

- (4) Farmland has an abundance of fertile edges, open fields, and pasture land that are highly productive game habitats.

Recommended Sludge Site Guidelines

While it is unpleasant to contemplate, farmland is also important in supplying sites for the disposal of urban-generated waste. Increasingly, land disposal of sewage and recycling its nutrients through crop production is a way of handling urban sewage which can be used in the production of feedgrains. Good farmland is also a prerequisite to an environmentally viable site for the disposal of solid waste.

This Plan recommends that sludge sites purchased by the County, once restored, should be leased or sold back to farmers (minus development rights) for agricultural activities not involved in food cycle production until the State Department of Health authorizes the land to be put back into food cycle production.

The Plan strongly recommends that the County act as soon as possible to provide an alternative to trenching of raw sludge on farmland. A sludge composting facility, for instance, could produce an agriculturally valuable product without temporarily or permanently taking large acreages out of cultivation.

* RURAL COMMUNITIES

Rural communities are scattered through the Agricultural Preservation Study Area and each possess unique social and physical characteristics. As noted in the 1973 Rural Zone Sectional Map Amendment,⁵⁴ these settlements are an organic part of every rural area in the County. In most cases they are old settlements with well-known place names. The people who live in them have historical ties to the community. There are ties of kinship among the families and often the community is unified by such local institutions as a post office, a retail store, or a church.

Rural communities in the Study Area include - Etchison, Beallsville, Big Woods, Berryville, Lewisdale, Browningsville, Dawsonville, Sugarland, Hyattstown, Jerusalem, Jonesville, Mt. Zion, Martinsburg, Dickerson, Unity/Sunshine, Barnesville, Boyds, Comus and Thompson's Corner. These rural communities are characterized by a strong sense of place and strong ties of kinship. Most residents wish to continue living in them and want their children to have the same opportunity.

Rural Community Guidelines

- Prepare individual master plans for selected rural communities in the Study Area.
- Maintain existing scale of development. New development should be consistent with the historical character and community lifestyles in rural settlements.

⁵⁴ Rural Zone Sectional Map Amendment, Montgomery County, Maryland, Montgomery County Planning Board, November 1973.

Public Water and Sewer in the Rural Area Adjacent to Germantown

Map Amendment No. Applicant (Owner) Site Description Location and Information	Applicant's Request Service Area Categories		WSSC and DPS Reports (Mains are non-CIP sized unless specified.)	M-NCPPC Planning Dept. Staff Comments	County Executive's Recommendation
	Existing	Requested			
WSSCR 04A-LSN-01 • Toll Brothers, Inc. (for Stephen Barmakian) • Parcel P592, Friend in Need • Tax maps EW121/122; WSSC grids 232/233NW14 • Southwest corner, intersection of Schaeffer Rd. and Burdette Rd., opposite South Germantown Recreational Park/ Soccerplex • Preservation of Agriculture and Rural Open Space Master Plan (1980) • Lower Great Seneca Creek Watershed (MDE Use I • R-200 Zone: 20.91 acres • Existing use: agricultural • Proposed use: 41-lot single-family subdivision	W-6 S-6	W-3 S-3	<p>WSSC-Water: Service will require a 1000' water extension, connecting to the existing 12"-dia. main in Schaeffer Road (#992610B); the extension would abut three additional properties.</p> <p>WSSC-Sewer: Sewer service might be provided by a wastewater pumping station and a minimum of 2000 feet of force main, connecting to the 8"-dia. sewer in Bromfield Road (#951241F) and possibly traversing a portion of Southwest Germantown Regional Park, requiring rights-of-way. The four properties which would abut the force main would be unable to connect to the pressurized line. Design specifications for low-flow wastewater pumping stations, now in the process of being drafted, must be adopted by WSSC before service can be provided. <i>Continues at right →→</i></p>	<p>Planning Staff: (Draft) Service is inconsistent with master plan recommendations. Although zoned R-200, the subject property is still outside the Water and Sewer Plan's service envelope, and area not planned for public service at this time or at the time of the master plan in 1980. The extension of public water and sewer here would be contrary to the intentions of the master to control the timing of development in the master plan study area. (See circle pg. 56 for the full text of the M-NCPPC staff comments.)</p> <p>DPS-Well & Septic: This area is prone to shallow fractured rock which is not a suitable condition for septic systems. The lot yield using septic systems would be much less than the zoning allows.</p>	<p>Deny the sewer category request, maintaining W-6 and S-6.</p> <p>The applicant and property owner should work through the pending Germantown Master Plan update process to address their intent to develop this site with public water and sewer service.</p>
	<p>Applicant's Explanation: "■ Problems with existing, private on-site sanitary systems. (A number of drainfields along Schaeffer Road are failing because of a shallow bedrock situation.) "■ Suitability of the site for private, on-site sanitary systems. "■ Adjacent or nearby properties with existing public water and/or sewer service (King's Crossing/ Adjacent to Soccerplex)."</p>				

Executive Staff Report: The applicant has requested the provision of public sewer service for service to a proposed 41-lot residential subdivision. Although public service is nearby and the site's R-200 zoning is typical for public service, the provision of public service in this specific area is not consistent with master plan recommendations. **We recommend denial of the water and sewer category request, and recommend that the appropriate course for the applicant and owner is to pursue their development proposals through the pending Germantown Master Plan update.**

The County Council considered this property several years ago for the same request for public water and sewer service. They denied that request (WSSCR 94B-LSN-02) as inconsistent with the Preservation of Agriculture and Rural Open Space Master Plan (1980). The nearby area has changed substantially since then with the development of several large subdivision projects and the South Germantown Recreational Park (Socceplex). However, very little has changed with respect to water and sewer service policy as applied to this specific site. There have been no changes with respect to the recommendations of the ag preservation master plan which affects this property. The nearby pressure sewer system which serves the Soccerplex is restricted to that use only and cannot also serve the residential development proposed for this site. Although water service is closer to the site than in years past, it appears questionable as to whether water service alone would be of significant help in the development proposed.



MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED MANAGEMENT DIVISION

Rockville Center, 255 Rockville Pike, Suite 120, Rockville, Maryland 20850-4166

Telephone No.: 240-777-7716/-7735, FAX No.: 240-777-7715

WATER/SEWER SERVICE AREA CATEGORY CHANGE REQUEST

02-26-04 A10:04 IN

PROPOSED AMENDMENT TO THE MONTGOMERY COUNTY, MARYLAND TEN-YEAR COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN

= MCDEP-WMD Staff Use Only =

WSSCR 04A-LSN-01
Water [checked] Sewer [checked]
GIS Tile 224NW14/15
Tax Map DT 562/ET 122
Plan No. -
Process COUNCIL

02 08926AE030371DL

Type or print all information.

Please read the accompanying instructions

Before you fill out this application.

= MCDEP-WMD Receipt Date =

APPLICANT

Name Toll Brothers, Inc.
Address Tracy Graves
21630 Ridgetop Circle, Suite 130
Dulles, VA 20166
Telephone 703-433-5242
Fax 703-433-6202
e-mail tgraves@tollbrothersinc.com

Applicant's Authorization: Check one of the following boxes as applicable: [] Property Owner [] Contract Purchaser* [x] Owner's/Purchaser's Authorized Representative* (*see below)

Signature [Handwritten Signature]
Date 2/24/04

PROPERTY OWNER

Name Stephen H. Barmakian
Address 142 Forest Street
Watertown, MA 02472
Telephone 617-924-5942
Fax
e-mail

Property Owner's Authorization: The applicant listed above is authorized to pursue a service area category change on my behalf for the property(ies) described on this application.

Signature
Date

PROPERTY/SITE DESCRIPTION AND DEVELOPMENT

Note: Attach an 8 1/2"x11" copy of the state tax map with the subject property(ies) highlighted.

Address Schaeffer Road Property/Site Size 20.91 Acres
Identification Account Identifier: District - 06; Account Number - 00396545; Map ET12 Parcel P592 Subdivision 1 Group 80
Location In VA take I-495 (innerloop) toward MD, keep left onto I-270 (Rockville), keep right onto I-270 Local/Montrose Rd, at exit 10 take ramp onto SR-117 towards MD-117, keep straight onto SR-117 (Clopper Rd), turn left (south-west) onto Schaeffer Road
Existing Use Agricultural Proposed Use 41 Lot Single Family Subdivision
Subdivision Plan No. & Status

WATER AND SEWER SERVICE AREA CATEGORIES

Existing Water Category W-6 Requested Water Category W-3
Existing Sewer Category S-6 Requested Sewer Category S-3

REASON FOR THIS CATEGORY CHANGE REQUEST

- Problems with existing, private on-site sanitary systems (A number of drainfields along Schaeffer Road are failing because of a shallow bedrock situation)
Suitability of the site for private, on-site sanitary systems
Adjacent or nearby properties with existing public water and/or sewer service (King's Crossing/Adjacent to soccer plex)

Note: Continue on a separate page or attach a letter, if necessary

= MCDEP-WMD Staff Use Only =

Master Plan Ag & OPEN SPACE PRES. (1980)
Planning Area LOWER SENECA BASIN
Zoning R-200
Zoning Activity NONE
Watershed LOWER GR. SENECA
CSPS Subwatershed
State Watershed Use Class I
GIS File

57

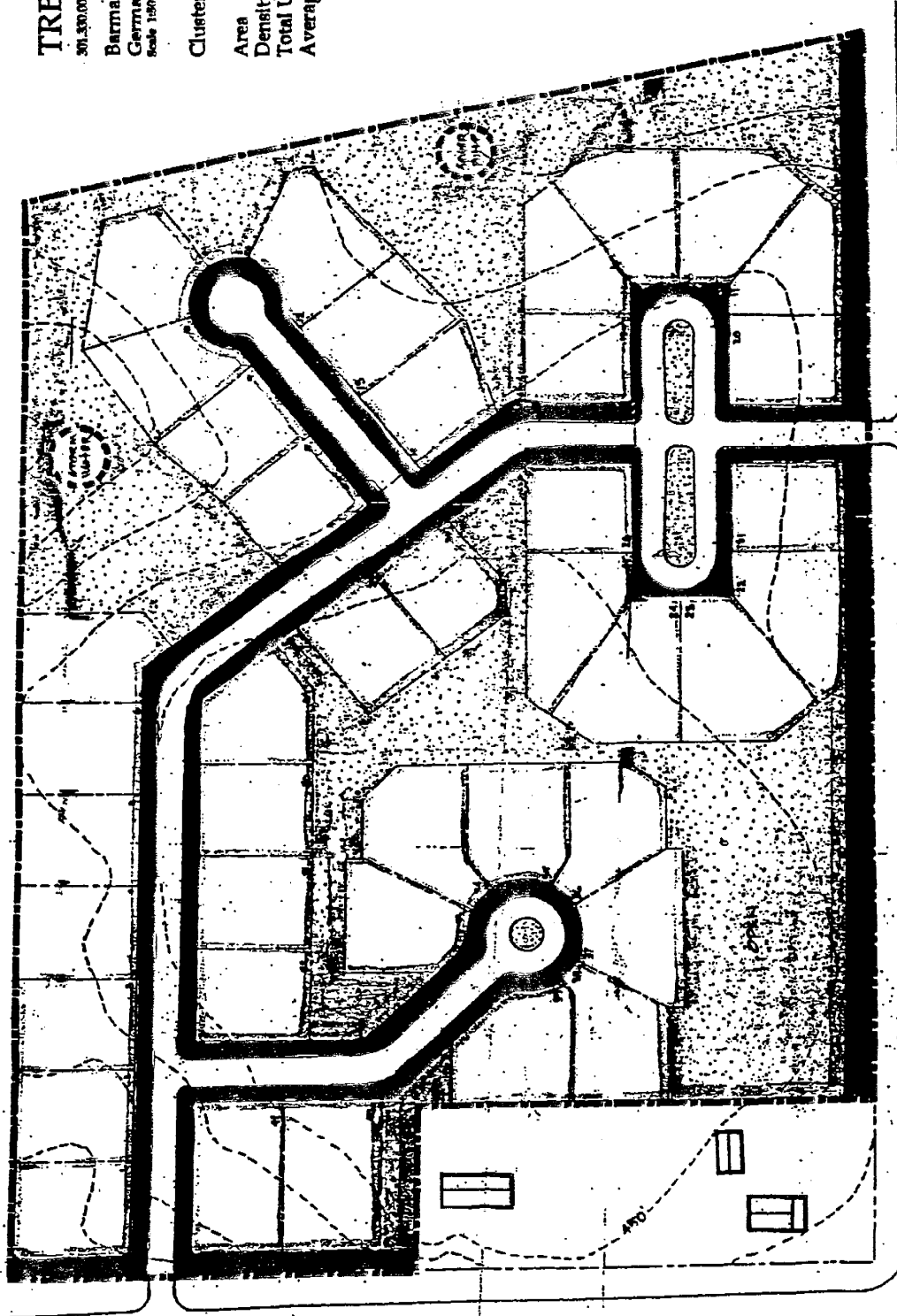
BARMAKIAN ESTATES DARNESTOWN, MARYLAND

TRB&A Planners
301.330.0037 Phone
301.977.1428 Fax

Barmakian Property
Germantown, Maryland
Scale 1:800

Cluster Plan - R-200 Zone

Area 20.91 AC.
Density 2/AC.
Total Units 41
Average Lot 11,000 SF



SCHAFFER ROAD

THIS IS ONLY ONE SAMPLE PLAN FOR ILLUSTRATION PURPOSES. IT HAS NOT BEEN OFFICIALLY APPROVED.
FOR FURTHER INFORMATION, CONTACT PLANNER OR THE BROKER.

04A-LSN-01



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

Amendment No.	Site Location	Existing Category	Requested Category	County Council Action
WSSCR 94B-GWC-03 Hazel J. Ellis Lot 17 Block B, Seneca Overlook, and Parcel P805 (GW343)	Northwest corner - intersection of Damascus Rd. and Laytonsville Rd. (Rte. 108) C-1 and RDT zones: 32.42 ac. Proposed use: residential	W-6 S-6	W-3 No Change	Request withdrawn by the applicant.
WSSCR 95A-GWC-01 Harold R. Gearhart Outlot A, Block C, Goshen Estates (FV561)	North side of Warfield Rd. 1,000' west of Warfield Ct. RE-2 zone: 0.9 ac. Proposed use: One single-family house.	W-3 S-6	No Change S-3	Maintain S-6.

LOWER SENECA BASIN WATERSHED PLANNING AREA

WSSCR 94B-LSN-02 Stephen Barmakian Parcel P592 (DT562-ET122)	Southern quadrant - intersection of Schaeffer Rd. and Burdette Rd. R-200 Zone: 20.92ac. Proposed use: 35 to 40 single-family houses.	W-6 S-6	W-3 S-3	Maintain W-6 and S-6.
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OLNEY PLANNING AREA

WSSCR 93A-OLN-03 Steven and Kristen Mann Parcel P610 (HS562)	300' north of Norbeck Rd. (Rte. 28) 300' west of Bailey's Ln. RE-2 Zone: 0.98 ac. Proposed: one new single-family house; existing parcel qualifies as an exception to sub-division regulations.	W-6 S-6	W-1 S-1	Approve W-1 and S-1. <i>Advisory notice: see the High Zone advisory below.</i>
WSSCR 93B-OLN-02 Dean and Karen Guzick Parcel P707 (JS123)	East end of Westminster Dr. RE-2 zone: 15.10 ac. Proposed: three-lot single-family subdivision	W-6 S-6	W-1 S-1	Defer pending possible District Council action on rezoning the site to LDRC.
WSSCR 94B-OLN-01 Florence Hill F. Turner Parcels P286, P340, P364 and P365 - Florence Hill Property (originally Parcel P365) (HT561)	Southeast end of Ampeg Ln. 1200' southeast of Old Baltimore Rd. RE-2 Zone: 9.0 ac. Proposed use: four single-family houses	W-6 S-6	W-3 S-3	Maintain W-6 and S-6.
WSSCR 94B-OLN-03 Paul E. McGee Pt. Lot 14 (proposed lot 45), Block A, Olney Acres (HT122)	400' northeast of Bready Rd. and Ridge Dr. intersection; proposed access via easement to Bready Rd. at Ridge Dr. RE-1 Zone: 2.15 ac. Proposed use: one single-family house.	W-1 S-6	No Change S-1	Maintain S-6.

High Zone Water Advisory: Due to transmission and storage constraints in the Mont. Co. High Zone, WSSC may require service to this site to depend on construction to begin on the following approved CIP projects: Browns Corner Zone and Colesville Zone Storage Facilities (W-90.03 & W-113.14), the High Zone Water Main (W-150.05), and the High Zone Pumping Station and Main Zone Storage Facility (W-150.03).

WASHINGTON SUBURBAN SANITARY COMMISSION
DEVELOPMENT PROPOSAL REVIEW
FOR A
SERVICE AREA CATEGORY CHANGE REQUEST

APPLICATION NO.: 04A-LSN-01
DATE: MAY 12, 2004
APPLICANT: TOLL BROTHERS, INC. FOR STEPHEN BARMAKIAN
LOCATION: BETWEEN SCHAEFFER ROAD AND ROGER DRIVE
COUNTY: MONTGOMERY 200' SHEET NO.: 224NW14/15
PRESENT ZONING: R-200 PROPOSED ZONING: NA
EXISTING SERVICE AREA: SEWER: 6 WATER: 6
PROPOSED SERVICE AREA: SEWER: 3 WATER: 3
SIZE OF PARCEL: 20.91 ACRES
DWELLING UNITS: 41 SFDUs OTHER: NA

WATER INFORMATION

1. Water pressure zone: 660A
2. A 1000-foot-long non-CIP-sized water extension is required to serve the property. This extension would connect to the 12-inch water main in Shaeffer Road (contract no. 99-2610B) and would abut approximately 3 properties in addition to the applicant's.
3. Local service is adequate.
4. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.

SEWER INFORMATION

1. Basin: Seneca Creek
2. A wastewater pumping station and a minimum of 2000 feet of force main might be able to serve this property. The force main would connect to the 8-inch sewer in Bromfield Road (contract no. 95-1241F) and might traverse a portion of Southwest Germantown Regional Park. Rights-of-way will be required. Approximately 4 properties in addition to the applicant's would abut the extension, but would be unable to connect to the pressurized line. Design specifications for low-flow wastewater pumping stations, now in the process of being drafted, must be adopted by the WSSC before service can be provided.
3. Flow from the proposed development: 12,000 GPD
4. Program-sized sewer mains and a facility are required to serve the property.
5. Interceptor capacity is adequate.
6. Treatment capacity is adequate.

Statements of adequacy/inadequacy are made exclusively for this application at this time. Further analysis of adequacy will be part of the review at the time of application for water/sewer service.

Reviewed by Ann Russell (301-206-8823) and Beth Forbes (301-206-8819).

