



Resurvey on Locust Level, Preliminary Plan No. 120200040

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Completed: 2/14/20

Description

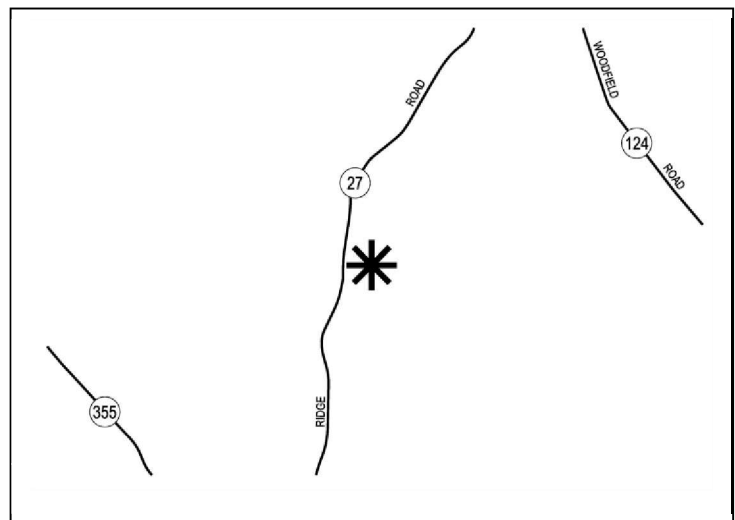
Resurvey on Locust Level: Preliminary Plan No. 120200040: Application to create one lot for a religious assembly and associated 29-student private daycare center, community center, retreat center, ceremonial pool, and four priest cottages; and one parcel for conveyance to M-NCPPC, located at 23501 Ridge Road; 33.82 acres, Rural Cluster (RC) zone; 1994 Clarksburg Master Plan & Hyattstown Special Study Area.

Recommendation – Approval with conditions

Applicant: DC Metro Sai Samsthan

Acceptance Date: October 31, 2019

Review Basis: Chapter 50, Chapter 59,
& Chapter 22A



Summary

- Staff recommends Approval with conditions of the Preliminary Plan Application No. 120200040.
- The Application satisfies the requirements of Chapter 22A, Forest Conservation Law.
- The Application satisfies the conditions of approval listed as part of a Water and Sewer Category Change Application No. WSCCR 14-GWC-02A.
- The Applicant is conveying approximately seven acres to the Maryland-National Capital Park and Planning Commission (M-NCPPC) in the northwest corner of the Property for a trail connection between Ovid Hazen Wells Park and other park facilities to the east of the Subject Property, consistent with the 2016 *Countywide Park Trails Plan* recommendations.
- The Applicant has received permission from the northern property owner to install an offsite sewer connection for adequate sewer facilities for the Subject Property.
- The Application substantially conforms to the 1994 *Clarksburg Master Plan & Hyattstown Special Study Area*.
- Staff has not received any citizen correspondence on this Application to date.

SECTION 1 – RECOMMENDATION AND CONDITIONS

PRELIMINARY PLAN NO. 120200040: Staff recommends approval of the Preliminary Plan subject to the following conditions.

- 1) This approval is limited to one (1) lot for a religious assembly and associated accessory uses including a daycare center for a maximum of 29 children, a community center, a retreat center, a ceremonial pool, and four (4) priest cottages; and conveyance of one Parcel (Parcel A) to the Maryland-National Capital Park and Planning Commission (M-NCPPC).
- 2) The Planning Board accepts the recommendations made by the Montgomery County Council as part of the Water Sewer Category Change No. WSSC 14-GWC-02A under Council Resolution No. 18-217 adopted on July 21, 2015, and the Planning Board hereby incorporates them as conditions of the Preliminary Plan approval.
- 3) The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated January 6, 2020, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 4) Prior to issuance of access permits, the Applicant must satisfy the provisions for access and improvements as required by Maryland State Highway Administration (SHA).
- 5) The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”) – Water Resources Section in its stormwater management concept letter dated January 28, 2020 and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 6) The Planning Board has reviewed and accepts the recommendations of the MCDPS, Fire Department Access and Water Supply Section in its letter dated December 12, 2019, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 7) The Applicant must dedicate to Maryland-National Capital Park & Planning Commission (“Commission”) approximately seven (+/-7) acres of the Subject Property identified as “Parcel A” on the approved Preliminary Plan located in the northwest corner of the site for a master planned trail connection between Ovid Hazen Wells Park and Damascus Recreational Park as shown in the Preliminary Plan per the 2016 *Countywide Park Trails Plan*. The land must be dedicated to the Commission through notation on the plat and by conveyance at the time of record plat in a form of deed approved by the Commission’s Office of General Counsel. At the time of conveyance, the land to be dedicated must be free of any trash and unnatural debris.

- 8) Reforestation within Parcel A, must be fully accepted and approved by M-NCPPC Forest Conservation Inspection Staff, prior to the deed of conveyance being recorded in the land records.
- 9) The Applicant must reserve an area from the edge of Ridge Road to Parcel A to allow for a 20-foot wide park easement for public access and construction. The Applicant shall enter into a reciprocal access easement with M-NCPPC. The easement shall be for the sole purpose of reciprocal access and must be compatible with the overall site layout of the Applicant's property and also compatible with the M-NCPPC trail alignment. The public access easement may be reasonably relocated by the Applicant with Parks Department's review and approval.
- 10) The Applicant must comply with the conditions of approval for the Preliminary/Final Forest Conservation Plan ("FCP") No. 120200040, approved as part of this Preliminary Plan, including:
 - a. Prior to the start of any demolition, clearing, grading or construction on the Subject Property, the Applicant must record Category I Conservation Easements over all areas of retained and planted forest as specified on the approved FCP. The Category I Conservation Easements approved by the M-NCPPC Office of the General Counsel must be recorded in the Montgomery County Land Records by deed and the Book/Page for the easements must be referenced on the record plat.
 - b. Prior to the start of any demolition, clearing, grading or construction on the Subject Property, the Applicant must provide financial surety in a form approved by the M-NCPPC office of the General Counsel for the 3.91 acres of new forest planting.
 - c. Prior to the start of any demolition, clearing, grading or construction on the Subject Property, the Applicant must submit a two-year Maintenance and Management Agreement ("MMA") approved by the M-NCPPC Office of General Counsel. The MMA is required for all forest planting areas credited toward meeting the requirements of the FCP.
 - d. Prior to the start of any clearing, grading, or demolition on the Subject Property, the owner of the Subject Property must enter into an Impervious Surface Agreement with the Planning Board to limit impervious surfaces to no more than 20 percent of the Subject Property as specified in Montgomery County Council Resolution 18-217 dated July 21, 2015. The agreement must be in a form approved by the M-NCPPC Office of the General Counsel and recorded by deed in the Montgomery County Office of Land Records.
 - e. Within the first planting season following the release of the Sediment and Erosion Control Permit from the Montgomery County Department of Permitting Services for the Subject Property, the Applicant must install the variance tree mitigation plantings as shown on the FCP or as directed by the M-NCPPC Forest Conservation Inspection Staff.
 - f. Afforestation/Reforestation plantings for Planting Areas 1, 2, and 4 (outside of the limits of disturbance ("LOD")) must occur within the first planting season following the release of the Sediment and Erosion Control Permit from the Montgomery County Department

of Permitting Services for this Project Site, or as directed by the M-NCPPC Forest Conservation Inspection Staff.

- g. Afforestation/Reforestation plantings for Planting Area 3 (inside the LOD) must occur in the first planting season following stabilization of the applicable disturbed area.
 - h. The Applicant must install the permanent split-rail fencing along the border of the Category I Conservation Easements as shown on the approved FCP or as directed by the M-NCPPC Forest Conservation Inspection Staff.
 - i. The Applicant must install permanent Conservation Easement signage along the perimeter of the Category I Conservation Easements as shown on the approved FCP or as directed by the M-NCPPC Forest Conservation Inspection Staff.
 - j. The Final Sediment Control Plan must be consistent with the final limits of disturbance shown on the approved FCP.
 - k. The Applicant must comply with all tree protection and tree save measures shown on the approved FCP. Tree save measures not specified on the FCP may be required by the M-NCPPC Forest Conservation Inspection Staff.
- 11) The Applicant must provide a minimum of three (3) long-term bike parking spaces located near the entrance of the religious assembly as shown in the Preliminary Plan. The long-term bike parking spaces must be in a secured bicycle locker or Staff approved equivalent and must be identified on the Certified Preliminary Plan. Examples of acceptable parking include, but not limited to bicycle rooms, lockers, or racks in a protected area.
- 12) The Applicant must provide a minimum of two (2) short-term bike parking spaces located near the entrance of the religious assembly as shown in the Preliminary Plan. The short-term publicly-accessible bike spaces must be inverted-U racks or Staff approved equivalent, installed in a location convenient to the main entrance of the religious assembly, and the specific location of the short-term bike rack must be identified on the Certified Preliminary Plan.
- 13) The Adequate Public Facilities (“APF”) review for the Preliminary Plan will remain valid for sixty (60) months from the date of mailing of this Planning Board Resolution.
- 14) Before approval of the Certified Preliminary Plan, the following revisions must be made and/or information provided subject to Staff review and approval:
- a. The Certified Preliminary Plan must include an impervious surface exhibit.
 - b. The Applicant must include the stormwater management concept approval letter and other applicable agency approval letters, development program, and Preliminary Plan resolution on the approval or cover sheet(s).

- c. The Certified Preliminary Plan must include a 10-foot easement parallel to the internal driveway for Potomac Edison utilities that is no more than a 3:1 side slope.
- d. The Applicant must label and dimension the 20-foot wide public access easement from Ridge Road to Parcel A on the Preliminary Plan.
- e. The Certified Preliminary Plan must contain the following note:
“Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of approval of a building permit. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board’s approval.”
- f. Ensure consistency of all details and layout between the data table and the Preliminary Plan.

SECTION 2 – SITE LOCATION AND DESCRIPTION

Site Location

The subject site (Subject Property, Property, or Project) (Figure 1) is located approximately 350-feet northeast of the intersection of Ridge Road (MD 27) and Davis Mill Road consisting of 33.82 acres. The Subject Property is in the Rural Cluster (RC) zone and is located in the Ridge Road Transition Area, of the *1994 Clarksburg Master Plan and Hyattstown Special Study Area* (“Master Plan”).

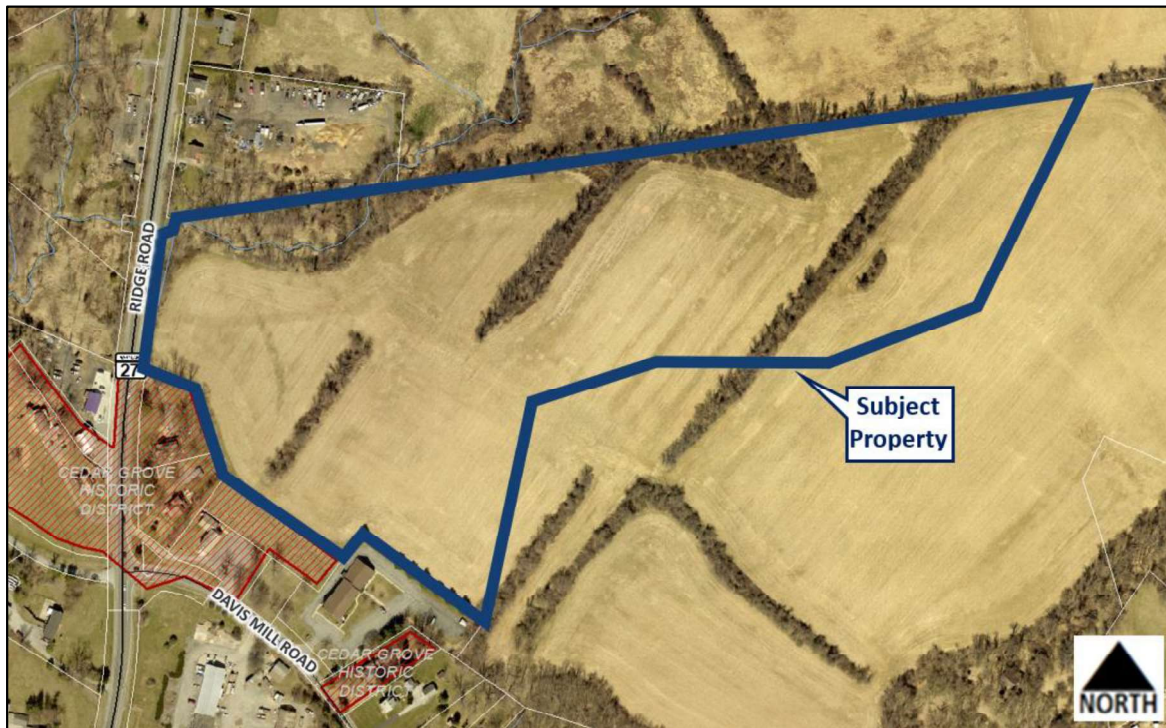


Figure 1 – Aerial View

Site Vicinity

To the north of the Subject Property are single-family detached residential units in the Residential Estate-1 (RE-1) zone as well as agriculture uses in the Rural Cluster (RC) zone (Figure 2). To the east of the Subject Property consist of agricultural uses in the Agricultural Reserve (AR) zone. Directly south of the Subject Property consists of agricultural uses in the AR zone. Development also includes residential development, religious institutions and a cemetery in the (R-200) zone. West of the Subject Property includes a single-family house, a gas station, and a convenience store in the Neighborhood Retail (NR)-0.75 H-45 zone. Portions of the adjacent properties are within the Cedar Grove Historic District (red hatching above), particularly to the southwest of the Subject Property and north of Davis Mill Road.

Ride-On Route 90 operates along Ridge Road between Milestone Center and the Shady Grove Metrorail Station with half hour headways on weekdays only. The nearest bus stop is located approximately 2/3 miles south of the Subject Property near the intersection of Ridge Road and Skylark Road and in close proximity to the Hallie Wells Middle School.

Site Description

The 33.82-acre Subject Property is currently undeveloped and lacks vehicular access. Vehicular access to the Property will be provided via a driveway from Ridge Road the runs roughly west to east through the Property. The Subject Property is located within the Little Seneca Creek watershed and contains a stream that is located in the northwest portion of the Property. The Property has steep slopes that are beyond 25 percent that are located near the hedgerows on the Property. There is an existing 20-foot-wide AT&T easement that cuts across the middle of the Property diagonally. There are no known burial sites located on the Subject Property.

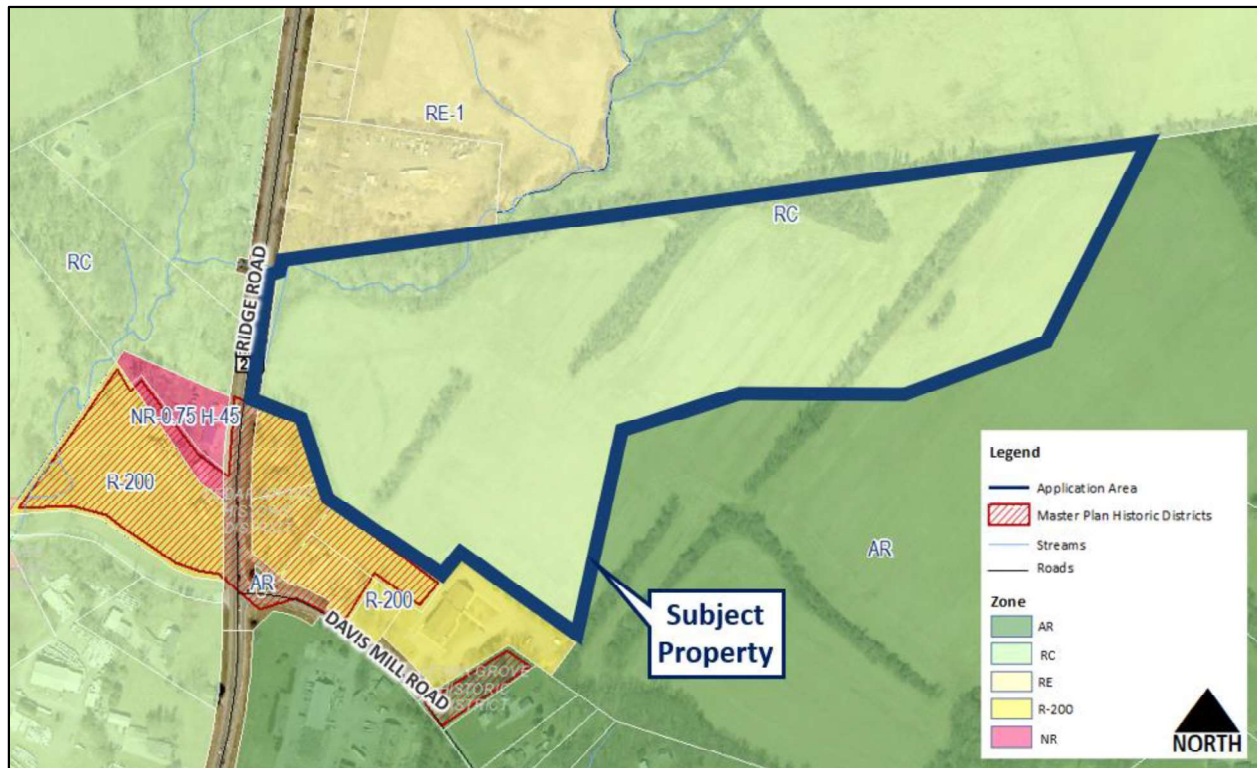


Figure 2 – Vicinity Map

SECTION 3 – APPLICATIONS AND PROPOSAL

Previous Approvals

Water Sewer Category Change No. WSSC 14-GWC-02A

On June 23, 2015 the County Council approved WSSCR 14-GWC-02A for a water and sewer category change by Council Resolution 18-217. The proposed development plan under the initial application included a place of worship with 500 seats, a private school with 500 students and a child development center for 150 children located at the eastern end of the site. The sewer water and category change from W-6 and S-6 to W-1 and S-3 was approved with several conditions listed below (Attachment 3).

- 1) Both W-1 and S-3 are restricted to a private institutional facility (PIF) use only;
- 2) DEP will review sewer main extension plans with WSSC to ensure that PIF policy requirements with regard to main extensions are maintained by this project;

- 3) a maximum impervious surface level of 20 percent;
- 4) the location of all buildings at the east end of the site; and
- 5) an unstructured open space towards Ridge Road to buffer properties in the Cedar Grove Historic District. The church will provide a dedication to M-NCPPC in the northwest corner of the site for a trail connection between Ovid-Hazen Wells Park and other park facilities to the east.

Current Application

Preliminary Plan No. 120200040

Preliminary Plan No. 120200040 (Figure 3) proposes to create one lot for a religious assembly use, with the following associated accessory uses — a daycare center with a maximum of 29 students, community center, retreat center, ceremonial pool, and four priest cottages (“Preliminary Plan” or “Application”).

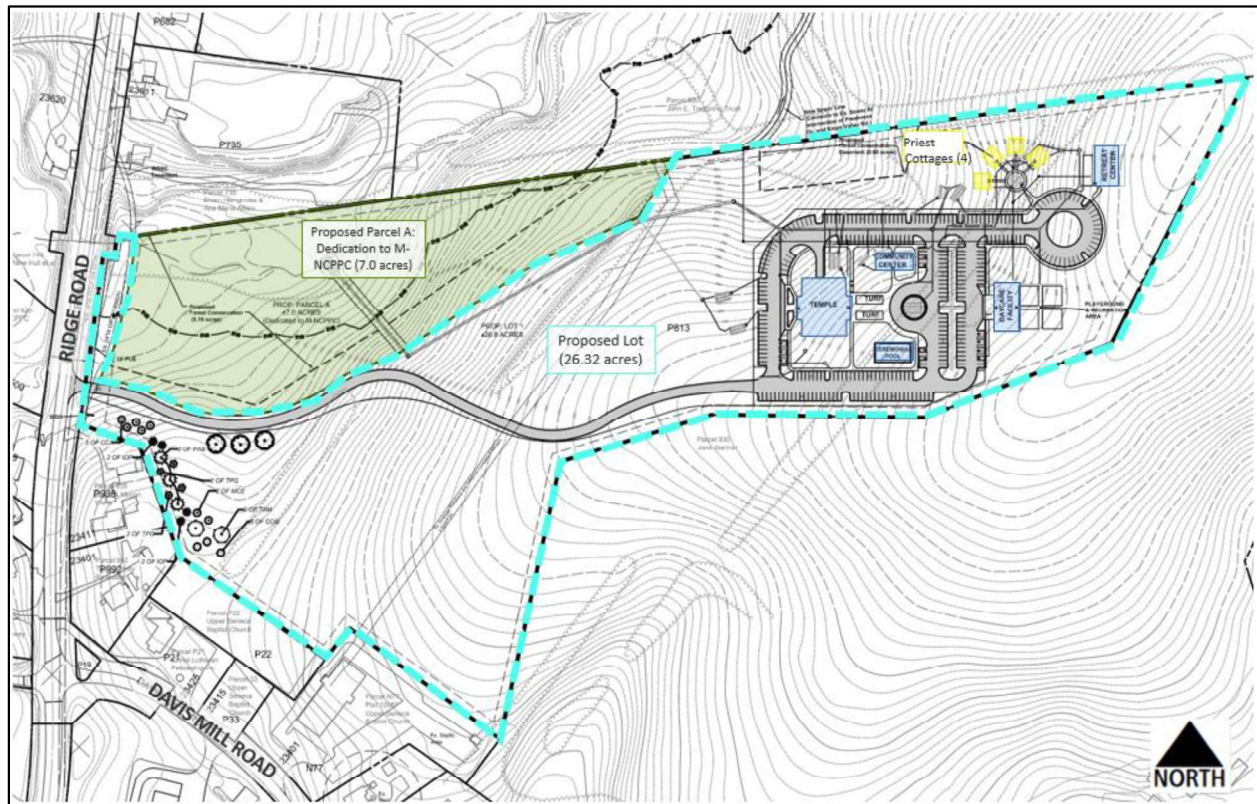


Figure 3 – Preliminary Plan

As part of the Application, Parcel A will be created in the northwest portion totaling seven-acres that will be conveyed to M-NCPPC to facilitate design, construction and future long-term maintenance of a proposed hard surface trail connection between Ovid Hazen Wells Park and other park facilities to the east (Figure 4).

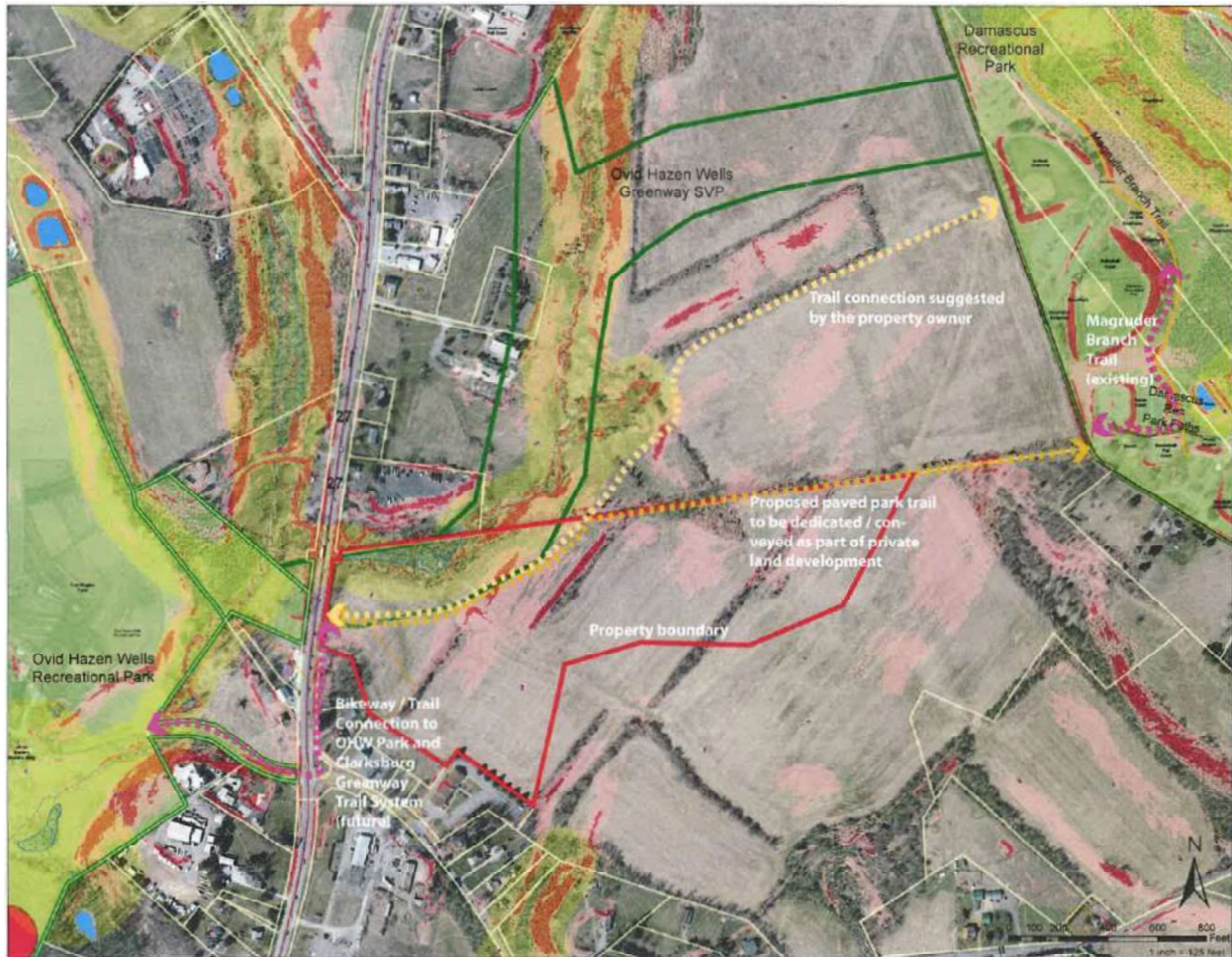


Figure 4 – Future Trail Connection Exhibit (for illustrative purposes only)

Vehicle access to the Subject Property will be provided by a new driveway on the Property from Ridge Road that will lead to the primary entrance of the religious institution located on the eastern side of the Property. As part of the proposal, drop off locations are proposed at the front and the rear of the religious institution. Another drop off location is proposed near the entrance of the daycare center. As part of this proposal 294 parking spaces are proposed for the religious assembly and the associated accessory uses. A total of two (2) short-term and three (3) long-term bicycle parking spaces will be provided as part of the application near the entrance of the proposed religious institution as conditioned.

SECTION 4 – ANALYSIS AND FINDINGS - Preliminary Plan No. 120200040

1. *The layout of the subdivision, including size, width, shape, orientation and density of lots, and location and design of roads is appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59;*

The Preliminary Plan meets all applicable sections of the Subdivision of Land Article of the County code. The proposed 26.82 lot size, width, shape and orientation is appropriate for the location and for the religious assembly use proposed including a temple, associated parking area with vehicle

circulation, a daycare center, a retreat center, ceremonial pool, and four small cottages for attending or visiting priests. The proposed buildings and structures are grouped together as tightly as possible and located toward the rear of the lot to take advantage of the sloping topography, and to limit visual impacts onto the Cedar Grove Historic District. The lot shape, steep slopes, conditions of approval as part of Council Resolution 18-217, a stream buffer and existing easements all contribute to limiting the buildable area on the Subject Property. Although the proposed lot is irregular in shape, it allows conveyance of a portion of the Property for the future trail alignment that will go through the Property while meeting the minimum 300-feet of frontage requirement for development in the RC Zone. Despite these constraints, the proposed lot is large enough in size to accommodate a religious institution and its associated uses, parking and stormwater management facilities. The shape and size of the lot also provides enough room to meet the forest conservation requirements on-site in a conservation easement.

The proposed lot was reviewed for compliance with the Montgomery County Code, Chapter 59 and the Application meets the dimensional requirements for the Rural Cluster (RC) zone as specified in the Zoning Ordinance. The lot as proposed will meet all the dimensional requirements for area, frontage, width, and provides ample buildable area within the setbacks in the RC zone. A summary of this review is included in Table 1 below. The Preliminary Plan has been reviewed by other applicable county agencies, all of which have recommended approval.

Table 1 – Development Standards in the Rural Cluster Zone

Development Standards - RC	Required by the Zone	Proposed for Approval
Lot Area	5 acres (min.)	26.82 acres
Min. Lot width at front building line	300 feet	300 feet
Min. Lot width at front lot building line	300 feet	300 feet
Max. Lot Coverage	10 percent	5 percent
Max. Density	1 unit/5 acres	N/A
Min. Setbacks for Principal Building		
Front	50 feet	50 feet min.
Side	20 feet	20 feet min.
Rear	35 feet	35 feet min.
Min. Setbacks for Accessory Structures		
Front	80 feet	80 feet min.
Side	15 feet	15 feet min.
Rear	15 feet	15 feet min.
Max. Principal Building Height	50 feet	50 feet
Max. Accessory Structure Building Height	50 feet	44 feet
Min. Vehicle Parking	167	294
Bicycle Parking	5	5
Impervious Surface Level	20 percent *	14.8 percent

*Restriction under water and sewer category change WSCCR 14-GWC-02A approved under Council Resolution 18-217.

2. *The Preliminary Plan substantially conforms to the master plan;*

This Subject Property is in the Clarksburg Planning Area and is part of the Ridge Road Transition Area of the *1994 Clarksburg Master Plan and Hyattstown Special Study Area* (Figure 5). The Master Plan has two objectives for the analysis area that are relevant to this Property. One proposes '*a land use pattern east of Ridge Road which is compatible with Agricultural Reserve areas in the Goshen/Woodfield Planning Area*' (p.71). The second proposes '*a land use pattern which provides a suitable setting for the Cedar Grove Historic District*' (p.72).

The Master Plan recommends the Rural Cluster Zone for properties—including this one—in this part of the analysis area to promote agricultural activities as well as low-density residential neighborhoods that would echo the existing development pattern. This density and development pattern also protect the historic district by creating an appropriate rural setting next to it.

This Application meets the objectives of the Master Plan. Religious Assembly is a permitted use in the Rural Cluster Zone, which implies that the use is in keeping with the intent of the zone and, in this case, with Master Plan objectives. The proposed temple and accessory structures are located on the eastern end of the Property and are approximately 1,500 feet from Ridge Road to retain undeveloped open space at the entrance that is located near the Cedar Grove Historic District to maintain the rural character in this area. The Applicant has also proposed landscaping along the driveway that may be visible from properties within the Cedar Grove Historic District that consists of residential development and a religious institution to ameliorate the impact of any such design on the historic district.

Further, the *1994 Clarksburg Master Plan and Hyattstown Special Study Area* (p.158) identifies a regional Greenway through the Property that will connect to the Damascus Recreational Park to the north with the Ovid Hazen Wells Park to the south. In addition, the *2016 Countywide Park Trails Plan* (Trails Plan) identifies a proposed hard surface (paved) trail alignment with this Greenway, in part passing through this Property. The Trails Plan also identifies this '*Ovid Hazen Wells Recreational Park-Damascus Recreational Park Link*' as a priority hard surface trail connection that would serve as a major regional connection in the Northern Region (p.56).

The Applicant is conveying approximately seven-acres, as shown in green in Figure 3, to M-NCPPC in order to implement the Trails Plan recommendations. The conveyance of land will allow the Parks Department enough space to facilitate the design, construction and future long-term maintenance of the proposed hard surface trail within the dedicated area. Therefore, the proposed Application is consistent with the Trails Plan.

Ridge Road Transition Area

Figure 28

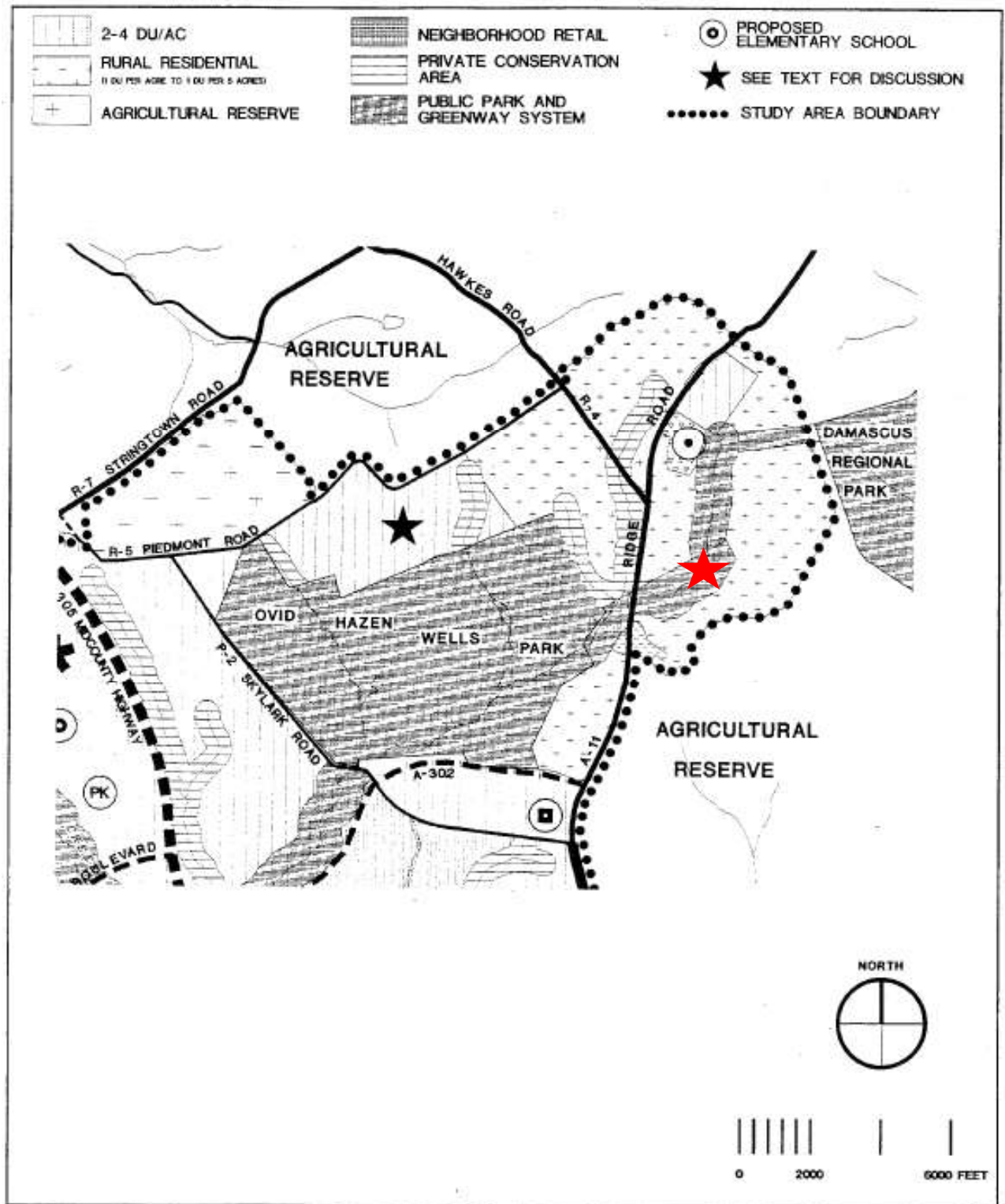


Figure 5 – 1994 Clarksburg Master Plan, Land Use Plan

3. *public facilities will be adequate to support and service the area of the approved subdivision;*

Master-Planned Roadway and Bikeways

The Property is located along Ridge Road, identified by the Master Plan of Highways and Transitways as a two-lane arterial with an 80 foot right-of-way which was previously dedicated; therefore, no additional dedication is required. The 2018 *Bicycle Master Plan* recommends a Tier 4 priority shared-use sidepath along the west side of MD 27 opposite the Subject Property; there are no master-planned improvements along the frontage of the Subject Property and no improvements are required.

Pedestrian and Bicycle Facilities

As mentioned, a Tier 4 priority shared-use sidepath is recommended along the west side of MD 27 opposite the Subject Property; there are no master-planned improvements along the frontage of the Subject Property and no improvements are required. The Applicant is exempt from frontage improvements along MD 27 under Ch 49.27.a of the County Code due to it being owned and operated by SHA.

Montgomery Parks has requested that the Applicant convey approximately seven acres in the northwest portion of the Subject Property to M-NCPPC. Early discussions had been made over the potential for a future trail that may be accommodated within the conveyance of land; all discussions have been preliminary and the conveyance is intended to facilitate design, construction and future long-term maintenance of a proposed hard surface trail connection between Ovid Hazen Wells Park and other park facilities to the east such as the Damascus Recreational Park and Upper and Lower Magruder Branch Parks.

Local Area Transportation Review (LATR)

The Application is exempt from additional LATR review as it does not generate 50 or more person trips in the peak AM or PM periods. As detailed in the transportation statement, a conservative approach was taken in determining trip generation, with the Hindu temple being analyzed under the ITE code for a church (ITE does not produce data for Hindu temples) and the retreat center analyzed as a hotel, with both receiving a 50 percent reduction credit. This reduction was agreed upon in light of similar studies of Hindu temples which showed either minimal or no peak-hour trip generation due to the unscheduled nature of Hindu worship, which contrasts with scheduled hours for worship for other churches. In a 2016 study of the nearby Jagadguru Sri Shivarathreshwara's Spiritual Mission in Gaithersburg, trip generation was reported at 10 person trips over the course of a typical day for a comparably sized temple (Attachment 4). It is noted that over major holidays, particularly New Years in the fall and the Holi Festival of Colors in the spring, attendance is may increase to about 200 persons over the course of a day. As these events only occur on a limited number of days and do not contribute to regular transportation patterns, these events do not warrant additional study. The retreat center, which may accommodate overnight stays, is analyzed under the hotel use code. However, due to the retreat center's religious purpose, guests are not expected to leave the premises during their stay,

contributing to a significant reduction in trips as compared to a true hotel use. The proposed daycare center on the other hand was analyzed without reduction.

Table 2: Site Vehicle Trip Generation

Use	Development	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Proposed: Temple (Church, ITE-560)	23,600 sq. ft.	5	3	6	6	7	13
Priest Housing (Single-Family Detached, ITE-210)	4 Units	1	2	3	3	1	4
Proposed: Retreat Center (Hotel, ITE-310)	10 Rooms	3	2	5	3	3	6
50% Reduction Credit for Temple Affiliated Uses		(4)	(4)	(8)	(6)	(6)	(12)
Daycare Center (ITE-565, Students)	29 Students	15	13	28	12	14	26
Net New Vehicle Trips		20	16	36	18	19	37
Total Person Trips		26	21	47	24	25	49

Source: Traffic statement, Lenhart Traffic Consulting, Inc., dated January 9, 2020

Sums may not add due to rounding; all numbers rounded to the nearest whole number for presentation

Circulation and Connectivity

The site is accessed via a driveway that is approximately 1,500 feet in length and fire-accessible. Parking is located around the perimeter of the main complex with allowance for two-way circulation. A parallel parking bay with two-way circulation is proposed to the east and adjacent to the main parking and will serve the proposed daycare facility. To the northeast corner, a circular parking facility will serve the retreat center. An internal network of sidewalks will connect all buildings and parking facilities. The circulation pattern, as proposed, is safe and adequate for the use. As conditioned, the proposed use is consistent with the 1994 *Clarksburg Master Plan & Hyattstown Special Study Area*, the *Master Plan of Highways and Transitways*, and the proposed 2018 *Bicycle Master Plan*.

School Capacity

Due to the proposed non-residential use, the Preliminary Plan is not subject to the Annual School Test.

Sewer and Water Facilities

The proposed application will provide adequate sewer facilities. On June 23, 2015 the County Council approved WSCCR 14-GWC-02A for a water and sewer category change by Council Resolution 18-217. The proposed development plan under the initial application included a place of worship with 500 seats, a private school with 500 students and a child development center for 150 children located at the eastern end of the site. The sewer water and category change from W-6 and S-6 to W-1 and S-3 was approved with several conditions listed below (Attachment 3).

- 1) Both W-1 and S-3 are restricted to a private institutional facility (PIF) use only;
- 2) DEP will review sewer main extension plans with WSSC to ensure that PIF policy requirements with regard to main extensions are maintained by this project;
- 3) a maximum impervious surface level of 20 percent;
- 4) the location of all buildings at the east end of the site; and
- 5) an unstructured open space towards Ridge Road to buffer properties in the Cedar Grove Historic District. The church will dedicate a portion of the Property to M-NCPPC in the northwest corner of the site for a trail connection between Ovid-Hazen Wells Park and other park facilities to the east.

The Application addresses the conditions adopted under Council Resolution No. 18-217 listed above. The Application consists of a private institution for a religious assembly, the Applicant received an approval letter from the Department of Environmental Protection (DEP) and the Washington Suburban Sanitary Commission (WSSC) (Attachments 6 & 7), the impervious surface level proposed is 14.8 percent, all buildings are located at the east end of the site and an unstructured open space is provided towards Ridge Road. Conveyance of +/-7 acres will also be provided as part of the Application for the future trail connection. Therefore, the proposed Application meets the conditions outlined in the Montgomery Council Resolution 18-217.

In order to achieve compliance with the County Council's conditions as they were written, Staff and the Department of Environmental Protection in conjunction with the WSSC reviewed the Application. MCDEP issued a letter, dated January 10, 2020 (Attachment 6) and Washington Suburban Sanitary Commission issued a letter dated, January 13, 2020 (Attachment 7), confirming the accuracy of the Applicant's wastewater calculations and the consistency of the Application with the County's Comprehensive Water and Sewer Plan as well as Sewer Category Change under WSCCR14-GWC-02A in County Council Resolution 18-217. The Department of Environmental Protection and WSSC have also agreed on a sewer extension alignment that is adequate for this Project and also satisfies the requirements of the private institutional facility (PIF) policy. Public sewer service will require a main extension from the Subject Property to WSSC's gravity sewerage system. A planned low-pressure main extension, crossing and largely contained on the intervening northern property, will tie into an existing gravity sewer main near the intersection of Kings Valley Road and Preakness Drive. The Applicant has received permission from the northern property owner to install the sewer connection for adequate sewer facilities for the Subject Property (Attachment 8). The extension will belong to the user, not WSSC. The planned extension, as a dedicated low-pressure sewer, will not allow for sewer service to any other intervening or abutting property, as required by the PIF policy. DEP will monitor the extension design process to ensure continued conformance with the PIF policy.

The Application also provides adequate water facilities. Public water is directly available to the Property from an existing water main along Ridge Road (Attachment 6); no offsite main extensions are needed. Other public facilities and services are available and will be adequate to serve the religious assembly and associated accessory uses.

Other Public Facilities and Services

The Preliminary Plan has also been reviewed by the Fire Department Access and Water Supply Section that has determined that the Application provides adequate access for fire and emergency vehicles (Attachment 9). Other public services such as police and health services are currently operating within the standards set by the Subdivision Staging Policy currently in effect.

4. *all Forest Conservation Law, Chapter 22A requirements are satisfied;*

Natural Resource Inventory/Forest Stand Delineation

The Natural Resource Inventory/Forest Stand Delineation ("NRI/FSD"), Plan No. 420191840, for the Subject Property was approved on May 23, 2019. The NRI/FSD identifies the environmental features and forest resources on the Subject Property. The majority of the Subject Property is located within the Little Seneca Creek watershed, a Use IV-P stream. However, there are two small areas, one in the northeast corner and the other in the southeast corner of the Subject Property that are located in the Upper Great Seneca, Wildcat Branch watershed, a Use III-P stream. The Subject Property is 33.82 acres in size, contains 2.55 acres of forest, 3.53 acres of stream buffer, one stream, 0.57 acres of wetland, 1.81 acres of forested floodplain and twenty-seven (27) trees that are 30" diameter breast height ("DBH") or greater in size.

Forest Conservation Plan

The Application meets the requirements of Chapter 22A of the County code. As required by Chapter 22A, an FCP was submitted with the Application. The total net tract area for forest conservation purposes is 35.57 acres which includes the Subject Property of 33.82 acres, plus offsite work of 1.75 acres for the installation of a sewer line. The property is zoned RC and the proposed development is classified as Institutional Development Area (IDA) as specified in Chapter 22A-3 of the County code. The Subject Property contains 2.59 acres of forest. The Applicant proposes to remove 0.58 acres of forest and retain 2.01 acres of forest. This results in a total reforestation requirement of 3.91 acres, all of which will be met onsite. Within the overall total of forest saved and forest planted, 1.64 acres of forest saved and 3.59 acres of reforestation are located within a 7.0 acre area that will eventually be conveyed to the M-NCPPC Parks Department (Figure 6). However, this conveyance may not happen for several years. Until this conveyance occurs this area of forest saved and forest planted will be protected by a Category I Conservation Easement. The remaining 0.37 acres of forest saved and 0.32 acres of forest planted located in close proximity to the proposed temple complex will also be protected by a Category I Conservation Easement (Figure 7).

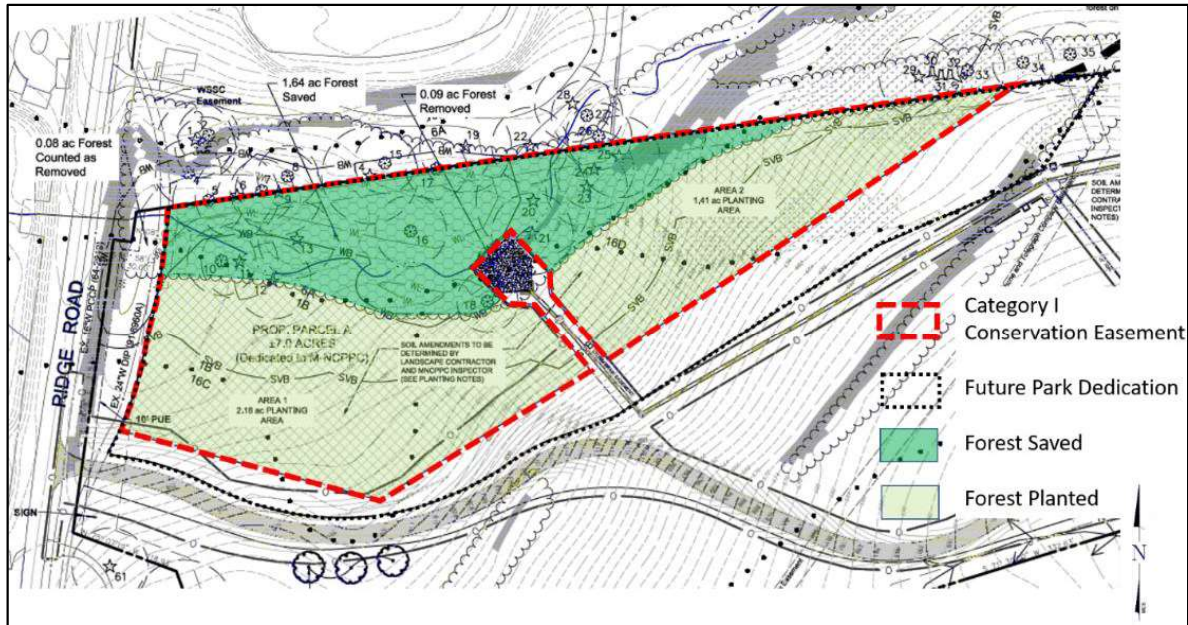


Figure 6 – Forest Saved and Forest Planted Exhibit

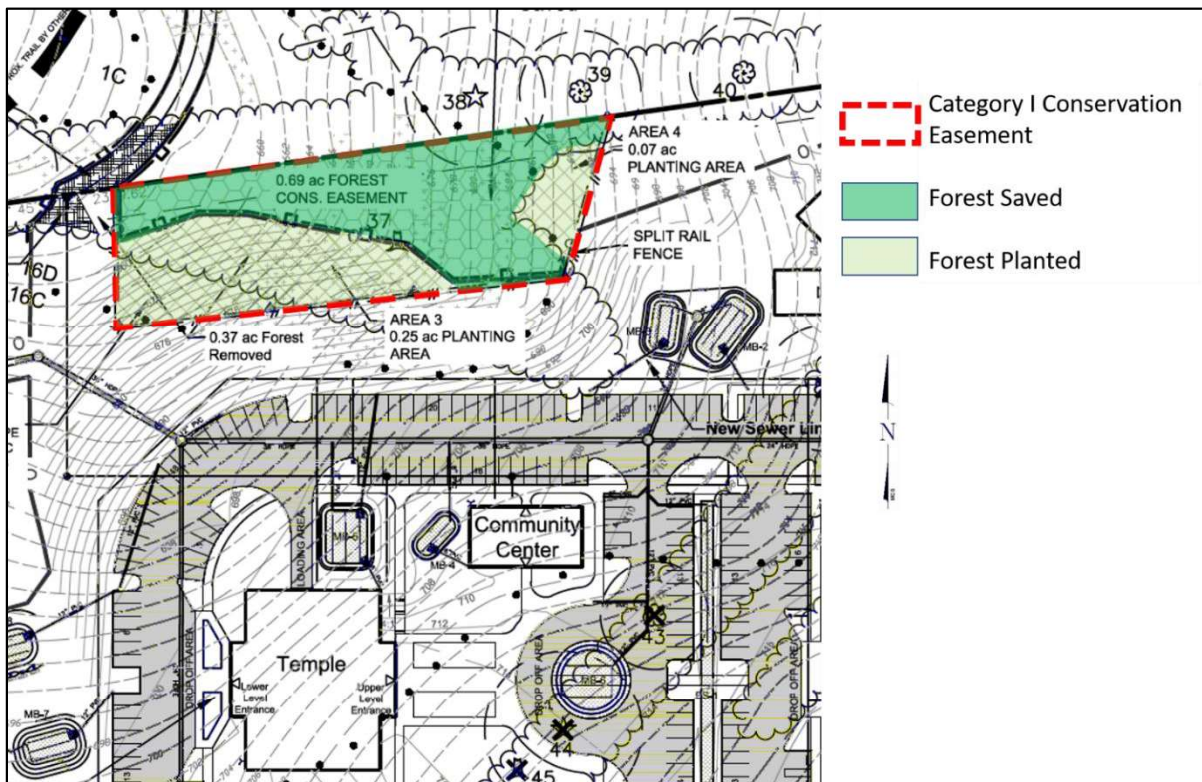


Figure 7 – Category 1 Conservation Easement

Forest Conservation Variance

As required under Section 22A-12(b)(3) of the County code a variance must be approved by the Planning Board if trees 30" DBH or greater are impacted. The Applicant proposes to impact two trees

and remove one tree that are 30" DBH or greater (Table 3). These trees are being impacted or removed for the construction of the main building and the installation of the SWM outfall. Section 22A-21 of the County Forest Conservation Law sets forth the findings that must be made for a variance to be granted. Staff has made the following determinations in the review of the variance request and the proposed FCP.

Table 3 – Impacted/Removed Specimen Trees

Tree No.	Common Name	Scientific Name	DBH	% Impact	Notes
20	Tulip Poplar	<i>Liriodendron tulipifera</i>	45.0"	4%	Impacts only, Save tree
21	Red Maple	<i>Acer rubrum</i>	32.0"	21%	Impacts only, Save tree
44	Black Cherry	<i>Prunus serotina</i>	35.0"	100%	Remove tree

The Applicant has demonstrated that the denial of the variance request would cause an unwarranted hardship. The Applicant proposes to construct a temple, associated parking area with vehicle circulation, a ceremonial pool, a daycare facility, a retreat center and four small cottages for attending priests. The proposed buildings and structures are grouped together as tightly as possible and located toward the rear of the lot to take advantage of the sloping topography, limit visual impacts on the Cedar Grove Historic District, and to address the conditions of the water and sewer category change. The lot shape, steep slopes, a stream buffer and an existing AT&T easement all contribute to limiting the buildable area on the Subject Property.

The impacts to Trees 20 and 21 are the result of the proposed storm drain outfall (Figure 8). Stormwater management ("SWM") practices require the outfall of site stormwater drainage be directed to any existing streams in an attempt to maintain, as much as possible, the existing hydrology of those streams. The chosen alignment of the proposed outfall sought to meet this requirement while avoiding wetlands, impacting the least amount of stream buffer, and to impact the least number of forest and specimen trees. Although impacts to Trees 20 and 21 were minimalized, those impacts could not be eliminated entirely and require a tree variance review.

Tree 44 is located toward the rear of the Subject Property. This Property is located adjacent to the Cedar Grove Historic District and the Master Plan recommends preserving open space along MD 27 and locating development towards the rear of the Property. Satisfying this requirement and not encroaching into the existing AT&T easement meant moving the development envelope of the proposed buildings to a point where Tree 44 is within the active construction area of the temple (Figure 8). The impacts to Tree 44 cannot be reduced and removal is the only viable option.

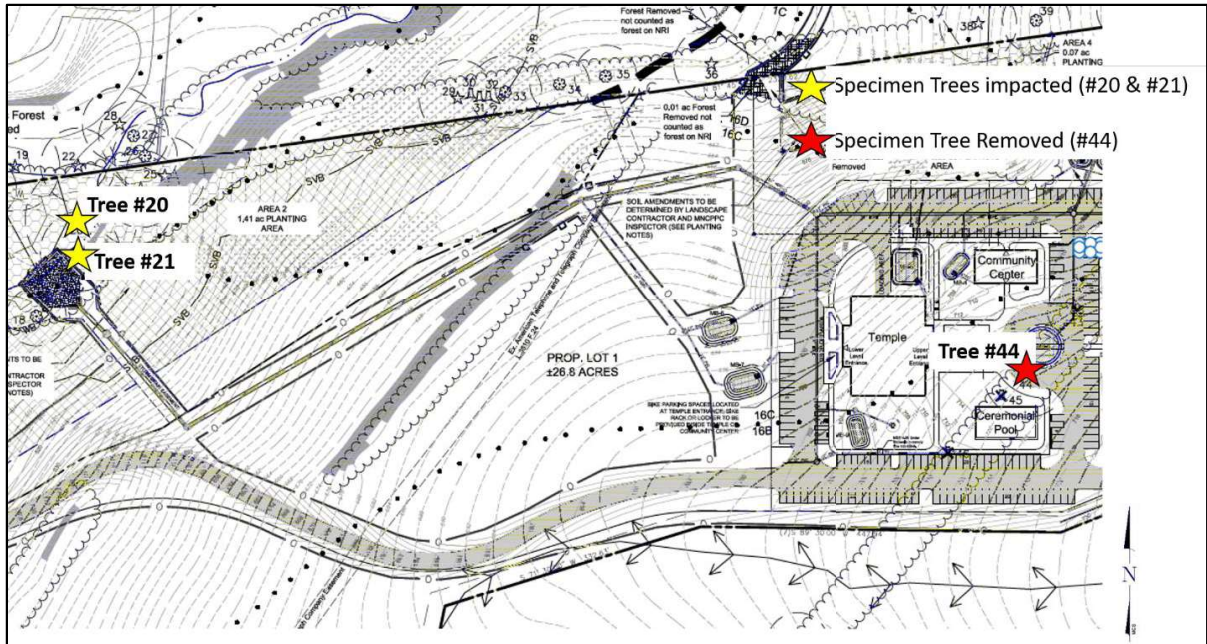


Figure 8 - Impacted/Removed Specimen Trees Exhibit

Addressing the SWM design practices, agency requirements to move the proposed development as far back from MD 27 as possible and respecting the existing AT&T easement have placed the Applicant in the position of unavoidably impacting these three specimen trees. Based on these conditions, Staff concurs that the Applicant has a sufficient unwarranted hardship to justify a variance request.

1. *Will not confer on the applicant a special privilege that would be denied to other applicants.* Granting the variance to impact Trees 20 and 21 and remove Tree 44 will not confer a special privilege on the Applicant as the impacts are due to necessary development requirements of the Application. Trees 20 and 21 are located in close proximity to the location of the proposed SWM outfall. Tree 44 is located within the active construction area for the temple and would be difficult to save this tree. Therefore, the granting of this variance is not a special privilege that would be denied to other applicants.
2. *Is not based on conditions or circumstances which are the result of the actions by the Applicant.* The requested variance is not based on conditions or circumstances which are the result of actions by the Applicant. The requested variance is based on existing site conditions and the requirements to meet development standards and Master Plan recommendations to preserve the rural setting of the Cedar Grove Historic District by placing adjacent development as far as possible from the historic district.
3. *Is not based on a condition relating to land or building use, either permitted or non-conforming on a neighboring property.* The requested variance is a result of the existing conditions and the required improvements, and not as a result of land or building use on a neighboring property.
4. *Will not violate State water quality standards or cause measurable degradation in water quality.*

The variance will not violate State water quality standards or cause measurable degradation in water quality. The one specimen tree being removed is not located within a stream buffer, wetland, or a special protection area. Also as a result of County Council Resolution 18-217 dated July 21, 2015 granting a water and sewer change, an impervious surface limitation was placed on this Subject Property of 20 percent. The Applicant proposes to address this requirement by clustering the design and keeping the impervious surface to 14.8 percent as shown on the most recently submitted Impervious Surface Exhibit Plan.

Mitigation for Trees Subject to the Variance Provision

There is one stand alone tree proposed for removal in this variance request resulting in a total of 35.0 inches of DBH being removed. As a stand alone tree, its removal is not accounted for in the forest conservation worksheet, therefore, staff recommends that its loss be mitigated consistent with Board practice. The FCP includes mitigation at a rate that approximates the form and function of the trees removed. This tree will be replaced at a ratio of approximately 1-inch caliper for every 4 inches removed using trees that are a minimum of 3 caliper inches in size, resulting in a mitigation requirement of 8.75 caliper inches of planted, native canopy trees. The FCP includes the planting of three 3-inch caliper native canopy trees on the Property as mitigation for the removal of this one variance tree. Although these trees will not be as large as the tree removed, they will provide some immediate benefit and ultimately replace the canopy lost by the removal of this tree. No mitigation is required for trees that are impacted but retained.

In accordance with Montgomery County Code Section 22A-21(c), the Planning Department is required to refer a copy of the variance request to the County Arborist in the Montgomery County Department of Environmental Protection. The request was forwarded to the County Arborist on December 5, 2019. To date, M-NCPPC staff has not received any comments from the County Arborist.

5. *all stormwater management, water quality plan, and floodplain requirements of Chapter 19 are satisfied;*

The proposed Application includes environmental site design (ESD) measures including one bio-swale, 19 micro-bioretenion and one planter box micro-bioretenion to meet all stormwater management requirements of Chapter 19. The stormwater concept plan has been approved by the Department of Permitting Services Water Resources Section (Attachment 10). The Subject Property is not located in a Special Protection Area and therefore does not require a water quality plan.

6. *Any burial site of which the applicant has actual notice or constructive notice or that is included in the Montgomery County Inventory and located within the subdivision boundary is approved under Subsection 50-4.3; and*

The Subject Property abuts the Upper Seneca Baptist Church to the southwest and the cemetery site is included in the Montgomery County Burial Sites Inventory. Burial dates in the cemetery

range from 1843 to the present. The oldest graves are in the portion of the cemetery away from the boundary separating the cemetery from the Application area. Graves closest to the Property are recent (late 20th century or later) and there is no visible evidence of graves outside of the abutting church Property. Because there is no evidence of a cemetery on the Subject Property, the project appears unlikely to have any effect on the neighboring Upper Seneca Baptist Church Cemetery; no archaeological investigations or adjustments are needed at this time consistent with the County Burial Sites Inventory and associated guidelines (Attachment 11).

7. *any other applicable provision specific to the property and necessary for approval of the subdivision is satisfied.*

There are no other applicable provisions specific to the Property and necessary for approval of the subdivision is satisfied.

SECTION 5 – CITIZEN CORRESPONDENCE

The Applicant has met all proper signage, noticing and pre-submission meeting requirements for the submitted Applications. A pre-submission meeting for the Preliminary Plan was held on September 9, 2019 at 23201 Stringtown Road in Clarksburg. To date, Staff has not received any correspondence specific to the Preliminary Plan.

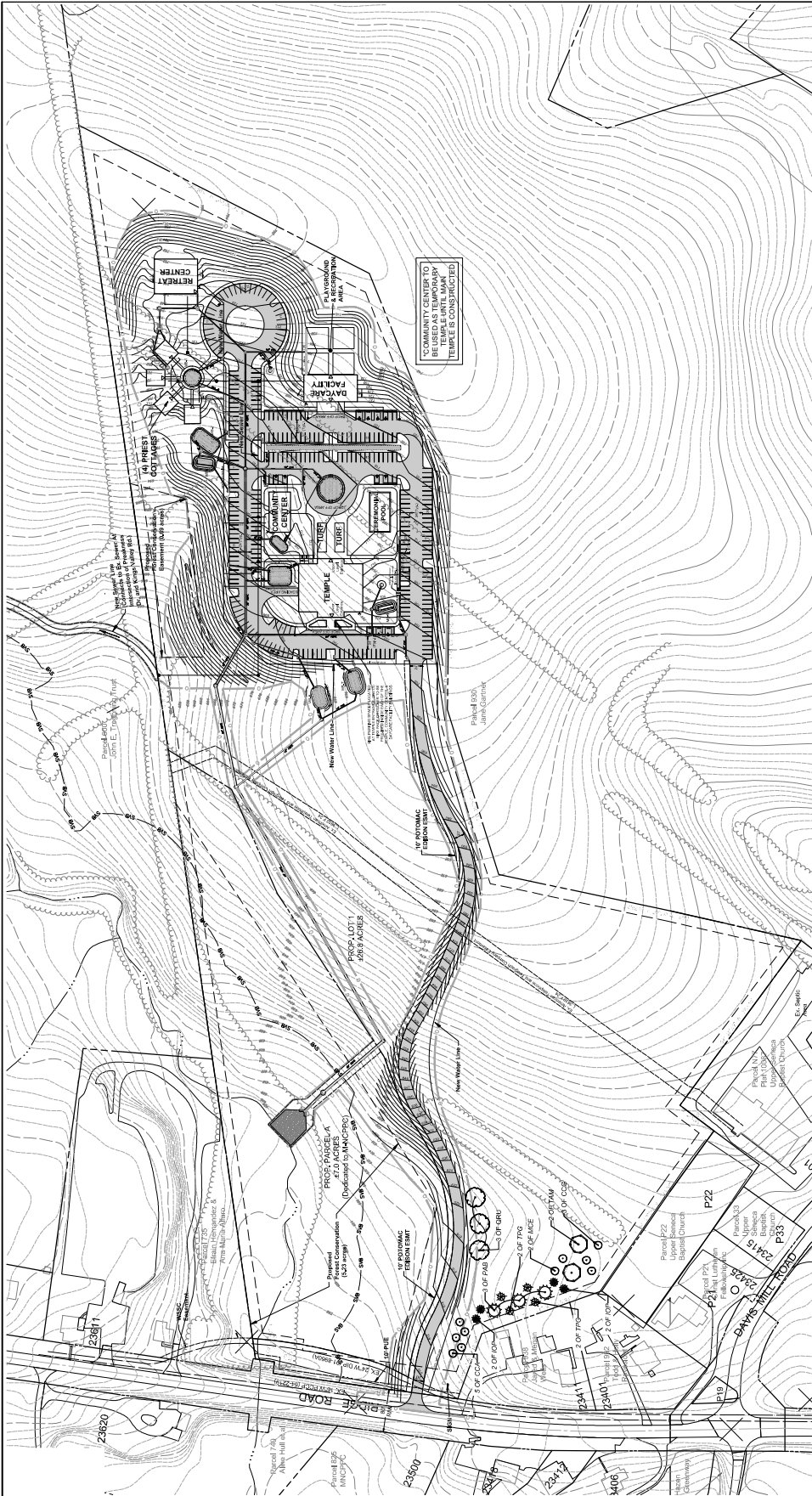
SECTION 6– CONCLUSION

The proposed lot meets all of the requirements established in the Subdivision Regulations and the Zoning Ordinance and conforms to the recommendations of the *1994 Clarksburg Master Plan*. Access to the lot is adequate and all public facilities and utilities have been deemed adequate to serve this Application. The Application was reviewed by other applicable County agencies, all of which have recommended approval of the Preliminary Plan. Therefore, staff recommends approval of the Application, with the conditions as specified.

Attachments

Attachment 1 – Preliminary Plan
Attachment 2 – Statement of Justification
Attachment 3 – Water Category Change Resolution
Attachment 4 – Traffic Statement
Attachment 5 – Montgomery County Department of Transportation Approval Letter
Attachment 6 – DPS-DEP Approval Letter
Attachment 7 – WSSC Approval Letter
Attachment 8 – Memorandum of Understanding
Attachment 9 – Fire Access Approval Letter

Attachment 10 – Department of Permitting Services, Water Resources Approval Letter
Attachment 11 – Historic Preservation Letter



DEVELOPMENT STANDARDS - R2 ZONE (STANDARD DEVELOPMENT)

MIN. LOT AREA	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. LOT AREA	MIN. LOT WIDTH	MIN. LOT DEPTH
10,000 SF	30 FEET	100 FEET	10,000 SF	30 FEET	100 FEET
15,000 SF	35 FEET	110 FEET	15,000 SF	35 FEET	110 FEET
20,000 SF	40 FEET	120 FEET	20,000 SF	40 FEET	120 FEET
25,000 SF	45 FEET	130 FEET	25,000 SF	45 FEET	130 FEET
30,000 SF	50 FEET	140 FEET	30,000 SF	50 FEET	140 FEET
35,000 SF	55 FEET	150 FEET	35,000 SF	55 FEET	150 FEET
40,000 SF	60 FEET	160 FEET	40,000 SF	60 FEET	160 FEET
45,000 SF	65 FEET	170 FEET	45,000 SF	65 FEET	170 FEET
50,000 SF	70 FEET	180 FEET	50,000 SF	70 FEET	180 FEET
55,000 SF	75 FEET	190 FEET	55,000 SF	75 FEET	190 FEET
60,000 SF	80 FEET	200 FEET	60,000 SF	80 FEET	200 FEET
65,000 SF	85 FEET	210 FEET	65,000 SF	85 FEET	210 FEET
70,000 SF	90 FEET	220 FEET	70,000 SF	90 FEET	220 FEET
75,000 SF	95 FEET	230 FEET	75,000 SF	95 FEET	230 FEET
80,000 SF	100 FEET	240 FEET	80,000 SF	100 FEET	240 FEET
85,000 SF	105 FEET	250 FEET	85,000 SF	105 FEET	250 FEET
90,000 SF	110 FEET	260 FEET	90,000 SF	110 FEET	260 FEET
95,000 SF	115 FEET	270 FEET	95,000 SF	115 FEET	270 FEET
100,000 SF	120 FEET	280 FEET	100,000 SF	120 FEET	280 FEET
105,000 SF	125 FEET	290 FEET	105,000 SF	125 FEET	290 FEET
110,000 SF	130 FEET	300 FEET	110,000 SF	130 FEET	300 FEET
115,000 SF	135 FEET	310 FEET	115,000 SF	135 FEET	310 FEET
120,000 SF	140 FEET	320 FEET	120,000 SF	140 FEET	320 FEET
125,000 SF	145 FEET	330 FEET	125,000 SF	145 FEET	330 FEET
130,000 SF	150 FEET	340 FEET	130,000 SF	150 FEET	340 FEET
135,000 SF	155 FEET	350 FEET	135,000 SF	155 FEET	350 FEET
140,000 SF	160 FEET	360 FEET	140,000 SF	160 FEET	360 FEET
145,000 SF	165 FEET	370 FEET	145,000 SF	165 FEET	370 FEET
150,000 SF	170 FEET	380 FEET	150,000 SF	170 FEET	380 FEET
155,000 SF	175 FEET	390 FEET	155,000 SF	175 FEET	390 FEET
160,000 SF	180 FEET	400 FEET	160,000 SF	180 FEET	400 FEET
165,000 SF	185 FEET	410 FEET	165,000 SF	185 FEET	410 FEET
170,000 SF	190 FEET	420 FEET	170,000 SF	190 FEET	420 FEET
175,000 SF	195 FEET	430 FEET	175,000 SF	195 FEET	430 FEET
180,000 SF	200 FEET	440 FEET	180,000 SF	200 FEET	440 FEET
185,000 SF	205 FEET	450 FEET	185,000 SF	205 FEET	450 FEET
190,000 SF	210 FEET	460 FEET	190,000 SF	210 FEET	460 FEET
195,000 SF	215 FEET	470 FEET	195,000 SF	215 FEET	470 FEET
200,000 SF	220 FEET	480 FEET	200,000 SF	220 FEET	480 FEET
205,000 SF	225 FEET	490 FEET	205,000 SF	225 FEET	490 FEET
210,000 SF	230 FEET	500 FEET	210,000 SF	230 FEET	500 FEET
215,000 SF	235 FEET	510 FEET	215,000 SF	235 FEET	510 FEET
220,000 SF	240 FEET	520 FEET	220,000 SF	240 FEET	520 FEET
225,000 SF	245 FEET	530 FEET	225,000 SF	245 FEET	530 FEET
230,000 SF	250 FEET	540 FEET	230,000 SF	250 FEET	540 FEET
235,000 SF	255 FEET	550 FEET	235,000 SF	255 FEET	550 FEET
240,000 SF	260 FEET	560 FEET	240,000 SF	260 FEET	560 FEET
245,000 SF	265 FEET	570 FEET	245,000 SF	265 FEET	570 FEET
250,000 SF	270 FEET	580 FEET	250,000 SF	270 FEET	580 FEET
255,000 SF	275 FEET	590 FEET	255,000 SF	275 FEET	590 FEET
260,000 SF	280 FEET	600 FEET	260,000 SF	280 FEET	600 FEET
265,000 SF	285 FEET	610 FEET	265,000 SF	285 FEET	610 FEET
270,000 SF	290 FEET	620 FEET	270,000 SF	290 FEET	620 FEET
275,000 SF	295 FEET	630 FEET	275,000 SF	295 FEET	630 FEET
280,000 SF	300 FEET	640 FEET	280,000 SF	300 FEET	640 FEET
285,000 SF	305 FEET	650 FEET	285,000 SF	305 FEET	650 FEET
290,000 SF	310 FEET	660 FEET	290,000 SF	310 FEET	660 FEET
295,000 SF	315 FEET	670 FEET	295,000 SF	315 FEET	670 FEET
300,000 SF	320 FEET	680 FEET	300,000 SF	320 FEET	680 FEET
305,000 SF	325 FEET	690 FEET	305,000 SF	325 FEET	690 FEET
310,000 SF	330 FEET	700 FEET	310,000 SF	330 FEET	700 FEET
315,000 SF	335 FEET	710 FEET	315,000 SF	335 FEET	710 FEET
320,000 SF	340 FEET	720 FEET	320,000 SF	340 FEET	720 FEET
325,000 SF	345 FEET	730 FEET	325,000 SF	345 FEET	730 FEET
330,000 SF	350 FEET	740 FEET	330,000 SF	350 FEET	740 FEET
335,000 SF	355 FEET	750 FEET	335,000 SF	355 FEET	750 FEET
340,000 SF	360 FEET	760 FEET	340,000 SF	360 FEET	760 FEET
345,000 SF	365 FEET	770 FEET	345,000 SF	365 FEET	770 FEET
350,000 SF	370 FEET	780 FEET	350,000 SF	370 FEET	780 FEET
355,000 SF	375 FEET	790 FEET	355,000 SF	375 FEET	790 FEET
360,000 SF	380 FEET	800 FEET	360,000 SF	380 FEET	800 FEET
365,000 SF	385 FEET	810 FEET	365,000 SF	385 FEET	810 FEET
370,000 SF	390 FEET	820 FEET	370,000 SF	390 FEET	820 FEET
375,000 SF	395 FEET	830 FEET	375,000 SF	395 FEET	830 FEET
380,000 SF	400 FEET	840 FEET	380,000 SF	400 FEET	840 FEET
385,000 SF	405 FEET	850 FEET	385,000 SF	405 FEET	850 FEET
390,000 SF	410 FEET	860 FEET	390,000 SF	410 FEET	860 FEET
395,000 SF	415 FEET	870 FEET	395,000 SF	415 FEET	870 FEET
400,000 SF	420 FEET	880 FEET	400,000 SF	420 FEET	880 FEET
405,000 SF	425 FEET	890 FEET	405,000 SF	425 FEET	890 FEET
410,000 SF	430 FEET	900 FEET	410,000 SF	430 FEET	900 FEET
415,000 SF	435 FEET	910 FEET	415,000 SF	435 FEET	910 FEET
420,000 SF	440 FEET	920 FEET	420,000 SF	440 FEET	920 FEET
425,000 SF	445 FEET	930 FEET	425,000 SF	445 FEET	930 FEET
430,000 SF	450 FEET	940 FEET	430,000 SF	450 FEET	940 FEET
435,000 SF	455 FEET	950 FEET	435,000 SF	455 FEET	950 FEET
440,000 SF	460 FEET	960 FEET	440,000 SF	460 FEET	960 FEET
445,000 SF	465 FEET	970 FEET	445,000 SF	465 FEET	970 FEET
450,000 SF	470 FEET	980 FEET	450,000 SF	470 FEET	980 FEET
455,000 SF	475 FEET	990 FEET	455,000 SF	475 FEET	990 FEET
460,000 SF	480 FEET	1000 FEET	460,000 SF	480 FEET	1000 FEET
465,000 SF	485 FEET	1010 FEET	465,000 SF	485 FEET	1010 FEET
470,000 SF	490 FEET	1020 FEET	470,000 SF	490 FEET	1020 FEET
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485,000 SF	505 FEET	1050 FEET	485,000 SF	505 FEET	1050 FEET
490,000 SF	510 FEET	1060 FEET	490,000 SF	510 FEET	1060 FEET
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525,000 SF	545 FEET	1130 FEET	525,000 SF	545 FEET	1130 FEET
530,000 SF	550 FEET	1140 FEET	530,000 SF	550 FEET	1140 FEET
535,000 SF	555 FEET	1150 FEET	535,000 SF	555 FEET	1150 FEET
540,000 SF	560 FEET	1160 FEET	540,000 SF	560 FEET	1160 FEET
545,000 SF	565 FEET	1170 FEET	545,000 SF	565 FEET	1170 FEET
550,000 SF	570 FEET	1180 FEET	550,000 SF	570 FEET	1180 FEET
555,000 SF	575 FEET	1190 FEET	555,000 SF	575 FEET	1190 FEET
560,000 SF	580 FEET	1200 FEET	560,000 SF	580 FEET	1200 FEET
565,000 SF	585 FEET	1210 FEET	565,000 SF	585 FEET	1210 FEET
570,000 SF	590 FEET	1220 FEET	570,000 SF	590 FEET	1220 FEET
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600,000 SF	620 FEET	1280 FEET	600,000 SF	620 FEET	1280 FEET
605,000 SF	625 FEET	1290 FEET	605,000 SF	625 FEET	1290 FEET
610,000 SF	630 FEET	1300 FEET	610,000 SF	630 FEET	1300 FEET
615,000 SF	635 FEET	1310 FEET	615,000 SF	635 FEET	1310 FEET
620,000 SF	640 FEET	1320 FEET	620,000 SF	640 FEET	1320 FEET
625,000 SF	645 FEET	1330 FEET	625,000 SF	645 FEET	1330 FEET
630,000 SF	650 FEET	1340 FEET	630,000 SF	650 FEET	1340 FEET
635,000 SF	655 FEET	1350 FEET	635,000 SF	655 FEET	1350 FEET
640,000 SF	660 FEET	1360 FEET	640,000 SF	660 FEET	1360 FEET
645,000 SF	665 FEET	1370 FEET	645,000 SF	665 FEET	1370 FEET
650,000 SF	670 FEET	1380 FEET	650,000 SF	670 FEET	1380 FEET
655,000 SF	675 FEET	1390 FEET	655,000 SF	675 FEET	1390 FEET
660,000 SF	680 FEET	1400 FEET	660,000 SF	680 FEET	1400 FEET
665,000 SF	685 FEET	1410 FEET	665,000 SF	685 FEET	1410 FEET
670,000 SF	690 FEET	1420 FEET	670,000 SF	690 FEET	1420 FEET
675,000 SF	695 FEET	1430 FEET	675,000 SF	695 FEET	1430 FEET
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685,000 SF	705 FEET	1450 FEET	685,000 SF	705 FEET	1450 FEET
690,000 SF	710 FEET	1460 FEET	690,000 SF	710 FEET	1460 FEET
695,000 SF	715 FEET	1470 FEET	695,000 SF	715 FEET	1470 FEET
700,000 SF	720 FEET	1480 FEET	700,000 SF	720 FEET	1480 FEET
705,000 SF	725 FEET	1490 FEET	705,000 SF	725 FEET	1490 FEET
710,000 SF	730 FEET	1500 FEET	710,000 SF	730 FEET	1500 FEET
715,000 SF	735 FEET	1510 FEET	715,000 SF	735 FEET	1510 FEET
720,000 SF	740 FEET	1520 FEET	720,000 SF	740 FEET	1520 FEET
725,000 SF	745 FEET	1530 FEET	725,000 SF	745 FEET	1530 FEET
730,000 SF	750 FEET	1540 FEET	730,000 SF	750 FEET	1540 FEET
735,000 SF	755 FEET	1550 FEET	735,000 SF	755 FEET	1550 FEET
740,000 SF	760 FEET	1560 FEET	740,000 SF	760 FEET	1560 FEET
745,000 SF	765 FEET	1570 FEET	745,000 SF	765 FEET	1570 FEET
750,000 SF	770 FEET	1580 FEET	750,000 SF	770 FEET	1580 FEET
755,000 SF	775 FEET	1590 FEET	755,000 SF	775 FEET	1590 FEET
760,000 SF	780 FEET	1600 FEET	760,000 SF	780 FEET	1600 FEET
765,000 SF	785 FEET	1610 FEET	765,000 SF	785 FEET	1610 FEET
770,000 SF	790 FEET	1620 FEET	770,000 SF	790 FEET	1620 FEET
775,000 SF	795 FEET	1630 FEET	775,000 SF	795 FEET	1630 FEET
780,000 SF	800 FEET	1640 FEET	780,000 SF	800 FEET	1640 FEET
785,000 SF	805 FEET	1650 FEET	785,000 SF	805 FEET	1650 FEET
790,000 SF	810 FEET	1660 FEET	790,000 SF	810 FEET	1660 FEET
795,000 SF	815 FEET	1670 FEET	795,000 SF	815 FEET	1670 FEET
800,000 SF	820 FEET	1680 FEET	800,000 SF	820 FEET	1680 FEET
805,000 SF	825 FEET	1690 FEET	805,000 SF	825 FEET	1690 FEET
810,000 SF	830 FEET	1700 FEET	810,000 SF	830 FEET	1700 FEET
815,000 SF	835 FEET	1710 FEET	815,000 SF	835 FEET	1710 FEET
820,000 SF	840 FEET	1720 FEET	820,000 SF	840 FEET	1720 FEET
825,000 SF	845 FEET	1730 FEET	825,000 SF	845 FEET	1730 FEET
830,000 SF	850 FEET	1740 FEET	830,000 SF	850 FEET	1740 FEET
835,000 SF	855 FEET	1750 FEET	835,000 SF	855 FEET	1750 FEET
840,000 SF	860 FEET	1760 FEET	840,000 SF	860 FEET	1760 FEET
845,000 SF	865 FEET	1770 FEET	845,000 SF	865 FEET	1770 FEET
850,000 SF	870 FEET	1780 FEET	850,000 SF	870 FEET	1780 FEET
855,000 SF	875 FEET	1790 FEET	855,000 SF	875 FEET	1790 FEET
860,000 SF	880 FEET	1800 FEET	860,000 SF	880 FEET	1800 FEET
865,000 SF	885 FEET	1810 FEET	865,000 SF	885 FEET	1810 FEET
870,000 SF	890 FEET	1820 FEET	870,000 SF	890 FEET	1820 FEET
875,000 SF	895 FEET	1830 FEET	875,000 SF	895 FEET	1830 FEET
880,000 SF	900 FEET	1840 FEET			

Statement of Justification
Preliminary Plan of Subdivision
23501 Ridge Road
Resurvey of Locust Level
DC Metro Sai Samsthan

This is an application for subdivision approval for an unrecorded parcel of land located at 23501 Ridge Road, Germantown. The subject property consists of 33.82 acres, identified as Parcel P-813 on Tax Map FW22.

I. OVERVIEW

The property is undeveloped today. It was the subject of a Water and Sewer Category Change (No. 14–GWC–02A) approved by the Montgomery County Council on July 21, 2015, allowing for institutional use connection to public water and sewer. Earlier this year, applicant filed a Pre-Application (No. 720190040) for review of the proposed subdivision including its use for religious assembly. The Development Review Committee reviewed the project on June 25, 2019, providing comments with respect to park dedication, forest conservation and conformance with the approved water and sewer category change. The review included Applicant's confirmation that the total impervious surface area for the project would not exceed 20% and that the proposed development will be placed at the eastern end of the site, with open space providing a buffer to the Cedar Grove community to the west and south. It also included a commitment with respect to a proposed park trail through the property. The submitted Preliminary Plan application satisfies these requests.

II. APPLICATION

Applicant proposes to create one lot for the property for religious assembly use, including the construction of a community center, a temple, a retreat center, dwelling units for temple staff and a 29- child day care center. The Preliminary Plan application does not require specific location of buildings on the property but the attached sketch provides an illustrative demonstration of the contemplated development. The applicant expects to build the community center building first, which would be used as a temporary Temple until funding allows for the full build out of the project. Applicant proposes conditions of approval that would:

- Restrict development to a maximum of 20% of impervious cover.
- Provide for dedication or an easement for a park trail through the property as generally depicted on the Illustrative Plan.
- Restrict development to that which would not generate more than 49 peak hour trips, without a subsequent amendment to the Preliminary Plan.
- Restrict the location of parking and structures to the eastern half of the site.

FINDINGS REQUIRED FOR APPROVAL OF PRELIMINARY PLAN

The subject Preliminary Plan meets all the requirements of Chapter 50 of the County Code.

Zoning

The property is zoned Rural Cluster (RC). This zone allows religious assembly and accessory uses as a permitted use. The zone requires a minimum lot area of 5 acres, a lot width at the front building line of 300 feet and a lot width at the front lot line of 300 feet. Residential density is limited to one unit per 5 acres and a maximum lot coverage of 10%. The proposed development

will meet all of these requirements. Principal buildings must have a front setback of 50 feet, a side street setback of 50 feet, a side lot setback of 20 feet, a rear setback of 35 feet. Again, the subject developmental meets all of these requirements. Accessory structures must have a front setback of 80 feet, a side street setback of 50 feet, a side setback of 15 feet and a rear setback of 15 feet. The proposal meets these requirements. Maximum building height is 50 feet. The project will meet this requirement.

Subdivision Layout

The layout of the subdivision, including size, width, shape, orientation and density of lots and location and design of roads is appropriate for the subdivision given its location and the type of development or use contemplated in the applicable requirements of Chapter 59. The subject property is located in an area with a wide variety of uses ranging from large agricultural tracts to individual lots used for single-family homes, townhomes, religious institutions and commercial facilities. The subject lot will be significantly larger than virtually any other record lot in the immediate area and will substantially exceed all requirements of the Zoning Ordinance and Subdivision.

Master Plan

The applicable Master Plan is the 1994 Clarksburg Master Plan. It designates the property for Rural Cluster Zoning. The property is in the Ridge Road transition area with the following objectives:

- Designate a land use pattern which helps differentiate the more developed portions of Damascus from Clarksburg, thereby fostering a greater sense of community identity for each.
- Propose a land use pattern east of Ridge Road which is compatible with agricultural reserve areas in the Goshen/Woodfield planning area.
- Propose a land use pattern which provides a suitable setting for the Cedar Grove Historic District.
- Extend the Greenway system into Damascus via Ovid Hazen Wells Park, Damascus Recreational Park and Magruder Branch Stream Valley Park.

The subject proposal addresses each of these objectives. As noted above, the proposed development of the property will occupy a very small portion of the site, thereby ensuring considerable open space. This low intensity development will be consistent with other land uses in the area. It will be compatible with Agricultural Reserve areas east of Ridge Road and the orientation of the development will be such that it will preserve more of an open space setting than would cluster development of homes on five acre lots covering the entire property. The contemplated location of development on the eastern end of the property, with a large expanse of open space on the western side and adjoining the Cedar Grove Historic District, will help ensure preservation of that area. Finally, as noted above, the property will provide a link for the Greenway system, again as reflected on the Illustrative Plan. (By approving the Water and Sewer Category Change in 2015, the County Council concluded that such religious institution use of the property is consistent with the Master Plan and other County policies).

Public Facilities

As reflected in the Traffic Statement, the use will generate fewer than 50 peak hour trips and is thus deemed to be de minimis in terms of traffic. It will not generate any school-aged children.

Forest Conservation

The subject property has no forest on it today. The plans being submitted show that individual trees and various points on the property will be preserved and the Forest Conservation Plan will satisfy all forest requirements.

Stormwater Management

Applicable requirements under Chapter 19 are addressed in the Concept Stormwater Management Plan submitted to the Montgomery County Department of Permitting Services ("DPS") for review. This Property is not in a Special Protection Area, so no separate water quality monitoring plan is required. A Sediment and Erosion Control Plan will be submitted to DPS for their approval prior to commencement of construction.

Water & Sewer

Water is readily available at the front of the site in the Ridge Road Right-of-way. The applicant plans to construct a sewer extension across the neighboring property to the North to

bring sewer service to the site. A Hydraulic Planning Analysis for the project was approved by WSSC on January 13, 2020.

A Water & Sewer Category Change - WSSCR 14-GWC-02A - was approved in 2015

subject to the following conditions:

- 20% maximum impervious surface level;
(Approximately 14.8% imperviousness proposed by current layout)
- Location of all buildings at the east end of the site;
(Proposed layout places buildings at east end of site)
- An unobstructed open space toward Ridge Rd. to buffer properties in the Cedar Grove Historic District.
(A large open space and a parcel dedicated to the parks department, buffer properties in the historic district from the proposed development)

Resolution No.:	<u>18-217</u>
Introduced:	<u>May 21, 2015</u>
Adopted:	<u>July 21, 2015</u>

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

Lead Sponsor: County Council

SUBJECT: Amendments to the Comprehensive Water Supply and Sewerage Systems Plan

Background

1. Section 9-501 et seq. of the Environmental Article of the Maryland Code requires the governing body of each County to adopt and submit to the State Department of the Environment a comprehensive County Plan, and from time to time amend or revise that Plan for the provision of adequate water supply systems and sewerage systems throughout the County.
2. Section 9-507 of the Environmental Article of the Maryland Code provides that the Maryland Department of the Environment (MDE) has 90 days to review a county governing body's action to amend the County's Water and Sewer Plan. Upon notice to the County, MDE may extend that review period for another 90 days, if necessary. At the conclusion of this review, MDE must either approve or reject the Council's action on each of these amendments, or the action is confirmed by default. Any action approved or taken by this resolution is not final until that action is approved by MDE or the period for final MDE action has expired.
3. In accordance with the State law on December 30, 1969, by Resolution No. 6-2563, the County Council adopted a Comprehensive Ten-Year Water Supply and Sewerage Systems Plan which was approved by the State Department of the Environment.
4. The County Council has from time to time amended the Plan.
5. On May 13, 2015, the County Council received recommendations from the County Executive regarding nine Water and Sewer Plan amendments.
6. Recommendations on these amendments were solicited from the Maryland-National Capital Park and Planning Commission, Washington Suburban Sanitary Commission Staff, and affected municipalities.

7. A public hearing was held on June 23, 2015.
8. The Transportation, Infrastructure, Energy & Environment Committee discussed these amendments on June 29, 2015 and made recommendations to the Council.
9. The Council held a worksession on July 14, 2015.

Action

The County Council for Montgomery County, Maryland approves the following actions on amendments to the Ten-Year Comprehensive Water Supply and Sewerage Systems Plan as shown in the attachments to this resolution.

This is a correct copy of Council action.

A handwritten signature in cursive script, reading "Linda M. Lauer".

Linda M. Lauer, Clerk of the Council

Montgomery County Comprehensive Water Supply and Sewerage Systems Plan April 2015 Amendment Transmittal: Water/Sewer Category Map Amendments

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. Category 1 identifies properties approved for public service and that have access to public system mains. Category 3 identifies properties approved for public service but need new main extensions in order to receive 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. (See page 5 for additional information.)

Property owners file category change map amendment requests seeking to change the service areas for their property from one category to another, often based on anticipated development plans. The following charts present the County Council's actions on water/sewer category map amendment requests filed with DEP and transmitted by the County Executive to the Council for consideration in May 2015.

WSSCR 13-GWC-01A: Peter Huyser*

Property Information and Location Property Development	Applicant's Request: County Council Action															
<ul style="list-style-type: none">• 8617 Warfield Rd., 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 parcel <u>Proposed use:</u> residential, single-family house <p><i>*Original owner; property subsequently purchased by Freddy Quintanilla.</i></p>	<table><tr><th>Existing –</th><th>Requested –</th><th>Service Area Categories</th></tr><tr><td>W-6</td><td>W-3</td><td></td></tr><tr><td>S-6</td><td>S-3</td><td></td></tr><tr><td colspan="3">Action</td></tr><tr><td colspan="3">Approve W-3. Deny S-3; maintain S-6.</td></tr></table>	Existing –	Requested –	Service Area Categories	W-6	W-3		S-6	S-3		Action			Approve W-3. Deny S-3; maintain S-6.		
Existing –	Requested –	Service Area Categories														
W-6	W-3															
S-6	S-3															
Action																
Approve W-3. Deny S-3; maintain S-6.																

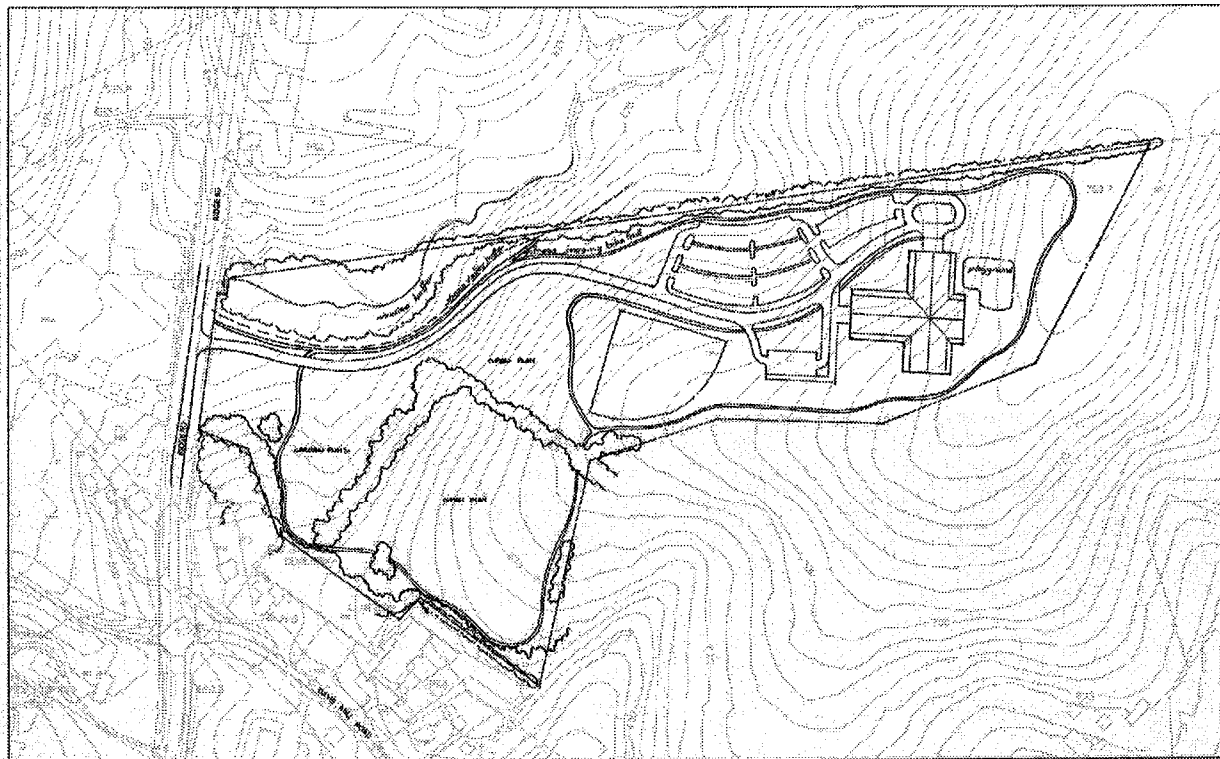
WSSCR 13-GWC-02A: Cheryl Gearhart, Tr.

Property Information and Location Property Development	Applicant's Request: County Council Action												
<ul style="list-style-type: none"> 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 /unimproved lot <u>Proposed use</u>: one single-family house 	<table> <tr> <th colspan="2">Service Area Categories:</th></tr> <tr> <th>Existing</th><th>Requested</th></tr> <tr> <td>W-3</td><td>W-3 (no change)</td></tr> <tr> <td>S-6</td><td>S-3</td></tr> <tr> <td colspan="2">Action</td></tr> <tr> <td colspan="2">Deny S-3; maintain S-6.</td></tr> </table>	Service Area Categories:		Existing	Requested	W-3	W-3 (no change)	S-6	S-3	Action		Deny S-3; maintain S-6.	
Service Area Categories:													
Existing	Requested												
W-3	W-3 (no change)												
S-6	S-3												
Action													
Deny S-3; maintain S-6.													

**Montgomery County Comprehensive Water Supply and Sewerage Systems Plan
April 2015 Amendment Transmittal: Water/Sewer Category Map Amendments**

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

Property Information and Location Property Development	Applicant's Request County Council Action						
<ul style="list-style-type: none"> 23501 Ridge Rd. - Cedar Grove Parcel P813, Res on Locust Level (acct. no. 02866721) Map tile: WSSC – 233NW11; MD – FW22 East side of Ridge Rd. (MD 27), north of Davis Mill Rd. 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 <u>Proposed use:</u> place of worship (500 seats), private school (500 students), & child development center (150 children) for Montrose Baptist Church (see the sketch concept plan below) 	<p>Service Area Categories:</p> <table> <tr> <th>Existing</th><th>Requested</th></tr> <tr> <td>W-6</td><td>W-3</td></tr> <tr> <td>S-6</td><td>S-3</td></tr> </table> <p>Action</p> <p>Approve W-1* and S-3, with the following conditions and restrictions:</p> <ul style="list-style-type: none"> Both W-1 and S-3 are restricted to a private institutional facility (PIF) use only. DEP will review sewer main extension plans with WSSC to ensure that PIF policy requirements with regard to main extensions are maintained by this project. 	Existing	Requested	W-6	W-3	S-6	S-3
Existing	Requested						
W-6	W-3						
S-6	S-3						
<p>The preliminary plan to be considered by the Planning Board will conform substantially with the second concept plan submitted by the church (6/26/15, see below), particularly with regard to:</p> <ol style="list-style-type: none"> 1) a maximum impervious surface level of 20 percent, 2) the location of all buildings at the east end of the site, 3) an unstructured open space towards to Ridge Rd. to buffer properties in the Cedar Grove Historic District. <p>The church will provide a dedication to M-NCPPC in the northwest corner of the site for a trail connection between Ovid Hazen Wells Park and other park facilities to the east.</p>							
<p><i>*This resolution approves W-1, rather than the requested W-3, due to availability of existing water mains abutting the site.</i></p>							



CONCEPT SITE PLAN

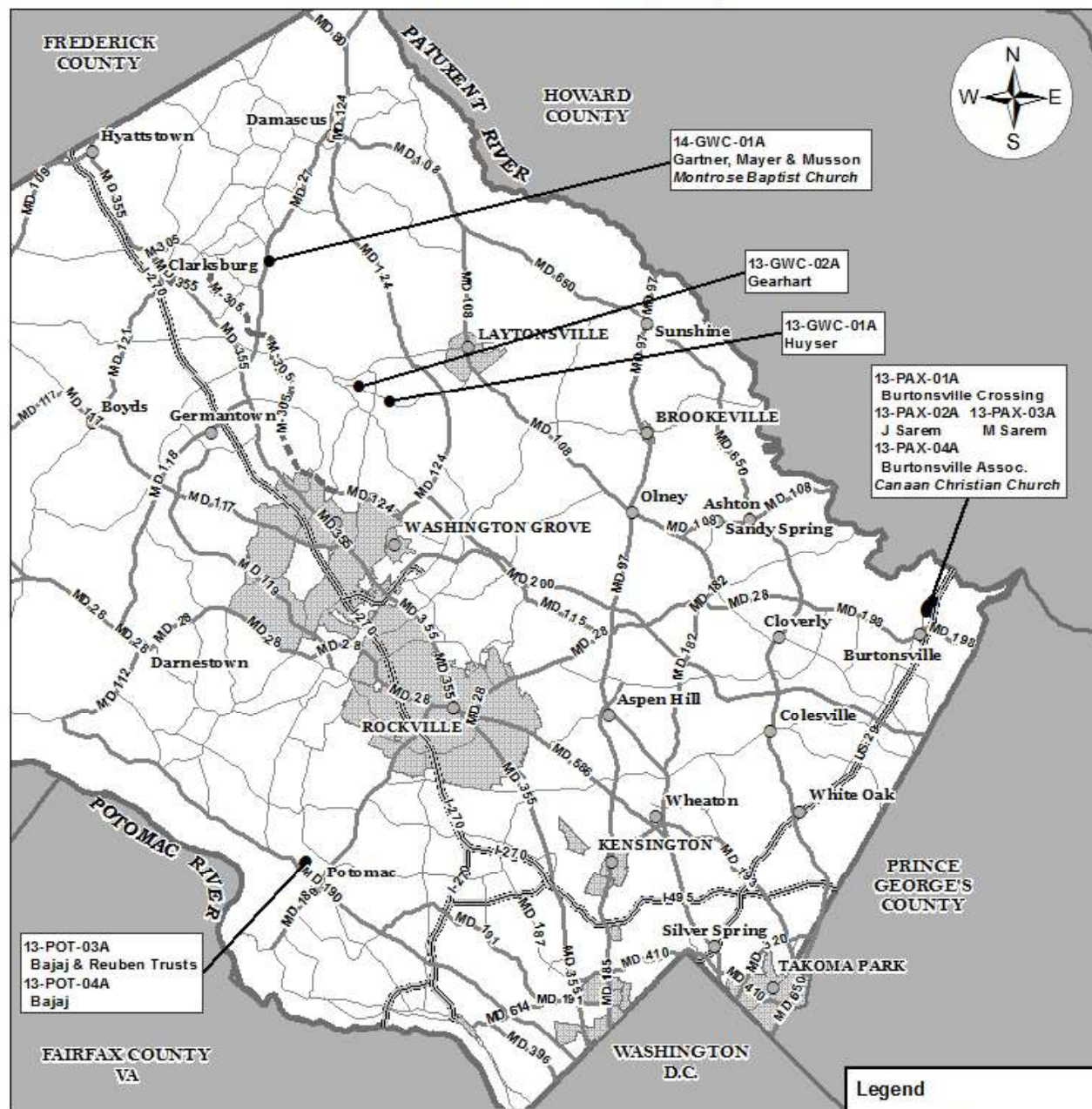
MONTROSE MINISTRIES

JULY 6, 2015
GERMANTOWN, MD
MONTGOMERY COUNTY

0 100 200 400
SCALE: 1" = 200'

Montgomery County Comprehensive Water Supply and Sewerage Systems Plan
April 2015 Amendment Transmittal: Water/Sewer Category Map Amendments

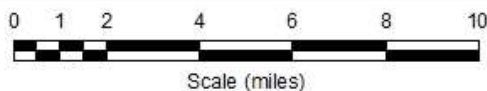
April 2015 Packet Transmittal: Category Change Amendments Locator
Water and Sewer Plan Map



DEP
Water and Wastewater
Policy Group



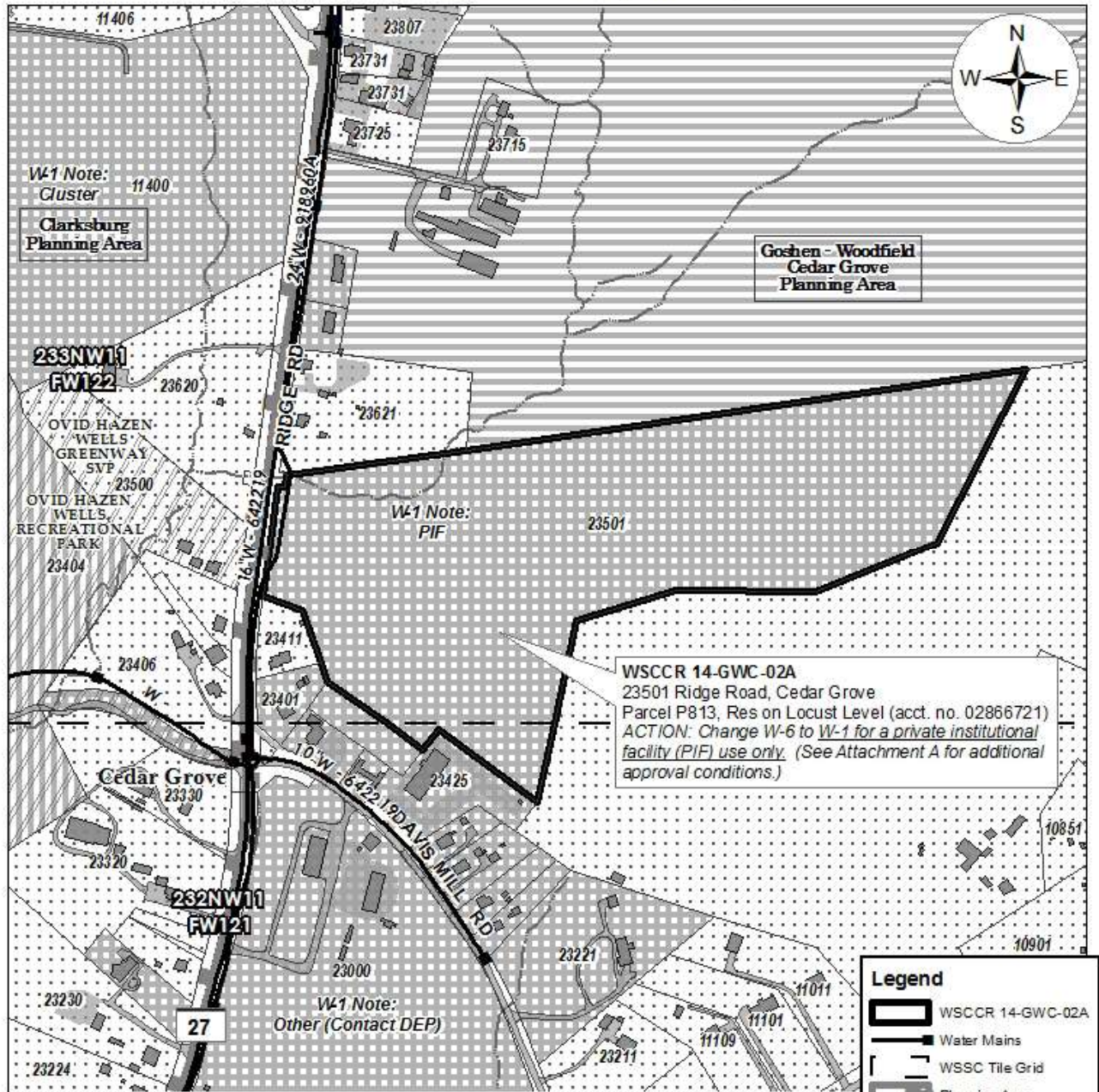
2/24/15



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

Montgomery County Comprehensive Water Supply and Sewerage Systems Plan
April 2015 Amendment Transmittal: Water/Sewer Category Map Amendments

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



DEP
Water and Wastewater
Policy Group

7/15/15

0 400 800 1,200 1,600

SCALE (Feet)

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

Legend

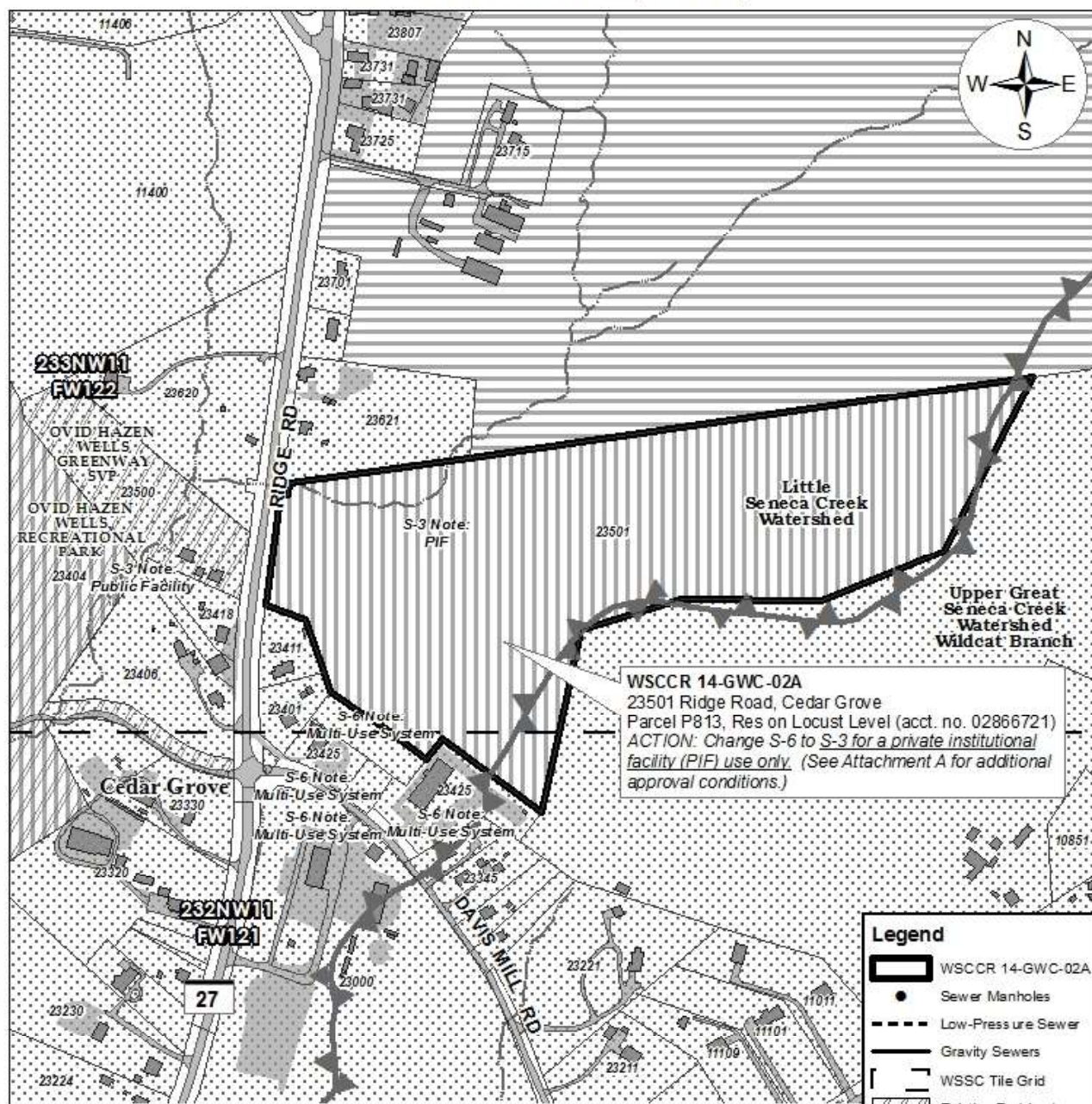
- WSSCR 14-GWC-02A
- Water Mains
- WSSC Tile Grid
- Planning Area
- Existing Park land

Water Categories

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

Montgomery County Comprehensive Water Supply and Sewerage Systems Plan
April 2015 Amendment Transmittal: Water/Sewer Category Map Amendments

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



DEP
Water and Wastewater
Policy Group

1/24/15

0 400 800 1,200 1,600

SCALE (Feet)

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

Lenhart Traffic Consulting, Inc.

Transportation Planning & Traffic Engineering

Memorandum:**Date: January 23, 2020**

TO: Planning Dept. Area 3
MNCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

FROM: Mike Lenhart

RE: Traffic Statement for 23501 Ridge Road

INTRODUCTION

The purpose of this document is to provide a Traffic Statement for the site located at 23501 Ridge Road as required in the Montgomery County Subdivision Staging Policy. The property is located in the Eastern Rural Policy Area along the east side of MD 27 (Ridge Road). A site location map is shown on Exhibit 1.

The site is proposed to be developed with a 29-student day care center, along with a 27,000 square foot temple and uses ancillary to the temple including a 3,600 square foot community center, 10 room meditation retreat center, and 4 detached residences for priests. It should be noted that only the day care center is expected to generate peak hour trips, as the other uses will be used almost exclusively outside of the AM and PM peak hours, as described below. However, in order to provide a conservative analysis, trips from the temple and its ancillary uses were evaluated and included in this analysis. Additional trip generation information and similar studies for this type of temple and its associated uses are appended to the end of this document.

SITE OVERVIEW

As outlined above, the proposed uses for the site include a daycare center and a Hindu temple along with the temple's ancillary uses. A Hindu temple has unique trip generation characteristics with nearly all trips falling outside of weekday AM and PM peak hours. Specifically, services at a Hindu temple function differently than houses of worship for other religions in that a temple does not have any scheduled services where a large number of worshippers come to the building at once, nor does it even have individual seats. Instead, visitors have the flexibility to come at any time the facility is open in order to pray or have spiritual discussions with priests. In this case, the temple is proposed to be open on weekdays from 8:00 AM to 1:00 PM and 6:00 PM to 9:00 PM. A recent count obtained from SHA's ITMS website, attached, shows that the peak hours of traffic along MD 27 in the vicinity of the site are from 7:00-8:00 AM and from 3:45-4:45 PM, hours during which the temple will not be open. As such, the temple will not have any impact to the AM and PM peak hours of the adjacent road, MD 27. However, in order to provide a conservative analysis, trip generation for the temple was calculated using the ITE rate for a church.

In addition to the temple itself, several ancillary uses are proposed on the property, including a small community center, a meditation retreat center, and four cottages for priests. Information provided by the applicant states that the proposed 3,600 square foot community center will ultimately be used primarily to support the temple's community service initiatives such as food, clothing, and toy drives. These drives will be intermittent in nature and would occur primarily on weekends, therefore also not adding any trips

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Transportation Planning & Traffic Engineering

to the AM and PM peak hours. The meditation center will include 10-rooms for people desiring to stay at the temple to take part in yoga and meditation services on weekends. This traffic would also occur on weekends and is also anticipated to stay within the site once arrived, thereby not impacting the AM and PM peak hours. Finally, the four cottages are for priests of the temple who would generally be staying within the site and would not have the trip generation characteristics of typical dwelling units that would place trips onto MD 27 during the AM and PM peak hours. As such, it is not anticipated that any of the ancillary uses would generate trips that would utilize MD 27 during the AM or PM peak hours. However, in order to provide a conservative analysis, trip generation for the community center, meditation center, and priest cottages was calculated using ITE rates.

TRIP GENERATION ANALYSIS

As described above, the temple and its ancillary uses are not anticipated to generate any AM or PM peak hour trips; the day care center is expected to be the only use that generates peak hour trips. However, in order to provide a conservative analysis, trip generation for the temple and its ancillary uses were calculated using the closest ITE Trip Generation Manual rates available:

- Temple – The 27,000 square foot temple was analyzed using ITE Trip Generation Manual land use code #560, Church. ITE also includes land use codes for Synagogues and Mosques, but does not have a specific code for a Hindu Temple. Of the three ITE Trip Generation Manual land use codes for religious institutions, the Church land use was selected because it was the only one that included rates for typical weekday peak hours, Tuesday-Thursday. However, as described above, the Temple's hours of operation do not overlap with the adjacent street peak hours and, in addition, the Temple is open for worship on an individual basis rather than the group setting typical of the type of facility utilized by ITE to develop the Church trip generation rates.
- Community Center – A 3,600 square foot community center is included on the property. The ITE Trip Generation Manual includes a land use for a Recreational Community Center (ITE #495), however this use is defined as being "similar to...[a] YMCA", with health classes and exercise facilities. The type of community center proposed as part of the site does not meet this definition and would be used intermittently as a space for drives to benefit the community and/or small gatherings associated with the church. The ITE Trip Generation Manual land use definition for Church (ITE #560) notes that a Church "may also [include] meeting rooms, classrooms, and, occasionally, dining, catering, or party facilities." This definition, included as an attachment, matches the intent of the Community Center and, therefore, the community center space was included as part of the Church square footage.
- Meditation Center – A 10 room meditation center is proposed as part of the site. The meditation center would be utilized on weekends for visitors traveling from long distances to stay and participate in yoga, meditation, or other religious classes. Although all trips to the meditation center are likely to stay within the site for the duration of a weekend, trips for the use were calculated using the ITE Trip Generation Manual rate for Hotel (ITE #310) which reflects typical recreation or business traveler travel patterns.
- Priest Housing – Four units of detached priest housing are proposed within the site. These residences would be utilized solely for priests working at the temple and would not include any of the standard peak hour commuter trips generated by traditional single-family detached housing. However, in order to be conservative, trip generation for this use was calculated using the ITE Trip Generation Manual for Single Family Detached housing (ITE #210).

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- Trip Reduction –As described above, the Temple trip patterns are anticipated to occur outside of the traditional AM and PM peak hours, which is different than the ITE Trip Generation Manual's Church land use. In addition, the ancillary uses are not anticipated to generate any trips during the AM and PM peak hours and, any trips that might be generated would likely be internal to the site based on the proposed overlap of functionality between the land uses. In order to account for the differences between the ITE Trip Generation Manual definitions and the actual way in which the proposed land uses within the site will operate, which would include primarily trips outside of the peak hours and/or a substantial amount of internal capture, a 50% reduction in the number of trips associated with the church and its ancillary uses was assumed.

Trip Generation for the proposed 29-student Day Care Center was conducted based on ITE Trip Generation Manual rates for a Day Care Center (ITE #565) as this portion of the site is proposed to operate in accordance with a typical day care center and generate trips during the AM and PM peak hours.

Exhibit 2 documents the trip generation analysis for the project, as described above. The trip generation is based upon the ITE Trip Generation Manual, 10th Edition. As shown on Exhibit 2, the will generate 49 AM peak hour total person trips and 49 PM peak hour total person trips.

CONCLUSION

The Local Area Transportation Review (LATR) guidelines state that “if the proposed development generates fewer than 50 net new peak-hour person trips, the applicant may proceed with a transportation statement”. Since the site generates less than 50 total person trips during both the AM and PM peak hour trips, a full traffic study is not necessary.

Based on the information contained in this report:

- The development is located in the Eastern Rural Policy Area.
- The site will generate 49 AM peak hour total person trips and 49 PM peak hour total person trips.
- Since the site will generate fewer than 50 total person trips during the AM and PM peak hours, a full traffic study is not necessary.

In summary, the proposed site will have a minimal impact on traffic and will not have a measurable impact on traffic operations in the area.

Thanks,

Michael Lenhart
P.E., PTOE



Note: In the vicinity of the site, MD 27 (Ridge Road) acts as the border between the Clarksburg and Rural East Policy Areas, with land west of MD 27 belonging to the Clarksburg Policy Area and land east of MD 27 belonging to the Rural East Policy Area. As shown above, the site is located in the Rural East Policy Area.

Traffic Impact Analysis

 **LENHART TRAFFIC CONSULTING, INC.**
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

Site Location
Map

Exhibit
1

Trip Generation Rates

Single-Family Detached (Units, ITE-210)

Morning Trips = 0.74 x Units
Evening Trips = 0.99 x Units

25/75
63/37

Trip Distribution (In/Out)

Church (ksf, ITE-560)
Morning Trips = 0.36 x ksf - 0.74
Evening Trips = 0.34 x ksf + 5.24

60/40
45/55

Hotel (Rooms, ITE-310)
Morning Trips = 0.47 x Rooms
Evening Trips = 0.60 x Rooms

59/41
51/49

Day Care Center (Students, ITE-565)

Morning Trips = 0.66 x Students + 8.42
Ln(Evening Trips) = 0.87 x Ln(Students) + 0.29

53/47
47/53

Trip Generation (Temple and Ancillary Uses)

		AM Peak			PM Peak		
		In	Out	Total	In	Out	Total
A	Temple (Church, ITE-560, ksf)	6	4	10	7	8	15
	Priest Housing (Single-Family Detached, ITE-210, Units)	1	2	3	3	1	4
	Meditation Center (Hotel, ITE-310, Rooms)	3	2	5	3	3	6
	Reduction due to Hindu temple trip generation characteristics (see notes below): 50%	-5	-4	-9	-7	-6	-13
Trips from Temple and Ancillary Uses:		5	4	9	6	6	12

Trip Generation (Day Care)

B	Day Care Center (ITE-565, Students)	15	13	28	12	13	25
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Total Trip Generation

A + B	Total Vehicular Trips per ITE Trip Generation Manual, 10th Edition:	20	17	37	18	19	37
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LATR Vehicle Trip Generation Rate Adjustment Factor (Rural East - Other): 100%

Total LATR Adjusted Vehicular Trips per ITE Trip Generation Manual, 10th Edition (Auto Driver at 75.8%):

Total Person Trips:		26	22	49	24	25	49
Auto Driver (Other):	75.8%	20	17	37	18	19	37
Auto Passenger (Other):	20.2%	5	4	10	5	5	10
Transit (Other):	0.5%	0	0	0	0	0	0
Non-Motorized (Other):	3.6%	1	1	2	1	1	2

- Notes: 1. Temple square footage includes community center square footage, as discussed in the traffic statement.
2. Trips from the priest housing are anticipated to be internal to the site, however in order to be conservative they were analyzed using the standard trip rate for single-family detached houses.
3. Trips from the meditation center are anticipated to be internal to the site, however in order to be conservative they were analyzed using the standard trip rate for a hotel.
4. As discussed in more detail in the traffic statement, a 50% reduction was taken for trips associated with the temple and ancillary uses because the trip generation characteristics for this type of Hindu temple are substantially different than an ITE Church.

Traffic Impact Analysis	Trip Generation for Site		Exhibit 2
Lenhart Traffic Consulting, Inc.			
Traffic Engineering & Transportation Planning			

Land Use: 560

Church

Description

A church is a building in which public worship services are held. A church houses an assembly hall or sanctuary; it may also house meeting rooms, classrooms, and, occasionally, dining, catering, or party facilities. Synagogue (Land Use 561) and mosque (Land Use 562) are related uses.

Additional Data

Worship services are typically held on Sundays. Some of the surveyed churches offered day care or extended care programs during the week.

The peak hours for the sites have a direct relation to the schedule for church services. For the sites with time-of-day data, the Sunday peak hours included the 60-minute periods beginning with 8:45 a.m., 9:00 a.m., 10:45 a.m., and 5:00 p.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Florida, New Hampshire, New Jersey, New York, Oregon, Pennsylvania, Texas, and Virginia.

Source Numbers

169, 170, 423, 428, 436, 554, 571, 583, 629, 631, 704, 903, 904, 957, 971, 981

Land Use: 495

Recreational Community Center

Description

A recreational community center is a stand-alone public facility similar to and including YMCAs. These facilities often include classes and clubs for adults and children; a day care or nursery school; meeting rooms; swimming pools and whirlpools; saunas; tennis, racquetball, handball, basketball and volleyball courts; outdoor athletic fields/courts; exercise classes; weightlifting and gymnastics equipment; locker rooms; and a restaurant or snack bar. Public access is typically allowed but a fee may be charged. Racquet/tennis club (Land Use 491), health/fitness club (Land Use 492), and athletic club (Land Use 493) are related land uses.

Additional Data

Time-of-day distribution data for this land use are presented in Appendix A. For the one general urban/suburban site with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:30 and 8:30 a.m. and 5:00 and 6:00 p.m., respectively.

The average numbers of person trips per vehicle trip at the four general urban/suburban sites at which both person trip and vehicle trip data were collected, were as follows:

- 1.86 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.69 during Weekday, AM Peak Hour of Generator
- 1.82 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.82 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), Arizona, Indiana, Minnesota, New Hampshire, New York, Oregon, Pennsylvania, and Utah.

Source Numbers

281, 410, 443, 571, 618, 705, 719, 850, 866, 971



OWNER:
DC METRO SAI SAMSTHAN
19711 WATERS ROAD
GERMANTOWN, MD 20874
CONTACT: PRASAD KONKA
PHONE: 703.431.1134
EMAIL: prasad.konka@gmail.com

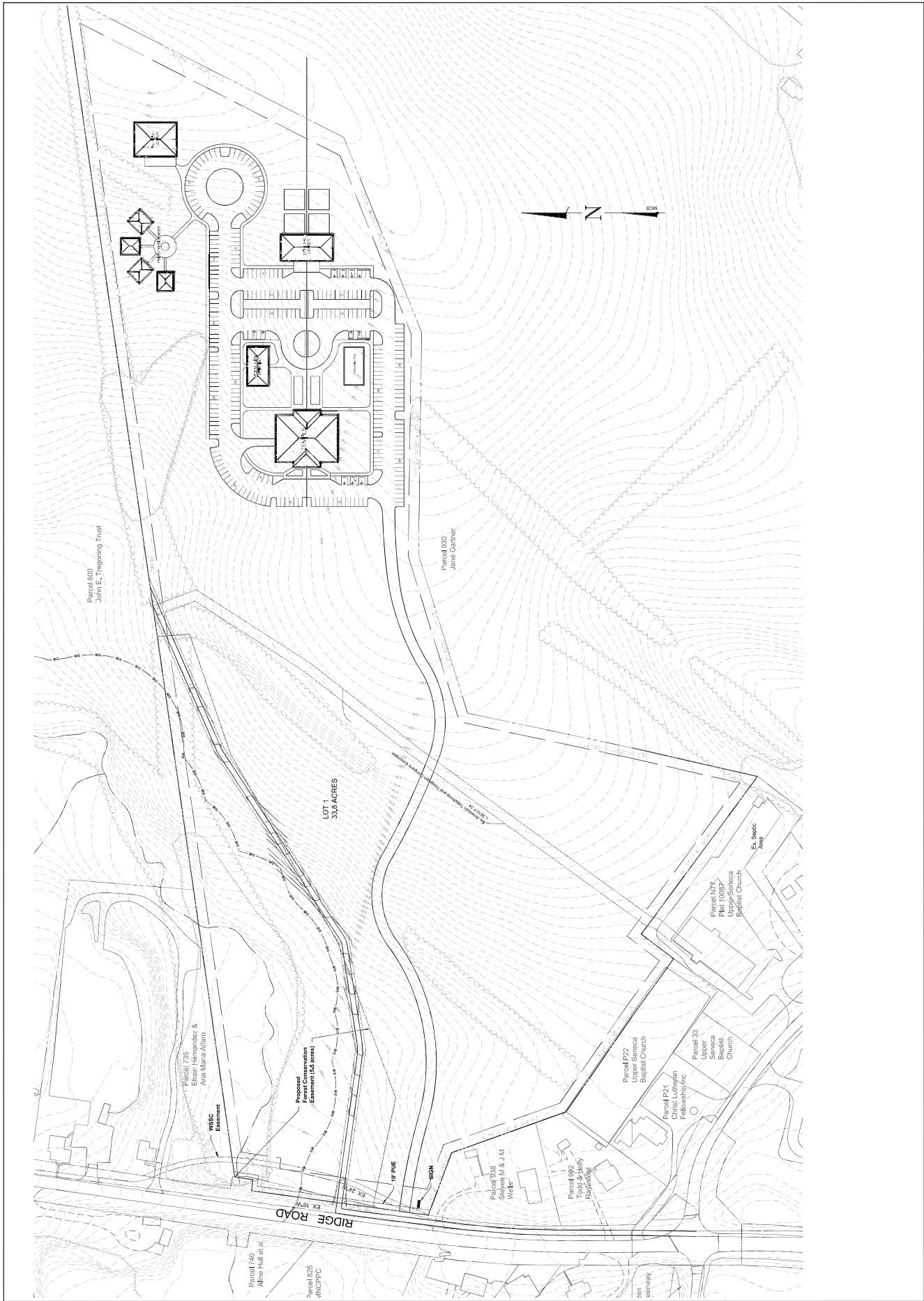
TAX MAP P022
PARCEL P813
 12TH ELECTION DISTRICT
 MONTGOMERY COUNTY
 MARYLAND
 WESG 2/28/2011

RESURVEY ON LOCUST
LEVEL

PROJ. MGR	AP
DRAWN BY	MSH
SCALE	1"= 80'
DATE	09.03.2019

CONCEPTUAL LAYOUT

PROJECT NO. 2019.102.11
SHEET NO. 1 OF 1



Maryland Department of Transportation
State Highway Administration Data Services Engineering Division
Turning Movement Count Study - Field Sheet

Station ID: S2002150183
Date: Thursday 06/13/2019
Location: MD 27 at DAVIS MILL RD
Interval (dd): 15 min

County: Montgomery
Town: none
Weather: Cloudy

Comments:

PEAK HOURS	AM PERIOD 6:00AM-12:00PM	Start	End	Volume	LOS	V/C	PM PERIOD 12:00PM-19:00P	Start	End	Volume	LOS	V/C
		07:15	Montg	1649	B	0,72		16:00	Montg	1861	C	0,73

Hour Ending	MD 27					MD 27					Davis Mill Rd					Entrance to Park					Grand Total
	U,Tur	Left	Through	Right	TOTAL	U,Tur	Left	Throug	Right	TOTAL	U,Tur	Left	Throug	RIGHT	TOTAL	U,Tur	Left	From West Through	Right	TOTAL	
0:15	0	0	9	0	9	0	0	20	0	20	0	0	0	0	0	0	0	0	0	0	29
0:30	0	0	6	0	6	0	0	24	1	25	0	0	0	0	0	0	0	0	1	1	32
0:45	0	0	9	0	9	0	0	21	0	21	0	0	0	0	0	0	0	0	0	0	30
1:00	0	0	8	0	8	0	0	11	0	11	0	0	0	0	0	0	0	0	1	1	20
1:15	0	0	7	0	7	0	0	21	2	23	0	0	0	0	0	0	0	0	0	0	30
1:30	0	0	6	0	6	0	0	13	1	14	0	1	0	0	1	0	0	0	0	0	21
1:45	0	0	5	0	5	0	0	10	0	10	0	1	0	0	1	0	0	0	0	0	16
2:00	0	0	7	0	7	0	0	5	0	5	0	0	0	0	0	0	0	0	0	0	12
2:15	0	0	2	0	2	0	0	11	2	13	0	0	0	0	0	0	0	0	0	0	15
2:30	0	0	9	0	9	0	0	8	1	9	0	1	0	0	1	0	0	0	0	0	19
2:45	0	0	7	0	7	0	0	4	0	4	0	1	0	0	1	0	0	0	0	0	12
3:00	0	0	8	0	8	0	0	3	0	3	0	1	0	0	1	0	0	0	0	0	12
3:15	0	0	11	0	11	0	0	8	1	9	0	1	0	0	1	0	0	0	0	0	21
3:30	0	0	20	0	20	0	0	4	0	4	0	1	0	0	1	0	0	0	0	0	25
3:45	0	0	21	0	21	0	0	6	0	6	0	2	0	0	2	0	0	0	0	0	29
4:00	0	1	38	0	39	0	0	3	2	5	0	7	1	2	10	0	0	0	0	0	54
4:15	0	0	38	0	38	0	0	8	0	8	0	4	0	0	4	0	0	0	0	0	50
4:30	0	0	61	0	61	0	0	11	1	12	0	4	0	0	4	0	0	0	0	0	77
4:45	0	0	91	0	91	0	0	20	1	21	0	6	0	0	6	0	0	0	0	0	118
5:00	0	0	90	0	90	0	0	8	1	9	0	5	0	0	5	0	0	0	0	0	104

Station ID: S2002150183

County: Montgomery

Comments:

Date: Thursday 06/13/2019

Town: none

Location: MD 27 at DAVIS MILL RD

Weather: Cloudy

Interval (dd): 15 min

PEAK HOURS	AM PERIOD 6:00AM-12:00PM					Start	End	Volume	LOS	V/C	PM PERIOD 12:00PM-19:00P					Start	End	Volume	LOS	V/C	
						07:15	Montg	1649	B	0.72						16:00	Montg	1861	C	0.73	
5:15	0	0	118	0	118	0	0	18	1	19	0	9	0	0	9	0	0	0	0	0	146
5:30	0	1	160	0	161	0	0	21	0	21	0	16	0	0	16	0	0	0	0	0	198
5:45	0	0	235	0	235	0	0	42	1	43	0	12	0	0	12	0	0	0	0	0	290
6:00	0	0	250	0	250	0	0	32	2	34	0	13	0	1	14	0	0	0	0	0	298
6:15	0	0	239	0	239	0	0	52	1	53	0	11	0	0	11	0	0	0	0	0	303
6:30	0	1	244	0	245	0	0	69	3	72	0	16	0	2	18	0	0	0	0	0	335
6:45	0	0	250	0	250	0	0	88	2	90	0	10	0	2	12	0	0	0	0	0	352
7:00	0	2	256	0	258	0	0	87	4	91	0	17	0	2	19	0	0	0	0	0	368
7:15	0	3	281	0	284	0	0	118	4	122	0	7	0	8	15	0	0	0	0	0	421
7:30	0	2	243	1	246	0	1	135	3	139	0	16	0	2	18	0	0	0	0	0	403
7:45	0	6	233	2	241	0	2	122	6	130	0	16	0	4	20	0	0	0	0	0	391
8:00	0	6	268	2	276	0	3	125	10	138	0	14	0	3	17	0	0	0	3	3	434
8:15	0	13	200	0	213	0	3	117	5	125	0	9	0	5	14	0	0	0	0	0	352
8:30	0	9	216	2	227	0	1	120	4	125	0	12	0	5	17	0	0	0	2	2	371
8:45	0	4	202	2	208	0	0	119	10	129	0	7	0	1	8	0	0	0	3	3	348
9:00	0	3	189	0	192	0	1	131	8	140	0	15	0	6	21	0	0	0	2	2	355
9:15	0	3	212	0	215	0	0	164	10	174	0	8	0	7	15	0	0	0	0	0	404
9:30	0	4	228	0	232	0	0	182	8	190	0	5	0	6	11	0	0	0	0	0	433
9:45	0	3	174	0	177	0	0	180	9	189	0	18	0	4	22	0	0	0	0	0	388
10:00	0	2	145	0	147	0	0	159	4	163	0	20	0	1	21	0	0	0	0	0	331
10:15	0	4	151	0	155	0	0	97	4	101	0	9	0	1	10	0	0	0	1	1	267
10:30	0	3	160	0	163	0	2	107	13	122	0	16	0	6	22	0	0	0	1	1	308
10:45	0	5	168	0	173	0	1	120	9	130	0	15	0	1	16	0	0	0	1	1	320
11:00	0	1	149	0	150	0	1	132	11	144	0	11	0	2	13	0	0	0	1	1	308
11:15	0	4	191	0	195	0	0	112	9	121	0	8	0	2	10	0	0	0	0	0	326
11:30	0	2	205	0	207	0	0	115	16	131	0	8	0	1	9	0	0	0	0	0	347

Station ID: S2002150183

County: Montgomery

Comments:

Date: Thursday 06/13/2019

Town: none

Location: MD 27 at DAVIS MILL RD

Weather: Cloudy

Interval (dd): 15 min

PEAK HOURS	AM PERIOD 6:00AM-12:00PM		Start	End	Volume	LOS	V/C	PM PERIOD 12:00PM-19:00P		Start	End	Volume	LOS	V/C
			07:15	Montg	1649	B	0.72			16:00	Montg	1861	C	0.73

11:45	0	6	159	0	165	0	0	126	8	134	0	15	0	5	20	0	0	0	0	0	319
12:00	0	2	125	1	128	0	0	131	7	138	0	17	0	6	23	0	0	0	1	1	290
12:15	0	2	146	0	148	0	1	146	10	157	0	15	0	4	19	0	0	0	0	0	324
12:30	0	4	146	0	150	0	0	147	22	169	0	18	0	7	25	0	1	0	1	2	346
12:45	0	3	139	1	143	0	0	173	12	185	0	16	0	5	21	0	0	0	0	0	349
13:00	0	3	145	0	148	0	0	140	14	154	0	17	0	4	21	0	0	0	0	0	323
13:15	0	2	137	0	139	0	0	151	16	167	0	11	0	3	14	0	0	0	0	0	320
13:30	0	3	129	0	132	0	1	182	13	196	0	10	0	1	11	0	0	0	0	0	339
13:45	0	9	121	1	131	0	0	166	23	189	0	10	0	4	14	0	0	0	1	1	335
14:00	0	4	93	1	98	0	1	172	18	191	0	8	0	7	15	0	0	0	2	2	306
14:15	0	0	124	0	124	0	0	211	12	223	0	7	0	2	9	0	1	0	2	3	359
14:30	0	7	112	0	119	0	0	216	14	230	0	11	0	2	13	0	0	0	3	3	365
14:45	0	1	141	0	142	0	0	210	16	226	0	8	0	3	11	0	0	0	0	0	379
15:00	0	5	151	0	156	0	1	214	18	233	0	9	0	5	14	0	0	0	1	1	404
15:15	0	0	133	0	133	0	0	268	31	299	0	6	0	8	14	0	0	0	2	2	448
15:30	0	6	144	0	150	0	0	271	14	285	0	11	0	4	15	0	0	0	0	0	450
15:45	0	5	127	0	132	0	0	266	28	294	0	8	0	6	14	0	0	0	0	0	440
16:00	0	7	167	0	174	0	1	269	24	294	0	11	0	5	16	0	0	0	1	1	485
16:15	0	4	160	0	164	0	0	244	19	263	0	9	0	6	15	0	0	0	0	0	442
16:30	0	3	146	0	149	0	0	275	25	300	0	8	0	7	15	0	0	0	2	2	466
16:45	0	2	138	0	140	0	0	290	19	309	0	14	0	4	18	0	1	0	0	1	468
17:00	0	8	140	0	148	0	0	272	26	298	0	10	0	9	19	0	0	0	0	0	465
17:15	0	5	136	0	141	0	0	272	19	291	0	4	0	9	13	0	0	1	1	2	447
17:30	0	6	165	0	171	0	0	273	16	289	0	4	0	8	12	0	1	0	1	2	474
17:45	0	6	146	0	152	0	0	284	21	305	0	8	0	4	12	0	0	0	0	0	469
18:00	0	1	125	0	126	0	0	255	14	269	0	6	0	8	14	0	0	0	0	0	409

Station ID:

S2002150183

Date:

Thursday 06/13/2019

Location:

MD 27 at DAVIS MILL RD

County:

Montgomery

Town:

none

Weather:

Cloudy

Comments:

Interval (dd):

15 min

PEAK HOURS	AM PERIOD 6:00AM-12:00PM					Start	End	Volume	LOS	V/C	PM PERIOD 12:00PM-19:00P					Start	End	Volume	LOS	V/C
						07:15	Montg	1649	B	0.72						16:00	Montg	1861	C	0.73

18:15	0	2	142	0	144	0	0	237	17	254	0	13	0	8	21	0	0	0	0	0	419
18:30	0	1	148	0	149	0	0	246	12	258	0	7	0	7	14	0	0	0	0	0	421
18:45	0	2	116	0	118	0	0	183	21	204	0	8	0	2	10	0	0	0	0	0	332
19:00	0	1	131	0	132	0	0	169	13	182	0	10	0	2	12	0	0	0	0	0	326
19:15	0	3	130	1	134	0	0	200	17	217	0	7	0	5	12	0	0	0	0	0	363
19:30	0	3	125	0	128	0	0	201	11	212	0	7	0	1	8	0	0	0	0	0	348
19:45	0	3	110	0	113	0	0	190	15	205	0	11	0	5	16	0	0	0	0	0	334
20:00	0	6	109	0	115	0	0	175	20	195	0	6	0	4	10	0	0	0	0	0	320
20:15	0	0	104	0	104	0	0	157	20	177	0	5	0	1	6	0	0	0	0	0	287
20:30	0	2	49	0	51	0	0	157	18	175	0	8	0	2	10	0	0	0	0	0	236
20:45	0	10	116	0	126	0	0	144	23	167	0	10	0	2	12	0	0	0	0	0	305
21:00	0	6	54	0	60	0	0	101	8	109	0	2	0	1	3	0	0	0	0	0	172
21:15	0	4	67	0	71	0	0	84	9	93	0	4	0	4	8	0	0	0	0	0	172
21:30	0	2	61	0	63	0	0	79	6	85	0	3	0	4	7	0	0	0	0	0	155
21:45	0	5	59	0	64	0	0	66	0	66	0	6	1	2	9	0	1	0	0	1	140
22:00	0	2	54	0	56	0	0	75	5	80	0	0	0	0	0	0	0	0	0	0	136
22:15	0	0	37	0	37	0	0	81	5	86	0	4	0	0	4	0	0	0	0	0	127
22:30	0	0	80	0	80	0	0	69	5	74	0	5	0	2	7	0	0	0	0	0	161
22:45	0	0	41	0	41	0	0	92	1	93	0	2	0	0	2	0	0	0	0	0	136
23:00	0	0	39	0	39	0	0	66	0	66	0	0	0	0	0	0	0	0	0	0	105
23:15	0	0	18	0	18	0	0	59	3	62	0	2	0	0	2	0	0	0	0	0	82
23:30	0	0	33	0	33	0	0	64	2	66	0	4	0	0	4	0	0	0	0	0	103
23:45	0	0	32	0	32	0	0	50	2	52	0	0	0	0	0	0	0	0	0	0	84
0:00	0	0	16	0	16	0	0	33	2	35	0	1	0	0	1	0	0	0	0	0	52

Station ID:

S2002150183

Date:

Friday 06/14/2019

Location:

MD 27 at DAVIS MILL RD

Interval (dd):

15 min

County:

Montgomery

Town:

none

Weather:

Cloudy

Comments:

PEAK HOURS	AM PERIOD 6:00AM-12:00PM	Start	End	Volume	LOS	V/C	PM PERIOD 12:00PM-19:00P	Start	End	Volume	LOS	V/C
		07:15	Montg	1649	B	0.72		16:00	Montg	1861	C	0.73

TOTAL:	0	238	11286	14	11538	0	20	11585	864	12469	0	749	2	262	1013	0	5	1	34	40	25060
AM Peak:	0	17	1025	5	1047	0	6	500	23	529	0	53	0	17	70	0	0	0	3	3	1649
PM Peak:	0	16	611	0	627	0	1	1078	87	1166	0	42	0	22	64	0	1	0	3	4	1861

Station ID: S2002150183
Date: Friday 06/14/2019
Location: MD 27 at DAVIS MILL RD
Interval (dd): 15 min

County: Montgomery
Town: none
Weather: Cloudy

Comments:

PEAK HOURS	AM PERIOD 6:00AM-12:00PM	Start	End	Volume	LOS	V/C	PM PERIOD 12:00PM-19:00P	Start	End	Volume	LOS	V/C
		07:15	Montg	1649	B	0.72		16:00	Montg	1861	C	0.73

MD 27
North Leg

MD 27
South Leg

Davis Mill Rd
East Leg

Entrance to Park
West Leg

Hour Ending	School Children	Pedestrians	Bicycles	School Children	Pedestrains	Bicycles	School Children	Pedestrians	Bicycles	School Children	Pedestrians	Bicycles
0:15	0	0	0	0	0	0	0	0	0	0	0	0
0:30	0	0	0	0	0	0	0	0	0	0	0	0
0:45	0	0	0	0	0	0	0	0	0	0	0	0
1:00	0	0	0	0	0	0	0	0	0	0	0	0
1:15	0	0	0	0	0	0	0	0	0	0	0	0
1:30	0	0	0	0	0	0	0	0	0	0	0	0
1:45	0	0	0	0	0	0	0	0	0	0	0	0
2:00	0	0	0	0	0	0	0	0	0	0	0	0
2:15	0	0	0	0	0	0	0	0	0	0	0	0
2:30	0	0	0	0	0	0	0	0	0	0	0	0
2:45	0	0	0	0	0	0	0	0	0	0	0	0
3:00	0	0	0	0	0	0	0	0	0	0	0	0
3:15	0	0	0	0	0	0	0	0	0	0	0	0
3:30	0	0	0	0	0	0	0	0	0	0	0	0
3:45	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	0	0	0	0	0	0	1	0	0	0	0
4:15	0	0	0	0	0	0	0	0	0	0	0	0
4:30	0	0	0	0	0	0	0	0	0	0	0	0
4:45	0	0	0	0	0	0	0	0	0	0	0	0
5:00	0	0	0	0	0	0	0	0	0	0	0	0
5:15	0	0	0	0	0	0	0	0	0	0	0	0
5:30	0	0	0	0	0	0	0	0	0	0	0	0
5:45	0	0	0	0	0	0	0	0	0	0	0	0
6:00	0	0	0	0	0	0	0	0	0	0	0	0
6:15	0	0	0	0	0	0	0	0	0	0	0	0
6:30	0	0	0	0	0	0	0	0	0	0	0	0
6:45	0	0	0	0	0	0	0	0	0	0	0	0
7:00	0	0	0	0	0	0	0	0	0	0	0	0

Station ID:

S2002150183

Date:

Friday 06/14/2019

Location:

MD 27 at DAVIS MILL RD

County:

Montgomery

Town:

none

Weather:

Cloudy

Comments:

Interval (dd):

15 min

PEAK HOURS	AM PERIOD 6:00AM-12:00PM	Start	End	Volume	LOS	V/C	PM PERIOD 12:00PM-19:00P	Start	End	Volume	LOS	V/C
		07:15	Montg	1649	B	0.72		16:00	Montg	1861	C	0.73

7:15	0	0	0	0	0	0	0	0	0	0	0	0
7:30	0	0	0	0	0	0	0	0	0	0	0	0
7:45	0	0	0	0	0	0	0	0	0	0	0	0
8:00	0	0	0	0	0	0	0	0	0	0	0	0
8:15	0	0	0	0	0	0	0	0	0	0	0	0
8:30	0	0	0	0	0	1	0	0	0	0	0	0
8:45	0	0	0	0	0	0	0	0	0	0	0	0
9:00	0	0	0	0	0	0	0	0	0	0	0	0
9:15	0	0	0	0	0	0	0	0	0	0	0	0
9:30	0	0	0	0	0	0	0	0	0	0	0	0
9:45	0	0	0	0	0	0	0	0	0	0	0	0
10:00	0	0	0	0	0	0	0	0	0	0	0	0
10:15	0	0	0	0	0	0	0	0	0	0	1	0
10:30	0	0	0	0	0	0	0	0	0	0	0	0
10:45	0	0	0	0	0	0	0	0	0	0	0	0
11:00	0	0	0	0	0	0	0	0	0	0	0	0
11:15	0	0	0	0	0	0	0	0	0	0	0	0
11:30	0	0	0	0	0	0	0	0	0	0	0	0
11:45	0	0	0	0	0	0	0	0	0	0	0	0
12:00	0	0	0	0	0	0	0	0	0	0	0	0
12:15	0	0	1	0	0	0	0	0	0	0	0	0
12:30	0	0	0	0	0	0	0	0	0	0	0	0
12:45	0	0	0	0	0	0	0	0	0	0	0	0
13:00	0	0	0	0	0	0	0	0	0	0	0	0
13:15	0	0	0	0	0	0	0	0	0	0	0	0
13:30	0	0	0	0	0	0	0	0	0	0	0	0
13:45	0	0	0	0	0	0	0	0	0	0	0	0
14:00	0	0	0	0	0	0	0	0	0	0	0	0
14:15	0	0	0	0	0	0	0	0	0	0	0	0
14:30	0	0	0	0	0	0	0	0	0	1	0	0
14:45	0	0	0	0	0	0	0	0	0	1	0	0
15:00	0	0	0	0	0	0	0	0	0	0	0	0

Station ID:
Date:
Location:

S2002150183
Friday 06/14/2019
MD 27 at DAVIS MILL RD

County:
Town:
Weather:

Montgomery
none
Cloudy

Comments:

Interval (dd):
15 min

PEAK HOURS	AM PERIOD 6:00AM-12:00PM	Start	End	Volume	LOS	V/C	PM PERIOD 12:00PM-19:00P	Start	End	Volume	LOS	V/C
		07:15	Montg	1649	B	0.72		16:00	Montg	1861	C	0.73

15:15	0	0	0	0	0	0	0	0	0	0	0	0
15:30	0	0	0	0	0	0	0	0	0	0	0	0
15:45	0	0	0	0	0	0	0	0	0	0	0	0
16:00	0	0	0	0	0	0	0	0	0	0	0	0
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17:45	0	0	0	0	0	0	0	0	0	0	0	0
18:00	0	0	0	0	0	0	0	0	0	0	0	0
18:15	0	0	0	0	0	0	0	0	0	0	0	0
18:30	0	0	0	0	0	0	0	0	0	0	0	0
18:45	0	0	0	0	0	0	0	0	0	0	0	0
19:00	0	0	0	0	0	0	0	0	0	0	0	0
19:15	0	0	0	0	0	0	0	0	0	2	0	0
19:30	0	0	1	0	0	0	0	0	0	0	0	0
19:45	0	0	0	0	0	0	0	0	0	0	0	0
20:00	0	0	0	0	0	1	0	0	0	0	0	0
20:15	0	0	0	0	0	0	0	0	0	0	0	0
20:30	0	0	0	0	0	0	0	0	0	0	0	0
20:45	0	0	0	0	0	0	0	0	0	0	0	0
21:00	0	0	0	0	0	0	0	0	0	0	0	0
21:15	0	0	0	0	0	0	0	0	0	0	0	0
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21:45	0	0	0	0	0	0	0	0	0	0	0	0
22:00	0	0	0	0	0	0	0	0	0	0	0	0
22:15	0	0	0	0	0	0	0	0	0	0	0	0
22:30	0	0	0	0	0	0	0	0	0	0	0	0
22:45	0	0	0	0	0	0	0	2	0	0	0	0
23:00	0	0	0	0	0	0	0	1	0	0	0	0

Station ID:

S2002150183

Date:

Friday 06/14/2019

Location:

MD 27 at DAVIS MILL RD

County:

Montgomery

Town:

none

Weather:

Cloudy

Comments:

Interval

(dd):

15 min

PEAK HOURS	AM PERIOD 6:00AM-12:00PM	Start	End	Volume	LOS	V/C	PM PERIOD 12:00PM-19:00P	Start	End	Volume	LOS	V/C
		07:15	Montg	1649	B	0.72		16:00	Montg	1861	C	0.73

23:15	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>
23:30	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>
23:45	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>
0:00	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>
Total:	<div>0</div>	<div>0</div>	<div>2</div>	<div>0</div>	<div>0</div>	<div>2</div>	<div>0</div>	<div>4</div>	<div>0</div>	<div>0</div>	<div>5</div>	<div>0</div>
AM Pe	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>
PM Pe	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>	<div>0</div>

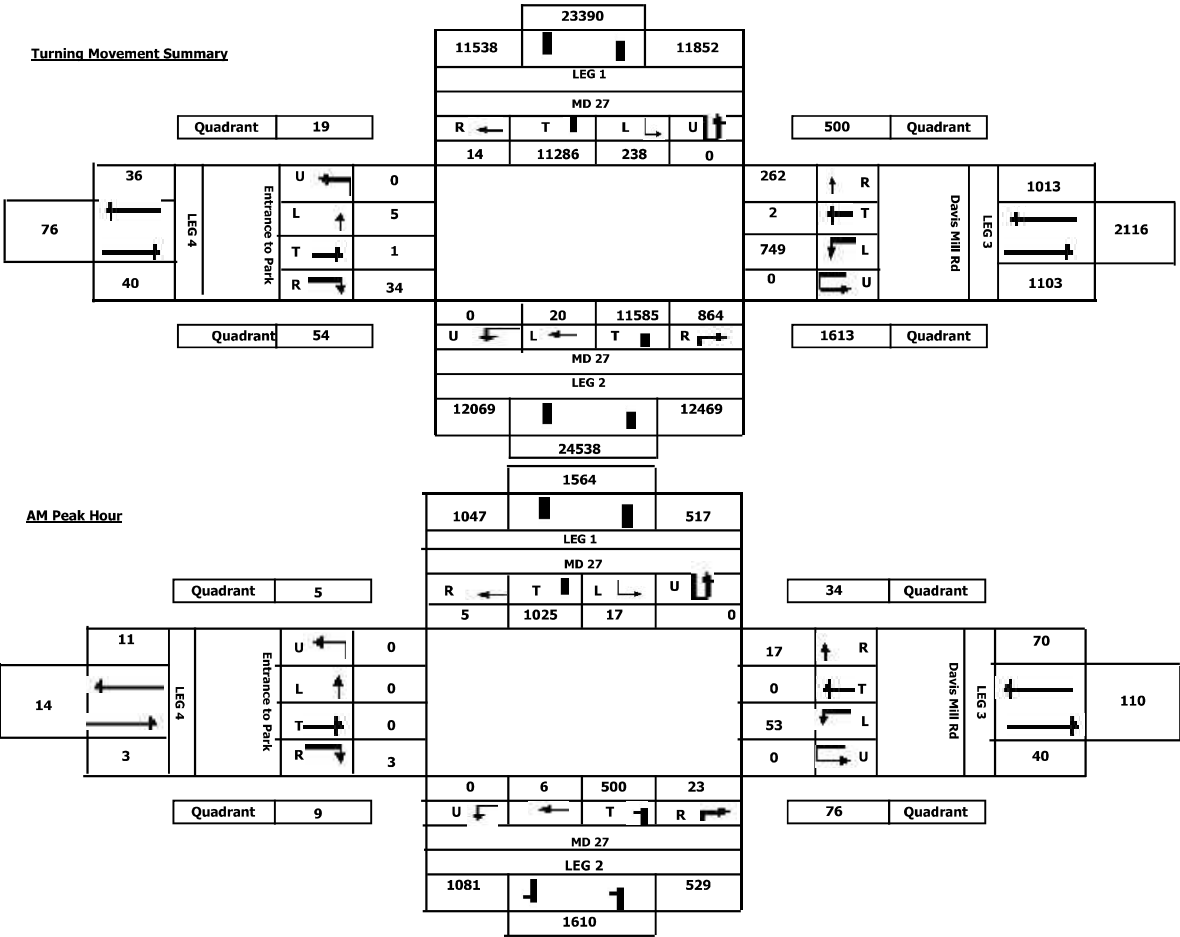
Station ID: S2002150183
Date: Friday 06/14/2019
Location: MD 27 at DAVIS MILL RD

County: Montgomery
Town: none
Weather: Cloudy

Comments:

Interval (dd): 15 min

PEAK HOURS	AM PERIOD 6:00AM-12:00PM	Start	End	Volume	LOS	V/C	PM PERIOD 12:00PM-19:00P	Start	End	Volume	LOS	V/C
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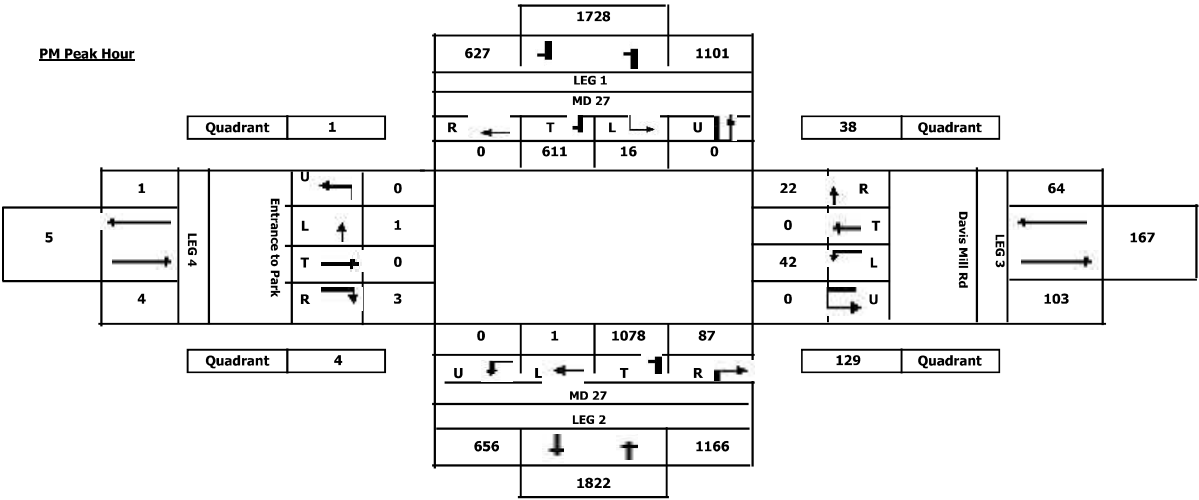


Station ID: S2002150183
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PEAK HOURS	AM PERIOD 6:00AM-12:00PM	Start	End	Volume	LOS	V/C	PM PERIOD 12:00PM-19:00P	Start	End	Volume	LOS	V/C
		07:15	Montg	1649	B	0.72		16:00	Montg	1861	C	0.73



Additional Trip Generation Information and Studies for Similar Temples



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

January 6, 2020

Ms. Angelica Gonzalez, Planner Coordinator
Area 3 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: Preliminary Plan No. 120200040
Resurvey on Locust Level

Dear Ms. Gonzalez:

We have completed our review of the preliminary plan uploaded to eplans on December 23, 2019. A previous plan was reviewed by the Development Review Committee at its November 26, 2019 meeting. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services (DPS) in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

Standard Comments

1. Access and improvements along Ridge Road (MD-27) as required by the Maryland State Highway Administration (MDSHA).
2. The portion of the site draining to Ridge Road (MD-27) or any storm drain/inlet relocations along Ridge Road (MD-27) shall be approved by MDSHA.

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

3. We defer to MDSHA for the sight distance for the proposed access.
4. The owner will be required to submit a recorded covenant for the operation and maintenance of any private storm drain systems, and/or open space areas prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
5. Size storm drain easement(s) prior to record plat. No fences will be allowed within the storm drain easement(s) without a revocable permit from the Department of Permitting Services and a recorded Maintenance and Liability Agreement.
6. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
7. Permit and bond will be required as a prerequisite to MCDPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
 - a. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County rights-of-way and all drainage easements.
 - b. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.
 - c. Erosion and sediment control measures as required by Montgomery County Code 19-10(02) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.
 - d. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact myself for this project at brenda.pardo@montgomerycountymd.gov or at (240) 777-7170.

Sincerely,



Brenda M. Pardo, Engineer III
Development Review Team
Office to Transportation Policy

[SharePoint\teams\DOT\Director's Office\Development Review\Brenda\Preliminary Plan\PP120200040 Resurvey on Locust Level](#)
[\Letters\1201200040-Resurvey on Locust Level-DOT Preliminary Plan Letter 1.6.20](#)

cc: Letters notebook

cc-e: Adam Rufe	Macris, Hendricks & Glascock
Mark Terry	MCDOT DTEO
Atiq Panjshiri	MCDPS RWPR
Sam Farhadi	MCDPS RWPR
Rebecca Torma	MCDOT OTP



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich
County Executive

Adam Ortiz
Director

MEMORANDUM

January 10, 2020

TO: Richard Weaver, Chief, Area 3 Planning, M-NCPPC
Angelica Gonzalez, Planner Coordinator, Area 3 Planning, M-NCPPC

FROM: Alan Soukup, Senior Planner, Water supply and Wastewater Unit
Department of Environmental Protection

SUBJECT: Preliminary Plan No. 120200040 "Resurvey on Locust Level"

DEP provides the following review of the subject preliminary plan with respect to the County's Water and Sewer Plan and to Council Resolution No. 18-217 (approved 7/21/15) for WSCCR 14-GWC-02A.

The use of public water and sewer service for this project is consistent with the existing, restricted W-1 and S-3 service area categories.

This preliminary plan revises a prior concept plan that the County Council reviewed and found acceptable under CR 18-217 for WSCCR 14-GWC-02A. The proposed user of the site at that time was Montrose Baptist Church. The Council approved categories W-1 and S-3 for this site under the Water and Sewer Plan's private institutional facilities (PIF) policy based on the presented concept plan. Both categories W-1 and S-1 are restricted to a PIF use only. The PIF policy requires M-NCPPC staff to review any revised development plan for a site with an approved PIF-based category change and to recommend whether changes to revised plan are significant as to warrant reconsideration of the category change request by the Council.

M-NCPPC staff have recommended that preliminary plan 120200040 conforms sufficiently with the original concept plan for Montrose Baptist Church and does not require reconsideration of the category change request 14-GWC-02A by the Council. DEP concurs with this recommendation. Council staff has also reviewed the M-NCPPC recommendation and agree that no further Council consideration of the category change request is needed.

The preliminary plan addresses specific requirements included in the Council's resolution:

- Maximum impervious level of 20 percent. (Confirmed by M-NCPPC staff.)
- Location of buildings at the east end of the site.
- Unstructured open space towards Ridge Rd. to buffer properties in the Cedar Grove Historic District.

- Dedication of park land to M-NCPPC along the northern part of the site to allow for a needed trail connection.

In addition to the PIF policy issue of conformance with the prior development plan, this plan satisfies the PIF policy's requirements, as follows:

- Public service is restricted to a PIF use only for which DC Metro Sai Samsthan qualifies.
- Public water is directly available to the site from an existing water main along Ridge Rd.; no offsite main extensions are needed.
- Public sewer service will require a main extension from the Gartner property to WSSC's gravity sewerage system. A planned low-pressure main extension, crossing and largely contained on the intervening Tregoning property, will tie into an existing gravity sewer main near the intersection of Kings Valley Rd. and Preakness Dr. For the most part, the extension will belong to the user, not WSSC. The planned extension, as a dedicated low-pressure sewer, will not allow for sewer service to any other intervening or abutting property, as required by the PIF policy. WSSC and DEP staff have reviewed and concur with the proposed sewer extension concept. DEP will monitor the applicant's extension design process to ensure continued conformance with the PIF policy.

ADS:ads

R:\Programs\Water_and_Sewer\DRC\CASES\2020\120200040--resurvey-on-locust-level\Electronic_Letterhead.docx

cc: Steve Shofar, Chief, Intergovernmental Affairs Division, DEP
Keith Levchenko, Senior Legislative Analyst, County Council
Ray Chicca and Art Atencio, Development Services Division, WSSC

COMMISSIONERS

Chris Lawson, Chair
 T. Eloise Foster, Vice Chair
 Fausto R. Bayonet
 Howard A Denis
 Sandra L. Thompson

GENERAL MANAGER

Carla A. Reid



January 13, 2020

DC Metro Sai Samsthan
 c/o Prasad Konka
 19711 Waters Road
 Germantown, MD 20874

Re: Letter of Findings
 WSSC Project No. 6870Z20 Resurvey on Locust Level

Dear Mr. Konka:

A hydraulic planning analysis has been completed on the Resurvey on Locust Level project. The project has been conceptually approved. Please refer to the enclosed 200'-scale sketch along with the summary table and list of conditions included in this letter, which provide the results of our analysis.

HYDRAULIC SUMMARY TABLE	
Proposed Development: Church – 605 seats; Daycare – 42 students; 4 SFD's; 3,600 sf clubhouse; 12,500 sf Retreat center	
200-ft Sheet: 233NW11	
SEWER	WATER
WWTP Service Area: Damascus	Hydraulic Zone Group: Montgomery High
Mini-Basin Number: 15-051	Pressure Zone: 836A
	High Grade: 880 feet
	Low Grade: 789 feet

The following is a list of conditions that apply to this project and must be met before a Systems Extension Permit (SEP) will be issued.

MANDATORY REFERRAL PROCESS

This project may be subject to the Maryland-National Capital Park and Planning Commission's Mandatory Referral Program, depending on its planned water / sewer infrastructures and associated appurtenances. It is the Applicant's responsibility to contact the appropriate County's Department of Park and Planning for specific guidance and their standards for Mandatory Referral Review. During Phase 2 Design Review, WSSC must be notified, if the project is subject to the Mandatory Referral Process.

PROPERTY WILL BE ASSESSED

If a connection to an existing WSSC-built main line extension is made, a front-foot-benefit assessment and any deferred connection costs will be levied against the property served. A yearly charge will appear on your County property tax bill for a set period of time -- currently 23 years. For details contact the Property Assessment Unit on 301-206-8032.

SANITARY SEWER CONDITIONS

SEWER AVAILABLE

An existing sanitary sewer is available to provide service to this project. Sanitary sewer service may be obtained by constructing service connections without a public extension. Each property connecting to the existing lines will be assessed at the rate prevailing at the time of the main's construction (see "PROPERTY WILL BE ASSESSED" above).

REQUIRED SANITARY SEWER MAIN SIZES

All sewer shall be 8-inch diameter gravity sewer.

The size of the onsite pressure sewer/grinder system range shall be determined during design as pump elevations and locations are finalized.

INSTALL EJECTOR/GRINDER PUMPS

Based on the proposed grading plan, ejector or grinder pump(s) and on-site low-pressure sewer are required for service. A registered plumber must install the pumps at the developer's expense.

For properties to be served by a grinder pump system, the developer is responsible for all on-site installation (i.e. materials, electrical equipment, the grinder pump unit

and plumbing hook-up which shall be installed by a registered plumber). Grinder pump units must be approved by WSSC. Ultimately the property owner will be responsible for all on-site maintenance of grinder pump systems. Builder/developers/owners should disclose this requirement to purchasers at property settlement.

ENVIRONMENTAL IMPACTS

The proposed sewer main outfall will impact wetlands, stream buffers, 100-year flood plain, steep slopes, and possibly large trees. The alignment may need adjustment during the design stage.

SHOW MINIBASIN BOUNDARY ON DESIGN PLANS

This project will be served by more than one sewer system minibasin. Design plans that encompass more than 1 minibasin should indicate the boundary as shown on the attached sketch.

WATER MAIN EXTENSION CONDITIONS

TRAVEL TIME EXCEEDS LIMITS

A cursory review of the onsite water system indicates that over 2000' of 10" service line would be required to provide standard fire flows to the fire hydrants servicing the buildings. The long main with a large diameter needed to provide standard fire flows to this property may not guarantee acceptable water quality at the customer's tap. When large long pipes are used to serve a property, excessive travel times for the water to reach the customer can result. During long travel times, the chlorine added at the plant as a disinfectant can dissipate, and no longer be effective, before the water reaches the tap. The designer of the onsite system should consider the long travel times and if necessary provide for remediation by reducing travel times or providing additional water quality measures at the users end. To remediate the long travel time for this project, the designer should consider re-evaluating the fire requirements, design for a fire booster pump system, establish a flushing program, design additional water quality measures at the user end or other appropriate measures.

LARGE DIAMETER WATER MAINS IN THE VICINITY

There is a 16-inch Pre-stressed Concrete Cylinder Pipe (PCCP) water main and a 24-inch Ductile Iron (DI) water main located in the vicinity of this project.

Please refer to the latest WSSC Pipeline Design Manual, Part 3, Section 11, Loading Analysis, for additional general information and guidance.

WATER AVAILABLE

An existing water main is available to provide service to this project. Water service may be obtained by constructing service connections without a public extension. Each property connecting to the existing lines will be assessed at the rate prevailing at the time of the main's construction (see "PROPERTY WILL BE ASSESSED" above).

INSTALL BOOSTER PUMPS

Due to low water pressure conditions (less than 40 psi) at the higher elevations on this site, the on-site plumbing system may require booster pump installation. Booster pumps are required for buildings with first floor levels above elevation 696 feet.

OUTSIDE METERS

Any residential water service over 300 feet in length will require an outside meter. For commercial water service connections, built to serve a standard or minor site utility (on-site) system over 80 feet in length, WSSC would prefer an outside meter in a vault, however an indoor meter may be allowed under certain conditions.

EASEMENT CONDITIONS

GENERAL

WSSC easements must be free and clear of other utilities, including storm drain systems, ESD devices, gas, electric, telephone, CATV, etc., with the exception of allowed crossings designed in accordance with the WSSC Pipeline Design Manual. Landscaping and Hardscaping are also not allowed without approval. Under certain conditions (and by special request) the items listed above may be permitted within the WSSC easement. However, this will be evaluated on a case by case basis and if allowed, will require execution of a special agreement and/or Hold Harmless Agreement between WSSC and the developer.

COORDINATION WITH OTHER BURIED UTILITIES

Refer to the latest WSSC Pipeline Design Manual Pages G-1 and G-2 for utility coordination requirements. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC easement unless specifically approved by WSSC. Longitudinal occupancy of WSSC easements (by other utilities) is not permitted. Proposed utility crossings of WSSC pipelines or easements that do not adhere to WSSC's pipeline crossing and clearance standards will be rejected at the design plan review phase. Refer to the latest WSSC Pipeline Design Manual Part Three, Section 3. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including impacts to proposed street and building layouts.

The applicant must provide a separate “Utility Plan” to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and easements. Upon completion of the site construction, any utilities that are found to be located within WSSC’s easements (or in conflict with WSSC pipelines) must be removed and relocated at the applicant’s expense.

OFF-PROPERTY EASEMENTS MUST BE OBTAINED

The proposed sewer main extension will require the acquisition of easements from other property owners. It is the Applicant’s responsibility to obtain these easements.

ADHERE TO MINIMUM EASEMENT WIDTHS

The minimum easement width for a normal (14 inches diameter or less) extension, either water or sewer, installed at normal depth is 20 feet. A minimum easement width of 30 feet is required when both normal-diameter water and gravity sewer lines are installed in the same easement at normal depth. Installation of deep or large water and / or sewer mains will require additional easement width. For minimum horizontal separation between a building and a WSSC pipeline, refer to the requirements in the latest WSSC Pipeline Design Manual, Part Three, Section 3.c.2. Based on WSSC requirements, the minimum spacing between adjacent buildings with both water and sewer lines between them should be at least 40 feet and, in some cases, greater when connections, fire hydrants, or deep sewer or water lines are involved. Balconies and other building appurtenances are not to be within the easement. Additionally, water and sewer pipeline alignment should maintain 5 feet horizontal clearance from storm drain pipeline / structures and other utilities.

CONNECTION AND SITE UTILITY CONDITIONS

RECORD SERVICE CONNECTION EASEMENT

A service connection easement across Parcel 600 to provide service to Parcel 813 must be recorded.

SITE UTILITY PROCESS REQUIRED

The Site Utility process is usually required for water lines greater than 2 inches in diameter or sewer lines greater than 4 inches. Contact Permit Services at 301-206-8650 or at www.wsscwater.com for more information on electronic submittal of Site Utility plans.

(A statement may be required to address a potential issue with the Site Utility in the project. See Development Section Manager (Design) to receive the needed statement and insert here prior to finalizing the Letter of Findings. If a situation

involves multiple properties sharing the same private on-site W or S systems, see PSS Manager or Development Section Manager (Design))

ENVIRONMENTAL CONDITIONS

The applicant must resolve all environmental issues directly with the Environmental reviewer. All outstanding environmental issues must be resolved prior to the Design Phase.

The next step in the process is Phase 2, Review for System Integrity. Contact Permit Services at 301-206-8650 or at www.wsscwater.com for more information on electronic submittal of System Integrity Review Packages. Should you wish to schedule a pre-design meeting, please contact Art Atencio at (301) 206-8816 or art.atencio@wsscwater.com.

This Letter of Findings will expire if no “actions” are taken by the applicant over the 3-year period following the date of this letter. For definition of “actions”, see the latest Development Services Code, Section 405.1.1.

If you have any questions or concerns, please feel free to contact me at 301-206-8816 or art.atencio@wsscwater.com.

Sincerely,

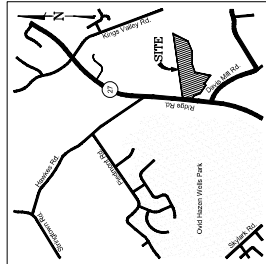


Arthur J. Atencio, P.E.
Project Manager
Development Services Division

Enclosure: 200'-scale sketch

cc: Mark Hollida - MHGPA
Mr. Tom Gingrich - Development Design Section Manager
Mr. Alan Soukup (alan.soukup@montgomerycountymd.gov) - Department of Environmental Protection - Montgomery County Government

bcc: #DSGIntake
Accounting Division – Kerry Murphy
Planning Division – Carol Mojica
DSD GIS Technician – Pedro Flores, Sang Ngo, Jack Stanley
Development Service – Jane Nealis



VICINITY MAP
SCALE 1"=2000'
Mont. Co. PAGE 4929 GRID C2

LEGEND

- | APPLICANT'S PROPERTY | EXISTING WATER MAINS
(CONTRACT # & SIZE) | EXISTING SEWER MAINS
(CONTRACT # & SIZE) | PROPOSED WATER MAINS
(CONTRACT # & SIZE) | PROPOSED SEWER MAINS
(CONTRACT # & SIZE) | PROPOSED PRESSURE SEWER/
FORCE MAIN | DEPENDENT PROJECT WATER
MAINS (CONTRACT # & SIZE) | DEPENDENT PROJECT SEWER
MAINS (CONTRACT # & SIZE) | EXISTING BUILDINGS | PROPOSED BUILDINGS | BOUNDARY OF GOV'T PARKS /
BOARD OF ED PROPERTY | ADJACENT PROPERTIES | ABUTTING FIELDS W/ MAJORS | EXISTING PAVING | PROPOSED ON-SITE WATER | PROPOSED ON-SITE SEWER | PROPOSED SEWER SERVICE
AREA (CONTRACT # & SIZE)
APARTMENT (AS NEEDED) | EXISTING / PROPOSED EASEMENTS | PROPOSED MAJOR CONTROLS
(CONTRACT # & SIZE) | PROVIDE EXISTING CONTOURS | PROPOSED MAJOR CONTOURS
(IF AVAILABLE) | PROVIDE EXISTING CONTOURS | PROPOSED HIGHLIGHT POINT |
|----------------------|---|---|---|---|--|--|--|--------------------|--------------------|---|---------------------|---------------------------|-----------------|------------------------|------------------------|---|-------------------------------|--|---------------------------|---|---------------------------|--------------------------|
| | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | PS | | | | | | | | | | | | EXIST/MT | | | | HELP | |

APPROVED

5

Catharine Plummer

DEVELOPMENT BY PARTS							
PARTS (OUTLINE EACH PART IN A DIFFERENT COLOR)	# OF UNITS / SQ. FT.						
	SF DU	TH	COTTAGE S (SF)	COMMUNITY BUILDING (SF)	RETREAT (SF)	TEMPLE (persons)	CHILDCARE (persons)
PART I			(3600 sf)	3600	12500	605	42

DRAINAGE BASIN / MINI BASIN 15-801

HYDRAULIC PLANNING ANALYSIS
DESIGN/LEVEL LOGSHEET

APPLICANT:
NAME: DC METRO SAI SAMSTHAN
ADDRESS: 40714 JVAITEPS RD, CEDARHARTMAN, MD 206274

ENGINEER:
NAME: MHGPA
ADDRESS:

WASHINGTON STATE BOARD OF SANITARY COMMISSIONERS

1

POLYMER

SEWER EASEMENT OPTION AGREEMENT

This Agreement is made this 31st day of December, 2019 by and between JOHN E. TREGONING, SURVIVING TRUSTEE OF THE ROBERT M. TREGONING BYPASS TRUST, (hereinafter "Owner"), and JANE GARTNER, JOHN MAYER, AND LARRY MUSSON, (hereinafter "Beneficiaries").

WITNESSETH:

WHEREAS, the Owner owns property known as 23715 Ridge Road, Germantown, Maryland containing 120 acres more or less, hereinafter referred to as the "Family Farm"; and

WHEREAS, the Owner wishes to provide an option to the Beneficiaries to acquire a Sewer Line Easement on the Family Farm under the terms and obligations set forth herein,

NOW, THEREFORE, in consideration of Ten and 00/100 dollars (\$10.00) and the promises and the mutual benefits to be received by the parties hereto, which are hereby acknowledged, the parties do hereby agree as follows:

1. The Beneficiaries are the fee simple owners of a parcel of land located at 23501 Ridge Road, Germantown, Maryland 20876, known as Parcel P813 on Tax Map FW22 containing approximately 33.82 acres and assigned a Tax Identifier District 12 Account Number 02866721, (hereinafter referred to as "the Benefited Parcel").
2. The parcel of land adjacent to and abutting the Owner's property on the north side is owned by the Robert M. Tregoning Bypass Trust and titled in the Land Records for Montgomery County, Maryland as owned in fee simple by John E. Tregoning, Sole Remaining Trustee under a Bypass Trust created by the Last Will and Testament of Robert M. Tregoning for the benefit of his wife and children dated September 19, 1991, as by Deed dated August 3, 2007 and recorded on August 23, 2007 among the Land Records of Montgomery County, Maryland in Book 34758 at Page 346. Said Tregoning parcel is known as Parcel P600 Tax Map FW22 containing approximately 120 acres and assigned a Tax Identifier District 12 Account Number 03599951, (hereinafter referred to as "the Subservient Parcel").
3. The Beneficiaries have contracted to sell their 33.82 acres of property to DC METRO SAISAMSTHAN, INC, a Maryland Corporation, (hereinafter referred to "Contract Purchaser"), by Agreement dated January 28, 2019. The Contract is contingent upon the availability of a sewer connection for the Benefited Parcel on King's Valley Road at the intersection with Preakness Drive. Both the Department of Environmental Protection for Montgomery County, Maryland National Capital Park and Planning Commission and the Washington Suburban Sanitary Commission that respectively regulate and own the public sewer system have conditioned approval of any the sewer connection for the Contract Purchaser upon TREGONING providing to the Beneficiaries and Contract Purchaser this Sewer Easement Option wherein the Robert M. Tregoning Bypass Trust as Owner of the adjacent property upon which the sewer line must be located agrees to provide said Easement over and across the

Subserviant Property to accommodate the need for a pressure line sewer service to serve the Benefited Parcel.

4. This Option is being provided by the Owner to the Beneficiaries as the Owners of the Benefited Parcel but is assignable to the Contract Purchaser at the time of transfer of the Benefited Parcel to the Contract Purchaser.

5. In consideration of the proposed Sewer Easement the Beneficiaries shall, as part of the installation of the sewer line, provide, at no cost to Tregoning, a fully installed and operational public sewer connection with manhole to serve it's anticipated residential development along King's Valley Road.

6. The location of the proposed sewer line on the Tregoning property is attached hereto as Exhibit "A". The intention of the Parties hereto is to locate the sewer line as close to and parallel with the stream that traverses the Tregoning property from the northeast boundary to the southwest boundary in an area anticipated to be the location of a public pathway connection between the Damascus Regional Park and the Ovid Wells Park. This location minimizes the intrusion of the sewer line on the portion of the Tregoning property zoned Rural Cluster.

7. The option provided hereby must be exercised in writing and delivered to Tregoning within five (5) years of the date this Sewer Easement Option is executed and the sewer line must be installed and operational for use by Tregoning within that same five (5) year period or the Option shall expire and the Easement if already provided shall terminate at the option of the Owner.

8. This Agreement shall be performed and construed pursuant to the laws of the State of Maryland.

9. The invalidity of any provisions of this Agreement shall not affect the validity or enforceability of any other provisions set forth herein.

10. In the event a dispute arises between the Parties regarding any of the terms of this Agreement, and either party is required to litigate the dispute or disputes as a plaintiff, defendant or a third party, the party held in breach hereof agrees to pay all reasonable attorneys' fees and costs incurred by the prevailing party in litigating the dispute. A party is deemed to have prevailed if it obtains a judgment or settlement in its favor which substantially provides for the relief contemplated either in its complaint or responsive pleading.

11. This Agreement shall be binding upon the parties, their estates and personal representatives, and shall not be modified except in writing signed by all of the parties to it. Owner and Beneficiaries hereby waive trial by jury in any action, proceeding or counterclaim brought by either of the parties hereto against the other on or in respect of any matter whatsoever arising out of or in any way connected with this Option, the relationship of Owner and Beneficiaries hereunder, Beneficiaries use or occupancy of the Easement area, and/or any claim of injury or damage. The Beneficiaries consents to service of process and any pleading relating to any such action relating to the Easement. Owner and Beneficiaries waive any objection to the

venue of any action filed in any court situated in the jurisdiction in which the Easement is located and waive any right under the doctrine of forum non conveniens or otherwise, to transfer any such action filed in any such court to any other court.

12. It is understood, agreed and covenanted by and between the parties hereto that both parties will promptly comply with, observe and perform all of the requirements of law of all statutes, ordinances, policies, rules, procedures and regulations now in effect or hereinafter promulgated which are required by the federal government, State of Maryland, Montgomery County government or other agency with jurisdiction.

13. No waiver by either party of any breach of any covenant, condition or agreement shall operate as a waiver of the covenant, condition or agreement itself.

14. Notice shall consist of written notice delivered to the other party by registered mail, return receipt requested to each party's authorized representative:

OWNER Robert M. Tregoning ByPass Trust
 c/o John E. Tregoning, Trustee
 12009 Piedmont Road
 Clarksburg, MD 20871

With Copy to: James R. Clifford, Sr., Esq.
 Clifford, Debelius, Boynton & Hyatt, Chtd.
 316 East Diamond Avenue
 Gaithersburg, Maryland 20877

BENEFICIARIES Jane Gartner
 28416 Honeysuckle Drive
 Damascus MD 20872-1319

 John Mayer
 12128 Taneytown Pike
 Taneytown MD 21787

 Larry Musson
 4422 Judith Street
 Rockville MD 20853


15. This Agreement represents the result of bargaining and negotiations between the parties and of a combined draftsmanship effort. Consequently, the parties hereto expressly waive and disclaim, in connection with the interpretation of this Agreement, any rule of law requiring that ambiguous or conflicting terms be constructed against the party whose attorney prepared this Agreement or any earlier draft of the Agreement.

16. This Agreement may be executed in several counterparts, each of which shall be deemed an original, but all of which shall constitute the same instrument.

17. This Option may be recorded in the Land Records of Montgomery County, Maryland by either party.

The above terms and conditions are hereby accepted and agreed to this 31st day of December, 2019.

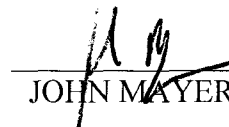
Michelle Lease
Witness

By: 
JOHN E. TREGONING, TRUSTEE
of The Robert M. Tregoning Bypass Trust

Michelle Lease
Witness

By: 
JANE GARTNER

Michelle Lease
Witness

By: 
JOHN MAYER

Michelle Lease
Witness

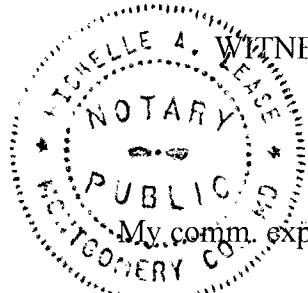
By: 
LARRY MUSSON

[Notary Jurats on Page 5 and 6]

STATE OF MARYLAND, COUNTY OF MARYLAND, To WIT:

I hereby certify that on this 31st day of December, 2019, before the subscriber, a Notary Public, in and for the State and County aforesaid, personally appeared JOHN E. TREGONING, TRUSTEE OF THE ROBERT M. TREGONING BYPASS TRUST, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and did acknowledge the foregoing act to be her act and deed for the purposes therein contained

WITNESS my hand and seal the date above written.



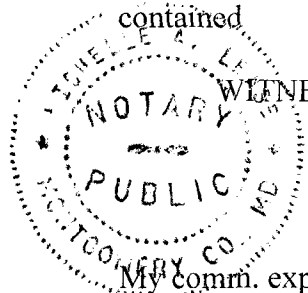
Michelle Lease
Notary Public

My comm. expires 3/10/21

STATE OF MARYLAND, COUNTY OF MARYLAND, To WIT:

I hereby certify that on this 31st day of December, 2019, before the subscriber, a Notary Public, in and for the State and County aforesaid, personally appeared JANE GARTNER, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and did acknowledge the foregoing act to be her act and deed for the purposes therein contained

WITNESS my hand and seal the date above written.



Michelle Lease
Notary Public

My comm. expires 3/10/21

STATE OF MARYLAND, COUNTY OF MARYLAND, To WIT:

I hereby certify that on this 31st day of December, 2019, before the subscriber, a Notary Public, in and for the State and County aforesaid, personally appeared JOHN MAYER, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and did acknowledge the foregoing act to be her act and deed for the purposes therein contained

WITNESS my hand and seal the date above written.



Michelle Lease
Notary Public

My comm. expires 3/10/21

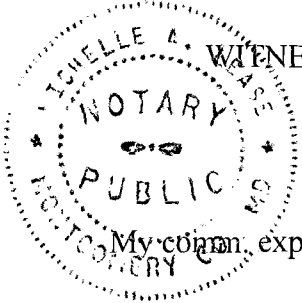
STATE OF MARYLAND, COUNTY OF MARYLAND, To WIT:

I hereby certify that on this 31st day of December, 2019, before the subscriber, a Notary Public, in and for the State and County aforesaid, personally appeared LARRY MUSSON, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and did acknowledge the foregoing act to be her act and deed for the purposes therein contained

WITNESS my hand and seal the date above written.

Michelle Deaso

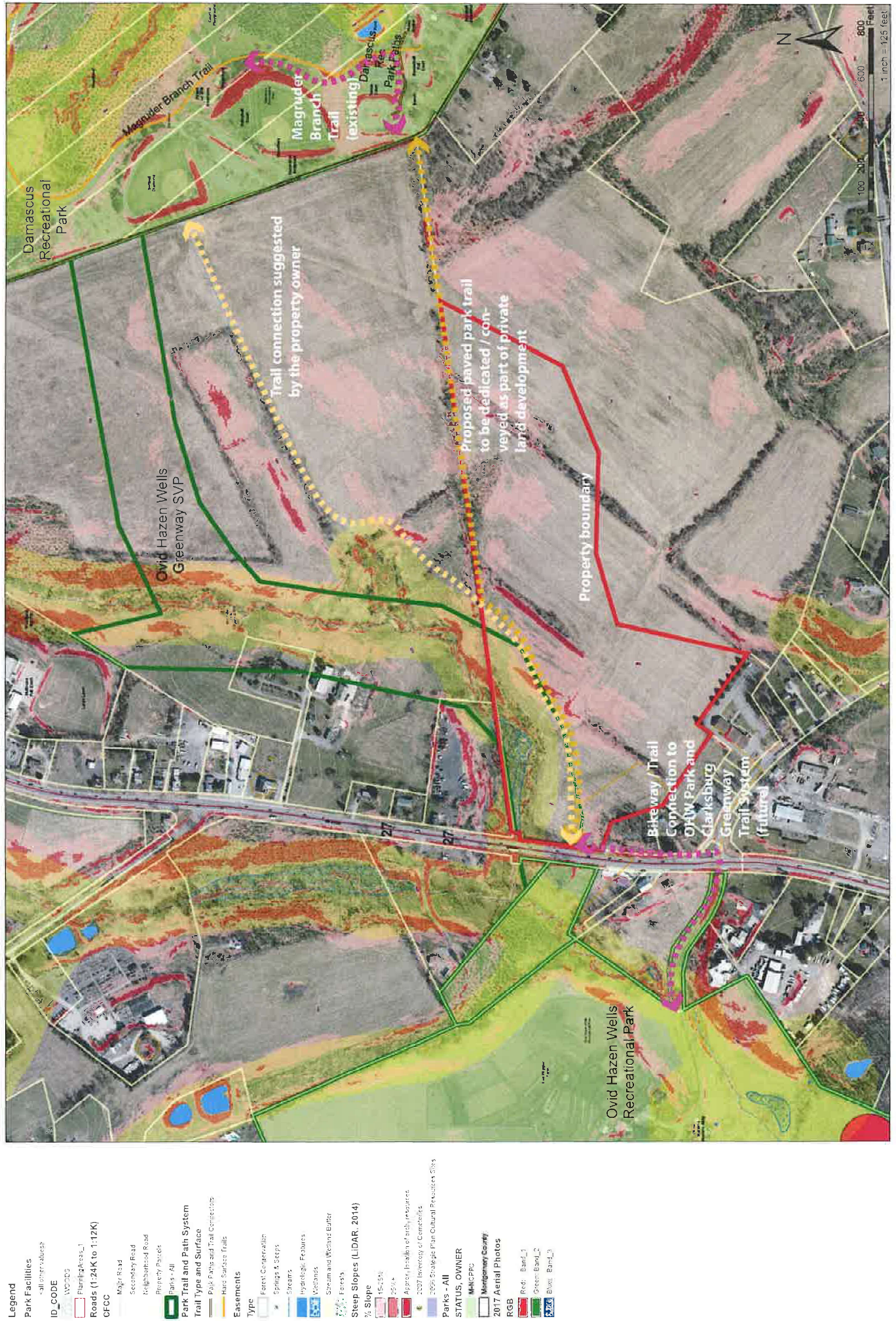
Notary Public



My comm. expires

3/10/21

EXHIBIT "A"





Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 12-Dec-19
TO: Stephen Crum - scrum@mhgpa.com
Macris, Hendricks & Glascock
FROM: Marie LaBaw
RE: Resurvey on Locust Level
120200040

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **12-Dec-19**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

***** See Statement of Performance Based Design *****



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Professional Certification
I hereby certify that these documents were prepared or
approved by me, and that I am a duly licensed
Professional Engineer under the laws of the State of
Maryland. License No. 10025 Exp. Date: 04/23/2020

OWNER:
JC METRO SAI SAMSTHAN
9711 WATERS ROAD
GERMANTOWN, MD 20874
CONTACT: PRASAD KONKA
PHONE: 703.431.1134
EMAIL: prasad.konka@gmail.com

REVISIONS		
NC	DESCRIPTION	DATE

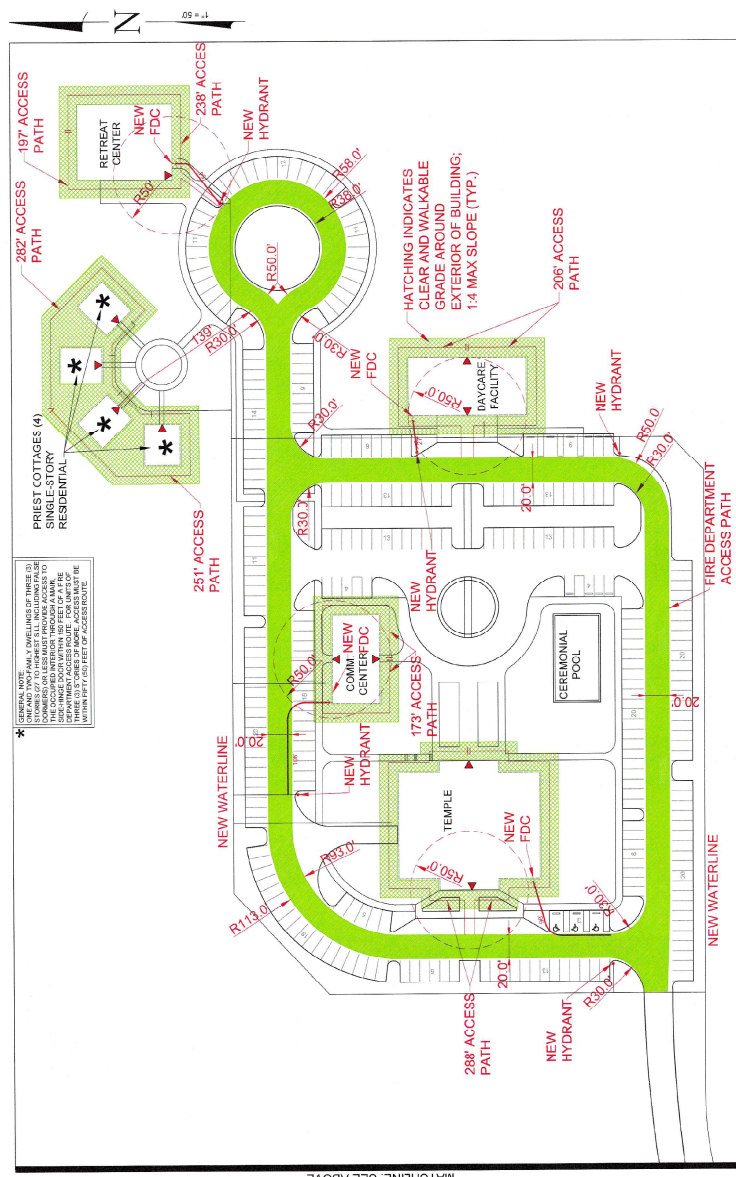
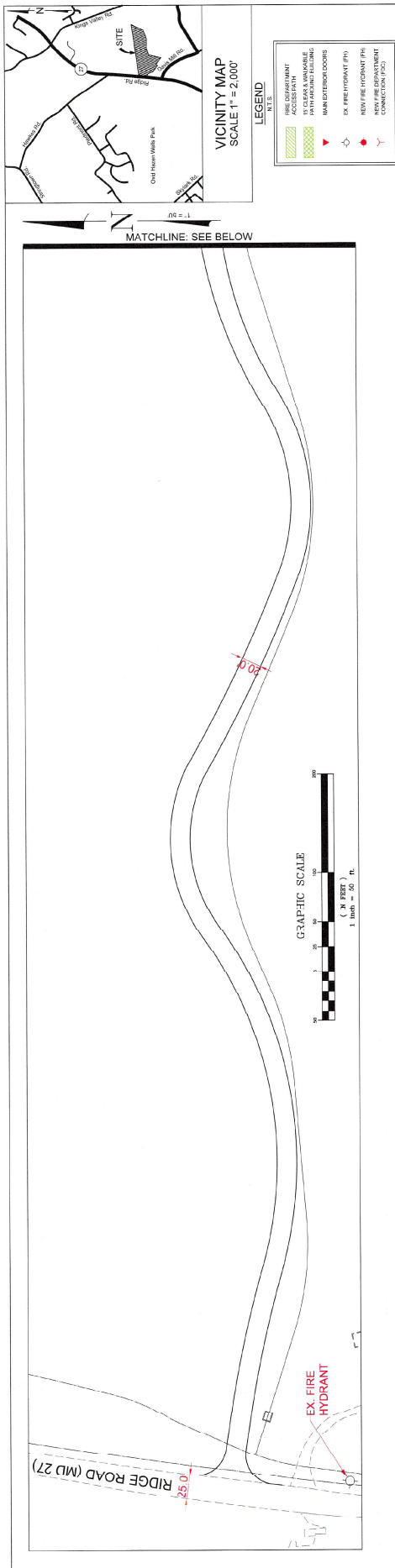
TAXMAP FM2
PARCEL P813
12TH ELECTION DISTRICT
MCCLAIN COUNTY

RESURVEY ON LOCUST
LEVEL.

PROJ. MGR	AR
DRAWN BY	MSH
SCALE	1"=50'
DATE	12.11.2010

FIRE DEPARTMENT
ACCESS PLAN

PROJECT NO.	2018.102.11
SHEET NO.	1 OF 1



FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unnecessary layout, resulting from minor errors or failure to identify adequate conditions on the plan. Correction of such unsatisfactory layout to allow required access will be required if found upon inspection after installation.

By: *CMC* FN: *43* DATE: *12/16/89*



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Hadi Mansouri
Acting Director

January 28, 2020

Ms. Laura Searles
Macris, Hendricks & Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
Resurvey of Locust Level, 23501 Ridge Road
Preliminary Plan #: 120200040
SM File #: 285435
Tract Size/Zone: 33.82 acres / RC
Total Concept Area: 33.82 acres
Parcel(s): 813
Watershed: Little Seneca Creek & Great
Seneca Creek

Dear Ms. Searles:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via microbioretenention and a bioswale.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. The project as presented shows substantially more parking than is required. While it may be possible to meet stormwater treatment compliance in an overall sense for the project, to include the additional parking, this is not ideal. Opportunities to provide stormwater management to treat impervious surface used by vehicles, such as parking areas and the driveway, must be explored.
2. Microbioretenention facilities will be allowed in fill conditions so long as it is fill placed as part of the approved project. The design plans must call for this fill to be satisfactorily compacted.
3. Additional analysis and design will be needed pertaining to downstream conditions and the potential impacts of the proposed project on the downstream waters. The concept plan shows a proposed 48" stormdrain discharging directly to a waterway that the report states is in "fair to good condition." It is important that the downstream conditions be analyzed for their stability and expected reaction to any changes in discharge at these points and for any erosion or flooding concerns.
4. The outfall from any stormdrain must be appropriately located and have a properly designed apron. All required environmental permits must be obtained.



255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850 | 240-777-0311
www.montgomerycountymd.gov/permittingservices

5. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
6. An engineered sediment control plan must be submitted for this development.
7. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Jean Kapusnick, PE at jean.kapusnick@montgomerycountymd.gov or at 240-777-6345.

Sincerely,



Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: jak

cc: N. Braunstein
SM File # 285435

ESD: Required/Provided 17,812 cf / 18,666 cf
PE: Target/Achieved: 1.00"/1.05"
STRUCTURAL: 0.0 cf
WAIVED: 0.0 ac.



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

November 20, 2019

MEMORANDUM

TO: Rebecca Ballo, Historic Preservation Program Supervisor
Montgomery County Planning Department

FROM: Brian Crane, Archaeologist
Historic Preservation Program
Montgomery County Planning Department

SUBJECT: **120200040 Resurvey on Locust Level**

Background

This is a preliminary plan for a parcel adjacent to the Upper Seneca Baptist Church Cemetery in Germantown, MD.

Findings

1. The applicant's parcel abuts the Upper Seneca Baptist Church Cemetery to the southwest. The cemetery site is included in the Montgomery County Burial Sites Inventory.
2. Burial dates in the cemetery range from 1843 to the present. The oldest graves are in the portion of the cemetery away from the boundary separating the cemetery from the applicant's parcel. Graves closest to the applicant's parcel are recent (late 20th century or later).
3. There is no visible evidence of graves outside of church property.
4. The focus of the planned development is on the opposite side of the applicant's property from the cemetery, making any impacts to the cemetery site unlikely.

Recommendations

1. Because there is no evidence of a cemetery in the proposed project area, and the project appears unlikely to have any effect on the neighboring Upper Seneca Baptist Church Cemetery, no archaeological investigations or adjustments are needed at this time because of the County Burial Sites Inventory and associated guidelines.