

**ACTION ITEM  
BOARD OF SUPERVISORS**

**DATE:** June 7, 2005

**TO:** Board of Supervisors

**FROM:** Steve Crosby *MC*  
County Administrator

**ISSUE:** Consider the Use of a Low Pressure Sewer System for Tax Map 54C-1,  
Parcels 18A, 18C and 19 off Little Whim Road

**RECOMMENDATION:** Denial

**BUDGET IMPACT:** N/A

**ATTACHMENTS:** (4)

[1] Background Report

[3] Reso/Ord/Proc # R05-212

[2] Ltr dtd 04-26-05

[4] Reso/Ord/Proc # R05-213

[ ]

[ ] Reso/Ord/Proc #

**REVIEW:**  Legal

*Joseph L. Howard*  
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Finance

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Budget

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**DEPARTMENT:** Utilities

Consent Agenda

Other Business

Public Hearing

Discussion Item

Presentation

Unfinished Business

New Business

**PRESENTATION BY:** Robert Bos

**ELECTION DISTRICT:** George Washington

**BACKGROUND REPORT**

The developer of parcels 54C-1-18A, 54C-1-18C and 54C-1-19 has requested permission to utilize a low pressure sewer system (LPSS) to provide public sewer to a residential subdivision adjacent to Little Whim Road. The developer wishes to construct 24 homes. The property is planned for Residential Land Use and is within the Urban Service Area of the Land Use Plan. The property is zoned R-1.

The topography of the site lends itself to gravity sewer service to a future gravity interceptor along Little Falls Run. The project is in the Water and Sewer Master Plan, but not in the Six Year Capital Improvements Program. Until the Master Plan Interceptor is constructed, the only way to serve this project are gravity sewers with a temporary pumping station or a LPSS. Staff opposes construction of a wastewater pumping station not shown on the Master Plan.

Staff recommends that the Board not approve the use of LPSS in locations where the Master Plan shows planned service by a gravity interceptor. Development of the land should be delayed until the planned gravity sewer interceptor is constructed and gravity sewer service is available.

Staff recommends approval of Proposed Resolution R05-213 which would deny the use of a LPSS to serve TM 54C-1, parcel 18A, 18C and 19.

Proposed Resolution R05-212 allows the use of a LPSS to serve TM-54C-1, parcels 18A, 18C, and 19 and ensures that (1) deeds to each property contain a clause that the property owner shall be required to maintain a contract with a qualified repair firm for maintenance and repair of the grinder pump should it fail; (2) that the covenants of the subdivision require the maintenance contract clause to be in the deed; (3) that the recorded subdivision plat of each parcel contains a Notice to the Public that the pumps shall be the sole responsibility of the property owners and the property owners are required to have a maintenance contract with a qualified repair firm.

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Worman Development, L.C.

April 26, 2005

Robert E. (Bob) Bos  
County of Stafford  
P.O. Box 1195  
Stafford, Virginia 22555-1195

Subject: Request for Low Pressure Force Main Use

Dear Mr. Bos:

We are in the preliminary planning stages of developing a residential subdivision on Tax Map Parcels 54C-1-18A, 54C-1-18C and 54C-1-19 off of Little Whim Rd in Stafford County. The property is zoned R-1 and with the clustering we believe the maximum density to be no greater than 24 homes.

The property has access to an existing force main along Little Whim Rd. Although, the force main follows the frontage of the property, Stafford County policy only allows sewer tie ins to the force main along route 1.

We respectfully request permission to install a low pressure force main system in order to provide adequate sewer to the property. We offer the following conditions on approval of the low pressure force main.

- Require the homeowner to maintain a contract with a qualified firm for maintenance and repair of the grinder pump in the deed of each lot.
- Include as a covenant of the Home Owner Documents a requirement for maintenance contract on each lot.
- Display a note on the subdivision plat that states the pump is the property of the homeowner and that a maintenance contract for the pump is required.
- Every grinder pump will be installed outside of the house.
- A backup power source will be provided to ensure the pump does not shut off in the event of a power failure.
- A manual transfer switch for all grinder pumps will be installed outside the house for every grinder pump.

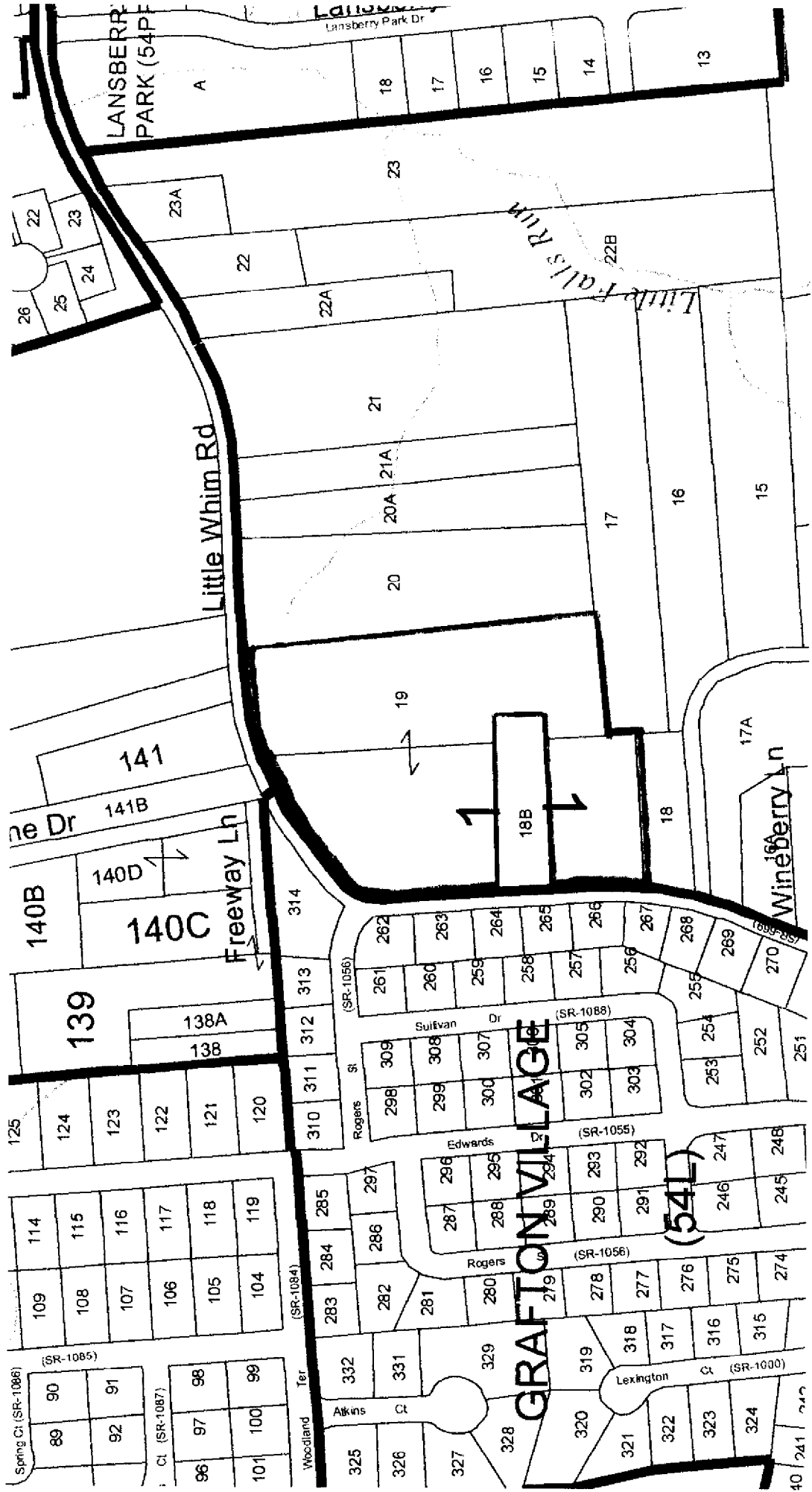
Please contact me if you have any questions or need any more information to process our request. For your reference a copy of the tax map is attached.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert E. Burr', written over a horizontal line.

Robert E. Burr  
Director

enclosures



LANSBERG PARK (54P)

Little Whim Rd

GRAFTON VILLAGE

(54L)

Wineberry Ln

Spring Ct (SR-1086)

(SR-1085)

Ct (SR-1087)

Woodland Ter (SR-1084)

Rogers St (SR-1056)

Sullivan Dr (SR-1088)

Edwards St (SR-1055)

Rogers St (SR-1056)

Lexington Ct (SR-1000)

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PROPOSED

BOARD OF SUPERVISORS  
COUNTY OF STAFFORD  
STAFFORD, VIRGINIA

RESOLUTION

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, Stafford County Administration Center, Stafford, Virginia, on the 7th day of June 2005:

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MEMBERS:

Gary D. Pash, Chairman  
Gary F. Snellings, Vice Chairman  
Peter J. Fields  
Jack R. Cavalier  
Robert C. Gibbons  
Kandy A. Hilliard  
Mark W. Osborn

VOTE:

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On motion of , seconded by , which carried by a vote of , the following was adopted:

A RESOLUTION TO ALLOW THE USE OF A LOW PRESSURE SEWER SYSTEM FOR TM 54C-1, PARCELS 18A, 18C, AND 19

WHEREAS, Resolution R90-434 (R-2) limits the use of low-pressure sewer systems for new residential subdivisions to those specifically determined by the Board to be in the best interest of the County; and

WHEREAS, the County desires to avoid the construction of sewage pumping stations not shown on the Master Plan;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 7th day of June, 2005, that use of a low pressure sanitary sewer system with grinder pumps be permitted on TM 54C-1, Parcels 18A, 18C and 19; and

BE IT FURTHER RESOLVED that the developer shall comply with the following requirements:

1. Ensure that deeds to each property contain a clause that the property owner shall be required to maintain a contract with a qualified repair firm for maintenance and repair of the grinder pump should it fail.
2. Ensure that the covenants of the subdivision require the maintenance contract clause to be in the deed.
3. Ensure that the recorded subdivision plat of each parcel contains a Notice to the Public that the pumps shall be the ownership of the property owners and the property owners are required to have a maintenance contract with a qualified repair firm.
4. Install each grinder pump outside the house.
5. Provide a battery backup for each grinder pump.
6. Provide a manual transfer switch for each grinder located outside the house.

SC:REB:DA:cdg

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Peter J. Fields  
Robert C. Gibbons  
Kandy A. Hilliard  
Mark W. Osborn

VOTE:

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On motion of , seconded by , which carried by a vote of , the following was adopted:

A RESOLUTION TO DENY THE USE OF A LOW PRESSURE SEWER SYSTEM FOR TM 54C-1, PARCELS 18A, 18C, AND 19

WHEREAS, Resolution R90-434 (R-2) limits the use of low-pressure sewer systems for new residential subdivisions to those specifically determined by the Board to be in the best interest of the County; and

WHEREAS, the County desires to avoid the construction of low pressure sewer systems on parcels where the Water and Sewer Master Plan shows service by gravity sewer;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 7th day of June, 2005, that use of a low pressure sanitary sewer system with grinder pumps be denied on TM 54C-1, Parcels 18A, 18C and 19.

SC:REB:DA:cdg