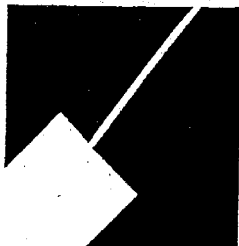


Date Mailed: March 1, 2001

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

M-NCPPC

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760**Action:** Approved Staff Recommendation

Motion of Comm. Bryant, seconded by
Comm. Holmes with a vote of 4-0;
Comms. Bryant, Holmes, Hussmann,
and Wellington voting in favor
(Comm. Perdue absent)

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-97058

NAME OF PLAN: First Baptist Church of Damascus

On 01/23/97, FIRST BAPTIST CHURCH OF DAMASCUS submitted an application for the approval of a preliminary plan of subdivision of property in the RC zone. The application proposed to create 1 lot on 15.25 acres of land. The application was designated Preliminary Plan 1-97058. On 01/25/01, Preliminary Plan 1-97058 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-97058 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-97058.

Approval, subject to the following conditions:

- (1) Approval under this preliminary plan is limited to a house of worship with maximum of 450 sanctuary seats; no weekday child day-care program and or/weekday private school
- (2) All road rights-of-way shown on the approved preliminary plan shall be dedicated by the applicant, to the full width mandated, unless otherwise designated on the preliminary plan
- (3) Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant must meet all conditions prior to recording of plat or MCDPS issuance of sediment and erosion control permit, as appropriate
- (4) Final landscape plan to be submitted for the technical staff review and approval prior to recording of plat
- (5) Access and improvements, as required, to be reviewed and approved by MDSHA prior to issuance of building permits
- (6) Conditions of MCDPS storm water management approval.
- (7) Conditions of DPS (Health Department) sewerage disposal approval

- (8) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to the expiration of this validity period, a final record plat for all the property delineated on the approved preliminary plan must be recorded or requested for an extension must be filed
- (9) Other necessary easements



GLM Engineering, Inc.

Commercial & Residential Land Planning and Engineering

"We've got your land in site"

4987 Winchester Blvd., #4
Frederick, Maryland 21703

Phone: 301-874-6175
Fax: 301-874-6176

March 31, 2004

Maryland National Capital Park & Planning Commission
Development Review Division
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Re: **First Baptist Church of Damascus – Plan No. 1-97058**
Extension Request – Letter Justifying Request
GLM# 0132

To Whom It May Concern:

Based on requirements for filing an Extension Request, GLM Inc. hereby provides a brief narrative justifying an extension of the above referenced Preliminary Plan:

In 1996, First Baptist Church began the submittal and approval process for a subdivision plan. The plan was prepared by Tri-County Surveys, submitted and assigned a File Number of 1-97058. The plan finally received approval on January 25, 2001, with the subsequent mailing taking place on March 1, 2001. Since that date, three (3) main problems related to the **"conditions of approval"** for the plan have occurred that have brought the project to the expiration date of April 1, 2004:

1. Access to the church off of Damascus Road (Md. Route 108).
2. Agreements with neighboring property owners concerning the proposed entrance.
3. Septic system design and approval.

Items 1 and 2 actually coincide with one another and can be discussed as one. After various entrance concepts were submitted and commented on by SHA and, due to lack of coordination with various adjacent property owners, it was decided in March of 2003 that the proposed entrance should be moved a few hundred feet to the east. (See letters between Pastor Doyne Cantrell and SHA attached.) It should also be noted that the Surveyor/Engineer in charge of this project (Tri-County Surveys) was in the process of retiring and was not taking on any more work. In January of 2004, GLM Engineering Inc. was contracted to begin design work on this proposed new entrance based on recommendations from SHA. Those plans and design eventually received verbal approval from SHA.

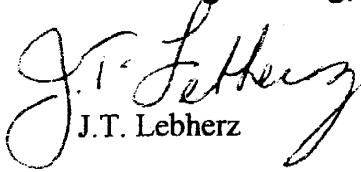
Item 2 relates to the extensive planning and design of a septic system that was done by Tri-County Surveys. Percolation testing has been done but the Septic Plan has not yet been

approved. GLM Engineering, Inc. will also continue this phase of the project and will submit plans for approval by the Health Department. And, as stated above, the previous Surveyor/Engineer is in the process of retiring. All plans and documents had to be furnished to us for review.

Based on these three items, we are requesting an extension of 18 months (October, 2005) for the approval for this Preliminary Plan. If you have any questions or require any additional information, please do not hesitate in contacting us at the numbers above.

Sincerely,

GLM Engineering, Inc.



J.T. Lebherz

Cc: Pastor Doyne Cantrell
Michael Scyphers



GLM Engineering, Inc.

Commercial & Residential Land Planning and Engineering

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March 18, 2005

Mr. Richard A. Weaver
Maryland National Capital Park & Planning Commission
Development Review Division
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Re: **First Baptist Church of Damascus**
Preliminary Plan No. 1-97058 & No. 1-97058-E
Extension Request – Justification Letter
GLM# 0132

Dear Mr. Weaver:

Based on the requirements for filing an Extension Request, GLM Engineering, Inc. has prepared a brief narrative justifying our request for a 2nd Preliminary Plan Extension for the above referenced project:

On March 31, 2004, GLM Engineering, Inc. (GLM) applied for an Extension Request for the Preliminary Plan entitled "**First Baptist Church of Damascus**" (Plan No. 1-97058). At that time, GLM requested an 18 month extension till October, 2005. The Planning Commission, at their April 22, 2004 public hearing, granted our request, but only for twelve (12) months until April 1, 2005. Due to the complexity of the project and the County's requirement for specific architectural design information to begin the design of several key site items (i.e., relocated church entrance design, final septic system design and stormwater management concept approval) in the project, it has taken a year to reach this point. Outlined below is the chronological series of events that GLM has accomplished over the past year in our attempt to complete the major mandatory design items required prior to being able to record the plat for the church property:

Site Entrance Design:

- In February 2004, GLM began the design of the relocated Church entrance under the guidance of the Maryland State Highway Administration (MSHA). As part of the entrance plan review and approval process, plans were also submitted to the Montgomery County Department of Permitting Services (DPS). As the original SWM concept for the project had expired and was prepared with access to the church site

entering at a different location, a new SWM concept was required by DPS in February 2004.

- In March 2004, GLM began working on the Preliminary Plan Extension Request, which was heard on April 22, 2004 and extended the approval for 12 months.
- In May 2004, upon receiving the extension, GLM prepared and submitted the new SWM concept plan for the entire church project outlining four (4) phases of development to DPS. During this same timeframe, the project architect was beginning work on the new building design according to the church's requirements. Unfortunately, without final architecture and exact imperviousness calculations, DPS was unable to approve the first SWM Concept Plan prepared and submitted by GLM in May. In June 2004, a letter was sent from DPS outlining the reasons the SWM Concept must be revised. In order to keep the entrance plan review and approval process moving, and without final architectural information, GLM revised the SWM Concept Plan to focus only on the church entrance design. The SWM Concept Plan was prepared for the new entrance location and resubmitted to DPS in July. The SWM Concept Plan for the entrance-only design was finally approved by DPS on September 30, 2004 (SM File #: 212699) after two reviews. Upon receiving the final DPS approval letter, it was learned that an infiltration test would be required along with the final design review and approval of the site entrance plans.
- Due to scheduling backlogs, the required infiltration testing was not conducted and completed by Specialized Engineering until November 23, 2004. Once the report was available, GLM resumed work on the final entrance design plans again in December 2004 and submitted these plans to DPS for what was considered the first official review of the entrance design. DPS comments, received in January 2005, were addressed and resubmitted for a second review in early February 2005. Additional minor comments were only received at the beginning of March and will have been addressed and resubmitted to DPS for final review and approval by March 22, 2005.

Septic System Design:

- In late September 2004, sufficient site design information became available to start discussing with the church their final site needs and a final site design. In reviewing the original Preliminary Plan septic design and layout, it quickly became apparent that the church's goal to include a softball field could not be met with so much of the total property consumed by septic disposal areas. At the church's direction, GLM began discussing alternative septic systems with local manufacturers in October and November of 2004.
- On November 30, 2004, a meeting was held with the Montgomery County Health Department (MCHD) to discuss the use of an alternative septic disposal system that would require approximately 1/4 of the septic field area required by a conventional septic system. After meeting with MCHD, GLM again conducted various additional in-house meetings with several local manufacturers over a two month timeframe to devise a conceptual design that would meet MCHD standards.

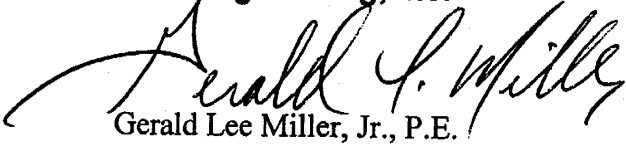
Mr. Richard A. Weaver
M-NCP&PC
2nd. Extension Request for Preliminary Plan
Extension Justification Letter
Page 3 of 3

- On February 22, 2005, a conceptual septic system design was submitted to MCHD for review and concept approval. It is imperative that MCHD approval is received prior to beginning a final septic disposal system design, and prior to illustrating the final septic area on the record plat.
- With the final resolution of the septic area and site design, GLM has recently just begun the preparation of the final Forest Conservation Plans (FCP) for the project. It will be necessary to get the FCP approved in order to complete all the items required to make final record plat application to M-NCP&PC.

Based on the above information, we hope it is evident that GLM Engineering, Inc. has worked diligently for the past year to record this project and we are requesting an extension of nine (9) months (January 2006) for the approval of this Preliminary Plan. We understand that this is a longer extension request than would have been previously requested. However, now knowing the final septic system must be designed, reviewed, and tentatively approved so that the MCHD can sign-off on the record plat, we feel this timeframe is realistic for completing and recording the final plat, and thereby vesting the Preliminary Plan. If you have any questions or require any additional information, please do not hesitate in contacting us at the numbers above.

Sincerely,

GLM Engineering, Inc.



Gerald Lee Miller, Jr., P.E.

Cc: Pastor Doyne Cantrell
Michael Scyphers