

WORCESTER COUNTY PLANNING COMMISSION AGENDA

Thursday July 1, 2021

Worcester County Government Center, Room 1102, One West Market Street,
Snow Hill, Maryland 21863

Masks are recommended for those whom have not been vaccinated;
social distancing is also encouraged.

Thursday, July 1, 2021

- I. **Call to Order** (1:00 p.m. est.)
- II. **Administrative Matters** (1:00 p.m. est.)
 - A. Review and Approval of Minutes – May 6, 2021
 - B. Board of Zoning Appeals Agenda – June 10, 2021
 - C. Technical Review Committee Agenda – June 9, 2021
- III. **Amendment of the Worcester County Comprehensive Plan for Water and Sewerage Systems** (1:05 p.m. est.)
 - A. **Riverview Mobile Home Park** - Request to amend existing information within the Plan for this property to include an advanced wastewater treatment system proposed to serve the existing and planned expansion of the existing mobile home park. These properties are located on Shell Mill Road in Bishopville, Maryland. Properties are located on Tax Map 9 as Parcels 268 and 167. Rauch Associates is the applicant on behalf of the owner; SW 2021 -03
 - B. **POSTPONED: Island Resort Campground** - Request to amend the Island Resort water and sewer planning area boundaries and add spray irrigation fields for a proposed 119 lot expansion of the existing campground on the subject property located on Croppers Island Road in Newark, Maryland. Property is located on Tax Map 40 as Parcel 93. Rauch Associates is the applicant on behalf of the owner; SW 2021 -03
- IV. **Adjournment** (2:00 p.m. est.)

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – May 6, 2021**

Meeting Date: June 3, 2021

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Jerry Barbierri, Chair
Marlene Ott, Secretary
Ken Church
Betty Smith
Mary Knight
Brooks Clayville
Rick Wells

Staff

Roscoe Leslie, County Attorney
Ed Tudor, Director, DRP
Jennifer Keener, Deputy Director, DRP
Stu White, DRP Specialist
Bob Mitchell, Director, Environmental Programs
Katherine Munson, Planner V, Environmental Programs

I. Call to Order

II. Administrative Matters

- A. Review and approval of minutes, May 6, 2021** — As the first item of business, the Planning Commission reviewed the minutes of the May 6, 2021 meeting.

A motion was made by Ms. Ott, seconded by Mr. Church, and carried unanimously to approve the minutes.

- B. Board of Zoning Appeals Agenda, June 10, 2021** — As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for June 10, 2021. Ms. Keener was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Board.

III. Maryland Agricultural Land Preservation Foundation (MALPF) Application Review

- A.** As the next item of business, the Planning Commission met with Katherine Munson, Planner V, Worcester County Environmental Programs, to review the following eight (8) FY22 applications to sell an easement to the Maryland Agricultural Land Preservation Foundation (MALPF):

1. Balon Charlotte, TM 92, P 57; 910 Bishop Road, Pocomoke City; 141.4 acres
2. Balon Charlotte, TM 91, P 17; Brantley Road, Pocomoke City; 106.5 acres
3. Lambertson, Jason and Kimberly, TM 92, P 8, 3105 Sheephouse Road; Pocomoke City; 74.8 acres
4. Park, Yong, Jae, TM 84, P 15; 2911 Byrd Road, Pocomoke City, 74.8 acres
5. Queponco Farms, TM 57, P 42; 5631 Taylor Road, Snow Hill, 154.38 acres
6. Queponco Farms, TM 49, P 71; 6636 Basket Switch Road, Newark; 187.8 acres
7. Taylor, Wayne and Virginia, TM 101, P 28; Payne Road, Pocomoke City, 74.7 acres
8. Tyson, Chelsea and Mathew, TM 31, P 23, 8599 Foreman Road; 33.9 acres

She stated that it is the role of the Planning Commission to review the applications to ensure that protection of these properties is consistent with the Comprehensive Plan and other planning

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – May 6, 2021**

documents. Maps were provided to the Planning Commission showing the location of the applicant properties in relation to protected lands, zoning and the 2006 Land Use Plan.

Ms. Munson explained as background that the MALPF program purchases permanent agricultural easements on farmland. The program is funded by the state's real estate transfer tax and the agricultural transfer tax.

She explained that all FY22 applications meet the minimum requirements of the program. All properties are zoned A-1 with one property partly zoned RP.

She stated that the Worcester County Agricultural Land Preservation Advisory Board approved all eight (8) applications at their meeting on June 1, 2021.

In response to a question, she stated that there is no change to property taxes. The landowner continues to own the property and pay taxes.

Brooks Clayville made the motion to endorse all eight (8) applications presented and recommend approval of all to the Worcester County Commissioners; Ms. Smith seconded the motion, and approval was unanimous.

- IV. Adjourn** – A motion to adjourn was made by Ms. Ott and seconded by Ms. Smith. The Planning Commission adjourned at 1:08 P.M.

Jerry Barbierri, Chairman

Stuart White, DRP Specialist

**NOTICE OF PUBLIC HEARING
WORCESTER COUNTY
BOARD OF ZONING APPEALS**

AGENDA

THURSDAY, JULY 8, 2021

Pursuant to the provisions of the Worcester County Zoning Ordinance, notice is hereby given that a public hearing will be held in-person before the Board of Zoning Appeals for Worcester County, in the Board Room (Room 1102) on the first floor of the Worcester County Government Center, One West Market Street, Snow Hill, Maryland.

6:30 p.m.

Case No. 21-37, on the lands of Brooklyn's Estate, LLC, requesting a second and final year special exception (transient use) to allow weddings and special events in the A-2 Agricultural District, pursuant to Zoning Code Sections ZS 1-105(c)(5), ZS 1-116(c)(3), and ZS 1-337, located at 10702 & 10704 Flower Street, approximately 1,124 feet east of Honeysuckle Road, Tax Map 25, Parcels 255 & 256, in the Third Tax District of Worcester County, Maryland.

6:35 p.m.

Case No. 21-38, on the lands of James, Eleanor & Kevin Kosienski, requesting a special exception to allow the stock & storage of firearms associated with a home occupation in the A-1 Agricultural District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-201(d)(3), and ZS 1-339(a)(3) located at 9552 Whaleyville Road (MD Route 610), approximately 800 feet north of Ebenezer Road, Tax Map 9, Parcel 33, in the Fifth Tax District of Worcester County, Maryland.

ADMINISTRATIVE MATTERS

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

**Wednesday, July 14, 2021 at 1:00 p.m.
Worcester County Government Center, Room 1102, One West Market Street,
Snow Hill, Maryland 21863**

*****In Person with Call-In Option*****

Masks are recommended for those whom have not been vaccinated.
Social distancing is also encouraged.

I. Call to Order

II. Site Plan Review (§ ZS 1-325)

a. Sea Squared, LLC – Expansion of Existing Marine Storage Facility (Minor Site Plan Review)

4,380 square foot, single story building expansion to existing two (2) story marine storage facility. Located at 11206 Five-L Drive, approximately 950 feet south of the eastern intersection of Five-L Drive and Cathell Road, Tax Map 21, Parcel 261, Lot 7, Tax District 3, C-2 General Commercial District, Sea Squared, LLC, owner; R.D. Hand and Associates, Inc., Engineer

III. Adjourn

Under the terms of ZS 325(f)(1), please note that all minor site plans are those in which the square footage of all structural improvements does not exceed 10,000 square feet in area. The Technical Review Committee shall have the authority to forward a minor site plan application to the Planning Commission when it is determined the site plan shall have a broad impact on the County or where otherwise deemed appropriate.

Please review the attached page following the agenda that outlines the call number and procedures for the meeting



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1306
SNOW HILL, MARYLAND 21863
TEL: 410-632-1220 / FAX: 410-632-2012

LAND PRESERVATION PROGRAMS
STORMWATER MANAGEMENT
SEDIMENT & EROSION CONTROL
SHORELINE CONSTRUCTION
AGRICULTURAL PRESERVATION
ADVISORY BOARD

WELL & SEPTIC
WATER & SEWER PLANNING
PLUMBING & GAS
CRITICAL AREAS
FOREST CONSERVATION
COMMUNITY HYGIENE

June 24, 2021

Worcester County Planning Commission
Worcester County Courthouse
1 West Market Street, Room 1201
Snow Hill, MD 21863

RE: *Comprehensive Water and Sewerage Plan*
Amendment – Riverview MHP
(SW-2021-02)

Dear Commissioners:

We are writing to forward the proposed *Worcester County Comprehensive Water and Sewerage Plan (The Plan)* amendment to expand the sewer planning area for the Mystic Harbour Sanitary Area in *The Plan*, for your review and comment to the County Commissioners. According to Chapter One, Section 1.4.2 of *The Plan* ("Application for Amendments"), the applicant submitted a complete application for a text amendment and we have attached it.

The amendment, requested by Rauch Engineering, on behalf of the owner of Riverview Mobile Home Park, Jim Latchum, would allow for the construction of a wastewater treatment plant for stream discharge and modifications to the existing water treatment plant to serve an expansion of the park by fifty-eight (58) units. The existing conventional subsurface multi-use septic system would be connected to the proposed wastewater plant, and the existing septic system would be properly abandoned. The previously approved amendment to modify Section 1.2.2 D (Protection of the Environment) of *The Plan* amended language would make it possible for this facility to apply for a discharge permit.

The Riverview park, located in Bishopville, is in *The Plan* as a multi-use septic system serving the residents of the park. Maximum number of trailers was capped at 66, and they have run between 58-63 units in our historical records and have the ability to add the last system connections. The septic is a single system, with a low pressure-dosed drain field that has the old system as a backup. They have conventional (zero) treatment at the present, and the system and drain field is an innovative system repair located entirely in the critical area. There is no guaranteed state funding for pre-treatment (a package plant) that would be required with a system replacement should the existing system fail. This is the only large multi-use septic systems (over 5,000 gpd) that does not have groundwater discharge

Citizens and Government Working Together

June 24, 2021

permit, is located within the critical area, and is not adjacent to any sewer planning area, and does not have a guaranteed state funding source for the addition of treatment (systems located in our state parks).

The park currently contributes 1,214 pounds of nitrogen annually to the Coastal Bays using Maryland Department of the Environment's (MDE's) nitrogen delivery ratio for systems located within the 1,000 ft critical area. A treatment plant would dramatically reduce this loading to the watershed with the advanced treatment technologies available today. Grants for a system of this size would be very hard to secure. The water quality funding scoring in Maryland is geared towards larger community systems, systems that have failed or need significant repair, or systems under a consent order. This park is currently not under a consent order. A replacement of the system with treatment would be an immense debt burden imposed on the rental rates for the existing park residents. The owner believes that getting additional units for the park within the existing property would assist in spreading the cost of the upgrade to treatment to an affordable price point that would provide a stable future for the park's residents and perhaps add to the park's ability to provide affordable housing for additional individuals and families. They have explored additional onsite testing to expand the septic capability and explored adjacent properties for spray irrigation and have not been able to find or secure these outlets for additional land application of treated effluent.

Since the aforementioned amendment was added to the *Plan*, a discharge permit application is now possible for this property, depending on the conditions included in a discharge permit that the Maryland Department of the Environment (MDE) would process and issue. Within the prior amendment, MDE will also consider the following language in the review of any permit application for this property:

- (i) An enhanced level of treatment will be required resulting in a net reduction in nutrient loading to the receiving waterbody.
- (ii) The discharge cannot contribute to a degradation of the level of impairment on the receiving waterbody.

This amendment is proposing a community wastewater system served by a wastewater treatment plant with Enhanced Nutrient Removal (ENR) utilizing a packaged Membrane Bioreactor (MBR) type of treatment plant. The applicant is offering that the treatment plant will have a capacity of .03 MGD and will treat the effluent to .3 mg/l TP (Total Phosphorus) and 3 mg/l TN (Total Nitrogen) (Appendix A-4). The final permit limits, as mentioned above, will be decided by MDE, and could be different especially regarding the total phosphorus concentration (TP). This would be in concert with the approved *Plan* text that will not contribute to degradation or level of impairment on the receiving waterbody. They have also offered a comparison of typical effluent concentrations of on-site septic systems, similar to Riverview MHP's existing community multiuse septic system, has discharge concentrations to 14.6 mg/l TP and 55.3 mg/l TN. They have also proposed that the wastewater treatment plant is expected to accept the existing water treatment plant discharge currently discharged to a sedimentation pond adjacent to the plant under as state discharge permit. The inclusion of this wastewater would eliminate the need for the additional discharge permit and the sedimentation pond currently supporting the water treatment plant.

The applicant has detailed Riverview MHP's current water production demand of 7,700 GPD and a calculated average EDU of 117 GPD. They have proffered that the current water system has adequate physical and allocated capacity to meet those needs. The addition of 58 lots would be added to the

June 24, 2021

water system with an estimated EDU of 150 GPD. This would bring the weighted average EDU to 132 GPD and the total demand for the 124 lots of 16,500 GPD total production.

Currently, the general allocation permit (GAP) for water allocates 15,000 GPD for average daily flow with 22,000 GPD for month of maximum use. Riverview MHP, prior to 2014, held a GAP for 22,000 GPD average flow with 38,000 GPD for maximum month use. Riverview will seek to increase the current GAP allocation of 15,000 GPD to the pre-2014 level of 22,000 GPD. To do that and allow Environmental Programs as the local Approving Authority to sign off on the GAP application, the application has to be in conformance with the *Master Water & Sewerage Plan*.

Comprehensive Plan Policies

The *Comprehensive Plan* assigns one land use designations for these properties:

1. Existing Developed Area

Existing Developed Centers are defined (p. 13) as follows:

- Existing residential and other concentrations of development in unincorporated areas and provides for their current development character to be maintained.
- Not designated as growth areas, these areas should be limited to infill development.

The *Comprehensive Plan* has the following relevant excerpts for this proposed amendment:

Chapter One, "Introduction" states:

- Provide for adequate public services to facilitate the desired amount and pattern of growth (p.8).

Chapter Three, "Natural Resources" states:

- Provides a goal that Worcester County recognizes the value of and is committed to conservation and protection of the following natural resources (...) clean surface and ground water (p.33).
- Worcester County recognizes the value of and is committed to conservation and protection of the following natural resources...clean surface and ground water (p. 33).
- Improve water bodies on the "Impaired Water Bodies (303d) List" to the point of their removal from this list (p. 33).

Chapter Three, "TMDLs" states:

- "all reasonable opportunities to improve water quality should be undertaken as a part of good faith efforts to meet the TMDL standards." (p.36)

Chapter Five, "Housing" states:

- A goal that "Worcester County residents should be able to live in comfortable, safe, and affordable housing." (p.67)
- Mobile homes should be recognized as an affordable housing alternative and additional park locations should be designated. (p. 67)

Chapter Six, "Public Infrastructure" states:

- Consistent with the development philosophy, facilities and services necessary for the health, safety, and general welfare shall be cost effectively provided (p.70).

- Plan for efficient operation, maintenance, and upgrades to existing sanitary systems as appropriate (p. 73).
- Provide for the safe and environmentally sound water supply and disposal of wastewater generated in Worcester County (p.73).
- Sewer systems should be sized to serve their service areas' planned for land uses (p. 74).

Zoning

The *Planning Area* is appropriately zoned for the current and proposed uses planned for the existing sanitary area properties. These properties, carry one zoning designation, R-4 (General Residential District). We would also note that any future expansion will have plan review for construction permitting and a Board of Zoning Appeal application for Special Exception for the Wastewater Treatment Plant construction, which the applicant has already indicated they are aware will be required. The proposed site plan for expansion is included within their application and is subject to local review.

Staff's Comments

Staff comments are submitted below for your consideration.

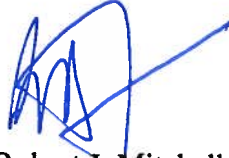
1. This proposal seeks to meet existing housing needs and demand generated by providing a stable future for an existing mobile home park.
2. The subject properties are mapped as an IDA (Intensely Developed Area) for the Atlantic Coastal Bays Critical Area, with a very small portion within the LDA (Limited Development Area). Any future construction and/or expansion will be required to comply with the regulations appropriate to these designations.
3. This amendment is to permit the wastewater treatment plant and will need to comply with MDE's procedures and state law in the investigation and ultimate approval of a surface water discharge permit.
4. This amendment is also to permit the expansion of a water appropriation permit for the water treatment plant and to allow that plant's discharge to be treated by the wastewater plant before discharge.
5. Any new development will need to occur in the manner and character of the surrounding neighborhood in existing developed areas. Compliance with local zoning, critical area, storm water and other local and state regulations will be required.
6. The prior approved *Plan* amendment has included a condition not to cause an exacerbation of any existing impairments to the receiving waterbody. This particular waterbody, the Bishopville Prong, is impaired for nutrients and the issuance of any future surface water discharge permit cannot contribute to worsening that impairment. Those conditions will be considered in any future MDE review of a discharge permit application for this property that will review those impairments as permit limits and any special conditions are vetted for inclusion in the permit.

WS Amendment Case No. 2021-02

June 24, 2021

If you need further information, please contact us.

Sincerely,

A handwritten signature in blue ink, appearing to be 'RM', with a long horizontal stroke extending to the right.

Robert J. Mitchell, LEHS, REHS/RS
Director

Attachments

cc: WS Amendment File (SW 2021-02)

Attachment 1

Application Materials



**Riverview Mobile Home Park. Bishopville, Maryland
Mobile Home Park Lot Expansion and Wastewater Project – Water and
Sewer Plan Amendment Application**

Riverview Mobile Home Park is located in Worcester County and is made up of Two Parcels, 0268 and 0167, acres adjacent to the Bishopville Prong in Bishopville, MD. Parcel 0268 is 24.32 acres, classified as IDA, and serves as the residential portion of the mobile home park. Parcel 0167 is 6.42 acres, classified as LDA, and houses the water treatment plant and other auxiliary support for the community. Mr. Latchum (Owner) and Riverview Mobile Home Park have previously been "Granted a use of land permit by the Board of Appeals for Worcester County to locate a one hundred and twenty (120) lot trailer park." (Appendix A-1). This use of land permit was "Granted without any required time for completion." (Appendix A-1).

The park has periodically added new lots in accordance with its land grant permit as the capacity to serve new lots with water and sewer has been verified by the County. The most recent expansion to 66 lots was approved by Worcester County Environmental Programs in 2016 (Appendix A-2). This latest expansion has put the park at its maximum capacity with regard to the central sewage system which currently utilizes a series of septic tanks which pump effluent via a force main to tile fields on the West side of the park.

Mr. Latchum proposes to expand the mobile home park to 124 lots (Appendix A-5). This expansion requires an upgraded community wastewater treatment system. To serve the current and proposed lots and reduce the total overall nutrients in the septic effluent, the proposed wastewater treatment system would be an Enhanced Nutrient Removal (ENR) Packaged Membrane Bioreactor (MBR) plant (Appendix A-3). with a point discharge to



the Bishopville Prong, located adjacent to the existing water treatment plant on parcel 0167 (Appendix A-5). This treatment plant will have a capacity of .03 MGD and will treat the effluent to .3 mg/l TP and 3 mg/l TN (Appendix A-4). The typical on-site septic system, similar to Riverview MHP's existing community cluster septic system, treats effluent to 14.6 mg/l TP and 55.3 mg/l TN¹. Additionally, the proposed wastewater treatment plant is expected to accept the existing water treatment plant discharge currently discharged to a sedimentation pond adjacent to the plan under MDE permit 16-DP-2982 and NPDES permit MD2982X09. This would eliminate the need for the discharge permit and the sedimentation pond currently supporting the water treatment plant.

Riverview MHP has a current water production demand of 7,700 GPD and a calculated average EDU of 117 GPD. The current water system has adequate physical and allocated capacity to meet those needs. The addition of 58 lots would be added to the system with an estimated EDU of 150 GPD. This would bring the weighted average EDU to 132 GPD and the total demand for the 124 lots of 16,500 GPD total production. Currently, the GAP allocates 15,000 GPD for average daily flow with 22,000 GPD for month of maximum use. Riverview MHP, prior to 2014, held a GAP for 22,000 GPD average flow with 38,000 GPD for maximum month use. Riverview will seek to increase the current GAP allocation of 15,000 GPD to the pre-2014 level of 22,000 GPD.

¹From Otis, RJ, W.C. Boyle and D.K. Sager, 1974, "The Performance of Household Wastewater Treatment Units Under Field Conditions" Home Sewage Treatment, American Society of Agricultural Engineers Publication, St. Joseph, MI.

**Application for Amendment of the
Comprehensive Water and Sewerage Plan
Worcester County, Maryland**

Date: 4/19/2021

Applicant (name, mailing address, phone and FAX number):

Contact Person: James Latchum
Telephone: 410-770-9081

Riverview Mobile Home Park

Amendment Type: ☒ Water ☒ Sewer ☐ Other
Amendment Character: ☒ Addition ☐ Deletion ☐ Change

Please complete all the applicable forms included in this package. If a system does not already exist, the "Existing System" sheet is not required. Include a map of the area to be served at a scale of at least 1" = 2,000'. Return the completed application to:

Department of Environmental Programs
1 West Market Street Room 1306
Snow Hill, Maryland 21863

The fee for major amendment [adding or deleting service capacity or area(s)] is \$500.
Minor amendments (not adding or deleting service) are \$100.
Note: Modification of this form will void the application.

Property Identification:

Tax Map 0009 Parcel Number(s): 0268/0167
Town/Community Name: Bishopville

Location Description:

Two Parcels of 24.32 and 6.42 acres adjacent to the Bishopville Prong in Bishopville, MD.
Parcel 0268 is classified as IDA and serves as a mobile home park and parcel 0167 is LDA.

Property Owner Signature: _____ Date: _____

Applicant Signature: _____ Date: _____
(If other than property owner)

Water and Sewerage Plan Amendment Application
Worcester County, Maryland
Proposed Uses

*** Please provide as much detail as possible on the proposed uses
and review Worcester County zoning provisions for permitted uses.**

<u>Tax Map</u>	<u>Parcel</u>	<u>Zoning</u>	<u>Proposed Use*</u>
0009	0268/0167	R4	R4

EDU's Needed (Approx.)
58 (In addition to existing 66)

April 13, 2004

Water and Sewerage Plan Amendment Application Worcester County, Maryland Existing Sewer System

System Parameters

Date: 4-21-21

System Name: Community Force Main and Septic Tank/Tile Field

System owner: James Latchum

System operator: Jaime Latchum

Priority/Sewer and

Water Plan Category: S-1

Service area: Riverview MHP

[Tax Map and parcel(s)] Tax Map: 0009 Parcels: 0268/0167

	Year		
	2010	2015	2025
<u>Population served:</u>			
EDU's served	66	66	66
EDU's unserved	0	0	0
GPD per EDU	112	126	117

System capacity

Demand (MGD)	.0074	.0083	.0077
Planned (MGD)	.014	.014	.014
Permitted (NPDES/groundwater)	.01	.01	.01

Collection system description: Headers serving 2 - 5 mobile homes are connected to a septic tank and an effluent pump. Effluent travels to drain filed via 1.5", 2", and 2.5" effluent force main.

Treatment Plant

Location (N/E): 40° 26' 46" N 79° 58' 56" W

Type: Community septic/tile field

Site area (acres): 30.74 Occupied area: 10.0 Unused area: 20.74

Current Capacity (MGD): Secondary: .01 Advanced: N/a

Potential Capacity (MGD): Secondary: .01 Advanced: N/a

Existing flow (MGD): .0077 Average: .0077 Peak: .009

Sludge disposal: Pump and Haul Septic Tank

Discharge:

Type: Community septic/tile field

Location: 40° 26' 46" N 79° 58' 56" W

NPDES/groundwater permit number: N/a

Comments (planned expansion; alteration, abandonment if interim [indicate date], or other changes; problems; etc.)

Riverview Mobile Home Park plans to add 58 lots. The existing tile field will be terminated and removed.

The existing and new flow will utilize grinder pumps in conjunction with new and existing FM to send sewage to a new ENR treatment plant located on parcel 0167 and adjacent to the existing water treatment plant.

Water and Sewerage Plan Amendment Application
Worcester County, Maryland
Planned Sewer System

Date: _____

System Name: Packaged Membrane Bioreactor and Force Main
Area Served: Riverview Mobile Home Park Parcel 0268
Owner: James Latchum
Operator: Jaime Latchum

Population and Capacity	2015	2020	2025	2030
Population Served (EDU):	0	0	124	124
Population Unserved (EDU):	0	0	0	0
GDP per EDU:	0	0	133*	133*
System Capacity Demand (MGD)	0	0	.0165	.0165
System Capacity Planned:	0	0	.03	.03
Permitted Capacity (MGD):	0	0	TBD	TBD

Collection System

Type (circle one): Combined Separate

Description: Existing force main plus new force main to serve expansion

Condition of Transmission facilities: Existing force main is in good repair and currently serves the existing 66 mobile homes. New FM will be added to serve the expanded lots.

Treatment Facility

Location (MD coordinates): Lat: 38.4276 Long: -75.1855

Type: ENR MBR Bioreactor

Total Site Size (acres): 30.74 **Occupied by facility:** .016

Design Flow (MGD) .03

Existing Flow (MGD): Average: .0077 **Peak:** .009

Sludge disposal method: _____

Discharge

Type: Point Discharge

Location: Bishopville Prong 38.42788 -75.18698

NPDES permit # & expiration date: N/a - To be applied for upon inclusion in W&S plan.

Op., Maint., and Replacement Costs: \$1,700,000 Sewer Proj. Est.

Funding Source: Privately Funded

Comments: *Calculated GDP per EDU in the existing sewer system is shown as 117 GPD. Design estimates used for additional 58 lots is 150 GPD per EDU. The existing calculated and weighted flow combined with the estimated GDP per EDU averages out to 133 GPD per EDU with a total annual average daily flow of 16,500 GPD.

April 13, 2004

Water and Sewerage Plan Amendment Application Worcester County, Maryland

Existing Water System

Date: 4/19/2021

System name:	Riverview MHP
System owner:	James Latchum
System operator:	Jamie Latchum
Priority/Sewer and Water Plan Category:	W-1
Service area:	Riverview Mobile Home Park Parcel 0268

	2015	Year 2020	2025
<u>EDU's Population served:</u>			
Served	66	66	66
Unserved	0	0	0
GPD per EDU	112	126	117

<u>System capacity</u>			
Demand (MGD)	.0083	.0077	.0165
Planned (MGD)	.015	.015	.022

Production Wells

	Well #1 (WO-81-1182)	Well #2 (WO-88-0114)
Well number:		
Aquifer:	Manokin	Manokin
Location:	Parcel 0167	Parcel 0167
Depth:	286'	295'
Diameter:	6"	6"
Max. yield:	Number of gallons per minute	26 GPM
Pumping capacity:	average production	6 GPM
Water quality:	High Iron	High Iron

Treatment

Water source:	Manokin
Type:	Salt Treatment and Chlorination
Location:	Parcel 0167
Rated Capacity:	AKA permitted, rated, or design capacity .015 MGD
Average production:	how much a production well can provide on average .0077 MGD
Max. peak flow:	peak hourly demand 1,560 GPH
Storage capacity:	N/a
Sludge disposal:	Sedimentation Pond - will be eliminated upon completion of new WWTP

Comments (expansion plans [MGD/dates]; problems; planned improvements; etc.)

Existing treatment plant and water lines will continue to be used.

New lines will be added to serve expansion areas. The existing treatment plant can treat the additional volume for the new lots. The current water appropriation is for 15,000 GPD average daily flow. The additional lots are expected to increase the water demand to 16,500 GPD. Riverview MHP, prior to 2014, held a GAP for 22,000 GPD average flow. Riverview will seek to increase the GAP allocation to the pre-2014 level from its current 15,000 GPD.

Water and Sewerage Plan Amendment Application Worcester County, Maryland Planned Water System

Date:

System Name: Riverview MHP
System Owner: James Latchum
System Operator: Jamie Latchum

Sewer/Water Plan
proposed category: W-1 & W-3

Service area:
[Tax Map and parcel(s)] _____

Population
served: (EDU's
served)

Gallons per EDU: 133

Year		
2015	2020	2025
66	66	124

Constructed by: Planned

Distribution System: 1.5" and 2" water lines made up of
existing lines and proposed lines to serve additional lots.

System parameters:

Well location: Well
depth/aquifer: The Points of Withdrawal are Located at Riverview Mobile Home
Park, Shell Mill Road, Bishopville, Worcester County, Maryland.
Treatment facilities: 286 & 285 - Manokin
Storage facilities: Salt Purification and Chlorination (Existing)
Distribution system: N/a
Pumping capacity: Existing and new 1.5", 2", and 2.5" water lines
System Cost: 38,000 GPD
Funding source: \$85,000 Proj. Est.
Privately Funded

Construction schedule:

Start: 3/28/2022
Complete: 7/11/2022

Comments: _____

Agreement, _____

Policies: Allocation: _____

Appendix A-1

Worcester County Planning and Zoning Commission
Snow Hill, Maryland 21863

JR

February 28, 1973

C

The Hartford Insurance Group
Philadelphia Regional Office
7 Penn Center Plaza
Philadelphia, Pennsylvania 19103

O

Attention: P. G.J. Lolley - Bond Department

P
Y

Gentlemen:

Your questionnaire of February 26th is enclosed partially filled out,

Mr. Letchum has granted a use of land permit by the Board of Appeals for Worcester County to locate one hundred and twenty (120) lot trailer park. This permit was granted without any required plan for completion. At the present time very little has been done other than cutting out for roads and the staking of some trailer lots.

We have this date been in touch with the Worcester County Health Department and have been advised by them that they are in the process of approving eighteen (18) trailer lots that Mr. Letchum wants to place in operation for the coming summer season.

Under the circumstances we have outlined this office will be unable to release your bond until the 18 lots have been completed in compliance or until Mr. Letchum decides to reduce the size of his park to a lesser number of sites.



Page Two

The Hartford Insurance Group

February 28, 1973

Trusting this information is sufficient, I am

Very truly yours,

T. Edward Collins,
Zoning Inspector

THC:bu

Enclosure

CC: Mr. J. Wilson Litchum
✓ James A. Grader, Worcester County Health Department



Appendix A-2



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1306
SNOW HILL, MARYLAND 21863
TEL: 410-632-1220 / FAX: 410-632-2012

LAND PRESERVATION PROGRAMS
STORMWATER MANAGEMENT
SEDIMENT & EROSION CONTROL
SHORELINE CONSTRUCTION
AGRICULTURAL PRESERVATION
ADVISORY BOARD

WELL & SEPTIC
WATER & SEWER PLANNING
PLUMBING & GAS
CRITICAL AREAS
FOREST CONSERVATION
COMMUNITY HYGIENE

12/1/16

Mr. James Latchum
P.O. Box 321
Bishopville, MD 21813

**Re: Riverview Mobile Home Park
 Tax Map 9, Parcel 268
 Bishopville, MD**

Dear Mr. Latchum:

This letter is intended to answer your inquiry regarding expansion of the above referenced mobile home park. Our investigation included visits to the property and review of the file information and supplied records on flow and pumping cycle log information on the current low pressure dosing (LPD) onsite sewage system serving the park.

The park is currently improved with fifty-eight (58) occupied pad sites. We have permitted additional units in the past and the current DHMH mobile home park operation permit is at sixty-three (63) units. The current system, a replacement system installed in 2004, is an LPD system originally sized for 56 units at 250 gpd per unit. The design flow was 14,000 gpd with average flow at 10 gpm and peak at 40 gpm. The absorption area is 14,040 sf with a loading rate of 0.8 gallons/sf/day with the remainder to the first system installed for the park. That is 6 pumps for 6 trenches and the 7th pump overflows to the initial system installed for the park. The dose is designed at up to 936 gallons (12 times a day) with pumping rate of 170 gpm.

The park does not currently have a groundwater discharge permit for the sewage flow from the mobile homes. The park does have a discharge permit for the potable water treatment plant and a water appropriation permit for the water withdrawal. The current county *Master Water and Sewerage Plan* has the planning figure for the park at a maximum of 66 units.

From your operating records tracking flow over the last five years utilizing the volumes recorded in the annual appropriation reports, it appears flow to the system is 6,760 gpd with a highest average flow in the month of July of 7,772 gpd. You have also shared meter readings for the past year from the pump counters for the components of the LPD system. There was some flow to the overflow system in pump number 7, but there were months that showed no flow at all going to that system.

Citizens and Government Working Together

Riverview MH Park
12/1/16

Based on an examination of the supplied data, our records, and the regulation, the following points are offered:

- Because it doesn't exceed the onsite design capacity, an expansion from the current 58 units to a maximum of 66 units could be accommodated at this time. That is the maximum number of units that could be utilized before other regulatory factors are applied.
- Any expansion which will generate additional wastewater flow will require administration of MDE's current *Guidelines for Large Onsite Sewage Disposal Systems with a Maximum Accumulative Flow Greater or Equal to 5,000 Gallons Per Day*
- A State Groundwater Discharge Permit will be required for any expansion of the current wastewater flow as the facility maximum daily flow is in excess of 10,000 gpd
- Any expansion of the facility must be in conformance with the Worcester County *Master Water and Sewerage Plan*, which will require an amendment to the *Plan* for the expansion.
- Suitable absorptive area required for proposed onsite subsurface systems shall be based on maximum daily flows
- As specified in the *Large Flow Guidelines* a site evaluation will be needed to expand the current drain field capacity to accommodate additional flow from an expansion of the park. The overall site suitability will be determined in accordance with COMAR 26.04.02 and the County Groundwater Protection Plan (GPR), where applicable. This would include an examination of mounding and nitrogen loading with an hydrologic balance analysis.
- The soil application rate will be based on effluent quality and upon a detailed soil and site evaluation.
- Any increase in flow past the onsite design capacity will require a treatment plant be installed.

You indicated that you or a subsequent owner would like to pursue an expansion of the park to perhaps one hundred (100) units or more. To do that, the above information would have to be considered in developing a work scope for investigating the potential of the property to handle this expansion. The first step would be an evaluation, including onsite testing to investigate the feasibility of adding sewage disposal area to the park. The ultimate absorptive area needed to serve an expanded flow will need to consider the loading rates described in the Code of Maryland Regulation (COMAR) 26.04.02.05 K as part of any site evaluation done for the property. Realizing favorable perc rates will make the search for the ultimate absorptive area needed to service the proposed expansion that much easier. Conversely, having longer perc rates will require more absorptive areas be located to serve the proposed expansion. Locating sufficient absorptive area to serve any proposed expansion that meets setback and other requirements will be very difficult if longer perc rates are encountered in the investigative activities. It would be best to have a consultant run rates and evaluate soil conditions on promising areas within the property as part of the site evaluation process.

This determination did not consider any zoning requirements with the expansion and we suggest you follow up with the Department of Development Review and Permitting for their comments on any expansion plans.

Riverview MH Park
12/1/16

**If you have any questions, would like additional information, or would like to discuss this matter further,
please contact me at 410-632-1220 x1601.**

**Sincerely,
WORCESTER COUNTY ENVIRONMENTAL
PROGRAMS**


Robert J. Mitchell, LEHS
Director

cc: Property File



Smith & Loveless, Inc.

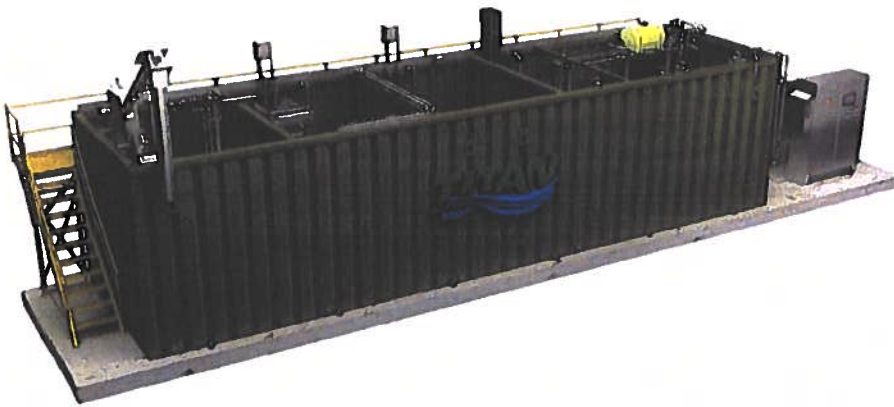
14040 Santa Fe Trail Dr.
Lenexa, KS 66215-1284
Phone: (913) 888-5201
Fax: (913) 888-2173



TITAN MBR™ Budget Proposal:

Packaged Membrane Bioreactor

April 12th 2021



Project:
Riverview MHP

Represented by:
Freemire & Associates, Inc



Smith & Loveless Inc.

Riverview MHP
April 12, 2021

Understanding Your Treatment System Needs

The water characteristics you provided are summarized below:

Flow Conditions	
Flow (Average):	25,000 GPD
Flow (Peak Day):	30,000 GPD
Primary Source / Type:	Domestic

Site	
Elevation:	0,500 ft.
Process Blowers:	15 HP (approx.)
Flow Eq Blower (optional):	3 HP (approx.)

Influent Waste Characteristics	
BOD₅:	52.2 lbs/day
TSS:	52.2 lbs/day
TKN:	7.3 lbs/day
TP:	1.7 lbs/day
pH:	6 to 8 pH units
Alkalinity:	300 mg CaCO ₃ /L
Min. Water Temperature:	20° C

Effluent Requirements	
BOD₅:	5 mg/L
TSS:	10 mg/L
TN:	3 mg/L
TP:	0.3 mg/L*
pH:	6 to 8 pH units
Alkalinity (No Less Than):	80 mg CaCO ₃ /L

****chemical addition required***

BUDGET PROPOSAL

Online: smithandloveless.com • Phone: 913.888.5201 • FAX: 913.888.2173
© Copyright 2017, All Rights Reserved



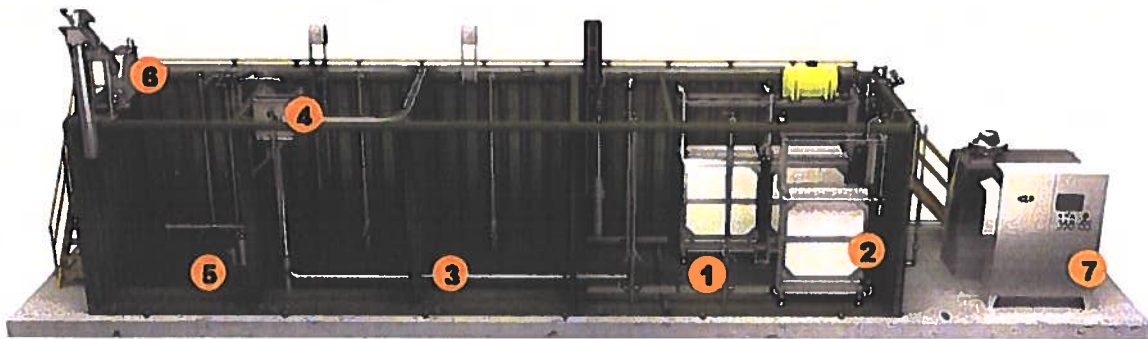
Smith & Loveless Inc.

Riverview MHP
April 12, 2021

Achieving Results

To address the treatment system needs we recommend our **TITAN MBR™** system. This system will arrive in a factory-built tank(s) design ready for installation with minor field assembly.

TITAN MBR™ Features

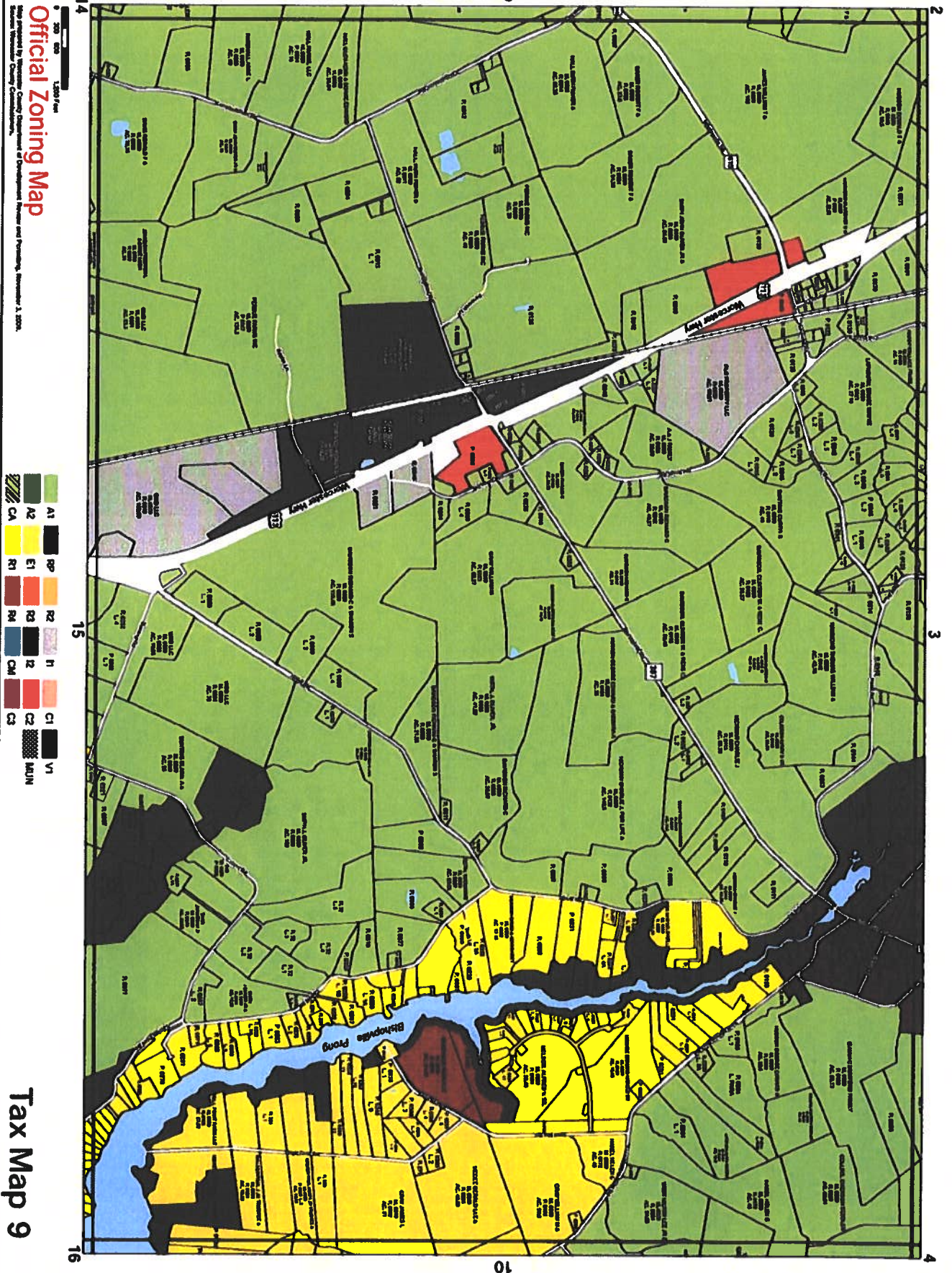


- 1 MBR (Aeration) Zone (with S&L Membrane Modules)**
- 2 Submerged S&L Flat-Plat Membranes**
- 3 Anoxic Zones for Nutrient Removal with Submersible Mixers**
- 4 LIQUIDLIFT™ Automatic Anoxic Recycle System**
- 5 Flow Equalization Zone (Optional)**
- 6 OBEX™ Automatic Fine Screening**
- 7 QUICKSMART™ PLC Touchscreen Controls**

BUDGET PROPOSAL

Online: smithandloveless.com • Phone: 913.888.5201 • FAX: 913.888.2173
© Copyright 2017, All Rights Reserved

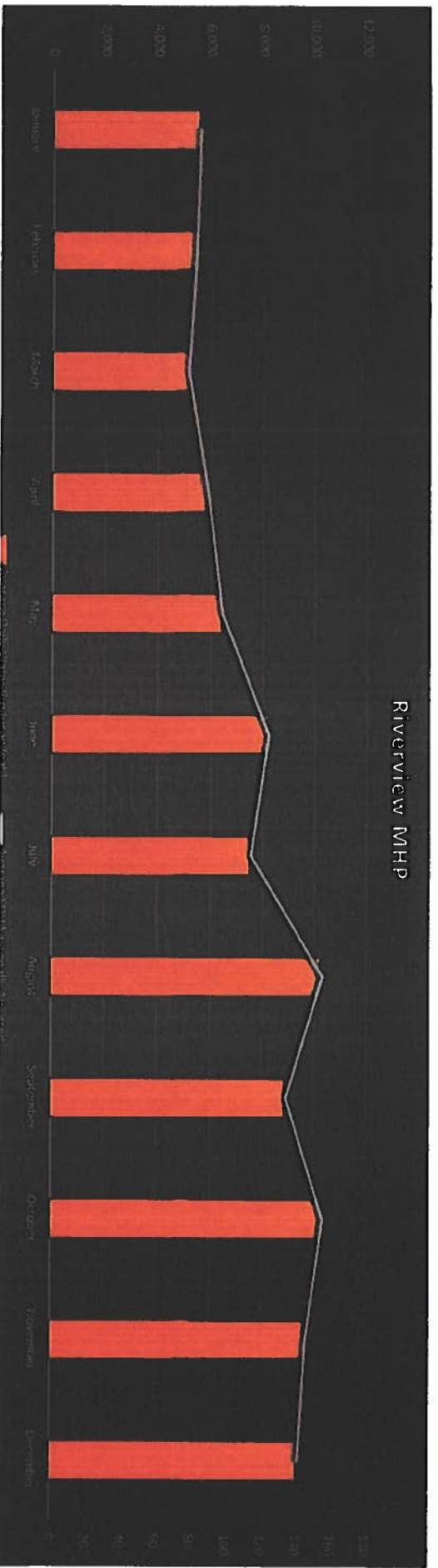
Appendix A-4

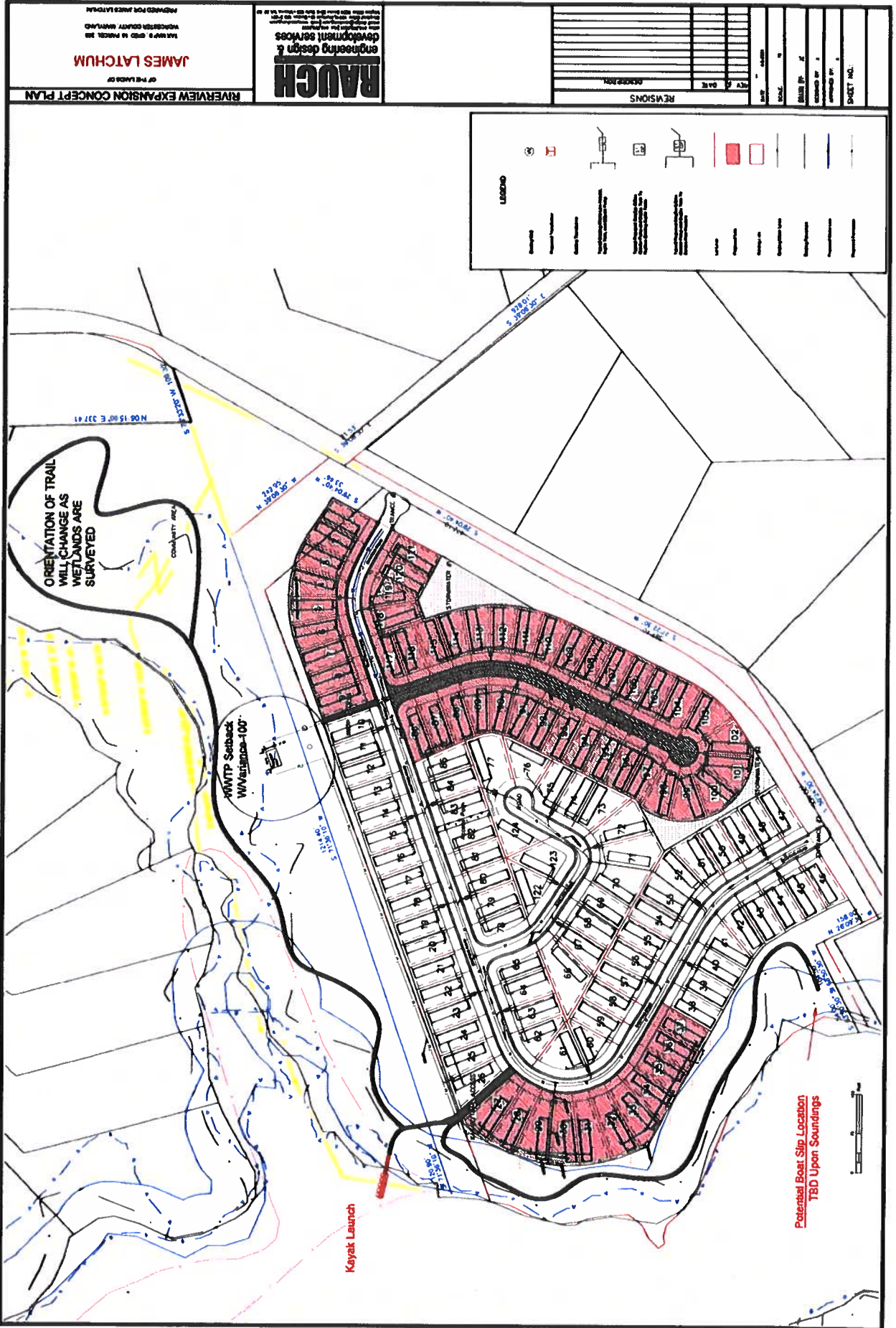


Appendix A-6

Riverview WTP Water Flow Data Summary - Year 2020

Month	January	February	March	April	May	June	July	August	September	October	November	December	2020 Total	2020 Month Average	2020 Day Average
Water Treatment Plant Flow Data:															
Total Monthly Water Produced (gal.)	173,693	153,004	160,797	176,610	200,415	246,600	234,100	318,733	266,900	319,500	290,500	291,600	2,832,452	236,038	7,697
Less Filter Backwash (Per Discharge Permit)	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	17,500	1,458	117
Average Daily Water Produced (gal.)	5,555	5,411	5,139	5,837	6,417	8,170	7,503	10,233	8,847	10,258	9,633	9,358	116,622	116.62	117
Average EDU Seasonally Adjusted	84	82	78	88	97	124	114	155	134	155	146	142	116.62	116.62	116.62





RIVERVIEW EXPANSION CONCEPT PLAN

JAMES LATCHUM

LANDSCAPE ARCHITECT
REGISTERED PROFESSIONAL
OFFICE: 1000 N. 10TH ST., SUITE 100
TAMPA, FL 33606
PHONE: (813) 241-1111
FAX: (813) 241-1112
WWW.JLATCHUM.COM

RAUCH
Engineering & Development Services

RAUCH ENGINEERING & DEVELOPMENT SERVICES
1000 N. 10TH ST., SUITE 100
TAMPA, FL 33606
PHONE: (813) 241-1111
FAX: (813) 241-1112
WWW.RAUCH-ES.com

REVISIONS

NO.	DATE	DESCRIPTION
1	08/15/07	ISSUED FOR PERMIT
2	08/15/07	ISSUED FOR PERMIT
3	08/15/07	ISSUED FOR PERMIT
4	08/15/07	ISSUED FOR PERMIT
5	08/15/07	ISSUED FOR PERMIT
6	08/15/07	ISSUED FOR PERMIT
7	08/15/07	ISSUED FOR PERMIT
8	08/15/07	ISSUED FOR PERMIT
9	08/15/07	ISSUED FOR PERMIT
10	08/15/07	ISSUED FOR PERMIT
11	08/15/07	ISSUED FOR PERMIT
12	08/15/07	ISSUED FOR PERMIT
13	08/15/07	ISSUED FOR PERMIT
14	08/15/07	ISSUED FOR PERMIT
15	08/15/07	ISSUED FOR PERMIT
16	08/15/07	ISSUED FOR PERMIT
17	08/15/07	ISSUED FOR PERMIT
18	08/15/07	ISSUED FOR PERMIT
19	08/15/07	ISSUED FOR PERMIT
20	08/15/07	ISSUED FOR PERMIT
21	08/15/07	ISSUED FOR PERMIT
22	08/15/07	ISSUED FOR PERMIT
23	08/15/07	ISSUED FOR PERMIT
24	08/15/07	ISSUED FOR PERMIT
25	08/15/07	ISSUED FOR PERMIT
26	08/15/07	ISSUED FOR PERMIT
27	08/15/07	ISSUED FOR PERMIT
28	08/15/07	ISSUED FOR PERMIT
29	08/15/07	ISSUED FOR PERMIT
30	08/15/07	ISSUED FOR PERMIT
31	08/15/07	ISSUED FOR PERMIT
32	08/15/07	ISSUED FOR PERMIT
33	08/15/07	ISSUED FOR PERMIT
34	08/15/07	ISSUED FOR PERMIT
35	08/15/07	ISSUED FOR PERMIT
36	08/15/07	ISSUED FOR PERMIT
37	08/15/07	ISSUED FOR PERMIT
38	08/15/07	ISSUED FOR PERMIT
39	08/15/07	ISSUED FOR PERMIT
40	08/15/07	ISSUED FOR PERMIT
41	08/15/07	ISSUED FOR PERMIT
42	08/15/07	ISSUED FOR PERMIT
43	08/15/07	ISSUED FOR PERMIT
44	08/15/07	ISSUED FOR PERMIT
45	08/15/07	ISSUED FOR PERMIT
46	08/15/07	ISSUED FOR PERMIT
47	08/15/07	ISSUED FOR PERMIT
48	08/15/07	ISSUED FOR PERMIT
49	08/15/07	ISSUED FOR PERMIT
50	08/15/07	ISSUED FOR PERMIT
51	08/15/07	ISSUED FOR PERMIT
52	08/15/07	ISSUED FOR PERMIT
53	08/15/07	ISSUED FOR PERMIT
54	08/15/07	ISSUED FOR PERMIT
55	08/15/07	ISSUED FOR PERMIT
56	08/15/07	ISSUED FOR PERMIT
57	08/15/07	ISSUED FOR PERMIT
58	08/15/07	ISSUED FOR PERMIT
59	08/15/07	ISSUED FOR PERMIT
60	08/15/07	ISSUED FOR PERMIT
61	08/15/07	ISSUED FOR PERMIT
62	08/15/07	ISSUED FOR PERMIT
63	08/15/07	ISSUED FOR PERMIT
64	08/15/07	ISSUED FOR PERMIT
65	08/15/07	ISSUED FOR PERMIT
66	08/15/07	ISSUED FOR PERMIT
67	08/15/07	ISSUED FOR PERMIT
68	08/15/07	ISSUED FOR PERMIT
69	08/15/07	ISSUED FOR PERMIT
70	08/15/07	ISSUED FOR PERMIT
71	08/15/07	ISSUED FOR PERMIT
72	08/15/07	ISSUED FOR PERMIT
73	08/15/07	ISSUED FOR PERMIT
74	08/15/07	ISSUED FOR PERMIT
75	08/15/07	ISSUED FOR PERMIT
76	08/15/07	ISSUED FOR PERMIT
77	08/15/07	ISSUED FOR PERMIT
78	08/15/07	ISSUED FOR PERMIT
79	08/15/07	ISSUED FOR PERMIT
80	08/15/07	ISSUED FOR PERMIT
81	08/15/07	ISSUED FOR PERMIT
82	08/15/07	ISSUED FOR PERMIT
83	08/15/07	ISSUED FOR PERMIT
84	08/15/07	ISSUED FOR PERMIT
85	08/15/07	ISSUED FOR PERMIT
86	08/15/07	ISSUED FOR PERMIT
87	08/15/07	ISSUED FOR PERMIT
88	08/15/07	ISSUED FOR PERMIT
89	08/15/07	ISSUED FOR PERMIT
90	08/15/07	ISSUED FOR PERMIT
91	08/15/07	ISSUED FOR PERMIT
92	08/15/07	ISSUED FOR PERMIT
93	08/15/07	ISSUED FOR PERMIT
94	08/15/07	ISSUED FOR PERMIT
95	08/15/07	ISSUED FOR PERMIT
96	08/15/07	ISSUED FOR PERMIT
97	08/15/07	ISSUED FOR PERMIT
98	08/15/07	ISSUED FOR PERMIT
99	08/15/07	ISSUED FOR PERMIT
100	08/15/07	ISSUED FOR PERMIT

LEGEND

- WETLANDS
- EASEMENTS
- TRAIL
- ROAD
- RAILROAD
- UTILITY
- WATER
- SEWER
- STREET LIGHT
- LANDSCAPE ARCHITECT
- ENGINEER
- PLANTING
- ROCK
- CONCRETE
- ASPHALT
- GRAVEL
- SOIL
- VEGETATION
- TOPOGRAPHY
- BOUNDARY
- PROPERTY
- ADJACENT
- EXISTING
- PROPOSED
- REVISION
- DATE
- NO.
- DESCRIPTION

Potential Boat Slip Location
TBD Upon Soundings

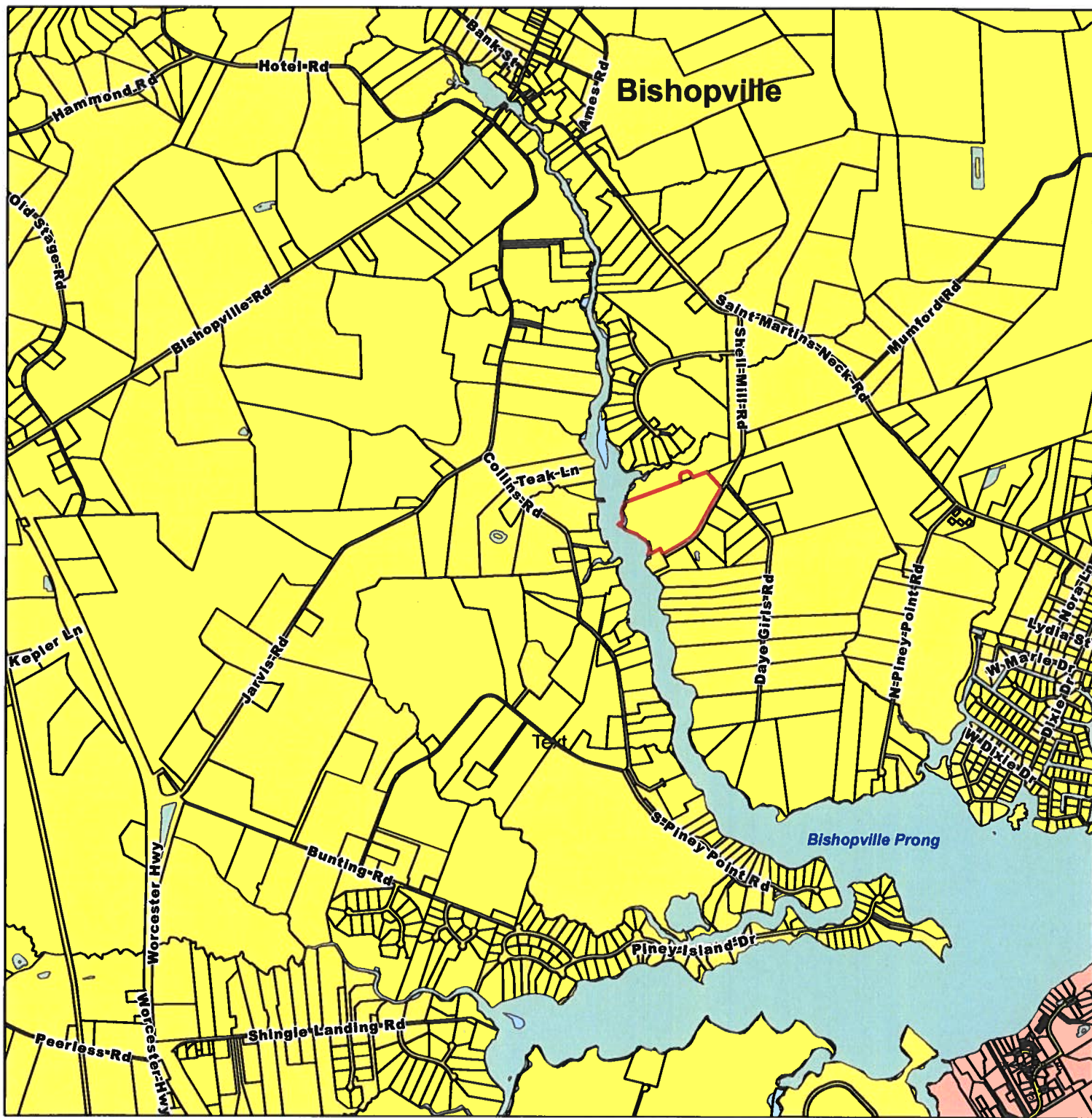
Kayak Launch

ORIENTATION OF TRAIL
WILL CHANGE AS
WETLANDS ARE
SURVEYED

WWTP Setback
Wetlands-100'

Attachment 2

Maps



General Location

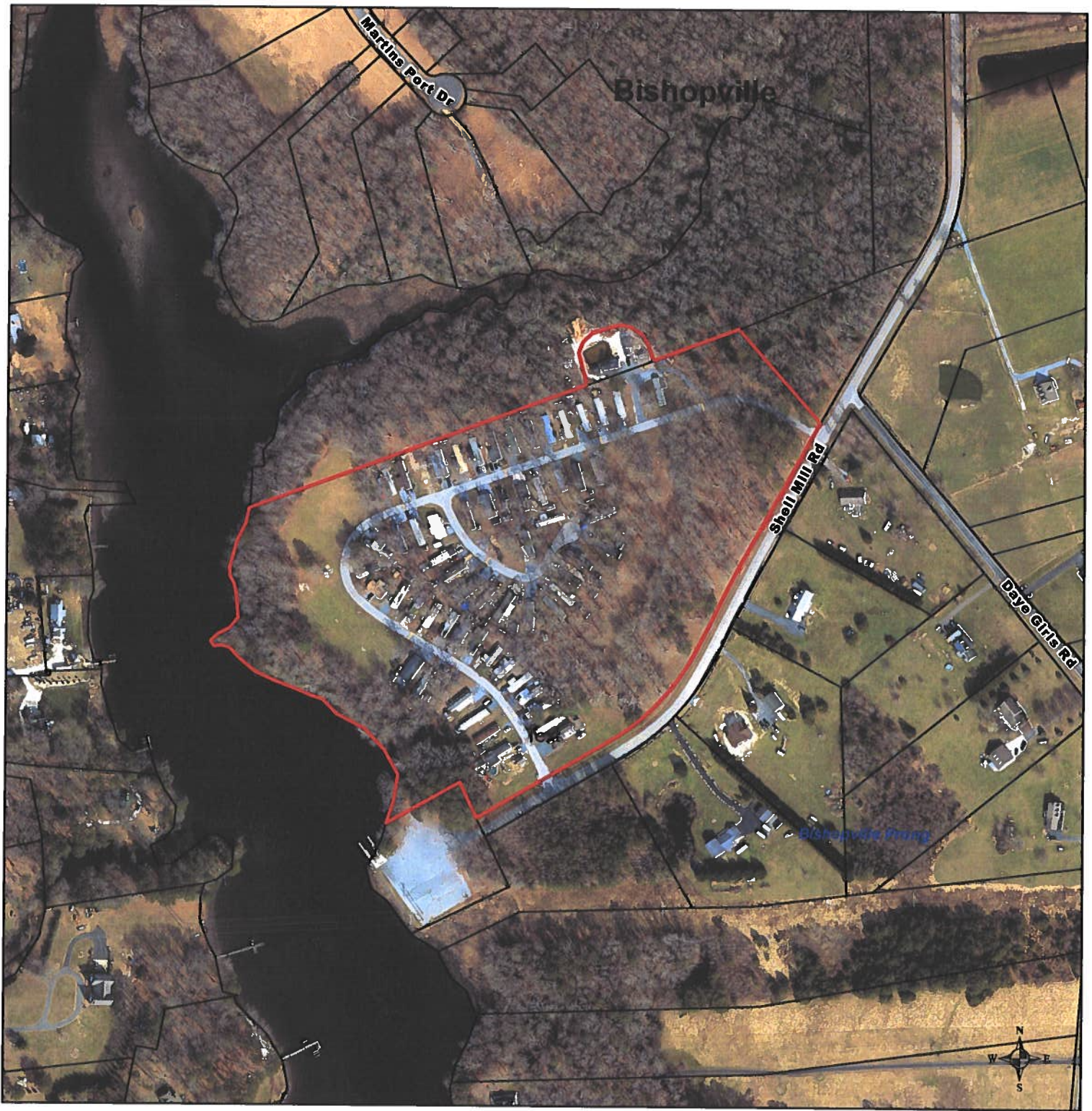
Riverview Mobile Home Park

Tax Map: 9

Parcel: 268 & 167

Water and Sewer Amendment
Case SW-2021-02





Proposed Area

Aerial

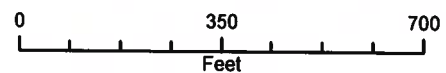
Riverview Mobile Home Park

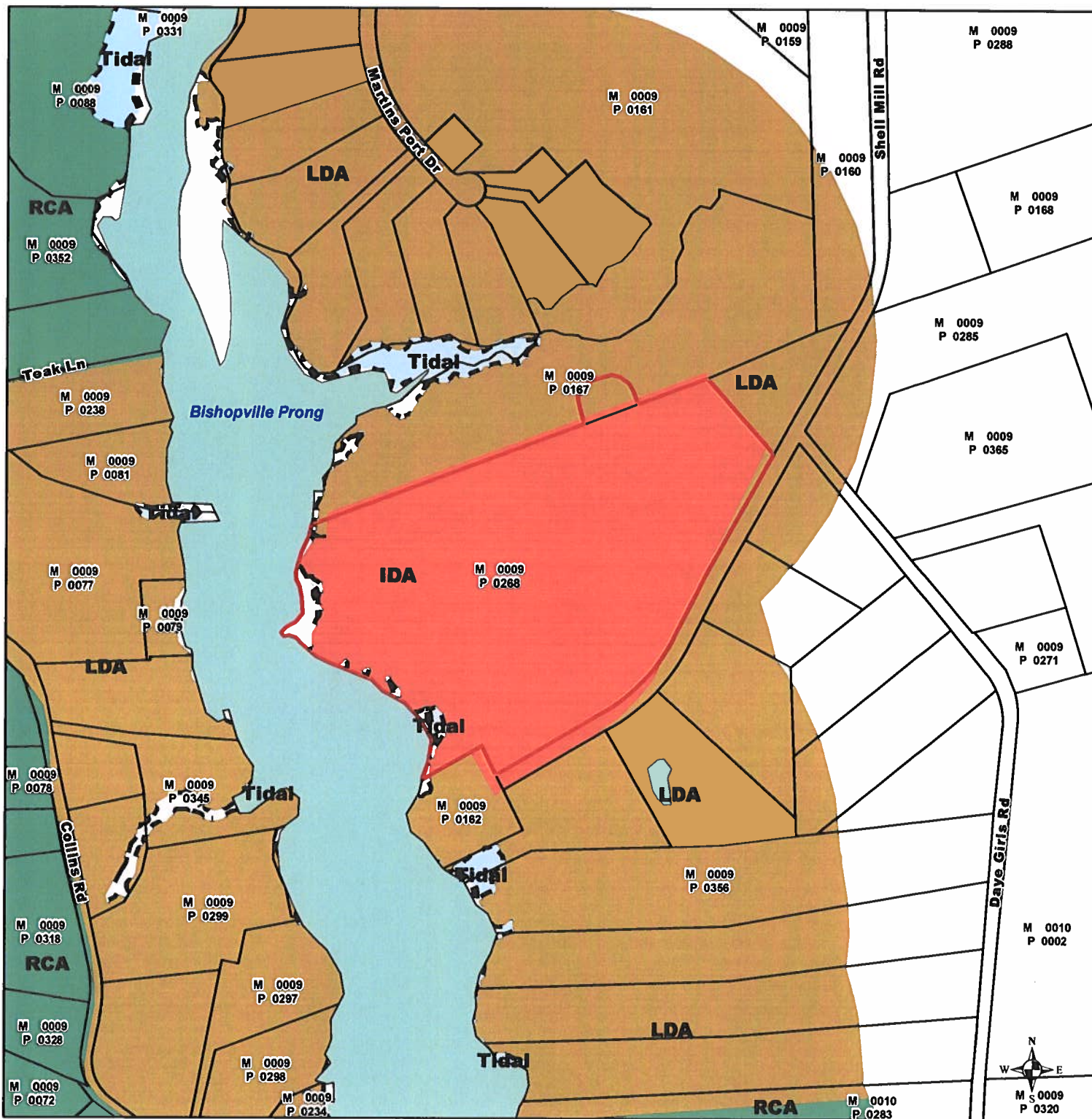
Tax Map: 9

Parcel: 268 & 167

Water and Sewer Amendment
Case SW-2021-02

Prepared by Worcester County Environmental Programs, June 24, 2021
Parcel boundaries are approximate.
This map is for planning purposes only.





Legend

- Proposed Area
- IDA - Intensely Development Areas
- LDA - Limited Development Areas
- RCA - Resource Conservation Areas
- Tidally Influenced Areas

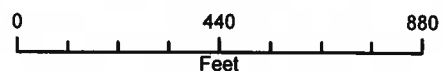
Critical Areas

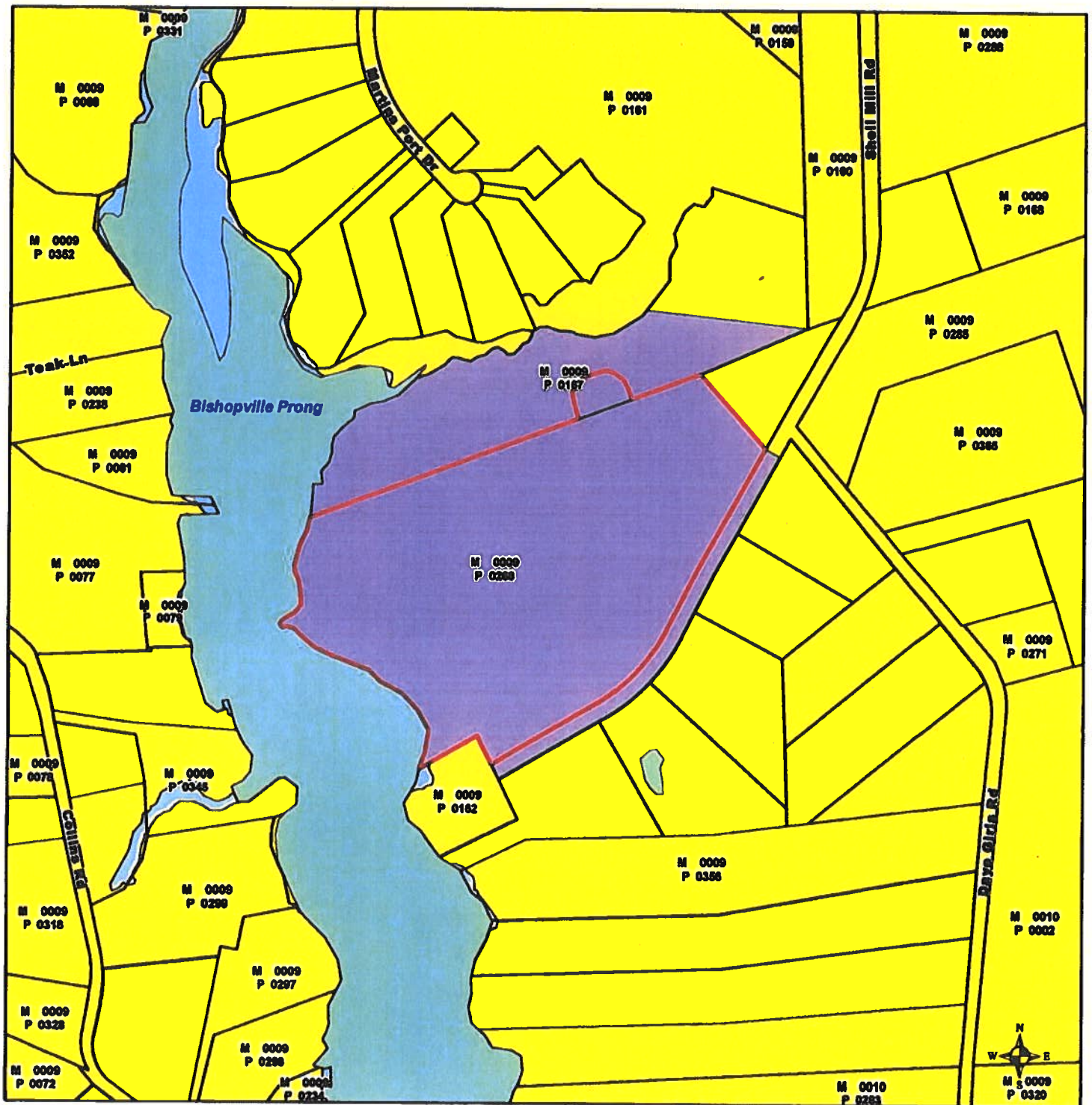
Riverview Mobile Home Park

Tax Map: 9

Parcel: 268 & 167

Water and Sewer Amendment
Case SW-2021-02





Legend

- Proposed Area
- Priority Funding Area

Priority Funding Areas

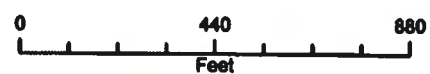
Riverview Mobile Home Park

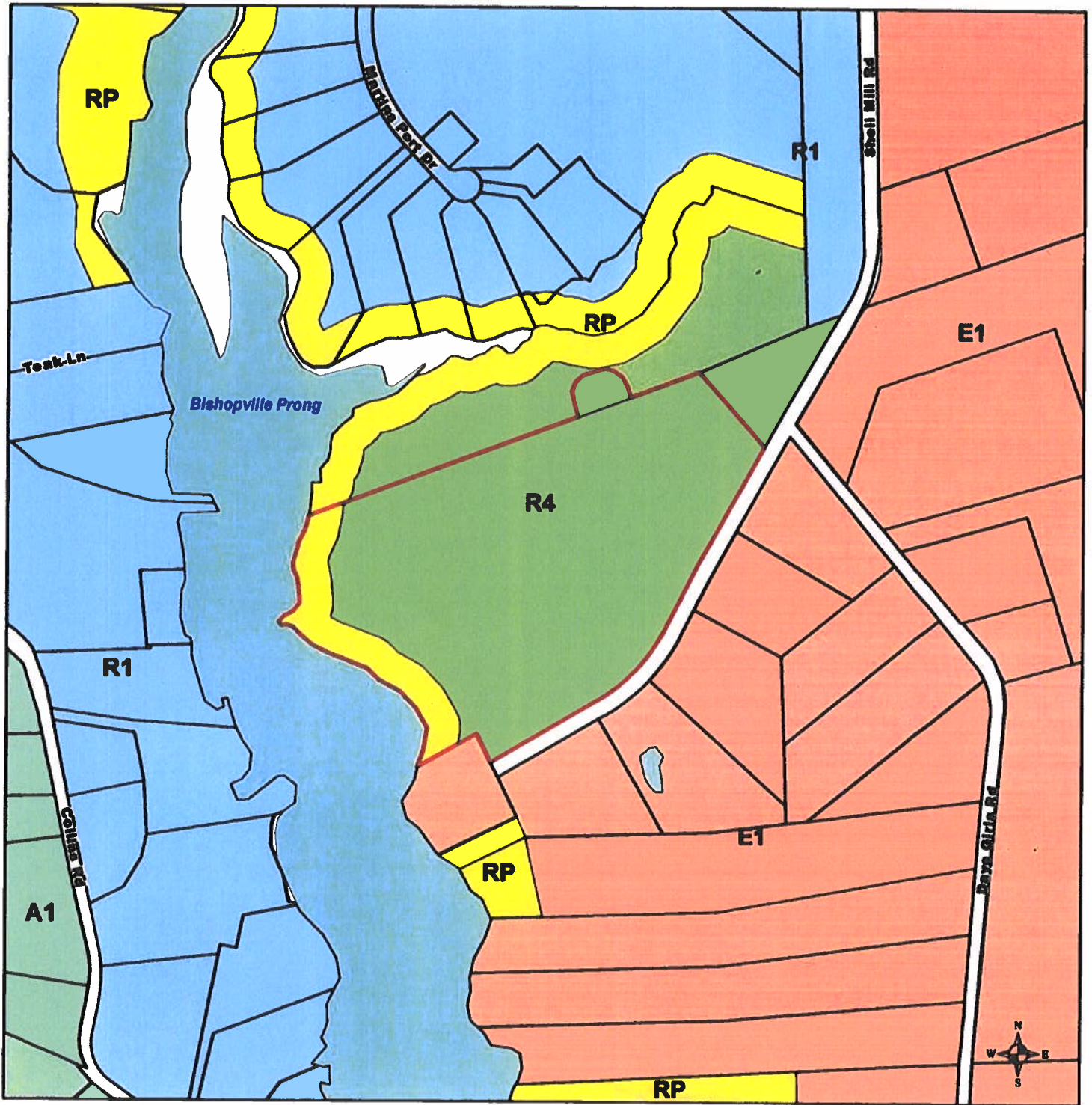
Tax Map: 9

Parcel: 268 & 167

Water and Sewer Amendment
Case SW-2021-02

Prepared by Worcester County Environmental Programs, June 24, 2021
Parcel boundaries are approximate.
This map is for planning purposes only.





Legend

Proposed Area

Zoning

 E1	 RP
 R1	 A1

Zoning

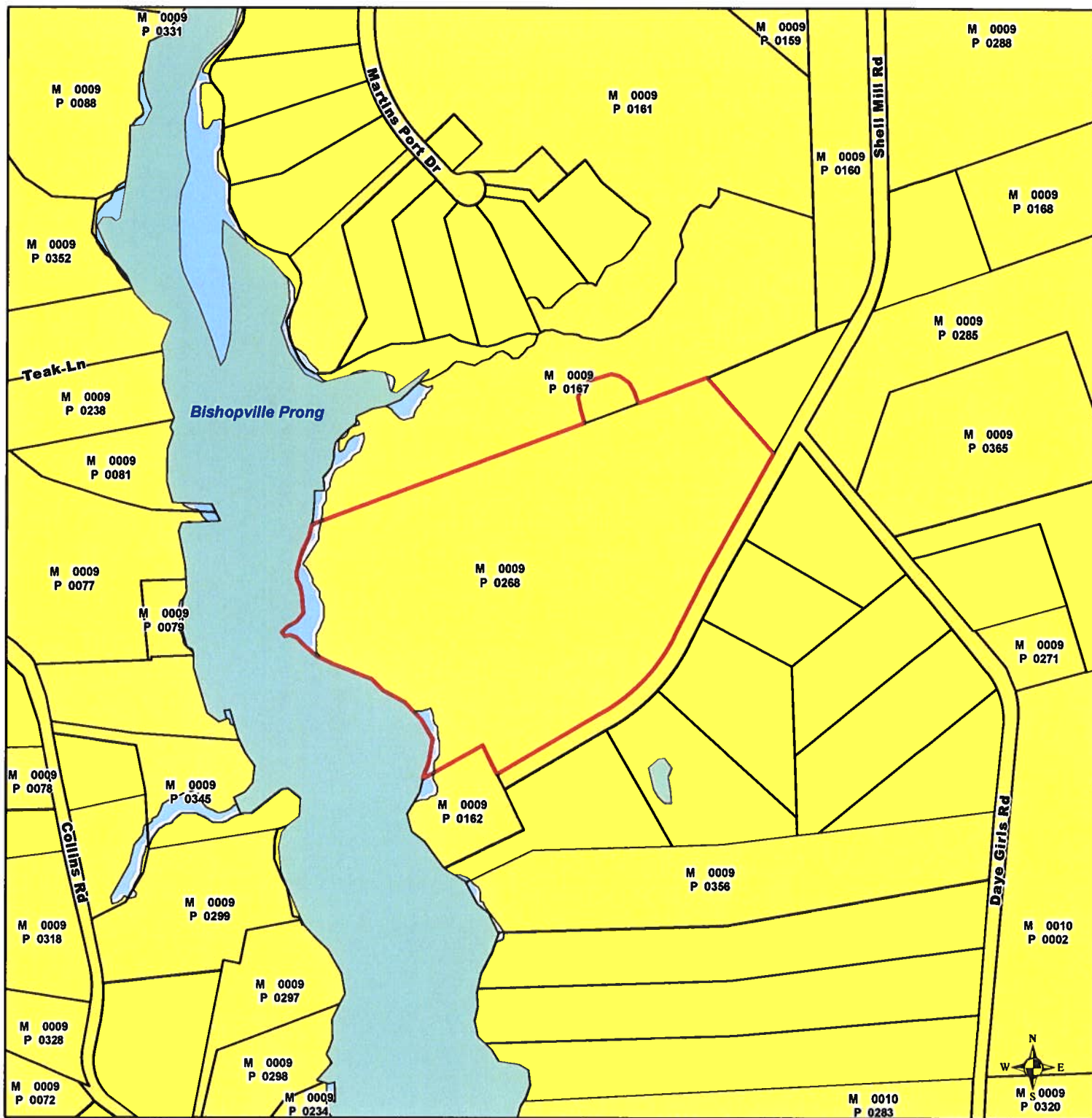
Riverview Mobile Home Park

Tax Map: 9

Parcel: 268 & 167

Water and Sewer Amendment
Case SW-2021-02





Legend

Proposed Area

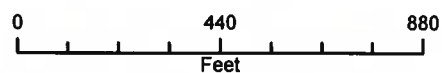
Sewer Planning Area

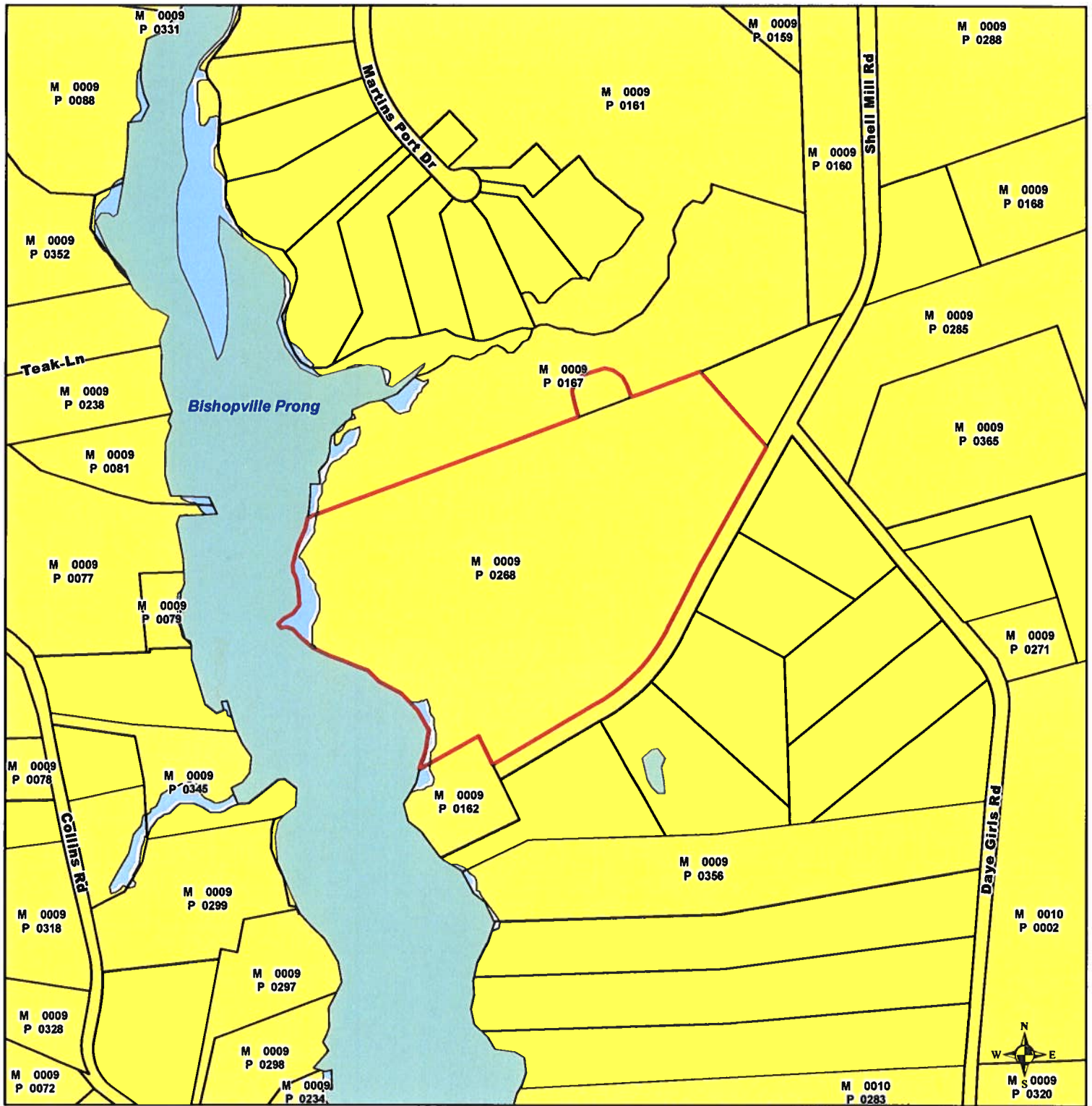
Riverview Mobile Home Park

Tax Map: 9

Parcel: 268 & 167

Water and Sewer Amendment
Case SW-2021-02





Legend

Proposed Area

Water Planning Area

Riverview Mobile Home Park

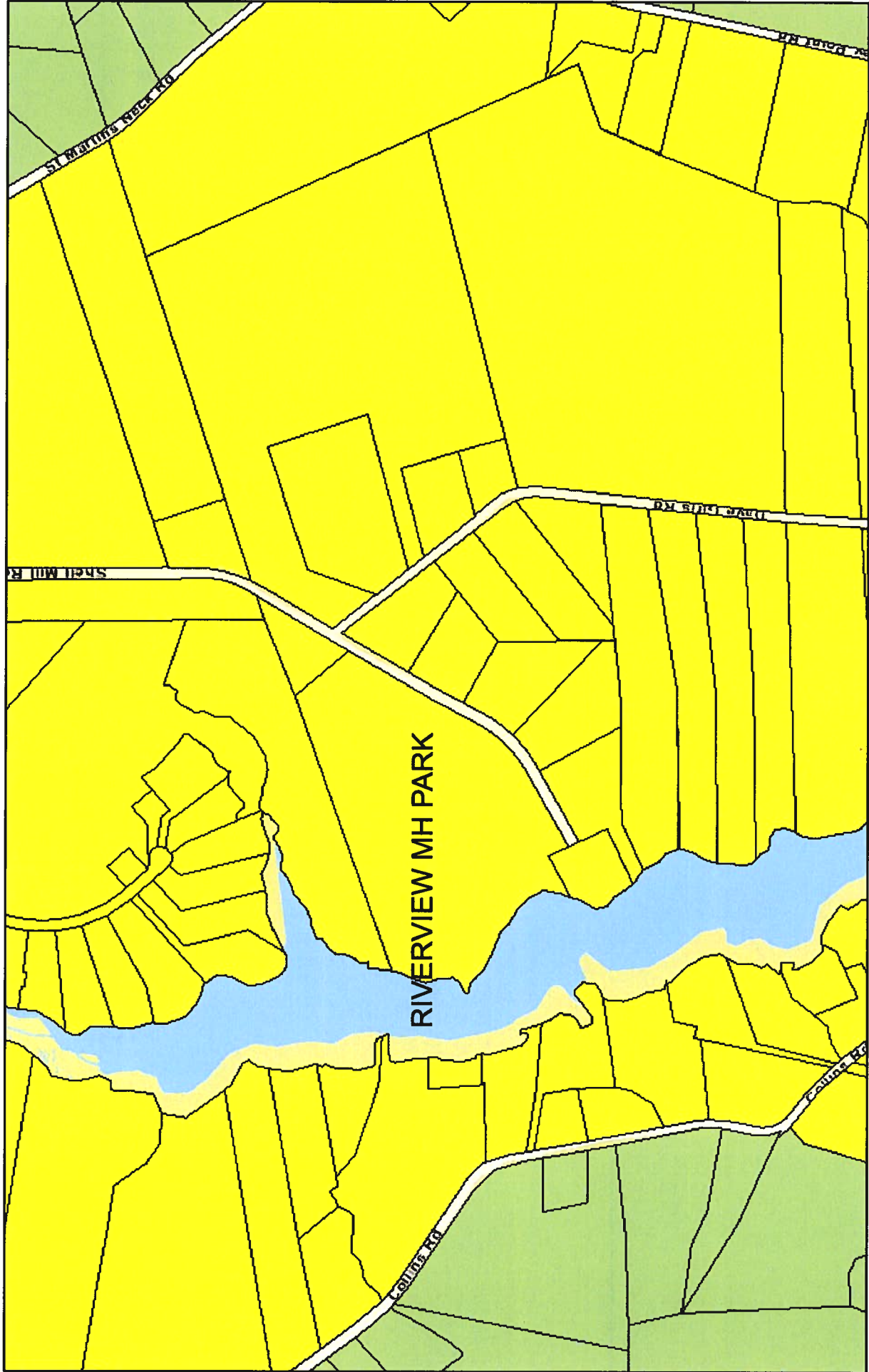
Tax Map: 9

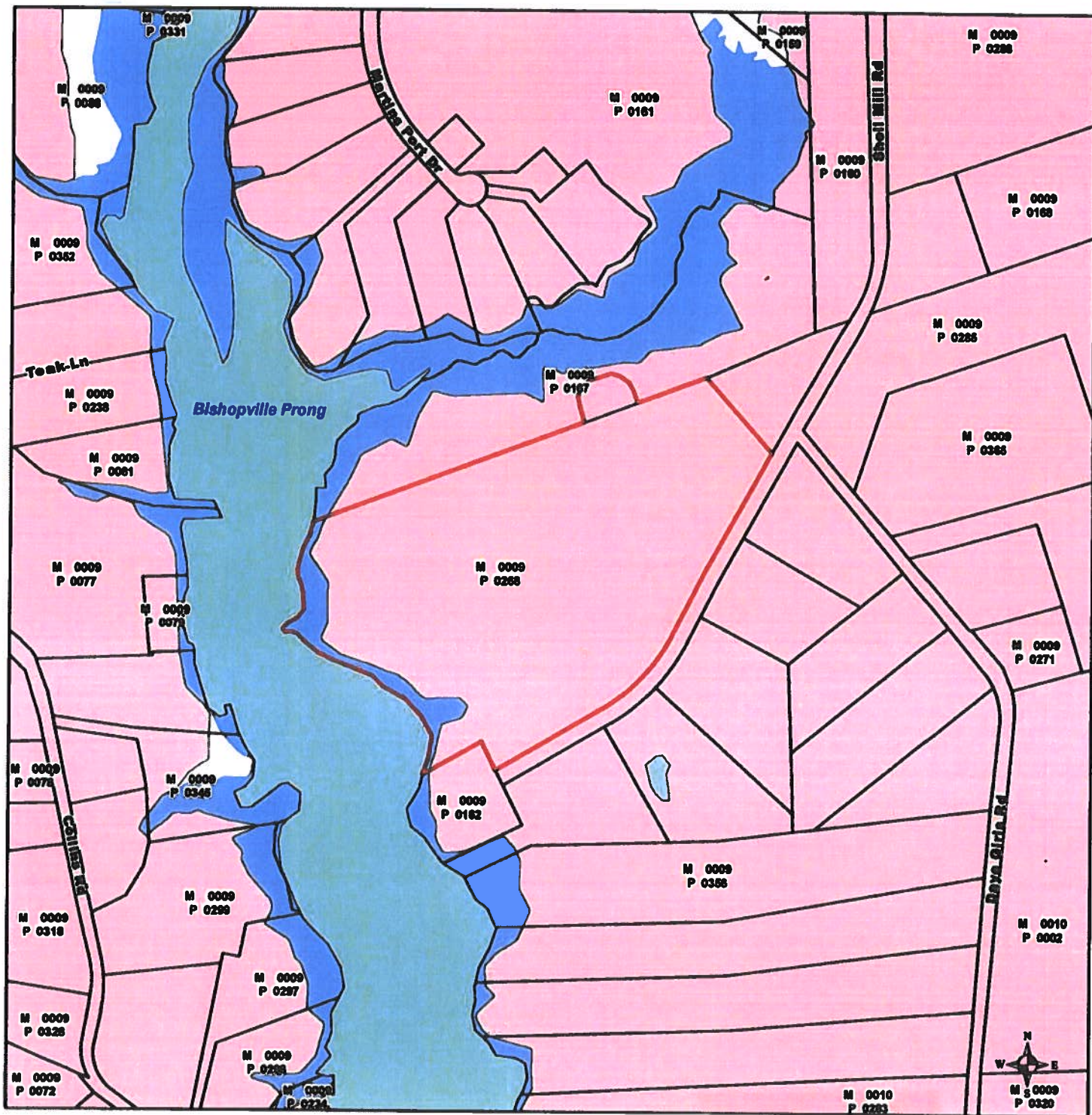
Parcel: 268 & 167

Water and Sewer Amendment
Case SW-2021-02



Case SW-2021-02 LAND USE





Legend

Proposed Area

Floodplain

Flood Zone

100 Year Floodplain
 500 Year Floodplain

Flood Zone

Riverview Mobile Home Park

Tax Map: 9

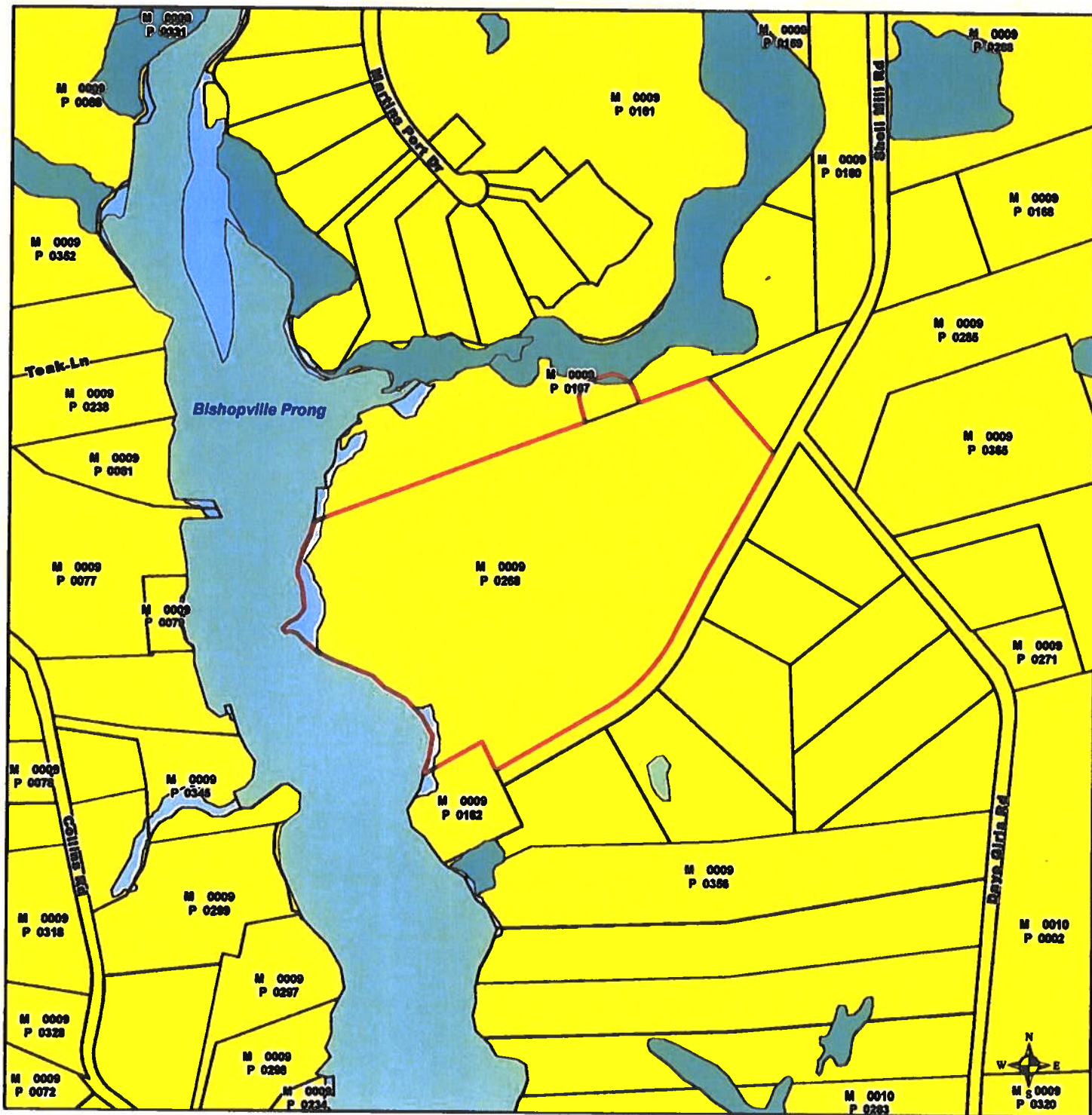
Parcel: 268 & 167

**Water and Sewer Amendment
Case SW-2021-02**

Prepared by Worcester County Environmental Programs, June 24, 2021
 Parcel boundaries are approximate.
 This map is for planning purposes only.

0 440 880
 Feet





Legend

- Proposed Area
- Wetlands

Wetlands

Riverview Mobile Home Park

Tax Map: 9

Parcel: 268 & 167

Water and Sewer Amendment
Case SW-2021-02

Prepared by Worcester County Environmental Programs, June 24, 2021
Parcel boundaries are approximate.
This map is for planning purposes only

