

GROUND WATER MANAGEMENT CONCEPT PLAN REVIEW

Property Name: _____
Reviewer: _____
Date: _____

The following review outlines general comments for the above-referenced property. Specific comments are detailed in a separate attached memorandum.

Key for Review Checklist:

OK Acceptable NA Not Applicable R Required, Not Submitted
X Not Acceptable INC Incomplete

Proposed Septic Reserve Areas (SRAs) for new residential lots of record must be at least:

- 10,000 square feet in size;
- 40 feet wide along topographic contours;
- 20 feet from any permanent structure;
- 10 feet from property lines;
- 100 feet from surface waters. (Note: Lots located within 2,500 feet of drinking water reservoirs must have a minimum size of 2 acres (min. width 175 ft. and the SRAs may not be located within 300 feet of the normal high water level of the reservoir.);
- 25 feet from rock outcrops;
- 50 feet from storm water infiltrating facilities
- 25 feet from drainage ways and gullies;
- 25 feet from floodplain soils;
- 25 feet from slopes in excess of 25%; and
- 100 feet and at lower elevation than any existing or proposed well location. Subject to DEPS approval, proposed SRAs that are immediately upgradient from an existing or proposed well location must be separated by at least 150 feet.
- Perc test labels must be accurately and labeled on the plan.
- SRAs must be located outside of forest buffers and forest conservation easements.

Proposed well areas must be at least:

- 100 feet from neighboring existing or proposed wells;
- 10 feet from property lines;
- 15 feet from road rights-of-way;
- 30 feet from building foundations, and
- 100 feet from storm water management infiltration facilities; 50 feet from non-infiltration facilities
- 100 feet from any potential sources of contamination (e.g., SRAs, underground storage tanks (USTs), cesspools, landfills, etc.). Greater distances may be required based on known or suspected ground water contamination.
- Wells must be located outside of forest buffers and forest conservation easements.
- Existing wells and septic systems on neighboring properties within 100 feet of the tract boundary must be shown on the plan.
- Existing wells, USTs, and septic systems (inclusive of all field components) on the property must be shown on the plan along with notes indicating their future disposition.
- A note must be included on the plan which states that all existing and proposed wells and septic systems within 100' are not present unless otherwise shown.

Concept Plan General Comments (Continued)

Unless specifically allowed by EPS, the following must be performed prior to Record Plat approval (or final plan approval for single lot commercial development and minor subdivisions) :

- It is the responsibility of the Developer to verify the existence and show the location of underground storage tanks (USTs) on the subject property and within 100 feet of the property lines. A licensed tank removal contractor must properly remove all USTs not in use on the property. A permit is required prior to tank removal. If no tanks are present, a note must be placed on the plan stating as much;
- USTs being utilized must be integrity tested by a licensed tank tester and results submitted to this office;
- Wells not in use must be properly abandoned by a licensed Maryland Master Well Driller;
- Hand dug wells serving existing homes must be replaced by a drilled well. Water quality testing may be required for wells of questionable integrity or wells in known ground water contamination pathways;
- Septic systems no longer in use must be properly abandoned;
- Wells and septic systems located in areas where public utilities are available must be properly abandoned upon connection to public water and/or sewer; and
- Septic systems to remain in service must be certified to be in good working order by a licensed and certified septic contractor.

- Properties that are not designated in the Baltimore County Master Water and Sewer Plan as W-5, W-7, or S-5, S-7, must provide a Justification for Variance to the Master Water and Sewer Plan along with an Interim Agreement if private wells, and/or septic systems are proposed.

- If a Well Siting Agreement is executed for the subdivision, a well plat is required to be submitted upon completion of well drilling activities. Building permits will not be processed until an accurate well plat has been received depicting all well drilling attempts.

- A Water Appropriations Permit (WAP) is required for all subdivision of land and non-residential users of ground water unless an exemption is approved by Maryland Department of the Environment (MDE). It is recommended that non-residential users using less than 5,000 gallons of water per day and subdivisions less than 20 lots complete the "Notice of Exemption" form and submit to MDE along with a copy of the proposed subdivision plan and location map.

Non-residential Properties Only:

- An amendment to the Baltimore County Master Water & Sewerage Supply Plan must be obtained for properties served by private wells and using in excess of 5,000 gallons of water per day. The usual amendment procedure entails a written request and justification to the Department of Public Works (DPW) prior to May 1 of each year and will typically be voted on by the Planning Board by November of the same year.
- A Water Balance Assessment (WBA) is required for all non-residential properties prior to the HOH. The WBA should be performed as set forth in the latest revision of "Requirements for Hydrogeologic Studies" or other approved method.
- A Ground Water Discharge Permit (GWDP) must be obtained from MDE for any property discharging in excess of 5,000 gallons per day to a subsurface disposal system. A GWDP application must be submitted to MDE through EPS prior to the Hearing Officers Hearing (HOH). EPS will sign and forward the GWDP application to MDE following approval of the plan by the Hearing Officer.