

FILED

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Resolution No. 429

A resolution of the County Council of Dorchester County amending the provisions of the text and tables of the 2004 Dorchester County Comprehensive Water and Sewer Plan ("Plan") relevant to the privately-owned water and sewer systems presently serving Linkwood Landing Mobile Home Park ("Linkwood Landing MHP") to accommodate the expansion of Linkwood Landing MHP.

Whereas, State law mandates that all Maryland Counties adopt a Comprehensive Water and Sewer Master Plan; and

Whereas, Dorchester County adopted its most current Plan on March 16, 2004; and

Whereas, a request was filed to amend the provisions of text and tables of the Plan to accommodate the approved expansion of Linkwood Landing MHP, as indicated on the following exhibits (collectively, the "Proposed Amendments"), which are attached hereto and incorporated herein:

1. "Proposed Comprehensive Water and Sewer Plan Text Amendments Linkwood Landing LLC" (2 pages),
2. "Table 3-2 (S.H.D.-6) Inventory of Existing Public and/or Private Community and other Multi-Use Water Treatment Facilities",
3. "Table 3-5 Immediate, 5 and 10 Year Priorities for Water Development",
4. "Table 4-3 (S.H.D.-10) Inventory of Existing Public and/or Private Community and other Multi-Use Sewage Treatment Facilities",
5. "Table 4-5 (S.H.D.-9) Projected Sewerage Demands and Planned Capacities for Community and Multi-Use Sewerage Systems",
6. "Table 4-6 (S.H.D.-13) Immediate, 5 and 10 Year Priorities for Sewerage Development",
7. "Water Service Area Linkwood Landing MHP", labeled as "Exhibit 3-H", prepared by Andrews, Miller & Assoc., Inc. and dated April 2006, and
8. "Sewer Service Area Linkwood Landing MHP", labeled as "Exhibit 4-I", prepared by Andrews, Miller & Assoc., Inc. and dated April 2006; and

Whereas, on July 7, 2006 the Dorchester County Planning Commission certified that the Proposed Amendments are consistent with the Dorchester County Comprehensive Plan; and

Whereas, the County Council of Dorchester County, having held a public hearing on this matter on July 25, 2006, and having given careful consideration to the matter, voted unanimously to adopt the Proposed Amendments.


Now therefore, the County Council of Dorchester County does hereby amend the Dorchester County 2004 Comprehensive Water and Sewer Plan, as set forth on the attached Proposed Amendments.

Adopted this ^{9th} ~~25th~~ day of ^{August} ~~July~~ 2006.


Attested by:


Jane Baynard
County Manager

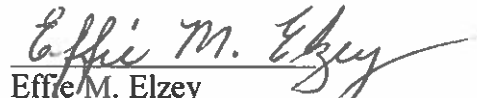
The County Council of
Dorchester County


Glenn L. Bramble


William V. Nichols


Ricky Travers


David Yockey


Effie M. Elzey

**Proposed Comprehensive Water and Sewer Plan Text Amendments
Linkwood Landing LLC**

Inserted text is indicated by bold underlining
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3.3 WATER SERVICE AREAS

3.3.14 Linkwood (District 14)

Page 3-30, Revised March 2004

**** (unrevised text omitted) ****

Linkwood ~~Landing Manufactured~~ ~~Manor~~ Mobile Home Park has a privately owned community water system drawing on one well in the Piney Point aquifer for system supply. Water from the well is stored in a 2,250 gallon hydropneumatic tank. Water is injected with chlorine and distributed to the system through 2", 3" and 4" mains. The allocated flows are 16,000 GPD (average) and 28,800 GPD (maximum month) based on a 65 unit mobile home park. Presently only 7 lots are in service. **The production and capacity of the private water system will be increased as necessary (including additional well(s), storage and treatment facilities) to accommodate 250 manufactured homes, a community center (approximately 65,000 GPD) as approved by the Dorchester County Board of Appeals.** ~~Plans are being developed to obtain approval for approximately 185 additional mobile home units.~~ This community facility is classified as W-1, **as shown by Exhibit 3-H.**

**** (unrevised text omitted) ****

Areas in the Linkwood District classified W-1, existing, are as follows: Bay Country Mobile Home Park, Beaver Run, Dorchester Mobile Home Village, the Linkwood ~~Landing Manufactured~~ ~~Manor~~ Mobile Home Park, Dorchester Sanitary District No. 2 at Bonnie Brook, Eastern Shore Rendering Company, Diversey Equipment and Cornell Maritime Press; along with several private homes connected to the latter company's well.

4.4 SEWER SERVICE AREAS4.4.14 Linkwood (District 14)

Page 4-49, Revised March 2004

* * * (unrevised text omitted) * * *

Linkwood Landing Manufactured~~Manor Mobile~~ Home Park has a privately owned community sewage collection system. Phase one of the development ~~was been~~ approved for 27 mobile home units to be served by septic tank/pumping stations that discharge into a bermed infiltration pond (BIP). Currently, 7 units are connected to the BIP. A groundwater discharge permit allowing 8,100 GPD (average) and 32,400 GPD (maximum) was issued in 1988. ~~Plans are currently being developed to obtain approval for approximately 185 additional mobile home units.~~ The original approvals included 27 units in Phase One; 64 units, a commercial area, and an undetermined number of campsites in Phase Two to be served by an additional BIP.

In 2006, the Board of Appeals granted special exceptions for the construction of 250 manufactured homes, a community center and a wastewater treatment plant. A drispray irrigation system is being planned to accommodate the ultimate build-out of the development. All units in Linkwood Landing will be served by the new wastewater treatment system. Upon construction of the proposed wastewater treatment plant, any required storage lagoon and the drip irrigation disposal system in accordance with applicable MDE groundwater discharge and construction permits, the initial units served by the BIP will be disconnected and the BIP will be abandoned. This community facility is classified as S-1, as shown in Exhibit 4-I.

TABLE 3-2 (S.H.D. -6)
 INVENTORY OF EXISTING PUBLIC AND/OR PRIVATE COMMUNITY
 AND OTHER MULTI-USE WATER TREATMENT FACILITIES

Owner-Operating Agency	Water Source	Type of Treatment	Plant Coordinate Location	Related Plant Capacity (MGD)	Average Production (MGD)	Max. Peak Flow (MGD)	Storage Capacity (MGD)	Planned Expansion & Date	Method of Sludge Disposal
B. Private Community Linkwood Landing MHP	1 well	Chlorination		0.029	0.016	N/A	0.00225	<u>Expansion to serve approx. 260 EDUs (2006-07)</u>	

Inserted text is indicated by bold underlining
~~Deleted text is indicated by bold strikethrough~~

TABLE 3-5
IMMEDIATE, 5 AND 10 YEAR PRIORITIES FOR WATER DEVELOPMENT

Project Name & Description	Location Md. Coord. North/East	Estimated Cost		Projected Years to Completion	Remarks
		Total	Fed. and/or State Local		
<u>G. Linkwood Landing MHP</u>	<u>N257.000/ E1.107.500</u>	<u>TBD</u>	<u>Private developer funding</u>	<u>1-2</u>	<u>System expansion to serve up to 260 EDUs</u>

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~~Deleted text is indicated by bold-strikethrough~~

TABLE 4-3 (S.H.D.-10)
 INVENTORY OF EXISTING PUBLIC AND/OR PRIVATE COMMUNITY AND OTHER MULTI-USE SEWAGE TREATMENT FACILITIES

Owner and Operating Agency	Type of Treatment	NPDES Permit Number	Plant Size				Max. Site Capacity (MGD)			Existing Conditions			Planned Expansion
			Coordinate Location	Size (Acres)		Point of Discharge	SEC	ADV	Capacity (MGD)	Flows (MGD)	AVG	Peak	
				Occupied	Vacant								
II. Private Community or Institutional													
<u>4. Linkwood Landing MHP</u>	<u>Septic tank & bermed infiltration pond</u>	<u>To be revised for WWTP</u>	<u>N257,000</u> <u>E1,107,500</u>			<u>Groundwater</u>							<u>Construction of approx. 0.065 MGD WWTP w/drip irrigation disposal (2006-07)</u>

Inserted text is indicated by bold underlining
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TABLE 4-5 (S.H.D.-9)
 PROJECTED SEWERAGE DEMANDS AND PLANNED CAPACITIES FOR COMMUNITY
 AND MULTI-USE SEWERAGE SYSTEMS

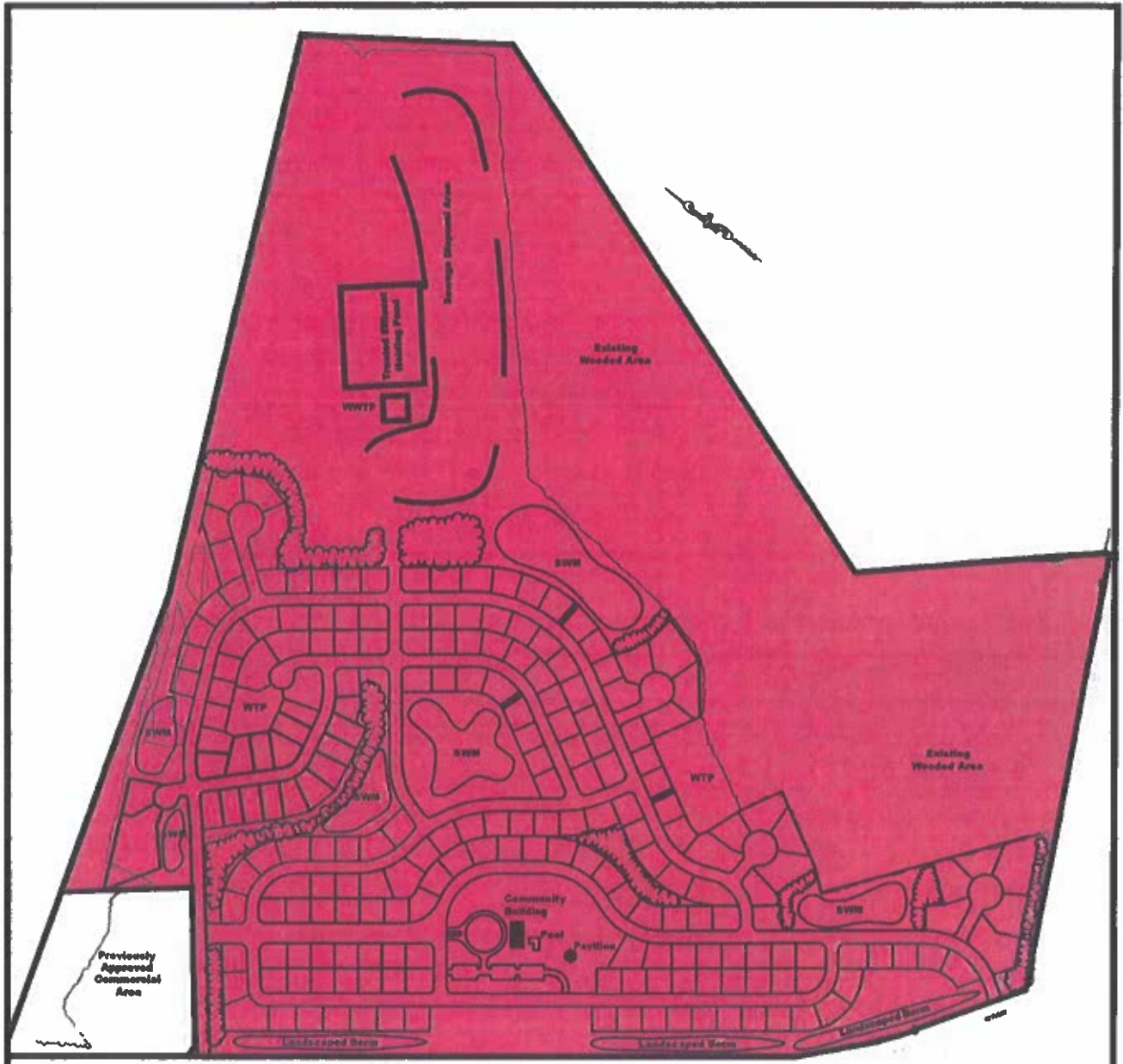
Fig. No.	Sewage Service Area	GPCD gals EDU (*)	1994				2000				2010			
			Population EDU (*)		Capacity (MGD)		Population EDU (*)		Capacity (MGD)		Population EDU (*)		Capacity (MGD)	
			Total	Served	Demand	Planned	Total	Served	Demand	Planned	Total	Served	Demand	Planned
	Christ Rock **	150	150	**	**	13	13	0.0039	0.0081	260	260	0.065	0.065	
	Linkwood Landfill/Massey MHP Neck District	916	0			958	125			1002	216			
	Church Creek Dist	567	0	**	**	579	305	**	**	593	380	**	**	
	Church Creek Town & Environs	124	0			305	305			380	380			
	Straus Neck Dist	521	0			459	0			404	0			
	Drawbridge District	82	0			70	0			61	0			
	Williamsburg Dist	1026	0			1043	0			1053	0			
	Bucktown District	482	0			453	0			426	0			
	Linkwood District	2591	300			3254	409			3605	483			
	S.D. # 4 Jacktown	300	300	0.38	0.52	409	409	0.42	0.52	483	483	0.5	0.52	
	Hurlock District	3272	1706	0.8	4	2131	2131	0.95	4	2262	2262			
	Madison District	401	0			450	57			506	114			
	Salem District	222	0			202	0			184	0			
	Elliot Island Dist	79	0			69	0			58	0			

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Table 4-6 (S.H.D. -13)
 IMMEDIATE, 5 AND 10 YEAR PRIORITIES FOR SEWERAGE DEVELOPMENT

Project Name & Description	Location Md. Coord. North/East	County Priority Assigned	Total	Estimated Cost					Project Schedule			
				Eligibility		Other Funding		Local	Prelim Plans	Final Plans	Start Constr	Complete Constr
				Fed.	State	Fed	State					
III. Private B. Linkwood Landing MHP. Construction of WWTP for approx. 260 EDUs w/ drip irrigation disposal	<u>N257,000/</u> <u>E1,107,500</u>	<u>S-1</u>	<u>TBD</u>						<u>2006</u>	<u>2006-07</u>	<u>2007</u>	

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 Deleted text is indicated by bold strikethrough



U. S. ROUTE No. 50

- W-1, Existing to 2 years
- W-2, 2 to 5 years
- W-3, 5 to 10 years
- MHP Boundary

Water Service Area Linkwood Landing MHP

near the Town of Linkwood
Dorchester County, Maryland



CONSULTING ENGINEERS AND SURVEYORS

Andrews, Miller & Assoc., Inc.

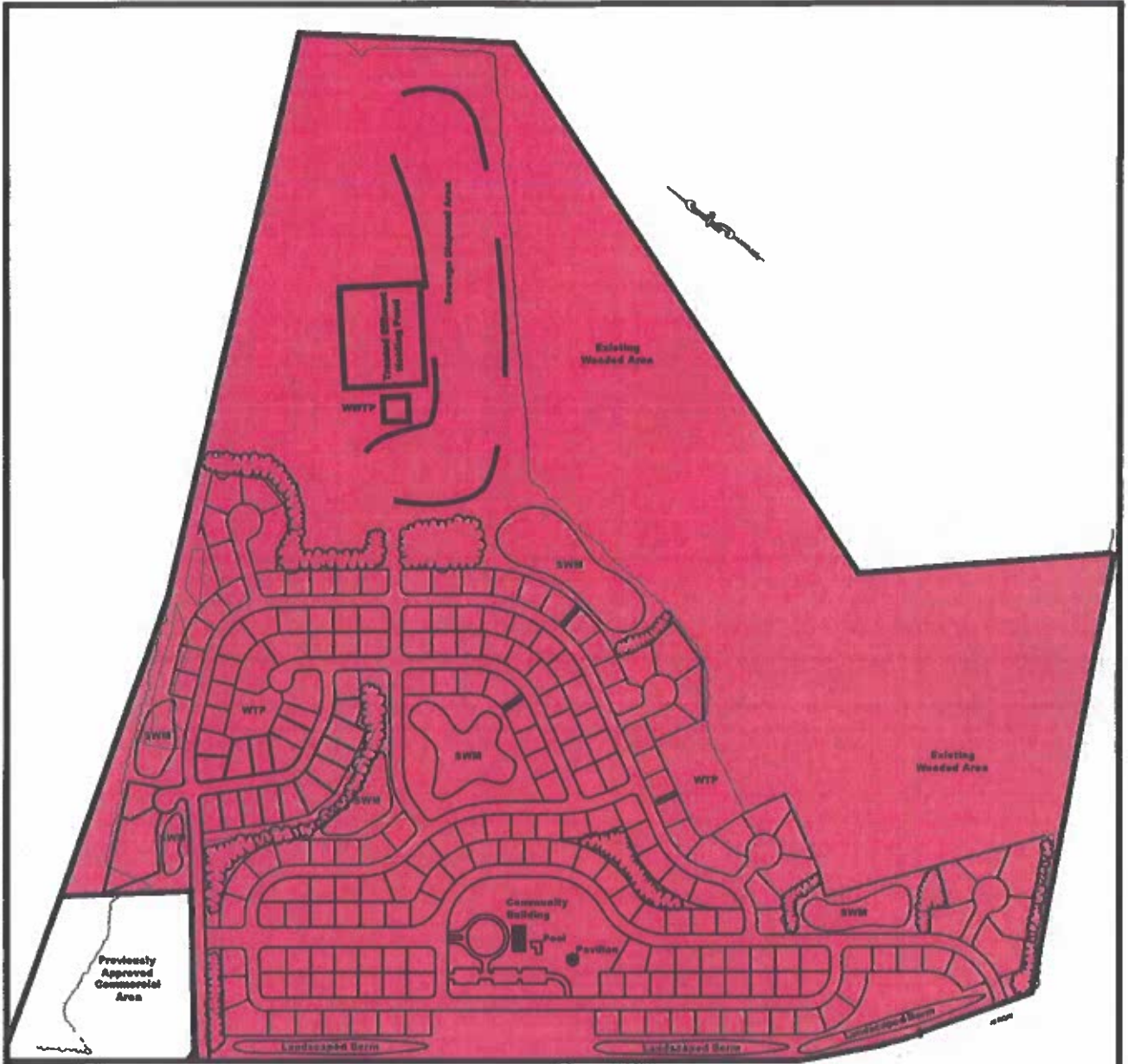
Main Office:
401 Academy Street, Suite 1
Cambridge, Maryland 21613
Tel. 410-226-7117 * Fax 410-226-2735

Western Area Office:
15 Old Solomons Island Road, Suite 104
Annapolis, Maryland 21401 Tel.
410-897-1004 * Fax 410-897-1005

DES: ---	DATE: April 2006
DRN: KBE	SCALE: 1" = 600'
CHK: ---	JOB #: 05041

Exhibit
3-H

RESOLUTION NO. 429



U. S. ROUTE No 50

- S-1, Existing to 2 years
- S-2, 2 to 5 years
- S-3, 5 to 10 years
- MHP Boundary

Sewer Service Area Linkwood Landing MHP

near the Town of Linkwood
Dorchester County, Maryland



CONSULTING ENGINEERS AND SURVEYORS

Andrews, Miller & Assoc., Inc.

Main Office:
401 Academy Street, Suite 1
Cambridge, Maryland 21613
Tel. 410-226-7117 * Fax 410-226-3736

Western Area Office:
16 Old Solomons Island Road, Suite 104
Annapolis, Maryland 21401 Tel.
410-897-1004 * Fax 410-897-1008

DES: ---

DATE: April 2006

DWG: KBE

SCALE: 1" = 600'

GR: ---

JOB #: 05041

Exhibit
4-1

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