

County Council of Howard County, Maryland

2023 Legislative Session

Legislative Day No. 1


Resolution No. 10-2023

Introduced by: The Chairperson at the request of the County Executive

A RESOLUTION approving an amendment to the Howard County Master Plan for Water and Sewerage to add the Lyhus Property to the Inventory of Existing Multi-Use Community Well and Surface Water Supply and the Summary of Existing and Planned Permit Discharges.

Introduced and read first time Jan 3, 2023.

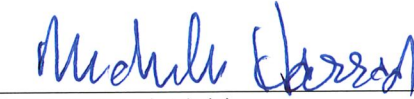
By order



Michelle Harrod, Administrator

Read for a second time at a public hearing on Jan 17, 2023.

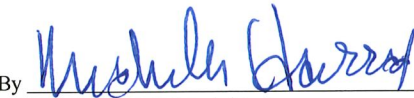
By order



Michelle Harrod, Administrator

This Resolution was read the third time and was Adopted , Adopted with amendments___, Failed___, Withdrawn___, by the County Council on Feb 6, 2023.

Certified By



Michelle Harrod, Administrator

Approved by the County Executive Feb 8, 2023



Calvin Ball, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment

1 **WHEREAS**, Title 9, Subtitle 5 of the Environment Article of the Annotated Code of
2 Maryland (the “State law”) requires each county governing body to adopt a Master Plan for
3 Water and Sewerage and to review the plan every 3 years; and
4

5 **WHEREAS**, the County Council and County Executive last approved an amendment to
6 the Master Plan for Water and Sewerage by adoption of Council Resolution 143-2019 on
7 February 5, 2020; and
8

9 **WHEREAS**, Mitron Parcel 1, LLC (the “Developer/Property Owner”) is seeking to build
10 29 age-restricted duplexes (58 total units) to be located at 12170 Lime Kiln Road in Fulton (the
11 “Lyhus Property”); and
12

13 **WHEREAS**, because the Lyhus Property is outside of the Planned Service Area for
14 water and sewerage service, the Developer/Property Owner proposes to serve the Lyhus Property
15 with a multi-use shared septic system and a multi-use water shared well system; and
16

17 **WHEREAS**, the Developer/Property Owner has applied to the Maryland Department of
18 the Environment (“MDE”) for a State Groundwater Discharge Permit Area to treat sewage off
19 the Lyhus Property and a Water Appropriation Permit; and
20

21 **WHEREAS**, in accordance with State law and so that MDE can approve the Discharge
22 Permit and the Water Appropriation Permit for the Lyhus Property, the Property must be added
23 to the Inventory of Existing Multi-Use Community Well and Surface Water Supply (Table 4)
24 and the Summary of Existing and Planned Permit Discharges (Table 10A); and
25

26 **WHEREAS**, in accordance with Section 9-503 of the State Law, the County’s governing
27 body has conducted a public hearing on the amendment; and
28

29 **WHEREAS**, on October 6, 2022, the Planning Board certified that the amendment was
30 consistent with the Master Plan for Water and Sewerage.
31

1 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
2 Maryland this 6 day of Feb, 2023, that the following Tables included in the
3 Howard County Master Plan for Water and Sewerage are amended as shown in the attached
4 Exhibit:

- 5 (1) Inventory of Existing Multi-Use Community Well and Surface Water Supply (Table 4);
6 and
7 (2) The Summary of Existing and Planned Permit Discharges (Table 10A).

**TABLE 4
INVENTORY OF EXISTING AND PROPOSED MULTI-USE COMMUNITY WELL AND SURFACE WATER SUPPLY**

Water Appropriation Permit Number and Revision	Owner	Effective Year	Aquifer	Remarks	Average Limit (gal./day)	Maximum Month Limit (gal./day)	North Coord.	East Coord.
HO19506001(07)	WILLIAMS TRANSOCO PIPELINE	2006	LOWER PELTIC SCHIST WISSAHICKON	COMPRESSOR STATION 190 - ELLICOTT CITY	500	1,000	522	820
HO19556001(07)	W. R. GRACE & CO.	2006	LOWER PELTIC SCHIST WISSAHICKON	WASHINGTON RESEARCH CENTER	70,000	140,000	495	827
HO19586001(05)	KONTERA LIMITED PARTNERSHIP	2005	PATUXENT FORMATION	LAUREL SAND & GRAVEL PLANT	500	1,000	496	881
HO19586006(05)	MANGIONE ENTERPRISES OF TURF VALLEY	2013	COCKEYSVILLE MARBLE	TURF VALLEY GOLF COURSE	2,000	5,000	533	882
HO19616004(04)	BOARMAN, FLORENTINE J.	1998	BALTIMORE GNEISS	BOARMAN'S MARKET	500	600	490	811
HO19626005(05)	MARYLAND STATE HIGHWAY ADMIN	2007	LOWER PELTIC SCHIST WISSAHICKON	SHA GARAGE AT DAYTON	1,600	2,700	516	806
HO19636006(04)	CONVENTUAL FRANCISCAN FRIARS	2001	LOWER PELTIC SCHIST WISSAHICKON	FRANCISCAN FRIAR RESIDENCE	1,500	2,300	518	817
HO19636008(06)	SISTERS OF BON SECOURS USA	2010	SWIFT RUN FORMATION	RETREAT HOUSE & CONVENT	17,000	22,000	545	830
HO19656003(02)	RONO RURAL ENTERPRISES, INC.	2002	LOWER PELTIC SCHIST WISSAHICKON	DRIVING RANGE	500	20,000	475	826
HO19666006(04)	Mt. AIRY HOWARD CHAPEL CHURCH,	1998	JAMSVILLE FORM.-MARBURG SCHIST	CHURCH	100	500	540	755
HO19676001(05)	HOWARD COUNTY PUBLIC SCHOOLS	2005	BOULDER GNEISS WISSAHICKON FORM.	GLENWOOD M. S.	5,000	7,000	532	792
HO19676010(04)	NERI, LUIGI, AND ANNA	1998	PATUXENT FORMATION	ANNAPOLIS JUNCTION POST OFFICE	500	600	472	858
HO19686001(04)	BROWN'S CHAPEL, UNITED METHODIST	2001	LOWER PELTIC SCHIST WISSAHICKON	BROWN'S CHAPEL, UMC	100	200	512	802
HO19696002(06)	A.J.R. PROPERTIES, LLC.	2010	PATUXENT FORMATION	MANUFACTURE CINDER BLOCKS	700	900	471	859
HO19716006(02)	EXXON MOBIL CORPORATION	2001	BALTIMORE GNEISS	EXXON STATION NO 27489	500	800	500	816
HO19726002(04)	DAYTON ROD AND GUN CLUB, INC.	2004	LOWER PELTIC SCHIST WISSAHICKON	CLUB	100	200	509	801
HO19736003(04)	HO19736003(04)	2003	BOULDER GNEISS WISSAHICKON FORM.	GLENELG H. S.	7,100	10,300	525	799
HO19736004(05)	HOWARD COUNTY PUBLIC SCHOOLS	2005	WISSAHICKON FORMATION	LIBSON E. S.	2,500	3,000	547	780
HO19736006(04)	HOWARD COUNTY PUBLIC SCHOOLS	2005	LOWER PELTIC SCHIST WISSAHICKON	WEST FRIENDSHIP E. S.	1,500	2,000	535	815
HO19736011(04)	FAITH COMMUNITY CHURCH	2005	JAMSVILLE FORM.-MARBURG SCHIST	CHURCH	300	500	549	758
HO19746001(03)	LIBERTY BAPTIST CHURCH	2002	WISSAHICKON FORMATION	CHURCH	100	300	548	780
HO19746002(04)	FERGUSON, SR., JAMES, R.	2006	WISSAHICKON FORMATION	SAND & GRAVEL HAULING	250	500	543	791
HO19756003(04)	THE ROMAN CATHOLIC ARCHBISHOP	2003	METAGABRO AND AMPHIBOLITE	CHURCH HALL	800	1,000	548	770
HO19756009(05)	GLENELG COUNTRY SCHOOL	2008	SETTERS FORMATION	SCHOOL POTABLE, COOLING, IRRIGATION	8,000	12,000	517	811
HO19766001(03)	HOWARD CO DEPT RECREATION	1998	LOWER PELTIC SCHIST WISSAHICKON	CENTENNIAL PARK	1,000	2,500	513	839
HO19786005(03)	INTERMEDIA COMMUNICATIONS, INC.	2002	WISSAHICKON FORMATION	TOWER AND MAINT FACILITY UNMANNED	100	100	541	792
HO19796005(05)	WOUNT AIRY BIBLE CHURCH	2005	WISSAHICKON FORMATION	CHURCH & SCHOOL	2,000	4,000	552	772
HO19816003(04)	LIBSON UNITED METHODIST CHURCH	2013	WISSAHICKON FORMATION	CHURCH/DAY CARE	500	800	546	781
HO19816004(03)	ARMSTRONG, WILLIAM	2004	LOWER PELTIC SCHIST WISSAHICKON	GWHP	3,000	6,000	504	800
HO19816006(03)	GLYNN, JAMES C.	2004	BALTIMORE GNEISS	SMALL BUSINESS OFFICE	100	200	490	812
HO19816007(03)	J.R. ENTERPRISES	2003	LOWER PELTIC SCHIST WISSAHICKON	EYRE BUS SERVICE	2,000	2,500	521	803
HO19816005(04)	TRANSCONTINENTAL GAS PIPELINE	2003	MIDDLE PATUXENT RIVER	HYDROSTATIC PRESSURE TEST	18,000	3,100,000	522	829
HO19826003(02)	LANEVE, RONALD, S.	1998	SETTERS FORMATION	CEASAR'S III RESTAURANT	2,000	2,600	533	820
HO19826004(04)	HOWARD COUNTY DPW	2005	LOWER PELTIC SCHIST WISSAHICKON	DAYTON HIGHWAY MAINTENANCE SHOP	800	1,000	516	806
HO19836001(03)	WEST HOWARD COUNTY SWIM CLUB	1993	WISSAHICKON FORMATION	SWIMMING POOL	500	2,000	552	779
HO19836004(04)	CALVARY LUTHERAN CHURCH	2006	WISSAHICKON FORMATION	CHURCH-CALVARY LUTHERAN	1,000	1,700	551	777
HO19836006(03)	IGENE BIOTECHNOLOGY	2005	LOWER PELTIC SCHIST WISSAHICKON		250	500	509	852
HO19836008(04)	HO CO PUBLIC SCHOOLS	2007	BOULDER GNEISS WISSAHICKON FORM.	BUSHY PARK ELEMENTARY SCHOOL	3,500	5,000	534	739
HO19846001(04)	SHEPHERD OF THE GLEN LUTHERAN	2006	BOULDER GNEISS WISSAHICKON FORM.	CHURCH	200	500	527	794
HO19846002(03)	COMMUNITY BIBLE CHURCH HIGHLAND	2006	BALTIMORE GNEISS	CHURCH	250	600	492	813
HO19846009(02)	HO CO DEPARTMENT OF RECREATION	1996	BOULDER GNEISS WISSAHICKON FORM.	LAND PRESERVATION FUND	200	300	542	811
HO19856001(02)	HOWARD COUNTY RECREATION	1997	GUNPOWDER GRANITE	SCHOOLLEY MILL PARK	600	2,400	486	811
HO19866009(02)	GROUP 5 PARTNERSHIP	2008	LOWER PELTIC SCHIST WISSAHICKON	PATRICK CLARK & ASSOC. INSURANCE	100	200	480	822
HO19866012(02)	LIBSON VOLUNTEER FIRE CO.	1992	WISSAHICKON FORMATION	FIRE COMPANY	200	1,000	547	778
HO19876003(02)	MIKOLASKO, ERIC, J.	1999	JAMSVILLE FORM.-MARBURG SCHIST	WASHINGTONIAN LANDSCAPE CO.	600	2,400	542	761

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Water Appropriation Permit Number and Revision	Owner	Effective Year	Aquifer	Remarks	Average Limit (gal./day)	Maximum Month Limit (gal./day)	North Coord.	East Coord.
HO19876005(06)	LISBON PLAZA, LLC.	2014	WISSAHICKON FORMATION	LISBON SHOPPING CENTER WELL	10,000	14,500	552	781
HO19876007(03)	CREST LAVIN MEMORIAL GARDENS, INC.	2001	WISSAHICKON FORMATION	CEMETERY OFFICE	800	1,200	538	819
HO19886003(02)	WILLOW SPRINGS LIMITED PARTNERSHIP	2001	BOULDER GNEISS WISSAHICKON FORM.	GOLF COURSE IRRIGATION - 3 WELLS	20,000	125,000	540	809
HO19886007(08)	SUNOCO, INC.	2009	BALTO. GABBRO COMPLEX	STATION # 0003-4587	1,000	3,000	526	846
HO19886013(01)	WILLOW SPRINGS LIMITED PARTNERSHIP	2001	WILLOW SPRINGS WISSAHICKON FORM.	WILLOW SPRINGS CLUB HOUSE	1,000	2,000	540	809
HO19885003(02)	WILLOW SPRINGS LIMITED PARTNERSHIP	2001	UNNAMED TRIB	GOLF COURSE IRRIGATION, SPRING PONDS	15,000	200,000	540	809
HO19885017(03)	COLUMBIA ASSOCIATION, INC.	2007	MIDDLE PATUXENT RIVER	HOBBIT'S GLEN GOLF CLUB	52,000	350,000	507	827
HO19896003(03)	THOMPSON, CARL A. & SANDY, A.	2013	LOWER PELTIC SCHIST WISSAHICKON	RESIDENTIAL GWHP - RECHARGE WELL	3,000	6,000	507	797
HO19896016(07)	TARO INVESTMENT CORPORATION	2012	COCKEYSVILLE MARBLE	BRICK HOUSE FARM BOTTLED WATER	116,000	152,000	512	817
HO19906016(03)	CATTAIL CREEK COUNTRY CLUB, INC.	2013	BOULDER GNEISS WISSAHICKON FORM.	CATTAIL CREEK GOLF COURSE	42,000	300,000	525	787
HO19906017(04)	HOWARD COUNTY GOVERNMENT	2011	BALTO. GABBRO COMPLEX	TIMBERS AT TROY GOLF COURSE	71,000	260,000	498	867
HO19906015(03)	HOWARD COUNTY GOVERNMENT	2013	EAST BRANCH	CATTAIL CREEK GC - MAIN POND	43,000	288,000	524	787
HO19906017(04)	HOWARD COUNTY GOVERNMENT	2011	DEEP CREEK	TIMBERS AT TROY GOLF COURSE	3,600	7,300	498	867
HO19926015(03)	MANGIONE ENTERPRISES OF TURF VALLEY	2012	COCKEYSVILLE MARBLE	TURF VALLEY GOLF COURSE	113,000	311,000	534	833
HO19926020(01)	WARREN H. BOYER, INC.	2004	BOULDER GNEISS WISSAHICKON FORM.	WELL FOR SHOP AND OFFICE	100	1,000	530	793
HO19926010(02)	COLUMBIA ASSOCIATION, INC.	2005	LITTLE PATUXENT RIVER	FAIRWAY HILLS GOLF COURSE	45,000	250,000	511	843
HO19936005(02)	HO19936005(02)	2005	LOWER PELTIC SCHIST WISSAHICKON	HIGH'S STORE OF WEST FRIENDSHIP	200	400	526	813
HO19936008(05)	MANGIONE ENTERPRISES OF TURF VALLEY	2012	LITTLE PATUXENT RIVER	GOLF COURSE IRRIGATION - CHANGE	40,000	580,000	538	831
HO19936014(01)	KRATZ, CHARLES, E.	1993	MIDDLE PATUXENT RIVER	SHRUBS AND GRASSES IRRIGATION	1,200	3,000	528	808
HO19946003(02)	WAVERLY WOODS GOLF CLUB, LLC.	2006	BALTIMORE GNEISS	WAVERLY WOODS IRRIGATION WELLS(S)	14,000	72,000	538	831
HO19946009(02)	DOWD, TIMOTHY	2007	WISSAHICKON FORMATION	TENNIS CLUB	3,000	9,000	539	785
HO19946020(03)	WAVERLY WOODS GOLF CLUB, LLC.	2006	DAVIS BRANCH	IRRIGATION POND	60,000	450,000	538	831
HO19956005(03)	J.R. ENTERPRISES, LP.	2010	BOULDER GNEISS WISSAHICKON FORM.	INWOOD VILLAGE SHOPPING CENTER	5,000	7,500	535	794
HO19956009(02)	ROMAN CATHOLIC ARCHBISHOP	2007	LOWER PELTIC SCHIST WISSAHICKON	CHURCH	1,300	2,200	478	826
HO19956020(03)	TARO INVESTMENT CORPORATION	2008	COCKEYSVILLE MARBLE	33-LOT SBDN	7,000	11,700	523	786
HO19966011(02)	HOWARD COUNTY DPW	2009	BALTIMORE GNEISS	TARO INVESTMENT CORPORATION	500	800	512	817
HO19976001(02)	HOWARD COUNTY DPW	2010	WISSAHICKON FORMATION	HOWARD COUNTY ALPHA RIDGE LANDFILL	252,000	288,000	538	824
HO19976034(04)	GENERAL ELECTRIC COMPANY	2011	BALTO. GABBRO COMPLEX	CARRS MILL LANDFILL	90,000	144,000	541	785
HO19976021(05)	THE VILLAS AT CATTAIL CREEK, LLC.	2014	SYKESVILLE FORMATION	GROUND WATER REMEDIATION	9,500	12,500	490	852
HO19986002(02)	HOWARD CO BUR ENVIRONMENTAL	1997	LOWER PELTIC SCHIST WISSAHICKON	VILLA AT CATTAIL CREEK	14,000	19,600	526	788
HO19986005(01)	JOHN FRANK, DEPUTY FIRE CHIEF	1998	BALTO. GABBRO COMPLEX	STATE HIGHWAY SHOP	700	1,000	516	806
HO19986013(03)	GLENWOOD BAPTIST CHURCH	1998	BOULDER GNEISS WISSAHICKON FORM.	HO CO DPW NEW CUT LF REMEDIATION	94,000	144,000	516	857
HO19986010(02)	LYNNGATE PROPERTIES, LLC.	2010	BOULDER GNEISS WISSAHICKON FORM.	FIRE & RESCUE TRAINING	500	12,000	541	798
HO19996001(01)	CHAU MINH DO	1999	WISSAHICKON FORMATION	GLENWOOD BAPTIST CHURCH	100	300	521	787
HO19996017(01)	UNITED STATES POSTAL SERVICE	1999	BALTIMORE GNEISS	TERMINAL TIRES, INC.	300	500	522	803
HO19995004(02)	COLUMBIA PARK & RECREATION ASSOC.	2012	UNNAMED TRIBUTARY	WELL FOR GLENWOOD FIRE STATION	3,400	6,400	536	791
HO19995009(02)	EDDY'S WELDING	2000	BOULDER GNEISS WISSAHICKON FORM.	IRRIGATION-GROW SPROUTS	200	500	552	777
HO20006002(02)	BIG BRANCH, LLC.	2000	BOULDER GNEISS WISSAHICKON FORM.	UNITED STATES POST OFFICE - HIGHLAND	100	300	491	811
HO20006004(01)	FOREST RECYCLING PROJECT INC.	2000	UNNAMED TRIB	COMMERCIAL	6,000	36,000	510	803
HO20005014(02)	CATTAIL CREEK COUNTRY CLUB, INC.	2013	LITTLE CATTAIL CREEK	PARK & RECREATION	800	2,000	504	842
HO20016004(02)	3883 TEN OAKS MANAGEMENT, LLC.	2005	LOWER PELTIC SCHIST WISSAHICKON	EDDY'S WELDING	1,000	1,500	540	853
				HOME BUILDER TOLL BROTHERS	100	200	514	798
				FOREST RECYCLING PROJECT	7,000	20,000	511	813
				CATTAIL CREEK GC - SWIM POND	15,000	288,000	525	786
				COMMERCIAL & RETAIL CENTER	2,500	3,800	522	804

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Water Appropriation Permit Number and Revision	Owner	Effective Year	Aquifer	Remarks	Average Limit (gal./day)	Maximum Month Limit (gal./day)	North Coord.	East Coord.
HO2001G007(02)	HOWARD COUNTY PUBLIC SCHOOLS	2009	LOWER PELITIC SCHIST WISSAHIKON	FOLLY QUARTER MIDDLE SCHOOL	5,000	8,000	522	805
HO2001G009(02)	GLENWOOD, LLC	2013	WISSAHIKON FORMATION	GLENWOOD, LLC	3,000	4,000	535	794
HO2002G004(01)	CHANYASUKIT, JOHN & ANNA	2002	IJAMSVILLE FORM.-MARBURG SCHIST	CHUYASTUKIT	2,000	3,000	550	748
HO2002G007(01)	THOMPSON, DALE	2002	BALTIMORE GNEISS	HOME BUILDER/DEVELOPER	1,700	2,900	491	813
HO2002G009(02)	PULTE HOME CORPORATION	2004	ULTRAMARIC ROCKS	PADDOCKS EAST 22 LOTS	4,700	7,800	525	806
HO2002G012(02)	WOODMONT ACADEMY, INC.	2014	BOULDER GNEISS WISSAHIKON FORM.	WOODMONT ACADEMY	8,300	11,000	541	799
HO2002G013(01)	CHASE MINING, LLC	2003	BALTO. GABBRO COMPLEX	CHASE MINING	280,000	698,000	482	855
HO2002G015(02)	ST. JAMES UNITED METHODIST	2005	LOWER PELITIC SCHIST WISSAHIKON	CHURCH AND DAY SCHOOL	800	1,200	541	816
HO2002S006(02)	EASTER, JIM	2014	UNNAMED TRIB	PRIVATE RESIDENCE	200	300	492	814
HO2002S113(01)	CHASE MINING, LLC	2003	BALTO. GABBRO COMPLEX	CHASE MINING	120,000	4,100,000	482	855
HO2003G006(02)	TOLL MO II LIMITED PARTNERSHIP,	2004	LOWER PELITIC SCHIST WISSAHIKON	90 LOT SBDN	19,100	31,900	510	825
HO2003G007(01)	RADUE, PETER	2003	IJAMSVILLE FORM.-MARBURG SCHIST	DAMASCUS EQUINE ASSOCIATES	300	500	542	757
HO2003G008(01)	RAPPAIDES, MARIA	2003	LOWER PELITIC SCHIST WISSAHIKON	W. FRIENDSHIP SHOPPING CENTER	4,300	6,100	535	813
HO2003G010(01)	GLYNN, JAMES & CAROLE	2003	BALTIMORE GNEISS	CONSIGNMENT SHOP	100	200	491	812
HO2003G011(01)	TRINITY QUALITY HOMES, INC.	2003	WISSAHIKON FORMATION	RESIDENTIAL-TRINITY QUALITY HOMES	4,500	7,500	543	776
HO2003G012(01)	HOWARD COUNTY CONSERVANCY	2003	BALTIMORE GNEISS	HOWARD COUNTY CONSERVANCY, INC.	600	1,200	540	833
HO2003G015(02)	HOWARD COUNTY PUBLIC SCHOOLS	2004	METAGRAYWACKE WISSAHIKON FORM.	WESTERN ELEM SCHOOL- TEN OAKS RD	2,100	7,700	513	804
HO2003G016(01)	DORSEY MILL, LLC	2003	BOULDER GNEISS WISSAHIKON FORM.	RESIDENTIAL	5,500	9,200	520	795
HO2004G001(01)	GOOD HOPE REFORMED PRESBYTERIAN CHURCH	2004	BALTIMORE GNEISS	CHURCH	300	400	483	818
HO2004G003(01)	ST. PAUL'S EPISCOPAL CHURCH	2004	WISSAHIKON FORMATION	EPISCOPAL CHURCH	100	200	552	774
HO2004G005(01)	BORNEMANN, DVM, VALERIE	2004	WISSAHIKON FORMATION	GLENELG ANIMAL HOSPITAL	600	700	542	793
HO2004G007(03)	TOLL BROTHERS, INC.	2004	BOULDER GNEISS WISSAHIKON FORM.	27 RESIDENTIAL SINGLE FAMILY	5,800	9,700	519	795
HO2004G008(01)	MACBETH FARM, LLC.	2004	BALTIMORE GNEISS	RESIDENTIAL REAL ESTATE DEVEL	17,200	28,300	516	825
HO2004G010(01)	HOWARD COUNTY DPW	2005	WISSAHIKON FORMATION	GLENWOOD COMMUNITY CENTER	7,700	13,000	495	816
HO2004G011(01)	TRIADPHIA FARM, LLC.	2004	BOULDER GNEISS WISSAHIKON FORM.	SUBDIVISION	2,400	4,800	536	791
HO2004G013(02)	LIME KILN VALLEY, LLC.	2006	LOWER PELITIC SCHIST WISSAHIKON	SUBDIVISION	6,000	11,400	522	790
HO2004G014(01)	MMGMB, LLC.	2004	BOULDER GNEISS WISSAHIKON FORM.	GENERAL OFFICE BUILDING	1,400	13,000	480	810
HO2005G002(01)	MUSGROVE FARM, LLC	2005	BOULDER GNEISS WISSAHIKON FORM.	RESIDENTIAL SUBDIVISION	6,600	11,130	524	798
HO2005G005(01)	HIGHLAND CROSSING, LLC.	2005	BALTIMORE GNEISS	HIGHLAND CROSSING, LLC	2,000	2,500	490	812
HO2005G006(01)	HERITAGE LAND DEVELOPMENT	2006	COCKERSVILLE MARBLE	WALNUT GROVE	19,200	32,100	508	817
HO2005G007(02)	WILLIAMSBURG GROUP, LLC.	2006	LOWER PELITIC SCHIST WISSAHIKON	RESIDENTIAL SUBDIV	4,300	7,000	512	816
HO2005G009(01)	SHALEHEARTH, LLC.	2006	BALTIMORE GNEISS	SADLEBROOK FARM 13-LOT SBDN	2,800	4,700	542	835
HO2006G001(03)	RUTAN, ROBERT	2011	LOWER PELITIC SCHIST WISSAHIKON	PRIVATE RESIDENCE DEWATERING	8,500	20,000	510	836
HO2006G002(01)	HIGHLAND DEVELOPMENT CORP.	2006	LOWER PELITIC SCHIST WISSAHIKON	RESIDENTIAL SUBDIVISION 23 LOTS	4,800	7,300	500	800
HO2006G003(01)	D.R. HORTON, INC.	2006	BALTIMORE GNEISS	TURNBURY GROVE 33-LOT SBDN	7,000	11,700	499	814
HO2006G004(01)	TOLL BROTHERS, INC.	2007	BOULDER GNEISS WISSAHIKON FORM.	EDGEWOOD FARM SUBDIVISION - 60 LOTS	12,700	21,200	519	793
HO2006G005(01)	MANNARELLI & SONS	2006	WISSAHIKON FORMATION	MANNARELLI & SONS	2,400	4,000	555	783
HO2006G006(01)	CLOVERFIELD/PFEFFERKORN, LLC.	2006	BOULDER GNEISS WISSAHIKON FORM.	CLOVERFIELD/PFEFFERKORN, LLC	4,700	7,800	555	803
HO2006G007(01)	MANNARELLI & SONS	2006	WISSAHIKON FORMATION	MANNARELLI & SONS	3,200	5,300	555	783
HO2006G009(01)	WARFIELD, JR., MR & MRS K.	2006	BOULDER GNEISS WISSAHIKON FORM.	69 LOT WARFIELDS SUBDIVISION	15,000	22,000	516	796
HO2006G011(01)	LDG INCORPORATED	2006	LOWER PELITIC SCHIST WISSAHIKON	RESIDENTIAL SUBDIVISION	4,900	8,200	540	812
HO2006G012(01)	HAILEY DEVELOPMENT, LLC.	2006	LOWER PELITIC SCHIST WISSAHIKON	HAILEY DEVELOPMENT, LC	2,750	3,300	528	811
HO2006G014(01)	LEE, BRUCE	2006	WISSAHIKON FORMATION	16 LOT SBDN	3,400	5,700	522	780
HO2006G015(01)	FULTON RIDGE, LLC	2006	LOWER PELITIC SCHIST WISSAHIKON	RESIDENTIAL SUBDIVISION	3,000	5,000	485	819

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**TABLE 4
INVENTORY OF EXISTING AND PROPOSED MULTI-USE COMMUNITY WELL AND SURFACE WATER SUPPLY**

Water Appropriation Permit Number and Revision	Owner	Effective Year	Aquifer	Remarks	Average Limit (gal./day)	Maximum Month Limit (gal./day)	North Coord.	East Coord.
HO2006G018(01)	DAVIS BRANCH ESTATES, LLC	2006	BALTIMORE GNEISS	MYRTLE PROPERTIES	6,600	11,100	542	835
HO2006G020(02)	HERITAGE LAND DEVELOPMENT	2010	BALTIMORE GNEISS	160-L WALNUT CREEK SUBD	34,000	56,000	510	815
HO2006G021(03)	JEANNE C. HODDINOTT	2010	BALTIMORE GNEISS	ENCLAVE AT TIERNY FARM RES SUBD	8,500	14,100	496	817
HO2007G001(01)	RIDGE VIEW, LLC	2007	JAMSVILLE FORM.-MARBURG SCHIST	SINGLE FAMILY HOME SUBDIVISION	3,800	6,400	546	757
HO2007G002(01)	GRAYSON DEVELOPMENT CO.	2007	BOULDER GNEISS WISSAHICKON FORM.	GRAYSON DEVELOPMENT CO.	9,700	16,200	530	767
HO2007G003(03)	SPRING MILL, LLC	2013	BOULDER GNEISS WISSAHICKON FORM.	15-L GLOVERFIELD SECTION II RES SUBD	3,200	5,300	536	802
HO2007G004(01)	GREEN, KATHLEEN	2007	LOWER PELTIC SCHIST WISSAHICKON	CROSSROADS PUB - PDWIS# 113-1026	400	600	512	804
HO2007G005(04)	ELM STREET DEVELOPMENT, INC.	2012	JAMSVILLE FORM.-MARBURG SCHIST	14-L CHELSEA KNOLLS RES SUBD	3,000	5,000	540	757
HO2007G011(01)	QUARTZ HILL, LLC	2007	BOULDER GNEISS WISSAHICKON FORM.	QUARTZ HILL RESIDENTIAL SUBDIV	2,600	4,500	550	796
HO2007G012(01)	HOMEWOOD, LLC	2007	LOWER PELTIC SCHIST WISSAHICKON	HOMEWOOD, LLC - RIVERWOOD SUBDIV	300	500	516	825
HO2008G001(02)	GREENFIELD HOMES, INC.	2009	BALTIMORE GNEISS	29-LOT THE LEGACY RES SUBD	6,400	10,000	522	774
HO2008G004(01)	JOHNS HOPKINS UNIV/APL	2008	LOWER PELTIC SCHIST WISSAHICKON	14-LOT WILLOW POND RESIDENTIAL SUBD	3,000	5,000	495	814
HO2008G010(01)	HERITAGE LAND DEVELOPMENT	2009	BOULDER GNEISS WISSAHICKON FORM.	COOLING WATER, IRRIGATION, BACKUP	5,000	10,000	487	830
HO2008G006(01)	THOMAS, BENNETT AND HUNTER	2008	PATAPSCO RIVER	MERIWETHER-SECT.2, PHASE 1&2	9,700	16,200	519	791
HO2008G007(01)	THOMAS, BENNETT AND HUNTER	2008	PATAPSCO RIVER	DUST CONTROL, PATAPSCO WATERSHED	1,000	5,000	550	834
HO2008G008(01)	STATE HIGHWAY ADMINISTRATION	2008	PATUXENT RIVER	DUST CONTROL, PATAPSCO WATERSHED	1,000	5,000	540	754
HO2008G009(01)	RED HILL LAWN SERVICE, INC.	2008	PATUXENT RIVER	WATER FOR DRILLING AND CORING	300	1,000	500	860
HO2009G001(01)	THE BRANTLEY GROUP	2009	LOWER PELTIC SCHIST WISSAHICKON	HYDROSEEDING	1,500	6,000	500	860
HO2010G001(01)	VLADIMIR BLYUKHER	2010	LOWER PELTIC SCHIST WISSAHICKON	TERRAPIN CROSSING SUBDIVISION	9,900	16,600	532	811
HO2013G001(01)	JOHNSTON CONSTRUCTION COMPANY	2013	LOWER PELTIC SCHIST WISSAHICKON	GWHP- STANDING COLUMN WELL	6,000	9,000	513	830
HO2013S001(01)	HOWARD COUNTY DPW	2013	PATUXENT FORMATION	MINE CONSTRUCTION AND DEWATERING	400	1,300	603	833
HO2013S003(01)	EAST COAST GREEN, INC.	2013	CHESAPEAKE BAY	SEWAGE TREATMENT PLANT	1,800	60,000	470	853
HO2013S004(01)	J.K. PATTON TURF FARM, LLC	2013	CHESAPEAKE BAY	IRRIGATION	2,000	35,000		
HO2013S005(01)	HOWARD CO. BUREAU OF ENV. SERVICES	2013	PATUXENT RIVER	IRRIGATION	3,000	21,000		
HO2014G002(01)	M.B. HIGHLAND RESERVE, LLC	2014	BALTIMORE GNEISS	HOWARD COUNTY ALPHA RIDGE LANDFILL	900	6,000	538	824
HO2014G003(01)	GREENBERRY, INC.	2014	LOWER PELTIC SCHIST WISSAHICKON	HIGHLAND RESERVE RESIDENTIAL SUBDIV	5,100	8,400	492	816
HO2014S002(01)	BUFFALO CONSTRUCTION COMPANY, INC.	2014	PATAPSCO RIVER	RESIDENTIAL SUBDIV	5,700	10,000	510	808
HO2019G001(01)	MATRON PARCEL 3, LLC	2021	LOWER PELTIC SCHIST OF WISSAHICKON	COMMERCIAL	800	4,000		
				MULTI-USE RESIDENTIAL	12,600	21,000	482	819

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TABLE 10A
SUMMARY OF EXISTING AND PLANNED PERMIT DISCHARGES

Facility	State Permit Number	NPDES Permit Number	Permit Type	Actual Average Flow (MGD)
Alpha Ridge Municiple landfill	13DP3224	MD0067865	Industrial Individual	0.082
American Infrastructure-MD, Inc. - Jessup Asphalt	10MM2110	MDG492110	General Permit - Mineral Mine	NA
Annapolis Junction RMC Plant	10MM8018	MDG498018	General Permit - Mineral Mine	NA
Ashleigh Knolls Subdivision	14DP3102	MD3102N06	Groundwater	NA
Bardon, Inc. (dba Aggregate Industries)	10MM9804	MDG499804	General Permit - Mineral Mine	NA
Bay Ready Mix Concrete	10MM8028	MDG498028	General Permit - Mineral Mine	No Discharge
Carrs Mill Landfill	13DP3226	MD0067873	Industrial Individual	0.0627
CATTA L CREEK COUNTRY CLUB	19DP3863	MD3863N19	GROUNDWATER	NA
Daniel G. Schuster Inc.- Jessup	10MM9739	MDG499739	General Permit - Mineral Mine	NA
Dayton Oaks Elementary School	09DP3479	MD3479N04	Groundwater	0.0042
Eyre's Bus Service, Inc.	11DP2349	MD2349N00	Groundwater	0.0017
General Electric Company - Former Appliance Park East Facility	12DP3245	MD0067938	Industrial Individual	0.01
Glenelg Country School WWTP	12DP3409	MD3409N02	Groundwater	0.0013
Glenelg High School WWTP	10DP341,2	MD3412N02	Groundwater	0.025
Homeland Senior Living Community WWTP	10DP343	MD3435N03	Groundwater	0.020
Howard County Bureau of Utilities - Elevated Water Tanks	11HT9501	MDG679501	Hydrostatic Testing	NA
Jessup Plant	10MM8053	MDG498053	General Permit - Mineral Mine	0.028
Jessup Ready Mix Concrete Plant	10MM8046	MDG498046	General Permit - Mineral Mine	No Discharge - less than 0.0001
Johns Hopkins University - Applied Physics Laboratory	11HT5179	MDG675179	General Permit - Hydrostatic Testing	NA
Johns Hopkins University - Applied Physics Laboratory	12DP3607	MD0070009	Industrial Individual	Pipe 1- 0.044, Pipe 2 - NA
Lisbon Shopping Plaza WWTP	14DP3405	MD3405N02	Groundwater	System A- 0.0078, System 8- NA
Little Patuxent Water Reclamation Plant	13DP1421	MD0055174	Surfacewater Municipal	20.7
LYHUS PROPERTY	NOT ISSUED YET	NOT ISSUED YET	GROUNDWATER	NA
Manor Hill Brewing	15DP3823	MD3823G15	Groundwater	NA
Marriotts Ridge High School WWTP	14DP3417	MD3417N02	Groundwater	0.009

**TABLE 10A
SUMMARY OF EXISTING AND PLANNED PERMIT DISCHARGES**

Maryland & Virginia Milk Producers Assoc.	15DP0033	MD0000469	Industrial Individual	0.325
Modern Foundations Inc.	10MM8066	MDG498066	General Permit - Mineral Mine	0.002
Mount Airy Bible Church , Inc.	10DP3691	MD3691N10	Groundwater	NA
New Bushy Park Elementary & Glenwood Middle Schools WWTP	11DP3521	MD3521N05	Groundwater	0.0072
New Cut Landfill	13DP3262	MD0068039	Industrial Individual	0.085
Peddicord Property WWTP	11DP3506	MD3506N05	Groundwater	0.0025
Piccirilli Quarry	10MM9891	MDG499891	General Permit - Mineral Mine	No Discharge
Rockville Fuel and Feed	10MM9770	MDG499770	General Permit - Mineral Mine	0.00078
Savage Stone, LLC	10MM9765	MDG499765	General Permit - Mineral Mine	Pipe 1 - 0.058, Pipe 2 - 0.330
Riverwood Phase II Shared Sewage Facility	11DP3544	MD3544N06	Groundwater	0.0042
The Villas at Cattail WWTP & WTP	11HT5050	MDG675050	General Permit - Hydrostatic Testing	NA
The Villas at Cattail WWTP & WTP	14DP3260	MD3260N98	Groundwater	0.014
Triadelphia Ridge Elementary School	13DP3223	MD3223N07	Groundwater	0.0086
University of MD Agricultural Center	11HT5165	MDG675165	General Permit	NA
W.R. Grace & Company	07DP3254	MD0067997	Industrial Individual	No Discharge
Wah Property	14DP3598	MD3598N14	Groundwater	NA
Walnut Creek Subdivision	11DP3538	MD3538N06	Groundwater	NA
Walnut Grove Shared Facility WWTP	11DP3504	MD3504N05	Groundwater	0.0502
Western Regional Park WWTP	10DP3448	MD3448N03	Groundwater	0.00023

Note : Facilities that did not have records of actual average flow or total design flow quantities are marked NA



Howard County

Internal Memorandum

Subject: Amendment to the Water and Sewer Master Plan to add the Lyhus Property to the lists of inventories of Existing and Proposed Multi-Use community well and surface water supply (table 4) and to the list of Existing and Planned Permit Discharges (Table 10A)

To: Lonnie R. Robbins
Chief Administrative Officer

From: Art Shapiro, Acting Director
Department of Public Works

Date: *December 22, 2023*

The Department has submitted Council Resolution No. __-2023 to approve a 2022 Interim Amendment of the Master Plan for Water & Sewerage.

The Lyhus Property applied to the Maryland Department of the Environment for a State Groundwater Discharge Permit Area to treat and discharge approximately 12,600 gallons per day (gpd) of wastewater by subsurface soil absorption. In addition, the Property has applied for Water Appropriation permit to withdraw 12,600 gpd through well systems. In accordance with code of Maryland regulations (COMAR 26.08.04.02A.2.b), a statement is required from the Department of Public Works that the proposed activities are in compliance with the Master Plan for Water and Sewerage.

The project site is within the County's No Planned Service (NPS) Area where sewerage and water services are provided by private, individual on-site sewage disposal and well systems. The proposed project is in compliance with section 4.5 (Shared Sewage Disposal Systems) of the Master Plan for Water and Sewerage as amended in 2020.

This amendment requires the addition of the project to two tables in the Master Plan. Table 10A presents an inventory of public and private facilities with existing and planned wastewater discharge permits. Table 4 presents an inventory of existing Multi-use community well and surface water supply. The title of table 4 has been modified by adding the word "proposed" to the current title.

The Lyhus Property is proposing to build Multi-Use shared septic systems with drain fields and Multi-use water service via shared well systems to serve 29 age-restricted duplexes. The proposed average daily sewerage flow for the property will be 12,600 gpd and the proposed average daily water withdrawal for the property will be 12,600 gpd. A State Groundwater Discharge Permit is required for properties with average daily flows above 5,000 gallons per day.

The proposed wastewater system will be a privately owned, operated, and maintained advanced wastewater treatment facility with a State Groundwater Discharge Permit to discharge wastewater to groundwater via subsurface absorption trenches. The property will be required to provide on-site construction inspection and monthly operating and monitoring reports to MDE in accordance with the Discharge Permit. Operation of the system will be under the direction of a Maryland State Certified Operator in accordance with the State discharge permit.

MDE is requiring the designation of a controlling authority for this project under COMAR 26.04.05. Whereas, the county is the controlling authority, it will delegate the obligation of the controlling authority to manage, operate and maintain the Lyhus system by written agreement with a third party pursuant Md. Code 9-1110(C) (1). Howard County will have no cost participation in the project.

In addition to the above proposed changes, the definition of Shared Sewage Disposal Facility in Section 1.4A of the master plan has been modified to conform to recent changes to COMAR 26.04.01(3).

We recommend approval of this amendment to add the Lyhus property to Tables 4 and 10A of the W&S Master Plan.

Fiscal Impact

The proposed Multi-shared sewer and water systems will be privately owned and managed by a third party contractor. Howard County will not have any cost associated with this development.



Howard County

Internal Memorandum

Subject: *Interim Amendment of the
2015 Master Plan for Water & Sewerage*

To: *Tom Meunier, Director
Department of Public Works*

Thru: *Amy Gowan, Director
Department of Planning and Zoning* DS
AG

From: *Ed Coleman, Chair
Howard County Planning Board* DS
etc

Date: *November 8, 2022*

On October 6, 2022, the Planning Board held a public hearing on a proposal to add the Lyhus Property to the inventories of the existing and planned permit discharges and the existing and proposed multi-use community well and surface water supply in the 2015 Water and Sewer Master Plan. The Planning Board considered the technical staff report prepared by the Department of Planning and Zoning (DPZ) and testimony from DPZ and the Department of Public works.

In accordance with County policies and procedures, specifically Section 22.405, the Water and Sewer Master Plan and its amendments are required to be consistent with the General Plan and specifically to support the housing and employment growth projections within the Plan. The Lyhus Property multi-use shared sewerage facility system and multi-use shared water wells are located outside of the Planned Service Area Boundary (PSA) for water and sewer and requires no connection to the PSA. Therefore, the addition of these facilities does not impact PlanHoward 2030's residential or job growth projections.

The Board agreed that the amendment was consistent with the General Plan and voted 5-0 recommending approval.

cc:

Bilal Sarayra, Engineering Manager, DPW
Art Shapiro, Bureau Chief, DPW
Mary Kendall, Deputy Director, DPZ



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350
Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

TECHNICAL STAFF REPORT

**2022 Interim Amendment of the
2015 Master Plan for Water & Sewerage**

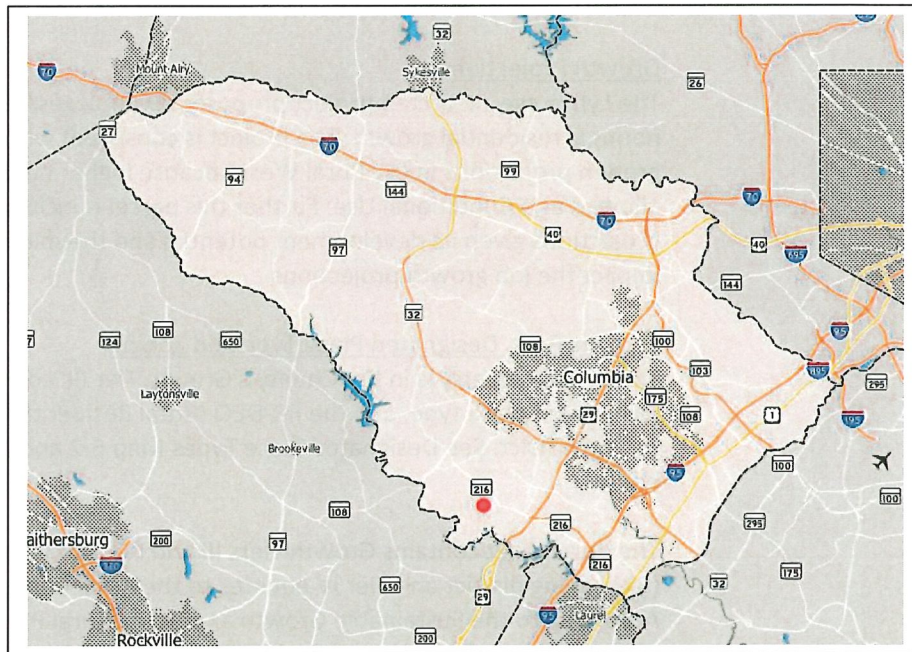
Planning Board Hearing on October 6, 2022

DPZ Planner:

Kristin O'Connor, *Division Chief, Comprehensive and Community Planning*
410-313-4321, koconnor@howardcountymd.gov

Description:

This amendment seeks to add the Lyhus Property (see red dot in the locational map below), to the inventories of the existing and planned permit discharges and the existing and proposed multi-use community well and surface water supply in the 2015 Water and Sewer Master Plan found in amended tables 4 and 10A (exhibits A and B). In addition, section 1.4 A has been revised to adhere with Code of Maryland Regulation (COMAR) 26.04.05.01 (exhibit C). Table 4 has been modified to include proposed Multi-Use Community Well and Surface Water Supply and the word "proposed" was therefore added to the title of the table.



Background:

According to Section 22.405, Capital Improvement Master Plans, a "Capital improvement master plan (C.I.M.P.) is a plan adopted by the County Council which indicates the capital improvements for a particular type of County service to be constructed during the next ten years in order to support the housing and employment growth projections of the County's general plan. Capital improvement master plans shall be consistent with the general plan, with one another, and with the requirements of

State law for master plans.” There are C.I.M.P.s for Education, Transportation, Water and Sewer and Solid Waste Disposal. The Master Plan for Water and Sewerage satisfies the requirements for the C.I.M.P. for Water and Sewer and certain requirements under COMAR.

Planning Board Role:

According to Section 22.405(e)1, “The Planning Board shall make its recommendations regarding consistency of the C.I.M.P. [and any C.I.M.P. updates] with the general plan and forward the recommendations to the agency(ies) which prepared the C.I.M.P.”

The Lyhus Property

H&H Rock Companies is seeking to build 29 age-restricted duplexes at 12170 Lime Kiln Road, Fulton, MD 20759. The development will require the construction of a multi-use shared sewerage facility system and multi-use shared water wells, which respectively require a Discharge Permit and Water Appropriation and Use Permit from the Maryland Department of the Environment (MDE). Prior to issuing a permit, the MDE requires all existing and planned multi-use shared sewage facility systems and multi-use shared wells to be inventoried in a jurisdiction’s Water and Sewer Master Plan. The proposed Lyhus facilities need to be added to the County’s 2015 Master Plan to receive a permit.

General Plan Consistency:

Since the Water and Sewer Master Plan primarily considers infrastructure investments in the public water and sewer system, adding a multi-use shared sewerage facility and multi-use shared water wells outside the Public Service Area to the current inventory has limited impact on General Plan policies and growth projections. The following consistency analysis discusses the proposed multi-use system and the project it will serve; however, the Master Plan Interim amendment is solely related to the sewerage facility and shared water wells.

Growth Projections

The Lyhus age-restricted project proposes 29 duplexes/58 units that will result in nominal residential growth. The project is consistent with PlanHoward 2030’s residential growth projections in the Rural West because higher density age-restricted projects are allowed as a Conditional Use. Further this parcel is included in the County’s housing unit projections given its development potential and the minimal number of units will not impact the job growth projections.

Growth Tiers, Designated Place Type and Zoning

The Lyhus Property is in the County’s Growth Tier III, Low Density Development designated place type, and the RR-DEO (Rural Residential – Density Exchange Option) zoning district. See Designated Place Types Map 6-2 and Map 6-3 Growth Tiers Map below.

The Rural West contains Growth Tiers III and IV. Tier III equates to the Rural Residential (RR) zoning district and Tier IV equates to the Rural Conservation (RC) zoning district. According to the Sustainable Growth and Agricultural Preservation Act of 2012, Growth Tier III areas are not planned for (public) sewer service, not dominated by agricultural or forested land and are planned for large lot development with septic; whereas Growth Tier IV is not planned for (public) sewer service and is dominated by agricultural and forest land planned for resource protection.

As noted on page 34 of PlanHoward 2030 and the Howard County Zoning Regulations, the purpose of the RC zoning district is “to conserve farmland and to encourage agricultural activities, thereby helping to ensure that commercial agricultural will continue as a long term land use and a viable economic activity within the County” and

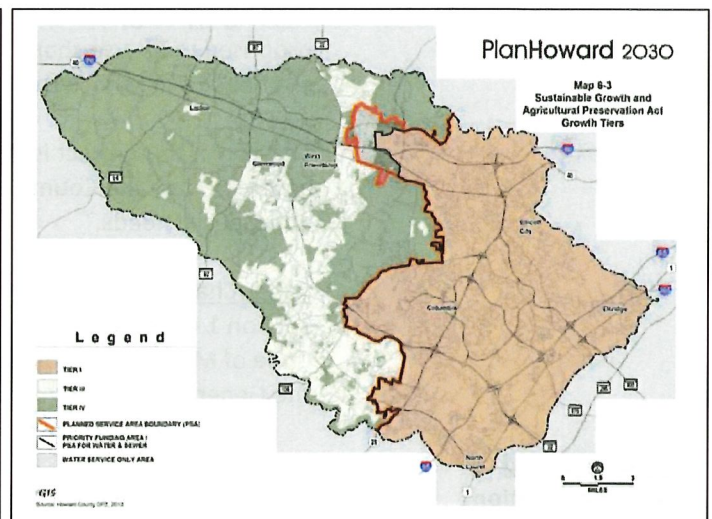
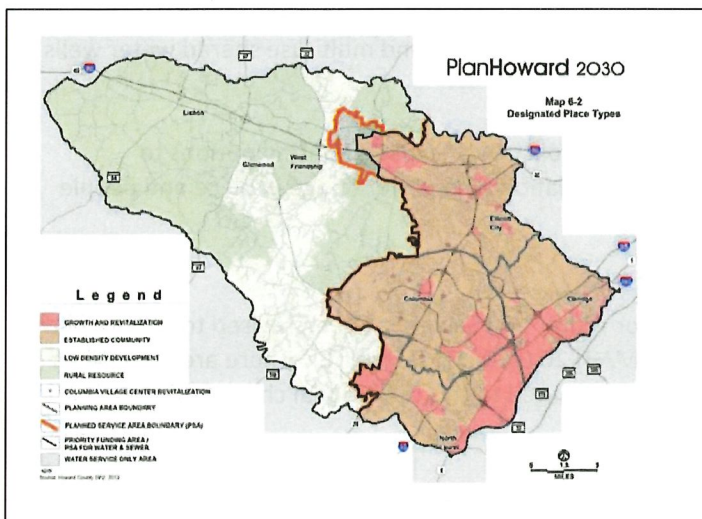
“the purpose of the RR zoning district is to allow low density residential development within a rural environment.” Therefore, the most restrictions on growth are found in the Tier IV where properties are not allowed to subdivide by more than four lots.

The DEO overlay zoning designation makes this property eligible to receive density/development rights from RC-DEO zoned properties in the Rural West. Presently, the Howard County Zoning Regulations define DEO as having the following purpose: “the DEO District allows residential density in the RC and RR Districts to be exchanged between parcels. Density exchanges in the District should result in large parcels being preserved in perpetuity, while residential development is directed toward parcels which are able to absorb the additional dwellings.”

Since this property is in Tier III with RR zoning and the DEO overlay district, the amendment is consistent with the Growth Tiers, RR and DEO policies in PlanHoward 2030.

Water and Sewer Capacity

The Lyhus Property is outside the Planned Service Area Boundary (PSA) for water and sewer and will therefore, have no impact on public water or sewer capacity. According to the 2015 Water and Sewer Master Plan, parcels in the No Planned Service Area will not be provided with public water or sewerage facilities as their associated population densities and land uses can be accommodated by private individual and small grouped systems. Shared Sewage Disposal Facilities and Multi-User Sewerage Systems, to the extent provided in the Howard County Code, may be used in the No Planned Service Area. Generally, properties designated in the General Plan as Rural Conservation (RC) or Rural Residential (RR) are assigned to the “No Planned Service Area”.



Septic Systems

PlanHoward 2030 does not discuss multi-use sewerage systems specifically. However, it discusses the importance of reducing pollutants in the Chesapeake Bay through various measures that will reduce the amounts of phosphorus, nitrogen and sediment that flow into the Bay. It states that these pollutants can be reduced by upgrading waste water treatment plans, treating stormwater, upgrading existing septic systems and reducing pollutants on agricultural land by utilizing Best Management Practices (BMPs). (page 17-18)

As this multi-use sewerage system will be a new system, it will need to be approved by Maryland Department of the Environment (MDE) and the Howard County Department of Health (HCHD) who will ensure that the system design will include nitrogen-reducing technologies which will make this system generally consistent with PlanHoward 2030 Policy 3.2, "Reduce pollution loads to surface and groundwater;" however the construction of new septic systems are regulated by MDE and HCHD, not the General Plan.

Regarding the proposed well water system, there are no policies in the PlanHoward 2030 that guide decisions related to water well systems or wells in general.

Other General Plan Policies

According to PlanHoward 2030, "housing experts state that within the next 20 years, over 60% of new housing demand will be for multifamily dwelling units. Some of this demand shift reflects the increasing ratio of smaller households including seniors, singles, and single parents." (pg. 126) And, "nearly 20% of Howard County residents will be over the age of 65 by 2030....The County's housing stock should support the aging population will need to promote diverse senior housing for those that wish to downsize to more easily maintained units as they age." (pg. 130). To provide this housing typology and development on a single lot outside the Planned Service Area, the proposed multi-use shared sewerage facility system and multi-use shared water wells are needed to service the households.

Therefore, this project is supported by Policy 9.4, "expand housing options to accommodate the County's senior population who prefer to age in place and people with special needs."

Other Changes to the Master Plan

Section 1.4 A of the Master Plan for Water and Sewer has been revised to adhere with Code of Maryland Regulation (COMAR) 26.04.05.01 (exhibit C). There are no policies in the General Plan that guide decisions related to this definitional change.

Planning Board

Recommendation:

The Planning Board should provide a recommendation(s) to the Department of Public Works regarding consistency of the Interim Amendment to the 2015 Master Plan for Water and Sewerage with the policies in PlanHoward 2030.

DocuSigned by:
Amy Gowan 9/22/2022
5B4D5DD9470C4D4...

Amy Gowan, Director Date
Department of Planning and Zoning

Exhibits

- A. Amended Table 4, Inventory of Existing and Proposed Multi-Use Community Well and Surface Water Supply dated October 2022
- B. Amended Table 10A, Summary of Existing and Planned Permit Discharges, dated October 2022
- C. Amended definition in Chapter 1, No Planned Service Area section, 1.4.A. Shared Sewage Disposal Facility section, in the 2015 Water and Sewer Master Plan (WSMP)