



DEPARTMENT OF ENVIRONMENTAL PROTECTION

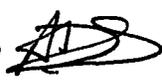
Isiah Leggett
County Executive

Robert Hoyt
Director

MEMORANDUM

May 30, 2010

TO: Jay G. Sakai, Director, Water Management Administration
Maryland Department of the Environment

FROM: Alan Soukup, Senior Environmental Planner, Water and Wastewater Policy Group 
Department of Environmental Protection

SUBJECT: Approval of Comprehensive Water and Sewer Plan Category Map Amendments

This is to notify you that the Director of the Department of Environmental Protection (DEP) has acted to approve amendments correcting service area categories in the County's Comprehensive Water Supply and Sewerage Systems Plan (CWSP) under the authority delegated by the County Council in that plan. Attached for your consideration and distribution is a copy of the correction document addressing the following map amendment:

<u>Action</u>	<u>Amendments Approved (Date)</u>
<u>Map Corrections</u>	<u>for WSCCR 05A-OLN-02 (5/16/13)</u>

You may also review and/or download these documents from the DEP Service Area Category Changes webpage, www.montgomerycountymd.gov/waterworks ; refer to the "Completed Actions" heading on that page.

Once MDE has concurred with these actions, DEP will revise the water and sewer category map 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 Water and Sewer Category Map update.

If you have any questions concerning these actions, please do not hesitate to contact either me at either 240-777-7716 or alan.soukup@montgomerycountymd.gov.

ADS:ads

R:\Programs\Water_and_Sewer\Projects\CWSP-AMEND\action-transmittals\2013-0530=corrections-05a-oln-02-parker-mem.doc

Attachments

cc: "DISTRIBUTION" Section of the Approval Document (w/o attachment)

Office of the Director, Water and Wastewater Policy Group

255 Rockville Pike, Suite 120 • Rockville, Maryland 20850-4166 • 240-777-7716, FAX 240-777-7715



**Comprehensive Water Supply and Sewerage Systems Plan Amendments
 Water/Sewer Service Area Category Revisions and Corrections**

May 16, 2013

AUTHORITY: Chapter 1, Section V.F.3.a. " Water and Sewer Map Corrections, Revisions, and Informational Updates ", of the Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan authorizes the Director of the Department of Environmental Protection (DEP), or his designee, to amend the Plan's service area categories in order to address documented service and mapping errors.

BACKGROUND & JUSTIFICATION: On April 25, 2006, the County Council granted the following conditional water/sewer category change action for WSCCR 05A-OLN-02 under CR 15-1410:

"Maintain W-6 and S-6, with approval of W-3 and S-3 conditioned upon Planning Board approval of a preliminary plan that is in conformance with the applicant's pre-application submission (M-NCPPC file no. 7-20060410). Public water and sewer service is restricted to a private institutional use only, specifically, the Parker Memorial Baptist Church.

"Note: This action is restricted to the named applicant, Parker Memorial Baptist Church. Should this applicant not proceed to development of the site, any subsequent user, including another private institutional facility, would need to file a new request with the Department of Environmental Protection, Water and Wastewater Policy Group, for service area category changes."

Parker Memorial Baptist Church, the category change request applicant and owner of the site since October 2005, has not moved forward with development of the subject category change site and has decided to sell the property. On January 30, 2013, DEP received a notice from Parker Memorial Baptist Church stating an interest on the part of Bethel World Outreach Ministries to purchase and develop the site, using public water and sewer service, for a place of worship. Parker Memorial Baptist church therefore requested that the County allow Bethel World Outreach Ministries to use the conditional water/sewer category change approval granted by the County Council cited above. Bethel World Outreach Ministries has confirmed this request.

The Office of the County Attorney has advised that another qualifying private institutional facility (PIF) could use the Council's preceding conditional approval action, provided that the specific conditions affecting the Planning Board's preliminary plan approval for the site are still satisfied. Bethel World Outreach Church has previously filed a category change request with DEP for another site and has satisfactorily demonstrated its qualification as a PIF use under the provisions of the *Water and Sewer Plan*. The language restricting the conditional approval for WSCCR 05A-OLN-02 to a specific PIF user will be removed from the Council's action under CR 15-1410.

DEP CORRECTION ACTION: The water and sewer category designations included in the Montgomery County Comprehensive Water Supply and Sewerage Systems Plan are hereby amended as follows:

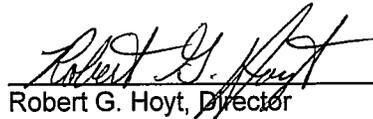
WSCCR 05A-OLN-02: Parker Memorial Baptist Church (for R. Jones Estate)

Property Information and Location	Amended Category Change Action
<ul style="list-style-type: none"> • 1601 Norbeck Rd. – Parcels P905, P907, & P909, Batchellors Forest Etc (tax account nos. 00710891, 00710891, & 00710878) • Map tile: Maryland - 222NW02; WSSC - JS123 • North side of Norbeck Rd. (MD 28) west of Layhill Rd. (MD 182) • Olney Planning Area Olney Master Plan (2004) • Northwest Branch Watershed (MDE Use IV) • RC Zone; 8.8 ac. • <u>Existing use:</u> existing single-family house and two vacant parcels • <u>Proposed use:</u> house of worship (approx. 700 seats); Plan nos. 720060410 & 120081240 "Parker Memorial Baptist Church" 	<p>Maintain W-6 and S-6, with approval of W-3 and S-3 conditioned upon Planning Board approval of a preliminary plan that is in conformance with the applicant's pre-application submission (M-NCPPC file no. 720060410). Public water and sewer service is restricted to a private institutional (PIF) use only.</p>

Now therefore be it resolved by the Montgomery County Department of Environmental Protection that the corrected map amendment described above for inclusion in the County's Comprehensive Water Supply and

Sewerage Systems Plan is approved. DEP will revise the water and sewer category maps database in the County's geographic information system (GIS), MC:MAPS, to include this amendment, and it will be shown as part of the next interim or triennial general map update.

Approved



Robert G. Hoyt, Director
Montgomery County Department of Environmental Protection

DISTRIBUTION - Interagency Distribution:

Jay G. Sakai, Director, Water Mgt. Admin., MDE
Nancy Navarro, Montgomery County Council
Keith Levchenko, Montgomery County Council
Marc Hansen and Cliff Royalty, Office of the County Attorney
Diane Schwartz-Jones, Director, DPS
Gene von Gunten, Well & Septic Section, DPS
Françoise Carrier, Planning Board
John Carter & Katherine Nelson, Area 3 Planning Team, M-NCPPC
Mary Dolan, Functional Planning Team, M-NCPPC
Cathy Conlon, Development Applications and Regulatory Coordination Team, M-NCPPC
Geoffrey Mason, Parks Planning Div., M-NCPPC
Jerry Johnson, General Manager, WSSC
Mike Harmer & Dave Shen, Development Services Group, WSSC
Luis Tapia, Service Applications Group, WSSC
Pearl Walker, Assessments Group, WSSC

Applicant, Owner & Others Distribution:

Dr. Guy Williams, Sr., The Petros Group
Bishop Darlingston Johnson, Bethel World Outreach Ministries

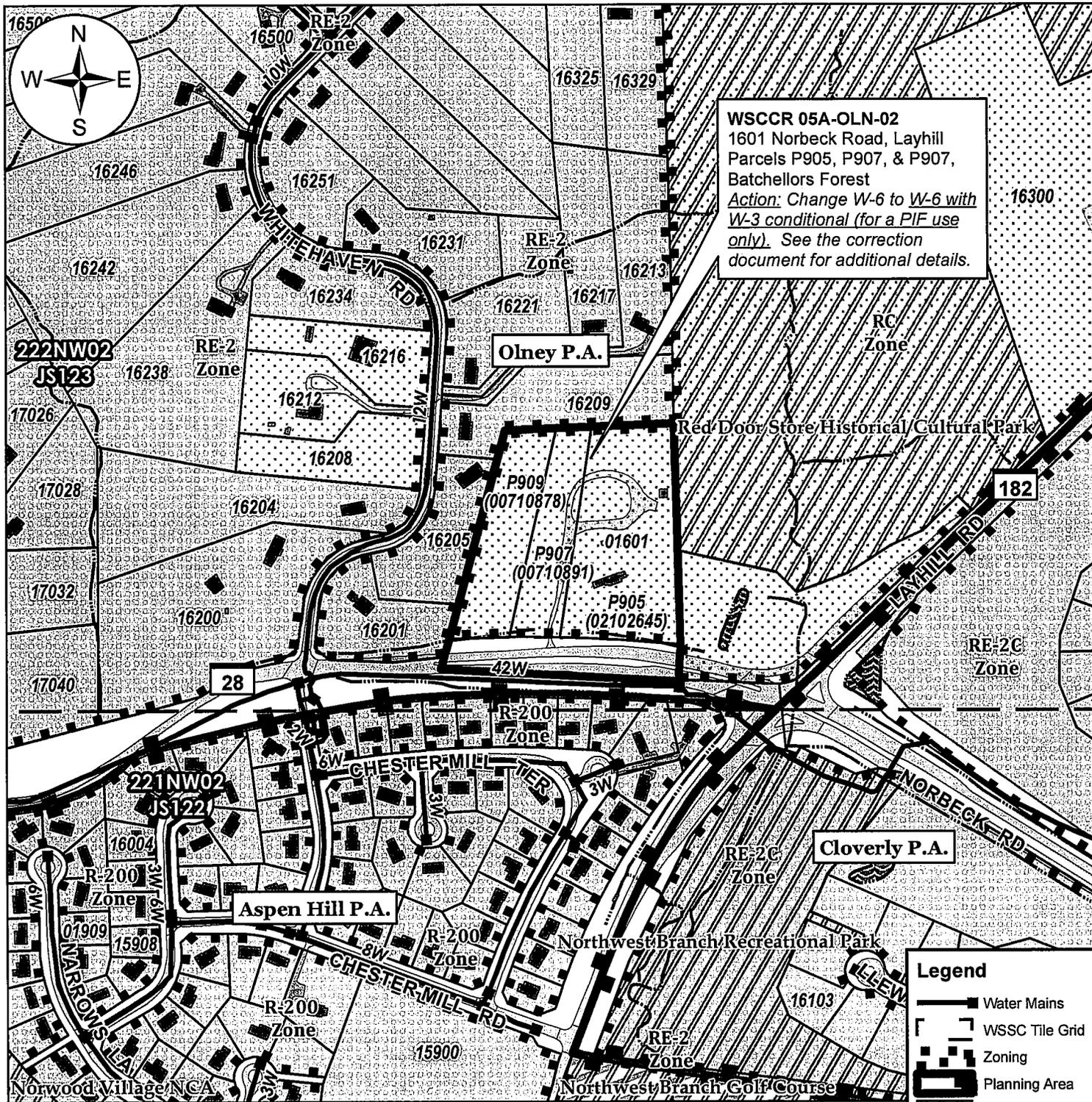
Attachments: Water and Sewer Service Area Category Change Maps
CR 15-1410 (excerpts related to WSSCCR 05A-OLN-02)

RGH:ADS:ads

R:\Programs\Water_and_Sewer\Projects\CWSP-AMEND\RV-ERR\cases\parker-mem-bapt-church=05a-oln-02\05a-oln-02=corr-action=2013-0516.doc

Water Service Area Categories Map

WSSCR 05A-OLN-02 (Parker Memorial Baptist Church for Jones Estate)



WSSCR 05A-OLN-02
 1601 Norbeck Road, Layhill
 Parcels P905, P907, & P907,
 Batchellors Forest
*Action: Change W-6 to W-6 with
 W-3 conditional (for a PIF use
 only). See the correction
 document for additional details.*

Legend

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

Water Categories

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



SCALE (Feet)

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

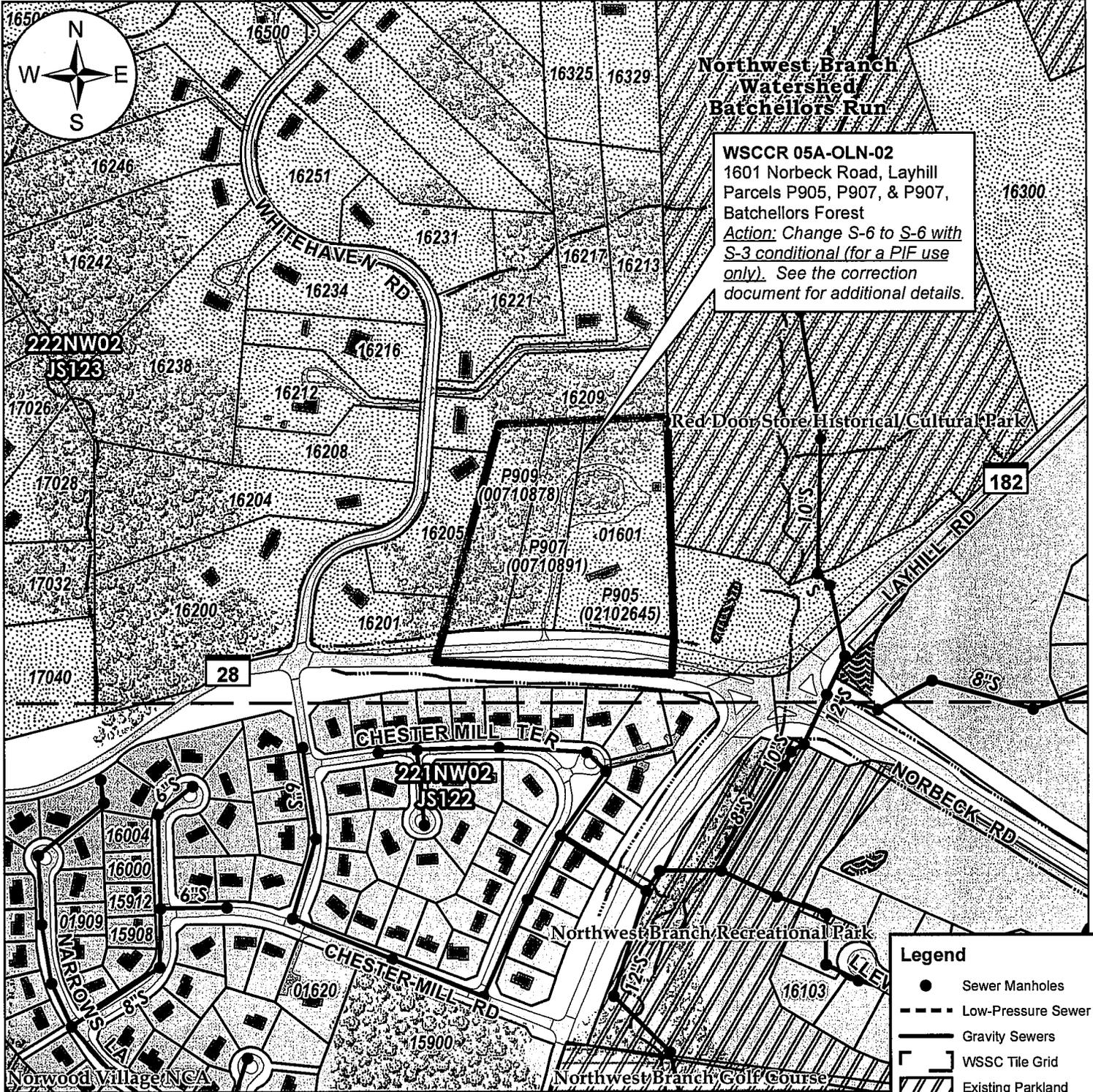


DEP
 Water and Wastewater
 Policy Group

5/14/13

Sewer Service Area Categories Map

WSSCR 05A-OLN-02 (Parker Memorial Baptist Church for Jones Estate)

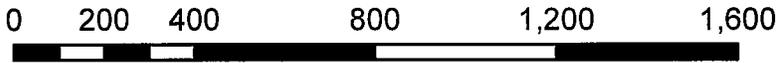


Legend

- Sewer Manholes
- Low-Pressure Sewer
- Gravity Sewers
- ▭ WSSC Tile Grid
- ▨ Existing Parkland
- ▩ Woodlands
- ▭ Subject Site

Sewer Categories

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



SCALE (Feet)

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



DEP
 Water and Wastewater
 Policy Group

5/14/13

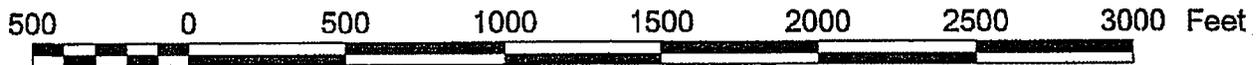
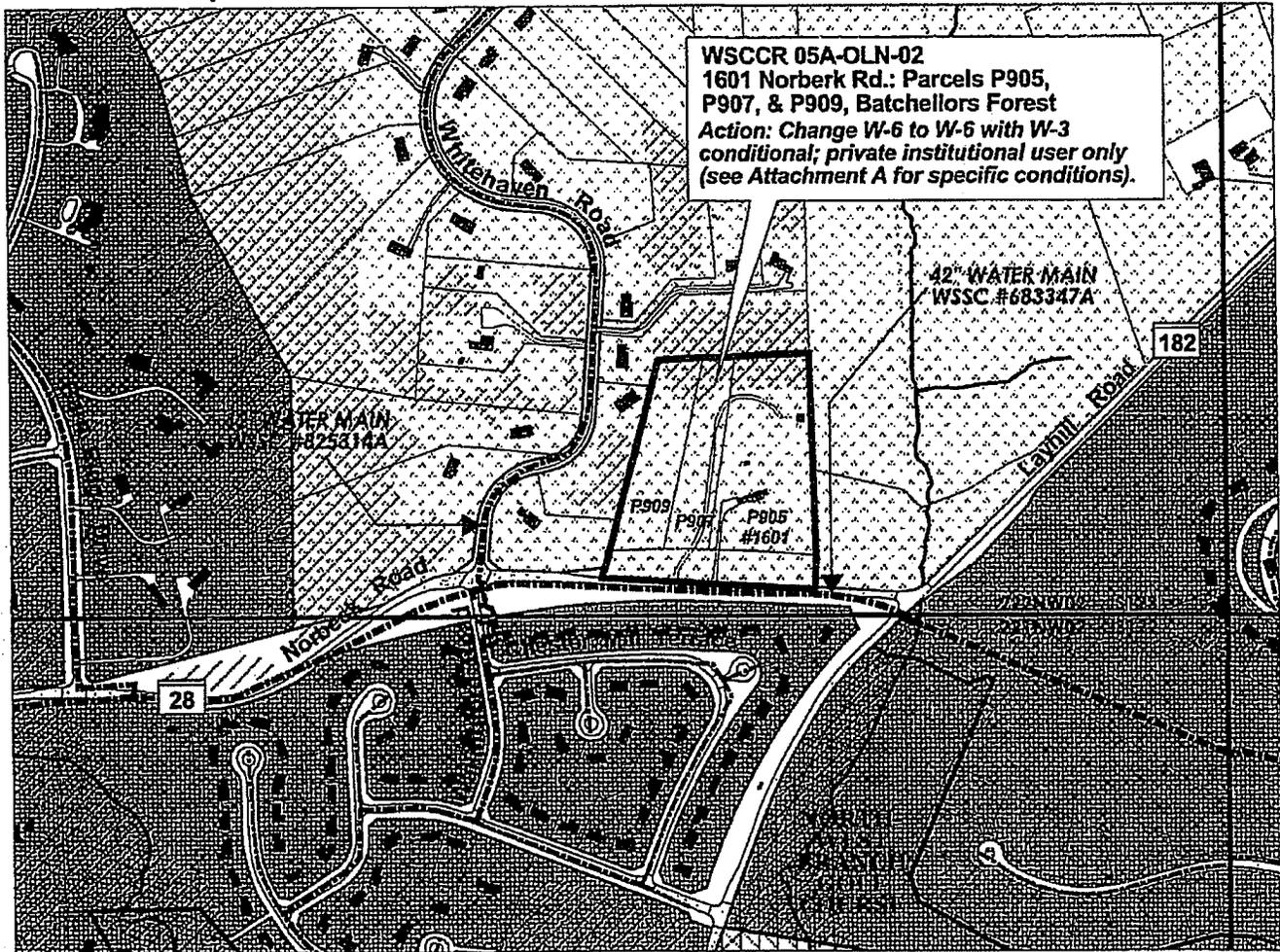
January 2006 Amendment Transmittal

Montgomery County uses water and sewer service area categories, in part, to identify those properties that should use public water and/or sewer service versus those that should use on-site systems, usually wells and/or septic systems. Categories 1 and 3 identify properties approved for public service. Categories 4 and 5 identify properties that currently should use on-site systems, but are proposed for public service in the future. Category 6 identifies properties that should use on-site systems, where public service is not planned for at least the next ten years. Property owners file category change map amendment requests in seeking to move their property from one category to another, usually based on anticipated development plans. The following chart presents the County Council's actions on water/sewer category map amendment requests filed with DEP.

Comprehensive Water Supply and Sewerage Systems Plan: Water/Sewer Category Map Amendments

Map Amendment No. Applicant (Owner) Description & Location	Master Plan & Watershed Zoning & Acreage Site Development	Map Amendment Request: Service Area Categories Existing Requested	County Council Action (See Attachment B for mapping of all except the denied map amendments.)
Lower Seneca Basin Watershed Planning Area			
WSSCR 04A-LSN-01 Toll Brothers, Inc. (for Stephen Barmakian) • Parcel P592, Friend in Need • Tax maps EW121/122; WSSC grids 232/233NW14 • Southwest corner, intersection of Schaeffer Rd. and Burdette Rd., opposite South German-town Recreational Park/ Soccerplex	<ul style="list-style-type: none"> • Preservation of Agriculture and Rural Open Space Master Plan (1980) • Lower Great Seneca Creek Watershed (MDE Use I) • R-200 Zone: 20.91 acres • Existing use: agricultural • Proposed use: 41-lot single-family subdivision *Note: Natelli Communities had replaced Toll Brothers, Inc. as the applicant.	W-6 W-3 S-6 S-3 The Council previously deferred action on this amendment under CR 15-851 (12/14/04).	No action required; the property owner has withdrawn the request. Note: Consistent with Water and Sewer Plan policies, DEP will not accept a new category change application for this site for one year, or until Mar. 10, 2007. (See the amendment withdrawal/denial note on page 2.) 4 Tax IDs.
Olney Planning Area			
WSSCR 05A-OLN-02 Parker Memorial Baptist Church (for R. Jones Estate) • 1601 Norbeck Rd. – Parcels P905, P907, & P909, Batchellors Forest Etc • Map tile: 222NW02; JS123 • North side of Norbeck Rd (MD 28) west of Layhill Rd. (MD 182)	<ul style="list-style-type: none"> • Olney Master Plan (2004) • Northwest Branch Watershed (MDE Use IV) • RC Zone; 8.8 ac. • Existing use: existing single-family house and two vacant parcels • Proposed use: house of worship; Plan 7-20060410 "Parker Memorial Baptist Church" 3 Tax IDs.	W-6 W-3 S-6 S-3 approval of a preliminary plan that is in conformance with the applicant's pre-application submission (M-NCPPC file no. 7-20060410). Public water and sewer service is restricted to a private institutional use only, specifically, the Parker Memorial Baptist Church. Note: This action is restricted to the named applicant, Parker Memorial Baptist Church. Should this applicant not proceed to development of the site, any subsequent user, including another private institutional facility, would need to file a new request with the Department of Environmental Protection, Water and Wastewater Policy Group, for service area category changes.	Maintain W-6 and S-6, with approval of W-3 and S-3 conditioned upon Planning Board
Patuxent Watershed Conservation Planning Area			
WSSCR 05A-PAX-04 Steve Saffron (for Howard Wooten, Jr.) • Outlot B (N909), Wooten Subdivision • Map tile: LS122; 221NE05 • North side of Sandy Spring Rd. (MD 198) east of Dino Dr.	<ul style="list-style-type: none"> • Fairland Master Plan (1997) • Lower Patuxent River Watershed (MDE Use I) • RC Zone; 8.61 ac. • Existing use: farmland (not improved) • Proposed use: one 5-acre lot for a single-family house and a residual outlot 	W-6 W-1 S-6 No Change 2 Tax IDs: 03591261 03591272	No action required; the applicant has withdrawn the request. Note: Consistent with Water and Sewer Plan policies, DEP will not accept a new category change application for this site for one year, or until Feb. 8, 2007. (See the amendment withdrawal/denial note on page 2)

Water Service Area Categories Map: WSCCR 05A-OLN-02 (Parker Memorial Baptist Church / Robert Jones)



MAP LEGEND

- Property (Apr. 2005)
- WSSC/GIS Grid

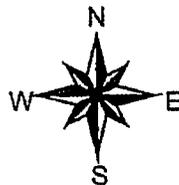
Water Mains

- 8"- or Smaller-Dia. Mains
- 10" to 15"-Dia. Mains
- 16"- to 24"-Dia. (CIP) Mains
- 30",- to 42"-Dia. (CIP) Mains *
- 48"- or Larger-Dia. (CIP) Mains *
- * No Individual Connections

- Buildings
- Roads
- Streams
- Ponds
- Woodlands
- Parks

Water Service Area Categories (06/03)

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

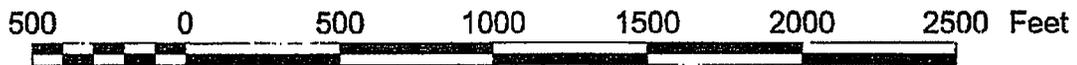
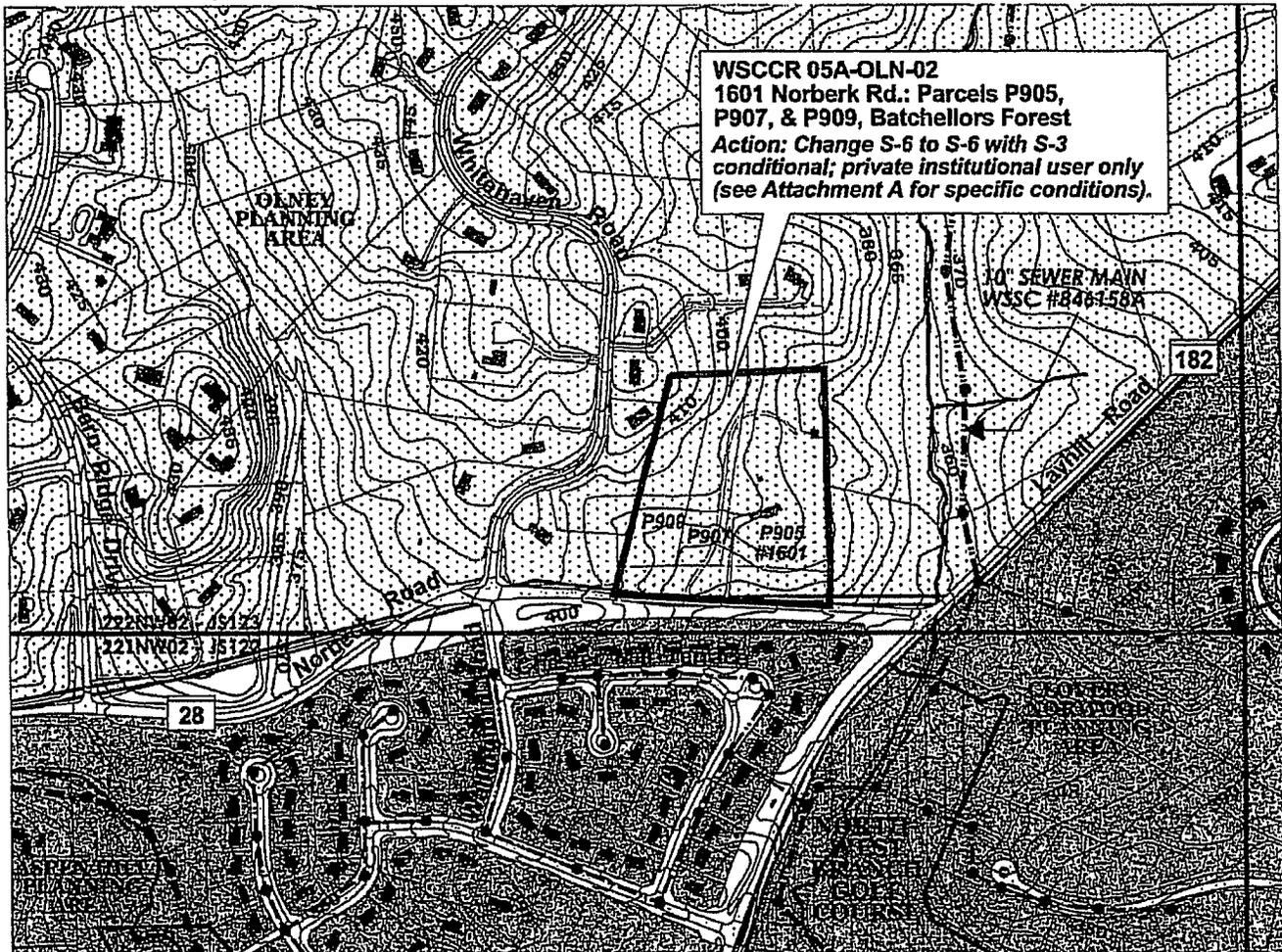


JUNE 2003 UPDATE
SERVICE AREA CATEGORIES MAP
Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



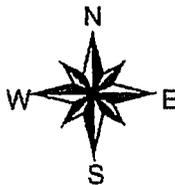
Water and Wastewater Policy Group
4/19/06 - GIS Project File:
o:\wwteam\wscrs-pas\olney\2005ccrs\
05a-oln-02=cr=parker_mem_bap_church=ws.apr

Sewer Service Area Categories Map: WSCCR 05A-OLN-02 (Parker Memorial Baptist Church / Robert Jones)

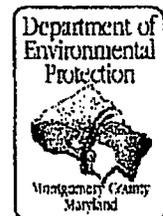


MAP LEGEND

- Property (Apr. 2005)
 - WSSC/GIS Grid
 - Sewer Manholes
 - Sewer Mains**
 - Small-Diameter, Low-Pressure Mains
 - 6" - to 8" -Diameter Gravity Mains
 - 10" - to 14" -Diameter Gravity Mains
 - 15" - to 18" -Diameter (CIP) Trunk Mains
 - 20" - to 42" -Dia. (CIP) Mains *
 - 48" - or Larger-Diameter (CIP) Trunk Mains *
 - * No Individual Connections
 - Topography (C.I. = 5 Feet)
 - Buildings
 - Roads
 - Streams
 - Ponds
 - Parks
 - M-NCPPC Planning Areas
- | |
|--|
| Sewer Service Area Categories (06/03)
<ul style="list-style-type: none"> S-1 S-3 S-4 S-5 S-6 |
|--|



JUNE 2003 UPDATE
SERVICE AREA CATEGORIES MAP
 Montgomery County, Maryland
 Comprehensive Water Supply
 and Sewerage Systems Plan



Water and Wastewater Policy Group
 4/19/06 - GIS Project File:
 o:\wwteam\wscrs-pas\olney\2005ccrs\
 05a-oln-02-cr=parker_mem_bap_church=ws apr