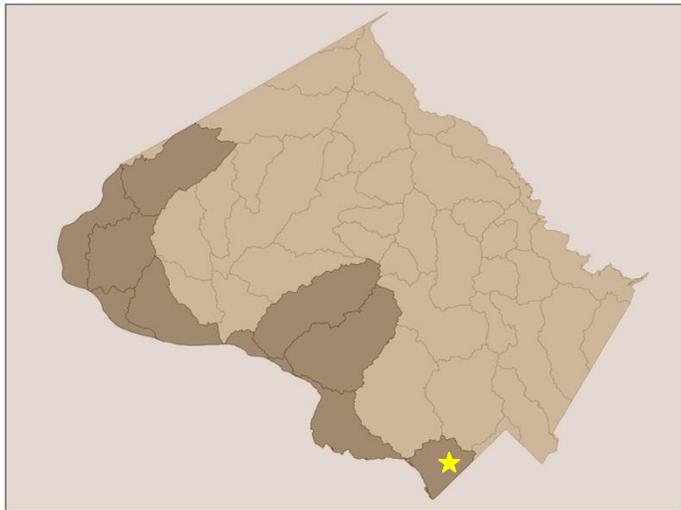




Watershed Assessment: Potomac Direct



Neighborhood Assessment of Residential Front Yard Opportunities



Town of Somerset

Neighborhood Assessment Results

Neighborhood Assessment Summary for Town of Somerset (LFLF-NA-012)

Location: Bounded on the west by Little Falls Parkway, north by Cumberland Avenue, east by Warwick Place, and south by River Road in the Town of Somerset.

Subwatershed(s): Little Falls Branch

Watershed: Potomac Direct

Neighborhood area: 102.8 acres

Neighborhood Description: The neighborhood is comprised of single family homes on quarter acre lots situated on rolling topography. There is a mix of older, smaller homes and larger infill homes which take up most of the lot. Yards are well-maintained and moderately sloped, although there are areas with low slope. The neighborhood is curb and gutter, and sidewalks exist in most areas. There are mature trees planted in both yards and ROWs, and extensive landscaping surrounds the infill houses. The width of the ROW varies, and is frequently constrained by sidewalk or trees although opportunities for retrofits do exist. Fertilizer education was also identified as an opportunity.

Number of properties assessed: 384

Number of properties not assessed (Due to house for sale, homeowner declined assessment, etc.): 26

Properties with good opportunity for yard practices: 138

Median neighborhood-wide downspout connection:
0% connection in the front yards (25% average connection)

Summary of front yard practices with good opportunities:

Yard Practice	% of Properties with good opportunities
Rain Gardens	20%
Conservation Landscaping	31%
Rain Barrel/Cistern	25%
Tree Canopy	9%
On-lot Driveway Retrofit	2%

Private impervious cover area (excluding roads): 27.4 acres

Average impervious cover area per property: 0.07 acres (2,907 square feet)



Neighborhood Assessment Results

Neighborhood Assessment Summary for Town of Somerset (LFLF-NA-012)

Estimated implementation based on total number of properties

(assume 30-10%): 123 – 41 properties

Estimated drainage area (assume 30-10%): 13.9 – 4.6 acres

Impervious area treated (assume 30-10%): 3.7 – 1.2 acres

Pollutant load reduction (assume 1 inch of treatment):

Percent Implementation	Pollutant Load Reduction			
	Total Nitrogen (lbs/yr)	Total Phosphorus (lbs/yr)	Total Suspended Solids (tons/yr)	Runoff Reduction (gallons/yr)
30% of Properties	88.4	8.7	2.17	3,010,000
10% of Properties	29.5	2.9	0.72	1,003,000

Opportunities for showcase projects (schools, churches, parks):

Capello Park (Town of Somerset)

Little Falls Park (Maryland-National Capital Park and Planning Commission)

Somerset Elementary School (Board of Education)

Somerset Town Hall (Town of Somerset)

Other actions:

Watershed friendly lawn care education



Neighborhood Assessment Results

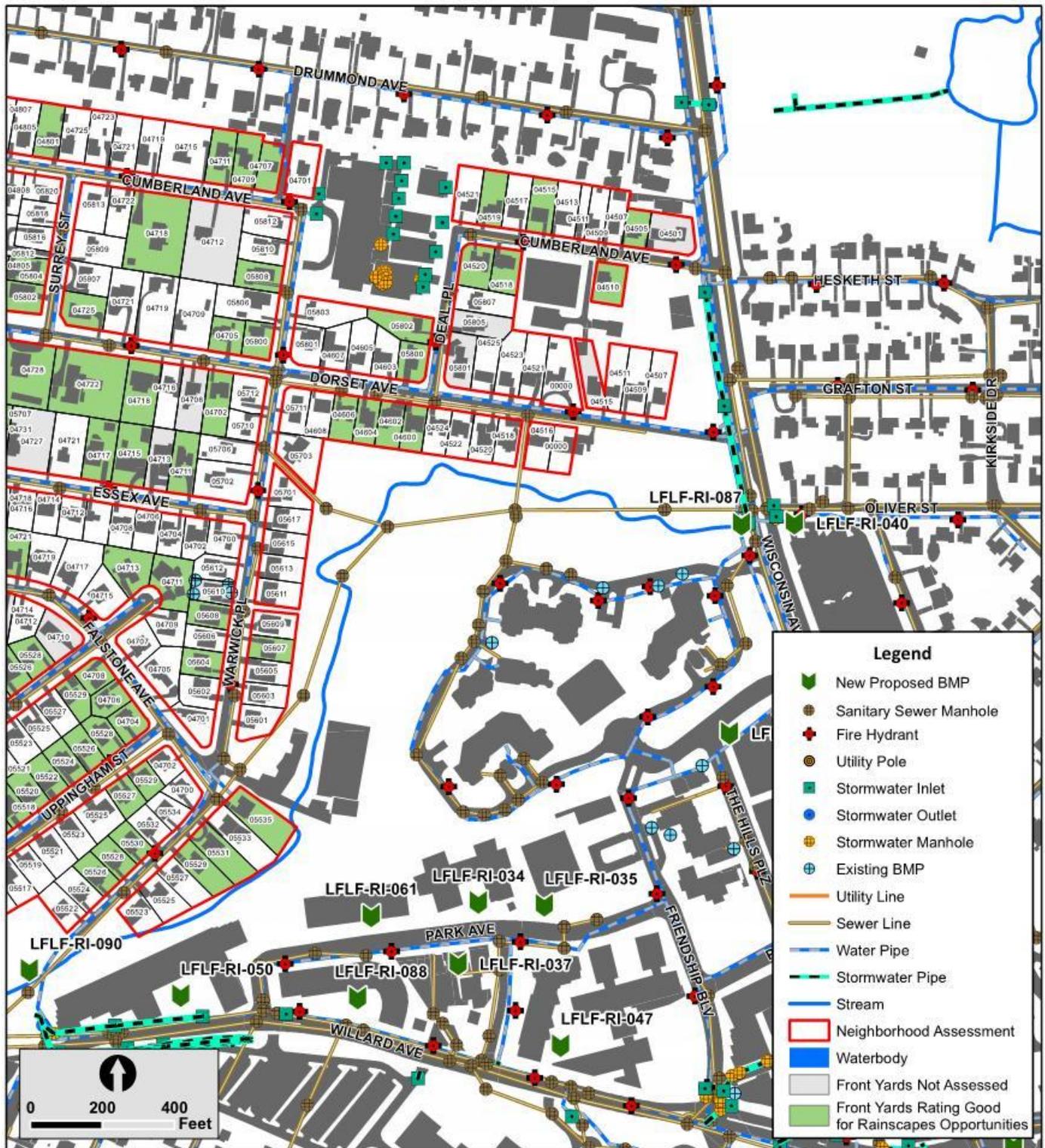
Town of Somerset (LFLF-NA-012)



Town of Somerset Neighborhood Assessment Area Map West

Neighborhood Assessment Results

Town of Somerset (LFLF-NA-012)



Town of Somerset Neighborhood Assessment Area Map East

How much have we done?

Town of Somerset

Montgomery County has been successfully working with you to make a difference in water quality through the RainScapes Neighborhood project, and we are seeing a difference!

In the past ____ year(s), ____ of you and your neighbors have begun to add RainScapes practices that reduce stormwater runoff to our streams and rivers.

The map shown here identifies the locations of all the RainScapes homes, whether you added a rain garden, rain barrel, conservation landscaping, or other approved practices.

Is your home shown? If not, have you considered RainScapes?

The County is tracking the amount of impervious area treated and rainwater reduction occurring (below) as a result of RainScapes projects in your neighborhood. You can make a difference and help the County with your participation.

Placeholder Page

County to replace with map showing Homes that have RainScapes projects, And report card results that show impervious area treated and runoff reduction (below).

RainScapes in Town of Somerset:

Impervious Area Treated & Runoff Reduction Report Card

_____ Impervious Area Treated (sq ft)				
_____ Runoff Reduction (gallons)				
	0% of Properties	Goal 1 10% of Properties	Goal 2 20% of Properties	Goal 3 30% of Properties