

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

**2004 Legislative Session**

Resolution No. CR-15-2004

Proposed by The Chairman (by request – County Executive)

Introduced by Council Member Knotts

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

Date of Introduction February 17, 2004

**RESOLUTION**

1 A RESOLUTION concerning

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

12 WHEREAS, the County Council received testimony through an advertised public hearing  
13 on the December 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 December 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 CR-7-2003, CR-34-2003 and CR-65-2003 is further amended by adding the water and sewer  
2 category designations as 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 \_\_\_\_day of\_\_\_\_, 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>Blue Plains</u></b>						
03/BP-01 Central Wholesalers District 1	A one-story warehouse building consisting of 39,015 square feet for distribution of wholesale hardware. 9 E-3, Parcels 42, 43 & 44	1.56 E-I-A	W5	W4	W4	
03/BP-02 Sealing Property District 1	2 three-story office buildings and 3 one-story warehouse buildings for leasing. 9 C-4/D-4/13 C-1, Parcel 2	22.89 R-R #A- 9953 Pending	5	4	5	
<b><u>Western Branch</u></b>						
03/W-12 Greenland District 9	20 single-family homes with a minimum floor area of 3,200 square feet and minimum sale price of \$450,000 - \$500,000. 109 F-3 & 110 A-3, Parcel 15	43.83 R-A	Outside Sewer Envelope	Sewer Envelope Realign- ment	Retain Sewer Envelope Alignment	
			6	4	6	
03/W-21 Scheig Property District 4	33 single-family homes with a minimum floor area of 3,500 square feet and minimum sale price of \$500,000. 36 E-2, Parcel 76	17.76 R-R	5	4	4	
03/W-22 Kyle Property District 4	19 single-family homes with a minimum floor area of 3,500 square feet and minimum sale price of \$500,000. 36 D-3/4, Parcel 120 and Lot 2	10.76 R-R	5	4	4	
03/W-23 Roberts Property District 6	40 single-family homes with a minimum floor area of 3,500 square feet and minimum sale price of \$650,000. 46 A-3/4, Parcel 27	40.23 R-E	5	4	4	

**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>Western Branch</u></b>						
03/W-24 Forest Hills Motel District 6	Renovation of existing motel and construction of two additional buildings consisting of 1-2 stories; total floor area of 16,615 square feet; provisions for 61 motel rooms. 85 C-3/4, Part of Lot 3	5.5 R-S #SE 4319 Pending	5	4	5	
03/W-25 Central Park/ Bellefields District 9	Planned retirement community consisting of 132 single-family homes with a minimum floor area of 1,800 square feet and minimum sale price of \$250,000; 144 townhouse units with a minimum floor area of 1,600 square feet and minimum sale price of \$175,000. 128 B-1/2 & C-1/2, Parcel 56	159.7 R-E	5	4	5	
03/W-26 Duvall Woods District 9	40 single-family homes with a minimum floor area of 3,500 square feet and minimum sale price of \$450,000. 128 C-1/2 & D-1, Parcels 48, 49 & 54	46 R-E	5	4	4	
<b><u>Piscataway</u></b>						
03/P-05 Aist Property District 9	26 single-family homes with a minimum floor area of 2,700 square feet and minimum sale price of \$350,000. 144 E-2/F-2, Parcels 29, 48 & 114	22.46 R-R	5	4	5	

**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>						
03/P-14 Kala Pacha Farms (North) District 9	72 single-family homes with a minimum floor area of 3,000 square feet and minimum sale price of \$400,000. 115 B-4/C-4 & 124 B-1/C-1, Parcel 53	124.67 R-E	5	4	4 <sup>2</sup>	
03/P-15 Woodburn Estates, Section Two District 9	47 single-family homes with a minimum floor area of 4,000 square feet and minimum sale price of \$500,000. 124 F-2/3, part of Parcel 15 & part of Parcel 113	32 R-R	5	4	4 <sup>1, 2</sup>	
03/P-16 Faller Property District 9	100-150 single-family homes with a minimum floor area of 3,200 square feet and minimum sale price of \$400,000. 123 F-3/4 & 124 A-3/4, Parcel 106	197 R-E	5	4	4 <sup>2</sup>	
03/P-17 Kala Pacha Farms (South) District 9	38 single-family homes with a minimum floor area of 3,000 square feet and minimum sale price of \$400,000. 124 B-3/4 & 133 B-1, Parcel 58	62.12 R-E	5	4	4 <sup>2</sup>	

<sup>1</sup> Development proposal shall be subject to the WSSC project to eliminate the sewer capacity constraint

<sup>2</sup> Development proposal shall be subject to APA Regulations of the Zoning Ordinance

**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>						
03/P-18 Bevard/Silver Hill/Faller Properties District 9	350-550 single-family homes with a minimum floor area of 3,200 square feet and minimum sale price of \$400,000. 124 C-4/D-4, 133 C-1/2/3 & 133 D-1/2/3; Parcels 2, 42, 99; 5 & 19; 21, 26 & 82 respectively	530 R-E	5	4	4 <sup>1, 2, 3</sup>	
03/P-19 Snyder Property District 9	33 single-family homes with a minimum floor area of 3,000 square feet and minimum sale price of \$400,000. 127 B-3/C-3, Parcel 148	15.23 R-R  O-S	5	4	4 <sup>1</sup> 6 <sup>4</sup>	
03/P-20 A.H. Smith Property District 9	21 single-family homes with a minimum floor area of 3,000 square feet and minimum sale price of \$500,000. 135 E-2/3, Parcels 34 & 57	26.87 R-E R-R	5	4	4 <sup>1</sup>	
03/P-21 Dunn Property District 9	95 single-family homes with a minimum floor area of 3,000 square feet and minimum sale price of \$400,000. 152 B-2/3, C-2/3, D-2/3, Parcels 31 & 114	123 R-E	5	4	4	

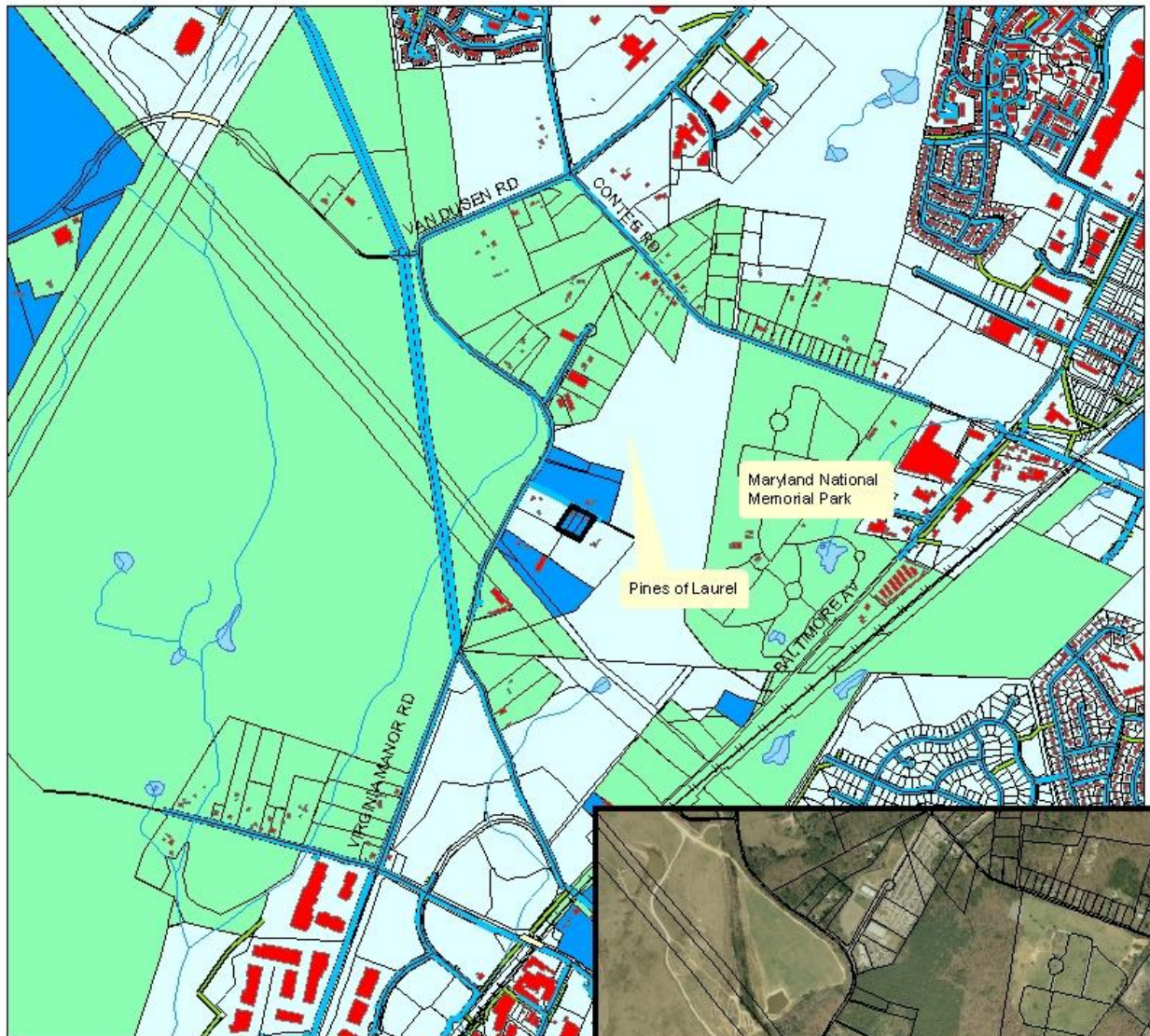
- <sup>1</sup> Development proposal shall be subject to the WSSC project to eliminate the sewer capacity constraint
- <sup>2</sup> Development proposal shall be subject to APA Regulations of the Zoning Ordinance
- <sup>3</sup> Development proposal shall be subject to soil investigations to ensure proper reclaiming of the site
- <sup>4</sup> Category 6 approved for .33 acre outside of the Sewer Envelope Boundary and in the O-S Zone

**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>Shared Sewer Facility</u></b>						
03/SSF-01 Delaney Property District 4	3 single-family homes with a minimum floor area of 3,000 square feet and minimum sale price of \$400,000; use of a shared septic system discharging approximately 760 gpd. 47 D-1/E-1, Lot 4	4.35 R-E	S6	S3 Shared Sewer Facility	S3 Shared Sewer Facility	



APPLICATIONS		REQUEST	MAP #
<b>Blue Plains</b>			
03/BP-01	Central Wholesalers	W5 to W4	2
03/BP-02	Sealing Property	5 to 4	3
<b><u>Western Branch</u></b>			
03/W-12	Greenland	Sewer Envelope Alignment/ 6 to 4	4
03/W-21	Scheig Property	5 to 4	5
03/W-22	Kyle Property	5 to 4	6
03/W-23	Roberts Property	5 to 4	7
03/W-24	Forest Hills Motel	5 to 4	8
03/W-25	Central Parke/Bellefields	5 to 4	9
03/W-26	Duvall Woods	5 to 4	10
<b><u>Piscataway</u></b>			
03/P-05	Aist Property	5 to 4	11
03/P-14	Kala Pacha Farms North	5 to 4	12
03/P-15	Woodburn Estates Two	5 to 4	13
03/P-16	Faller Property	5 to 4	14
03/P-17	Kala Pacha Farms South	5 to 4	15
03/P-18	Bevard/Silver Hill/Faller Properties	5 to 4	16
03/P-19	Snyder Property	5 to 4	17
03/P-20	A.H. Smith Property	5 to 4	18
03/P-21	Dunn Property	5 to 4	19
<b><u>Shared Sewer Facility</u></b>			
03/SSF-01	Delaney Property	S6 to S3	20



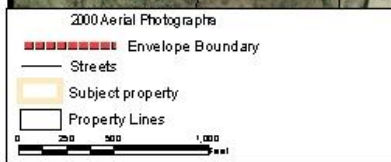
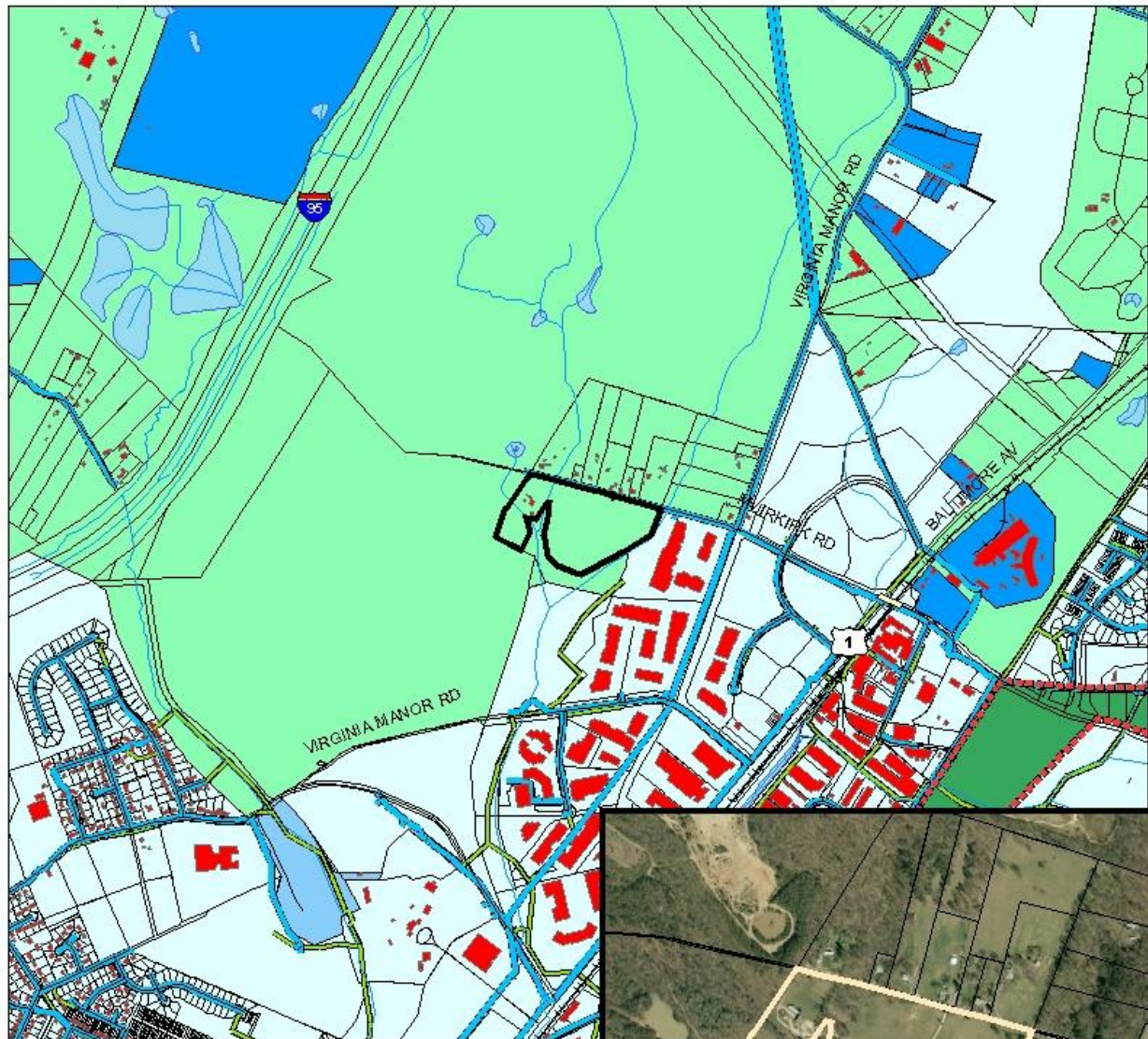
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**Sealing Property 03/BP-02**  
**Water and Sewer Plan Amendments**

**Amendment Request 5 to 4**

December 2003 Application

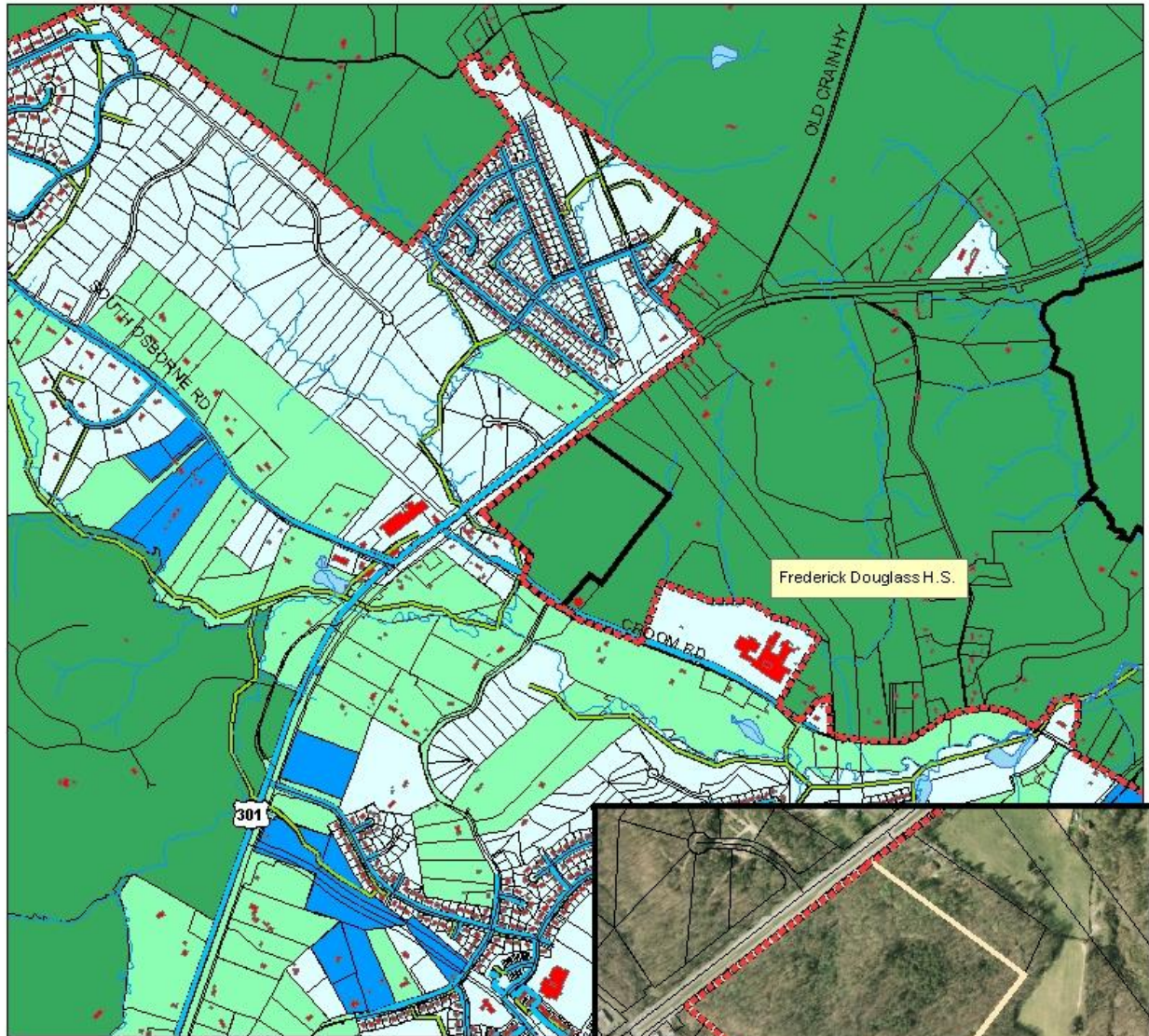


01/07/04



**Greenland 03/W-12**  
**Water and Sewer Plan Amendments**

**Sewer Envelope Realignment**  
**Amendment Request 6 to 4**  
 December 2003 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



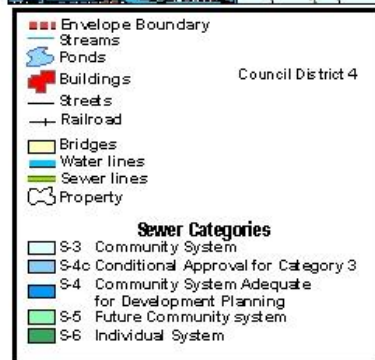
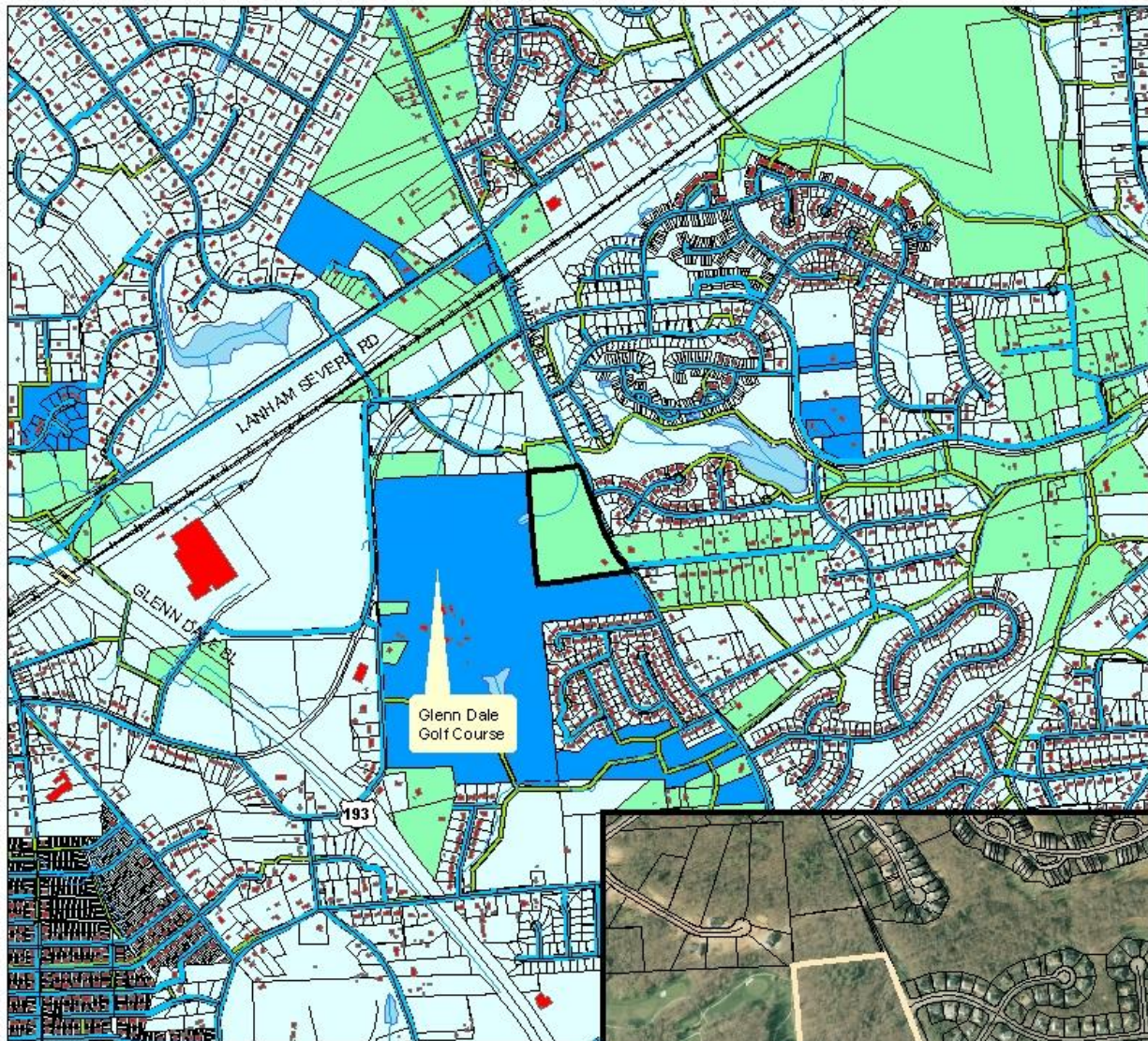
- 2000 Aerial Photographs
- Envelope Boundary
  - Streets
  - Subject property
  - Property Lines
- 0 250 500 1000 Feet

CHW/2/03/05



**Scheig Property 03/W-21**  
**Water and Sewer Plan Amendments**

**Amendment Request 5 to 4**  
 December 2003 Application

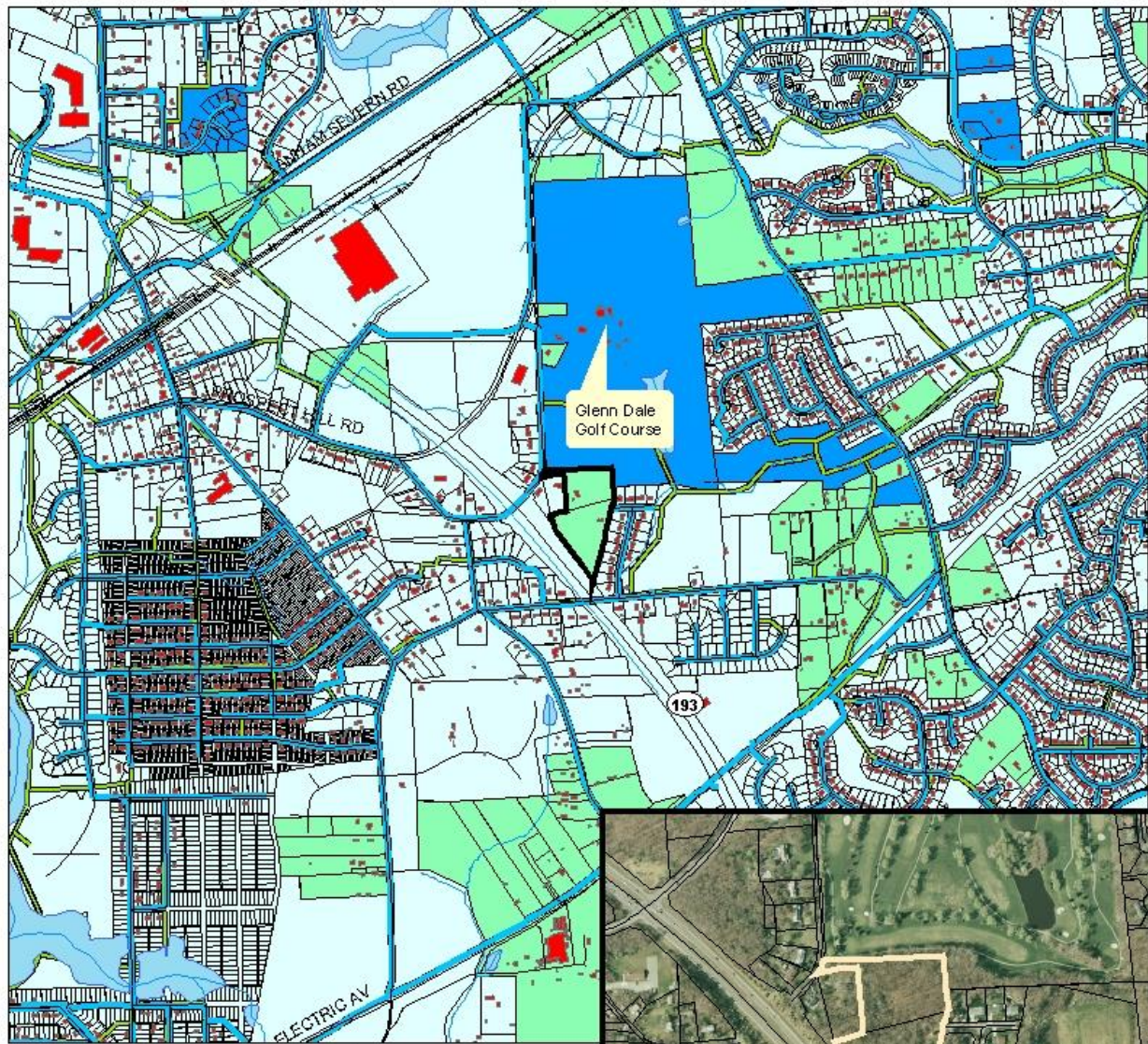


City of Columbia, SC



**Kyle Property      03/W-22**  
**Water and Sewer Plan Amendments**

**Amendment Request 5 to 4**  
 December 2003 Application



- Envelope Boundary
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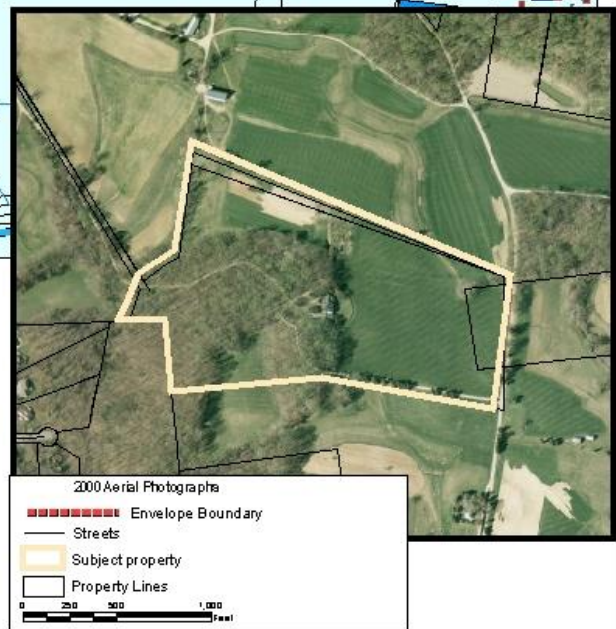
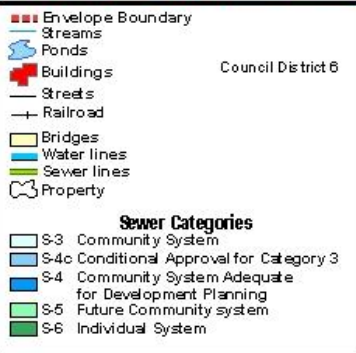
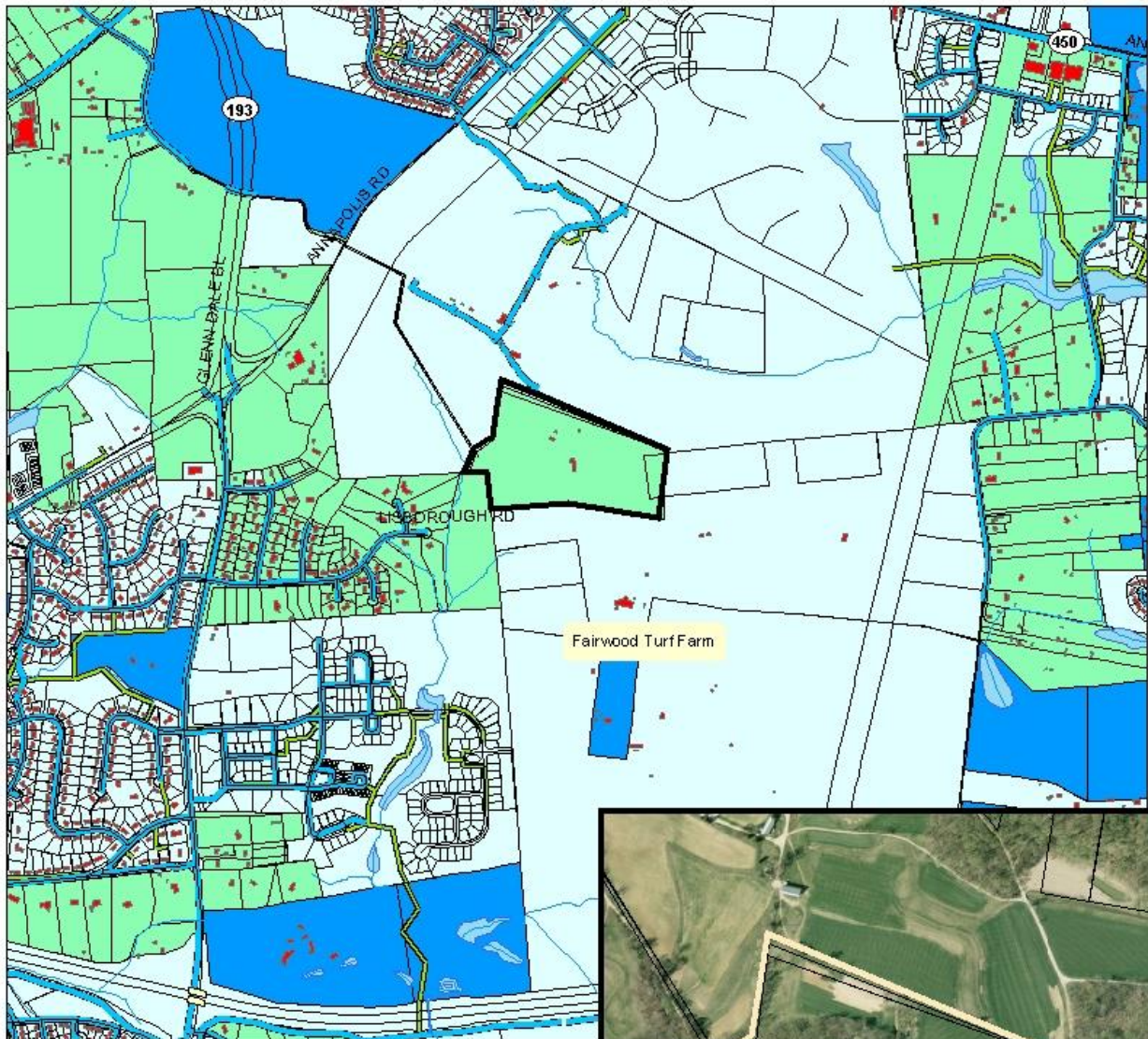
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**Roberts Property 03/W-23**  
**Water and Sewer Plan Amendments**

**Amendment Request 5 to 4**

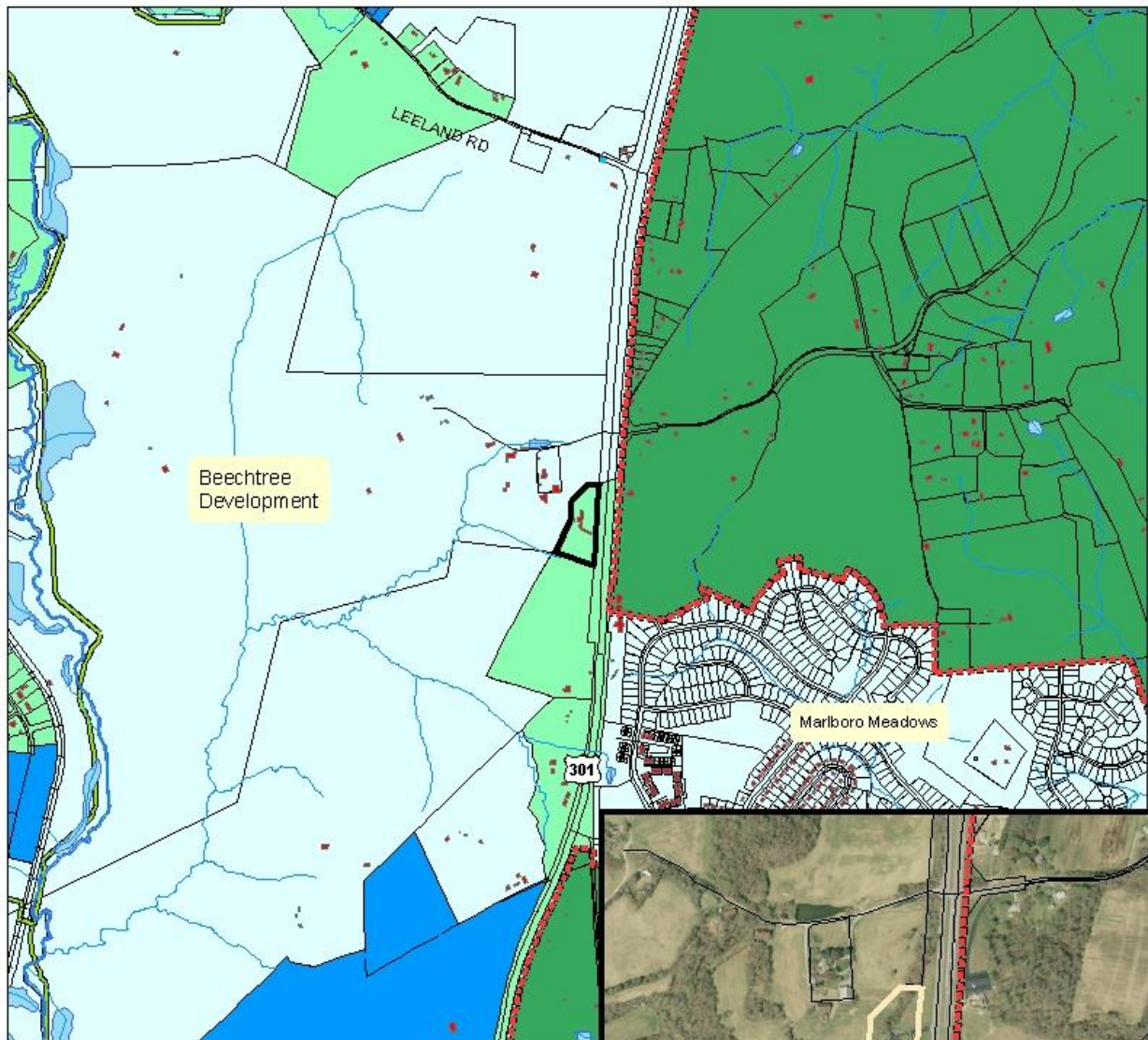
December 2003 Application





**Forest Hills Motel 03/W-24**  
**Water and Sewer Plan Amendments**

**Amendment Request 5 to 4**  
 December 2003 Application



- Envelope Boundary  
 — Streams  
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 — Streets  
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Council District 6

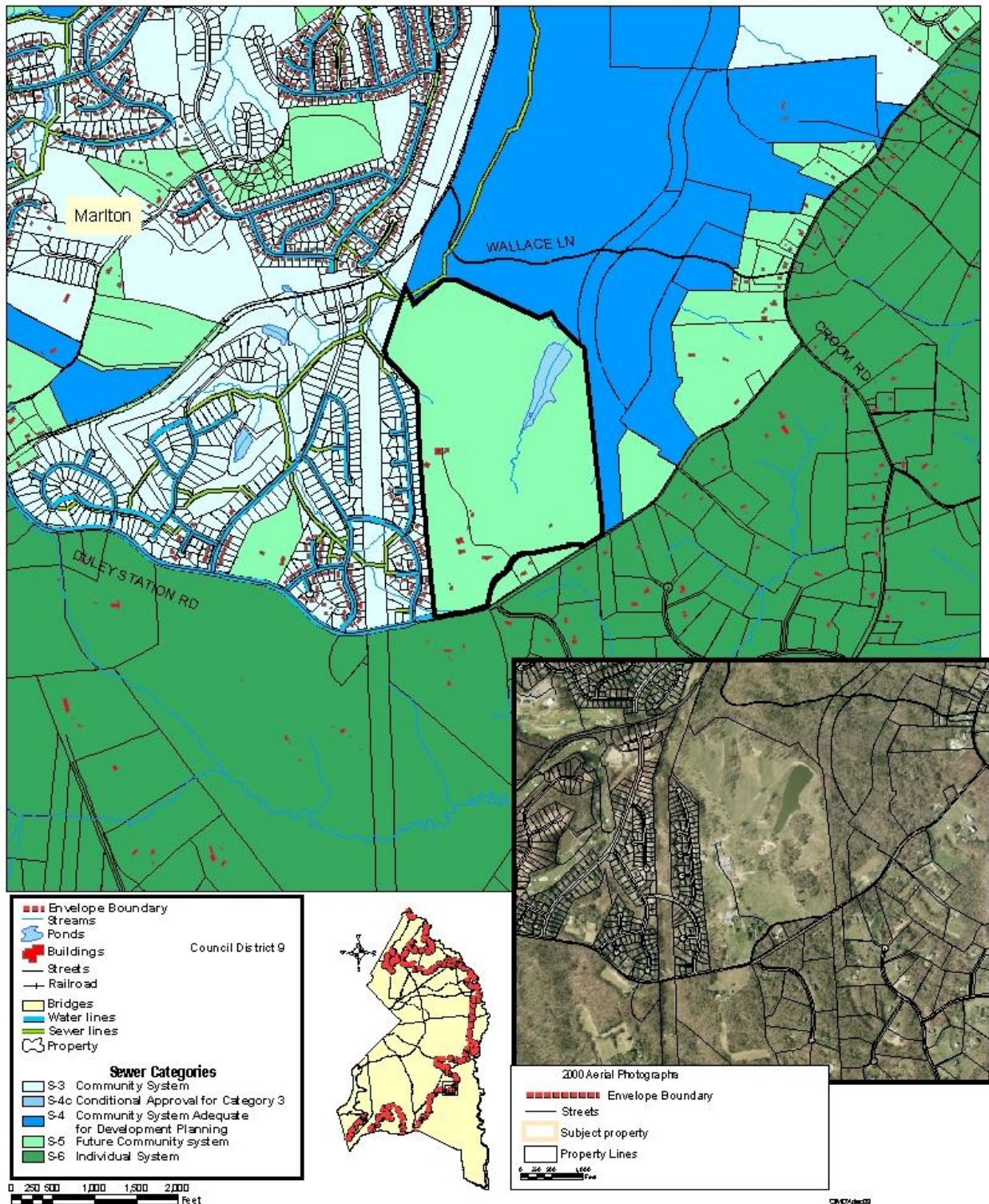


- 2000 Aerial Photographs**
- Envelope Boundary
  - Streets
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  - Property Lines
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**Central Parke/Bellefields 03/W-25**  
**Water and Sewer Plan Amendments**

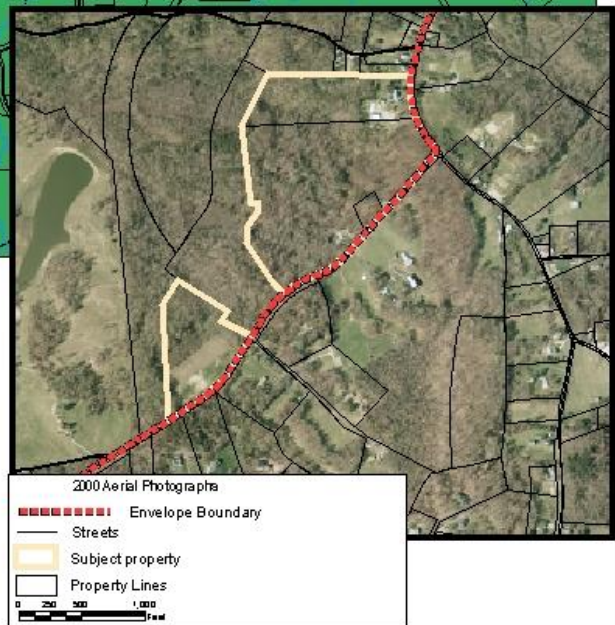
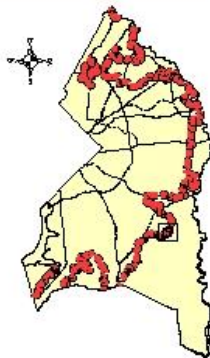
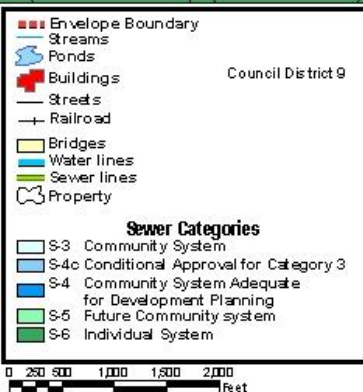
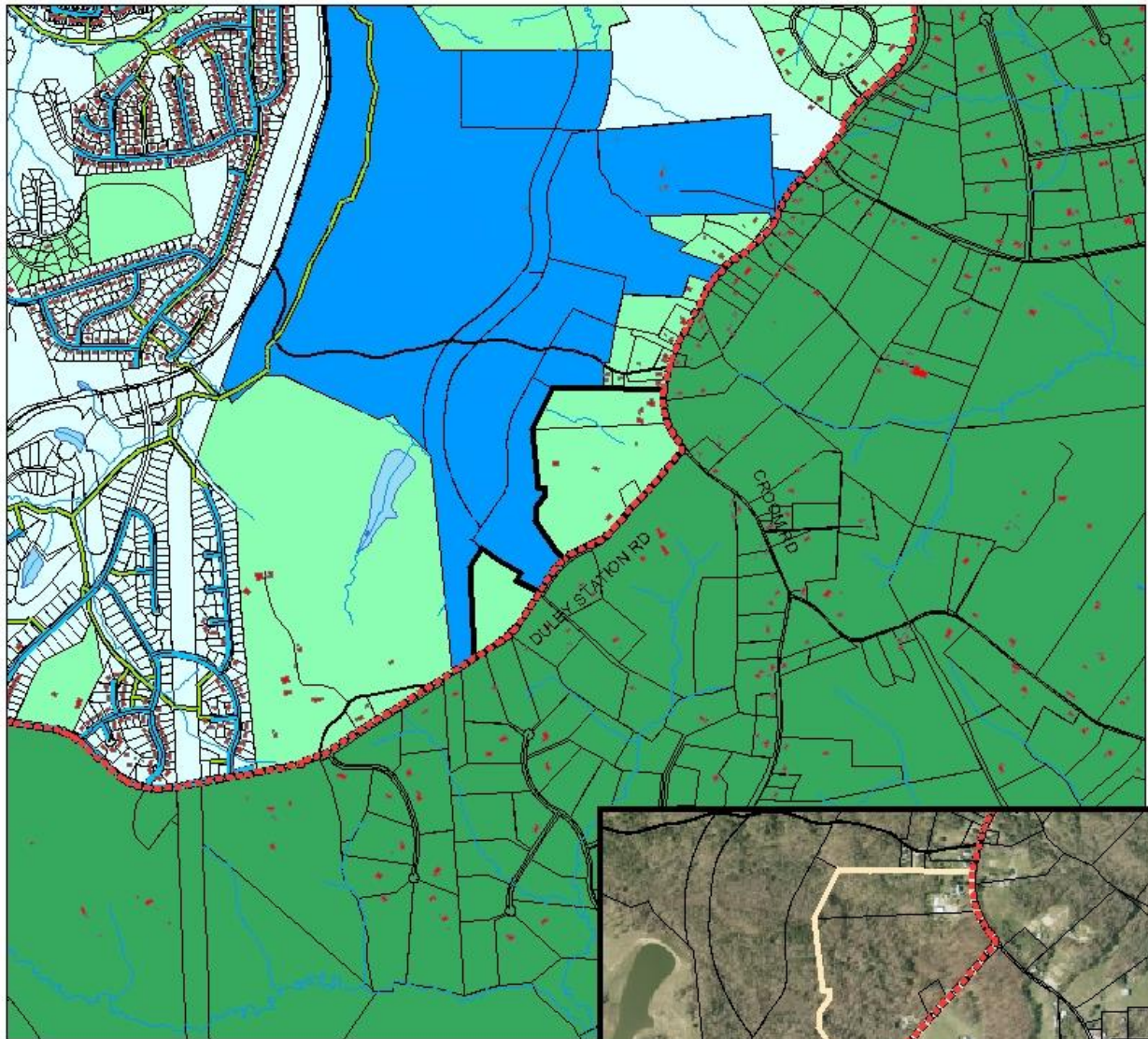
**Amendment Request 5 to 4**  
 December 2003 Application





**Duvall Woods      03/W-26**  
**Water and Sewer Plan Amendments**

**Amendment Request 5 to 4**  
 December 2003 Application

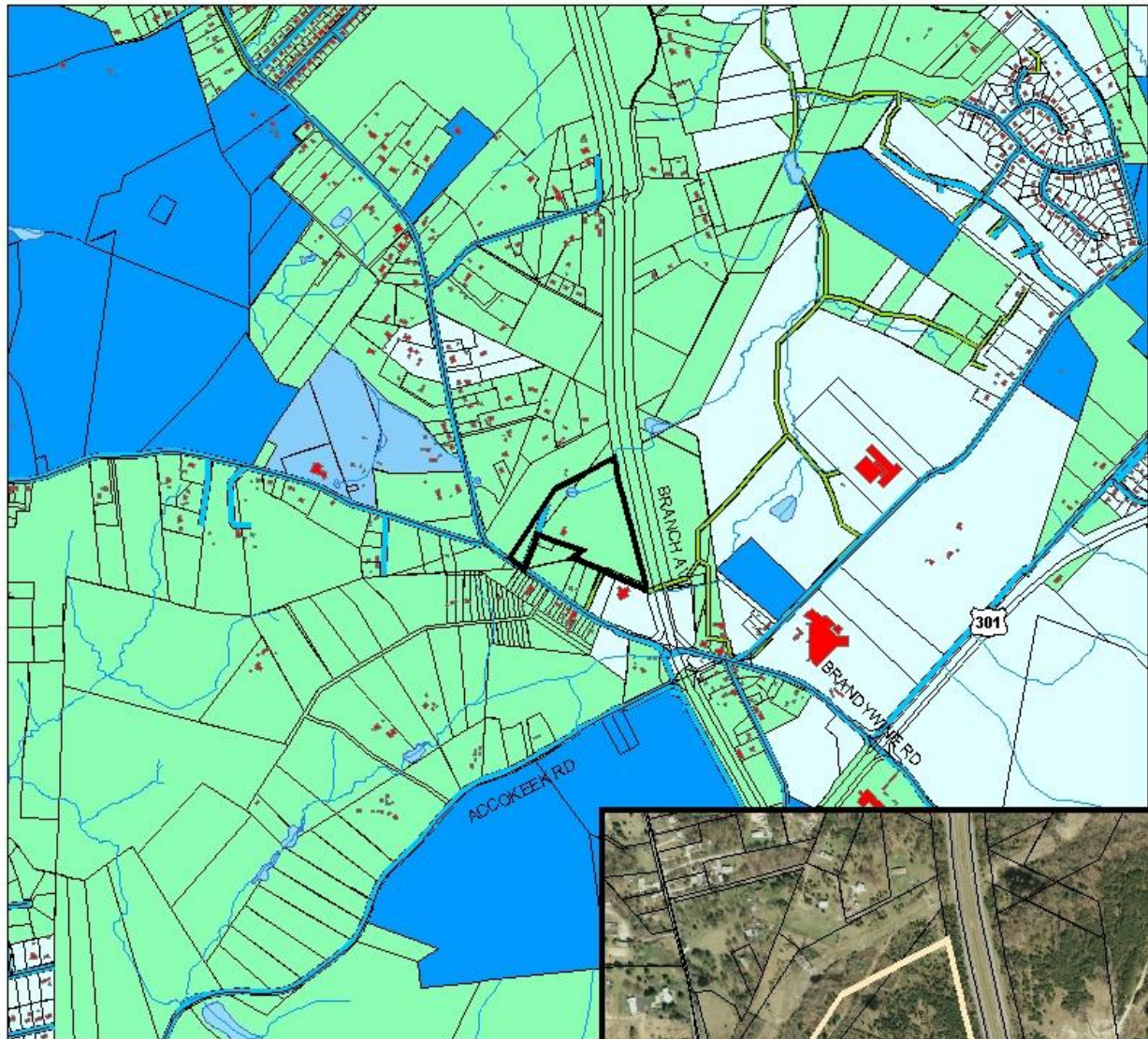


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**Aist Property**      **03/P-05**  
**Water and Sewer Plan Amendments**

**Amendment Request 5 to 4**  
 December 2003 Application



- Envelope Boundary
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- Sewer Categories**
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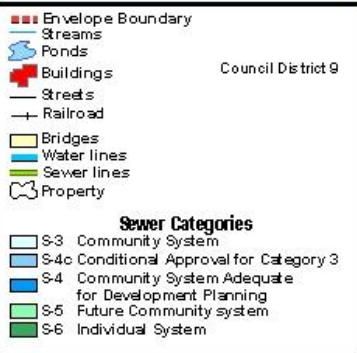
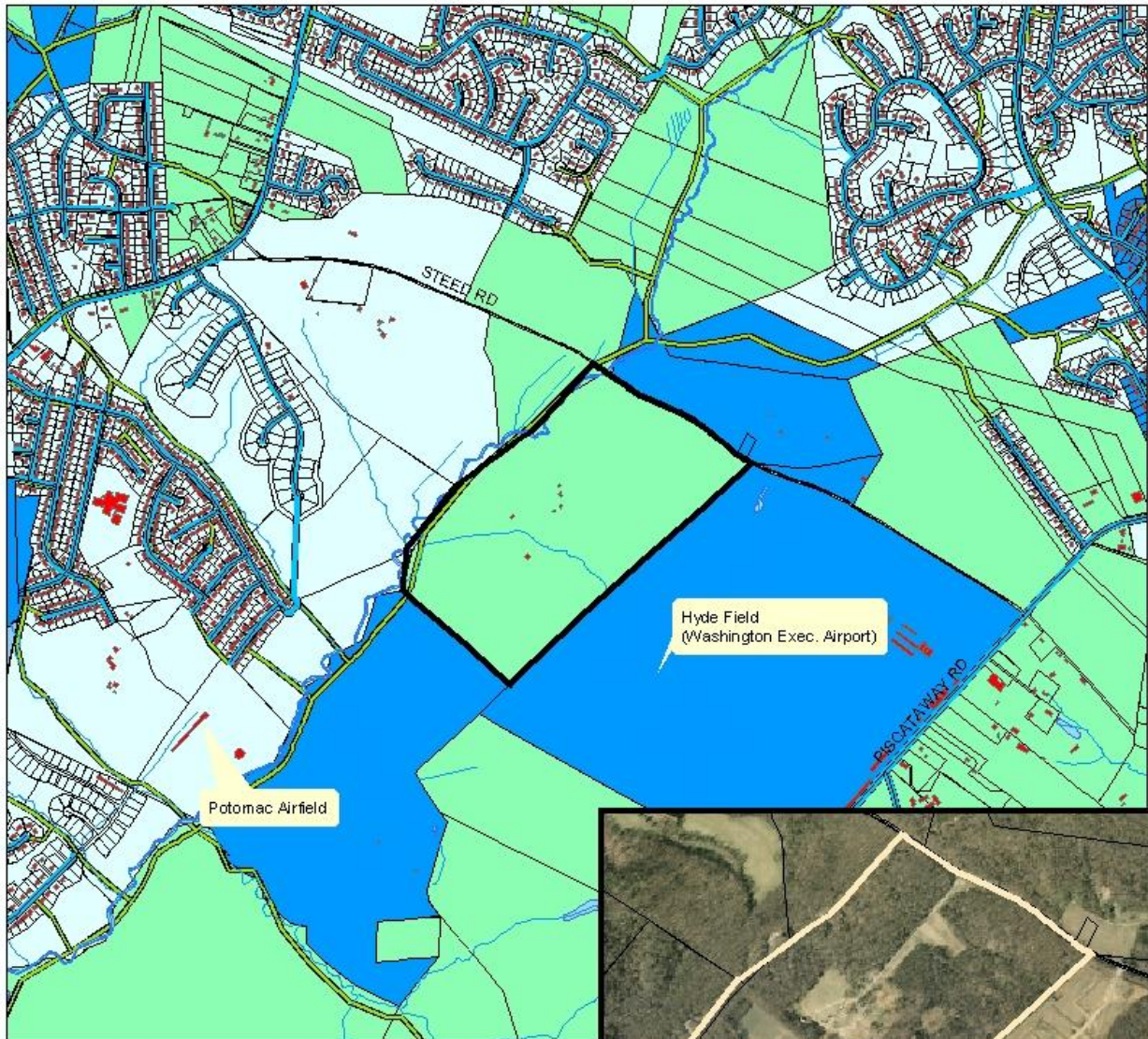


- 2000 Aerial Photographs**
- Envelope Boundary
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 Feet

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0 250 500 1,000 1,500 2,000 feet

0 250 500 1,000 feet

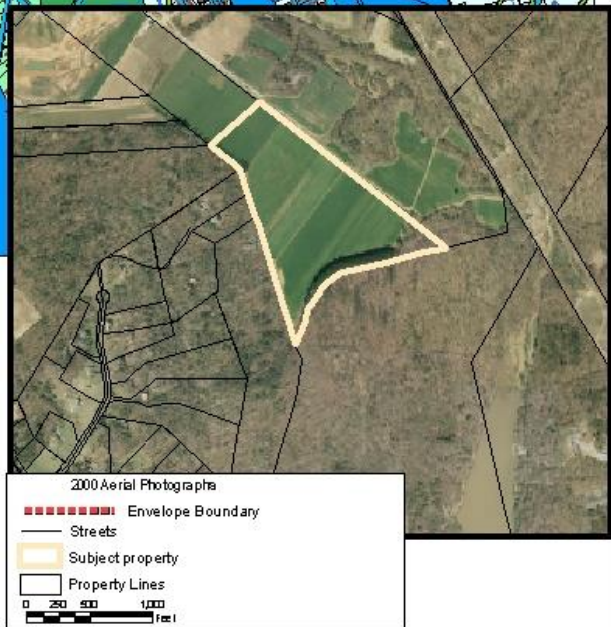
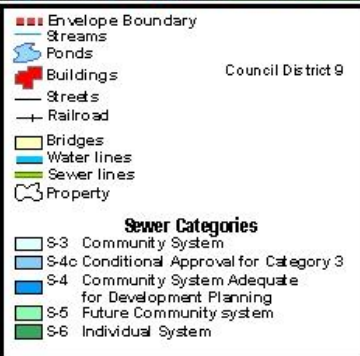
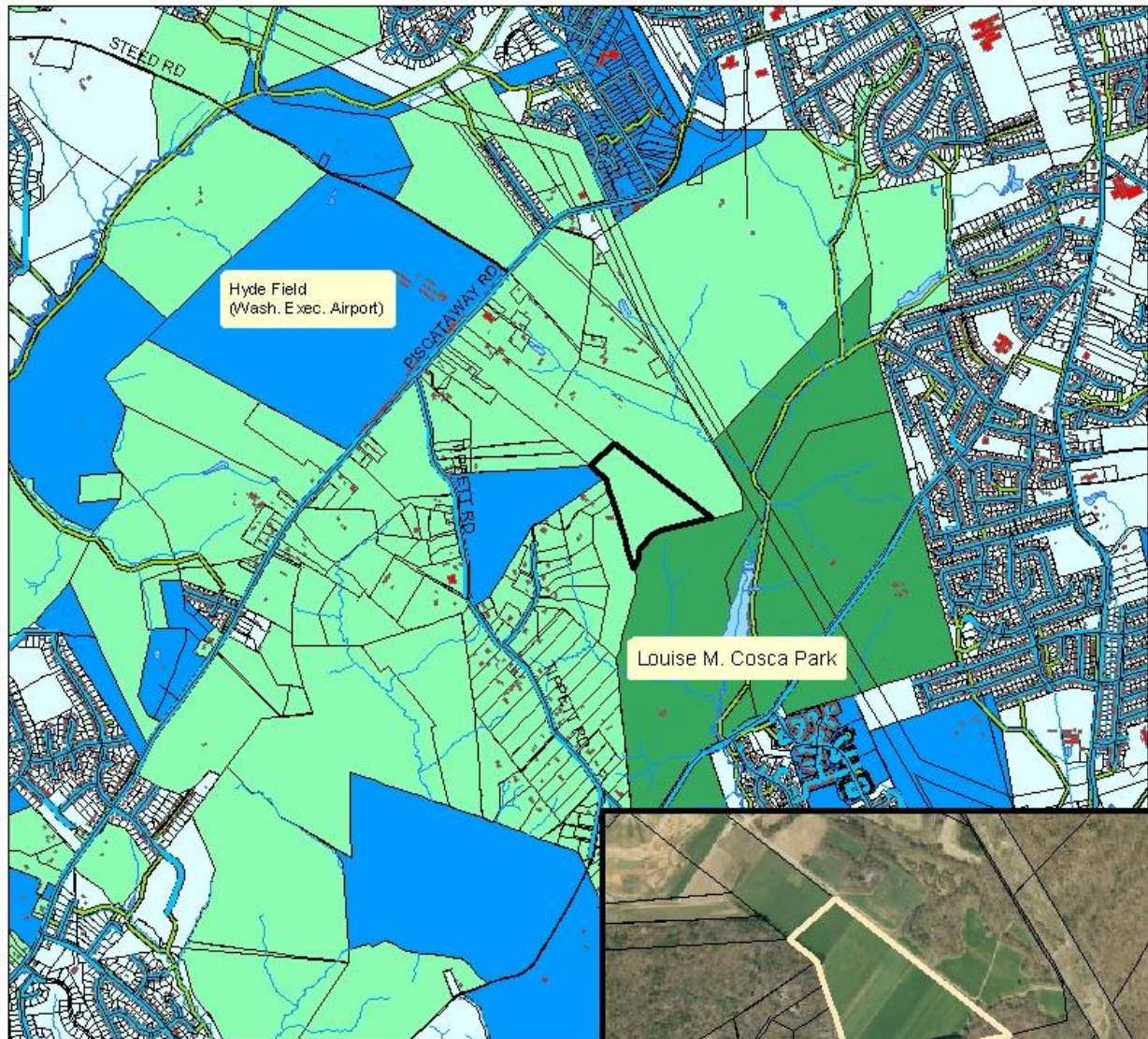
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**Woodburn Estates Two 03/P-15**  
**Water and Sewer Plan Amendments**

**Amendment Request 5 to 4**

December 2003 Application



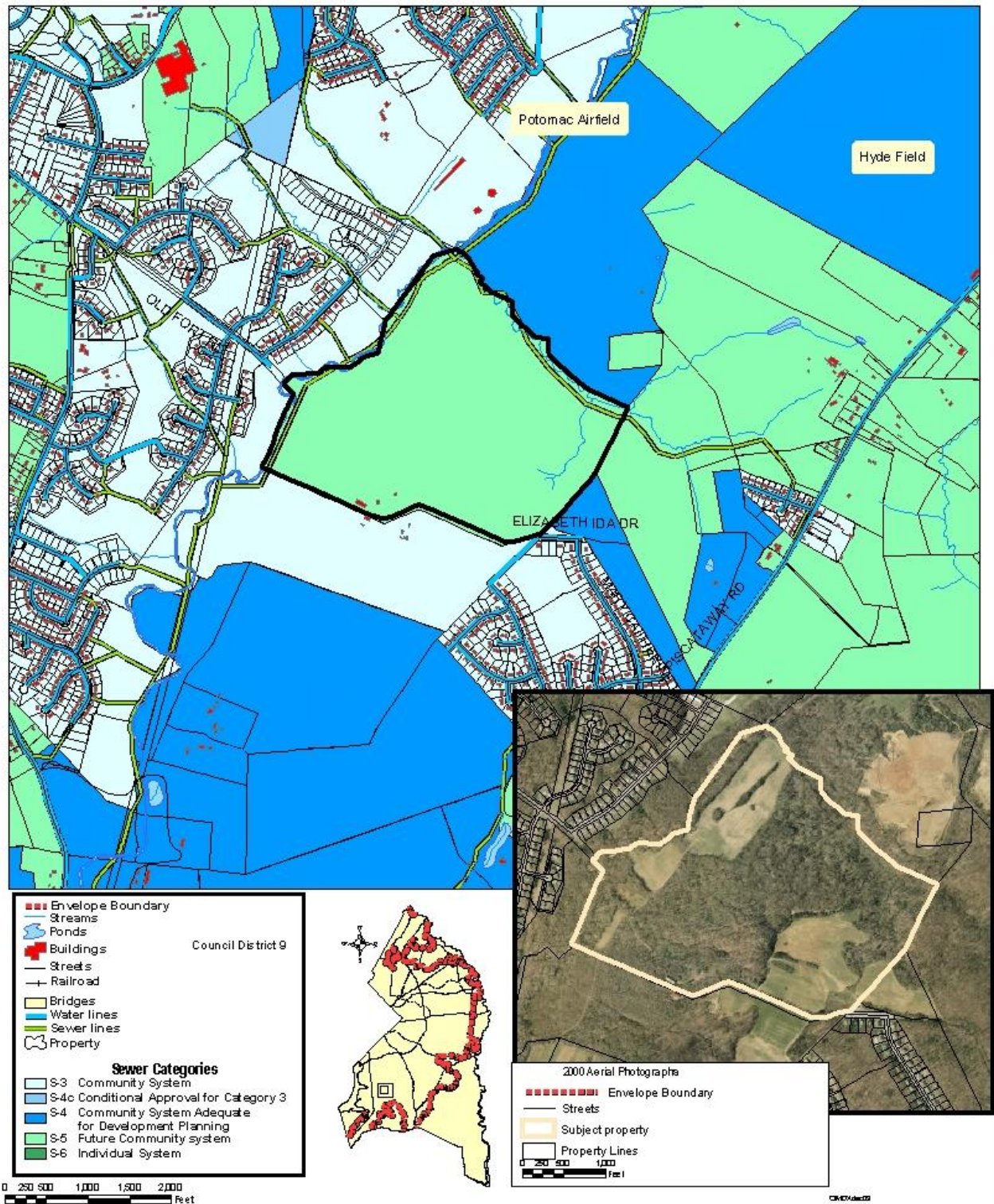
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**Faller Property**      **03/P-16**  
**Water and Sewer Plan Amendments**

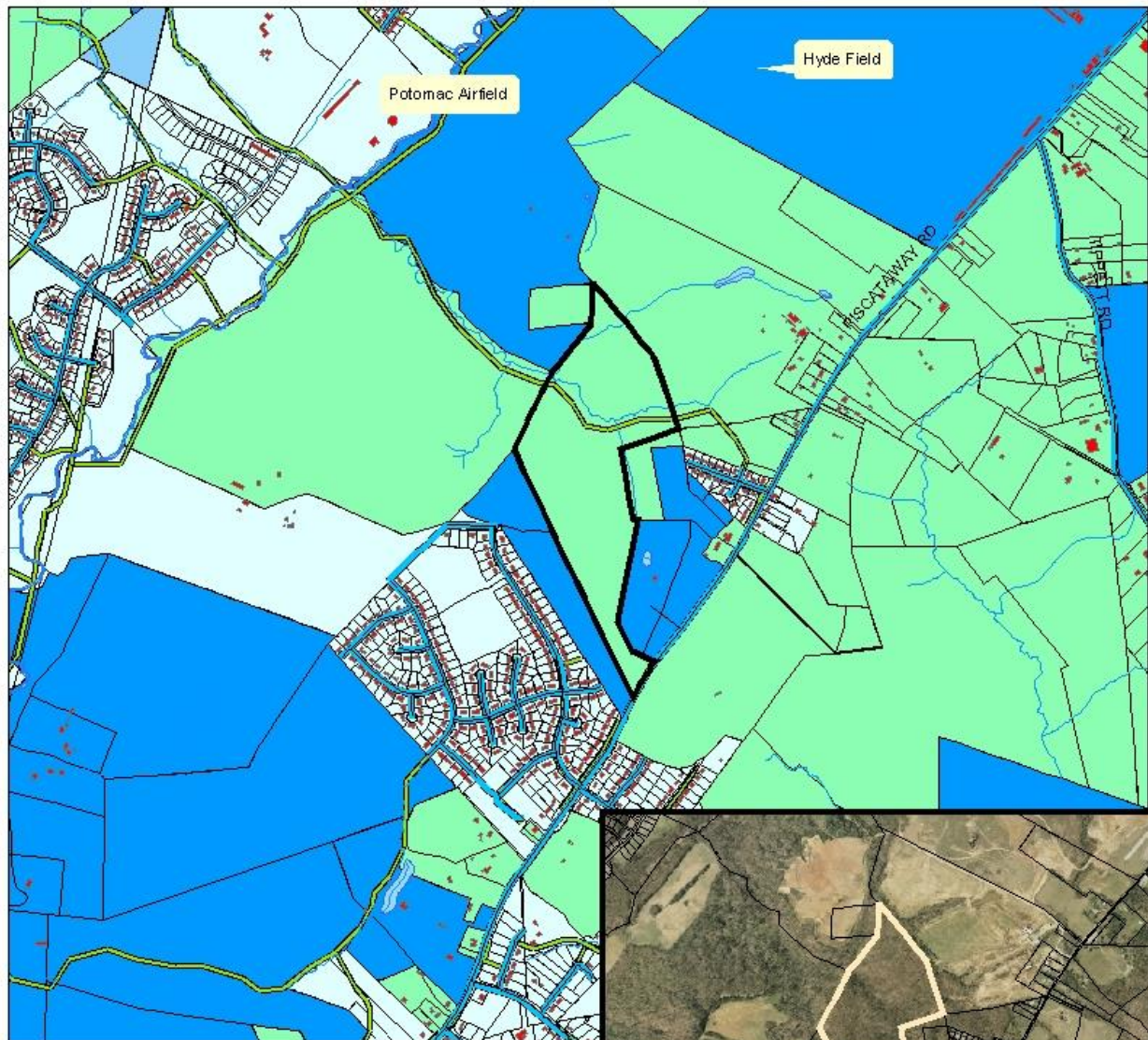
**Amendment Request 5 to 4**  
 December 2003 Application





**Kala Pacha Farms South 03/P-17**  
**Water and Sewer Plan Amendments**

**Amendment Request 5 to 4**  
 December 2003 Application



- Envelope Boundary**  
 Streams  
 Ponds  
 Buildings  
 Streets  
 Railroad  
 Bridges  
 Water lines  
 Sewer lines  
 Property
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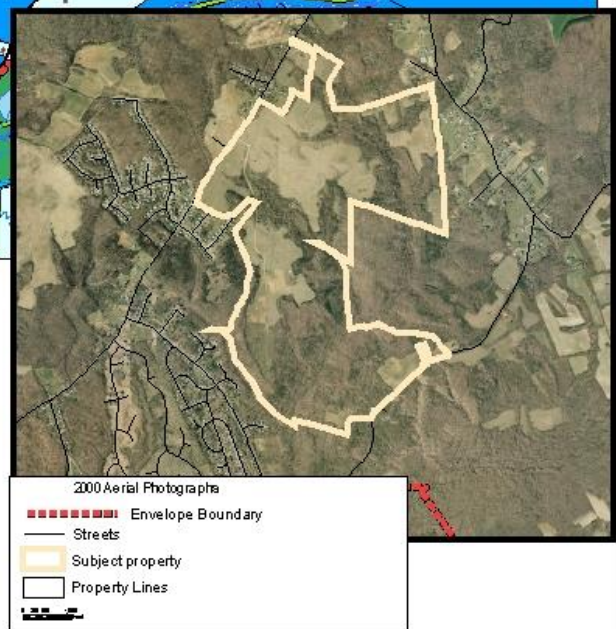
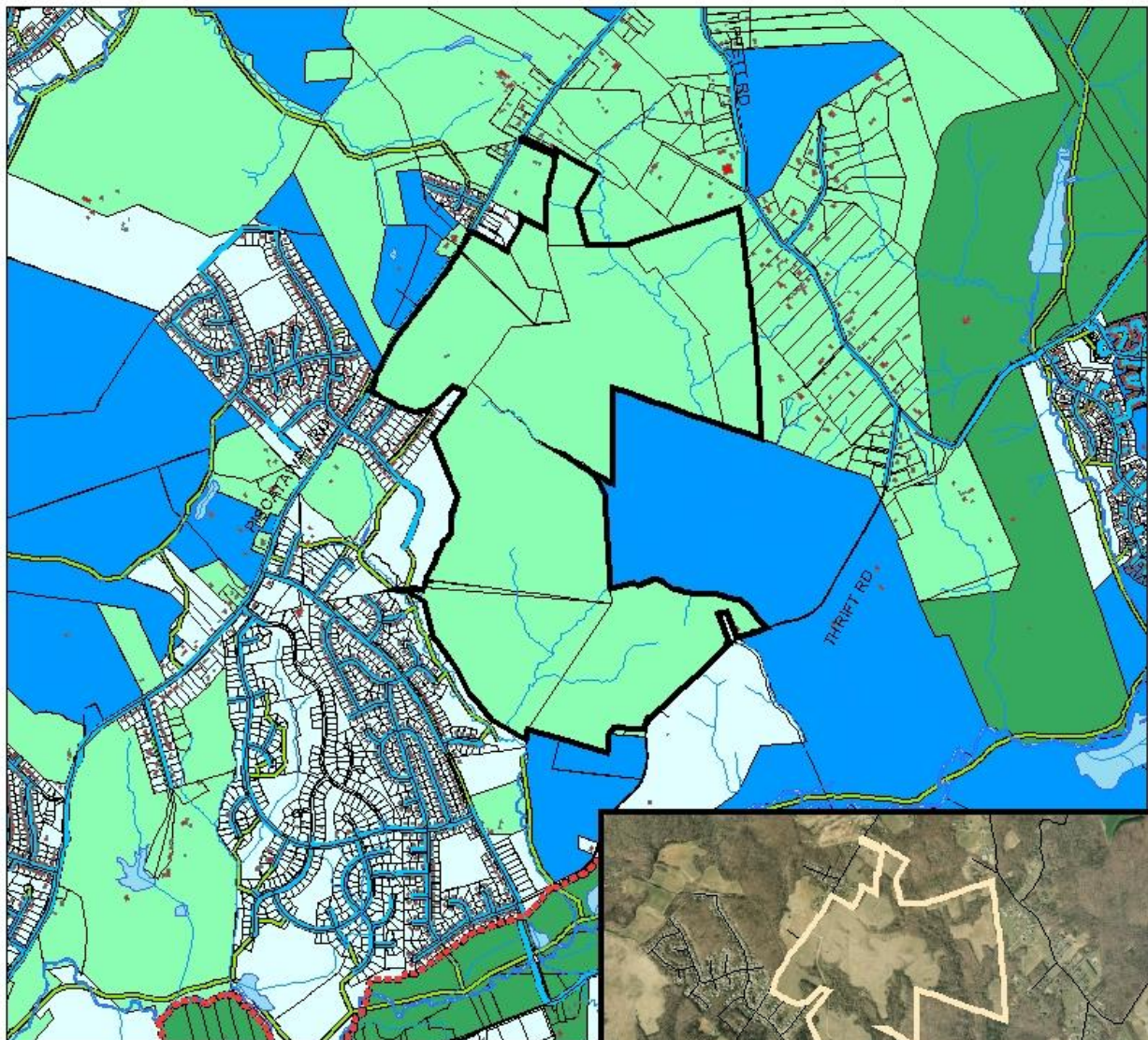
- 2000 Aerial Photographs**  
 Envelope Boundary  
 Streets  
 Subject property  
 Property Lines

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 Feet

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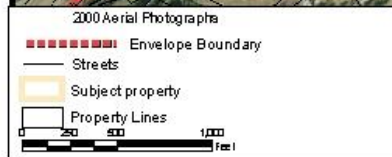
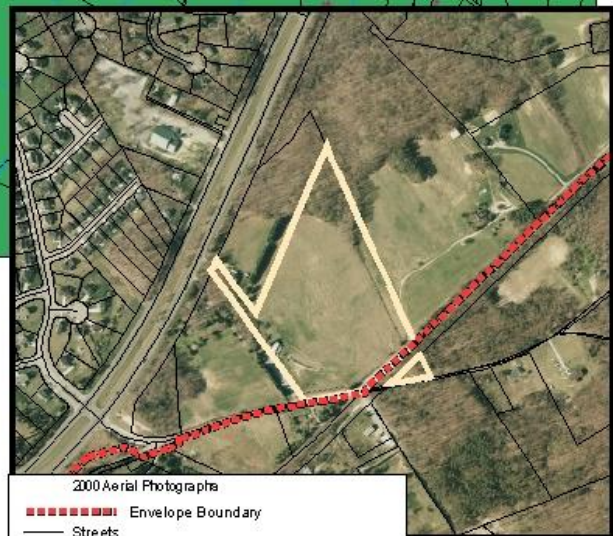
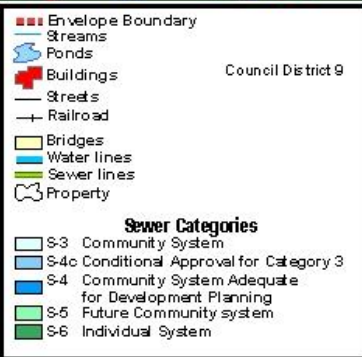
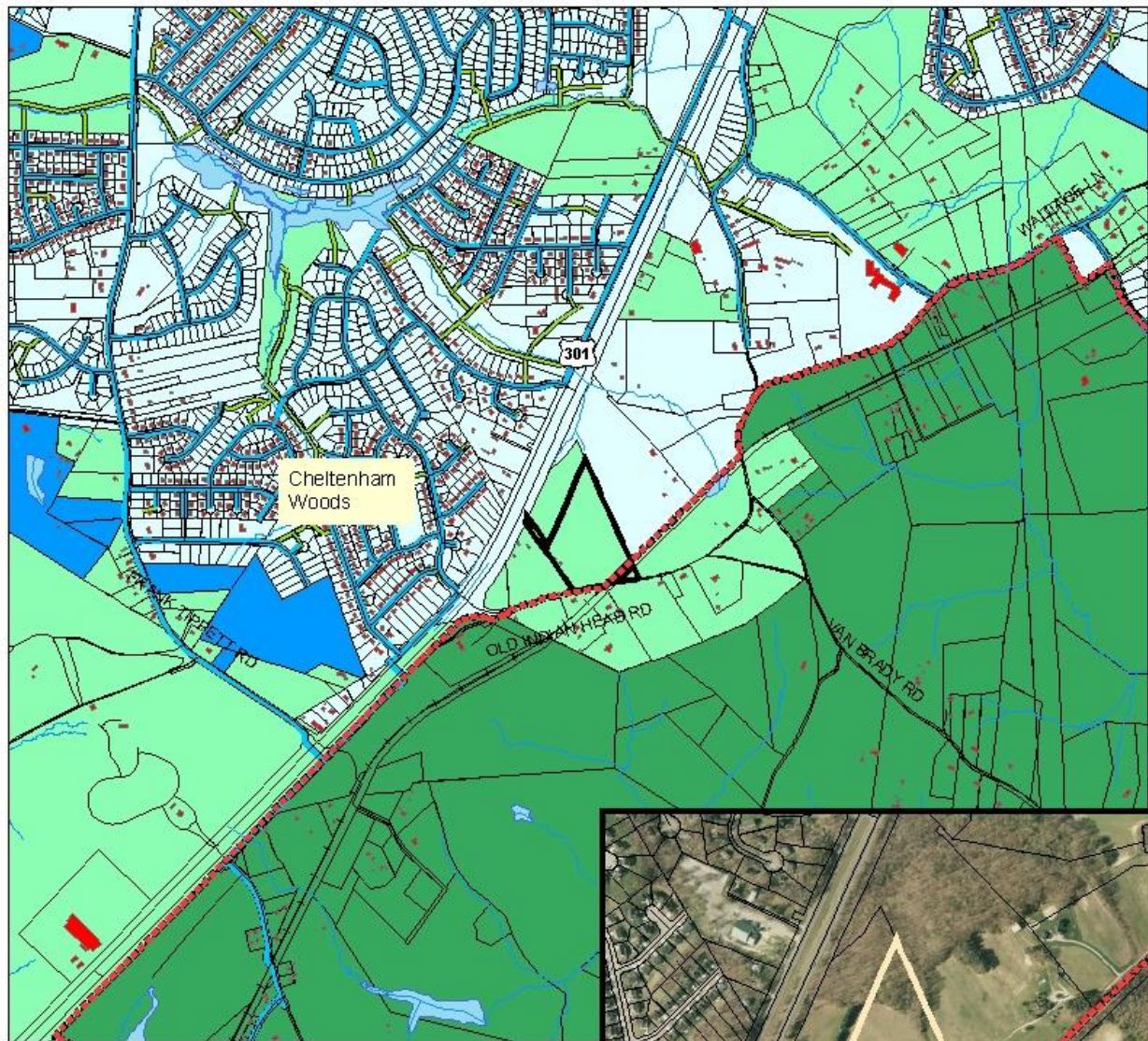
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**Snyder Property**      **03/P-19**  
**Water and Sewer Plan Amendments**

**Amendment Request 5 to 4**  
 December 2003 Application

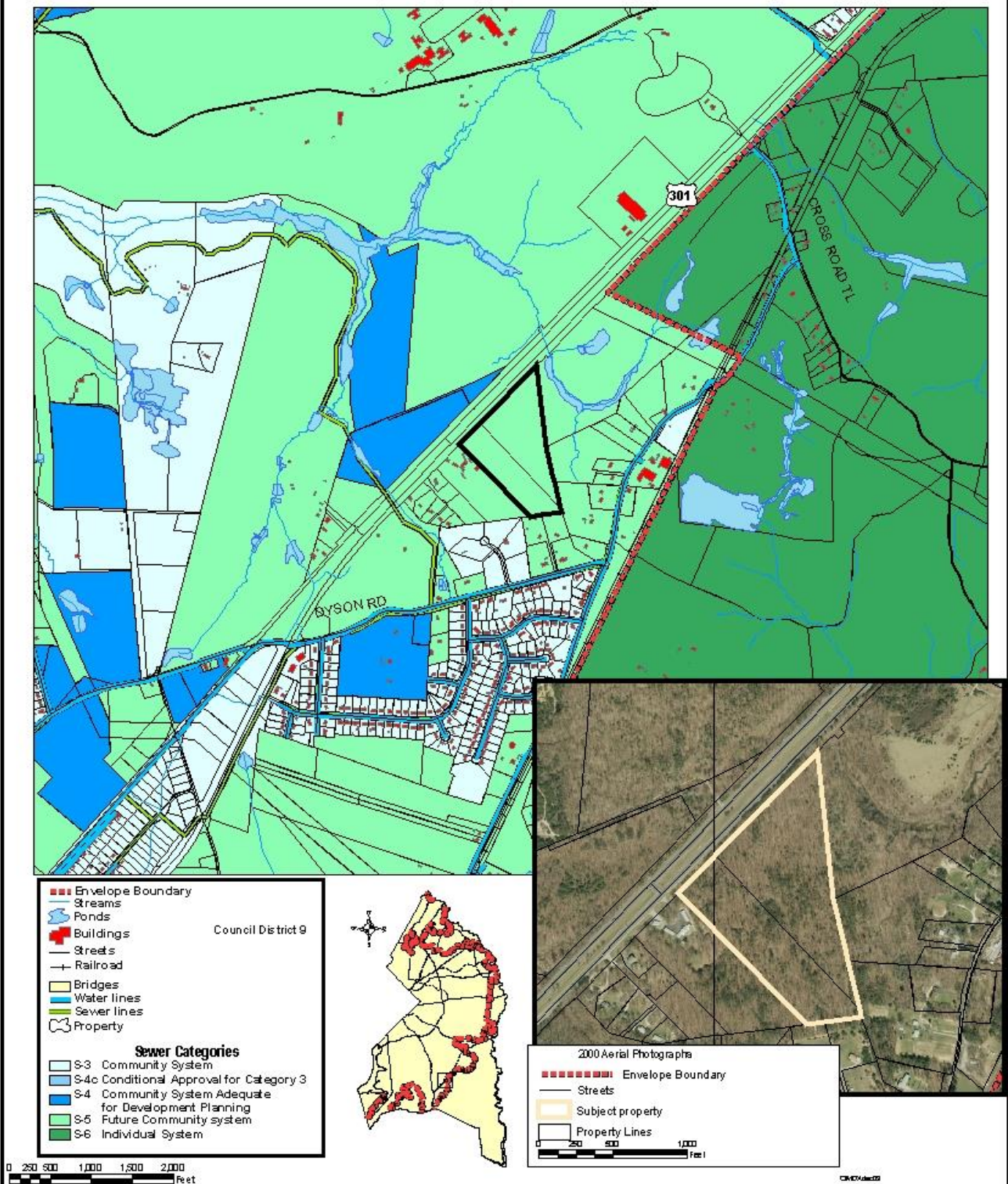


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**A.H. Smith Property**      **03/P-20**  
**Water and Sewer Plan Amendments**

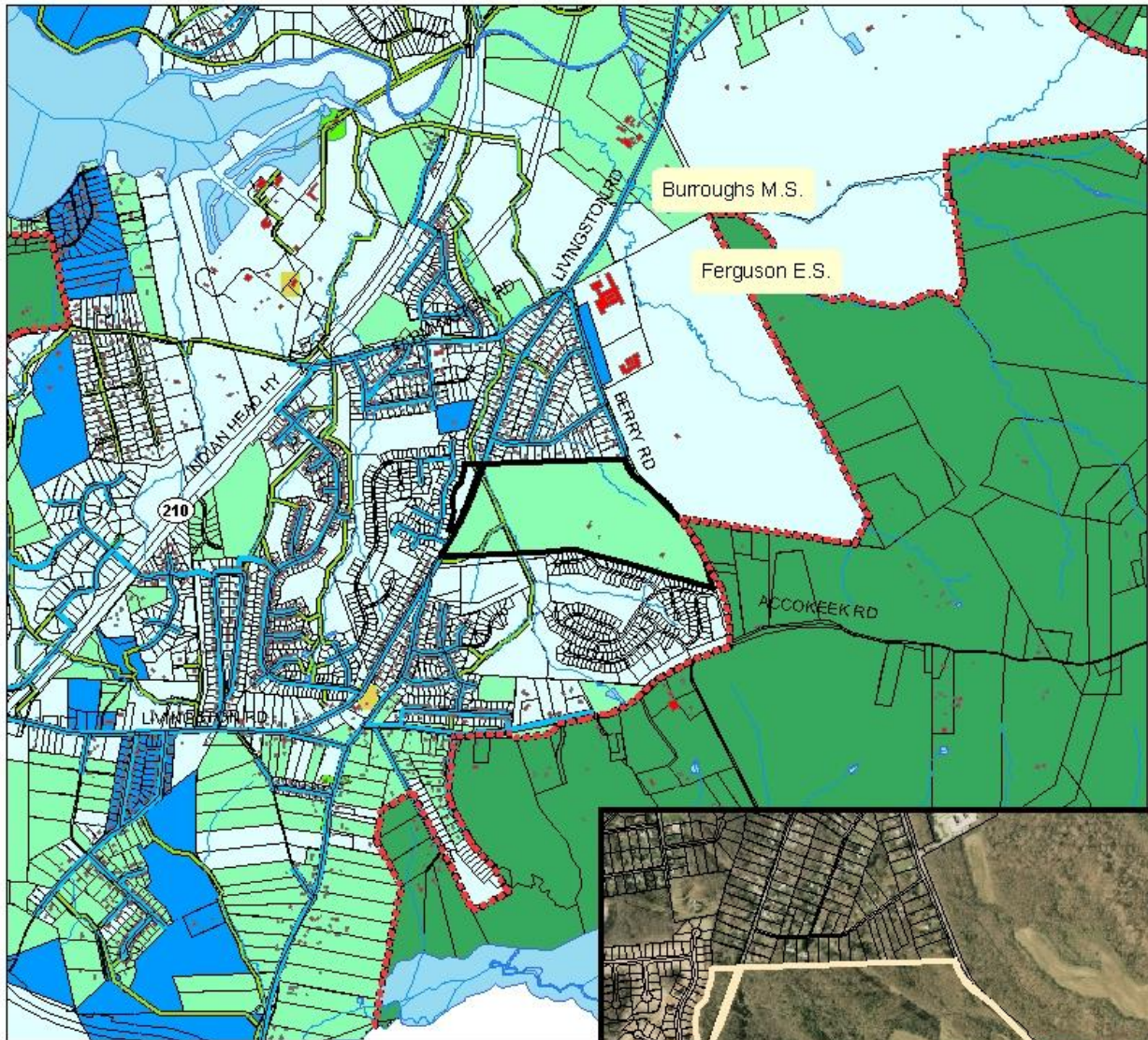
**Amendment Request 5 to 4**  
 December 2003 Application





**Dunn Property 03/P-21**  
**Water and Sewer Plan Amendments**

**Amendment Request 5 to 4**  
 December 2003 Application



- Envelope Boundary
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- 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

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**2000 Aerial Photographs**

- Envelope Boundary
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- Property Lines

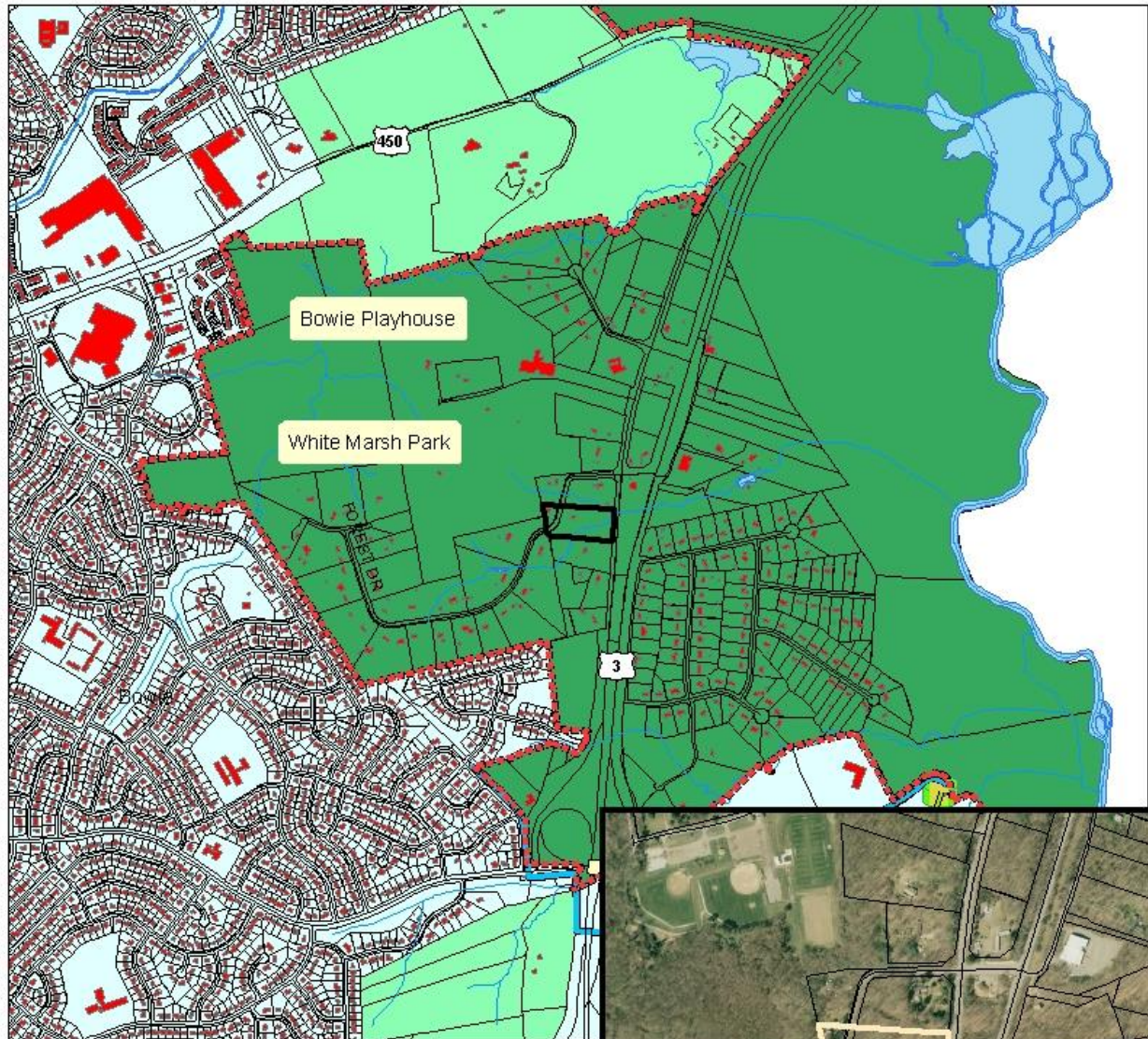
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CH2M

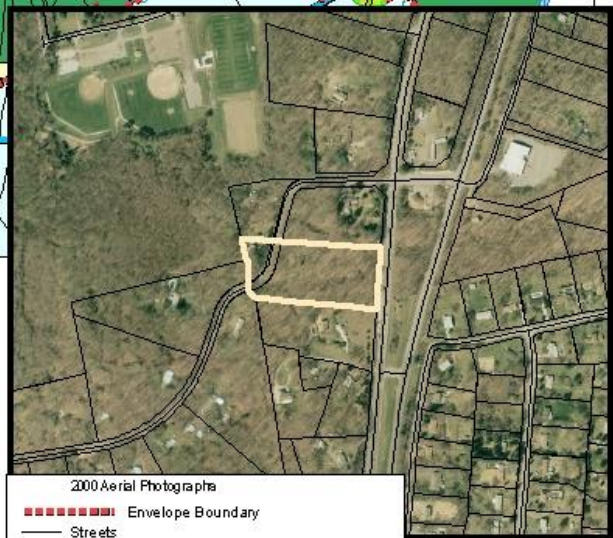


**Delaney Property**      **03/SSF-01**  
**Water and Sewer Plan Amendments**

**Amendment Request S6 to S3**  
 December 2003 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



- 2000 Aerial Photographs
- Envelope Boundary
  - Streets
  - Subject property
  - Property Lines
- 0 250 500 1000 Feet