



MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
Comprehensive Water Supply and Sewerage Systems Plan Amendments

Final Approval Action for County Council Resolution No. 14-632
WSSCR 99A-URC-03 (Beth Messiah Congregation)

March 5, 2015

AUTHORITY: Chapter 1, Section III.D.10. "Conditional Category Changes", of the Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan authorizes the Director of the Montgomery County Department of Environmental Protection (DEP) to grant final approval for water/sewer service area category change requests (WSSCRs) which have previously received a conditional approval.

BACKGROUND: Conditional Approval Action: The Montgomery County Council acted to conditionally approve service area category change request WSSCR 99A-URC-01 (Beth Messiah Congregation) under resolution no. 14-632 on August 1, 2000. Under this action, the Council placed the following condition for final approval of category S-3 for the request:

"Maintain S-6, with advancement to S-3 (restricted to private institutional facility use only) conditioned on the applicant and the WSSC agreeing on a sewer main extension which does not open the possibility of public sewer service to other properties along the proposed sewer right-of-way. If the WSSC sewer extension report proposes a main extension not satisfying this requirement, then the MCDEP will return this amendment to the County Council for reconsideration.

"Notes:

- "1) The proposed institutional use will be required to pay all sewer service extension costs.*
- "2) The WSSC has noted that odor problems from the proposed low-pressure sewer extension may occur in the gravity sewerage system downstream from the transition manhole. The WSSC should require the facility user to finance any necessary odor mitigation measures which are included in the sewer extension design.*
- "3) This amendment will allow an institutional use to locate within an area recommended for lower-density development. The applicant is advised that Development Review Committee staff will pay special attention to water quality and imperviousness issues during the plan review process for this project."*

Fulfillment of Conditions: On December 17, 2014, the WSSC Development Services Group issued a letter of findings for a system planning forecast for the subject property (WSSC project no. DA5812Z15). WSSC identified two options for extending public sewer service:

- Option #1: A 1,200-foot low-pressure main extension northwest along Muncaster Mill Rd. The pressure main would outfall to a 300-foot section of parallel gravity main before tying into an existing gravity sewer along the street,
- Option #2: A 300-foot low-pressure main extension southeast along Muncaster Mill Rd., then northeast along the Achille La. The pressure main would outfall to a 300-foot section of parallel gravity main before tying into an existing gravity sewer near the corner of Achille La. and Heartwood Dr. This option would likely require modifications to the Rock Creek Preserve WWPS.

In both of these options, WSSC planned for a length of gravity outfall main from the low-pressure main in order to mitigate possible odor problems resulting from the use of a grinder pump and low-pressure system.

Either of these extensions options can satisfy the PIF policy requirement cited above.

- For option #1, the needed low-pressure main will be dedicated to the subject PIF use only; no other sewer connections for either residential or non-residential uses are allowed. WSSC policies further prohibit sewer service connections to these odor mitigation gravity mains. Although the new main extension will abut other properties not currently eligible for public sewer service, it cannot provide sewer service to these properties.
- For option #2, the entire main extension, both low-pressure and gravity, will abut only properties approved for sewer service and currently designated as category S-3.

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As this project proceeds through more detailed design processes, DEP will review updated plans with WSSC Development Services to ensure that the planned sewer extension continues to satisfy PIF policy requirements. The letter of findings from WSSC satisfies the condition for final approval of category S-3 cited previously.

Two of the notes under the Council's resolution have been addressed. With respect to note no. 1, WSSC's current service extension policies require that applicants pay all costs associated with the extension of new public water and/or sewer service. With respect to note no. 2, WSSC has planned for odor mitigation measures as part of the conceptual sewer extension designs described above. Note no. 3 will continue under this final approval. DEP will coordinate with Development Review Committee (DRC) members with regard to water quality and impervious space issues once a development plan is filed.

DEP FINAL APPROVAL ACTION: The water and sewer categories designated by the Montgomery County Comprehensive Water Supply and Sewerage Systems Plan are hereby amended as follows:

WSCCR 99A-URC-03: Beth Messiah Congregation													
Property Information and Location Property Development	Original & Requested Service Area Categories DEP Final Approval Action												
<ul style="list-style-type: none"> • 5870 Muncaster Mill Rd. - Derwood • Outlot A, Block 2, Avery Park (acct. no.03007268) • WSSC map tile: 222NW05; MD tax map:GS563 • West side of Muncaster Mill Rd. (MD 115) southeast of Magruder Sr. High School, opposite Achille La. • Upper Rock Creek Planning Area Upper Rock Creek Master Plan (2004) • Upper Rock Creek Watershed (Use III) • RE-2 Zone: 12.93 acres • Existing use: vacant <u>Proposed use:</u> place of worship – Church of Jesus Christ of Latter Day Saints 	<table border="1"> <thead> <tr> <th>Original</th> <th>Existing –</th> </tr> </thead> <tbody> <tr> <td>W-1</td> <td>W-1 (No Change)</td> </tr> <tr> <td>S-6</td> <td>S-6, w/ S-3 conditional ^A</td> </tr> <tr> <td colspan="2">^A see conditions for final approval above</td> </tr> <tr> <td colspan="2">Final Approval Action</td> </tr> <tr> <td colspan="2">Approve S-3, restricted to a private institutional facility (PIF) use only. (See the following notes for additional information.)</td> </tr> </tbody> </table>	Original	Existing –	W-1	W-1 (No Change)	S-6	S-6, w/ S-3 conditional ^A	^A see conditions for final approval above		Final Approval Action		Approve S-3, restricted to a private institutional facility (PIF) use only. (See the following notes for additional information.)	
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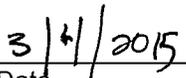
Notes on the preceding final approval action:

- 1) This amendment will allow an institutional use to locate within an area recommended for lower-density development. The applicant is advised that Development Review Committee staff will pay special attention to water quality and imperviousness issues during the plan review process for this project.
- 2) DEP will coordinate with WSSC Development Services throughout the design work of the needed sewer extension to ensure that the extension continues to satisfy PIF policy requirements with respect to the exclusion of new sewer service from abutting properties.

Now therefore be it resolved by the Director of the Montgomery County Department of Environmental Protection that the amendments described above for inclusion in the County's Comprehensive Water Supply and Sewerage Systems Plan are approved. DEP will revise the water and sewer category maps database in the County's geographic information system (GIS), MC:MAPS, to include these amendments, and they will be shown as part of the next interim or triennial general map update.

Approved


 Lisa Feldt, Director
 Montgomery County Department of Environmental Protection


 Date

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Beth Messiah Congregation
Presiding Bishop of the Church of Jesus Christ of Latter Day Saints, c/o Gordon Daines
Chris Burns, Richardson Engineering LLC
Kevin Shearer, L2M

Attachment: Sewer Service Area Category Map (see page 4)

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