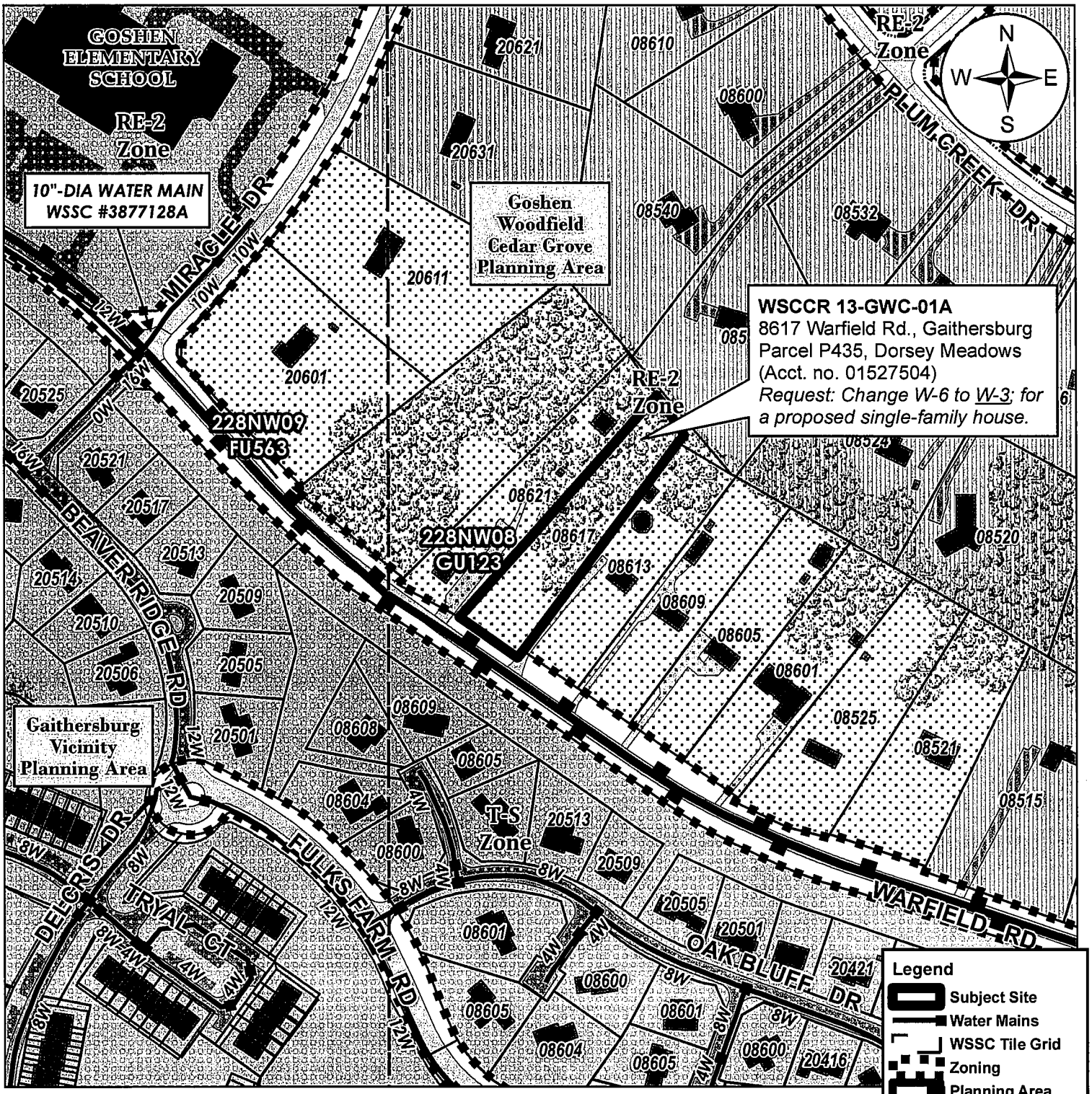
County Executive Recommendation: Deny S-3

NEXT STEPS

The Planning Board's recommendations will be transmitted to the County Council. The Council will hold a public hearing on June 23, 2015 at 1:30 pm. The Transportation, Infrastructure, Energy & Environment (T&E) Committee will deliberate on these requests at their June 29, 2015 meeting. Final action by the County Council will take place in July.

Attachment:
1. County Council Notice of Public Hearing and attached package
2. Clarksburg Master Plan Staging Policy
3. Memo from Department of Parks

Water Service Area Catagories Map: WSCCR 13-GWC-01A (Peter Huyser)



Legend

- Subject Site
- Water Mains
- WSSC Tile Grid
- Zoning
- Planning Area
- Existing Parkland
- Woodlands

Water Categories

- W-1
- W-3
- W-4
- W-5
- W-6

0 100 200 400 600 800

SCALE (Feet)

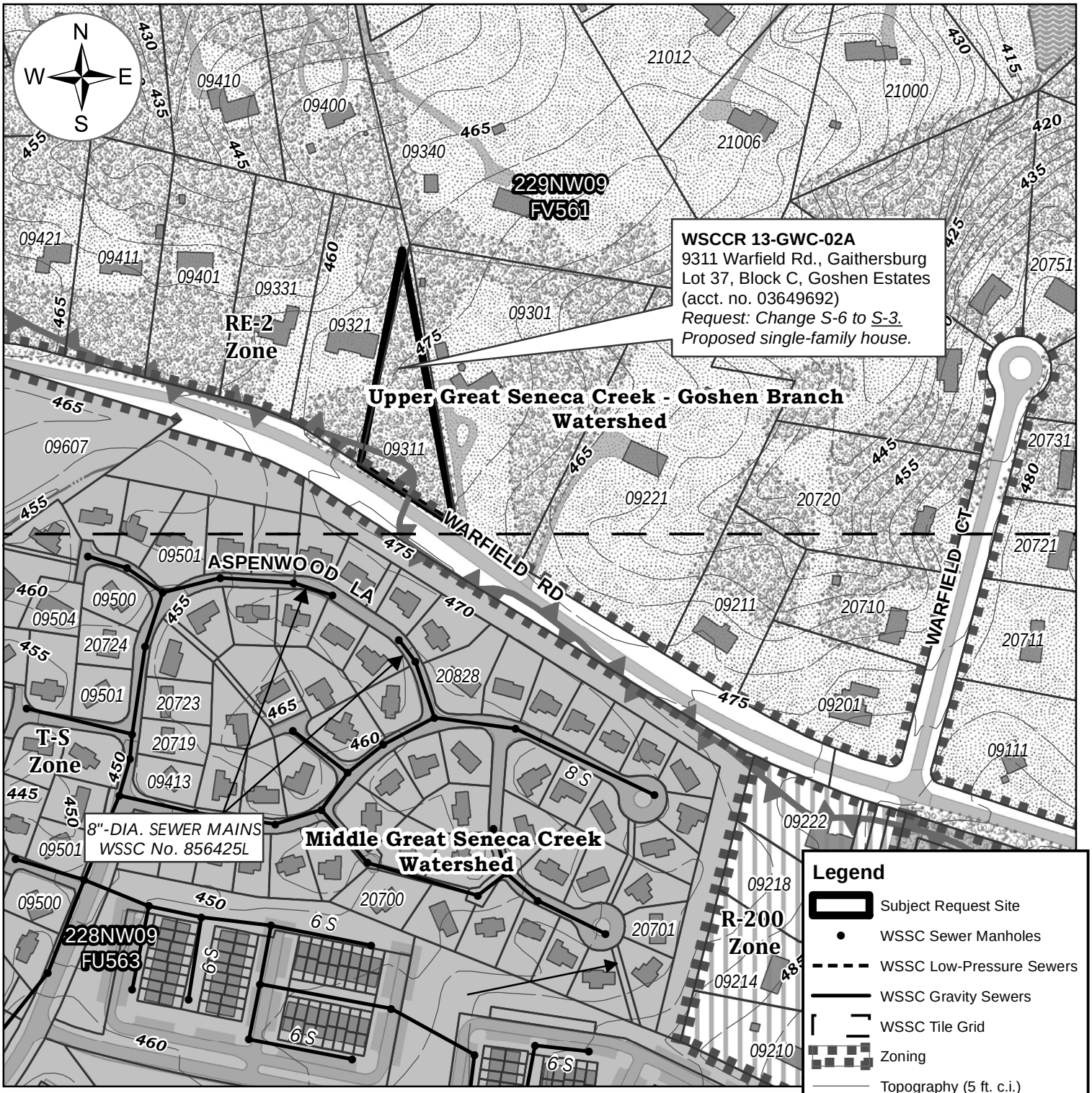
Department of Environmental Protection
Montgomery County Maryland

DEP
Water and Wastewater
Policy Group

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

(10/8/12) T:\GOS\tempfiles\13-gwc-01a=huyser=wcat.mxd

Sewer Service Area Catagories Map: WSCCR 13-GWC-02A (Cheryl Gearhart)



Legend

- Subject Request Site
- WSSC Sewer Manholes
- WSSC Low-Pressure Sewers
- WSSC Gravity Sewers
- WSSC Tile Grid
- Zoning
- Topography (5 ft. c.i.)
- Woodlands

Sewer Categories

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

0 100 200 400 600 800

SCALE (Feet)

Montgomery County, Maryland
Draft 2011 Comprehensive Water Supply and Sewerage Systems Plan

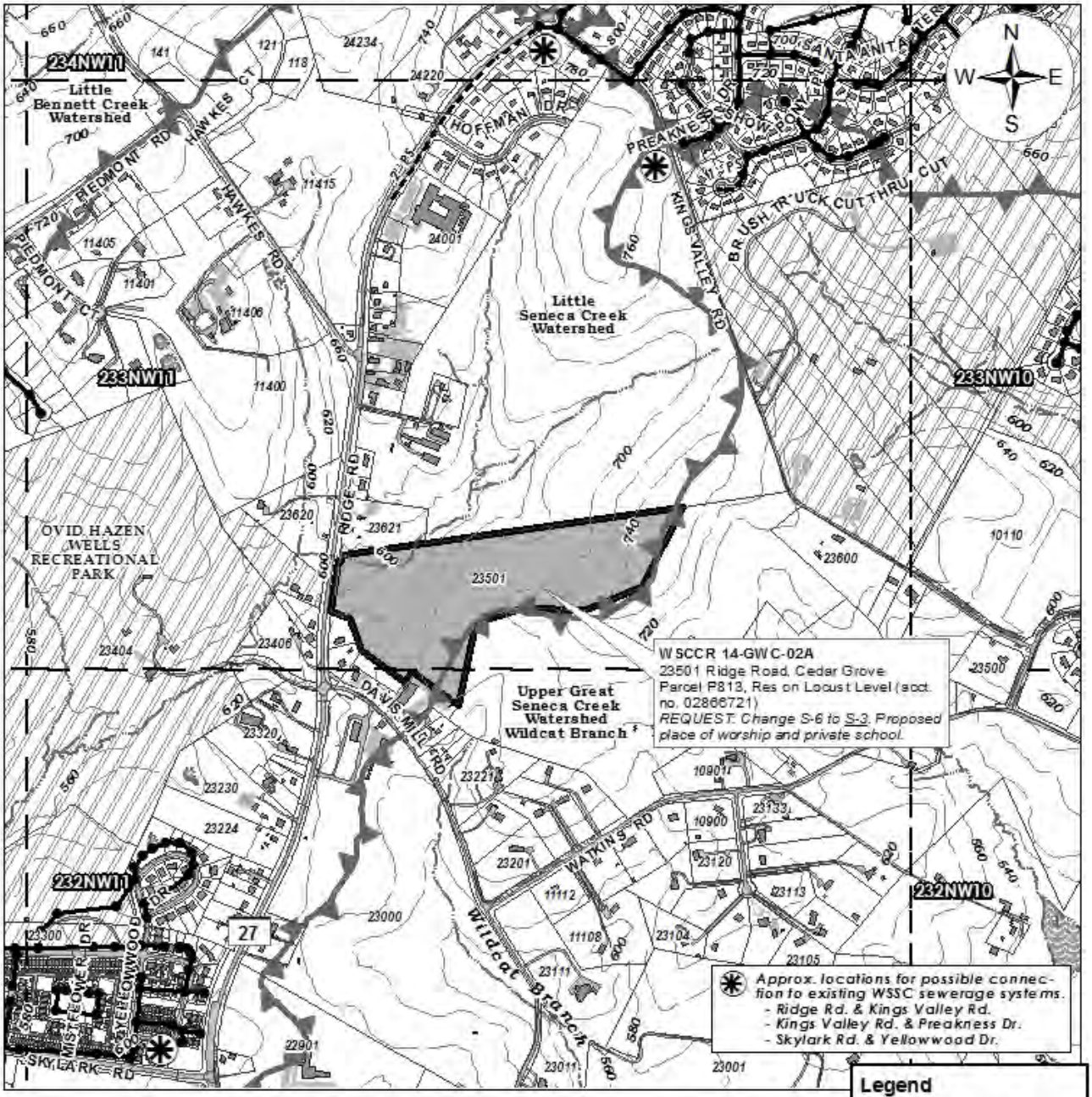
Department of Environmental Protection
Montgomery County Maryland

MONTGOMERY COUNTY MARYLAND 1776

DEP
Water and Wastewater Policy Group

7/12/13

Water/Sewer Catagory Change Request Map: WSCCR 14-GWC-02A
(Jane Gartner, John Mayer, & Larry Musson - for Montrose Baptist Church)

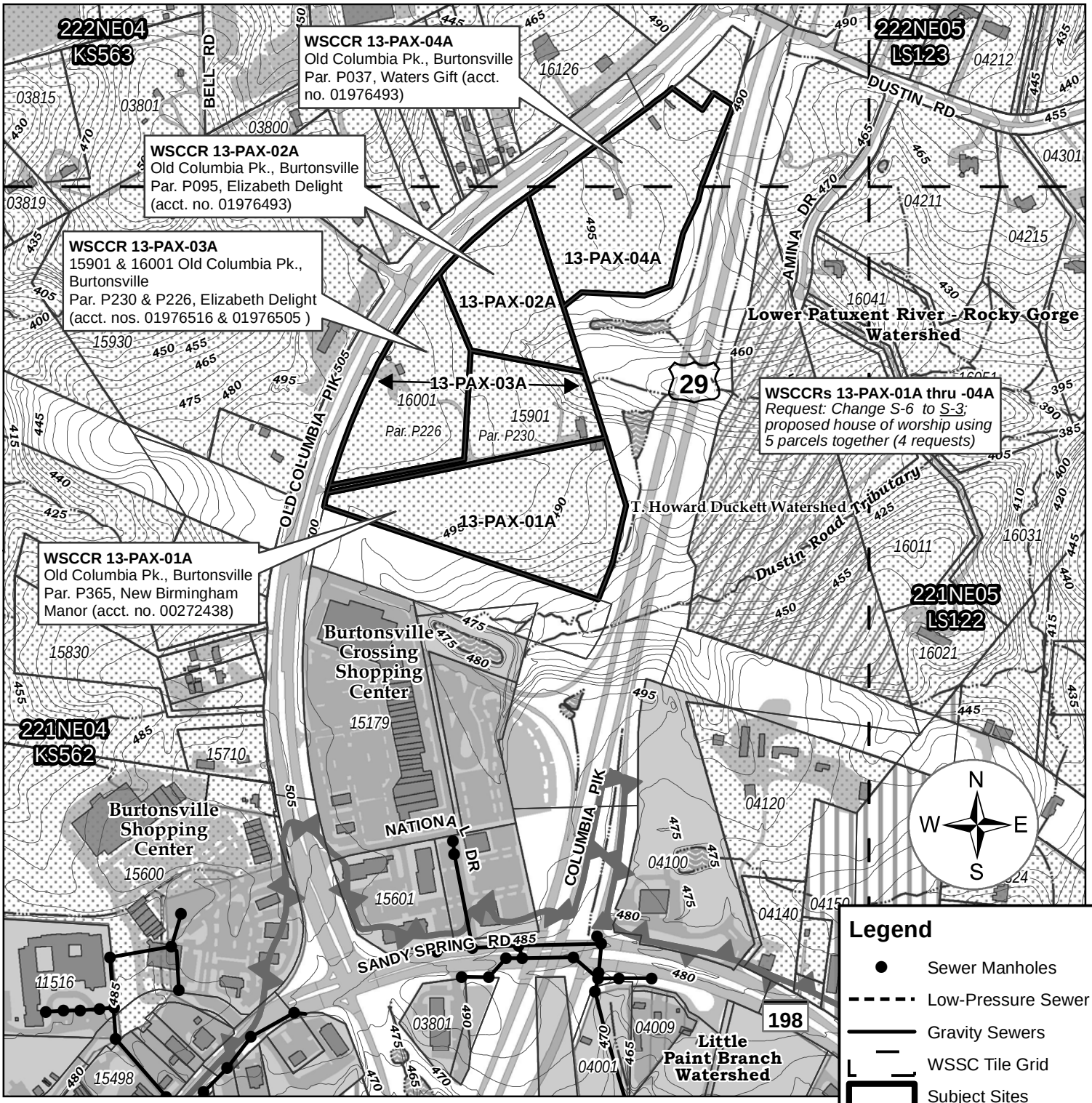


DEP
Water and Wastewater
Policy Group

7/17/14

Montgomery County, Maryland
Draft 2014 Comprehensive Water Supply and Sewerage Systems Plan

Sewer Service Area Catagories Map: WSCCRs 13-PAX-01A (Burtonsville Crossing LLC), 13-PAX-02A (Sarem), 13-PAX-03A (Sarem), & 13-PAX-04A (Burtonsville Assoc.)



Legend

- Sewer Manholes
- Low-Pressure Sewer
- Gravity Sewers
- WSSC Tile Grid
- Subject Sites
- Topography (5 ft. c.i.)
- Existing Parkland

Sewer Categories

- S-1
- S-3
- S-6

0 400 800 1,200 1,600 2,000

Scale (Feet)

Montgomery County, Maryland
Draft 2013 Comprehensive Water Supply and Sewerage Systems Plan

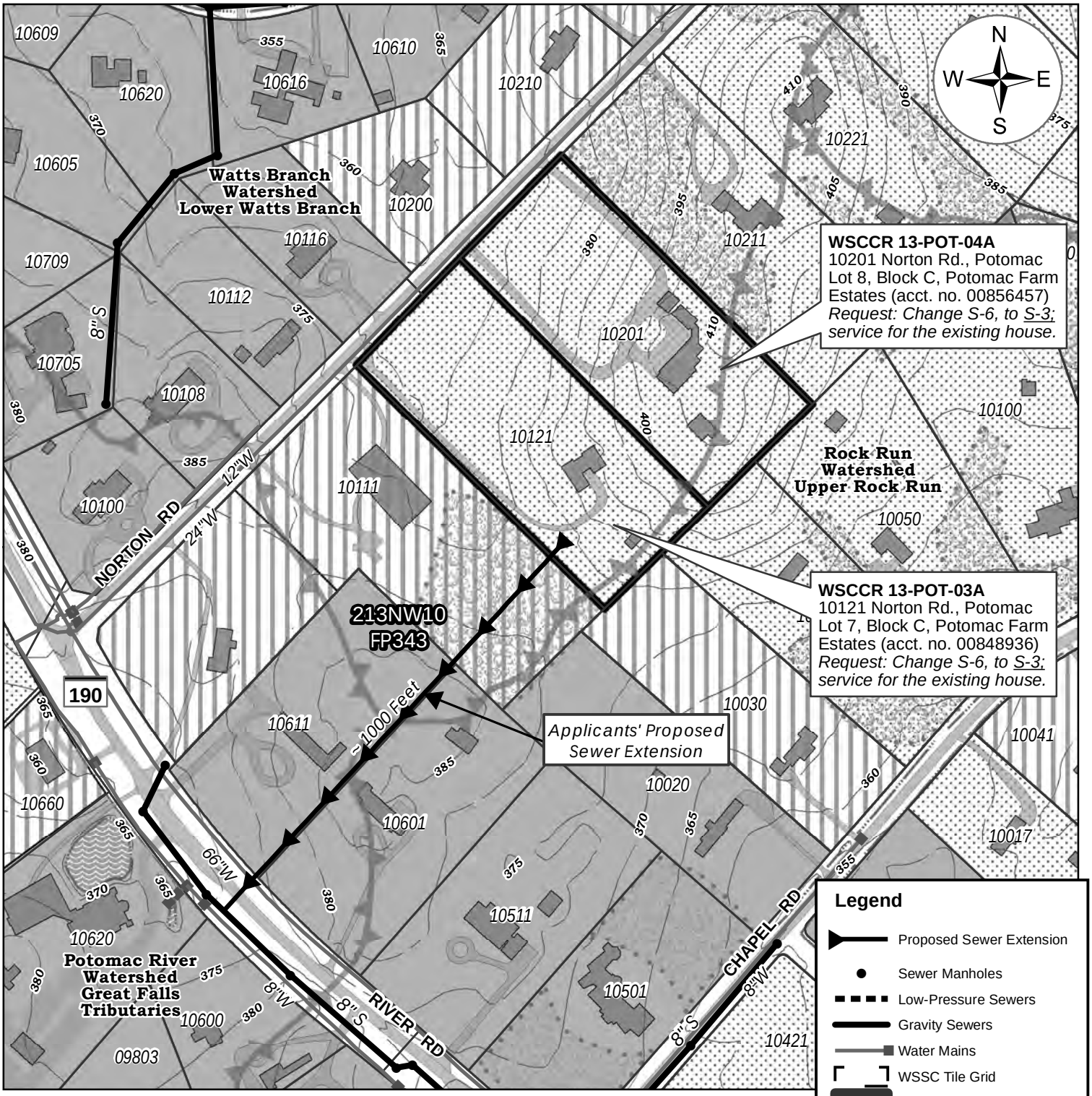
Department of Environmental Protection
Montgomery County Maryland

MONTGOMERY COUNTY MARYLAND 1776

DEP
Water and Wastewater Policy Group

7/26/13

Sewer Service Area Catagories Map
WSCCRs 13-POT-03A (Sunny Bajaj Trust) & 13-POT-04A (Ken & Kavelle Bajaj)



Legend

- Proposed Sewer Extension
- Sewer Manholes
- Low-Pressure Sewers
- Gravity Sewers
- Water Mains
- WSSC Tile Grid
- Subject Site
- Watersheds
- Topography (5 ft. c.i.)
- Woodlands

Sewer Categories

- S-1
- S-3
- S-6

0 100 200 400 600 800 1,000

SCALE (Feet)

DEP
Water and Wastewater
Policy Group

10/8/13

Montgomery County, Maryland
Draft 2013 Comprehensive Water Supply and Sewerage Systems Plan

OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

Isiah Leggett
County Executive

MEMORANDUM

May 12, 2015

TO: George Leventhal, President
Montgomery County Council

FROM: Isiah Leggett, Montgomery County Executive

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

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 nine proposed amendments to the County's *Comprehensive Water Supply and Sewerage Systems Plan.* Recommendations and supporting documentation addressing these amendments are included in the attached staff report. All nine amendments are requests for individual water/sewer service area category changes.

The recommendations for these amendments are consistent with the adopted policies and guidelines included in the Water and Sewer Plan and are consistent with local area master plan service recommendations. Nevertheless, I expect that the following cases, which both involve proposals for non-profit, private institutional facilities, will likely generate public testimony and worksession discussions.

Montrose Baptist Church – WSCCR 14-GWC-01A

Montrose Baptist Church has proposed to move from its existing location at 5100 Randolph Road, Rockville, to a new site on Ridge Road, near Cedar Grove. The church plans to develop this 33.28-acre, Rural Cluster-zoned site with a sanctuary, private school, and a child development center using public water and sewer service. The category change application was filed by the current owners on the church's behalf, as the church does not yet own the site. Because the site is located outside the recommended public sewer service envelope, the applicants are seeking approval for public service under the Water and Sewer Plan's private institutional facilities (PIF) policy. The recommended approval of categories W-1 and S-3 will need to be restricted to a PIF use only.

Public water service is available from an existing main along Ridge Road at the site. Public sewer service will require a sewer main extension of between 3,000 and 4,200 feet. The church's engineer has identified four possible alignments for a sewer extension, all of which involve the use of grinder pump/low-pressure sewerage systems. Washington Suburban Sanitary Commission (WSSC) policies require that a pump/pressure sewerage system for a non-residential use be dedicated to only that use. No other connections are allowed into the pump/pressure system along the main's alignment. The new pressure main could not offer sewer service to any abutting properties along the alignment. The

Canaan Christian Church – WSCCRs 13-PAX-01A through -04A

Canaan Christian Church also has proposed to move from an existing location; in this case from 2100 University Boulevard in Silver Spring, to a new site along Old Columbia Pike just north of the Burtonsville commercial center. The proposed site consists of five separate parcels belonging to four owners who have acted as the applicants for these requests; the church does not currently own the site. The church plans to develop this 37.71-acre, Rural Cluster-zoned site with a sanctuary and youth center using public water and sewer service.

The 1997 Fairland Master Plan did allow for consideration of public water and sewer service for a part of this site, sparking development interest from several potential institutional and commercial users. However, the 2012 Burtonsville Commercial Neighborhood Plan revisited this rural-zoned area and recommends it now for only low-density uses suitable without the provision of public sewer service. The use of the Water and Sewer Plan's private institutional facilities policy in this instance would be in direct conflict with the Council's recent and specific land use decisions for this part of Burtonsville. This request is recommended for denial of categories W-3 and S-3.

Staff from DEP will be available to discuss these and other amendments at worksessions with the Transportation, Infrastructure, Energy, and Environment Committee and with the full Council.

IL:as

Attachment (s)

c: Virginia Kearney, Acting Director, Water Management Administration, Maryland Department of the Environment
David Craig, Secretary, Maryland Department of Planning
Casey Anderson, Chair, Montgomery County Planning Board
Jerry Johnson, General Manager, Washington Suburban Sanitary Commission
Lisa Feldt, Director, Department of Environmental Protection
Diane Schwartz Jones, Director, Department of Permitting Services

Requested Amendments:
Montgomery County Comprehensive Water Supply and Sewerage Systems Plan

County Executive's April 2015 Amendment Transmittal to the County Council

NINE WATER/SEWER CATEGORY CHANGE REQUESTS

Montgomery County Comprehensive Water Supply and Sewerage Systems Plan

Proposed Category Map Amendment

County Executive's April 2015 Amendment Transmittal to the County Council

▪ Nine Water/Sewer Service Area Category Change Requests

Prepared by
The Department of Environmental Protection
Lisa Feldt, Director
David Lake, Manager, Water and Wastewater Policy Group
Alan Soukup, Senior Planner, Water and Wastewater Policy Group

We acknowledge and appreciate the assistance of the following agencies in the preparation of this amendment packet:

Washington Suburban Sanitary Commission
Maryland – National Capital Park and Planning Commission
Montgomery County Department of Permitting Services

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS
County Executive's April 2015 Transmittal Packet

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Executive Summary: Proposed Category Change Amendments And Recommendation

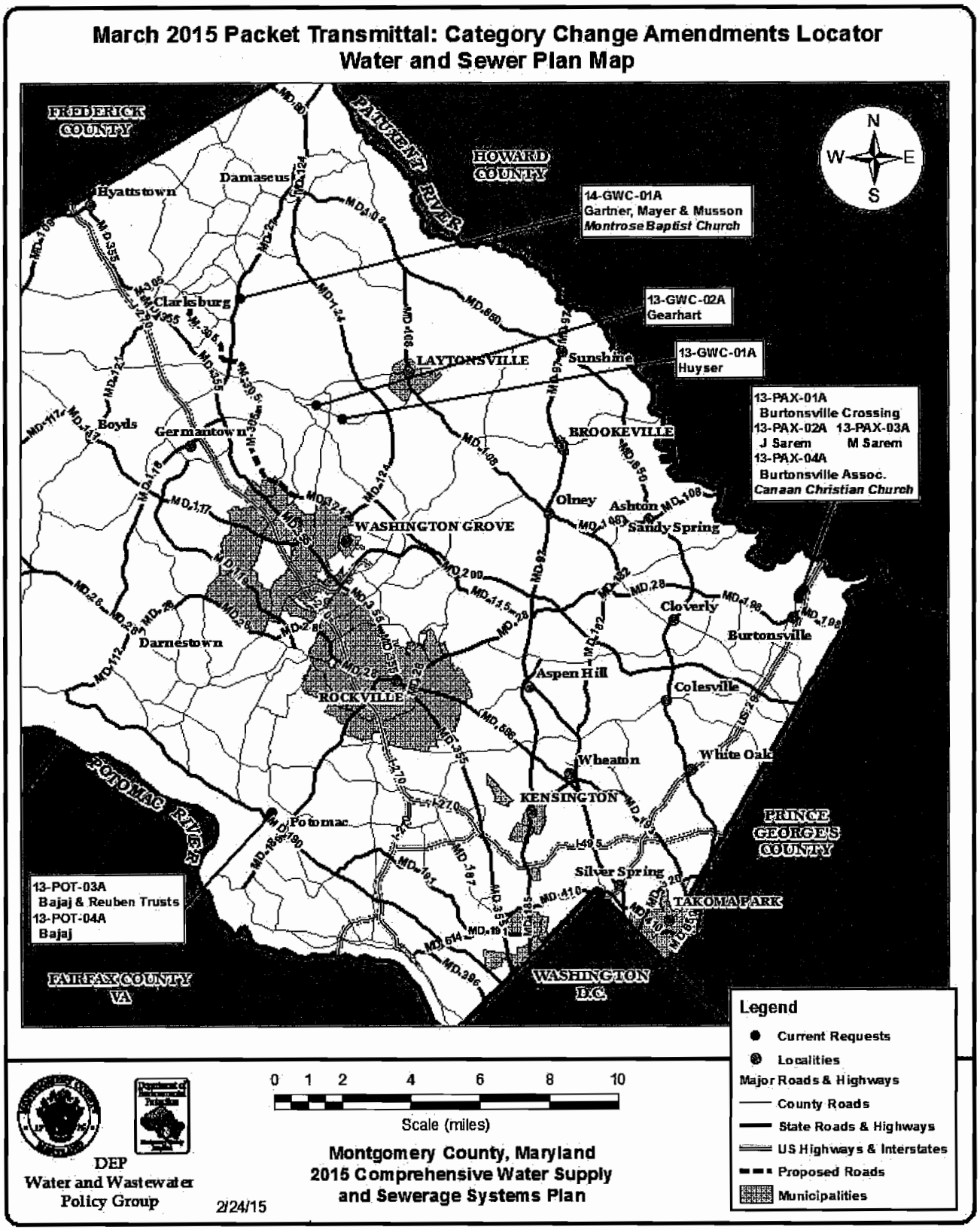
Plan Amendment No. & Applicant Location - Zoning - Acreage - Proposed Use	**Requested Change**	**Executive Recommendation & Policy Summary**	**Packet Page No.**
WSCCR 13-GWC-01A: Peter Huyser • 8617 Warfield Road, Gaithersburg • Goshen - Woodfield - Cedar Grove P.A. • RE-2 Zone; 38,768 sq. ft. (0.89 ac.) • Planned Use: one single-family house	W-6 to **W-3** S-6 to **S-3**	**Approve W-3. Deny S-3, maintain S-6.** Public water service in the RE-2 Zone can be considered under the large-lot area water service policy. Public sewer service in the RE-2 Zone is not consistent with either Water and Sewer Plan policies or master plan recommendations.	Report: **Pgs. 1-2** Category Maps: **Pgs. 3-4**
13-GWC-02A: Cheryl Gearhart, Tr. • 9311 Warfield Rd., Gaithersburg • Goshen - Woodfield - Cedar Grove P.A. • RE-2 Zone; 39,097 sq. ft. (0.90 ac.) • Planned Use: one single-family house	W-3 (No Change) S-6 to **S-3**	**Deny S-3, maintain S-6.** Public sewer service in the RE-2 Zone is not consistent with either Water and Sewer Plan policies or master plan recommendations.	Report: **Pgs. 5-6** Support Maps: **Pgs. 7-8** Category Map: **Pg. 9**
WSCCR 14-GWC-02A: Jane Gartner, John Mayer & Larry Musson (for Montrose Baptist Church) • 23501 Ridge Road Cedar Grove • Goshen - Woodfield - Cedar Grove P.A. • RC Zone; 33.82 acres • Planned Use: place of worship (500 seats), private school (500 students), & child development center (150 children)	W-6 to **W-3** S-6 to **S-3**	**Approve W-1 and S-3, both for a PIF use only.** Public water and sewer service, outside the limits of the planned service envelopes, can be considered for non-profit facilities (or PIFs) under the Water and Sewer Plan's PIF policy. Water service is available along Ridge Rd. Sewer service can be provided using pump and pressure sewer systems that will not make new sewer service available to any abutting improved of vacant properties.	Report: **Pgs. 10-11** Concept Plan: **Pg. 13** Support Maps: **Pgs. 14-16** Category Maps: **Pgs 17-18**
13 PAX-01A, -02A, -03A & -04A (for Canaan Christian Church) • Old Columbia Pk., Burtonsville • Patuxent Watershed Conservation P.A. • RC Zone; 11.14 ac. total • Planned Use: place of worship and associated facilities		**Deny W-3 and S-3, maintain W-6 and S-6, for all four requests.** This RC-zoned site is located outside the planned sewer service envelope; sewer service cannot be considered under the Water and Sewer Plan's general service policies. Further, the 2012 Burtonsville Crossroads Neighborhood Plan specifically recommends against public sewer service for any use in this area, which is planned only for rural-type development. This recommendation supersedes water and sewer service policies that provide exceptions to the general service policies, such as that for private institutional (non-profit) facilities. Neither the applicants nor the proposed church have indicated that public water service alone would allow the proposed project to proceed.	Report: **Pgs. 19-24** Concept Plan: **Pg. 25** Support Maps: **Pgs. 26-27** Category Maps: **Pgs 28-29**
13-PAX-01A: Burtonsville Crossing LLC • Old Columbia Pk., Burtonsville • RC Zone; 11.14 ac.	W-6 to **W-3** S-6 to **S-3**		
13-PAX-02A: Marion Sarem • Old Columbia Pk., Burtonsville • RC Zone; 5.88 ac.	W-6 to **W-3** S-6 to **S-3**		
13-PAX-03A: Jennifer Sarem • 15901 & 16001 Old Columbia Pk., Burtonsville • RC Zone; 11.77 ac.	W-6 to **W-3** S-6 to **S-3**		
13-PAX-04A: Burtonsville Assoc. • Old Columbia Pk., Burtonsville • RC Zone; 9.52 ac.	W-6 to **W-3** S-6 to **S-3**		

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS
County Executive's April 2015 Transmittal Packet

Executive Summary: Proposed Category Change Amendments And Recommendation

Plan Amendment No. & Applicant Location - Zoning - Acreage - Proposed Use	**Requested Change**	**Executive Recommendation & Policy Summary**	**Packet Page No.**
WSCCR 13-POT-03A: Sunny & Rueben Bajaj Trust • 10121 Norton Rd., Potomac • Potomac – Cabin John P.A. • RE-2 Zone; 5.00 ac. • Planned Use: sewer service for the existing house	W-1 (No change) S-6 to **S-3**	**Deny S-3, maintain S-6.** Water and Sewer Plan general service policies direct that public sewer use is not consistent with the RE-2 Zone that applies to this property. Use of the peripheral sewer service recommendations (2002 Potomac Master Plan) is not appropriate due to potential damage to existing trees along the proposed sewer extension alignment.	Report: **Pgs. 30-31** Support Maps: **Pgs. 33-34** Category Map: **Pg. 35**
WSCCR 13-POT-04A: Ken and Kavelle Bajaj • 10201 Norton Rd., Potomac • Potomac – Cabin John P.A. • RE-2 Zone; 5.00 ac. • Planned Use: sewer service for the existing house	W-1 (No change) S-6 to **S-3**	**Deny S-3, maintain S-6.** Water and Sewer Plan general service policies direct that public sewer use is not consistent with the RE-2 Zone that applies to this property. Use of the peripheral sewer service recommendations (2002 Potomac Master Plan) is not appropriate due to potential damage to existing trees along the proposed sewer extension alignment.	Report: **Pgs. 31-32** Support Maps: **Pgs. 33-34** Category Map: **Pg. 35**

March 2015 Packet Transmittal: Category Change Amendments Locator Water and Sewer Plan Map



COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS
County Executive's April 2015 Transmittal Packet

FY 2013 and FY 2014 Category Change Requests

Request #1

WSCCR 13-GWC-01A: Peter Huyser

County Executive's Recommendation: **Approve W-3. Deny S-3; maintain S-6.**

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
• 8617 Warfield Road, Gaithersburg • Parcel P435, Dorsey Meadows; acct. no. 01527504 • Map tile: WSSC – 228NW08; MD – GU13 • North side of Warfield Rd. east of Miracle Dr. • RE-2 Zone; 38,768 sq. ft. (0.89 ac.) • Goshen – Woodfield – Cedar Grove Planning Area Preservation of Agriculture and Rural Open Space Master Plan (1980) • Middle Great Seneca Creek Watershed (MDE Use I) • Existing use: unimproved Proposed use: residential, single-family house	Existing – **Requested** – Service Area Categories W-6 **W-3** S-6 **S-3** Applicant's Explanation " ...The owner would like to build a single family home here in the near future." (Source: transmittal letter from owner's engineer, Benning & Assoc., Inc.)

Executive Staff Report

The applicant has requested water and sewer category changes for W-3 and S-3 to allow the construction of a new single-family house on an existing parcel. The area is zoned as RE-2 and as such, can be considered for public water service. Under the general water service policies in the County's Plan, the use of public water service for large-lot areas, including those within the Preservation of Agriculture and Rural Open Space Master Plan, has been approved in the past. Public sewer service, however, is not consistent with both Water and Sewer Plan policies and master plan service recommendations.

WSSC has identified the need for a 650-foot water main extension to serve the property. It is unlikely that an individual owner building a single house would finance this extension alone. However, approval of category W-3 here may provide incentive for other similar requests, creating a larger demand for water service in the future. In addition, other nearby properties are already designated as category W-3 (8515 and 8521 Warfield Rd.). Although the site is not recommended for public sewer, providing service would require a 425-foot sewer extension to an existing sewer main within the East Village subdivision at Fulks Farm Rd. WSSC notes that rights-of-way would need to be acquired for this extension and that construction may require removing existing trees.

M-MCPPC staff have noted the recommendation of the Preservation Agriculture and Open Space Master Plan to maintain the use of septic systems in this RE-2-zoned area. They do, however, concur with the request for approval of W-3.

Agency Review Comments

DPS: None provided.

M-NCPPC – Area 3 Planning: The 1980 Preservation of Agriculture and Rural Open Space Master Plan confirmed the RE-2 zoning for this area, and recommended against the provision of sewer. The Tax Record for this parcel indicates 38,768 square feet - close to the deed description (0.88 acres). Parcel 435 does not meet the current minimum lot size (87,120 square feet). A deed was recorded on April 26, 1972 (4207/526) which also

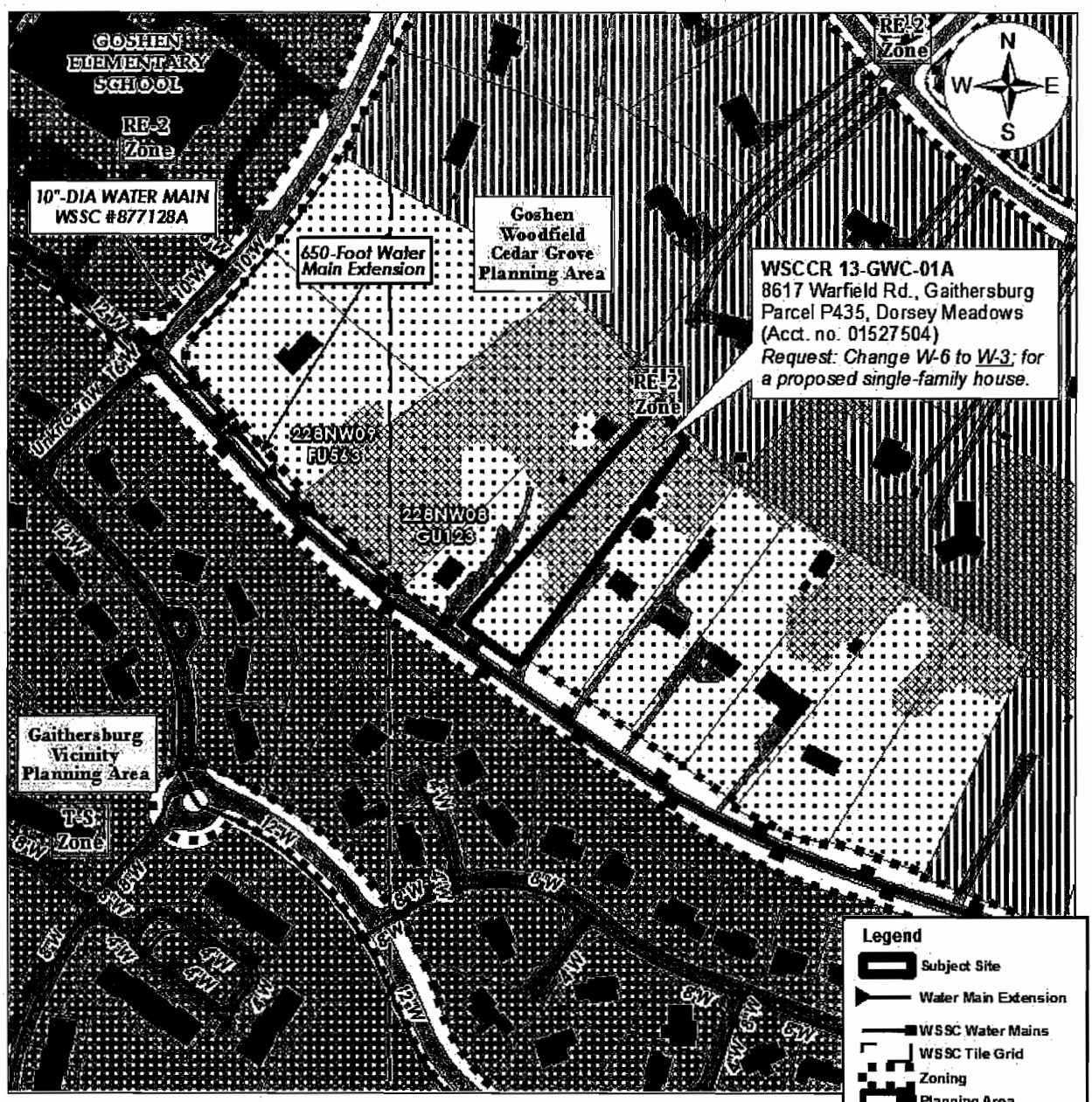
described it the property as a 0.862 acre parcel. It is likely to be grandfathered which means it could be platted, with a recommendation that it be on septic. Recommendation: Approve W-3, Deny S-3.

M-NCPPC – Parks Planning: No apparent park impact.

WSSC-Water: Water pressure zone: Montgomery County High Zone (660A). A 650-foot-long non-CIP-sized water extension is required to serve the property. This extension would connect to 10-inch main at the crossings of Warfield Road and Miracle Drive (contract no.877128A) and would abut approximately three properties in addition to the applicant's. Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property. This extension would not be required to appear in an adopted Capital Improvement Program since it does not meet the criteria for a major project (COMAR 29 § 7-101.b.3).

WSSC-Sewer: Basin: Seneca Creek. A 425 -foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to 8-inch sewer main in Fulks Farm Rd (contract # 804674Q) would abut approximately three properties in addition to the applicant's. Rights-of-way would be required. Construction of this extension may involve the removal of trees. Average wastewater flow from the proposed development: 302GPD. Program-sized sewer mains are not required to serve the property. This extension would not be required to appear in an adopted Capital Improvement Program since it does not meet the criteria for a major project (COMAR 29 § 7-101.b.3). Interceptor capacity is adequate. Treatment capacity is adequate.

WSCCR 13-GWC-01A (Peter Huyser): Water Service Area Catagories Map



0 100 200 400 600 800

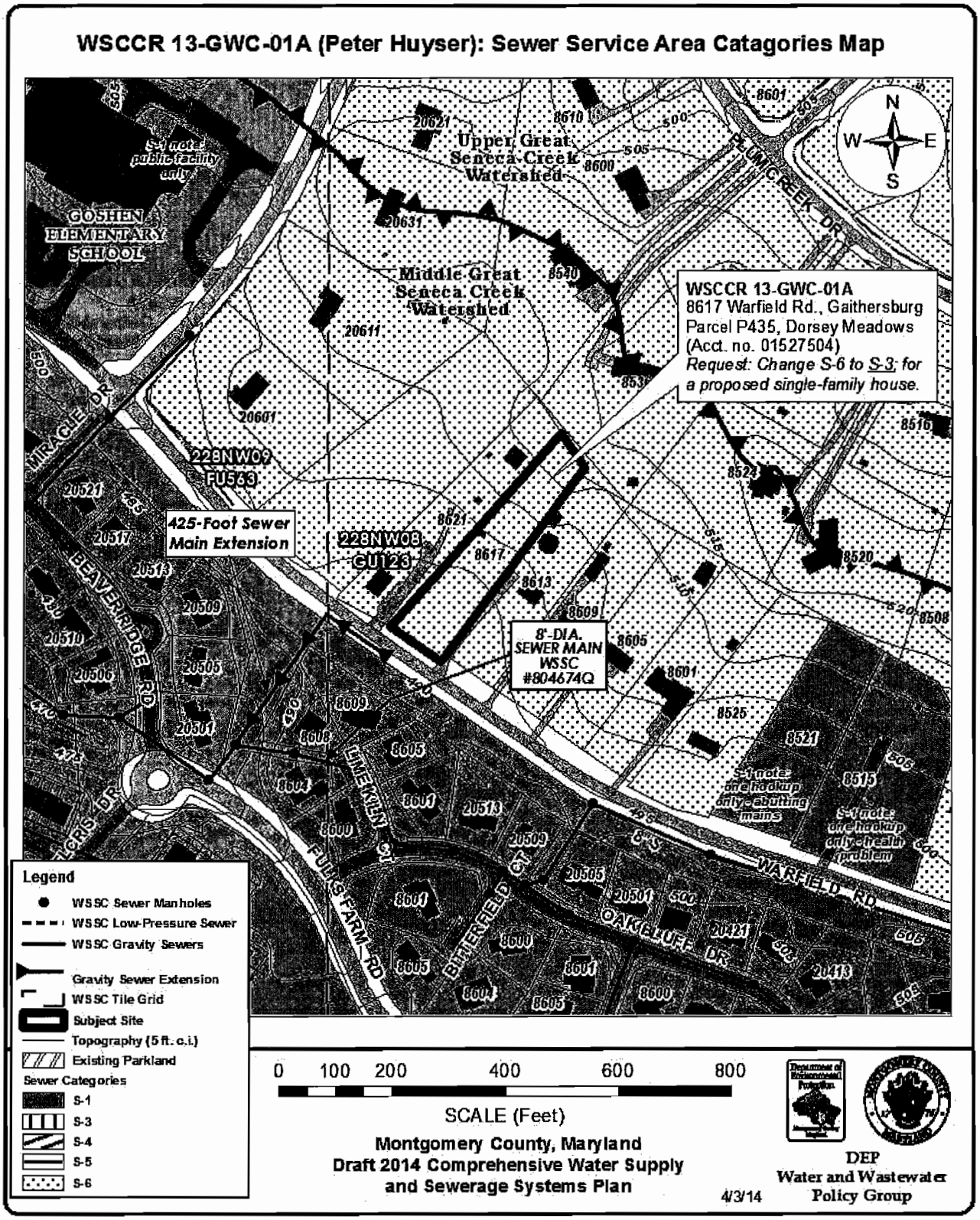
SCALE (Feet)

DEP
Water and Wastewater
Policy Group

4/3/14

Montgomery County, Maryland
Draft 2014 Comprehensive Water Supply and Sewerage Systems Plan

WSCCR 13-GWC-01A (Peter Huyser): Sewer Service Area Catagories Map



Request #2

WSCCR 13-GWC-02A: Cheryl Gearhart, Tr.

County Executive's Recommendation: **Deny S-3; maintain S-6.**

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
• 9311 Warfield Rd., Gaithersburg • Lot 37, Block C, Goshen Estates (acct. no. 03649692) • Map tile: WSSC – 229NW09; MD – FV51 • North side of Warfield Rd., west of Warfield Ct. • RE-2 Zone; 39,097 sq. ft. (0.90 ac.) • Goshen – Woodfield – Cedar Grove Planning Area Preservation of Agriculture and Rural Open Space Master Plan (1980) • Upper Great Seneca Creek Watershed (MDE Use I) • Existing use: vacant Proposed use: one single-family house	Existing – **Requested** – Service Area Categories W-3 W-3 (no change) S-6 **S-3** Applicant's Explanation "1. Consistency – Residential homes at 8515 and 8521 Warfield Road with lot sizes similar to 9311 Warfield Road were granted category changes from S6 to S3 in 2005 or 2006. "2. Marketability – A current approved plan for 9311 Warfield Road designs a septic easement/field on adjacent property 9301 Warfield Rd. which is detrimental to the marketing of both the approved lot at 9311 Warfield Road and the home at 9301 Warfield Road. "3. Environmentally – The development of the septic field/easement by 9311 Warfield Road will negate the use of the current excellent well used by 9301 Warfield Road and force an alternate well location downhill and close to the original in-use septic field which is 50 years old.

"4. Environmentally – Maryland is attempting to limit septic fields/systems.

"5. Health – Pepco fails to deliver electricity several times annually thus bathrooms are not unusable.

"6. Convenience – There is a utility easement facing and leading to 9311 Warfield Road immediately across Warfield Road (within 30 or 40 feet) with connections to the public sewer lines in the Salem's Grant [subdivision].

"As seniors we are considering selling our too large home at 9301 Warfield Road and building a new home on our approved site at 9311 and hope for your positive consideration of our request. We've included a survey for your perusal.

"Thank you, Cheryl Gearhart"

Executive Staff Report

The applicant has requested a change from sewer category S-6 to S-3 to support the construction of a new dingle-family house on this property. The property is designated as water category W-3 and is already eligible for public water service. Public sewer service, however, is not consistent with both general Water and Sewer Plan sewer service policies and sewer service recommendations in the Preservation of Agriculture and Rural Open Space Master Plan.

Although the site is not recommended for public sewer, service would require a 300-foot sewer extension to an existing main within the East Village subdivision at Aspenwood La. WSSC notes that rights-of-way would need to be acquired for this extension and that construction may require removing existing trees. DPS has noted that the use of existing septic easement on the adjacent Lot 28 (#9301) for the construction of a new house this property is still allowed.

M-MCPPC staff have noted the recommendation of the Preservation Agriculture and Open Space Master Plan not to provide public sewer service in this RE-2-zoned area.

The applicant has cited two other sewer category changes as a precedent for the approval of this request, identified as follows: 8515 and 8521 Warfield Road. However, the sewer category changes for these two properties were granted under specific service policies that do not currently apply to the applicant's property. 8515 Warfield Rd. was approved for public sewer service due to a health problem involving the failure of the septic system. 8521 Warfield Rd. was approved for public sewer service under the Water and Sewer Plan's abutting mains policy. (These cases are shown on the map at page 8.)

Agency Review Comments

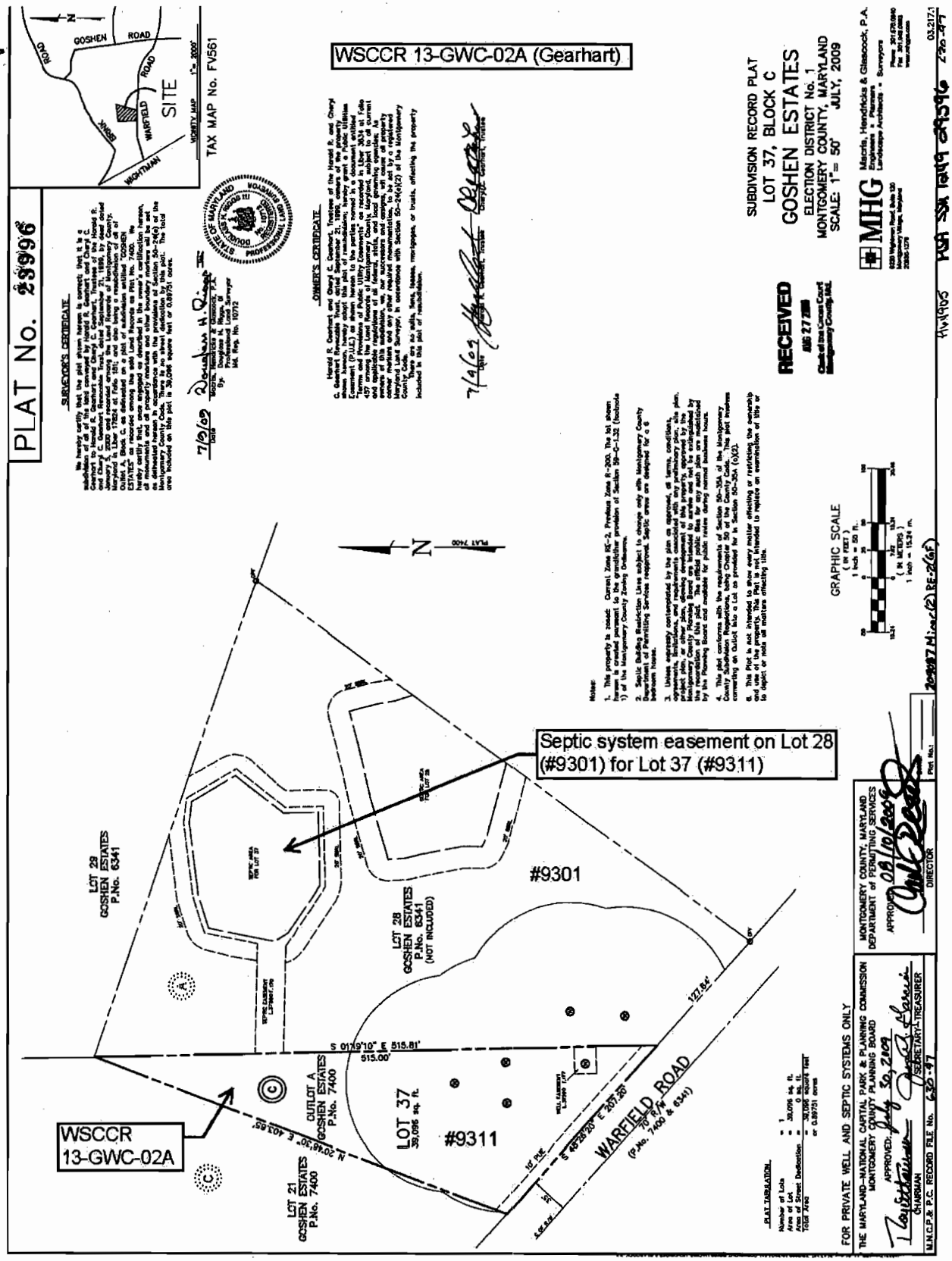
DPS: This property has an approved septic area on an easement on the adjacent lot. While this arrangement is no longer allowed for new lots, the use of this existing easement is grandfathered. (See pg. 7)

M-NCPPC – Planning Dept.: In 2009, this previous outlot was converted to a lot under the minor subdivision procedure. One of the findings was that there was adequate sewerage and water service to the property by an approved private well on site and an approved septic system (an easement on the adjacent property owned by the applicant). The applicants wish to move from the property subject to the easement and to the new lot created, but argue that the proposal they had approved in 2009 is detrimental to the marketing of both properties. This property is within the area of the Preservation of Agriculture and Rural Open Space Master Plan and is not recommended for public sewer service. Recommendation: Deny S-1.

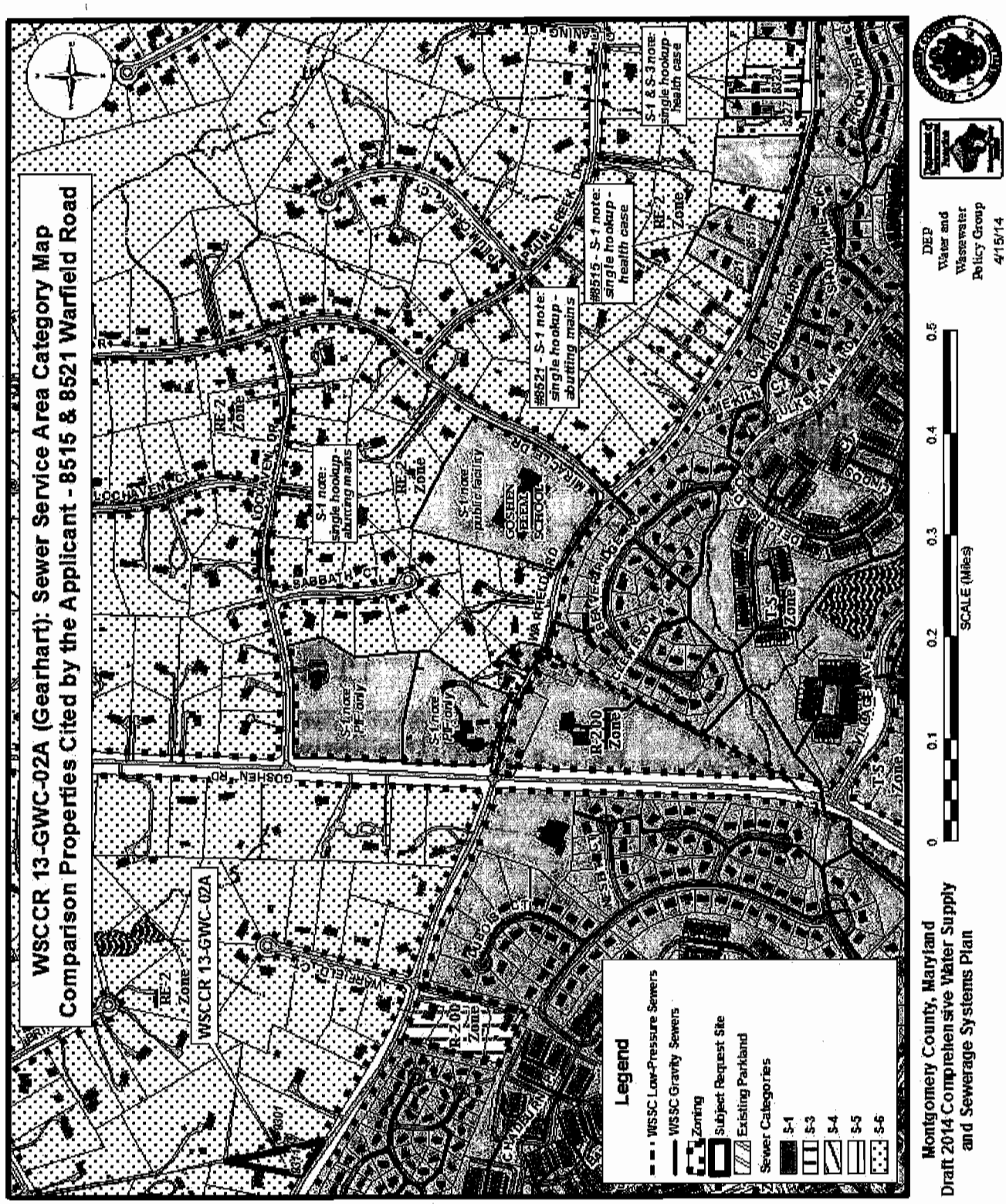
M-NCPPC – Parks Planning: No apparent park impact.

WSSC - Water: *(Not requested)*

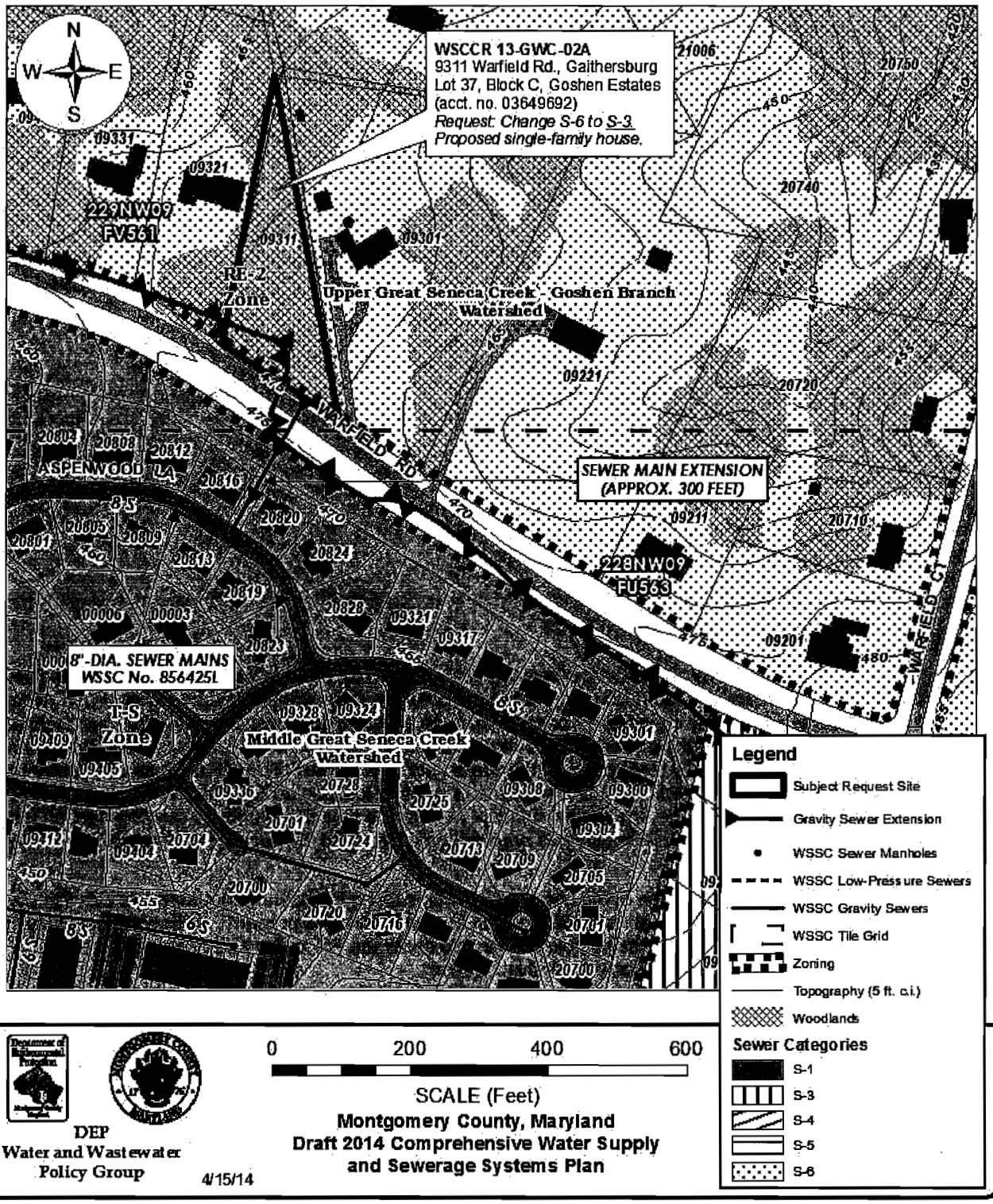
WSSC - Sewer: Basin: Seneca Creek. A 300-foot-long non-CIP-sized water extension is required to serve the property. This extension would connect to existing 8-inch sewer main in Aspenwood Lane (contract no. 856425L). Rights-of-way would be required. Construction of this extension may involve the removal of trees. Average wastewater flow from the proposed development: 302GPD. Program-sized sewer mains are not required to serve the property. This extension would not be required to appear in an adopted Capital Improvement Program since it does not meet the criteria for a major project (COMAR 29 § 7-101.b.3). Interceptor capacity is adequate. Treatment capacity is adequate.


WSCCR 13-GWC-02A (Gearhart)
PLAT No. 23996
SITE
TAX MAP No. FV561
SUBDIVISION RECORD PLAT
LOT 37, BLOCK C
GOSHEN ESTATES
ELECTION DISTRICT No. 1
MONTGOMERY COUNTY, MARYLAND
SCALE 1"= 50' JULY, 2009
MHG
RECEIVED
Septic system easement on Lot 28 (#9301) for Lot 37 (#9311)
#9301
#9311
LOT 37
30,095 sq. ft.
WARFIELD ROAD
(P.No. 7400 & 6341)
LOT 28
GOSHEN ESTATES
P.No. 6341
(NOT INCLUDED)
LOT 29
GOSHEN ESTATES
P.No. 6341
OUTLOT A
GOSHEN ESTATES
P.No. 7400
LOT 21
GOSHEN ESTATES
P.No. 7400
WSCCR
13-GWC-02A
GRAPHIC SCALE
FOR PRIVATE WELL AND SEPTIC SYSTEMS ONLY
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT of PERMITTING SERVICES
DIRECTOR
THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
CHAIRMAN
SECRETARY-TREASURER
M.N.C.P.& P.C. RECORD FILE No.

WSCCR 13-GWC-02A (Gearhart)



WSCCR 13-GWC-02A (Cheryl Gearhart): Sewer Service Area Catagories Map



Request #3

WSCCR 14-GWC-02A: Jane Gartner, John Mayer & Larry Musson (for Montrose Baptist Church)

County Executive's Recommendation: **Approve W-1 and S-3, both restricted to a private institutional facility (PIF) use only. DEP will review sewer main extension plans with WSSC to ensure that PIF policy requirements are maintained by this project.**

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
• 23501 Ridge Road - Cedar Grove • Parcel P813, Res on Locust Level (acct. no. 02866721) • Map tile: WSSC – 233NW11; MD – FW22 • East side of Ridge Road (MD 27), north of Davis Mill Road • RC Zone; 33.82 acres • Goshen - Woodfield - Cedar Grove Planning Area Clarksburg Master Plan (1994) • Little Seneca Creek Watershed (MDE Use IV) • Existing use: agricultural Proposed use: place of worship (500 seats), private school (500 students), & child development center (150 children) for Montrose Baptist Church (see the sketch concept plan on page 13)	Existing – **Requested** – Service Area Categories W-6 **W-3** S-6 **S-3** Applicant's Explanation "The proposed use is more compatible with public water and sewer service."

Executive Staff Report

The applicants have requested the approval of categories W-3 and S-3 for the provision of public water and sewer service to a parcel zoned Rural Cluster (RC) along Ridge Rd. between Clarksburg and Damascus. Public water service in the RC Zone is generally intended for projects that use a cluster development option for multiple lots. In addition, the property is outside the planned public sewer envelope. Therefore the request will be considered under the Private Institutional Facility (PIF) policy in the Water and Sewer Plan. The PIF user, Montrose Baptist Church, has proposed relocation to this site from the church's existing location on Randolph Rd. near Randolph Farms. Although not final at this stage, the current concept plan for the church's proposed development on the Ridge Rd. site is attached at page 13. The church's engineer has estimated the impervious area on this concept plan at approximately 20 percent.

The use of public water service from one of the two abutting mains along Ridge Road is consistent with PIF policy requirements. WSSC has confirmed that water service can be provided to the property. Although water service might be considered under the abutting mains policy, an action under the PIF policy and approval of category W-1 restricted to a PIF use better fits the context of this request.

There are no existing WSSC sewer mains in close proximity to the site. WSSC' s initial review considered a 3,000-foot gravity main extension from the church site south along Ridge Rd. to an existing main at Arora Hills Dr. However, this main would abut and potentially serve as many as 25 additional properties along its alignment, most designated as sewer category S-6. This is not consistent with the PIF policy requirements in the Water and Sewer Plan. Accordingly, this gravity sewer extension is not feasible for the proposed use.

The church's engineer has developed four alternative sewer extension routes from the proposed church site to three existing WSSC gravity sewer mains, which are shown on the maps at pages 15-16. The provision of public sewer service to under these four alternatives will require new main extensions of between 3,000 and 4,200 feet. All of these four alternatives involve the use of an on-site pump and low-pressure sewer. The PIF policy requires that main extensions for new or relocating uses cannot abut additional properties not otherwise approved for

public service. However, low-pressure mains serving non-residential users (churches, schools, commercial uses, etc.) are dedicated by WSSC policies to that single user. No other property along the low-pressure main alignment is allowed a service connection. Given this restriction, the County Council has previously interpreted the PIF policy to allow these low-pressure main extensions to abut unserved properties as they cannot be granted approval for public sewer service via the dedicated, abutting low-pressure main. Any of the four following sewer extensions has the potential to satisfy the PIF policy service extension requirements.

- VIKA Sewer Alternative #1: A 4,200-foot low-pressure sewer extension north along Ridge Rd. to an existing gravity main near the corner of Ridge Rd. and Kings Valley Rd. (see pg. 15). Some additional parallel gravity main construction could be required to mitigate possible odor problems from the low-pressure extension. This dedicated extension would abut, but could not serve, as many as 34 additional properties, most of which are designated as category S-6.
- VIKA Sewer Alternatives #2A & 2B: Two alternative routes were developed for extending a low-pressure sewer main from the eastern end of the project site to an existing gravity sewer main at Preakness Dr. (see pg. 15):
  - #2A - A 3,000-foot low-pressure sewer extension directly to the northeast crossing the adjacent Tregoning property to Preakness Dr. An easement from an intervening property owner (Tregoning) will be required.
  - #2B - A 4,000-foot low-pressure sewer extension directly east crossing either the Tregoning or Gartner properties, then northwest along Kings Valley Rd. to Preakness Dr. in the Sweepstakes neighborhood. Easements from at least two intervening property owners (Garnter and Tregoning) may be required.

  Some additional parallel gravity main construction could be required to mitigate possible odor problems from the low-pressure extensions. These dedicated extensions would abut, but could not serve, as many as three additional properties. Most of the land along this alignment is designated as S-6. Construction could affect trees, depending on the actual alignment.
- VIKA Sewer Alternative #3: A combined, 3,400-foot low-pressure and 600-foot gravity extension south along Ridge Rd. to an existing gravity main at Skylark Dr. in the Greenway Village neighborhood (see pg. 16). This extension would abut as many as 31 additional properties, most of which are designated as category S-6. In order to satisfy the PIF policy requirements the extension would have to be designed to avoid the gravity section abutting anything but properties already approved or intended for public sewer service.

Agency Review Comments

DPS: No comments provided.

M-NCPPC – Planning Dept.: This property at 23501 Ridge Road, Cedar Grove is zoned Rural Cluster and is within the Upper Great Seneca Creek watershed and immediately adjacent to the north of the Cedar Grove Historic District. The proposal would significantly alter the existing agricultural landscape that helps establish the context and setting of the historic district, which would have an adverse effect on this Master Plan-designated historic district.

The property is outside both the recommended sewer service envelope and the development staging areas approved in the 1994 Clarksburg Master Plan. It does not abut an existing sewer main and is over 3,000 feet away from the nearest [public] sewer system. This proposed private institutional facility (PIF) would be a relocating use requiring a new sewer main which would abut properties ineligible for community service under the policies of the Montgomery County Comprehensive Water Supply and Sewerage Systems Plan. According the the special policies adopted in 2003 and 2005 by the County Council for addressing community service for PIFs on a case-by-case basis, this application does not meet the criteria for approval. Recommendation: Deny S-3, approve W-3 for a single hookup.

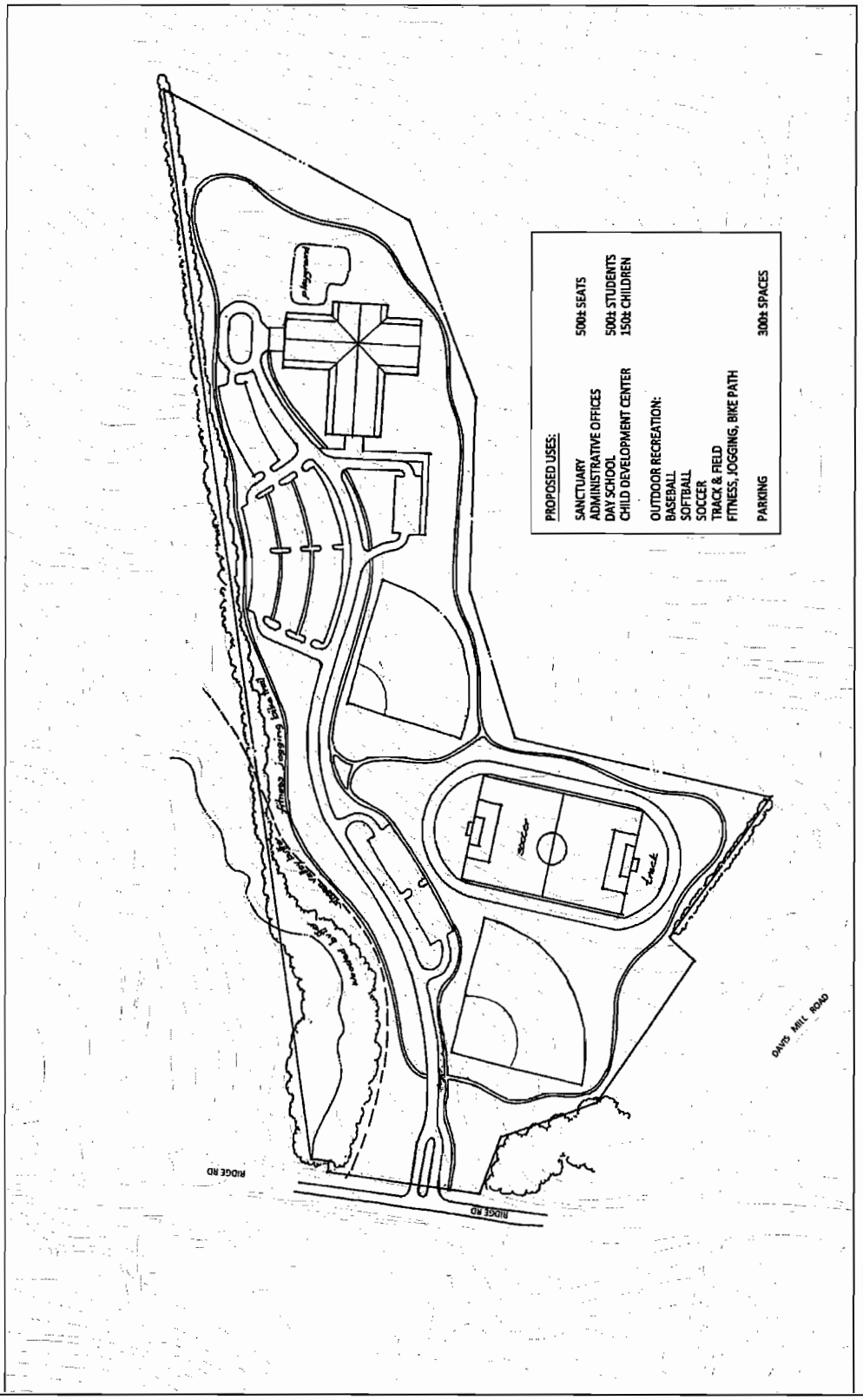
M-NCPPC – Parks Planning: No apparent park impacts.

WSSC - Water: Water pressure zone: 836A. 24 and 16-inch water lines in Ridge Road abut the property (contract nos. 91-8906A & 64-2219A, respectively). Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

WSSC - Sewer: Basin: Seneca Creek. A 3,000-foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to the existing 8-inch gravity sewer on Arora Hills Dr. (contract no. 023263R) and would abut approximately 25 properties in addition to the applicant's. Rights-of-way may be required. Construction of this extension may involve the removal of trees. *[DEP note: WSSC subsequently reviewed the project engineer's proposed pressure sewer alignments and had no objections, but noted the possible need for removal of trees along each alignment.]*

WSCCR 14-GWC-02A

Proposed PIF User's Concept Site Plan



CONCEPT SITE PLAN

MONTROSE MINISTRIES

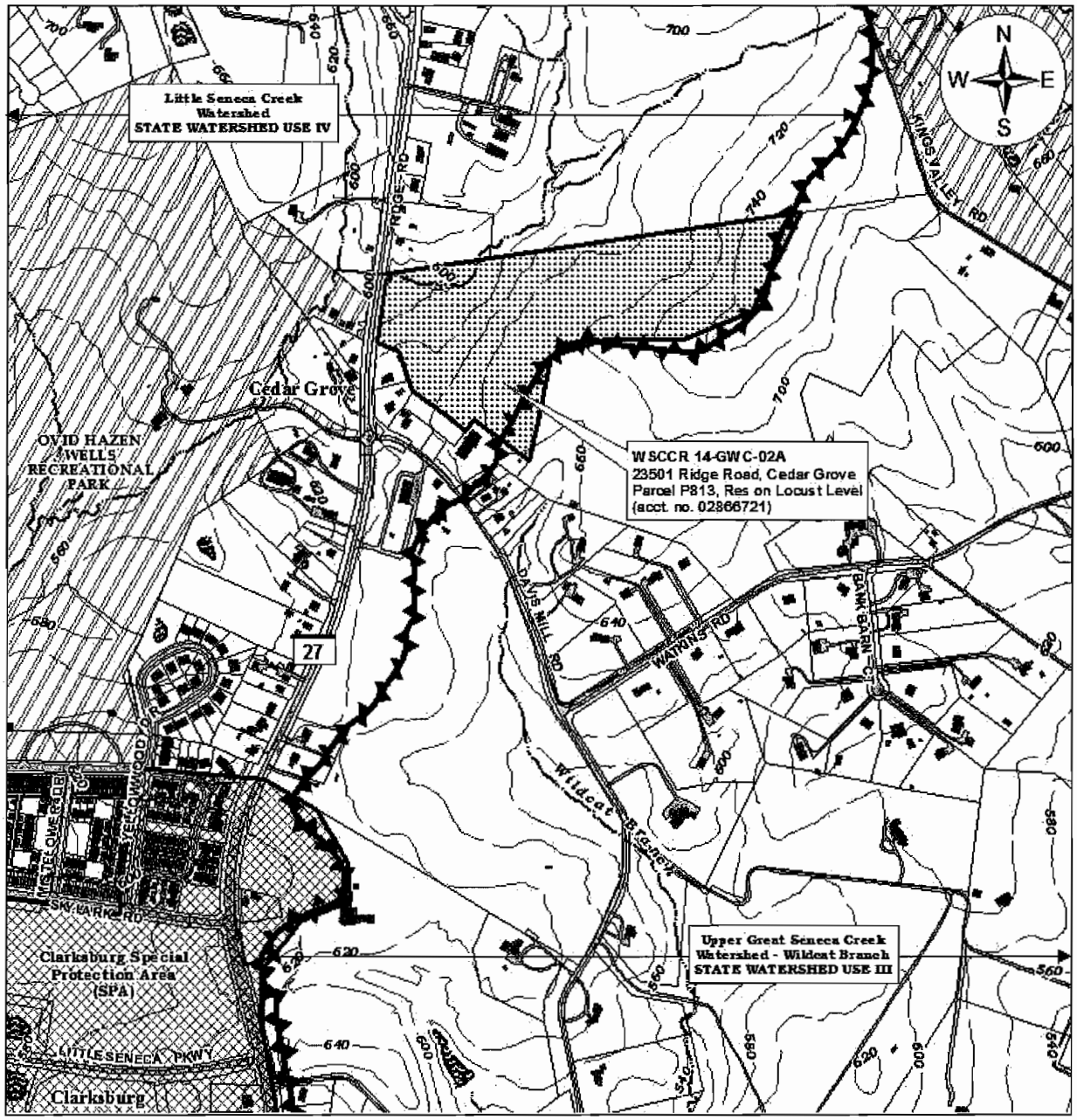
GERMANTOWN, MD
MONTGOMERY COUNTY

JUNE 26, 2014

0 100' 200' 400'

SCALE: 1" = 200'

WSCCR 14-GWC-02A (Jane Gartner, John Mayer, & Larry Musson - for Montrose Baptist Church)
Topography & Watersheds Map



0 500 1,000 1,500 2,000 2,500

SCALE (Feet)

Legend

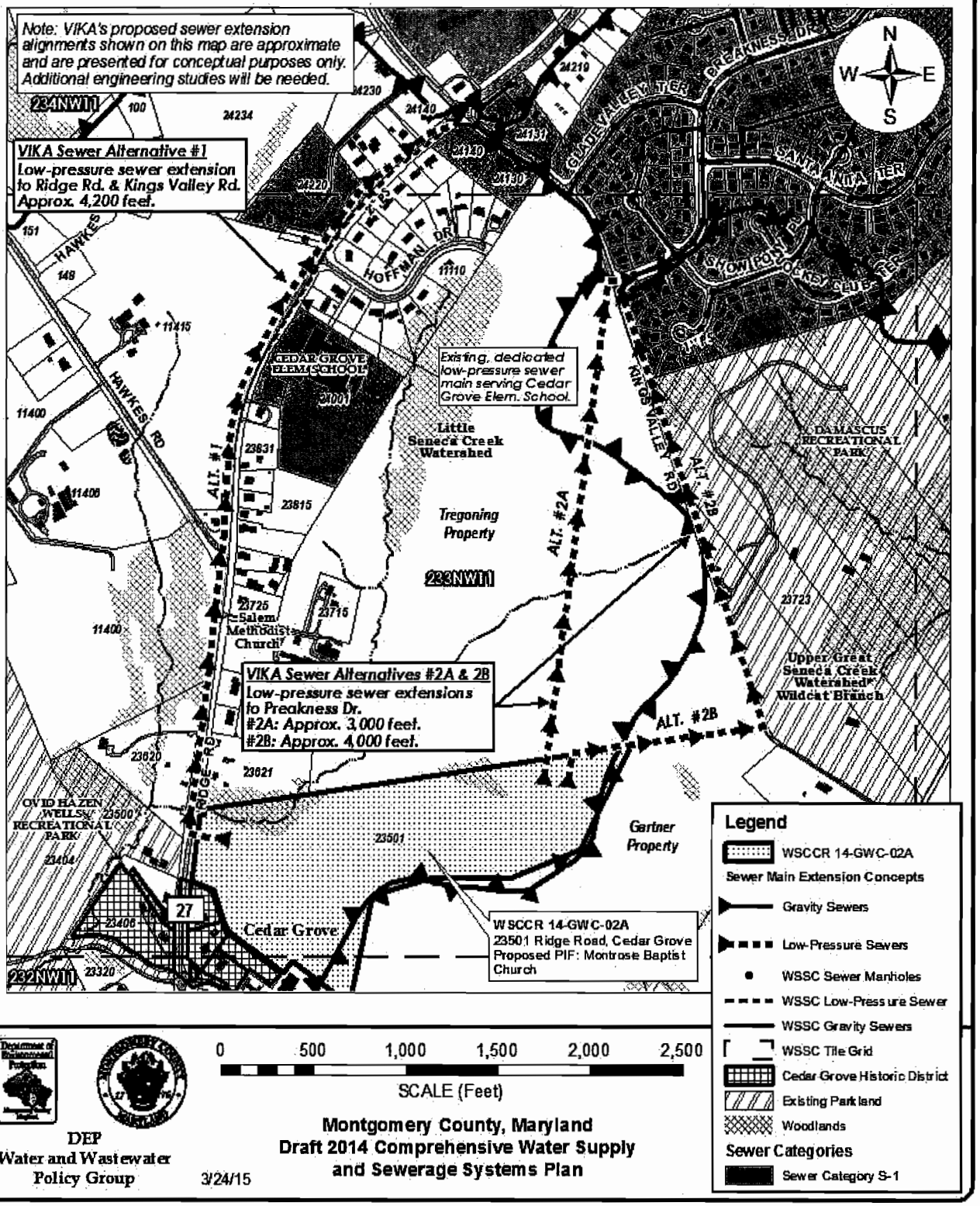
- Major Watersheds
- Topography (20 ft. c.i.)
- Special Protection Area
- Existing Parkland
- WSCCR 14-GWC-02A

DEP
Water and Wastewater
Policy Group

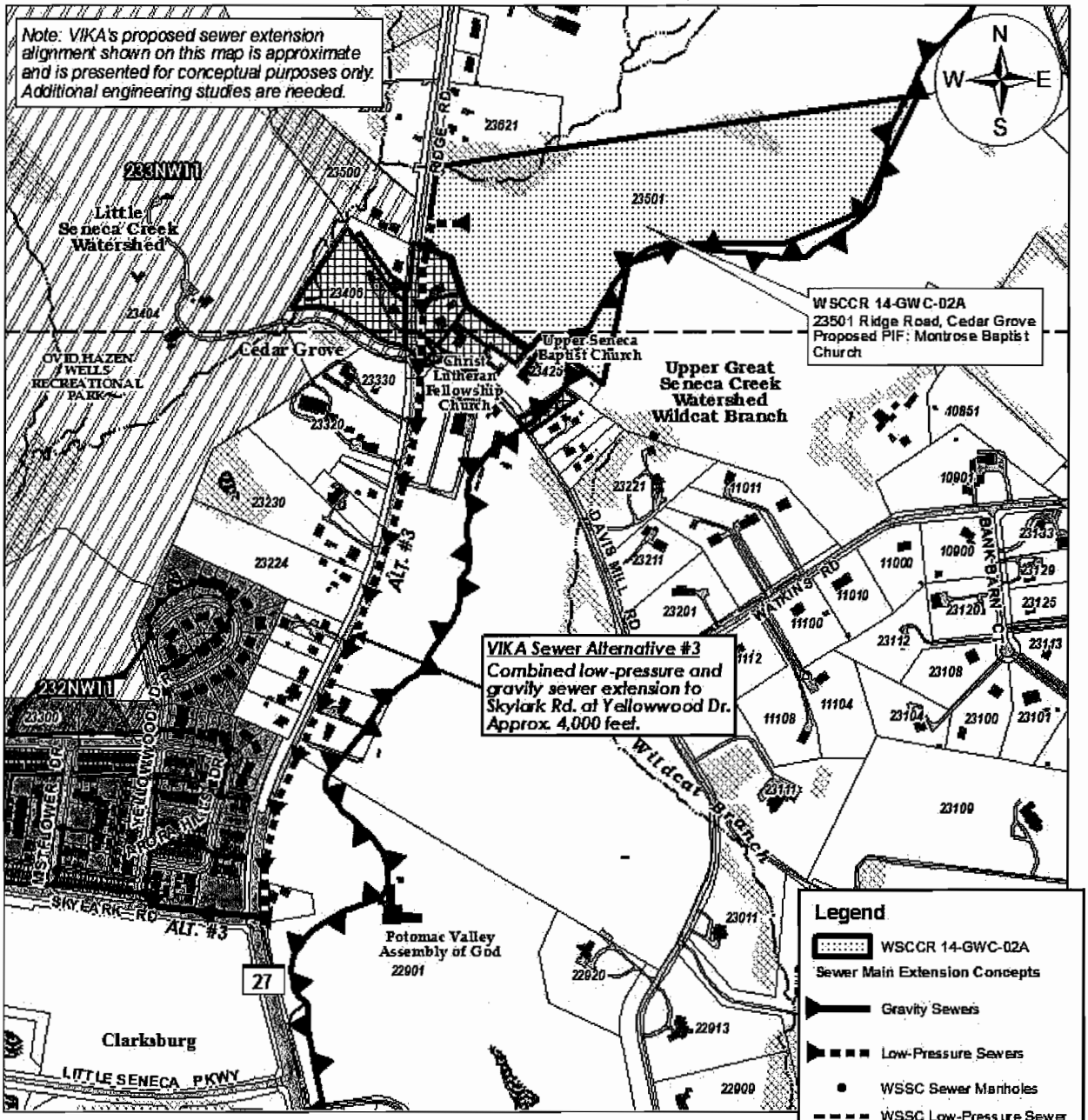
3/23/15

Montgomery County, Maryland
Draft 2014 Comprehensive Water Supply and Sewerage Systems Plan

WSCCR 14-GWC-02A: Possible Sewer Main Extensions to the North (By VIKA for Montrose Baptist Church) - Catagory Change Request Map



WSCCR 14-GWC-02A: Possible Sewer Main Extension to the South (By VIKA for Montrose Baptist Church) - Catagory Change Request Map

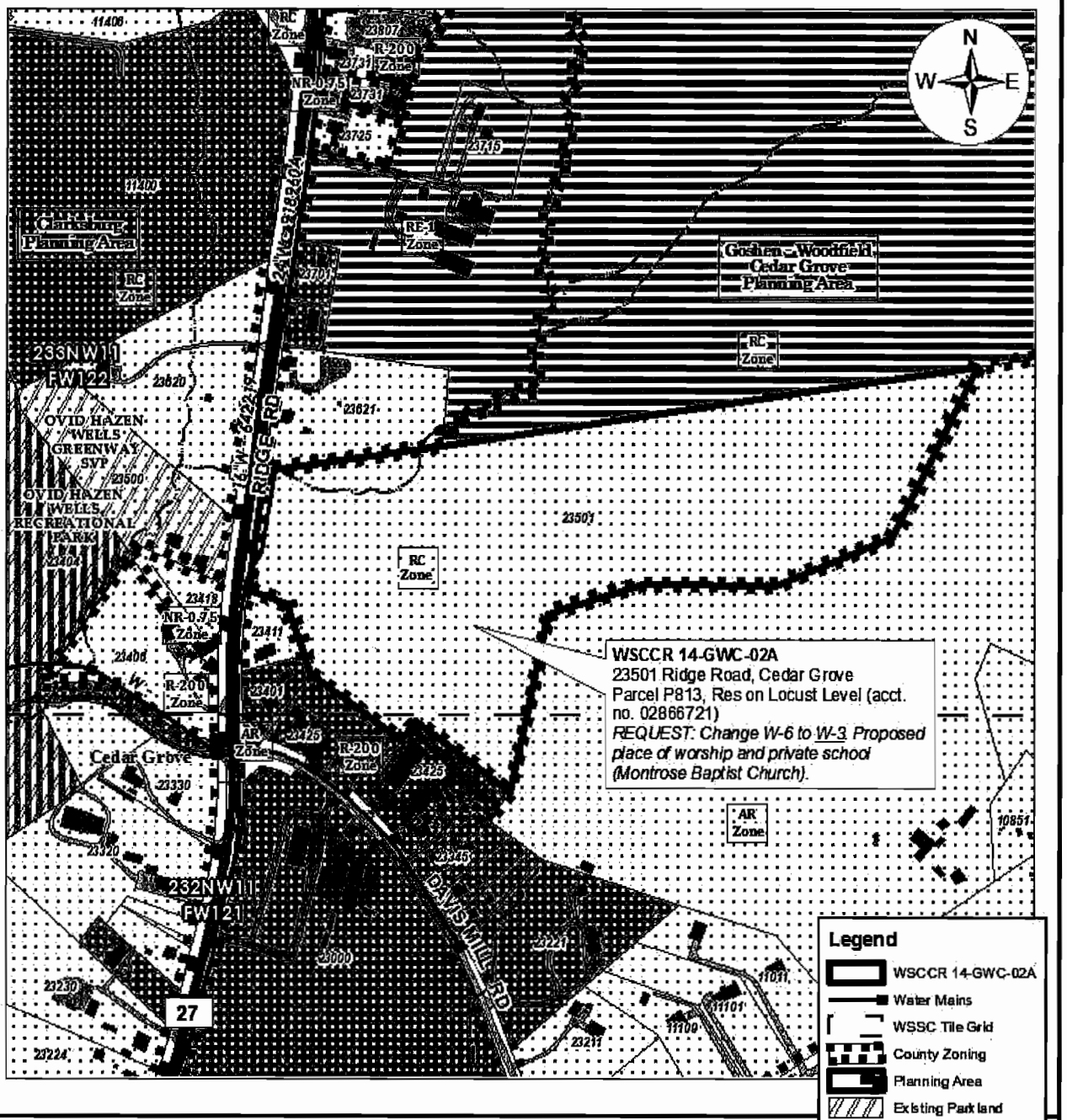


DEP
Water and Wastewater
Policy Group

3/24/15

Montgomery County, Maryland
Draft 2014 Comprehensive Water Supply and Sewerage Systems Plan

WSCCR 14-GWC-02A (Jane Gartner, John Mayer, & Larry Musson - for Montrose Baptist Church)
Water Service Area Catagories Map

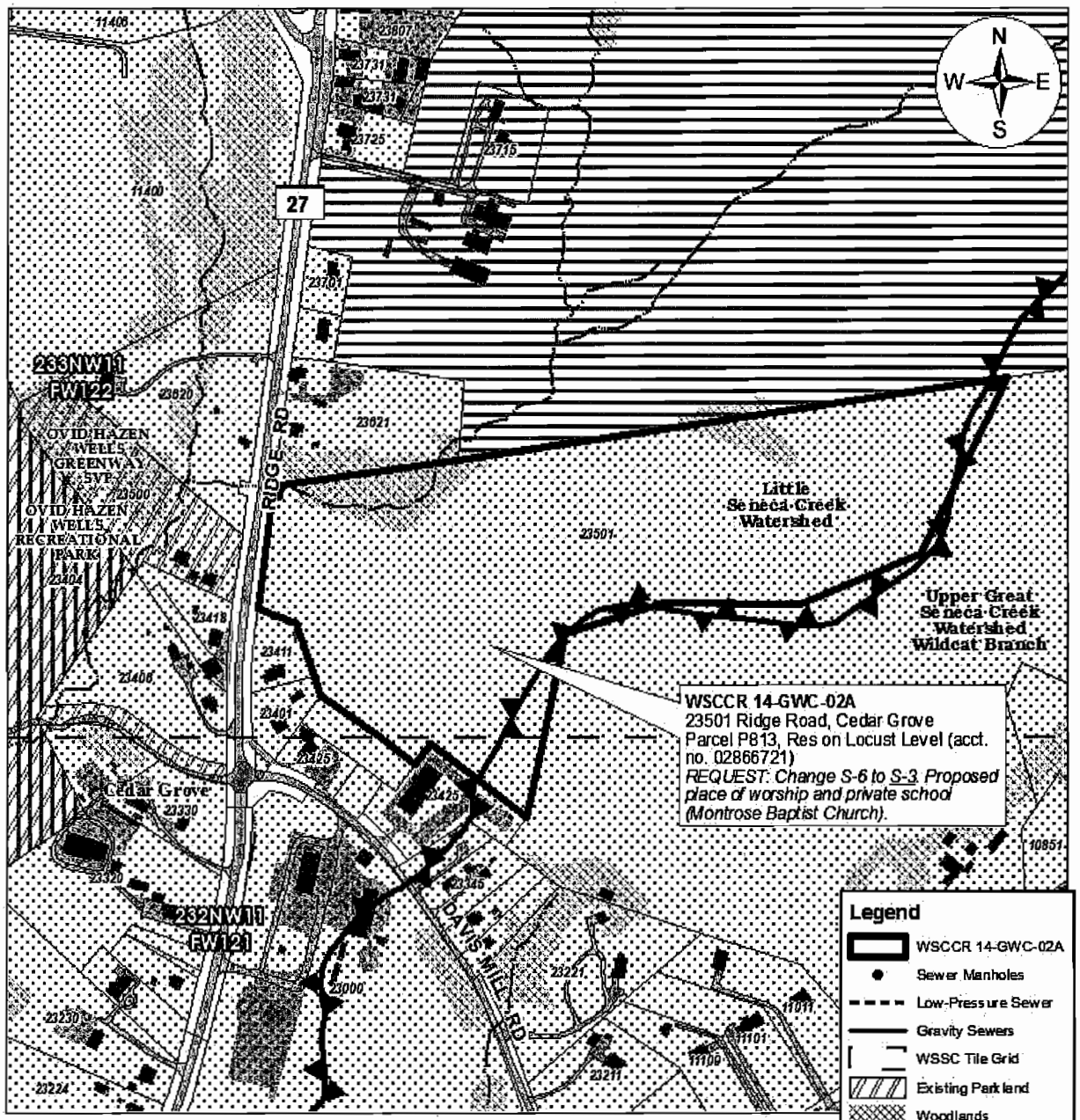


DEP
Water and Wastewater
Policy Group

1/22/15

Montgomery County, Maryland
Draft 2014 Comprehensive Water Supply and Sewerage Systems Plan

WSCCR 14-GWC-02A (Jane Gartner, John Mayer, & Larry Musson - for Montrose Baptist Church)
Sewer Service Area Catagories Map



Goshen - Woodfield - Cedar Grove Planning Area

0 400 800 1,200 1,600

SCALE (Feet)

DEP
Water and Wastewater
Policy Group

1/24/15

Montgomery County, Maryland
Draft 2014 Comprehensive Water Supply and Sewerage Systems Plan

Requests #4-7

The following four requests are presented together as one group, WSCCR 13-PAX-01A - 04A. A single PIF user, Canaan Christian Church, proposes to acquire all five properties included in these four requests for a single development project.

WSCCR 13-PAX-01A: Burtonsville Crossing LLC

County Executive's Recommendation: **Deny W-3 and S-3, maintaining W-6 and S-6.**

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
• Old Columbia Pk., Burtonsville • Parcel P365, New Birmingham Manor (acct. no. 00272438) • Map tile: WSSC – 221NE04; MD – KS62 • East side of Old Columbia Pk., north of PEPCO alignment and Burtonsville Crossing Shopping Center • RC Zone; 11.14 ac. • Patuxent Watershed Conservation Planning Area Fairland Master Plan (1997), Burtonsville Crossroads Neighborhood Plan (2012) • Lower Patuxent River Watershed (MDE Use I) • Existing use: unimproved Proposed use: church [A]	Existing – **Requested** – Service Area Categories W-6 **W-3** S-6 **S-3** Applicant's Explanation "Church development." *(Refer to letter at pgs. 23-24.)* [A] *DEP note: This is one of five contiguous properties filing together for category changes for the proposed Canaan Christian Church project. (WSCCRs 13-PAX-01A, -02A, -03A, & -04A)*

Executive Staff Report and Agency Review Comments start on pg. 21.

WSCCR 13-PAX-02A: Marion Sarem

County Executive's Recommendation: **Deny W-3 and S-3, maintaining W-6 and S-6.**

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
• Old Columbia Pk., Burtonsville • Parcel P095, Elizabeth Delight (acct. no. 01976493) • Map tile: WSSC – 221NE04; MD – KS62 • East side of Old Columbia Pk., north and opposite of Bell Rd. • RC Zone; 5.88 ac. • Patuxent Watershed Conservation Planning Area Fairland Master Plan (1997), Burtonsville Crossroads Neighborhood Plan (2012) • Lower Patuxent River Watershed (MDE Use I) • Existing use: unimproved Proposed use: church [A]	Existing – **Requested** – Service Area Categories W-6 **W-3** S-6 **S-3** Applicant's Explanation "Church development – contract purchaser – Canaan Christian Church. Property is 'unimproved land' with a designated land use of agricultural. It is located between Old Columbia Pike and the new Route 29 – New Columbia Pike." *(Refer to letter at pgs. 23-24.)* [A] *DEP note: This is one of five contiguous properties filing together for category changes for the proposed Canaan Christian Church project. (WSCCRs 13-PAX-01A, -02A, -03A, & -04A)*

Executive Staff Report and Agency Review Comments start on pg. 21.

Requests #4-7

WSCCR 13-PAX-03A: Jennifer Sarem

County Executive's Recommendation: **Deny W-3 and S-3, maintaining W-6 and S-6.**

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
• 15901 & 16001 Old Columbia Pk., Burtonsville • Parcels P230 & P226, Elizabeth Delight (acct. nos. 01976516 &01976505) • Map tile: WSSC – 221NE04; MD – KS62 • East side of Old Columbia Pk., opposite and south of Bell Rd. • RC Zone; 11.77 ac. total • Patuxent Watershed Conservation Planning Area Fairland Master Plan (1997), Burtonsville Crossroads Neighborhood Plan (2012) • Lower Patuxent River Watershed (MDE Use I) • Existing use: single-family house and country market Proposed use: church [A]	Existing – **Requested** – Service Area Categories W-6 **W-3** S-6 **S-3** Applicant's Explanation "Church development – Canaan Christian Church is contract purchaser. Contact name, address and phone is attached." *(Refer to letter at pgs. 23-24.)* [A] *DEP note: These are two of five contiguous properties filing together for category changes for the proposed Canaan Christian Church project. (WSCCRs 13-PAX-01A, -02A, -03A, & -04A)*

Executive Staff Report and Agency Review Comments start on pg. 21.

WSCCR 13-PAX-04A: Burtonsville Associates

County Executive's Recommendation: **Deny W-3 and S-3, maintaining W-6 and S-6.**

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
• Old Columbia Pk., Burtonsville • Parcel P037, Waters Gift (acct. no. 00251083) • Map tile: WSSC – 221NE04; MD – KS62 • East side of Old Columbia Pk., south of Dustin Rd. • RC Zone; 9.52 ac. • Patuxent Watershed Conservation Planning Area Fairland Master Plan (1997), Burtonsville Crossroads Neighborhood Plan (2012) • Lower Patuxent River Watershed (MDE Use I) • Existing use: unimproved Proposed use: church [A]	Existing – **Requested** – Service Area Categories W-6 **W-3** S-6 **S-3** Applicant's Explanation "Church development." *(Refer to letter at pgs. 23-24.)* [A] *DEP note: This is one of five contiguous properties filing together for category changes for the proposed Canaan Christian Church project. (WSCCRs 13-PAX-01A, -02A, -03A, & -04A)*

Executive Staff Report and Agency Review Comments start on pg. 21.

Executive Staff Report

The applicants have requested approval for categories W-3 and S-3 to support the use of this multiple-parcel site for a private institutional facility (PIF) use, Canaan Valley Christian Church. The church plans to acquire all five parcels included in the preceding four category change applications for its use; a schematic presentation of the site layout is provided at page 25. The current master plan for this area of Burtonsville recommends against public sewer service for any use on these properties, as discussed in more detail below. The approval of public sewer service for this request is not recommended.

Public sewer service for a project located outside the planned public sewer envelope, such as the church's development proposal, can often be considered under the Water and Sewer Plan's private institutional facilities (PIF) policy. However, the recent amendment to the 1997 Fairland Master Plan, the 2012 Burtonsville Crossroads Neighborhood Plan, makes sewer service recommendations for this area north of the P.E.P. Co. transmission mains, referred to as the "Northern Properties" in the plan's Rural Edge Neighborhood. The 2012 master plan specifically recommends against the provision of public sewer service for any use for the Northern Properties, zoned Rural Cluster (RC), as confirmed by the M-NCPPC comments that follow below.

The provision of public water service in an area planned and zoned for five-acre cluster development can be considered on a case-by-case basis under Water and Sewer Plan general service polices. This is supported by the 1997 master plan. The use of public water service in the RC Zone is typically limited to cluster-type development as opposed to single large-scale projects. Again, the PIF policy could be used for consideration of water service for this case. However, neither the applicants nor the church have indicated that water service alone would accomplish the planned site improvements.

Agency Review Comments

DPS: No comments provided.

M-NCPPC – Planning Dept.: These sites are identified as the Northern Properties in the Rural Edge Neighborhood in the 21012 *Burtonsville Crossroads Neighborhood Plan*. They are zoned RC and "limited to 8 percent imperviousness without development in the stream buffers and without public sewer" (p.43).

The Plan's Environmental Section identifies the development constraints in the Rural Edge areas. These include: the presence of three tributaries (with declining water quality), the Patuxent River Primary Management Area (PMA) restrictions, the impervious limit, and a sewer extension limitation. These constraints will limit the size and placement of development. (p. 30). Furthermore, the 2012 Plan recommends retaining the low-density zoning to protect the tributary headwaters of the Patuxent River Watershed.
Plan recommends:

- impervious levels limited to eight percent cluster development
- preserving and increasing tree canopy
- seasonal community uses that support agricultural uses such as fairs, ice-cream sales, and other events
- designation as a Water Supply Protection site in the Legacy Open Space program
- no public sewer service should be permitted for any use (p. 46)

The Plan's Water and Sewer Section recommends "against providing public sewer service for Rural Edge properties under any circumstances, other than for relief of documented health problems (p. 60). The Plan does not recommend against extending water service. These requests do not conform to the 2012 Master Plan sewer service area recommendations (See attachments 2-5). Recommendation: Deny S-3, Approve W-3

M-NCPPC – Parks Planning: No park impact.

WSSC - Water: Water pressure zone: 660A. There are two options for water service:

- Water Option 1: An approximately 2,300-foot-long CIP-sized water extension *[along Old Columbia Pk.]* may be required to serve the property. This extension would connect to a 20" water main along Sandy Spring Rd. (contract no. 57-0269) and would abut approximately 16 properties in addition to the applicant's. Easements are required. Construction of this extension may involve the removal of trees or disturbance of tree beds. *[DEP note: Properties zoned RC and abutting this main along Old Columbia Pk. can be considered for public water service on a case-by-case basis under the water service to large lot areas general service policies in the Water and Sewer Plan.]*

- Water Option 2: An approximately 1,300-foot-long non CIP-sized water extension may be required to serve the property. This extension would connect to a 12" water main in Burtonsville Shopping Center (contract no. 86-6711A) and would abut approximately 4 properties in addition to the applicant's. This alignment travels through PEPCO easement and Burtonsville shopping center. Easements are required. Construction of this extension may involve the removal of trees or disturbance of tree beds.

Local service is adequate. Program-sized water main extensions (16 inches in diameter or greater) may be required to serve the property.

WSSC - Sewer: Basin: Patuxent North. The combined properties are currently in Patuxent North watershed. The nearest gravity sewer is located in Paint Branch watershed. On-site pumping is required. A gravity sewer may be possible to serve the combined properties. As shown on the attached sketch, two potential options may be possible:

- Sewer Option 1: A 2,400-foot-long non-CIP-sized sewer extension *[along Old Columbia Pk.]* is required to serve the property. This extension would connect to an 8" sewer along Sandy Spring Rd (contract no. 84-5960A) and would abut approximately 15 properties and a PEPCO easement in addition to the applicant's. Construction of deep sewers ranging from 10 – 17 feet is required. Easements are required. Construction of this extension may involve the removal of trees or disturbance of tree beds. *[DEP note: This extension has the potential to make public sewer service available to many properties along Old Columbia Pk. that are not otherwise eligible for such service. This in not consistent with the Water and Sewer Plan's PIF policy.]*
- Sewer Option 2: A 2,100-foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to an 8" sewer along Sandy Spring Rd (contract no. 00-4874A) and would abut approximately 5 properties in addition to the applicant's. Construction of deep sewers ranging from 10 – 18.5 feet is required. Construction of shallow sewers is required. This alignment travels through PEPCO easement. Grading to provide minimum 3 feet cover for a few stretches passing through PEPCO easement is required. Easements are required. Construction of this extension may involve the removal of trees or disturbance of tree beds.

Since information regarding the size of the church is unavailable, and the total land size is over 38 acres, it is assumed that the church capacity is large and has maximum 16000 members. Average wastewater flow from the assumed proposed development: 92,160 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Further evaluation may be needed depending on the amount of sanitary flow generated. Treatment capacity is adequate.

THE LAW OFFICE OF
Michele Rosenfeld LLC

RECEIVED
JUN 30 2014
Environmental Protection

June 30, 2014

Mr. Alan Soukup
Senior Planner
Water and Wastewater
Policy Group
Montgomery County DEP
255 Rockville Pike
Suite 120
Rockville MD 20850

RE: WSCCR 13-PAX-01A (Burtonsville Crossing LLC)
WSCCR 13-PAX-02A (Marion Sarem)
WSCCR 13-PAX-03A (Jennifer Sarem)
WSCCR 13-PZX-04A (Burtonsville Associates)

Contract Purchase: Canaan Christian Church

Dear Mr. Soukup:

Please accept the enclosed sketch plan in support of the pending water/sewer category change application for the above-referenced properties. The contract purchaser, Canaan Christian Church ("Church"), seeks a water/sewer category change to support its use of these properties as the relocation site for its current church facilities, which it has outgrown.

The enclosed concept plan shows a general design for the Church that will accommodate its religious needs. The Church building itself is comprised primarily of a sanctuary that will seat approximately 2,000 people and a Youth and Adult Bible Study Wing. The Church building also includes a narthex, offices for the Pastor and Youth Pastors, meeting space, space for the Church choir to assemble and practice, and functional space for needs such as storage, restrooms and mechanical equipment. Current space limitations require the Church to hold multiple services. These multiple services must be shortened because of time limitations, which constrain the ability of the Church to hold exercise its basic religious practices such as baptisms and communion during a single communal worship service.

The outdoor facilities include an outdoor grassed amphitheater that can serve as an outdoor sanctuary, 500 parking spaces, a future youth center and a grassed athletic field.

The Church, currently operating at 2100 University Boulevard, West in Silver Spring, is badly in need of additional space to accommodate its growing needs. Its core mission includes religious instruction during formal religious services, instruction in adult and youth bible classes, weddings and baptisms, and community functions including communal meals and celebrations that serve its congregants and the larger community as well. The Church cannot adequately meet these needs in its current facility.

301-204-0913 | 11913 Ambleside Drive, Potomac MD 20854-2107 | mrosenfeld@michelerosenfeldllc.com

As shown on the enclosed plan, the new Church location is proposed near the intersection of Old Columbia Pike and Bell Road. Impervious coverage is estimated at approximately 20 percent.

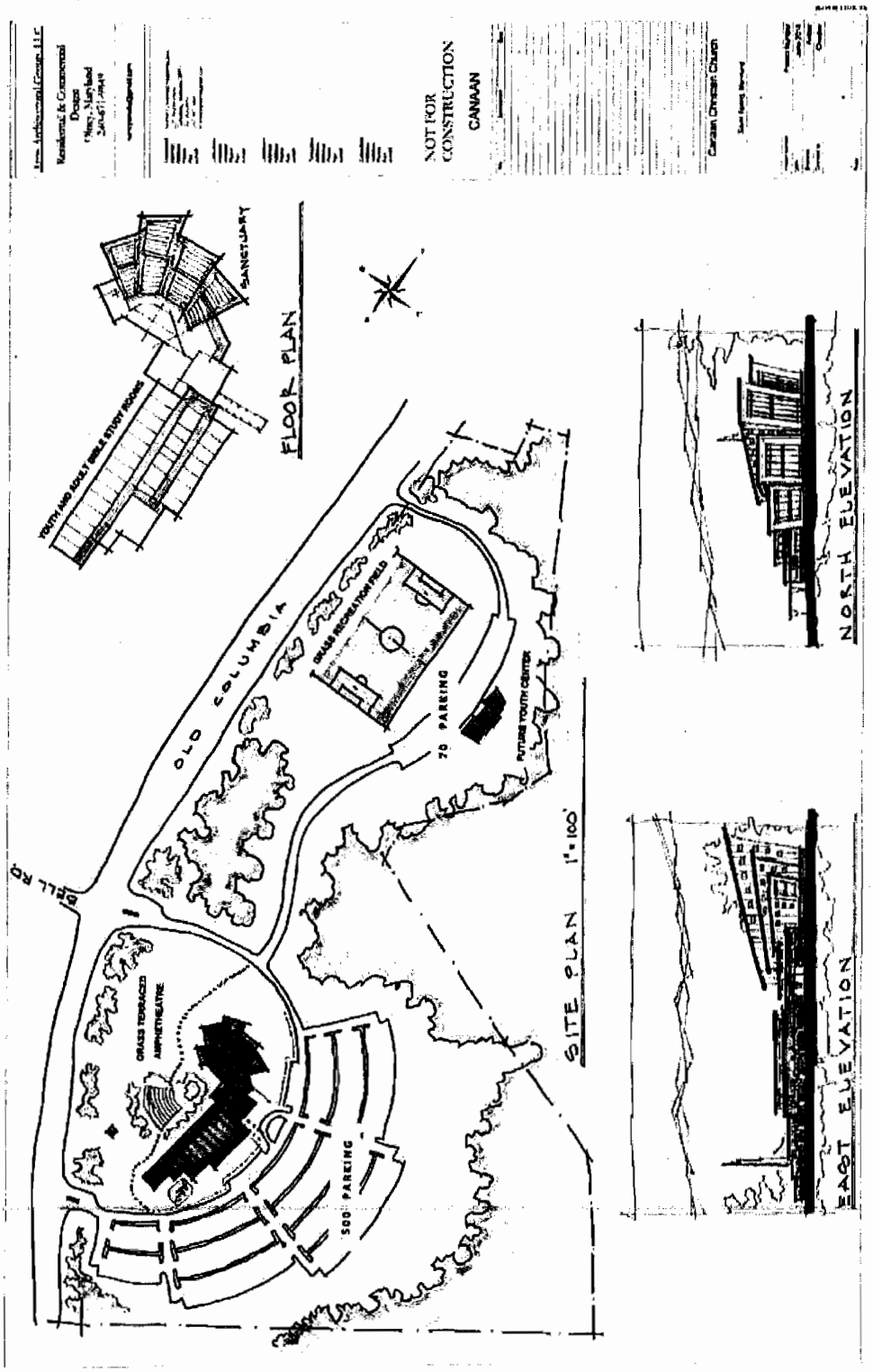
Thank you in advance for your consideration of this application, and please let me know if you need any additional information.

Sincerely,

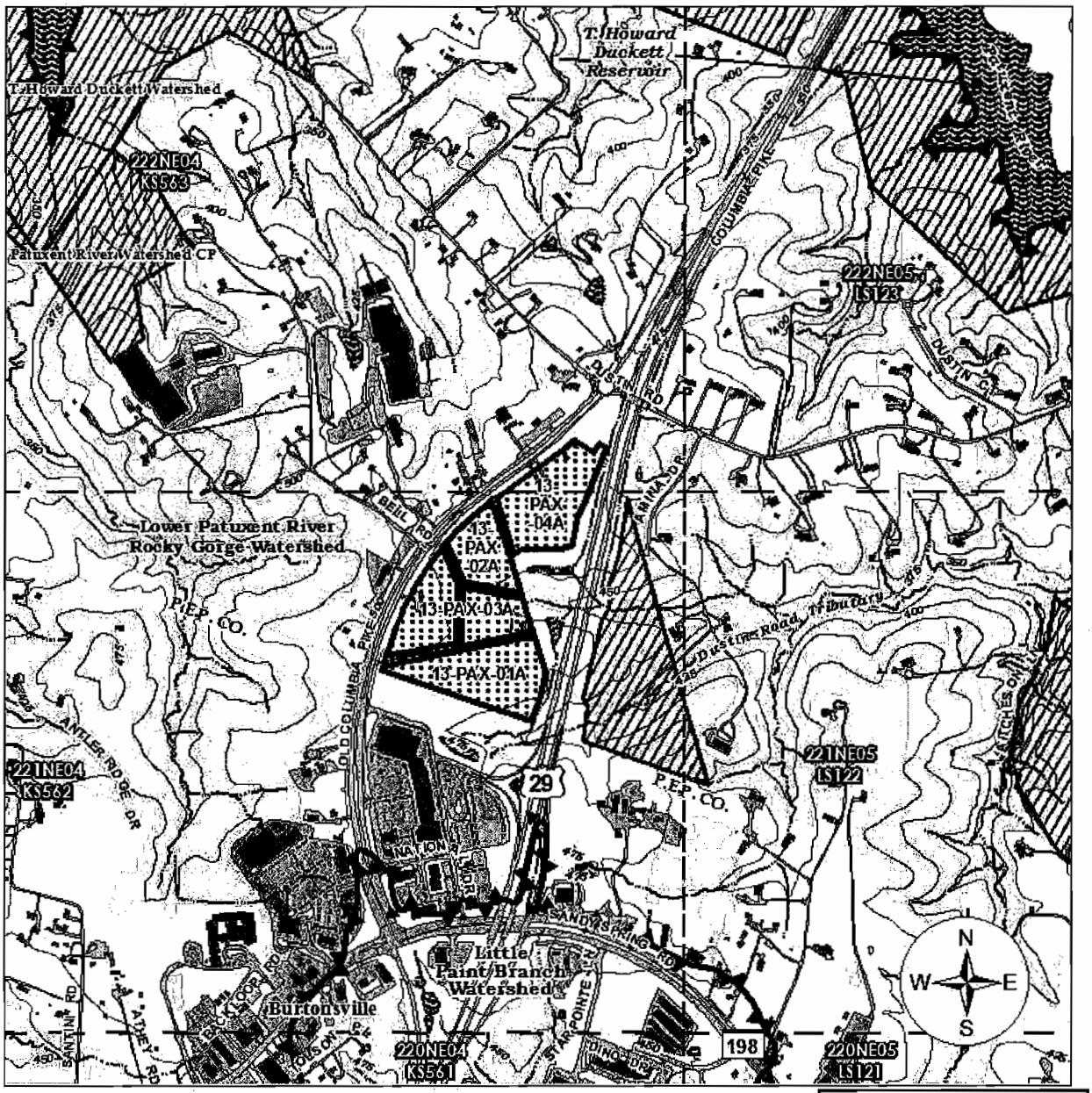
Michele Rosenfeld

Enclosure

WSCCRs 13-PAX-01 to -04A: Conceptual Site Plan for Canaan Valley Church



WSCCRs 13-PAX-01A -02A -03A -04A (for Canaan Christian Church)
Vicinity/Locator Map With Topography & Woodlands



Legend
- Subject Sites
- WSSC Tile Grid
- Topography (25 ft. c.i.)
- Existing Parkland
- Woodlands

0 0.1 0.2 0.3 0.4 0.5
Scale (Miles)

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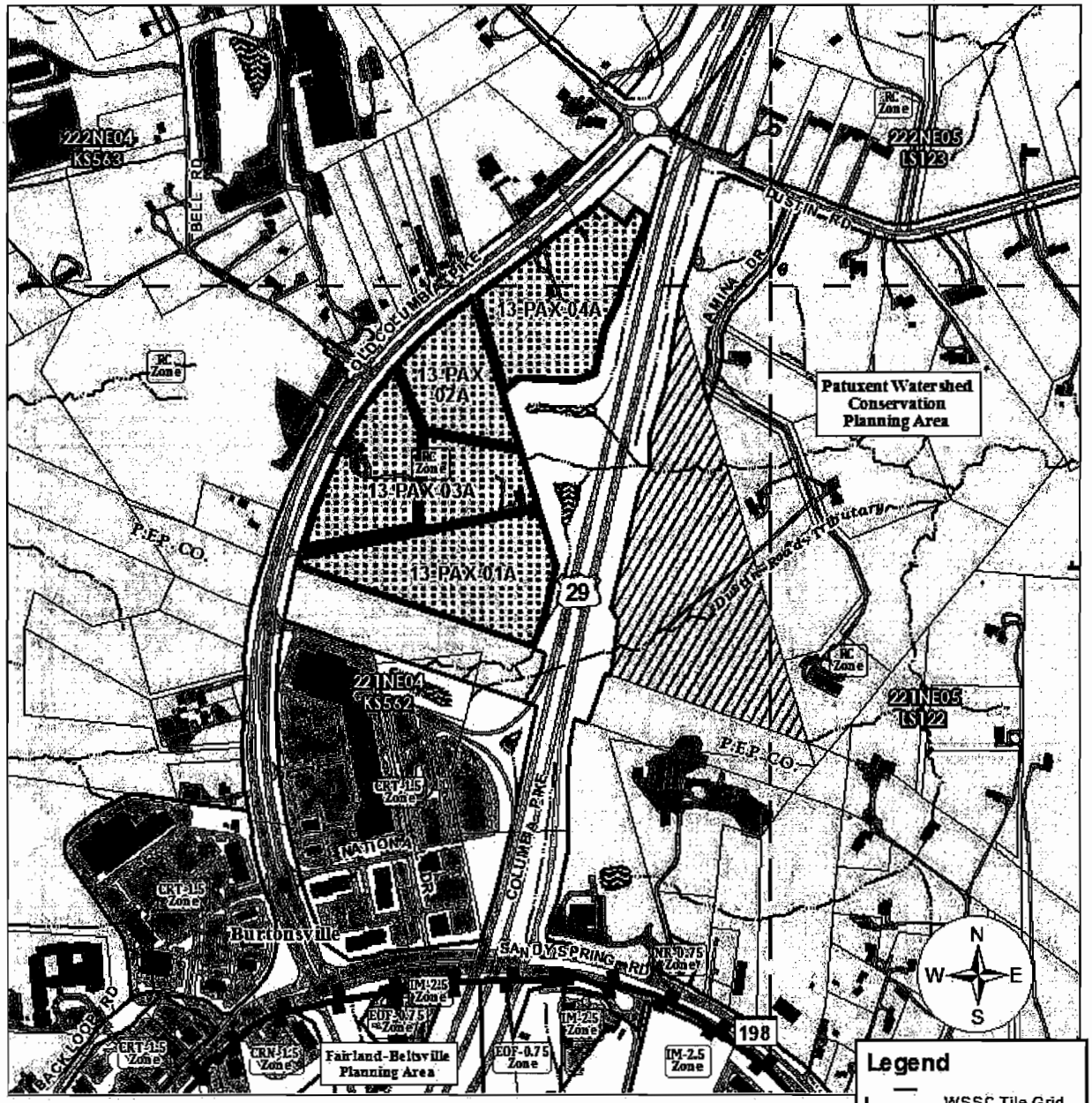
WSCCRs 13-PAX-01A -02A -03A -04A (for Canaan Christian Church)
Zoning Map



DEP
Water and Wastewater
Policy Group 3/26/15

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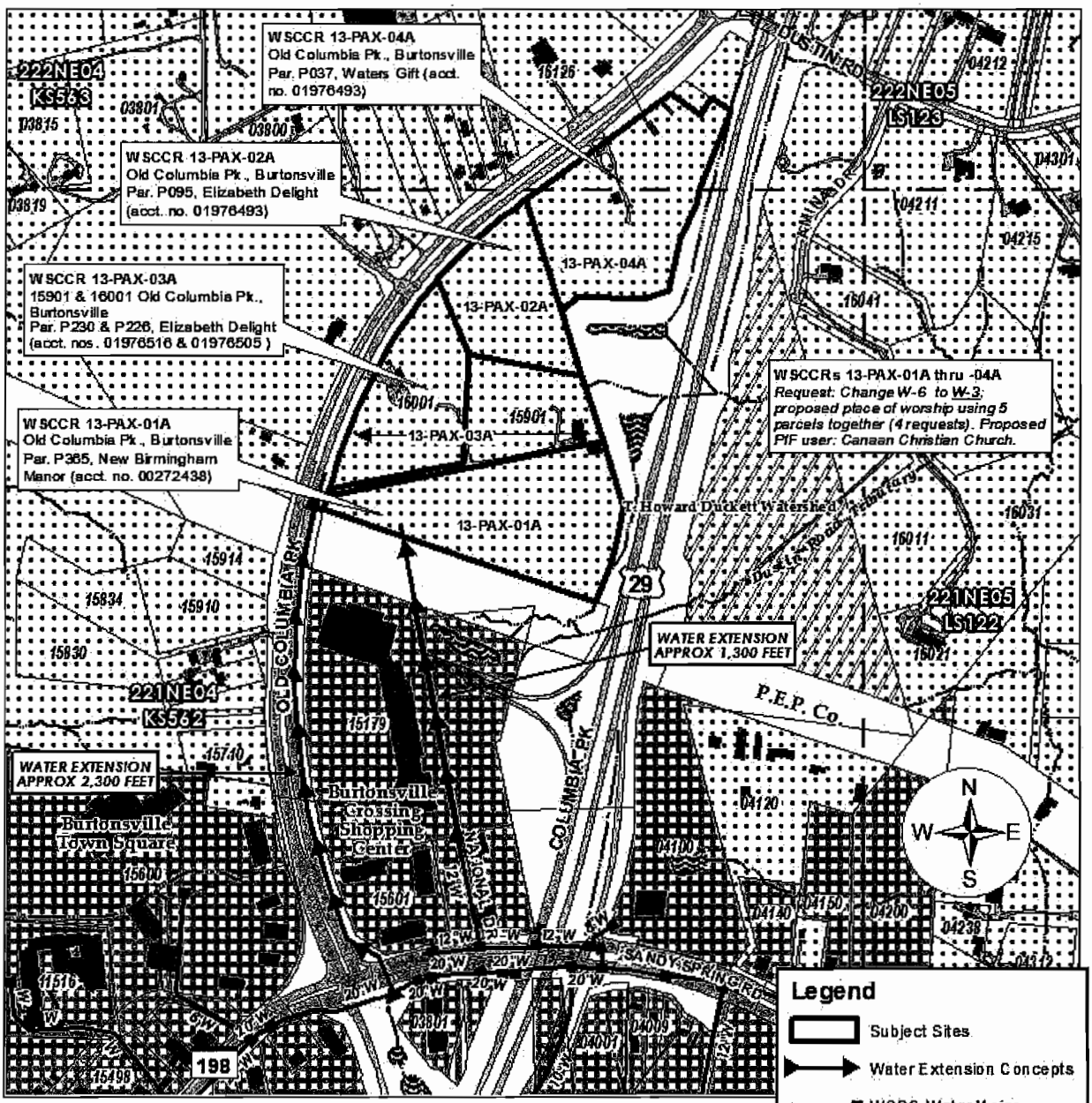
WSCCRs 13-PAX-01A (Burtonsville Crossing LLC), 13-PAX-02A (Sarem), 13-PAX-03A (Sarem), & 13-PAX-04A (Burtonsville Assoc.): Water Service Area Catagories Map



DEP
Water and Wastewater
Policy Group 2/2/15

Montgomery County, Maryland
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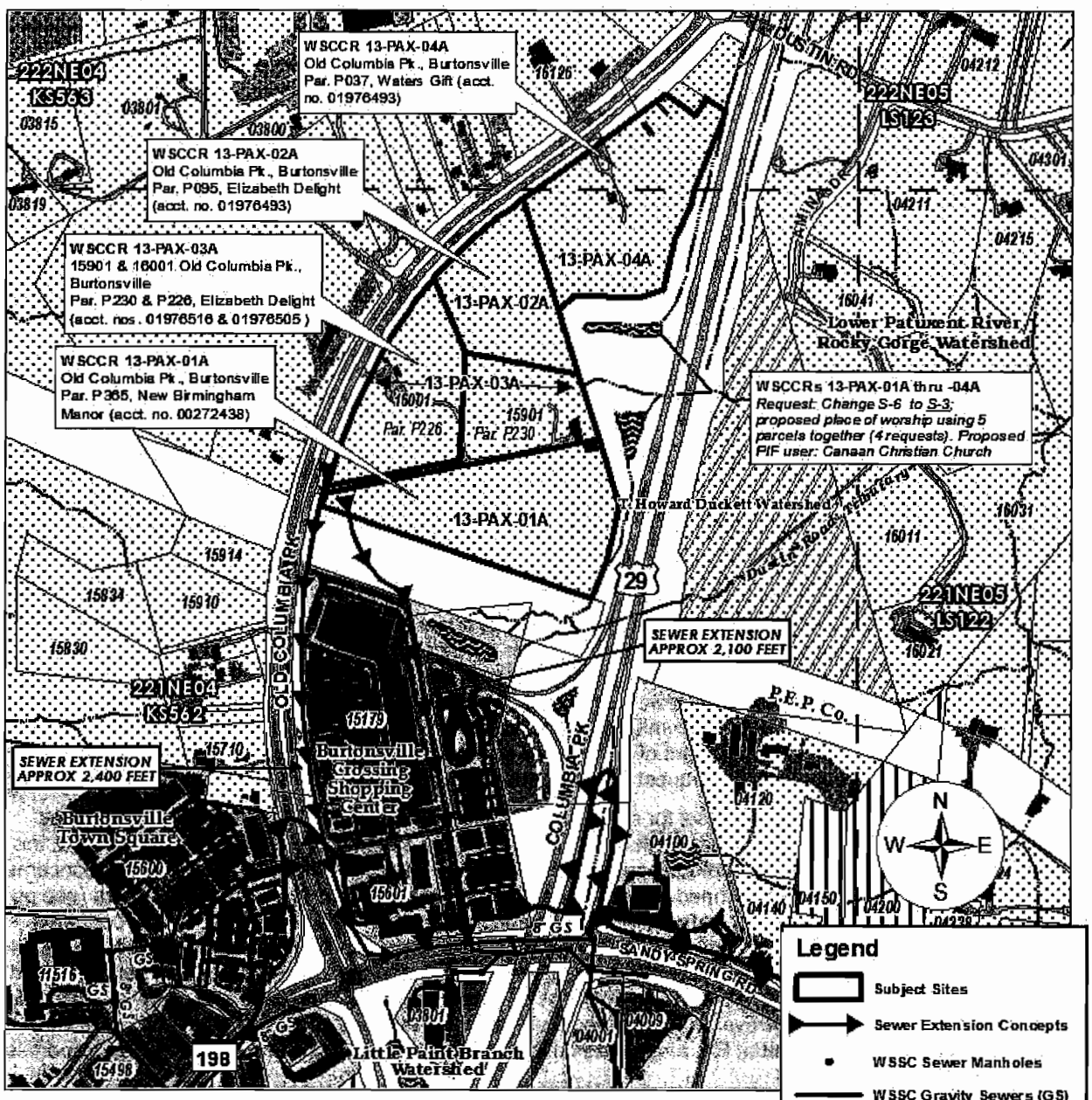
WSCCRs 13-PAX-01A (Burtonsville Crossing LLC), 13-PAX-02A (Sarem), 13-PAX-03A (Sarem), & 13-PAX-04A (Burtonsville Assoc.): Sewer Service Area Catagories Map



DEP
Water and Wastewater
Policy Group 2/3/15

Montgomery County, Maryland
Draft 2014 Comprehensive Water Supply and Sewerage Systems Plan

Requests #8 & #9

The following two requests are adjacent to each other. The applicants proposed to use the same sewer extension to River Rd. to provide sewer service.

WSCCR 13-POT-03A: Sunny & Rueben Bajaj Trust

County Executive's Recommendation: **Deny S-3, maintaining S-6.**

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
• 10121 Norton Road, Potomac • Lot 7, Block C, Potomac Farm Estates (acct. no. 00848936) • Map tile: WSSC – 213NW10; MD – FP33 • Southeast side of Norton Rd., north of River Rd. (MD 190) • RE-2 Zone; 5.00 ac. • Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • Existing use: single-family house Proposed use: sewer service for the existing house	Existing – **Requested** – Service Area Categories W-1 W-1 (No change) S-6 **S-3** Applicant's Explanation "Request sewer service for the existing dwelling." *DEP note: This property is adjacent to and south of WSCCR 13-POT-04A.*

Executive Staff Report

The applicant has requested approval of sewer category S-3 to allow the extension of public sewer service to an existing single-family house. The property is located outside of the planned public sewer service envelope in an area zoned RE-2. The property does confront the sewer envelope across Norton Rd. (see pg. 34) and therefore could be considered under the peripheral sewer service policy recommended in the 2002 Potomac Subregion Master Plan (see page A6). However, proximity to the sewer service envelope is not the only criterion that is considered under this policy. The alignment of the needed sewer main extension, and its potential effect on existing wooded land, indicate that this request does not qualify for sewer service and should be denied.

M-NCPPC staff indicated that the proposal for sewer service appears to fit the requirements of the Potomac peripheral sewer service policy with regard to location with respect to the planned sewer service envelope; the site confronts properties within the envelope across Norton La. However, M-NCPPC staff also raised concerns about the impact of the applicant's planned sewer extension across two to three intervening properties (see pg. 35), especially with regard to impacts on forest areas and specimen trees. WSSC staff also raised concerns about the applicant's planned sewer extension to River Rd., noting that a gravity extension is not feasible due to grade changes. Although the approval of public sewer service is not recommended in this case, service would require a pump/low-pressure system with a gravity outfall to River Rd. WSSC identified a second alternative for the needed sewer extension. However, this alignment, which would need easements between two to three properties on the west side of Norton Rd. also raises concerns about construction effects on existing properties.

Agency Review Comments

DPS: None provided.

M-NCPPC – Planning Dept.: These two requests should go before the County Council for action. They appear to conform to the Potomac Master Plan sewer service policy to allow for the limited provision of service at the periphery of the sewer service envelope. However, the applicants propose an easement across two and possibly three properties. The sewer extension would have to traverse existing forest with specimen trees at 10111 Norton Road. This would require an amendment to this property's Forest Conservation Plan. I also note that WSSC have

not yet pronounced as to whether this option is feasible or meets their own policies, and that the Watts Branch sewer is closer to the properties than is River Road. Recommendation: Deny S-1.

M-NCPPC – Parks Planning: No park impact.

WSSC - Water: (*Not requested.*)

WSSC - Sewer: Basin: Watts Branch. The Applicant's proposed sewer alignment (using grinder pump & low-pressure sewer and gravity sewer extensions) would be approximately 1,200 feet in total length. After considering functional limitations of grinder pump & low-pressure sewer systems, this option would not be feasible for service due to non-uniform topography along the path of the Applicant's proposed alignment. If this alternative was chosen for service, a non-CIP-sized gravity sewer extension and a grinder-pump and low-pressure sewer system would be required for service. Removal of trees and rights-of-ways from at least 2 property owners would be necessary. Odor problems would likely occur.

Alternatively, a 600-foot-long non-CIP-sized sewer extension would be required to serve the property. This extension would connect to an existing 8-inch sewer built under contract no. 84-6092A, then extend between the Lots located at 10616 Barn Wood Lane and 10116 and 10200 Norton Road, and then across Norton Road to front the Applicant's property. This gravity sewer extension would abut approximately 3 properties in addition to the applicant's. Rights-of-way would be required (a portion of the overall right-of-way length may already exist). Construction of this extension may involve the removal of trees.

Average wastewater flow from the proposed development: 300 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.

WSCCR 13-POT-04A: Ken and Kavelle Bajaj

County Executive's Recommendation: **Deny S-3, maintaining S-6.**

Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification
• 10201 Norton Road, Potomac • Lot 8, Block C, Potomac Farm Estates (acct. no. 00856457) • Map tile: WSSC – 213NW10; MD – FP33 • Southeast side of Norton Rd., north of River Rd. (MD 190) • RE-2 Zone; 5.02 ac. • Potomac – Cabin John Planning Area Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • Existing use: single-family house Proposed use: sewer service for the existing house	Existing – **Requested** – Service Area Categories W-1 W-1 (No change) S-6 **S-3** Applicant's Explanation "Request sewer service for the existing dwelling." *DEP note: This property is adjacent to and north of WSCCR 13-POT-03A.*

Executive Staff Report:

The applicant has requested approval of sewer category S-3 to allow the extension of public sewer service to an existing single-family house. The property is located outside of the planned public sewer service envelope in an area zoned RE-2. The property does confront the sewer envelope across Norton Rd. (see pg. 34) and therefore could be considered under the peripheral sewer service policy recommended in the 2002 Potomac Subregion Master Plan (see page A6). However, proximity to the sewer service envelope is not the only criterion that is considered under this policy. The alignment of the needed sewer main extension, and its potential effect on existing wooded land, indicate that this request does not qualify for sewer service and should be denied.

M-NCPPC staff indicated that the proposal for sewer service appears to fit the requirements of the Potomac peripheral sewer service policy with regard to location with respect to the planned sewer service envelope; the

site confronts properties within the envelope across Norton La. However, M-NCPPC staff also raised concerns about the impact of the applicant's planned sewer extension across two to three intervening properties (see pg. 35), especially with regard to impacts on forest areas and specimen trees. WSSC staff also raised concerns about the applicant's planned sewer extension to River Rd., noting that a gravity extension is not feasible due to grade changes. . Although the approval of public sewer service is not recommended in this case, service would require a pump/low-pressure system with a gravity outfall to River Rd. The applicant's mapping shows the same proposed extension for both properties. Apparently an off-site hookup would be use to connect this lot with the proposed extension. WSSC identified a second alternative for the needed sewer extension. However, this alignment, which would need easements between three properties on the west side of Norton Rd., also raises concerns about construction effects on existing properties.

Agency Review Comments

DPS: None provided.

M-NCPPC – Planning Dept.: These two requests should go before the County Council for action. They appear to conform to the Potomac Master Plan sewer service policy to allow for the limited provision of service at the periphery of the sewer service envelope. However, the applicants propose an easement across two and possibly three properties. The sewer extension would have to traverse existing forest with specimen trees at 10111 Norton Road. This would require an amendment to this property's Forest Conservation Plan. I also note that WSSC have not yet pronounced as to whether this option is feasible or meets their own policies, and that the Watts Branch sewer is closer to the properties than is River Road. Recommendation: Deny S-1.

M-NCPPC – Parks Planning: No park impact.

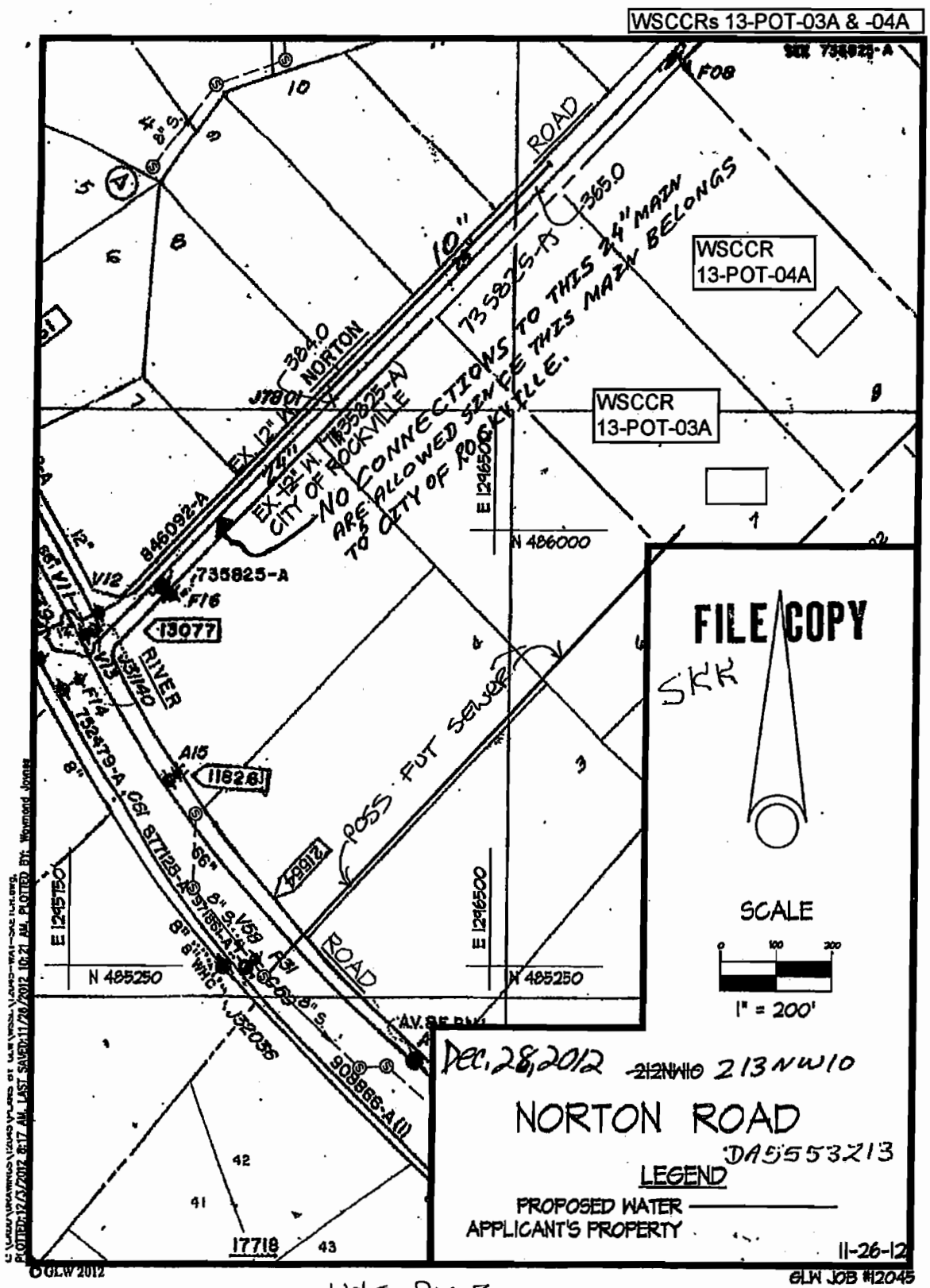
WSSC - Water: (*Not requested.*)

WSSC - Sewer: Basin: Watts Branch. The Applicant's proposed sewer alignment (using grinder pump & low-pressure sewer and gravity sewer extensions) would be approximately 1,700 feet in total length. After considering functional limitations of grinder pump & low-pressure sewer systems, this option would not be feasible for service due to non-uniform topography along the path of the Applicant's proposed alignment. If this alternative was chosen for service, a non-CIP-sized gravity sewer extension and a grinder-pump and low-pressure sewer system would be required for service. Removal of trees and rights-of-ways from at least 2 property owners would be necessary. Odor problems would likely occur.

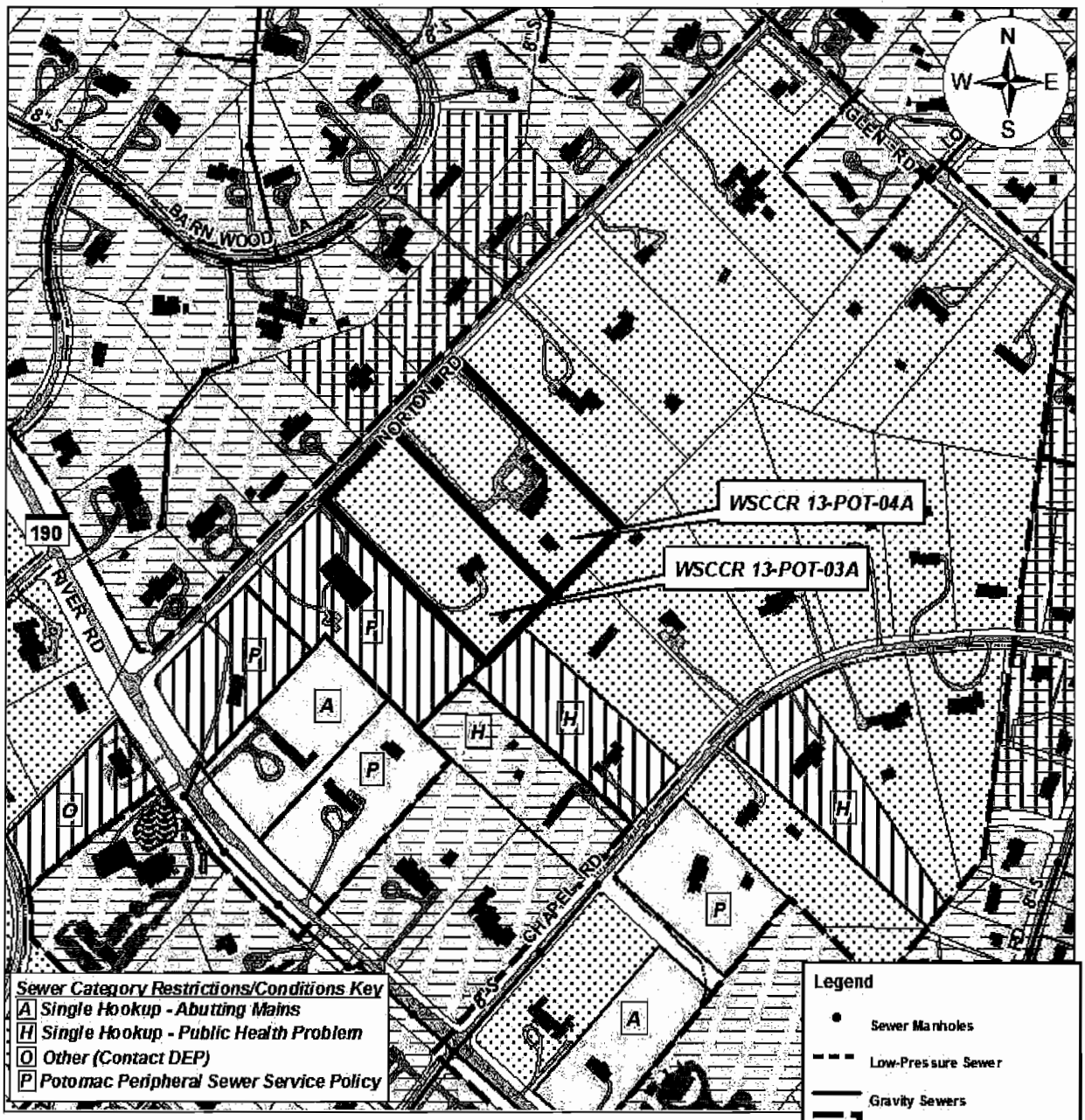
Alternatively, a 750-foot-long non-CIP-sized sewer extension would be required to serve the property. This extension would connect to an existing 8-inch sewer built under contract no. 84-6092A, then extend between the Lots located at 10616 Barn Wood Lane and 10116 and 10200 Norton Road, and then across Norton Road to front the Applicant's property. This gravity sewer extension would abut approximately 4 properties in addition to the applicant's. Rights-of-way would be required (a portion of the overall right-of-way length may already exist). Construction of this extension may involve the removal of trees.

Average wastewater flow from the proposed development: 300 GPD. Program-sized sewer mains are not required to serve the property. Interceptor capacity is adequate. Treatment capacity is adequate.

Applicants' Proposed Sewer Main Extension



WSCCRs 13-POT-03A (Sunny Bajaj Trust) & 13-POT-04A (Ken & Kavelle Bajaj) Sewer Service Area Categories & Public Sewer Service Envelope Map



Legend
- Sewer Manholes
- Low-Pressure Sewer
- Gravity Sewers
- Planned Public Sewer Envelope
- Service Conditions/Restrictions

Sewer Categories
- S-1
- S-3
- S-6

0 500 1,000 1,500
SCALE (Feet)

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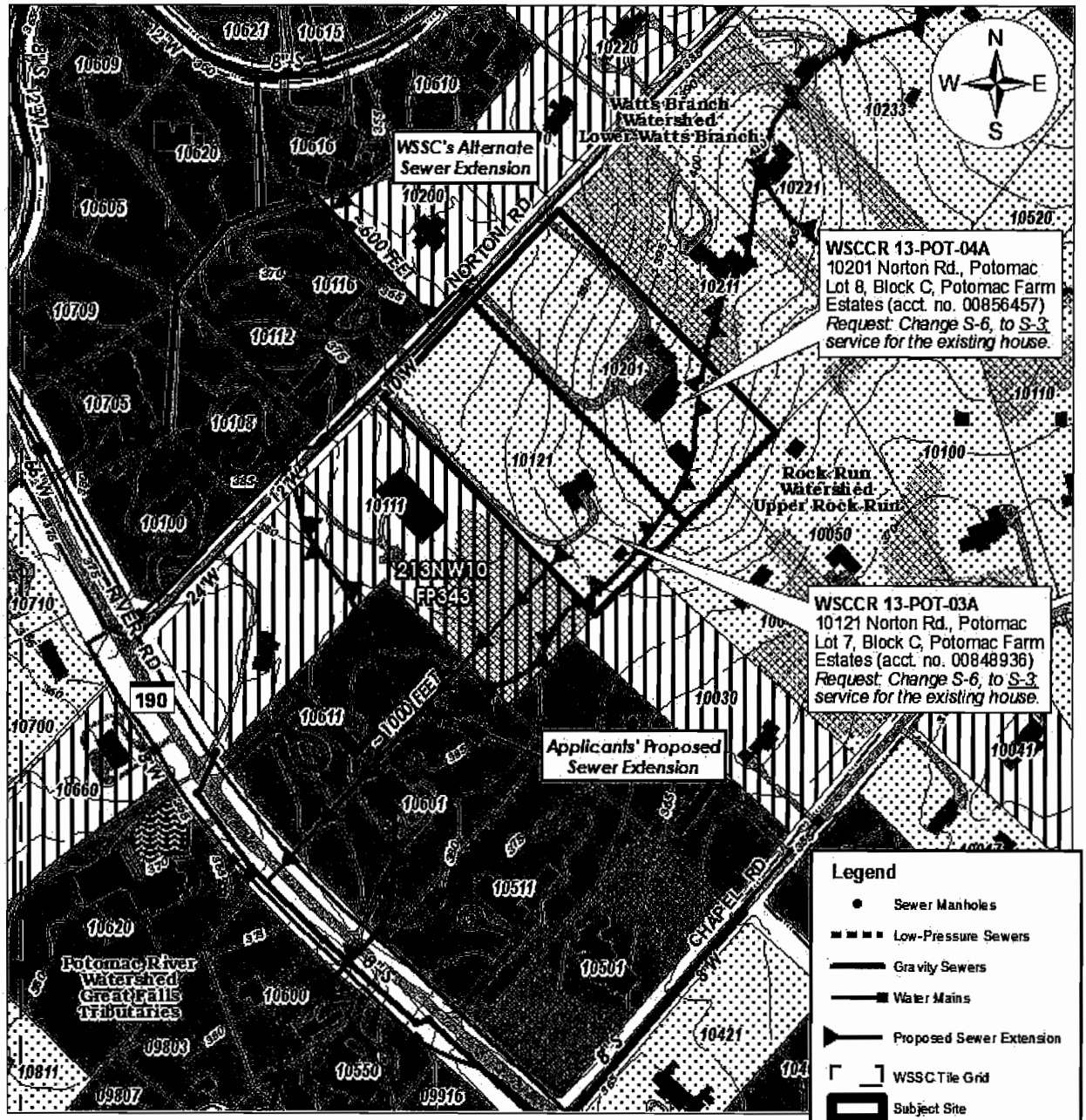
WSCCRs 13-POT-03A (Sunny Bajaj Trust) & 13-POT-04A (Ken & Kavelle Bajaj) Sewer Service Area Catagories Map



Legend

- Sewer Manholes
- Low-Pressure Sewers
- Gravity Sewers
- Water Mains
- Proposed Sewer Extension
- WSSC Tile Grid
- Subject Site
- Watersheds
- Topography (5 ft. c.i.)
- Woodlands

Sewer Categories

- S-1
- S-3
- S-6

0 100 200 400 600 800 1,000

SCALE (Feet)

DEP
Water and Wastewater
Policy Group

2/12/15

Montgomery County, Maryland
Draft 2015 Comprehensive Water Supply and Sewerage Systems Plan

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS
County Executive's April 2015 Transmittal Packet

PACKET APPENDIX

Appendix Table of Contents

Water/Sewer Service Area Category Information (Water and Sewer Plan) ..... Pgs. A1 – A2
Private Institutional Facilities (PIF) Policy (Water and Sewer Plan) ..... Pgs. A3 – A5
Peripheral Sewer Service Recommendations (2002 Potomac Subregion Master Plan) ..... Pg. A6

WATER/SEWER SERVICE AREA CATEGORIES INFORMATION

The Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan designates water and sewer service area categories for each property within the county. These service area categories determine a property's eligibility to receive public water and/or sewer service and indicate when the County and the sanitary utility (usually the Washington Suburban Sanitary Commission (WSSC)) should program water and sewerage facilities to serve those properties. (Although the actual provision of public service is often dependent on an applicant's own development schedule.) The Water and Sewer Plan is adopted and amended by the County Council; it is administered by the County Executive through the Department of Environmental Protection (DEP).

Water and Sewer Service Area Categories Table

Service Area Categories	Category Definition and General Description	Service Comments
W-1 and **S-1**	Areas served by community (public) systems which are either existing or under construction. • This may include properties or areas for which community system mains are not immediately available or which have not yet connected to existing community service.	Properties designated as categories 1 and 3 are eligible for to receive public water and/or sewer service. New development and properties needing the replacement of existing wells or septic systems are generally required to use public service. Properties with wells or septic systems on interim permits are required to connect to public service within one year of its availability. Where water and/or sewer mains are financed under the front foot benefit system, WSSC will assess front foot benefit charges for mains abutting these properties unless the property has a functioning well and/or septic system. WSSC provides public water and sewer service throughout the county, except where service is provided by systems owned by the City of Rockville or the Town of Poolesville.
W-2 and **S-2**	***Categories W-2 and S-2 are not used in the Montgomery County Water and Sewer Plan.*** (State's definition: Areas served by extensions of existing community and multi-use systems which are in the final planning stages.)	
W-3 and **S-3**	Areas where improvements to or construction of new community systems will be given immediate priority and service will generally be provided within two years or as development and requests for community service are planned and scheduled.	
W-4 and **S-4**	Areas where improvements to or construction of new community systems will be programmed for the three- through six-year period. • This includes areas generally requiring the approval of CIP projects before service can be provided.	WSSC will not serve properties designated as categories 4 or 5, but will work to program water and/or sewer projects needed to serve these areas. Permits for new wells and/or septic systems for category 4 properties will be interim permits. (See above for further information.) MCDEP may require that development proceeding on interim wells and septic systems in category 4 areas also provide dry water and sewer mains and connections. Where water and/or sewer mains are financed under the front foot benefit system, WSSC will assess front foot benefit charges for abutting properties designated as category 4 unless the property has a functioning well and/or septic system. WSSC will not assess front foot charges for properties designated as category 5.
W-5 and **S-5**	Areas where improvements to or construction of new community systems are planned for the seven- through ten-year period. • This category is frequently used to identify areas where land use plans recommend future service staged beyond the scope of the six-year CIP planning period.	

PACKET APPENDIX

Water and Sewer Service Area Categories Table

Service Area Categories	Category Definition and General Description	Service Comments
W-6 and **S-6**	Areas where there is no planned community service either within the ten-year scope of this plan or beyond that time period. This includes all areas not designated as categories 1 through 5. • Category 6 includes areas that are planned or staged for community service beyond the scope of the plan's ten-year planning period, and areas that are not ever expected for community service on the basis of adopted plans.	WSSC will neither provide service to nor assess front foot benefit charges for properties designated as category 6. Development in category 6 areas is expected to use private, on-site systems, such as wells and septic systems.

Please note that the County does not necessarily assign water and sewer categories in tandem (i.e. W-3 and S-3, or W-5 and S-5), due to differences in water and sewer service policies or to actual water or sewer service availability. Therefore, it is important to know *both* the water *and* sewer service area categories for a property.

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS
County Executive's April 2015 Transmittal Packet

PACKET APPENDIX

2003 – 2012 Comprehensive Water Supply and Sewerage Systems Plan Excerpt

Private Institutional Facilities Policy (Chapter 1, Section II.E.4.)

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.

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.

2002 Potomac Subregion Master Plan Excerpt

Potomac Peripheral Sewer Service Recommendation (see boxed paragraph below)

ENVIRONMENRTAL RESOURCES PLAN CHAPTER (pgs. 22-23)

Sewer Service Policies

Low-Density Areas

In part, the 1980 Potomac Master Plan's intent was to use community sewer service to take maximum advantage of the allowed density in lower-density zones such as RE-1 and RE-2 where it was appropriate. Much of the undeveloped area zone RE-1 and RE-2 was placed in master plan sewer stage IV where the provision of community sewer service was evaluated on a case-by-case basis of logical, economical, end environmentally acceptable service. Twenty years later, a comprehensive evaluation indicates that providing community sewer service to areas zoned for one- and two-acre development, and contrary to smart growth policies, has undermined the environmental emphasis of zoning areas for low-density development, especially where septic suitability is marginal. With increasing demand for homes and recent development and redevelopment trends, especially where sewer service is provided, this exception to the general service policy is no longer effective. Mush of the remaining undeveloped RE-1 and RE-2 land is beset by environmental constraints limiting potential development without sewer.

Under the prior master plan, the Subregion has experienced substantial provision of community sewer service to lower-density areas. Because of this, and because the County considered the approval for much of this service on a case-by-case basis, the current Potomac community sewer envelope is irregular, established by demand rather than by plan. Voids within the envelope and irregular boundaries along its perimeter abound. Although this Master Plan generally recommends against the continued provision of community sewer service for low-density (RE-1 and RE-2) areas, it does support limited approvals for community service for low-density areas within the envelope and along its currently-established edge. The focus of this limited service and expansion should be on properties which already abut existing or proposed mains and on properties which can be served by sewer extensions within public rights-of-way. Main extensions that would disrupt streams and their undisturbed buffer areas should be avoided. Any approvals granted along the currently-established uege should not be cited as justification for expanding the sewer service envelope beyond the limits recommended in this plan.

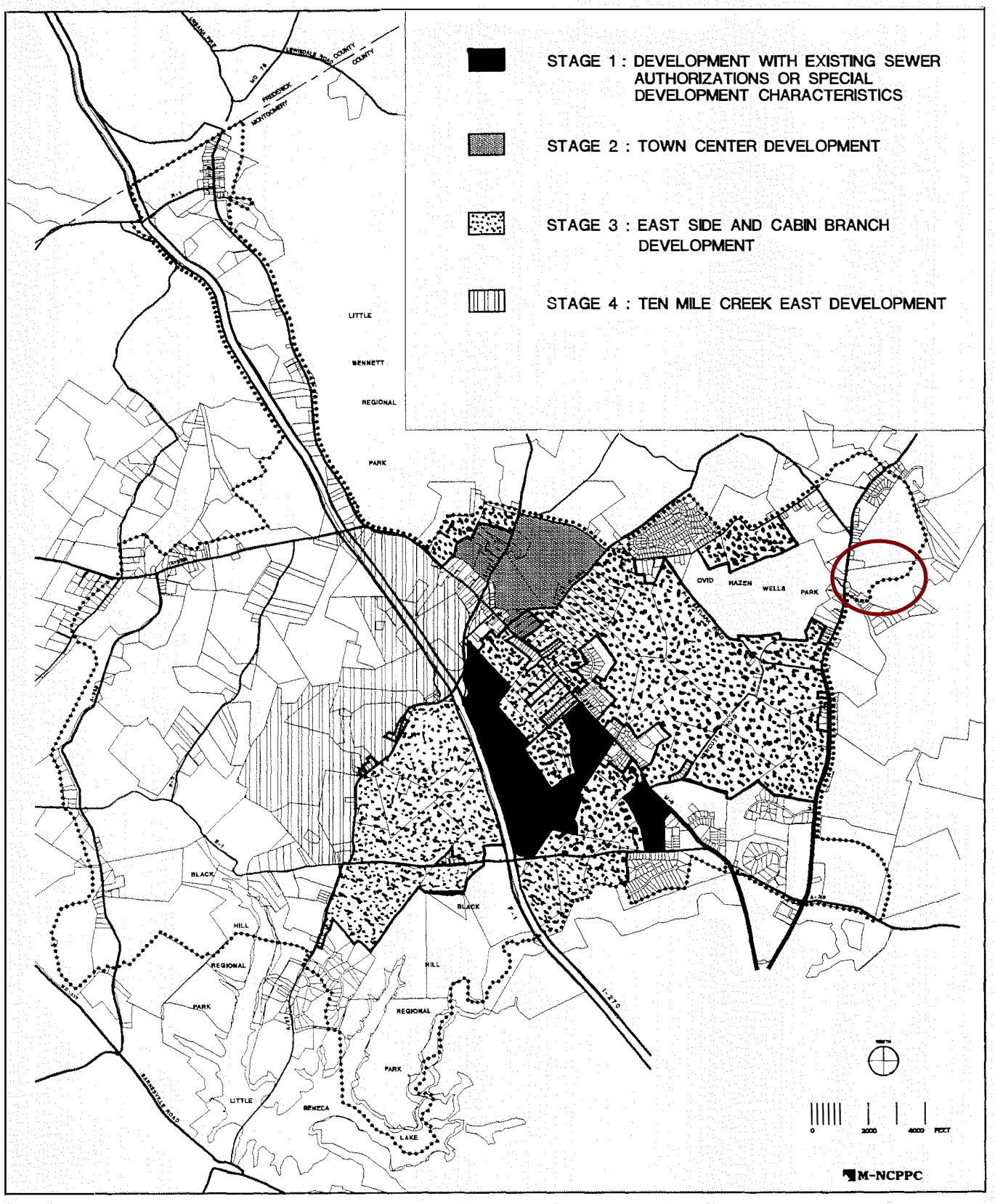
Sewer Service Recommendations

- **Provide community sewer service in the Subregion generally in conformance with Water and Sewer Plan service policies. This will generally exclude areas zoned for low-density development (RE-1, RE-2, and RC) not already approved for service further extension of community service.**
- **Allow for the limited provision of community sewer service for areas zoned RE-1 and RE-2 within and at the periphery of the proposed sewer service envelope. (See foldout Map D.) Exclude from this peripheral service policy properties adjacent to and in the vicinity of the Palatine subdivision and the lower Greenbriar Branch properties, and all properties within the Piney Branch Subwatershed, the Darnestown Triangle, and the Glen Hills Area (until completion of the study described on page 24, which will evaluate whether this exclusion should continue in the future). Emphasize the construction sewer extensions, if needed, along roads rather than through stream valleys.**

ATTACHMENT 2

Clarksburg: Staging of Development

Figure 54



ATTACHMENT 3

MONTGOMERY COUNTY DEPARTMENT OF PARKS

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: June 3, 2015

TO: Katherine Nelson, Planner Coordinator
Department of Planning

VIA: John E. Hench, Ph.D., Chief
Park Planning and Stewardship, Department of Parks

Jai Cole, Natural Resources Manager
Park Planning and Stewardship, Department of Parks

FROM: Geoffrey Mason, Principal Natural Resources Specialist GM
Park Planning and Stewardship, Department of Parks

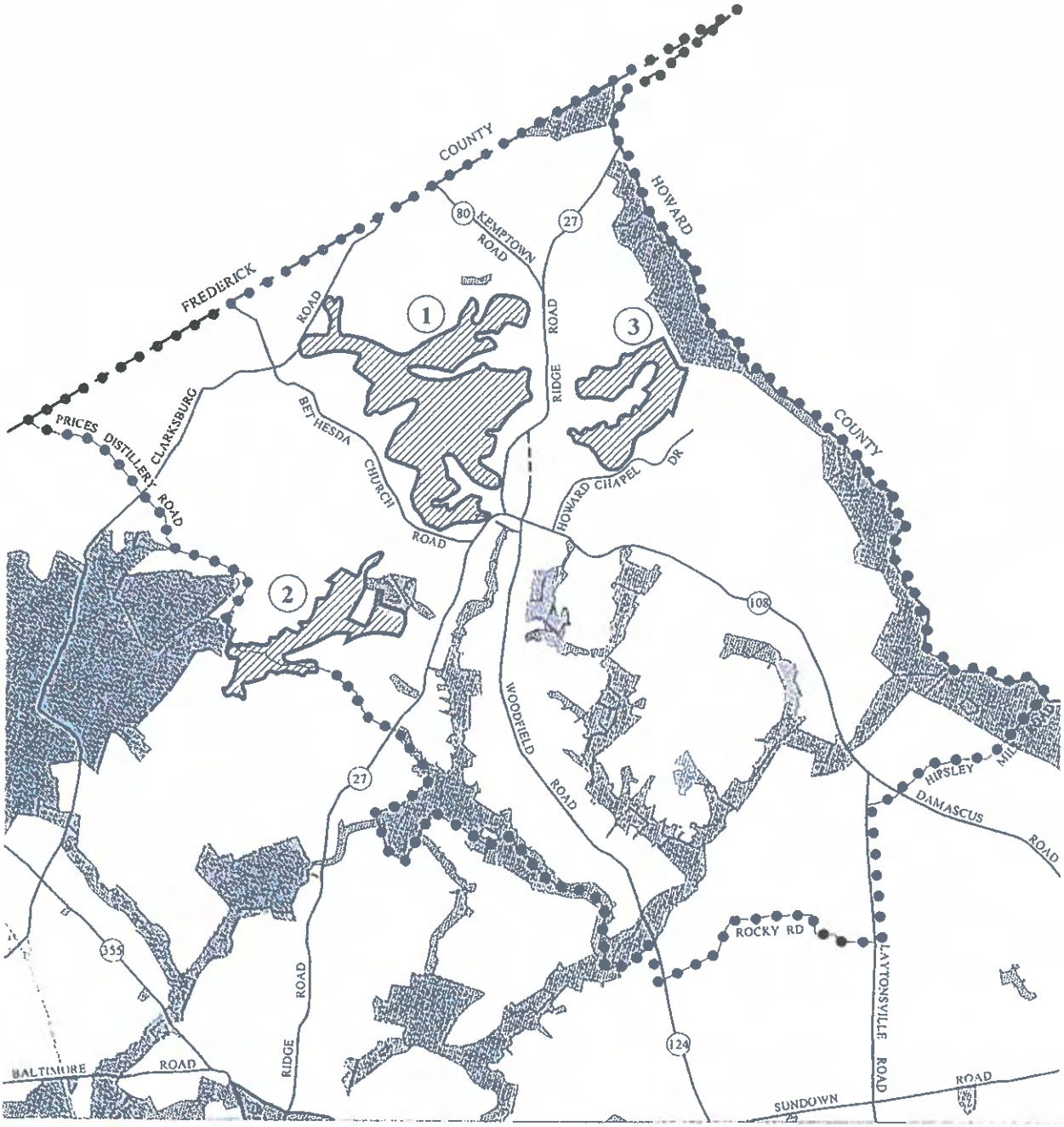
SUBJECT: Sewer and Water Category Change WSSCR 14-GWC-02A: Jane Gartner, John Mayer and Larry Musson (for Montrose Baptist Church)

The Department of Parks would like to include the following language in your staff report on this Sewer and Water Category Change application:

"A portion of this property is identified in the adopted Countywide Park Trails Master Plan as a trail corridor to connect Ovid Hazen Wells Recreational Park (west of Ridge Road) with Damascus Recreational Park to the east. However, the proposed sewer and water category change should not have any impact on implementing that trail proposal. Given that hard surface trails are not generally constructed in environmentally sensitive areas (as described in M-NCPPC'S Environmental Guidelines) and are not permitted by right in Category 1 Forest Conservation Easements, the Department of Parks will need to work with the applicant to achieve shared objectives of both their proposed development and M-NCPPC's proposed hard surface trail."

cc: Bill Gries, Land Acquisition Specialist
Brenda Sandberg, Legacy Open Space Program Manager

Legacy Open Space Recommendations



Master Plan Area Boundary

Existing / Proposed Parkland

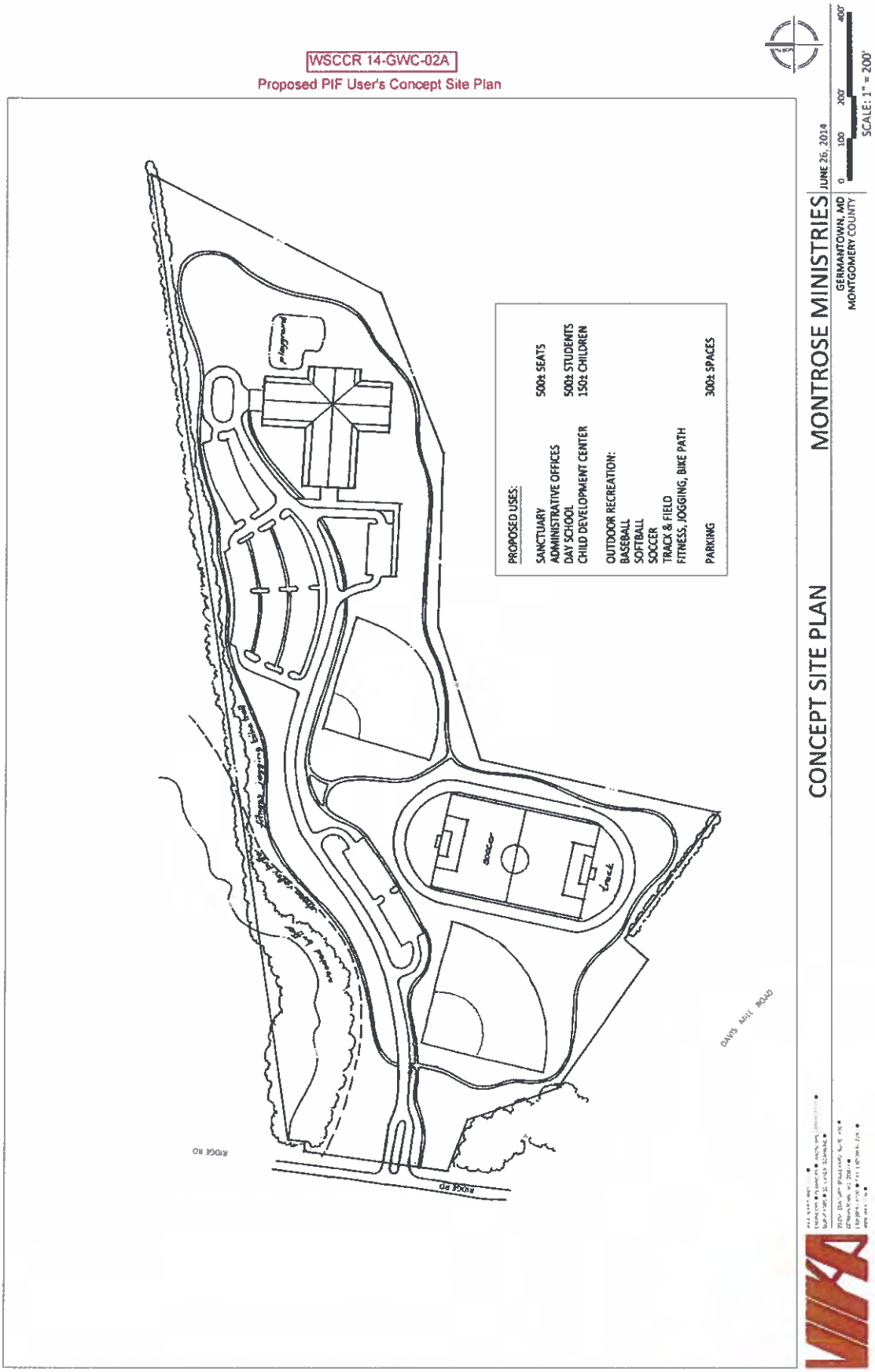
Potential Legacy Open Space Sites

1 Bennett Creek Headwaters Area (Natural Resource Site)

2 Little Bennett Creek Headwaters Area (Natural Resource Site, Proposed Parkland Acquisition)

3 Upper Patuxent River Watershed Area (Natural Resource Site, Water Supply Target Area)

0 7000'

WSCCR 14-GWC-02A

Proposed PIF User's Concept Site Plan