

# Staff Report

## Bureau of Comprehensive Planning

# Spring 2015 Amendment

## Carroll County Water and Sewer Master Plan

### Re: Hampstead Water Service Area

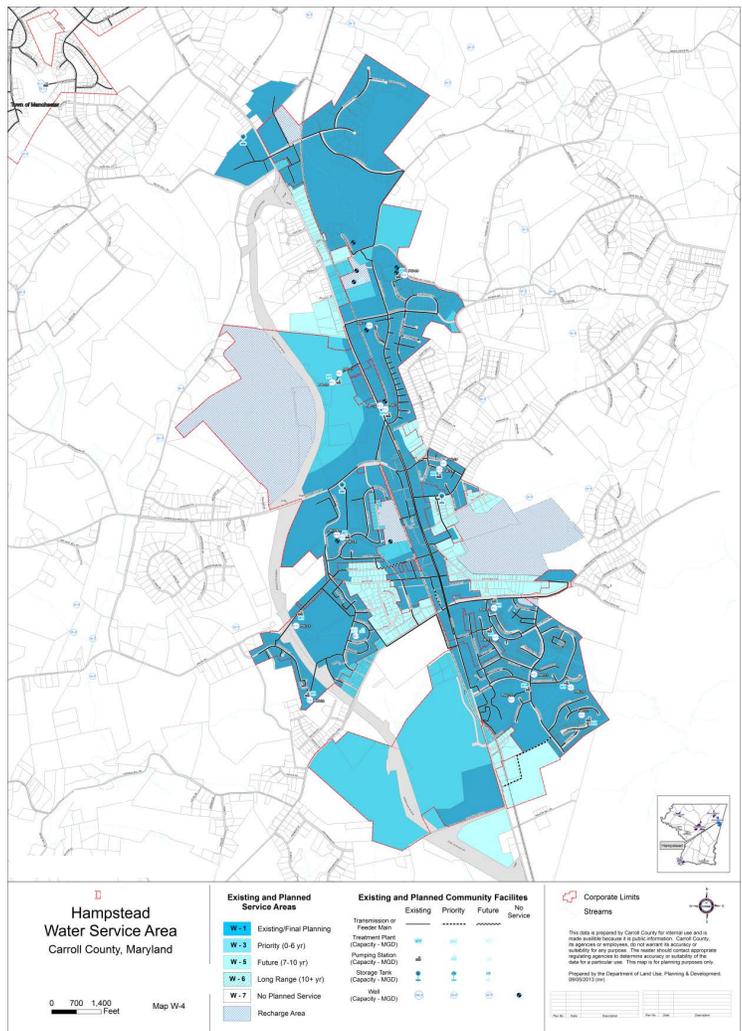
This request would amend the 2014 *Carroll County Water and Sewer Master Plan*. The request detailed below pertains to changes to the Hampstead Water Service Area and associated maps and tables.

#### Amendment Overview:

1. Update information in tables 8A, 8B and 8E based on information that was provided by the Town of Hampstead
2. Amend Table 16 to reflect the updated data.
3. Amend the Hampstead Water Service Area map showing a category change for a portion of the Harrell property from Future Water Service Area (W-5) to Priority Water Service Area (W-3). This property is currently in the Development Review process and will be ready to hook up in the near future.

#### Location

The property is located on the east side of Main Street (MD 30 Business) and about 300 feet north of Fairmount Road. The portion of the property being modified on the Hampstead Water Service Area Map (4.266 acres) is located on the eastern part of the property.



## **Background Information**

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### **Map Modification:**

In 2011, the Town of Hampstead annexed approximately 4.266 acres comprised of the rear (eastern) portion of three adjoining properties that were owned by F. Douglas Harrell. The front portion of these properties were already incorporated and were zoned R-7,500 (R-75). The incorporated portion of the properties was in the Existing/Final Planning (W-1) while the rear portion was in the Future Water Service Area (W-5).

This map modification request came from the Town of Hampstead. The Harrell Property development is currently going through the development review process and the entire incorporated area needs to be in either the Existing/Final Planning Service Area (W-1) or Priority Water Service Area (W-3) in order to connect to the public system. This development consists of a 17- unit subdivision with 13 of the units being located within the Future Water Service Area.

### **Table Modification:**

In 2013, the County was provided information from the Town of Hampstead to update the Hampstead Water Service chapter. Maryland Department of the Environment's records showed different information. The County has worked with Town staff to update the information in Tables 8A: Hampstead WSA Appropriation, 8B: Hampstead WSA Average Daily Use and 8E: Hampstead WSA Priority Projects.

## **Agency Comments**

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Carroll County Health Department did not have any comments regarding the proposed amendment.

Carroll County Department of Public Works Bureau of Utilities provided the following comments regarding the proposed amendment:

“The Department of Public Works Bureau of Utilities is in full support of the proposed water and sewer amendments to the Hampstead Water and Sewer service area. The Bureau has provided comments throughout the process to support these amendments that come with a strict timeline for completion in order to meet Maryland Department of the Environment's permitting and nutrient removal timeline of January 2017.”

Maryland Department of Planning provided the following comments regarding the proposed amendment:

“The property subject to this amendment is located in a planned service area on the Hampstead Water Service Area Map. This amendment is consistent with the municipal comprehensive plan.”

## **Staff Analysis**

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The Town of Hampstead has provided updated information allowing staff to update the Hampstead Water Service Area chapter. Modifications to Table 16 have been completed to incorporate the new subdivision in addition to the updated well information.

## **Hampstead Planning Commission Certification**

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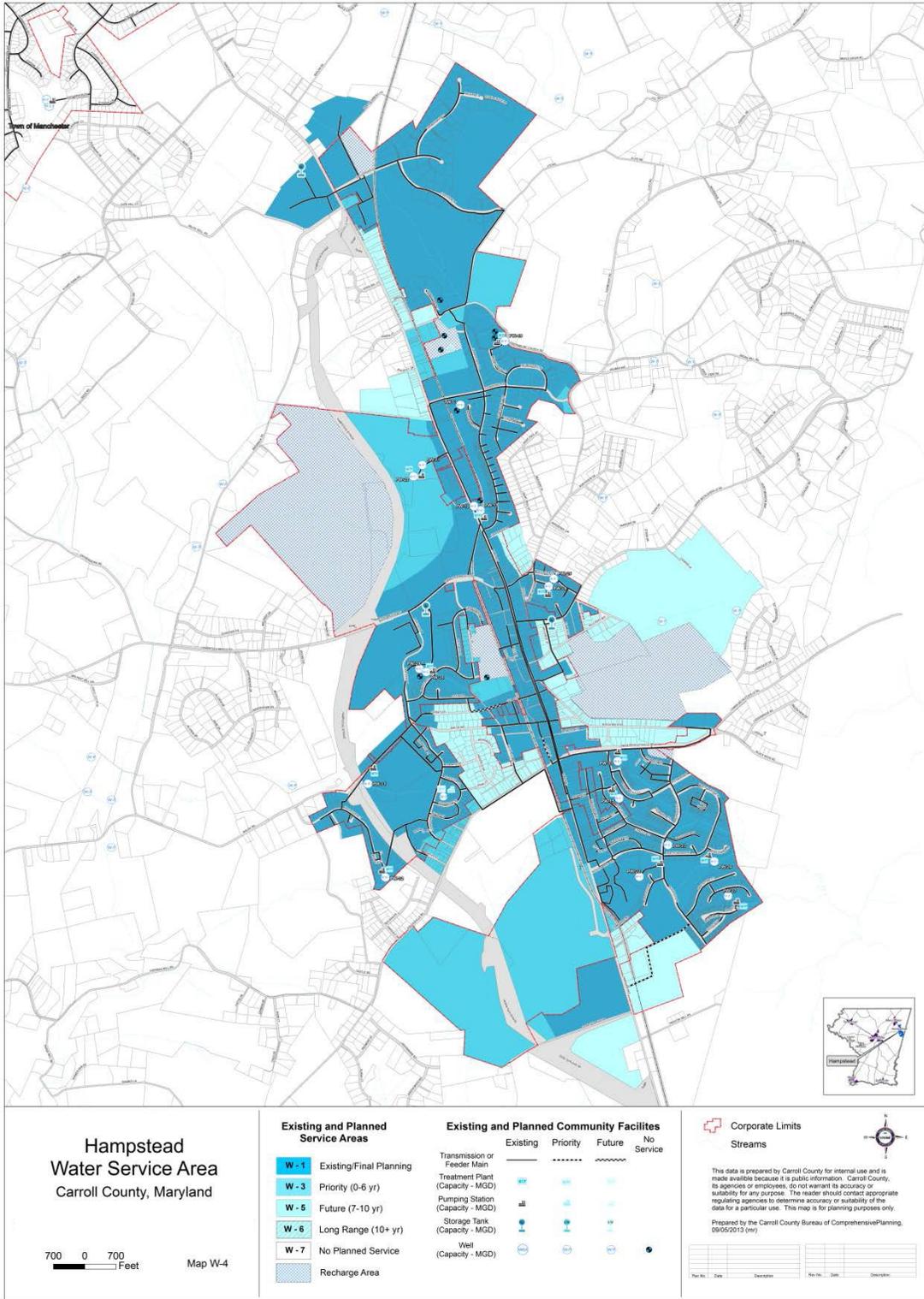
The County will be giving a presentation at the Hampstead Planning Commission on May 27, 2015. It is anticipated that the Town will find these modifications to be consistent with their Comprehensive Plan because the Town has provided the necessary updated information incorporated in this amendment.

## **Staff Recommendation**

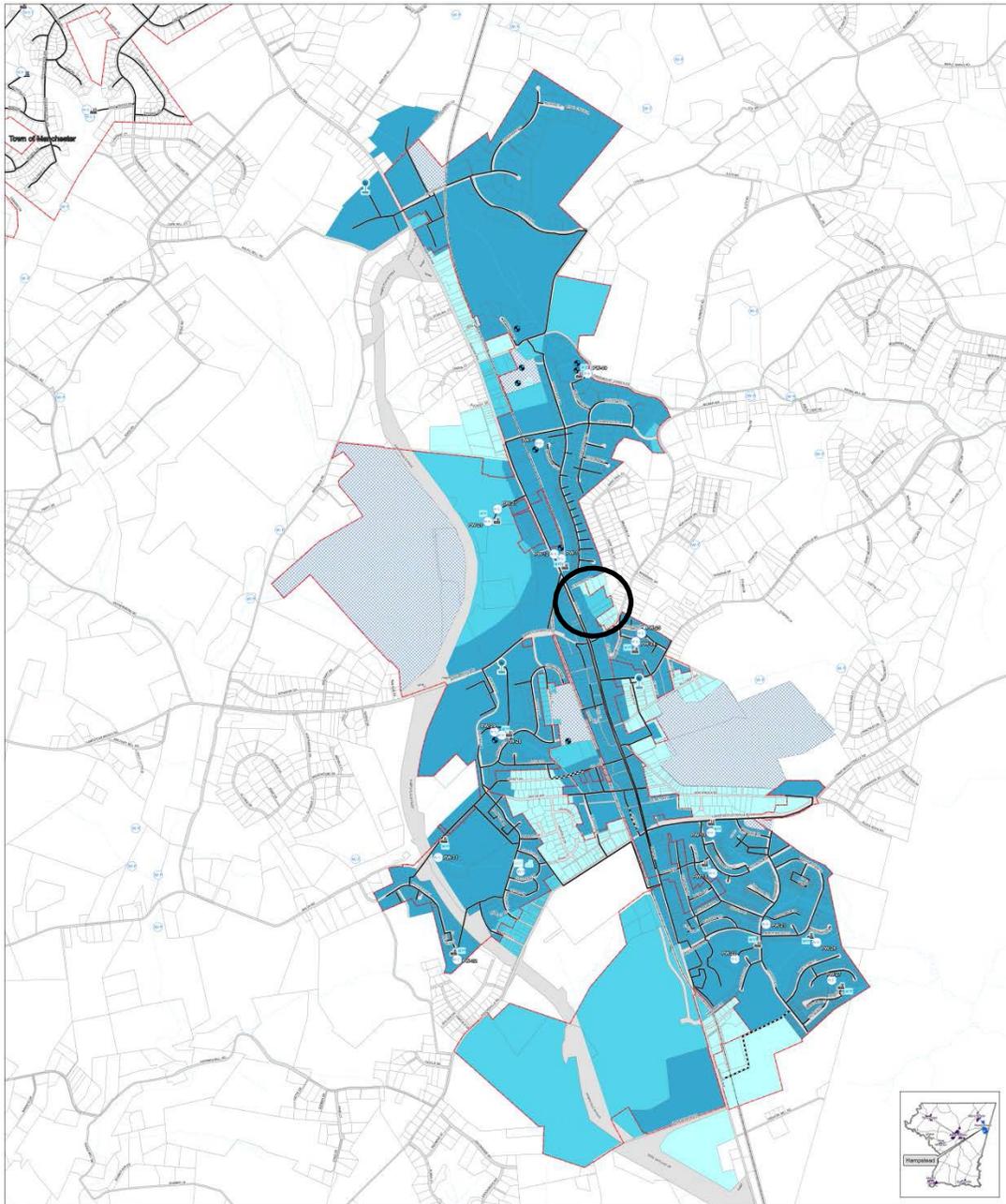
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Staff recommends approval of the requested map and text amendment. Staff asks the Carroll County Planning and Zoning Commission to certify this request as consistent with the 2014 *Carroll County Master Plan*.

# Spring 2015 Amendment Carroll County Water and Sewer Master Plan



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**Draft**  
**Hampstead**  
**Water Service Area**  
Carroll County, Maryland

**2015 Water & Sewer Master Plan**

0 700 1,400 Feet      Map W-4

**Existing and Planned Service Areas**

- W - 1 Existing/Final Planning
- W - 3 Priority (0-6 yr)
- W - 5 Future (7-10 yr)
- W - 6 Long Range (10+ yr)
- W - 7 No Planned Service
- Recharge Area

**Existing and Planned Community Facilities**

	Existing	Priority	Future	No Service
Transmission or Feeder Main	—	—	—	—
Treatment Plant (Capacity - MGD)	[Symbol]	[Symbol]	[Symbol]	[Symbol]
Pumping Station (Capacity - MGD)	[Symbol]	[Symbol]	[Symbol]	[Symbol]
Storage Tank (Capacity - MGD)	[Symbol]	[Symbol]	[Symbol]	[Symbol]
Well (Capacity - MGD)	[Symbol]	[Symbol]	[Symbol]	[Symbol]

**Corporate Limits**

**Streams**

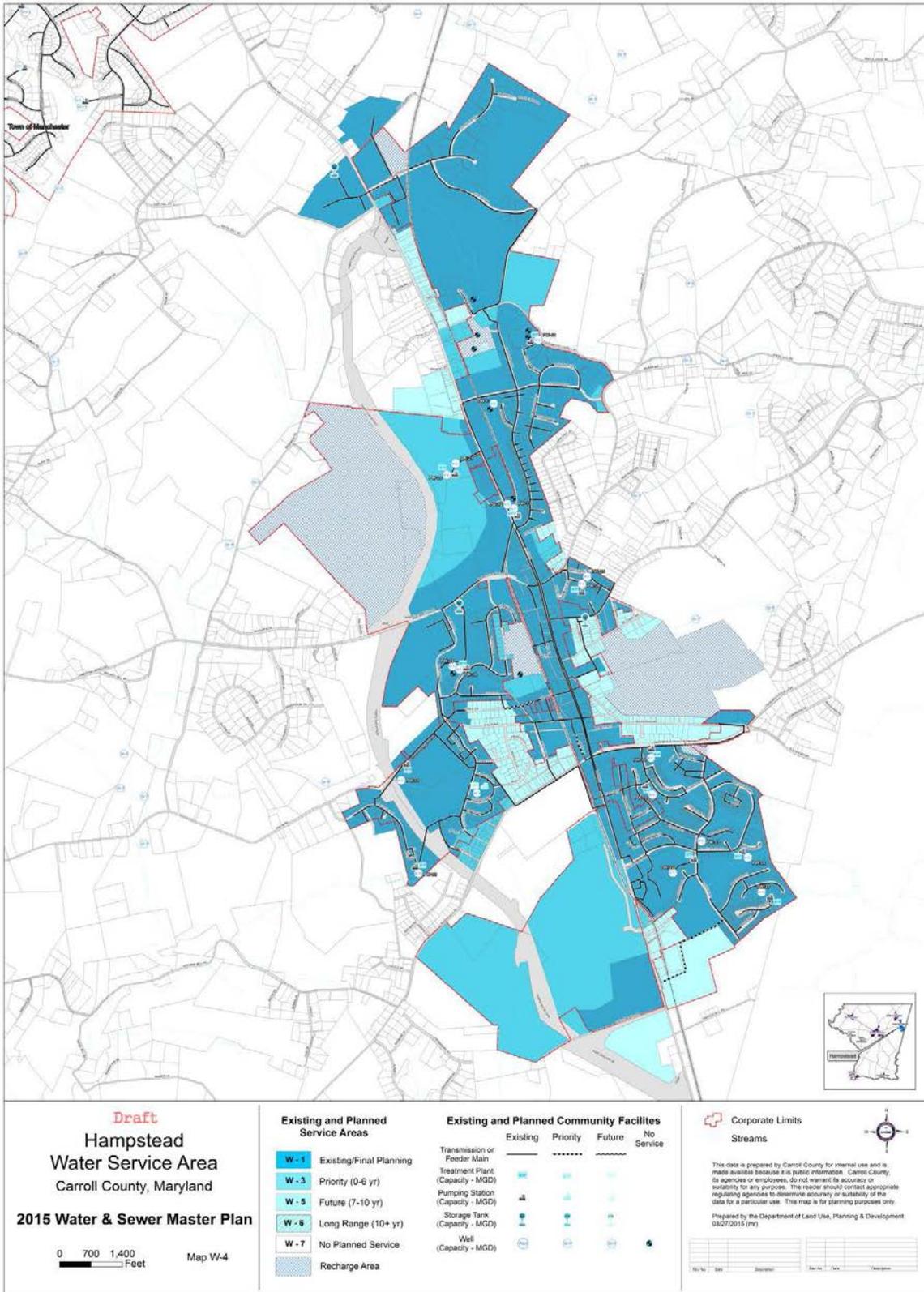
This data is prepared by Carroll County for internal use and is made available because it is public information. Carroll County, its agencies or employees, do not warrant its accuracy or suitability for any purpose. The reader should contact appropriate agencies to determine accuracy or suitability of the data for a particular use. This map is for planning purposes only.

Prepared by the Department of Land Use, Planning & Development, 01/08/2015 (m)

Part No.	Date	Description	Part No.	Date	Description

Properties with proposed category changes

# Spring 2015 Amendment Carroll County Water and Sewer Master Plan



**Spring 2015 Amendment**  
**Carroll County Water and Sewer Master Plan**

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Existing Table 8A: Hampstead WSA Appropriations

6-Digit Watershed	Water Source/Well	Permit Number	Permitted Av. Daily Use (gpd)	Av. Daily Demand Month of Max .Use (gpd)
Patapsco	11, 12, 19, 20, 21, 28, 29, 31, 32	CL1974G062 (07)	283,000	362,000
Gunpowder	19, 24, 25, PWC-1, TW-C	CL1974G162 (03)	161,000	250,000
Gunpowder	13, 15, 22, 23, 26, 27	CL1974G362 (02)	136,000	200,000
Gunpowder	33, 34	CL2008G005 (01)	50,000	72,000
<i>Total</i>			<i>630,000</i>	<i>884,000</i>

Proposed Table 8A: Hampstead WSA Appropriations

6-Digit Watershed	Water Source/Well	Permit Number	Permitted Av. Daily Use (gpd)	Av. Daily Demand Month of Max .Use (gpd)
Patapsco	11, 12, 20, 21, 28, 29, 31, 32	CL1974G062 (07)	283,000	362,000
Gunpowder	19, 24, 25, PWC-1, TW-C	CL1974G162 (03)	161,000	250,000
Gunpowder	13, 15, 22, 23, 26, 27	CL1974G362 (02)	136,000	200,000
Gunpowder	33, 34	CL2008G005 (01)	50,000	72,000
<i>Total</i>			<i>630,000</i>	<i>884,000</i>

Well number 19 has been removed from the Patapsco Watershed.

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**Existing Table 8B:Hampstead WSA Average Daily Use**

Water Source	Max. Safe Yield (mgd)	Avg. Daily Use (mgd)	Max. Peak Flow (mgd)
Well 11 (Main Street)	0.065	0.024	0.051
Well 12 (Main Street)	0.079	0.030	0.063
Well 13 (MD 88)	0.091	0.036	0.057
Well 15 (Ralph Avenue)	0.094	0.030	0.056
Well 19 (Greenmount Church Road)	0.058	0.035	0.055
Well 20 (Old Dairy Farm) not in service	0.058	0.031	0.045
Well 21 (Old Dairy Farm) not in service	0.072	0.035	0.043
Well 22 (Boxwood Drive)	0.030	0.017	0.030
Well 23 (Boxwood Drive)	0.030	0.016	0.030
Well 24 (Small Crossings)	0.020	0.018	0.025
Well 25 (Fairmount Rd/Small Crossings)	0.072	0.010	0.025
Well 26 (Caddis Drive)	0.072	0.030	0.045
Well 27 (Retriever Dr)	0.035	0.028	0.035
Well 28 (Shiloh Run)	0.033	0.028	0.040
Well 29 (Shiloh Run)	0.020	0.023	0.030
Well 31 (Westwood Park)	0.041	0.046	0.055
Well 32	0.059	0.074	0.080
Well 33 (not in service)	-	-	-
Well 34 (not in service)	-	-	-
Triple Green Well (not in service)	-	0.008	-
Stansbury Well (not in service)	-	0.004	-
<b>Total Water Sources (2.223 mg)</b>	<b>0.929</b>	<b>0.529</b>	<b>0.765</b>
<b>Total Water Sources in Use (1.921 mg)</b>	<b>0.799</b>	<b>0.445</b>	<b>0.677</b>

**Proposed Table 8B:Hampstead WSA Average Daily Use**

Water Source	Max. Safe Yield (mgd)	Avg. Daily Use (mgd)	Max. Peak Flow (mgd)
Well 11 (Main Street)	0.065	0.030	0.051
Well 12 (Main Street)	0.079	0.040	0.063
Well 13 (MD 88)	0.091	0.045	0.057
Well 15 (Ralph Avenue)	0.094		
Well 19 (Greenmount Church Road)	0.058	0.052	0.055
Well 20 (Old Dairy Farm) not in service	0.058		
Well 21 (Old Dairy Farm) not in service	0.072		
Well 22 (Boxwood Drive)	0.030		
Well 23 (Boxwood Drive)	0.030		
Well 24 (Small Crossings)	0.020	0.021	0.025
Well 25 (Fairmount Rd/Small Crossings)	0.072	0.022	0.025
Well 26 (Caddis Drive)	0.072	0.02	0.045
Well 27 (Retriever Dr)	0.035	0.02	0.035
Well 28 (Shiloh Run)	0.033	0.028	0.040
Well 29 (Shiloh Run)	0.020	0.02	0.030
Well 31 (Westwood Park)	0.041	0.02	0.055
Well 32	0.059	0.05	0.080
Well 33 (not in service)	0.03	-	-
Well 34 (not in service)	0.01	-	-
Triple Green Well (not in service)	0.05		-
Stansbury Well (not in service)	0.05		-
<b>Total Water Sources (2.223 mg)</b>	<b>1.09</b>	<b>0.52</b>	<b>0.765</b>
<b>Total Water Sources in Use (1.921 mg)</b>	<b>1.09</b>	<b>0.39</b>	<b>0.677</b>

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Existing Table 8E: Hampstead WSA Priority Projects

Project Name	Planning Category	Description	Location	Capacity Added
Wells 33 & 34	Priority (W-3) Immediate	Bring well online (N. Carroll Farms, Sec. 5)	East of MD 30/south of Farm Woods Lane	.266 MGD (Currently Permitted)
Stansbury Well & Triple Green Well	Priority (W-3) Immediate	Bring well online (N. Carroll Farms, Sec. 5)	East of MD 30/south of Farm Woods Lane	.200 MGD (Currently Permitted)
Oakmont Green	Priority (W-3) Immediate	Develop and bring well online	Adjacent to Hole #13 on the Oakmont Green Golf Course	.144 MGD
Main Street Water Main Replacement	Priority (W-3) Immediate	Replace water mains	1.8 mile on Main Street	0 MGD

Proposed Table 8E: Hampstead WSA Priority Projects

Project Name	Planning Category	Description	Location	Capacity Added
Appropriation request	Priority (W-3) 5 Year	Request an increase in Appropriations for already existing wells	N/A	.182 MGD
B&D Reuse water	Future (W-5) 10 Year	B&D Agreement to use water generated by the on-site groundwater treatment system	BRT Property	.153 MGD
Wells 33 & 34	Future (W-5) 10 Year	Bring well online (N. Carroll Farms, Sec. 5)	East of MD 30/south of Farm Woods Lane	.075 MGD

**Spring 2015 Amendment  
Carroll County Water and Sewer Master Plan**

*Projected Water Supply Demands and Projected Capacity*

The following table summarizes projected water demand over the next ten years. It incorporates planned capacity improvements that respond to the demand projections.

<i>Service Area</i>	<b>Present Year</b>						<b>Priority Planning (0-6 Year)</b>				<b>Future Planning (7-10 Year)</b>							
	<i>Res. Pop</i>	<i>G P C D</i>	<b>Capacity Million Gal. Daily (MGD)</b>				<i>Res. Pop</i>	<i>G P C D</i>	<b>Capacity Million Gal. Daily (MGD)</b>				<i>Res. Pop</i>	<i>G P C D</i>	<b>Capacity Million Gal. Daily (MGD)</b>			
			<i>Res. Dem</i>	<i>Oth. Dem</i>	<i>Tot. Dem</i>	<i>Ex. Cap</i>			<i>Res. Dem</i>	<i>Oth. Dem</i>	<i>Tot. Dem</i>	<i>Pl. Cap</i>			<i>Res. Dem</i>	<i>Oth. Dem</i>	<i>Tot. Dem</i>	<i>Pl. Cap</i>
			.	.	.	.			.	.	.	.			.	.	.	.
Freedom/Sykesville	23,911	87	2.070	.109	2.180	4.427	32,258	87	2.810	.751	3.561	4.427	32,258	87	2.810	.751	3.561	4.427
Hampstead	6,266	56	.349	.110	.460	.630	7,306	61	.446	.285	.731	.812	8,295	63	.530	.319	.849	1.040
Manchester	4,698	52	.236	.068	.304	.581	6,347	60	.383	.084	.467	.722	6,502	61	.397	.084	.481	.722
Mount Airy <sup>2</sup>	9,482	63	.598	.166	.857	.927	9,914	63	.634	.398	1.032	1.079	9,914	63	.634	.398	1.032	1.079
New Windsor <sup>3</sup>	1,449	76	.110	.019	.130	.196	2,122	70	.149	.046	.195	.196	2,583	75	.193	.142	.335	.446
Taneytown <sup>4</sup>	6,751	54	.362	.092	.454	.620	8,068	58	.465	.112	.577	.639	8,068	58	.465	.112	.577	.639
Union Bridge	1,000	119	.119	.001	.120	.208	1,810	109	.199	.001	.200	.250	1,810	109	.199	.001	.200	.250
Westminster	24,005	104	2.490	.405	2.895	3.597	24,173	104	2.507	.690	3.197	4.927	28,030	100	2.805	.842	3.647	4.927

<sup>1</sup> See Appendix 3 Method for Projecting Water Supply and Sewer Demands. Note: Table 20 corresponds with MDE's required Table 20 and is therefore out of sequence with preceding and succeeding table numbers.

<sup>2</sup> Mount Airy's Total Demand includes 91,800gpd to account for drought conditions (which is 12% of total demand). The Priority calculations are based on the Town's "pipeline" allocations and were provided to us by the Town of Mount Airy.

<sup>3</sup> New Windsor's Priority and Future calculations are based on 165 gal per unit for residential demand.

<sup>4</sup> Mount Airy, Taneytown and Union Bridge do not have any properties in the Future Planning Category.