

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**

**2001 Legislative Session**

Resolution No. CR-61-2001

Proposed by The Chairman (by request – County Executive)

Introduced by Council Members Estep and Wilson

Co-Sponsors \_\_\_\_\_

Date of Introduction October 2, 2001

**RESOLUTION**

1 A RESOLUTION concerning

2 The Ten Year Water and Sewerage Plan (August 2001 Cycle of Amendments)

3 For the purpose of changing the water and sewer category designations of properties within the  
4 1994 Comprehensive Ten Year Water and Sewerage Plan.

5 WHEREAS, Title 9, Subtitle 5 of the Environment Article of the Annotated Code of  
6 Maryland requires the County to adopt a comprehensive plan dealing with water supply and  
7 sewerage systems, establishes the procedures governing the preparation and adoption of said  
8 plan, and provides for amendments and revisions thereto; and

9 WHEREAS, pursuant to said procedures, the County Executive submitted to the County  
10 Council his recommendations on water and sewer plan amendment requests within the August  
11 2001 Cycle of Amendments; and

12 WHEREAS, the County Council received testimony through an advertised public hearing  
13 on the August 2001 Cycle of Amendments; and

14 WHEREAS, the County Council notified the Washington Suburban Sanitary Commission,  
15 the Maryland-National Capital Park and Planning Commission, the State and County Health  
16 Departments, the Maryland Office of Planning and the Maryland Department of the Environment  
17 of the public hearing and provided each agency with copies of the August 2001 Cycle of  
18 Amendments.

19 SECTION 1. NOW, THEREFORE BE IT RESOLVED by the County Council of Prince  
20 George’s County, Maryland, that Appendix E of the Prince George’s County 1994  
21 Comprehensive Ten Year Water and Sewerage Plan, as adopted by CR-71-1994, and amended  
22 by CR-90-1994, CR-9-1995, CR-29-1995, CR-37-1995, CR-65-1995, CR-6-1996, CR-33-1996,

1 CR-54-1996, CR-65-1996, CR-8-1997, CR-38-1997, CR-55-1997, CR-24-1998, CR-39-1998,  
2 CR-3-1999, CR-23-1999, CR-53-1999, CR-9-2000, CR-31-2000, CR-56-2000, CR-6-2001 and  
3 CR-29-2001 is further amended by adding the water and sewerage category designations as  
4 shown in Attachment A, attached hereto and made a part hereof.

5 SECTION 2. BE IT FURTHER RESOLVED that maps identified as the “Prince George’s  
6 County, Maryland, 1994 Water Map” and “Prince George’s County, Maryland, 1994 Sewerage  
7 Map”, as amended, are hereby further amended to incorporate the approved category changes  
8 with the property locations delineated on the maps in Attachment B, attached hereto and made a  
9 part hereof.

10 SECTION 3. BE IT FURTHER RESOLVED that within five working days of the adoption  
11 of this resolution, it shall be transmitted to the County Executive by the Clerk of the Council.

12 SECTION 4. BE IT FURTHER RESOLVED that this resolution shall take effect on the  
13 day following the first regularly scheduled Council meeting day which occurs after the County  
14 Executive transmits his comments on the resolution, or on the day that the County Executive  
15 indicates he has no comments, or ten working days following the transmittal of this resolution to  
16 the County Executive, whichever shall occur first. Prior to the effective date of this resolution,  
17 the Council may reconsider its action based upon any recommendation received from the County  
18 Executive.

19 SECTION 5. BE IT FURTHER RESOLVED that upon the effective date of this resolution,  
20 it shall be transmitted by the Clerk of the Council to the Secretary of the Maryland Department  
21 of the Environment.

Adopted this 19<sup>th</sup> day of November, 2001.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Ronald V. Russell  
Chairman

ATTEST:

\_\_\_\_\_  
Joyce T. Sweeney  
Clerk of the Council

**WATER AND SEWER CATEGORY AMENDMENT**

<b>Sewershed Application</b>	<b>Development Proposal/ Tax Map Location</b>	<b>Acreage/ Zoning</b>	<b>Current Category</b>	<b>Requested Category</b>	<b>Executive's Recommendation</b>	<b>Council Approval</b>
<b><u>Western Branch</u></b>						
01/W-01 Balk Hill	467 single-family homes. 60 E-2, parcel 53	180 R-S	6	4C	6	4
01/W-02 Glenn Dale Village	20 to 30 single-family homes. 36 C-3, parcel 114	11.97 R-R	5	4	5	5
01/W-06 Ricker Property	22 single-family homes with a minimum floor area of 2,500 square feet and a minimum sale price of \$250,000. 127 F-1, parcel 137	12.76 R-R	6	4	4	4
01/W-08 Correctional Officers' Union Hall	A club house facility with an office area of 1,500 square feet and union hall facility of 13,500 square feet. 69 F-3, part of parcel 12	10 R-A (SE 4432 pending)	6	4	6	6
01/W-09 EZ Storage	Conversion of existing one-story warehouse with a floor area of 46,444 square feet and construction of two additional one-story warehouses of 44,000 square feet and 47,100 square feet. 70 D/E-2, parcels 95 & 123	5.83 C-M	3	6	3	6
<b><u>Piscataway</u></b>						
01/P-03 Quail Hollow	A one-story manufacturing facility of 41,800 square feet, and two buildings of warehouse space with 420,000 square feet. Minimum rent for both facilities is \$40 per square foot. 135 E-2, parcel 16	33.06 I-1	4	3	4	4

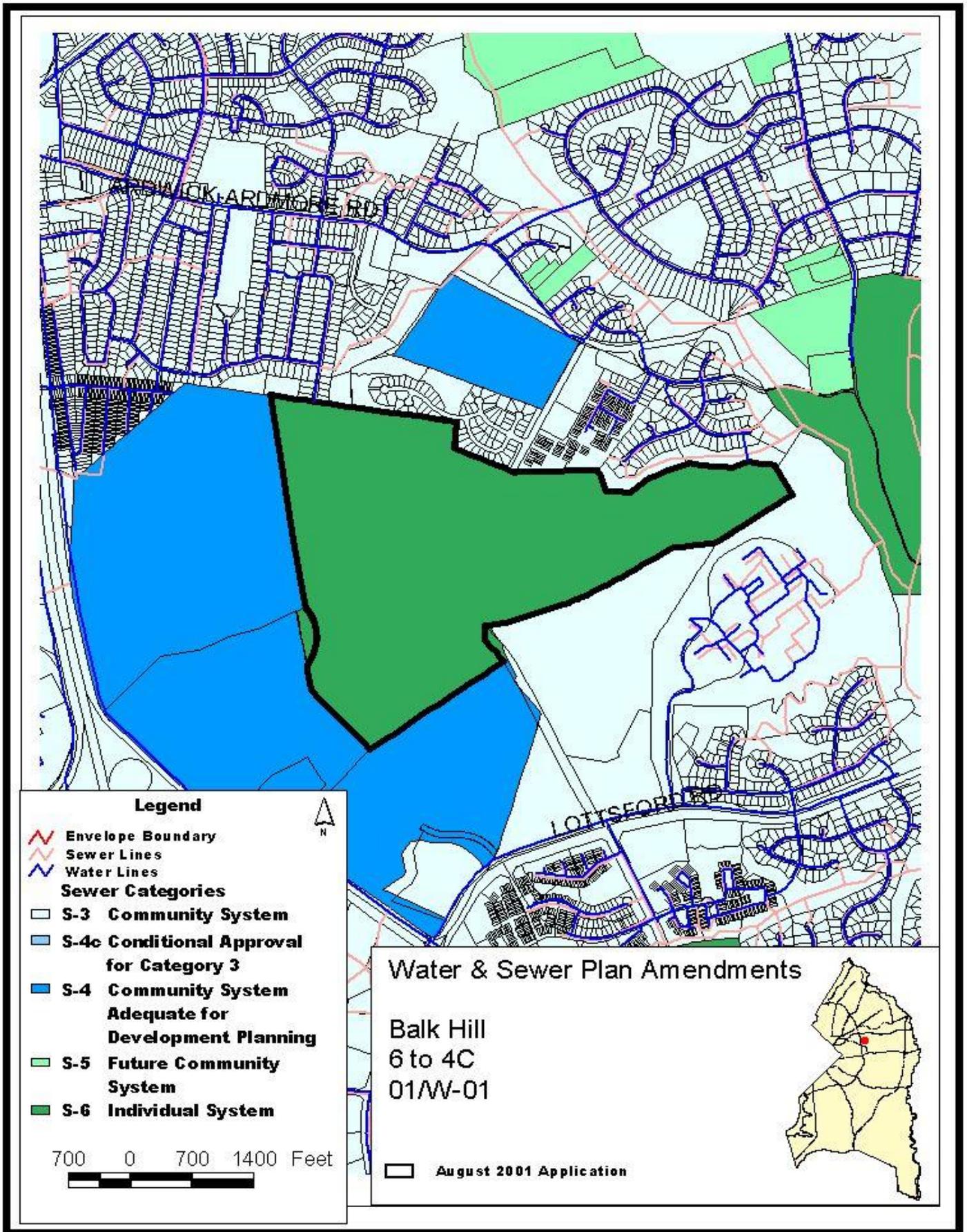
**WATER AND SEWER CATEGORY AMENDMENT**

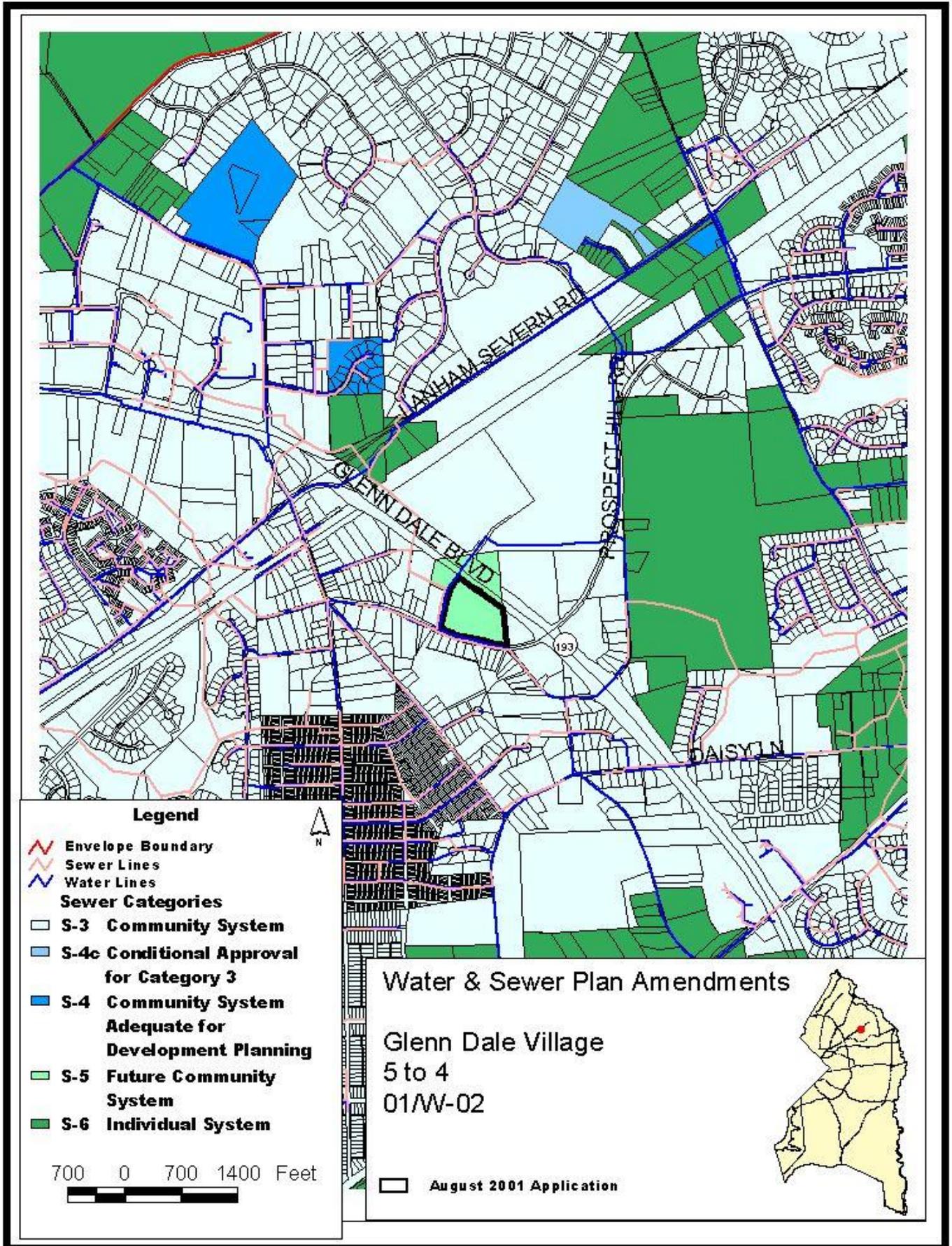
<b>Sewershed Application</b>	<b>Development Proposal/ Tax Map Location</b>	<b>Acreage/ Zoning</b>	<b>Current Category</b>	<b>Requested Category</b>	<b>Executive's Recommendation</b>	<b>Council Approval</b>
01/P-06 Fort Washington Manor	Planned retirement community with a maximum of 185 apartment units. 123 B-2, parcel 123	23.35 R-E (SE 4424 pending)	5	4	5	Deferred by Applicant
01/P-08 Steed Estates	123 single-family homes with a minimum floor area of 2,300 square feet and minimum sale price of \$240,000. 115 B-4, parcels 50, 136, 137 & 138	123.99 R-E	5	4C	4	4
01/P-09 Ridges II	60 single-family homes with a minimum floor area of 3,000 square feet and minimum sale price of \$250,000. 143 D-2, E-2 parcels 53 & 4	236.94 R-A	6	4C	6	4
01/P-10 Union Bethel	A recreation center and a daycare building with a combined total floor area of 22,000 square feet. 144 D-1, parcels 15, 155, 190 & 205	36.84 R-R	6	4	4	4C
<b><u>Mattawoman</u></b>						
01/M-02 Manokeek I	400 townhouses, 400 multi- family condominium units, with minimum floor areas of 1,000 square feet and minimum sale price of \$125,000; 407,500 square feet of retail and office space with a minimum sale price of \$12 per square foot. 161 E-2, lots 11 & 13	70.67 M-X-T	4	3	4	4

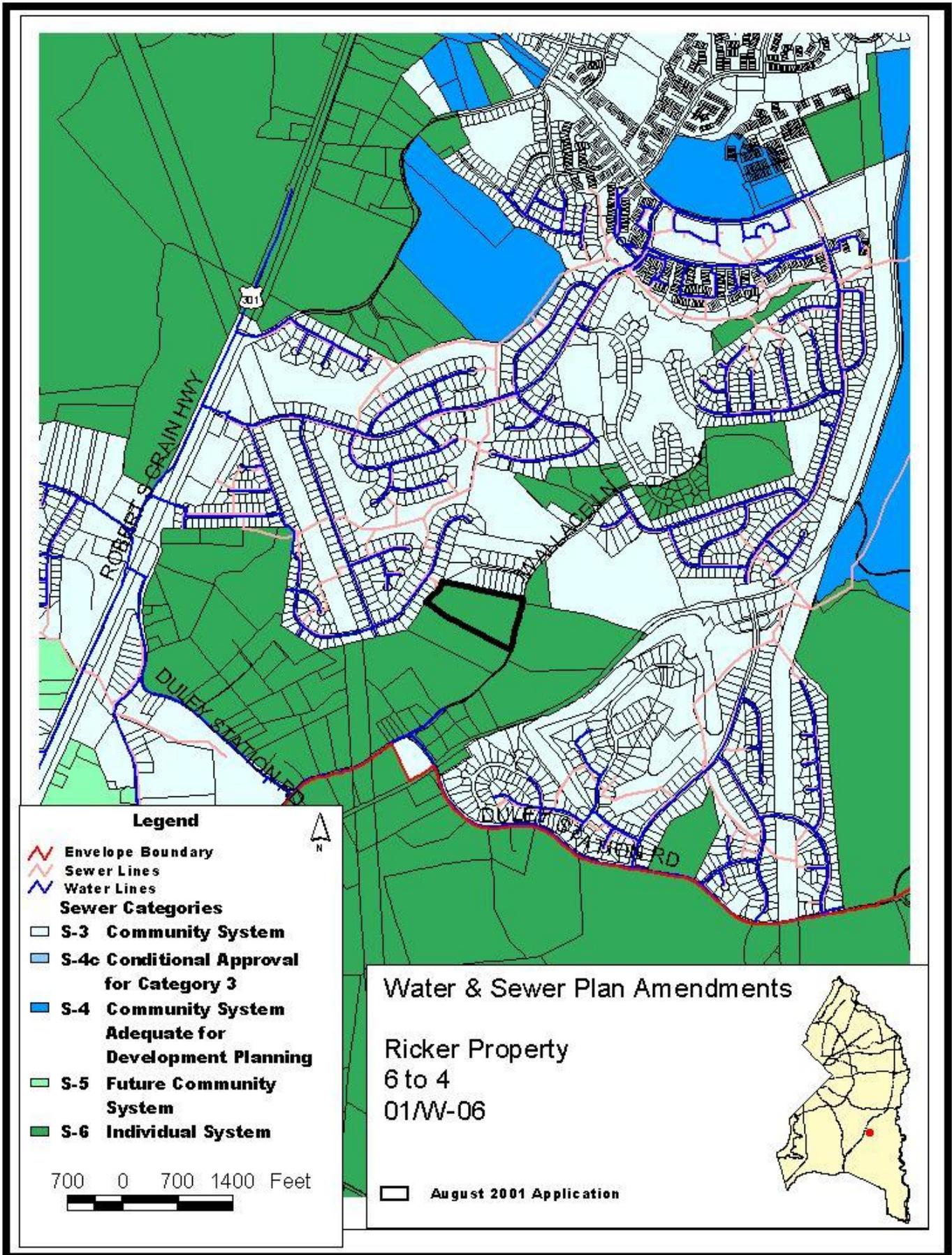
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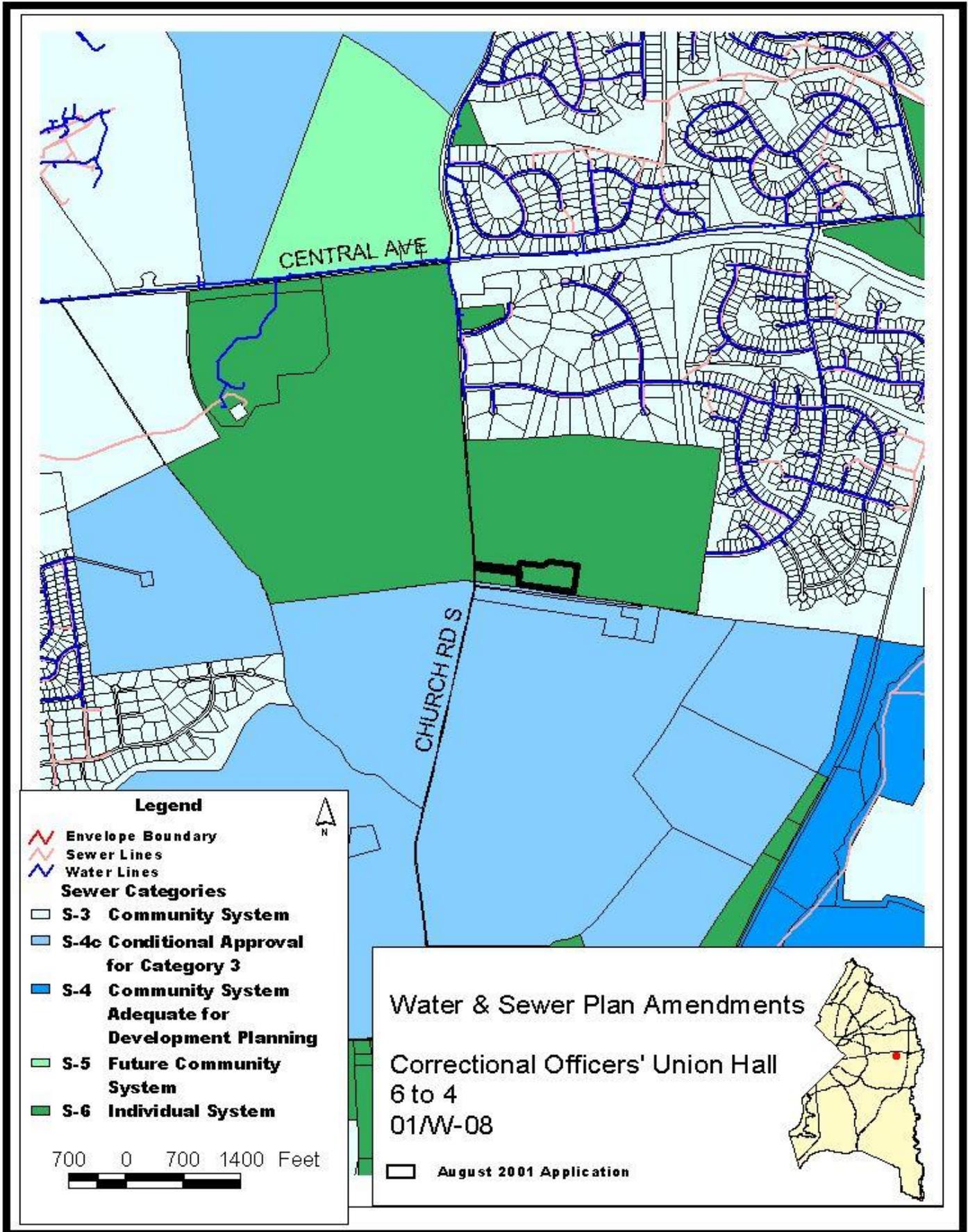
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<b><u>Mattawoman</u></b>						
01/M-03 Manokeek II	3 buildings of one-story office space with a minimum floor area of 30,000 square feet and minimum sale price of \$12 per square foot. 161 E-2, parcel 25, lots 12 & 14	11.7 R-R R-A	6	4	6	6
01/M-04 WAWA- McKendree	A food and beverage store and a gas service station. 164 F-1, parcels 38 & 14	10.51 C-M R-R (SE 4362)	6	3	4	4C

<b>APPLICATIONS</b>		<b>REQUEST</b>	<b>MAP #</b>
<b><u>Western Branch</u></b>			
01/W-01	Balk Hill	6 to 4C	1
01/W-02	Glenn Dale Village	5 to 4	2
01/W-06	Ricker Property	6 to 4	3
01/W-08	Correctional Officers' Union Hall	6 to 4	4
01/W-09	EZ Storage	3 to 6	5
<b><u>Piscataway</u></b>			
01/P-03	Quail Hollow	4 to 3	6
01/P-06	Fort Washington Manor	5 to 4	7
01/P-08	Steed Estates	5 to 4C	8
01/P-09	Ridges II	6 to 4C	9
01/P-10	Union Bethel	6 to 4	10
<b><u>Mattawoman</u></b>			
01/M-02	Manokeek I	4 to 3	11
01/M-03	Manokeek II	6 to 4	12
01/M-04	WAWA-McKendree	6 to 3	13









**Legend**

-  Envelope Boundary
-  Sewer Lines
-  Water Lines
- Sewer Categories**
-  S-3 Community System
-  S-4c Conditional Approval for Category 3
-  S-4 Community System Adequate for Development Planning
-  S-5 Future Community System
-  S-6 Individual System

700 0 700 1400 Feet

**Water & Sewer Plan Amendments**

Correctional Officers' Union Hall  
6 to 4  
01/W-08

 August 2001 Application



