

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

**2004 Legislative Session**

Resolution No. CR-69-2004

Proposed by The Chairman (by request – County Executive)

Introduced by Council Members Knotts, Harrington, Peters, Dean, Exum and Bland

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

Date of Introduction October 19, 2004

**RESOLUTION**

1 A RESOLUTION concerning

2 The 2001 Water and Sewer Plan (August 2004 Cycle of Amendments)

3 For the purpose of changing the water and sewer category designations of properties within the  
4 2001 Water and Sewer 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 2004 Cycle of Amendments; and

12 WHEREAS, the County Council received testimony through an advertised public hearing  
13 on the August 2004 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 Department of Planning and the Maryland Department of the  
17 Environment of the public hearing and provided each agency with copies of the August 2004  
18 Cycle of Amendments.

19 SECTION 1. NOW, THEREFORE BE IT RESOLVED by the County Council of Prince  
20 George’s County, Maryland, that the Prince George’s County 2001 Water and Sewer Plan, as  
21 adopted by CR-62-2001, and amended by CR-9-2002, CR-36-2002, CR-56-2002, CR-65-2002,  
22 CR-7-2003, CR-34-2003, CR-65-2003, CR-15-2004 and CR-41-2004 is further amended by

1 adding the water and sewer category designations as shown in Attachment A, attached hereto  
2 and made a part hereof.

3 SECTION 2. BE IT FURTHER RESOLVED that maps identified as the “Prince George’s  
4 County, Maryland, 2001 Water Map” and “Prince George’s County, Maryland, 2001 Sewer  
5 Map”, are hereby amended to incorporate the approved category changes with the property  
6 locations delineated on the maps in Attachment B, attached hereto and made a part hereof.

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

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

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

Adopted this 30th day of November, 2004.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Tony Knotts  
Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council

**WATER AND SEWER CATEGORY AMENDMENT**

<b>Sewershed Application Council District</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>Parkway</u></b>						
04/PW-02 Cherry Lane Property District 1	43 single-family homes with a minimum 2,630 square feet of livable space and a minimum sale price of \$450,000; 127 townhouse units with a minimum 1,960 square feet of livable space and a minimum sale price of \$350,000 (total combined acreage of 20.47 acres). 5 F-3, Parcels 19 A/B, 20 A/B, 21 A/B & 22 A/B	9.58 R-55	5/4	4	4	4
<b><u>Western Branch</u></b>						
04/W-04 McLaughlin Property District 4	21 single-family homes with a minimum 4,500 square feet of livable space and a minimum sale price of \$500,000. 29 E-3, Parcel 193	12.8 R-R	5	4	5	Withdrawn
04/W-05 Scheig Property District 4	33 single-family homes with a minimum 3,500 square feet of livable space and a minimum sale price of \$500,000. 36 E-2, Parcel 76	17.76 R-R	5	4	4	5
04/W-06 Kyle Property District 4	19 single-family homes with a minimum 3,500 square feet of livable space and a minimum sale price of \$500,000. 36 D-3/4, Parcel 120 and Lot 2	10.76 R-R	5	4	4	5

**WATER AND SEWER CATEGORY AMENDMENT**

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<b><u>Western Branch</u></b>						
04/W-10 Blythewood at Smith Farm  District 6	1,436 single-family homes, 650 townhomes, 419 multi-family dwelling units, 220 attached villas, an active adult community consisting of 300 single-family homes and 375 multi-family dwelling units and a retail center. 90 D/E-1/2/3/4, Parcels 16, 120, 122, 151, 157, 160, 167 & 219	758.5 R-A	5	4	5	Withdrawn
04/W-11 Queen Anne's School & St. Barnabas Church  District 6	An existing sanctuary and school campus consisting of 9 buildings. 76 D/E-3, Parcels 12, 13, 15, 20 & 36	49.8 R-E	5	4	4	4
04/W-12 Zoglio Property  District 4	31 single-family homes with a minimum 3,000 square feet of livable space and a minimum sale price of \$450,000. 45 E-3, Parcel 74	18.89 R-R	5	4	4	4
04/W-13 Old Jericho Park Parcel 17  District 4	A single-family home with a minimum 3,500 square feet of livable space and a minimum sale price of \$650,000. 29 E-1, Parcel 17	4.33 R-A	5	3	3	3

**WATER AND SEWER CATEGORY AMENDMENT**

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<b><u>Western Branch</u></b>						
04/W-14 Pine Avenue, Lots 40-42  District 4	3 single-family homes with a minimum 3,500 square feet of livable space and a minimum sale price of \$400,000.  29 C-2, Lots 40, 41 & 42	5.52 R-R	5	4	4 <sup>1</sup>	4 <sup>1</sup>
04/W-15 Pheasant Ridge  District 4	25 single-family homes with a minimum 3,000 square feet of livable space and a minimum sale price of \$470,000.  37 B-1, Parcels 29, 177 & Lot 2	14.87 R-R	5	4	4 <sup>2</sup>	5
04/W-16 Engel Property  District 4	A single-family "Victorian" home with a minimum 3,500 square feet of livable space and a minimum sale price of \$400,000.	1.84 R-R	5	3	3	3
<b><u>Piscataway</u></b>						
04/P-06 Oneida Communications  District 9	A storage warehouse with total floor area of 2,668 square feet to store security and communications materials and equipment.  99 D-2, Parcel 45 and Lot 1	1.30 I-4	S5	S4	S3	S3

<sup>1</sup> Sewer service is conditioned on connecting via the sewer line in 10<sup>th</sup> Street.

<sup>2</sup> Sewer service is conditioned on connecting via the sewer line in Old Fletchertown Road and WSSC restrictions for this alignment.

**WATER AND SEWER CATEGORY AMENDMENT**

<b>Sewershed Application Council District</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>Piscataway</u></b>						
04/P-07 Fort Washington Ridge District 8	23 single-family homes with a minimum 3,000 square feet of livable space and a minimum sale price of \$475,000. 113 F-3, Parcels 119 & 130	14.0 R-R	5	4	4 <sup>3</sup>	4 <sup>3</sup>
04/P-08 Thorne Corners District 8	12 single-family homes with a minimum 3,000 square feet of livable space and a minimum sale price of \$475,000. 123 D-2/3, Parcels 77, 80, 81, 235 & 260	19.35 R-E	S5	S4	S4 <sup>4</sup>	S4 <sup>4</sup>
04/P-09 Silesia Tilch Property District 8	5 single-family homes with a minimum 4,000 square feet of livable space and a minimum sale price of \$600,000. 123 A-2, Parcel 108	9.45 R-E	5	4	5	4
04/P-10 Brandywine Crossing District 9	21 single-family homes with a minimum 3,000 square feet of livable space and a minimum sale price of \$500,000. 135 E-2/3, Parcels 34 & 57	26.87 R-E	W4	W6	W4 <sup>5</sup>	Withdrawn
04/P-11 Faller Parcels 33 & 34 District 9	2 single-family homes with a minimum 3,200 square feet of livable space and a minimum sale price of \$400,000. 124 E-4, Parcels 33 & 34	4.42 R-E	5	4	4	4

<sup>3</sup> Requires a geotechnical report during development review and re-evaluation before further advancement to Category 3.

<sup>4</sup> Requires a geotechnical report during development review and re-evaluation before further advancement to Category 3.

<sup>5</sup> Water service is conditioned on connecting via the water line in Cherry Tree Crossing Road or Dyson Road.

**WATER AND SEWER CATEGORY AMENDMENT**

Sewershed Application Council District	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
<b><u>Piscataway</u></b>						
04/P-12 Daniel Gallahan Parcel 127 District 9	2 single-family homes with a minimum 3,000 square feet of livable space and a minimum sale price of \$375,000. 132 D-4, Parcel 127	4.03 R-E	5	4	4	4
04/P-13 Ashanti Farm District 9	35 single-family homes with a minimum 3,000 square feet of livable space and a minimum sale price of \$450,000. 135 B-2, Parcels 155 & 158	18.55 R-R	5	4	4 <sup>6</sup>	5
04/P-14 Dennison Property District 9	35 single-family homes with a minimum 3,000 square feet of livable space and a minimum sale price of \$450,000. 135 B-3, Parcel 5	17.61 R-R	5	4	4 <sup>7</sup>	5
04/P-15 13400 Missouri Avenue District 9	36 single-family homes with a minimum 3,100 square feet of livable space and a minimum sale price of \$360,000. 145 D-2, Parcel 45	20.0 R-R	5	4	5	5
04/P-16 Piscataway Commons Swindle Properties District 9	5 single-family homes with a minimum 3,200 square feet of livable space and a minimum sale price of \$450,000. 142 D/E-2, Parcels 26, 133 & 154	10.9 R-A	5	4	5	5

<sup>6</sup> This development proposal shall be subject to the WSSC project to eliminate the sewer capacity constraint in the Piscataway Basin.

<sup>7</sup> This development proposal shall be subject to the WSSC project to eliminate the sewer capacity constraint in the Piscataway Basin.

**WATER AND SEWER CATEGORY AMENDMENT**

<b>Sewershed Application Council District</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>Piscataway</u></b>						
04/P-17 Dobson Parcel 16  District 9	60 single-family homes with a minimum 4,000 square feet of livable space and a minimum sale price of \$600,000.  152 F-2, Parcel 16	193.14 R-A	6	4	6 <sup>8</sup>	6 <sup>8</sup>
<b><u>Mattawoman</u></b>						
04/M-03 Brandywine Sand & Gravel/ Haley Properties  District 9	A building material recycling facility. 145 E-3, Parcel 74	.89 I-2	5	4	4	5
04/M-04 Naz Auto Body  District 9	A one-story structure consisting of 9,000 square feet of floor space to house an auto body shop. 161 A-4, Parcel 92	3.54 C-M	W5	W4	W4	W4

<sup>8</sup> Parcel located outside the Sewer Envelope; no extension of public water and sewer service.

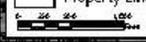
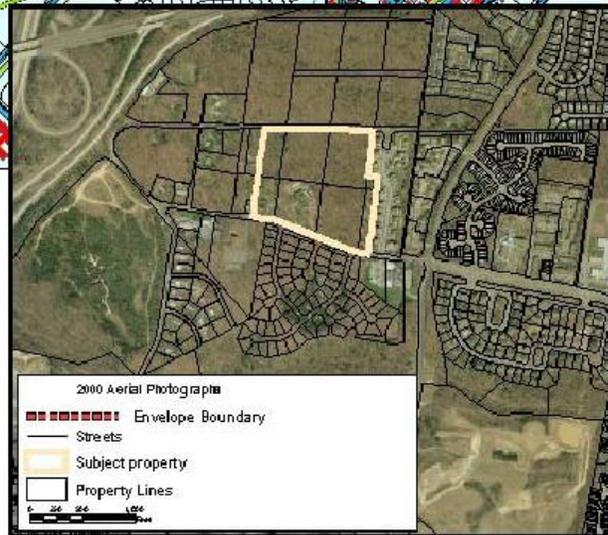
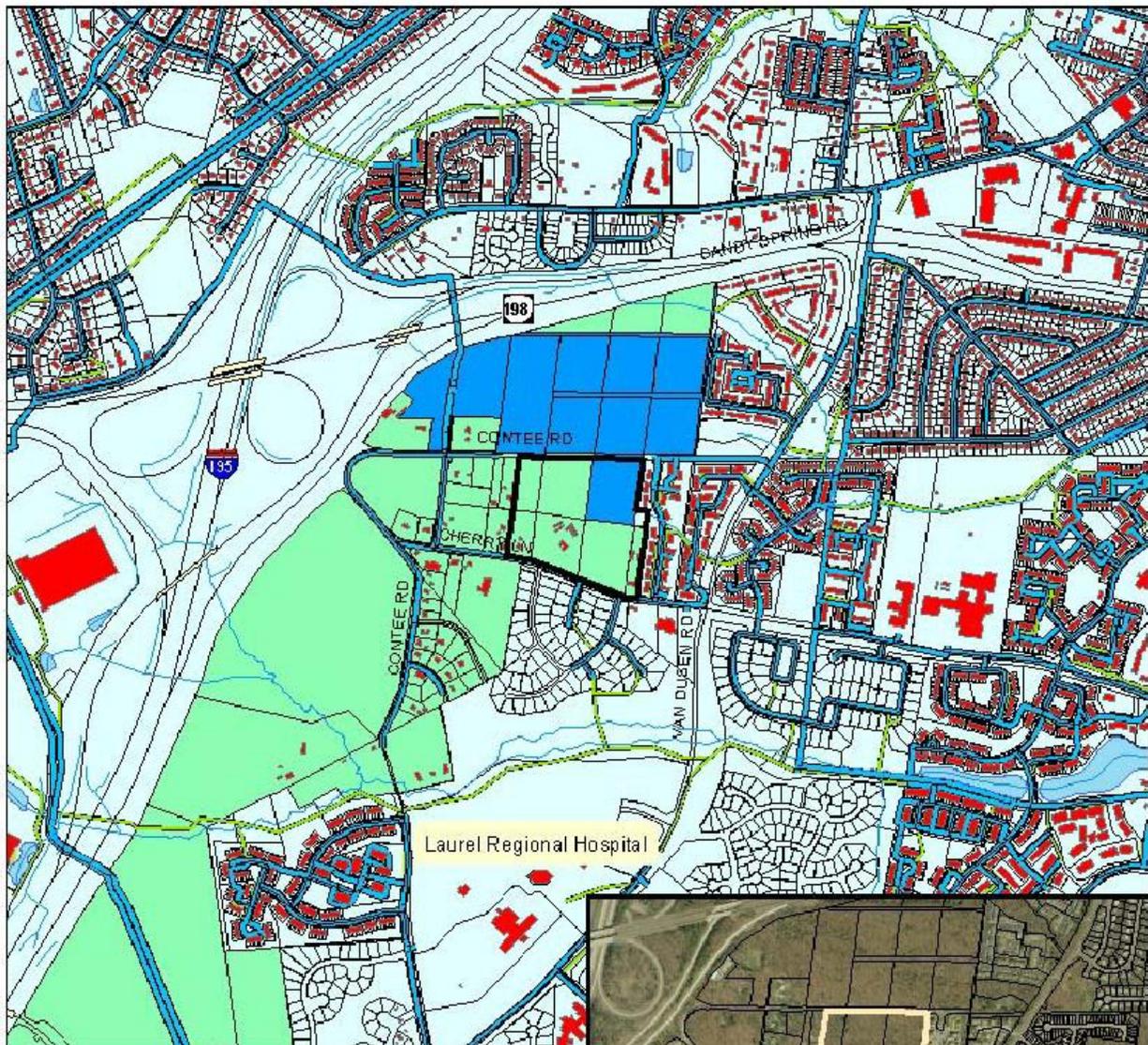
Cherry Lane Property  
(The Crescent)

04/PW-02

Amendment Request 5 to 4

Water and Sewer Plan Amendments

August 2004 Application

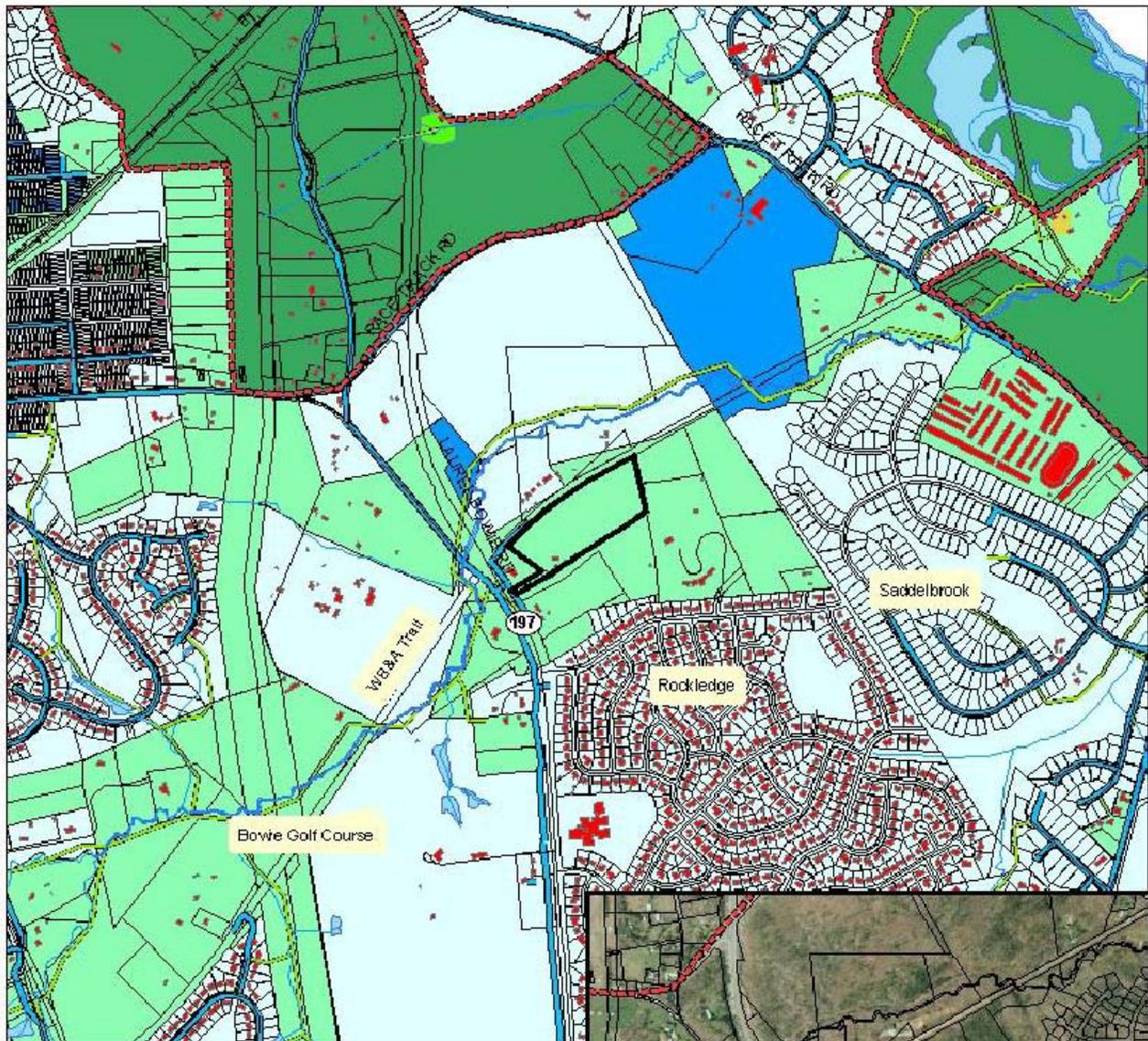


**McLaughlin Property  
(Overlook Trail)  
Water and Sewer Plan Amendments**

**04/W-04**

**Amendment Request 5 to 4**

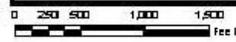
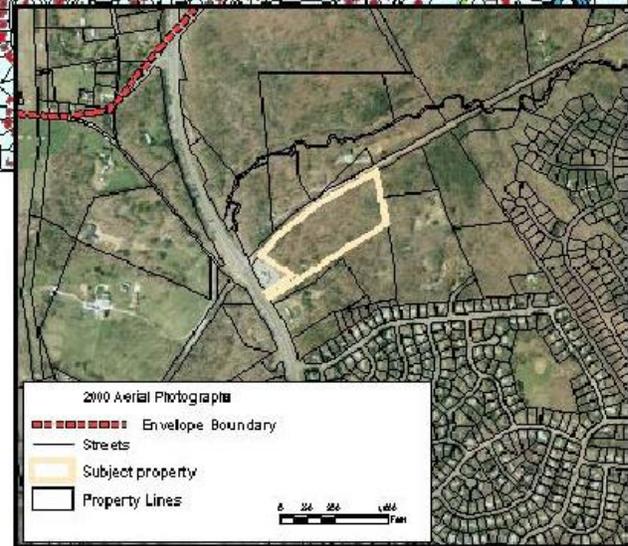
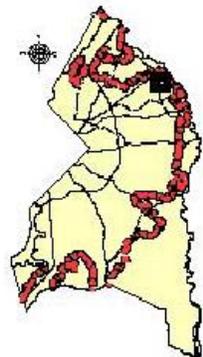
August 2004 Application



**Envelope Boundary**  
Streams  
Ponds  
Buildings  
Streets  
Railroad  
Bridges  
Water lines  
Sewer lines  
Property

**Council District 4**

**Sewer Categories**  
S-3 Community System  
S-4a Conditional Approval for Category 3  
S-4 Community System Adequate for Development Planning  
S-5 Future Community system  
S-6 Individual System

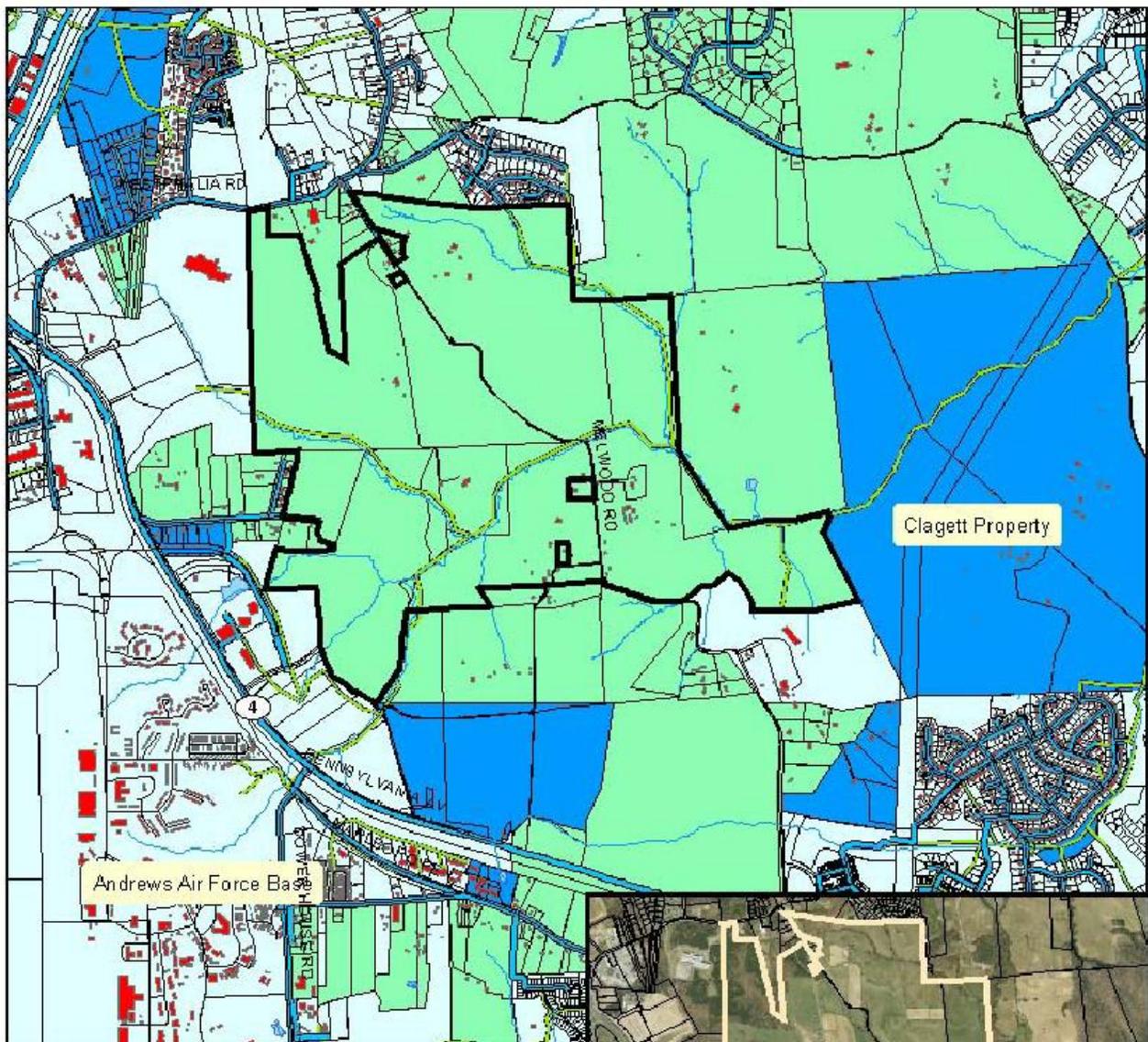






**Blythewood at Smith Farm 04/W-10**  
**Water and Sewer Plan Amendments**

**Amendment Request 5 to 4**  
 August 2004 Application

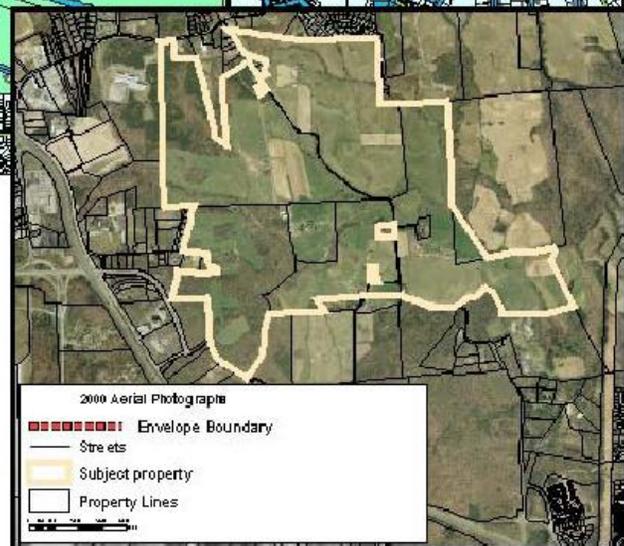


	Envelope Boundary
	Streams
	Ponds
	Buildings
	Streets
	Railroad
	Bridges
	Water lines
	Sewer lines
	Property

Council District 6

**Sewer Categories**

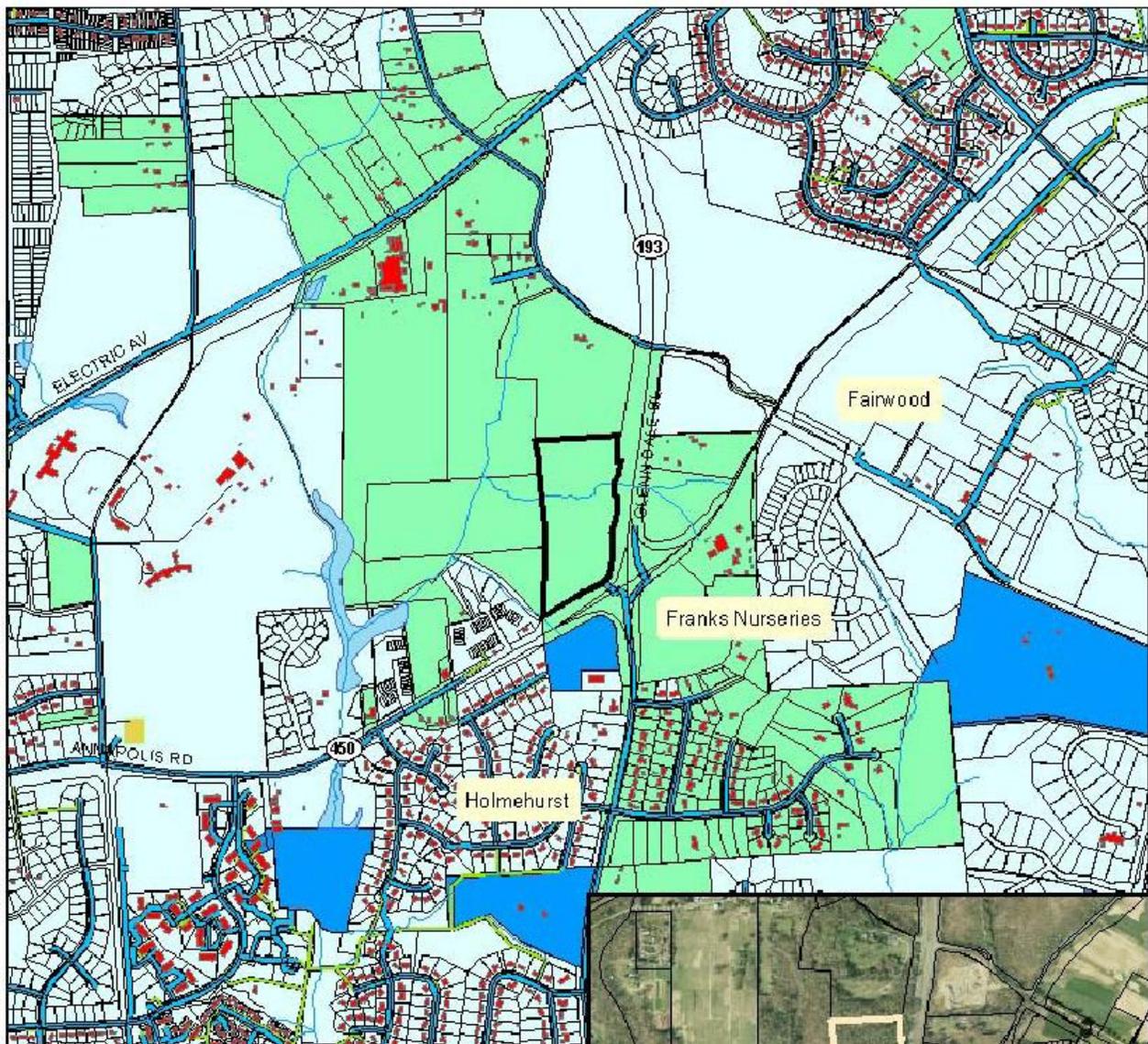
	S-3 Community System
	S-4c Conditional Approval for Category 3
	S-4 Community System Adequate for Development Planning
	S-5 Future Community system
	S-6 Individual System





**Zoglio Property 04/W-12**  
**Water and Sewer Plan Amendments**

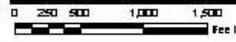
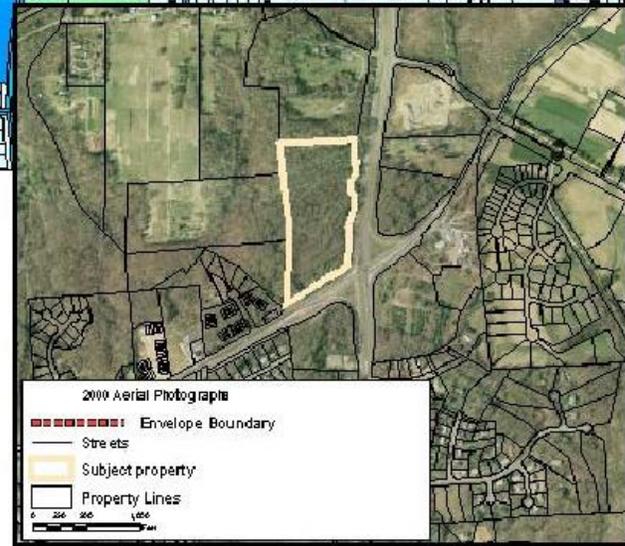
**Amendment Request 5 to 4**  
 August 2004 Application



**Envelope Boundary**  
 Streams  
 Ponds  
 Buildings  
 Streets  
 Railroad  
 Bridges  
 Water lines  
 Sewer lines  
 Property

**Council District 4**

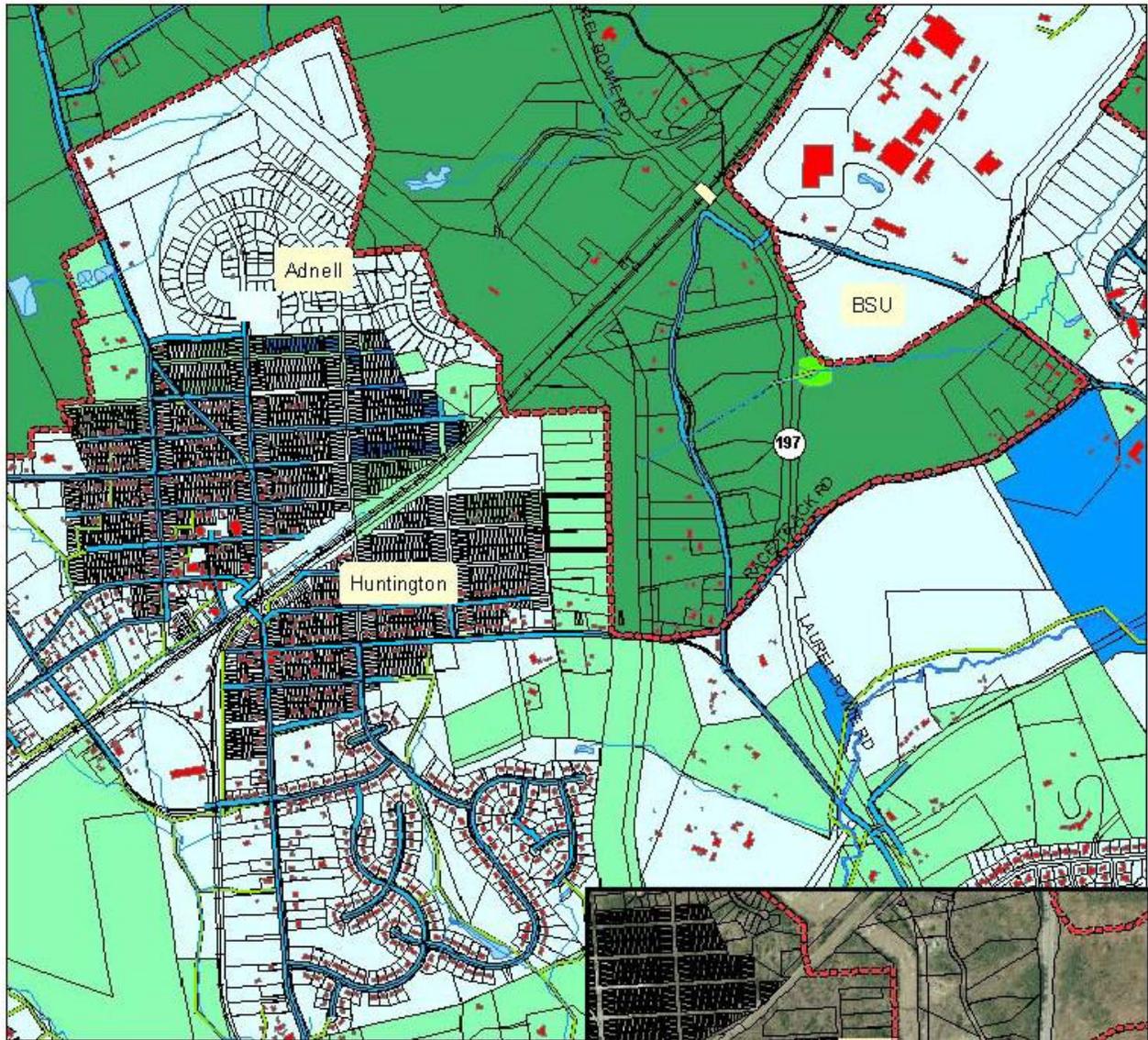
**Sewer Categories**  
 S-3 Community System  
 S-4c Conditional Approval for Category 3  
 S-4 Community System Adequate for Development Planning  
 S-5 Future Community system  
 S-6 Individual System





**Pine Avenue Lots 40-42 04/W-14**  
**Water and Sewer Plan Amendments**

**Amendment Request 5 to 4**  
August 2004 Application

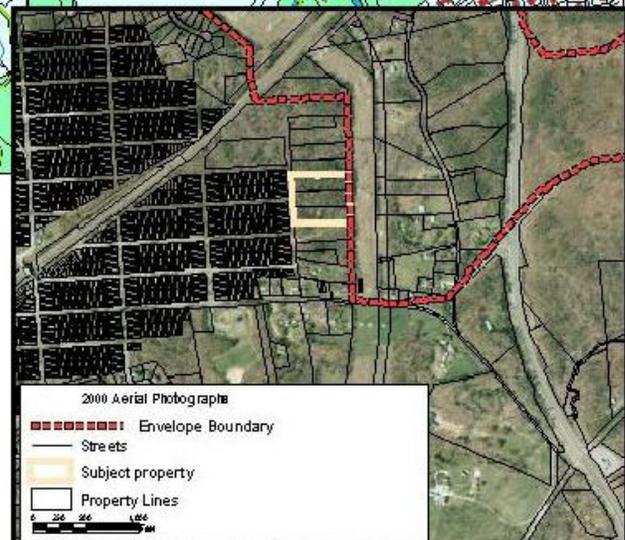
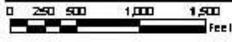


**Envelope Boundary**  
Streams  
Ponds  
Buildings  
Streets  
Railroad  
Bridges  
Water lines  
Sewer lines  
Property

Council District 4

**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

The inset map shows the outline of Council District 4, with a red shaded area indicating the location of the main map. A north arrow is also present.

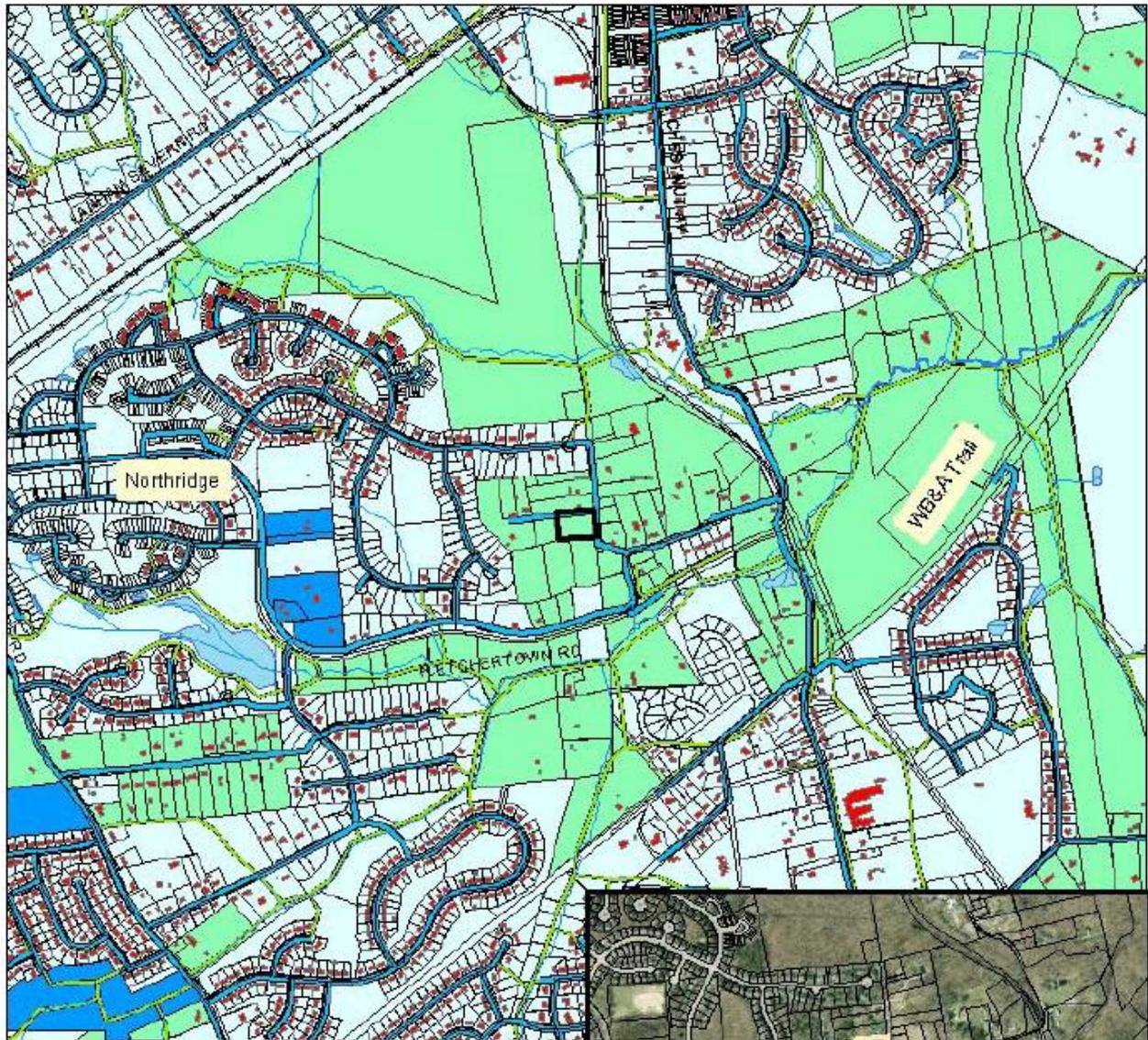




**Engel Property 04/W-16**  
**Water and Sewer Plan Amendments**

**Amendment Request 5 to 3**

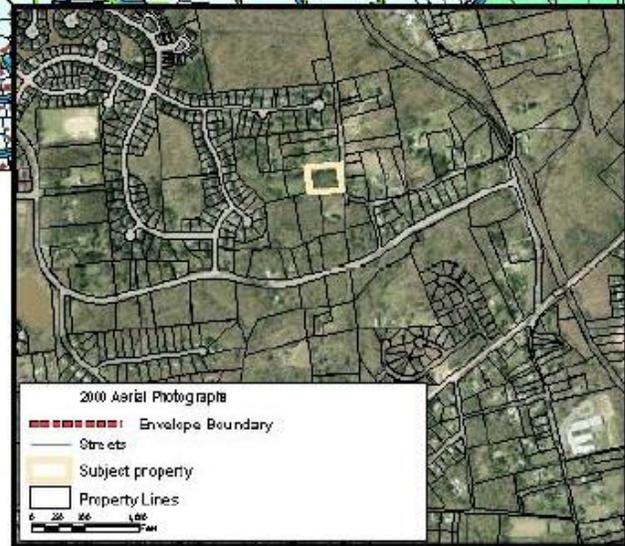
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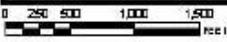
**Envelope Boundary**  
Streams  
Ponds  
Buildings  
Streets  
Railroad  
Bridges  
Water lines  
Sewer lines  
Property

**Council District 4**

**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



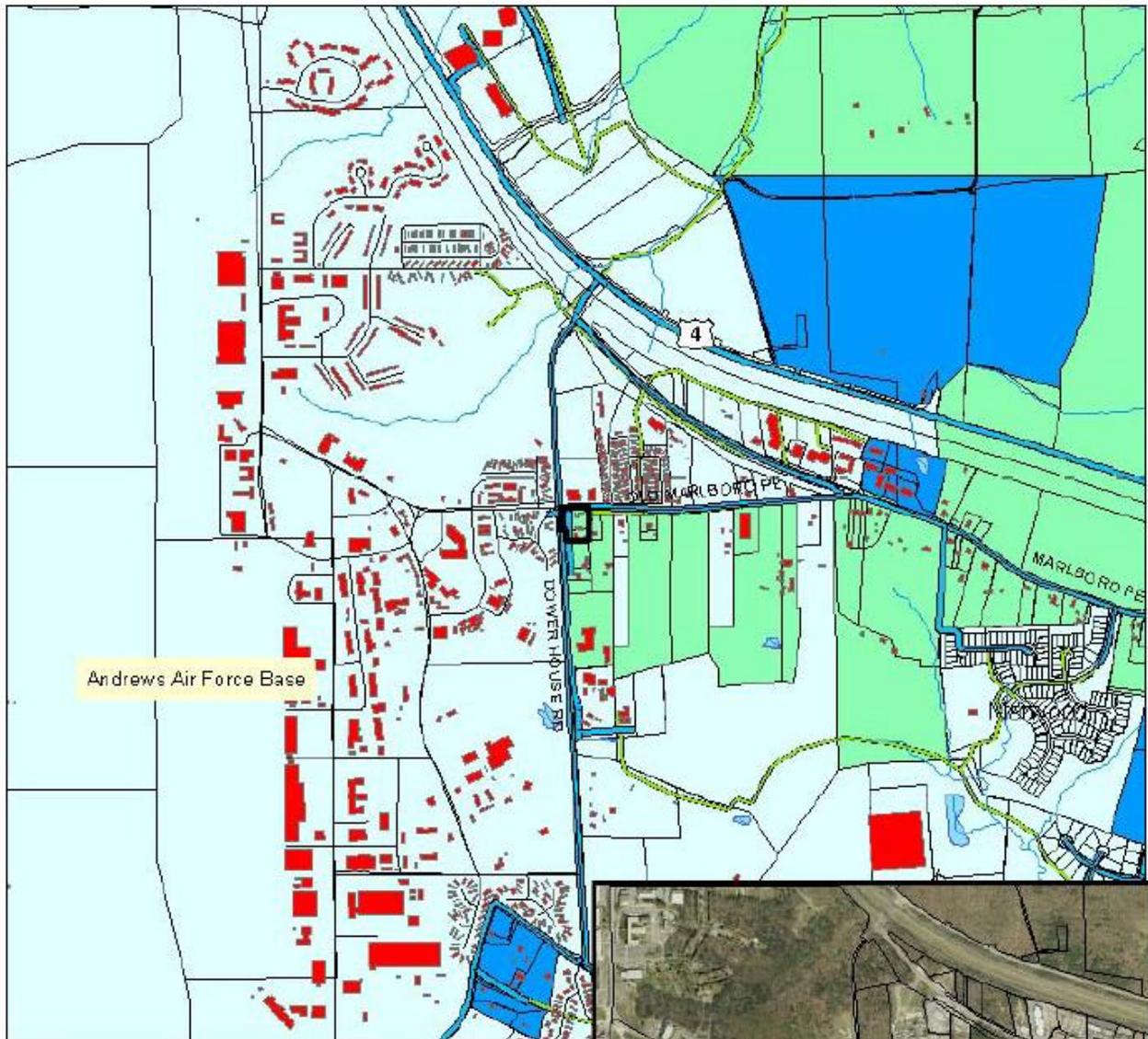
**2000 Aerial Photographs**  
Envelope Boundary  
Streets  
Subject property  
Property Lines



**Oneida Communications 04/P-06**  
**Water and Sewer Plan Amendments**

**Amendment Request S5 to S4**

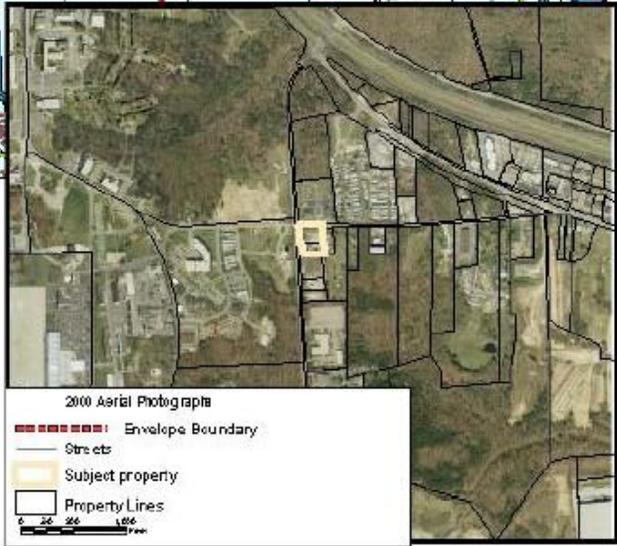
August 2004 Application



**Envelope Boundary**  
 Streams  
 Ponds  
 Buildings  
 Streets  
 Railroad  
 Bridges  
 Water lines  
 Sewer lines  
 Property

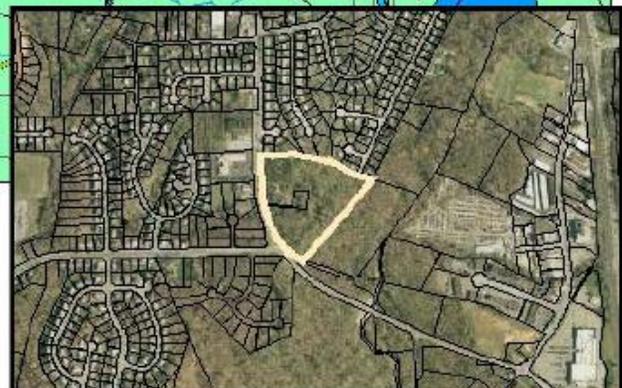
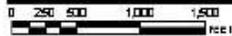
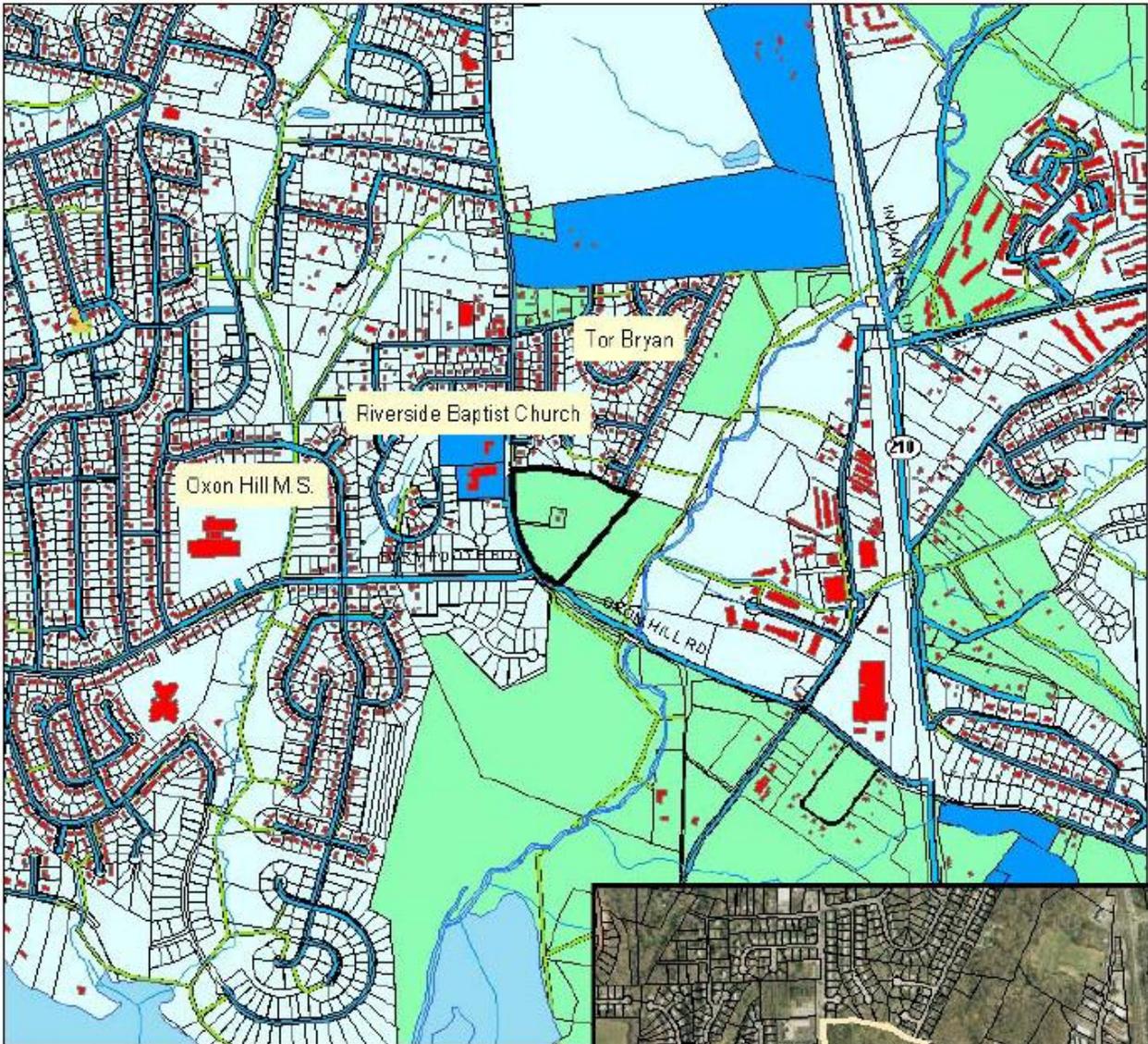
**Council District 9**

**Sewer Categories**  
 S-3 Community System  
 S-4 Conditional Approval for Category 3  
 S-4 Community System Adequate for Development Planning  
 S-5 Future Community system  
 S-6 Individual System



**Fort Washington Ridge 04/P-07**  
**Water and Sewer Plan Amendments**

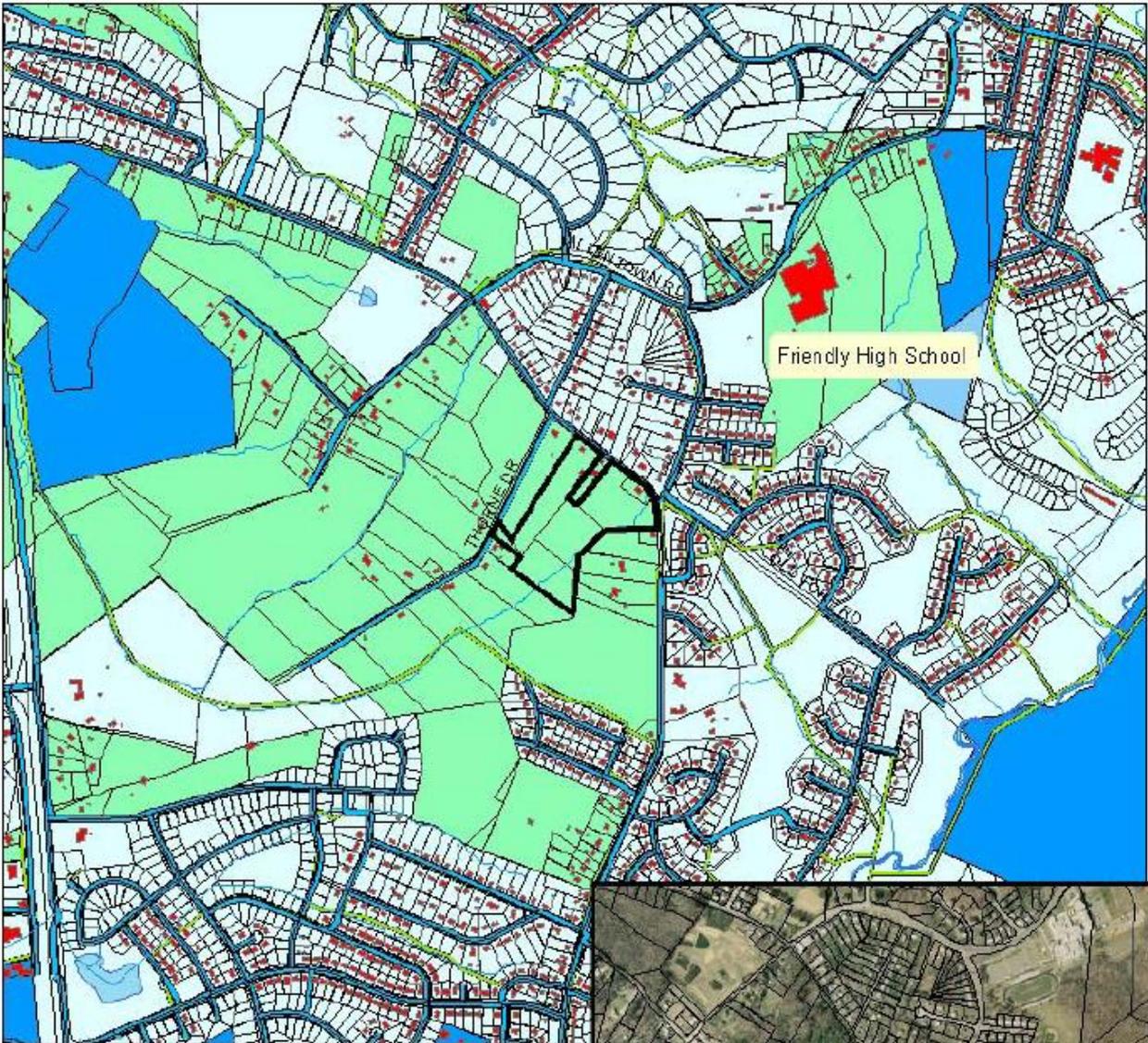
**Amendment Request 5 to 4**  
 August 2004 Application



**Thorne Corners 04/P-08**  
**Water and Sewer Plan Amendments**

**Amendment Request S5 to S4**

August 2004 Application



**Envelope Boundary**

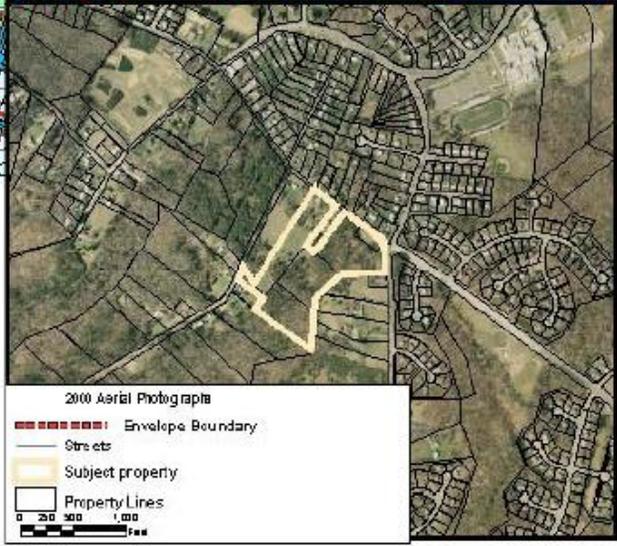
- Streams
- Ponds
- Buildings
- Streets
- Railroad
- Bridges
- Water Lines
- Sewer Lines
- Property

**Council District 8**

**Sewer Categories**

- S-3 Community System
- S-4b Conditional Approval for Category 3
- S-4 Community System Adequate for Development Planning
- S-5 Future Community's system
- S-6 Individual system

0 250 500 1000 1500 feet

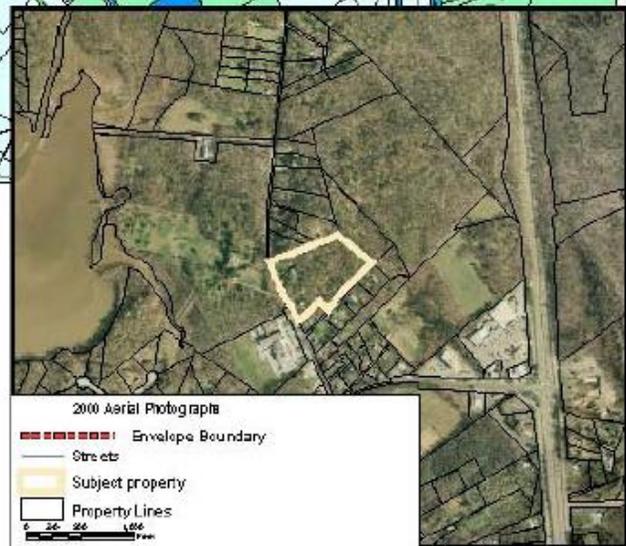
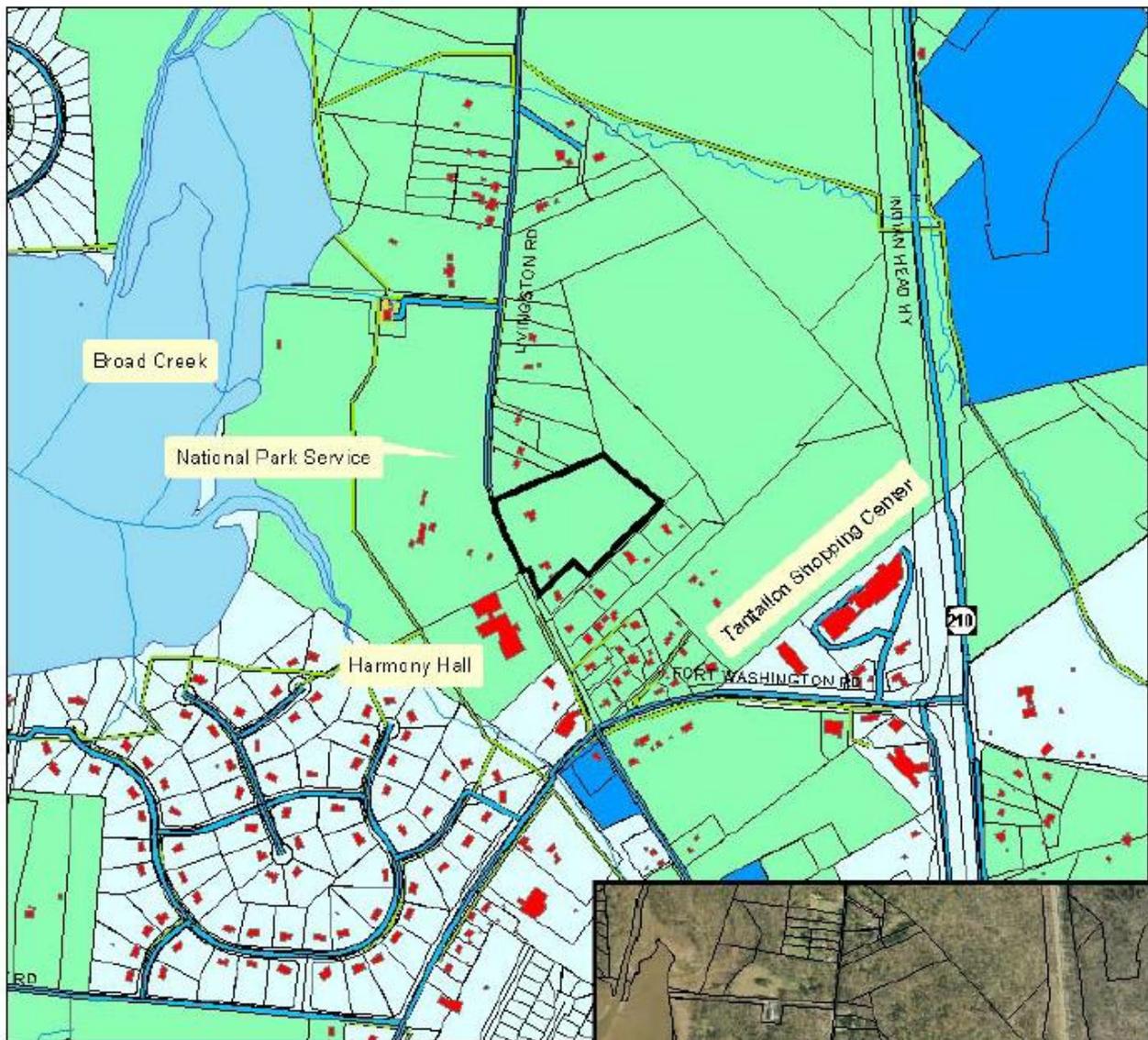


**Silesia**  
*(Tich Property)*  
**Water and Sewer Plan Amendments**

**04/P-09**

**Amendment Request 5 to 4**

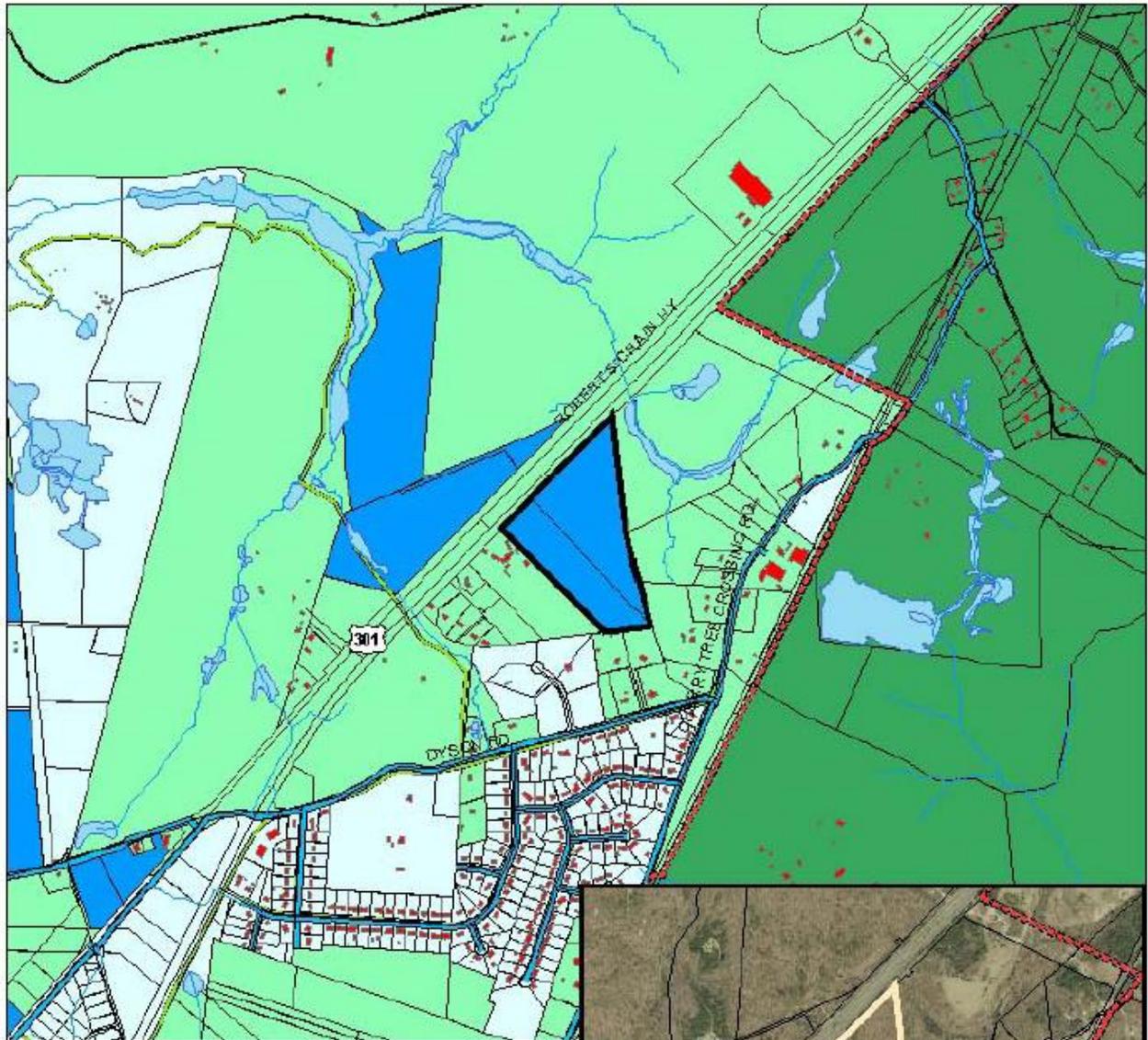
August 2004 Application



**Brandywine Crossing**  
(A.H. Smith Property) **04/P-10**  
**Water and Sewer Plan Amendments**

**Amendment Request W4 to W6**

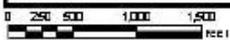
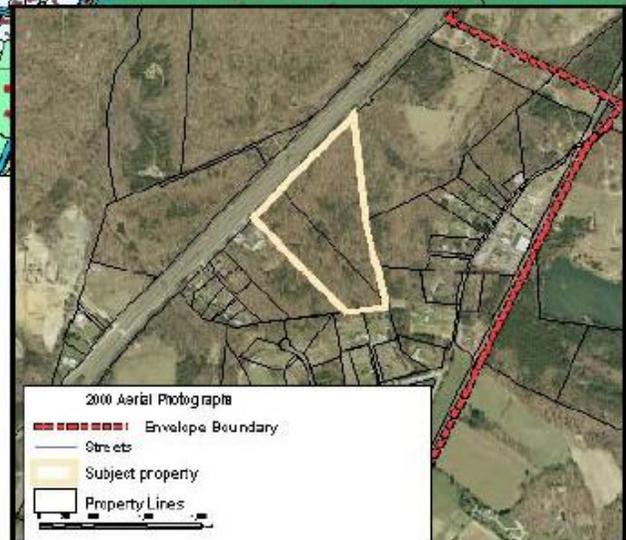
August 2004 Application



**Envelope Boundary**  
- - - - - Envelope Boundary  
- - - - - Streams  
- - - - - Ponds  
- - - - - Buildings  
- - - - - Streets  
- - - - - Railroad  
- - - - - Bridges  
- - - - - Water lines  
- - - - - Sewer lines  
- - - - - Property

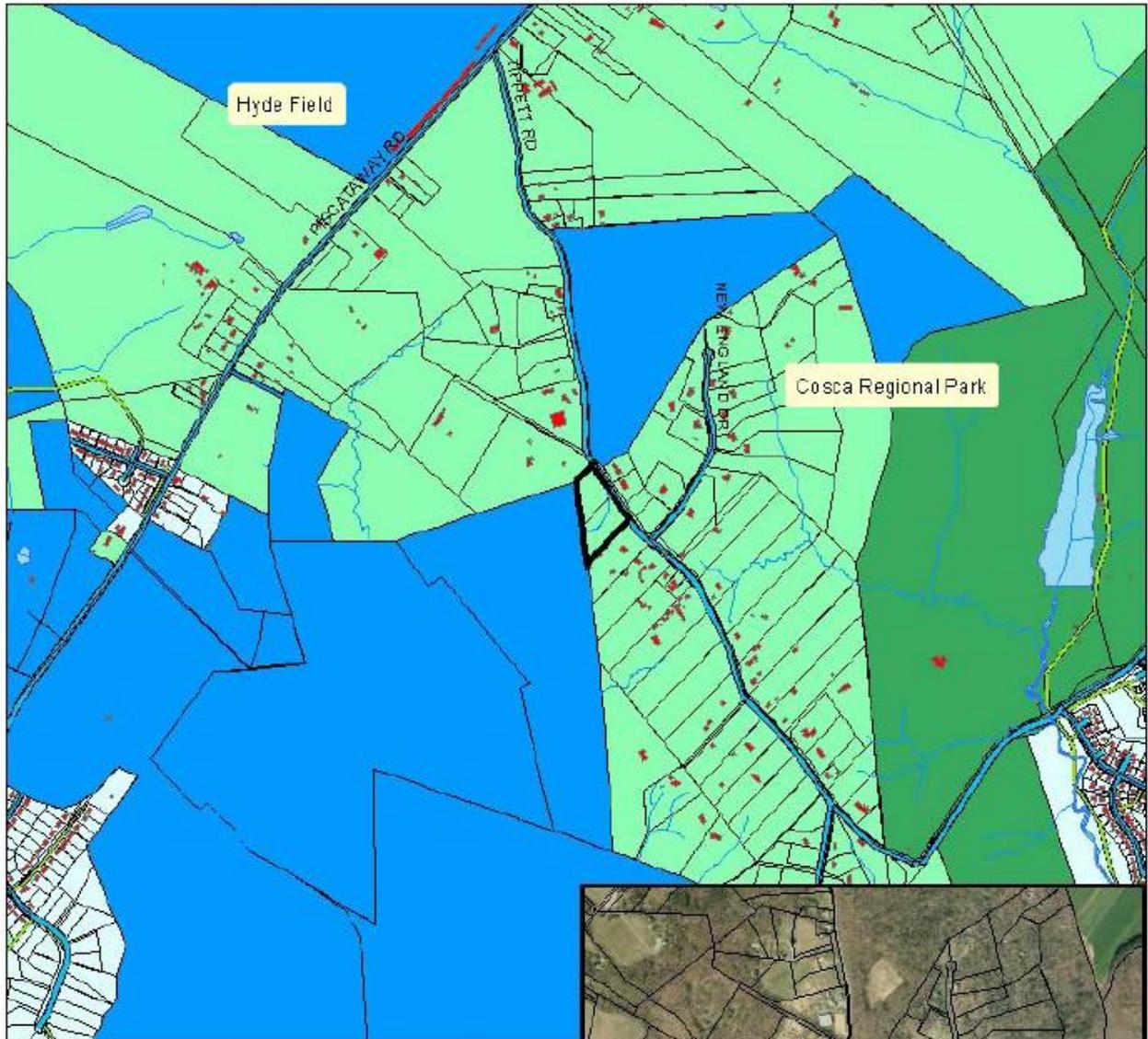
**Sewer Categories**  
- - - - - S-3 Community System  
- - - - - S-4c Conditional Approval for Category 3  
- - - - - S-4 Community System Adequate for Development Planning  
- - - - - S-5 Future Community's system  
- - - - - S-6 Individual system

Council District 9



**Faller Parcels 33 & 34 04/P-11**  
**Water and Sewer Plan Amendments**

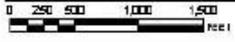
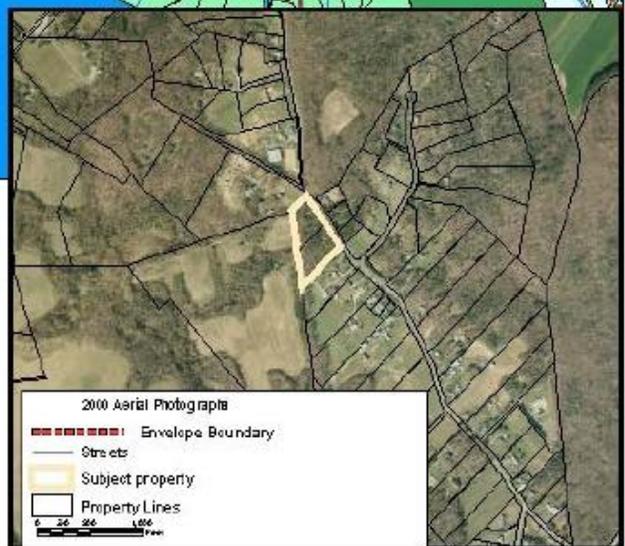
**Amendment Request 5 to 4**  
 August 2004 Application



	Envelope Boundary		
	Streams		
	Ponds		
	Buildings		
	Streets		Council District 9
	Railroad		
	Bridges		
	Water lines		
	Sewer lines		
	Property		

**Sewer Categories**

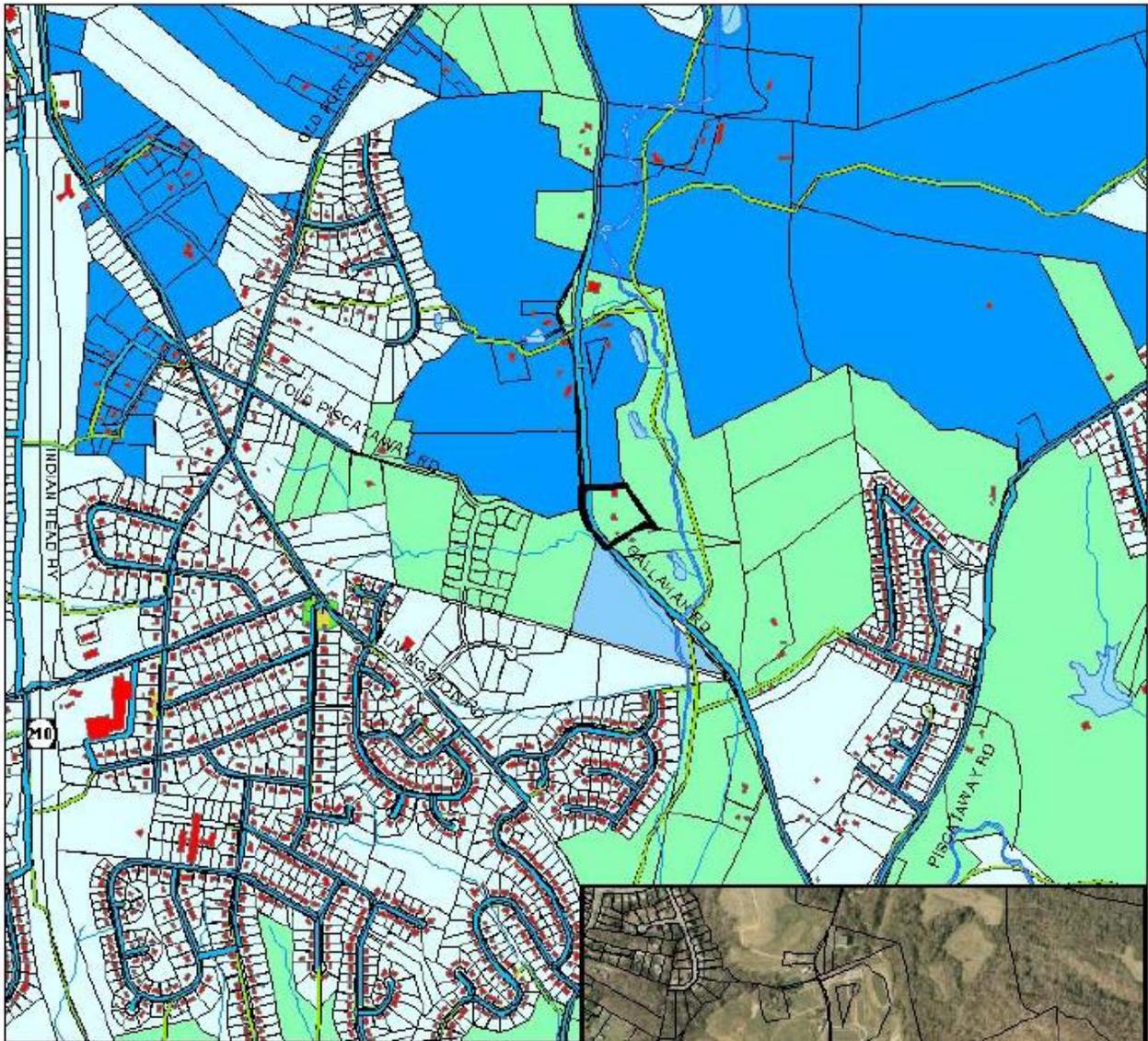
	S-3 Community System
	S-4c Conditional Approval for Category 3
	S-4 Community System Adequate for Development Planning
	S-5 Future Community system
	S-6 Individual System



**Daniel Gallahan  
Parcel 127**      **04/P-12**  
**Water and Sewer Plan Amendments**

**Amendment Request 5 to 4**

August 2004 Application

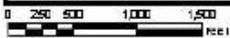
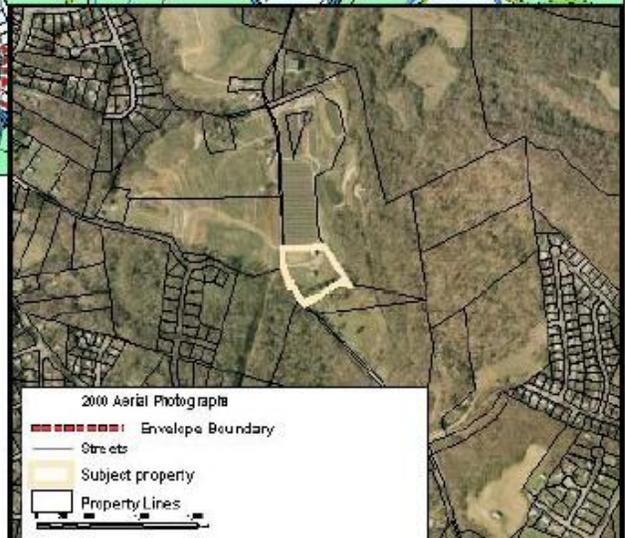


**Envelope Boundary**  
Streams  
Ponds  
Buildings  
Streets  
Railroad  
Bridges  
Water lines  
Sewer lines  
Property

**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's system
- S-6 Individual System

Council District 9



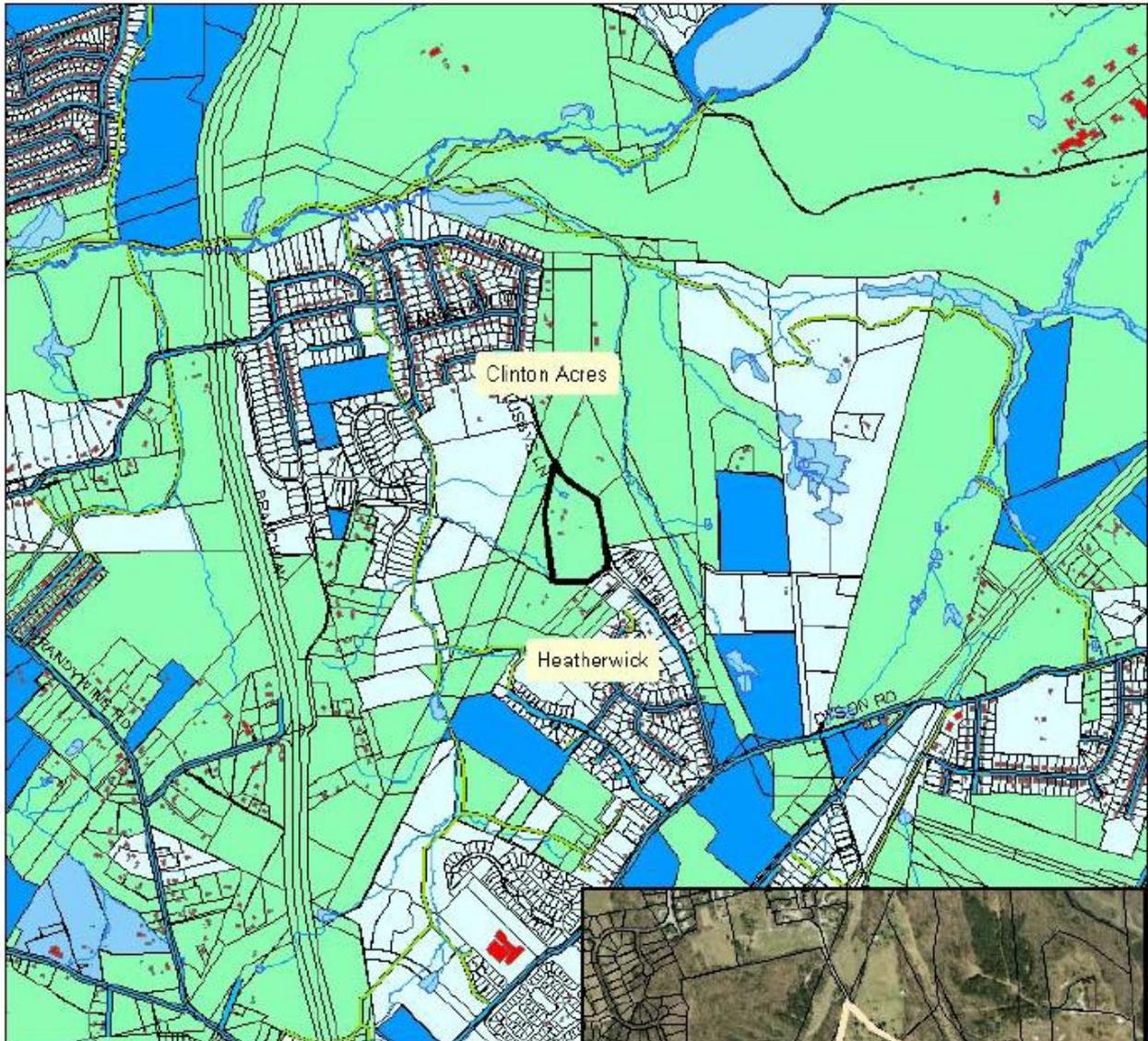
04/P-12-080009-001-11-04



**Dennison Property 04/P-14**  
**Water and Sewer Plan Amendments**

**Amendment Request 5 to 4**

August 2004 Application



**Envelope Boundary**  
Streams  
Ponds  
Buildings  
Streets  
Railroad  
Bridges  
Water lines  
Sewer lines  
Property

**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

Council District 9

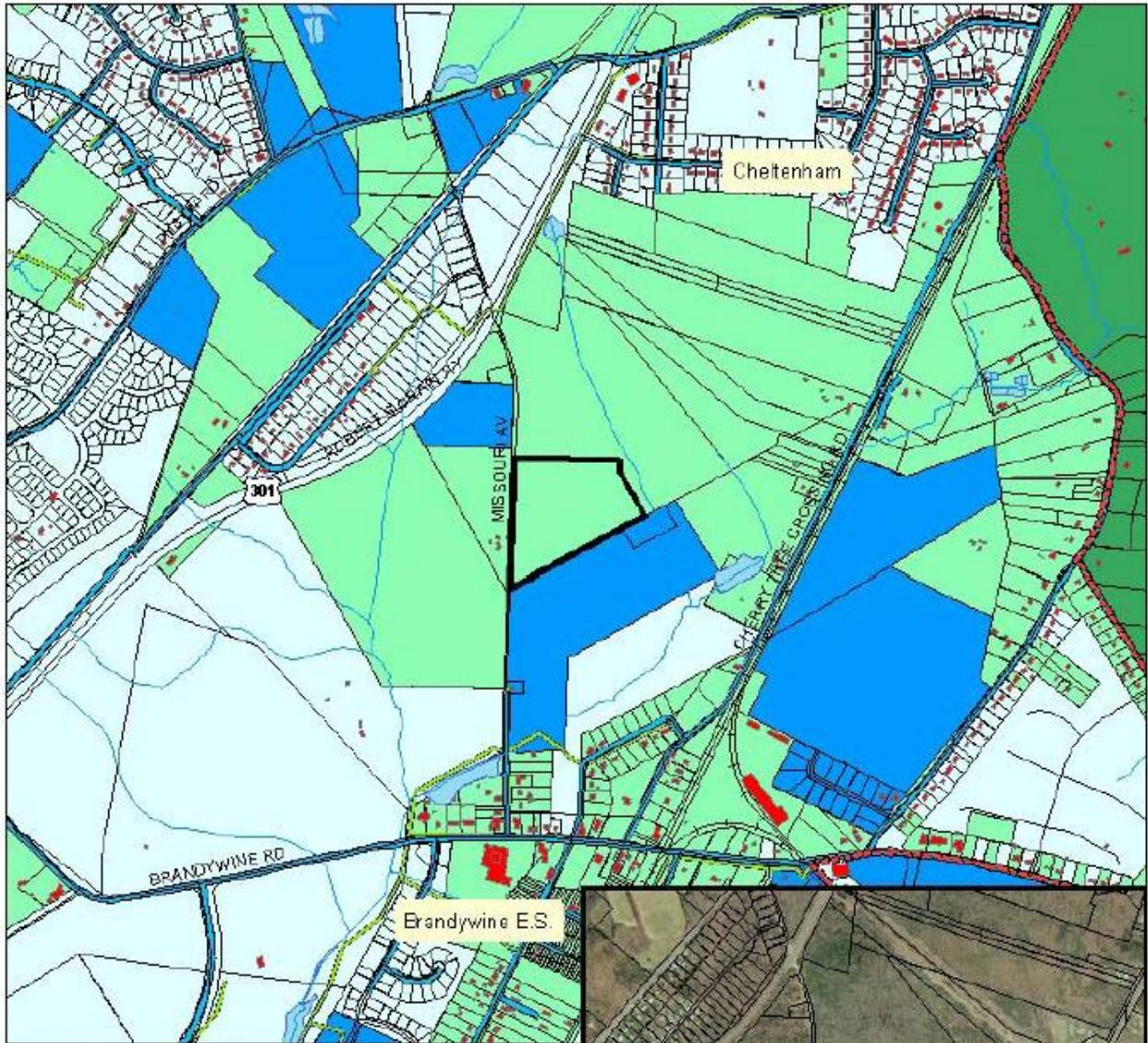


0 250 500 1,000 1,500  
feet

04/P-14/04/08/04/08/04/08/04/08

13400 Missouri Avenue 04/P-15  
 Water and Sewer Plan Amendments

Amendment Request 5 to 4  
 August 2004 Application



**Envelope Boundary**  
 Streams  
 Ponds  
 Buildings  
 Streets  
 Railroad  
 Bridges  
 Water lines  
 Sewer lines  
 Property

**Council District 9**

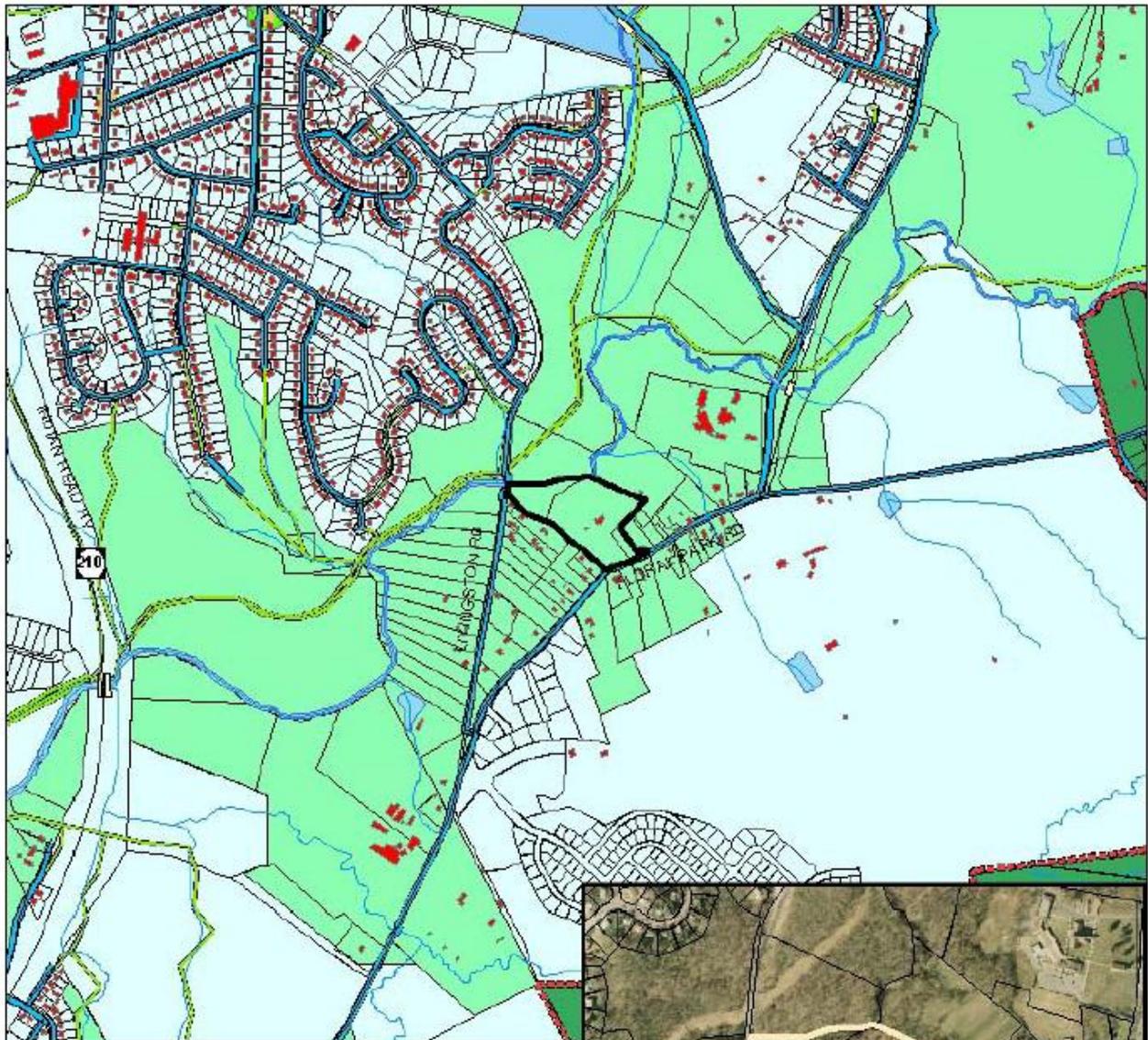
**Sewer Categories**  
 S-3 Community System  
 S-4s Conditional Approval for Category 3  
 S-4 Community System Adequate for Development Planning  
 S-5 Future Community system  
 S-6 Individual System



**Piscataway Commons 04/P-16**  
*(Swindle Properties)*  
**Water and Sewer Plan Amendments**

**Amendment Request 5 to 4**

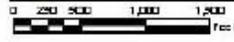
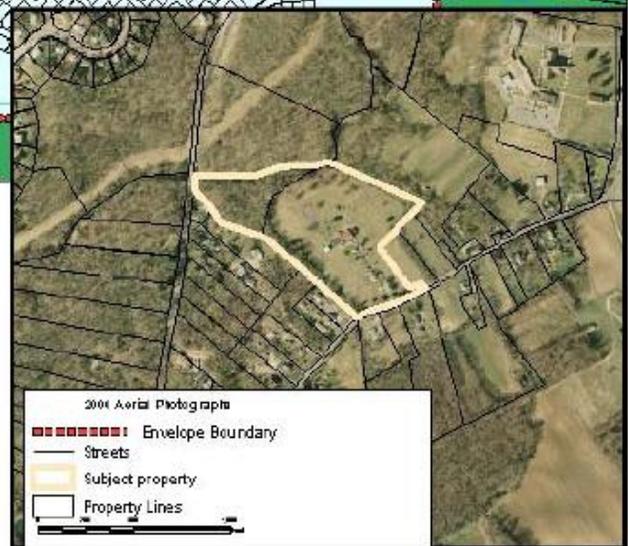
August 2004 Application



**Envelope Boundary**  
 Streams  
 Ponds  
 Buildings  
 Streets  
 Railroad  
 Bridges  
 Water lines  
 Sewer lines  
 Property

**Council District 9**

**Sewer Categories**  
 3-3 Community System  
 3-4c Conditional Approval for Category 3  
 3-4 Community System Adequate for Development Planning  
 6-5 Future Community system  
 6-6 Individual System

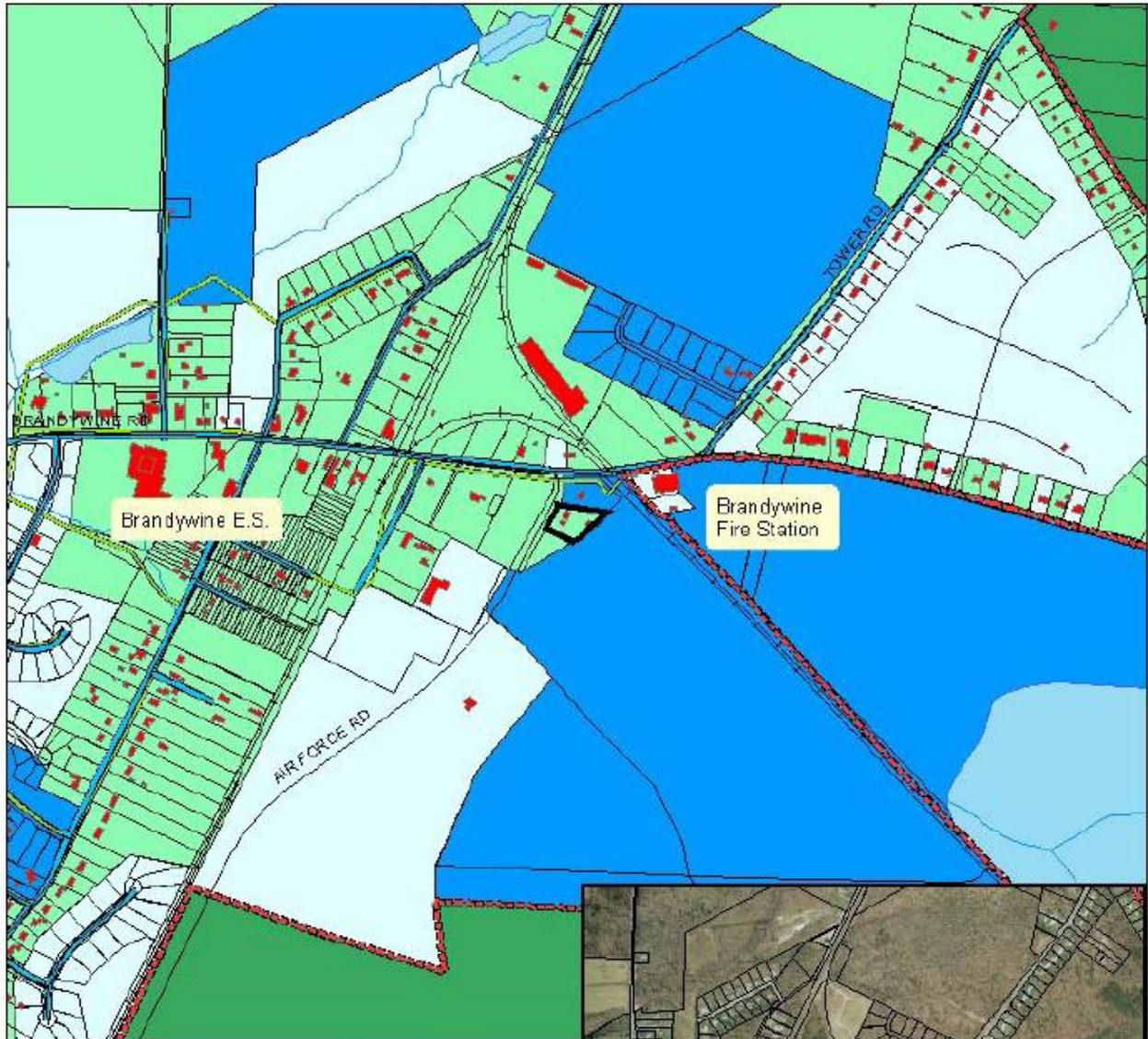




**Brandywine Sand & Gravel/  
Haley Properties**      **04/M-03**  
**Water and Sewer Plan Amendments**

**Amendment Request 5 to 4**

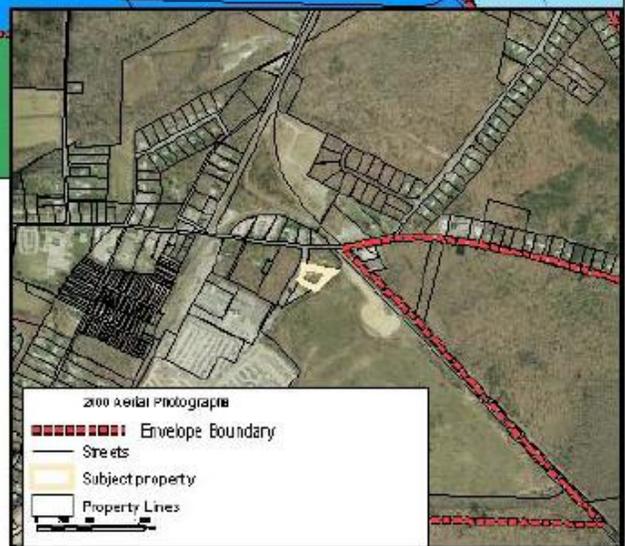
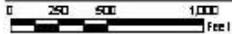
August 2004 Application



**Envelope Boundary**  
Streams  
Ponds  
Buildings  
Streets  
Railroad  
Bridges  
Water lines  
Sewer lines  
Property

**Council District 9**

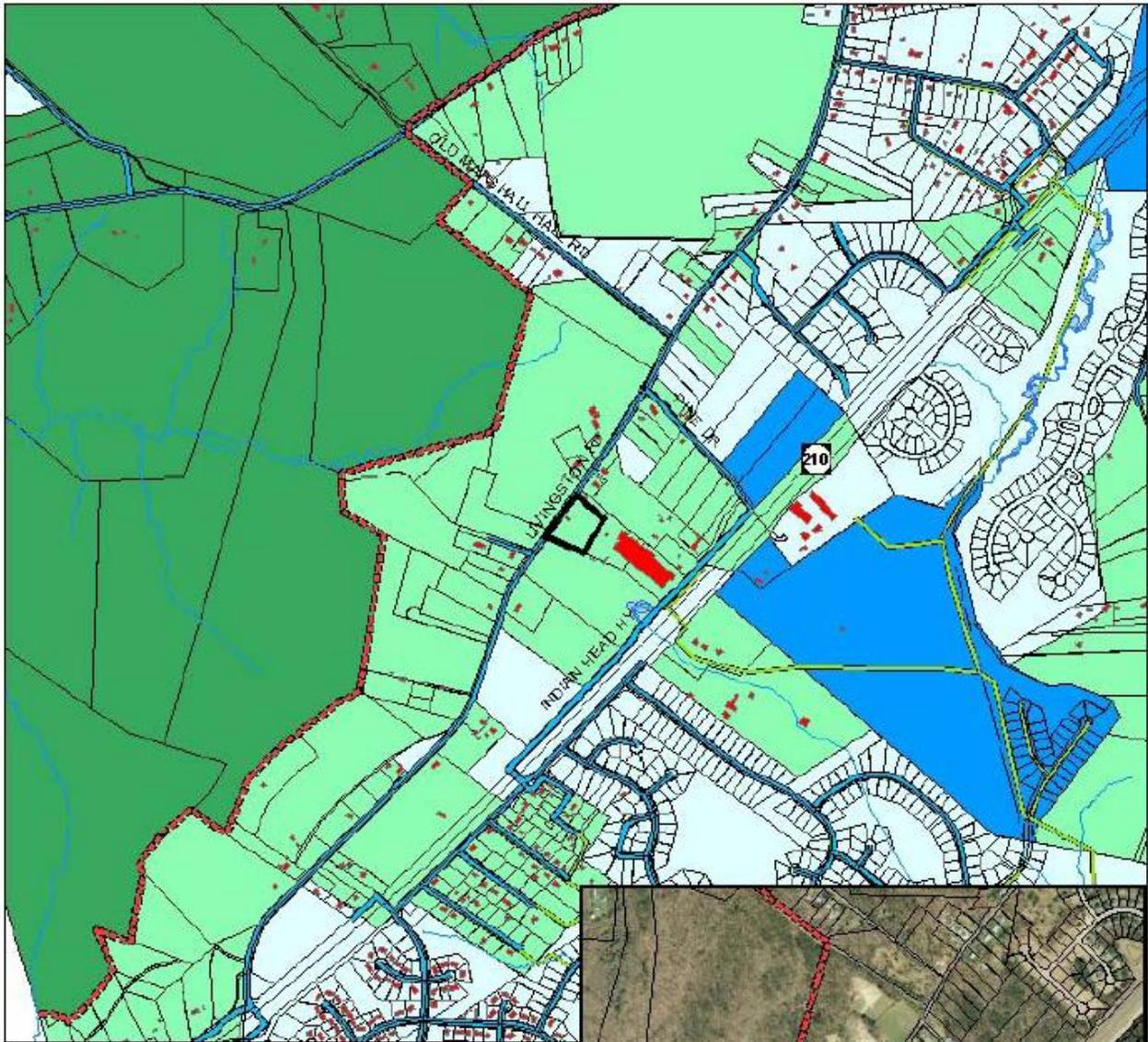
**Sewer Categories**  
S-3 Community System  
S-4c Conditional Approval for Category 3  
S-4 Community System Adequate for Development Planning  
S-5 Future Community system  
S-6 Individual System



**Naz Auto Body**      **04/M-04**  
**Water and Sewer Plan Amendments**

**Amendment Request W5 to W4**

August 2004 Application



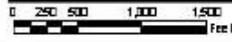
**Envelope Boundary**

- Streams
- Ponds
- Buildings
- Streets
- Railroad
- Bridges
- Water lines
- Sewer lines
- Property

Council District 9

**Water Categories**

- W4c Community System
- W4c Conditional Approval for Category 3
- W4 Community System Adequate for Development Planning
- W5 Future Community system
- W5 Individual System



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