

ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT
Phillip J. Shire, Director
William B. Hunt, Deputy Director



COMMISSIONERS OF ST. MARY'S COUNTY
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February 3, 2015 Public Hearing Documents

2014 Review and Report of the St. Mary's County Comprehensive Water and Sewerage Plan



Notice of Public Hearing

2014 Review and Report of the St. Mary's County Comprehensive Water and Sewerage Plan

NOTICE IS HEREBY GIVEN that the Commissioners of St. Mary's County will conduct a public hearing in the Public Meeting Room of the Chesapeake Building, located at 41770 Baldrige Street, Leonardtown, Maryland, on Tuesday February 3, 2015 beginning at 10:45 a.m., for the purpose of receiving public testimony in considering amendments to the St. Mary's County Comprehensive Water and Sewerage Plan (CWSP). Proposed amendments include the following:

- 1) Chapter 113 of the St. Mary's County Code requires the CWSP to be amended annually to incorporate the approved Capital Improvement Budget (CIB) of the St. Mary's County Metropolitan Commission. The FY2015-2020 CIB is proposed to be incorporated into Tables 3-4 and 4-5 of the CWSP.
- 2) Current data reflecting usage and capacities of water and sewerage systems and resources is proposed to be incorporated into Tables 3-1, 3-2, 3-2A, and 4-2B. Table 4-4 is proposed to be updated with the current MetCom table of equivalent dwelling units (EDUs).
- 3) The preface is proposed to be deleted.

Note that as a result of the evidence and comments made at the public hearing, changes may be made to the proposed amendments.

Copies of the proposed amendments are available for viewing at each public library within the County, at the Public Information Office located in the Chesapeake Building at 41770 Baldrige Street, Leonardtown, Maryland, and on the Internet through links on the St. Mary's County Government web page: www.co.saint-marys.md.us

To be published as a legal notice in the *Enterprise* on January 16, 2015 and January 23, 2015.



PUBLIC HEARING STAFF REPORT

To: Commissioners of St. Mary's County
From: Jeffrey Jackman, Senior Planner
Date: January 13, 2015
Hearing Date: February 3, 2015

Re: **CWSP 2014 Review and Report**

Chapter 113 of the St. Mary's County Code was amended in 2011 to require the St. Mary's County Comprehensive Water and Sewerage Plan (CWSP) be amended annually to incorporate the approved Capital Improvement Budget (CIB) of the St. Mary's County Metropolitan Commission (MetCom). Additional revisions would include updated information on the usage and capacities of water and sewer systems as requested by the Maryland Department of the Environment (MDE). The MetCom Table of Equivalent Dwelling Units (EDUs) would also be updated. Lastly, the preface is proposed to be deleted. A public hearing is scheduled for February 3, 2015, beginning at 10:45 a.m. for the purpose of receiving public testimony and of considering a proposed resolution to amend the (CWSP) to incorporate attachments 1 thru 7 of this report.

Attachments:

1. Table 3-4 MetCom FY2015-2020 CIB (Water) page III-25
2. Table 4-5 MetCom FY2015-2020 CIB (Sewer) page IV-23
3. Table 3-1 Projected Water Supply Demands and Planned Capacity page III-22
4. Table 3-2 Inventory of Existing Community Water System Appropriations page III-23
5. Table 3-2A Rates of Groundwater Withdrawal by Aquifer page III-24
6. Table 4-2B Inventory of Multi-Used Sewerage Systems page IV-17
7. Table 4-4 MetCom's Table of Equivalent Dwelling Units (EDUs) page IV-22
8. Proposed Resolution
9. Planning Commission (PC) Resolution No. 14-05
10. MDE comments pertaining to environmentally sensitive resources

Note that as a result of the evidence and comments made at the public hearing, changes may be made to the proposed resolution.

The Planning Commission conducted a public hearing on November 10, 2014 and recommended adoption of these amendments.

Action requested of the Commissioners of St. Mary's County

1. Conduct a public hearing
2. Close the record
3. Adopt a resolution to accept and approve the revised CWSP

2014 CWSP Review and Report
Public Hearing Staff Report Page 2

SAMPLE MOTION: In the matter of the 2014 Comprehensive Water and Sewerage Plan Review and Report: having accepted the findings and recommendations of the Planning Commission as set forth in PC Resolution No. 14-05, and having held a public hearing on proposed amendments to the CWSP, and having made findings of adequacy with respect to the objectives and policies of the CWSP as required by the Environment Article of the Maryland Annotated Code, and the St. Mary's County Code, and of consistency with the St. Mary's County Comprehensive Plan, I move that the 2014 CWSP Review and Report be adopted as detailed in Attachments 1-7 of the January 13, 2015 public hearing staff report.

CWSP 2014 Review and Report Attachment 1

Amendment: Replace Table 3-4 in its entirety with the following.

**Table 3-4 St. Mary's County Metropolitan Commission Capital Improvements Budget
FY 15-20 (Water)**

Project Name	Status	Project ID	Prior Approved	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	TOTAL
Water Lines										
FDR Boulevard Water Main Phase 2	5	8121WM	\$60,090							\$60,090
Greenview Knolls Water Main Connector	4	8092WM	\$126,000							\$126,000
MD 4 - Oak Dr to Patuxent Blvd Water Line Relocation	3	8143WM	\$360,477							\$360,477
Patuxent Park Water Main Replacement Phase 3	2	8122WR	\$1,756,000							\$1,756,000
MD 235 to Airport Road Water Main Connector	2	8125WM	\$247,800	\$230,450						\$478,250
Piney Point Water System	2	5111WR	\$255,000		\$2,235,000					\$2,490,000
FDR Blvd WM Ph 1B (1st Colony/Old Rolling Rd)				\$1,509,300						\$1,509,300
Patuxent Park Water Main Replacement Phase 4					\$1,259,300					\$1,259,300
Hollywood Water Systems Connector					\$834,000					\$834,000
Town Creek Water System	2	8081WR	\$245,000	\$350,000	\$2,200,000	\$2,750,000				\$5,545,000
St Clements Shores Water System Replacement		2101WR		\$980,000	\$4,518,000	\$7,017,000				\$12,515,000
Coral Dr Water Main Connector		8103WM			\$50,000	\$200,000				\$250,000
MD 235 WM, Cedar Pt Rd. to Rasmussen Rd.					\$144,000	\$1,664,000				\$1,808,000
Esperanza Farms Water System	1	8142WR	\$150,000				\$2,500,000			\$2,650,000
Wildewood Pkwy to MD 4 WM Connector							\$442,350			\$442,350
Shangri-La Dr. & S. Essex Dr. Water Main Replacement							\$2,490,750			\$2,490,750
MD 235 WM, Thames Ave. to Hermanville Rd. Greenbrier							\$515,000	\$5,019,000		\$5,534,000
Belvoir Road Water Main Replacement								\$1,247,400		\$1,247,400
Airport View Drive to Wildewood WM Connector								\$2,165,300		\$2,165,300
Water Main Connection Crossing MD 5 - Charlotte Hall								\$575,550		\$575,550
Piney Point Water Systems Connector							\$240,000	\$2,477,000		\$2,717,000
Southampton Water System Rehabilitation							\$267,000	\$2,663,000		\$2,930,000
MD712 Forest Park Road Water Main Extension							\$158,000	\$1,663,000		\$1,821,000
Hollywood System Phase 2 Replacement		8141WM						\$823,500		\$823,500
Sheehan / St. George's Park Water System	2	5121WM	\$240,000							\$240,000
Water Lines Subtotal =			\$3,440,367	\$3,069,750	\$11,240,300	\$11,631,000	\$5,948,100	\$9,672,250	\$7,626,500	\$52,628,267
Wells										
Hollywood Well at Broad Creek	2	8092WL	\$1,174,500							\$1,174,500
Villages of Leonardtown Well	1	8141WL	\$270,000							\$270,000
Hickory Hills Well 600 GPM	2	8081WL	\$949,000	\$48,000						\$997,000
Charlotte Hall Well (300-500 GPM)	2	0091WL	\$809,500							\$809,500
Bay Ridge Well	2	8091WL		\$175,160	\$2,062,800					\$2,237,960
Additional Production/Replacement Well								\$926,500		\$926,500
Well Subtotal =			\$3,203,000	\$223,160	\$2,062,800	\$0	\$0	\$926,500	\$0	\$6,415,460
Water Storage Tanks (WST)										
Charlotte Hall WST	2	0091WT	\$3,107,800							\$3,107,800
Hollywood/Broad Creek WST	2	8092WT	\$3,354,500	\$132,000						\$3,486,500
Hickory Hills WST	2	8081WT	\$5,925,977	\$372,000						\$6,297,977
Great Mills Standpipe Extension				\$120,000	\$1,270,000					\$1,390,000
Bay Ridge WST	2	8082WT	\$126,000		\$500,000		\$5,013,773			\$5,639,773
St. Clements Shores WST		2121WT					\$225,000	\$1,235,000		\$1,460,000
Piney Point (Landings) WST	1	5081WT	\$2,000				\$275,000	\$1,235,000		\$1,512,000
Tank Inspection and Painting	4	WO1317	\$623,700	\$1,247,400		\$623,700	\$623,700	\$623,700	\$623,700	\$4,365,900
Water Storage Tanks (WST) Subtotal =			\$13,139,977	\$1,871,400	\$1,770,000	\$623,700	\$5,862,473	\$2,133,700	\$1,858,700	\$27,259,950
Miscellaneous										
Radio Read Water Meters Project Phase 1	4	WO1112	\$8,300,000							\$8,300,000
Exterior Petty Building Upgrades	1	8131BD	\$400,000							\$400,000
Rolling Acres Water Pumping Station Upgrade	1	WO1324	\$121,500							\$121,500
Oversize Meter Project Phase 2	1	8121MW	\$243,000							\$243,000
King Kennedy Well & Ground Storage Tank Improvements	2	3-1-W	\$1,322,500	\$410,000						\$1,732,500
Asset Management Software Upgrade	4	SW1201	\$157,500	\$100,000						\$257,500
Oversize Meter Project Phase 3				\$147,000						\$147,000
Radio Read Water Meters Project Phase 2				\$1,900,000						\$1,900,000
Right of Way Clearing	4	WM1326	\$54,000	\$54,000	\$54,000	\$54,000				\$216,000
King Kennedy Water Line Replacement							\$1,365,000			\$1,365,000
Facilities Plan Update							\$125,000			\$125,000
Unidentified Water System Upgrade									\$5,000,000	\$5,000,000
										\$0
										\$0
Miscellaneous Subtotal =			\$10,598,500	\$2,611,000	\$54,000	\$54,000	\$1,490,000	\$0	\$5,000,000	\$19,807,500
Totals										
Water Lines			\$3,440,367	\$3,069,750	\$11,240,300	\$11,631,000	\$5,948,100	\$9,672,250	\$7,626,500	\$52,628,267
Wells			\$3,203,000	\$223,160	\$2,062,800	\$0	\$0	\$926,500	\$0	\$6,415,460
Water Storage Tanks (WST)			\$13,139,977	\$1,871,400	\$1,770,000	\$623,700	\$5,862,473	\$2,133,700	\$1,858,700	\$27,259,950
Miscellaneous			\$10,598,500	\$2,611,000	\$54,000	\$54,000	\$1,490,000	\$0	\$5,000,000	\$19,807,500
Subtotal			\$30,381,844	\$7,775,310	\$15,127,100	\$12,308,700	\$13,300,573	\$12,732,450	\$14,485,200	\$106,111,177
Contingency		7.5%	\$2,279,000	\$583,000	\$1,135,000	\$923,000	\$998,000	\$955,000	\$1,086,000	\$7,959,000
Total=			\$32,660,844	\$8,358,310	\$16,262,100	\$13,231,700	\$14,298,573	\$13,687,450	\$15,571,200	\$114,070,177

CWSP 2014 Review and Report Attachment 2

Amendment: Replace Table 4-5 in its entirety with the following.

**Table 4-5 St. Mary's County Metropolitan Commission Capital Improvements Budget
FY 15-20 (Sewer)**

Project Name	Status	Project ID	Prior Approved	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	Totals	
Replacement											
South FDR to Shangri-La Interceptor Replacement	5	8125SR	\$1,350,436							\$1,350,436	
Shangri-La Dr. and South Essex Dr. Sewer Rehab	4	8111SR	\$541,000							\$541,000	
Interceptor Rehabilitation, NAS	3	8122SR	\$3,401,000							\$3,401,000	
Patuxent Park Sewer Replacement Phase 3	2	8124SR	\$2,820,000							\$2,820,000	
Lynn Dr. Force Main Upgrade & Replacement	2	8121FM	\$642,030							\$642,030	
Interceptor Rehabilitation, Shangri-La Dr. to Colony Square	2	8131SR	\$85,000	\$1,062,500						\$1,147,500	
Interceptor Rehabilitation, Pine Hill Run Rd.	2	8152SR		\$2,492,900						\$2,492,900	
Little Flower School Lateral Replacement	1	8151SR		\$473,985						\$473,985	
Patuxent Park Sewer Replacement Phase 4	1	8141SR			\$1,774,000					\$1,774,000	
St. Mary's Sq. to Sheriff Medzinski Way Gravity Sewer Upgrade						\$169,000				\$169,000	
Forest Run to St. Mary's Sq. West Force Main Upgrade								\$2,100,000		\$2,100,000	
St George's Park Sewer Sys Imp & Sheehan WWPS Ph. 1	2	5-9-S	\$540,500							\$540,500	
Glenn Forrest to NAS Interceptor Rehabilitation								\$5,670,000		\$5,670,000	
MD 235 Wildewood Interceptor Expansion								\$334,530		\$334,530	
MD5 Little Flower School to Great Mills Gravity Sewer Upgrade								\$999,000		\$999,000	
Gravity Sewer Upgrade Westbury Blvd to Pegg Road								\$931,500		\$931,500	
Bay Interceptor Relining	3	8121SR	\$333,000	\$333,000	\$333,000					\$999,000	
Manhole Rehabilitation	4	SM1305	\$94,068	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000		\$569,068	
I & I Sewer Replacement and Upgrade (10yr.)	4	SM1306	\$275,000	\$275,000	\$275,000	\$155,250	\$155,250	\$155,250		\$1,446,000	
Replacement Subtotal =				\$10,082,034	\$4,732,385	\$2,477,000	\$419,250	\$250,250	\$2,350,250	\$8,090,280	\$28,401,449
Pump Stations											
Piney Point Landings WWPS	3	5141SS	\$170,500							\$170,500	
Hilton Run WWPS	3	8142SS	\$236,250							\$236,250	
St. Clements Shores WWPS Replacement	3	SO1426	\$135,000							\$135,000	
Great Mills WWPS Upgrade	2	8081SS	\$5,185,500	\$1,547,700						\$6,733,200	
Lynn Drive WWPS	2	8122SS	\$1,521,650	\$70,400						\$1,592,050	
St. Mary's Square WWPS	2	8121SS	\$204,000	\$1,350,000						\$1,554,000	
Piney Point WWPS Upgrade	2	5081SR	\$681,000	\$5,787,600						\$6,468,600	
First Colony #2 WWPS	1	8141SS	\$205,000		\$1,325,000					\$1,530,000	
Glebe Run WWPS Replacement					\$135,000					\$135,000	
Forest Run WWPS	2	8131SS	\$300,000	\$50,000	\$300,000	\$8,700,000				\$9,350,000	
Wildewood #1 WWPS	1		\$55,000		\$155,000	\$2,146,250				\$2,356,250	
Wildewood #2 WWPS					\$55,000	\$570,000				\$625,000	
Spring Valley WWPS					\$75,000	\$620,000				\$695,000	
Planters Court WWPS						\$236,250				\$236,250	
Evergreen Park WWPS							\$170,500			\$170,500	
Moorings WWPS							\$675,000			\$675,000	
Esperanza Shopping Center WWPS								\$1,350,000		\$1,350,000	
Bradley Blvd. WWPS								\$610,000		\$610,000	
Greenbrier WWPS								\$620,000		\$620,000	
Pump Stations Subtotal =				\$8,693,900	\$8,805,700	\$2,045,000	\$12,272,500	\$845,500	\$0	\$2,580,000	\$35,242,600
System Upgrades / Expansion											
MTWRF ENR Upgrade	4	8-38-S	\$39,125,000							\$39,125,000	
Exterior Petty Building Upgrades	1	8131BD	\$400,000							\$400,000	
St. Clements Shores Mechanical Bar Screen	3	SC1425	\$94,500							\$94,500	
Asset Management Software Upgrade	4	SW1201	\$160,000	\$100,000						\$260,000	
New Macerators for 5 pumping stations	4	SM1310	\$236,898	\$236,898						\$473,796	
Leonardtown ENR & Upgrade Project				\$2,092,372						\$2,092,372	
Airedele Road WWTF Nitrogen Removal Upgrade		SO1628			\$675,000					\$675,000	
SCS Plant & System Expansion	1	2-11-S	\$50,000		\$300,000	\$2,200,000				\$2,550,000	
MTWRF Expansion				\$500,000	\$500,000		\$25,000,000			\$26,000,000	
Facilities Plan Update							\$125,000			\$125,000	
New Market/Charlotte Hall Sewer								\$400,000	\$5,000,000	\$5,400,000	
Hollywood Town Center Sewer Project								\$282,100	\$3,526,250	\$3,808,350	
Holly Gaf Sewer Force Main								\$680,000	\$6,140,200	\$6,820,200	
Navy Re-Use								\$150,000	\$3,945,000	\$4,095,000	
Unidentified Sewer System Upgrade									\$5,000,000	\$5,000,000	
Right of Way Clearing	4	SM1325	\$54,000	\$54,000	\$54,000					\$162,000	
Grinder Pump Replacements	4	SM1009	\$840,375	\$840,375	\$840,375	\$840,375	\$840,375	\$840,375		\$5,042,250	
Systems Upgrades/Expansion Subtotal =				\$40,960,773	\$3,823,645	\$2,369,375	\$3,040,375	\$25,965,375	\$2,352,475	\$23,611,450	\$102,123,468
Totals											
Replacement			\$10,082,034	\$4,732,385	\$2,477,000	\$419,250	\$250,250	\$2,350,250	\$8,090,280	\$28,401,449	
Pump Stations			\$8,693,900	\$8,805,700	\$2,045,000	\$12,272,500	\$845,500	\$0	\$2,580,000	\$35,242,600	
Upgrades/Expansion			\$40,960,773	\$3,823,645	\$2,369,375	\$3,040,375	\$25,965,375	\$2,352,475	\$23,611,450	\$102,123,468	
Subtotal			\$59,736,707	\$17,361,730	\$6,891,375	\$15,732,125	\$27,061,125	\$4,702,725	\$34,281,730	\$165,767,517	
Contingencies		6.20%	\$3,704,000	\$1,076,000	\$427,000	\$975,000	\$1,678,000	\$292,000	\$2,125,000	\$10,277,000	
Total =			\$63,440,707	\$18,437,730	\$7,318,375	\$16,707,125	\$28,739,125	\$4,994,725	\$36,406,730	\$176,044,517	

Amendment: Highlighted information is to be added to Table 3-1.

Table 3-1 Projected Water Supply Demands and Planned Capacity

<i>Water System Name</i>	<i>Total Capacity (EDU's)</i>	<i>EDU's Allocated</i>	<i>Not Allocated</i>	<i>Gallons per EDU</i>	<i>Capacity (MGD)**</i>	<i>Average Production June 2013</i>	<i>Projected Demand 2017</i>	<i>Planned Capacity (MGD)</i>
Ben Oaks/Persimmon Hills	200	181	19	230	0.046	0.053	0.074	0.046
Birch Manor	100	100	0	210	0.021	0.019	0.021	0.021
Breton Bay	443	371	72	275	0.122	0.092	0.127	0.130
Cedar Cove	831	1003	-172	210	0.175	0.166	0.175	0.175
Charlotte Hall	1,300	202	1098	1,015	1.320	0.072	0.074	1.320
Charlotte Hall Veterans Home								
Christmas Tree Farm Trailer Park								
Country Lakes	1,200	1108	92	250	0.300	0.272	0.343	0.340
Fenwick Manor	101	85	16	215	0.022	0.017	0.220	0.022
Forrest Farm	230	212	18	250	0.058	0.090	0.035	0.058
Fox Meadow	34	47	-13	250	0.009	0.009	0.009	0.009
Garrett Park Mobile Home Park					0.065			
Greenbrier	486	422	64	220	0.107	0.076	0.074	0.107
Grandview Haven		37			0.035			
Hearts Desire	24	24	0	125	0.003	0.0025	0.074	0.003
Holland Forrest Landing	49	51	-2	180	0.009	0.009	0.009	0.009
Hunting Quarter	500	260	240	205	0.103	0.055	0.065	0.103
King & Kennedy	70	62	8	340	0.024	0.015	0.024	0.024
Langley Trailer Park								
Laurel Ridge	209	206	3	235	0.049	0.055	0.150	0.049
Leonardtown	3,000	1,655	1345	250	0.750	0.420	0.760	0.750
Lexington Mobile Home Co., LLC					0.018			
Lexington Park*	15,393	14,982*	411	260	4.002	2.750	3.739	4.002
L'town Farm	71	71	0	300		0.021		
Lord Calvert Trailer Park					0.115			
Mount Pleasant Water Co., Inc.					0.015			
Mulberry South	26	23	3	200	0.005	0.004	0.005	0.005
Patuxent Naval Air Station (NAWC AD)					0.120			
Piney Point	300	245	55	280	0.084	0.046	0.084	0.084
Piney Point Landings	95	86	9	260	0.025	0.018	0.025	0.025
Rolling Acres	250	257	-7	220	0.055	0.055	0.074	0.055
Southgate	90	69	21	100	0.009	0.009	0.008	0.009
St. Clement's Shores	240	226	14	215	0.052	0.034	0.060	0.060

CWSP 2014 Review and Report Attachment 3 Continued

St. Mary's College								
Villages at Leonardtown	88	88	0	250	0.022	0.028	0.020	0.022
Wicomico Shores	1,191	463	728	170	0.202	0.097	0.098	0.202
Wild Goose Crest	25	22	3	250		0.006		
Wilderness Run / Kingston	190	186	4	190	0.036	0.047	0.043	0.043

* Includes First Colony, Town Creek, Great Mills, Wildewood, St. Mary's Industrial Park, Abberly Farms

** Allocated Average

Source: St. Mary's County Metropolitan Commission, Leonardtown Government, St. Mary's County Department of Land Use and Growth Management, MDE

Amendment: Highlighted information is to be added to Table 3-2.

Table 3-2 Inventory of Existing Community System Appropriations				
COMMUNITY WELLS	GAP NUMBER	AQUIFER	GAP AVG MGD	GAP MAX MGD
Wicomico Shores	SM1972G001	Upper Patapsco	0.150	0.200
Birch Manor	SM1974G035	Aquia	0.025	0.0375
Country Lakes	SM1976G003	Aquia	0.1608	0.410
Country Lakes	SM1976G103	Upper Patapsco	0.1072	0.410
St. Clement's Shores	SM1965G002	Aquia	0.022	0.0308
St. Clement's Shores	SM1965G102	Upper Patapsco	0.033	0.0462
Breton Bay	SM1969G017	Upper Patapsco	0.010	0.150
Breton Bay	SM1969G117	Upper Patapsco	0.142	0.228
King & Kennedy	SM1971G004	Aquia	0.026	0.039
Mulberry South	SM1984G033	Aquia	0.001	0.0096
Mulberry South	SM1984G233	Upper Patapsco	0.0057	0.0096
Wilderness Run/Kingston	SM1986G060	Aquia	0.048	0.077
Piney Point	SM1970G010	Aquia	0.036	0.048
Piney Point	SM1970G210	Upper Patapsco	.086	.110
Landings @ Piney Point	SM1988G002	Aquia	0.030	0.060
Lexington Park (22)	SM1998G021	Upper Patapsco	0.473	0.700
Lexington Park	SM1952G004	Piney Point	0.230	0.360
Lexington Park	SM1946G001	Aquia	1.6453	2.322
Lexington Park	SM1976G014	Aquia	0.350	0.585
Lexington Park	SM2007G006	Upper Patapsco	0.386	0.6562
Lexington Park	SM2007G007	Upper Patapsco	0.650	0.975
Abberly Farms (Lex Park)	SM2003G016	Upper Patapsco	0.625	0.9375
Fenwick Manor	SM1974G043	Aquia	0.005	0.040
Fenwick Manor	SM2008G001	Upper Patapsco	.027	.040
Fox Meadow	SM1987G001	Aquia	0.010	0.018
Hunting Quarter	SM1983G016	Aquia	0.076	0.114
Cedar Cove	SM1973G003	Aquia	0.210	0.293
Rolling Acres	SM1974G025	Aquia	0.0592	0.0988
Laurel Ridge	SM1986G016	Aquia	0.056	0.094
Charlotte Hall	SM1966G006	Aquia	0.170	0.255
Persimmon Hills	SM1989G010	Aquia	0.0397	0.0662
Ben Oaks/Persimmon Hills	SM1989G110	Upper Patapsco	0.060	0.099
Forrest Farm	SM2000G004	Upper Patapsco	0.0705	0.120
Greenbrier	SM1995G009	Aquia	0.053	0.100
Greenbrier	SM1989G074	Upper Patapsco	0.053	0.100
Hearts Desire	SM1985G051	Magothy	0.0053	0.0075
Holland Forrest	SM1990G065	Aquia	0.003	0.021
Holland Forrest	SM1990G165	Upper Patapsco	0.012	0.021
Villages of Leonardtown	SM1998G025	Aquia	0.024	0.041
Southgate	SM1991G021	Aquia	0.0136	0.0227
Leonardtown Well #3	SM1967G003	Aquia	0.060	0.650
Leonardtown Well #4	SM1967G003	Aquia	Incl	Incl
Leonardtown Well #5	SM1967G103	Upper Patapsco	.750	1.10
Leonardtown Farm	SM2004G014	Upper Patapsco	0.021	0.0351
Wild Goose Crest	SM2004G002	Upper Patapsco	0.006	0.009
Grandview Haven	SM2005G004	Upper Patapsco	0.035	0.0585

Source: St. Mary's County Metropolitan Commission and MDE.

Amendment: Highlighted information is to be added to Table 3-2A.

Table 3-2A St. Mary’s County Metropolitan Commission Rates of Groundwater Withdrawal by Aquifer for 2013

Aquifer	Actual Withdrawal in Million Gallons per Day (MGD)	Allocated Average MGD	Allocated Maximum MGD
Aquia	2.140	2.8936	4.6596
Magothy	0.00	0.0053	0.0075
Piney Point	0.075	0.240	0.378
Upper Patapsco	1.588	2.9424	4.7551

Source: MetCom, MDE

Amendment: Highlighted information is to be added to Table 4-2B.

Table 4-2B: Inventory of Multi-Used Sewerage Systems *

<i>Facility</i>	<i>Design Capacity (MGD)</i>	<i>NPDES Permit (MGD)</i>	<i>Calendar Year 2006 Avg Daily Flow (MGD)</i>	<i>Gross Adjusted Available Flow (MGD)</i>
Margaret Brent Middle School	.008	.008	.003	.005
Hollywood Elementary School	.005	.00113	Unavailable #	Unavailable #
Park Hall Elementary School	.005	.00117	Unavailable #	Unavailable #
Chopticon High School	.017	.017	.007**	.010
Charlotte Hall WaWa	.0064	.0064	.0025	.0039
Charlotte Hall Center Inc (Burroughs)	.056			
Charlotte Hall Veterans Home	.067 RIB*** .020 Spray System	0.067		
Point Lookout State Park	0.09	0.09	.0185	.0715
NAS Pax River Webster Field Annex	.045	.045	.022	.023
Winters Apartments	.0013	.0013	.0004	.0009

Source: MetCom, St. Mary’s County Health Department

* Inventory of “Multi-Used Sewerage System” means a single system serving a single lot, whether owned or operated by an individual or group of individuals under private or collective ownership and serving a group of individuals for the collection and disposal of sewerage or industrial wastes of a liquid nature, including various devices for the treatment of sewerage and industrial wastes having a treatment capacity in excess of 5,000 GPD.

No flow meters on the systems.

The County, Metcom and the Health Department recognize that there are smaller users in the County that are less than 5,000 gallons.

** 2012 Avg Daily Flow

Note: The sewerage from Margaret Bent Middle School is now pumped to Chopticon High School Wastewater Treatment Facility via a pump station and restricted-use sewer force main.

***Rapid Infiltration Basin

Amendment: Replace Table 4-4 in its entirety with the following.

**TABLE 4-4: ST. MARY'S COUNTY METROPOLITAN COMMISSION
TABLE OF EQUIVALENT DWELLING UNITS
Adopted March 1, 2009**

CLASSIFICATIONS	Gallons Per Day/EDU ^{1,2}
INSTITUTIONAL	
Elementary School	4 gpd/person
Middle School	6 gpd/person
High School	8 gpd/person
Child Day Care/Nursery School	6 gpd/person
Hospital or Nursing/Group Home	125 gpd/bed
SUBDIVISION RESIDENTIAL - One Dwelling	
	250 gpd
MULTI-UNIT RESIDENTIAL*	
1 Trailer Space	250 gpd
1 Apartment/unit	250 gpd
1 Condominium/unit	250 gpd
*Apartments, residential condominiums, housing projects for the aged can be designed based on 200 gpd/unit, but will be billed based on 250 gpd/unit	
COMMERCIAL/INDUSTRIAL	
Auto Dealership	Gross s.f. x 0.08 = gpd
Bakery/Food Retail Store (No seating)	Gross s.f. x 0.15 = gpd
Bank	Gross s.f. x 0.04 = gpd
Bar - No Health Dept. Food Permit required (see Restaurant or Social Hall if food services are provided)	5 gpd/seat
Barber Shop	Gross s.f. x 0.20 = gpd
Beauty Salon	Gross s.f. x 0.35 = gpd
Car Wash - Self Service Bay	250 gpd/bay
Car Wash - Recycled Bay	2,500 gpd/bay
Car Wash - Non-Recycled Bay	4,000 gpd/bay
Church (Worship center 1 EDU, add for accessory uses such as schools, etc.)	250 gpd
Commercial Condominium (Billing charges based on 250 gpd/unit)	Gross s.f. x 0.03 = gpd
Drug Store (Not to exceed 2 EDU's)	Gross s.f. x 0.13 = gpd
Food Carryout (With no indoor seating, i.e. donut, ice cream, some fast food)	Gross s.f. x 1.00 = gpd
Funeral Home (With embalming services)	Gross s.f. x 0.31 = gpd
Funeral Home (No embalming service)	Gross s.f. x 0.02 = gpd
Garage/Service Station (No Food Service)	Gross s.f. x 0.04 = gpd
Gas Station/Convenience Store (With Food Service)	Gross s.f. x 0.35 = gpd
Laundry & Cleaner (Professional service facilities)	Gross s.f. x 0.31 = gpd
Laundromat (Self-serve facilities)	Gross s.f. x 2.00 = gpd
Library	Gross s.f. x 0.03 = gpd
Marina (per slip)	25 gpd/slip
Medical Office Building ⁴	Gross s.f. x 0.13 = gpd
Motel/Hotel Unit	63 gpd/room
Motel/Hotel Unit Efficiencies (with kitchen facilities; extended stay)	125 gpd/room
Office Building ⁵	Gross s.f. x 0.03 = gpd
Post Office (Community - not to exceed 2 EDU's)	Gross s.f. x 0.09 = gpd
Recreational Facility	
Theatre/Sports Arena/Recreational Facility (No food service)	1 gpd/seat
Theatre/Sports Arena/Recreational Facility (With food service)	5 gpd/seat
Health Club or Public Park based on fixture table below	Fixture Table Below

CLASSIFICATIONS	Gallons Per Day/EDU ^{1,2}
Restaurant (Requires Health Dept. Food Permit)	13 gpd/seat
Retail/Dept. Store (stand-alone) less than 12,000 s.f. (Sq. ft. for accessory uses subtracted from store total and calculated by category of use)	Gross s.f. x 0.03 = _____ gpd
Retail/Dept. Store (stand-alone) greater than 12,000 s.f. (Sq. ft. for accessory uses subtracted from store total and calculated by category of use)	Gross s.f. x 0.02 = _____ gpd
Shopping Center/Strip Mall (mixed use or uncertain) ⁶	Gross s.f. x 0.18 = _____ gpd
Social Hall/Meeting Rooms (for rental i.e. Elks, Knights of Columbus etc.)	Gross s.f. x 0.07 = _____ gpd
Supermarket	Gross s.f. x 0.05 = _____ gpd
Swimming Pool 500 gpd/pool minimum or based on fixture table below	500 gpd minimum
Warehouse	Gross s.f. x 0.015 = _____ gpd
AGRICULTURAL - No properties currently being served	

An alternative method used to project average daily flows generated from commercial establishments, public service buildings or dwelling units can be figured on the basis of total floor area, number of building units or service seats multiplied by a statistical factor³.

FLOW PROJECTION FOR USES WHERE THE SIZE OF THE FACILITY MAY NOT BE PROPORTIONAL TO THE POTENTIAL FLOWS

Type of Fixture	Proposed Gallons per Day per Fixture
Showers	200
Baths	300
Lavatories	100
Toilets	98
Urinals	65
Sinks	33

Flow Projection for country clubs and similar type establishments may be made on the basis of plumbing fixtures with the approval of the Chief Engineer. The related statistical flow figures per unit of plumbing fixture are shown in the tables above.

Determination of EDU's for proposed uses not listed in this document will be determined on a case-by-case basis by the Chief Engineer. Notwithstanding the guiding factors listed elsewhere in this table, the Chief Engineer at his/her discretion, may establish flow projections for specific properties on a case-by-case basis, at rates lower than those published on this table, if in the Chief Engineer's opinion the owner has demonstrated that significantly less water should be used and/or significantly less sewage should be produced by a specific building or use because of the proposed utilization of water saving technology or because the owner has demonstrated that similar buildings in other locations use significantly less water and/or produce significantly less sewage.

¹ Equivalent Dwelling Unit (EDU) is based on the average daily water use and the average daily volume of sewage produced by a single family home. Billing and allocation of EDUs are based on 250 gpd/EDU. Fraction of an EDU gets rounded up to the nearest whole number.

² For design purposes an EDU is based on 300 gpd for water, and 250 gpd for sewer.

³ Adopted from the MDE "Wastewater Capacity Management Plan Guidance Document" and the Anne Arundel County "Flows Estimate for Capital Facility Connection Charges"

⁴ Includes doctor, dental and veterinary offices

⁵ Each condominium office unit to be a minimum of 1 EDU.

⁶ EDU's assigned for individual units within a shopping center to be adjusted based upon actual occupancy

Originally adopted October 1, 1977; revised July 1, 1981, September 13, 2007, October 11, 2007, and March 1, 2009.

**Subject: Land Use – To Adopt Amendments to
The St. Mary’s County Comprehensive
Water and Sewerage Plan**

Page 1 of 2

RESOLUTION

**TO ADOPT AMENDMENTS TO THE ST. MARY’S COUNTY
COMPREHENSIVE WATER AND SEWERAGE PLAN**

WHEREAS, pursuant to §9-503 of the *Environment Article* of the *Annotated Code of Maryland*, the Commissioners of St. Mary’s County (hereinafter the “Commissioners”) are required to review the St. Mary’s County Comprehensive Water and Sewerage Plan (hereinafter the “Plan”) at least once every three (3) years and to submit to the Maryland Department of the Environment any proposed amendment to the Plan; and

WHEREAS, pursuant to §9-506 of said *Environment Article*, the St. Mary’s County Planning Commission conducted a public hearing on November 10, 2014 to consider the following amendments to the Plan:

- (1) “Table 3-4: St. Mary’s County Metropolitan Commission Capital Improvement Budget FY15-20 (Water)” as shown in Attachment 1 hereto shall be substituted for “Table 3-4: St. Mary’s County Metropolitan Commission Capital Improvement Budget FY14-19 (Water)” on page III-25.
- (2) “Table 4-5: St. Mary’s County Metropolitan Commission Capital Improvements Budget FY15-20 (Sewer)” as shown in Attachment 2 hereto shall be substituted for “Table 4-5 St. Mary’s County Metropolitan Commission Capital Improvements Budget FY 14-19 (Sewer)” on page IV-23.
- (3) “Table 3-1: Projected Water Supply Demands and Planned Capacity” as shown in Attachment 3 hereto shall be substituted for “Table 3-1: Projected Water Supply Demands and Planned Capacity” on page III-22.
- (4) “Table 3-2: Inventory of Existing Community System Appropriations” as shown in Attachment 4 hereto shall be substituted for “Table 3-2: Inventory of Existing Community System Appropriations” on page III-23.
- (5) “Table 3-2A: St. Mary’s County Metropolitan Commission Rates of Groundwater Withdrawal” as shown in Attachment 5 hereto shall be substituted for “Table 3-2A: St. Mary’s County Metropolitan Commission Rates of Groundwater Withdrawal” on page III-24.
- (6) “Table 4-2B Inventory of Multi-Used Sewerage Systems” as shown in Attachment 6 hereto shall be substituted for “Table 4-2B: Inventory of Multi-Used Sewerage Systems” on page IV-17.
- (7) “Table 4-4 St. Mary’s County Metropolitan Commission Table of Equivalent Dwelling Units” shown in Attachment 7 hereto shall be substituted for “Table 4-4 St. Mary’s County Metropolitan Commission Table of Equivalent Dwelling Units” on page IV-22.
- (8) “Preface” shall be deleted; and

WHEREAS, the Planning Commission recommended that the proposed amendments be adopted; and

WHEREAS, in accordance with §9-503(d)(2) of said *Environment Article*, a notice of a public hearing was advertised on January 16, 2015 and January 23, 2015, in *The Enterprise*, a newspaper of general circulation in St. Mary’s County, and a public hearing was held by the Commissioners on February 3, 2015, to receive public comment on the proposed amendments to the Plan; and

WHEREAS, the Commissioners find that it is in the best interest of the health, safety and welfare of the citizens of St. Mary’s County to revise and amend the Plan.

**Subject: Land Use – To Adopt Amendments to
The St. Mary’s County Comprehensive
Water and Sewerage Plan**

NOW, THEREFORE, BE IT RESOLVED, by the Commissioners of St. Mary’s County, that the St. Mary’s County Comprehensive Water and Sewer Plan be amended as recommended by Planning Commission.

BE IT FURTHER RESOLVED, by the Commissioners of St. Mary’s County, that this Resolution shall be effective upon the date written below.

Those voting Aye: _____

Those voting Nay: _____

Those Abstaining: _____

Date of Adoption: _____

Effective Date: _____

ATTEST:

COMMISSIONERS OF ST. MARY’S COUNTY

Rebecca B. Bridgett
County Administrator

James R. Guy, Commissioner President

Michael L. Hewitt, Commissioner

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Tom Jarboe, Commissioner

George R. Sparling
County Attorney

Todd B. Morgan, Commissioner

John E. O'Connor, Commissioner

RESOLUTION

WHEREAS, pursuant to §9-503 of the Environment Article of the Annotated Code of Maryland, the Commissioners of St. Mary's County are required to review the St. Mary's County Comprehensive Water and Sewerage Plan (hereinafter the "Plan") at least once every three (3) years and to submit to the Maryland Department of the Environment any revision or amendment of the Plan that the Commissioners of St. Mary's County (hereinafter "the Commissioners") consider necessary; and

WHEREAS, §1.5 of the CWSP and Chapter 113 of the St. Mary's County Code set forth the procedures for amendment; and

WHEREAS, Sections 9-503 and 9-506 of the Environment Article of the Annotated Code of Maryland require a public hearing prior to the adoption of a revision or amendment of the CWSP; and

WHEREAS, following due notice published in the October 24, 2014 and October 31, 2014 editions of *The Enterprise*, a newspaper of general circulation in St. Mary's County, the St. Mary's County Planning Commission (hereinafter the "Planning Commission") conducted a public hearing on November 10, 2014 to consider the CWSP 2014 Review and Report; and

WHEREAS, the Planning Commission made findings of adequacy with respect to the objectives and policies of the CWSP as required by the Environment Article of the Maryland Annotated Code, the St. Mary's County Code, and of consistency with the St. Mary's County Comprehensive Plan; and

WHEREAS, the Planning Commission concludes that adoption of the CWSP 2014 Review and Report would promote the public health and safety, and amending the CWSP is necessary and appropriate.

NOW THEREFORE BE IT RESOLVED by the St. Mary's County Planning Commission to recommend to the Commissioners of St. Mary's County that the CWSP 2014 Review and Report be adopted and that the CWSP be amended as detailed in Attachments 1 thru 7 of the October 21, 2014 public hearing staff report.

BE IT FURTHER RESOLVED by the St. Mary's County Planning Commission that the foregoing recitals are hereby incorporated and adopted as if fully set forth.

BE IT FURTHER RESOLVED by the St. Mary's County Planning Commission that this Resolution shall be effective upon its adoption.

Date of Adoption: 11-10-14

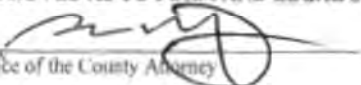
Ayes: 7 Nays: 0 Abstain: 0

ST. MARY'S COUNTY PLANNING COMMISSION


J. Howard Thomson

Attest: 
Phillip J. Shire, Director
Department of Land Use and Growth Management

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:


Office of the County Attorney

MDE Comments March 18, 2014



MARYLAND DEPARTMENT OF THE ENVIRONMENT

1800 Washington Boulevard • Baltimore MD 21230
410-537-3000 • 1-800-633-6101 • www.mde.maryland.gov

Martin O'Malley
Governor

Anthony G. Brown
Lieutenant Governor

Robert M. Summers, Ph.D.
Secretary

MAR 18 2014

RECEIVED

MAR 25 2014

St. Mary's County
Land Use & Growth Management

The Honorable Francis Jack Russell
President
Board of County Commissioners
Saint Mary's County Government
P.O. Box 653
23150 Leonardtown Hall Drive
Leonardtown, MD 20650

Dear President Russell:

The Maryland Department of the Environment (MDE) has completed its review of the **2013 Revision (Amendment)** to the Saint Mary's County Comprehensive Water and Sewerage Plan. The Board of County Commissioners adopted the Amendment by Resolution No. 2013-37 on November 19, 2013.

The Amendment incorporates the FY2014-2019 Capital Improvement Budget of the St. Mary's County Metropolitan Commission into the Plan. The Amendment also updates tables in Chapter 2, Chapter 3, and Chapter 4 to reflect updated usage and system capacity data. The updated tables, as presented to the Board of County Commissioners in Resolution No. 2013-37, are included as Attachments 1 through 10.

During MDE's review of the Amendment, the Maryland Department of Planning (MDP) advised MDE that the Amendment is consistent with the goals and policies of the Saint Mary's County Comprehensive Plan (see enclosed comments). The Department's Water Supply Program noted that three tables in Chapter 3 should be revised for clarification (see enclosed comments). The revisions to Table 3-1, Table 3-2, and Table 3-2A should be included in the County's next cycle of Water and Sewer Plan Amendments. The Department hereby approves the **2013 Revision (Amendment)** to the Saint Mary's County Comprehensive Water and Sewerage Plan.

Please be advised that portions of the County's future/planned water and sewer services areas overlap with the watersheds of Hayden Run 1, Hilton Run 1, Johns Creek 1, McIntosh Run 2, Saint Clements Creek 1, Saint Marys River 1, and Smoots Pond Run 1,

MDE Comments March 18, 2014 Continued

The Honorable Francis Jack Russell
Page 2 of 3

identified as Tier II streams pursuant to COMAR 26.08.02.04-1. Tier II streams are high quality waters that must be given extra considerations to protect their quality. Any new or expanded discharge to these Tier II watersheds would require an Anti-degradation Review. MDE has determined that parts of the future and planned water and sewer service areas of the County comprise about 43.2 percent (337 acres) of the watershed that drains to the Tier II stream segment of Hayden Run 1, about 60.2 percent (1290 acres) of the watershed that drains to the Tier II stream segment of Hilton Run I, about 2.5 percent (40 acres) of the watershed that drains to the Tier II stream segment of Johns Creek 1, about 7.0 percent (1217 acres) of the watershed that drains to the Tier II stream segment of McIntosh Run 2, about 3.8 percent (448 acres) of the watershed that drains to the Tier II stream segment of Saint Clements Creek 1, about 31.2 percent (2040 acres) of the watershed that drains to the Tier II stream segment of Saint Marys River 1, and about 9.1 percent (78 acres) of the watershed that drains to the Tier II stream segment of Smoots Pond Run 1. All possible considerations should be implemented to protect these high quality waters from any necessary development. This primarily consists of rigorous watershed planning, with consideration of the extra provisions necessary to protect high quality waters.

The Department recommends that the County consider the following measures in efforts to maintain these high quality waters when approving new growth in the watersheds of these stream segments: 1) implement restrictive zoning or ordinances to protect environmental features; 2) re-direct planned growth out of the watersheds of these stream segments; 3) retrofit existing stormwater infrastructure; 4) incorporate environmental site design (ESD) and other low impact development (LID) practices into new development; 5) maintain and expand existing forest cover; and 6) provide riparian buffers of 100-230 feet (depending upon soil types and slopes). The County should be aware that future plans facilitated by this Amendment may incur an additional Anti-degradation Review at later stages, on a project-by-project basis. The County is advised to contact Lee Currey, Director of MDE's Science Services Administration, at 410-537-3913 for additional information about regulatory requirements for Tier II waters.

The Department of Natural Resources (DNR) advised MDE that several existing and proposed service areas are within Rare, Threatened, and Endangered (RTE) species areas and State Stronghold Watersheds. RTE areas are places where rare, threatened, or endangered native Maryland flora and fauna occur. Stronghold Watersheds are important for the protection of Maryland's aquatic biodiversity. These watersheds are places where rare, threatened, or endangered freshwater fish, amphibians, reptiles or mussel species have the highest numbers. Please be advised that special protection of these areas is necessary to ensure the persistence of these imperiled flora and fauna throughout the State. Portions of the planned and future service areas are also in the vicinity of designated Nontidal Wetlands of Special State Concern. For guidance concerning the protection of RTE areas and Stronghold Watersheds, please contact Greg Golden of DNR's Project Review Division at 410-260-8331, who will further coordinate with Lori Byrne of the Wildlife

MDE Comments March 18, 2014 Continued

The Honorable Francis Jack Russell
Page 3 of 3

and Heritage Service at 410-260-8573. Please also contact Denise Clearwater of MDE's Wetlands and Waterways Program at 410-537-3781 for guidance concerning the protection of Nontidal Wetlands of Special State Concern.

Please also be advised that portions of the proposed service areas are located within the Chesapeake Bay Critical Area Resource Conservation Area (RCA). Any development occurring as a result of the approval of this Amendment must adhere to all Critical Area restrictions associated with the RCA. Please contact the Critical Area Commission at 410-260-3476 concerning Critical Area requirements.

This action completes MDE's review, as required by §9-507 of the Environment Article, Annotated Code of Maryland. If you need further assistance on these matters, please contact Virginia F. Kearney, Deputy Director, at 410-537-3512, toll free at 800-633-6101 or by email at virginia.kearney@maryland.gov.

Sincerely,


Jay G. Sakai, Director
Water Management Administration

Enclosures

cc: **Jeff Jackman, St. Mary's County Dept. of Land Use and Growth Management**
Rich Josephson, Director, Planning Services, MDP
La Verne Gray, MDP
Nick Kelly, Chesapeake Bay Critical Area Commission
Greg Golden, Project Review Division, DNR
Denise Clearwater, Wetlands and Waterways Program, WMA, MDE
Lee Currey, Director, SSA, MDE
Virginia F. Kearney, Deputy Director, WMA, MDE