

Amendments to the Text of the Proposed
2008 Water and Sewer Plan

Chapter 1 - Introduction

Page 1-1, First Paragraph, Second Sentence

Insert revised language: Together with other operational plans, such as solid waste, housing and transportation, the Water and Sewer Plan provides guidance for the implementation of the County's General Plan and Area Master Plans.

Page 1-1, Second Paragraph, Second Sentence

Insert revised language: The Plan serves as a tool to implement the land use plan found in the County's General Plan.

Page 1-1, Third Paragraph, Second Sentence

Insert revised language: As a policy statement, the Plan implements the land use and development policies set by the County.

Page 1-4, Maryland Department of the Environment (MDE), Third Sentence

Insert revised language: MDE is responsible for approving and disapproving amendments to the Plan and has the authority to force amendments under some exceptional circumstances.

Page 1-4, Maryland Department of the Environment (MDE), Fifth Sentence

Insert revised language: MDE coordinates the review and approval of the Plan and its amendments with the Maryland Department of Planning, the Maryland Department of Natural Resources, and the Maryland Department of Agriculture.

Page 1-6, Maryland Department of Planning (MDP), First Sentence

Insert revised language: The Maryland Department of Planning reviews and comments on the County's land use planning and zoning actions, provides advice, and on occasion, technical assistance.

Page 1-10, 1.3.5 Consent Decree, First Sentence

Insert revised language: In December 2005, in response to Clean Water Act litigation brought by the United States

Chapter 2 – Framework for Water and Sewer Planning

Page 2-1, Fifth Paragraph, First Sentence

Insert revised language: Pursuant to recent State Law, each County and all municipalities governed by Article 66B must prepare a comprehensive water resources element (WRE) plan.

Page 2-1, Fifth Paragraph, Fourth Sentence

Insert revised language: As part of the water resources plan element being developed by the County, an assessment will be made of the adequacy of each aquifer in the County, its capacity to accommodate future growth and the impact of development in adjacent counties.

Page 2-2, Second Paragraph, Fourth Sentence

Insert additional language after third sentence and before the last sentence: Provision for the use of these facilities may be found under “Strategies” outlined in Policy 1 of the Rural Tier Policies in the 2002 General Plan.

Page 2-4, Category 5. Future Community Service, Third Sentence

Insert additional language after the third sentence: This is known as the “Waiver” process (see Chapter 6).

Page 2-5, First Paragraph, Second Sentence

Add to language: (see Chapter 5 and Chapter 6)

Page 2-5, Category 3. Community System, Second Paragraph, First Sentence

Insert revised language: At the time of preliminary plan review or revision to a preliminary plan, DER will verify...

Page 2-5, Category 3. Community System, Second Paragraph, Third Sentence

Insert revised language: ...by more than 25% in number of units for residential development or 25% in square footage for nonresidential development...

Page 2-5, Category 3. Community System, Second Paragraph

Insert as the final sentence: This requirement applies to the preliminary plan review of properties within the County that are not within the Regional District.

Page 2-7, Paragraph C. Planning, zoning and subdivision requirements

Insert language after Bullet 1 (all remaining bullets to follow):

• No Water and Sewer Category Change Request shall be processed or approved for properties in Water and/or Sewer Category 6 where the following conditions exist:

1. Properties in Water and/or Sewer Category 6 within the defined planning or study area for which a master, or sector plan, or sectional map amendment, has been initiated by the District Council but not yet adopted/disapproved by the Planning Board and/or District Council.
2. Properties in Water and/or Sewer Category 6 within the defined planning or study area for which a master, or sector plan, or sectional map amendment, has been initiated by the District Council and adopted by the Planning Board, but remanded by the District Council for further Planning Board review.

Applicants may submit Water and/or Sewer Category Change Requests for these properties upon a Planning Board disapproval or District Council approval of a master plan, sector plan, sectional map amendment, or zoning application, if necessary.

Page 2-7, Paragraph D. Federal, State, Regional... Second Bullet, Second Sentence

Insert revised language: ...Extension of water and sewer service in the Rural Tier of the County...

Page 2-7, Paragraph D. Federal, State, Regional... Second Bullet, First Dash

Insert revised language: ...consistent with the policies in the General Plan;

Page 2-7, Paragraph D. Federal, State, Regional...Second Bullet, Second Dash

Insert language: ...infrastructure and other appropriate policies, including the 2002 General Plan Rural Tier Strategies for retaining agricultural resources.

Page 2-8, Paragraph D. Federal, State, Regional...Fourth Bullet

Insert language as Sentence 2: Adequacy of public facilities shall be measured in accordance with subdivision and zoning ordinances.

Page 2-8, Paragraph D. Federal, State, Regional...Fifth Bullet

Insert language:

• Proposed development shall be analyzed for consistency with the General Plan, master/sector plans, and functional master plans as defined by Article 28 of the Maryland Annotated Code. This analysis shall include, but not be limited to, the impact of proposed developments and water and sewer extensions on land use, development patterns, historic sites and districts, public facilities, green infrastructure, and transportation system, including, but not limited to, traffic impacts, road construction needs, sidewalks, pedestrian trails and road connectivity in the surrounding neighborhoods.

Properties Proposed for Redesignation by M-NCPPC
Appendix 2-3 itemized

Tax Map	Grid	Parcel/Acreage Lot	Current Designation	Redesignated
11. Bowie				
22	B-4	C 8.05	Water and Sewer 3	*Category 6
22	B-4	D 3.98	Water and Sewer 3	*Category 6
29	D-2	338 2	Water and Sewer 3	Category 6
29	D-2	338 49.52	Water and Sewer 3	Category 6
29	D-2	338 2.0	Water and Sewer 3	Category 6
29	D-2	338 49.52	Water and Sewer 3	Category 6
29	E-3	178 17	Water and Sewer 3	*Category 6
29	E-3	224 2.0	Water and Sewer 3	Category 6
30	B-3	8.27	Water and Sewer 3	Category 6
30	C-3	74.27	Water and Sewer 3	Category 6
30	C-3	8.91	Water and Sewer 3	Category 6
30	C-3	2.15	Water and Sewer 3	Category 6
30	C-4	13 48.51	Water and Sewer 3	Category 6
30	C-4	27.26	Water and Sewer 3	Category 6
56	A-3	5 8.0	Water and Sewer 5	Category 6
56	A-3	6 254	Water and Sewer 5	Category 6
13. Fort Washington				
113	F-4	61 1.42	Water and Sewer 5	Category 6
113	F-4	172 57.26	Water and Sewer 5	Category 6
122	F-1	118 .47	Water 3 and Sewer 5	Category 6
122	F-1	134 96.22	Water and Sewer 5	Category 6
122	F-1	145 2.57	Water and Sewer 5	Category 6
122	F-1	146 3.83	Water and Sewer 5	Category 6
122	F-1	9.39	Water and Sewer 5	Category 6
122	F-2	19 2.32	Water and Sewer 5	Category 6
122	F-2	66 64.71	Water and Sewer 5	Category 6
122	F-2	116 .65	Water 3 and Sewer 5	Category 6
122	F-2	117 .56	Water 3 and Sewer 5	Category 6
123	A-1	181 68.75	Water and Sewer 5	Category 6
123	A-2	49 44.91	Water and Sewer 5	Category 6
123	A-2	95 1.11	Water 3 and Sewer 5	Category 6
123	A-2	186 4.78	Water and Sewer 5	Category 6

Properties Proposed for Redesignation by M-NCPPC
Appendix 2-3 itemized

Tax Map	Grid	Parcel/Acreage Lot	Current Designation	Redesignated
14. Brandywine				
145	E-4	11 1 87	Water 3 and Sewer 4	*Category 6
145	E-4	288 11.76	Water and Sewer 4	Category 6
146	A-4	160 4.8	Water and Sewer 4	Category 6
153	F-4	24 42	Water and Sewer 6	No change required
154	A-3	14 487.10	Surface Mining Area	Category 6
154	C-3	41 191.8	Water and Sewer 5	Category 6
155	F-1	21 12	Water and Sewer 5	Category 6
165	C-2	1 17.54	Shared Septic **	<u>Category 6</u>
165	C-2	42 21.91	Shared Septic **	<u>Category 6</u>
166	A-2	2 2.25	Water 6 and Sewer 3	Category 6
166	A-2	91 125.75	Cedarville MHP **	<u>Category 6</u>
15. Accokeek				
150	F-3	1 6.32	Water and Sewer 3	***Category 6
150	F-3	2 5.09	Water and Sewer 3	***Category 6

*Inside the Current Sewer Envelope/Designated Rural Tier Re-Align Envelope
 **Approved Amendment for Shared Septic/Community System New Category Designation
 ***Exceptions, Waivers or Amendments pre-dating the 2001 Plan Undeveloped

Note to Appendix 2-2 and 2-3: Federal, State, County, or Municipal properties designated as Public Use Allocations and shown on the 2008 Water and Sewer Maps (as adopted) in Category 3, will revert back to the preceding category designation should public use not exist or at such time it ceases to exist.

Chapter 4 – Sewer Plan for Community Systems

Page 4-16, Second Paragraph

Insert revised language: WSSC has re-evaluated the overall operations of its collection system in conjunction with discussions with the EPA regarding past SSOs (Note: WSSC does not have combined sewers in its service area). In December 2005, WSSC entered into a Consent Decree after Clean Water Act litigation was brought by the United States, the State of Maryland, and a coalition of environmental groups (see Section 1.3.5). The Commission has recently implemented organizational changes to consolidate a number of activities directly related to wastewater collection system operation and maintenance.

Chapter 5 – Rural Sanitation

Page 5-1, Fourth Paragraph, Fourth Sentence

Insert language: The use of new, innovative and alternative technologies may be encouraged in order to reduce demand on the sewage treatment system.

Page 5-1, Fifth Paragraph, Opening Sentence

Insert language: The County Health Department will explore all options to solve existing health hazards with onsite sewage disposal systems; however, existing health hazards may require that a subdivision or individual property be connected to an existing community system regardless of the designated water and sewer category.

Page 5-5, First Paragraph, Seventh Sentence

Insert revised language: All shared facilities must be approved as an amendment to the Water and Sewer Plan prior to final plat approval.

Page 5-5, Second Paragraph, First/Second Sentences

Insert revised language: Alternative systems allow development of lots recorded in the land records of Prince George's County that are determined to be compatible and consistent with County growth policies including the 2002 General Plan Rural Tier Strategies for retaining agricultural resources. Alternative systems must also conform...

Chapter 6 – Procedures for Adopting and Amending the Plan

Page 6-2, Section 6.3, First Paragraph, First Sentence

Insert revised language: Landowners, County agencies, The Maryland-National Capital Park and Planning Commission (M-NCPPC), and the Maryland Department of the Environment (MDE) can initiate applications for the Legislative Amendment process.

Page 6-8, Section 6.5.2

Insert additional language: Only under extreme circumstances will a property in Category 3 be reviewed for continuance of an interim system that has malfunctioned when public lines are accessible.