

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2003 Legislative Session

Resolution No. CR-34-2003

Proposed by The Chairman (by request – County Executive)

Introduced by Council Members Shapiro, Dean and Exum

Co-Sponsors _____

Date of Introduction June 17, 2003

RESOLUTION

1 A RESOLUTION concerning

2 The 2001 Water and Sewer Plan (April 2003 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 April
11 2003 Cycle of Amendments; and

12 WHEREAS, the County Council received testimony through an advertised public hearing
13 on the April 2003 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 April 2003
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

1 and CR-7-2003 is further amended by adding the water and sewer category designations as
2 shown in Attachment A, attached hereto 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 29th day of July, 2003.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Peter A. Shapiro
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
<u>Parkway</u>						
03/PW-01 Dugan's Addition to Meromy Estates	5 single-family homes with a minimum floor area of 3,500 square feet and minimum sale price of \$350,000. 2 C-2, Parcel 16	14.76 R-A	5	4	4	4
03/PW-02 Reaching Hearts International	A one story church building with a minimum floor area of 95,000 square feet, seating of 1,500 and expansion capacity for a school. 2 B-2/3, Parcel 11 and part of Parcel 28	13 of 17 R-A	5	4	4	5
03/PW-03 Contee Road, Nickles Property	40 single-family homes with a minimum floor area of 2,300 square feet and minimum sale price of \$339,000. 9 F-1/2, part of Parcel 8 and part of Parcel A	2 of 13 R-55 11 of 13 R-55	5 4	3 3	4 4	3 3
<u>Western Branch</u>						
03/W-14 NACO	An office building (30,000 square feet), a warehouse (83,850 square feet) and industrial space (16,400 square feet); acilities for a Division of the Federal Aviation Administration (FAA).	9.37 I-1	5	4	4	4
03/W-10 Hillside Estate	3 single-family homes with a minimum floor area of 4,000 square feet and minimum sale price of \$400,000. 29 D-3, part of Parcel 140	3.66 R-R	5	4	4	4

WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
03/W-01 Storch/ Hillmeade	40 single-family homes with a minimum floor area of 3,000 square feet and minimum sale price of \$400,000. 36 E/F-3, Parcel 123	7 of 21 R-R	5	4	4	4
03/W-02 Hillmeade Knoll	4 single-family homes with a minimum floor area of 3,500 square feet and minimum sale price of \$400,000. 36 F-3, Parcel 167	3.0 R-R	S5	S4	S4	S4
0/W-11 Weston Planned Retirement Community	238 townhouse units with a minimum floor area of 1,700 square feet and minimum sale price of \$200,000; 360 multi-family units with minimum floor area of 1,400 square feet and minimum sale price of \$160,000; and, a one-floor retail building of 30,000 square feet, rental price per square foot to be determined. 47 D-3/4, Parcels 22, 25, & 26	99.80 R-R (SE #4387 remand- ed to the ZHE)	5	4	5	5
03/W-03 Governor's Bridge Road Estates	4 single-family homes with a minimum floor area of 3,500 square feet and minimum sale price of \$400,000. 56 A-1, Parcel 15	2.7 R-R	5	4	4	4
03/W-04 Mill Branch, Parcel 5	44 single-family homes with a minimum floor area of 3,000 square feet and minimum sale price of \$450,000. 63 E-1/2, F-1/2, Parcel 5	99 R-A	6	4	6	6
03/W-05 Katherine Buck Property	Existing warehouse (53,550 square feet) and office facility (10, 130 square feet) to be sold. 93 A-4, Parcels 82, 83 & 192	30.28 I-1	5	4	4	4

WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
03/W-06 Clagett Property	654 single-family homes, minimum floor area of 2,800 square feet and minimum sale price \$350,000; 410 townhouse units, minimum floor area of 2,000 square feet and minimum sale price \$250,000; preservation of 2 historic homes on site. 91 B-1/2/3, Parcels 5, 15 & 21	586 R-R	5	4	5	4
03/W-07 Thorne Property	120 single-family homes with a minimum floor area of 3,500 square feet and minimum sale price of \$450,000. 92 A-4, Parcels 58 & 69	75 R-R	5	4	4	4
03/W-08 Belmont Crest	100 single-family homes with a minimum floor area of 3,500 square feet and minimum sale price of \$400,000. 99 F-2/3, Parcels 23, 69, 72, 73 & 74	62 R-R	5	4	4	4
03/W-09 Town Farm Estates	45 single-family homes with a minimum floor area of 4,000 square feet and minimum sale price of \$400,000. 84 E-2/3, Parcels 6 & 33	47 R-E	5	4	4	4
03/W-12 Greenland	24 single-family homes with a minimum floor area of 3,200 square feet and minimum sale price of \$400,000. 109/110 F-3 & A-3, Parcel 15	43.83 R-A	6	4	6	6
03/W-13 Cobblestone Ridge	97 single-family homes with a minimum floor area of 4,500 square feet and minimum sale price of \$600,000. 110 D-2/3, Parcel 47	250 R-A	S5	Env. Realign ment/S4	Retain Envelope Alignment/S6	Retain Envelope Alignment /S6

WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
<u>Piscataway</u>						
03/P-01 Henson Valley II	70 single-family homes with a minimum floor area of 2,800 square feet and minimum sale price of \$350,000. 106 B-1, Parcel 5	46.19 R-R	5	4	4	4
03/P-02 Woodburn Estates	64 single-family homes with a minimum floor area of 3,800 square feet and minimum sale price of \$400,000. 124 E-3, Parcel 17	52.75 R-R	5	4	4	4
03/P-03 Tayman Property	50 single-family homes with a minimum floor area of 2,800 square feet and minimum sale price of \$350,000. 135 E-4, Parcels 61 & 133	25 R-R	5	4	4	4
03/P-04 World View Christian Center	Three one-story buildings with combined floor areas of 29,500 square feet to accommodate a church, and a private school with a vocational education building. 145 C-1, Parcel 201	9.62 R-R	5	4	5	5
03/P-05 Aist Property	26 single-family homes with a minimum floor area of 3,000 square feet and minimum sale price of \$400,000. 144 F-2, Parcels 29, 48, & 114	22.46 R-R	5	4	5	5
03/P-06 Vista Preserve	154 single-family homes with a minimum floor area of 2,700 square feet and minimum sale price of \$325,000. 134 E-3, Parcel 90 & outlot C	75.3 R-R	5	4	5	5

WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
03/P-07 Lakeview at Brandywine	378 single-family homes with a minimum floor area of 3,000 square feet and minimum sale price of \$400,000. 144 E-3/4, F-3/4, Parcels 63, 131, 132, 150, 169, & 284	189.43 R-R	5	4	5	5
<u>Mattawoman</u>						
03/M-01 Manning Overlook	36 single-family homes with a minimum floor area of 3,000 square feet and minimum sale price of \$360,000. 161 C-3, Parcels 60 & 91	3 of 33.16 R-R	5	4	4	4
03/M-02 Kahn Subdivision	19 single-family homes with a minimum floor area of 3,000 square feet and minimum sale price of \$300,000. 161 A-3/4, Parcels 24 & 25	12.41 R-R	5	4	4	4
03/M-03 Homeland	Community recreation amenities to include a pool, clubhouse, 2 tennis courts and a children's playground. 170 E-3, Parcels 29, 55, 62, 63, 64 & 65	21.25 R-R	5	4	4	4
03/M-04 Potomac Ridge Estates	50 single-family homes with a minimum floor area of 3,000 square feet and minimum sale price of \$402,000. 152 C/D-4, Parcels 5 & 113 162 C/D-1/2, Parcel 50	126 +/- R-A	6	4	6	6

APPLICATIONS		REQUEST	MAP #
Parkway			
03/PW-01	Dugan's Addition to Meromy Estates	5 to 4	2
03/PW-02	Reaching Hearts, International	5 to 4	3
03/PW-03	Contee Road, Nickles Property	5 to 4	4
<u>Western Branch</u>			
03/W-14	NACO	5 to 4	5
03/W-10	Hillside Estate	5 to 4	6
03/W-01	Storch/Hillmeade	5 to 4	7
03/W-02	Hillmeade Knoll	S5 to S4	8
03/W-11	Weston Planned Retirement Comm.	5 to 4	9
03/W-03	Governor's Bridge Road Estates	5 to 4	10
03/W-04	Mill Branch, Parcel 5	6 to 4	11
03/W-05	Katherine Buck Property	5 to 4	12
03/W-06	Clagett Property	5 to 4	13
03/W-07	Thorne Property	5 to 4	14
03/W-08	Belmont Crest	5 to 4	15
03/W-09	Town Farm Estates	5 to 4	16
03/W-12	Greenland	6 to 4	17
03/W-13	Cobblestone Ridge	Envelope Realignment/ S5 to S4	18
<u>Piscataway</u>			
03/P-01	Henson Valley II	5 to 4	19
03/P-02	Woodburn Estates	5 to 4	20
03/P-03	Tayman Property	5 to 4	21
03/P-04	World View Christian Center	5 to 4	22
03/P-05	Aist Property	5 to 4	23
03/P-06	Vista Preserve	5 to 4	24
03/P-07	Lakeview at Brandywine	5 to 4	25
<u>Mattawoman</u>			
03/M-01	Manning Overlook	5 to 4	26
03/M-02	Kahn Subdivision	5 to 4	27
03/M-03	Homeland	5 to 4	28
03/M-04	Potomac Ridge Estates	6 to 4	29

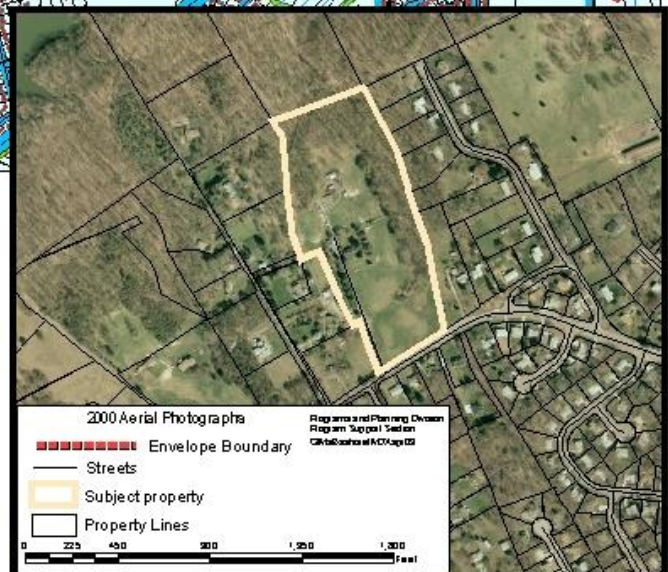
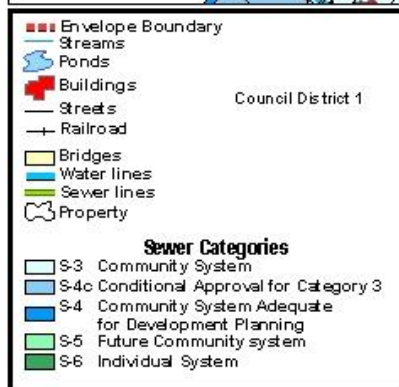
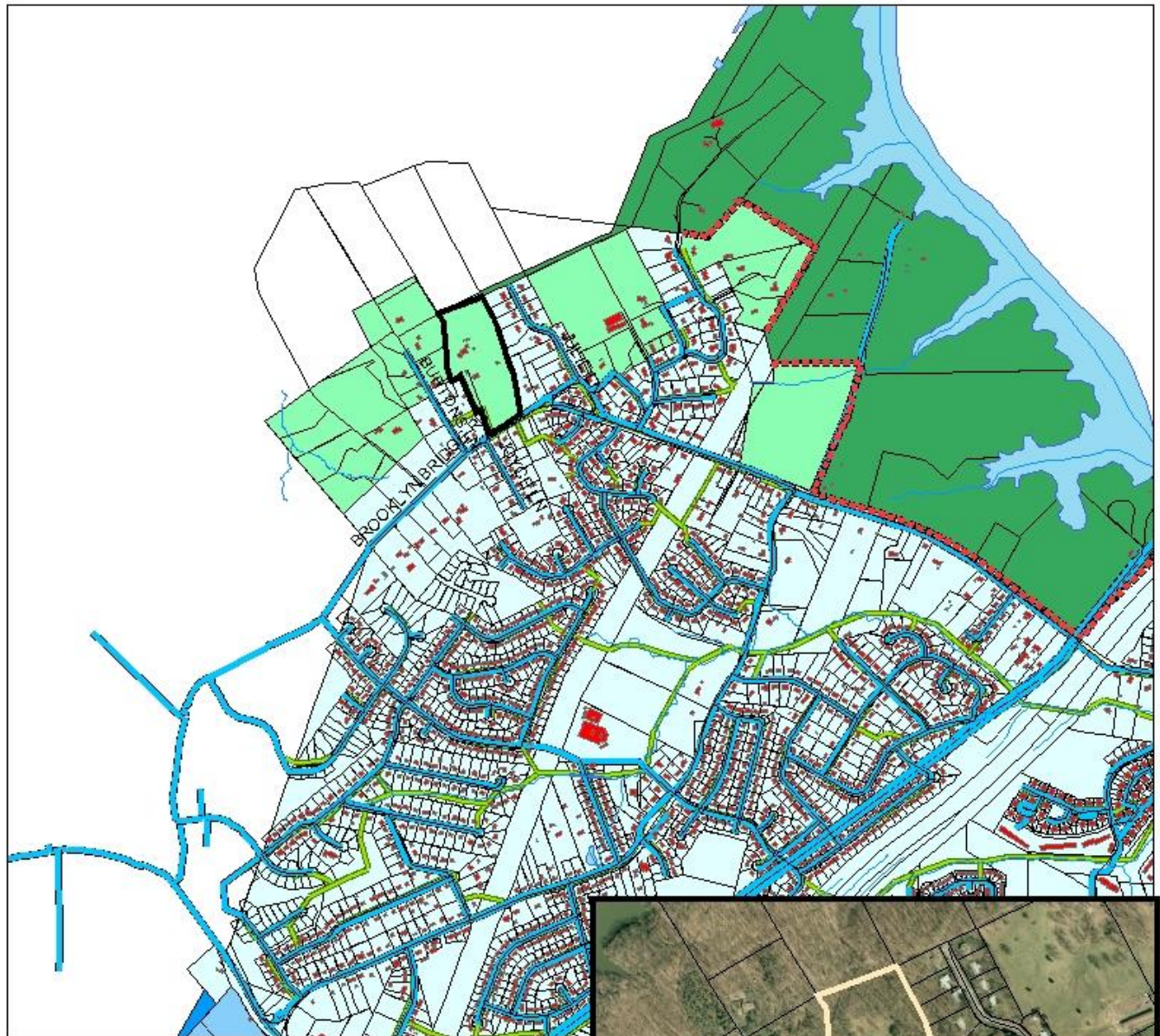
Dugan's Addition to
Meromy Estates

03/PW-01

Amendment Request 5 to 4

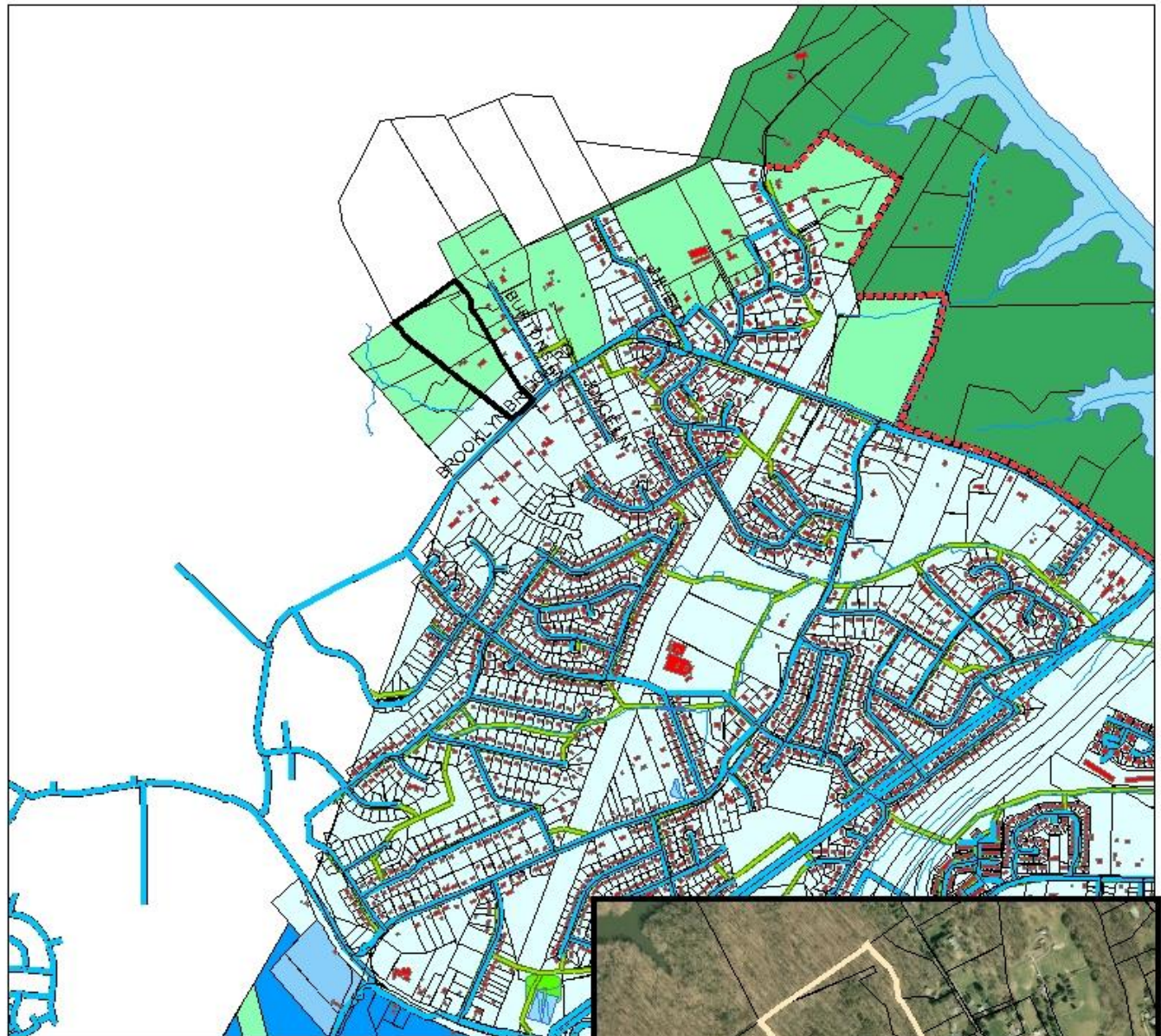
Water and Sewer Plan Amendments

April 2003 Application



Reaching Hearts International 03/PW-02
Water and Sewer Plan Amendments

Amendment Request 5 to 4
April 2003 Application



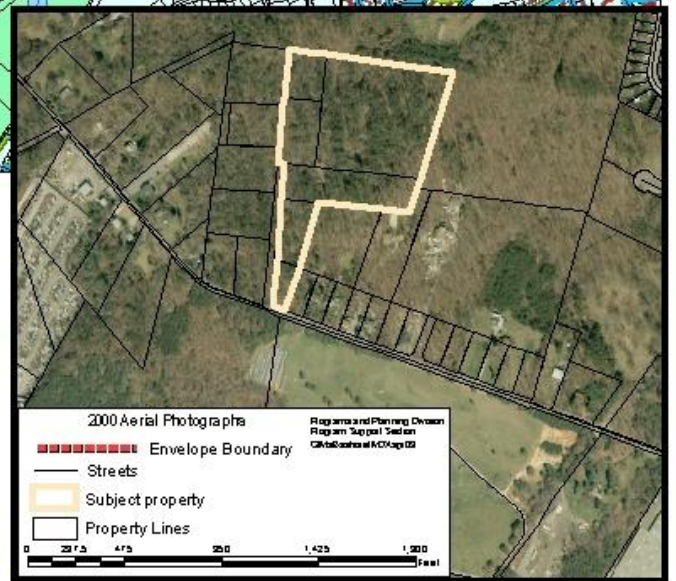
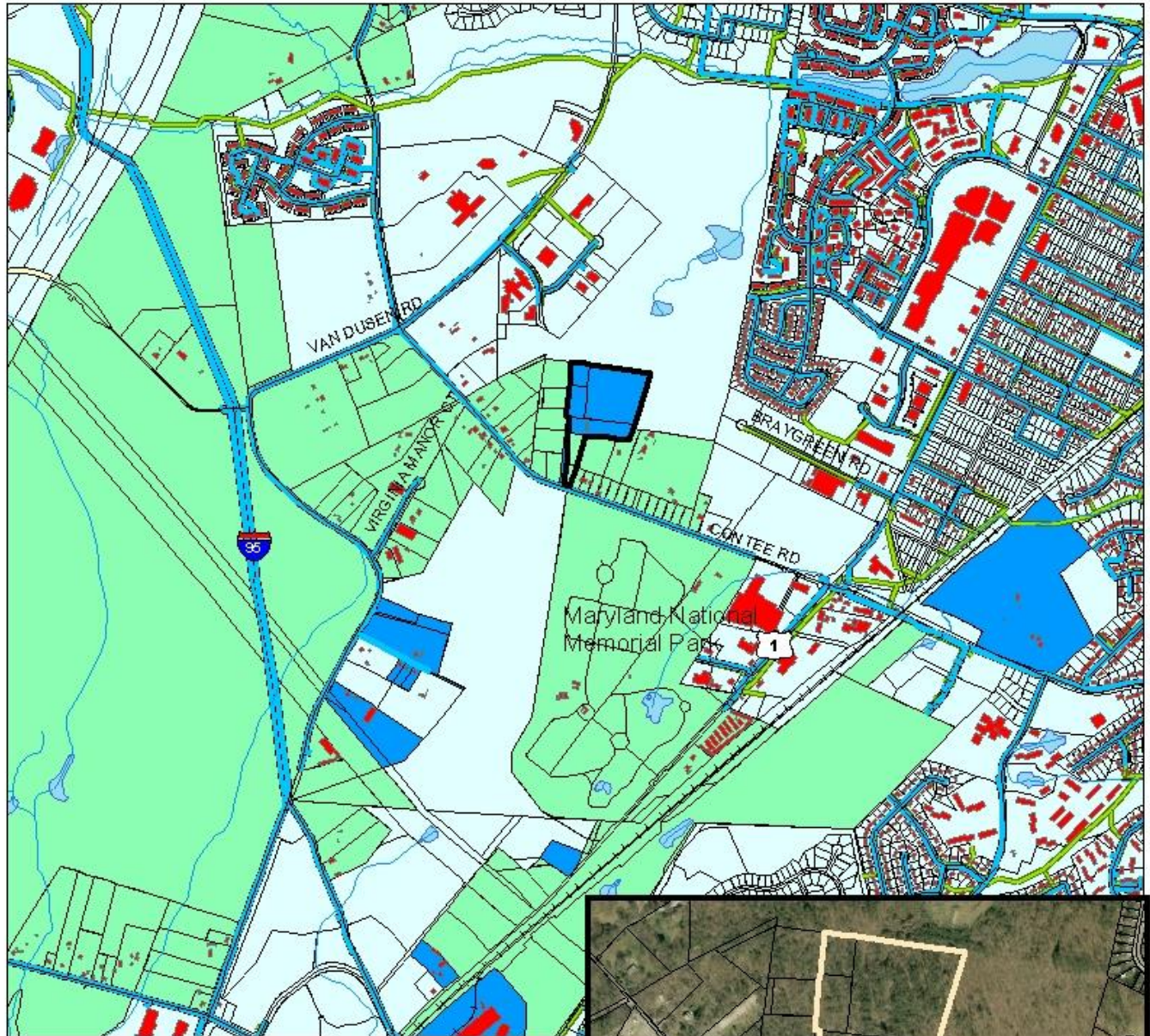
Contee Road
Nickles Property

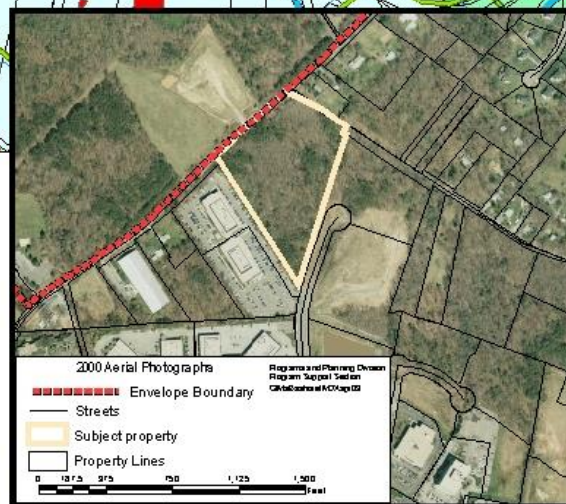
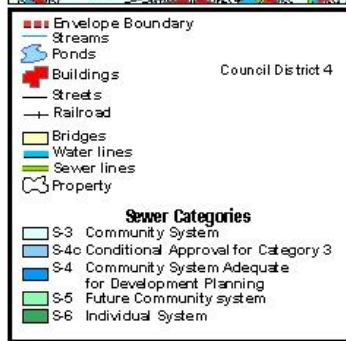
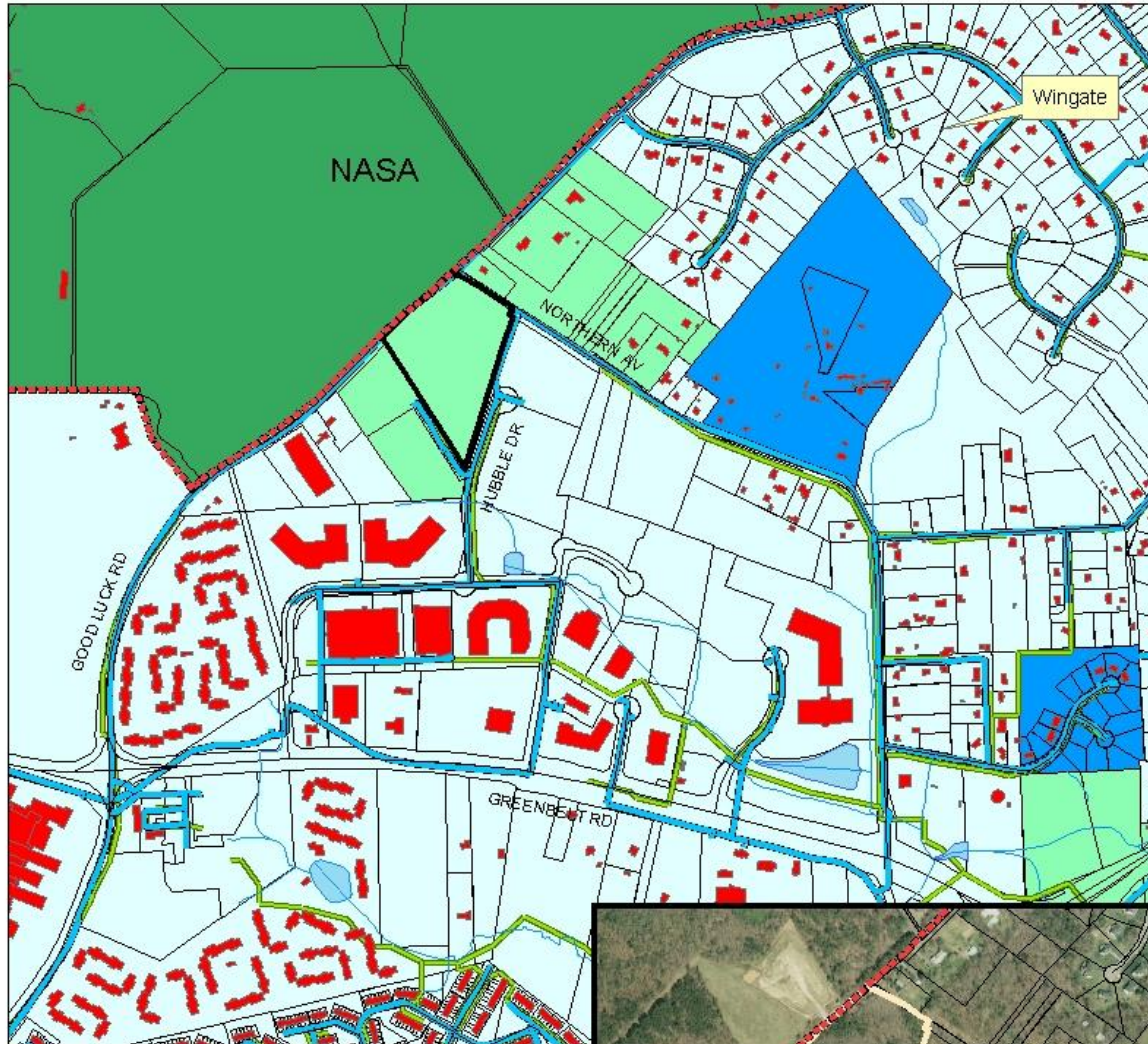
03/PW-03

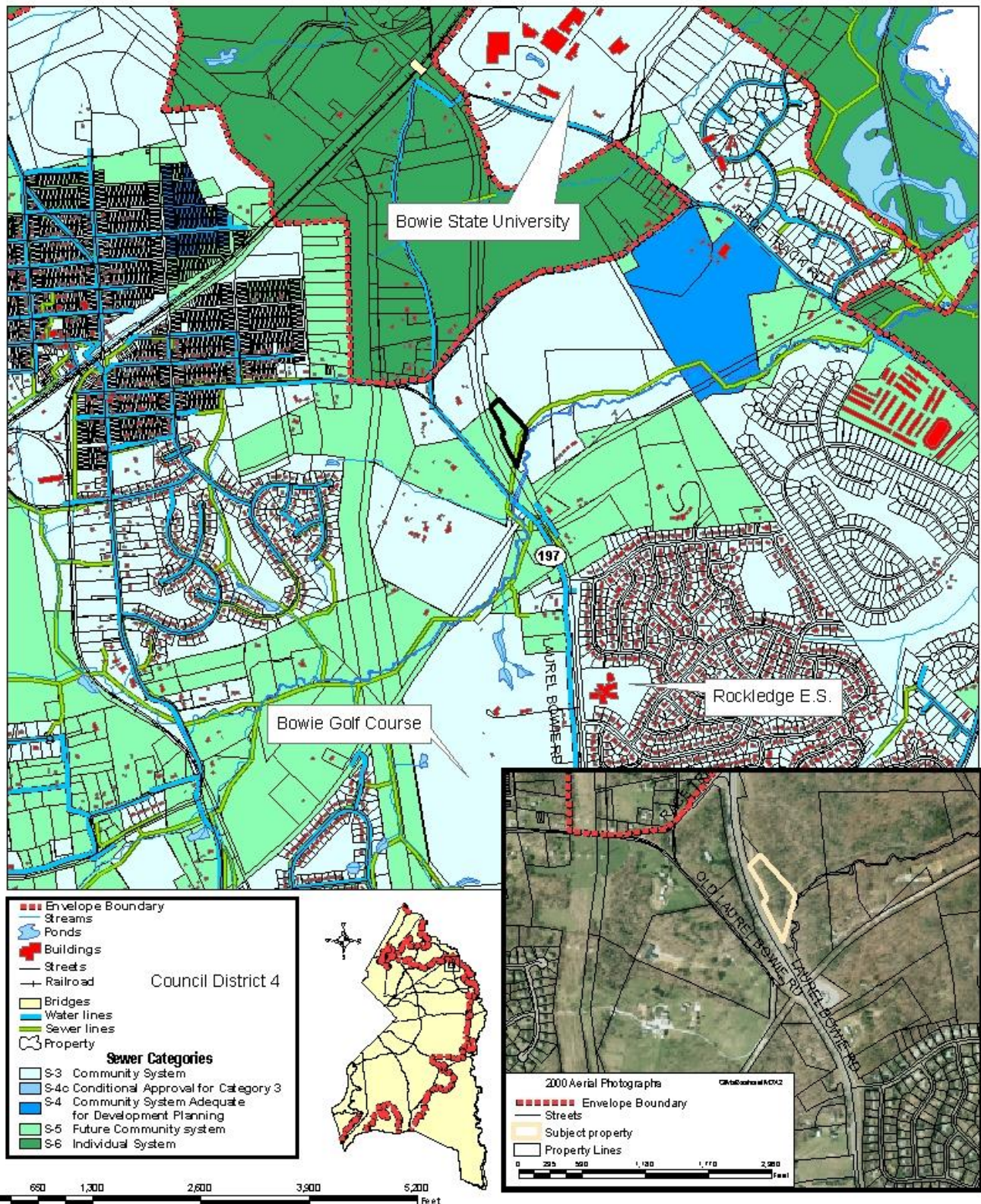
Amendment Request 5 to 4

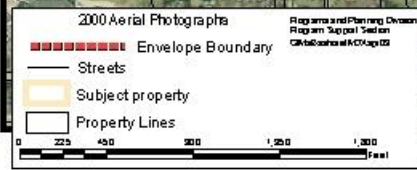
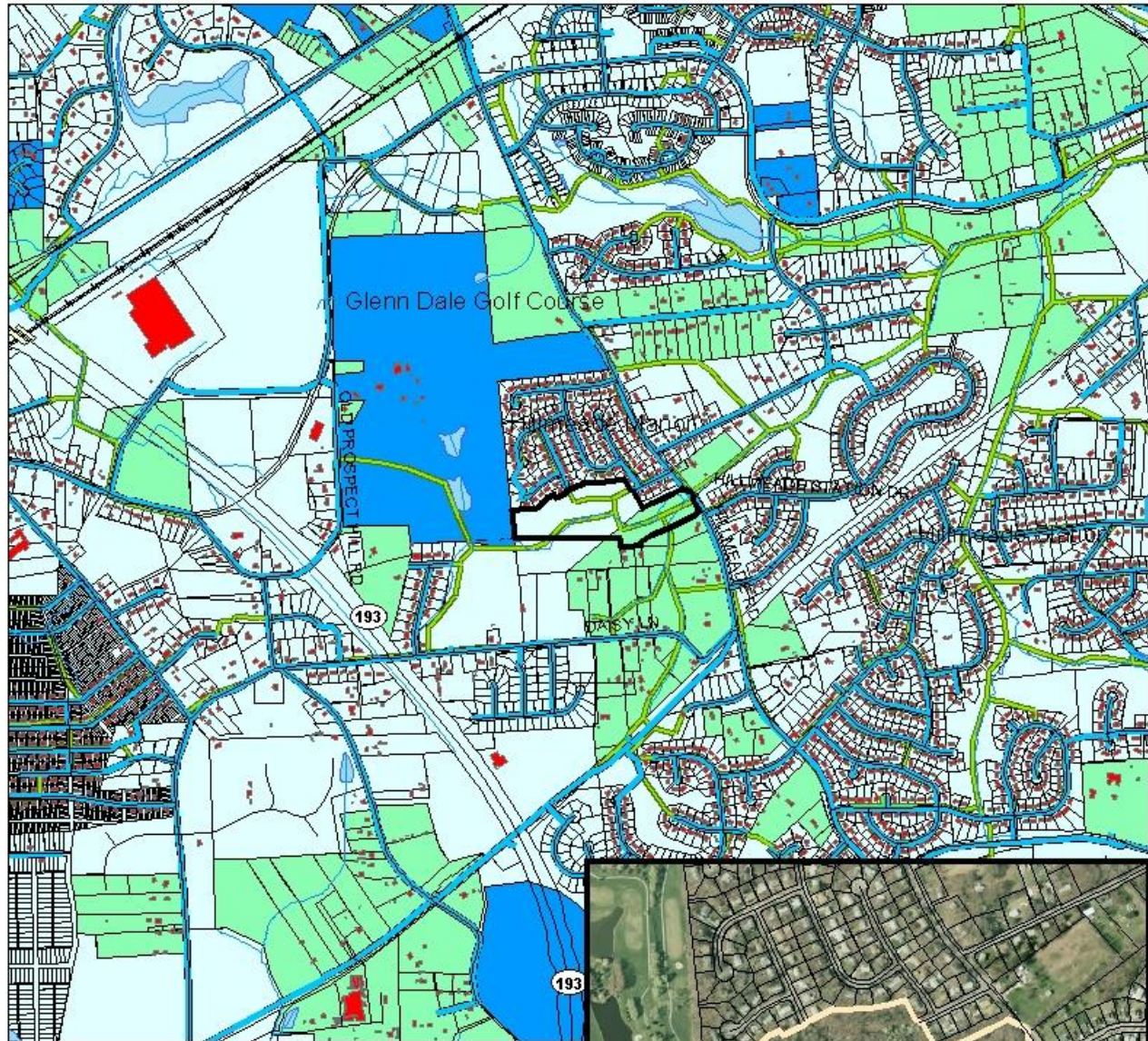
Water and Sewer Plan Amendments

April 2003 Application







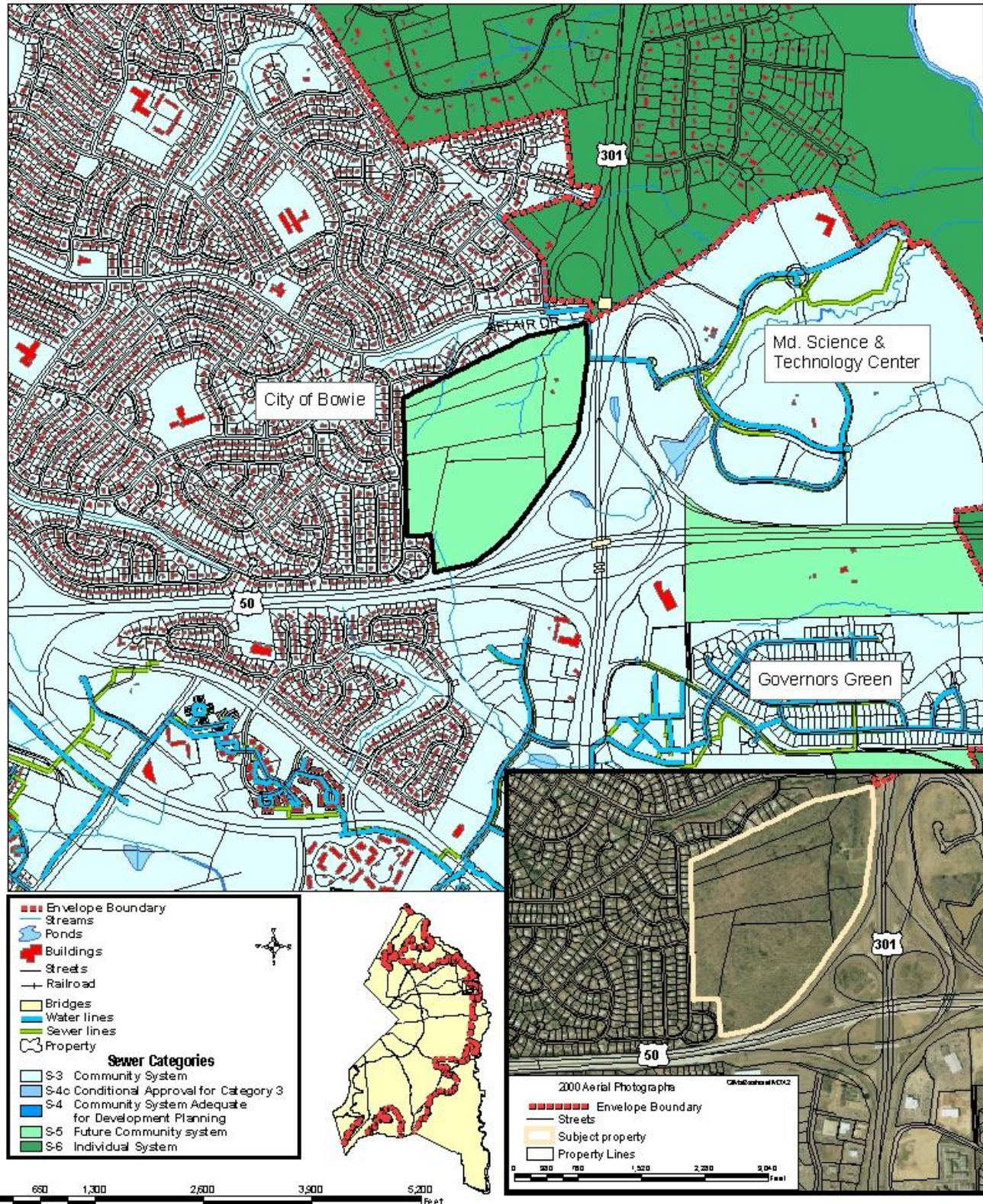


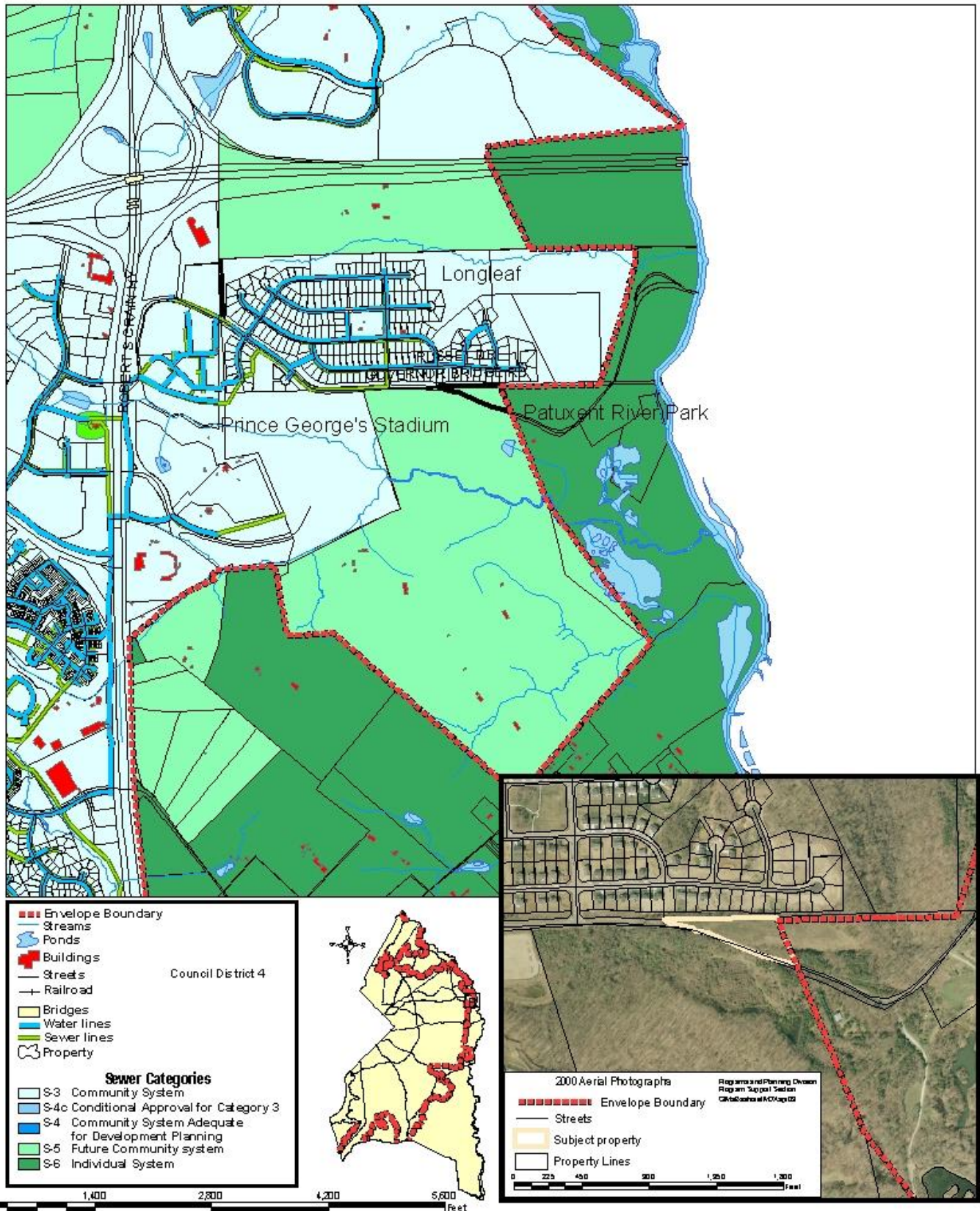
**Weston Planned Retirement
Community, 03/W-11**

Amendment Request 5 to 4

Water and Sewer Plan Amendments

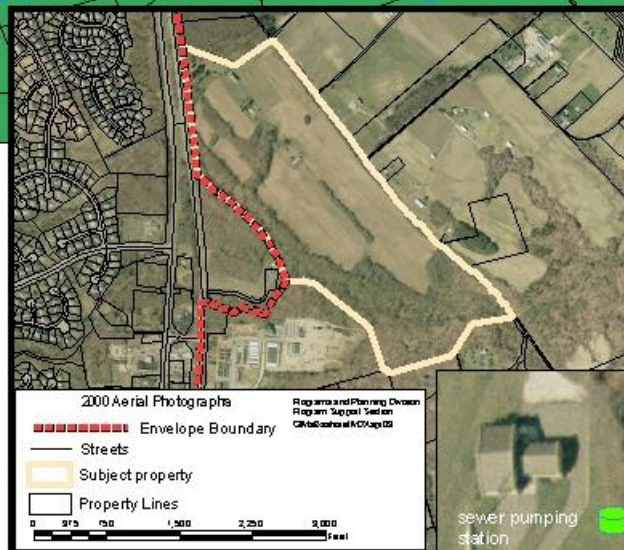
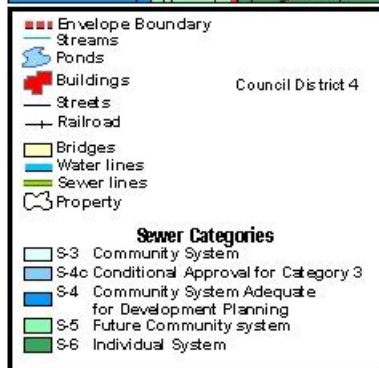
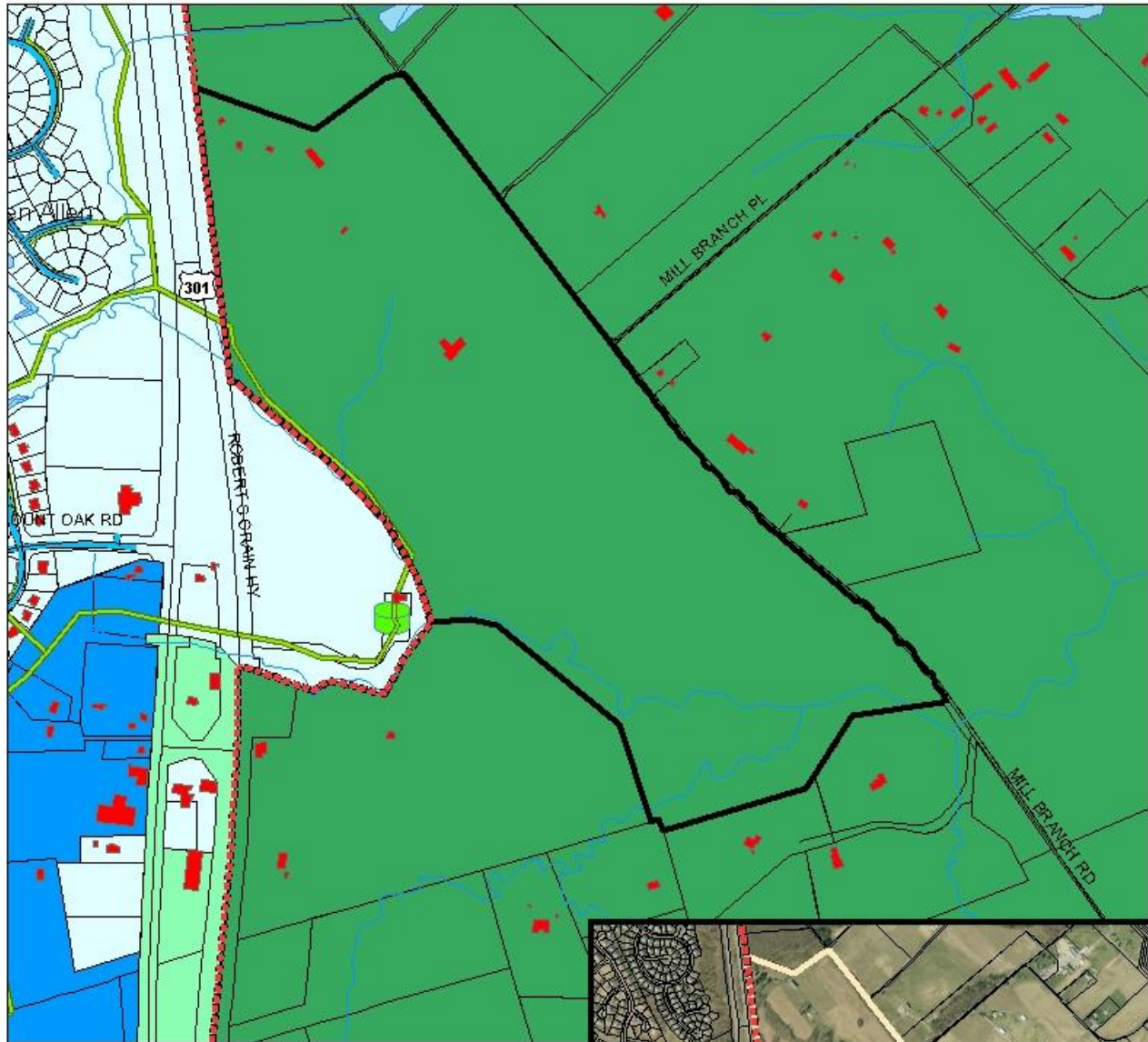
April 2003 Application





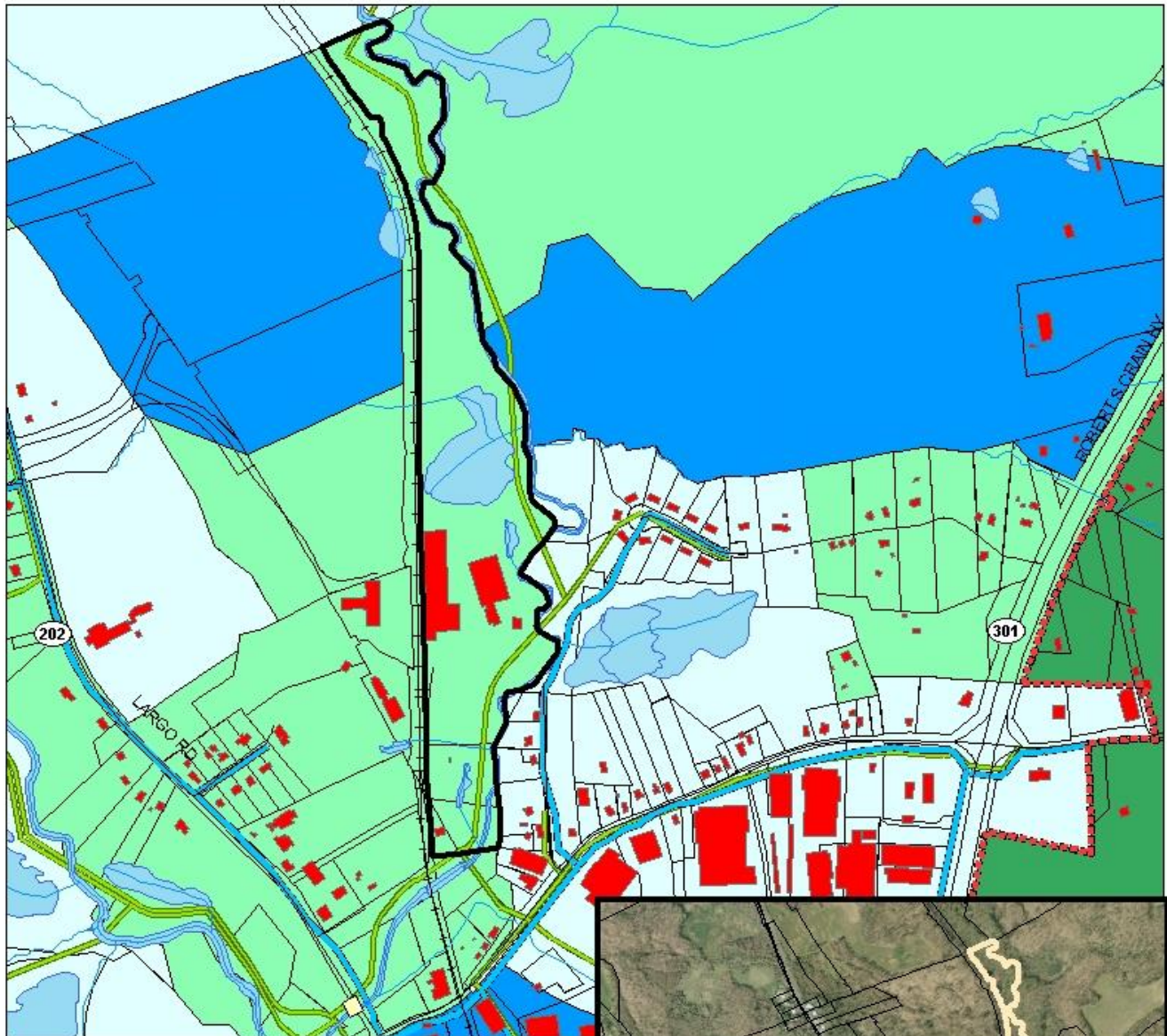
Mill Branch, Parcel 5 03/W-04
Water and Sewer Plan Amendments

Amendment Request 6 to 4
 April 2003 Application

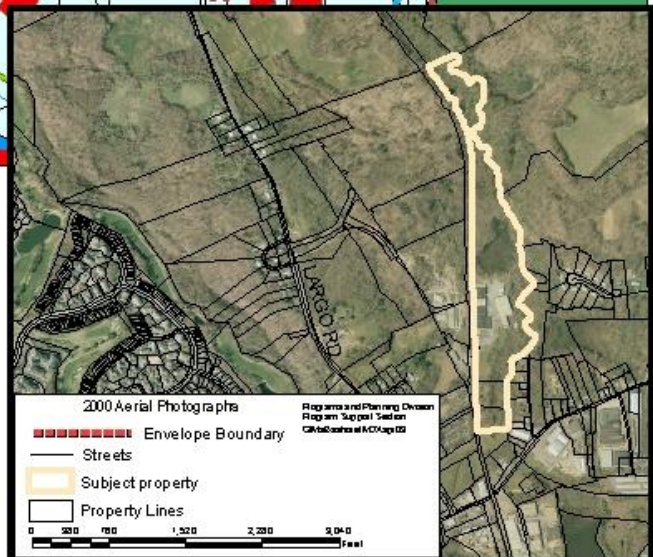


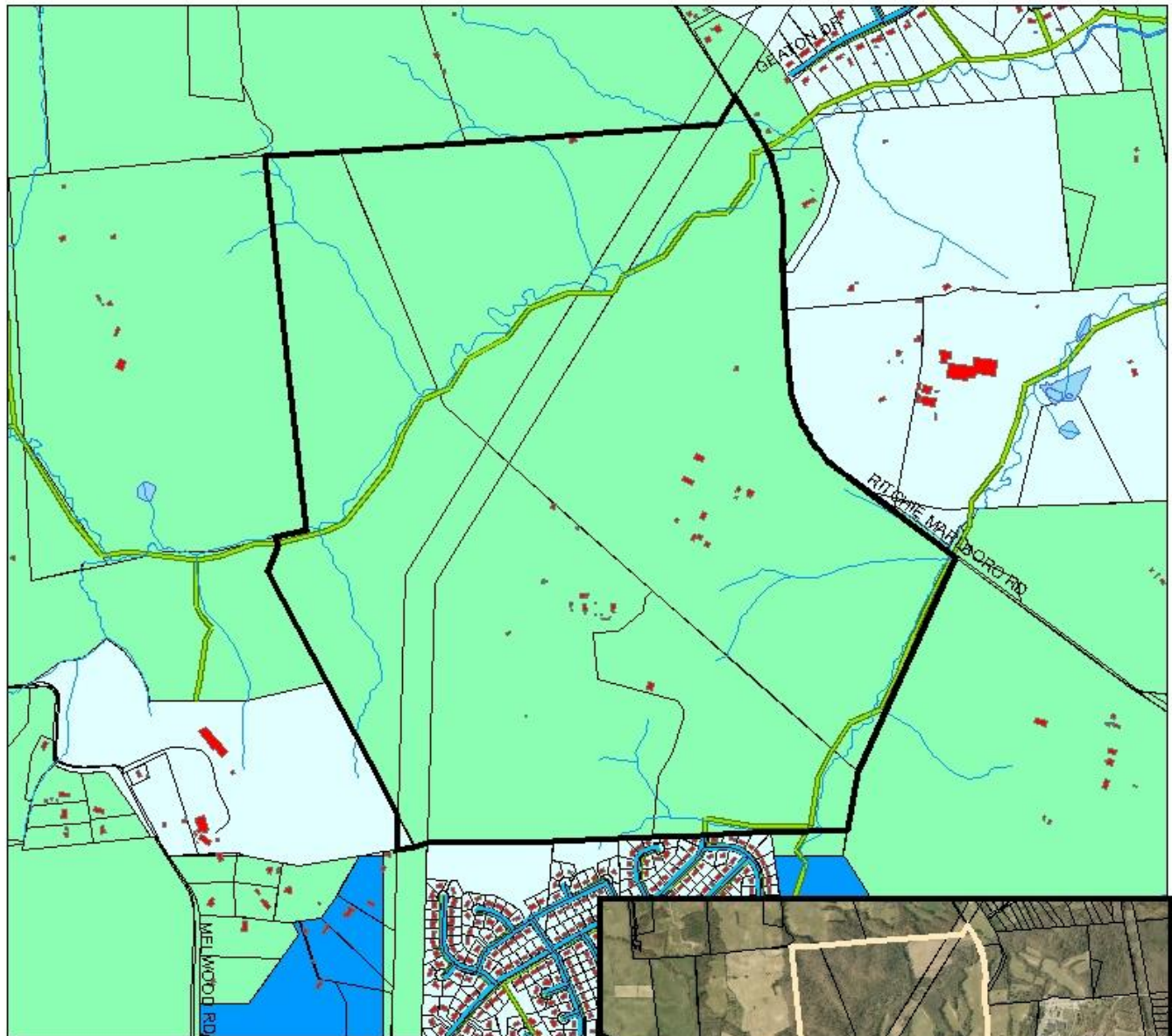
Katherine Buck Property 03/W-05
Water and Sewer Plan Amendments

Amendment Request 5 to 4
 April 2003 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

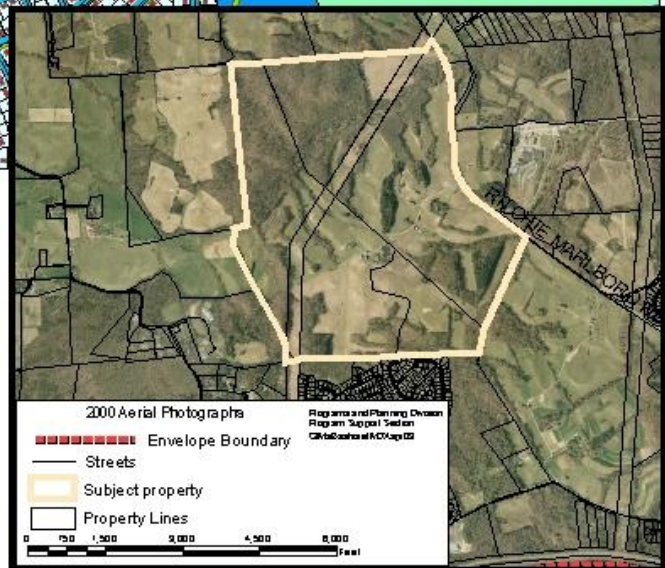


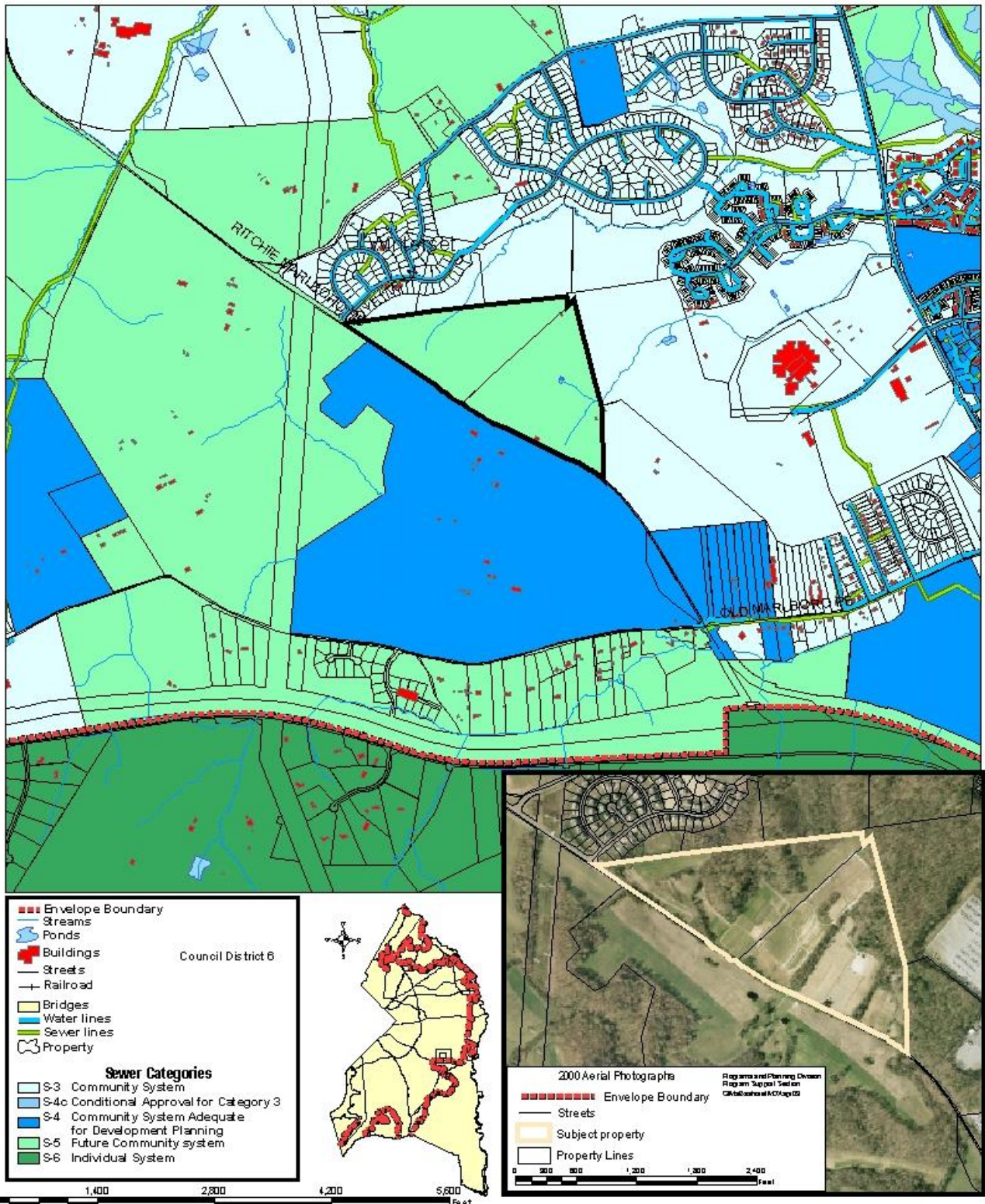


- Envelope Boundary
 - Streams
 - Ponds
 - Buildings
 - Streets
 - Railroad
 - Bridges
 - Water lines
 - Sewer lines
 - Property
- Council District 6

Sewer Categories

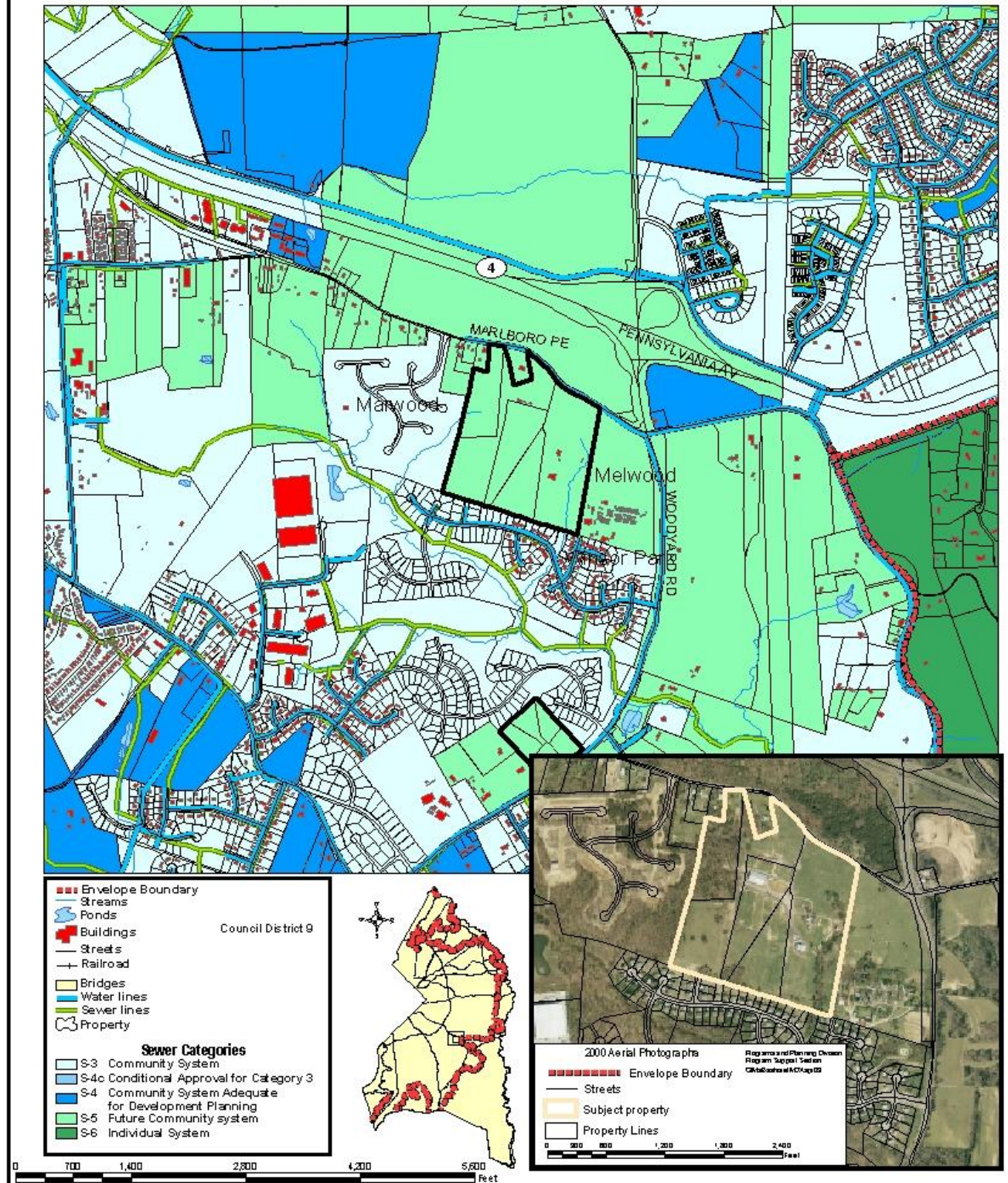
- S-3 Community System
- S-4c Conditional Approval for Category 3
- S-4 Community System Adequate for Development Planning
- S-5 Future Community system
- S-6 Individual System

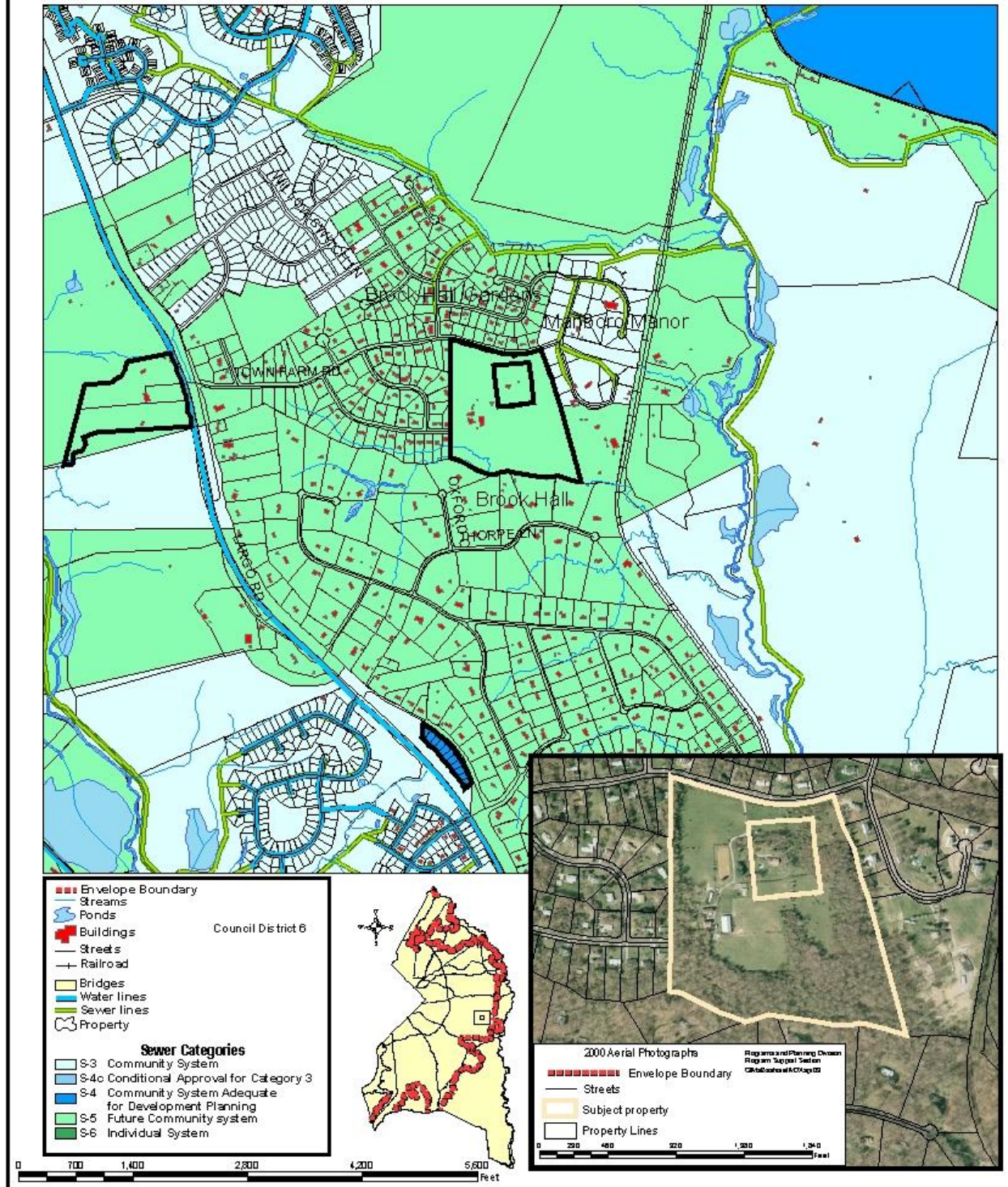


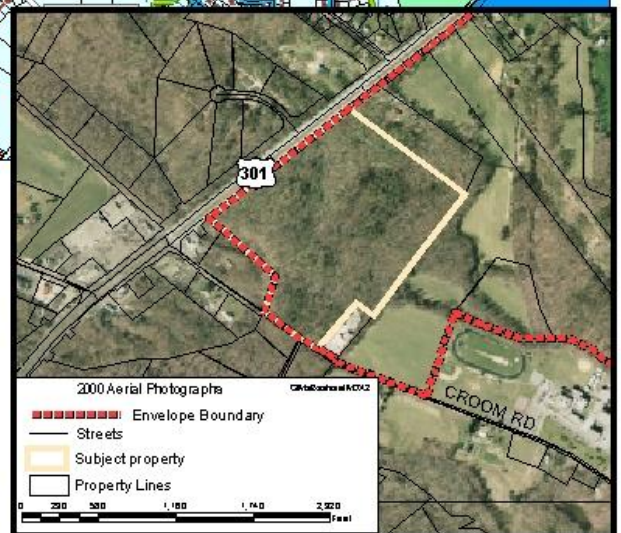
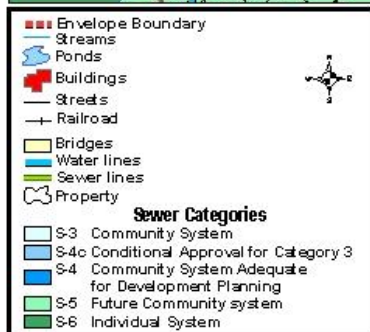
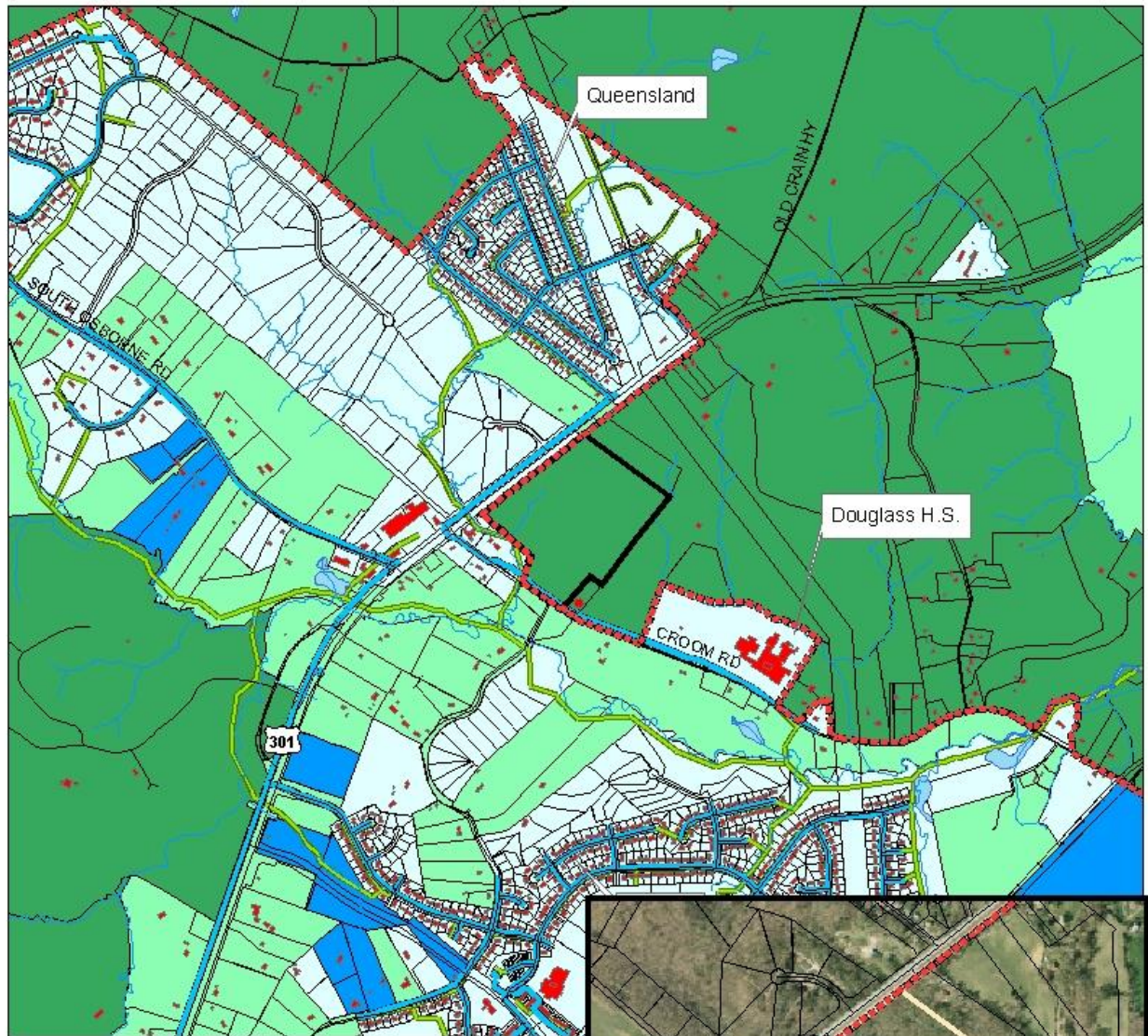


Belmont Crest 03/W-08
Water and Sewer Plan Amendments

Amendment Request 5 to 4
 April 2003 Application

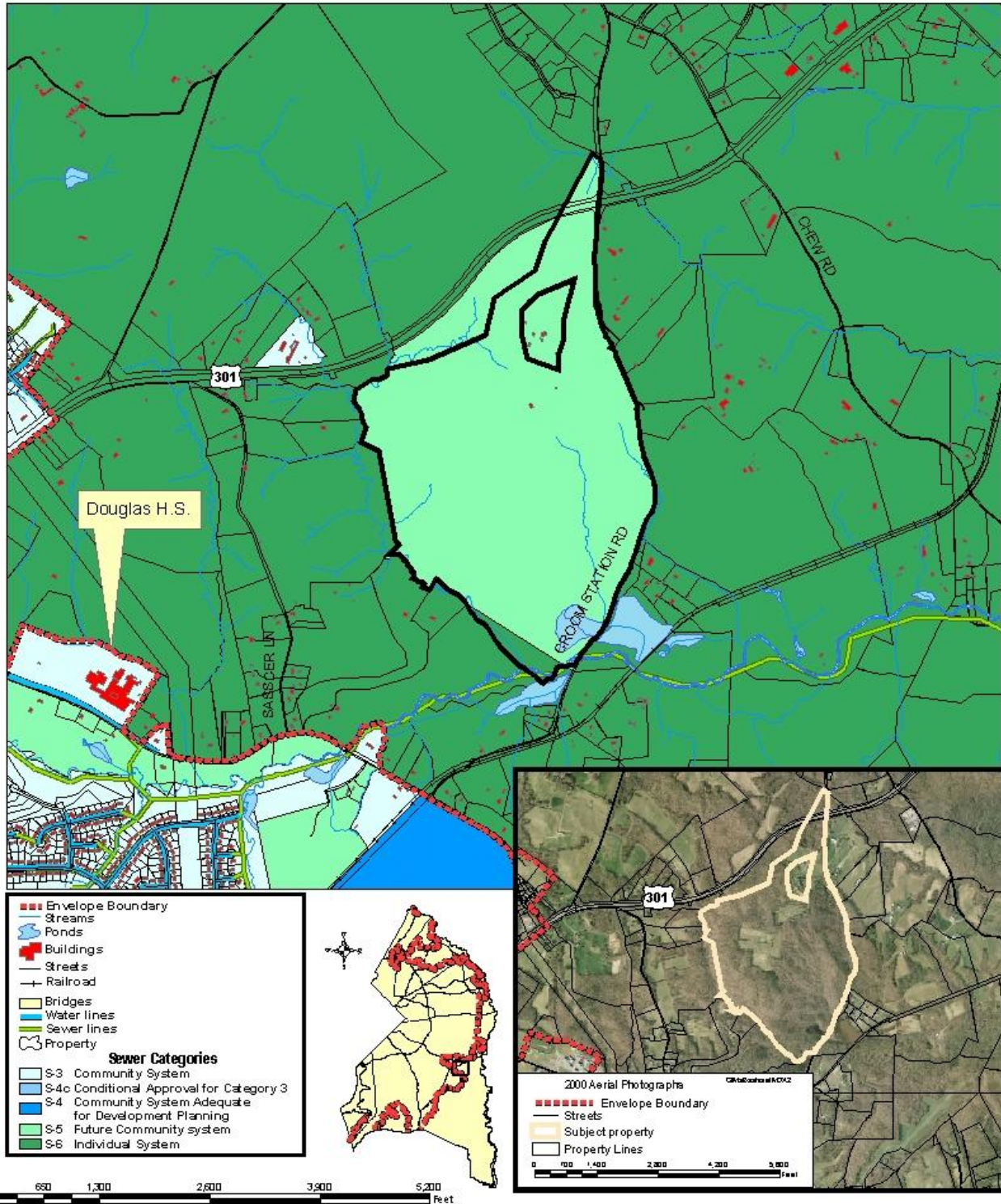


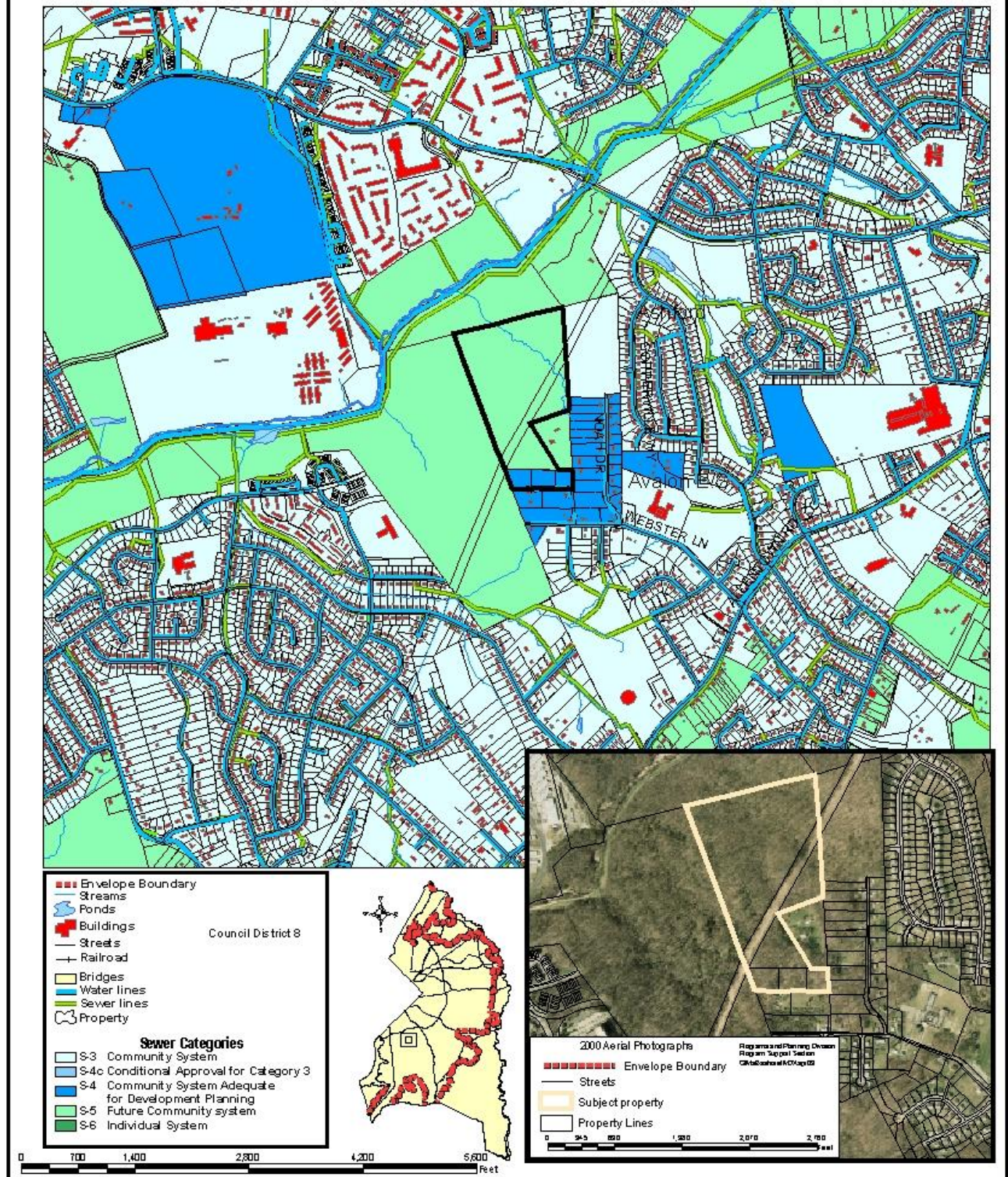


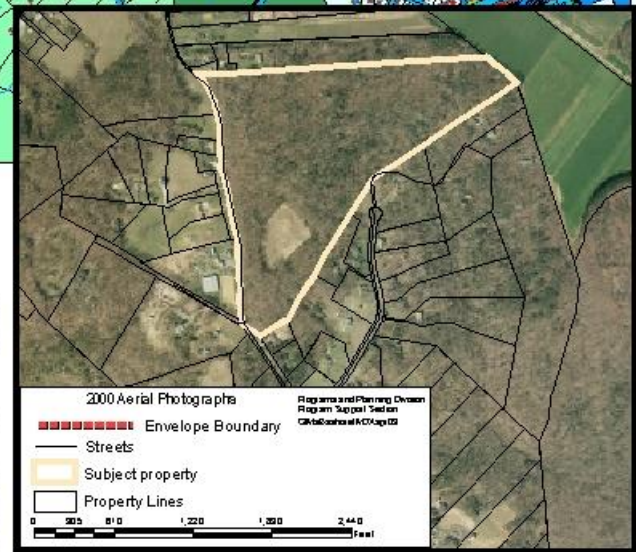
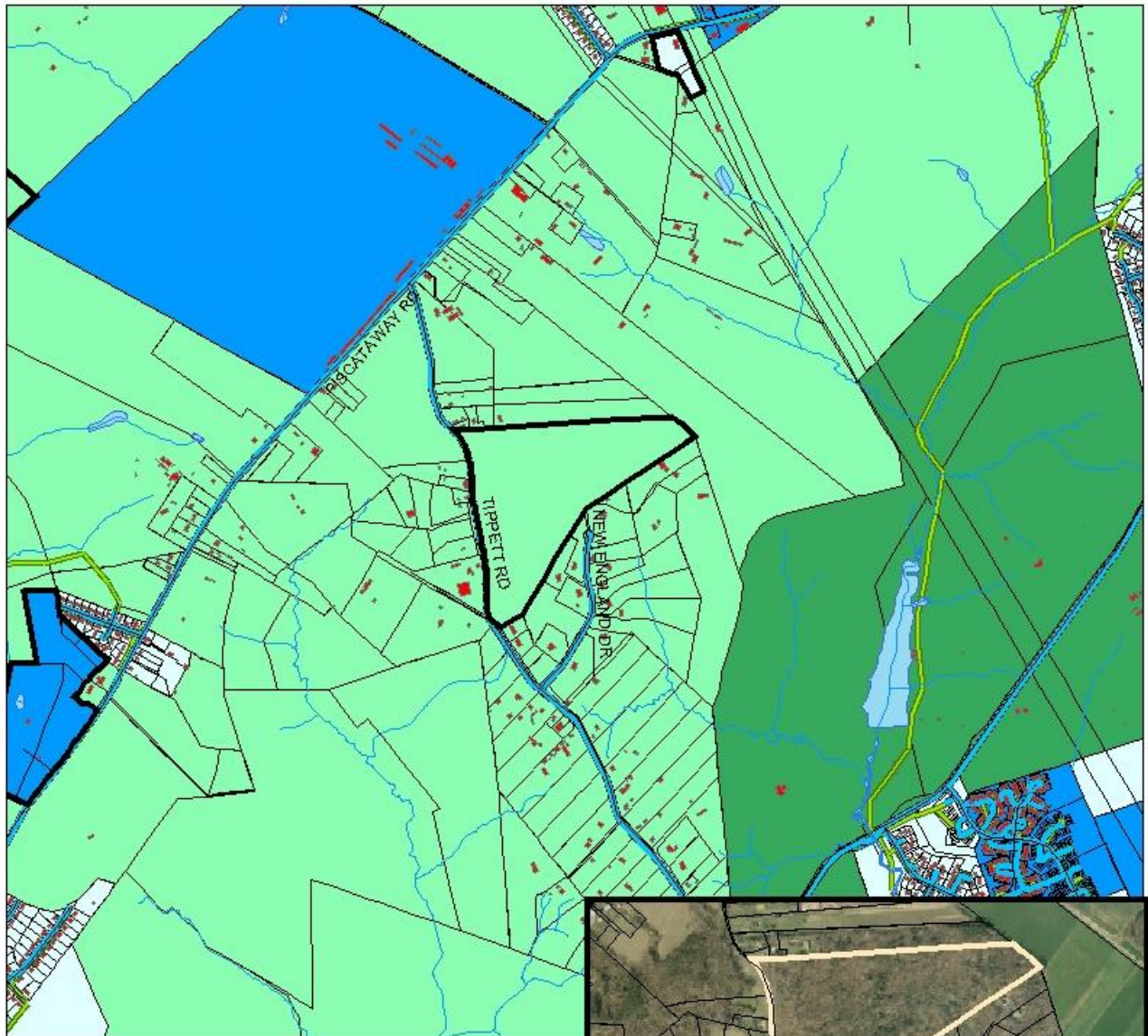


Cobblestone Ridge, 03/W-13
Water and Sewer Plan Amendments

Amendment Request
Envelope Realignment/ S5 to S4
 April 2003 Application







0 700 1,400 2,800 4,200 5,600 Feet

0 300 600 1,200 1,800 2,400 Feet

