Water & Sewerage Plan

Amendment Cycle 37
June 20, 2019

Staff Report to the Baltimore County Planning Board
AMENDMENT CYCLE XXXVII

BALTIMORE COUNTY WATER SUPPLY & SEWERAGE PLAN

STAFF REPORT

to the

BALTIMORE COUNTY PLANNING BOARD

June 20, 2019
INTRODUCTION

Under the authority of the Executive Order issued on April 11, 1990, the Director of the Department of Public Works must review reports transmitted to him by the Department of Planning and the Department of Environmental Protection and Sustainability and, in turn, submit a report to the Planning Board with the recommendations of the Department of Public Works.

In compliance with that order, four (4) petitions to amend the Water & Sewerage Plan (designated Amendment Cycle 37) have been carefully reviewed by the staff of the three departments and the following pages of supporting material, analyses and recommendations are now offered to the Baltimore County Planning Board.

Steven A. Walsh, Director
Department of Public Works
A PUBLIC HEARING WILL BE HELD BY THE BALTIMORE COUNTY PLANNING BOARD AT 5:00 PM ON JULY 18, 2019 IN ROOM 104, JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE, TOWSON, MD ON THE FOLLOWING FOUR ISSUES COMPRISING AMENDMENT CYCLE 37 OF THE BALTIMORE COUNTY WATER SUPPLY & SEWERAGE PLAN. ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PUBLIC WORKS, ROOM 219, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE. IN TOWSON. PERSONS IN NEED OF SPECIAL ACCOMMODATIONS FOR DISABILITIES SHOULD CALL (410) 887-3211.

19-01 SAINT PAUL’S SCHOOLS, INC.
19-02 PADONIA PARK CLUB & CHILD CENTERS
19-03 6327 EBENEZER ROAD
19-04 LAFARGE QUARRY
Executive Order
Baltimore County Water & Sewerage Plan
Amendment Process

WHEREAS, the County Executive is responsible for the proper and efficient administration of the affairs of the County and is charged with the duty to supervise, direct and control the administrative services of the County; and

WHEREAS, Baltimore County, Maryland has adopted the 1981 Master Water & Sewerage Plan for a two (2) year period, pursuant to Title 9, Subtitle 5, County Plan of the Health-Environmental Volume of the Annotated Code of Maryland (formerly Article 43, Section 387C); and

WHEREAS, for good cause, interested parties may desire to request changes in the Master Water & Sewerage Plan during the interim period;

NOW, THEREFORE, under the authority vested in the County Executive by the Baltimore County Charter, it is this 11th day of April, 1990, by the County Executive of Baltimore County, Maryland, ordered as follows:

For the purpose of considering contemporaneous petitions for amendment to the Baltimore County Water & Sewerage Plan in relation to each other and according to a standard schedule, the following annually recurring schedule periods are hereby established, to be applicable on and after July 1, 1982, subject to the provisions hereinafter set forth.

| PERIOD I - MAY                      (Inter-agency Review) |
| PERIOD II - JUNE                         (Compile Report) |
| PERIOD III - JULY 1 - SEPT 30       (PB Action) |

(a) A petition for amendment to the Water & Sewerage Plan of a property (amendment petition) may be filed with the Department of Public Works only by the legal owner of such property, or by his legally authorized representative. Each such petition shall be filed no later than May 1 of each year and shall include an explanation of the reasons why, in the petitioner's opinion, the amendment sought should be made, set forth in sufficient detail to properly advise the County authorities required to review the petition. Any allegations of change in conditions as justification for the action sought shall be supported in the petition by precise description of such change, and any allegations of error shall be so supported in similar detail and as further required by Subsection (g).

(b) With the exception of those amendment petitions exempted under the procedure set forth in Subsection (f), copies of all amendment petitions accepted for filing by the Department of Public Works shall be transmitted to the Directors of Planning and Zoning and Department of Environmental Protection and Resource Management within the first five (5) days of Period I. Within fifteen (15) days thereafter, the Director of Public Works shall publish information in two (2) newspapers of general circulation in the County for a period of at least two (2) weeks including the following:

(1) A listing of all such petitions;
(2) A map showing the locations of all properties under petition;
(3) The date, time and place of the July Planning Board hearing on the petitions.

They also shall make such listing and map available in the form of a press release and for a period of at least three (3) weeks, shall publicly display a copy of such listing and map in the County Office Building or other appropriate place for public inspection.

(c) During each Period I, the Directors of the Office of Planning and Zoning and the Department of Environmental Protection and Resource Management shall review the petitions and each shall submit a report to the Director of Public Works containing at least the following information:

(1) Maps showing properties under petition and the amendment sought therefor;
(2) The technical feasibility of each petition;
(3) Recommendations on each petition;
(4) Supporting data for the recommendations.
(d) During each Period II, the Director of Public Works shall review the departmental reports and shall prepare for submission to the Planning Board a report thereon containing at least the following information:

(1) Maps showing properties under petition and the amendment sought therefore; such maps may also identify groups of such properties located close to each other and show other indications of the inter-relation of petitions with respect to planning considerations.

(2) Recommendations on the petition;

(3) Supporting data for the recommendations, including any pertinent data and comments or recommendations submitted by other interested parties of County agencies.

(e) During each Period III, the Planning Board shall:

(1) Hold a hearing (which shall be construed as a public hearing on the amendment petitions) at their regularly scheduled July meeting;

(2) Publish and submit to the County Executive a report on all the amendment petitions submitted during the preceding filing period except those exempted under Subsection (f), such report to contain the Planning Board's recommendations on such petitions, appropriate maps, and supporting data.

(f) In any case where the Directors of Public Works, Planning and Zoning, and Environmental Protection and Resource Management certify to the County Executive that early action upon an amendment petition is required in the public interest or because of emergency, such petition shall be exempted from the regular cycle time frame and shall be processed through subsections (a) through (e) as quickly as possible.

(g) Before any property is reclassified pursuant to this Order, the Planning Board must find the following:

(1) That there has occurred a substantial change in the character of the neighborhood in which the property is located, or a danger to public health, or that the last classification of the property was established in error; and

(2) That the prospective reclassification of the property is warranted by that change or error;

(3) Any findings of such change, danger or error and any finding that the prospective reclassification is warranted may be made only upon findings of consistency with the adopted County Master Plan, including, but not limited to, all of the following: population trends, availability and adequacy of existing and proposed water supply and sewerage facilities, transportation and other public facilities, and the capital program.

Upon the report of the Planning Board, the County Executive shall review their recommendations and may submit the proposed amendment to the Master Water & Sewerage Plan to County Council for their action.

Signed by the Baltimore County Executive, the Executive Secretary, the County Attorney, and the Directors of Public Works, Planning and Zoning, and Environmental Protection and Resource Management on April 11, 1990.
DEFINITIONS

Areal designations noted on each page of analysis and on the petition exhibits:

W-1 or S-1 EXISTING SERVICE AREAS Areas in which Metropolitan water and sewerage facilities are presently available to 90% of the properties.

W-3 or S-3 CAPITAL FACILITIES AREAS Areas in which water and sewerage facilities are required, and are possible, within the framework of the six-year capital program, subject to annual budgeting, neighborhood petitions, determination of health hazards and the negotiation of Public Works Agreements.

W-4 or S-4 STUDY AREAS Areas, rural centers, outside the Metropolitan District which shall be studied to determine the feasibility of future community water supply and sewer service.

W-5 or S-5 MASTER PLAN AREAS Areas in which water and sewerage facilities are required and are intended within the framework of the Baltimore County Master Plan.

W-5 X or S-5 X MASTER PLAN AREAS Areas to become CAPITAL FACILITIES AREAS upon annexation into the Baltimore County Metropolitan District.

W-6 or S-6 AREAS OF FUTURE CONSIDERATION Areas which are to be considered in the design of major facilities for growth and development beyond the Land Use Master Plan.

W-7 or S-7 NO PLANNED COMMUNITY OR MULTI-USE SERVICE (NPS) Areas of planned, low-density growth (also known as “Resource Conservation Zoning”) for which Metropolitan water and sewerage facilities are neither planned nor intended.

The following definitions have been derived from Maryland State Law and the Baltimore County Code and are set forth here as they relate specifically to Water Supply and Sewerage Planning in Baltimore County:

INDIVIDUAL WATER SUPPLY A water supply well and plumbing system within a single property, intended for domestic use of less than 5,000 gallons of ground water per day.

INDIVIDUAL SEWERAGE SYSTEM A sewerage system, within a single property, comprising a treatment system (septic tank) which receives waste water from a plumbing system and has a ground water recharge system of less than 5,000 gallons per day.

MULTI-USE SYSTEM A water supply or sewerage system which is identical to an individual system, as defined above, except that use and recharge of ground water is equal to or greater than 5,000 gallons per day.

COMMUNITY SYSTEM (Public or Private)
A system of water supply or sewerage disposal involving two or more property owners, regardless of the quantity or point of disposal.

Note: Any of the above may be a community system under the Clean Water Act of the Federal Government relative to the required water quality and frequency of testing.
Water & Sewer Plan Map Symbols

URDL (Urban - Rural Demarcation Line)

Metropolitan District Boundary

Sewer Plan Designations

S-1 Existing Service Area
S-3 Capital Facilities Area
S-4 Study Area
S-5 Master Plan Area
S-5 X Master Plan Area (to become S-3 Capital Facilities Area upon Annexation into the Metropolitan District)
S-6 Area of Future Consideration
S-7 No Planned Community or Multi-Use Service (NPS)

Water Plan Designations

W-1 Existing Service Area
W-3 Capital Facilities Area
W-4 Study Area
W-5 Master Plan Area
W-5 X Master Plan Area (to become W-3 Capital Facilities Area upon Annexation into the Metropolitan District)
W-6 Area of Future Consideration
W-7 No Planned Community or Multi-Use Service (NPS)
Properties, Maps
& Recommendations
St. Paul’s School, Inc.

Reference No.: 19-01

Property: St. Paul’s School, Inc.

Acreage: 111.76 acres

Property: 11152 Falls Road, Lutherville-Timonium, MD 21093

Election District: 08 Council District: 02

Zoning Classification: RC 2

Tax Map: 0060

Parcel: 0029, 0069, 0070, 7071, 0288 (Tract B), 0674 (Lot 14)

Tax ID No.: 0802022450, 0802058404, 0802058400, 0802058403, 1700007333, 1800013459, 1900014558, 1900014559, 2100005363, 0802058402

Water Supply & Sewerage Plan Map: W-16A, S-16A

Location Relative To:

- Urban Rural Demarcation Line: Outside
- Metropolitan District Boundary: Inside

Water Supply and Sewerage Plan Designations:

- Existing: W-7, S-7
- Requested: W-7, S-7MU

Baltimore County Staff Recommendations:

- **Public Works**
  Decision should be made by EPS and Planning.

- **Environmental Protection and Sustainability**
  The Department recommends the requested Multi-Use designation be approved.

- **Department of Planning**
  The Department recommends that the designation be W-7 and S-7 with MU for wastewater.
W-7 Existing  
W-7 No Change Requested

Entire Property is within the Metropolitan District

S-7 Existing  
S-7 MU Requested

Entire Property is within the Metropolitan District

Cycle 37 Issue 19-01 Saint Paul's Schools, Inc.
Padonia Park Club & Child Center

Reference No.: 19-02

Property: Padonia Park Club & Child Center

Acreage: 29.36 acres

Property: 12006 Jenifer Road, Cockeysville, MD 21030

Election District: 08 Council District: 02

Zoning Classification: RC 5

Tax Map: 0051

Parcel: 0346

Tax ID No.: 0816003500

Water Supply & Sewerage Plan Map: W-16B, S-16B

Location Relative To:

- Urban Rural Demarcation Line: Outside
- Metropolitan District Boundary: Inside

Water Supply and Sewerage Plan Designations:

- Existing: W-7CS, S-7CS
- Requested: W-3, S-3

Baltimore County Staff Recommendations:

- Public Works
  Decision should be made by EPS and Planning.

- Environmental Protection and Sustainability
  The Department has no objection to the requested change.

- Department of Planning
  The Department recommends that the designation be W-7 and S-7 with the multiuse system (MU) for water and wastewater.
Cycle 37 Issue 19-02 Padonia Park Club & Child Centers
6327 Ebenezer Road

Reference No.: 19-03

Property: 6327 Ebenezer Road

Acreage: 29.36 acres

Property: 6327 Ebenezer Road, Middle River, MD 21220

Election District: 15 Council District: 06

Zoning Classification: RC 3

Tax Map: 0083

Parcel: 0135

Tax ID No.: 1519071570

Water Supply & Sewerage Plan Map: W-17B & S-17B

Location Relative To:

- Urban Rural Demarcation Line: Inside
- Metropolitan District Boundary: Inside

Water Supply and Sewerage Plan Designations:

- Existing: W-6, S-6
- Requested: W-3, S-3

Baltimore County Staff Recommendations:

- Public Works
  DPW recommends the water designation to be changed to W-3, Capital Facilities Area. The sewer designation should be deferred to EPS and Planning.

- Environmental Protection and Sustainability
  The Department has no objection to the requested change.

- Department of Planning
  The Department recommends that the water and sewer designation remain current until the County Council makes the zoning decision on the southern portion.
LaFarge Quarry

Reference No.: 19-04

Property: LaFarge Quarry

Acreage: 425.5 acres

Property: 633 Earls Road, Middle River, MD 21220

Election District: 15 Council District: 06


Tax Map: 0083

Parcel: 0243, 0401 (lot 2)

Tax ID No.: 2000011605, 1900008346

Water Supply & Sewerage Plan Map: W-17B & S-17B

Location Relative To:

- Urban Rural Demarcation Line: Inside/Outside
- Metropolitan District Boundary: Inside

Water Supply and Sewerage Plan Designations:

- Existing: W-5/6/7, S-5/6/7
- Requested: W-3, S-3

Baltimore County Staff Recommendations:

- **Public Works**
  DPW recommends the water designation to be changed to W-3, Capital Facilities Area. The sewer designation should be deferred to EPS and Planning.

- **Environmental Protection and Sustainability**
  The Department recommends approval of the requested change to those areas inside the URDL.

- **Department of Planning**
  The Department recommends that the designations be W-3 and S-3 for the MH-IM-M43, ML-IM-M43 and ML-M43 zoned parcels. The Department recommends that parcels zoned RC 3 and RC 20 remain W-6/7 and S-6/7.
W-5, W-6, & W-7 Existing
W-3 Requested

S-5, S-6, & S-7 Existing
S-3 Requested

Entire Property is within the Metropolitan District

Cycle 37 Issue 19-04 LaFarge Quarry
Section A

Amendment Petitions
BALTIMORE COUNTY WATER SUPPLY AND SEWERAGE PLAN
AMENDMENT PETITION
CYCLE XXXVII

Attachment to letter of petition:
Reference Number: ____________ (to be assigned by B.C.)

Property: St. Paul’s Schools, Inc.

Acreage: 111.76 acres

Location: 11152 Falls Road, Lutherville-Timonium, MD 21093

Election District: 08 Councilmanic District: 02

Zoning Map: __________ Zoning Classification: RC 2

Tax Map: 0060

Parcel Number: 0029 Tax Account Number: 0802022450
0069 0802058404
0070 0802058400
0071 0802058403

0288 (Tract B) 1700007333
1800013459
1900014558
1900014559
2100005363

0674 (Lot 14) 0802058402

Water Supply & Sewerage Plan Map: S-16B

Location Relative to:

Urban Rural Demarcation Line as established by Planning Board, 1985:
Inside: ___________ Outside: X

Metropolitan District Boundary:
Inside: ___________ Outside: X

Water Supply and Sewerage Plan Designations:
Existing:
W- 7 , S- 7

Requested by Petitioners:
W- 7 , S- 7 MU

Justification: See attached letter

Submitted by:

Signature & seal

Date 4/2/2019

17
April 2, 2019

Mr. David L. Thomas, P.E.
Baltimore County Department of Public Works
111 West Chesapeake Avenue
Towson, MD 21204

Re: St. Paul’s Schools, Inc.
Tax Map 60, Parcels 29, 69, 70, 71, 88 (Tract ‘B’), & 674 (Lot 14)
Petition for Amendment to the Baltimore County Water Supply and Sewerage Plan
Cycle XXXVII

Dear Mr. Thomas,

This letter is to accompany a Petition to Amend the Baltimore County Water Supply and Sewerage Plan. The petition proposes to change the referenced parcels from an S-7 (No Planned Community or Multi-Use Service) designation to an S-7 MU (No Planned Service: Multi-Use System) designation. All parcels are located outside of the Urban Rural Demarcation Line. With the exception of Parcel 29, all parcels are currently owned by The Boys School of St. Paul Parish, Inc. Parcel 29 is currently owned by St. Paul’s School for Girls, Inc. The two Schools are currently in the final stages of a unification process. The unification process will create a new entity, St. Paul’s Schools, Inc., which will become the new owner of the parcels, effective on July 1, 2019.

Sanitary service for the parcels is provided by eighteen (18) separate septic systems. While no individual system has a design flow greater than 5,000 gallons per day, based on discussions with the Department of Environmental Protection and Sustainability and the Maryland Department of the Environment (MDE), it has been determined that the Schools must obtain an MDE Groundwater Discharge Permit to regulate the existing septic systems. Prior to issuance of the Groundwater Discharge Permit, the MDE requires that the property be properly designated in the Baltimore County Water Supply and Sewerage Plan. The MDE has determined that the proper sewer designation for the property should be S-7 MU.

In conjunction with the requested revision to sewer designation, below is the necessary information for the septic systems to be added to the Inventory of Small Sewage Treatment Facilities.

<table>
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<tr>
<th>Owner Name</th>
<th>NPDES Permit Number</th>
<th>Treatment Type</th>
<th>Location (NAD 27)</th>
<th>Map No.</th>
<th>Population Equivalent</th>
<th>Point of Discharge</th>
<th>Design Flow (MGD)</th>
<th>Operating Agency</th>
<th>Comments</th>
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<td>St. Paul’s Schools, Inc.</td>
<td>(n/a)</td>
<td>(Septic Tank)</td>
<td>891-581</td>
<td>S-16B</td>
<td>1225</td>
<td>Deep Run</td>
<td>0.010</td>
<td>Private</td>
<td>18 separate septic systems</td>
</tr>
</tbody>
</table>

We hereby request that the sewer map designation be revised to S-7 MU (No Planned Service: Multi-Use System) during the Cycle XXXVII Master Water and Sewerage Amendment Process for the land area indicated on the enclosed figure and petition.

Thank you in advance for your attention to this matter. Please do not hesitate to contact our office if you should have any questions or require any additional information.

Sincerely,

Mark Clifford, P.E.
Senior Civil Project Engineer

801 South Caroline Street

Baltimore, Maryland 21231
ATTACHMENT TO LETTER OF PETITION:
Reference Number: _________ (to be assigned by B.C.)

Property: Padonia Park Club & Padonia Park Club Centers

Acreage: 29.36

Location: 12000 Jennifer Road Cockeysville, MD 21030

Election District: 8  Councilmanic District: 2

Zoning Map: 51  Zoning Classification: RC-5

Tax Map: 51  Parcel Number: 346

Tax Account Number: 0816003500

Water Supply & Sewerage Plan Map: ____________
Location Relative to: Across the street are water access points for both

Urban Rural Demarcation Line as established by Planning Board, 1985:

Inside: ________  Outside:  ✓

Metropolitan District Boundary:

Inside: ________  Outside:  ✓

Water Supply and Sewerage Plan Designations:
Existing:
W- , S- 

Requested by Petitioners:
W- ✓ , S- ✓

Justification: Emergency situation - letter attached

Submitted by:
Matt Musgrove

Signature & seal

Date 5/1/19

Matt Musgrove
matt@padonia.com
410 908 6187 cell
410 252 2046 office
May 1, 2019

Mr. David Thomas
Room 307 County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Thomas,

We are writing to request approval to connect to the public water and sewer system as we are currently contending with a 60-year-old failing system, creating an emergency situation.

We are requesting to change from W-7 & S-7 to W-3 & S-3 to connect to the public system. The septic system uses dry wells that are no longer fully functioning. Last month, we spent over $10,000 to empty the tanks and will continue to do so until we find a solution. However, this is not a sustainable solution. The cost of replacing the system is several hundred thousand dollars and have been advised the cost to connect to the public system will be approximately the same.

As I’m sure you are aware, this area has long experienced trouble with well yields. We currently use over one million gallons of water a year. I grew up directly behind the Club and my family drilled 27 wells in order to find water.

The connection is directly across the street. The URDL line is the middle of Jenifer Road, where we are located. We are not seeking to change the URDL line. We are committed to this investment in order to operate Padonia Park Club into the future.

We are currently working with Kevin Koeppenick from Environmental Protection and Sustainability to properly find the solution to our failing system. I met with Councilman Wade Kach, who supports us on connecting to the public system. I also met with the director of the Valley Planning Council so that they are aware of our issues and plans.

Since 1960, Padonia Park Club has annually provided thousands of Baltimore County residents with our swim club operation. The Club offers six pools with nearly one million gallons of water. Located on 30 acres of land, we water grass, flowers, power wash, etc. in order to beautify the entire property. This week we converted to low water use toilets and showerheads in our locker rooms and restrooms. We are currently opening a new ice cream shop to alleviate the lines at our snack bar. Additionally, the members hold weddings, galas, company picnics and other celebrations in the Clubhouse, Lakeside Ballroom and our outdoor pavilions.

Padonia Park Child Centers operates year-round with 100 children a day ranging from infants through Pre-Kindergarten in addition to our Before & After School Program with Mays Chapel and Pinewood Elementary Schools. In the summer, approximately 500 children participate in our summer camp program running from June through August.

We are currently investing hundreds of thousands of dollars in refurbishments and new equipment for the Club. The company is secured in a trust that ensures the founder and owner’s legacy of Padonia Park Club continuing long into the future. We acknowledge the difficulty with consistency with the URDL and Land Use Master Plan, and suggest that any reasonable restrictions could be written in to any approval to ensure that consistency is maintained.

Please let me know if you have any questions. We truly appreciate your consideration.

Sincerely,

Matthew G. Musgrove
President & CEO
Padonia Park Club
Attachment to letter of petition:
Reference Number: __________ (to be assigned by B.C.)

Property: 6327 Ebenezer Road

Acreage: 71.75 ac +/-

Location: Lot of record bisected by Ebenezer Road east of Stumpf Road

Election District: 15 Councilmanic District: 6

Zoning Map: 30D13, 30E13, 30E12 & 30D12 Zoning Classification: RC3

Tax Map: 83 Parcel Number: 135

Tax Account Number: 15-19-071570

Water Supply & Sewerage Plan Map: W-17B and S-17B

Location Relative to:

Urban Rural Demarcation Line as established by Planning Board, 1985:

Inside: X Outside: ___

Metropolitan District Boundary:

Inside: X Outside: ___

Water Supply and Sewerage Plan Designations:

Existing:
W- 6, S- 6

Requested by Petitioners:
W- 3, S- 3

Justification: See attached letter

Submitted by:

Signature & seal

Date 4/25/19
TRANSMITTAL

Date: 4/26/19
To: Dept. of Public Works
111 West Chesapeake Avenue
Towson, MD 21204
Deliver To: Dave Thomas P.E.

From: Dean Hoover
Tel: (410) 821-1690
E-mail: dhoover@mragta.com

Project #: 20309
Project: McBride Farm
PA#: 0

Approval ☐ Record ☐ Per your request ☒
Review & Comment ☐ Use & Information ☐ Distribution ☒

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<td>4/26/19</td>
<td>Sanitary Sewer &amp; Water Amendment Petition</td>
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COMMENTS:
April 25, 2019

Mr. David Thomas, PE
Baltimore County DPW
111 Chesapeake Avenue
Room 307
Towson, MD 21204

RE: Water Supply and Sewerage Plan Amendment Petition (Cycle XXXVII)
McBride Property
Tax Map 83, Parcel 135; Tax Account No.: 15-19-071570

Dear Mr. Thomas,

Please accept this letter supplementing the water supply and sewerage plan amendment petition for the above referenced property.

The property is bisected by Ebenezer Road. The southern portion of the property is located inside the URDL, zoned RC3 and designated W-6/S-6 (Area of Future Consideration). The northern portion of the property is located outside the URDL, zoned RC2 and designated W-7/S-7. Both portions of the property are located entirely within the Metropolitan District. It is requested that the designation of the southern portion of the property be changed to W-3/S-3 (Capital Facilities Area), with the northern portion of the property remaining W-7/S-7.

Under the authority of the Executive Order issued on April 11, 1990, the requested amendment is justified based upon the aforementioned existing conditions as well as the substantial change that the neighborhood has recently undergone. The recent development of the immediately adjoining property as the Greenleigh at Crossroads, a large scale mixed-use project modeled after the very successful Maple Lawn project in Howard County. The reclassification is also supported by the Master Plan 2020 and the capital program in that it is consistent with population trends, the existing and proposed water supply and sewerage facilities have capacity, and transportation and other public facilities can accommodate same.

Please find the attached Plan Amendment Petition for Cycle XXXVII, the Water Supply & Sewerage Plan Maps, and Real Property information enclosed. If you have any questions or comments, or need additional information, please contact me.

Very truly yours,

David K. Gildea

CC: Dean Hoover, MRA
Josh Sharon, MRA
Jason T. Vettori, Esq.
Baltimore County Water Supply and Sewerage Plan
AMENDMENT PETITION
CYCLE XXXVII

Attachment to letter of petition:
Reference Number: ___________________ (to be assigned by B.C.)

Property: LaFarge Quarry

Acreage: 425.5+/-

Location: 633 Earls Road

Election District: 15th
Councilmanic District: 6th

Zoning Map: 0083

Tax Map: 0083
Parcel Number: 243; 401 – Lot #2

Tax Account Number: 2000011605; 1900008346

Water Supply & Sewerage Plan Map: W-17B; S-17B

Location Relative to:

Urban Rural Demarcation Line as established by Planning Board, 1985:

Inside: X
Outside: X

Metropolitan District Boundary:

Inside: X
Outside: ____________

Water Supply and Sewerage Plan Designations:

Existing:
W- 5, 6 & 7
S- 5, 6 & 7

Requested by Petitioners:
W- 3
S- 3

Justification: See attached. We are requesting that the areas designated S5, S6 & S7 and W5, S6 and W7 be re-designated S-3 and W-3. Approximately 425.5 acres.

Submitted by:

Signature & seal

Date 4-19-19
April 18, 2019

Mr. David L. Thomas, P.E.
Assistant to the Director
Baltimore County Department of Public Works
111 West Chesapeake Avenue
Towson, MD 21204

Re: Lafarge Quarry
Chase, Maryland
Petition for Amendment
Baltimore County Master Water Supply Cycle XXXVII

Dear Mr. Thomas:

On behalf of our client, Aggregate Industries, this letter is to accompany a Petition to amend the Baltimore County Master Water Supply Plan to allow public water and sanitary sewer service to be extended to serve their quarry in Chase, Maryland.

The overall site is comprised of approximately 425.5 acres, more or less. The property is located east of Earls Road, south of Ebenezer Road and north of Eastern Avenue. Approximately 345 acres are designated W5 and S5, 76.5 acres are designated W6 and S6, and roughly four acres are designated W7 and S7. This request is to designate those areas W3 and S3 and to designate the entire site to be within the Urban Rural Demarcation Line (URDL).

According to Baltimore County Water and Sanitary Sewer Key Sheets MM-W and Z-NW, existing public water is available in Eastern Avenue and Ebenezer Road, to the east and west of the site. Existing sanitary sewer is located just south of the site along Eastern Avenue.

The property is located within the Metropolitan District Boundary. The majority of the site is located within the URDL and a small portion is outside the URDL. A study prepared by Baltimore County, Lafarge Quarry Study dated April 14, 2018, identification of Site Development Assets and Challenges reflects a future 16" waterline extended in Ebenezer Road.

Approximately 417 acres of the site is zoned MH-IM-M43, ML-IM-M43, and ML-M. A small portion is zoned RC-3 and RC-20.
The site is located along the Amtrak mainline and is convenient to the Port of Baltimore.

This may be the largest remaining undeveloped industrial zoned property in Baltimore County and other than Tradepoint Atlantic may be the only new industrial land available.

In order to ensure its future developability, it is necessary to change the designation on the Master Water and Sewage Plan to allow the extension of public water and sewer, and to include the entire site within the URDL.

Please do not hesitate to contact me if I may provide any further information about this important site.

Very truly yours,

D.S. THALER & ASSOC., LLC

[Signature]

David S. Thaler, P.E., L.S., DFE, D.WRE, FRGS, F. ASCE, F., NSPE
Managing Member

Enclosure

Copy: Richard Freedman, PE
Stacey A. McArthur, RLA
MASTER SEWER DESIGNATION
Section B

Analyses & Recommendations

of the

Department of Environmental Protection

and

Sustainability
DATE: June 1, 2019

TO: Steven Walsh, Director
   Department of Public Works

FROM: David V. Lykens, Director
   Department of Environmental Protection & Sustainability

SUBJECT: Master Water & Sewerage Plan – Cycle 37 Amendments

The Department of Environmental Protection & Sustainability (EPS) submits the following comments and recommendations on the subject petitions:

19-01 St. Paul’s School, Inc., 11152 Falls Rd

Recommendation: Recent inventory and evaluation of the septic systems serving the St. Paul’s School indicate that cumulative sewage flows exceed 10,000 gpd. As per state regulations, properties with sewage flows exceeding 10,000 gpd require a Ground Water Discharge Permit and must be accurately designated in the Master Water and Sewage Plan as a “Multi-Use” system. The Ground Water Discharge Permit will ultimately provide better maintenance and monitoring of the sewage disposal system and provide a cap on the nitrogen that can be discharged on the property. EPS recommends the requested Multi-Use designation be approved.

19-02 Padonia Park Club & Child Center, 12006 Jennifer Rd

Recommendation: Recent reports and inspection of the septic system serving the Padonia Park Club indicate that the existing system is hydraulically full and must be repaired. Percolation test results indicate that there is suitable area to support an onsite repair to the system. However, the volume and type of wastewater will warrant sewage pre-treatment and pressurized distribution and disposal system. The design, permit approval and installation process is expected to take 6 months to a year. EPS has no objection to the requested change that would allow a public water and sewer connection. However, if the request to connect to public utilities is denied, the property should be properly designated as a “Multi-Use” water and sewerage system to reflect the property’s current usage.
19-03  6327 Ebenezer Rd

Recommendation: The portion of the property south of Ebenezer Rd is zoned RC-3 and is inside the UDRL and Metropolitan District boundary. EPS has no objection to the requested change.

19-04  LaFarge Quarry, 633 Earls Rd

Recommendation: The vast majority of the property is zoned for manufacturing and is inside the URDL and Metropolitan District boundary. EPS recommends approval of the requested change to those areas inside the URDL line.

David V. Lykens, Director
Section C

Analyses & Recommendations

of the

Department of Planning
TO: Steven A. Walsh, P.E.
    Department of Public Works

FROM: C. Pete Gutwald, AICP, Director
    Department of Planning

DATE: May 31, 2019

SUBJECT: Cycle 37 Amendments to the Baltimore County Water Supply and Sewerage Master Plan

19-01: St. Paul’s Schools, Inc.
This 111.76-acre property is located outside the Urban Rural Demarcation Line (URDL) but inside the Metropolitan District Boundary. The property is zoned RC 2. The petitioner proposes to change the current water and sewer designations from W-7 and S-7 to W-7 and S-7 with the multiuse system (MU) for wastewater. The Department of Planning recommends that the designations be W-7 and S-7 with MU for wastewater.

19-02: Padonia Park Club & Child Centers
This 29.36-acre property is located outside the Urban Rural Demarcation Line (URDL) but inside the Metropolitan District Boundary. The property is zoned RC 5. The petitioner proposes to change the current water and sewer designations from W-7 and S-7 to W-3 and S-3. The Department of Planning recommends that the designations be W-7 and S-7 with the multiuse system (MU) for water and wastewater.

19-03: 6327 Ebenezer Road
This entire 71.75-acre property is completely located inside the Metropolitan District Boundary. All but the northwest corner of the property is within the County’s Coastal Rural Legacy Area (Bird River). Being bisected by Ebenezer Road, the southern portion of the property (29.6 acres) is located inside the Urban Rural Demarcation Line (URDL) and zoned RC 3; and the northern portion of the property is sited outside the URDL and zoned RC 2. The petitioner proposes to change the current water and sewer designations only for the southern portion from W-6 and S-6 to W-3 and S-3. The Department of Planning recommends that the water and sewer designations remain current until the County Council makes the zoning decision on the southern portion.
19-04: LaFarge Quarry

This 425.5-acre property is completely located within the Metropolitan District Boundary. Approximately 412 acres of the property is located inside the Urban Rural Demarcation Line (URDL). The remaining 13 acres are situated outside the URDL. The property is multiple-zoned: MH-IM-M43, ML-IM-M43, ML-M43, RC 3, and RC 20. The petitioner proposes to change the current water and sewer designations from W-5, 6, & 7 and S-5, 6, &7 to W-3 and S-3. The Department of Planning recommends that the designations be W-3 and S-3 for the MH-IM-M43, ML-IM-M43, and ML-M43 zoned parcels. The Department recommends that parcels zoned RC 3 and RC 20 remain W-6 & 7 and S-6 &7.

C: David Lykens, Director, DEPS
    Kevin W. Koepenick, Manager of Groundwater Management, EPS
    Jeff Peluso, Chief, Engineering and Construction, DPW
    Bryan Bokey, P.E., DPW
    Jeff Mayhew, AICP, Deputy Director, DP
    Kui Zhao, AICP, Planner, DP
Section D

Analyses & Recommendations

of the

Department of Public Works
The following constitutes the recommendations of the Department of Public Works regarding the following petitions:

19-01: Saint Paul's Schools, Inc.
Water Supply and Sewerage Plan Designations:
Existing:
   W-7    No Planned Service
   S-7    No Planned Service
Requested by Petitioner:
   W-7    No Planned Service
   S-7MU  No Planned Service Multi-Use System
Technical Discussion:
   No water extensions requested. No sewer extensions requested.
Recommendations:
   Decision should be made by EPS and Planning.

19-02: Padonia Park Club & Child Centers
Water Supply and Sewerage Plan Designations:
Existing:
   W-7CS  No Planned Service
   S-7CS  No Planned Service
Requested by Petitioner:
   W-3    Capital Facilities Area
   S-3    Capital Facilities Area
Technical Discussion:
   Water service is technically feasible. Sewer service is technically feasible but may require pumping.
Recommendations:
   Decision should be made by EPS and Planning.
19-03: 6327 Ebenezer Road
Water Supply and Sewerage Plan Designations:
Existing:
   W-6   No Planned Service
   S-6   No Planned Service
Requested by Petitioner:
   W-3   Capital Facilities Area
   S-3   Capital Facilities Area
Technical Discussion:
   Water service is technically feasible and recommended. Sewer service is technically feasible but may require pumping.
Recommendations:
   DPW recommends that the water designation be changed to W-3, Capital Facilities Area. The Water Design Section has recommended in the past two Triennial Reviews of the Water and Sewer Master Plan (2014 and 2017) that a new 16-inch water main running along Ebenezer Road is needed between Stumpfs Road and Harewood Road. This new main would provide redundancy to the current single source of water to the peninsula in the Chase area in the event of a main break, and would improve water quality by looping the water system. The eastern portion of this section of Ebenezer Road is located outside of the URDL. Due to the current map designations and location of the URDL, the concept has not evolved and DPW has not proceeded with the Petition Amendment process to have the map designation changed to begin work on this improvement project. Because Amendment Petition 19-03 runs along Ebenezer Road, changing the map designations would help DPW to move forward with this needed water main in the near future. DPW will still need to initiate the Petition Amendment process to obtain approval from the Planning Board to change the map designations for the remaining properties along Ebenezer Road to move forward with the project.

   The sewer designation should be deferred to EPS and Planning.

19-04: Lafarge Quarry
Water Supply and Sewerage Plan Designations:
Existing:
   W-5/6/7  Capital Facilities Area/Area of Future Consideration/No Planned Service
   S-5/6/7  Capital Facilities Area/Area of Future Consideration/No Planned Service
Requested by Petitioner:
   W-3   Capital Facilities Area
   S-3   Capital Facilities Area
Technical Discussion:
   Water service is technically feasible and recommended. Sewer service is technically feasible but may require pumping and downstream facilities will need to be evaluated for capacity.
Recommendations:
   DPW recommends that the water designation be changed to W-3, Capital Facilities Area. The Water Design Section has recommended in the past two Triennial Reviews of the Water and Sewer Master Plan (2014 and 2017) that a new 16-inch water main running
along Ebenezer Road is needed between Stumpfs Road and Harewood Road. This new main would provide redundancy to the current single source of water to the peninsula in the Chase area in the event of a main break, and would improve water quality by looping the water system. The eastern portion of this section of Ebenezer Road is located outside of the URDL. Due to the current map designations and location of the URDL, the concept has not evolved and DPW has not proceeded with the Petition Amendment process to have the map designation changed to begin work on this improvement project. Because Amendment Petition 19-04 has a portion that runs along Ebenezer Road, changing the map designations would help DPW to move forward with this needed water main in the near future. DPW will still need to initiate the Petition Amendment process to obtain approval from the Planning Board to change the map designations for the remaining properties along Ebenezer Road to move forward with the project. The sewer designation should be deferred to EPS and Planning.
Section E

Revisions to the

Executive Order
WHEREAS, an Executive Order issued April 11, 1990 requires all petitions for water and sewer plan amendments to have a public hearing before the Planning Board in July;

WHEREAS, it is necessary to give the Planning Board more flexibility in scheduling public hearings on water and sewer plan amendments;

WHEREAS, this Executive Order is intended to supplement the April 11, 1990 Executive Order concerning Baltimore County Water and Sewer Plans; and

NOW, THEREFORE, under the authority vested in the County Executive by the Baltimore County Charter, it is this 22ND day of July 2003, the County Executive orders the following:

(a) Notwithstanding subsection (e)(2) of the April 11, 1990 Executive Order, the Planning Board may hold a hearing on a petition for a water and sewer plan amendment at a regularly scheduled meeting in September.

(b) The public notice on petitions for a water and sewer plan amendment scheduled to be heard at a September meeting of the Planning Board shall occur in the same method as prescribed in the April 11, 1990 Executive Order except that public notice shall occur no later than August 18.

(c) The review of a petition scheduled to be heard at a September meeting of the Planning Board by the Director of Public Works and the submission of the report to the Planning Board shall occur in July and August.

(d) This Executive Order shall apply to petitions for amendments to the water and sewer plans filed in 2003.

(e) Except as provided in this Executive Order, all other provisions of the April 11, 1990 Executive Order remain in effect.

Attest:

[Signature]

Date: 7/22/03

James T. Smith, Jr.
County Executive

Date: 07/22/03
Executive Order
Baltimore County Water & Sewerage Plan Amendment Process

WHEREAS, an Executive Order issued April 11, 1990 requires that Planning Board action on petitions for Baltimore County Water and Sewer Plan amendments be completed by September 30;

WHEREAS, it is necessary to give the Planning Board more flexibility in taking action on water and sewer plan amendments;

WHEREAS, this Executive Order is intended to supplement the April 11, 1990 Executive Order concerning the Baltimore County Water & Sewerage Plan Amendment Process; and

NOW, THEREFORE, under the authority vested in the County Executive by the Baltimore County Charter, it is this ___ day of ________, 2009, the County Executive orders the following:

(a) Notwithstanding subsection (e)(2) of the April 11, 1990 Executive Order, which incorporates the expressly stated July 1 – September 30 time period for Period III, entitled “Planning Board Action,” the Planning Board may take action on a petition for a water and sewer amendment after September 30.

(b) The public notice on petitions for a water and sewer plan amendment shall occur in the same method as prescribed in the April 11, 1990 Executive Order.

(c) This Executive Order shall apply to petitions for amendments to the water and sewer plans that were presented to the Planning Board or the Office of Planning during Cycle 27 of the Water and Sewer Plan Amendments Process.

(d) Except as provided in this Executive Order, all other provisions of the April 11, 1990 Executive Order remain in effect.

Attest:

Peter O’Malley
Secretary to the County Executive 8.28.09

James T. Smith, Jr.
County Executive 8.28.09

Date
Reviewed for legal form and sufficiency and approved for execution

[Signature]

Baltimore County Office of Law

8.31.09

Date
Access to Digital Water & Sewerage Plan:

In an effort to reduce our carbon footprint, Baltimore County DPW is no longer including a CD with this report. Please visit the Master Plan Amendments and Review page on the County’s website to download this report. If you have any question, please contact Bryan Bokey at bbokey@baltimorecountymd.gov or (410) 887-3781.