




## DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett  
County Executive

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Director

March 2, 2017

TO: Ryan Sigworth, Area 3 Planning Division, M-NCPPC

FROM: Alan Soukup, Water and Wastewater Policy Group, DEP 

SUBJECT: Jesus House Preliminary Plan, M-NCPPC No, 120160040

This memorandum provides an update from DEP concerning its evaluation of preliminary plan no. 120160040 for Jesus House RCCG. DEP finds that the use of public water and sewer service, as proposed by the applicant's most-recent revision of the preliminary plan, is consistent with the County's Comprehensive Water and Sewer Plan. Specifically:

- The use of public water service is consistent with the existing W-1 water category for the project.
- The use of public sewer service is consistent with the existing S-3 sewer category for the project. The County Council's category change action in November 1999 (CR 14-334 for WSSCR 99A-CLO-02) placed the following four requirements on the approval of category S-3:
  - Sewer service is "... **restricted to a private institutional facility use only.**" Jesus House DC has provided confirmation of its tax-exempt status under the Federal tax code and, therefore, a private institutional facility under the requirements of the County's Water and Sewer Plan.
  - **"The church will establish a covenant preserving the forested area which would have been used for the on-site septic system."** As part of the preliminary plan process, Jesus House will need to establish a covenant or other legal mechanism that will preserve 4.82 acres of existing onsite forest. DPS has determined that this acreage is what would have been required for a septic system to serve the project. The septic system capacity calculation is based on the weekday uses planned for the 350-student private school, which exceeds that required for the weekend uses planned for the 1600-seat sanctuary. DPS has also verified that the septic capacity calculation is consistent with the church's planned operations. Note that this forest preservation area is in addition to that required under the County's Forest Conservation Law for this preliminary plan.
  - **"The proposed low-pressure sewer main extension will be dedicated to the church's use only."** WSSC's policies for low-pressure sewer/grinder pump systems require that a low-pressure main constructed for non-residential uses, such as a place of worship, must be dedicated to that use only. No service connections to the dedicated main for other offsite residential or non-residential uses will be allowed.
  - **"The church will pay all costs associated with the extension of public sewer service."** WSSC's main extension policies now require that applicants for non-residential

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development projects must pay all service-related costs under the System Extension Process system, including those costs incurred for new water and sewer main extensions.

DEP staff will enter the preceding information into the ePlans database system. Our understanding is that M-NCPPC staff will include this preliminary plan on the Planning Board's agenda for March 30, 2017, as previously notified.

If you have any questions concerning this finding, please do not hesitate to contact me at your earliest convenience.

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